

# EASTWOOD VILLAGE 1249 MEADOWBROOK PKWY PRELIMINARY PLAN

## PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, CO

**GENERAL NOTES**

1. 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.

**SITE DATA**

ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-30)  
LAND USE: RESIDENTIAL, MULTI-FAMILY  
JURISDICTION: EL PASO COUNTY  
SITE ADDRESS: 1249 MEADOWBROOK PKWY.  
TAX SCHEDULE NO.: 5404303066  
BUILDING SETBACKS: 25' FRONT SETBACK (MARKSHEFFEL ROAD)  
15' REAR SETBACK  
15' SIDE SETBACK  
MAXIMUM LOT COVERAGE: 60%  
PROPOSED EASEMENTS: REFER TO FINAL PLAT  
LANDSCAPE: 52%  
SITE COVERAGE: BUILDING - 1.8 AC | 19%±  
PAVEMENT/HARDSCAPE - 2.9 AC | 29%±  
LANDSCAPING (INCLUDES OPEN SPACE) - 5.1 AC | 52%±

**BUILDING DATA**

BUILDING HEIGHT: PROPOSED: 40.0'  
MAXIMUM BY CODE: 40.0'  
PROPOSED LOT COVERAGE: 18%±  
PROPOSED BUILDING GROSS SF: ±79,183 SF  
NO BUILD AREAS: N/A  
NUMBER OF DWELLING UNITS: 107 (10.9 DU/AC)

**LAND AREA:**

427,017 SQ. FT. OR 9.80 ACRES MORE OR LESS

**BASIS OF BEARING:**

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE SOUTH END BY RECOVERED 3-1/4 INCH ALUMINUM CAP IN THE DEPARTMENT OF PUBLIC WORKS RANGE BOX STAMPED BY LS 17496, AND AT THE NORTH END BY A FOUND 2-1/3 INCH ALUMINUM SURVEYORS CAP STAMPED DREXEL BARRELL & CO. R65W, T14S, 1985 LS 17644, SAID LINE IS ASSUMED TO BEAR N 00°08'32"E AND HAS A DISTANCE OF 2617.04 FEET.

**BENCHMARK/ PROJECT CONTROL:**

FIMS MONUMENT NUMBER 78 IS A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25 INCH DIAMETER ALUMINUM FIMS CAP, IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF U.S. HIGHWAY 24 AND MARKSHEFFEL ROAD. THE CORNER FENCE POST IS 28.3 FEET TO THE NORTHEAST AND A FIMS NAIL/WASHER IN A FENCE POST IS 34.7 FEET TO THE SOUTHWEST. ELEVATION = 6427.35 "1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT"

**PARKING COUNTS**

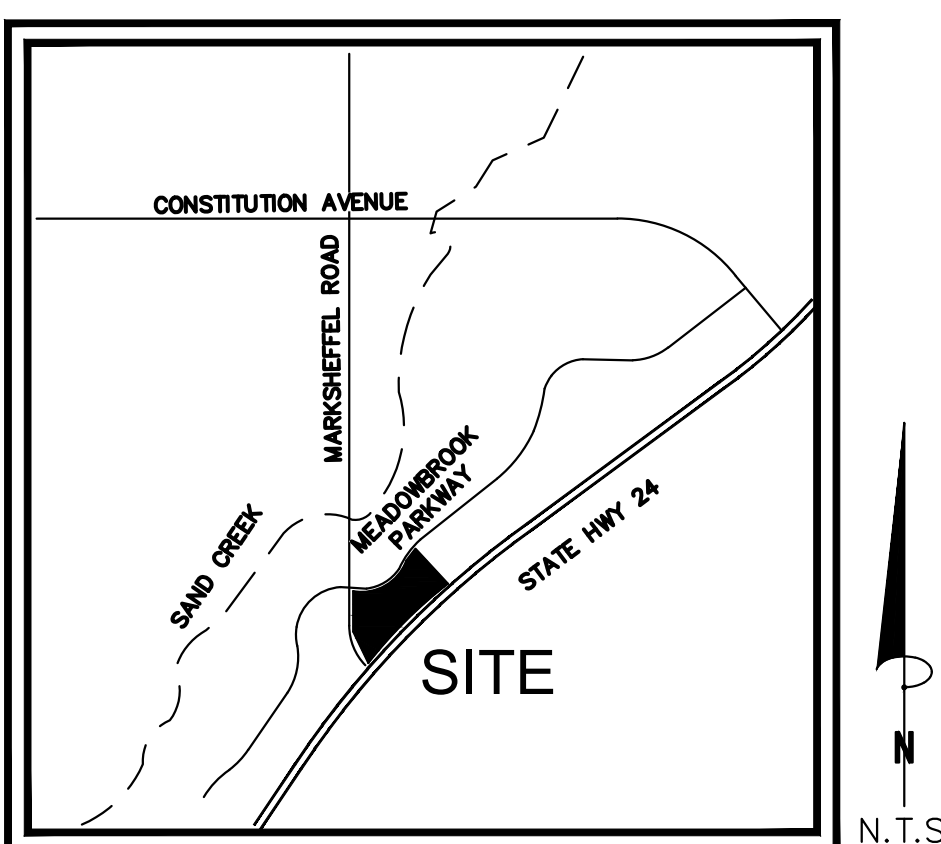
	PARKING REQUIRED		PARKING PROVIDED	
	REGULAR: 2/UNIT = 214	241	27 GUEST	214 REGULAR (PROVIDED BY GARAGES)
	GUEST: 1/4 UNITS = 27		TOTAL = 241	
ADA	7	2 GUEST (1 VAN)	6 REGULAR (PROVIDED BY GARAGES)	
		TOTAL = 8		
BICYCLE PARKING	5% OF REQUIRED STALLS = 12		23	

**GEOLOGICAL HAZARDS NOTE**

A "PRELIMINARY SUBSURFACE SOIL INVESTIGATION CLAREMONT RANCH-FUTURE PAD SITES SOUTHEAST CORNER OF MEADOWBROOK PARKWAY AND MARKSHEFFEL ROAD EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED JANUARY 25, 2022. NO LOTS HAVE BEEN IDENTIFIED IN THE REFERENCE REPORT AS BEING IMPACTED BY GEOLOGICAL HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGOC CONSTRAINTS LISTED BELOW:

- ISOLATED STEEP SLOPES
- EROSION

THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE OF THE FRONT RANGE. APPROPRIATE PLANNING AND ENGINEERING PRACTICES WILL MINIMIZE RISK ASSOCIATED THE LISTED CONSTRAINTS.



VICINITY MAP  
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
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4	OVERALL SITE PLAN
5	SITE PLAN (1 OF 3)
6	SITE PLAN (2 OF 3)
7	SITE PLAN (3 OF 3)
8	OVERALL UTILITY PLAN
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10	SITE DETAILS
11	LANDSCAPE SHEET INDEX
12	PRELIMINARY LANDSCAPE PLAN
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15	PRELIMINARY LANDSCAPE PLAN
16	PRELIMINARY LANDSCAPE PLAN
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18	PRELIMINARY LANDSCAPE PLAN
19	PRELIMINARY LANDSCAPE PLAN
20	TOWNHOME LANDSCAPE TYPICALS
21	LANDSCAPE NOTES
22	LANDSCAPE DETAILS
23	BUILDING ELEVATIONS

**LAND AREA**

TOTAL PROPERTY AREA: +/- 9.802 ACRES

**LEGAL DESCRIPTION**

TRACT F, CLAREMONT RANCH FILING NO. 7, EL PASO COUNTY, STATE OF COLORADO

**SOIL TYPE:**

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC) AS HYDROLOGIC SOIL GROUP A.

**FEMA CLASSIFICATION**

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

**CONTACTS:**

**OWNER:**  
ROCKWOOD HOMES, LLC  
6613 FOLSOM HEIGHTS  
COLORADO SPRINGS, CO 80923  
TEL: (719) 930-5087  
CONTACT: JON RAFTIS

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0182  
CONTACT: KEVIN KOFFORD, P.E.

**SURVEYOR:**  
LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND ROAD  
COLORADO SPRINGS, CO 80909  
TEL: (719) 528-6133 EXT. 109  
CONTACT: DAVID V. HOSTELER, PLS

**EL PASO COUNTY:**  
EL PASO COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-3600

**PROPERTY OWNER ACKNOWLEDGEMENT**

ROCKWOOD HOMES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CLAREMONT RANCH WEST. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

[PROPERTY OWNER]

NOTARY CERTIFICATE  
(STATE OF \_\_\_\_\_ )  
(COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_ (NAME AND TITLE)

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

NOTARY PUBLIC

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

ROCKWOOD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Revision table with columns: NO., REVISION, BY, DATE, APPR.

Kimley-Horn logo and address: 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 900 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
COVER SHEET

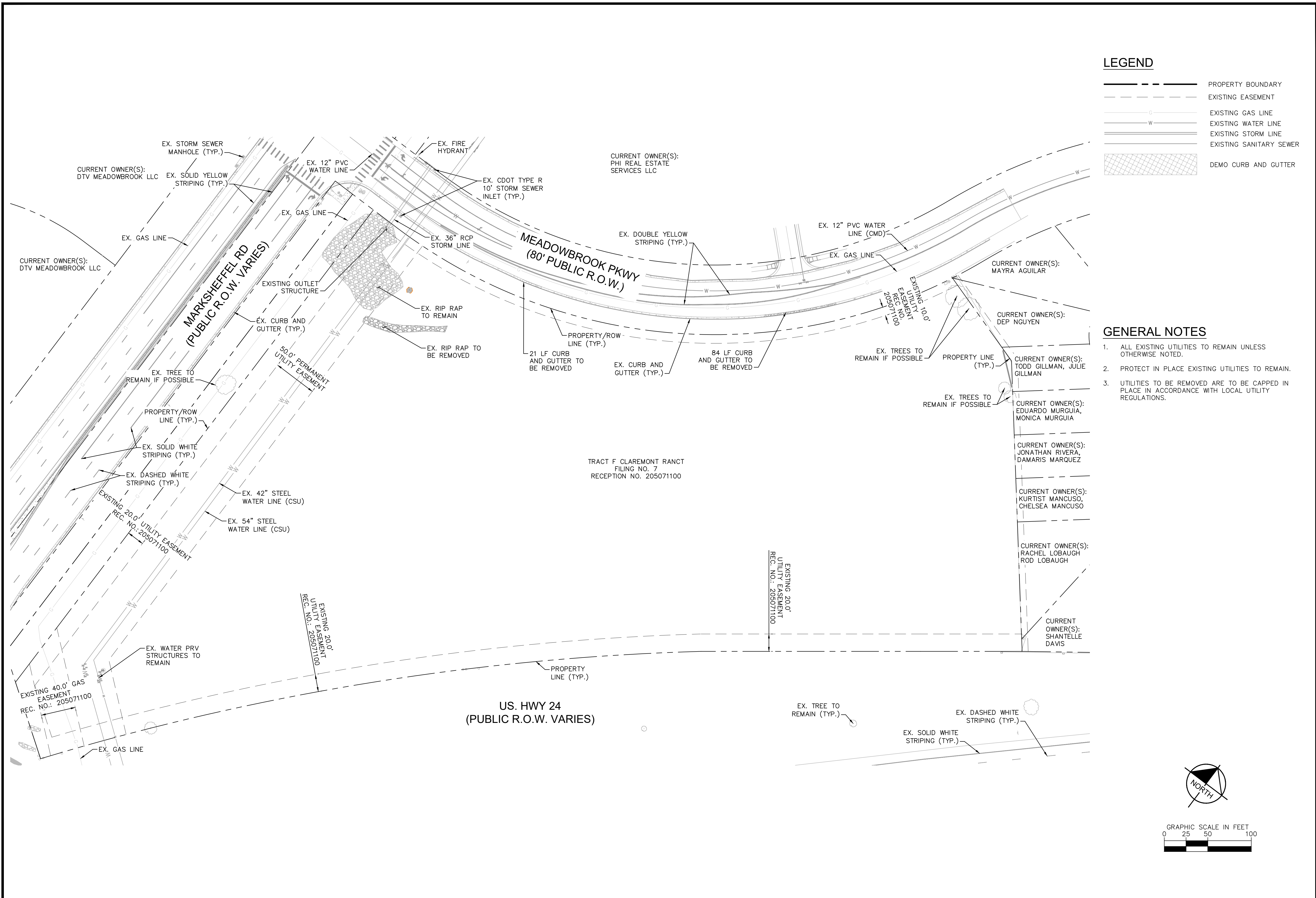
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn logo

PROJECT NO. 096726002

SHEET 1

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**LEGEND**

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING SANITARY SEWER
- DEMO CURB AND GUTTER

**GENERAL NOTES**

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. PROTECT IN PLACE EXISTING UTILITIES TO REMAIN.
3. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.

NO.	REVISION	BY	DATE	APPR.

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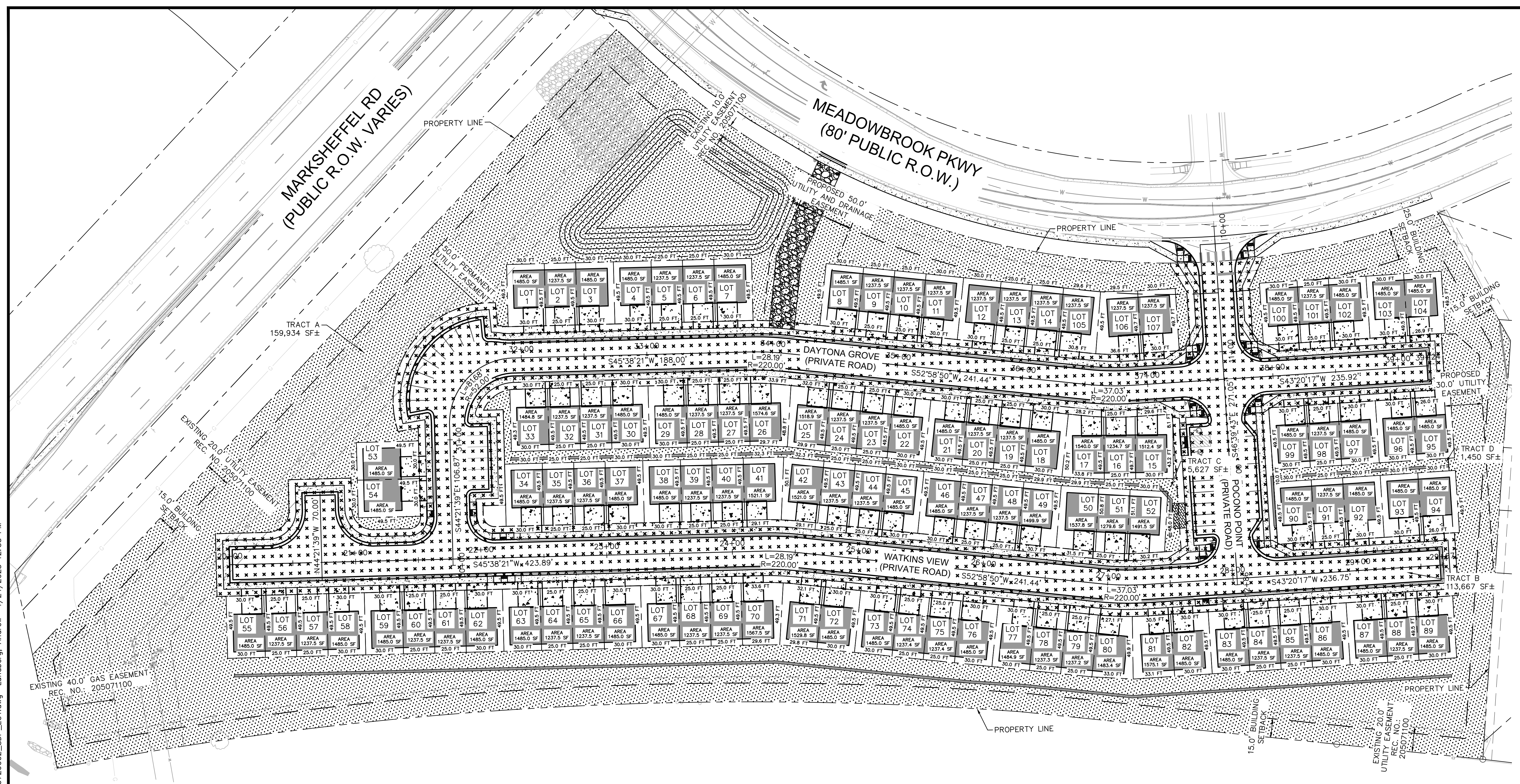
**EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 EXISTING CONDITIONS & DEMO PLAN**

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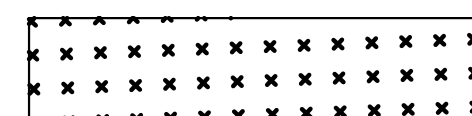
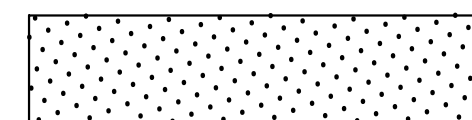
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**2**

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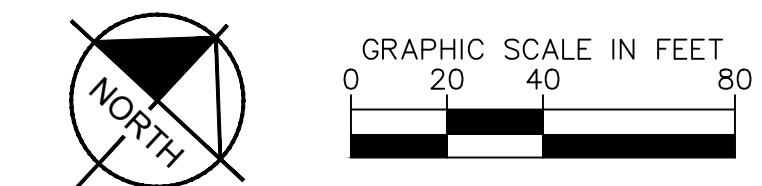
**TRACT LEGEND**

-  PRIVATE ROAD TRACT HATCH
-  LANDSCAPE/OPEN SPACE TRACT HATCH

**TRACT TABLE**

TRACT	SIZE (ACRES±)	OWNERSHIP	MAINTENANCE	USE
A	3.67	EV HOA	EV HOA	OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PRIVATE UTILITY/LANDSCAPING
B	2.61	EV HOA	EV HOA	PRIVATE ACCESS/PRIVATE ROAD/DRAINAGE/PRIVATE UTILITY/LANDSCAPING/SIDEWALKS
C	0.13	EV HOA	EV HOA	OPEN SPACE/HARDSCAPE/LANDSCAPING
D	0.03	EV HOA	EV HOA	OPEN SPACE/HARDSCAPE/LANDSCAPING
TOTAL	6.44			

EV HOA = EASTWOOD VILLAGE HOME OWNERS ASSOCIATION



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EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 LOT DIMENSION PLAN

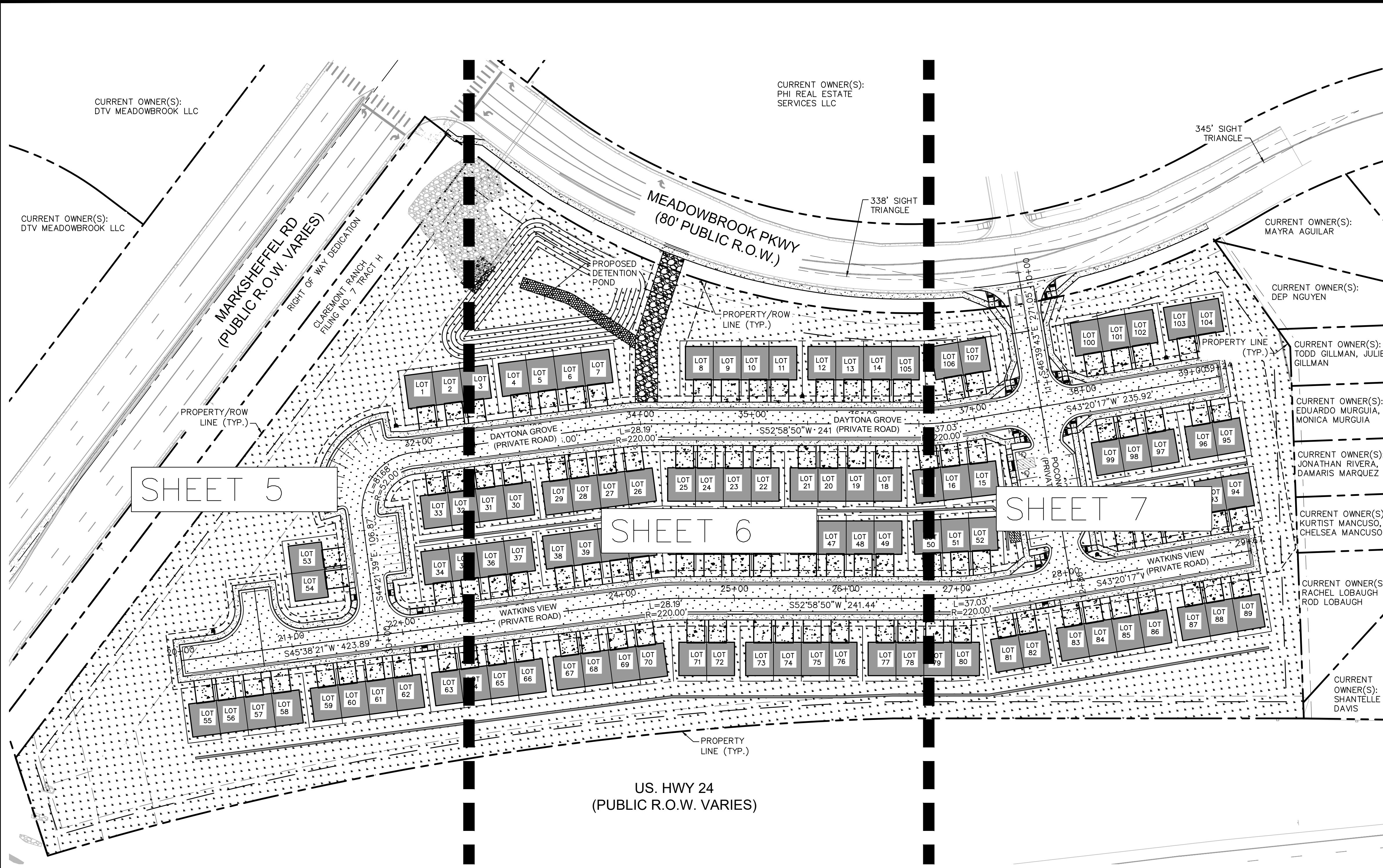
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3

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- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - AR ACCESSIBLE ROUTE
  - PROPOSED LANDSCAPE
  - PARKING COUNT
  - EXISTING RIPRAP
  - DETECTION POND MAINTENANCE ACCESS ROAD
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE

**SIGHT TRIANGLE INFO**

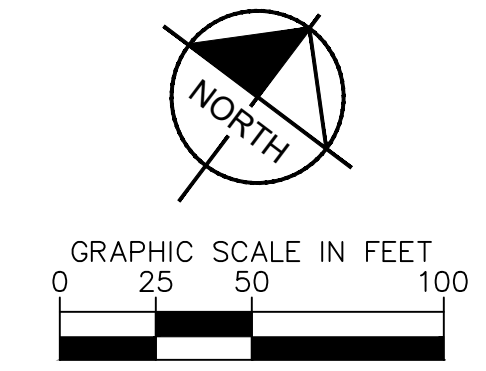
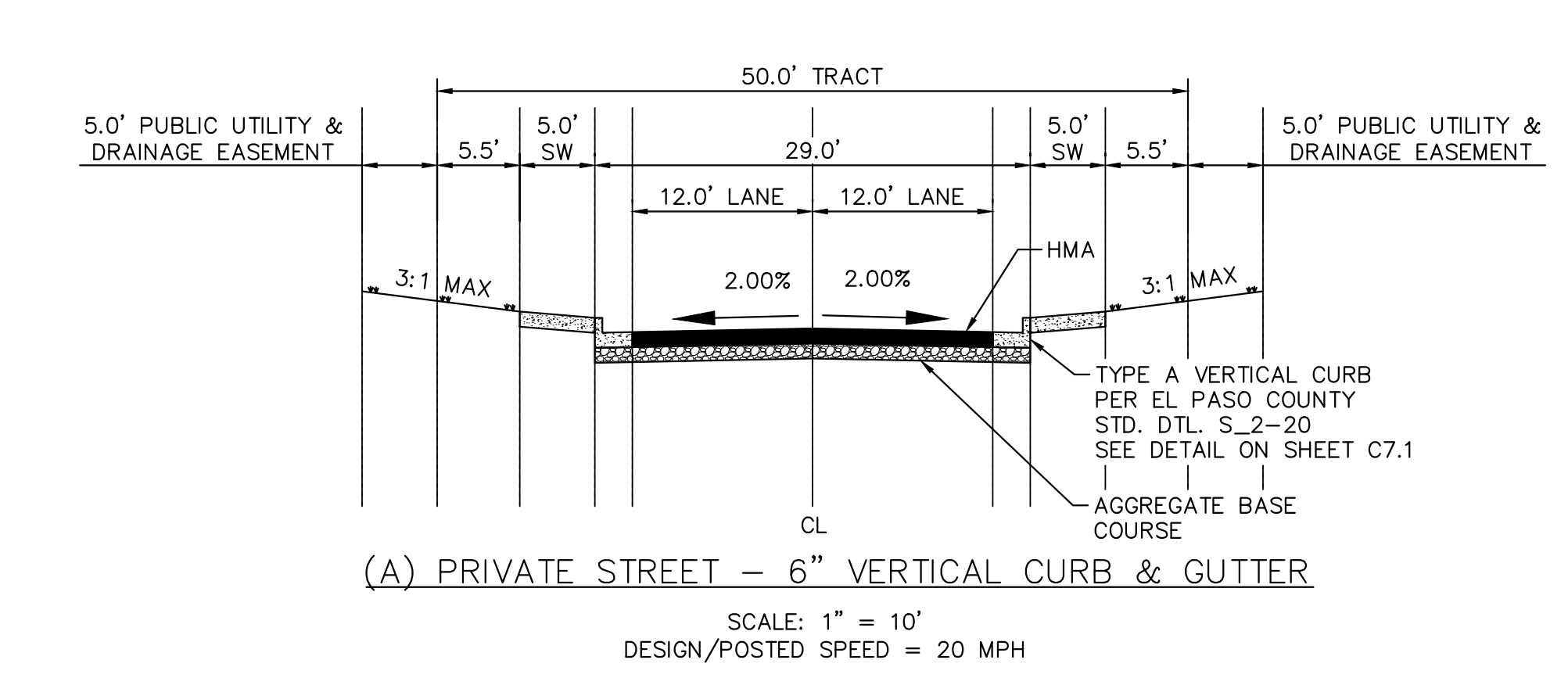
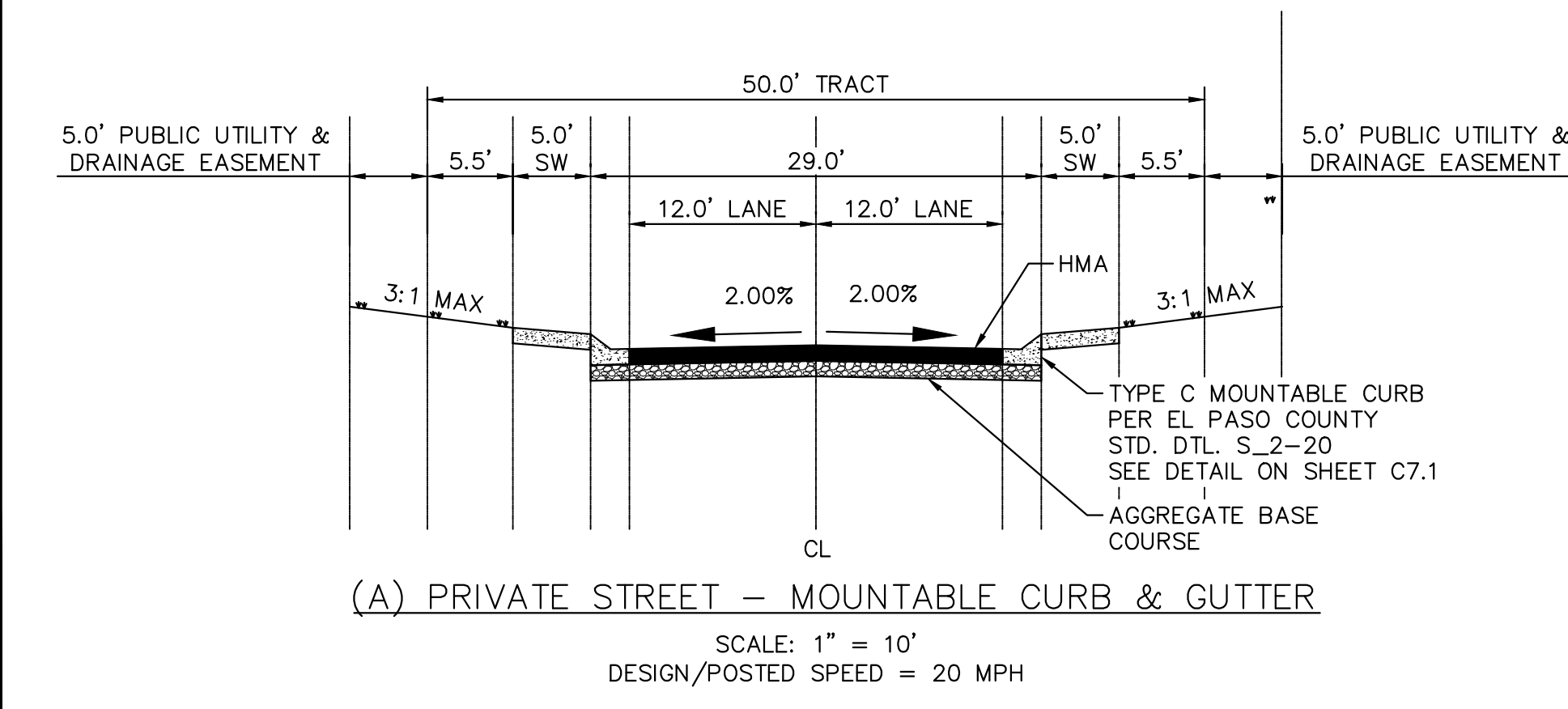
ST-1:  $1.47(25)(7.5)(1.0) = 275.6$  (~280')

ST-2:  $1.47(25)(6.5)(1.0) = 238.9$  (~240')

SHEET 5

SHEET 6

SHEET 7



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EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
OVERALL SITE PLAN

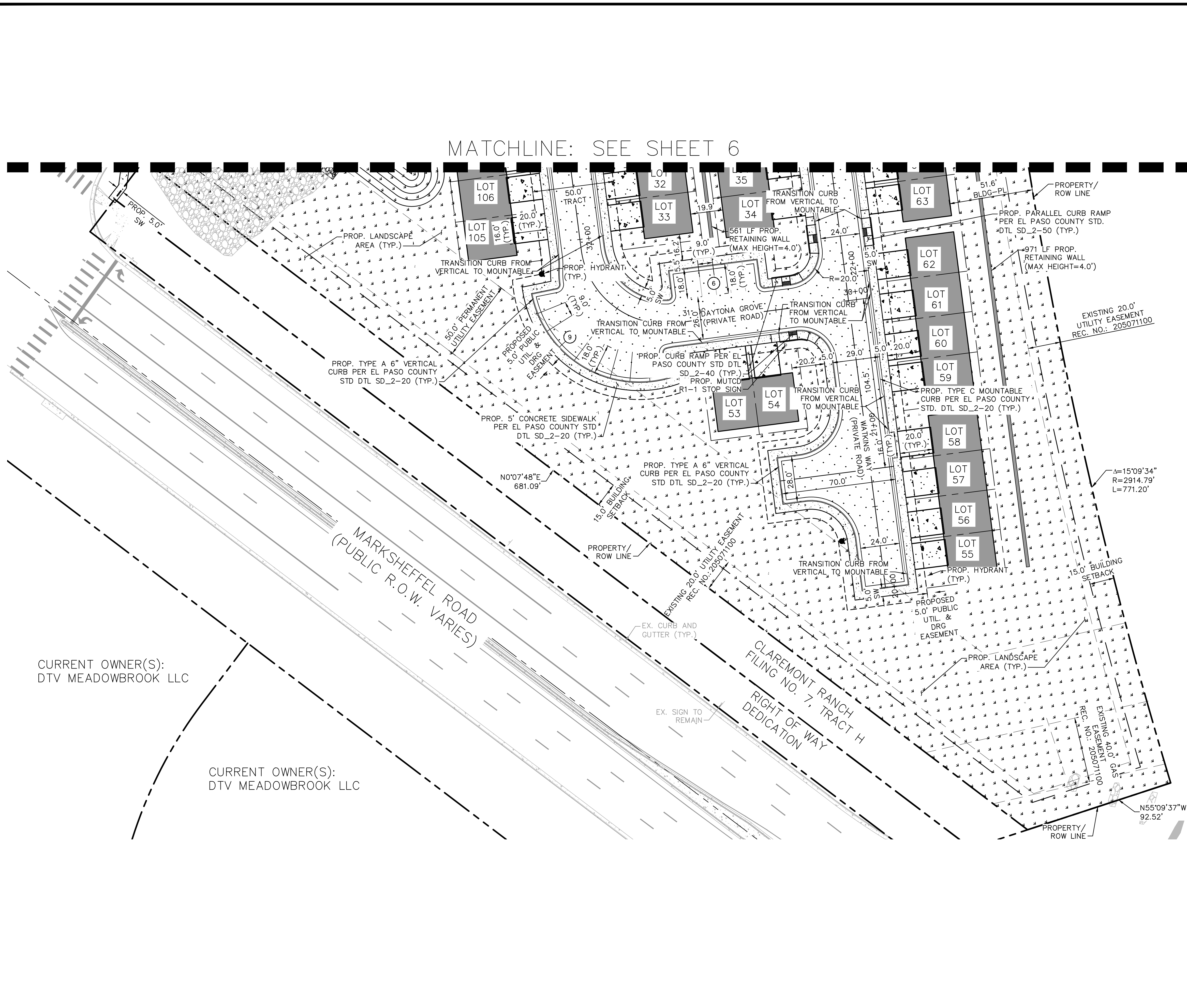
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096726002

SHEET  
**4**

PCD PROJECT NUMBER: PPR-23-XXX

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MATCHLINE: SEE SHEET 6

**LEGEND**

	PROPERTY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ACCESSIBLE ROUTE
	PROPOSED LANDSCAPE
	PARKING COUNT
	EXISTING RIPRAP
	DETENTION POND MAINTENANCE ACCESS ROAD
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

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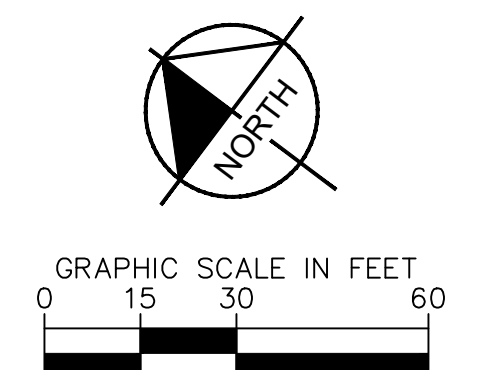
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 Colorado Springs, Colorado 80903 (719) 453-0180

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EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 SITE PLAN (1 OF 3)

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PROJECT NO.  
096726002  
 SHEET  
**5**



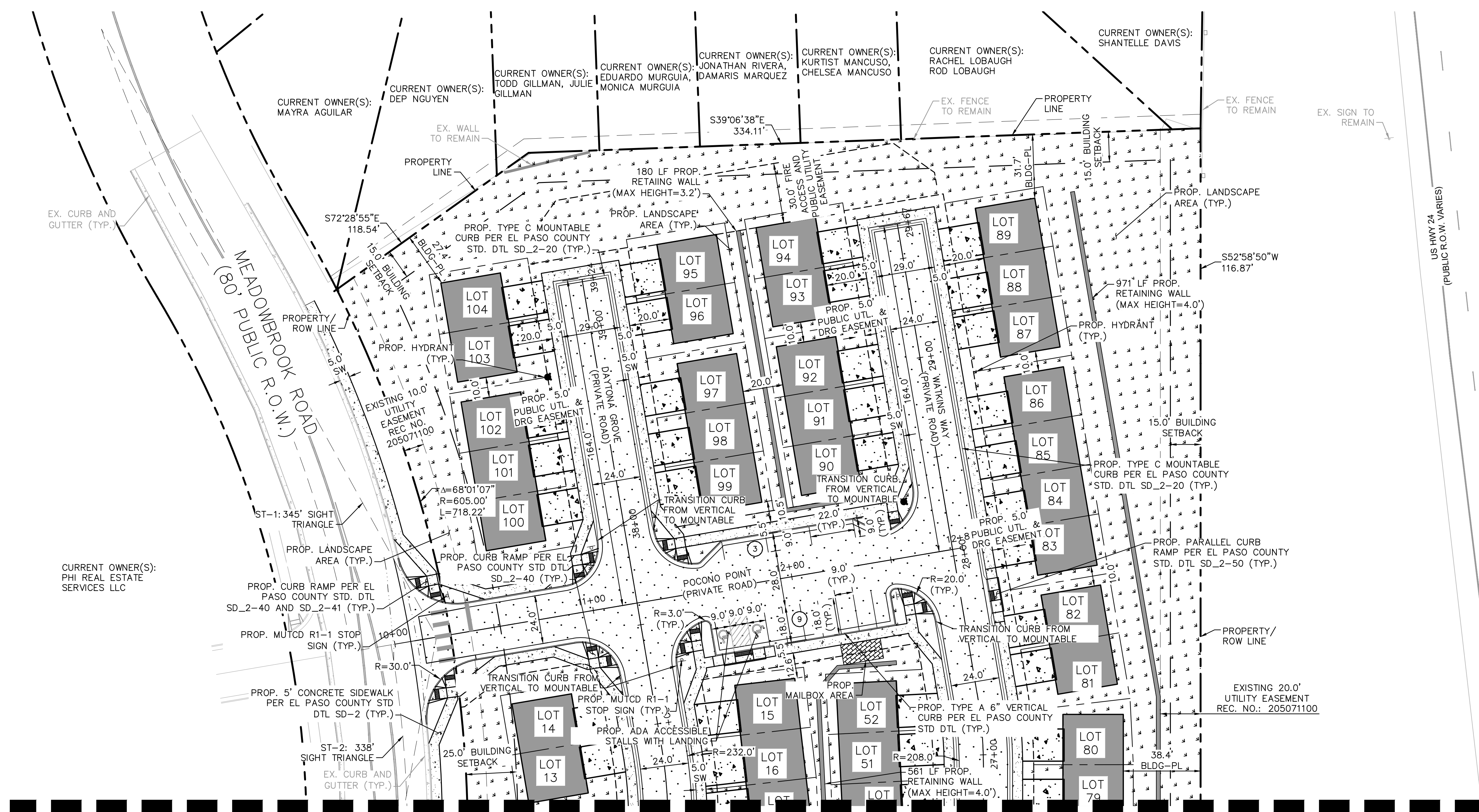
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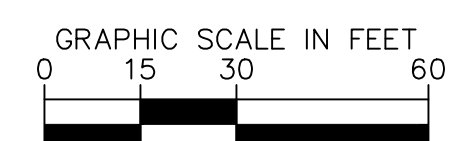
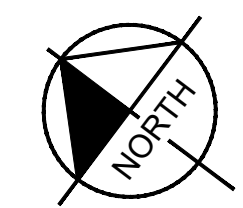
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**LEGEND**

- PROPERTY LINE
- - - LOT LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- AR ACCESSIBLE ROUTE
- ▨ PROPOSED LANDSCAPE
- ⊙ PARKING COUNT
- ▨ EXISTING RIPRAP
- ▨ DETENTION POND MAINTENANCE ACCESS ROAD
- ▨ PROPOSED ASPHALT PAVEMENT
- ▨ PROPOSED CONCRETE



MATCHLINE: SEE SHEET 6



NO.	REVISION	BY	DATE	APPR.

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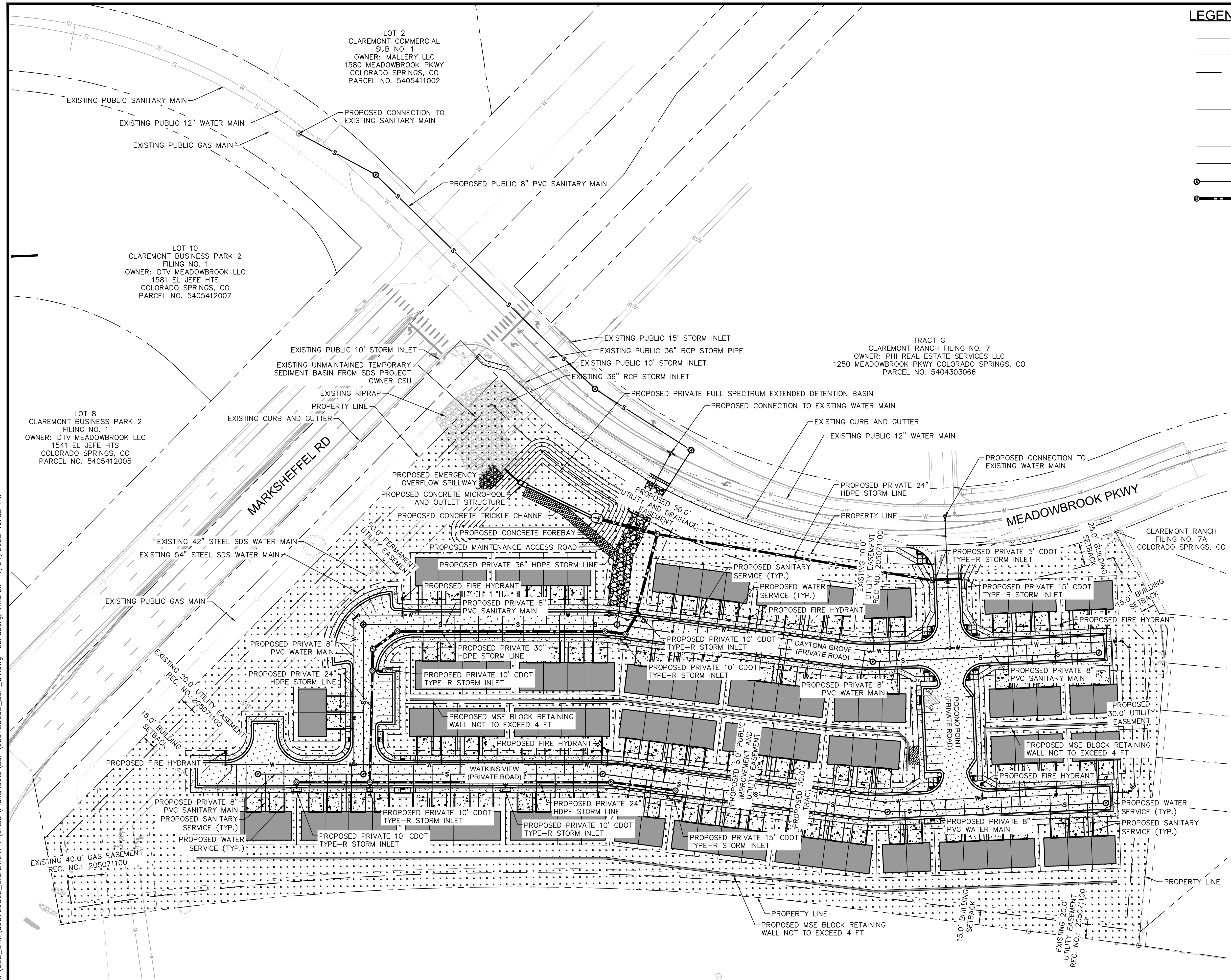
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**EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 SITE PLAN (3 OF 3)**

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PROJECT NO.  
 096726002  
 SHEET  
**7**

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**LEGEND**

- PROPERTY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING SANITARY MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY MANHOLE/MAIN
- PROPOSED STORM MANHOLE/LINE

NO.	REVISION	DATE	APPR.

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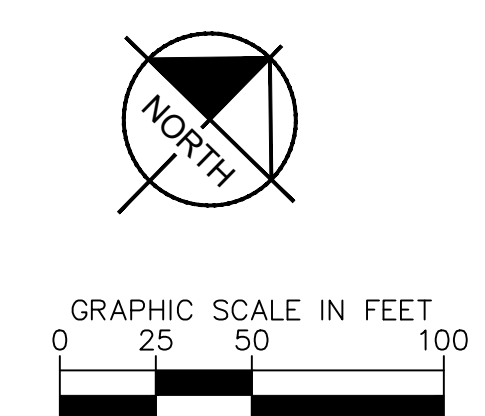
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 DRAWN BY: AJV  
 CHECKED BY: STB  
 DATE: 04/21/2023

EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
**OVERALL UTILITY PLAN**

**PRELIMINARY**  
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 Kimley-Horn and Associates, Inc.

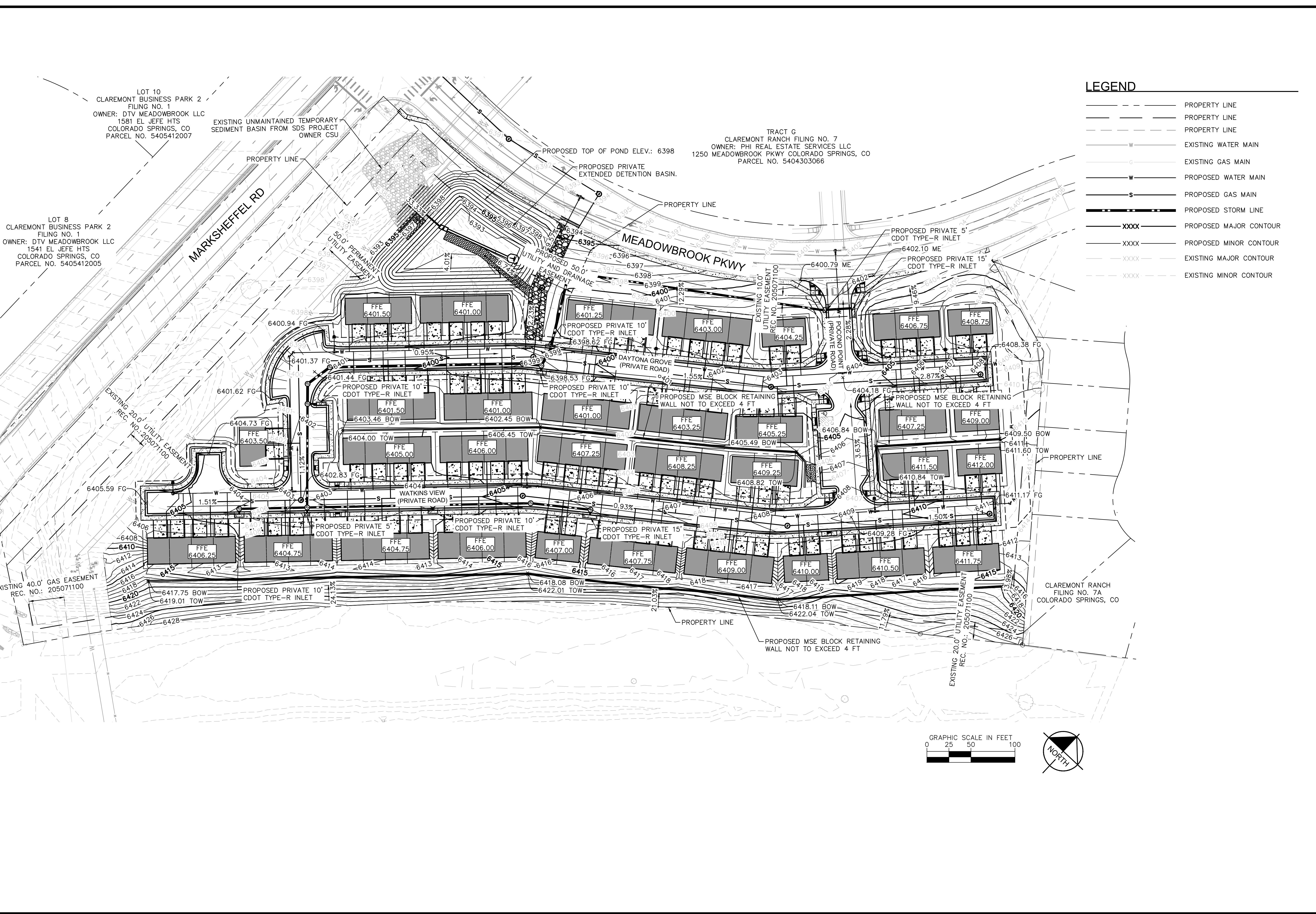
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SHEET  
**8**





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**LEGEND**

- - - - -	PROPERTY LINE
- - - - -	PROPERTY LINE
- - - - -	PROPERTY LINE
— W —	EXISTING WATER MAIN
— G —	EXISTING GAS MAIN
— W —	PROPOSED WATER MAIN
— S —	PROPOSED GAS MAIN
— - - - -	PROPOSED STORM LINE
XXXX	PROPOSED MAJOR CONTOUR
XXXX	PROPOSED MINOR CONTOUR
XXXX	EXISTING MAJOR CONTOUR
XXXX	EXISTING MINOR CONTOUR

NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
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 2 North Nevada Avenue Suite 900  
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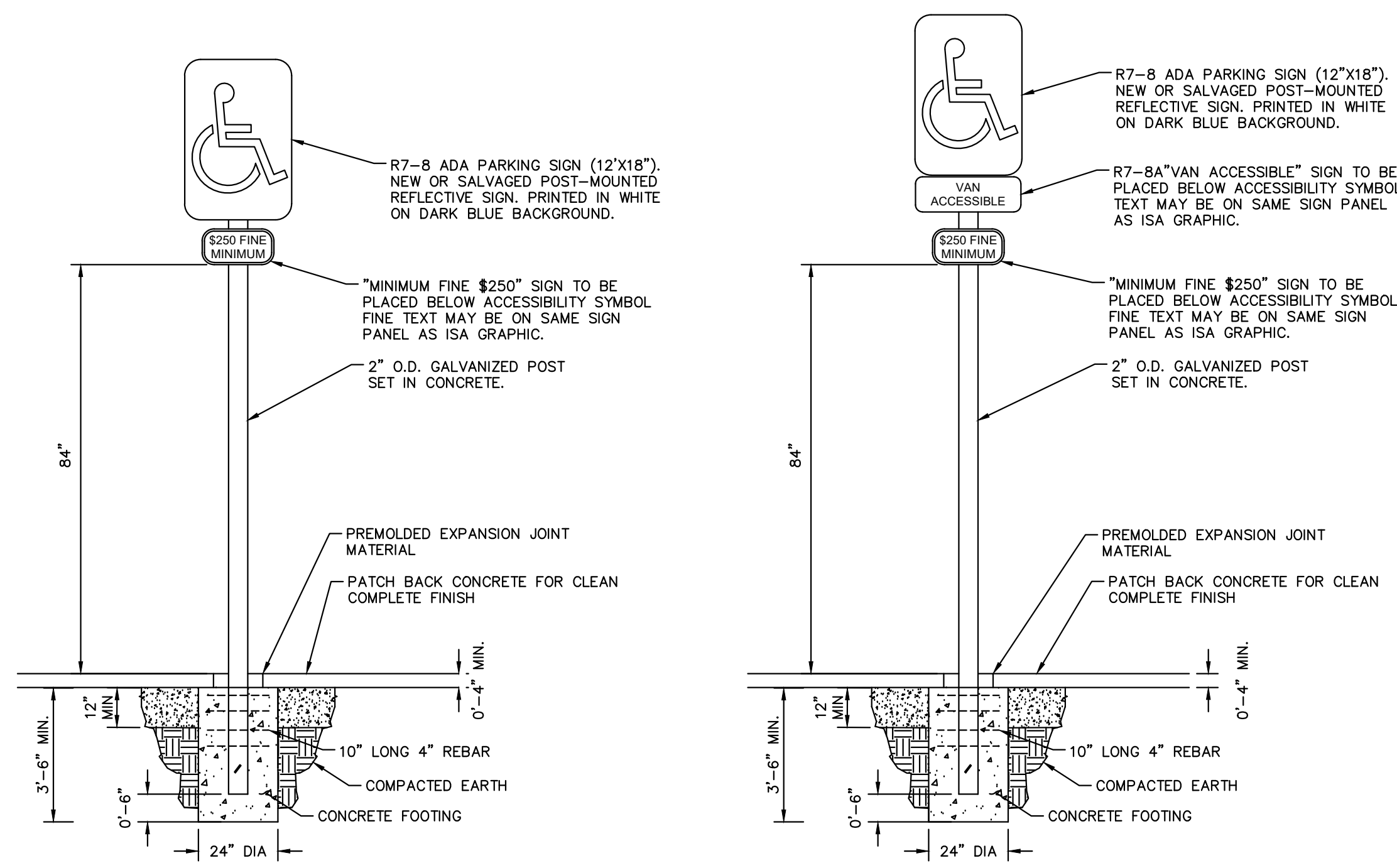
**EASTWOOD VILLAGE**  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
**PRELIMINARY GRADING PLAN**

PRELIMINARY  
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**Kimley»Horn**  
 Kimley-Horn and Associates, Inc.

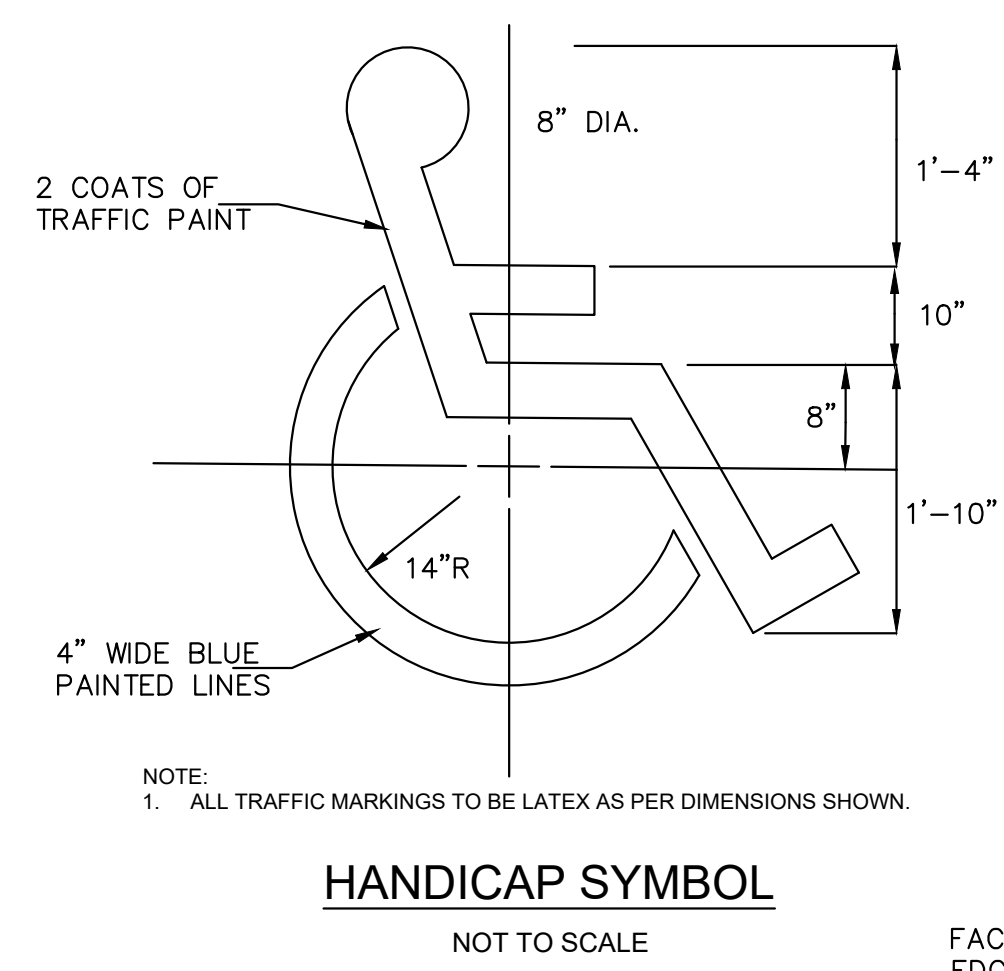
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 SHEET

**9**

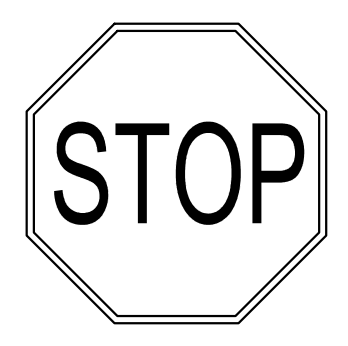
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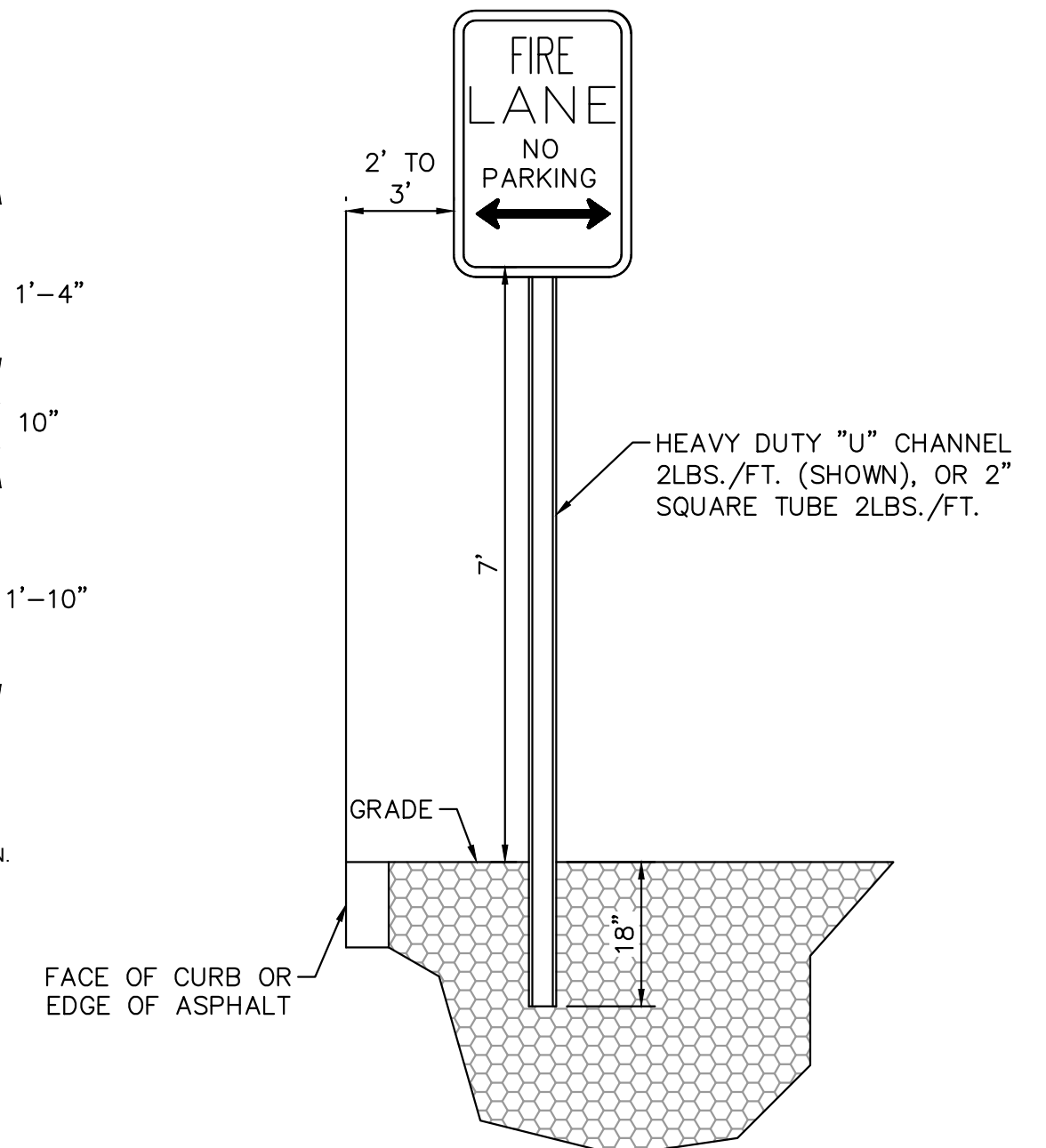
**ADA PARKING SIGN DETAILS**  
SCALE: 1"=20"



**HANDICAP SYMBOL**  
NOT TO SCALE



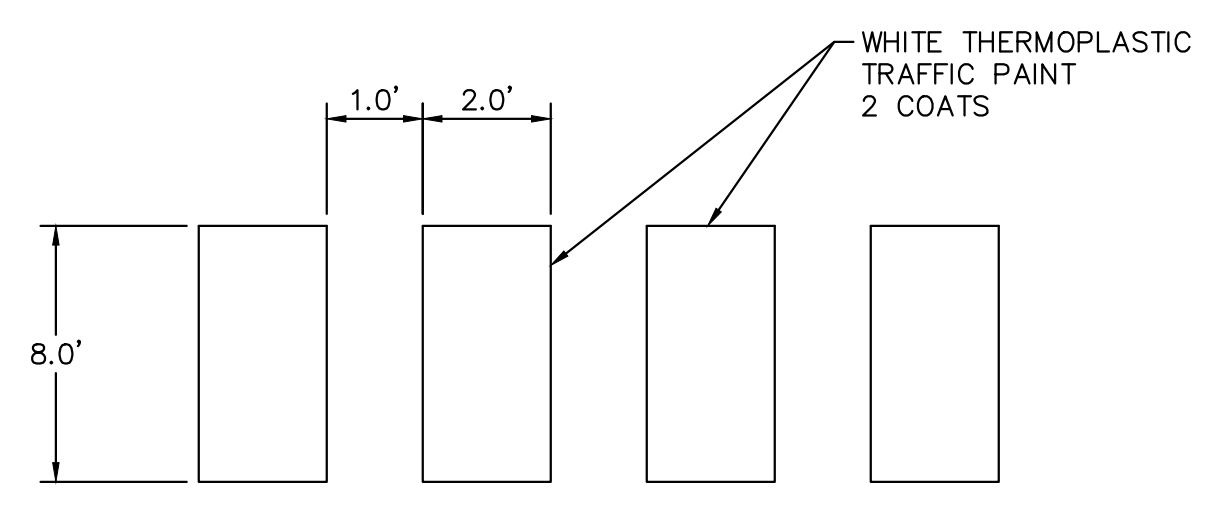
30"x30"  
MINIMUM SIZE  
BACKGROUND  
4090 (3M-WHITE DIAMOND GRADE) OR EQUIVALENT  
FOREGROUND  
1172 C (3M-RED EC FILM) OR EQUIVALENT  
**MUTCD R1-1 STOP SIGN DETAIL**  
NOT TO SCALE



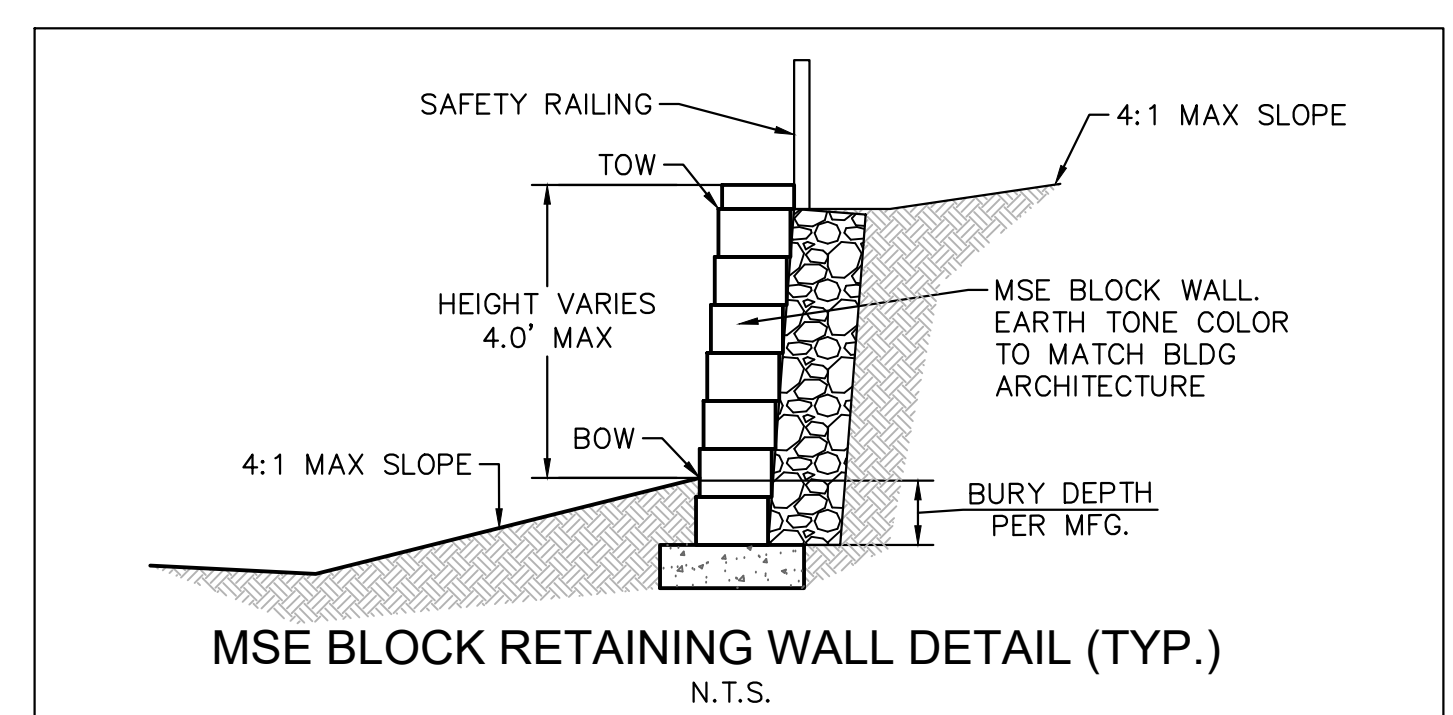
**FIRE LANE SIGNAGE DETAIL**  
NOT TO SCALE



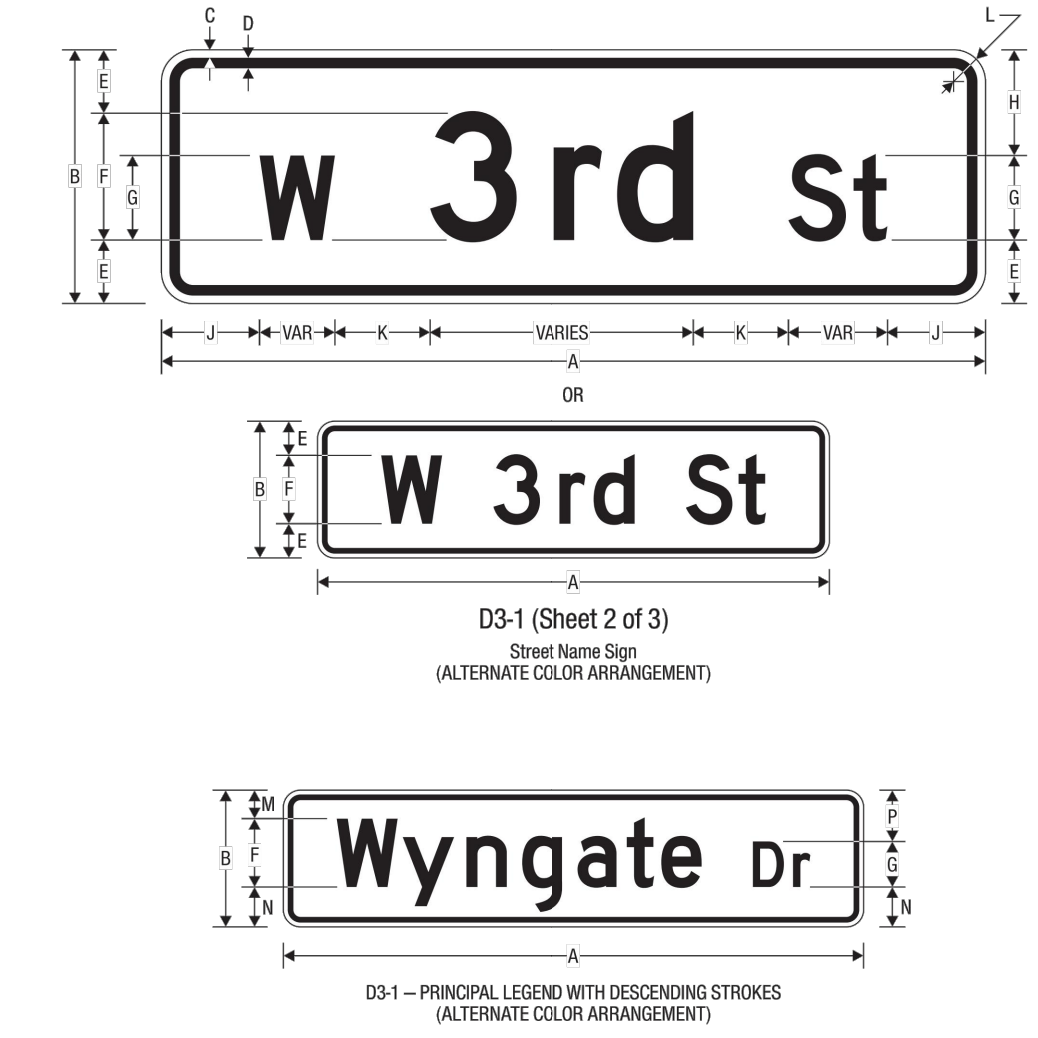
**STREET NAME AND STOP SIGN DETAIL**  
NOT TO SCALE



**TYPICAL CROSSWALK DETAIL**  
NOT TO SCALE



**MSE BLOCK RETAINING WALL DETAIL (TYP.)**  
N.T.S.



A	B	C	D	E	F	G	H	J	K	L	M	N	P
VAR	8	0.25	0.375	2	4.0	3.0	3	3 (MIN)	3	1	1.5	2.5	2.5
VAR	12	0.375	0.5	3	6.0	4.0	5	4.5 (MIN)	4.5	1.5	2.5	3.5	4.5
VAR	18	0.5	0.75	5	8.0	6.0	7	5.33 (MIN)	6	1.875	4.5	5.5	6.5
VAR	24	0.625	0.875	6	12.0	8.0	10	9 (MIN)	9	2.25	5	7	9

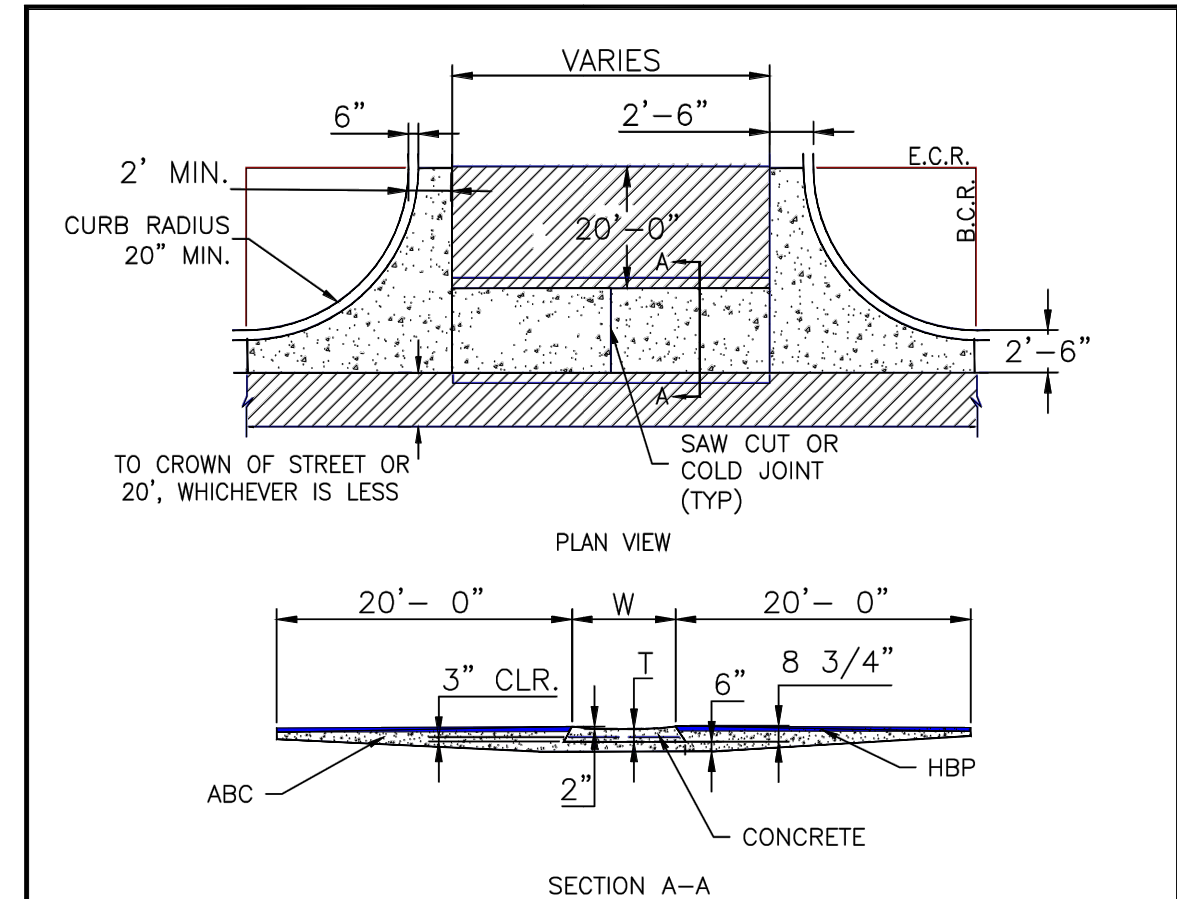
COLORS: LEGEND, BORDER - BLACK (NON-RETROREFLECTIVE)  
BACKGROUND - WHITE (RETROREFLECTIVE)

**MUTCD D3-1 STREET SIGN DETAIL**

A	B	C	D	E	F	G	H	J	K	L	M	N
VAR	15	0.375	2.25	4.0	2.5	9.75	3.0	3 (MIN)	3	2	2	1
VAR	24	0.5	4	6.0	4	16	4.0	4.5 (MIN)	4.5	3	3	1.5
VAR	33	0.75	5.5	8.0	6	22.17	5.33 C	5.33 (MIN)	6	4	4	1.875
VAR	48	1	8	12.0	8	32	8 C	9 (MIN)	9	6	6	2.25

COLORS: LEGEND, BORDER - WHITE (RETROREFLECTIVE)  
BACKGROUND - GREEN (RETROREFLECTIVE)  
BACKGROUND (ALTERNATE) - BLUE OR BROWN (RETROREFLECTIVE)

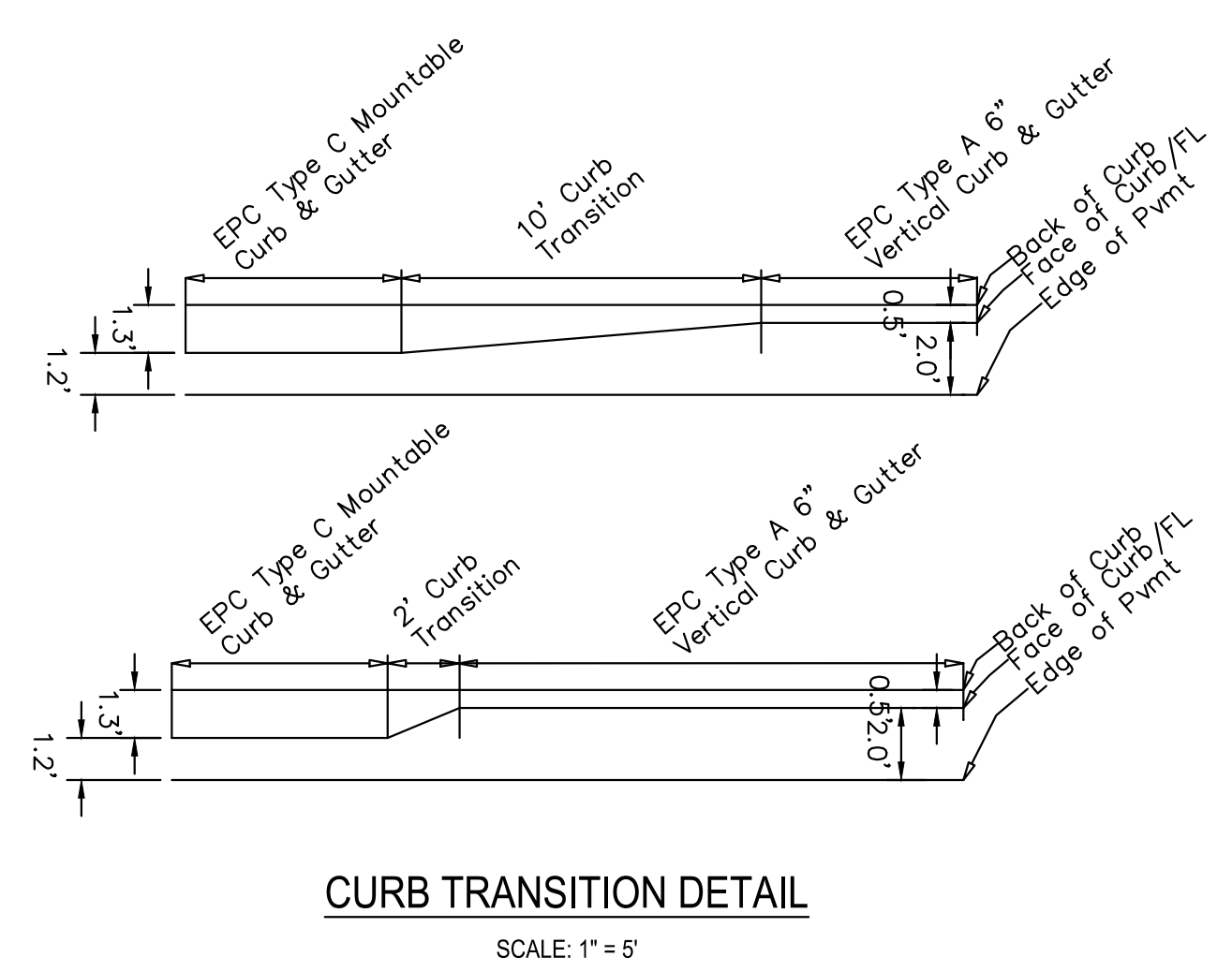
**MUTCD D3-1 STREET SIGN DETAIL**



- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  3. Hatched = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

DATE APPROVED 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE 12/8/15	FILE NAME SD_2-26	Typical Cross Pan Layout Detail Standard Drawing EL PASO COUNTY Department of Transportation
--	--------------------------	----------------------	--



**CURB TRANSITION DETAIL**  
SCALE: 1" = 5"



**AUTHORIZED ACCESS ONLY SIGN DETAIL**  
NOT TO SCALE

NO.	REVISION	DATE	APPR.

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK  
DRAWN BY: AJL  
CHECKED BY: KRK  
DATE: 04/14/2023

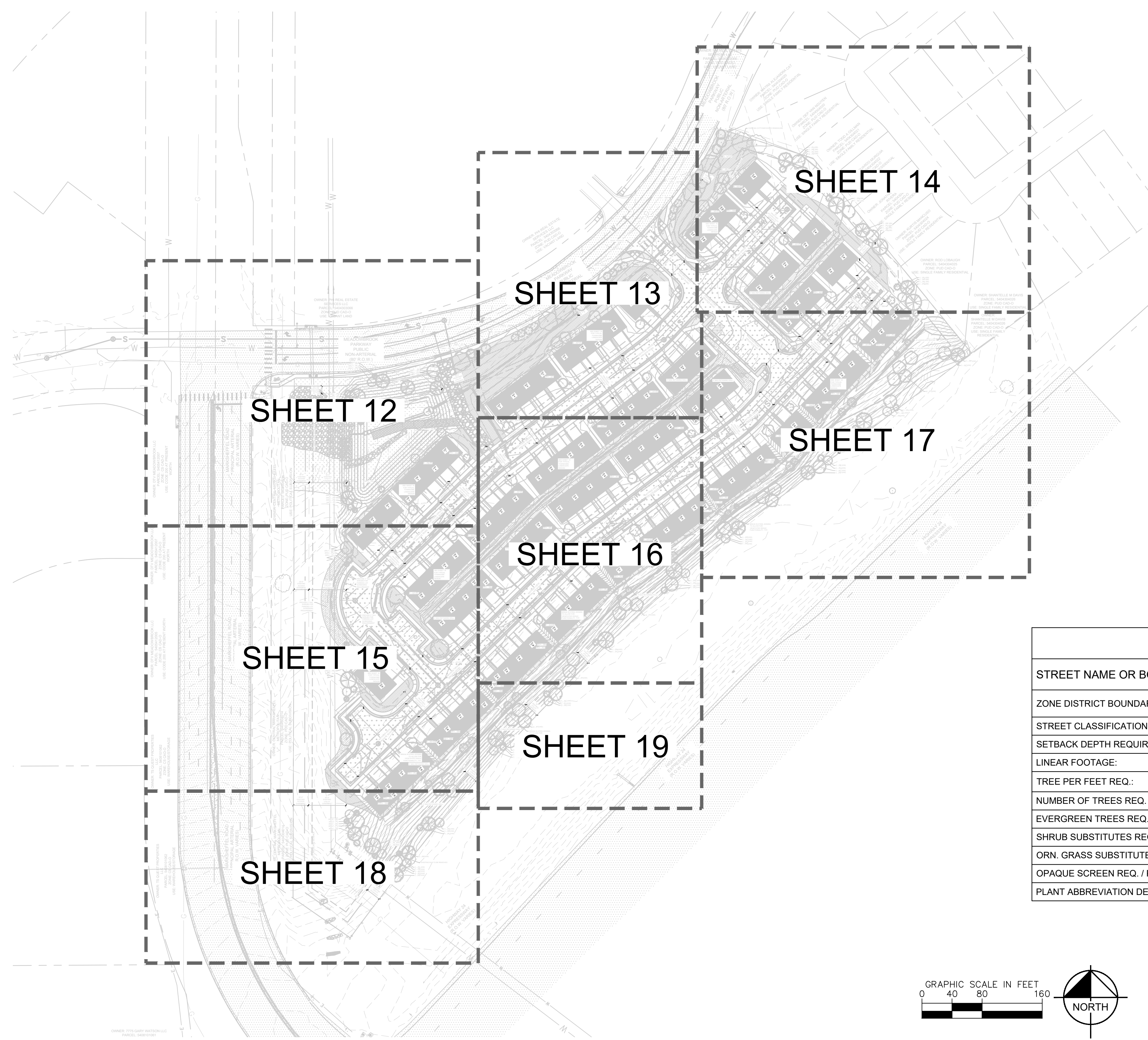
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE DETAILS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION  
**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096726002  
SHEET

10

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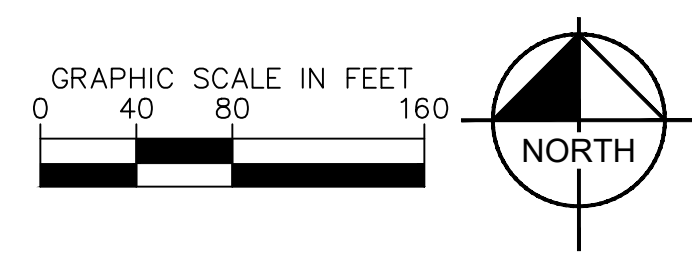
LANDSCAPE SHEET INDEX	
SHEET TITLE	SHEET NUMBER
LANDSCAPE SHEET INDEX	11
PRELIMINARY LANDSCAPE PLAN	12
PRELIMINARY LANDSCAPE PLAN	13
PRELIMINARY LANDSCAPE PLAN	14
PRELIMINARY LANDSCAPE PLAN	15
PRELIMINARY LANDSCAPE PLAN	16
PRELIMINARY LANDSCAPE PLAN	17
PRELIMINARY LANDSCAPE PLAN	18
PRELIMINARY LANDSCAPE PLAN	19
TOWNHOME LANDSCAPE TYPICALS	20
LANDSCAPE NOTES	21
LANDSCAPE DETAILS	22

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	27
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	2 / 2
PARKING LOT FRONTAGES:	WEST
LENGTH OF FRONTAGE:	111'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	74' / 74'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

INTERNAL LANDSCAPING	
NET SITE AREA:	427,017 SF (9.80 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	64,053 SF / 146,553 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	110 / 60
SHRUB SUBSTITUTES REQ. / PROV.:	500 / 500*
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

\*NOTE: INTERNAL TREE REQUIREMENT TO BE MET WITH SHRUB SUBSTITUTES BY OWNER/CONTRACTOR.

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HIGHWAY 24	MARKSHEFFEL RD	MEADOWBROOK PKWY	EAST BUFFER
ZONE DISTRICT BOUNDARY:	YES	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	PRINCIPAL ARTERIAL	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'	10' / 10'	15' / 15'
LINEAR FOOTAGE:	1140'	774'	710'	451'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	57 / 57	39 / 39	24 / 24	19 / 19
EVERGREEN TREES REQ. / PROV.:	N/A	N/A	N/A	7 / 18
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	MS	MB	EB



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: STB  
 DATE: 04/21/2023

EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 LANDSCAPE SHEET INDEX

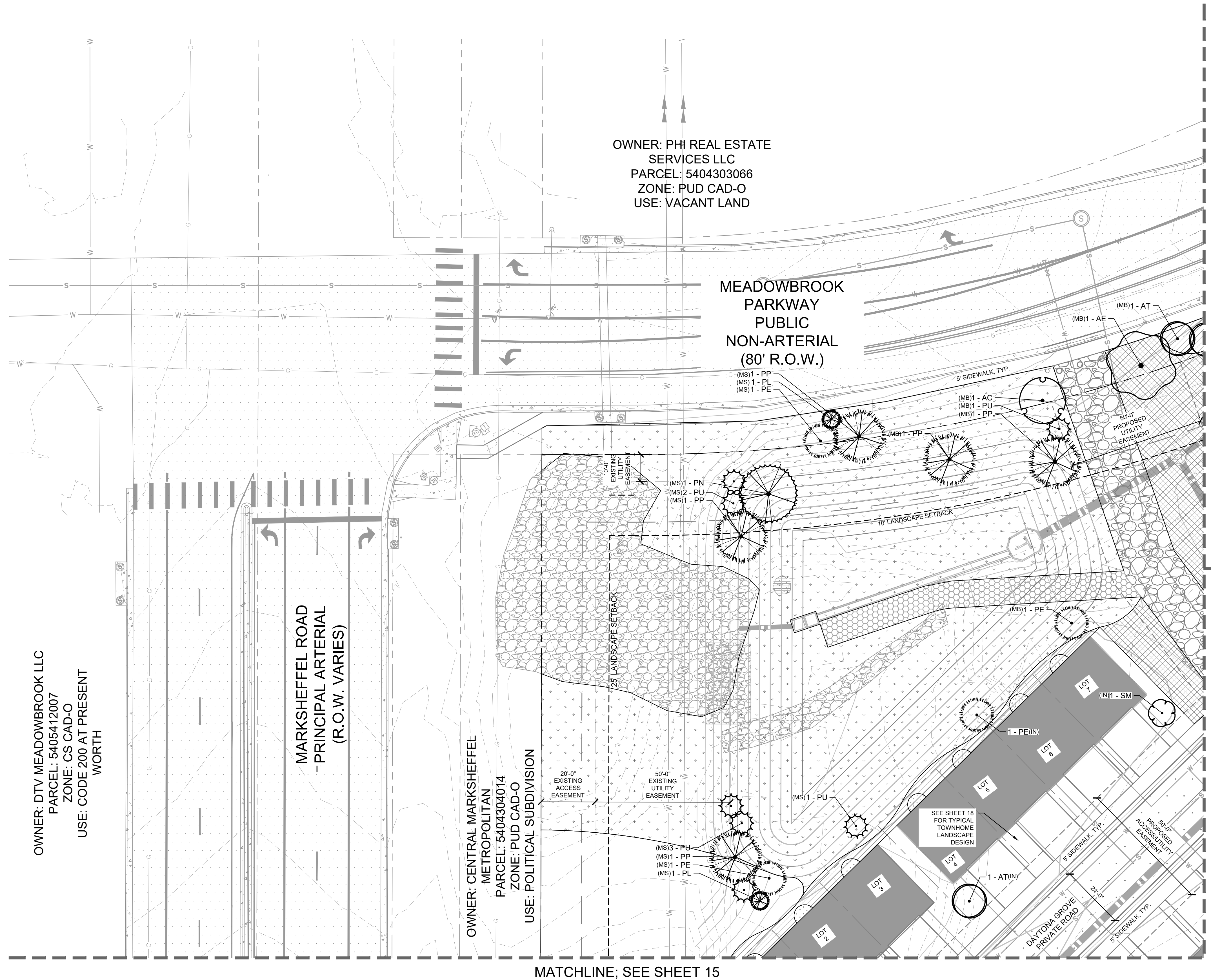
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 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096726002

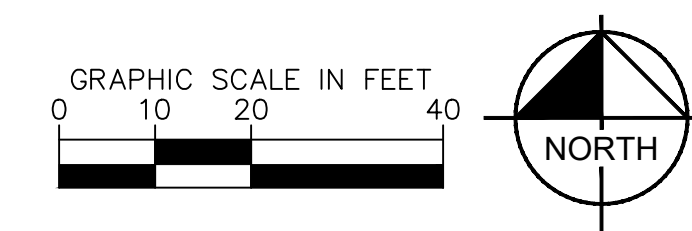
SHEET  
**11**

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**PLANT SCHEDULE OVERALL PLAN**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
AC	7	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
AG	7	7	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
AT	14	14	ACER TATARICUM / TATARIAN MAPLE
GT	2	2	GLEDITSIA TRACANTHOS NERMIS 'SUNBURST' / SUNBURST HONEY LOCUST
KP	13	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
MP	3	3	MALUS X 'PRAIRIE FIRE' / PRAIRIE FIRE CRABAPPLE
PT	18	18	POPULUS TREMILOIDES 'NE ARB' / PRAIRIE GOLDEN QUAKING ASPEN
SM	26	26	SORBUS AUCUPARIA 'NICHREZ' / CARDINAL ROYAL MOUNTAIN ASH
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
AC	15	15	ABIES CONCOLOR / WHITE FIR
PE	22	22	PINUS EDULIS / PINON PINE
PL	15	15	PINUS LEUCODERMIS 'SATELIT' / SATELIT BOSNIAN PINE
PN	10	10	PINUS NIGRA / AUSTRALIAN BLACK PINE
PP	16	16	PINUS PONDEROSA / PONDEROSA PINE
PU	32	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
BREEZE	2,895 SF		PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL
ROCK	17,750 SF		3/4" SADDLEBACK SWRL / ROCK MULCH
ROCK2	12,348 SF		1-1/2" DENVER GRANITE / ROCK MULCH
SEED1	23,552 SF		EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED2	192,151 SF		EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED3	27,321 SF		PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX



NO.	REVISION	BY	DATE	APPR.

**Kimley & Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

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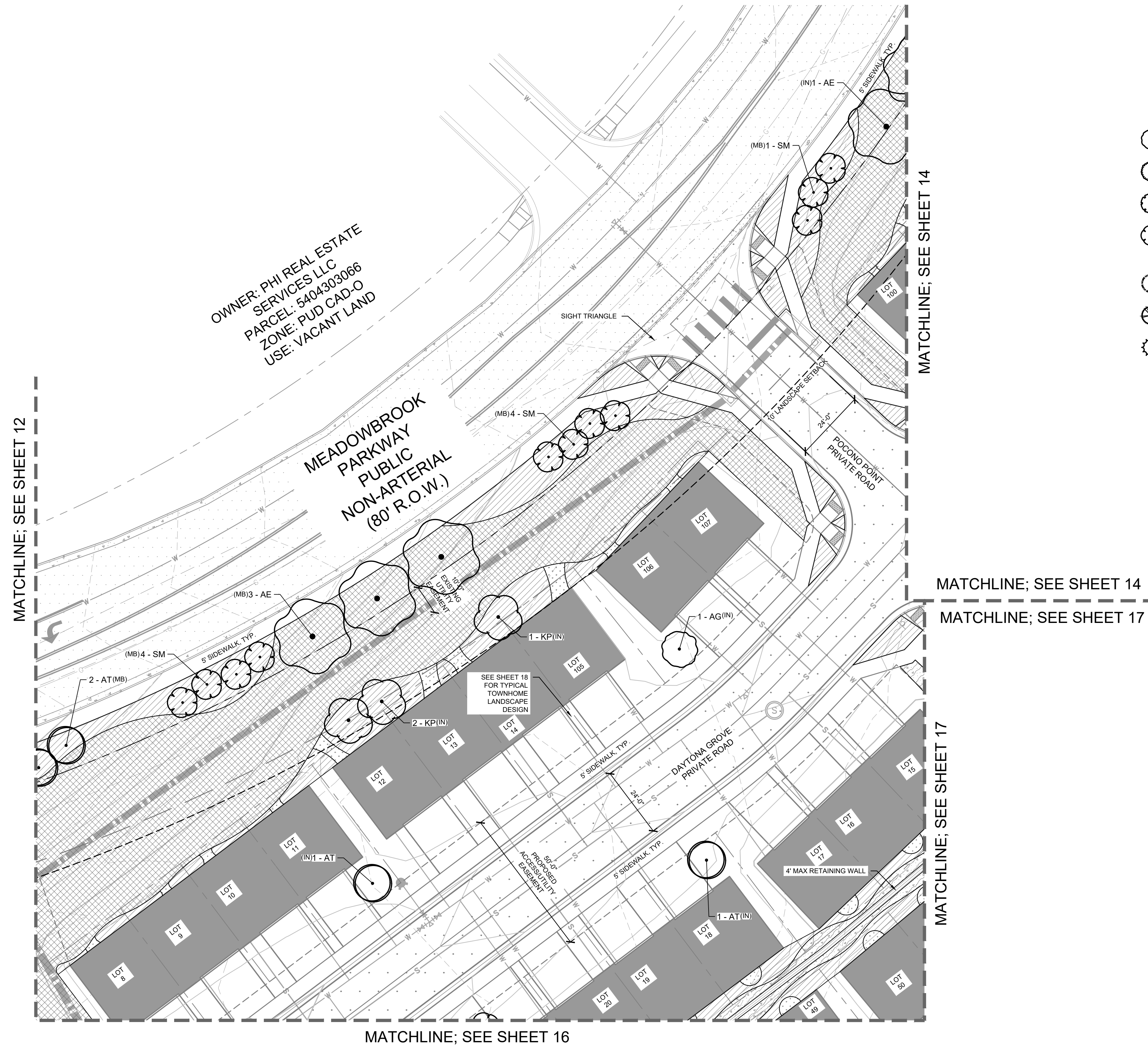
EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

PRELIMINARY  
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PROJECT NO.  
 096726002  
 SHEET  
 12

PCD PROJECT NUMBER: PPR-23-XXX

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**PLANT SCHEDULE OVERALL PLAN**

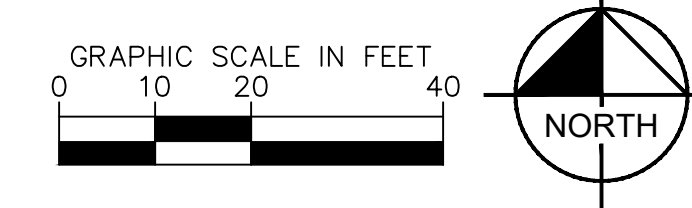
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
AC	7	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
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PN	10	10	PINUS NIGRA / AUSTRALIAN BLACK PINE
PP	16	16	PINUS PONDEROSA / PONDEROSA PINE
PU	32	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
BREEZE	2,995 SF		PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL
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ROCK2	12,348 SF		1-1/2" DENVER GRANITE / ROCK MULCH
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SEED3	27,321 SF		PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX



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**Kimley»Horn**  
 2023, KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: STB  
 DATE: 04/21/2023

**EASTWOOD VILLAGE**  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

PRELIMINARY  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
 Kimley»Horn  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096726002  
 SHEET  
**13**

K:\COS\_Civil\096726002\_Ciremont\7\CADD\PlanSheets\DP\096726002\_DP\_LA.dwg Lundberg, Andrew 4/24/2023 12:54 PM

OWNER: PHI REAL ESTATE SERVICES LLC  
 PARCEL: 5404303066  
 ZONE: PUD CAD-O  
 USE: VACANT LAND

MEADOWBROOK PARKWAY PUBLIC NON-ARTERIAL (80' R.O.W.)

OWNER: MAYRA ALEJANDRA CAT  
 PARCEL: 5404304020  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: DEP VAN NGUYEN  
 PARCEL: 5404304020  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: TODD A GILLMAN  
 PARCEL: 5404304021  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: EDUARDO MURGUJA  
 PARCEL: 5404304022  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: JONATHAN LUIS TORRES RIVERA  
 PARCEL: 5404304023  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: KURTIS MANCUSO  
 PARCEL: 5404304024  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: ROD LOBAUGH  
 PARCEL: 5404304025  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

OWNER: SHANTELE M DAVIS  
 PARCEL: 5404304026  
 ZONE: PUD CAD-O  
 USE: SINGLE FAMILY RESIDENTIAL

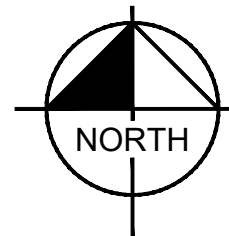
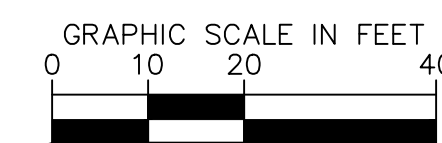
PLANT SCHEDULE OVERALL PLAN

DECIDUOUS TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AC	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
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AT	14	ACER TATARICUM / TATARIAN MAPLE
GT	2	GLEDITSIA TRACANTHOS 'NEMAS' 'SUNBURST' / SUNBURST HONEY LOCUST
KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
MP	3	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
PT	18	POPULUS TREMILOIDES 'NE ARB' / PRAIRIE GOLDEN QUAKING ASPEN
SM	26	SORBUS AUCUPARIA 'NICHREIZ' / CARDINAL ROYAL MOUNTAIN ASH
EVERGREEN TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AC	15	ABIES CONCOLOR / WHITE FIR
PE	22	PINUS EDULIS / PINON PINE
PL	15	PINUS LEUCODERMIS 'SATELLIT' / SATELLIT BOSNIAN PINE
PN	10	PINUS NIGRA / AUSTRIAN BLACK PINE
PP	16	PINUS PONDEROSA / PONDEROSA PINE
PU	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE
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SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX

MATCHLINE; SEE SHEET 13

MATCHLINE; SEE SHEET 13

MATCHLINE; SEE SHEET 17



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: STB  
 DATE: 04/21/2023

EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

PRELIMINARY  
 FOR REVIEW ONLY  
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PROJECT NO.  
 096726002

SHEET

14

PCD PROJECT NUMBER: PPR-23-XXX

K:\COS\_Civil\096726002\_Citremont\7\CADD\PlanSheets\DP\096726002\_DP\_LA.dwg Lundberg, Andrew 4/24/2023 12:55 PM

OWNER: TS QUEST PROPERTIES  
LLC  
PARCEL: 5408101062  
ZONE: CS CAD-O  
USE: WAREHOUSE/STORAGE

OWNER: DTV MEADOWBROOK LLC  
PARCEL: 5405412005  
ZONE: CS CAD-O  
USE: CODE 200 AT PRESENT WORTH

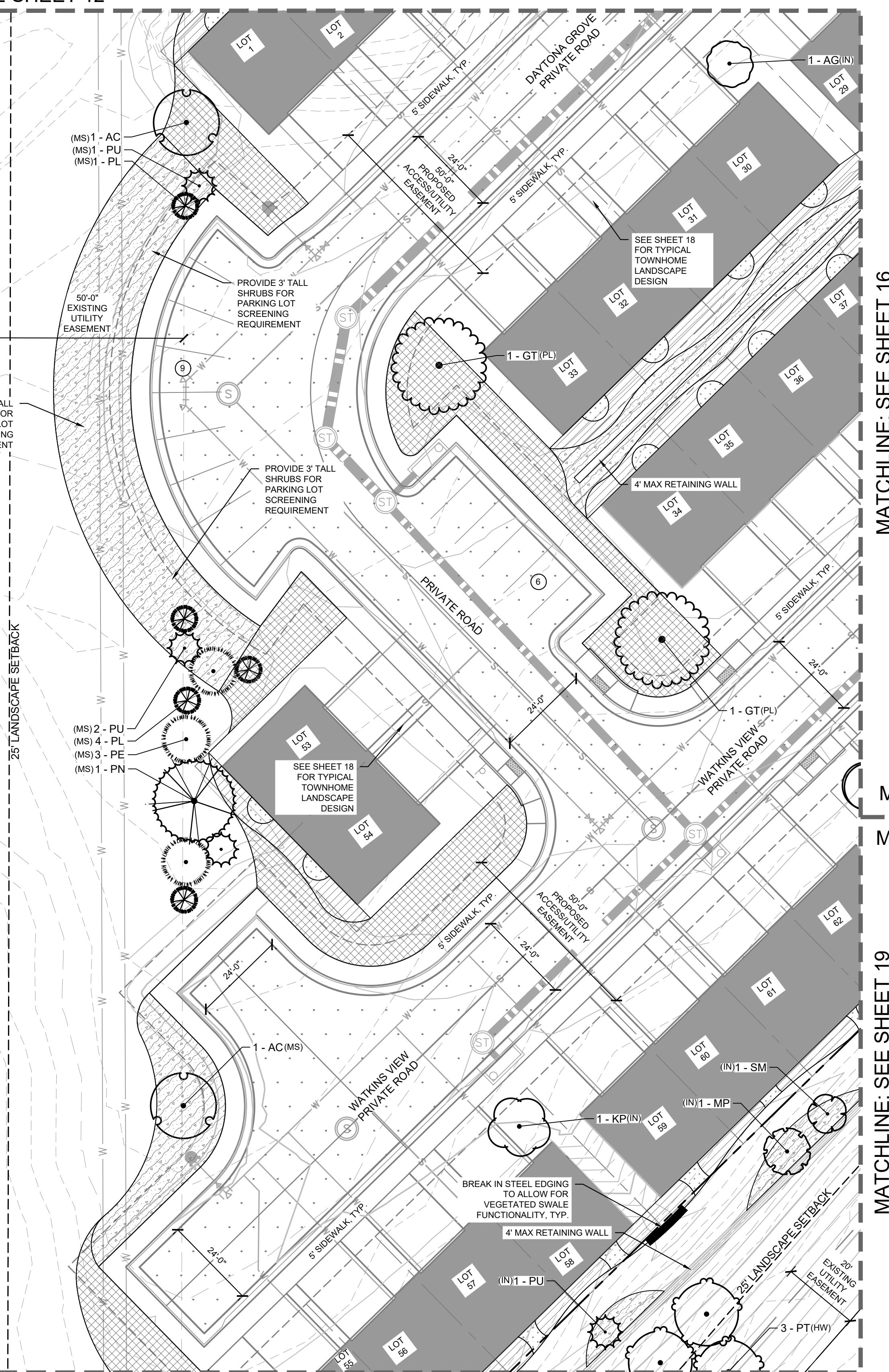
OWNER: DTV MEADOWBROOK LLC  
PARCEL: 5405412007  
ZONE: CS CAD-O  
USE: CODE 200 AT PRESENT WORTH

MARKSHEFFEL ROAD  
PRINCIPAL ARTERIAL  
(R.O.W. VARIES)

OWNER: CENTRAL MARKSHEFFEL  
METROPOLITAN  
PARCEL: 5404304014  
ZONE: PUD CAD-O  
USE: POLITICAL SUBDIVISION

MATCHLINE; SEE SHEET 12

MATCHLINE; SEE SHEET 18



PLANT SCHEDULE OVERALL PLAN

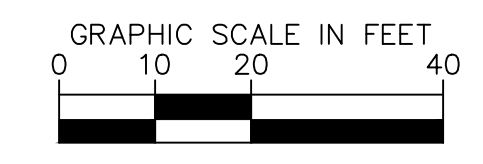
DECIDUOUS TREES		
CODE	QTY	BOTANICAL / COMMON NAME
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KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
MP	3	MALUS X 'PRAURIFIRE' / 'PRAURIFIRE' CRABAPPLE
PT	18	POPULUS TREMILOIDES 'NE ARB' / 'PRAIRIE GOLDEN QUAKING ASPEN'
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EVERGREEN TREES		
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PL	15	PINUS LEUCODERMIS 'SATELLIT' / 'SATELLIT' BOSNIAN PINE
PN	10	PINUS NIGRA / AUSTRIAN BLACK PINE
PP	16	PINUS PONDEROSA / PONDEROSA PINE
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CODE	QTY	BOTANICAL / COMMON NAME
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SEED2	192,151 SF	EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX

MATCHLINE; SEE SHEET 16

MATCHLINE; SEE SHEET 19

MATCHLINE; SEE SHEET 18

MATCHLINE; SEE SHEET 19



NO.	REVISION	BY	DATE	APPR.

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

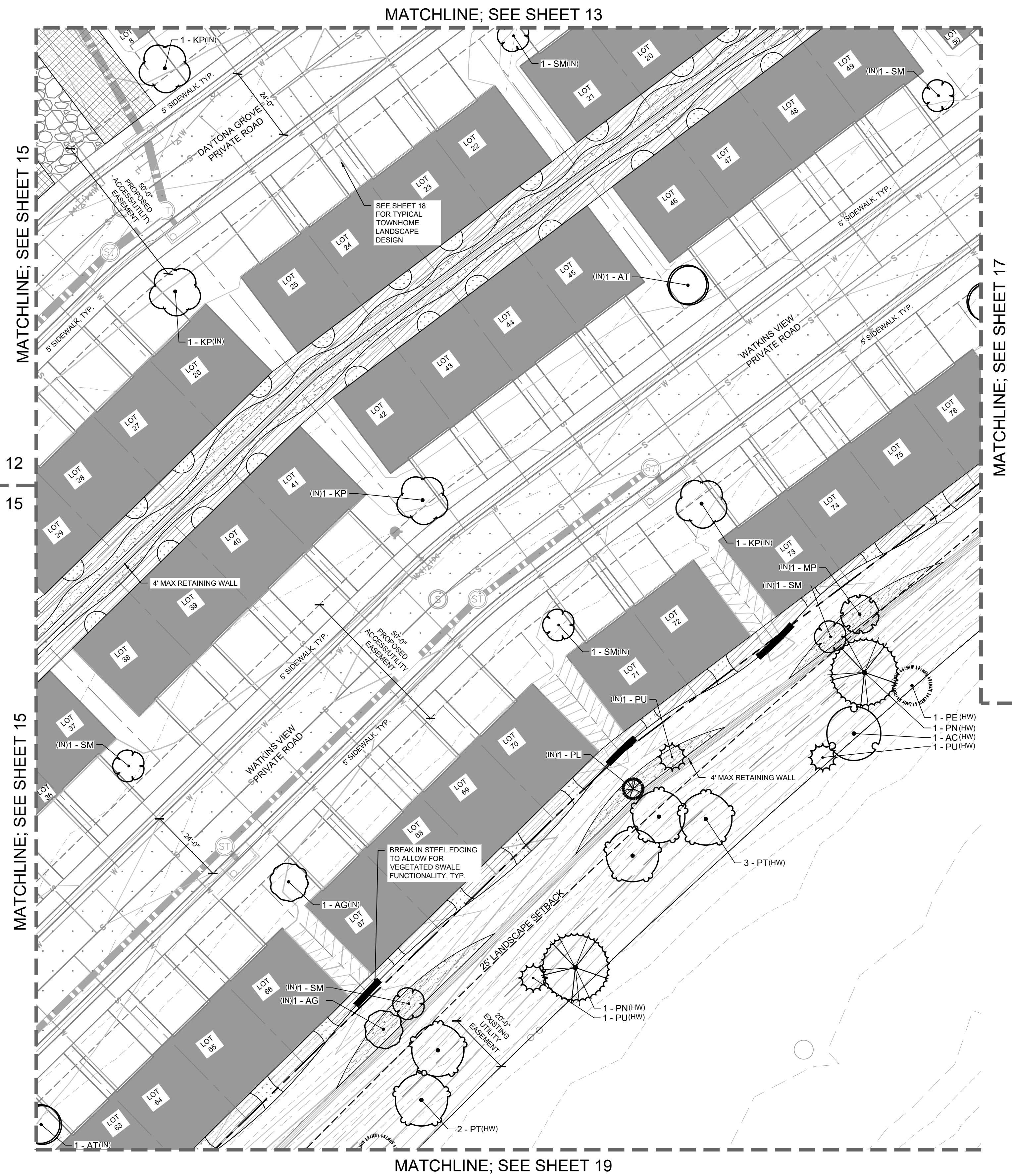
DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
PRELIMINARY LANDSCAPE PLAN

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
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PROJECT NO.  
096726002  
SHEET  
**15**

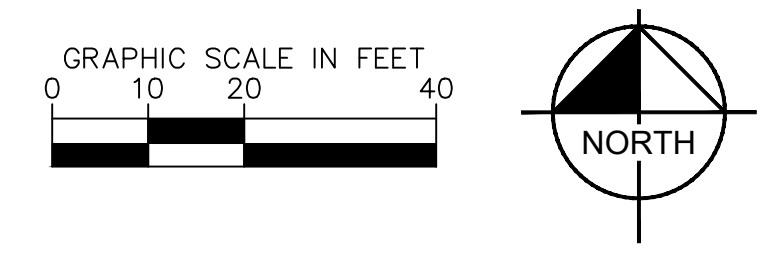
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**PLANT SCHEDULE OVERALL PLAN**

DECIDUOUS TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AE	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
AG	7	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
AT	14	ACER TATARICUM / TATARIAN MAPLE
GT	2	GLEDITSIA TRACANTHOS NERMES 'SUNBURST' / SUNBURST HONEY LOCUST
KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
MP	3	MALUS X 'PRAIRIE FIRE' / PRAIRIE FIRE CRABAPPLE
PT	18	POPULUS TREMILOIDES 'NE ARB' / PRAIRIE GOLDEN QUAKING ASPEN
SM	26	SORBUS AUCUPARIA 'NICHREIZ' / CARDINAL ROYAL MOUNTAIN ASH
EVERGREEN TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AC	15	ABIES CONCOLOR / WHITE FIR
PE	22	PINUS EDULIS / PINON PINE
PL	15	PINUS LEUCODERMIS 'SATELIT' / SATELIT BOSNIAN PINE
PN	10	PINUS NIGRA / AUSTRALIAN BLACK PINE
PP	16	PINUS PONDEROSA / PONDEROSA PINE
PU	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE
GROUND COVERS		
CODE	QTY	BOTANICAL / COMMON NAME
BREEZE	2,895 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL
ROCK	17,750 SF	3/4" SADDLEBACK SWRL / ROCK MULCH
ROCK2	12,348 SF	1-1/2" DENVER GRANITE / ROCK MULCH
SEED1	23,552 SF	EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED2	192,151 SF	EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX

MATCHLINE; SEE SHEET 17



MATCHLINE; SEE SHEET 12  
MATCHLINE; SEE SHEET 15

MATCHLINE; SEE SHEET 15

MATCHLINE; SEE SHEET 13

MATCHLINE; SEE SHEET 19

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**EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
PRELIMINARY LANDSCAPE PLAN**

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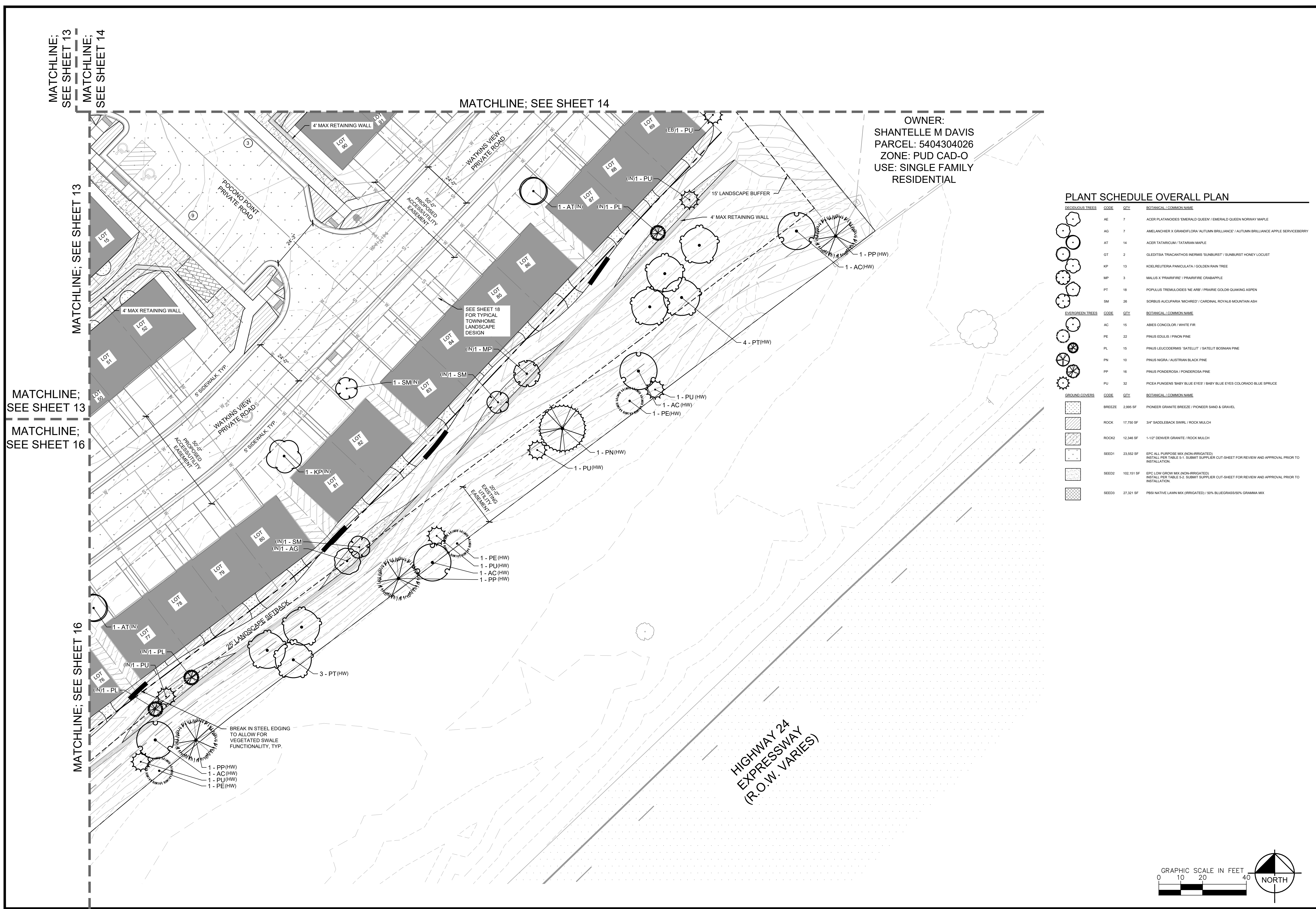
PROJECT NO.  
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**16**

PCD PROJECT NUMBER: PPR-23-XXX



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OWNER:  
SHANTELL M DAVIS  
PARCEL: 5404304026  
ZONE: PUD CAD-O  
USE: SINGLE FAMILY  
RESIDENTIAL

### PLANT SCHEDULE OVERALL PLAN

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
	AG	7	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
	AT	14	ACER TATARICUM / TATARIAN MAPLE
	GT	2	GLEDITSIA TRACANTHOS 'NEMAS' 'SUNBURST' / SUNBURST HONEY LOCUST
	KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
	MP	3	MALUS X 'PAURFIRE' / 'PAURFIRE' CRABAPPLE
	PT	18	POPULUS TREMILOIDES 'NE ARB' / PRAIRIE GOLDEN QUAKING ASPEN
	SM	26	SORBUS AUCUPARIA 'NICHREIZ' / CARDINAL ROYAL MOUNTAIN ASH
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	15	ABIES CONCOLOR / WHITE FIR
	PE	22	PINUS EDULIS / PINON PINE
	PL	15	PINUS LEUCODERMIS 'SATELIT' / SATELIT BOSNIAN PINE
	PN	10	PINUS NIGRA / AUSTRIAN BLACK PINE
	PP	16	PINUS PONDEROSA / PONDEROSA PINE
	PU	32	PICEA PUNGENS 'BABY BLUE EYES' / 'BABY BLUE EYES' COLORADO BLUE SPRUCE
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	BREEZE	2,995 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL
	ROCK	17,750 SF	3/4" SADDLEBACK SWRL / ROCK MULCH
	ROCK2	12,348 SF	1-1/2" DENVER GRANITE / ROCK MULCH
	SEED1	23,552 SF	EPIC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED2	192,151 SF	EPIC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMA MA

NO.	REVISION	BY	DATE	APPR.

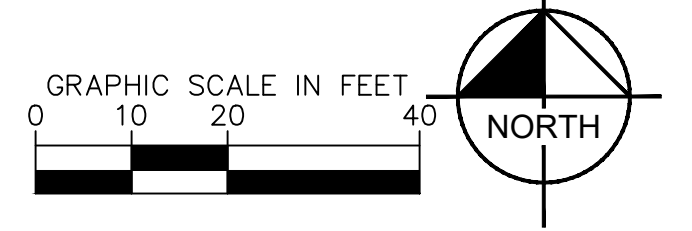
**Kimley & Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
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EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
PRELIMINARY LANDSCAPE PLAN

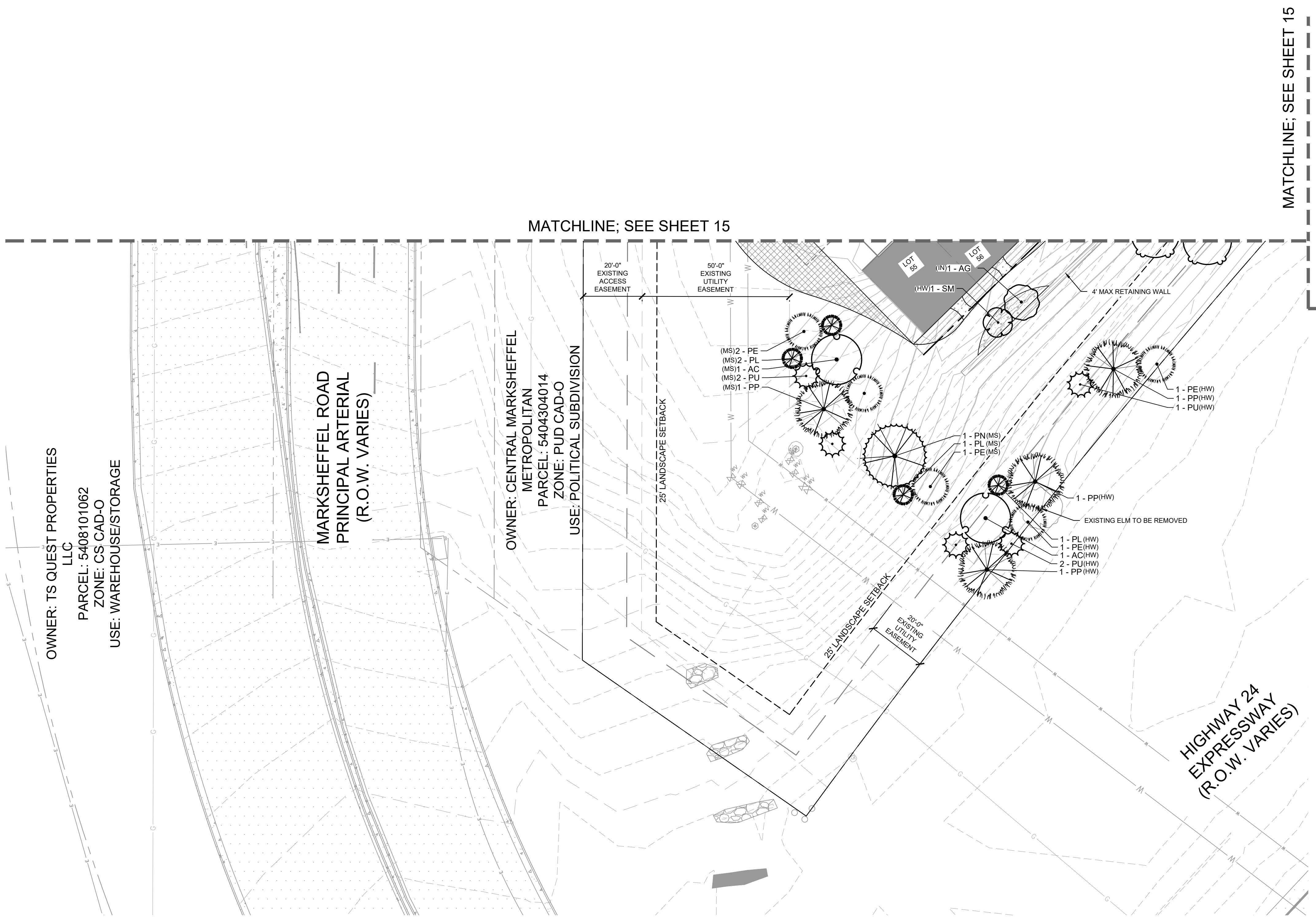
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PCD PROJECT NUMBER: PPR-23-XXX

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**PLANT SCHEDULE OVERALL PLAN**

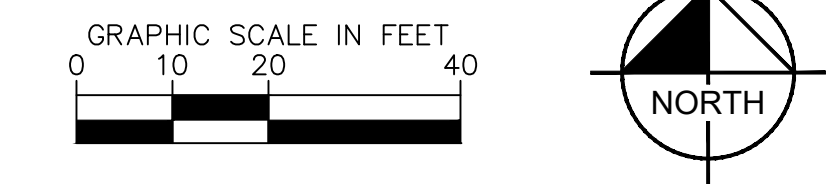
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AE	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
	AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY
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	KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
	MP	3	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
	PT	18	POPULUS TREMULOIDES 'NE ARB' / PRAIRIE GOLDEN QUAKING ASPEN
	SM	26	SORBUS AUCLIPARIA 'MICHREZ' / CARDINAL ROYAL MOUNTAIN ASH
			EXISTING ELM TO BE REMOVED
			1 - PE(HW)
			1 - PP(HW)
			1 - PU(HW)
			1 - PN(MS)
			1 - PL(MS)
			1 - PE(MS)
			1 - PL(HW)
			1 - PE(HW)
			1 - AC(HW)
			2 - PU(HW)
			1 - PP(HW)

CONIFER TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC	15	ABIES CONCOLOR / WHITE FIR
	PE	22	PINUS EDULIS / PINON PINE
	PL	15	PINUS LEUCODERMIS 'SATELIT' / SATELIT BOSNIAN PINE
	PN	10	PINUS MORA / AUSTRIAN BLACK PINE
	PP	16	PINUS PONDEROSA / PONDEROSA PINE
	PU	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE

GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME
	BREEZE	2,895 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL
	ROCK	17,750 SF	3/4" SADDLEBACK SWRL / ROCK MULCH
	ROCK2	12,348 SF	1-1/2" DENVER GRANITE / ROCK MULCH
	SEED1	23,562 SF	EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE S-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED2	102,151 SF	EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE S-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED3	27,321 SF	PBS1 NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMA MIX



MATCHLINE; SEE SHEET 15

MATCHLINE; SEE SHEET 19

MATCHLINE; SEE SHEET 19

NO.	REVISION	BY	DATE	APPR

**Kimley Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue, Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
 DRAWN BY: AJV  
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EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

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PROJECT NO.  
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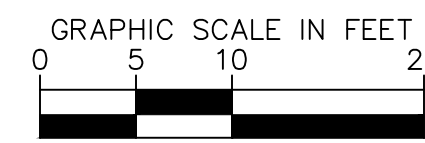
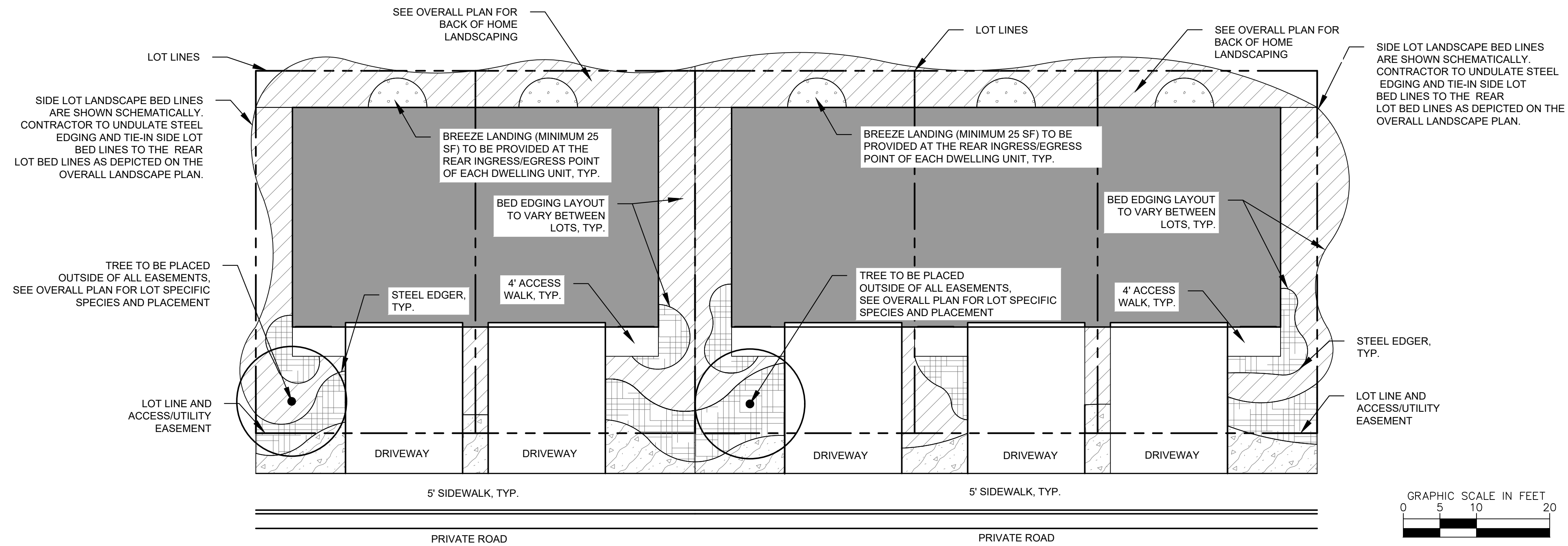
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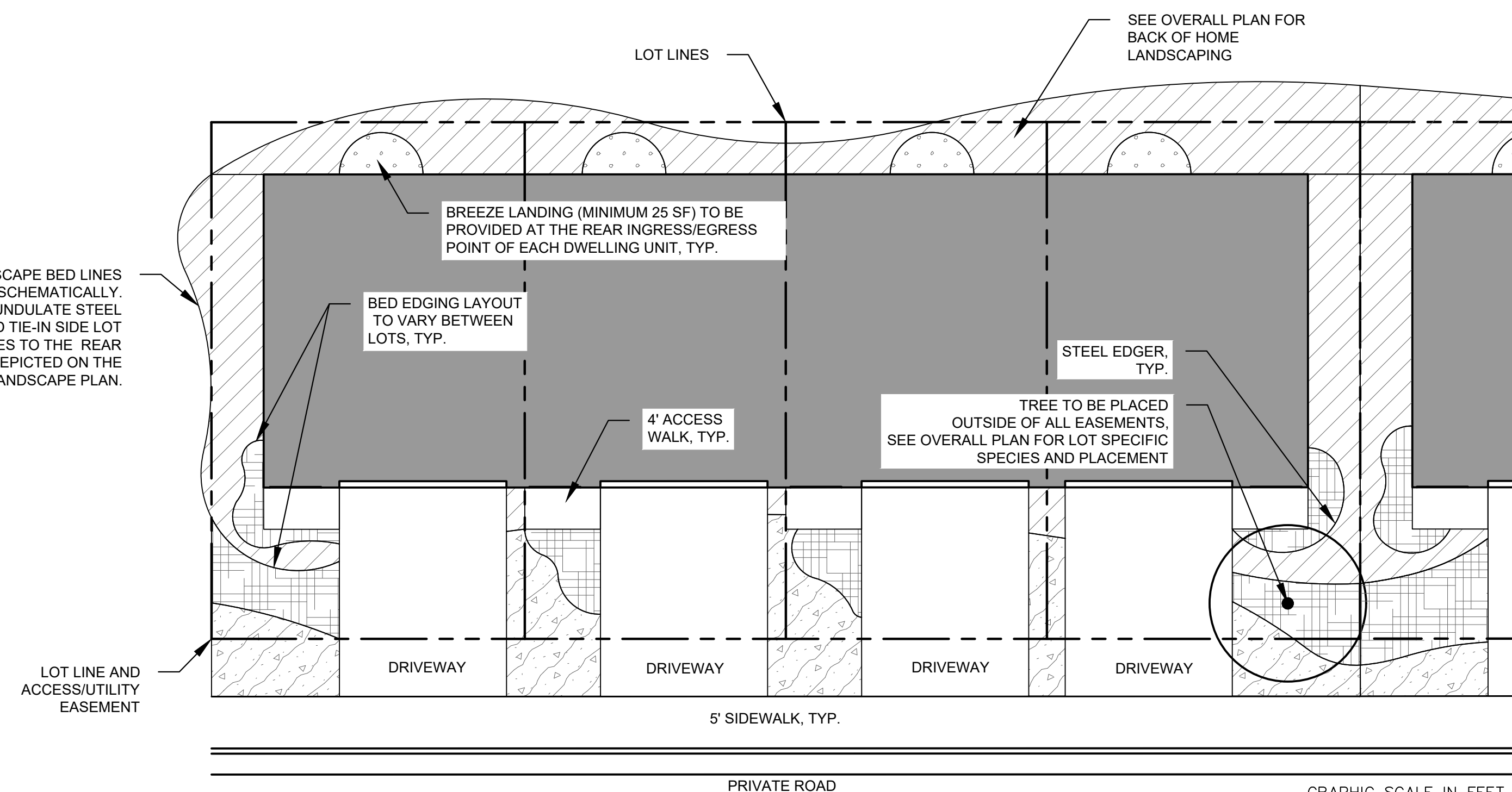
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### TYPICAL TWO UNIT LOT LAYOUT

### TYPICAL THREE UNIT LOT LAYOUT



### TYPICAL FOUR UNIT LOT LAYOUT



#### PLANT SCHEDULE TOWNHOME LOT TYPICALS

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
TT	SEE OVERALL LANDSCAPE PLAN		TREE	B & B	2" CAL. MIN		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
BREEZE			PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
ROCK			3/4" SADDLEBACK SWIRL / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
ROCK2			1-1/2" DENVER GRANITE / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
W.M.			CASCADE WOOD MULCH AND SHRUB PLANTINGS	WOOD MULCH	4"	YES	PIONEER SAND & GRAVEL

CONTRACTOR TO ADD A MINIMUM OF 4 SHRUBS AND 3 ORNAMENTAL GRASSES IN THE FRONT YARD OF EACH DWELLING.

NO.	REVISION	BY	DATE	APPR.

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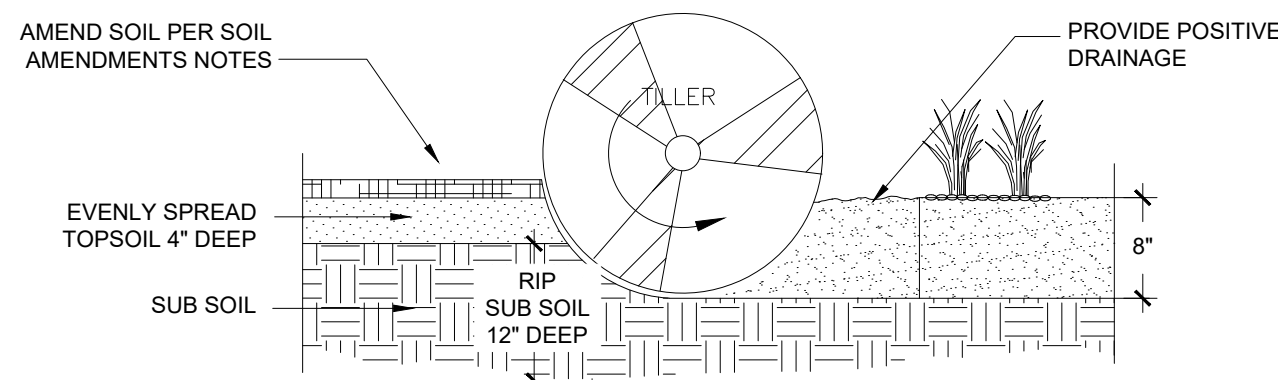
EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 TOWNHOME LANDSCAPE TYPICALS

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 Kimley-Horn and Associates, Inc.

PROJECT NO.  
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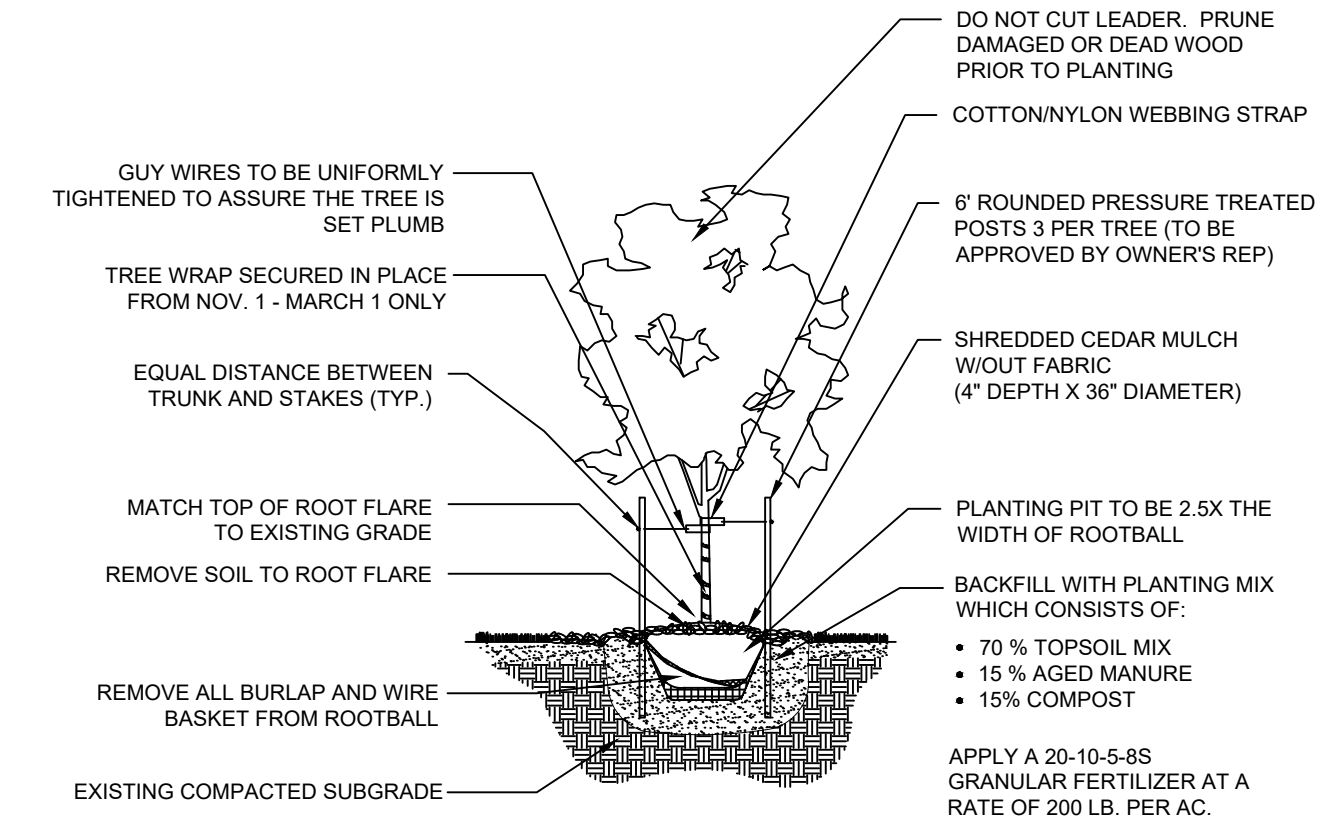
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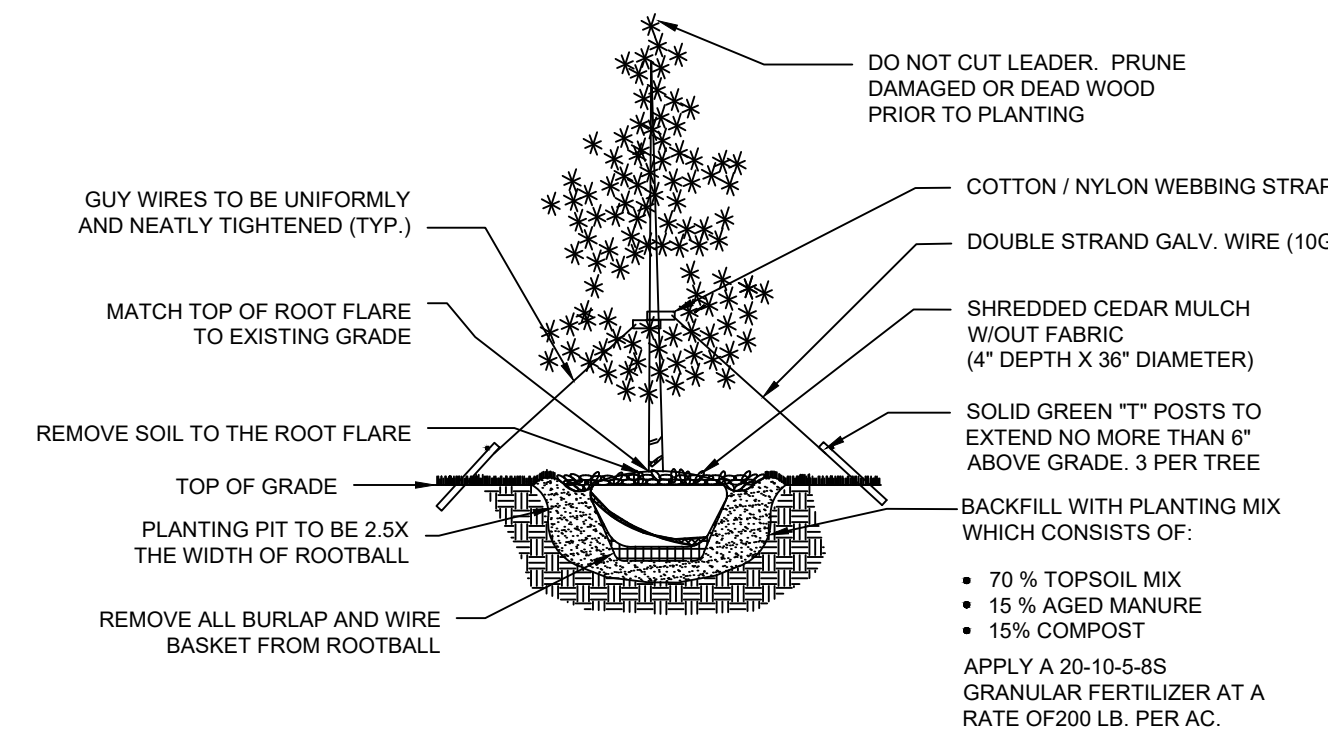


- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
  3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.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

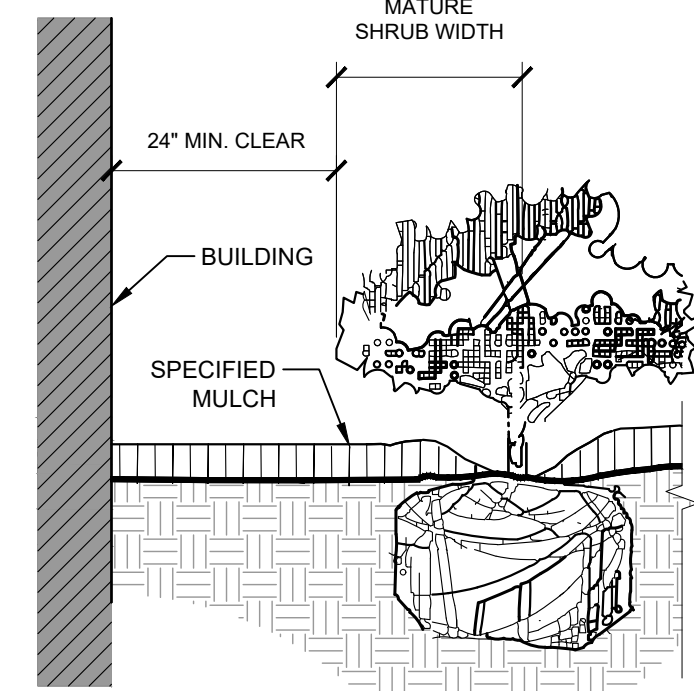
**1 SOIL PREP**  
NTS 096-726-002-01



**2 DECIDUOUS TREE PLANTING**  
NTS 096-726-002-02



**3 EVERGREEN TREE PLANTING**  
NTS 096-726-002-03



- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
  2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

**4 PLANTINGS ADJACENT TO BUILDINGS**  
NTS 096-726-002-07

SOIL AMENDMENTS:		TEST NO.: S23103-54 PH = 8.03					SOIL TYPE = SANDY CLAY LOAM ORGANIC MATERIAL = 7.1 %		
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT	NITROGEN = 1.5 ppm	PHOSPHORUS = 13 ppm	POTASSIUM = 72 ppm	OTHER Zn, Fe, Mn, B or Cu	FERTILIZER	E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH	
SODDED TURFGRASS	NA	NA	NA	NA	NA	NA	NA	NA	
SEEDS AREAS-NATIVE	1CY/1000SF	1.5LBS/1000SF	83LBS/1000SF	09LBS/1000SF	005LBS/1000SF ZN 005LBS/1000SF CL	NA	NA	NA	
TREES	3CY/1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/1000SF	NA	NA	NA	NA	
SHRUBS	3CY/1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/1000SF	NA	NA	NA	NA	

\* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS:  
\* USE CLASS I COMPOST.  
\* APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL.  
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.  
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

**PLANT SCHEDULE OVERALL PLAN**

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AE	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE	B & B	2" CAL MIN	30'-40'	40'-50'
	AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL MIN	15'-20'	15'-25'
	AT	14	ACER TATARICUM / TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	20'-25'
	GT	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	B & B	2" CAL MIN	30'-35'	30'-35'
	KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
	MP	3	MALUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	PT	18	POPULUS TREMULOIDES 'NE ARB' / PRAIRIE GOLDBL QUAKING ASPEN	B & B	2" CAL MIN	20'-30'	30'-40'
	SM	26	SORBUS AUCCUPARIA 'MICHRED' / CARDINAL ROYAL® MOUNTAIN ASH	B & B	2" CAL MIN	10'-15'	30'-40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AC	15	ABIES CONCOLOR / WHITE FIR	B & B	6" HGT.	20'-30'	40'-60'
	PE	22	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PL	15	PINUS LEUCODERMIS 'SATELLIT' / SATELIT BOSNIAN PINE	B & B	6" HGT.	8'-10'	15'-20'
	PN	10	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	16	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	25'-30'	60'+
	PU	32	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR
	BREEZE	2,995 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	ROCK	17,750 SF	3/4" SADDLEBACK SWIRL / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	12,346 SF	1-1/2" DENVER GRANITE / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
	SEED1	23,552 SF	EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SEED2	102,151 SF	EPC LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
	SEED3	27,321 SF	PBSI NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX	SEED	4 PLS / 1000 SF		

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardi</i>	Warm, sod	20	4.4 80 seeds/sq ft	2.2 40 seeds/sq ft	1.1 20 seeds/sq ft
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamagrostis longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6 80 seeds/sq ft	4.8 40 seeds/sq ft	2.4 20 seeds/sq ft
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

**Kimley Horn**  
2023, KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue, Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
LANDSCAPE DETAILS

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
Kimley Horn  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096726002

SHEET  
22

NO.	REVISION	BY	DATE	APPR.

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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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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## EASTWOOD VILLAGE

ATTACHED SINGLE FAMILY  
1249 MEADOWBROOK PARKWAY

PROJECT INFO

STAMP

ISSUE INFO

DATE	BY	DESCRIPTION

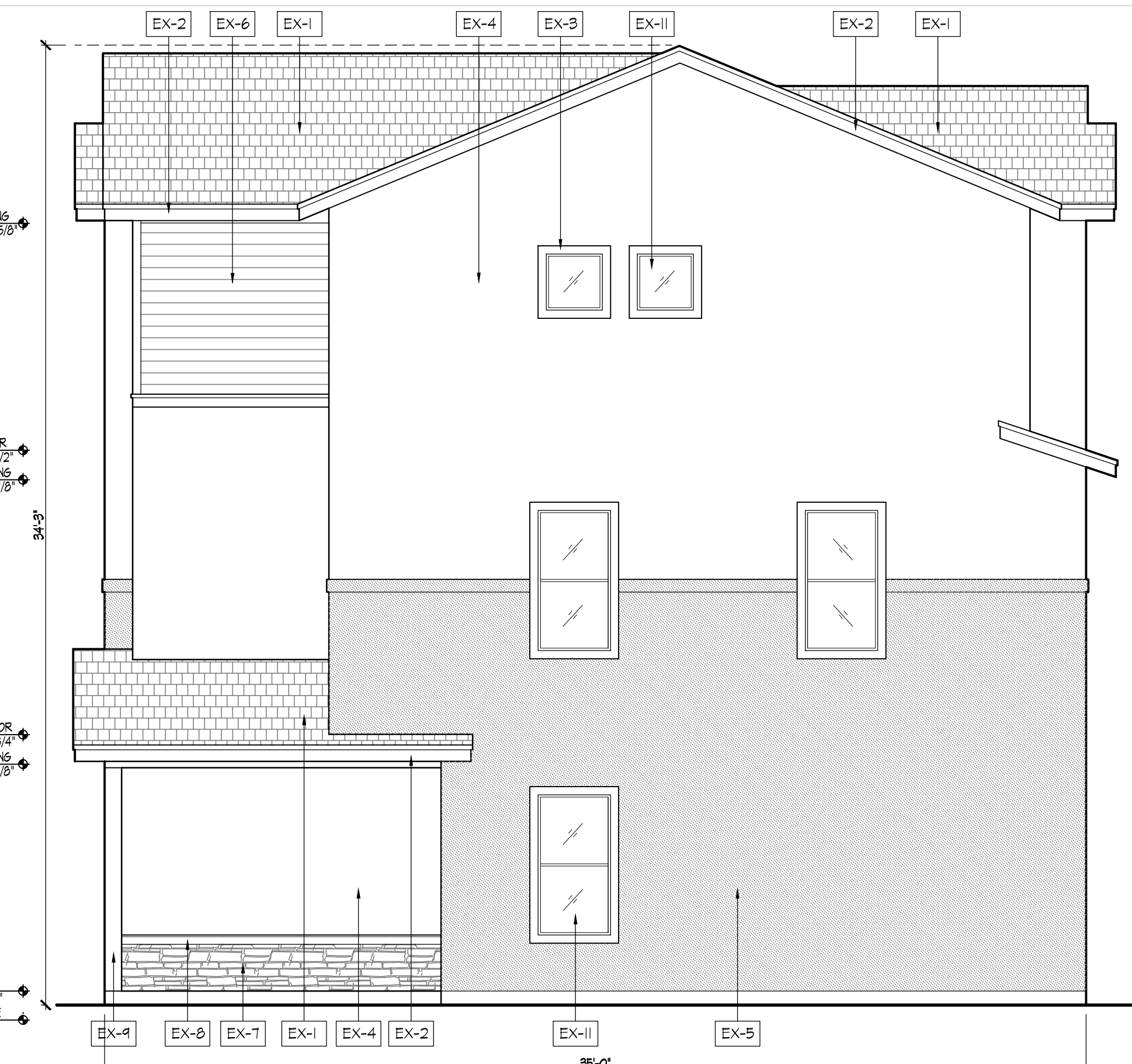
ISSUE / REVISION

SHEET TITLE

SHEET NUMBER



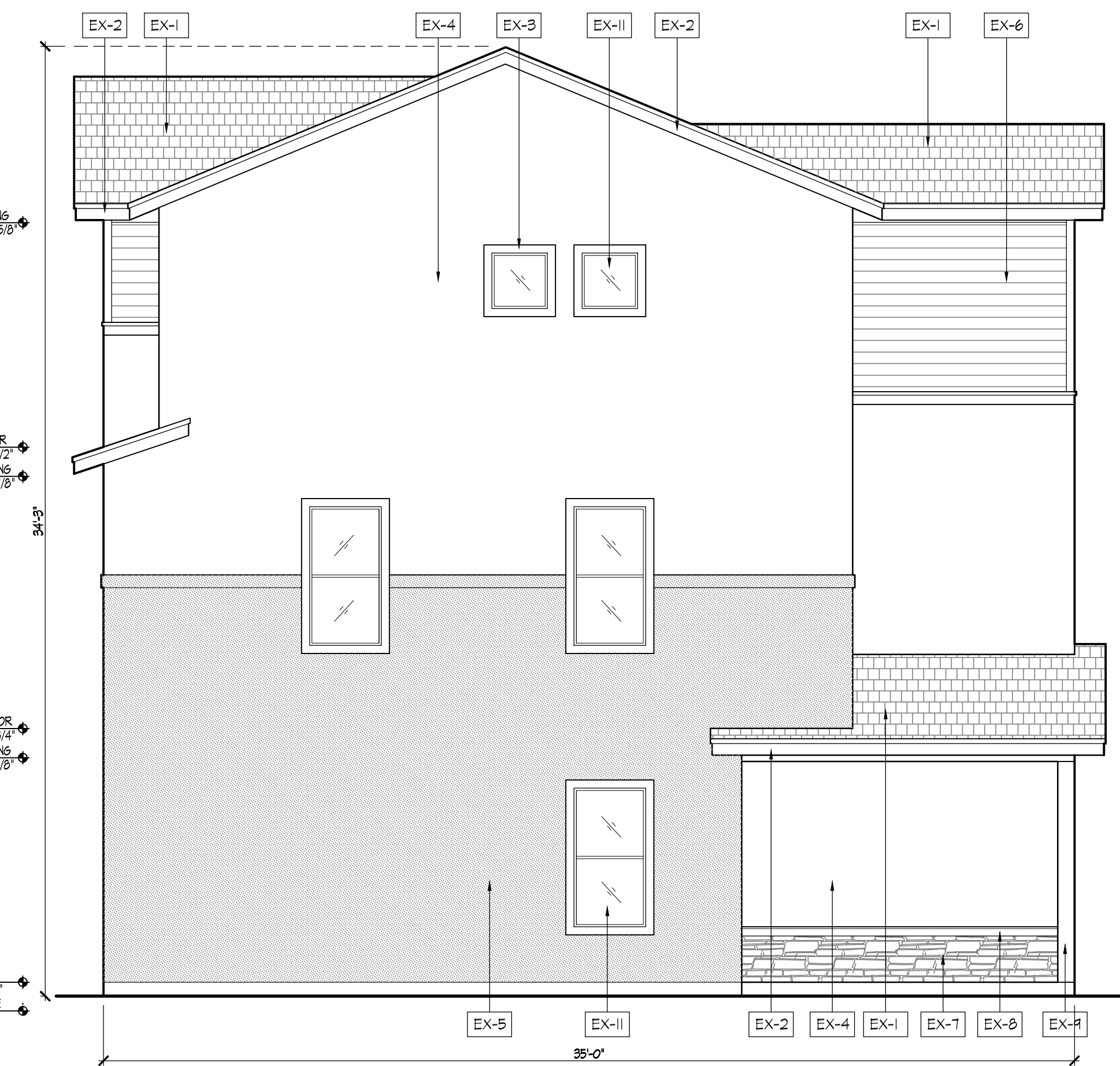
**1 FRONT ELEVATION**  
DP18 SCALE: 1/4" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
DP18 SCALE: 1/4" = 1'-0"



**3 REAR ELEVATION**  
DP18 SCALE: 1/4" = 1'-0"



**4 LEFT SIDE ELEVATION**  
DP18 SCALE: 1/4" = 1'-0"

### ELEVATION MATERIAL KEY

MATERIAL NO.	MATERIAL DESCRIPTION	MATERIAL NO.	MATERIAL DESCRIPTION	MATERIAL NO.	MATERIAL DESCRIPTION
EX-1	ASPHALT SHINGLE ROOF - COLOR: MEDIUM GRAY	EX-6	LAP SIDING - COLOR: MEDIUM BROWN	EX-11	WINDOWS - COLOR: LIGHT TAN FRAMES
EX-2	ROOF FACIA - COLOR: MEDIUM GRAY	EX-7	STONE VENEER - DRY STACKED LEDGE STONE - COLOR: LIGHT TO MEDIUM GRAY	EX-12	GARAGE DOORS AND TRIM - COLOR: MEDIUM GRAY
EX-3	WINDOW TRIM - COLOR: LIGHT TAN (EXCEPT AT EX-6 MEDIUM BROWN)	EX-8	STONE VENEER SILLS AND CAPS - COLOR: MEDIUM GRAY	EX-13	DECK RAILING - COLOR: MEDIUM BROWN
EX-4	CEMENT STUCCO - COLOR: LIGHT CREAM	EX-9	PORCH AND DECK COLUMNS AND BEAMS - COLOR: DARK GRAY		
EX-5	CEMENT STUCCO - COLOR: MEDIUM TAN	EX-10	ENTRY DOORS AND TRIM - COLOR: MEDIUM GRAY		

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