



# CROSSROADS NORTH

## PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

LOT TABLE		
LOT NO.	SF/AC±	USE
1	86,679SF± / 1.990AC±	COMMERCIAL
2	94,602SF± / 2.172AC±	COMMERCIAL
3	165,002SF± / 4.477AC±	COMMERCIAL
4	52,191SF± / 1.198AC±	COMMERCIAL
5	159,658SF± / 3.665AC±	COMMERCIAL
6	168,664SF± / 3.872AC±	COMMERCIAL
7	138,408SF± / 3.177AC±	COMMERCIAL
8	94,379SF± / 2.167AC±	COMMERCIAL
9	157,740SF± / 3.621AC±	COMMERCIAL
10	84,019SF± / 1.929AC±	COMMERCIAL
11	64,740SF± / 1.486AC±	COMMERCIAL
12	45,235SF± / 1.038AC±	COMMERCIAL
13	49,080SF± / 1.127AC±	COMMERCIAL
14	52,142SF± / 1.197AC±	COMMERCIAL
15	61,035SF± / 1.401AC±	COMMERCIAL

LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3

TRACT TABLE			
TRACT	SF/AC±	OWNER	USE
A	122,408SF± / 2.810AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
B	14,154SF± / 0.325AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
C	138,367SF± / 3.176AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
D	47,420SF± / 1.089AC±	**CMD2	DRAINAGE, UTILITY, OPEN SPACE, LANDSCAPE
E	106,104SF± / 2.436AC±	**CMD2	VEHICULAR AND PEDESTRIAN ACCESS, DRAINAGE, UTILITY, LANDSCAPE

\*\*CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2

TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3

### SHEET 2 SPECIFIC NOTES

- UNTIL LOT 3 (SEE SHEET 3) AND LOT 5 ARE DEVELOPED A TEMPORARY CUL-DE-SAC EASEMENT WILL BE PROVIDED. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
- FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
- TEMPORARY TWELVE FOOT ACCESS EASEMENT WILL BE PROVIDED ALONG THE EASTERLY LINE OF LOT 5 TO TRACT A UNTIL DEVELOPMENT AND PERMANENT ACCESS IS PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS.

This map should more clearly indicate which portions of the property are included in the preliminary plan boundaries. It is not clear. All areas which are not included should be labeled as "not a part of this subdivision."

Per the TIS the 2040 analysis identifies the need for 6 lane widening of Marksheffel Road. Additional ROW will be required along the Marksheffel Road corridor. Per County Criteria a 6-ln principal arterial consist of a 210' ROW. It appears the ROW is approximately 90' for the road centerline. As such 15' additional ROW would be required along the frontage. Update the plan to show the additional ROW dedication.

Unresolved. Marksheffel Road has been deeded to the City of Colorado Springs. Coordinate with the City on any ROW dedication or preservation they may require along Marksheffel Road.

Unresolved from review 3.

At a minimum label the proposed and existing major contour line elevations.

Unresolved.

Unresolved from review 3. Label contour lines.

Unresolved from review 3. Label the dashed line and the hatch.

Unresolved from review 3. Label easement. Is this the temporary cul-de-sac easement in note #1?

Unresolved from review 3. Label cul-de-sac bulb radius.

Show & label the drainage easement for the channel within Lots 5 & 6. Unresolved.

Unresolved from review 3. Show and label drainage easement.

Unresolved from review 3. label proposed sidewalk

Unresolved from review 3. Coordinate with the City regarding lane configuration on Marksheffel Road.

Provide legends of the different linetypes and symbols used and provide complete abbreviations list. Example: sheet 4 includes P.I.E. and EOP. Unresolved.

Unresolved from review 3.

Include the name and ownership of all adjoining properties, including public lands

Please provide road names.

List the zoning of the adjacent properties and also indicate where the boundary of the City of Colorado Springs city limit is.



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(AUE) ACCESS & UTILITY EASEMENT  
(UE) UTILITY EASEMENT  
(SB) SETBACK LINE  
(LS) LANDSCAPE SETBACK

PRELIM PLAN 1  
SHEET 02 OF 12

CROSSROADS NORTH PRELIMINARY PLAN - COUNTY FILE NO. XXXXXX

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### SHEET 3 SPECIFIC NOTES

- UNTIL LOT 3 AND SHARED ACCESS WITH LOT 2 ARE DEVELOPED A TEMPORARY CUL-DE-SAC EASEMENT WILL BE PROVIDED. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
- FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
- LOT 2 WILL BE ACCESSED BY WAY OF THE DESIGNATED SHARED ACCESS POINT OF LOT 3 AND LOT 2. ALL OTHER LOT 2 ACCESS WILL BE PROVIDED THROUGH A SHARED ACCESS WITH LOT 1.

This note doesn't appear to match with the actual plan. Are these lots not obtaining access off of Air Lane?

Please depict any cistern or fire hydrant locations on the plan.

Update the cul-de-sac bulb radius to match the County detail SD\_2-75.  
Unresolved. Label cul-de-sac bulb radii.  
Unresolved from review 3.

Label length and radius of cul-de-sac.

Adjust ROW so cul-de-sac is within the ROW.  
Unresolved from review 3.

Review #1: Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.  
Review #2: Staff recommends placing the existing and proposed grading within additional sheets titled preliminary grading plan. Having everything combined within the preliminary plan sheets is making the sheet too busy to clearly show all the information. Additionally, per the Review #1 comments include slope tags along the centerline of the road.  
Similar comment applies for the utilities (Wtr, San). Staff recommends placing these in a separate preliminary utility plan. On the separate utility plan turn off the striping layer. Its difficult to differentiate between Water, Sanitary and the lane striping. See the snippet to the left for an example which shows lane striping water line, sewer line and C&G.  
Roadway striping and tapers will be reviewed once the above comment is addressed.  
Review #3: Label contours and include slope tags along the road centerline on the preliminary grading plan  
Unresolved from review 3.s

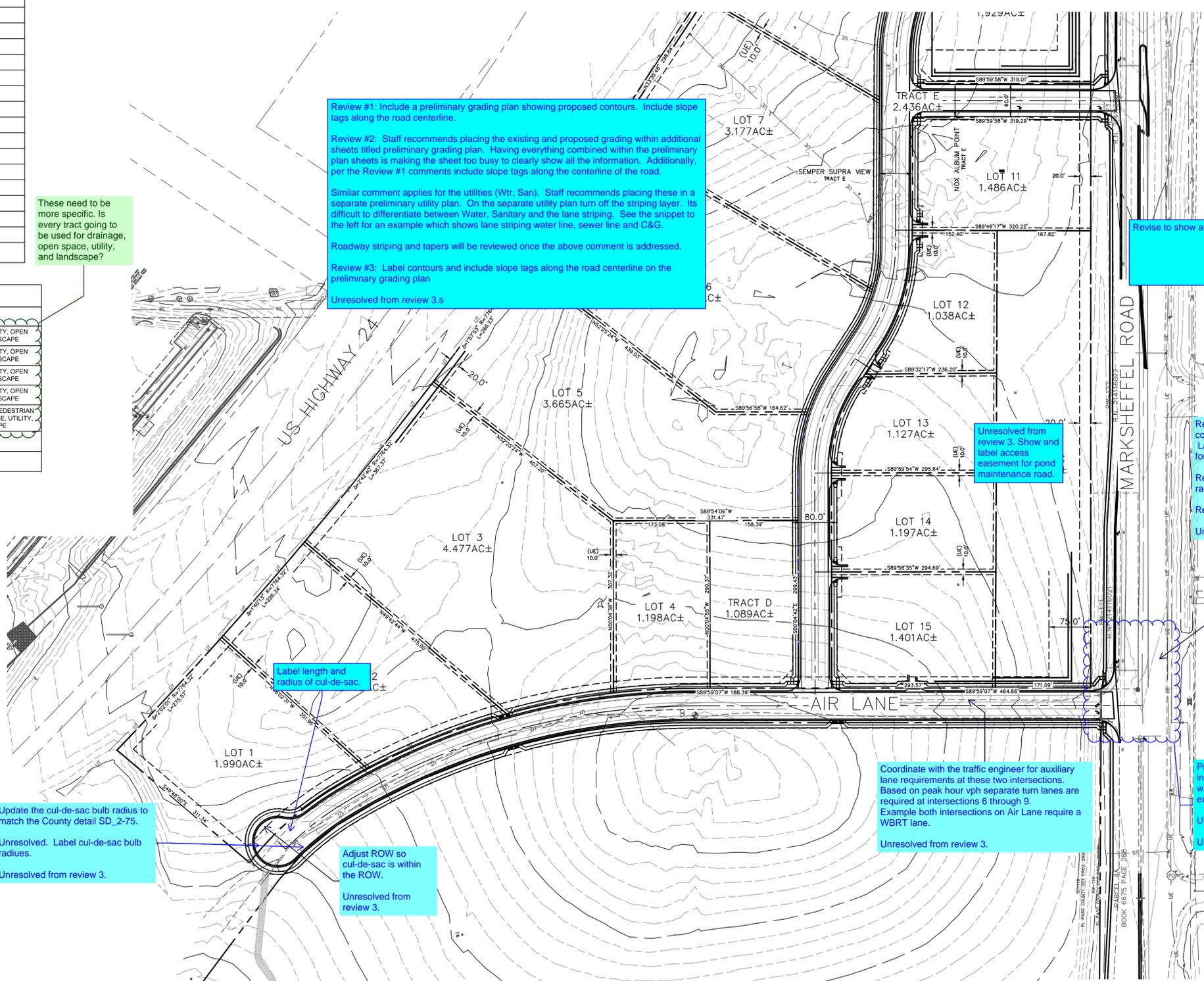
Revise to show aux lanes required per TIS.

Unresolved from review 3. Show and label access easement for pond maintenance road.

Review #1: 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.  
Review #2: Unresolved. Label the curb return radius.  
Review #3: Unresolved.  
Unresolved from review 3. s

Coordinate with the traffic engineer for auxiliary lane requirements at these two intersections. Based on peak hour vph separate turn lanes are required at intersections 6 through 9. Example both intersections on Air Lane require a WBRT lane.  
Unresolved from review 3.

Provide a larger detailed preliminary grading at the intersection. There appears to be drainage issues with two existing culverts, proposed sidewalk and existing roadside ditch.  
Unresolved.  
Unresolved from review 3.





# CROSSROADS NORTH

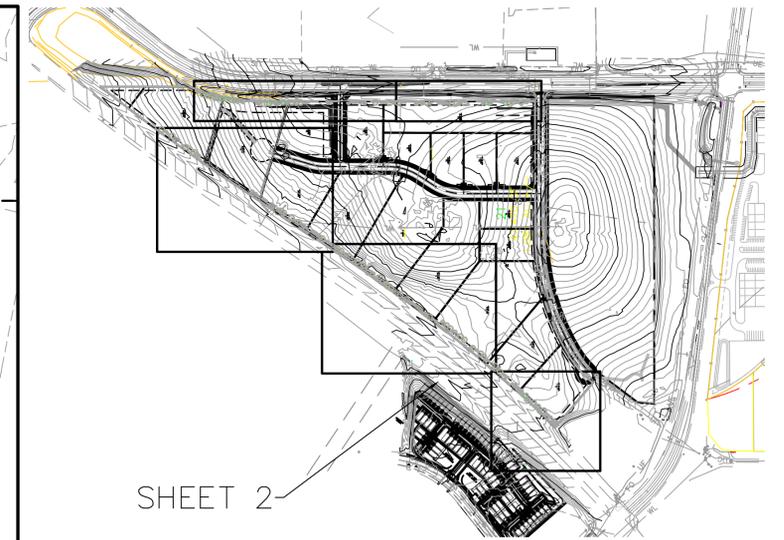
## PRELIMINARY PLAN / LANDSCAPE STANDARDS

SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

MATCHLINE; SEE SHEET 1



MATCHLINE; SEE SHEET 3



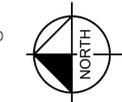
### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	CP	69	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	59	QUERCUS MACROCARPA / BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	JS	105	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	6'-12'	20'-30'
	PE	74	PINUS EDULIS / PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PN	9	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'
	PP	11	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	25'-30'	60'+

CITY APPROVAL:



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PRELIMINARY PLAN  
 SHEET 2 OF 7

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# CROSSROADS NORTH

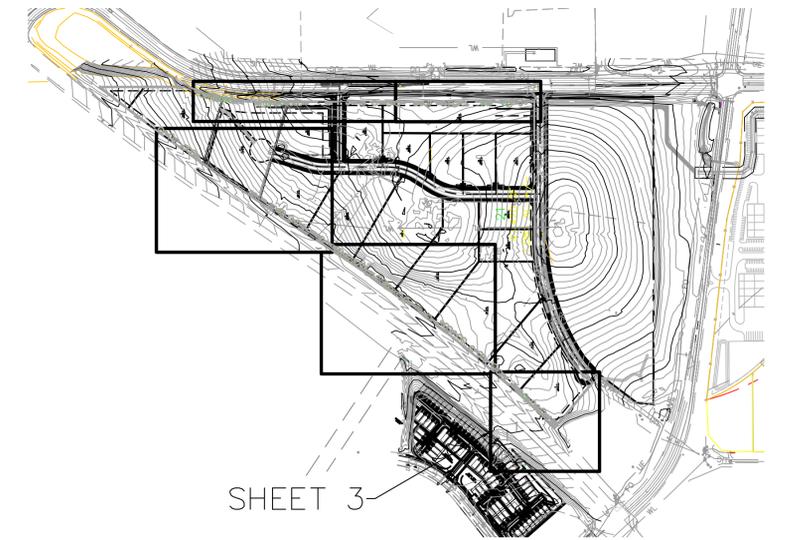
## PRELIMINARY PLAN / LANDSCAPE STANDARDS

SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

MATCHLINE; SEE SHEET 2



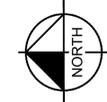
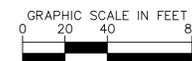
86,679 SF  
1.990 AC +/-



SHEET 3

### PLANT SCHEDULE

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CITY APPROVAL:

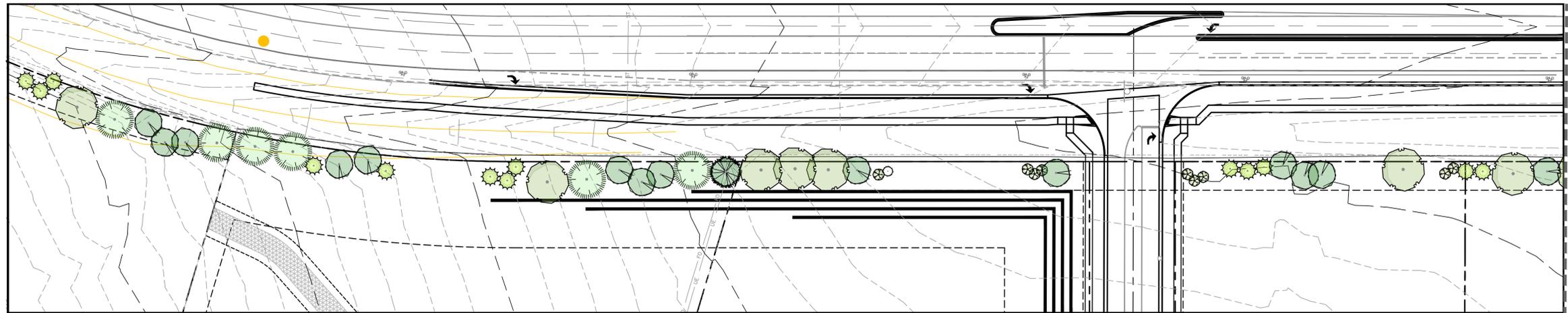
PRELIMINARY PLAN  
SHEET 3 OF 7



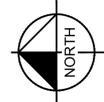
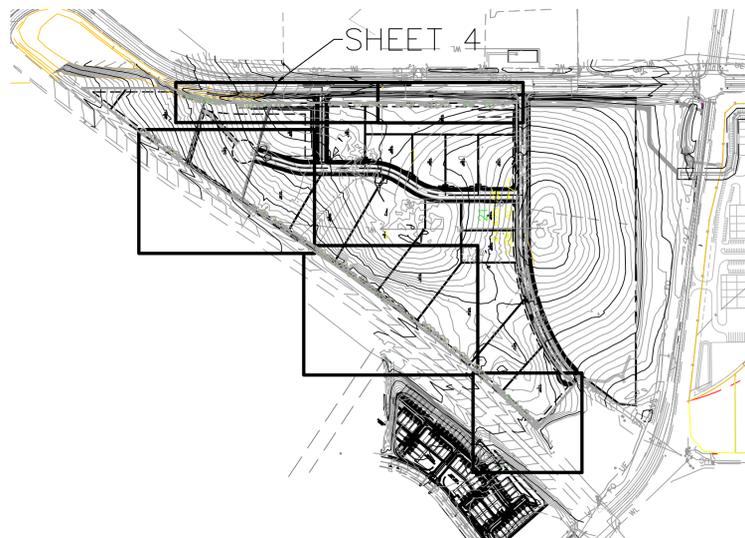
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**CROSSROADS NORTH**  
**PRELIMINARY PLAN / LANDSCAPE STANDARDS**  
 SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



MATCHLINE; SEE SHEET 5



**PLANT SCHEDULE**

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CITY APPROVAL:

**PRELIMINARY PLAN**  
**SHEET 4 OF 7**

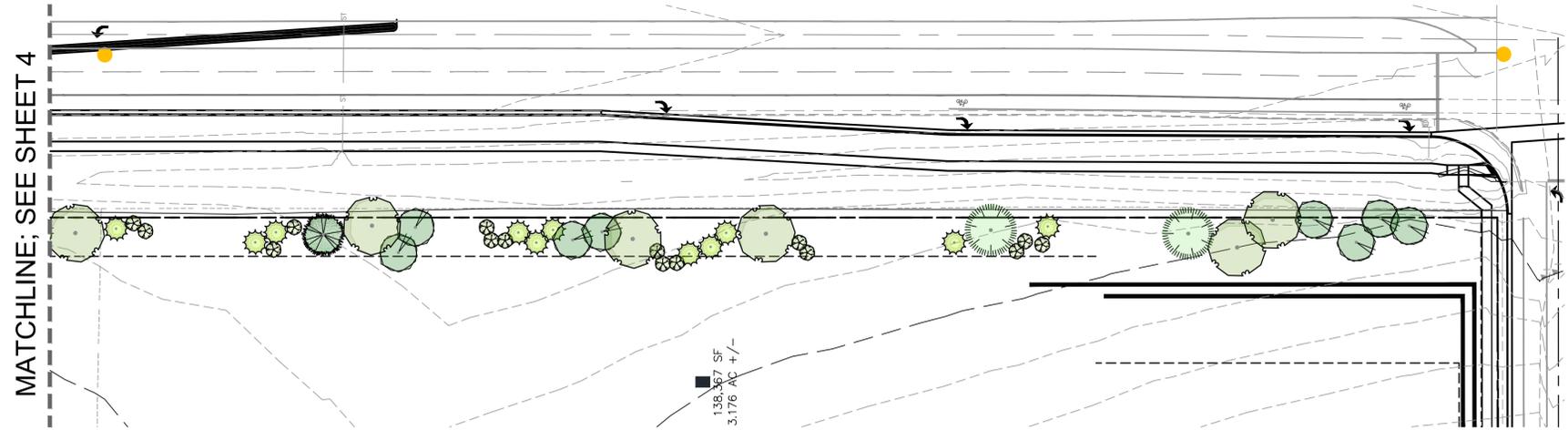


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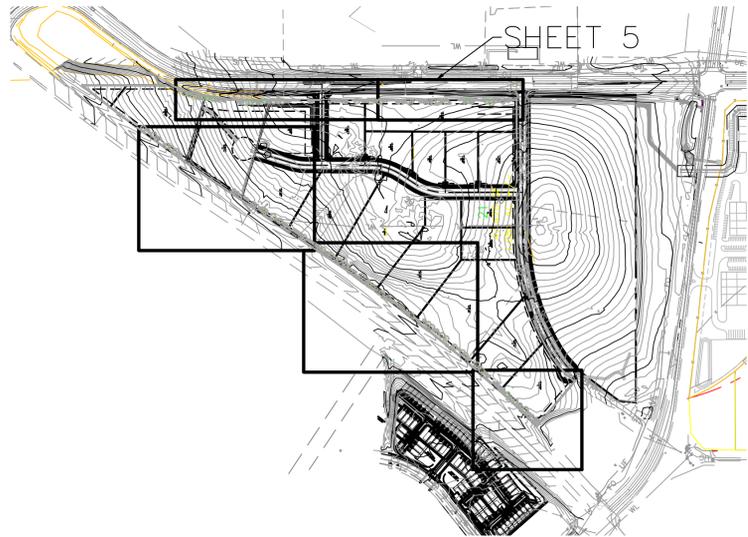
# CROSSROADS NORTH

## PRELIMINARY PLAN / LANDSCAPE STANDARDS

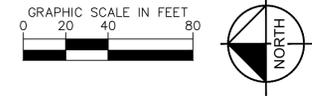
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



MATCHLINE; SEE SHEET 4



1,38,367 SF  
3,176 AC +/-



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PRELIMINARY PLAN  
SHEET 8 OF 7

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# CROSSROADS NORTH

## PRELIMINARY PLAN / LANDSCAPE STANDARDS

### SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

#### GENERAL LANDSCAPE SPECIFICATIONS

##### A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

##### B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

##### C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISAPPEARING AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

##### D. MATERIALS

1. GENERAL  
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

##### 2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS. LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

##### E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
  - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSILTY, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER. HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
  - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE. - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

##### F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.  
\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

##### G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.  
\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

##### H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6 MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

##### I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

##### J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. NOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

##### K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

##### L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

##### M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE FILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION "E".
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURERS RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURERS RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6"; REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION "E". THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

##### N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

##### 4. SODDING

- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS. A 24-INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

##### 6. LAWN MAINTENANCE

- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

##### O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

##### P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

##### Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

##### R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

##### S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

##### T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

##### U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

#### CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE NOTES  
SHEET 6 OF 7

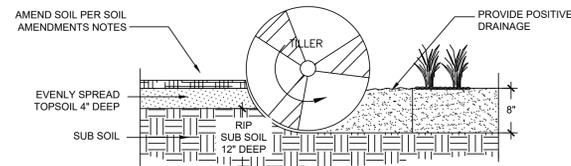
# CROSSROADS NORTH

## PRELIMINARY PLAN / LANDSCAPE STANDARDS

SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

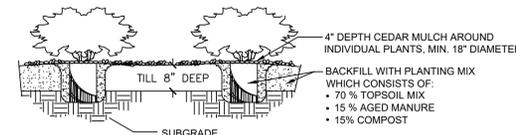
LANDSCAPE SETBACKS AND BUFFERS		
STREET NAME OR BOUNDARY:	MARKSHEFFEL RD	HIGHWAY 24
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'
LINEAR FOOTAGE:	1,870'	3,061'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.:	94 / 94	154 / 154
EVERGREEN TREES REQ. / PROV.:	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MK	HW

INTERNAL LANDSCAPING	
NET SITE AREA (LOT 1 + TRACTS A & B):	1,931,450.4 SF (44.34 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	96,572.52 SF (2.217 AC)
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	194
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN



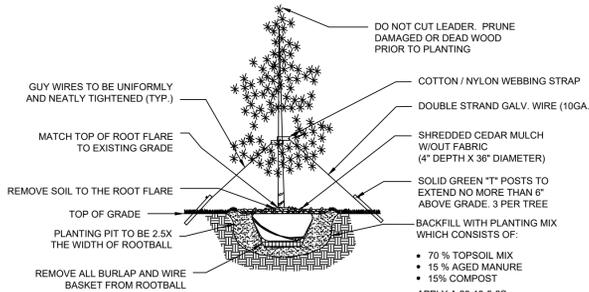
- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
  3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
  5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
  6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

**1 SOIL PREP**  
NTS 196-956-000-01

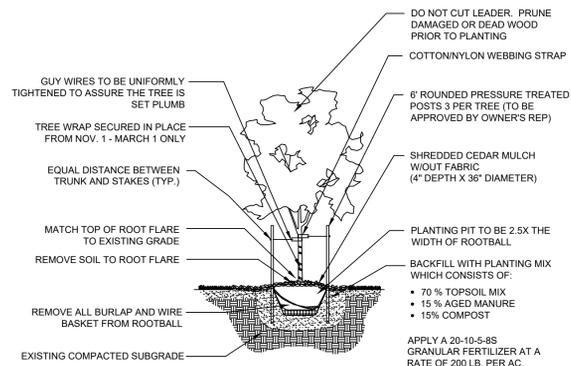


- NOTES:**
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
  2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING, THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

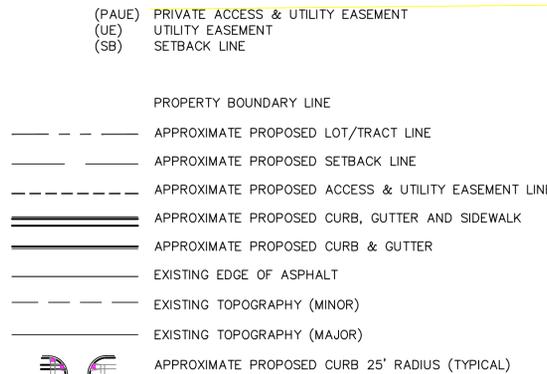
**4 SHRUB PLANTING**  
NTS 196-956-000-04



**2 EVERGREEN TREE PLANTING**  
NTS 196-956-000-03

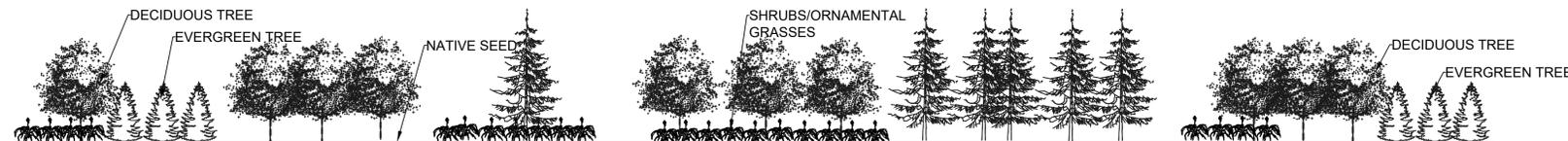


**3 DECIDUOUS TREE PLANTING**  
NTS 196-956-000-02



## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	CP	69	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	59	QUERCUS MACROCARPA / BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	JS	105	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
	PE	74	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PN	9	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	11	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	25'-30'	60'+



**A TYPICAL LANDSCAPE ELEVATION (PRELIMINARY)**  
ELEVATION

CITY APPROVAL:

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



C:\Users\Samantha.In\AppData\Local\Temp\A4P\Jahla\_15764\09095600-DP-LA.dwg, Oct 05, 2023, 2:19pm



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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY PLAN  
SHEET 8 OF 7

# v4\_Preliminary Plan\_Comments.pdf Markup Summary

---

## Callout (13)

---



**Subject:** Callout  
**Page Label:** [1] 01 Cover  
**Author:** lpackman  
**Date:** 11/15/2023 3:00:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review #1: Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.

Review #2: Staff recommends placing the existing and proposed grading within additional sheets titled preliminary grading plan. Having everything combined within the preliminary plan sheets is making the sheet too busy to clearly show all the information. Additionally, per the Review #1 comments include slope tags along the centerline of the road.

Similar comment applies for the utilities (Wtr, San). Staff recommends placing these in a separate preliminary utility plan. On the separate utility plan turn off the striping layer. Its difficult to differentiate between Water, Sanitary and the lane striping. See the snippet to the left for an example which shows lane striping water line, sewer line and C&G.

Roadway striping and tapers will be reviewed once the above comment is addressed.

Unresolved. Review #3: For legibility, add a separate Preliminary Grading Plan to show proposed grading and turn off the contours on sheets 2 & 3. Add a separate Utility Plan sheet showing the utility layout and turn off the wtr/sewer/storm on sheets 2 & 3.

Unresolved from review 3.



---

**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:03:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

At a minimum label the proposed and existing major contour line elevation.

Unresolved.

Unresolved from review 3. Label contour lines.



---

**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:04:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. label proposed sidewalk



**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:08:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Show & label the drainage easement for the channel within Lots 5 & 6.  
Unresolved.

Unresolved from review 3. Show and label drainage easement.



**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:10:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. Label cul-de-sac bulb radius.



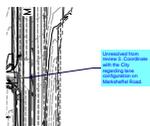
**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:10:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. Label easement. Is this the temporary cul-de-sac easement in note #1?



**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:11:02 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. Label the dashed line and the hatch.



**Subject:** Callout  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:15:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. Coordinate with the City regarding lane configuration on Marksheffel Road.



**Subject:** Callout  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:32:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review #1: 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.

Review #2: Unresolved. Label the curb return radius.

Review #3: Unresolved.

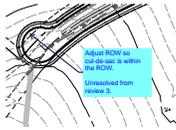
Unresolved from review 3. s



**Subject:** Callout  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:24:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Coordinate with the traffic engineer for auxiliary lane requirements at these two intersections. Based on peak hour vph separate turn lanes are required at intersections 6 through 9. Example both intersections on Air Lane require a WBRT lane.

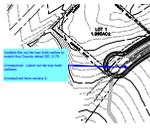
Unresolved from review 3.



**Subject:** Callout  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:25:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Adjust ROW so cul-de-sac is within the ROW.

Unresolved from review 3.

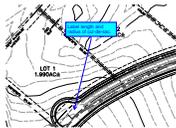


**Subject:** Callout  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:26:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update the cul-de-sac bulb radius to match the County detail SD\_2-75.

Unresolved. Label cul-de-sac bulb radiues.

Unresolved from review 3.



**Subject:** Callout  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:26:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Label length and radius of cul-de-sac.

---

## Cloud+ (1)



**Subject:** Cloud+  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:23:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide a larger detailed preliminary grading at the intersection. There appears to be drainage issues with two existing culverts, proposed sidewalk and existing roadside ditch.

Unresolved.

Unresolved from review 3.

---

## Highlight (1)



**Subject:** Highlight  
**Page Label:** [1] 01 Cover  
**Author:** lpackman  
**Date:** 11/15/2023 2:58:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:50:38 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Fill this in



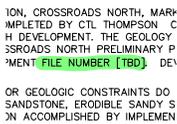
**Subject:** Planner  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:15:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

List the zoning of the adjacent properties and also indicate where the boundary of the City of Colorado Springs city limit is.

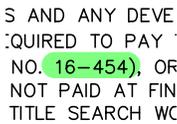


**Subject:** Planner  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:16:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This map should more clearly indicate which portions of the property are included in the preliminary plan boundaries. It is not clear. All areas which are not included should be labeled as "not a part of this subdivision."



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:17:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:19:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:20:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this agreement proposed to be recorded prior to approval of the preliminary plan? Or, has it already been recorded? If it has been recorded, fill in the reception number. If it is going to be submitted with the final plan, please update the note to indicate so.



Is this map to scale?

**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:41:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this map to scale?



**Subject:** Planner  
**Page Label:** [1] 096956000-DP-LA-SHEET 1  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:45:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Remove this city approval block

Include date of submission with provisions of dating revisions located in the lower right hand corner

**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:50:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include date of submission with provisions of dating revisions located in the lower right hand corner



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:54:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

These geologic constraints also need to be depicted on the plan.

Please depict any cistern or fire hydrant locations on the plan.

**Subject:** Planner  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:55:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please depict any cistern or fire hydrant locations on the plan.



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 1:59:53 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This should be updated to reflect the current zoning.

19-471

THESE VEHICLES AND ANY DEVELOPER SHALL BE REQUIRED TO PAY TRAFFIC CALLEES (SECTION NO. 16-454), OR ANY

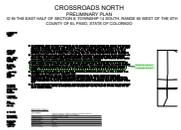
**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 2:03:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

19-471



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 2:04:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note as it is duplicate of Note 1



**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 2:05:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note as it is duplicate of Note 2



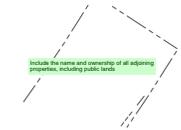
**Subject:** Planner  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 2:10:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This property does not appear to be located within this district



**Subject:** Planner  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** Ryan Howser  
**Date:** 11/15/2023 3:25:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide road names.



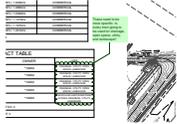
**Subject:** Planner  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** Ryan Howser  
**Date:** 11/15/2023 3:26:29 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include the name and ownership of all adjoining properties, including public lands



**Subject:** Planner  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** Ryan Howser  
**Date:** 11/15/2023 3:28:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This note doesn't appear to match with the actual plan. Are these lots not obtaining access off of Air Lane?



**Subject:** Planner  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** Ryan Howser  
**Date:** 11/15/2023 3:29:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

These need to be more specific. Is every tract going to be used for drainage, open space, utility, and landscape?

**Soils & Geology (1)**



**Subject:** Soils & Geology  
**Page Label:** [1] 01 Cover  
**Author:** Ryan Howser  
**Date:** 11/15/2023 12:18:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update this note to the standard format for Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 ▪Downslope Creep: (name lots or location of area)  
 ▪Rockfall Source:(name lots or location of area)  
 ▪Rockfall Runout Zone:(name lots or location of area)  
 ▪Potentially Seasonally High Groundwater:(name lots or location of area)  
 ▪Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

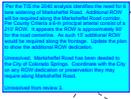
**Text Box (6)**



**Subject:** Text Box  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:16:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide legends of the different linetypes and symbols used and provide complete abbreviations list. Example: sheet 4 includes P.I.E. and EOP. Unresolved.

Unresolved from review 3.

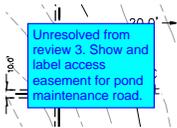


**Subject:** Text Box  
**Page Label:** [2] 02 Prelim Plan 1  
**Author:** lpackman  
**Date:** 11/15/2023 3:17:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per the TIS the 2040 analysis identifies the need for 6 lane widening of Marksheffel Road. Additional ROW will be required along the Marksheffel Road corridor. Per County Criteria a 6-In principal arterial consist of a 210' ROW. It appears the ROW is approximately 90' for the road centerline. As such 15' additional ROW would be required along the frontage. Update the plan to show the additional ROW dedication.

Unresolved. Marksheffel Road has been deeded to the City of Colorado Springs. Coordinate with the City on any ROW dedication or preservation they may require along Marksheffel Road.

Unresolved from review 3.



**Subject:** Text Box  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:21:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Unresolved from review 3. Show and label access easement for pond maintenance road.



**Subject:** Text Box  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 3:27:27 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review #1: Include a preliminary grading plan showing proposed contours. Include slope tags along the road centerline.

Review #2: Staff recommends placing the existing and proposed grading within additional sheets titled preliminary grading plan. Having everything combined within the preliminary plan sheets is making the sheet too busy to clearly show all the information. Additionally, per the Review #1 comments include slope tags along the centerline of the road.

Similar comment applies for the utilities (Wtr, San). Staff recommends placing these in a separate preliminary utility plan. On the separate utility plan turn off the striping layer. Its difficult to differentiate between Water, Sanitary and the lane striping. See the snippet to the left for an example which shows lane striping water line, sewer line and C&G.

Roadway striping and tapers will be reviewed once the above comment is addressed.

Review #3: Label contours and include slope tags along the road centerline on the preliminary grading plan

Unresolved from review 3.s



**Subject:** Text Box  
**Page Label:** [1] 01 Cover  
**Author:** lpackman  
**Date:** 11/15/2023 3:36:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to address review comments in page 4 of the previous version on the preliminary plan that was submitted for the 3rd review.



**Subject:** Text Box  
**Page Label:** [3] 03 Prelim Plan 2  
**Author:** lpackman  
**Date:** 11/15/2023 4:55:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to show aux lanes required per TIS.