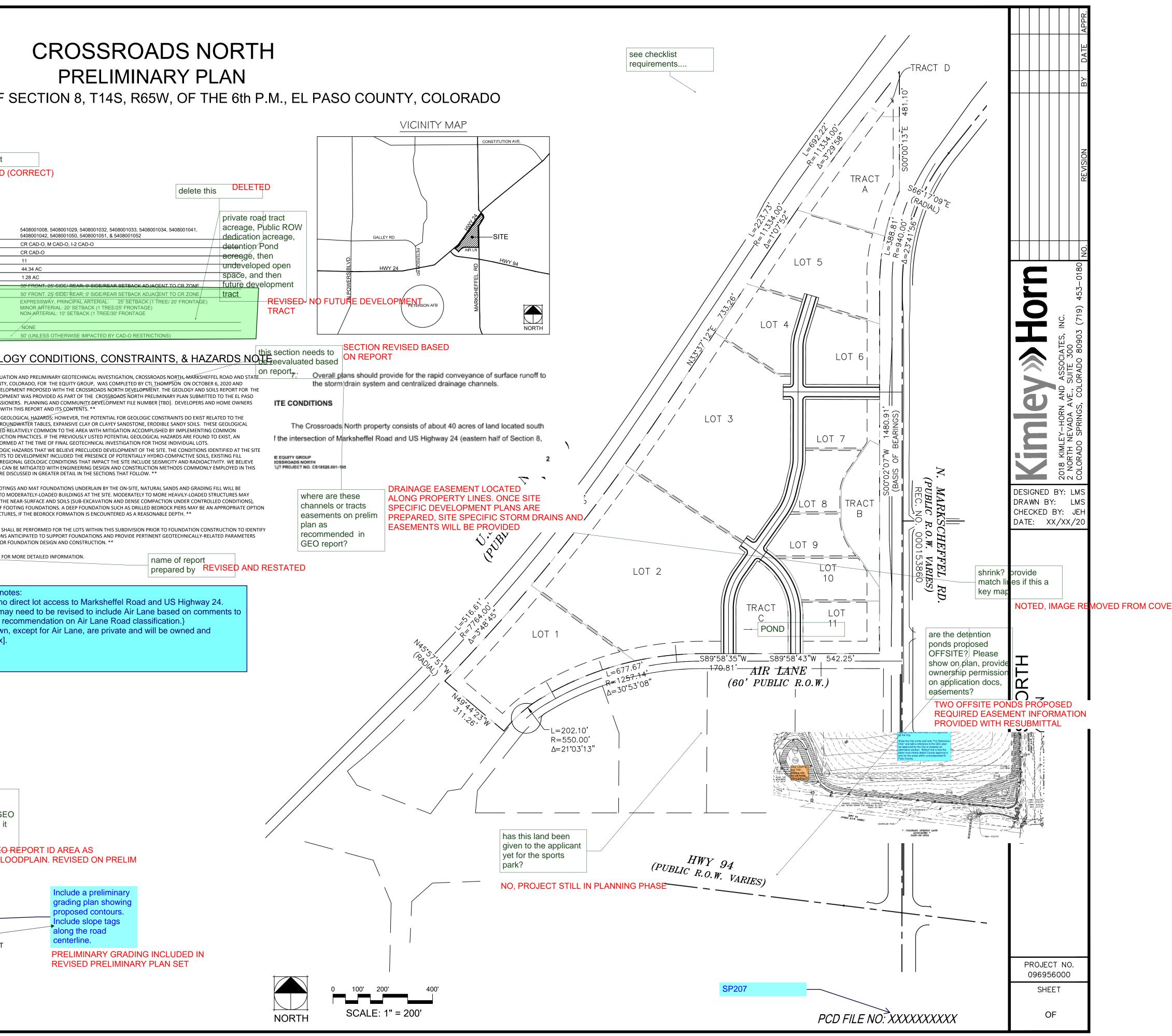
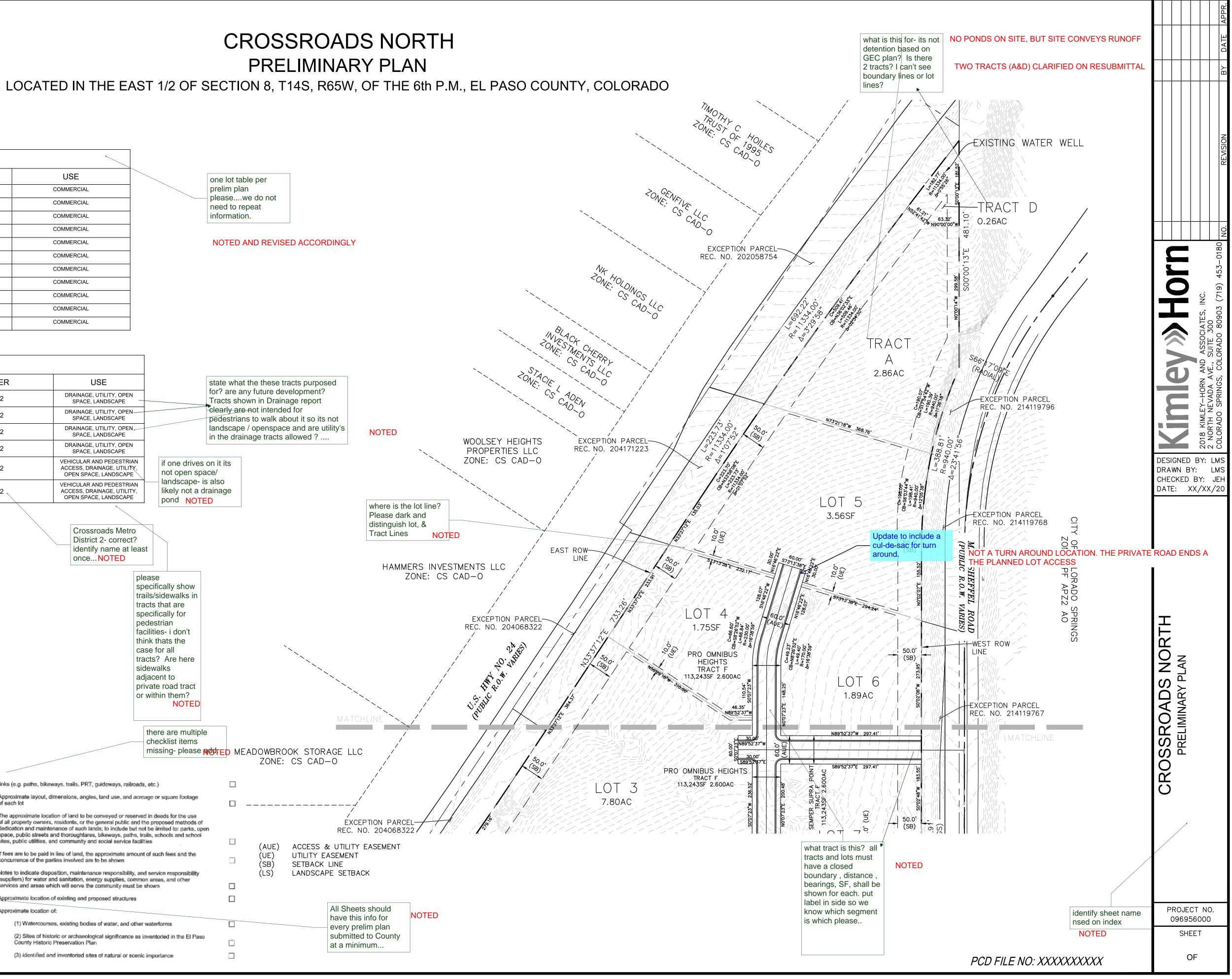
	LEGAL DESCRIPTION: LOCATE	D IN THE EAST 1/2 OF
	A PORTION OF LOTS 7, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, HILLCREST ACRES RECORDED MAY 12, 1960, IN PLAT BOOK B- 64 IN THE RECORD OF EL PASO COUNTY, COLORADO EXCEPT THOSE PARCELS OF LAND AS DESCRIBED IN THE FOLLOW RECEPTION NUMBERS; 204068322, 202058754, 214119767, 214119796, 214116022, AND 214116021 RECORDED IN THE OFFIC PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.	VING
	PRELIMINARY PLAN NOTES 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON	Verify correct
	 In the following her outs involved been sobilited been sobilities of and and and and and and and and and and	RESOURCES PUBLIC ATED.
	 UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC I DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRĂINAG THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, 	D OTHER
	 DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENE SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT. 5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. 6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS. 	DANGERED PROPOSED LOTS: TOTAL SITE ACREAGE MINIMUM LOT SIZE FRONTAGE SETBACKS
verify w Gilbert this is appropriate for all lots / tracts	 EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIV INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, W ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PRO STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENT 	LANDSCAPE SETBACKS VHICH HAS OPERTY AND
identify them on plan	 STRUCTORES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENT THE ADOPTED FIRE CODE. <u>9. NO-BUILD</u> AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAG NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BIS AND RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION. 	GE EASEMENTS, BE THE
ETBACKS SHOULDNT BE INCI NO-BUILD NOTES	 AND THE PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF. 11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION. 	COMMUNITY 1. A GEOLOGIC HAZARDS EVALU. HIGHWAY 24, EL PASO COUNT
show all retaining walls and heights on	 RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SIT DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANN 	SHOULD BECOME FAMILIAR W 2. THERE ARE NO SIGNIFICANT G
REV 명환가의비행까요 show on LS plan please and detail;	 COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, OR DESIGNEE MUST BE REC AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED. 15. FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MAI LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN. 16. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPT 	ATERIAL AND CONSIDERED ATERIAL AND CONSTRUC WE DID NOT IDENTIFY GEOLO TUDE MAY PORE CONSTRUCTOR ATERIAL AND CONSTRUCTOR WE DID NOT IDENTIFY GEOLO
verify not within line of sight/sight traingles REVISED	PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY. 17. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RI ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERI/	STOCKPILES, AND EROSION. R EACH OF THESE CONDITIONS O AREA. THESE CONDITIONS AR VERSION OF IA MANUAL, 3. CONVENTIONAL SPREAD FOOT
	 THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY RE APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATION THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS. 18. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELO FOR CR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O) 	NS OR WAIVERS REQUIRE MODIFICATION OF T PRIOR TO CONSTRUCTION OF FOR HEAVILY, LOADED STRUCT
	 THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, CC MAPS NUMBERED '08041C0576F', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKIE) 	E FLOODPLAIN SUBSURFACE SOIL CONDITION AND RECOMMENDATIONS FO (EE) SUBJECT TO **REFER TO THE SOILS REPORT F
-	THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER IN BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIG OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THI BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF	SHTS FOR USE HIS SUBDIVISION N ITS OWN COUNTY
10: 06 AM	COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BO COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSEI PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE	And Definition1. There shall be notRELIANCE{Note: This note mRELIANCEthe TIS to provide not
/4/2020	 SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDI OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUB 	DERING THE USE
Larry 11/	 AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. 22. A 30 DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE RED CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL. 23. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT AS RECORDED AT RECEPTI , OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, WHICH SHALL BE DEDICATED BY THE SUBSEQUEN 	TON NO.
alazar, L	 24. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPM DEPARTMENT SHALL BE RECORDED WITH EACH PLAT 25. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED B' 	MENT
dwg N	OF COUNTY COMMISSIONERS (BOCC). 26. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE COND APPROVAL IMPOSED BY THE BOCC. 27. FINAL LOCATION OF PROPOSED WATER EASEMENT HAS YET TO BE DETERMINED BY THE CIMARRON METROPOLITAN DISTRICT, CROSSRI	ROADS METRO
56000-PP	DISTRICT NO. 2, AND COLORADO DEPARTMENT OF TRANSPORTATION. LOTS, EASEMENTS, AND ROAD CONFIGURATIONS AND ALIGNME SUBJECT TO MINOR CHANGES IN ORDER TO REFLECT FUTURE AGREEMENT(S) AND FINAL EASEMENT ALIGNMENT. FINAL LOCATIONS W FOR THE OVERALL REQUIRED WATER LOOP FROM MEADOWBROOK PKWY, SOUTH TO AIR LANE SOUTH OF HIGH 94. FINAL LOCATIONS (EASEMENTS AND UTILITY LINES SHALL BE PROVIDED PRIOR TO OR CONCURRENT WITH ANY FINAL PLAT SUBMITTAL.	VILL PROVIDE OF REQUIRED
0969	is that a district? REVISED TO FLOODPLAIN NOTES: 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE F	CMD considered a constraint in the GI report, and why is
h∖Working	 INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0975G', EFFECTIVE DATE 'DECEMBER 7, 2018', AND MODI CASE NO. 19-08-0605P. THE JIMMY CAMP CREEK EAST TRIBUTARY IS TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE LORSON RA METROPOLITAN DISTRICT NO. 1. JIMMY CAMP CREEK EAST TRIBUTARY CHANNEL IMPROVEMENTS TO BE COMPLE' DEVELOPER/ OWNER AS REQUIRED. 	IFIED PER LOMR not mapped as required.
ads North	PROJECT TEAM:	<u>ET INDEX:</u>
Crossro	CROSSROADS METROPOLITAN DISTRICT NO. 201C/O THE EQUITY GROUP01ATTN: DANNY MIENTKA0290 SOUTH CASCADE AVENUE, SUITE 150003	COVER SHEET PRELIMINARY PLAN - 1 PRELIMINARY PLAN - 2
096956000 -	COLORADO SPRINGS, CO 80903 04 05 PLANNERS/ LANDSCAPE ARCH.: CIVIL ENGINEER:	LANDSCAPE SHEET LANDSCAPE STREET DETAIL SHEET
LA\09695	KIMLEY-HORNMS CIVIL CONSULTANTS, INC.2 NORTH NEVADA AVENUE102 PIKES PEAK AVENUESUITE 3005TH FLOORCOLORADO SPRINGS, CO 80903COLORADO SPRINGS, CO 80903	
	6956000-PP.dwg	

PRELIMINARY PLAN

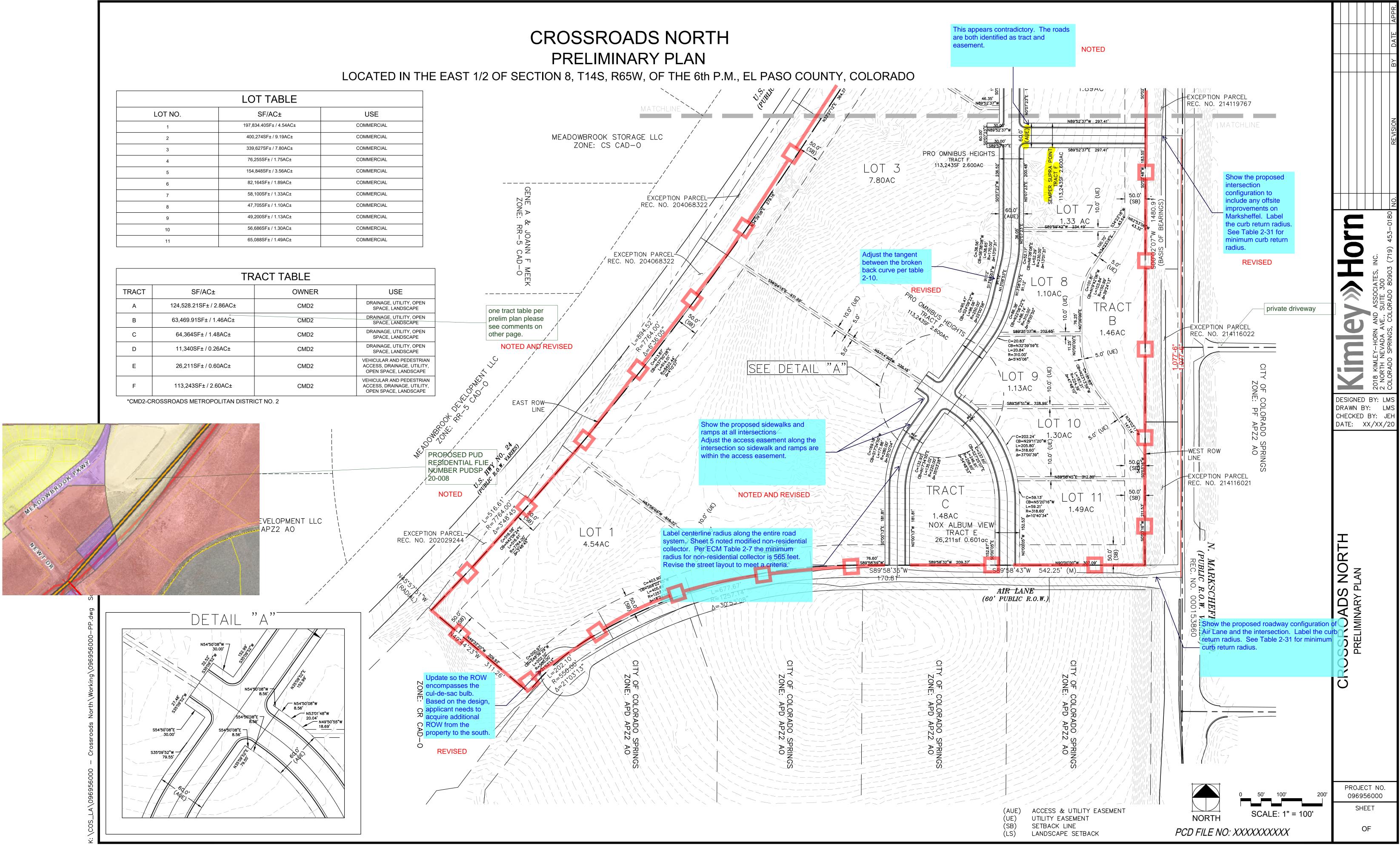


			LOT	TABLE		~	
		LOT NO.	SF	/AC±		USE	
		1	197,834.40	SF± / 4.54AC±	C	OMMERCIAL	
		2	400,2745	F±/9.19AC±	C	OMMERCIAL	
	4 5 5			F± / 7.80AC±		OMMERCIAL	
			-,	F± / 1.75AC±			
			,	F± / 3.56AC±			
		6	,	F± / 1.89AC± F± / 1.33AC±		OMMERCIAL OMMERCIAL	
		7	,	F±/1.10AC±		OMMERCIAL	
		8		F±/1.13AC±		OMMERCIAL	
		10	56,686S	F± / 1.30AC±	C	OMMERCIAL	
		11	65,088S	F± / 1.49AC±	C	OMMERCIAL	
	[
	TRACT	SF/AC±		OWNE	R	USE	
	A	124,528.21SF± / 2.	.86AC±	CMD2		DRAINAGE, UTILITY, OPEN	
	В	63,469.91SF± / 1.4		CMD2		SPACE, LANDSCAPE DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE	
	C	64,364SF± / 1.48		CMD2		DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE	¢
		11,340SF± / 0.26		CMD2		DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE	
	E	26,211SF± / 0.60	0AC±	CMD2		VEHICULAR AND PEDESTRIA ACCESS, DRAINAGE, UTILIT OPEN SPACE, LANDSCAPE	not open sp
	F	113,243SF±/2.6	0AC±	CMD2	^	VEHICULAR AND PEDESTRIA ACCESS, DRAINAGE, UTILIT OPEN SPACE, LANDSCAPE	Y, IIIkely not a
	*CMD2-C	ROSSROADS METROPO	LITAN DISTRICT I	NO. 2			
		ent the information (1"=200' pref /-two (42") on one side	(erred)			District 2- correct identify name at I onceNOTED	
Li A C	arger than one acr ccuracy to be no k lountainous Topog ontours extended	t size two foot contours (2') re five foot contours (5') ess than ¼ contour interval graphy/High Relief twenty foot co no less than 100' onto adjacent					please specifically show trails/sidewalks in tracts that are
Li A M C General Infor	arger than one acr ccuracy to be no k lountainous Topog ontours extended mation Require	t size two foot contours (2') re five foot contours (5') ess than ¼ contour interval graphy/High Relief twenty foot co no less than 100' onto adjacent		8			specifically show trails/sidewalks in tracts that are specifically for pedestrian
Li A M C General Infor Subdivision Na	arger than one acr ccuracy to be no k lountainous Topog ontours extended mation Require me	t size two foot contours (2') re five foot contours (5') ess than ¼ contour interval graphy/High Relief twenty foot co no less than 100' onto adjacent ed on Plan	property?				specifically show trails/sidewalks in tracts that are specifically for pedestrian facilities- i don't
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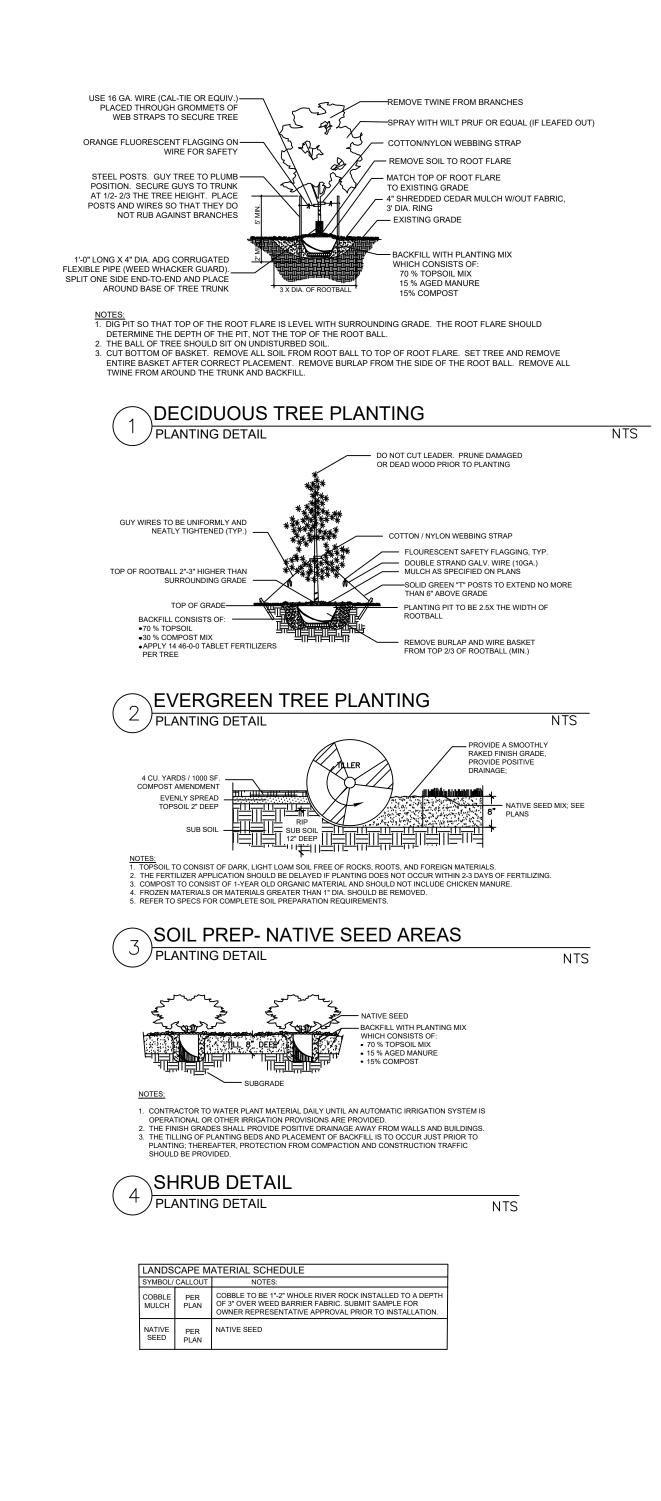


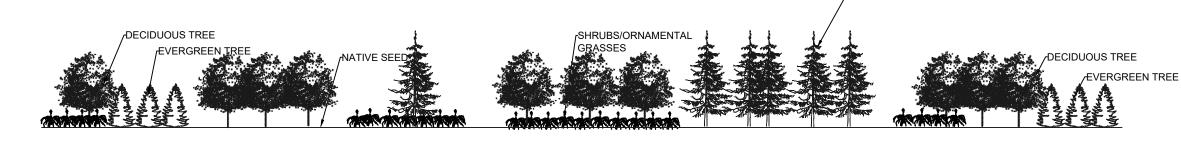
	LOT TABLE	
LOT NO.	SF/AC±	USE
1	197,834.40SF± / 4.54AC±	COMMERCIAI
2	400,274SF± / 9.19AC±	COMMERCIA
3	339,627SF± / 7.80AC±	COMMERCIA
4	76,255SF± / 1.75AC±	COMMERCIAI
5	154,848SF± / 3.56AC±	COMMERCIA
6	82,164SF± / 1.89AC±	COMMERCIAI
7	58,100SF± / 1.33AC±	COMMERCIAI
8	47,705SF± / 1.10AC±	COMMERCIA
9	49,200SF± / 1.13AC±	COMMERCIA
10	56,686SF± / 1.30AC±	COMMERCIAI
11	65,088SF± / 1.49AC±	COMMERCIAI

	TRA	CT TABLE	
RACT	SF/AC±	OWNER	USE
A	124,528.21SF± / 2.86AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
В	63,469.91SF± / 1.46AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
С	64,364SF± / 1.48AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
D	11,340SF± / 0.26AC±	CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
E	26,211SF± / 0.60AC±	CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
F	113,243SF± / 2.60AC±	CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE



CROSSROADS NORTH PRELIMINARY PLAN / LANDSCAPE STANDARDS LOCATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO





2-3' 5 GAL CONTAINER

2-3'

TYPICAL LANDSCAPE ELEVATION (A) ELEVATION

PLANT SCHED	ULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
$\overline{\mathbf{\cdot}}$	PV	TBD	Prunus virginiana	Canada Chokecherry	20-30'	15-20'	2.0" Caliper	B&B
$\overline{\mathbf{\cdot}}$	QM	TBD	Quercus macrocarpa	BUR OAK	30-35'	30-35'	2.0" Caliper	B&B
\bigcirc	AG	TBD	Acer ginnala 'Flame'	FLAME AMUR MAPLE	15-20'	15-20'	2.0" Caliper	B&B
$\overline{\mathbf{O}}$	СР	TBD	Crataegus phaenopyrum	WASHINGTON HAWTHORN	20-25'	15-25'	2.0" Caliper	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PE	TBD	Pinus edulis	PINYON PINE	15-20'	10-15'	6' HT	B&B
C.	JS	TBD	Juniperus scopulorum	ROCKY MOUNTAIN JUNIPER	20-25'	8-12'	6 HT	B&B
	PN	TBD	Pinus Nigra	Ponderosa Pine	25-30'	15'-20'	6 HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
 ⊗	YF	TBD	Yucca filamentosa 'Bright Edge'	BRIGHT EDGE YUCCA	2-3'	2-4'	5 GAL	CONTAINER
\otimes	CN	TBD	Chrysothamnus nauseosus var. nauseosu	s Baby Blue Rabbitbrush	1-4'	1-4'	5 GAL	CONTAINER
\bigotimes	BT	TBD	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3-5'	3-5'	5 GAL	CONTAINER
Q	BD	TBD	Buddleja davidii nanhoensis 'Mongo'	Petite Indigo Butterfly Bush	4-5'	4-5'	5 GAL	CONTAINER
\bigotimes	JA	TBD	Jamesia americana	Waxflower	4-5'	5-8'	5 GAL	CONTAINER

LANDSCAPE SETBACKS: STREET NAME OR ZONE BOUNDARY: STREET CLASSIFICATION:

FEVERGREEN TREE

SETBACK DEPTH REQUIRED/PROVIDE LINEAR FOOTAGE: TREE/FEET REQUIRED: NUMBER OF TREES REQUIRED/PROVI PLANT ABBREVIATION DENOTED ON P % GROUND PLANE VEG. REQUIRED/PR

GENERAL NOTES

- 1. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION AND THROUGH FINAL COMPLETION AS PART OF PLANTING COST. ANY DAMAGE TO PLANT MATERIAL SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER FINAL COMPLETION, OWNER SHALL BE RESPONSIBLE FOR PLANT MAINTENANCE.

Little Spire Russian Sage

- 3. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND GENERATING SEPARATE PLANT LIST.
- 4. ALL DECIDUOUS TREES SHALL BE WRAPPED IN THE FALL WITH STRETCHABLE TREE WRAP IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE; WRAP SHALL BE REMOVED NO LATER THAN MAY 1 OF THE FOLLOWING SPRING. INSTALL WOOD MULCH UNDER EACH TREE; REFER TO TREE PLANTING DETAIL. WOOD MULCH SHALL BE SHREDDED WOOD MULCH.
- 5. TREE PLANTING SOIL AMENDMENT AND FERTILIZER REQUIREMENTS: BACKFILL SOIL WITHIN EACH TREE PIT SHALL CONSIST 0F 30% COMPOST AND 70% EXISTING SOIL.
- 6. COBBLE MULCH AREAS; INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS PRIOR TO PLACING GRAVEL MULCH; INSTALL WEED BARRIER FABRIC UNDER ALL GRAVEL MULCH; ROLL FABRIC WITHOUT STRETCHING OR PULLING; OVERLAP FABRIC EDGES A MINIMUM OF 6". STAKE FABRIC PER MANUFACTURER'S SPECIFICATIONS., COBBLE (2"-4" WHOLE RIVER ROCK) SHOULD BE PLACED IN DESIGNATED AREA AS SHOWN ON PLANS AT A 4" DEPTH; ENSURE WEED BARRIER FABRIC IS NOT VISIBLE. SUBMIT SAMPLE FOR OWNER REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
- 7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- 8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING HIS DURATION OF WORK ON-SITE.
- 9. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES.
- 10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESEEDED.

PA TBD Perovskia atriplicifolia 'Little Spire'

- 11. CONTRACTOR SHALL PROVIDE ALL DEVICES AND LABOR NEEDED TO ESTABLISH NATIVE SEED.
- 12. ALL TREES SHALL BE IRRIGATED VIA A DRIP SYSTEM. FINAL DESIGN AND P.O.C WILL BE IDENTIFIED FINAL BUILDING PERMIT.

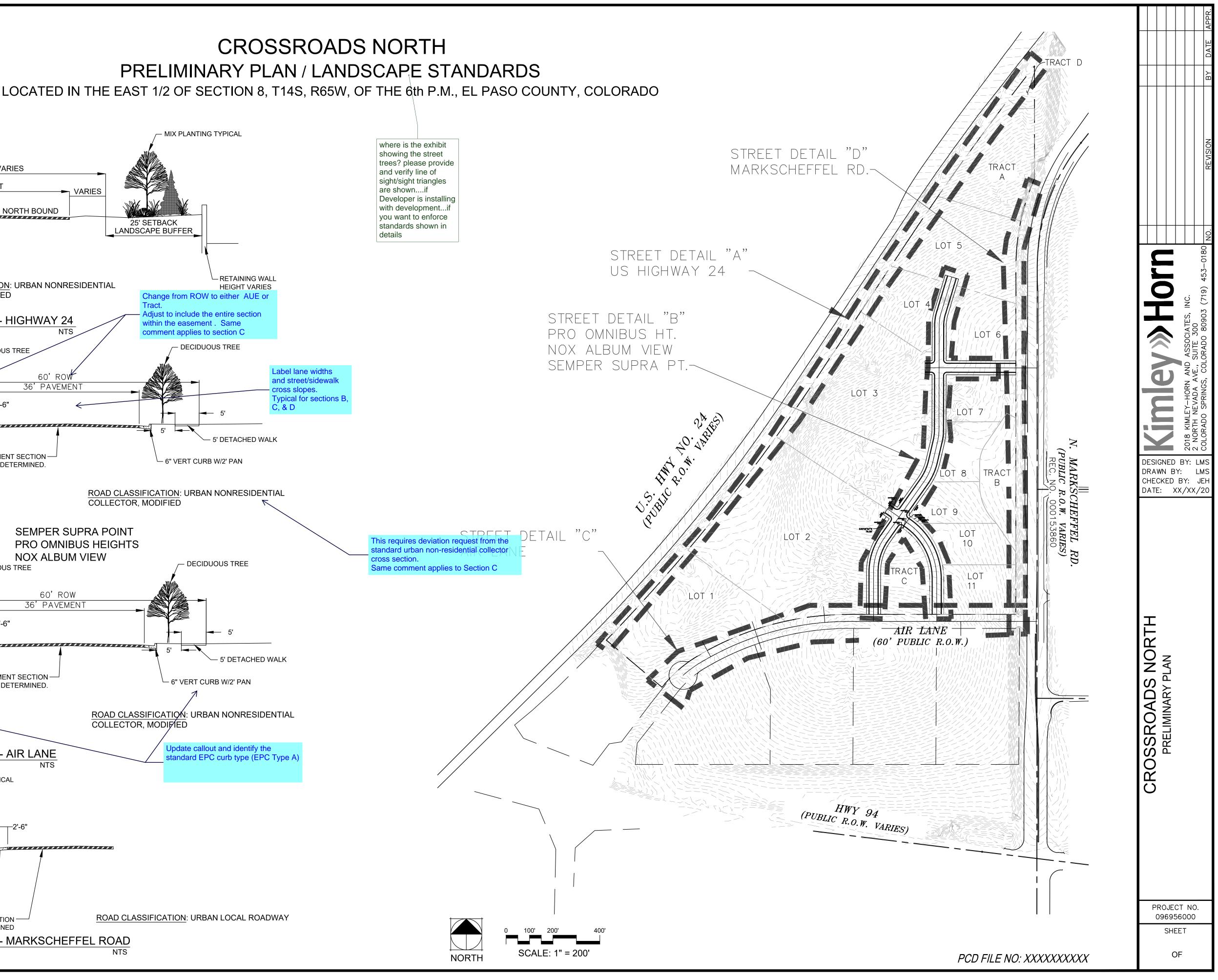
	HIGHWAY 24	MARKSCHEFFEL RD.	AIR LANE	PRO OMNIBUS HT.	SEMPER SUPRA PT.	NOX ALBUM VW.
	EXPRESSWAY	MAJOR ARTERIAL	NON ARTERIAL	NON ARTERIAL	NON ARTERIAL	NON ARTERIAL
D:	25' / 25'	25' / 25'	25' / 25'	10'/10'	10'/10'	10'/10'
	2542'	1870'	1593'	1476'	328'	535'
	1 / 20'	1 / 20'	1 / 30'	1 / 30'	1 / 30'	1 / 30'
DED:	127 / 127	80/ 80	13/ 13	40/ 40	40/ 40	40/ 40
PLAN:	НВ	MB	SB	РВ	PB	РВ
ROVIDED:	75 / 75%	75 / 75%	75 / 75%	75 / 75%	75 / 75%	75 / 75%

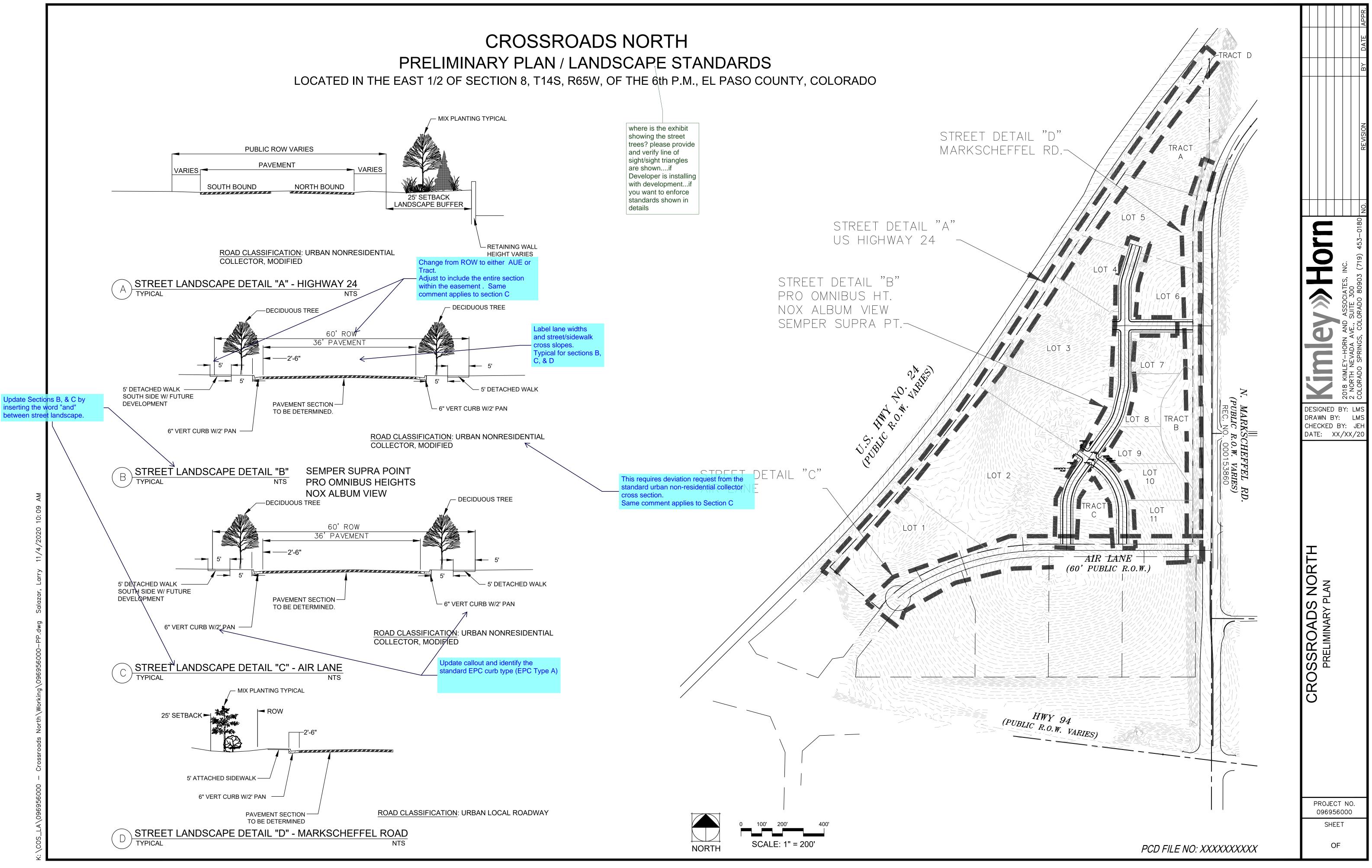
provide exhibit showing locations

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Prelim Plan V_1 redlines.pdf Markup Summary 12-18-2020

dsdlaforce (20)		
PED FLE NOTAXXX	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdlaforce Date: 12/14/2020 4:46:24 PM Status: Color: Layer: Space:	SP207
	Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdlaforce Date: 12/14/2020 4:50:04 PM Status: Color: Layer: Space:	Label lane widths and street/sidewalk cross slopes. Typical for sections B, C, & D
	Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdlaforce Date: 12/15/2020 2:35:14 PM Status: Color: Layer: Space:	Update Sections B, & C by inserting the word "and" between street landscape.
La construction de la constructi	Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdlaforce Date: 12/15/2020 2:36:45 PM Status: Color: Layer: Space:	This requires deviation request from the standard urban non-residential collector cross section. Same comment applies to Section C
	Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/15/2020 2:39:32 PM Status: Color: Layer: Space:	Show the proposed sidewalks and ramps at all intersections Adjust the access easement along the intersection so sidewalk and ramps are within the access easement.
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdlaforce Date: 12/16/2020 5:02:40 PM Status: Color: Layer: Space:	Update to include a cul-de-sac for turn around.

King a performance King a	Subject: Callout Page Label: [1] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:06:49 PM Status: Color: Layer: Space:	COVER	Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.
	Subject: Callout Page Label: [3] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:08:15 PM Status: Color: Layer: Space:	PRELIMINARY PLAN-2	Show the proposed roadway configuration of Air Lane and the intersection. Label the curb return radius. See Table 2-31 for minimum curb return radius.
The second secon	Subject: Callout Page Label: [3] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:09:15 PM Status: Color: Layer: Space:	PRELIMINARY PLAN-2	Show the proposed intersection configuration to include any offsite improvements on Marksheffel. Label the curb return radius. See Table 2-31 for minimum curb return radius.
The set of	Subject: Callout Page Label: [3] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:11:15 PM Status: Color: Layer: Space:	PRELIMINARY PLAN-2	Update so the ROW encompasses the cul-de-sac bulb. Based on the design, applicant needs to acquire additional ROW from the property to the south.
- The second sec	Subject: Callout Page Label: [3] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:13:35 PM Status: Color: Layer: Space:	PRELIMINARY PLAN-2	Adjust the tangent between the broken back curve per table 2-10.
 and the state of t	Subject: Text Box Page Label: [1] 096956000-PP - Author: dsdlaforce Date: 12/16/2020 5:21:23 PM Status: Color: Layer: Space:	COVER	Add the following notes: 1. There shall be no direct lot access to Marksheffel Road and US Highway 24. {Note: This note may need to be revised to include Air Lane based on comments to the TIS to provide recommendation on Air Lane Road classification.} 2. All streets shown, except for Air Lane, are private and will be owned and maintained by [xxx].

Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 5:22:26 PM Status: Color: Layer: Space:	Label centerline radius along the entire road system. Sheet 5 noted modified non-residential collector. Per ECM Table 2-7 the minimum radius for non-residential collector is 565 feet. Revise the street layout to meet a criteria.
Subject: Highlight Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 5:24:49 PM Status: Color: Layer: Space:	
Subject: Highlight Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 5:24:50 PM Status: Color: Layer: Space:	
Subject: Highlight Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 5:24:52 PM Status: Color: Layer: Space:	
Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 5:27:06 PM Status: Color: Layer: Space:	This appears contradictory. The roads are both identified as tract and easement.
Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdlaforce Date: 12/16/2020 5:29:08 PM Status: Color: Layer: Space:	Change from ROW to either AUE or Tract. Adjust to include the entire section within the easement . Same comment applies to section C

	Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdlaforce Date: 12/16/2020 5:31:48 PM Status: Color: Layer: Space:	Update callout and identify the standard EPC curb type (EPC Type A)
	Subject: Polylength Measurement Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdlaforce Date: 12/16/2020 7:10:53 AM Status: Color: Layer: Space:	1,077'-6"
dsdparsons (47)		
In the second se	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 1:14:32 PM Status: Color: Layer: Space:	state what the these tracts purposed for? are any future development? Tracts shown in Drainage report clearly are not intended for pedestrians to walk about it so its not landscape / openspace and are utility's in the drainage tracts allowed ?
USSICIALIS NURT I "LAN I LANDSCAPE STANDARDS 8, THAS, REW. OF THE MP M. EL PAGO COUNTY. IN THAS, REW. OF THE MP M. EL PAGO COUNTY. IN THAT AND	Subject: Callout Page Label: [5] 096956000-PP - DETAILS Author: dsdparsons Date: 12/17/2020 10:55:16 AM Status: Color: Layer: Space:	where is the exhibit showing the street trees? please provide and verify line of sight/sight triangles are shownif Developer is installing with developmentif you want to enforce standards shown in details
	Subject: Callout Page Label: [4] 096956000-PP - NOTES Author: dsdparsons Date: 12/17/2020 10:55:48 AM Status: Color: Layer: Space:	provide exhibit showing locations
	Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdparsons Date: 12/17/2020 10:56:11 AM Status: Color: Layer: Space:	private driveway

	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 10:59:48 AM Status: Color: Layer: Space:	are the detention ponds proposed OFFSITE? Please show on plan, provide ownership permission on application docs, easements?
	Subject: Image Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:00:07 AM Status: Color: Layer: Space:	
The second secon	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:03:31 AM Status: Color: Layer: Space:	has this land been given to the applicant yet for the sports park?
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:04:53 AM Status: Color: ■ Layer: Space:	POND
T FRAN-1 (FRAN-2 SHEET STREET DE TAL SHEET	Subject: Arrow Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:08:43 AM Status: Color: Layer: Space:	
Aluga to a finite data a superior data a super	Subject: Image Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 11:11:11 AM Status: Color: Layer: Space:	

Leading and the second	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 11:11:17 AM Status: Color: Layer: Space:	there are multiple checklist items missing- please add.
FIRE	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 11:13:50 AM Status: Color: Layer: Space:	All Sheets should have this info for every prelim plan submitted to County at a minimum
118 6 OF THE COUNTY CODE TOGETHER WITH ALL AP ISETERIMBED BY THE CHARABING WERTHOPOLITAG INCUTS LEARNING, MASSACARO CONFORMATION HEANTYD, AND THAL RANGENT, THE AND CONCERNING WITH AND MORE AND AND AND ISE THAT A district? DESIGNATED FEMA FLOODPLAIN AS DETERM	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:18:59 AM Status: Color: Layer: Space:	is that a district?
Anore on LS plan where on LS	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:19:58 AM Status: Color: Layer: Space:	show on LS plan please and detail; verify not within line of sight/sight traingles
these all restoring wells and heights on plane all sheets being all sheets	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:20:44 AM Status: Color: Layer: Space:	show all retaining walls and heights on plans all sheets
Annual of the second se	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:21:16 AM Status: Color: Layer: Space:	identify them on plan

where the second	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:22:26 AM Status: Color: Layer: Space:	verify w Gilbert this is appropriate for all lots / tracts
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:22:42 AM Status: Color: ■ Layer: Space:	verify correct
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:23:27 AM Status: Color: Layer: Space:	name of report prepared by
	Subject: Image Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:46:00 AM Status: Color: Layer: Space:	
A LANCE UNDER A LANCE UNDER THE AND	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:46:45 AM Status: Color: Layer: Space:	where are these channels or tracts easements on prelim plan as recommended in GEO report?
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 11:47:21 AM Status: Color: Layer: Space:	this section needs to be reevaluated based on report

	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:35:17 PM Status: Color: Layer: Space:	how is this not considered a constraint in the GEO report, and why is it not mapped as required.
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:38:50 PM Status: Color: Layer: Space:	
	Subject: Polygon Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:39:08 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:39:23 PM Status: Color: Layer: Space:	delete this
Interest in the second	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:43:18 PM Status: Color: Layer: Space:	private road tract acreage, Public ROW dedication acreage, detention Pond acreage, then undeveloped open space, and then future development tract
see checklist requirements	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:44:07 PM Status: Color: Layer: Space:	see checklist requirements

	Subject: Image Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdparsons Date: 12/17/2020 12:45:27 PM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdparsons Date: 12/17/2020 12:46:47 PM Status: Color: Layer: Space:	PROPOSED PUD RESIDENTIAL FLIE NUMBER PUDSP 20-008
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 12:49:43 PM Status: Color: Layer: Space:	what tract is this? all tracts and lots must have a closed boundary , distance , bearings, SF, shall be shown for each. put label in side so we know which segment is which please
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 12:50:38 PM Status: Color: Layer: Space:	where is the lot line? Please dark and distinguish lot, & Tract Lines
Indertity that turning the second sec	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 12:51:14 PM Status: Color: Layer: Space:	identify sheet name nsed on index
	Subject: Callout Page Label: [1] 096956000-PP - COVER Author: dsdparsons Date: 12/17/2020 12:51:39 PM Status: Color: Layer: Space:	shrink? provide match lines if this a key map

	Subject: Image Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 12:52:10 PM Status: Color: Layer: Space:	
ORE HILLS AND	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:42:25 AM Status: Color: ■ Layer: Space:	Crossroads Metro District 2- correct? identify name at least once
	Subject: Callout Page Label: [3] 096956000-PP - PRELIMINARY PLAN-2 Author: dsdparsons Date: 12/17/2020 9:45:06 AM Status: Color: Layer: Space:	one tract table per prelim plan please see comments on other page.
A second	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:45:35 AM Status: Color: ■ Layer: Space:	one lot table per prelim plan pleasewe do not need to repeat information.
PEN E PEN E E	Subject: Arrow Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:46:28 AM Status: Color: ■ Layer: Space:	
OPEN ME OPEN OPEN GPEN	Subject: Arrow Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:46:33 AM Status: Color: Layer: Space:	

It core in core score technic techn	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:47:35 AM Status: Color: Layer: Space:	if one drives on it its not open space/ landscape- is also likely not a drainage pond
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:52:55 AM Status: Color: Layer: Space:	please specifically show trails/sidewalks in tracts that are specifically for pedestrian facilities- i don't think thats the case for all tracts? Are here sidewalks adjacent to private road tract or within them?
	Subject: Arrow Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:54:50 AM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:57:38 AM Status: Color: Layer: Space:	what is this for- its not detention based on GEC plan? Is there 2 tracts? I can't see boundary lines or lot lines?
TRACT D	Subject: Arrow Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:57:41 AM Status: Color: Layer: Space:	
	Subject: Callout Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:58:08 AM Status: Color: Layer: Space:	not detention

Subject: Arrow Page Label: [2] 096956000-PP - PRELIMINARY PLAN Author: dsdparsons Date: 12/17/2020 9:58:12 AM Status: Color: Layer: Space: