

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

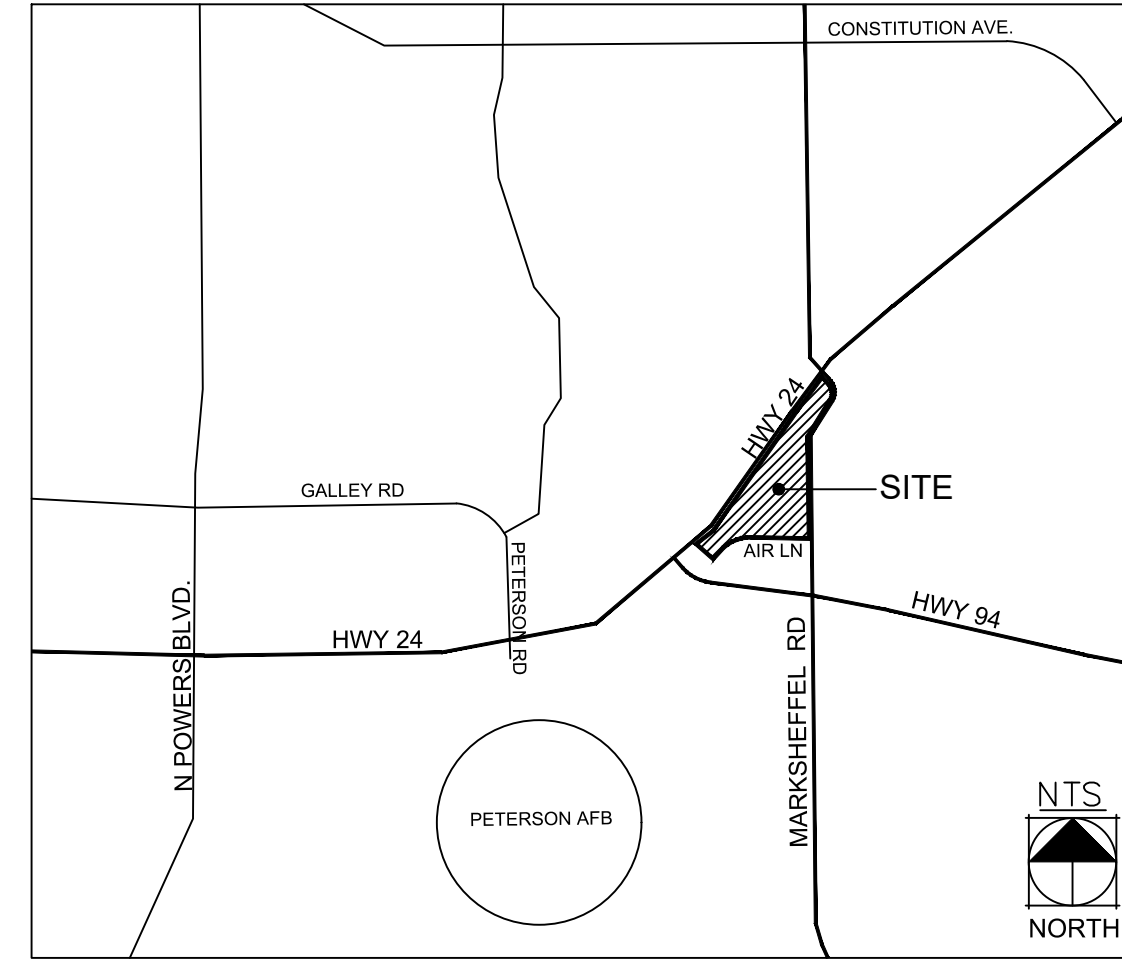
LEGAL DESCRIPTION

A PORTION OF LOTS 7, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, HILLOREST ACRES RECORDED MAY 12, 1960, IN PLAT BOOK B-2, PAGE 64 IN THE RECORD OF EL PASO COUNTY, COLORADO EXCEPT THOSE PARCELS OF LAND AS DESCRIBED IN THE FOLLOWING RECEPTION NUMBERS: 204068322, 202058754, 214119767, 214119796, 214116022, AND 214116021 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. 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 OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING PRIVATE DRIVEWAY ACCESS POINTS, 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 FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAGE EASEMENTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4- FEET WILL NEED TO BE STRUCTURALLY ENGINEERED AND PERMITTED THROUGH RBD.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE 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 PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR ADMINISTRATIVE APPROVAL; AND RECORDED WITH THE CLERK AND RECORDER'S OFFICE.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR CR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O)
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED "0804C0576F", DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN 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 (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST, BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS 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 IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT TIME OF FINAL PLAT.
- A 300B(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
- ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT TO BE RECORDED AT THE FINAL PLAT PHASE OR BY A SEPARATE INSTRUMENT PRIOR TO SUBMITTAL AND APPROVAL OF THE FINAL PLAT.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS (BOCC).
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
- FINAL LOCATION OF PROPOSED WATER EASEMENT HAS YET TO BE DETERMINED BY THE CHEROKEE METROPOLITAN DISTRICT, CROSSROADS METRO DISTRICT NO. 2, AND COLORADO DEPARTMENT OF TRANSPORTATION. LOTS, EASEMENTS, AND ROAD CONFIGURATIONS AND ALIGNMENTS MAY BE SUBJECT TO MINOR CHANGES IN ORDER TO REFLECT FUTURE AGREEMENT(S) AND FINAL EASEMENT ALIGNMENT. FINAL LOCATIONS WILL PROVIDE FOR THE OVERALL REQUIRED WATER LOOP FROM MEADOWBROOK PKWY, SOUTH TO AIR LANE SOUTH OF HIGH 94. FINAL LOCATIONS OF REQUIRED EASEMENTS AND UTILITY LINES SHALL BE PROVIDED PRIOR TO OR CONCURRENT WITH ANY FINAL PLAT SUBMITTAL.
- THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD OR US HIGHWAY 24.
- ALL STREETS SHOWN, EXCEPT FOR AIR LANE, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY CROSSROADS METROPOLITAN DISTRICT 2.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF THEMSELVES AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- A PUBLIC IMPROVEMENT EASEMENT FOR A SIDEWALK ALONG THE SOUTH RIGHT-OF-WAY LINE OF AIR LANE WILL ONLY BE ILLUSTRATED ON THE PRELIMINARY PLAN AND WILL BE DOCUMENTED DURING THE DEVELOPMENT PLAN AND FINAL PLAT APPROVAL PROCESS WITH THE CITY OF COLORADO SPRINGS.

VICINITY MAP



SHEETSET KEY FOR GRAPHIC REPRESENTATION ONLY



SITE DATA TABLE:

TAX ID NUMBERS	5408001008, 5408001029, 5408001032, 5408001033, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, 5408001052
CURRENT ZONING:	CR CAD-O
PROPOSED ZONING:	CR CAD-O
PROPOSED LOTS:	15
TOTAL SITE ACREAGE	44.34 AC
MINIMUM LOT SIZE	1.038 AC
TOTAL LOT ACREAGE	34.517 AC±
PRIVATE ROAD ACREAGE	2.436 AC±
DETENTION POND ACREAGE	4.265 AC±
OPEN SPACE ACREAGE	3.135 AC±

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES**

THE ENTIRETY OF THE PROPOSED DEVELOPMENT MAY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION CROSSROADS NORTH", BY C/T/THOMPSON, INC., C/T/IT PROJECT NO. CS18526.001-105, DATED OCTOBER 6, 2020, IN FILE SP207 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- POTENTIALLY HYDRO-COMPACTIVE SOILS: MAY BE PRESENT ANYWHERE WITHIN THE ENTIRE DEVELOPMENT. SITE-SPECIFIC, DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS PERFORMED FOR EACH PLANNED STRUCTURE SHOULD ADDRESS THE BEHAVIOR OF THE ON-SITE SANDS WHEN WETTED.**
- EXISTING FILL STOCKPILES: VARIOUS LOCATIONS SHOWN ON REPORT FIG. 2 - SURFICIAL GEOLOGIC MAP, AND LABELED AS MAP UNIT "AF"***
- "AF" IS IDENTIFIED AS MAN-MADE FILL CONSISTING OF END-DUMPED SOIL STOCKPILES TYPICALLY 3 TO 5 FEET IN MAXIMUM HEIGHT.**
- RETAINING WALLS SHALL BE DESIGNED IN CONFORMANCE WITH LOCAL CODES.**

- RETAINING WALLS OVER 4 FEET IN EXPOSED HEIGHT, AND RETAINING WALLS THAT ARE SUBJECT TO SURCHARGE LOADING SUCH AS THAT EXERTED BY TIERED RETAINING WALL SYSTEMS, SHOULD BE DESIGNED BY A PROFESSIONAL ENGINEER. RETAINING WALLS DESIGNED BY A PROFESSIONAL ENGINEER SHOULD INCLUDE GLOBAL STABILITY ANALYSIS AS PART OF THEIR DESIGN. PART OF THE RETAINING WALL DESIGN PROCESS SHOULD BE A SITE SPECIFIC, DESIGN-LEVEL GEOTECHNICAL INVESTIGATION, AND SHOULD BE PROVIDED AS PART OF THE FUTURE SITE DEVELOPMENT PLAN DESIGN.**

** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

FLOODPLAIN NOTES

- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0756G, 08041C0758G, 08041C0758G, AND 08041C0758G REVISED DECEMBER 7, 2018. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

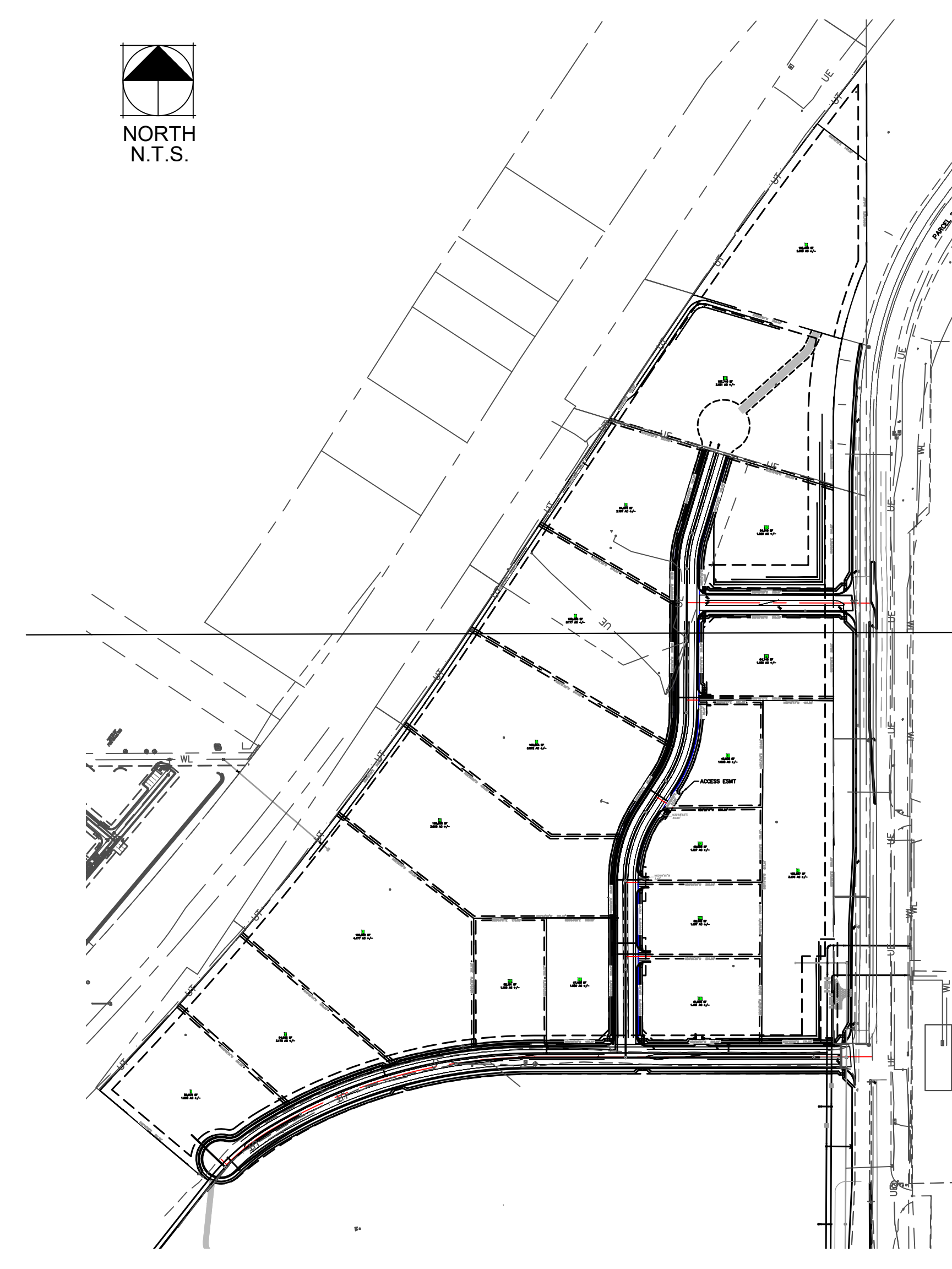
PROJECT TEAM

OWNER / DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 2
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER
MS CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., SUITE 305
COLORADO SPRINGS, CO 80903

PLANNER / LANDSCAPE ARCH.:

KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903



SHEET 2 OF 3
SHEET 3 OF 3

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN - 1
03	PRELIMINARY PLAN - 2
04	GRADING SHEET
05	UTILITY SHEET
06-15	LANDSCAPE SHEETS

SUBMITTAL DATES:

SUBMITTAL 01	10/23/2020
SUBMITTAL 02	05/25/2022
SUBMITTAL 03	06/20/2022
SUBMITTAL 04	10/06/2022
SUBMITTAL 05	10/25/2023
SUBMITTAL 06	01/10/2024
SUBMITTAL 07	05/29/2024
SUBMITTAL 08	06/xx/2024

Kimley»Horn

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

COVER
SHEET 01 OF 15

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	PRIMARY USE - OPEN SPACE AND LANDSCAPE, SURFACE DRAINAGE AND UNDERGROUND UTILITY
B	14,154SF± / 0.325AC±	**CMD2	PRIMARY USE - OWNER'S PARCEL, SIGNAGE SECONDARY USES - OPEN SPACE AND LANDSCAPE FOR SURFACE DRAINAGE AND UNDERGROUND UTILITY
C	138,367SF± / 3.176AC±	**CMD2	PRIMARY USE - SHARED SURFACE PARKING, LANDSCAPE SECONDARY USES - ABOVE/UNDERGROUND DETENTION, ABOVE/UNDERGROUND DRAINAGE AND UTILITY USES
D	47,420SF± / 1.089AC±	**CMD2	PRIMARY USE - DRAINAGE DETENTION, SECONDARY USES - UTILITY, OPEN SPACE, LANDSCAPE
E***	106,104SF± / 2.436AC±	**CMD2	PRIMARY USES - VEHICULAR AND PEDESTRIAN ACCESS, ROADWAY LANDSCAPE, UNDERGROUND DRAINAGE AND UTILITY USE

**CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2
*** TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT

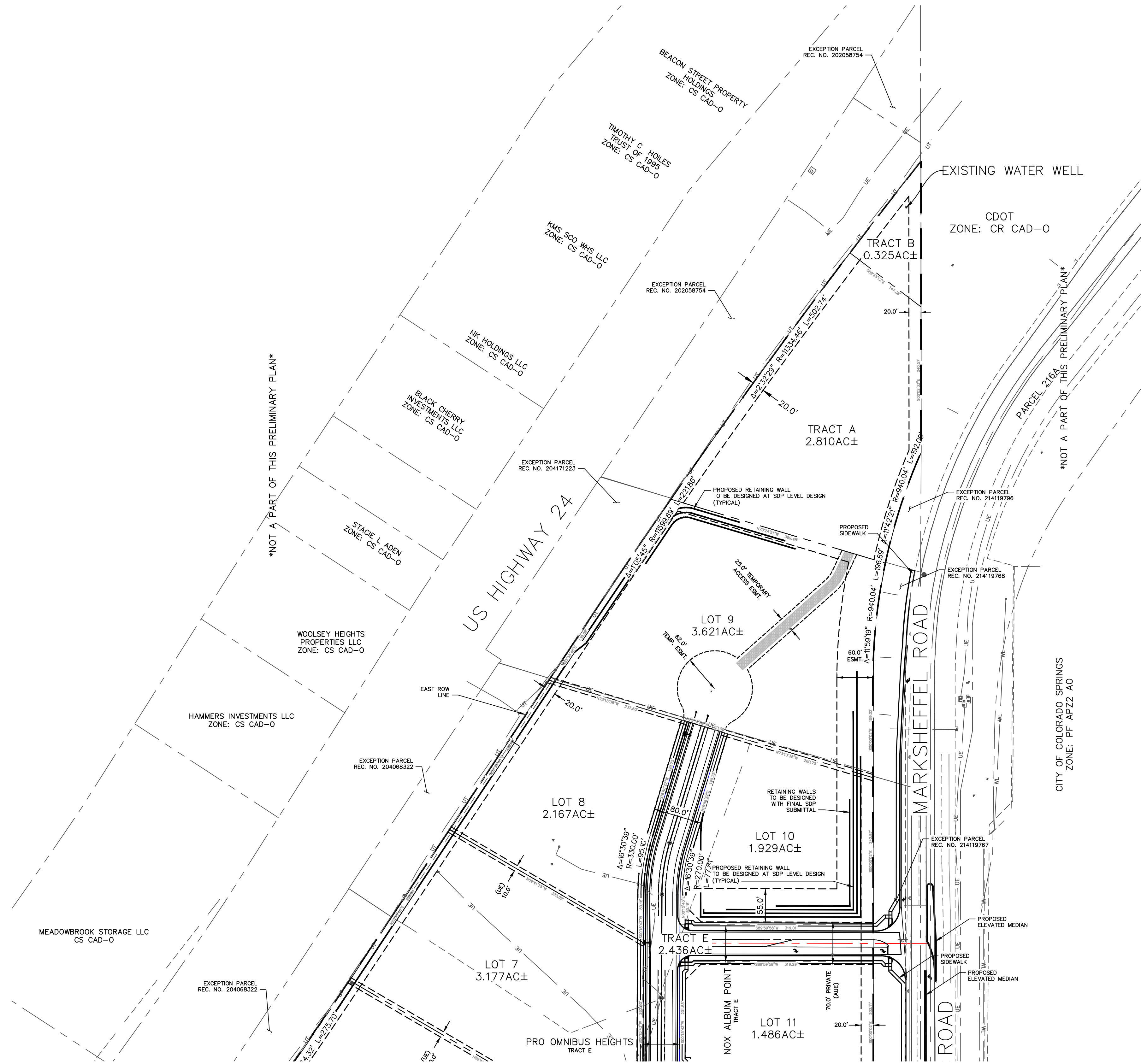
TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3

SHEET 2 SPECIFIC NOTES

1. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
2. FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
3. TEMPORARY ACCESS EASEMENT WILL BE PROVIDED THROUGH LOT 9 TO TRACT A UNTIL DEVELOPMENT AND PERMANENT ACCESS IS PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS.

LEGEND

	PROPERTY BOUNDARY
	PROPOSED STORM EASEMENT
	PROPOSED ACCESS EASEMENT
	PROPOSED INTERIOR LOT LINE
	CENTERLINE
	CULVERT
	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	EXISTING SANITARY LINE
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED ROADWAY STRIPING (WHITE)
	PROPOSED ROADWAY STRIPING (YELLOW)
	DETENTION ACCESS ROAD
	PROPOSED DETENTION ACCESS ROAD



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



0 50' 100' 200'
SCALE: 1" = 100'

PRELIM PLAN 1
SHEET 02 OF 15

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

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***TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT

TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3

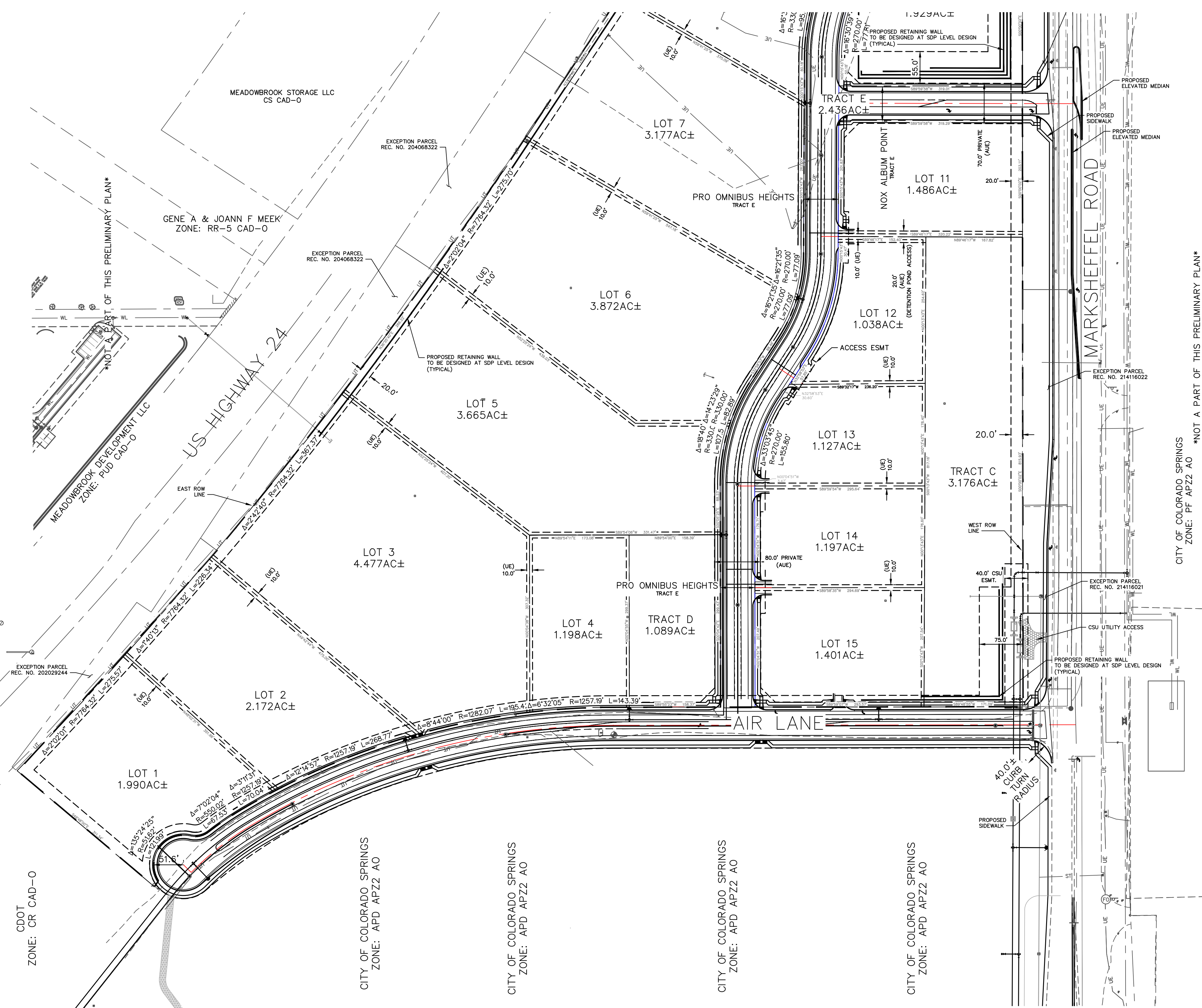
SHEET 3 SPECIFIC NOTES

- 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 1 THROUGH LOT 4 WILL BE ACCESSED BY WAY OF THE DESIGNATED SHARED ACCESS POINT OFF OF AIR LANE. ALL OTHER LOTS ACCESS WILL BE PROVIDED THROUGH A SHARED ACCESS WITH TRACT E (SEMPER SUPRA VIEW).

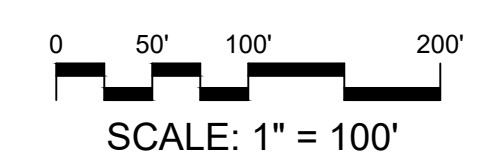
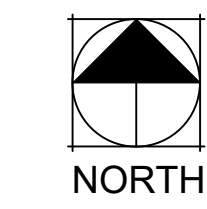
LEGEND

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	PROPOSED ACCESS EASEMENT
	PROPOSED INTERIOR LOT LINE
	CENTERLINE
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	PROPOSED WATER LINE
	PROPOSED SANITARY LINE
	EXISTING SANITARY LINE
	PROPOSED RETAINING WALL
	PROPOSED SIDEWALK
	PROPOSED ROADWAY STRIPING (WHITE)
	PROPOSED ROADWAY STRIPING (YELLOW)
	DETENTION ACCESS ROAD
	PROPOSED DETENTION ACCESS ROAD

(AUE)	ACCESS & UTILITY EASEMENT
(UE)	UTILITY EASEMENT
(SB)	SETBACK LINE
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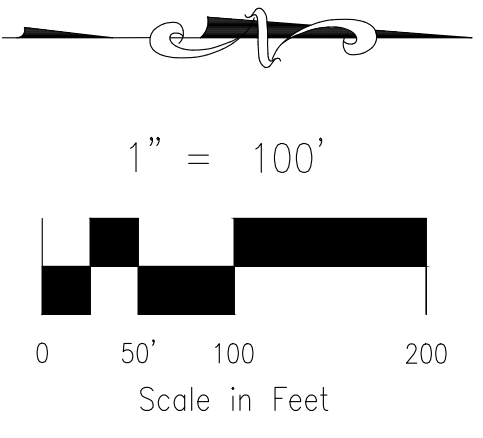
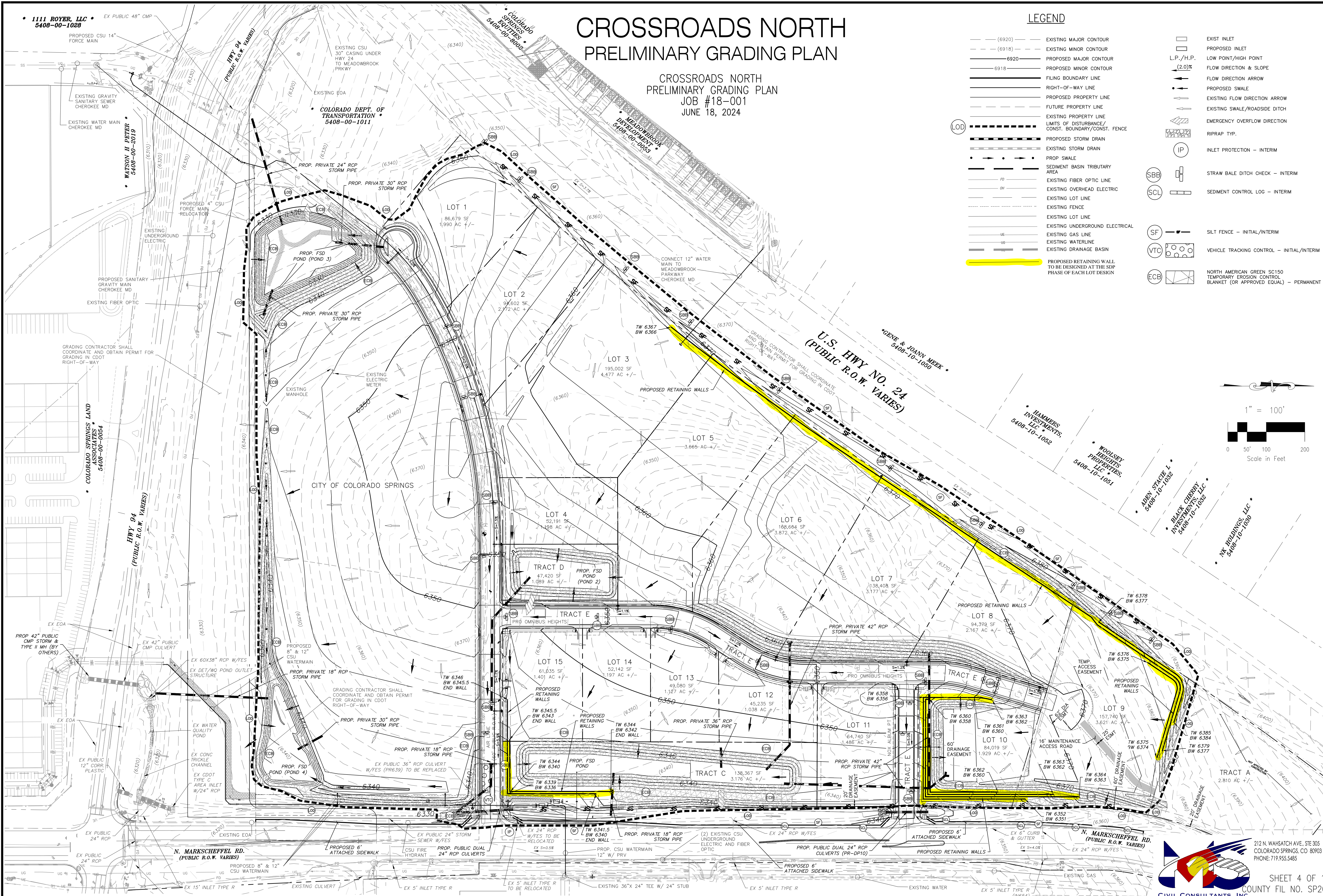
PRELIM PLAN 2
SHEET 03 OF 15

CROSSROADS NORTH PRELIMINARY GRADING PLAN

CROSSROADS NORTH
PRELIMINARY GRADING PLAN
JOB #18-001
JUNE 18, 2024

LEGEND

- (6920) EXISTING MAJOR CONTOUR
- (6918) EXISTING MINOR CONTOUR
- 6920 PROPOSED MAJOR CONTOUR
- 6918 PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- FUTURE PROPERTY LINE
- EXISTING PROPERTY LINE
- LIMITS OF DISTURBANCE/CONST. BOUNDARY/CONST. FENCE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROP SWALE
- SEDIMENT BASIN TRIBUTARY AREA
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING LOT LINE
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING GAS LINE
- EXISTING WATERLINE
- EXISTING DRAINAGE BASIN
- PROPOSED RETAINING WALL TO BE DESIGNED AT THE SDP PHASE OF EACH LOT DESIGN
- EXIST INLET
- PROPOSED INLET
- L.P./H.P.
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- PROPOSED SWALE
- EXISTING FLOW DIRECTION ARROW
- EXISTING SWALE/ROADSIDE DITCH
- EMERGENCY OVERTFLOW DIRECTION
- RIPRAP TYP.
- INLET PROTECTION - INTERIM
- STRAW BALE DITCH CHECK - INTERIM
- SEDIMENT CONTROL LOG - INTERIM
- SILT FENCE - INITIAL/INTERIM
- VEHICLE TRACKING CONTROL - INITIAL/INTERIM
- NORTH AMERICAN GREEN SC150 TEMPORARY EROSION CONTROL BLANKET (OR APPROVED EQUAL) - PERMANENT

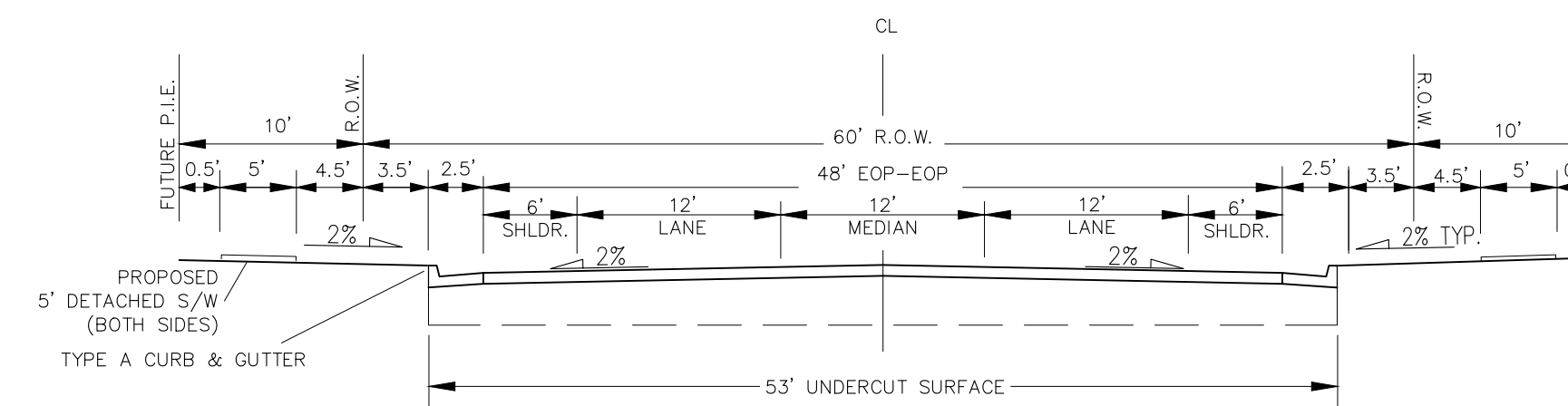


CROSSROADS NORTH SITE UTILITY EXHIBIT

CROSSROADS NORTH
SITE UTILITY EXHIBIT
JOB #18-001
JUNE 18, 2024

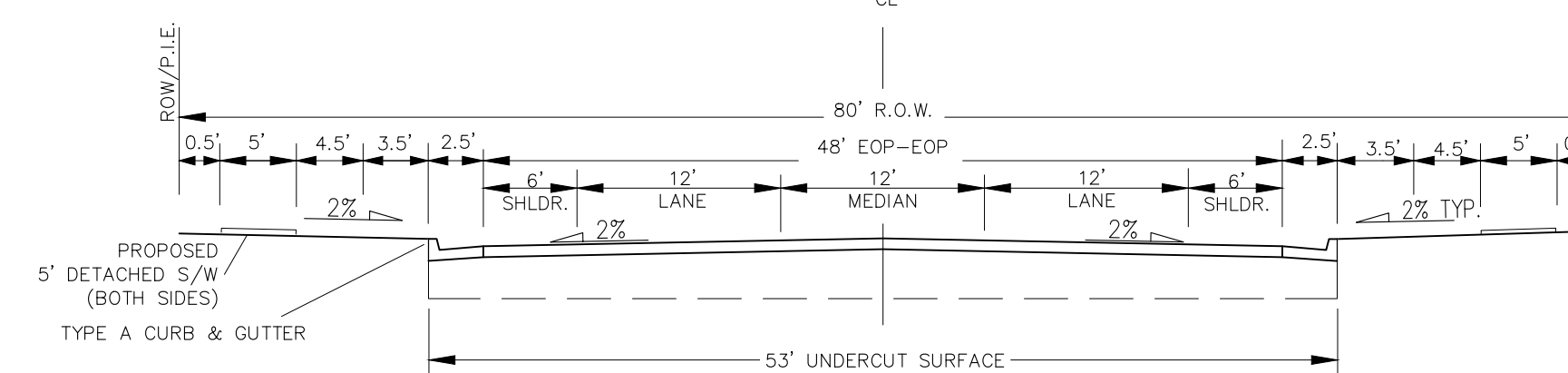
UTILITY PROVIDERS

- GAS - CSU
- ELECTRIC - CSU
- WATER - CSU FOR PARK SITE
- WATER - CHEROKEE MD FOR DEVELOPMENT
- SANITARY - CHEROKEE MD FOR PARK SITE BATHROOMS
- SANITARY - CHEROKEE MD FOR DEVELOPMENT
- STORM SEWER - EL PASO COUNTY OR PRIVATE



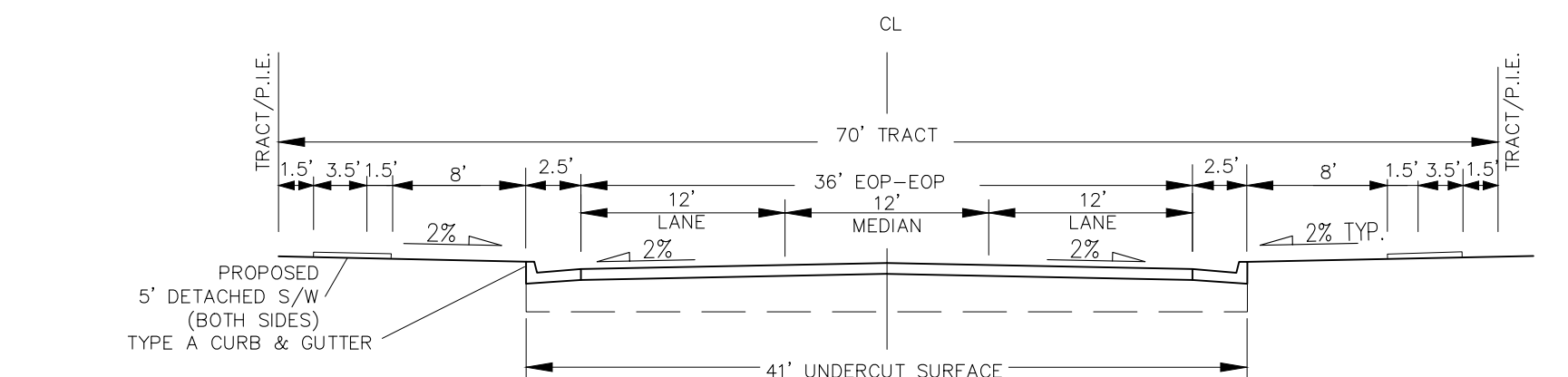
TYPICAL AIR LANE (PUB) 48' MAT
(STRIPED MEDIAN)

SCALE: NTS



TYPICAL PRO OMNIBUS HEIGHTS (PRVT) 48' MAT
(STRIPED MEDIAN)

SCALE: NTS

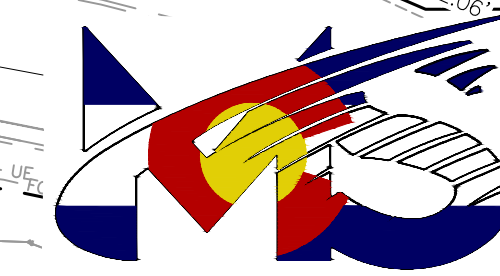
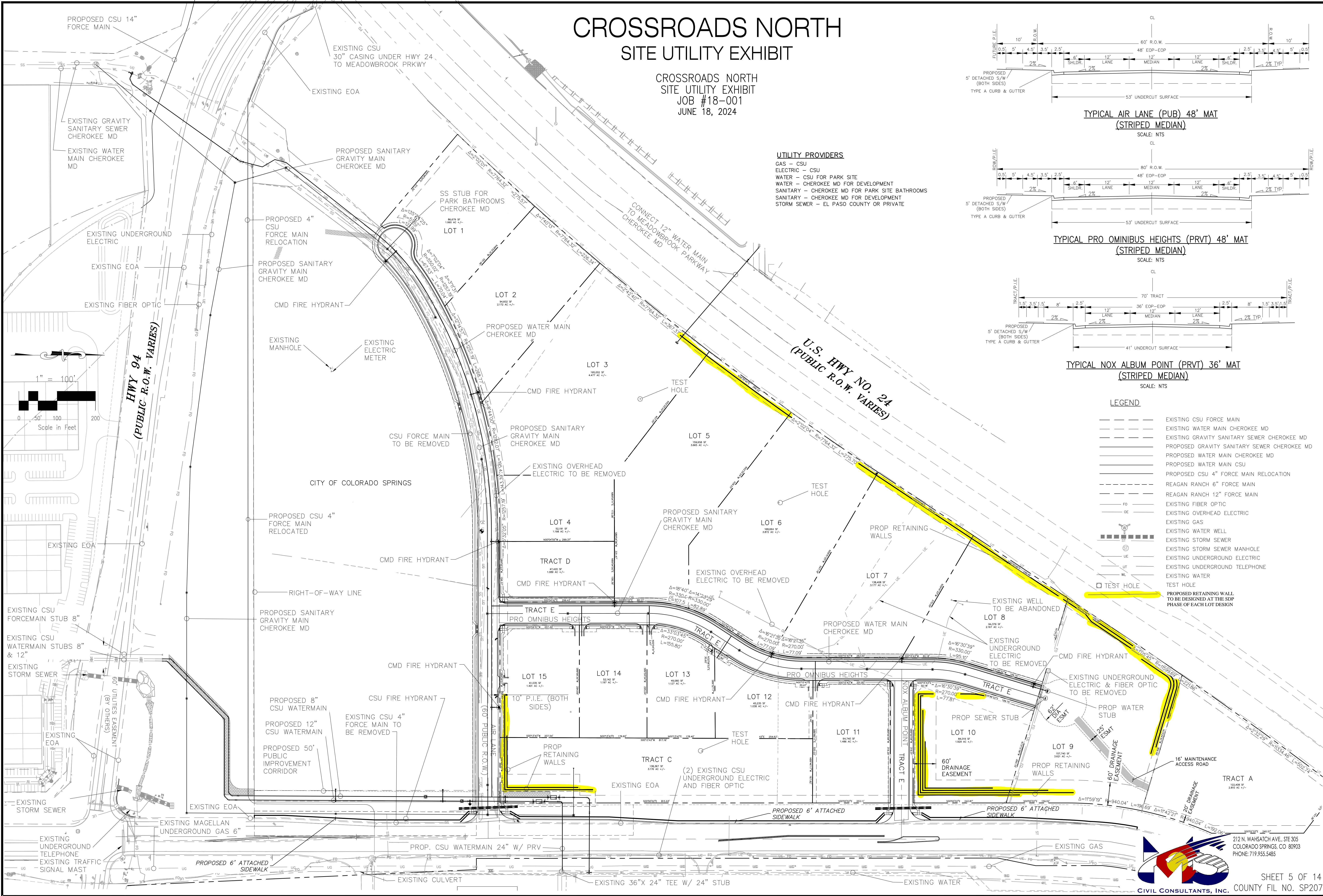


TYPICAL NOX ALBURN POINT (PRVT) 36' MAT
(STRIPED MEDIAN)

SCALE: NTS

LEGEND

- EXISTING CSU FORCE MAIN
- EXISTING WATER MAIN CHEROKEE MD
- EXISTING GRAVITY SANITARY SEWER CHEROKEE MD
- PROPOSED GRAVITY SANITARY SEWER CHEROKEE MD
- PROPOSED WATER MAIN CHEROKEE MD
- PROPOSED WATER MAIN CSU
- PROPOSED CSU 4" FORCE MAIN RELOCATION
- REAGAN RANCH 6" FORCE MAIN
- REAGAN RANCH 12" FORCE MAIN
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING WATER WELL
- EXISTING STORM SEWER
- EXISTING STORM SEWER MANHOLE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WATER
- TEST HOLE
- PROPOSED RETAINING WALL TO BE DESIGNED AT THE SDP PHASE OF EACH LOT DESIGN

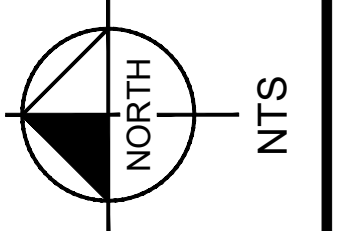
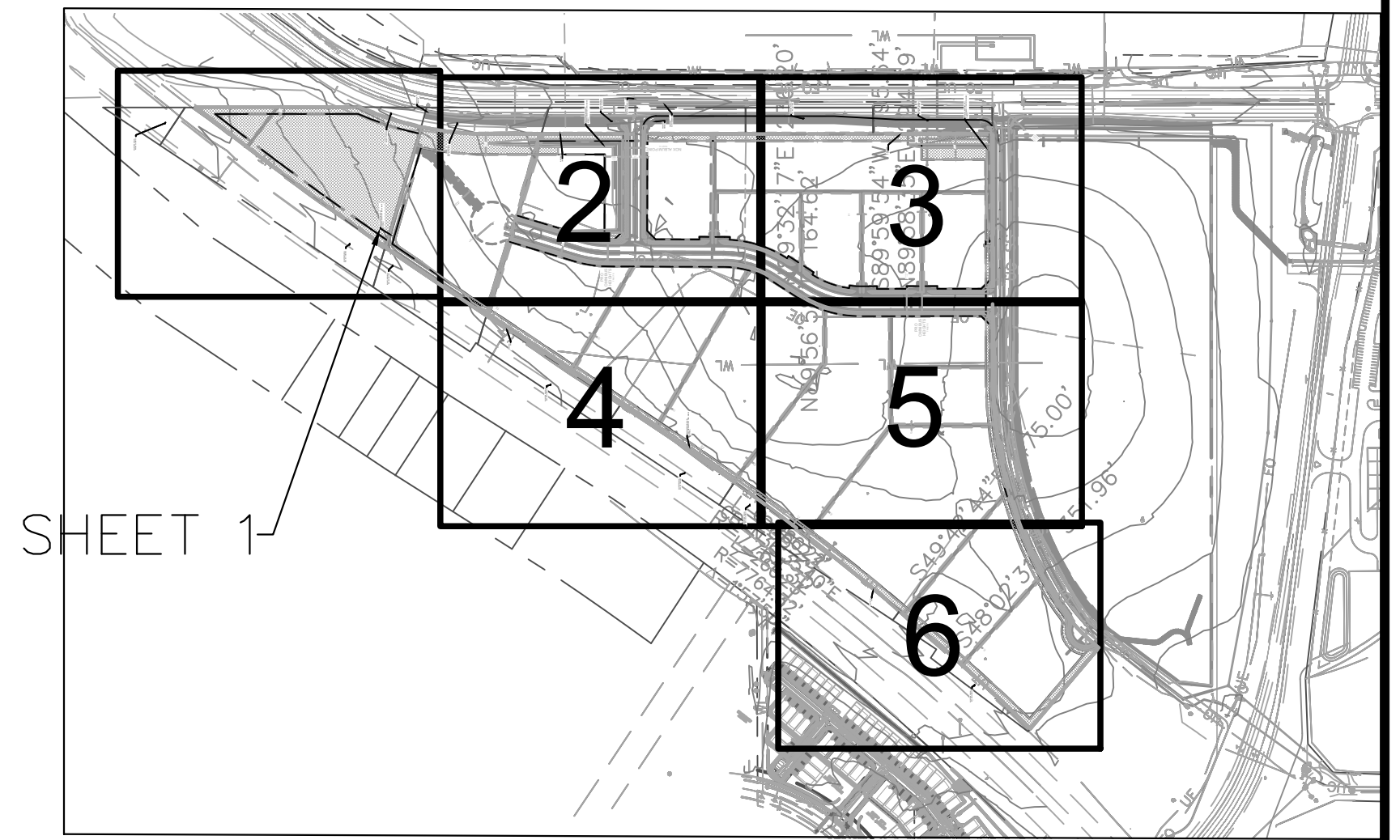


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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

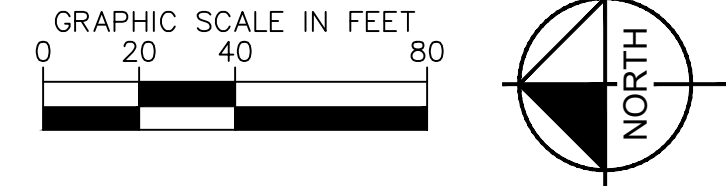


MATCHLINE; SEE SHEET 2

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN.
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY	SEED	PER CHART
	W.M.	43,424 SF	APACHE PLUME THREELAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8



K:\CCS_LA\09656000 - Crossroads North\Working\09656000-DP-LA.dwg Jun 26, 2024 3:54pm

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

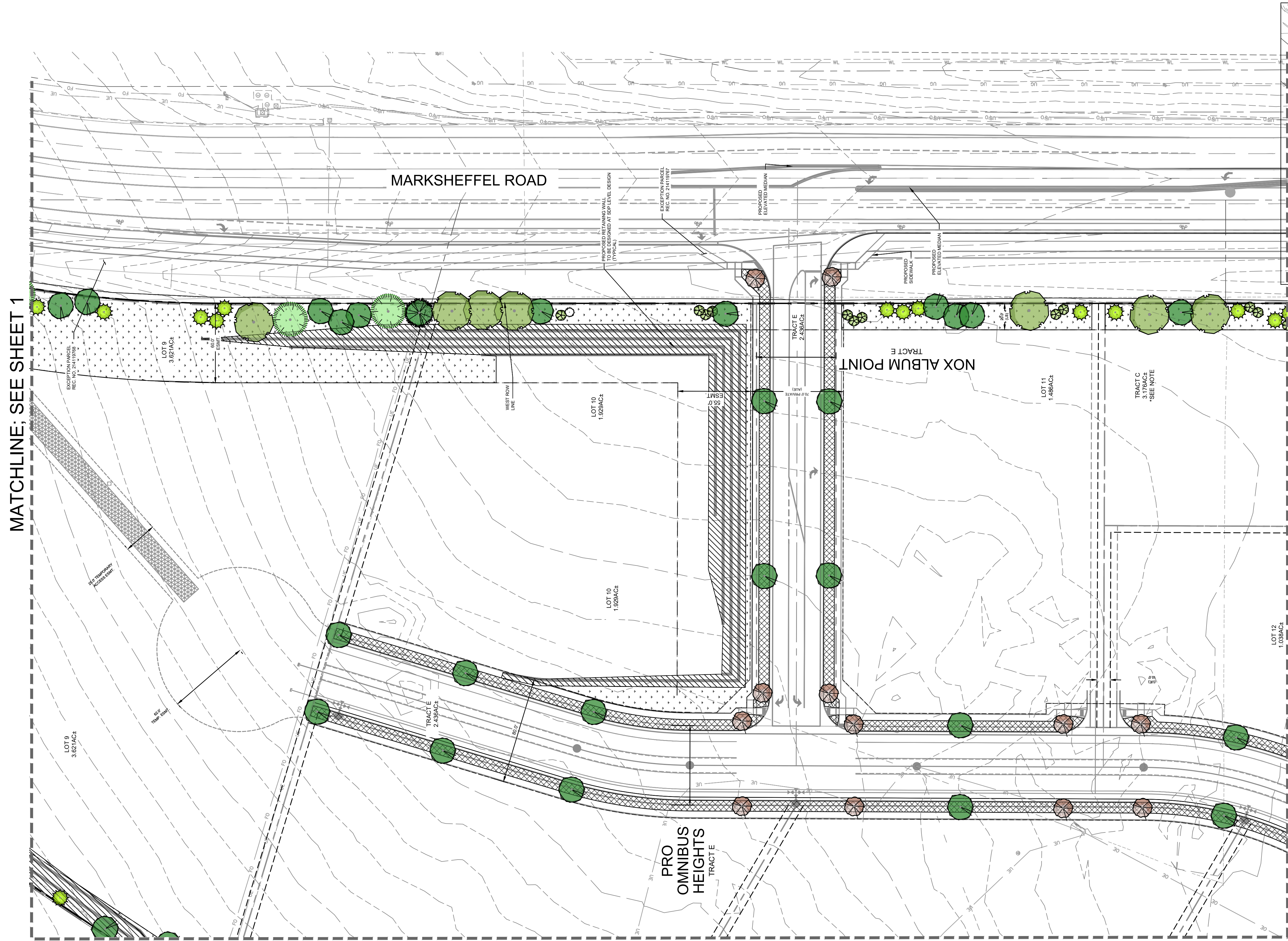
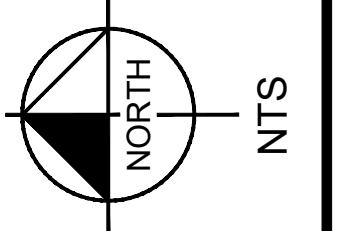
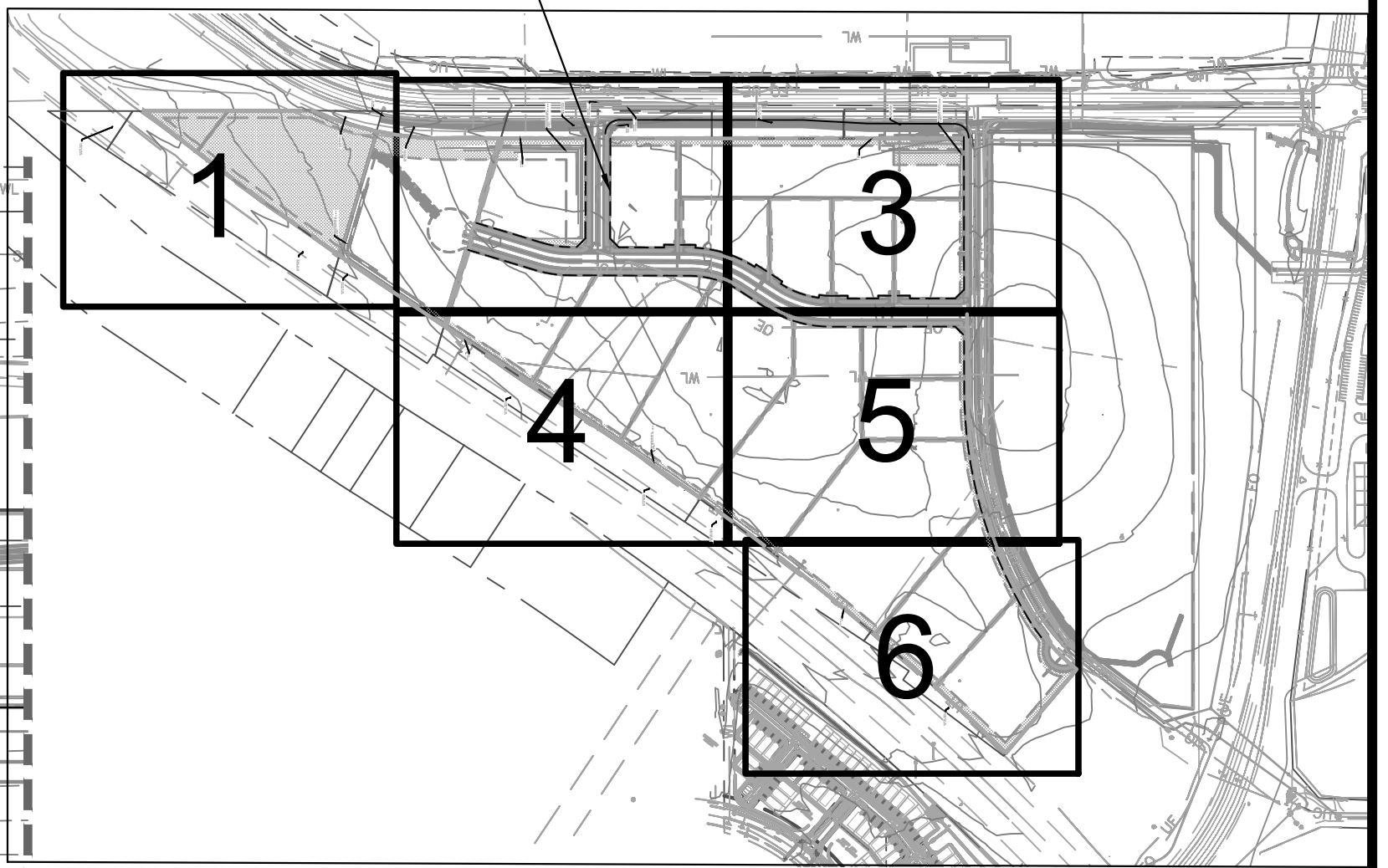
PRELIMINARY PLAN
SHEET 1 OF 8

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

SHEET 2



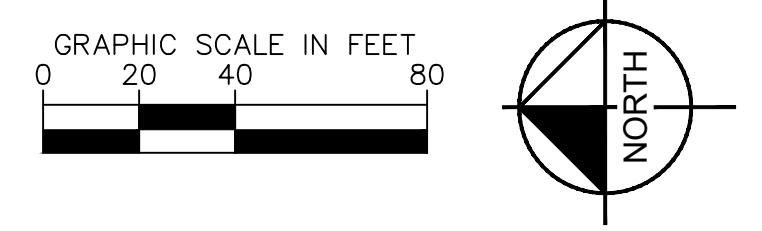
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA. 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE S-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	SEED	PER CHART
	W.M.	43,424 SF	CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELF LEAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8

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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

MATCHLINE; SEE SHEET 4



PRELIMINARY PLAN
SHEET 2 OF 8

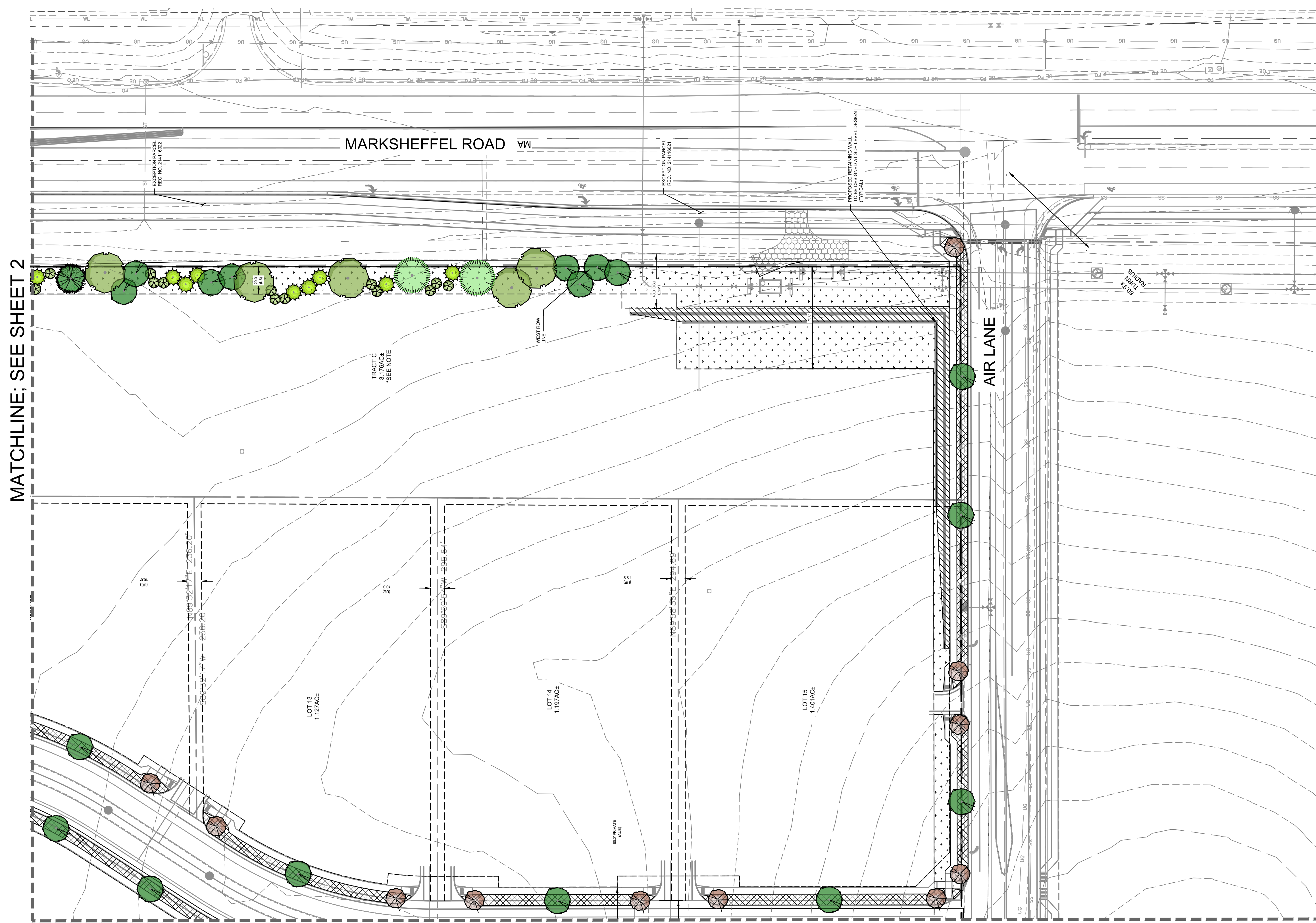
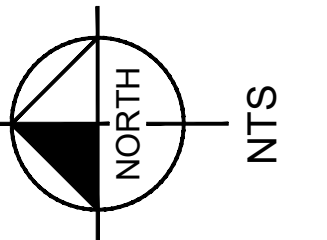
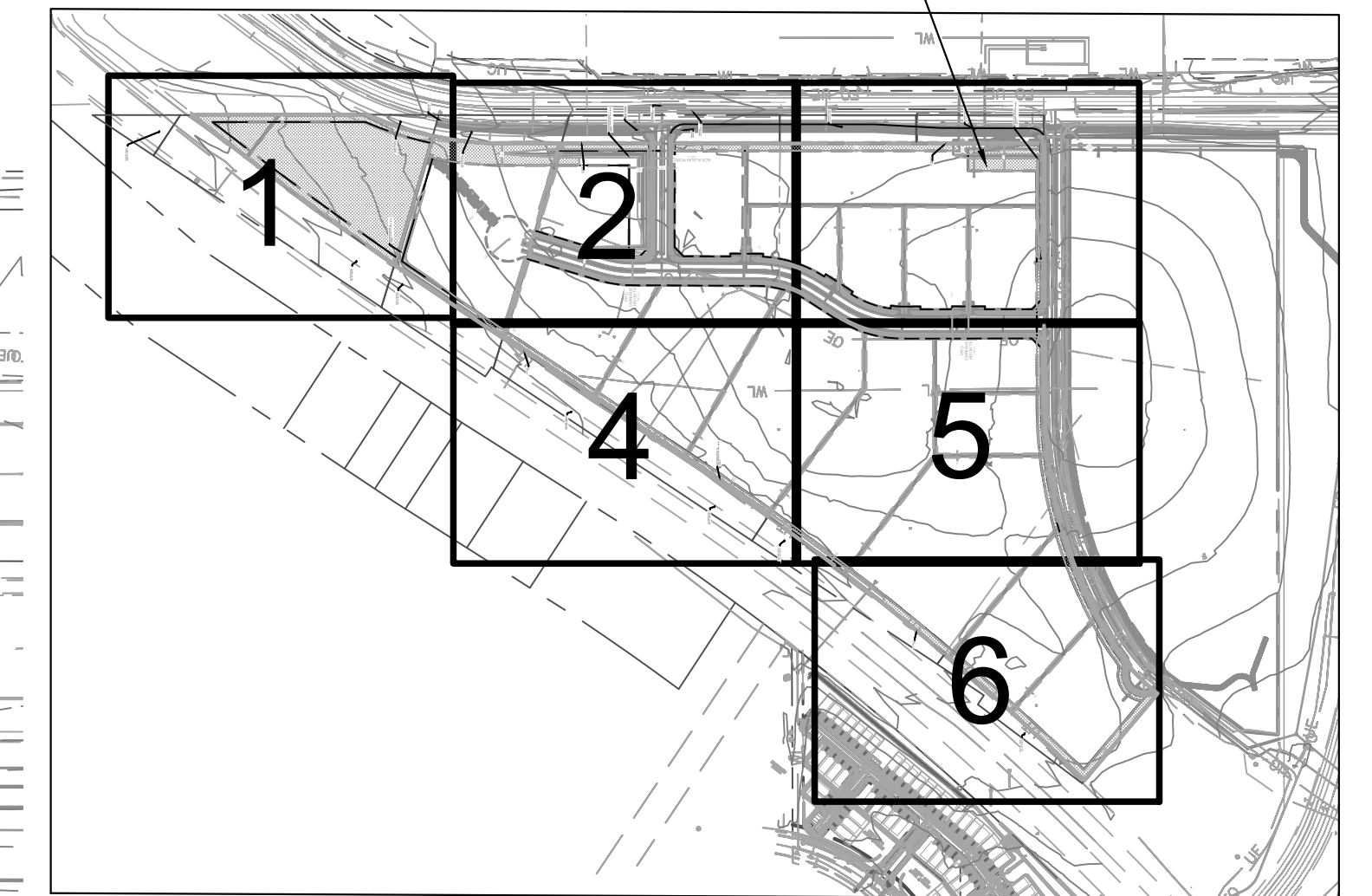
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CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

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

SHEET 3



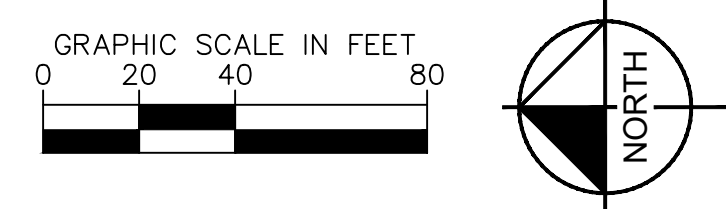
MATCHLINE; SEE SHEET 2

MATCHLINE; SEE SHEET 5

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2, SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY	SEED	PER CHART
	W.M.	43,424 SF	APACHE PLUME THREELAP SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8



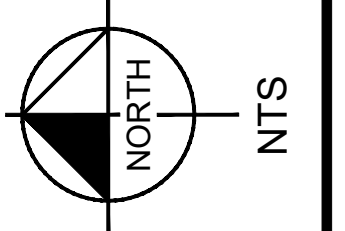
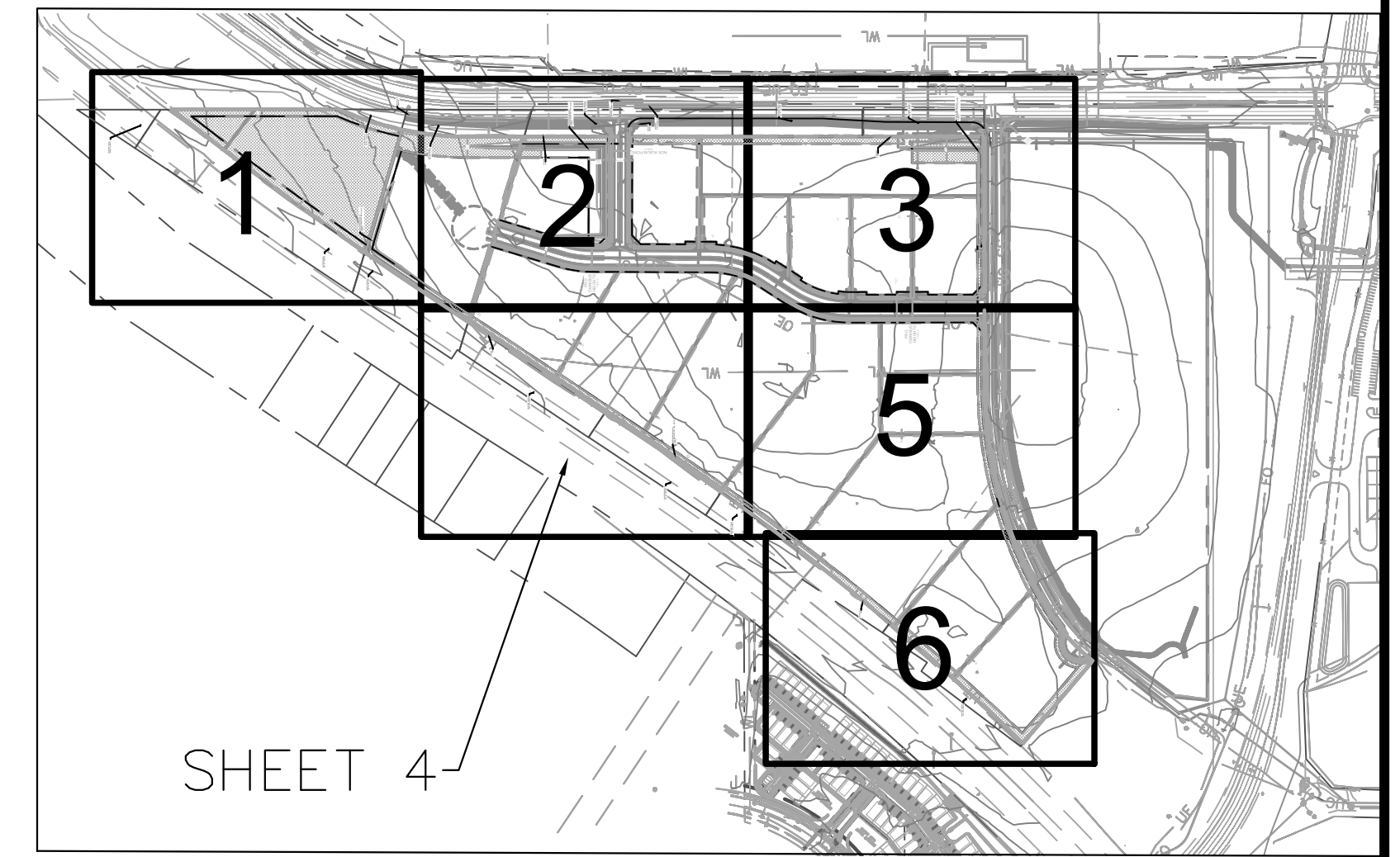
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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY PLAN
 SHEET 3 OF 8

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

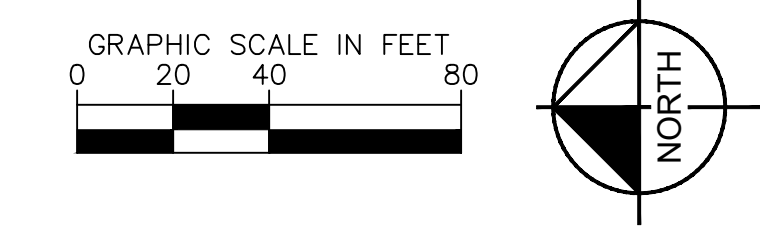
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART
	W.M.	43,424 SF	CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THRELEAF SUMAC MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8



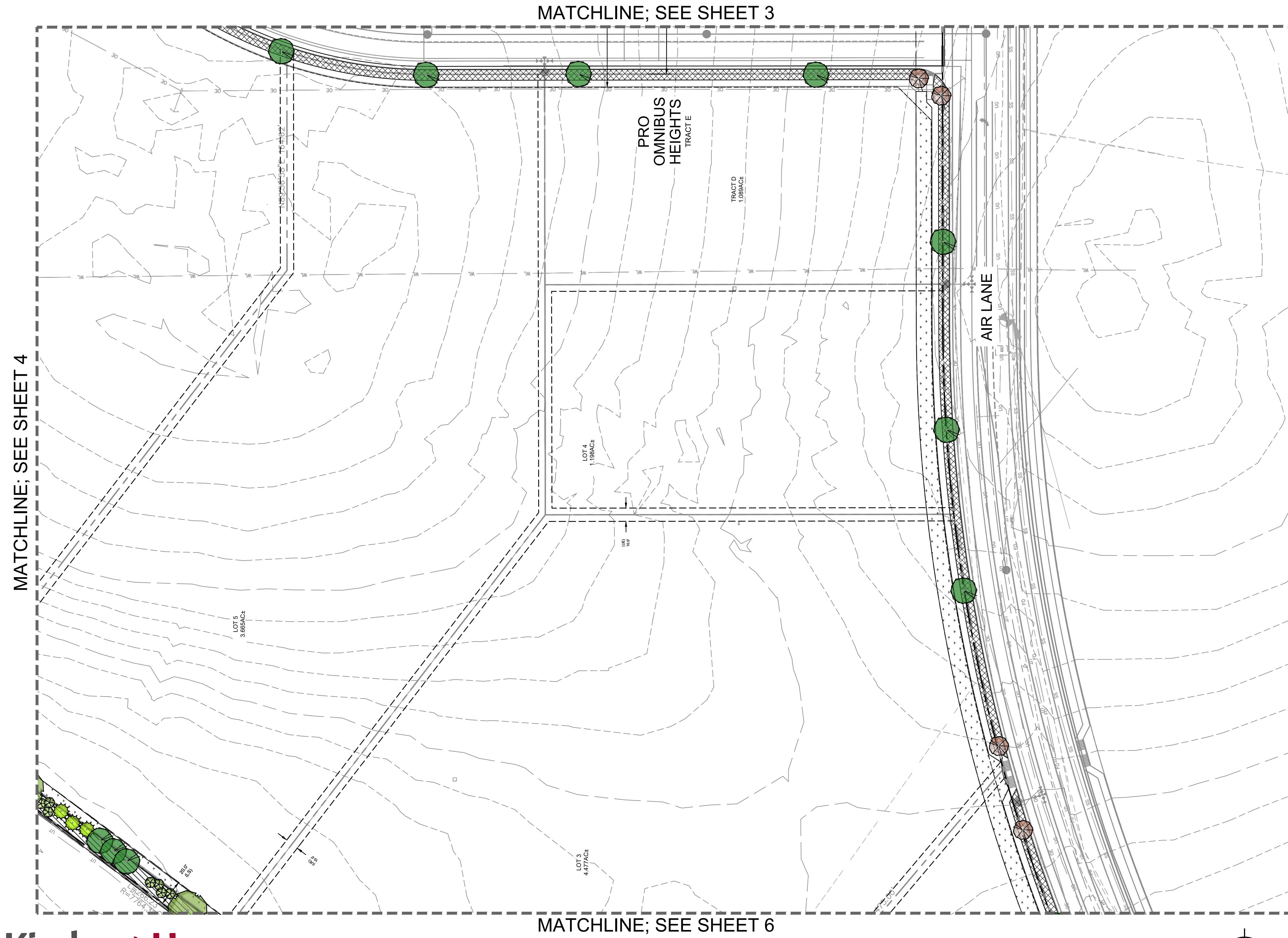
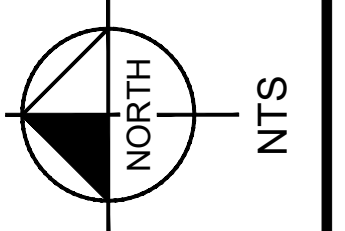
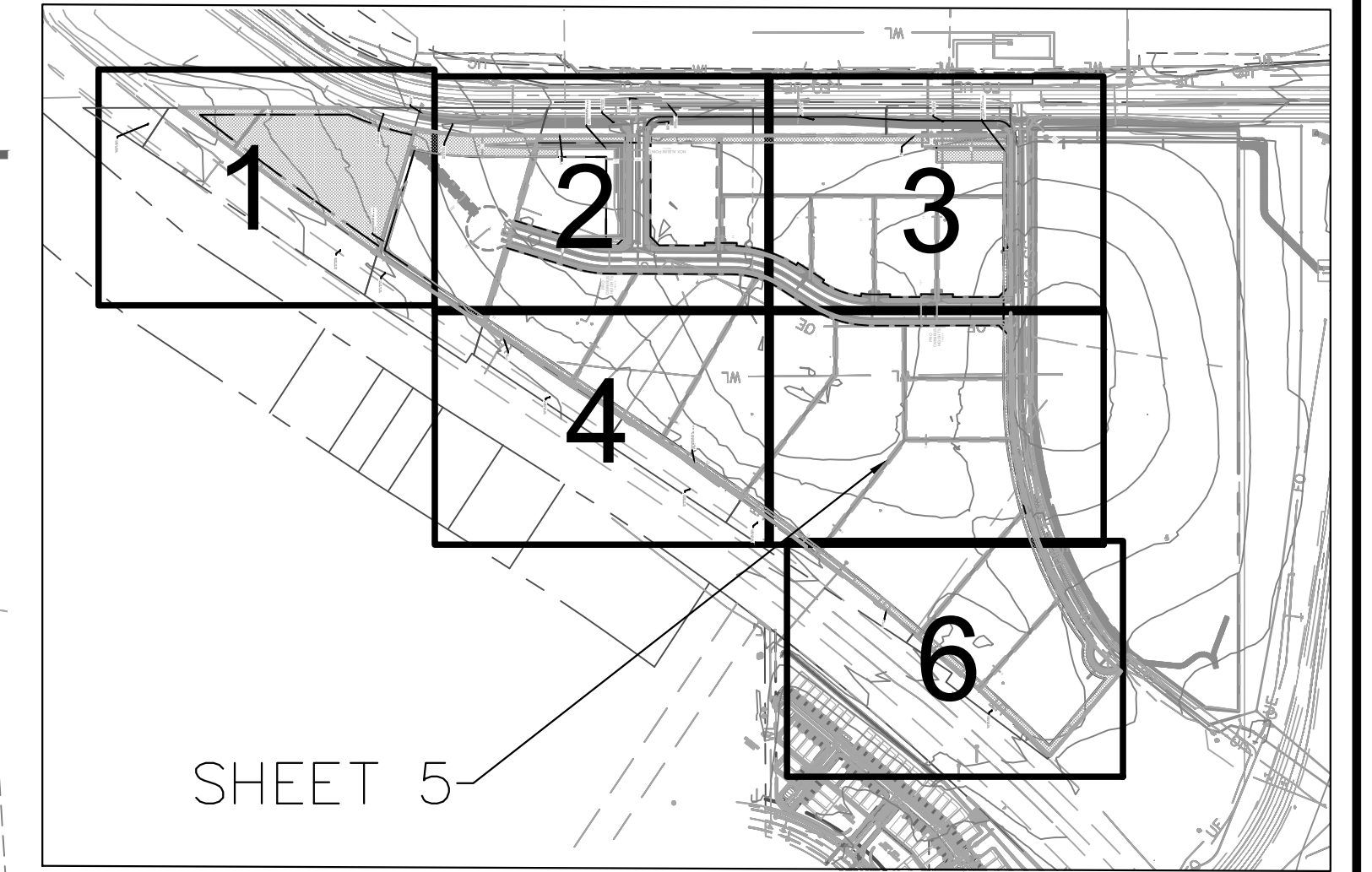
Kimley»Horn
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 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY PLAN
 SHEET 4 OF 8

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

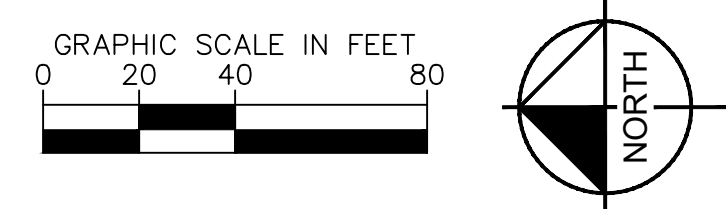


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.
DECIDUOUS TREES					
	AF	27	ACER GINNALA 'FLAME' FLAME AMUR MAPLE	B & B	1.5" OA 3-STEM MIN.
	CP	98	CRATAEGUS PHAENOPYRUM WASHINGTON HAWTHORN	B & B	2" CAL MIN
	QM	51	QUERCUS MACROCARPA BUR OAK	B & B	
EVERGREEN TREES					
	JS	75	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.
	PE	58	PINUS EDULIS PINON PINE	B & B	6' HGT.
	PN	12	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.
	PP	7	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.
GROUND COVERS					
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"
	SEED2	242,546 SF	EPC ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELEAF SUMAC	SEED	PER CHART
	W.M.	43,424 SF	MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"

*SEE FULL PLANT SCHEDULE ON SHEET 8

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



PRELIMINARY PLAN
SHEET 5 OF 8

CROSSROADS NORTH

PRELIMINARY PLAN / LANDSCAPE STANDARDS

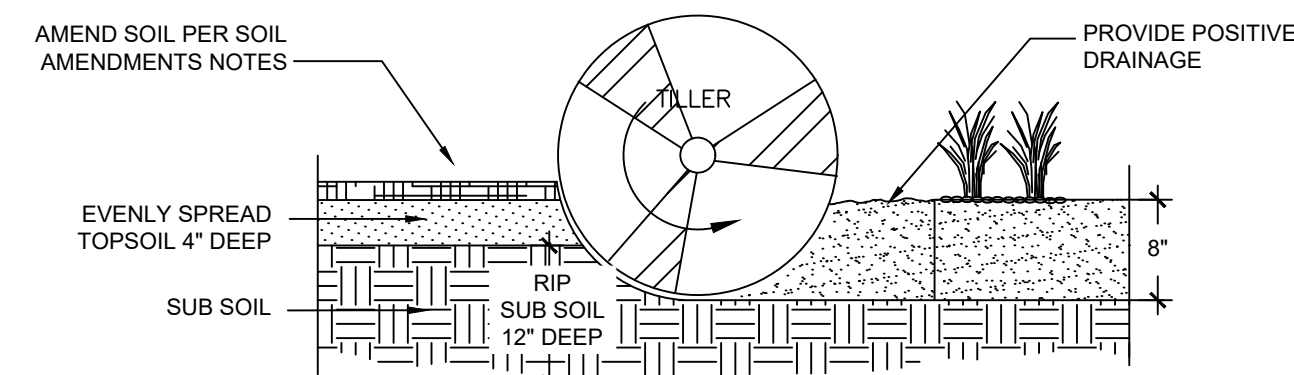
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

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 / 134*	154 / 194*
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:	N/A
INTERNAL LANDSCAPE AREA REQ. / PROV.:	N/A
TREE PER FEET REQ.:	N/A
INTERNAL TREES REQ. / PROV.:	N/A
SHRUB SUBSTITUTES REQ. / PROV.:	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN

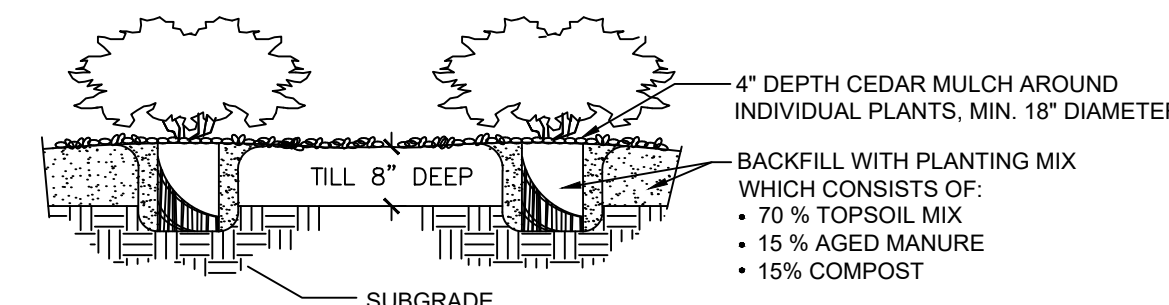
* THE INTERNAL STREET TREES ARE TO BE COUNTED AS EXTRA AT THIS TIME.
 ** INTERNAL STREET TREES ARE PROVIDED AT INITIAL PHASE AT 100 FT SPACING

INTERNAL LANDSCAPE REQUIREMENTS ARE NOT APPLICABLE AT THIS TIME FOR CURRENT SUBMITTAL



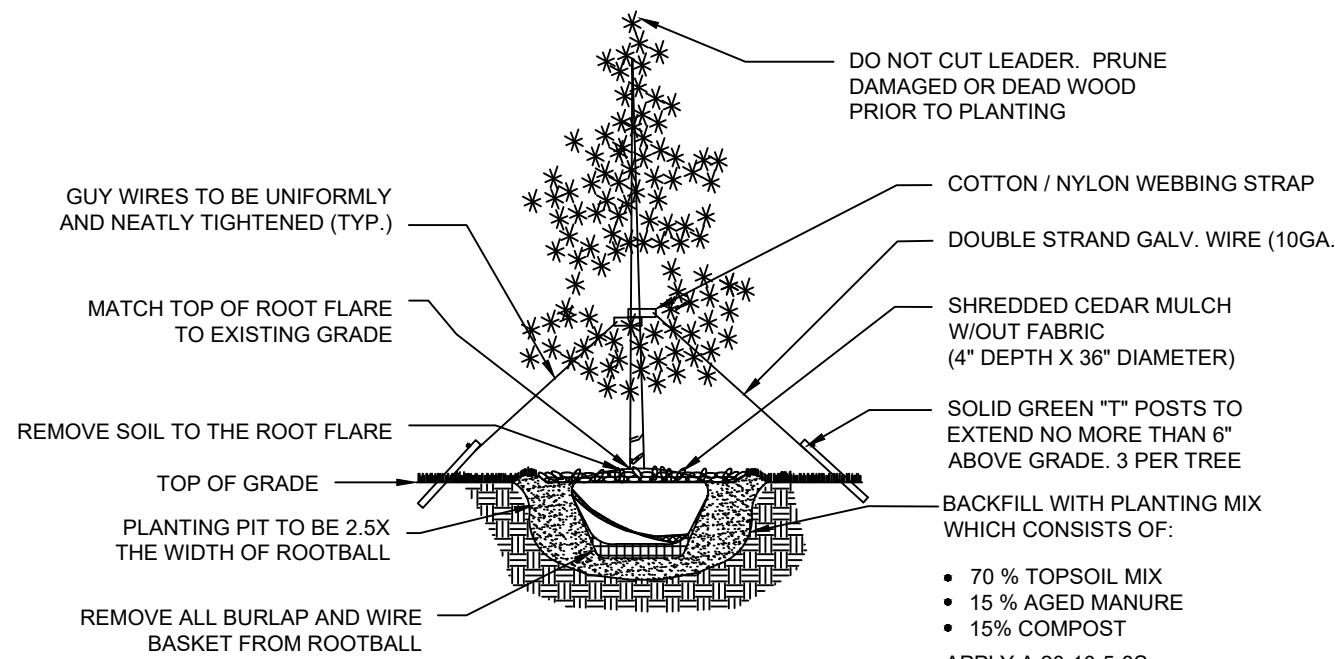
- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE
 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

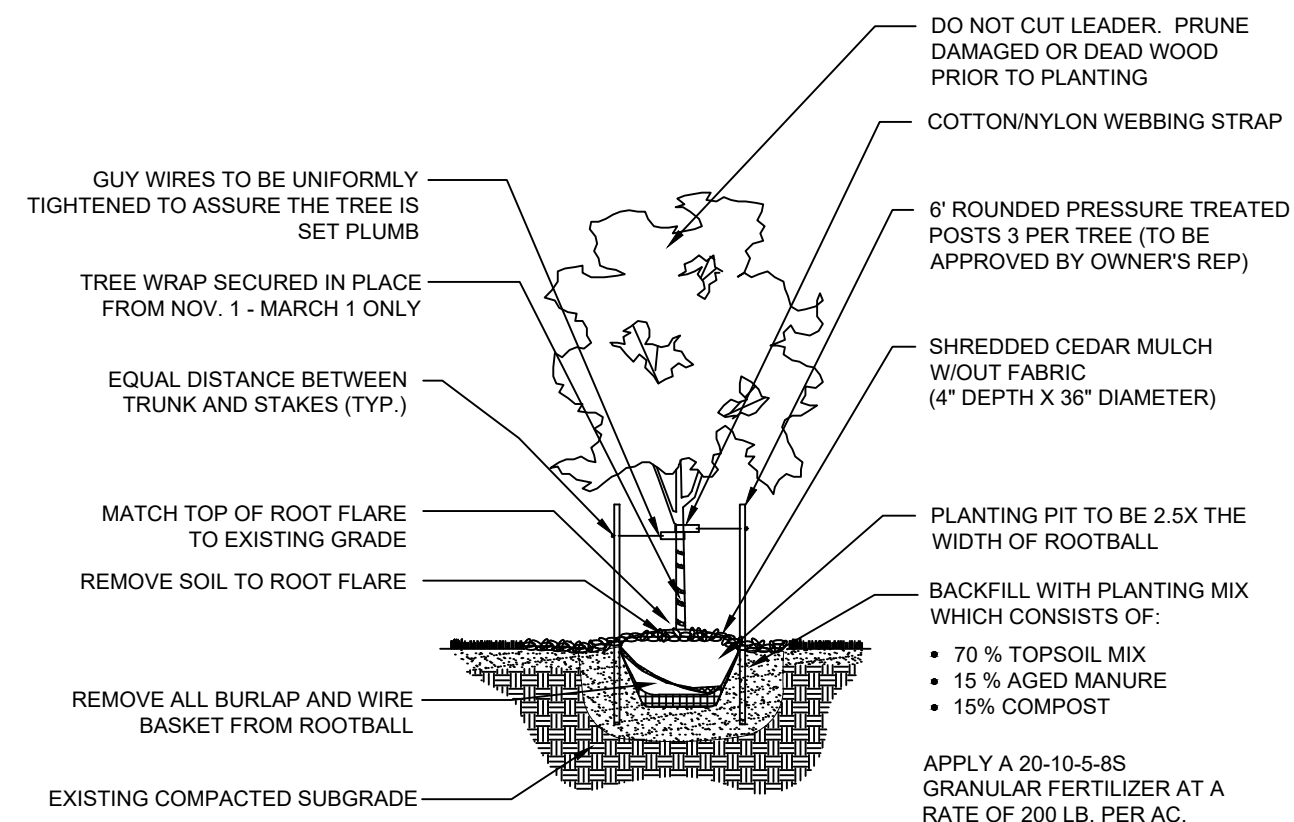


- NOTES:**
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO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

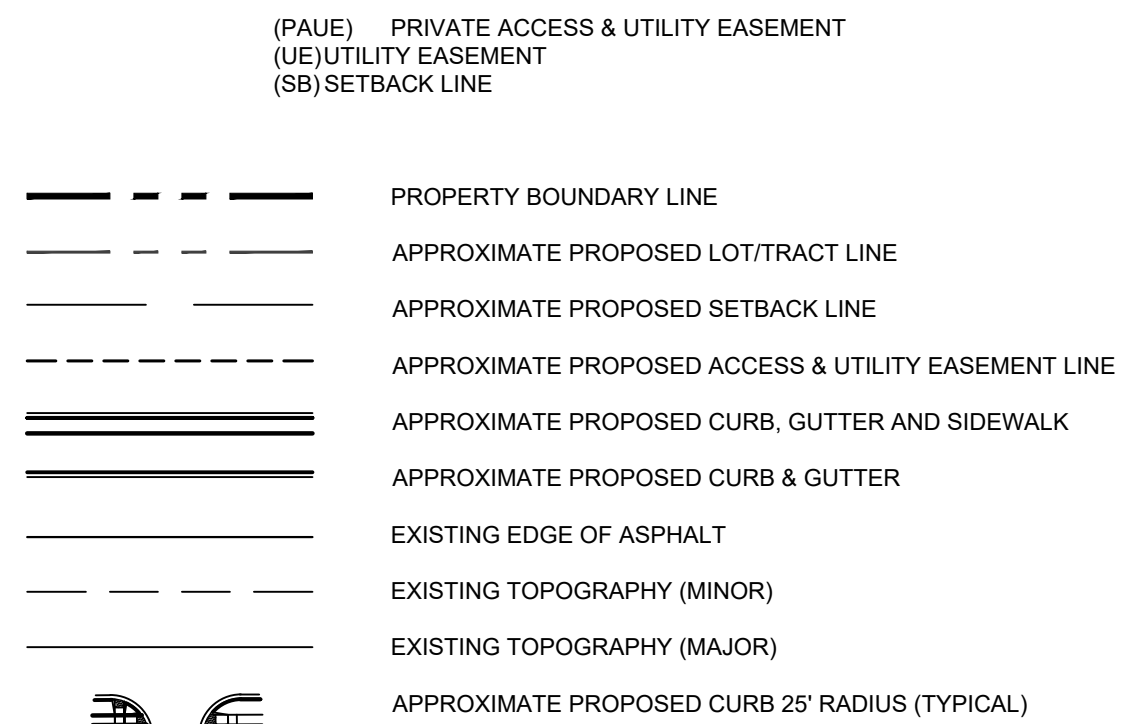
4 SHRUB PLANTING
 NTS 196-956-000-04



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

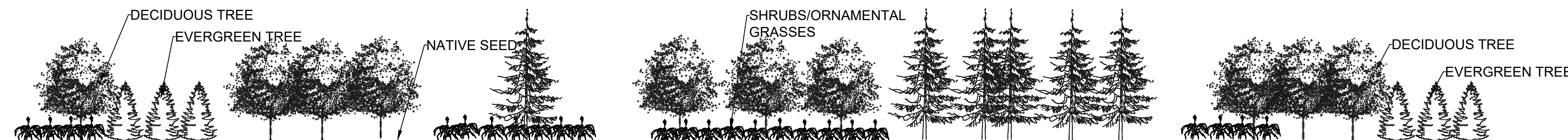


3 DECIDUOUS TREE PLANTING
 NTS 196-956-000-02



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
DECIDUOUS TREES							
	AF	27	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.	15'-20'	15'-25'
	CP	98	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	B & B	2" CAL MIN	15'-20'	20'-25'
	QM	51	QUERCUS MACROCARPA / BUR OAK	B & B		40'-60'	60'+
EVERGREEN TREES							
	JS	75	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
	PE	58	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PN	12	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	7	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	25'-30'	60'+
GROUND COVERS							
	ROCK	39,264 SF	1-1/2" CIMARRON GRANITE ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	SEED2	242,546 SF	EPG ALL PURPOSE MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CASCADE WOOD MULCH & PLANTINGS NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS BRILLIANT RED CHOKECHERRY APACHE PLUME THREELAF SUMAC	SEED	PER CHART		PAWNEE BUTTES SEED
	W.M.	43,424 SF	MISS KIM DWARF LILAC SPARTAN JUNIPER BIG BLUESTEM FEATHER REED GRASS	WOOD MULCH	4"	YES	PIONEER SAND



A TYPICAL LANDSCAPE ELEVATION (PRELIMINARY)
 ELEVATION NTS