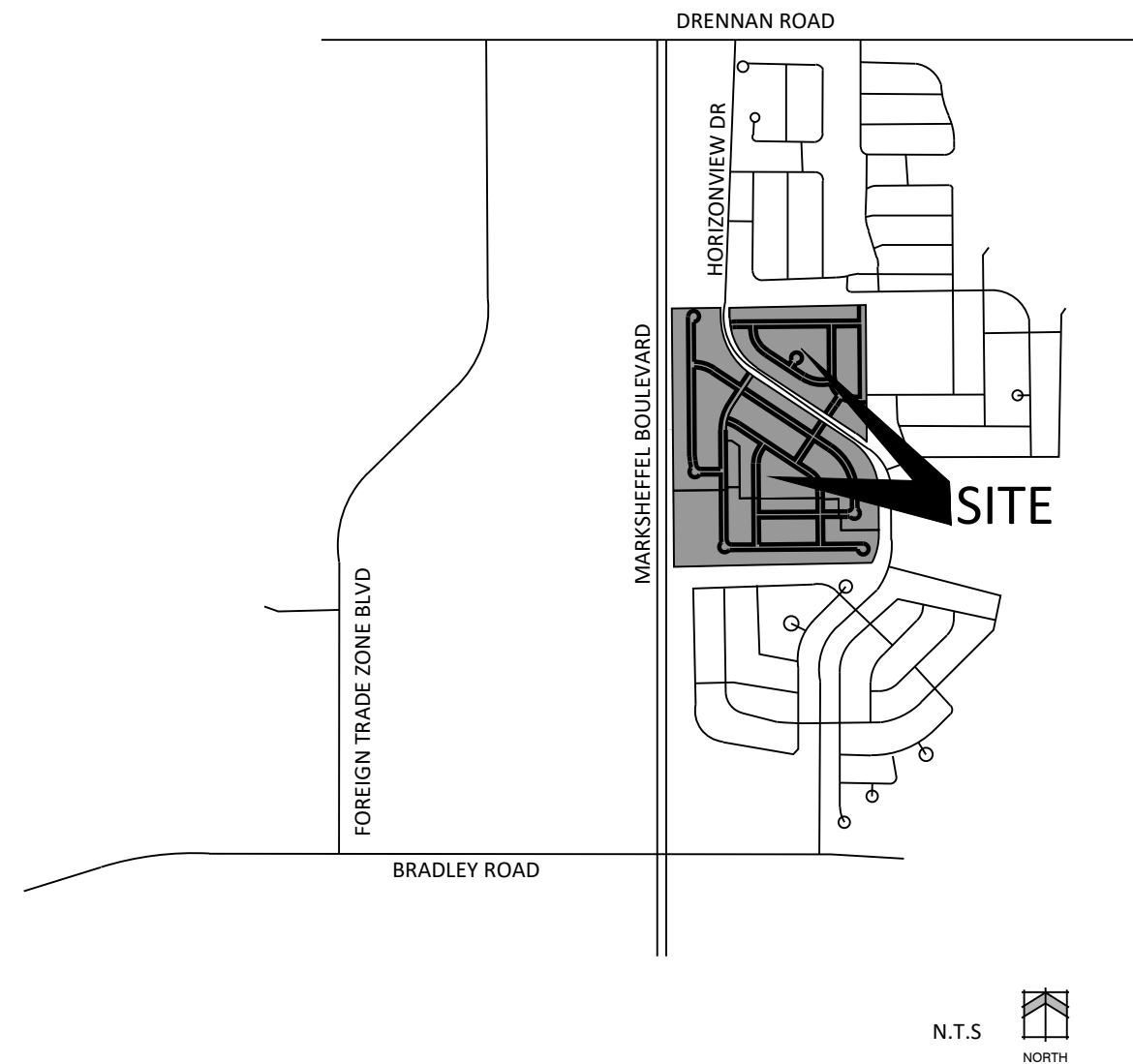


MEADOWWORKS

CITY OF COLORADO SPRINGS, COLORADO

FILINGS 1 - 4 DEVELOPMENT PLAN

VICINITY MAP



LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLIGIBLE, 0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49'49"E, A DISTANCE OF 1774.38 FEET.

PARCEL A

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 3, A DISTANCE OF 1180.91 FEET TO THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4;
CONTINUING S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2, A DISTANCE OF 593.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD;
THENCE N00°29'24"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 2316.95 FEET;
THENCE N89°30'47"E, A DISTANCE OF 437.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING SIX (6) COURSES;

1. S00°29'24"E, A DISTANCE OF 88.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°02'55", A RADIUS OF 624.36 FEET AND A DISTANCE OF 610.77 FEET TO A POINT OF TANGENT;
3. S56°32'19"E, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
5. S00°29'24"E, A DISTANCE OF 391.69 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°14'34", A RADIUS OF 530.00 FEET AND A DISTANCE OF 261.25 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.561 ACRES.

PARCEL B

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE N02°24'50"W, A DISTANCE OF 1081.08 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING FOUR (4) COURSES:

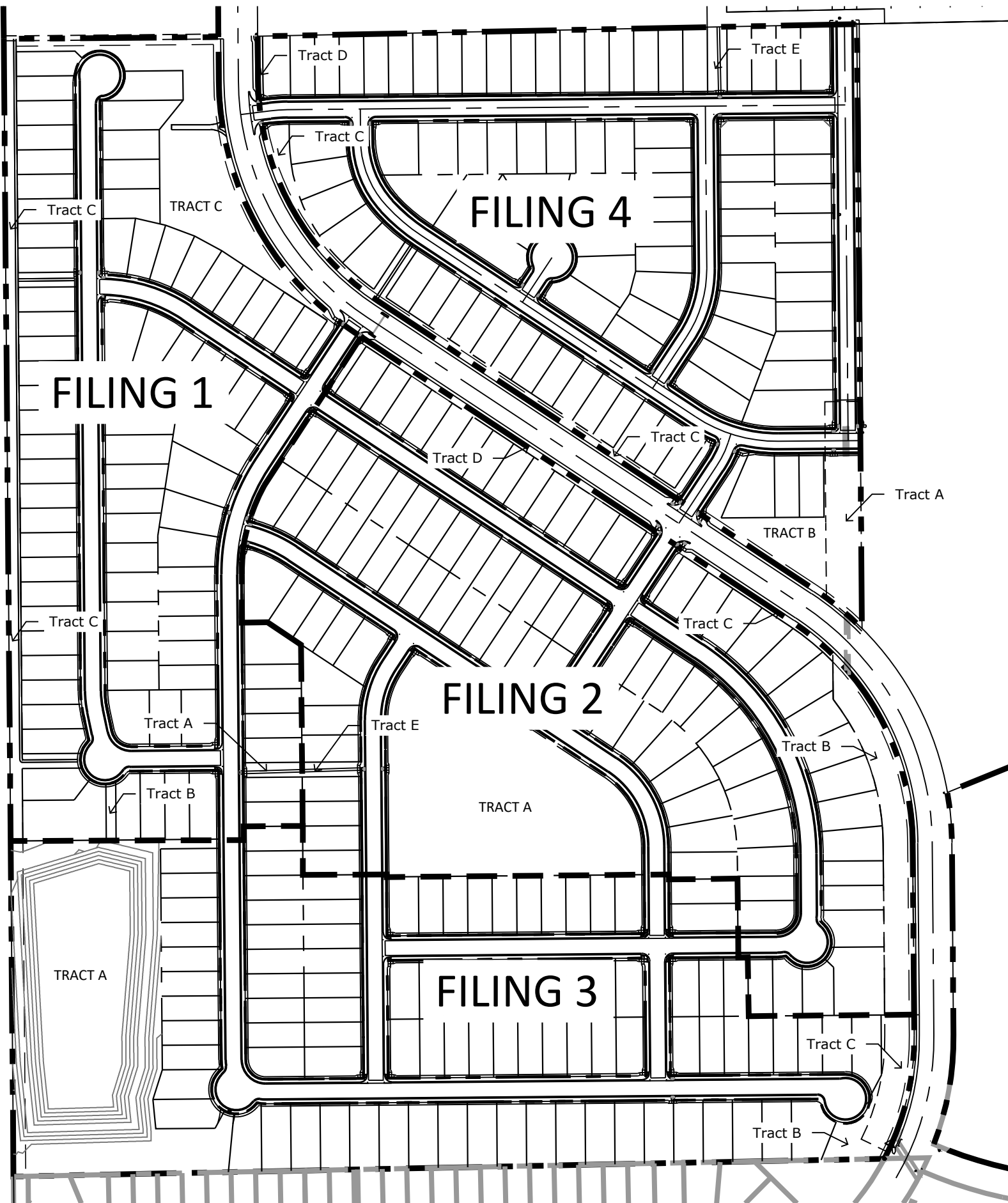
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S44°57'49"W, HAVING A DELTA OF 11°30'08", A RADIUS OF 624.36 FEET AND A DISTANCE OF 125.34 FEET TO A POINT OF TANGENT;
2. N56°32'19"W, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
4. N00°29'24"W, A DISTANCE OF 89.45 FEET TO THE SOUTHWESTERLY CORNER OF CUCHARS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 210713014;

THENCE N88°49'49"E, ON THE SOUTHERLY BOUNDARY OF SAID CUCHARS RANCH FILING NO. 1, A DISTANCE OF 1220.90 FEET TO THE NORTHWESTERLY CORNER OF SAID MORNING SUN I;

THENCE S00°29'24"E, ON THE WESTERLY BOUNDARY OF SAID MORNING SUN I, A DISTANCE OF 1230.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.065 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 90.626 ACRES.



FILING & TRACT MAP

TRACT TABLE

FILING 1	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	3,600 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT B	2,318 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT C	2,912 AC		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2

FILING 2	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	3,826 AC		Public Drainage, Public Utilities, Trails / Open Space	City of Colorado Springs	City of Colorado Springs
			Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk and Signage		
TRACT B	43,316 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT C	6,290 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT D	12,050 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT E	3,600 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2

FILING 3	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	5,041 AC		Public Drainage, Public Utilities, Trails / Open Space	City of Colorado Springs	City of Colorado Springs
			Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage		
TRACT B	8,580 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT C	16,420 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2

FILING 4	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	24,402 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
			Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage		
TRACT B	23,930 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT C	28,056 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT D	1,290 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2
TRACT E	5,440 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District #2	Colorado Center Metro District #2

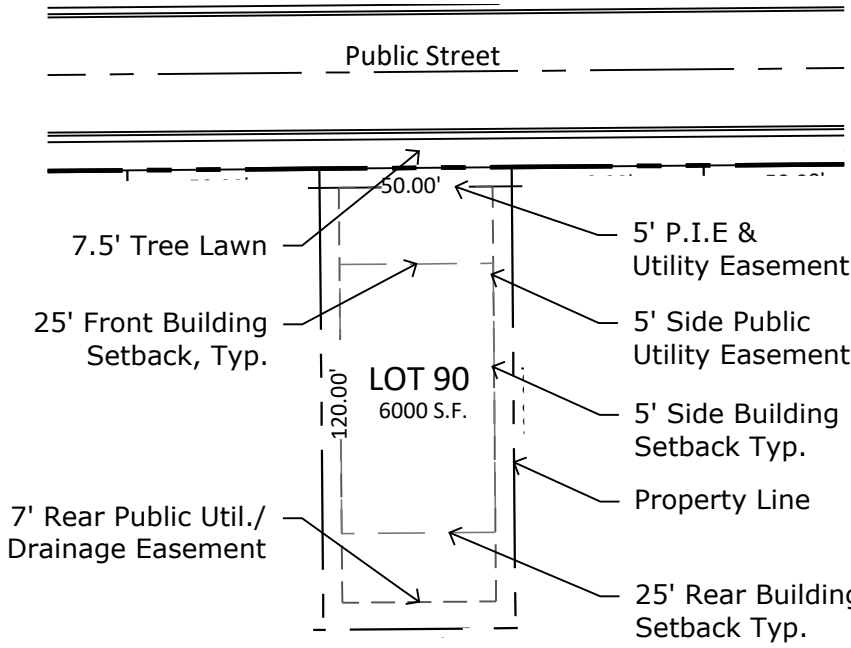
LOT STANDARDS (R-1 6000)

Setbacks (See Typical Lot Diagram)

Front:	25' Minimum
Side:	5' Minimum 15' Minimum Adjacent to R.O.W.
Rear:	25' Minimum

Minimum Lot Size:	6,000 SF
Minimum Lot Width:	40' (At Front Setback)
Maximum Lot Coverage:	30% - 45%
Maximum Building Height:	30'

TYPICAL LOT DIAGRAM



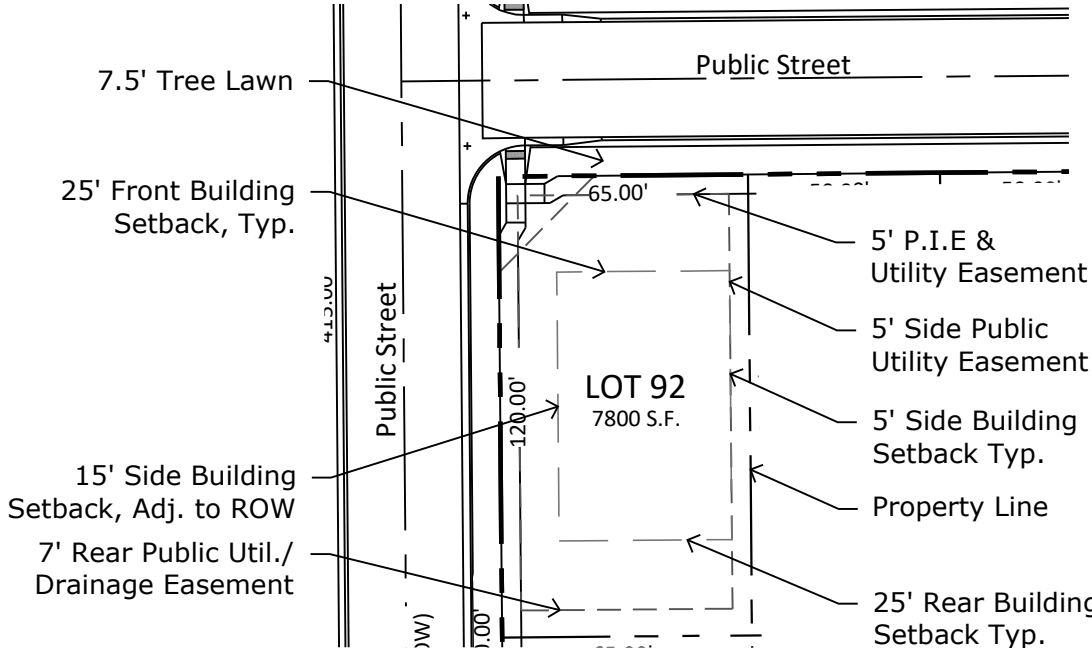
SITE DATA

Tax ID Number:	5500000189
Total Area:	~ 90.63 Acres
Development Schedule:	Fall 2021
Master Plan:	Banning Lewis Ranch
Current Zoning:	R1-6 / CR PBC / CR AO AP22
Proposed Zoning:	R1-6 / CR PBC / CR AO AP22

Current Use:	Vacant
Proposed Use:	Single-Family Residential
Number of Lots:	Filing 1: 85 Filing 2: 91 Filing 3: 92 Filing 4: 90 Total: 358 Lots Gross Total: 3.95 DU/AC Net Density: 6.19 DU/AC

Density:	
Landscape Setbacks:	
Horizonview Drive:	10'
S Marksheffel Road:	25'

TYPICAL CORNER LOT DIAGRAM



GENERAL NOTES

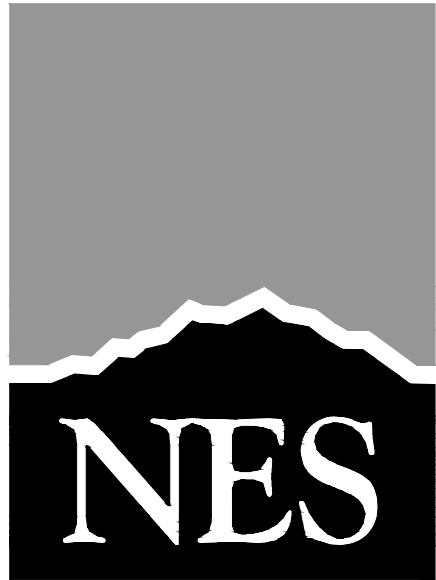
1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
4. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
5. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
6. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
7. THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 21708666 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL IN FULL FORCE AND EFFECT.
8. NO PORTION OF THIS SITE, MEADOWWORKS FILING NO. 1 IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C07686 AND 08041C07696, EFFECTIVE DECEMBER 7, 2018 (ZONE AE).
9. 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. MEADOWWORKS FILINGS NO. 1, 2, 3 & 4 PLATS WILL HAVE THE SAME EXPIRATION DATE (6 YEARS) AS THE MEADOWWORKS FILINGS 1 - 4 DEVELOPMENT PLAN.
11. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS TO SOUTH MARKSHEFFEL ROAD AND HORIZONVIEW DRIVE.

PROJECT TEAM

OWNER:	BLH No. 2 LLC 111 S Tejon St., Suite 222 Colorado Springs, CO 80903
DEVELOPER:	Norwood Development 111 S. Tejon St., Suite 222 Colorado Springs, CO 80903
CIVIL ENGINEER:	Classic Consulting Engineers & Surveyors 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
APPLICANT/PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

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Sheet 23 of 28:	Preliminary Landscape Plan
Sheet 24 of 28:	Preliminary Landscape Plan
Sheet 25 of 28:	Preliminary Landscape Plan
Sheet 26 of 28:	Preliminary Landscape Plan
Sheet 27 of 28:	Preliminary Landscape Plan
Sheet 28 of 28:	Preliminary Landscape Plan Details

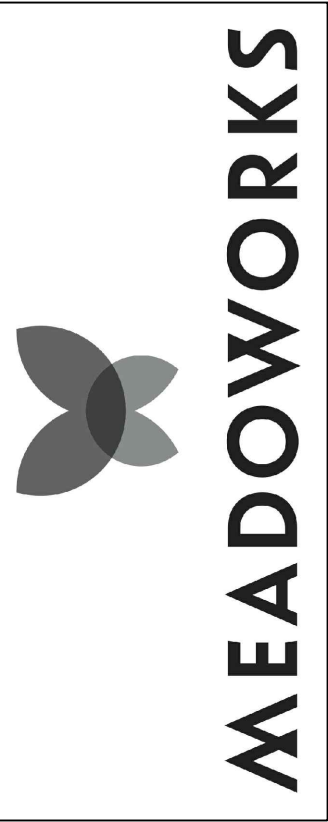


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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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MEADOWWORKS

FILINGS 1 - 4 DEVELOPMENT PLAN

DATE:	09/03/2021
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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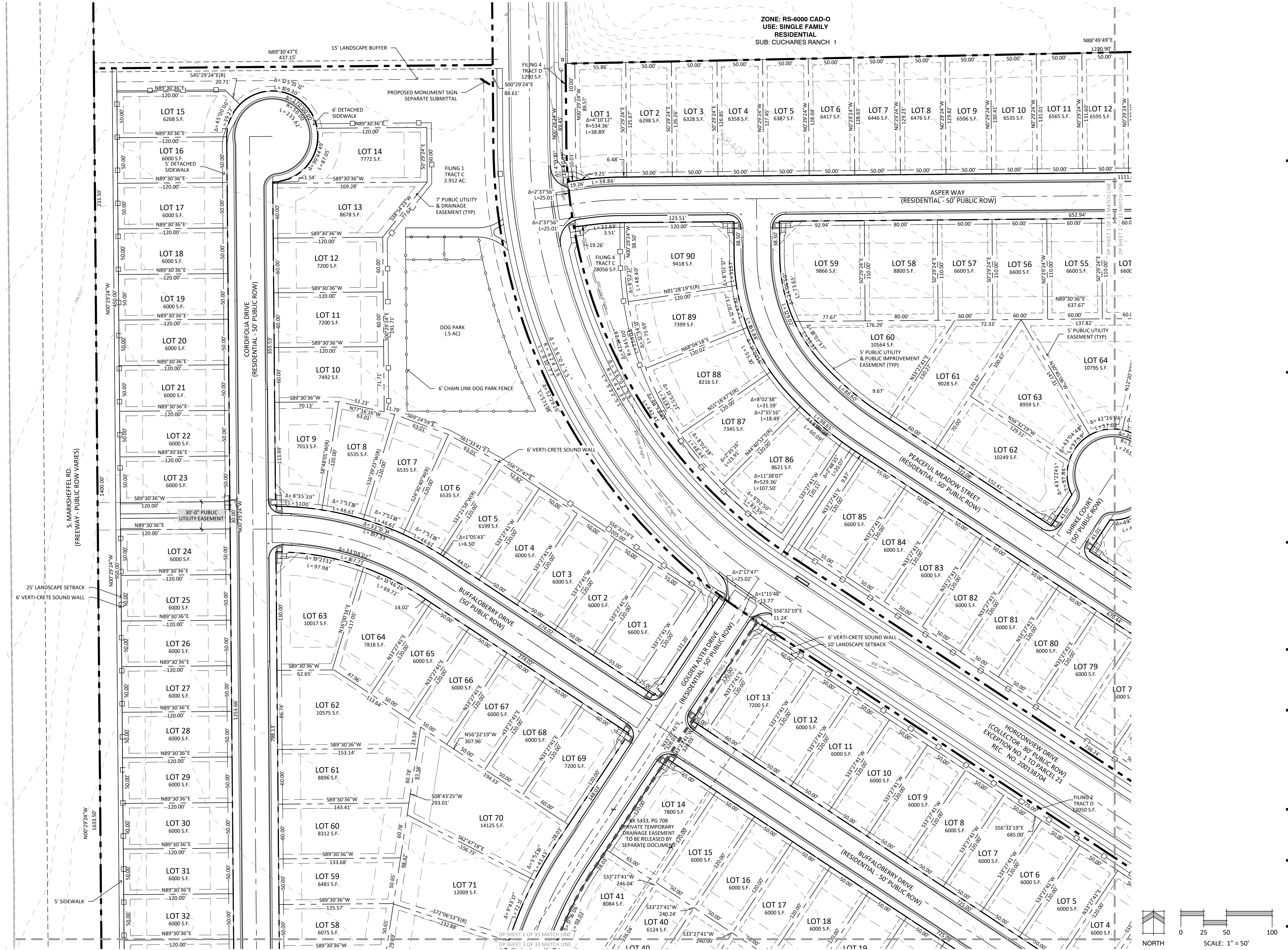
COVER SHEET

1

1 OF 28

CPC #

MEADOWWORKS
CITY OF COLORADO SPRINGS, COLORADO
FILINGS 1 - 4 DEVELOPMENT PLAN



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FILINGS 1 - 4
DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

DATE: BY: DESCRIPTION:

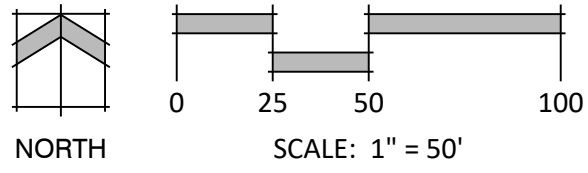
DEVELOPMENT PLAN

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2 OF 28

CPC #

MEADOWWORKS
CITY OF COLORADO SPRINGS, COLORADO
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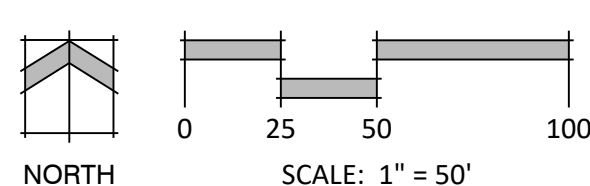
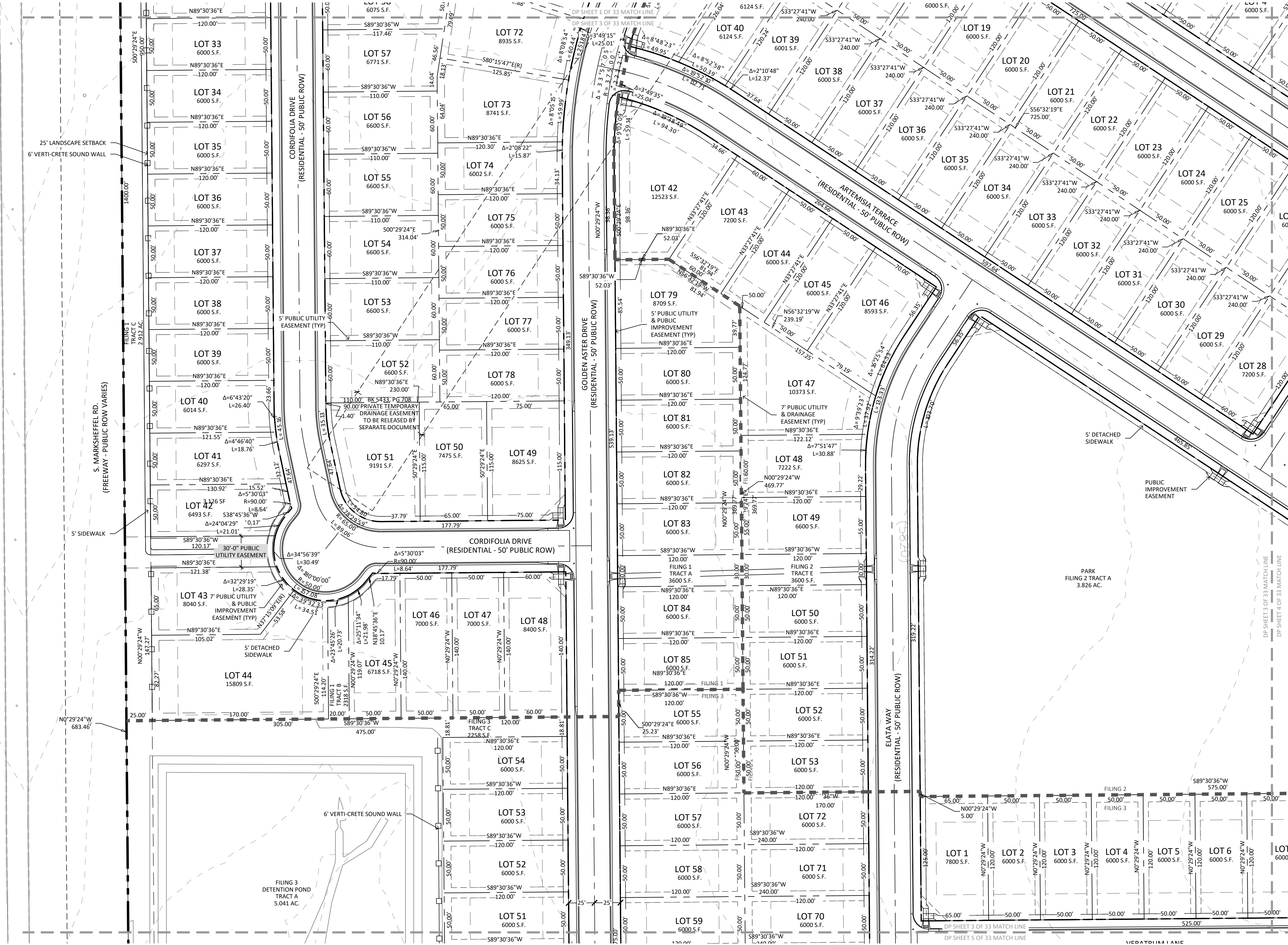
DEVELOPMENT PLAN

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FILINGS 1 - 4
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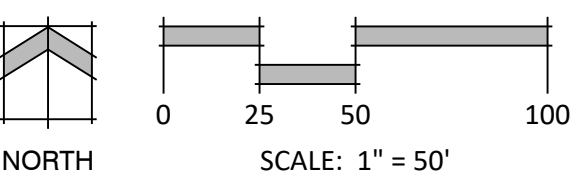
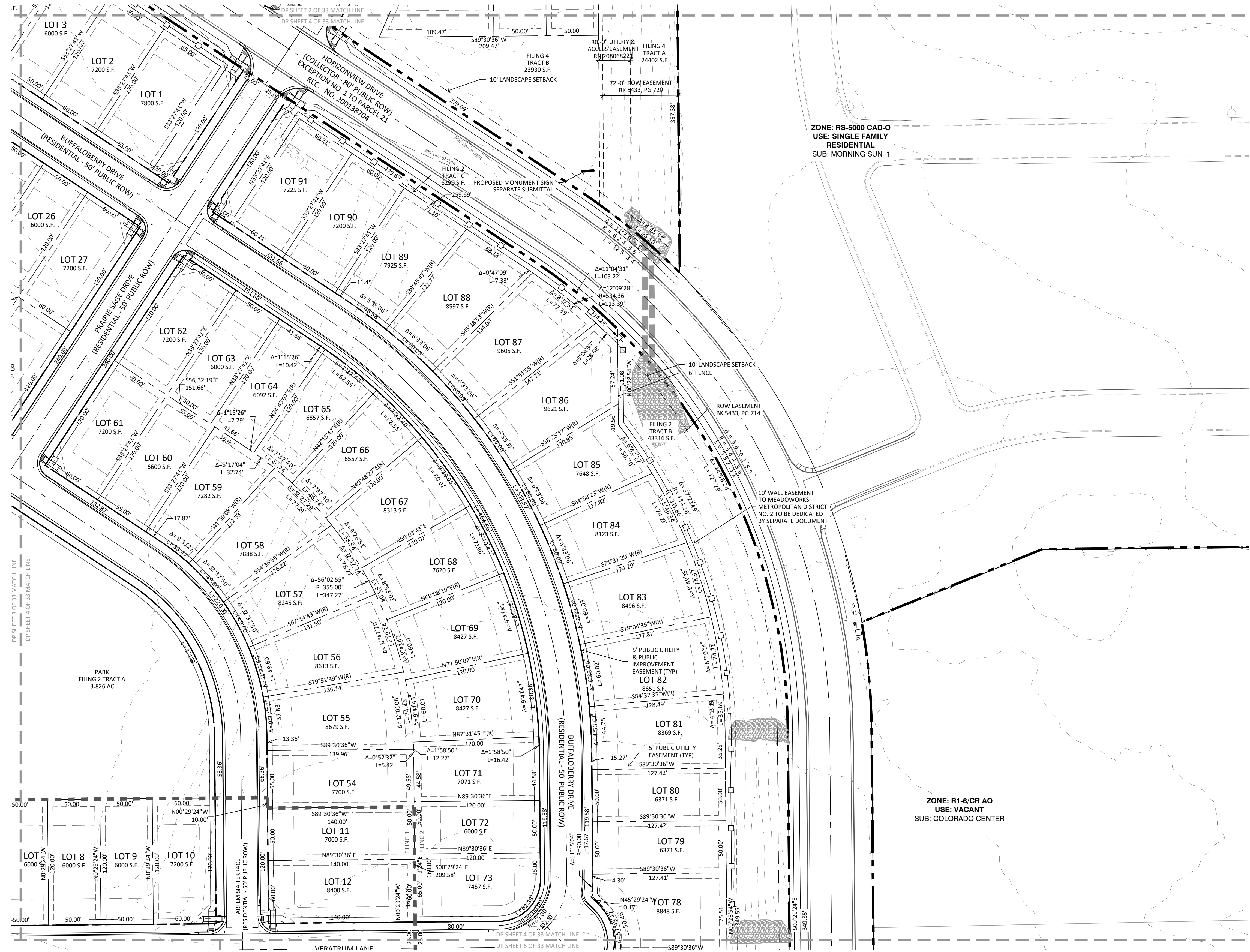
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PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

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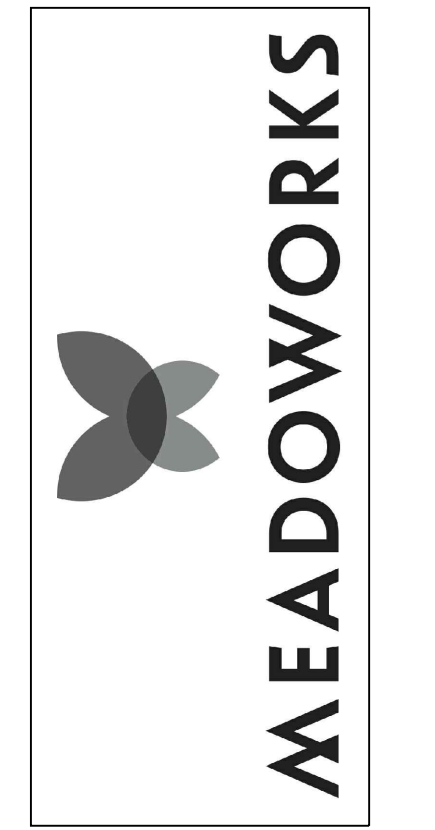
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DEVELOPMENT PLAN

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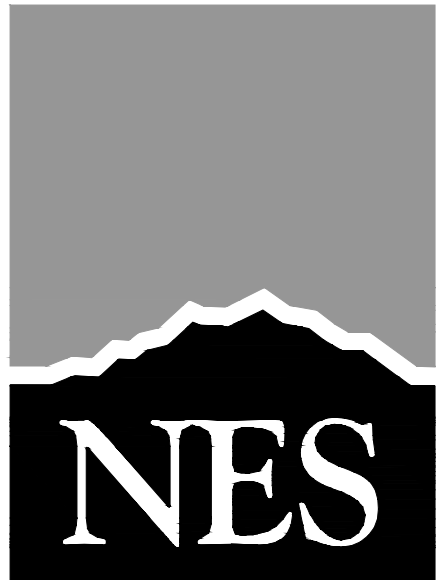
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PREPARED BY: B. PERKINS

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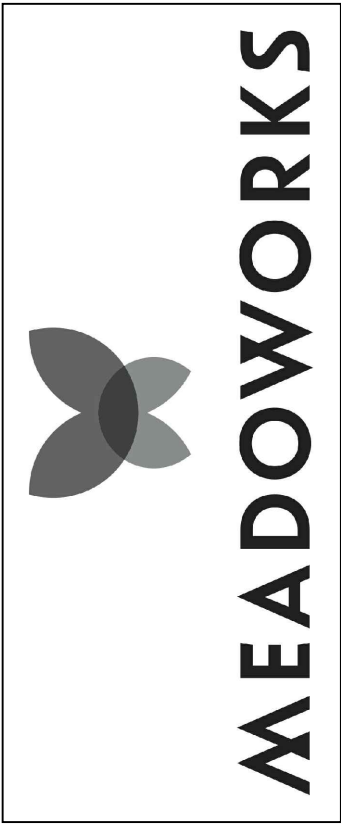
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MEADOWWORKS

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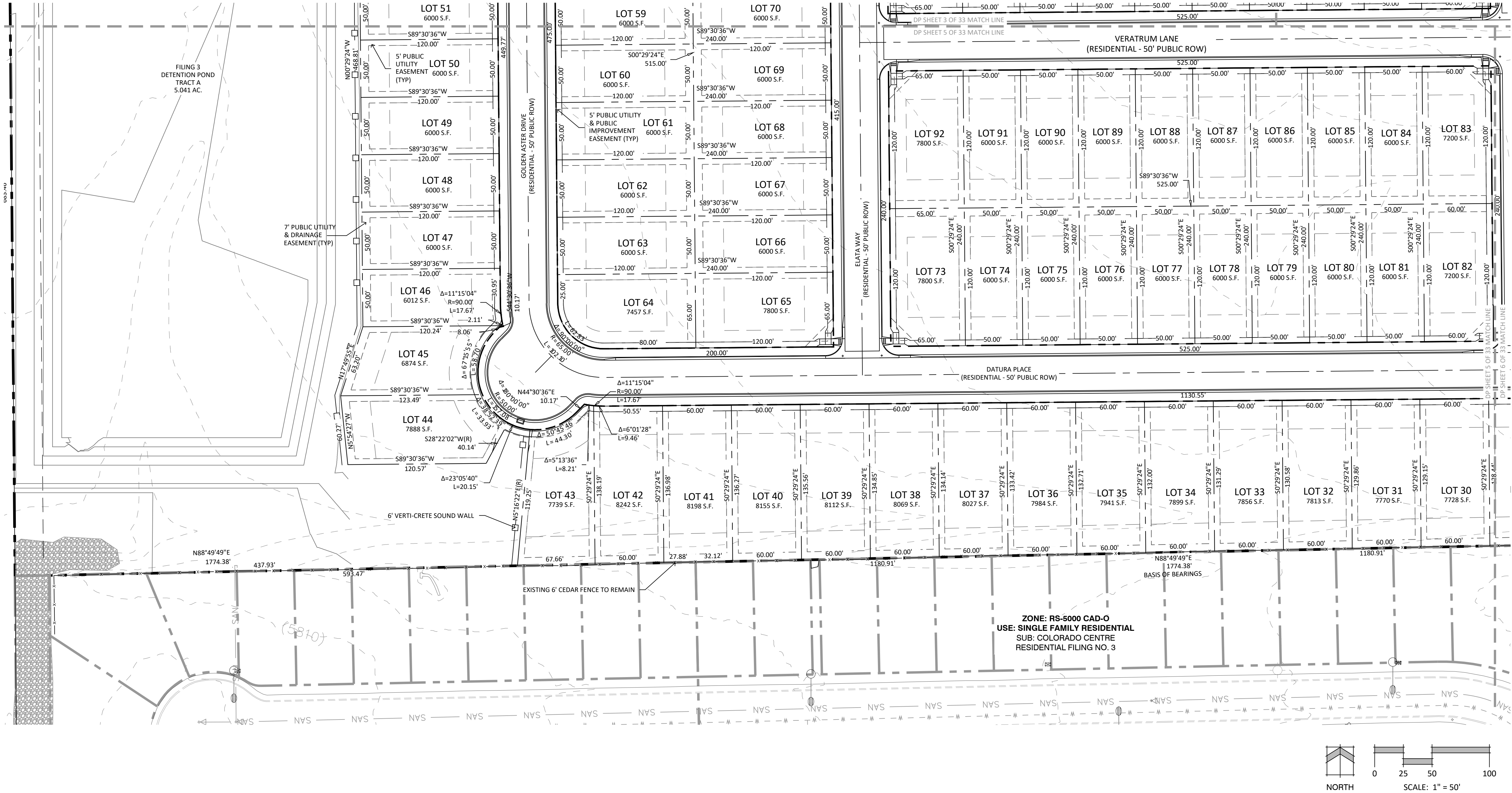
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DEVELOPMENT PLAN

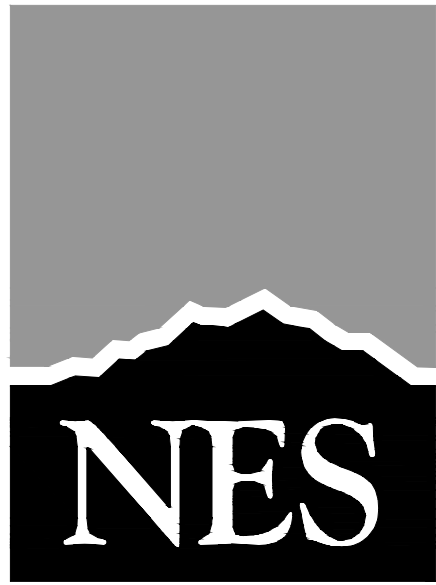
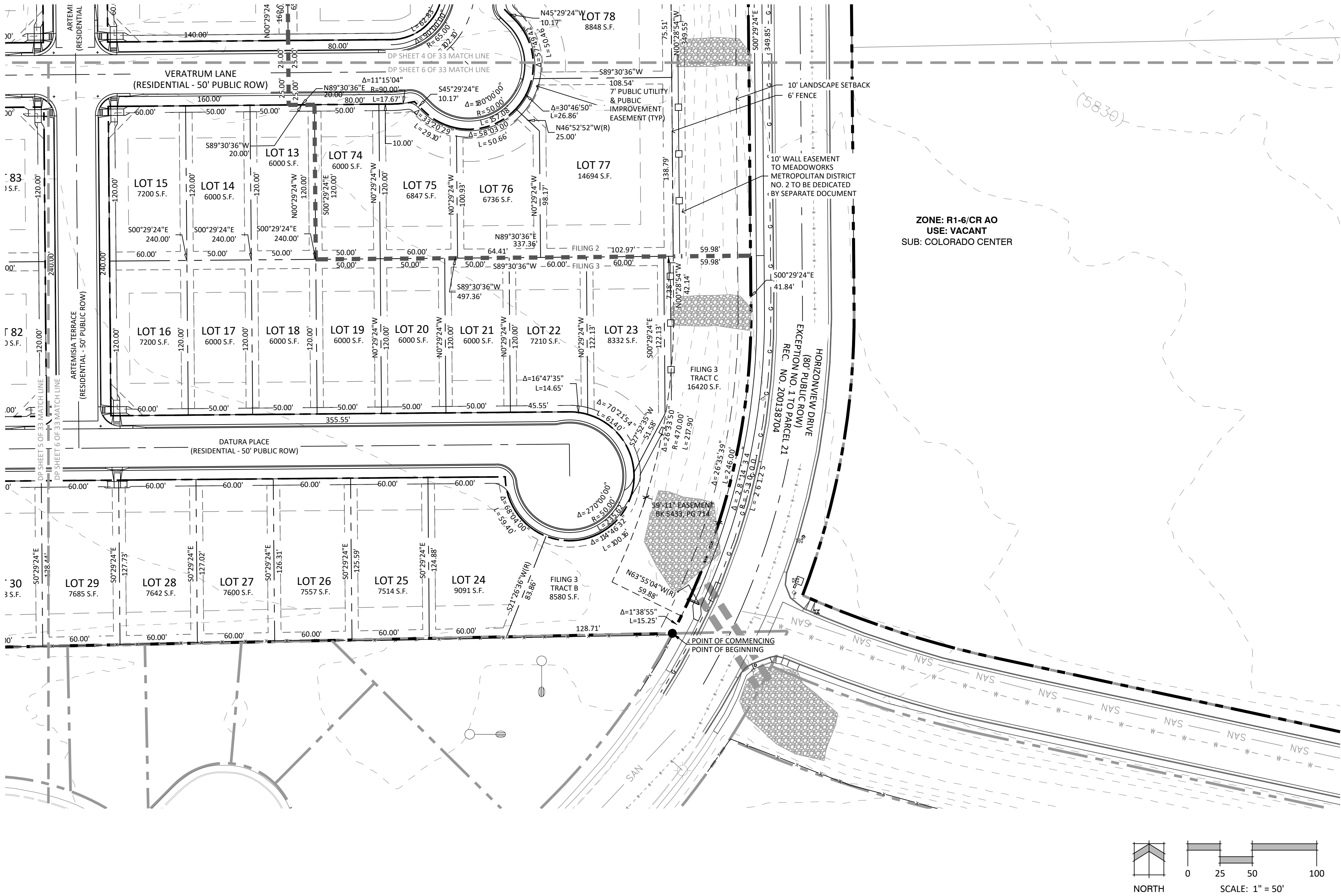
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6 OF 28

CPC #



MEADOWWORKS
CITY OF COLORADO SPRINGS, COLORADO
FILINGS 1 - 4 DEVELOPMENT PLAN

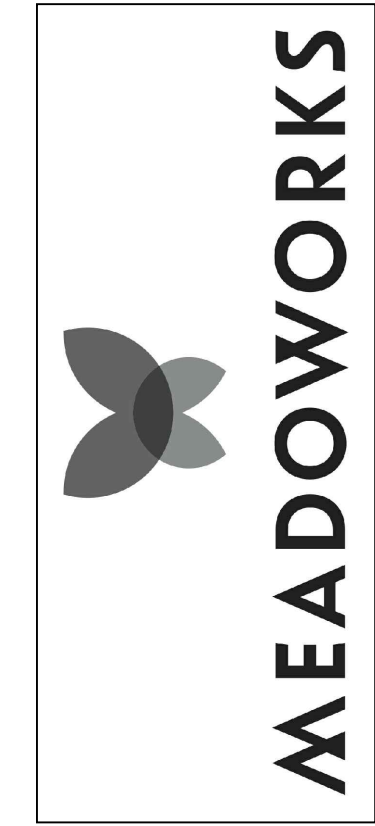


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MEADOWWORKS

FILINGS 1 - 4
DEVELOPMENT PLAN

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PREPARED BY: B. PERKINS

ENTITLEMENT

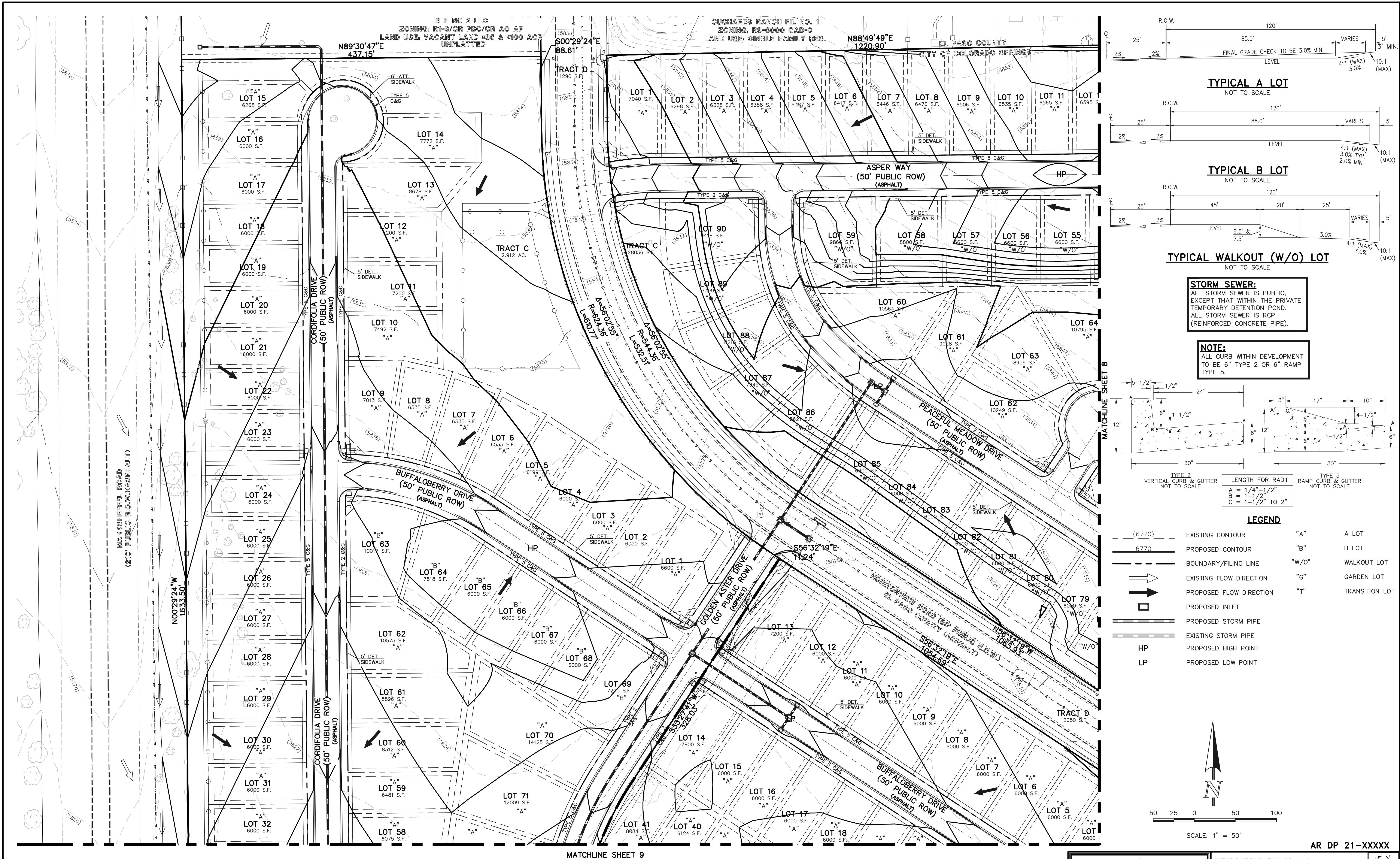
DATE:	BY:	DESCRIPTION:

DEVELOPMENT PLAN

7
7 OF 28

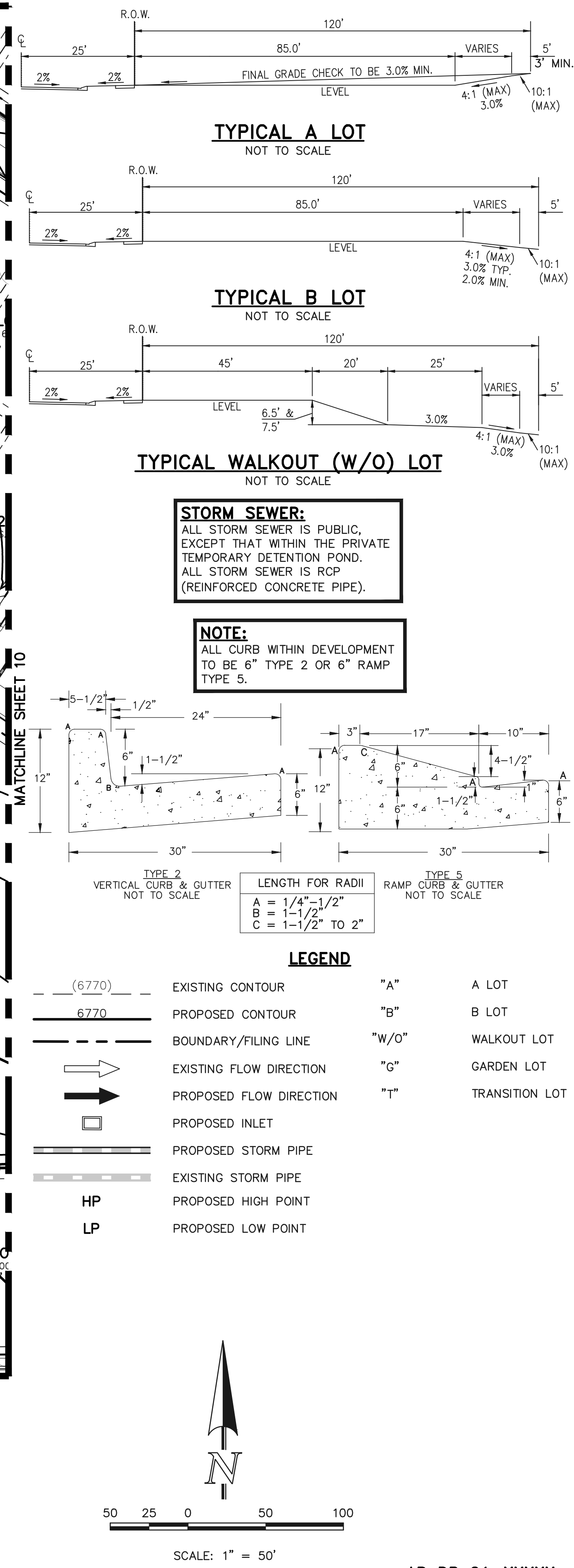
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MATCHLINE SHEET 7

MATCHLINE SHEET 11



MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 50'	SHEET	10 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.00

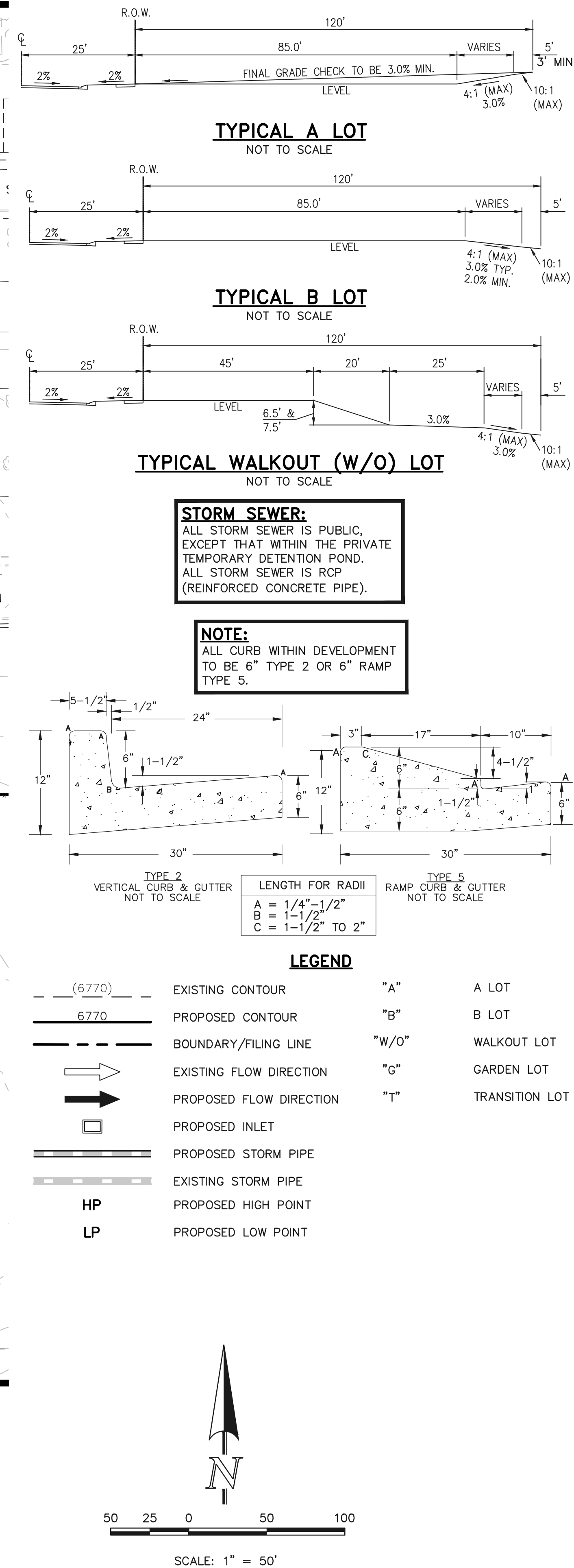
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

N:\250600\DRAWINGS\DEVELOPMENT\10-250600-DP-PG-03.dwg, 9/3/2021 2:19:48 PM, 1:1

MATCHLINE SHEET 8

MATCHLINE SHEET 12



CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

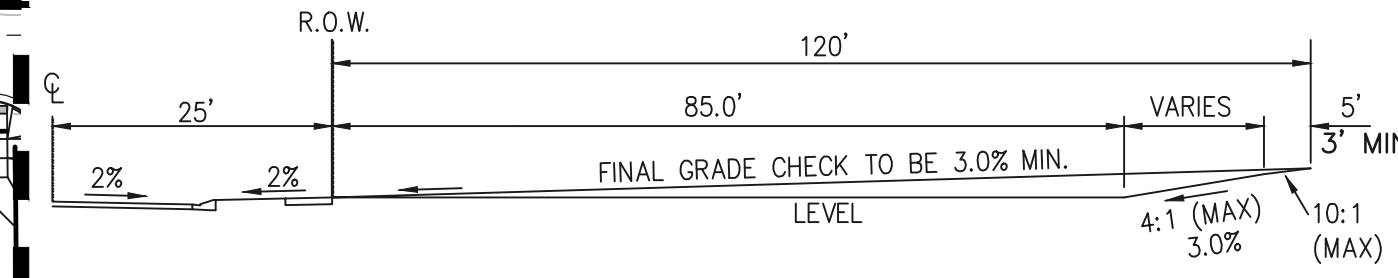
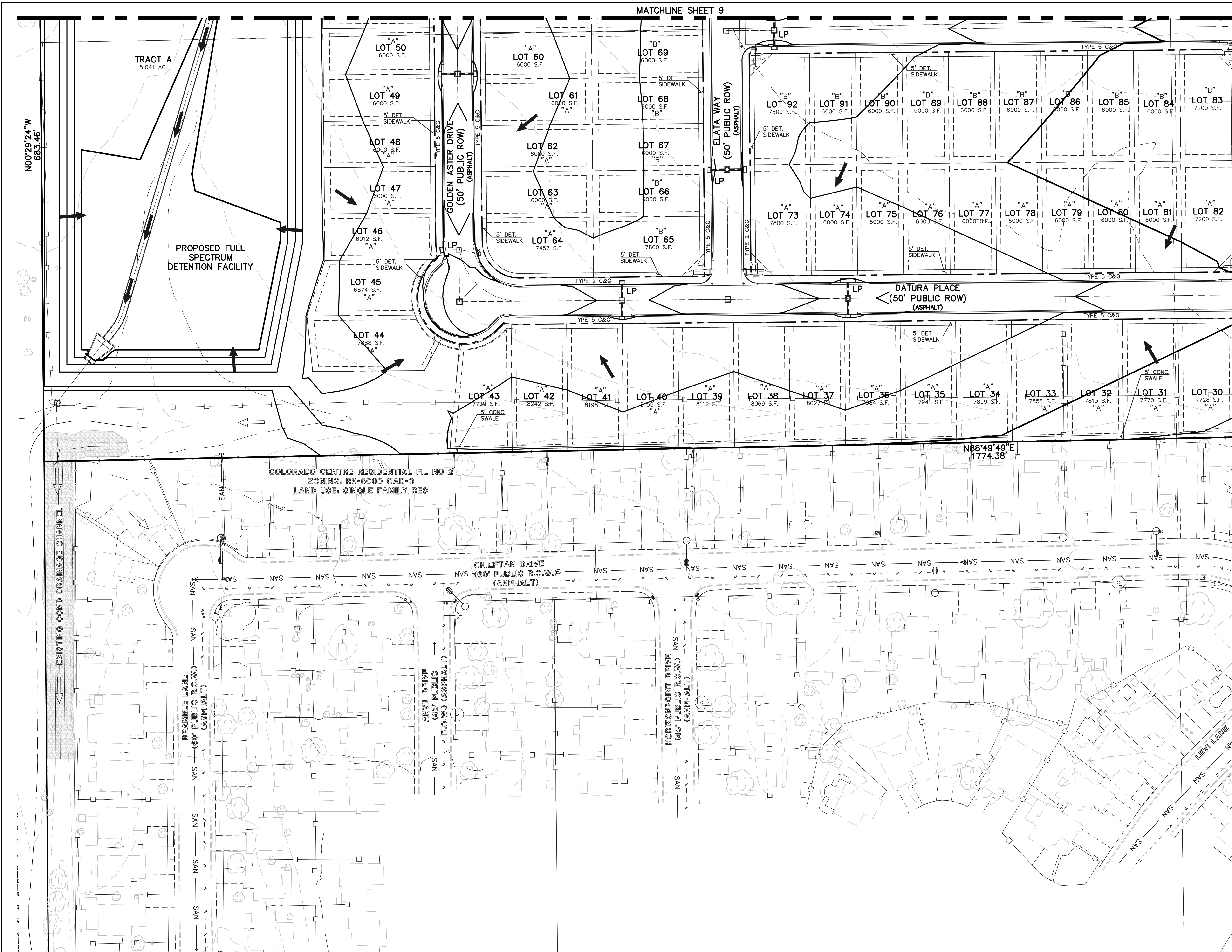
(719) 785-0790
(719) 785-0799 (Fax)

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

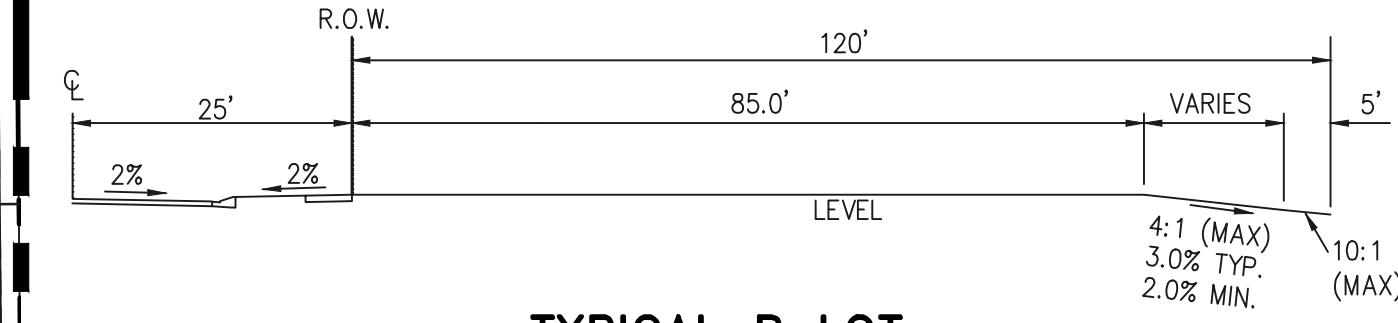
DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 50'	SHEET	11 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.00

AR DP 21-XXXXX

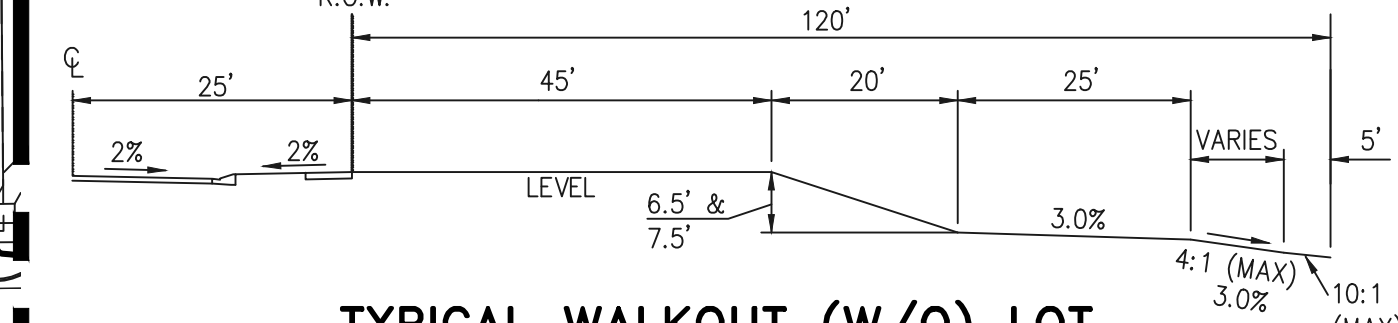
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TYPICAL A LOT
NOT TO SCALE



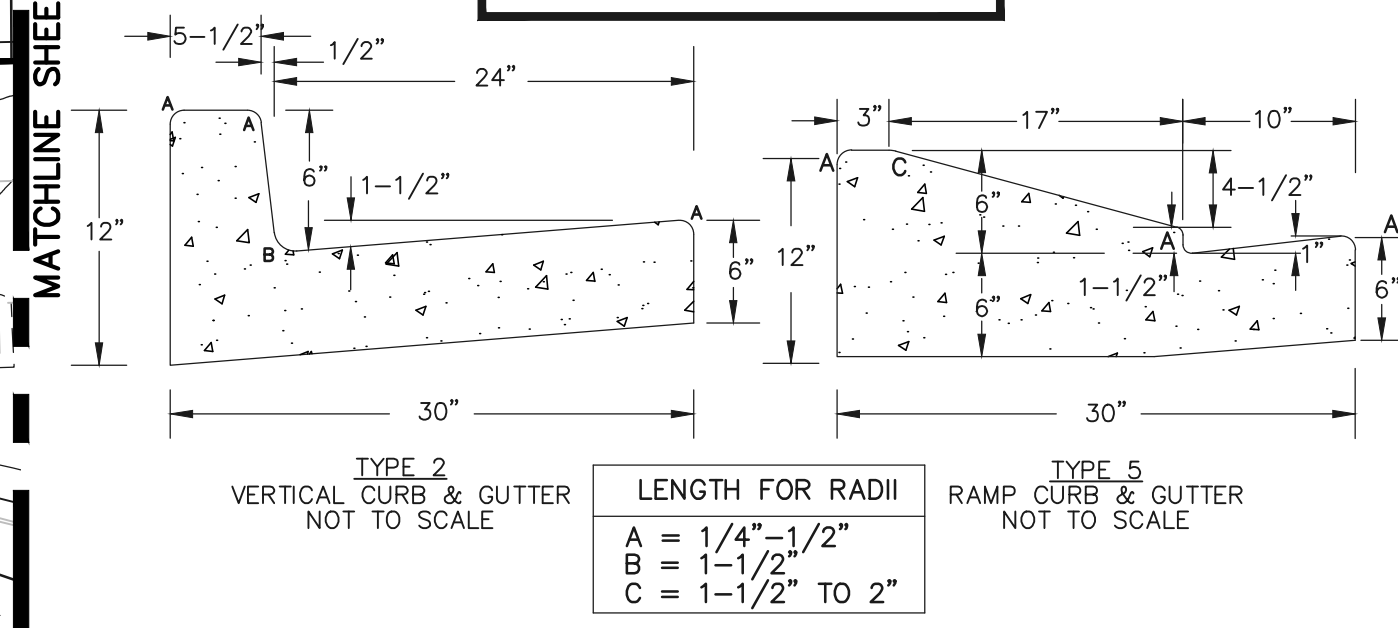
TYPICAL B LOT
NOT TO SCALE



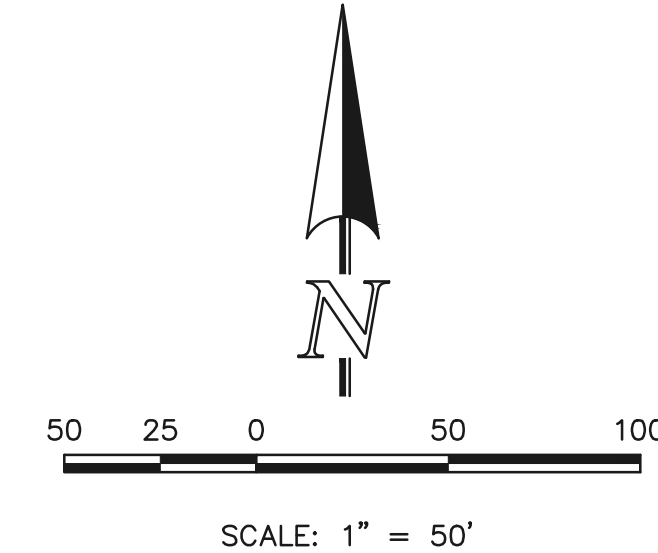
TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

STORM SEWER:
ALL STORM SEWER IS PUBLIC, EXCEPT THAT WITHIN THE PRIVATE TEMPORARY DETENTION POND. ALL STORM SEWER IS RCP (REINFORCED CONCRETE PIPE).

NOTE:
ALL CURB WITHIN DEVELOPMENT TO BE 6" TYPE 2 OR 6" RAMP TYPE 5.



LEGEND			
(6770)	EXISTING CONTOUR	"A"	A LOT
6770	PROPOSED CONTOUR	"B"	B LOT
---	BOUNDARY/FILING LINE	"W/O"	WALKOUT LOT
→	EXISTING FLOW DIRECTION	"G"	GARDEN LOT
→	PROPOSED FLOW DIRECTION	"T"	TRANSITION LOT
□	PROPOSED INLET		
---	PROPOSED STORM PIPE		
---	EXISTING STORM PIPE		
HP	PROPOSED HIGH POINT		
LP	PROPOSED LOW POINT		



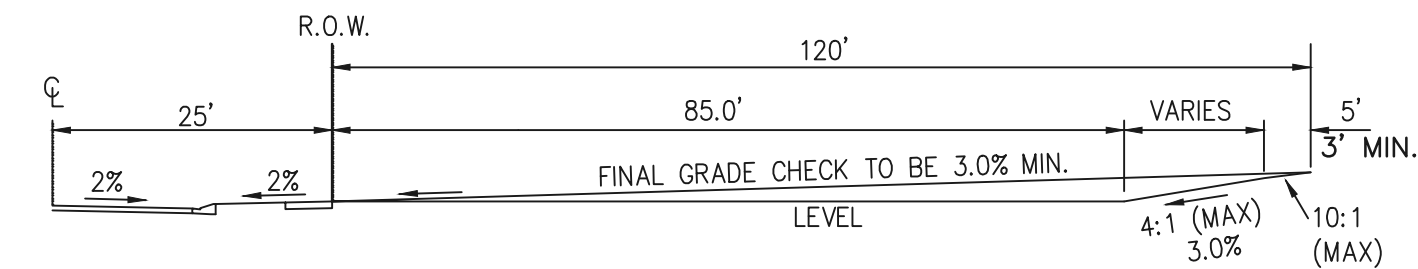
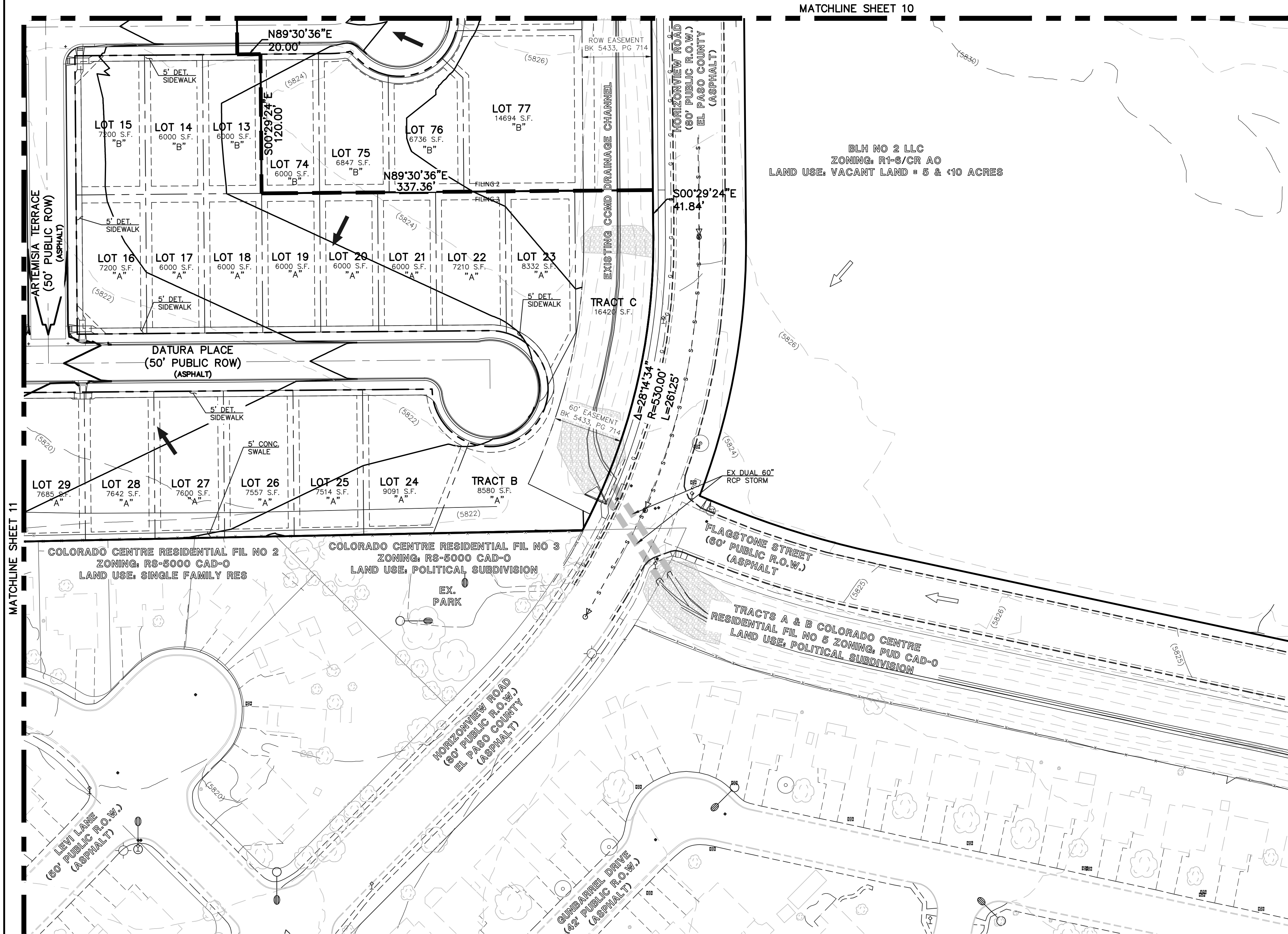
AR DP 21-XXXXX

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

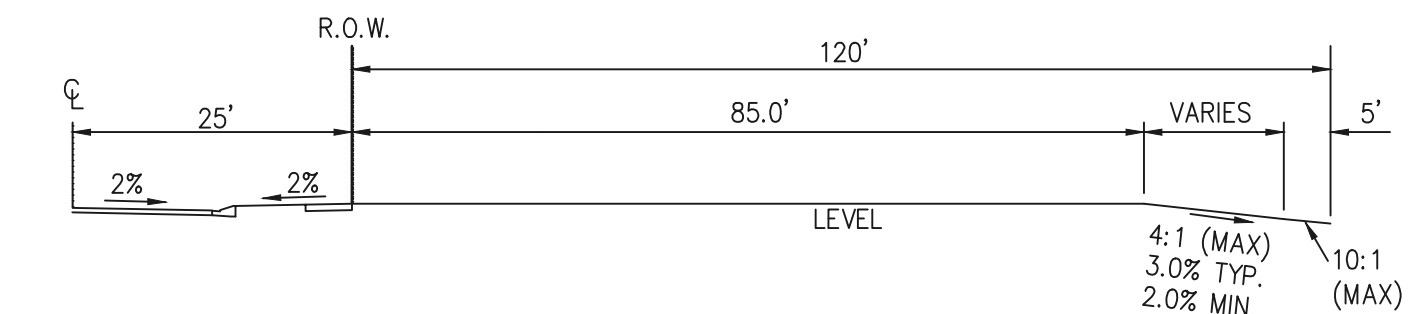
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DRAWN BY	LDB	(H) 1"= 50'	SHEET	12 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

619 N. Cascade Avenue, Suite 200
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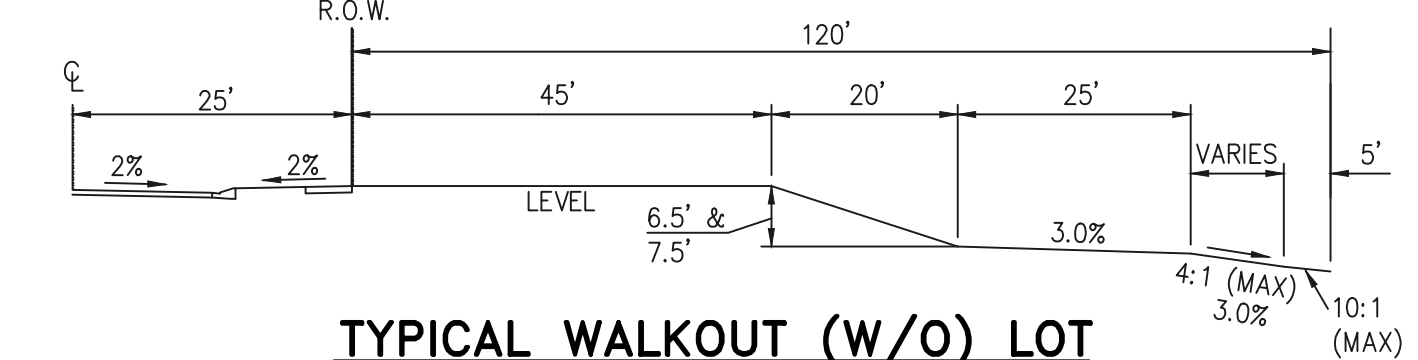
(719) 785-0790
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TYPICAL A LOT
NOT TO SCALE



TYPICAL B LOT
NOT TO SCALE



TYPICAL WALKOUT (W/O) LOT
NOT TO SCALE

NOTE:

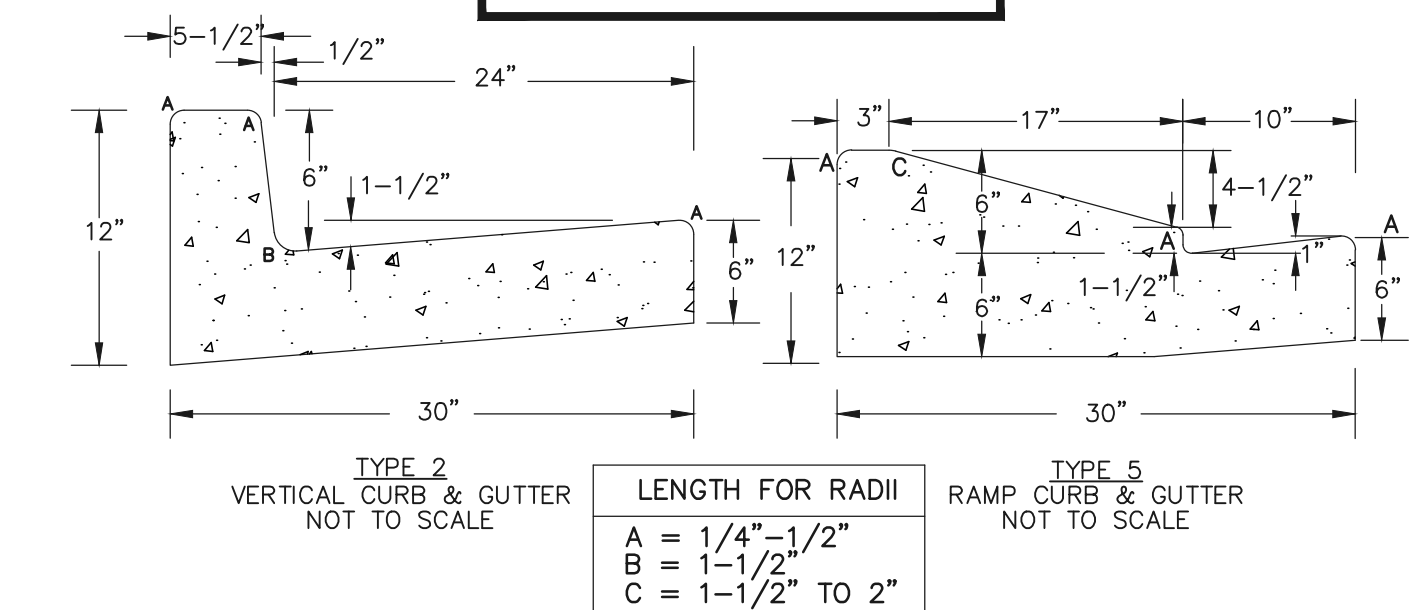
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

STORM SEWER:

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NOTE:

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TYPE 2 VERTICAL CURB & GUTTER NOT TO SCALE	LENGTH FOR RADII A = 1/4"-1/2" B = 1-1/2" C = 1-1/2" TO 2"	TYPE 5 RAMP CURB & GUTTER NOT TO SCALE
--	---	--

LEGEND

(6770)	EXISTING CONTOUR	"A"	A LOT
6770	PROPOSED CONTOUR	"B"	B LOT
---	BOUNDARY/FILING LINE	"W/O"	WALKOUT LOT
→	EXISTING FLOW DIRECTION	"G"	GARDEN LOT
→	PROPOSED FLOW DIRECTION	"T"	TRANSITION LOT
□	PROPOSED INLET		
---	PROPOSED STORM PIPE		
---	EXISTING STORM PIPE		
HP	PROPOSED HIGH POINT		
LP	PROPOSED LOW POINT		



SCALE: 1" = 50'

AR DP 21-XXXXX



MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

619 N. Cascade Avenue, Suite 200
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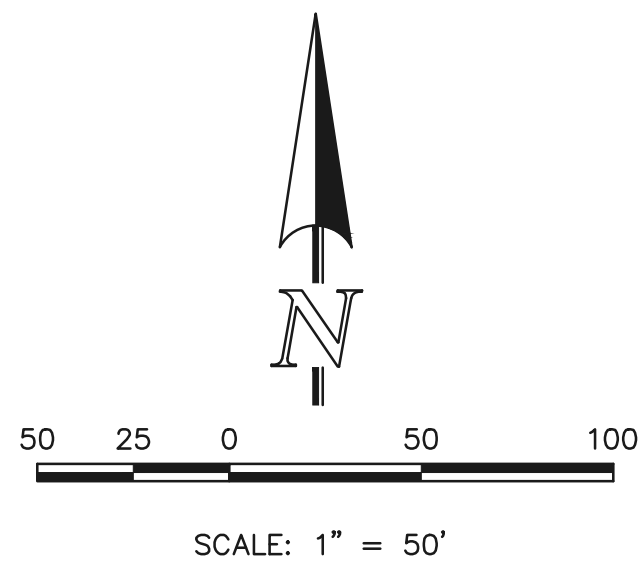
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON
APPROVAL OF PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO RESERVED ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING WASTEWATER MAIN W/ MANHOLE	
PROPOSED WASTEWATER MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



AR DP 21-XXXXX

UTILITY PHASING NOTES:

- LOTS 52-87 PHASE 1 CONSTRUCTION AREA
- CONNECTION OF PROPOSED 8" PVC PUBLIC WATER MAIN REQUIRED TO BRADLEY SUBDIVISION PRIOR TO C.O. FOR ANY PHASE 1 LOT.
- MAXIMUM 50 LOTS WITH PHASE 1 CONSTRUCTION CONNECTION TO BRADLEY SUBDIVISION PER APPROVED HAR.

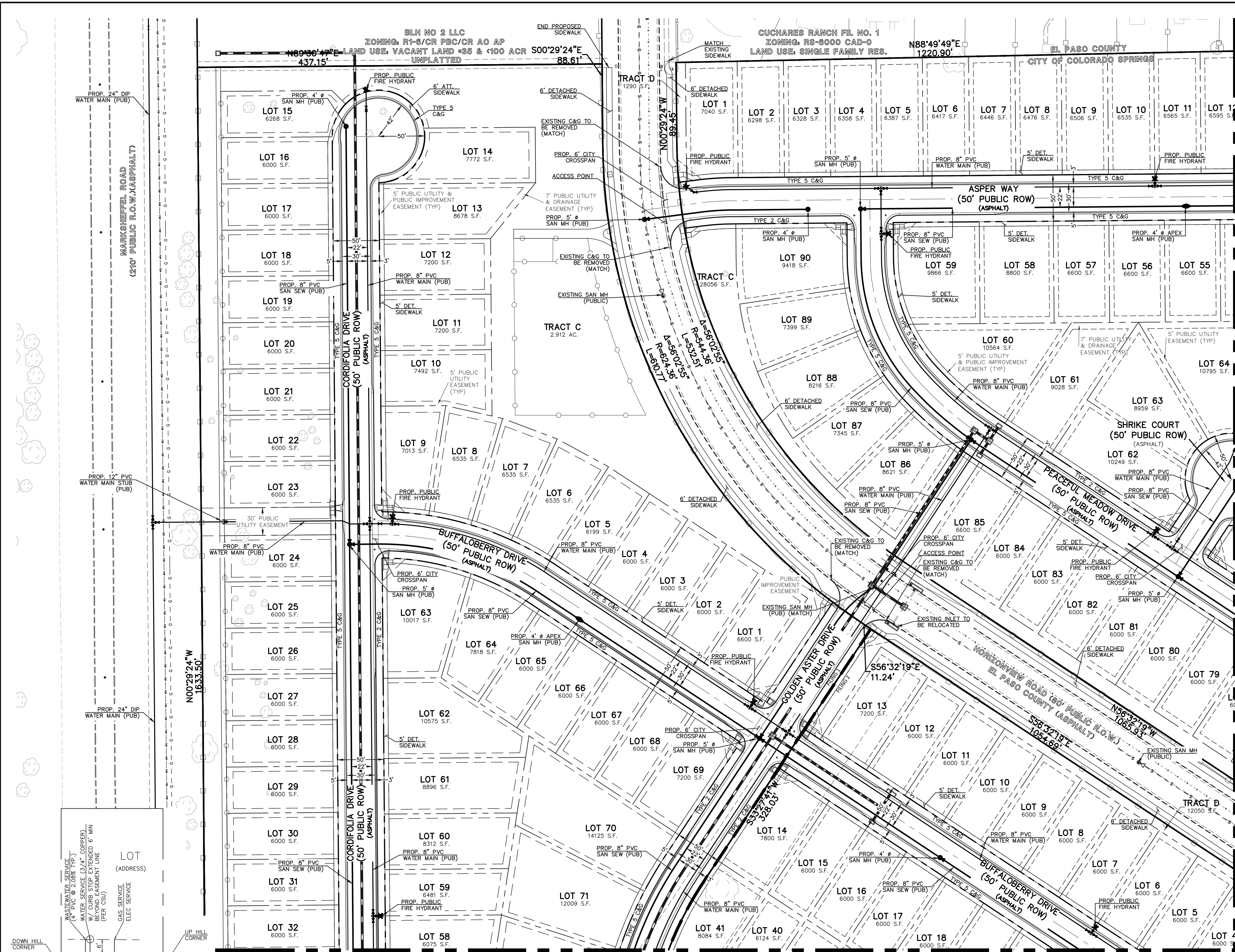
CLASSIC
CONSULTING

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	14 OF 28
CHECKED BY	(V) 1"= N/A	JOB NO.	2506.00	

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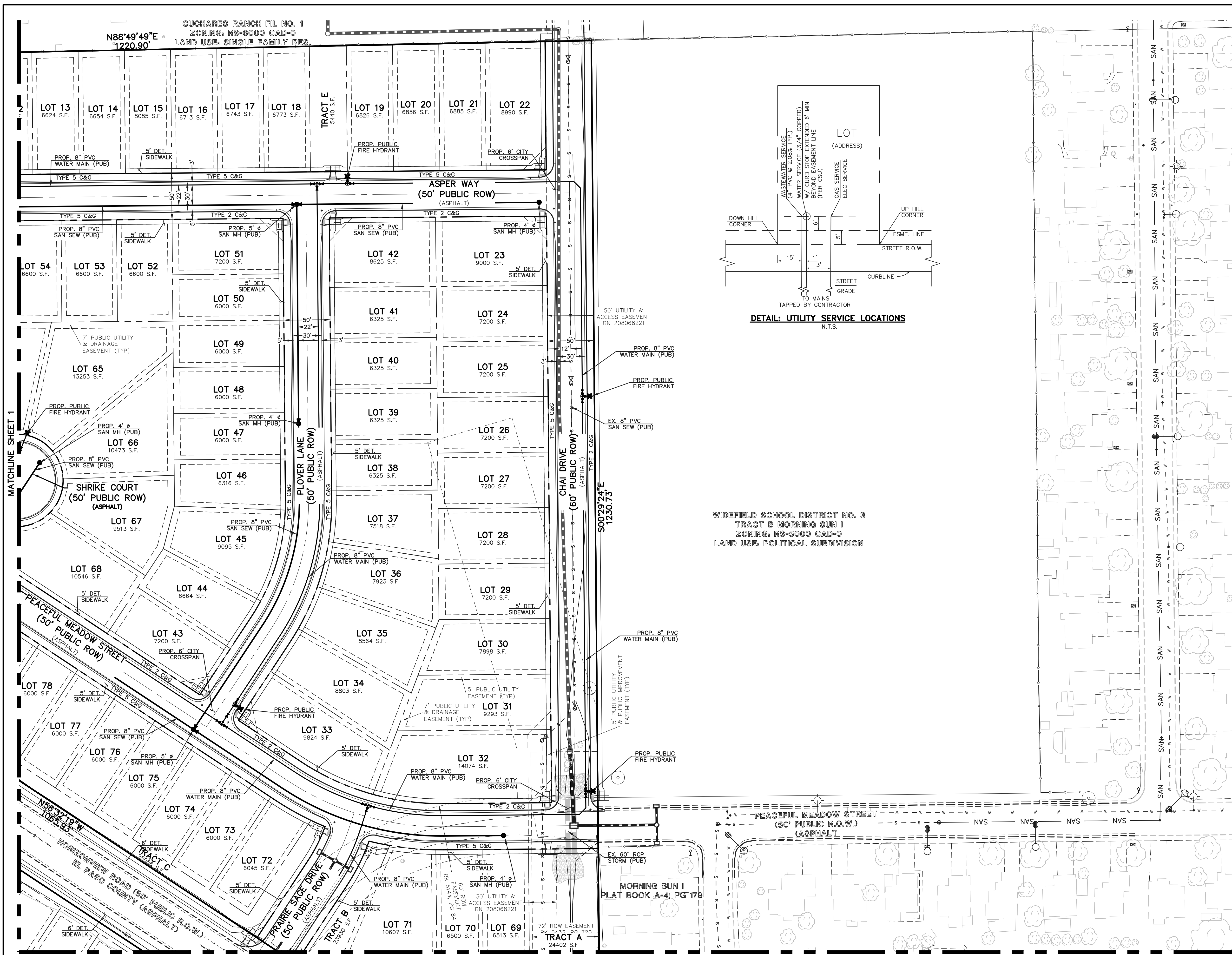


MATCHLINE SHEET 3

MATCHLINE SHEET 2

DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

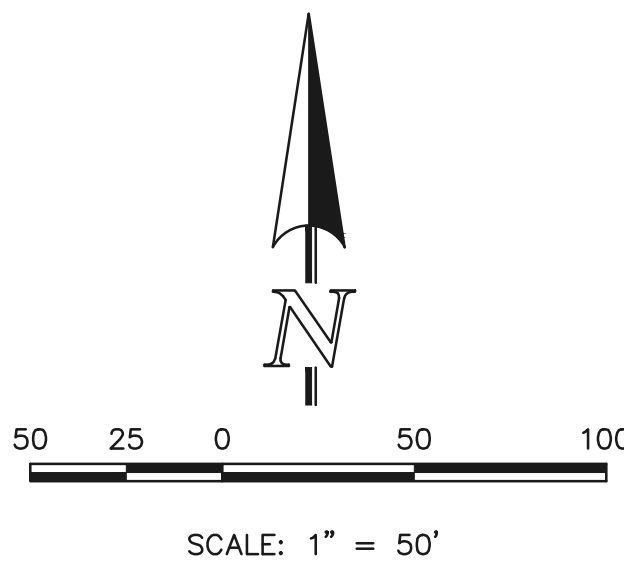
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WIDEFIELD SCHOOL DISTRICT NO. 3
TRACT B MORNING SUN I
ZONING: RS-6000 CAD-0
LAND USE: POLITICAL SUBDIVISION

- GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**
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**MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN**

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	15 OF 28
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AR DP 21-XXXXX



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

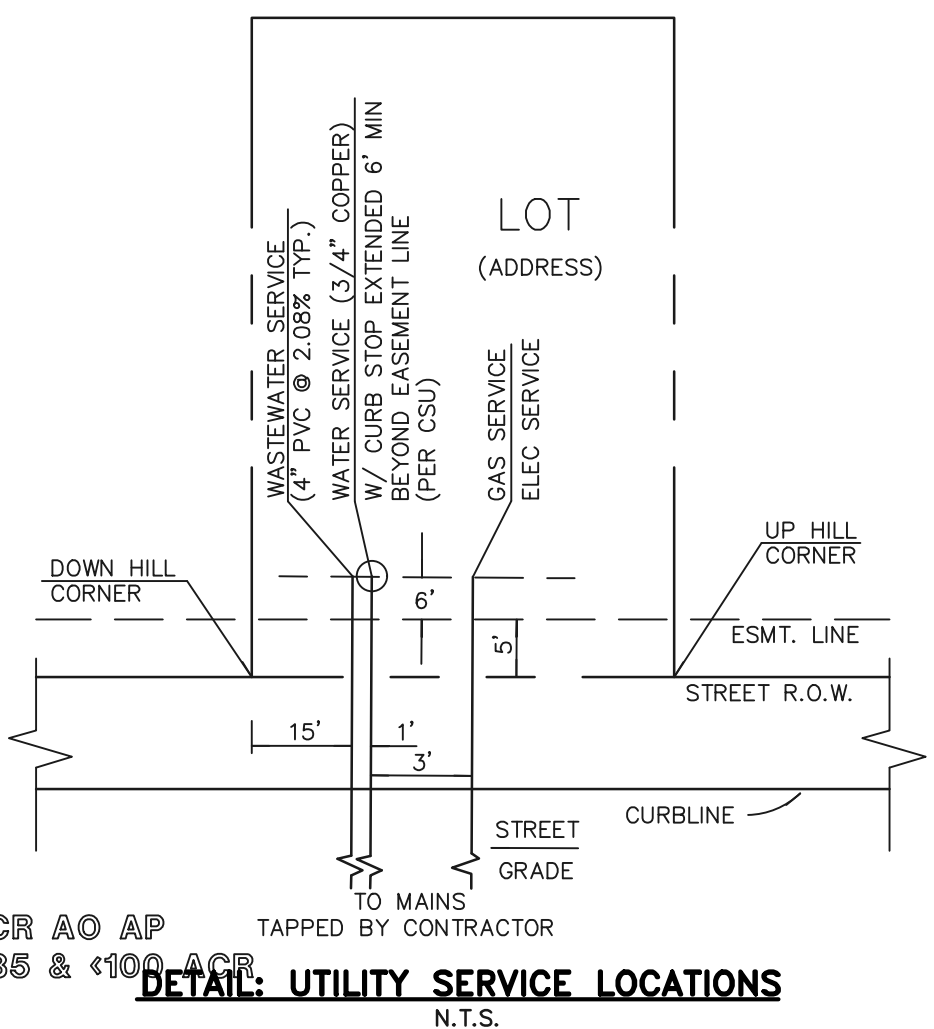
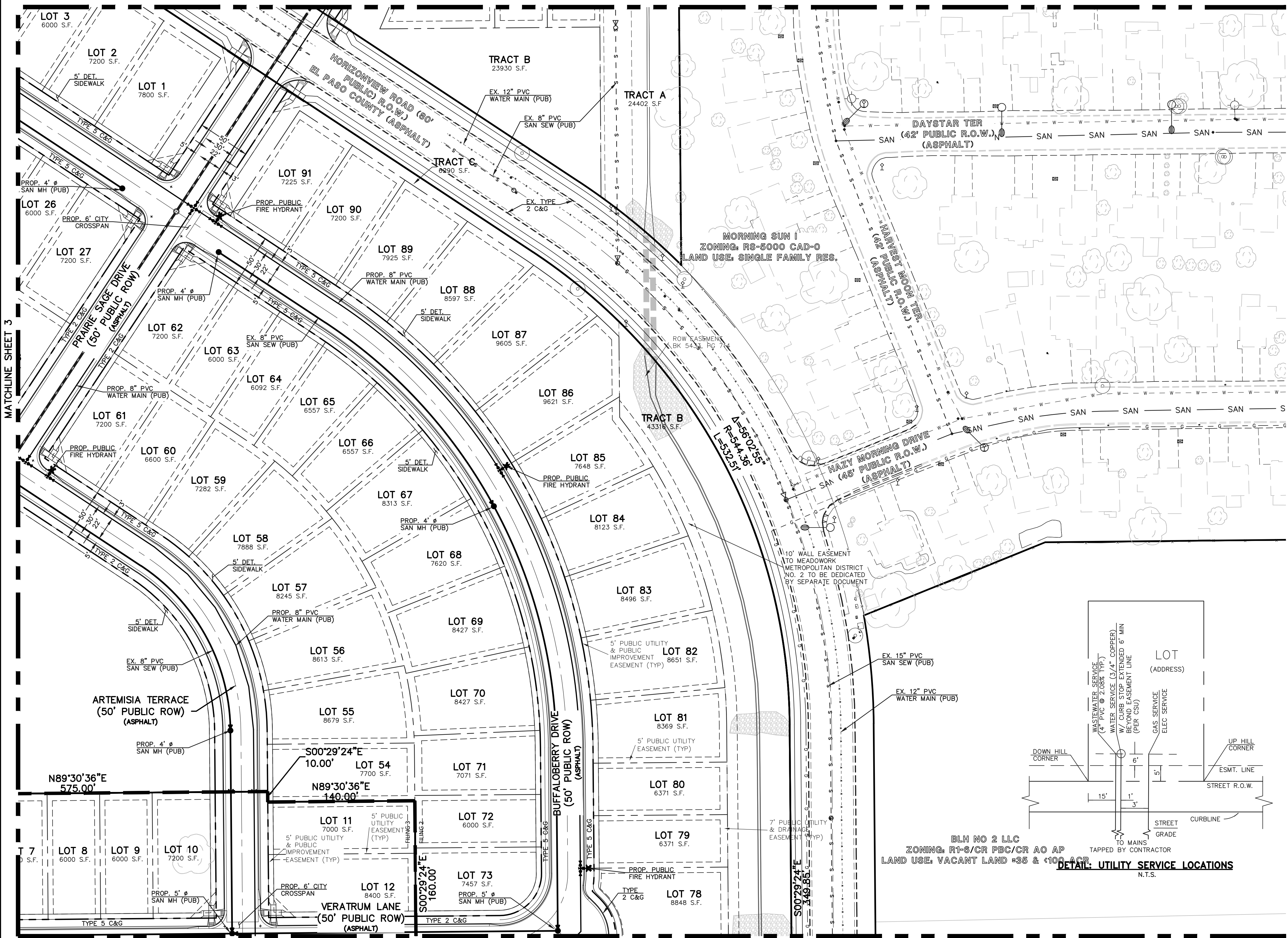
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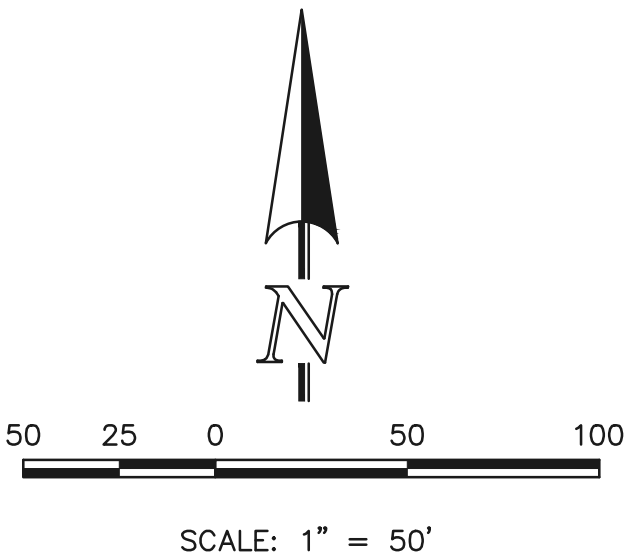
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MATCHLINE SHEET 2

MATCHLINE SHEET 6



LEGEND:	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING WASTEWATER MAIN W/ MANHOLE	
PROPOSED WASTEWATER MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



AR DP 21-XXXX

UTILITY PHASING NOTES:

- LOTS 52-87 PHASE 1 CONSTRUCTION AREA
- CONNECTION OF PROPOSED 8\"/>



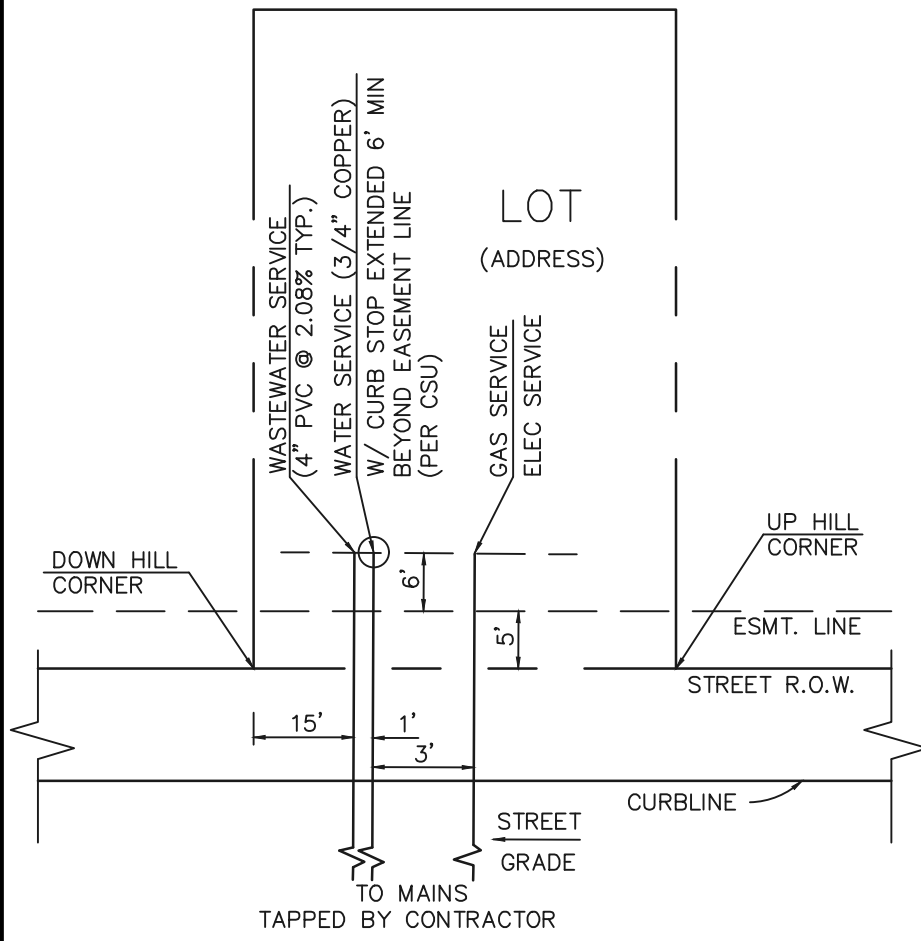
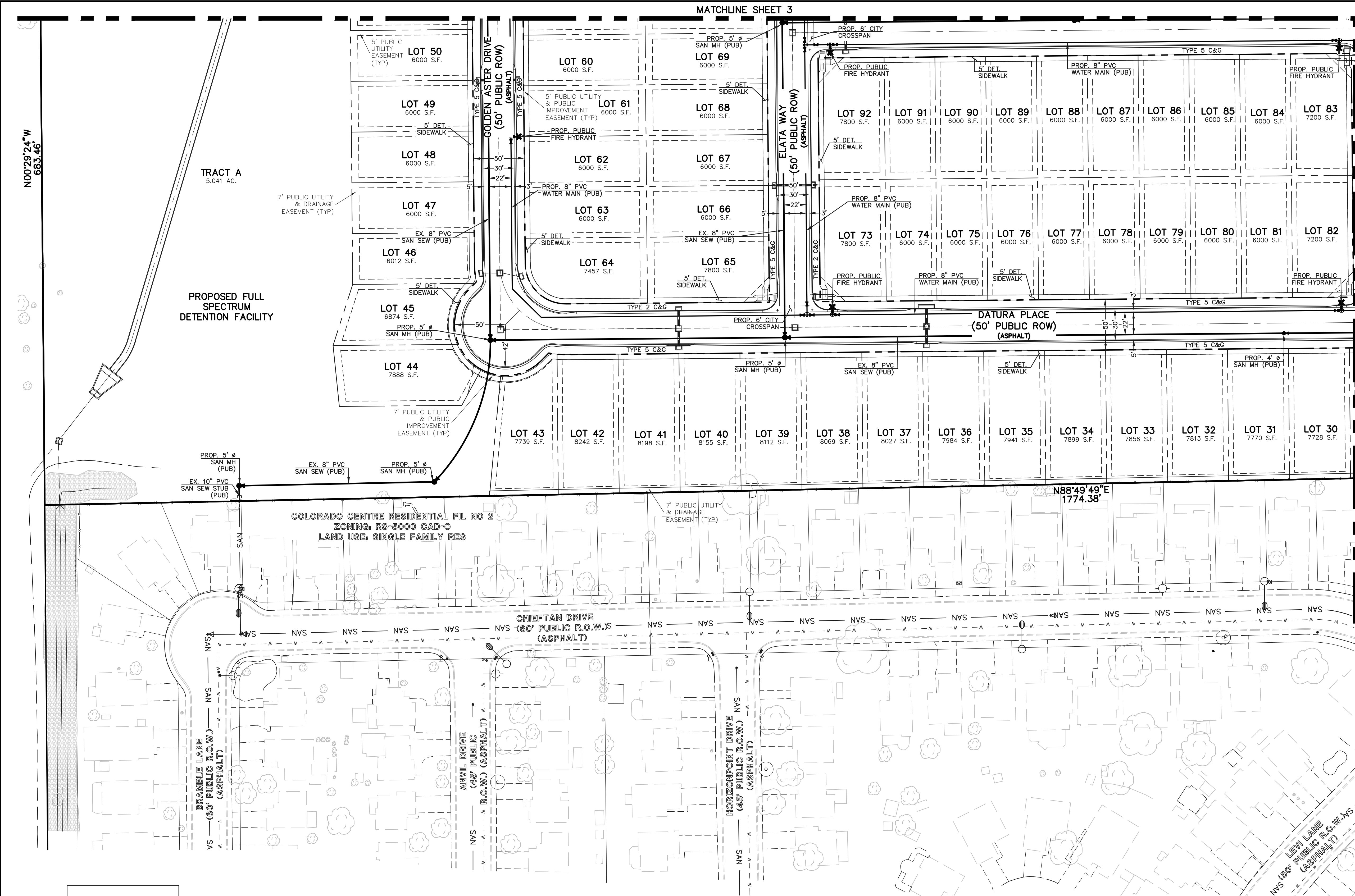
MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET 17	OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

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DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

UTILITY PHASING NOTES:

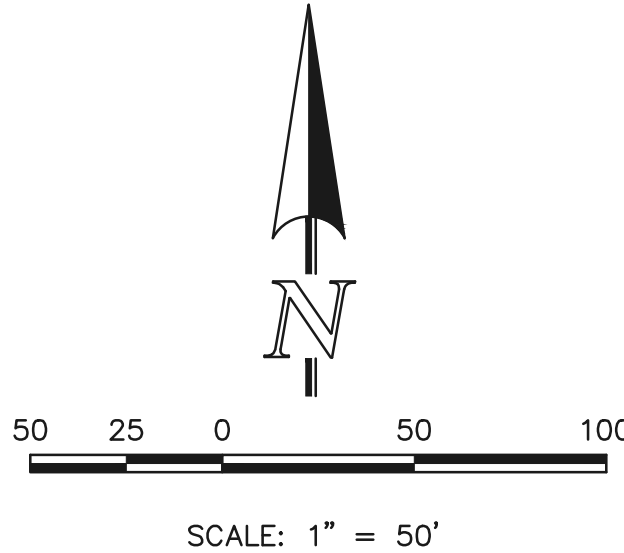
- LOTS 52-87 PHASE 1 CONSTRUCTION AREA
- CONNECTION OF PROPOSED 8" PVC PUBLIC WATER MAIN REQUIRED TO BRADLEY SUBDIVISION PRIOR TO C.O. FOR ANY PHASE 1 LOT.
- MAXIMUM 50 LOTS WITH PHASE 1 CONSTRUCTION CONNECTION TO BRADLEY SUBDIVISION PER APPROVED HAR.

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(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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619 N. Cascade Avenue, Suite 200
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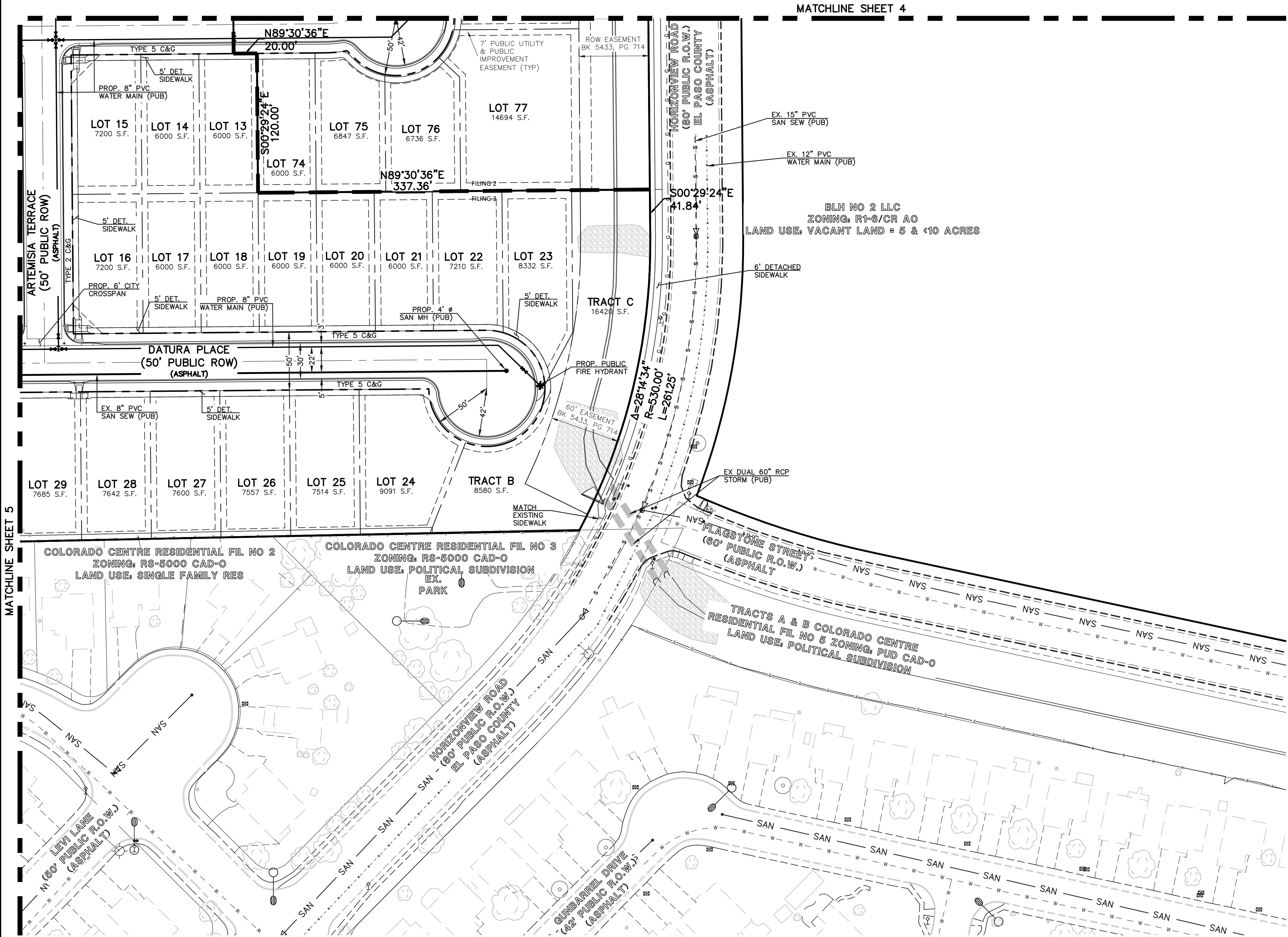
(719)785-0790
(719)785-0799 (Fax)

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

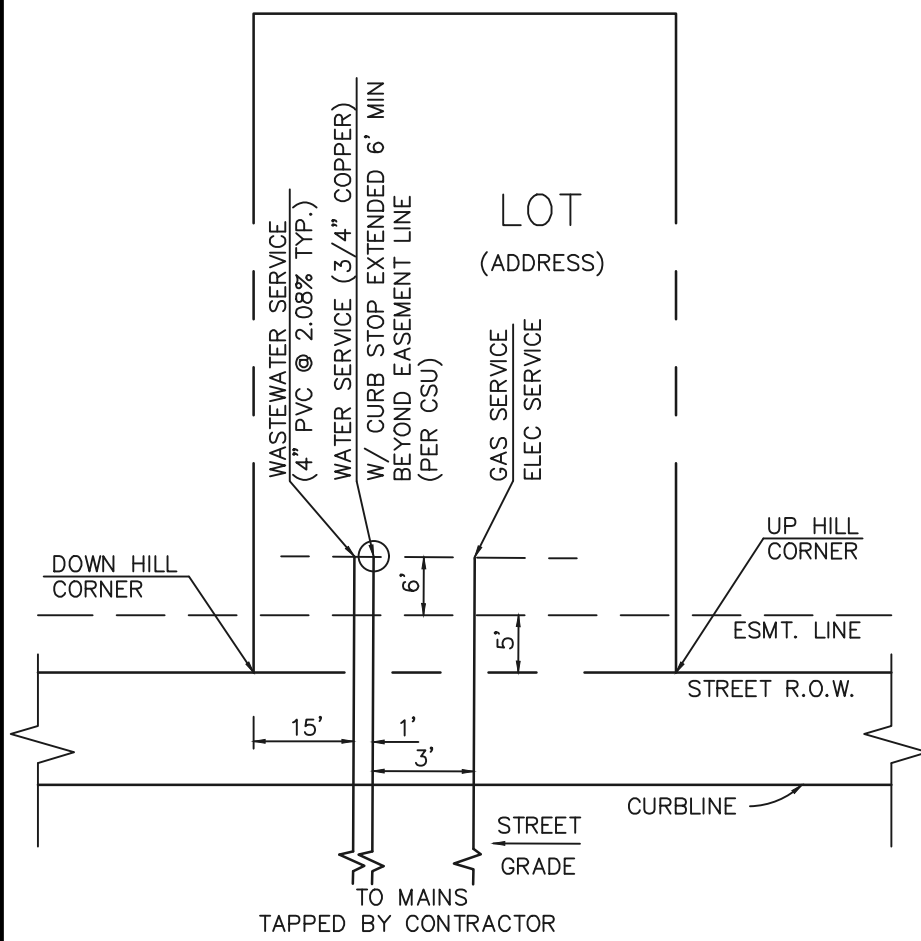
DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	18 OF 28
CHECKED BY	(V) 1"= N/A	JOB NO.	2506.00	

AR DP 21-XXXXX





MATCHLINE SHEET 5



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

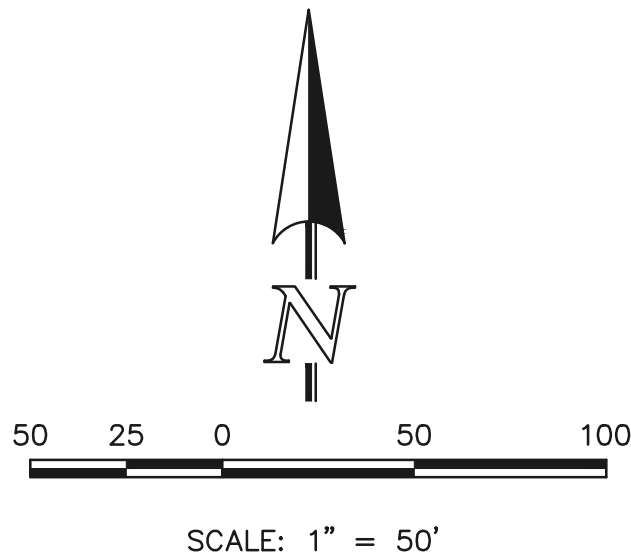
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BOUNDARY LINE	



AR DP 21-XXXX

UTILITY PHASING NOTES:

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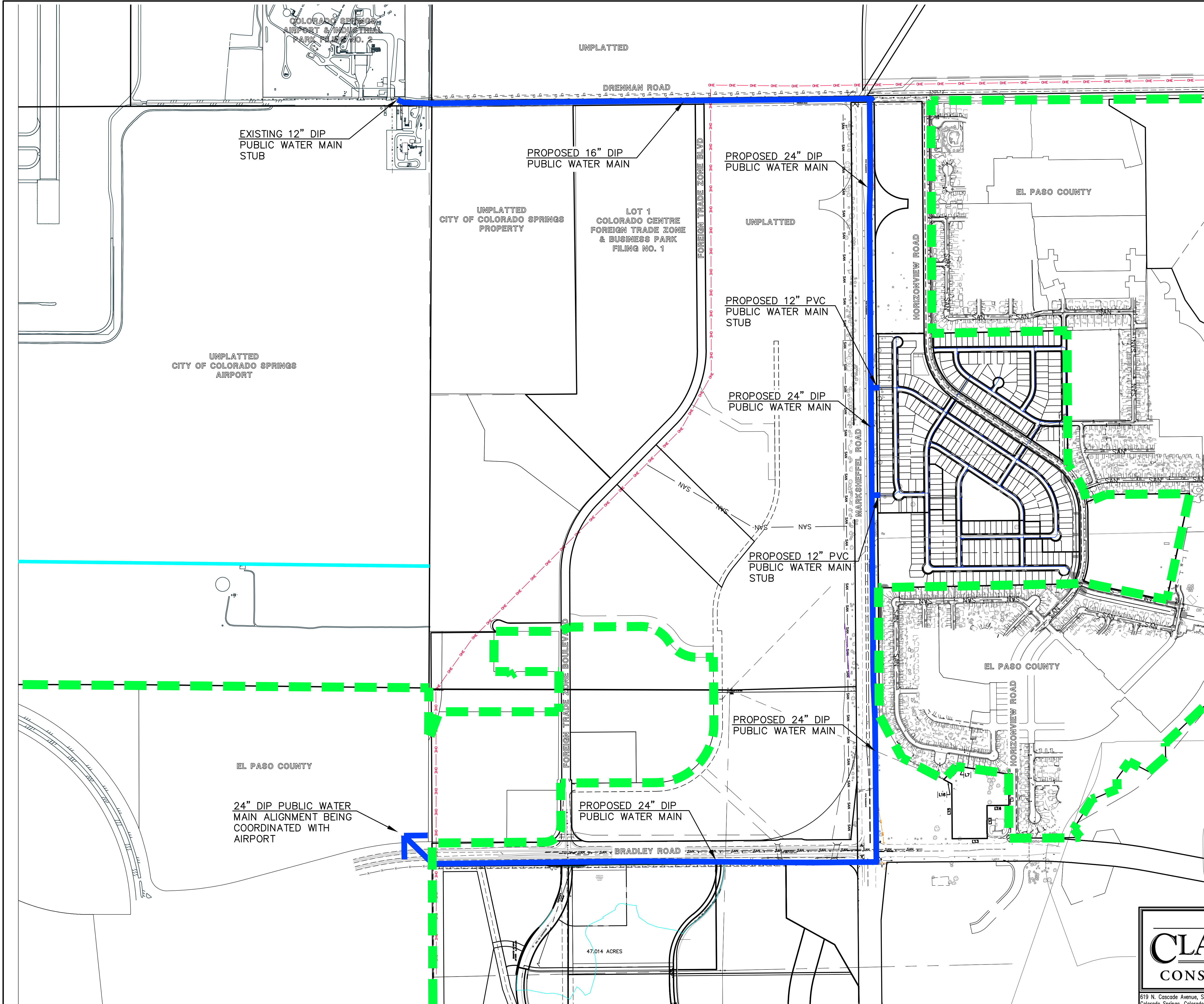
(719) 785-0790
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MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	19 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

CLASSIC CONSULTING

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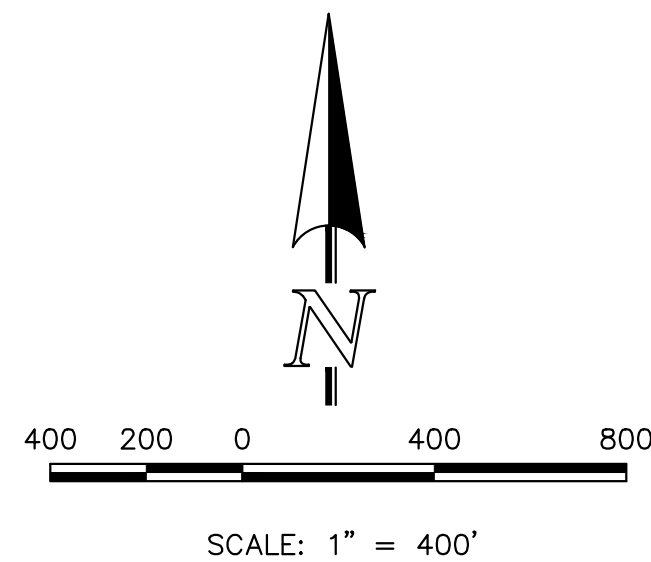


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MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY OFF-SITE WATER PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 400'	SHEET	20 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

AR DP 21-XXXXX



MEADOWWORKS

CITY OF COLORADO SPRINGS, COLORADO

FILINGS 1 - 4 PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

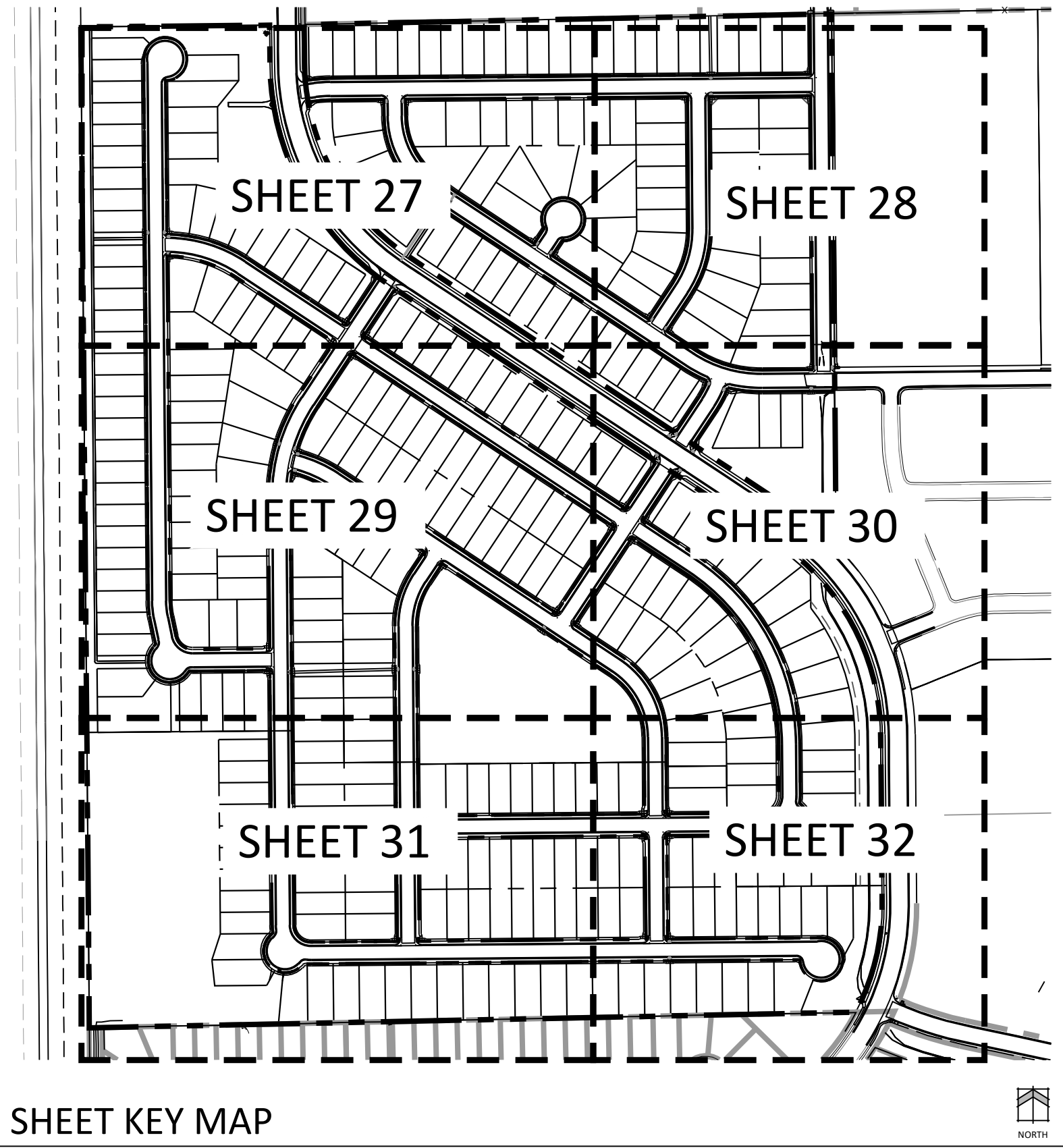
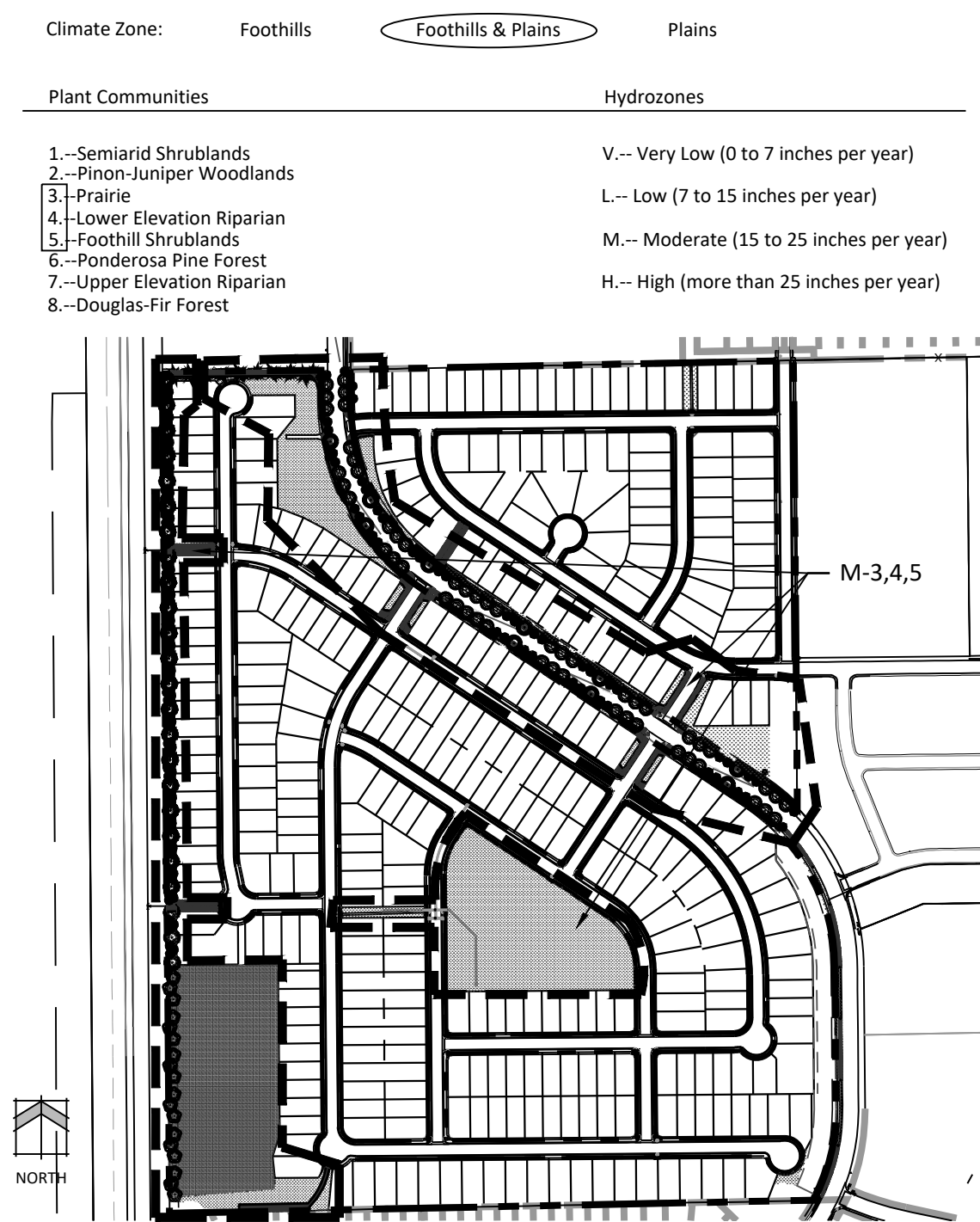
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 1 1/2" SADDLEBACK SWIRL. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAM STONE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

SCHEMATIC LANDSCAPE DIAGRAM



SHEET KEY MAP

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Marksheffel Road	Freeway	25 / 25	2,317'	1 / 20'	116 / 111
Horizonview Drive	Minor Arterial	10 / 10	3,549'	1 / 25'	142 / 108
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
50 / TBD FLP	TBD / TBD	MR	75% / 75%		
340 / TBD FLP	TBD / TBD	HV	75% / 75%		

Landscape Buffer & Screens

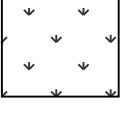
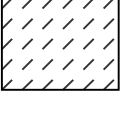
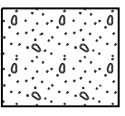
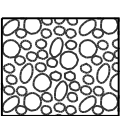
See Code Section/Policy 7.4.323 & 317

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage		
NORTHERN BOUNDARY	15' / 15'	437'		
Buffer Trees (1/20') Required /Provided	Evergreen Trees Req. (50%) /Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.	
22 / 22	11 / 22	NB	75% / 100%	

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	An	52	Acer negundo `Sensation` / Sensation Maple	45'	30'	2" Cal.	B&B	2457DA
	Aa	18	Acer x freemanii `Jeffsred` / Autumn Blaze Freeman Maple	40'	30'	2" Cal.	B&B	S
	Ci	115	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	20'	15'	1.5" Cal.	B&B	235AD
	Gi	24	Gleditsia triacanthos inermis `Skycole` / Skyline Honey Locust	45'	35'	2" Cal.	B&B	4SA
	Tc	10	Tilia cordata / Littleleaf Linden	50'	35'	2" Cal.	B&B	4S
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Js	12	Juniperus scopulorum `Moonglow` / Moonglow Juniper	20'	8'	6' HT	B&B	125678DA
	Pd	10	Picea glauca `Densata` / Black Hills Spruce	30'	20'	6' HT	B&B	

GROUND COVER LEGEND

	NATIVE SEED MIX El Paso County Conservation District Shotgun Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding Rate: Drill Seed @ 8lbs. per 1,000 sf	374,472 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	189,966 sf
	ROCK MULCH 1 1/2" Saddleback Swirl Shrub Planting Bed	40,545 sf
	ROCK COBBLE 2 - 4" Arkansas Tan River Rock	24,915 sf



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MEADOWWORKS

FILINGS 1 - 4 DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY LANDSCAPE PLAN NOTES

21

21 OF 28

SHEET NUMBER

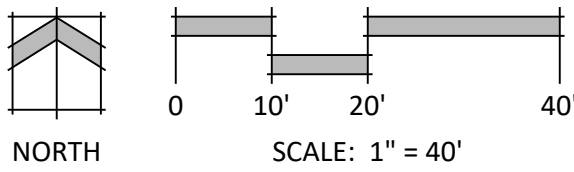
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ZONE: RS-6000 CAD-O
USE: SINGLE FAMILY
RESIDENTIAL
SUB: CUCHARS RANCH 1



ZONE: RS-6000 CAD-O
USE: VACANT
OWNER: WIDEFIELD SCHOOL
DISTRICT NO. 3
SUB: TRACT B MORNING SUN 1

SEE SHEET 26 OF 33 FOR PLANT SCHEDULE & LANDSCAPE NOTES



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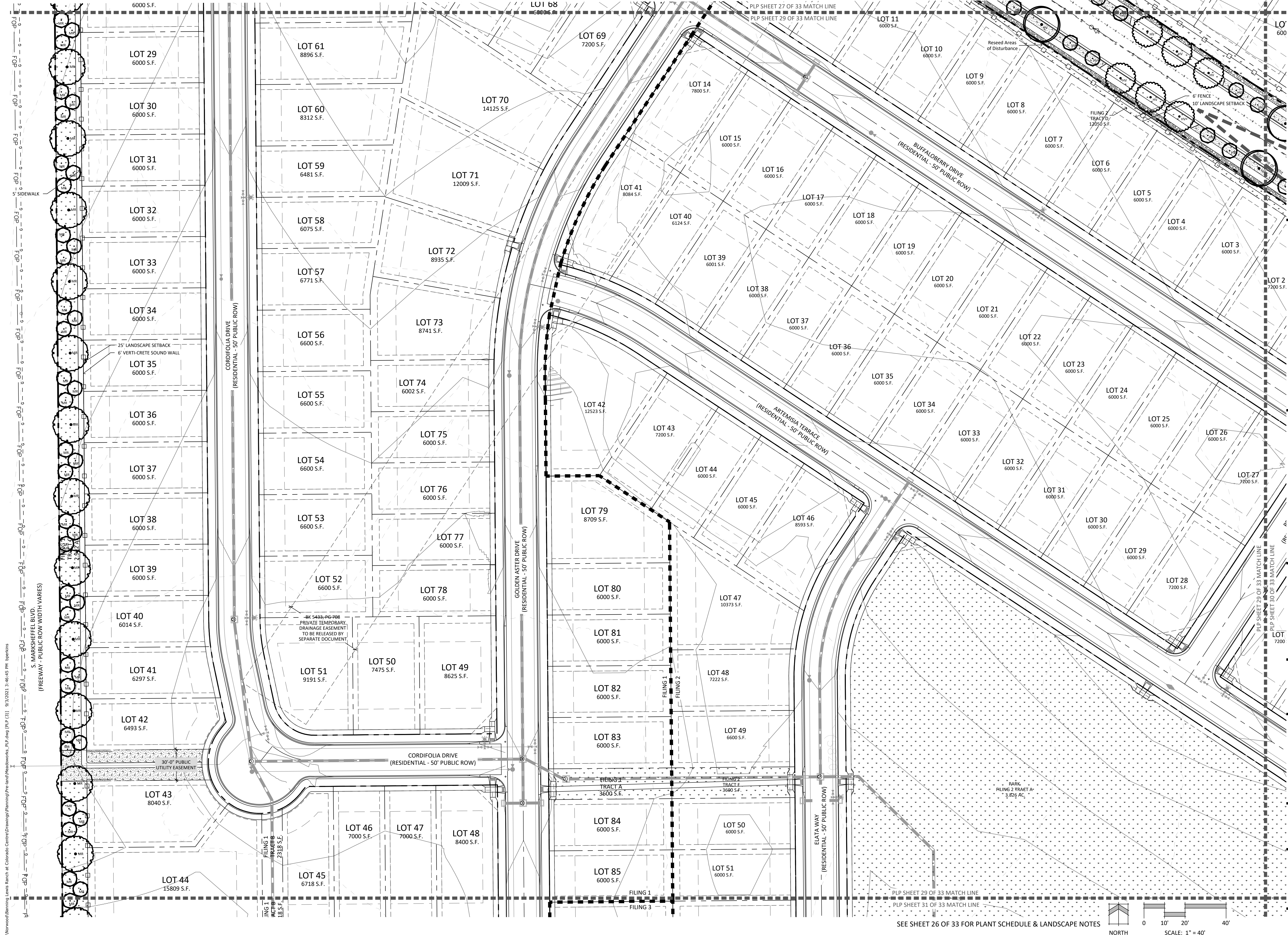
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PRELIMINARY
LANDSCAPE PLAN

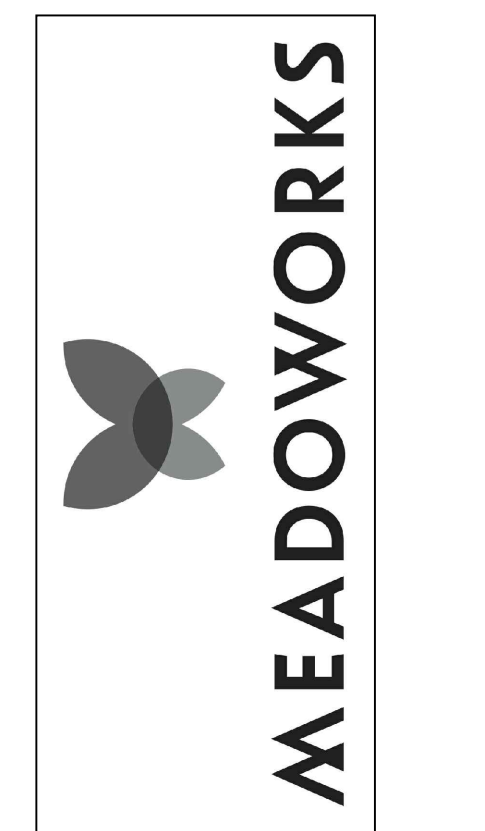
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23 OF 28

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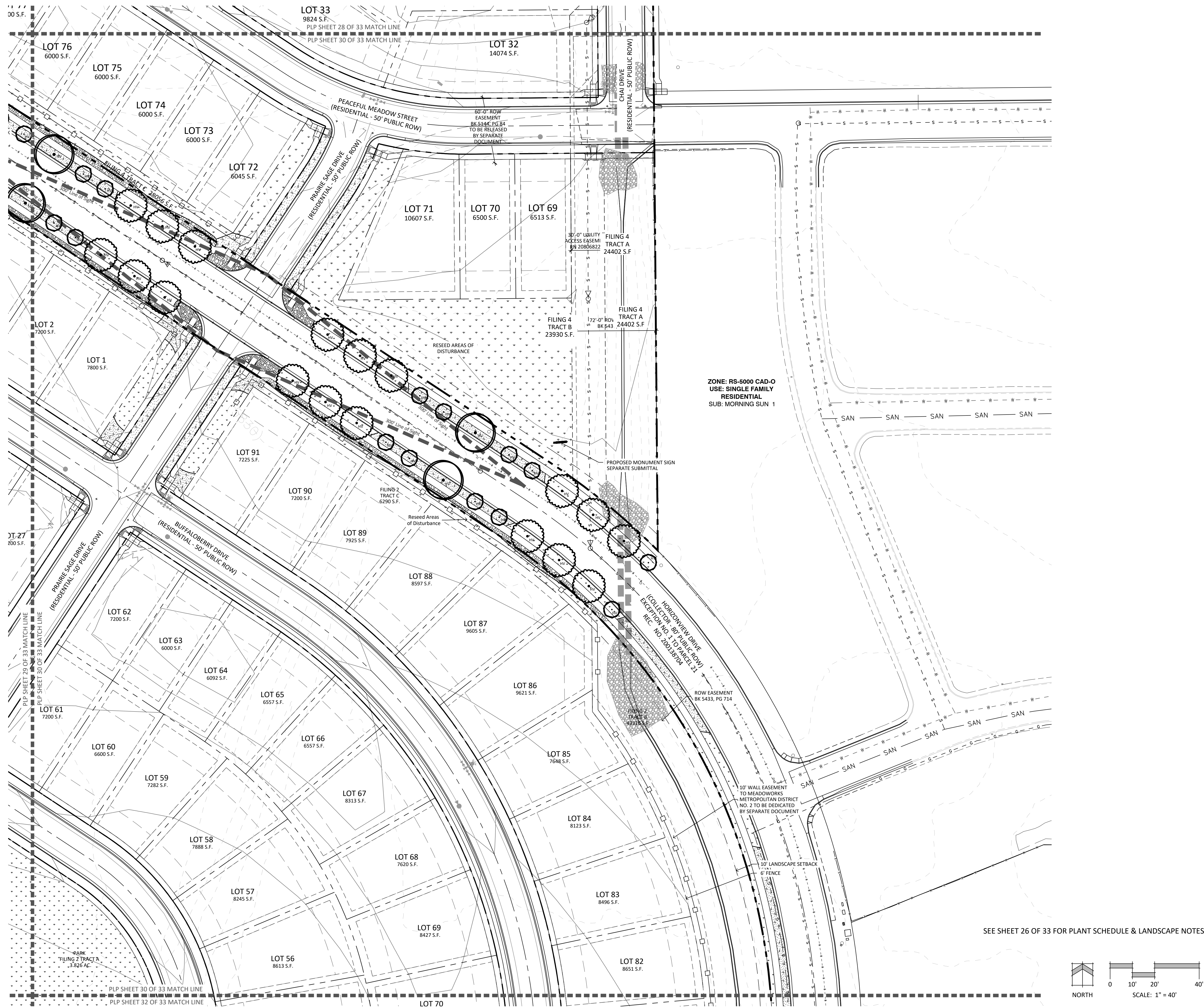
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FILINGS 1 - 4 DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

PRELIMINARY LANDSCAPE PLAN

24
24 OF 28



FILINGS 1 - 4
DEVELOPMENT PLAN

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PRELIMINARY LANDSCAPE PLAN

25 OF 28



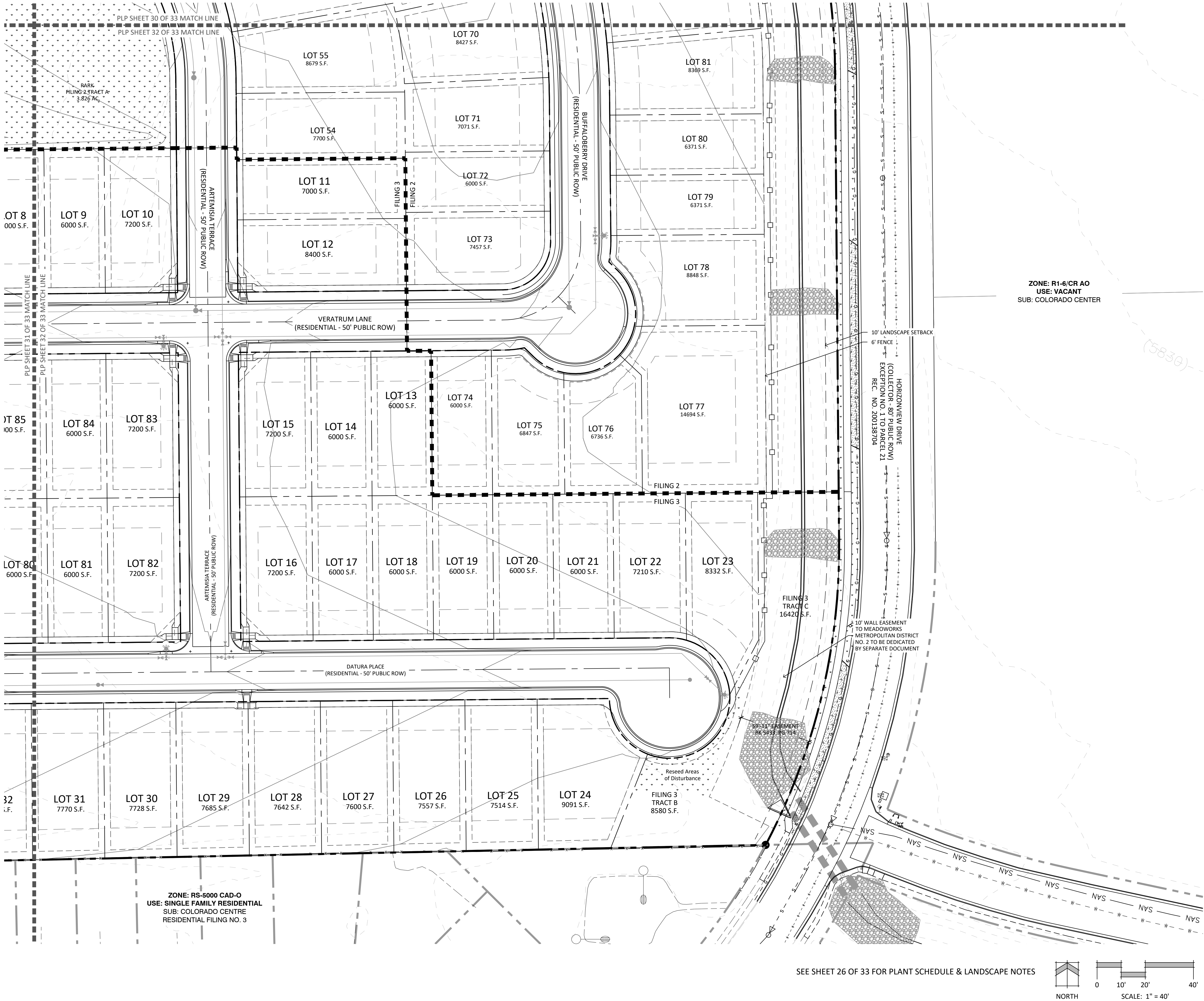
PROJECT INFO	DATE:	09/03/2021
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	B. PERKINS

PRELIMINARY LANDSCAPE PLAN

26 OF 28



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PRELIMINARY
LANDSCAPE PLAN

