

LEGAL DESCRIPTION:

A tract of land located in portions of the South half (S1/2) of Section 30 and the North half (N1/2) of Section 31, Township 12 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Enclave III at Wolf Ranch Filing No. 1 as recorded at Reception No. \_\_\_\_\_ of the records of said El Paso County; thence S76°56'33"W on the Northerly line of said Lot 4, a distance of 106.73 feet to the Northeast corner of Lot 3 of said Enclave III at Wolf Ranch Filing No. 1; thence S46°27'24"W on the Northwesterly line of said Enclave III at Wolf Ranch Filing No. 1, a distance of 168.62 feet to the Northeastly right-of-way line of Wolf Valley Drive, dedicated to the public in Elan at Wolf Ranch Filing No. 1 as recorded at Reception No. \_\_\_\_\_ of the records of said El Paso County, the following three (3) courses are on said Northeastly right-of-way line; thence: 1) N43°32'36"W a distance of 696.01 feet to a point of curve; 2) on a curve to the right having a central angle of 13°08'04", a radius of 471.50 feet for an arc distance of 108.09 feet, whose chord bears N36°38'34"W; 3) N30°24'32"W a distance of 261.35 feet to the most Northerly corner of said Wolf Valley Drive right of way; thence S59°35'28"W on the Northwesterly line of said Wolf Valley Drive, a distance of 57.00 feet to a point one and one-half (1.50') Northeastly of the Southwesterly line of the public utility easement recorded at Reception No. 217146420 of the records of said El Paso County, as measured perpendicular thereto, the following five (5) courses are parallel with said Southwesterly line and the Westerly line of said public utility easement; thence: 1) N30°24'32"W a distance of 27.01 feet to a point of curve; 2) on a curve to the left having a central angle of 31°06'36", a radius of 321.50 feet for an arc distance of 174.56 feet, whose chord bears N45°57'50"W; 3) N61°13'08"W a distance of 337.62 feet to a point of curve; 4) on a curve to the right having a central angle of 82°12'05", a radius of 478.50 feet for an arc distance of 686.50 feet, whose chord bears N20°25'05"W; 5) N20°40'58"E a distance of 263.97 feet to the Southwesterly line of the gas line easement recorded in Book 1623 at Page 606 of the records of said El Paso County; thence S69°58'11"E on said Southwesterly line, a distance of 1247.82 feet; thence S09°48'27"E a distance of 48.36 feet; thence S17°19'52"E a distance of 162.39 feet to a point on a curve, from which a radial line bears S17°19'52"E; thence on a curve to the right having a central angle of 20°50'24", a radius of 833.50 feet for an arc distance of 303.16 feet, whose chord bears N83°05'20"E; thence S03°30'31"W a distance of 89.00 feet; thence S15°30'01"W a distance of 178.27 feet; thence S00°46'27"E a distance of 157.01 feet; thence S22°18'02"W a distance of 82.78 feet; thence S48°07'49"W a distance of 79.13 feet; thence S13°49'43"W a distance of 69.34 feet; thence S01°20'05"E a distance of 81.02 feet; thence S33°46'30"E a distance of 59.52 feet; thence S39°12'12"E a distance of 112.65 feet; thence S40°06'42"W a distance of 152.03 feet; thence S14°55'47"E a distance of 156.11 feet; thence S44°44'44"E a distance of 133.24 feet to the POINT OF BEGINNING and containing 36.029 acres of land, more or less.

GENERAL NOTES:

1. The development will be comprised of single family detached residential units with all units on fee simple lots.
- A 2-year approximate build out is anticipated.
- All streets within this development are public and will be dedicated to the City of Colorado Springs for ownership and maintenance.
- Standard City street lighting will be used throughout, to be installed by the developer.
- Street grades will be in accordance with the subdivision ordinance and over lot grading will be used to achieve lot conformance with streets.
- Slopes not to exceed 3:1 without stabilization.
- Front-yard slopes not to exceed 3:1 without retaining walls.
- All lots and dimensions of lots are shown in an approximate way only. Platted lot dimensions may vary, however densities are established by this plan and by ordinance.
- The developer is responsible for the construction of all sidewalks and trails within all tracts.
- Public improvement easements or tracts will be provided for all public sidewalks located outside of public Right-of-Way.
- All utilities will be located per City standard and sized accordingly.
- The community trails as shown on the plan will be constructed by the developer and maintained by the Old Ranch Metropolitan District. (Refer to tract table on this sheet) The trail will be constructed at the time of the construction of this subdivision. The land that the trail is shown on belongs to the developer and that property will be platted as a tract and deeded to the Old Ranch Metropolitan District.
- According to FEMA Maps 08041C0527G and 08041C0529G, effective date 12/7/2018, no portion of this development is located within a designated floodplain.
- All lot landscaping and irrigation, including landscape materials in adjacent R.O.W.'s will be maintained by the lot owner.
- No significant natural features exist on this property.
- A 3-foot clear space shall be maintained around the circumference of fire hydrants as indicated: (2009 Colorado Springs Fire Code §507.5.5)
- Street Signs: Temporary or permanent street signs shall be installed at each street intersection when construction of roadways allows passage by vehicles. (2009 IFC §501.4)
- All street name signs/permanent signs will meet MUTCD & Traffic Engineering design standards and be installed by the developer.
- The landscaping and irrigation system included in the R.O.W. adjacent to the double frontage streetscape tracts along Wolf Valley Drive will be installed by the developer and maintained by the Wolf Ranch Homeowners Association.
- The Water Quality and Detention for this subdivision will be located off site in Pond F-28. Refer to the drainage report for details.
- Type 1 curb will be used at any location where driveway access is not needed. For example side yard, parks, tracts, and back of lots.
- Sidewalks will be detached on all streets, but transitioning to attached on cul-de-sac bulbs on residential and minor residential streets. Setbacks are per Minimum Setbacks shown and the Lot Typicals in both cases.
- All Lots will have a 5 foot wide front and 7 foot wide rear yard easement for public utilities and private drainage purposes only. All side lot lines will have a 5 foot wide easement for public utilities and private drainage purposes only. All lot lines abutting a public Right-of-Way are hereby platted with a 5 foot wide easement for public utilities, public drainage and public improvements. All lots adjacent to two street right-of-ways are hereby platted with a 25 foot by 25 foot triangle easement for public improvements only. Surface maintenance of all public easements is vested in the property owners.
- This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts.

ADA STANDARD NOTE:

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.

Tract Table				
Tract	General Purpose	Use	Ownership	Maintenance
Filing 8				
Tract "A"	Common Open Space, Pocket Park, Community Trails for the residents of Wolf Ranch	Public open space, community trails, pocket park, landscape furnishings, landscape, irrigation, fencing, and public drainage.	Old Ranch Metropolitan District	Old Ranch Metropolitan District
Tracts "B, C, and D"	Common open space and landscape setbacks for the residents of Wolf Ranch	Public open space, sidewalks, public drainage, public improvements, public utilities, landscape, irrigation, fencing, and signage.	Wolf Ranch Homeowners Association	Wolf Ranch Homeowners Association
Filing 9				
Tracts "A,B, and C"	Common open space and landscape setbacks for the residents of Wolf Ranch	Public open space, sidewalks, public drainage, public improvements, public utilities, landscape, irrigation, fencing, and signage.	Wolf Ranch Homeowners Association	Wolf Ranch Homeowners Association

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:

THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.

A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

LAND USE DATA:

Existing Zone

Master Plan

Planning Area

Drainage Basin

Tax Number

Subdivision Plat:

PUD (CPC PUZ 04-00047) Ordinance No. 05-39

Wolf Ranch Master Plan (CPC MP 05-00080-A7MJ19)

Planning Area "C" Low to Medium Density Residential

Cottonwood Creek

52000-00-425

Revel at Wolf Ranch Filing Nos. 8 & 9

Total Acres	36.03 Ac.
Street R.O.W.	8.35 Ac.
Open Space and Landscape Tracts	6.93 Ac.
Lots	20.75 Ac.

Total Number of Lots

Gross Density

91 lots

2.5 DU/Ac

LOT DATA:

Minimum Lot Size Allowed by Zone

Average Lot Size

Expected Home Size (Range):

Maximum Building Coverage :

Private Open Space on Lot:

Maximum Building Height:

2,500 Sq. Ft.

9,931 Sq. Ft.

2,000 - 7,000 Sq.Ft.

Not Applicable (coverage per building envelope)

600 Sq. Ft. minimum

30 ft.

PARKING ALLOCATION: 2 spaces per unit minimum required

- Garage - 2 Spaces
- On-street Parking Allowed Both Sides

MINIMUM SETBACKS: (see Lot Typicals on This Sheet)

(All dimensions shown are to Property Line / ROW, unless otherwise noted. )

Front: 12' to building for lots fronting residential streets,  
12' to side of structure when adjacent to residential street on corner lots;  
20' to side of structure when adjacent to collector street on corner lots.

- Minimum 20' to be maintained from garage doors to back of walk in all cases:
- 25' to garage front from property line / ROW for lots with detached sidewalks

20' to garage front from property line / ROW for lots with attached sidewalks

Side: 5' on internal lots.  
5' to side of structure when adjacent to tracts on corner lots.

Rear: 15 ft.

Minimum lot width:

Minimum corner lot width:

Minimum street frontage (except flag stems):

Minimum street frontage for flag stems:

40' as measured at and parallel to the front building line

50' as measured at and parallel to the front building line

30'

20'

Lot Coverage by Driveway: Zoning Code Section 7.4.206 E.2.a.(1)(2) Lot coverage of front setback by driveways is not applicable to this PUD. There is no maximum coverage limitations on driveways in this PUD.

COMMON OPEN SPACE:

200 Sq. Ft. per lot required for lots greater than 5,000 Sq. Ft.

Up to 50% credit may be given if land designated as public park land, public open space, recreation centers, and private parks (if they are open to the use of Wolf Ranch residents), are located within 1/4 mile of the lot and that a street classified as a minor arterial or greater does not have to be crossed without grade separation or a signalized pedestrian crossing.

91 lots greater than 5,000 Sq. Ft. X 200 Sq. Ft. = 18,200 Sq. Ft. required with no credits

91 lots are located within 1/4 mile of parks and public open space X 100 Sq. Ft. = 9,100 Sq. Ft. credit

9,100 Sq. Ft. common open space required with 50% credit

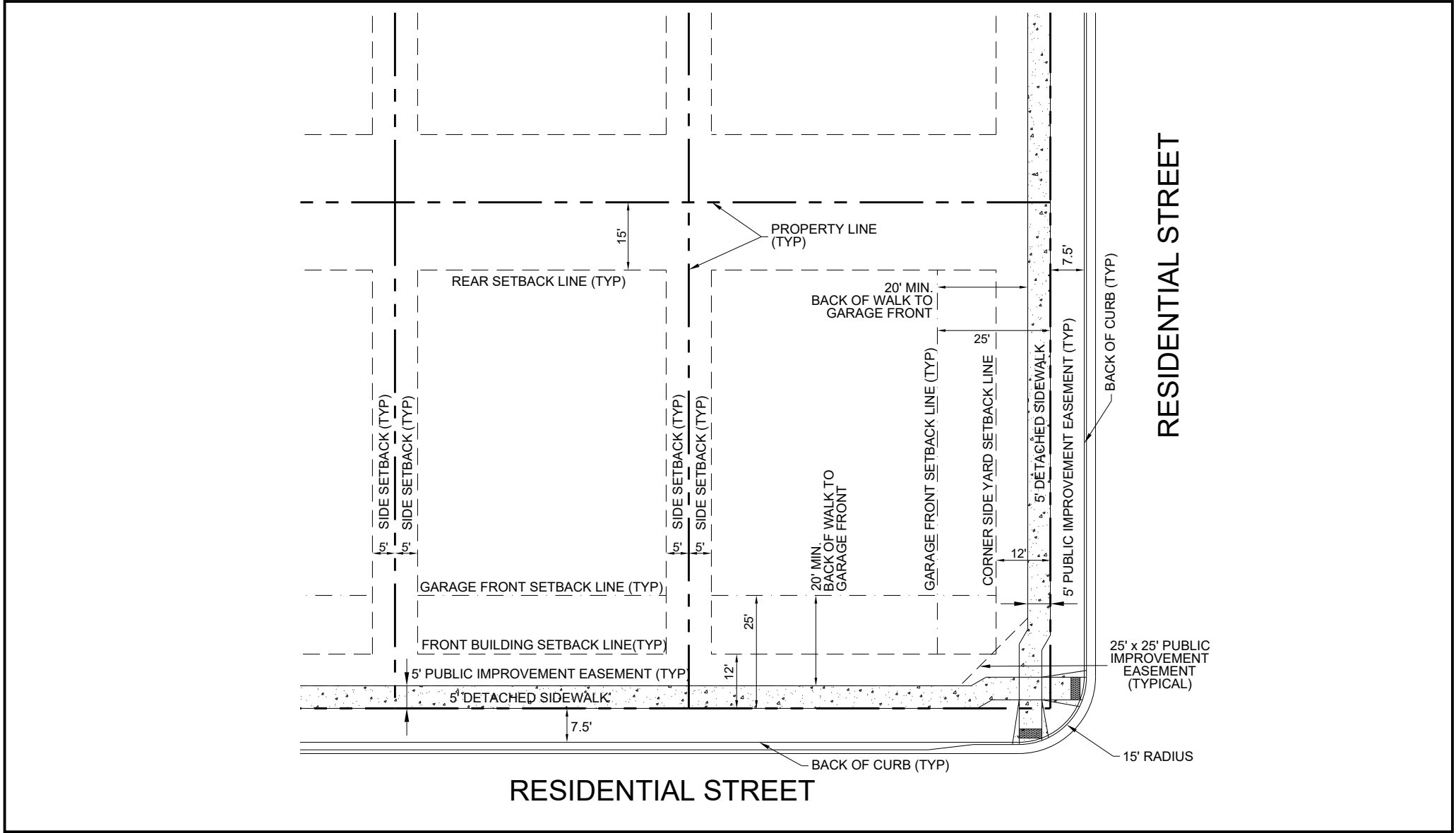
302,025 Sq. Ft. common open space provided

Fence Notes:

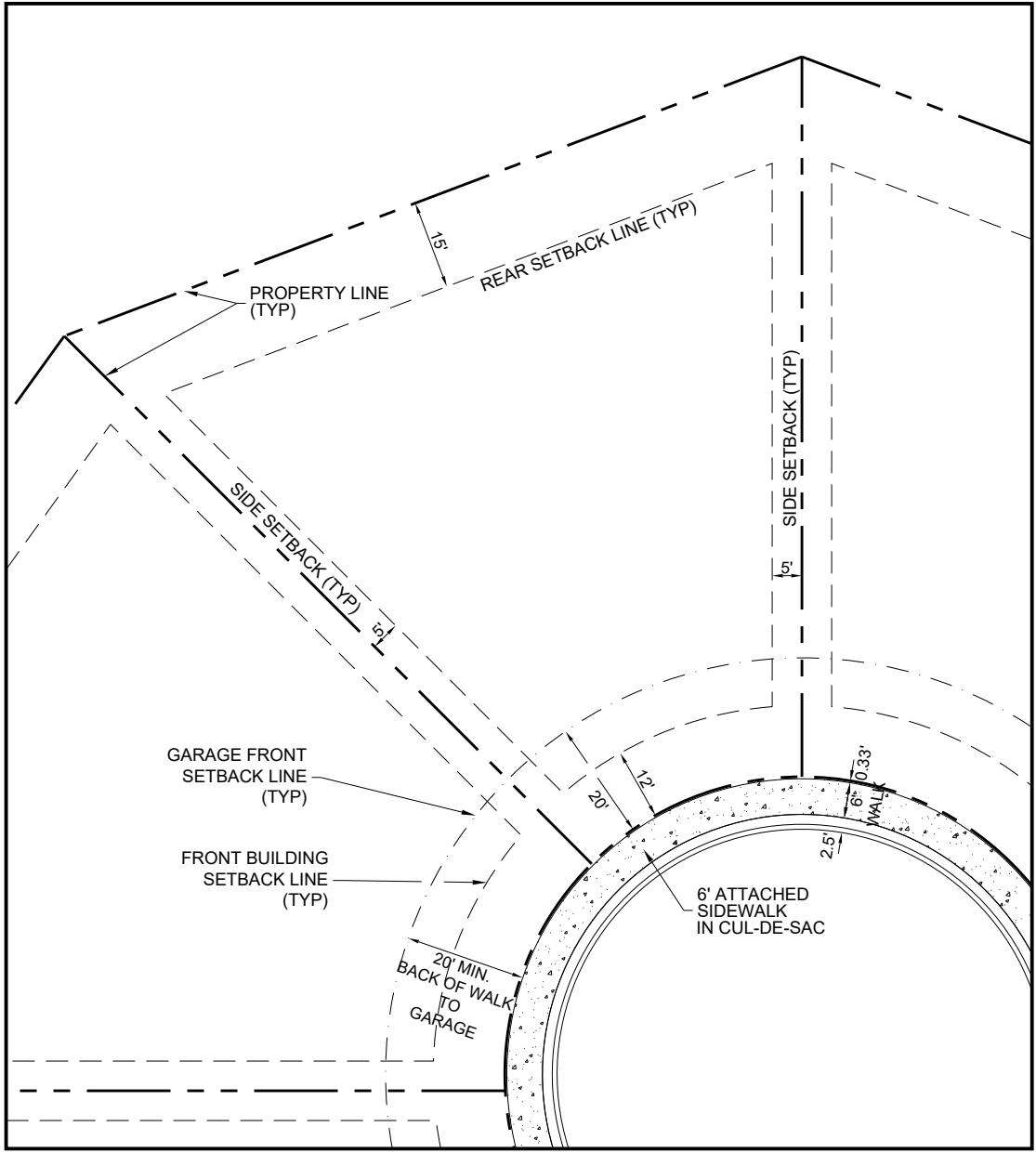
The three rail woodcrete fence as shown on the plans and detailed on sheet 7 is optional and if constructed, will be built by the developer or future homeowner. Maintenance of the fence will be by the Old Ranch Metropolitan District if constructed by the developer or by the homeowner if constructed by the homeowner.

SHEET INDEX

- 1 of 16
- 2 of 16
- 3 of 16
- 4 of 16
- 5 of 16
- 6 of 16
- 7 of 16
- 8 of 16
- 9 of 16
- 10 of 16
- 11 of 16
- 12 of 16
- 13 of 16
- 14 of 16
- 15 of 16
- 16 of 16
- DEVELOPMENT PLAN COVER SHEET
- DEVELOPMENT PLAN SITE PLAN
- GRADING PLAN
- PRELIM. UTILITY & PUBLIC FACILITY PLAN
- PRELIM. UTILITY & PUBLIC FACILITY PLAN
- FINAL LANDSCAPE PLAN
- FINAL LANDSCAPE PLAN
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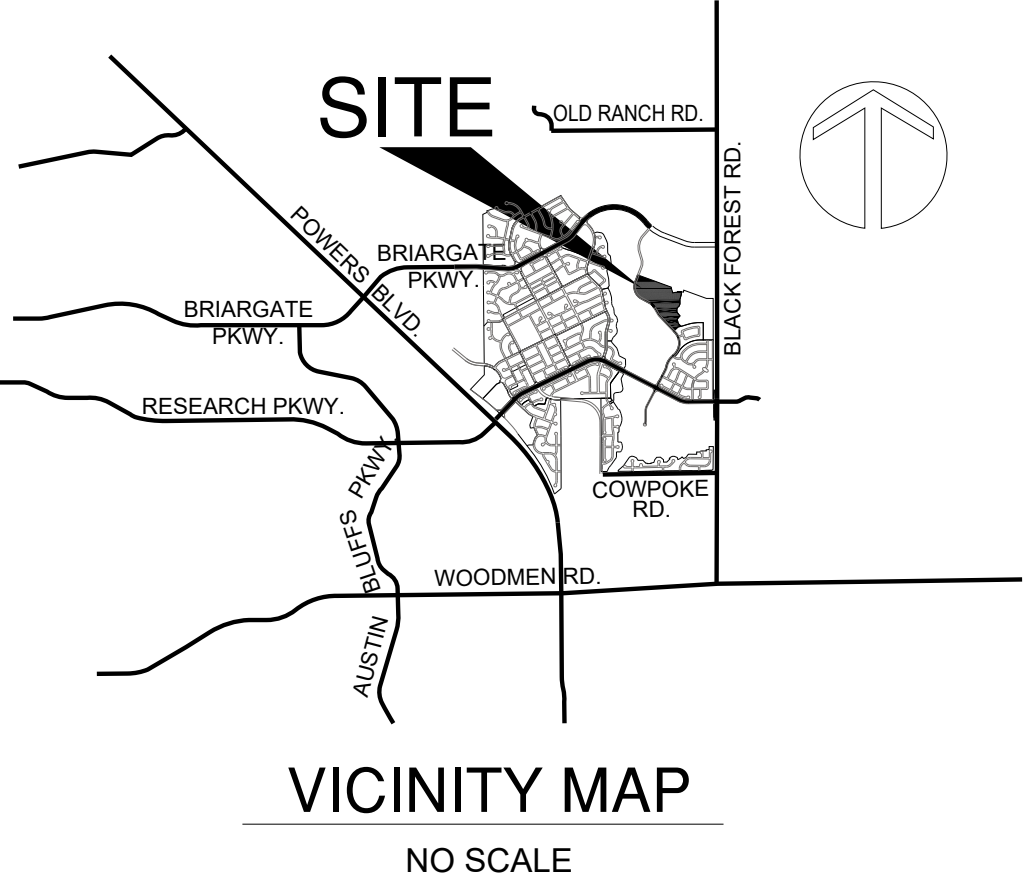
TYPICAL STANDARD LOT CONCEPT



TYPICAL CUL-DE-SAC LOT CONCEPT

LOT TYPICAL NOTES:

- ALL DIMENSIONS SHOWN ARE TO PROPERTY LINE / ROW, UNLESS OTHERWISE NOTED.
- MINIMUM 20' TO BE MAINTAINED FROM GARAGE DOORS TO BACK OF WALK IN ALL CASES.



VICINITY MAP

NO SCALE



Revel II B at Wolf Ranch Development Plan

COLORADO SPRINGS, COLORADO

Norwood Development Group  
111 S. Tejon, Suite 222  
Colorado Springs, CO 80903  
(719) 593-2600

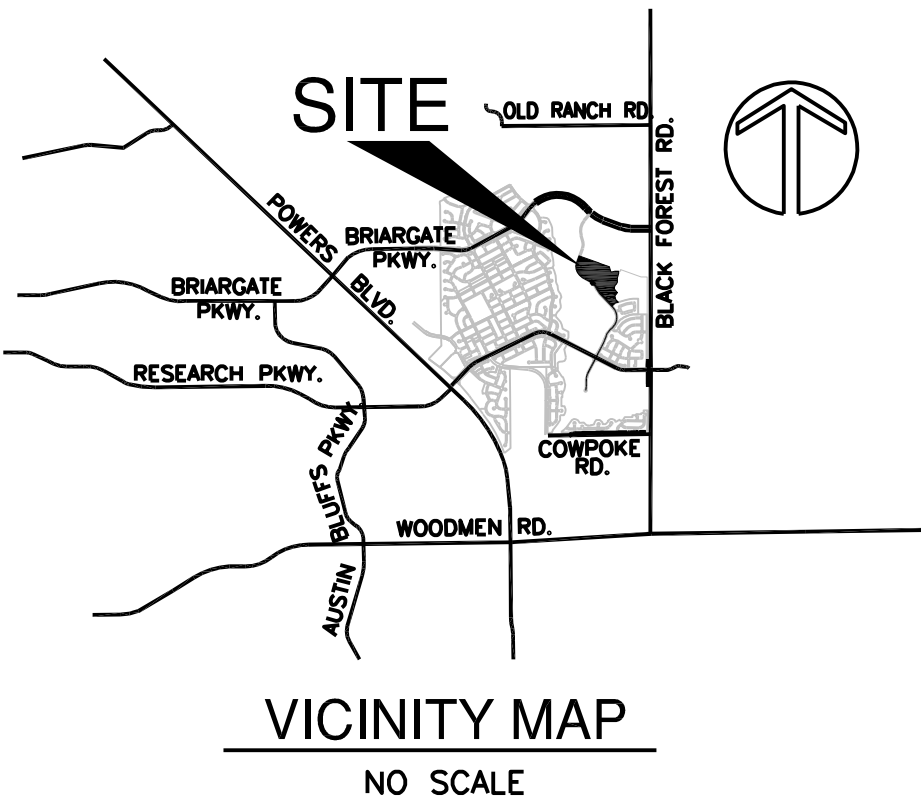
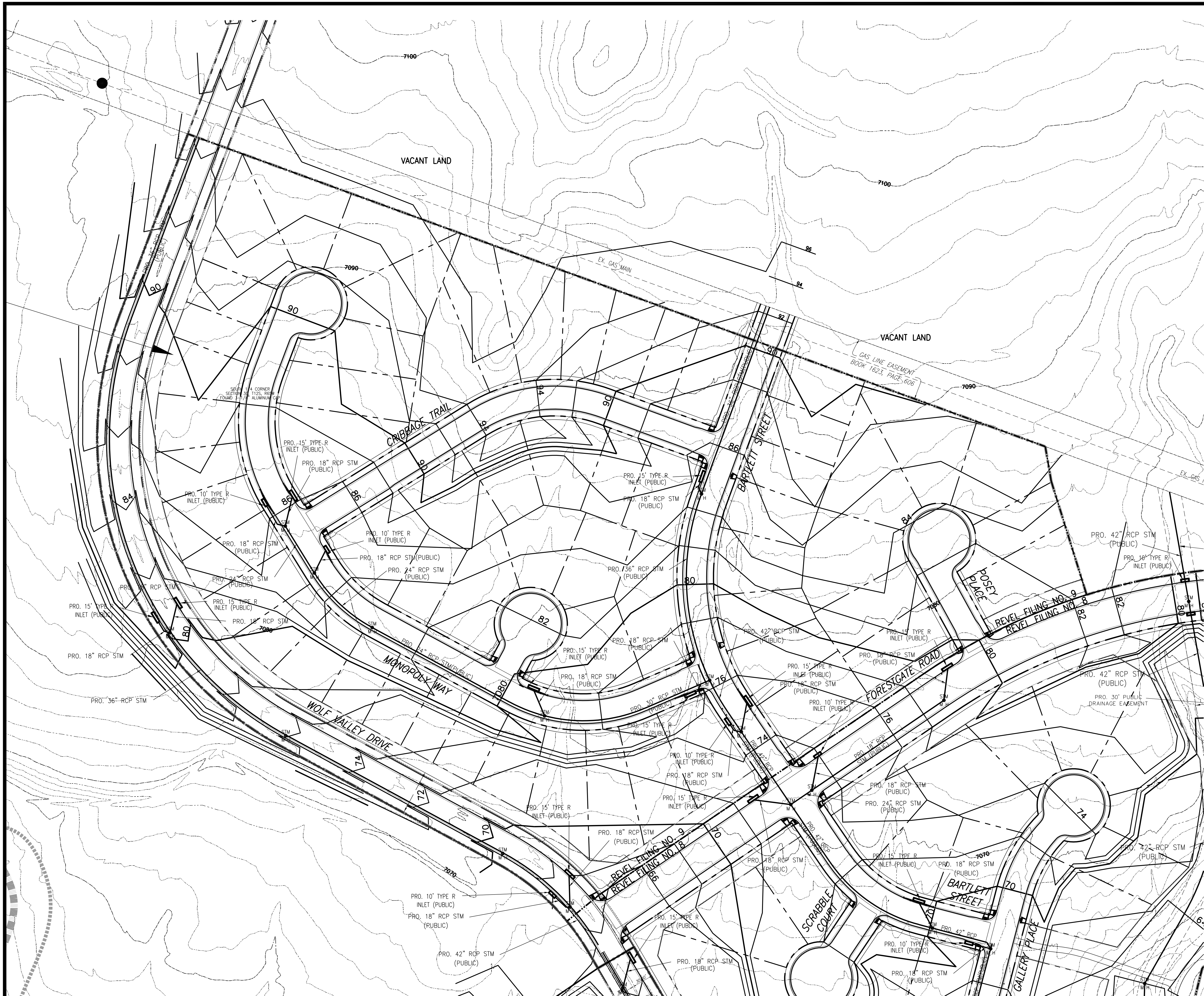
Prepared By: NDA NASS DESIGN ASSOCIATES  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
111 S. Tejon, Suite 212  
Colorado Springs, CO 80903  
(719) 475-2406

PREPARATION: 02-01-21  
REVISED:  
CITY FILE NO: AR PUJ 21-

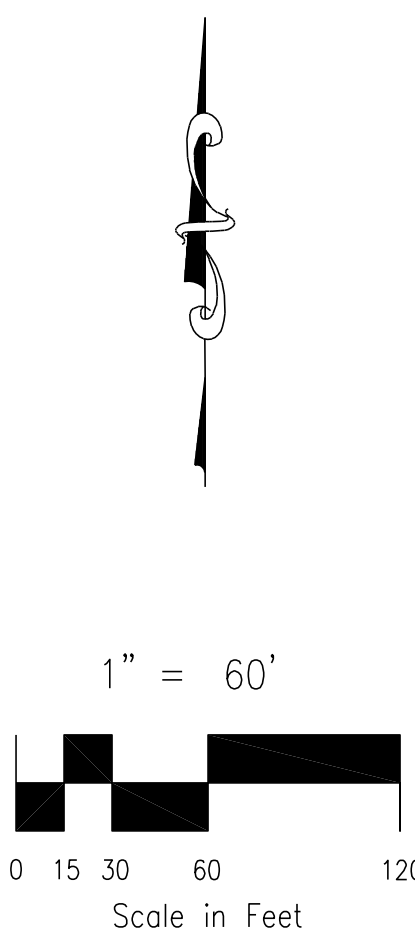









- LEGEND**
- EXISTING 2' CONTOUR
  - EXISTING 10' CONTOUR
  - PROPOSED 2' CONTOUR
  - PROPOSED 10' CONTOUR



SHEET 3 OF 16

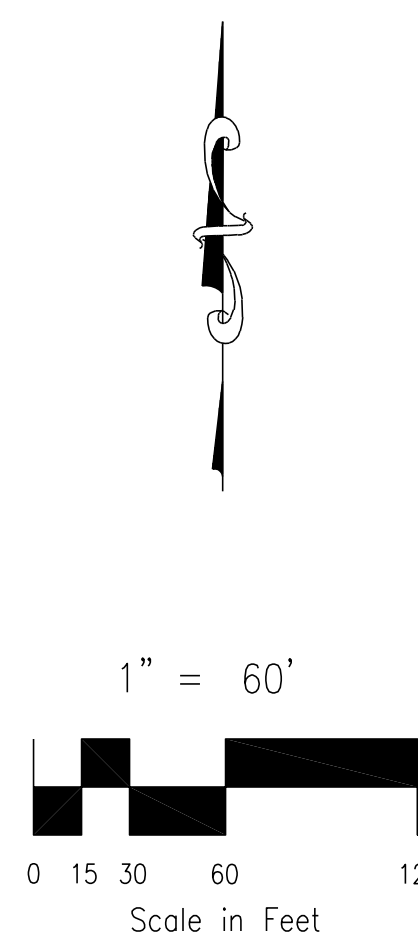
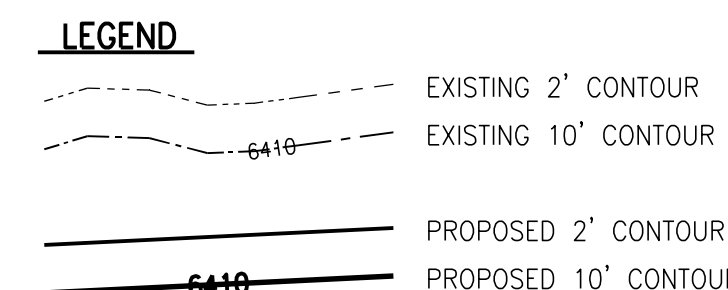
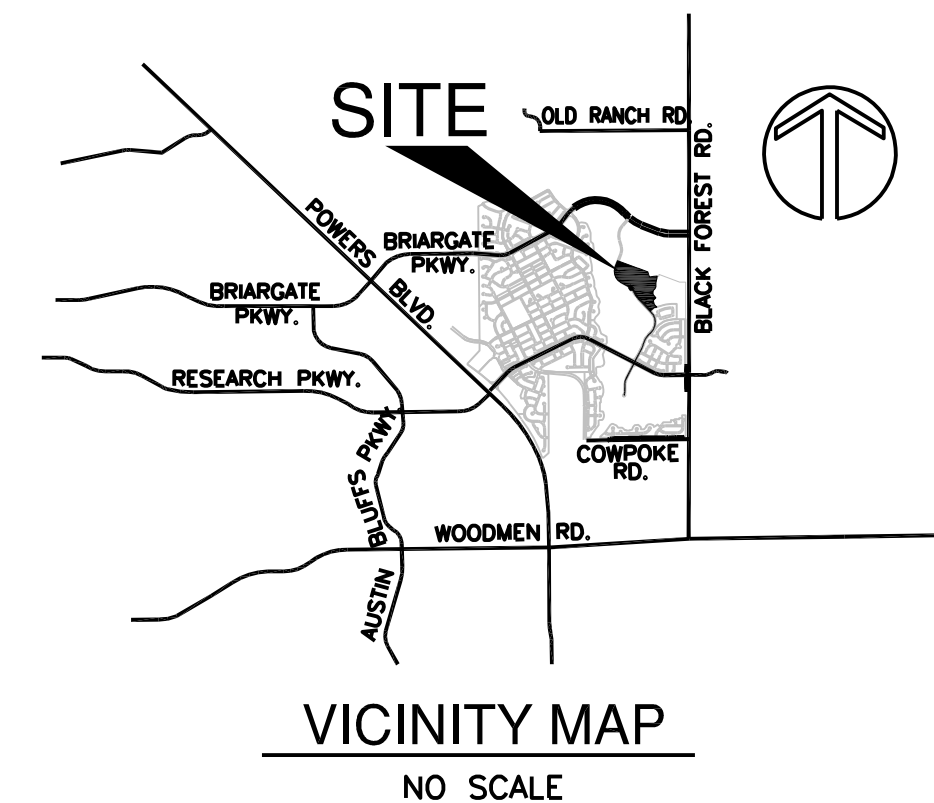
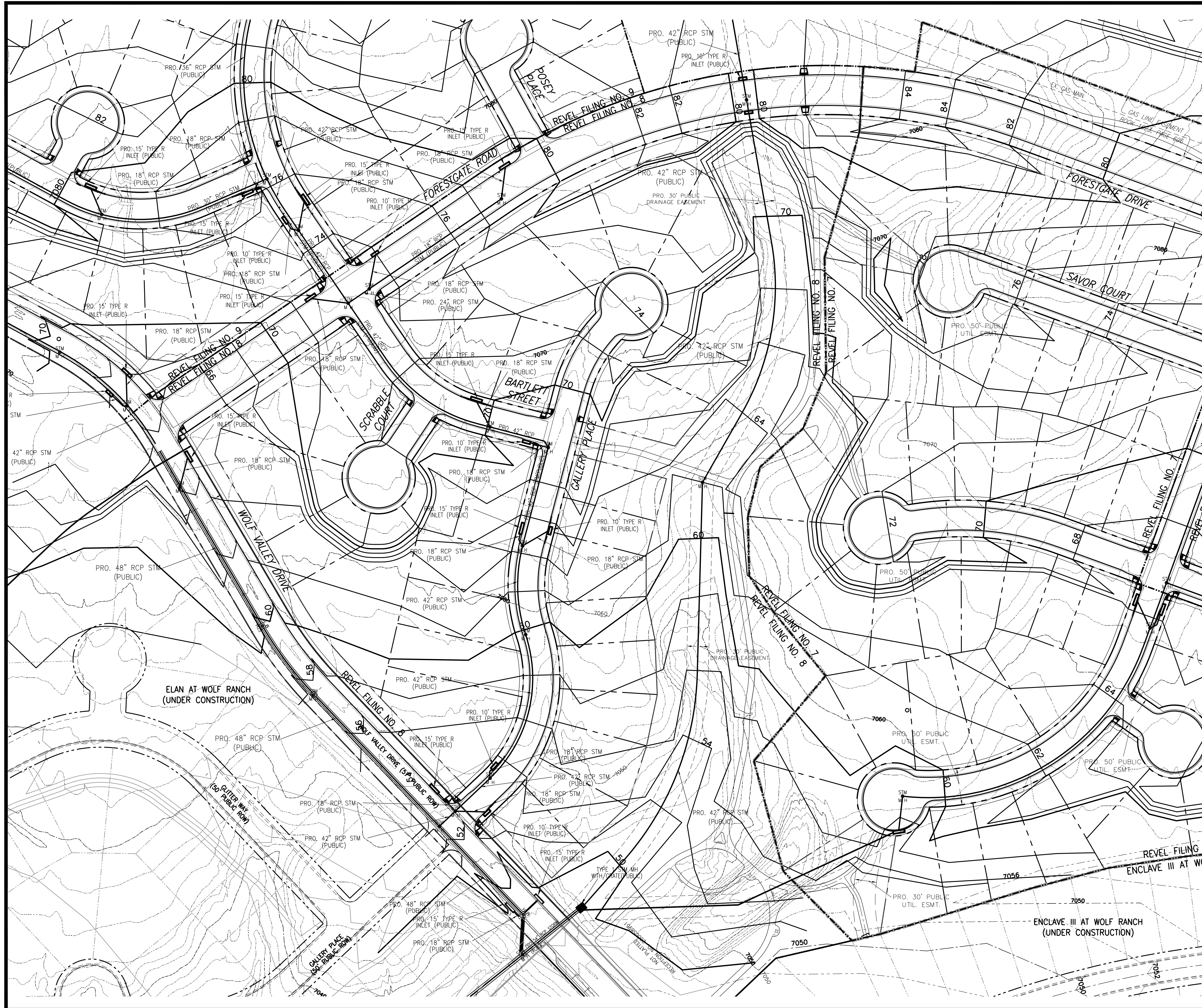
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COLORADO SPRINGS, CO 80909  
(719) 475-2575 • FAX (719) 475-9223


REVEL AT WOLF RANCH PHASE II B (REVEL FILINGS 8 & 9)		
TITLE : PRELIMINARY GRADING		
SCALE : 1"=60'	DRAWN BY : KDR	20-017 JOB NO.
DATE : 2/1/21	CHECKED BY : KDR	





SHEET 4 OF 16

FILE: 20017\20017BAS3.DWG 2/1/21



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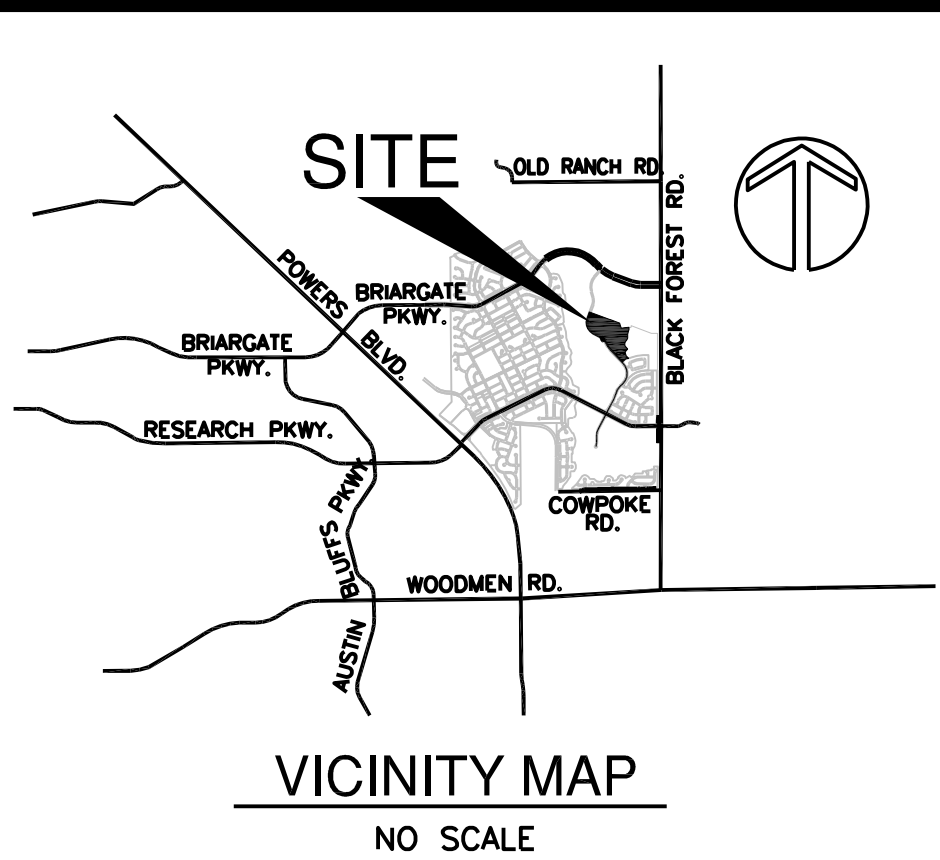
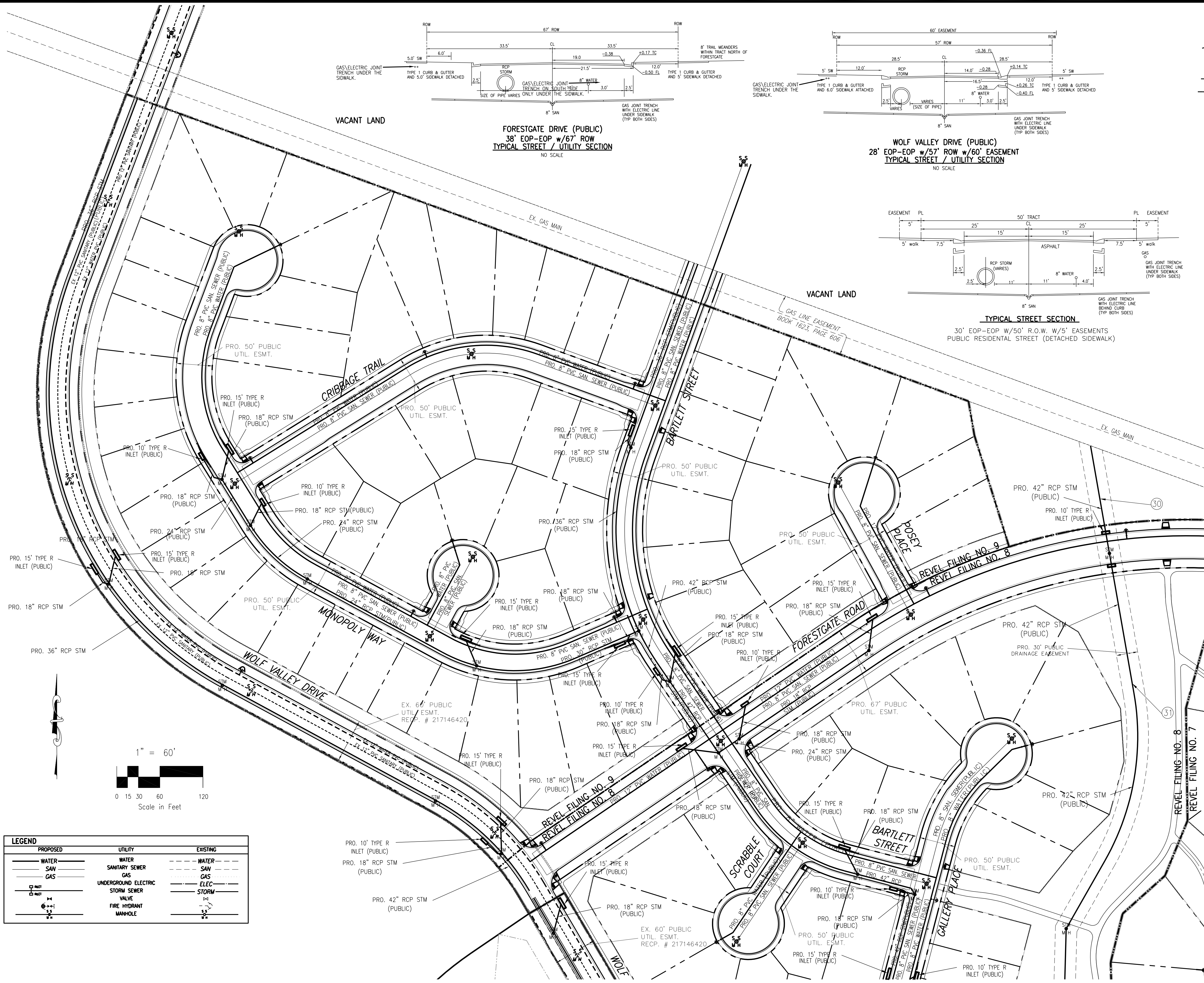
TITLE : PRELIMINARY GRADING

SCALE : 1"=60'	DRAWN BY : KDR	20-017 JOB NO.
DATE : 2/1/21	CHECKED BY : KDR	

ENCLAVE III AT WOLF RANCH  
(UNDER CONSTRUCTION)

ELAN AT WOLF RANCH  
(UNDER CONSTRUCTION)





- General Notes for Preliminary Utility Plans
- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:
1. 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.
  2. 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.
  3. 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.
  4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific 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.
  5. 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.
  6. 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.
  7. 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).
  8. 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.
  9. 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).
  10. 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.
  11. 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.

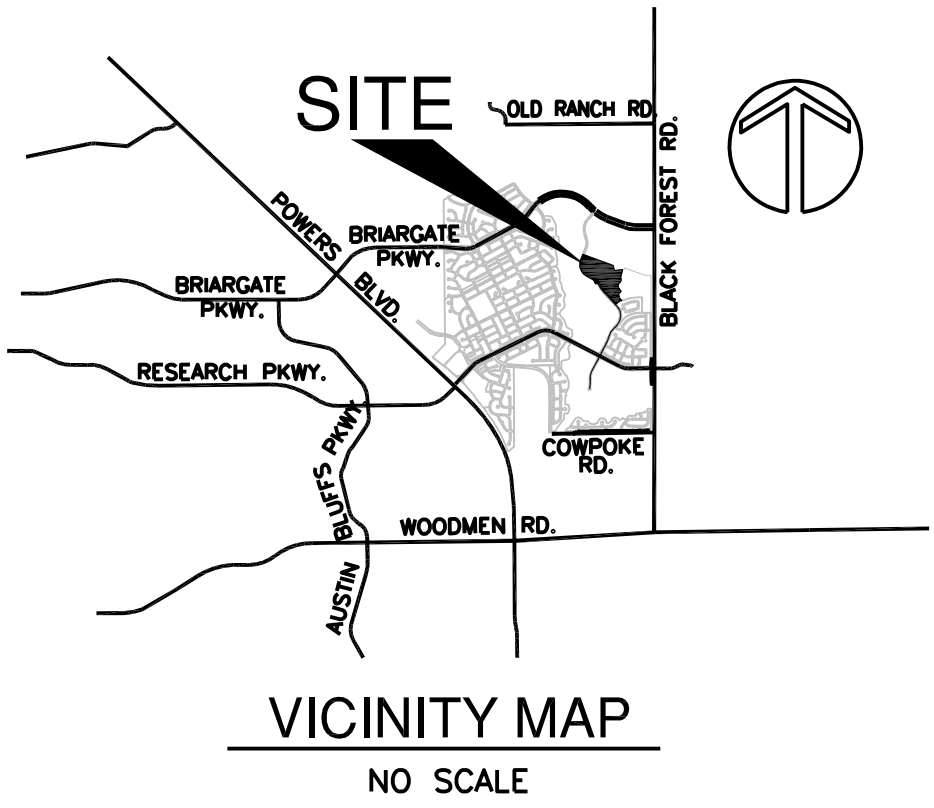
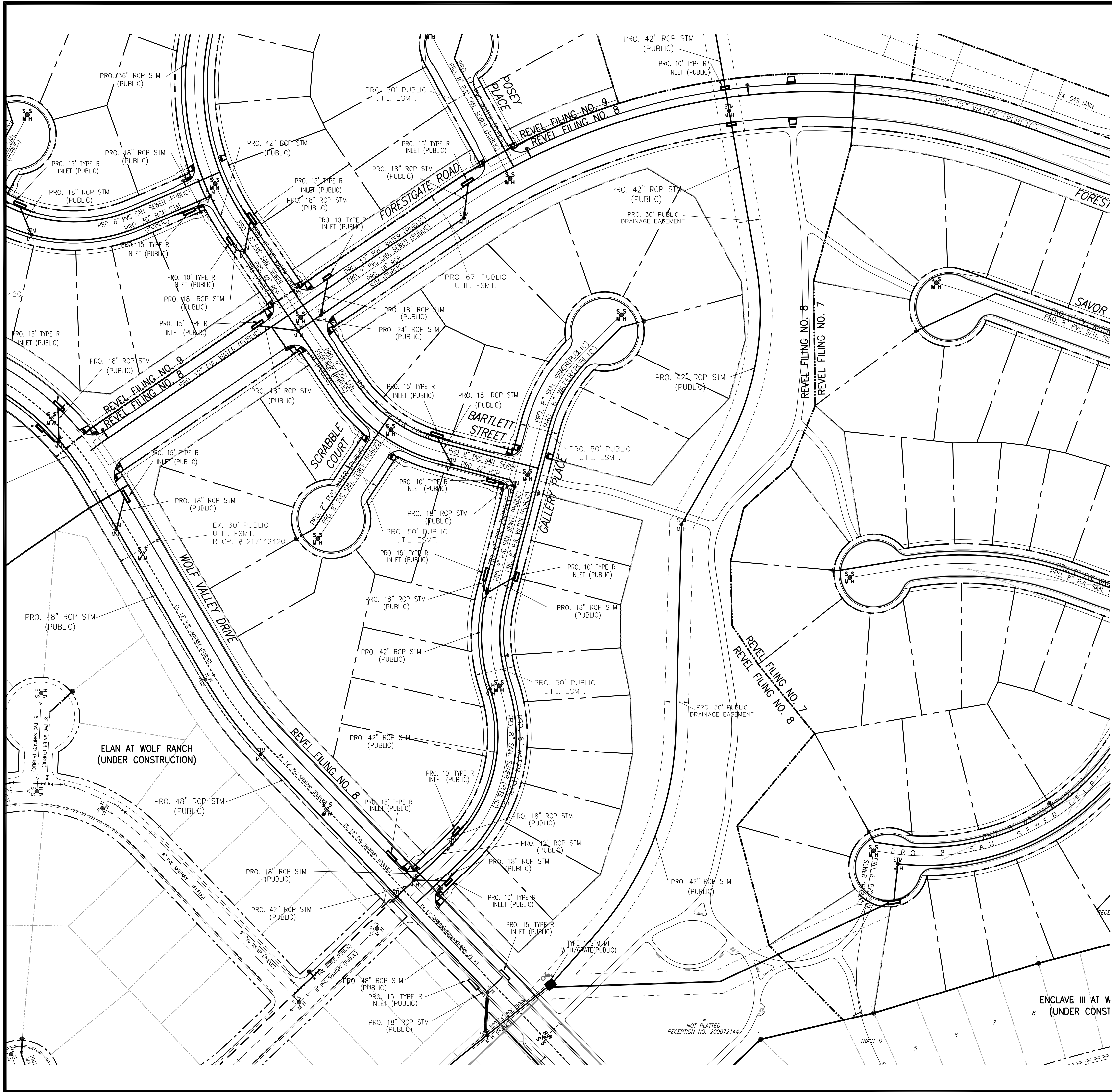
LEGEND		
PROPOSED	UTILITY	EXISTING
	WATER	WATER
	SANITARY SEWER	SANITARY SEWER
	GAS	GAS
	UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
	STORM SEWER	STORM SEWER
	FIRE HYDRANT	FIRE HYDRANT
	MANHOLE	MANHOLE

REVEL AT WOLF RACH PHASE II B (REVEL FILINGS 8 & 9)  
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SCALE : 1"=60'  
DATE : 2/1/21

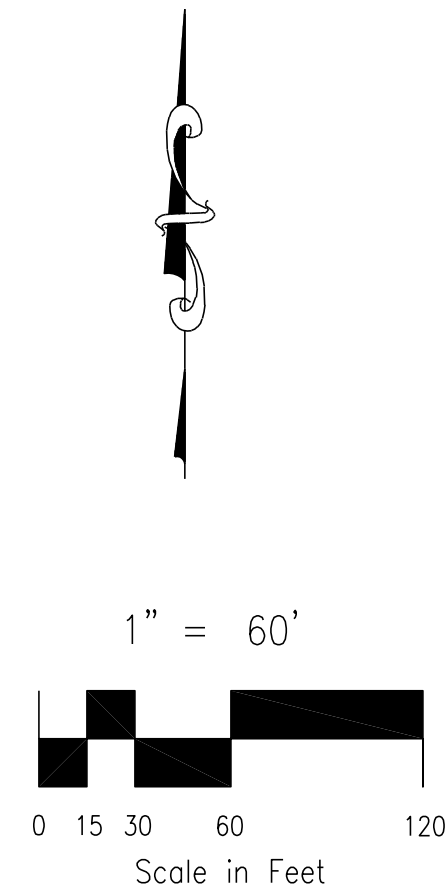
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COLORADO SPRINGS, CO 80909  
(719) 475-2975 • FAX (719) 475-9233

20-017  
JOB NO.





- General Notes for Preliminary Utility Plans
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  3. 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.
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  5. 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.
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LEGEND		
PROPOSED	UTILITY	EXISTING
	WATER	WATER
	SANITARY SEWER	SAN
	GAS	GAS
	UNDERGROUND ELECTRIC	ELEC
	STORM SEWER	STORM
	VALVE	VALVE
	FIRE HYDRANT	FIRE HYDRANT
	MANHOLE	MANHOLE

SHEET 6 OF 16

FILE: 20017\20017BAS3.DWG 2/1/21

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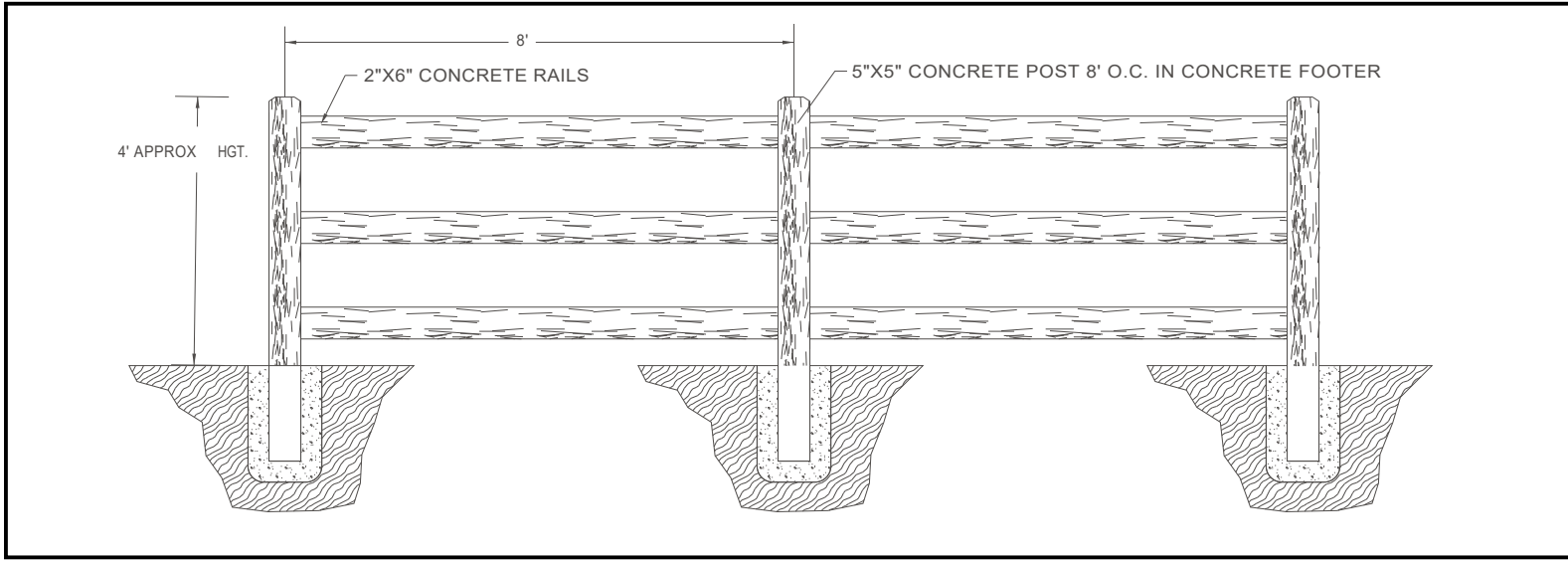
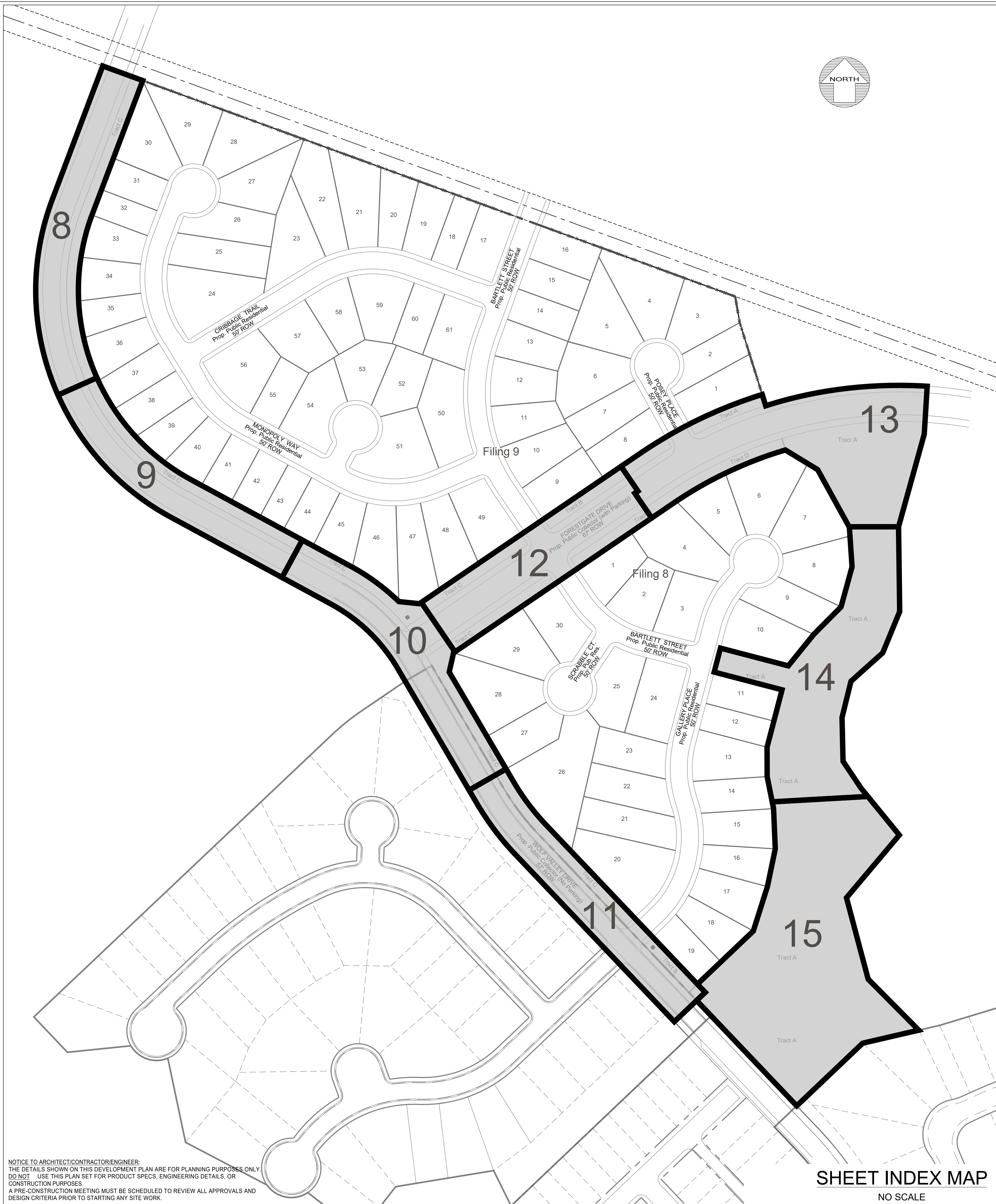
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CHECKED BY : KDR

20-017  
JOB NO.

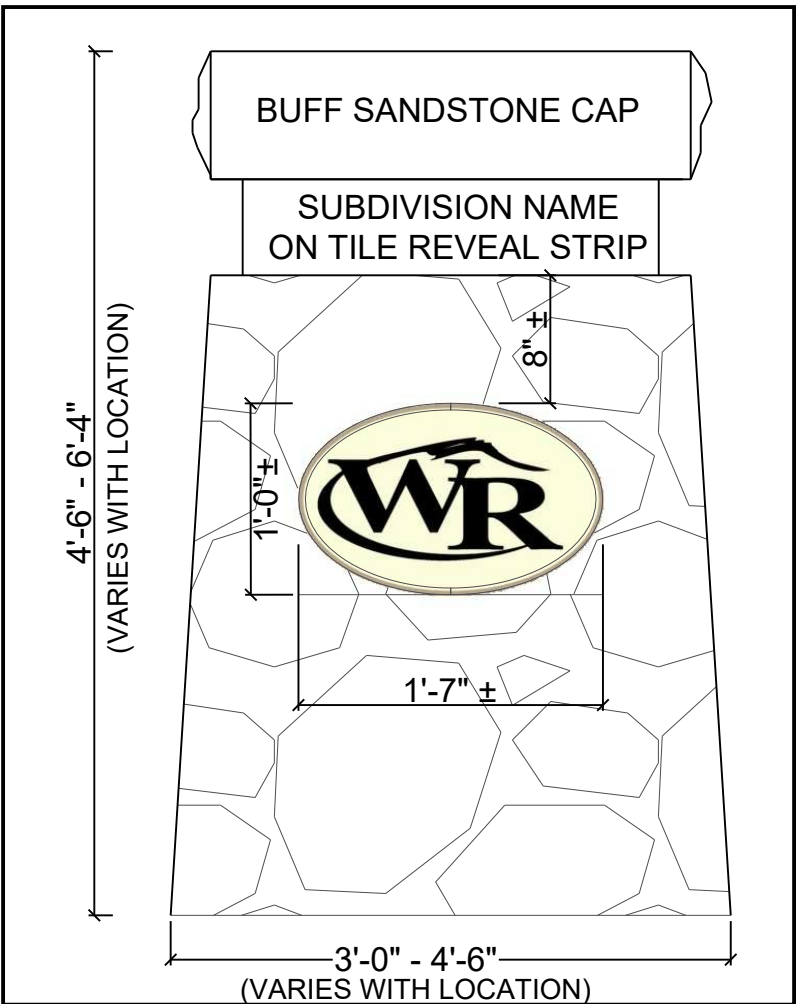
\* NOT PLATTED  
RECEPTION NO. 200072144

ENCLAVE III AT W  
(UNDER CONST





WOODCRETE 3-RAIL FENCE DETAIL  
NOT TO SCALE



SIGN COLUMN DETAIL  
NOT TO SCALE

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:  
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY.  
DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR  
CONSTRUCTION PURPOSES.  
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND  
DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

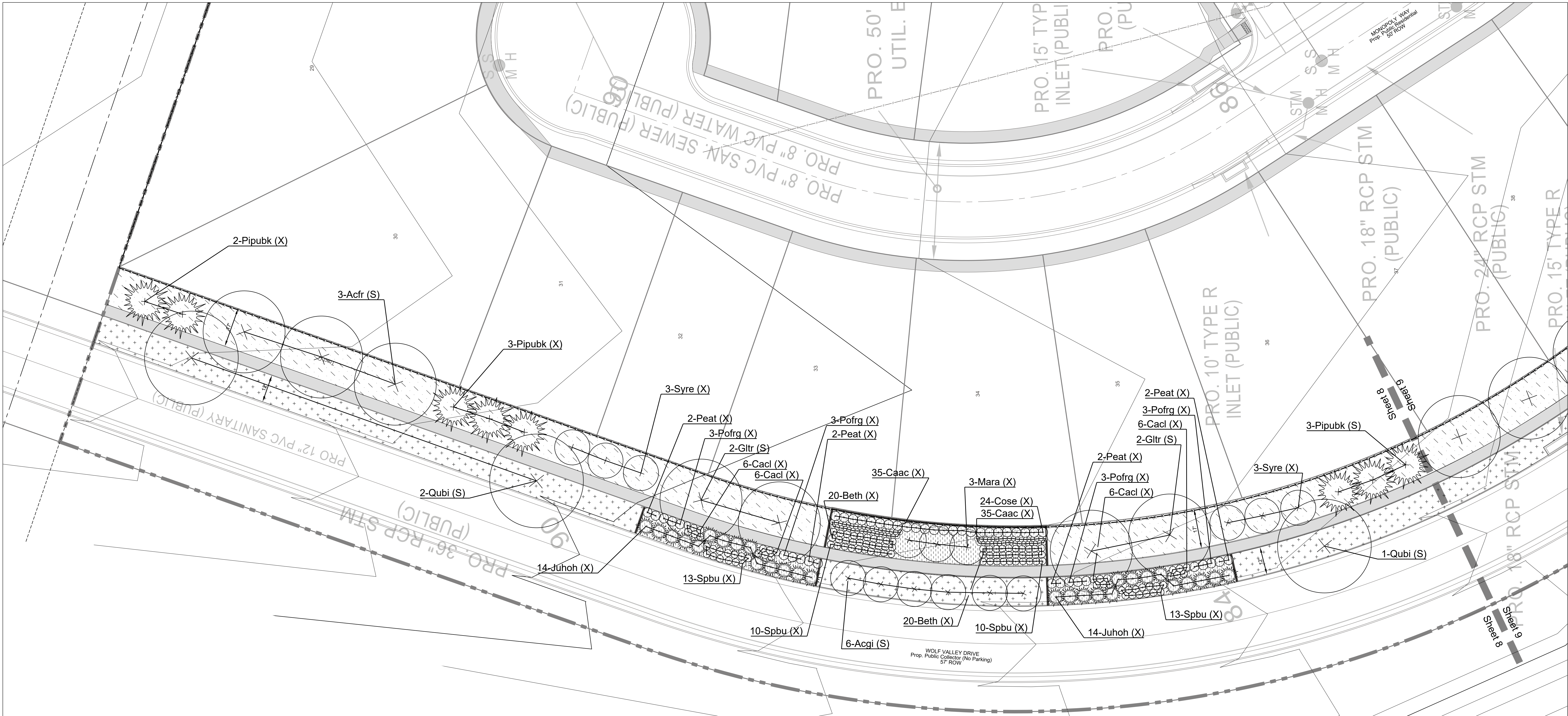
**811**  
Know what's below.  
Call before you dig.

**Revel II B at Wolf Ranch**  
**Final Landscape Plan**  
**COLORADO SPRINGS, COLORADO**  
**Nor'wood Development Group**  
Prepared For:  
111 S. Tejon, Suite 222  
Colorado Springs, CO 80903  
(719) 593-2600

Prepared By:  
**NDA** NASS DESIGN ASSOCIATES  
LAND PLANNING • LANDSCAPE ARCHITECTURE  
111 S. Tejon, Suite 212  
Colorado Springs, CO 80903  
(719) 475-2406

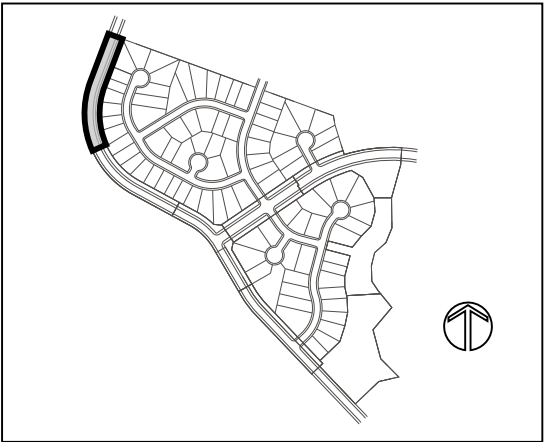
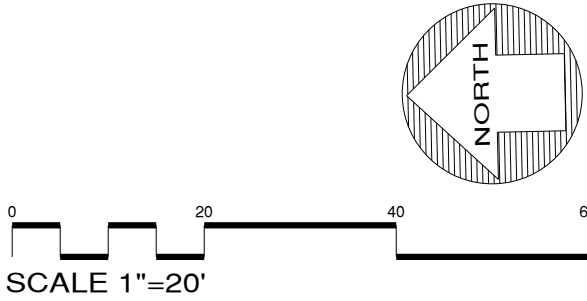
PREPARATION: 02-01-21  
REVISED:  
CITY FILE NO: AR PUD 21-





WOLF VALLEY DRIVE

LEGEND	DESCRIPTION/REMARKS
	BLUEGRASS BLEND SODDED TURFGRASS to be installed on a prepared soil bed. (Match Wolf Ranch Sodded Turf Blend)
	ROCK - AGGREGATE 1.5" sized inorganic rock material uniformly placed to a depth of 4" on all planting areas except for slopes greater than 4:1. Match Wolf Ranch Aggregate
	GALVANIZED INTERLOCKING ROLLED TOP STEEL TRIM EDGE 4" x 14g. pinned at 24" intervals to separate all turfgrass, cobble, aggregate, groundcover, and mulched areas.
	WOLF RANCH CUBBAGE NATIVE SEED MIX to be placed on prepared soil bed. Provide erosion control on all slopes 4:1 and greater.
	SPLIT-RAIL CONCRETE FENCE
	Plant Label - (S) denotes Setback trees (X) denotes Extra plants above City requirements (Exst) denotes Existing trees
	SITE VISIBILITY AREA - no shrubs over 3' tall within this area
	LINE-OF-SIGHT



KEY MAP

# Revel II B at Wolf Ranch Final Landscape Plan

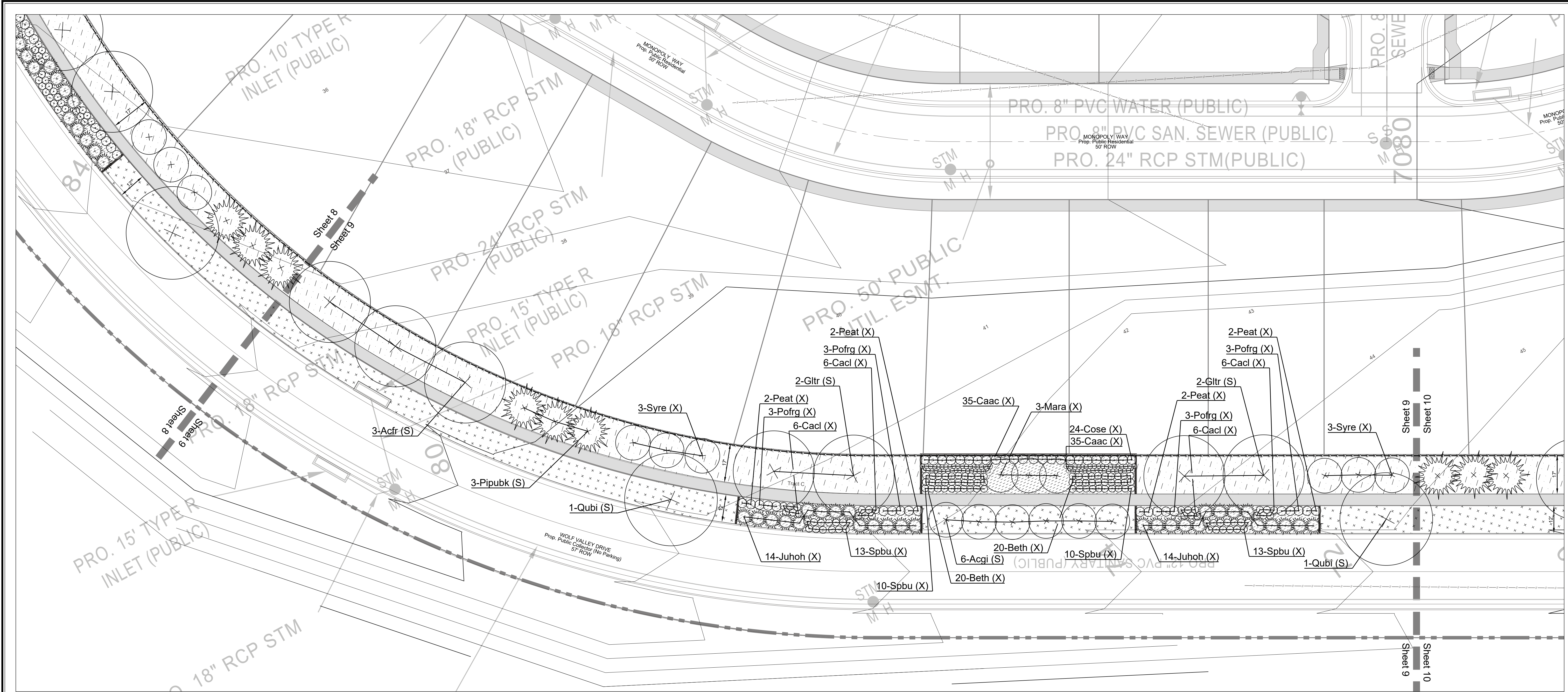
COLORADO SPRINGS, COLORADO  
Nor'wood Development Group

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Colorado Springs, CO 80903  
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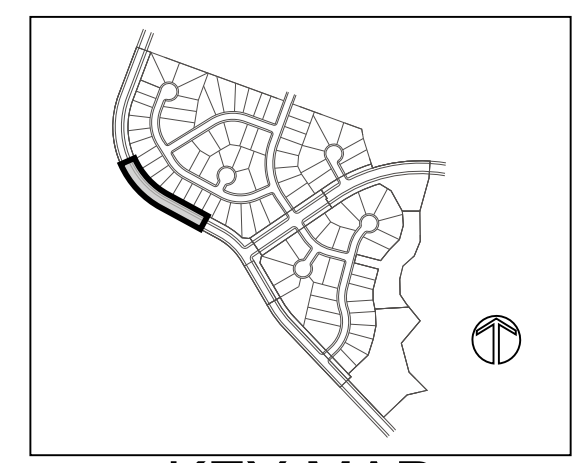
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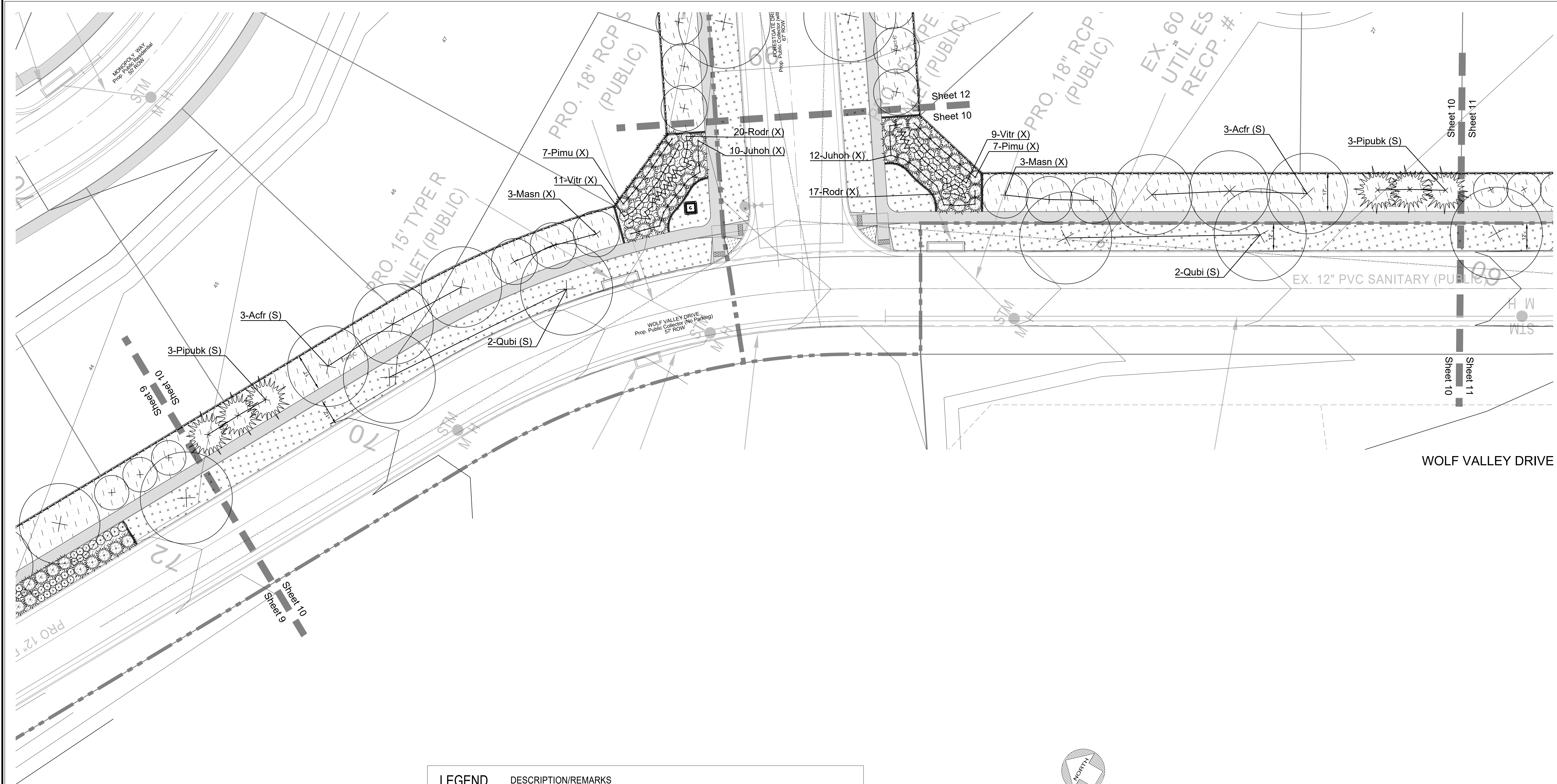


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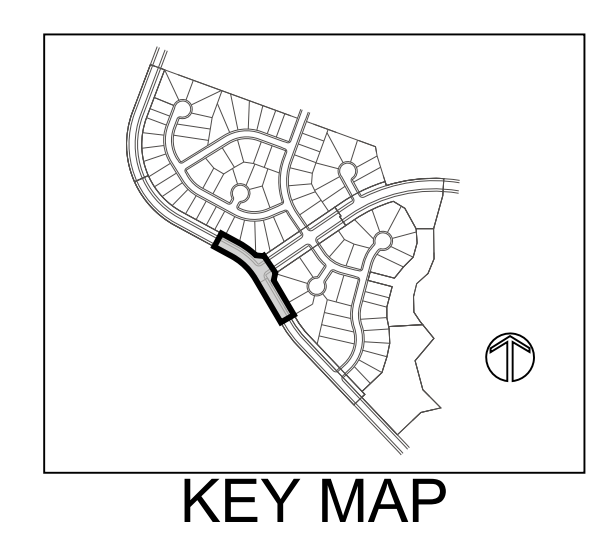
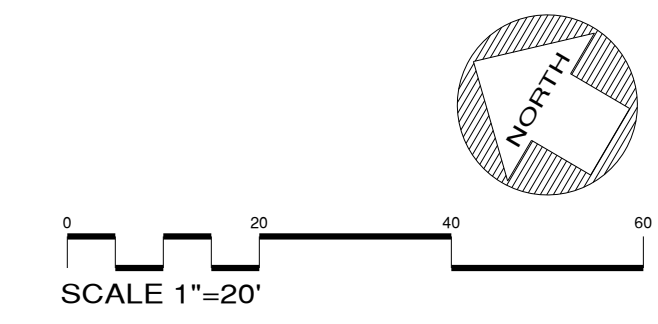
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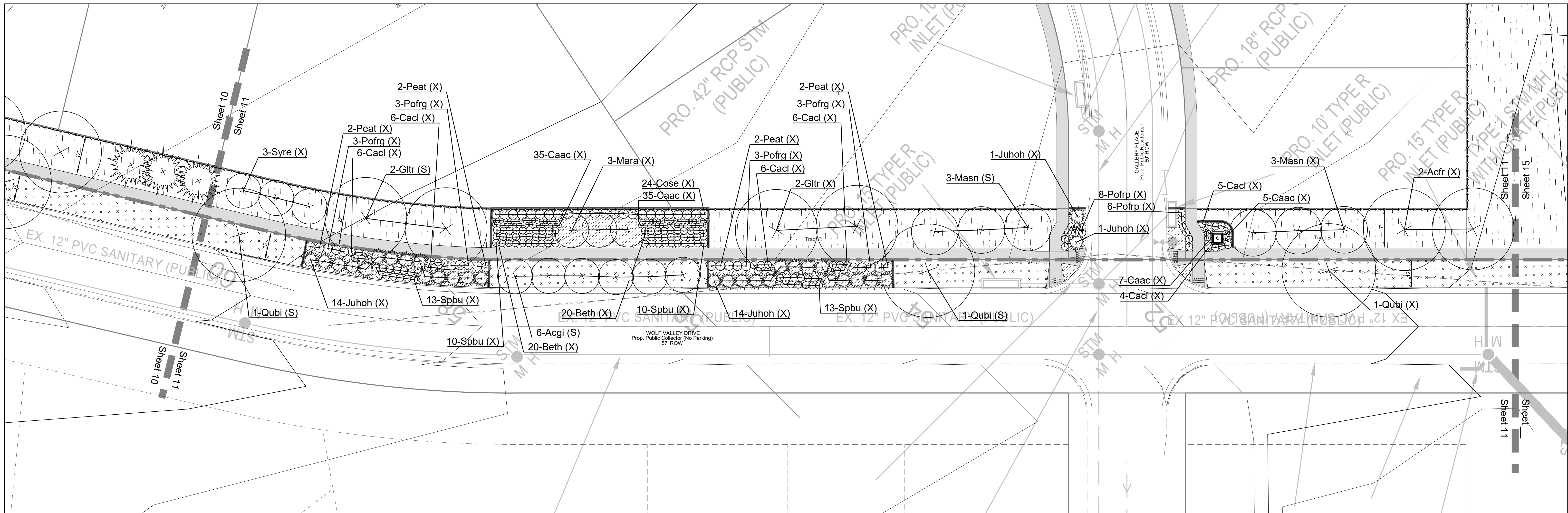


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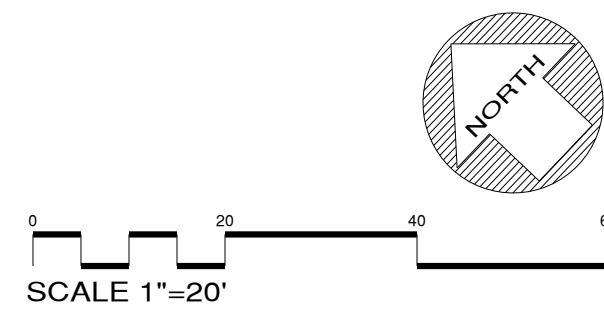
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PREPARATION: 02-01-21  
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Sheet 10 of 16

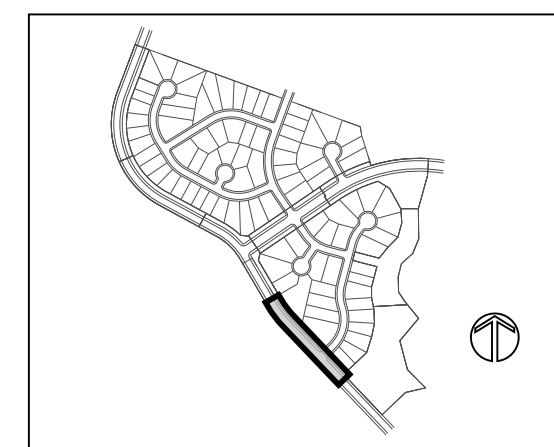




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KEY MAP

Revel II B at Wolf Ranch  
Final Landscape Plan  
COLORADO SPRINGS, COLORADO  
Norwood Development Group  
Prepared By:



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A diagram showing a rectangular arrangement of plus signs. There are two rows and four columns, totaling eight plus signs.

[illegible]

—X—X—X—

2-Masn (X)



## KEY MAP

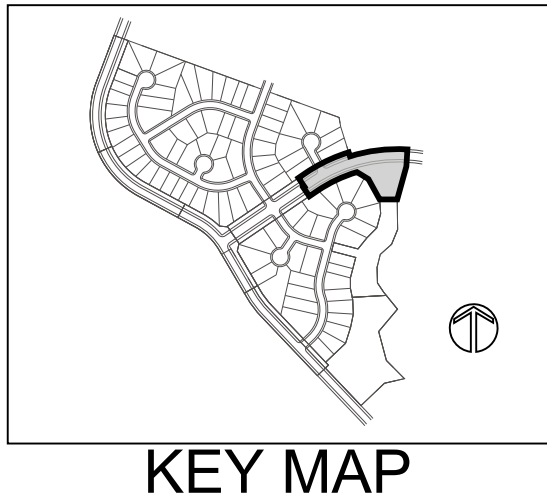
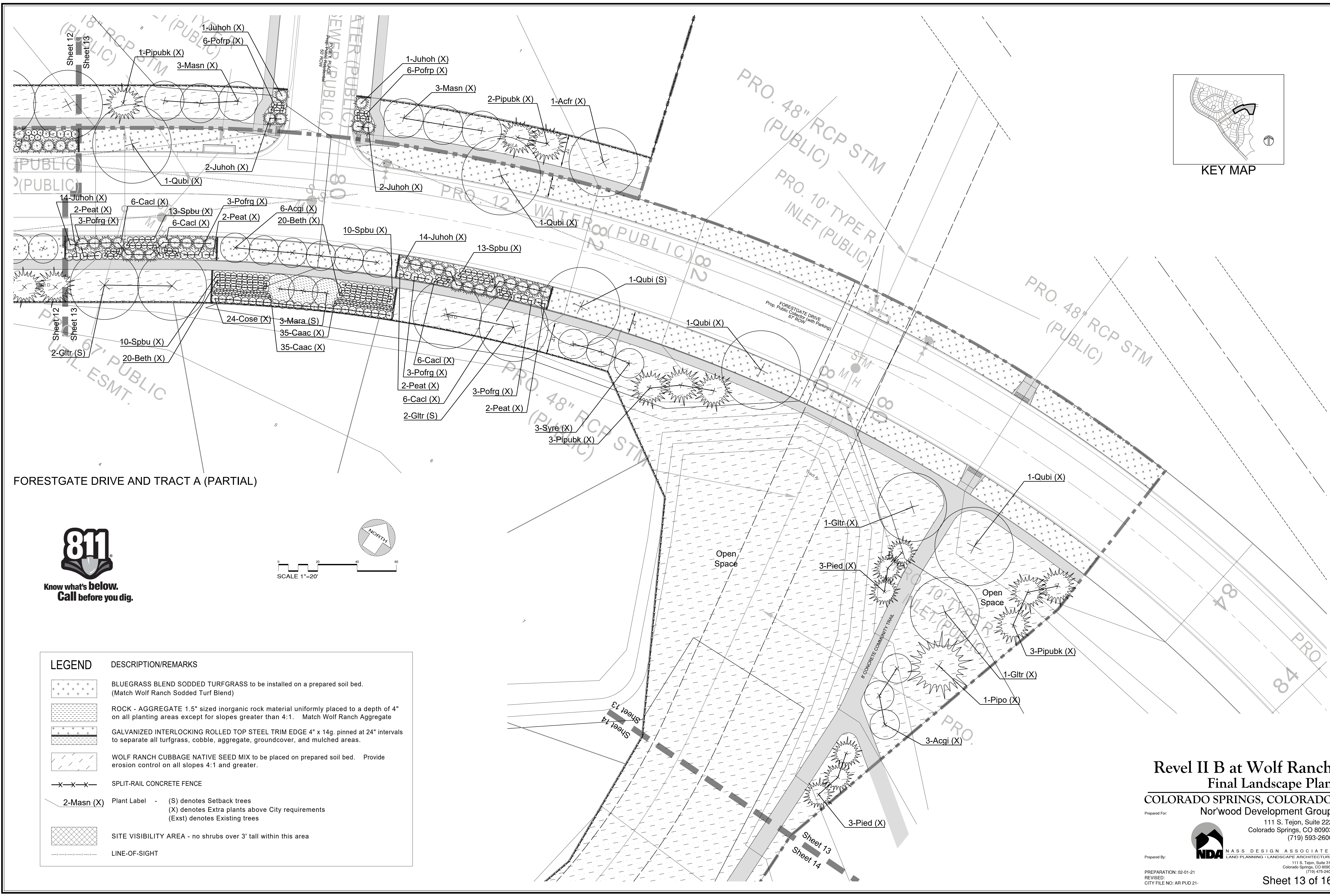
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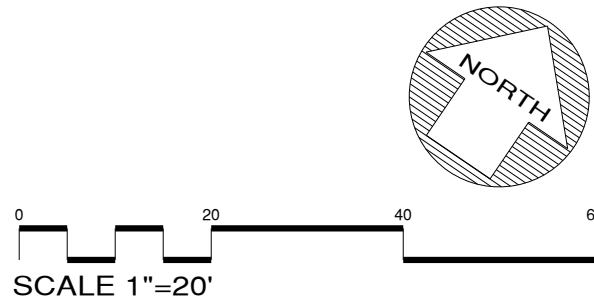
Sheet 12 of 16

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Sheet 12 of 16





FORESTGATE DRIVE AND TRACT A (PARTIAL)



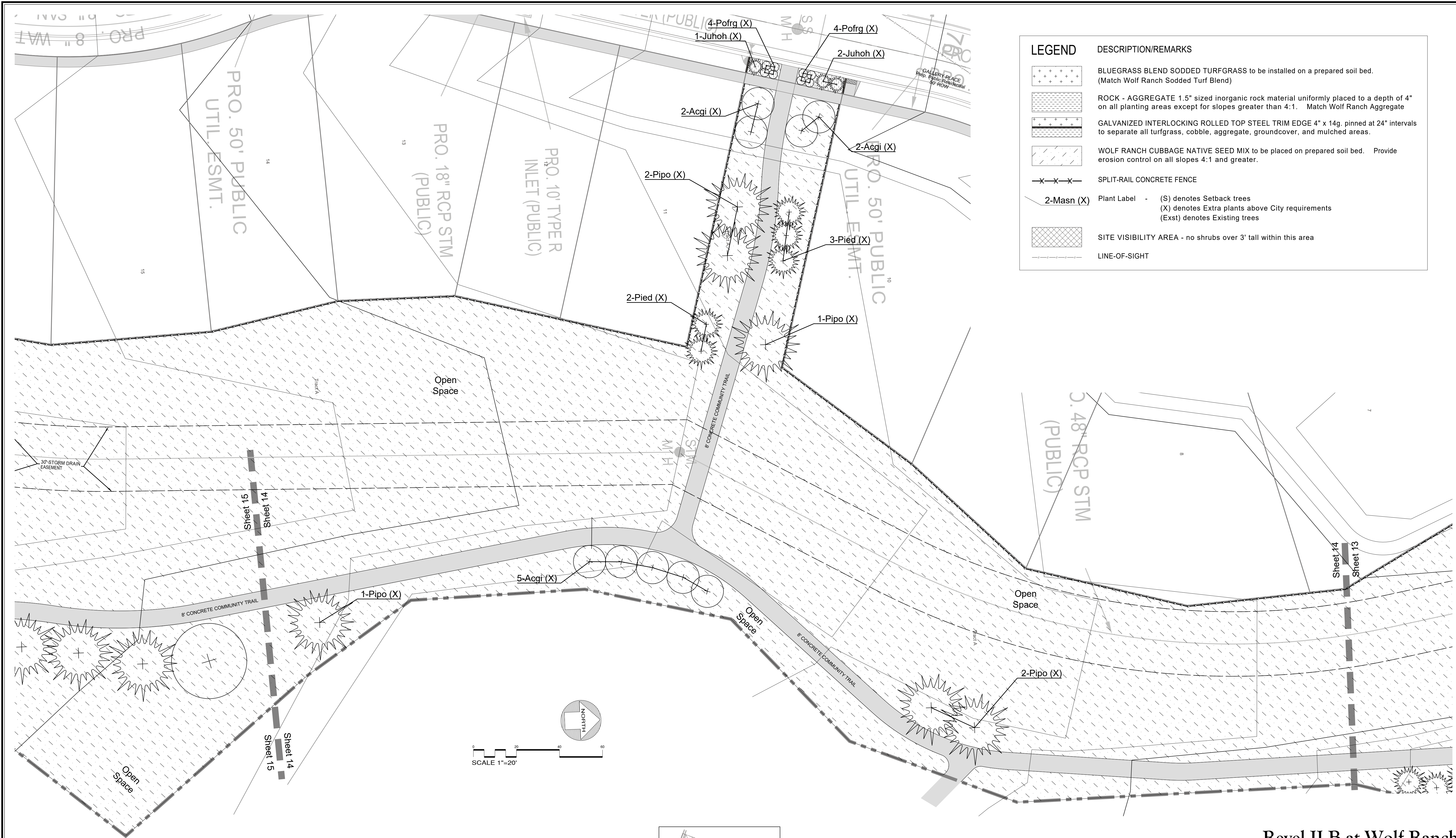
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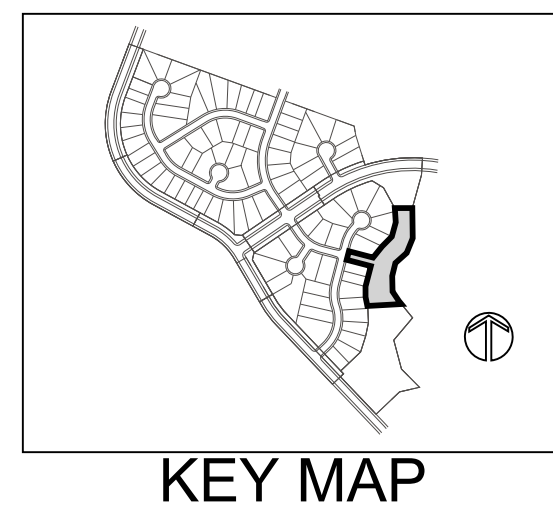
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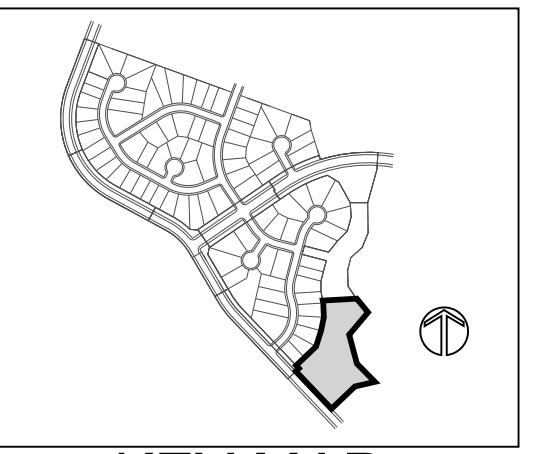
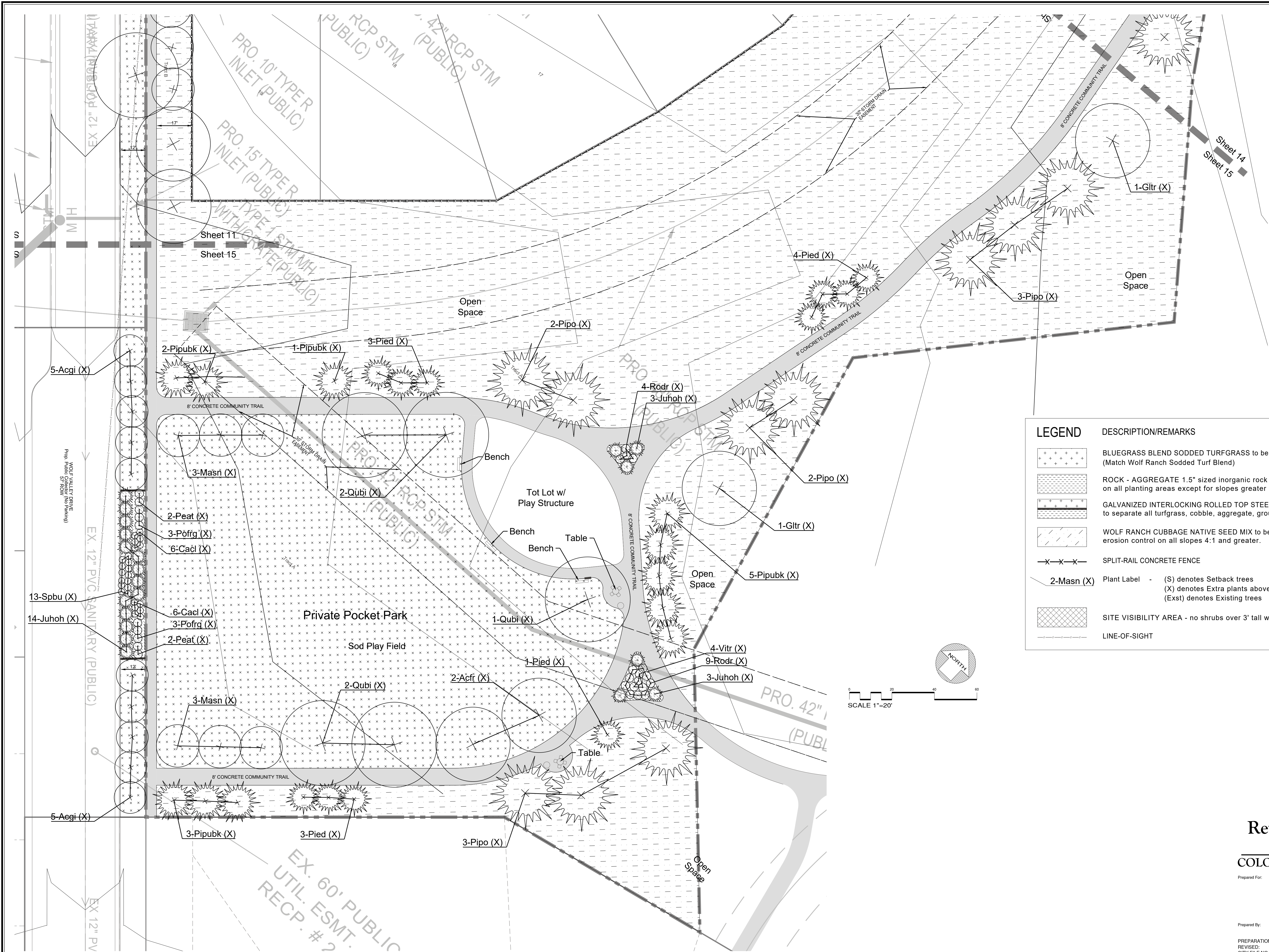


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## Revel II B at Wolf Ranch Final Landscape Plan

COLORADO SPRINGS, COLORADO  
Norwood Development Group

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# GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMENDED FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE 5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- ALL PLANTING & PERENNIAL BEDS TO RECEIVE 4" DEPTH SHREDDED BARK MULCH UNLESS OTHERWISE SHOWN ON PLAN. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.)
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- REMOVE DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCAR OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- NEW PLANT MATERIAL MUST COMPLY WITH CURRENT COLORADO NURSERY ACT STANDARDS.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
  - 1" BELOW CURB FOR ALL SEEDED AREAS.
  - 2.5" BELOW CURB FOR ALL SODDED AREAS.
  - 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- USE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (or updated) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE
- CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY SOIL GUARD AS INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SLOPE GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6'X6') AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6'X6' OR GREATER) AND ON ALL SLOPES (4'X4') 3:1 AND GREATER.

## CONSTRUCTION INSTRUCTIONS:

Prior to Final Acceptance the Contractor must do the following:

- Contact the landscape architect prior to delivery of plant material and ornamental boulders to the job site.
- Landscape architect to approve plant material and ornamental boulders prior job site delivery. Provide Soil amendment certificates including the amount and type (including purchase order) to be delivered to the job site.
- Provide cutsheets and/or samples of sod, seed, mulch, aggregate, edgers, pavers and all project amenities as noted/specified per drawing.
- Failure to provide the above noted items will delay final acceptance from the project landscape architect.
- Contractor shall follow all concrete standards set by ASTM.

Wolf Ranch Cubbage Native Grass Seed Mix  
Seed Source: Colorado Agri-Feed, Lot #15056  
Mixture/Variety: Pure %  
Smooth Brome 45.40  
Tall Fescue, Fawn 17.98  
Perennial Ryegrass, Champion 17.67  
Crested Wheatgrass, Hycrest 14.93

SOIL AMENDMENTS:		Test No: H1314a				E.C. SALT OR PH TREATMENT		ROTTOTILL DEPTH
		LOAMY SAND						
GROUND PLANE TREATMENT	CLASS II OR AMENDMENT	NITROGEN	PHOSPHORUS	OTHER	FERTILIZER			
		NO <sub>3</sub> -N	P	SO <sub>2</sub> -S	10-10-10			
SODDED TURFGRASS	3.5 cu yds / 1000sf	3 lb. / 1000sf	5 lb. / 1000sf	3 lb. / 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A		6"
SEEDED TURFGRASS	3 cu yds / 1000sf	3 lb. / 1000sf	5 lb. / 1000sf	3 lb. / 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A		4-6"
TREES	3.5 cu yds / 1000sf	3 lb. / 1000sf	5 lb. / 1000sf	3 lb. / 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A		4-6"
SHRUBS	3.5 cu yds / 1000sf	3 lb. / 1000sf	5 lb. / 1000sf	3 lb. / 1000sf (K)	3-15-0 @ 15 lb./1000sf	N/A		4-6"

\* CONTRACTOR TO PROVIDE SOIL AMENDMENTS/PROOF OF PAYMENT AT TIME OF FINAL AFFIDAVIT OR THE PROJECT WILL NOT BE APPROVED

\* USE CLASS I COMPOST AMENDMENTS IF SALT ISSUES EXIST  
\* APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.  
\* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.

## SEED APPLICATION RATES:

APPLICATION RATES:	IRRIGATED	NON-IRRIGATED	OTHER NOTES	EROSION CONTROL (4:1 slopes and greater)
NATIVE SEED MIX	25 BLK #/ACRE	55 BLK #/ACRE		SOIL GUARD
USE PURE LIVE SEED OR EQUAL				

NOTE:  
An Irrigation Plan must be submitted for review and approval prior to the issuance of the first building permit.

IRRIGATION NOTE: IRRIGATION:  
(Proposed to be a potable system with bypass connection for future non-potable source)  
An irrigation system plan will be provided.

- Sod and Seed shall be irrigated with pop-up and rotor spray heads.
- Trees shall be irrigated with a point-source drip system.
- Shrubs shall be irrigated with a point-source drip system.
- Perennial beds shall be irrigated with a point-source drip system.
- Rain sensor shall be installed.

## LANDSCAPE PLANT SCHEDULE

QUANTITY	ABBREVIATION	BOTANICAL NAME	COMMON NAME	APP B KEY	MATURE WIDTH	PLANTING SIZE	NOTES
TREES:							
28	Acrf	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	S	35'-40'	2.5"Cal.	B&B
46	Acgl	Acer ginnala 'Flame'	Amur Maple	457A	15'-20'	2"Cal.	B&B
20	Gltr	Gleditsia triacanthos 'inermis Shademaster'	Shademaster Honeylocust	45A	30'-40'	2"Cal.	B&B
12	Mara	Malus hybrid 'Radiant'	Radiant Crab	467S	15'-20'	2"Cal.	B&B
42	Masn	Malus hybrid 'Spring Snow Crab'	Spring Snow Crab	467S	20'-25'	2"Cal.	B&B
28	Qubi	Quercus bicolor	Swamp White Oak	4S	40'-50'	2.5"Cal.	B&B
21	Syre	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac 'Ivory Silk'	4S	10'-15'	2"Cal.	B&B
22	Pied	Pinus edulis	Pinon Pine	1256D	12'-15'	6'-12'+	B&B
17	Pipo	Pinus ponderosa	Ponderosa Pine	2678D	20'-30'	6'-12'	B&B
40	Pipubk	Picea pungens 'Bakeri'	Bakeri Spruce	678DA	10'-15'	6'-12'+	B&B

Percent Signature Trees Total Number of Trees: 276  
(60% Minimum Permitted) Total Signature Trees: 248 = 90% Signature

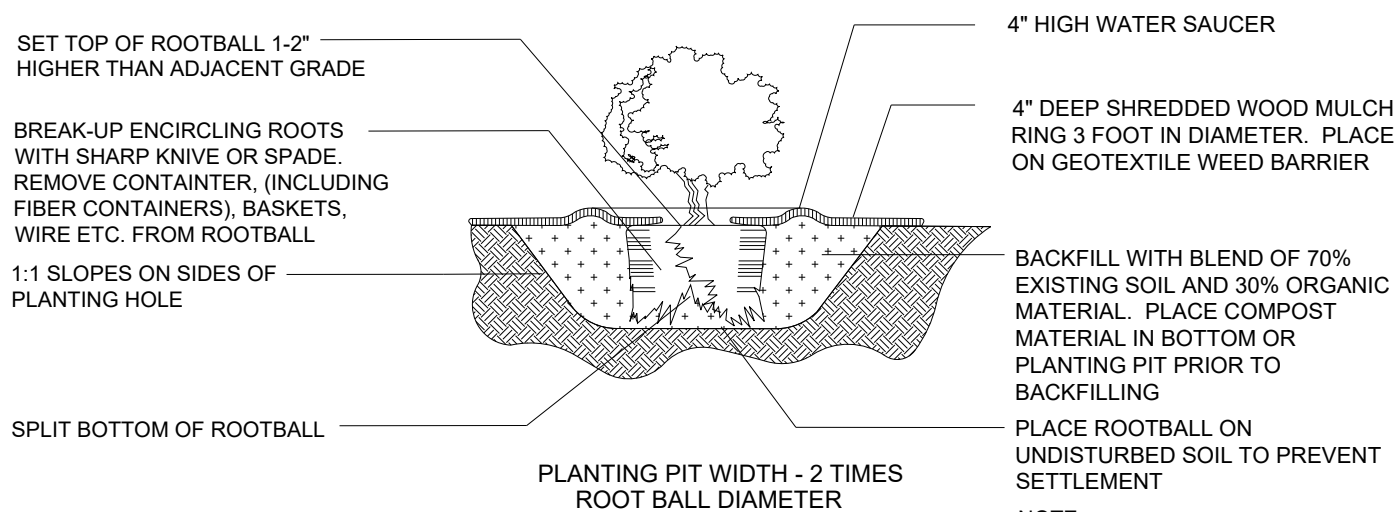
SHRUBS:							
160	Beth	Berberis thunbergii 'Atropurpurea Nana'	Crimson Pygmy Dwarf Japanese Barberry	45A	2'-3'	5 gal.	Cont.
153	Cacl	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	1235A	2'-3'	5 gal.	Cont.
96	Cose	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	457A	4'-6'	5 gal.	Cont.
48	Peat	Perovskia atriplicifolia	Russian Sage	12D	3'-4'	5 gal.	Cont.
80	Pofgr	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	4567S	3'-4'	5 gal.	Cont.
54	Pofrp	Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	4567S	2'-3'	5 gal.	Cont.
50	Rodr	Rosa x 'Magnifica'	Double Red Shrub Rose	45678SA	4'-6'	5 gal.	Cont.
236	Spbu	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	SA	2'-3'	5 gal.	Cont.
24	Vitr	Viburnum trilobum 'Bailey compactum'	American Compact Viburnum	47A	4'-5'	5 gal.	Cont.
216	Juhoh	Juniperus horizontalis 'Hughes'	Hughes Juniper	2568A	4'-6'	5 gal.	Cont.
14	Pimu	Pinus mugo var. pumilia	Dwarf Mugo Pine	1256D	5'-10'	5 gal.	Cont.

Percent Signature Shrubs Total Number of Shrubs: 1131  
(60% Minimum Permitted) Total Signature Shrubs: 895 = 79% Signature

GRASSES:							
292	Caac	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A	2'	5 gal.	Cont.

## SITE CATEGORY REQUIREMENTS

DOUBLE-FRONTED LOT STREETSCAPES		Setback Width	Linear	Tree/Feet	No. of Trees	Shrub Substitutes	Ornamental Grass Substitutes	Setback Plant Abbrev.	Percent Ground Plane
Street Name	Street Classification	Req. / Prov.	Footage	Required	Req. / Prov.	Required / Provided	Required / Provided	Denoted on Plan	Veg. Req. / Provided
Wolf Valley Drive	Collector	6'/22'	1,978 LF	1/30'	66/66	n/a	n/a	(S)	75% / 100%
Forestate Dr. (north side)	Collector	6'/22'	273 LF	1/30'	10/10	n/a	n/a	(S)	75% / 100%
Forestate Dr. (south side)	Collector	6'/22'	608 LF	1/30'	21/21	n/a	n/a	(S)	75% / 100%



### DECIDUOUS AND EVERGREEN SHRUB DETAIL

NOT TO SCALE

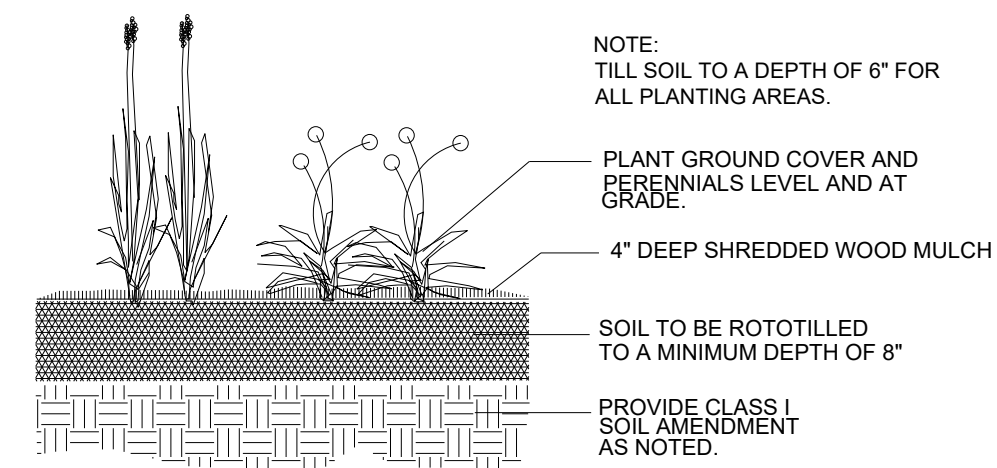
Placement Notes:  
Set Shrub plumb. Space plants, and place for best effect.

PROVIDE EROSION CONTROL ON ALL SLOPES 4:1 OR GREATER

Pruning Notes:  
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

PROVIDE ORGANIC MULCH RING AROUND TREES AND SHRUBS WITHIN ROCK, SOD, AND SEED AREAS

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:  
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.  
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.



### PERENNIAL AND ORNAMENTAL GRASS DETAIL

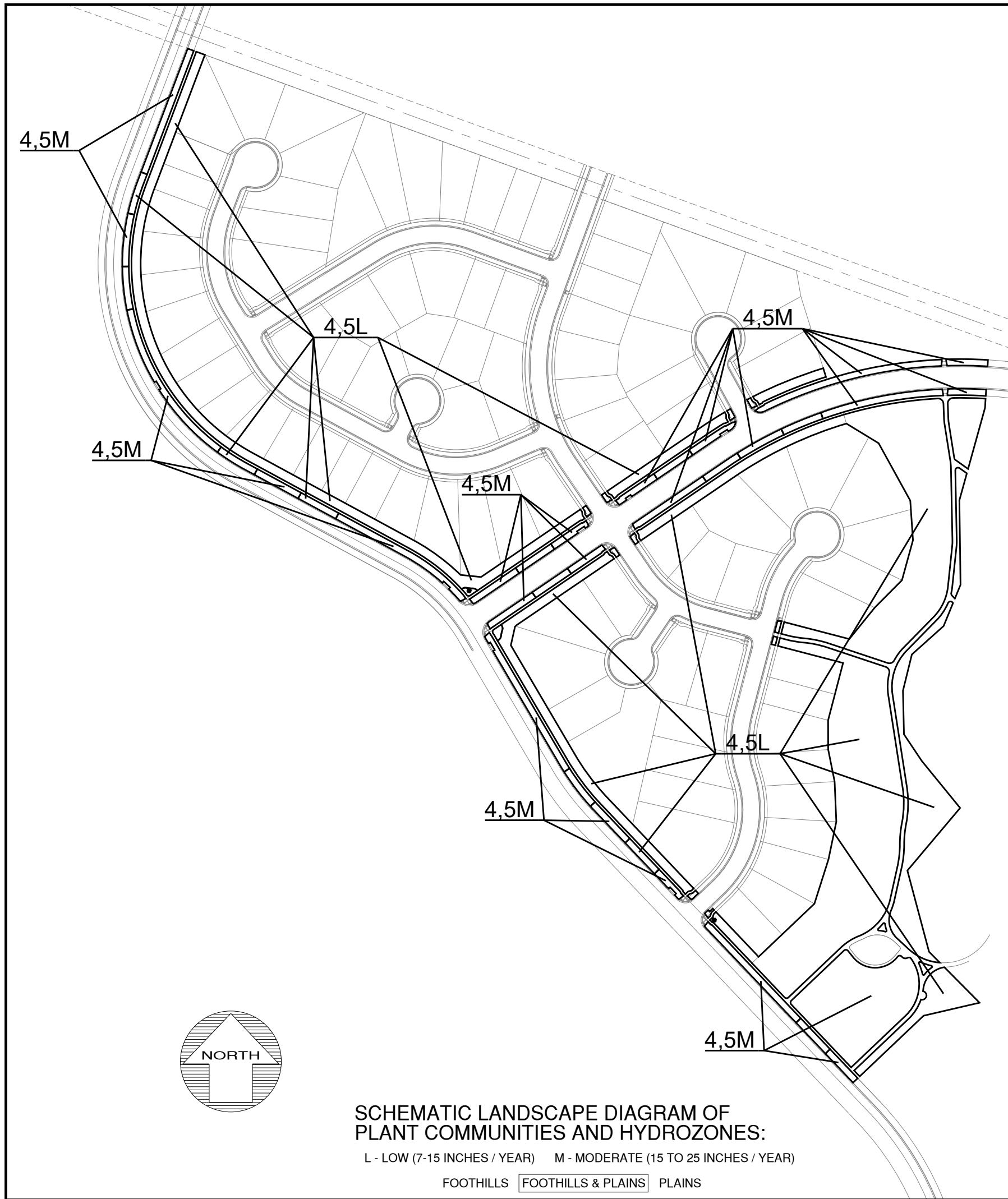
NOT TO SCALE

NOTES (PERTAINING TO BOTH DECIDUOUS AND CONIFEROUS TREES):

- DIG PIT SO THAT THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
- THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
- CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDES OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK, AND BACKFILL.
- PREPARE BACKFILL: 1/3 COMPOST TYPE MIX WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
- USE HYDRATED SYNTHETIC POLYMER UNDER AND AROUND PLANTS IN NATIVE AREAS ONLY.

### DECIDUOUS & EVERGREEN STAKING AND PLANTING DETAIL

NOT TO SCALE



### SCHEMATIC LANDSCAPE DIAGRAM OF PLANT COMMUNITIES AND HYDROZONES:

L - LOW (7-15 INCHES / YEAR) M - MODERATE (15 TO 25 INCHES / YEAR)

FOOTHILLS [FOOTHILLS & PLAINS] PLAINS

TOTAL SOD AREA:	69,863 SF
TOTAL NATIVE SEED AREA:	220,523 SF
TOTAL ROCK MULCH AREA:	22,313 SF



## Revel II B at Wolf Ranch Final Landscape Plan

COLORADO SPRINGS, COLORADO

Prepared For: Norwood Development Group

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Colorado Springs, CO 80903  
(719) 593-2600

Prepared By: NDA NASS DESIGN ASSOCIATES  
LAND PLANNING • LANDSCAPE ARCHITECTURE

PREPARATION: 02-01-21  
REVISED:  
CITY FILE NO. AR PUJ 21-

Sheet 16 of 16