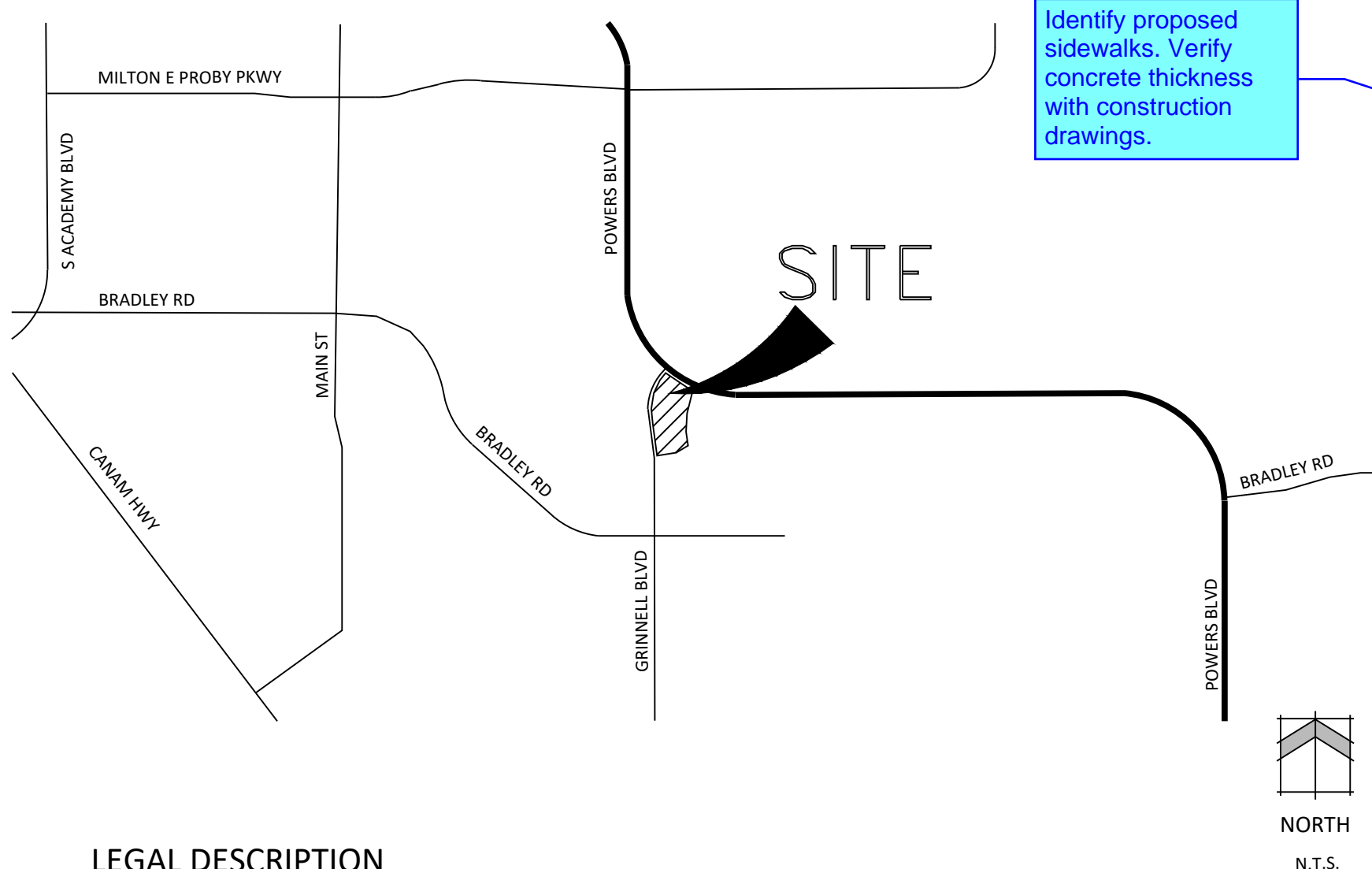


OUTLOOK POWERS & GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7,
TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



Identify proposed sidewalks. Verify concrete thickness with construction drawings.

GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- Private roads are to be paved asphalt with concrete curbs.
- This site, 0 Grinnell Blvd. is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel numbers 08041C0763G & 08041C0764G, effective December 7, 2018.
- 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.
- Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run with the land.
- A private aviation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development or prior to the issuance of a certificated of occupancy for any unit within the development.
- The aviation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 207095753 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 remain in full force and effect.
- Placeholder Sound Study Note: Please advise on language referencing the conducted Sound Study for Outlook Powers & Grinnell Filing No. 1.

Add a note stating all retaining walls greater than 4 feet require a building permit from the Pikes Peak Regional Building Department.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21°16'15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 0908408 AND THE NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASO COUNTY AND THE POINT OF BEGINNING;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

- NORTH 08°19'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 12°15'39", AND A CHORD WHICH BEARS NORTH 02°15'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 806.07 FEET, A CENTRAL ANGLE OF 14°01'11", AND A CHORD WHICH BEARS NORTH 12°14'55" EAST, A CHORD DISTANCE OF 208.95 FEET;
- NORTH 27°27'34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF 844.07 FEET, A CENTRAL ANGLE OF 09°43'19", AND A CHORD WHICH BEARS NORTH 32°16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 63°38'34", AND A CHORD WHICH BEARS NORTH 68°57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO A POINT OF NON-TANGENT ON THE SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 4307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 13°17'19", AND A CHORD WHICH BEARS SOUTH 60°44'03" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAVED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECEPTION NUMBER 21273398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15°45'42" WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 21273198;

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3) COURSES:

- SOUTH 15°45'42" WEST, A DISTANCE OF 201.74 FEET TO A POINT OF CURVATURE;
- ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 910.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37°47'09", AND A CHORD WHICH BEARS SOUTH 03°10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
- SOUTH 22°03'38" EAST, A DISTANCE OF 12.90 FEET TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE;

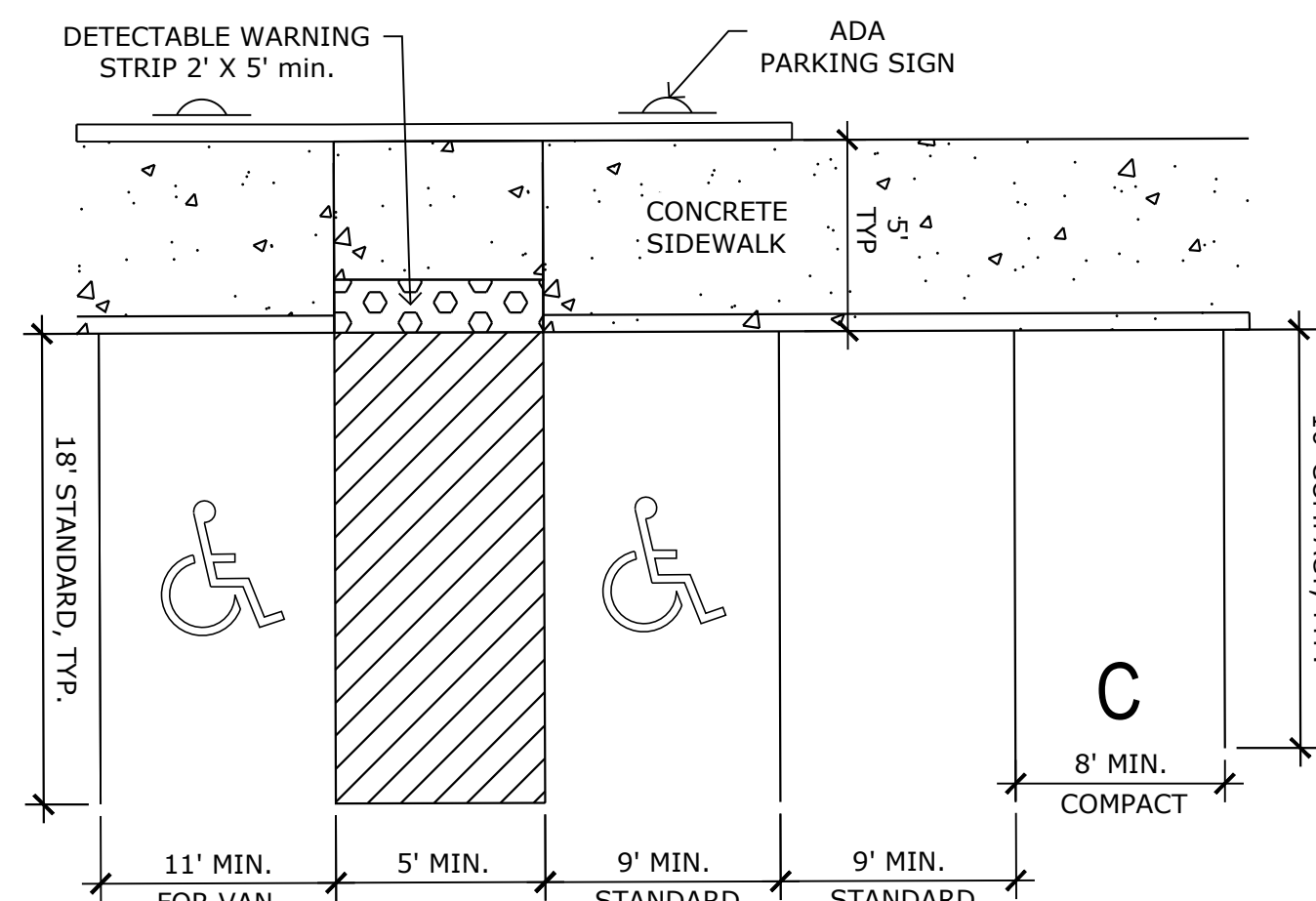
THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07°05'04", AND A CHORD WHICH BEARS SOUTH 62°27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
- SOUTH 58°52'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12°11'02", AND A CHORD WHICH BEARS SOUTH 65°00'36" WEST, A CHORD DISTANCE OF 110.16 FEET;
- SOUTH 83°24'45" WEST, A DISTANCE OF 105.09 FEET;
- SOUTH 81°41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING;

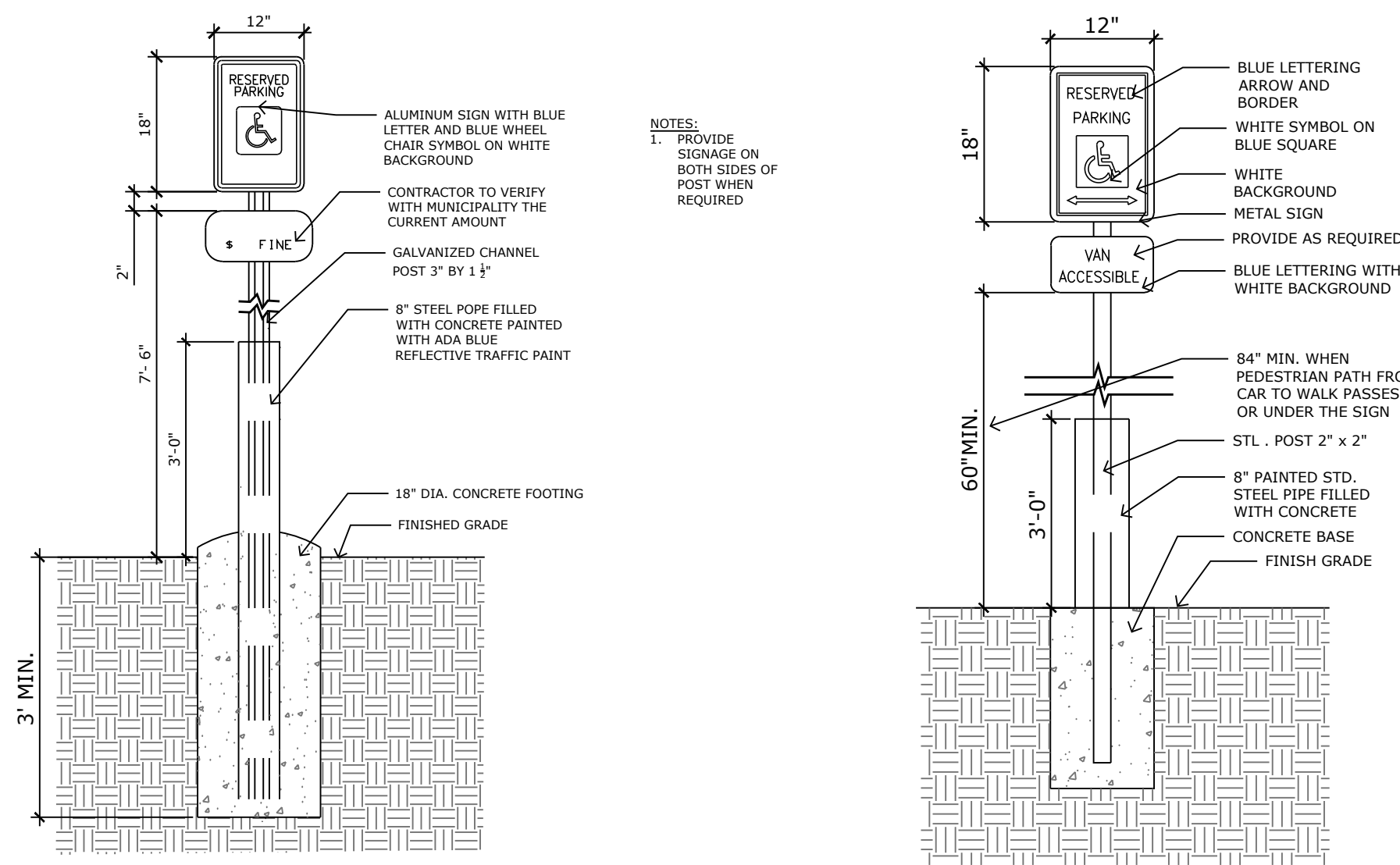
SAID PARCEL CONTAINS 751,650 SQUARE FEET OR 16.567 ACRES, MORE OR LESS;

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	68,620	1.58	Public Utilities, Landscape, Public R.O.W.	PROPERTY OWNER	PROPERTY OWNER



PARKING STALL LAYOUT DETAILS



ADA / VAN ACCESIBLE PARKING SIGNS

SITE DATA

Site Address: 0 Grinnell St
Tax ID Number: 550720002
Total Area: 16.57 Acres
Development Schedule: --
Concept Plan: --
Master Plan: --
Drainage Basin: RM-30
Current Zoning: Vacant
Proposed Use: Multi-Family
Units: 318
Gross Density: 19.19 DU/AC

Height Information:
Max. Height Allowed: 40'
Heights Proposed:
Clubhouse: 23'-7"
Carriage House: 22'-7"
24-Plex: 38'-4.5"
36-Plex: 38'-6"
Double Garage: 13'-3"
Single Garage: 14'-1"

Lot Coverage:
Max. Allowed: 60%
Proposed: 18.8%
Buildings: 141,303 SF (18.8%)
Impervious: 309,625 SF (41.2%)
Landscape: 300,722 SF (40.0%)

Open Space:
Required: 97,955 SF (15%)
Provided: 100,970 SF

Building Setbacks:
Front: 25'
Side: 15'
Rear: 15'

Landscape Setbacks/Buffers:
Grinnell Blvd: 20' 0"
Goldfield Drive: 10' 15"
Cudahy Drive: 10' 15"
Powers Blvd: 25' 0"

Parking Standards:
1.1 spaces per studio
1.5 spaces per 1-bedroom (252)
1.7 spaces per 2-bedroom (204)
2.0 spaces per 3-bedroom (60)
Guest - 1.0 spaces per 3 units (106)
622 spaces (12 ADA spaces)
622 spaces
92
23
12
2

Bicycle Parking:
Required: 5% of 622 Space = 31.1
Provided: 34

Building Type	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
24 Plex (5) Type A Units	60	45	15	120
36 Plex (1)	18	15	3	36
36 Plex (1) Type A Units	72	60	12	144
3 Plex (6)	18	0	0	18
Total Units	168	120	30	318

PROJECT TEAM

OWNER/DEVELOPER: Evergreen Devco
1873 S. Bellaire St., Suite 1200
Denver, CO 80222

CIVIL ENGINEER: HKS Engineering
1120 Lincoln St, STE 1000
Denver, CO 80203

APPLICANT/PLANNER: N.E.S. Inc.
615 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SHEET INDEX

SHEET NO.	TITLE
Sheet 1 of 25:	Cover Sheet
Sheet 2 of 25:	Site Plan
Sheet 3 of 25:	Grading Plan
Sheet 4 of 25:	Utility Plan
Sheet 5 of 25:	Utility Plan
Sheet 6 of 25:	Landscape Notes & Schedules
Sheet 7 of 25:	Landscape Plan North
Sheet 8 of 25:	Landscape Plan South
Sheet 9 of 25:	Elevations - Clubhouse
Sheet 10 of 25:	Floor Plan - Clubhouse
Sheet 11 of 25:	Elevations - 24 Plex
Sheet 12 of 25:	Elevations - 24 Plex
Sheet 13 of 25:	Elevations - 24 Plex
Sheet 14 of 25:	Elevations - 24 Plex
Sheet 15 of 25:	Elevations - 36 Plex
Sheet 16 of 25:	Elevations - 36 Plex
Sheet 17 of 25:	Elevations - 36 Plex
Sheet 18 of 25:	Elevations - Carriages
Sheet 19 of 25:	Composite Plans - Carriages
Sheet 20 of 25:	Elevations - Single Garage
Sheet 21 of 25:	Elevations - Double Garage
Sheet 22 of 25:	Floor Plan - Single Garage & Double Garage
Sheet 23 of 25:	Elevations and Floor Plan - Trash Enclosure
Sheet 24 of 25:	Site Photometric Plan
Sheet 25 of 25:	Site Lighting Details

Revise sheet index and count to include only the sheets submitted in the site development plan set.

Add *PCD File No. PPR2320*

Ownership Certification

Name of Landowner _____
Name of Landowner _____
Landowner's Signature, notarized _____
I/we _____ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ at the time of this application.
Notarized signature _____
OR Name of Attorney and registration number _____

Clerk and Recorder Certification

State of Colorado) ss.
El Paso County)
I hereby certify that this Plan was filed in my office on this _____ (day) of _____ (month), 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____
El Paso County Clerk and Recorder

County Certification

This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____ (board resolution or motion #) regulations. _____ (date) approving the PUD and all applicable El Paso County regulations.
President, Board of County Commissioners date _____
Director, Planning & Community Development Department date _____



N.E.S. Inc.
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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OUTLOOK POWERS & GRINNELL

DEVELOPMENT PLAN

0 Grinnell Blvd

DATE: 02/07/2023
PROJECT MGR: C. LIEBER
PREPARED BY: J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

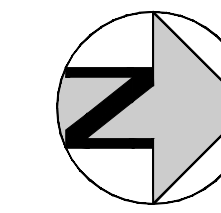
COVER SHEET

1

1 OF 25

OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



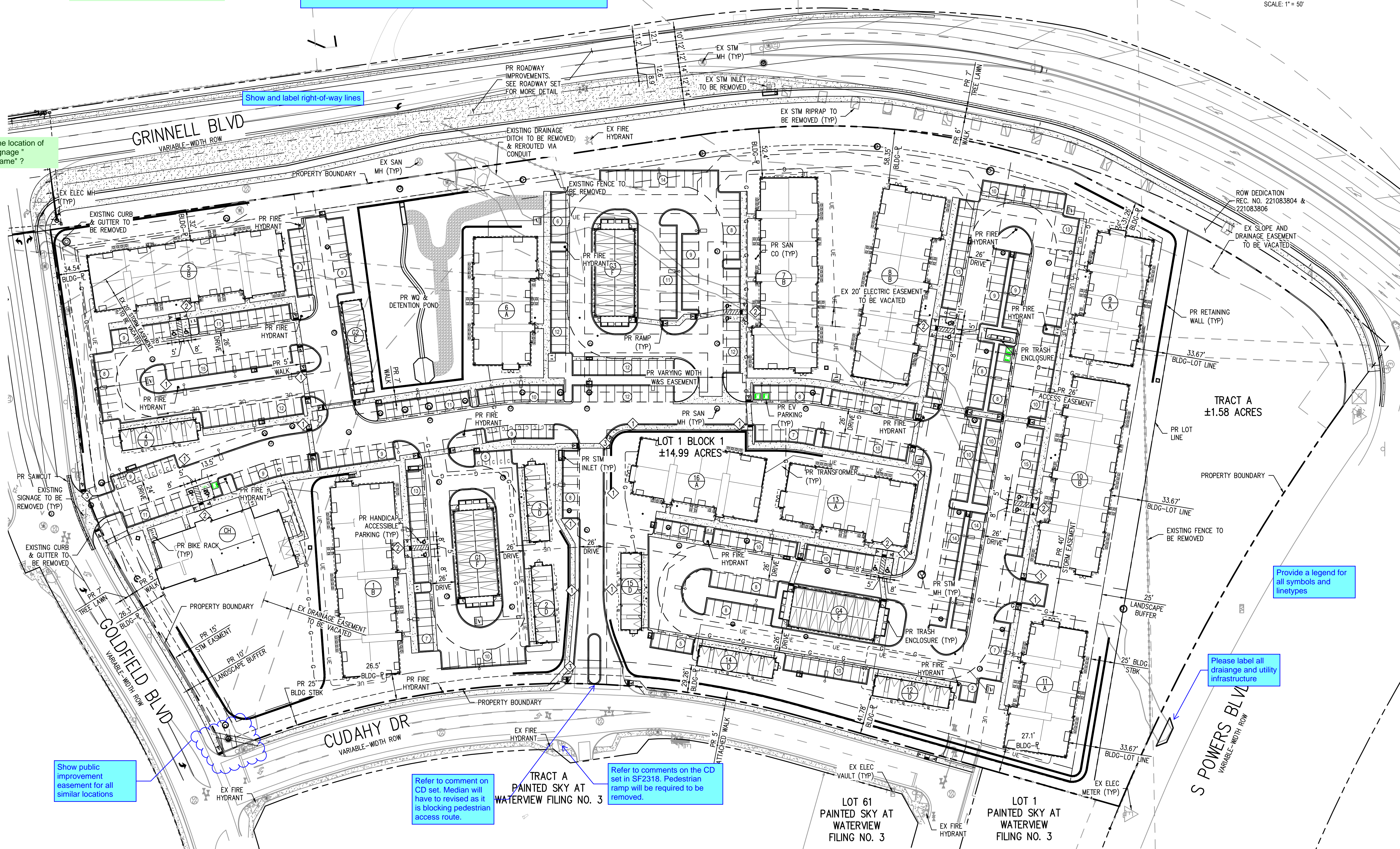
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You need to provide a legend on each page of the Site development plan. That needs to include all of the symbology depicted in the images provided with this application.

Refer to comments on the construction drawings in SF2318. Update site development plan to reflect revisions and comments shown on the CD set.

Show and label right-of-way lines

Where is the location of the new signage "Property Name"?



Provide a legend for all symbols and linetypes

Please label all drainage and utility infrastructure

Show public improvement easement for all similar locations

Refer to comment on CD set. Median will have to be revised as it is blocking pedestrian access route.

TRACT A PAINTED SKY AT WATERVIEW FILING NO. 3

Refer to comments on the CD set in SF2318. Pedestrian ramp will be required to be removed.

ANNOTATIVE LEGEND:

- PR "NO PARKING - FIRE LANE" SIGN
 - R7-1(L) (12'x18')
 - R7-1 (12'x18')
 - R7-1(R) (12'x18')
- PR "HANDICAP PARKING" SIGN
 - R7-8 (12'x18')
 - R7-8 (12'x18')
 - R7-8a (12'x6')
- PR "STOP" SIGN
 - R1-1 (30')



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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO

DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

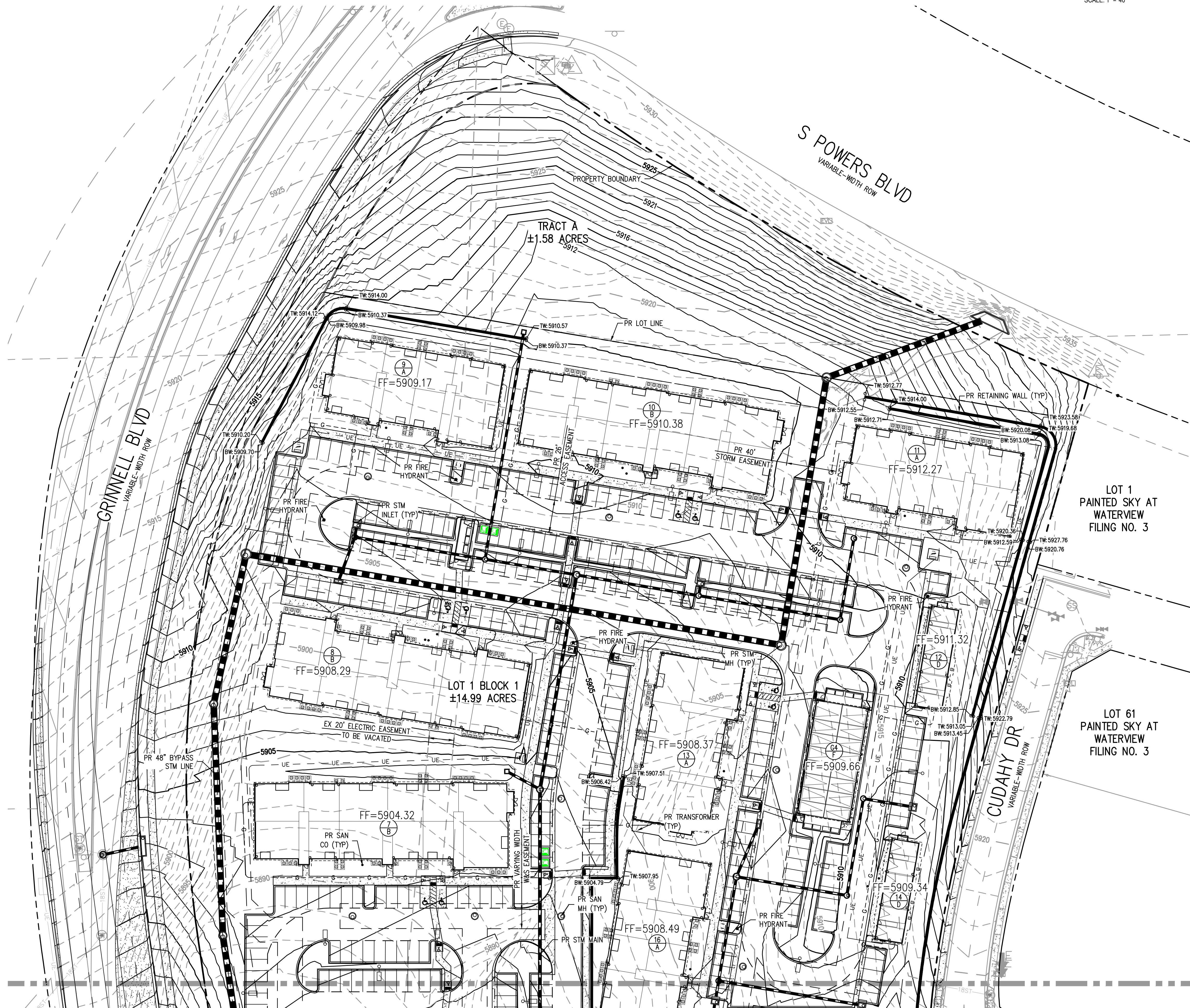
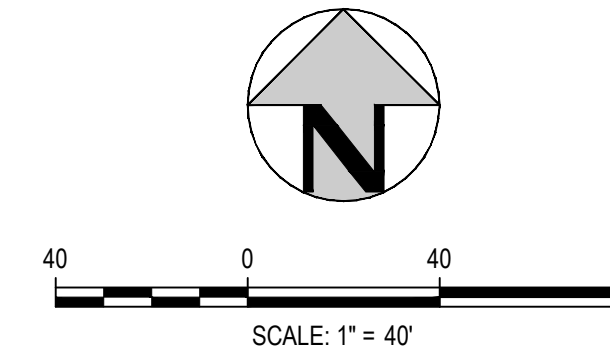
SITE PLAN

2 OF 26
221206

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OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



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**OUTLOOK AT
POWERS AND
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SITE DEVELOPMENT
PLAN
EL PASO COUNTY, COLORADO

DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

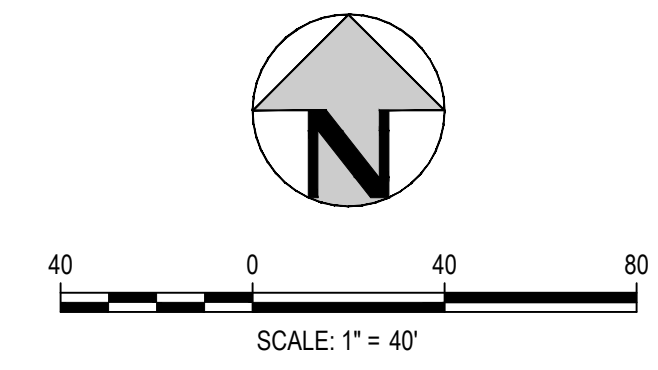
GRADING PLAN

3
3 OF 26
221206

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OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 3



TRACT A
PAINTED SKY AT
WATERVIEW FILING NO. 3

See comments on CD set in SF2318 in regards to grading for sidewalks and retaining walls.

Show crossspan



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OUTLOOK AT POWERS AND GRINNELL

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EL PASO COUNTY, COLORADO

DATE: 05/08/2023
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PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

GRADING PLAN

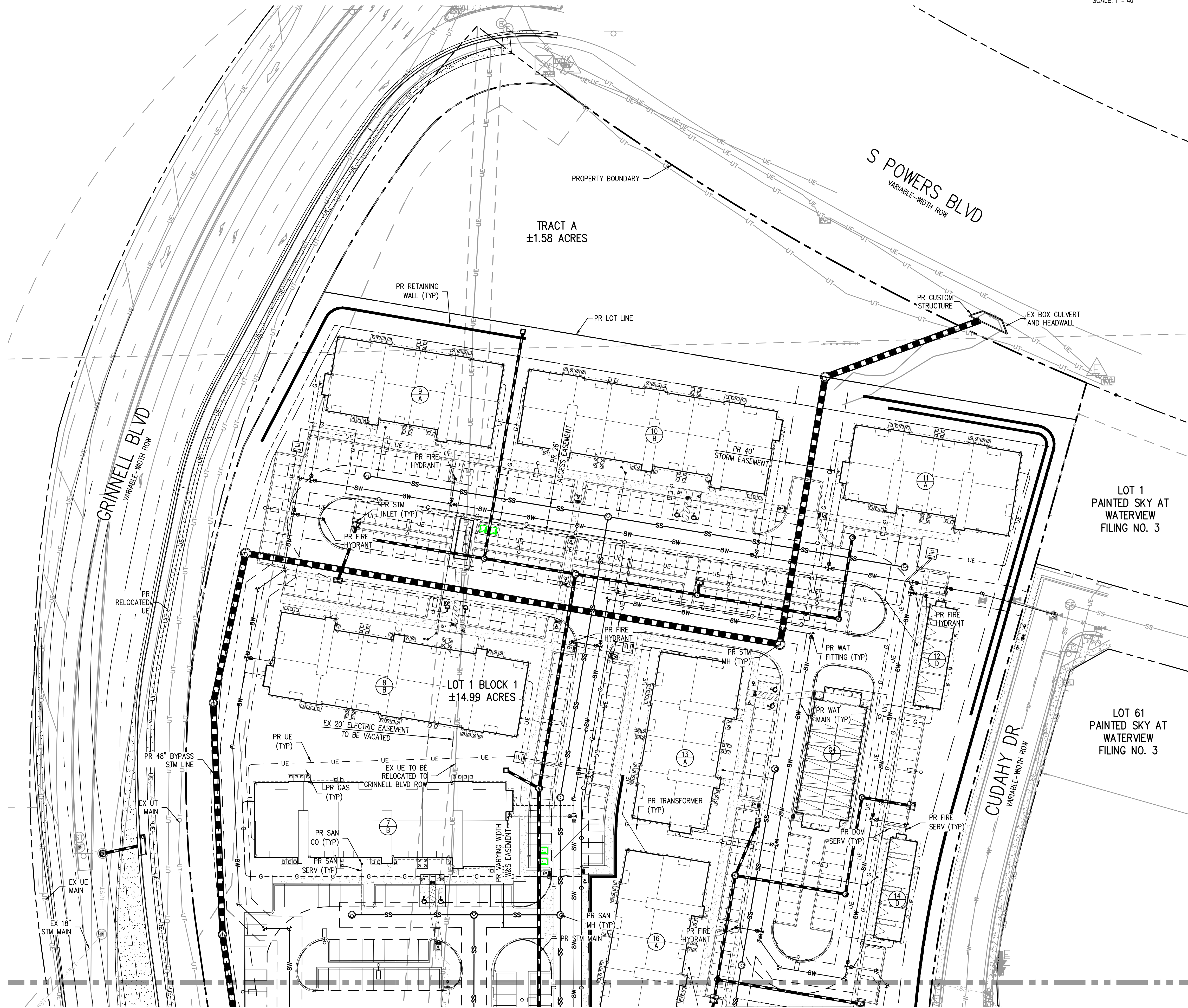
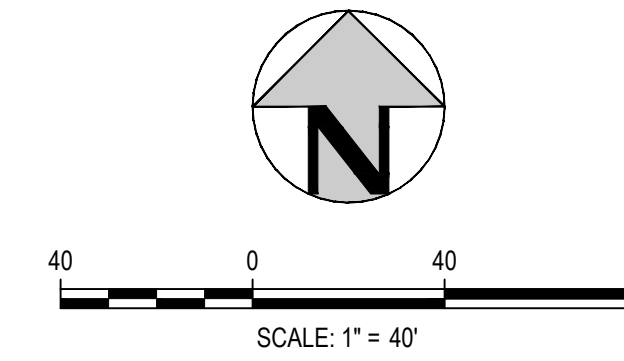
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4 OF 26

221206

OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO
SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 6



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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT
PLAN
EL PASO COUNTY, COLORADO

DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE: BY: DESCRIPTION:

UTILITY PLAN

5

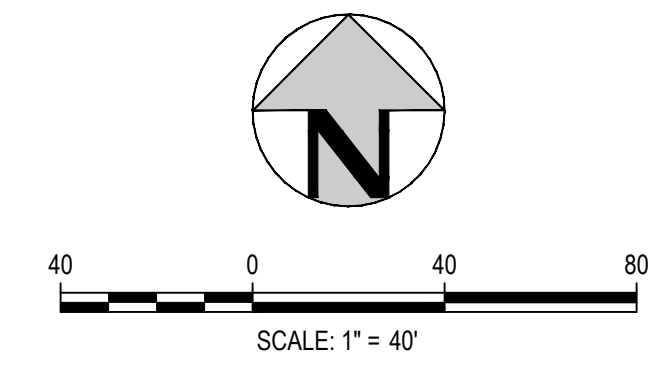
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221206

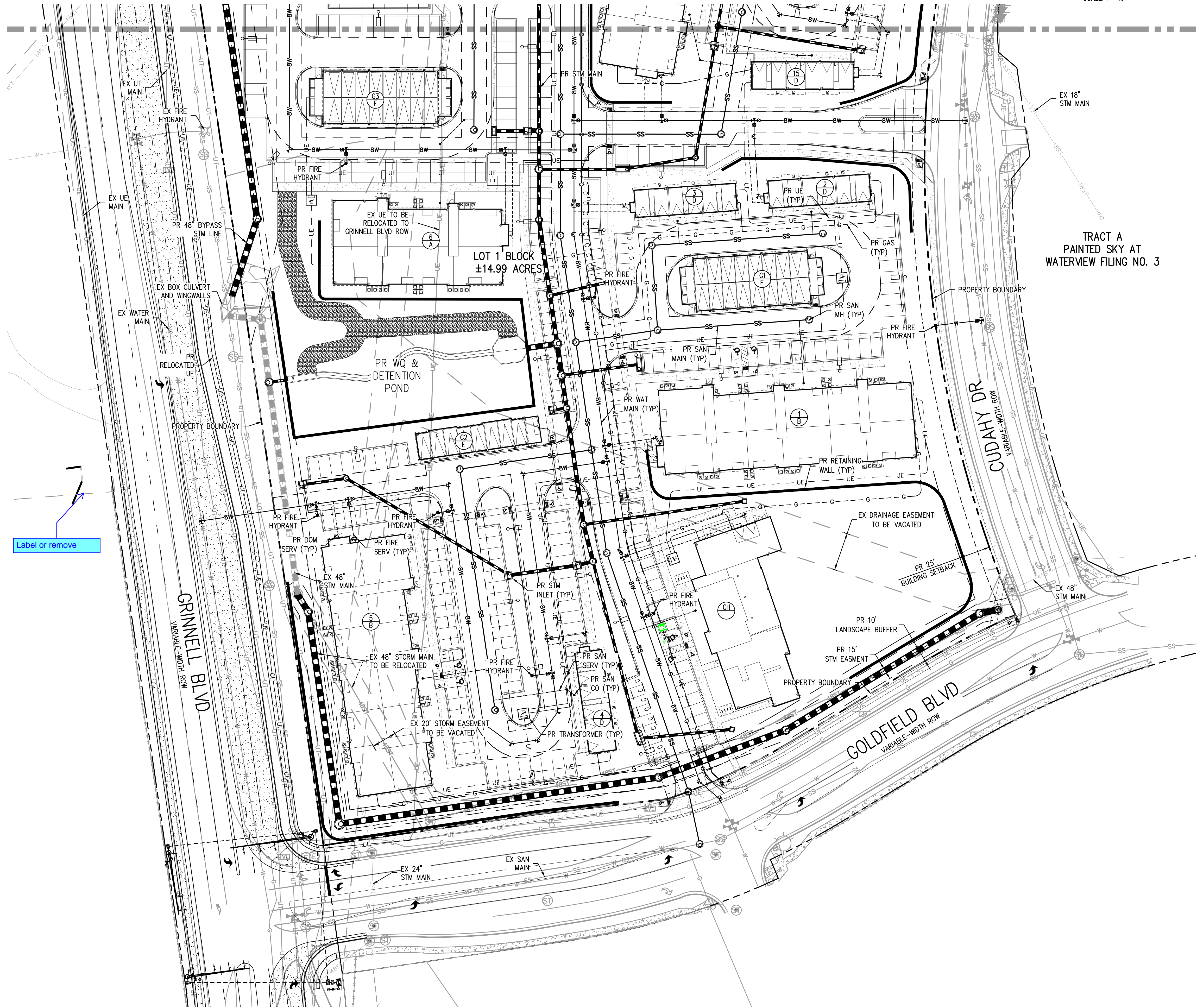
OUTLOOK POWERS & GRINNELL

EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN



MATCH LINE - SEE SHEET 5



Label or remove

TRACT A
PAINTED SKY AT
WATERVIEW FILING NO. 3



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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT
PLAN
EL PASO COUNTY, COLORADO

PROJECT INFO
DATE: 05/08/2023
PROJECT MGR: RCP
PREPARED BY: TLW

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

UTILITY PLAN

6

6 OF 26

221206

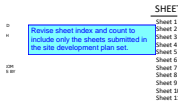
V1_Site Development Plan Redlines.pdf Markup Summary

Carlos (14)



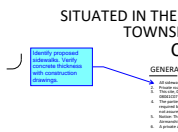
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Revise sheet index and count to include only the sheets submitted in the site development plan set.



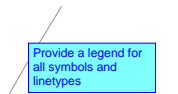
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Identify proposed sidewalks. Verify concrete thickness with construction drawings.



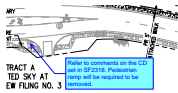
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Add a note stating all retaining walls greater than 4 feet require a building permit from the Pikes Peak Regional Building Department.



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Provide a legend for all symbols and linetypes



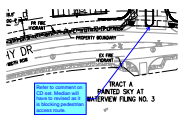
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Refer to comments on the CD set in SF2318. Pedestrian ramp will be required to be removed.



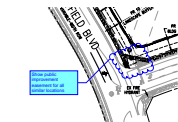
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Refer to comments on the construction drawings in SF2318. Update site development plan to reflect revisions and comments shown on the CD set.



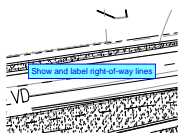
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Refer to comment on CD set. Median will have to be revised as it is blocking pedestrian access route.



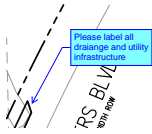
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Show public improvement easement for all similar locations



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Author: Carlos
Date: 6/22/2023 7:14:54 AM
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Show and label right-of-way lines



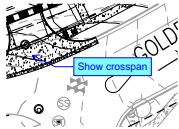
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Please label all drainage and utility infrastructure



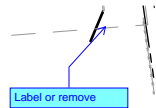
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Page Label: [3] 4 GRADING PLAN
Author: Carlos
Date: 6/22/2023 7:23:50 AM
Color: ■

See comments on CD set in SF2318 in regards to grading for sidewalks and retaining walls.



Subject: Callout
Page Label: [3] 4 GRADING PLAN
Author: Carlos
Date: 6/22/2023 7:24:37 AM
Color: ■

Show crossspan



Subject: Callout
Page Label: [5] 6 UTILITY PLAN
Author: Carlos
Date: 6/22/2023 7:25:57 AM
Color: ■

Label or remove

Kishia (5)



Subject: Text Box
Page Label: [1] DP_COVER
Author: Kishia
Date: 6/21/2023 9:34:31 AM
Color: ■

Site Development Plan needs to be included in the title block



Subject: Arrow
Page Label: [1] DP_COVER
Author: Kishia
Date: 6/21/2023 9:34:36 AM
Color: ■



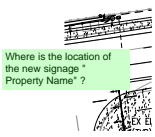
Subject: Architect
Page Label: [1] DP_COVER
Author: Kishia
Date: 6/21/2023 9:56:56 AM
Color: ■

Remove



Subject: Text Box
Page Label: [1] 2 SITE PLAN
Author: Kishia
Date: 6/21/2023 11:12:42 AM
Color: ■

You need to provide a legend on each page of the Site development plan .
That needs to include all of the symbology depicted in the images provided with this application .



Subject: Text Box
Page Label: [1] 2 SITE PLAN
Author: Kishia
Date: 6/21/2023 11:16:13 AM
Color: ■

Where is the location of the new signage "Property Name" ?