

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# EASTWOOD VILLAGE 1249 MEADOWBROOK PKWY PRELIMINARY PLAN

The full title block with section/township/range shall be included on each page - I would recommend including it in the right-hand title block on the subsequent pages

## 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.

This type of development is classified as a single-family attached - not multifamily. Dwelling, Single-Family Attached — A structure containing more than 1 dwelling unit, each of which has primary ground floor access to the outside and are attached to each other by party walls without openings, where each dwelling unit is generally located on its own lot. The common or abutting wall shall be shared for at least 50% of the length of the side of the dwelling units. A single-family attached dwelling does not share common floor/ceilings with other dwelling units. A single-family attached dwelling is also sometimes called a townhouse or row house.

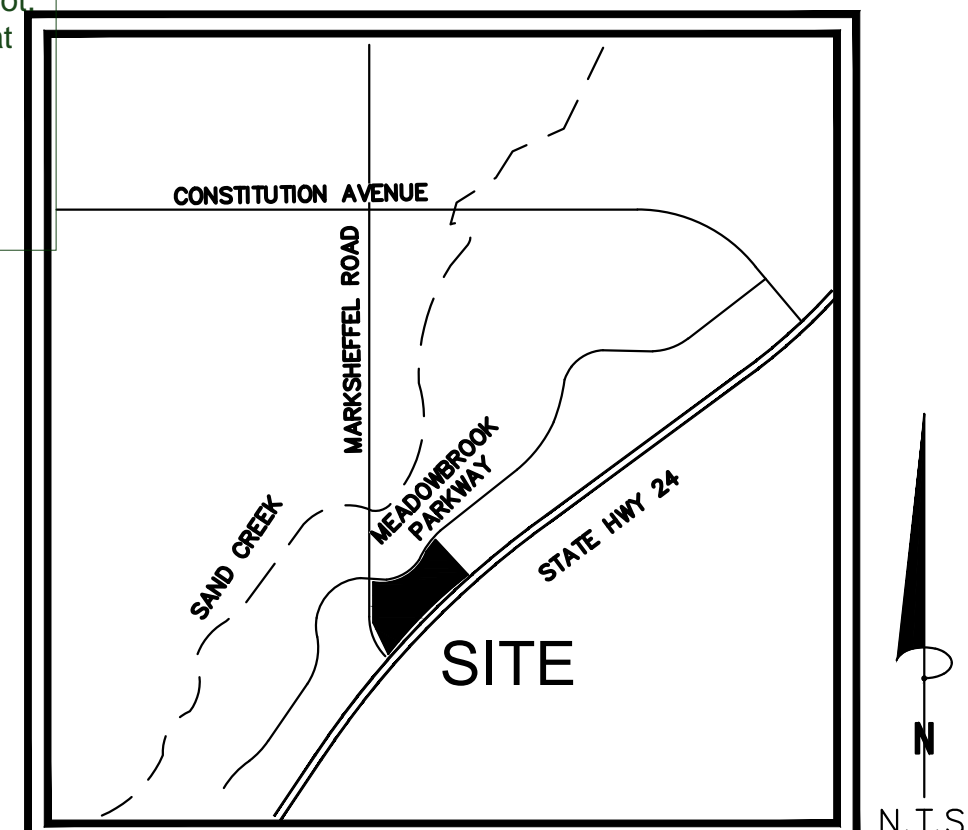
### SITE DATA

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) - 6.1 AC | 52%±

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Remove this and include the standard easement note  
What is this percentage referring to?

Areas and % do not match up with information shown on Subdivision Summary form. Please revise to documents match



VICINITY MAP  
N.T.S.

### 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)

Include the following notes either on this plan and make sure to also include on the plat:

Note Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Cherokee Plat Note Re: Basin Transfer/Insufficiency: Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.

Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS & DEMO PLAN
3	LOT DIMENSION PLAN
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
9	PRELIMINARY GRADING PLAN
10	SITE DETAILS
11	LANDSCAPE SHEET INDEX
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	PRELIMINARY LANDSCAPE PLAN
20	TOWNHOME LANDSCAPE TYPICALS
21	LANDSCAPE NOTES
22	LANDSCAPE DETAILS
23	BUILDING ELEVATIONS

Environment: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

Where the Property is Located in the Airport Overlay Zone NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

Wastewater: Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Marksheffel Road District Note: The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

There is no need for this on a preliminary plan

### 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 GUEST: 1/4 UNITS = 27	27 GUEST 214 REGULAR (PROVIDED BY GARAGES) 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 GEOLOGIC 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.

Note Regarding Stormwater Drainage: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

### 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: \_\_\_\_\_

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
COVER SHEET

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

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

PROJECT NO.  
096726002

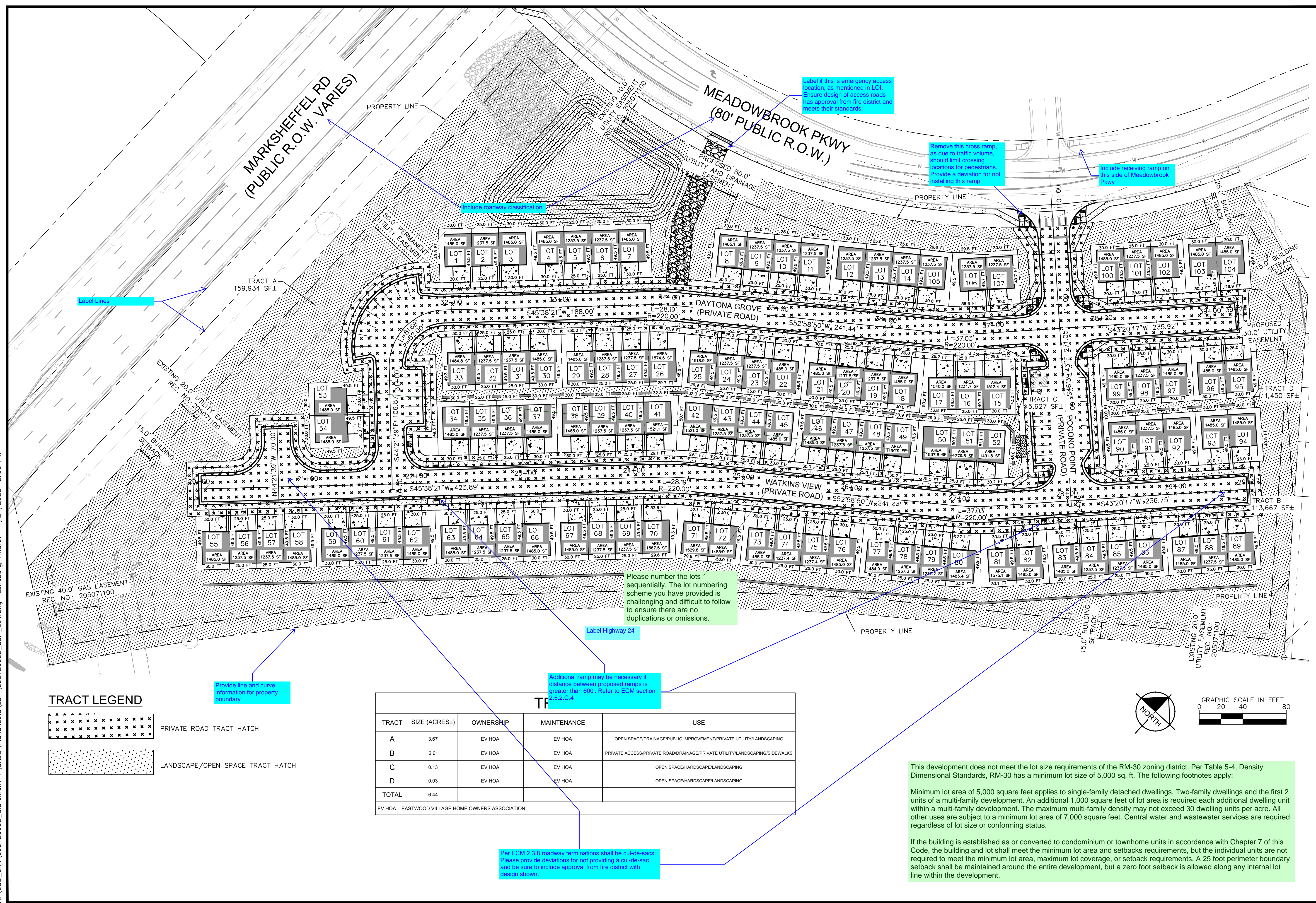
SHEET  
1

NO. REVISION BY DATE

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MARKSHEFFEL RD  
(PUBLIC R.O.W. VARIES)

MEADOWBROOK PKWY  
(80' PUBLIC R.O.W.)

Include roadway classification

Label if this is emergency access location, as mentioned in LOI. Ensure design of access roads has approval from fire district and meets their standards.

Remove this cross ramp, as due to traffic volume, should limit crossing locations for pedestrians. Provide a deviation for not installing this ramp

Include receiving ramp on this side of Meadowbrook Pkwy

Label Lines

EXISTING 20.0' UTILITY EASEMENT  
REC. NO. 205071100

15.0' BUILDING SETBACK

TRACT A  
159,934 SF±

DAYTONA GROVE (PRIVATE ROAD)

POCONO POINT (PRIVATE ROAD)

WATKINS VIEW (PRIVATE ROAD)

EXISTING 40.0' GAS EASEMENT  
REC. NO. 205071100

Please number the lots sequentially. The lot numbering scheme you have provided is challenging and difficult to follow to ensure there are no duplications or omissions.

Label Highway 24

Additional ramp may be necessary if distance between proposed ramps is greater than 600'. Refer to ECM section 2.5.2.C.4

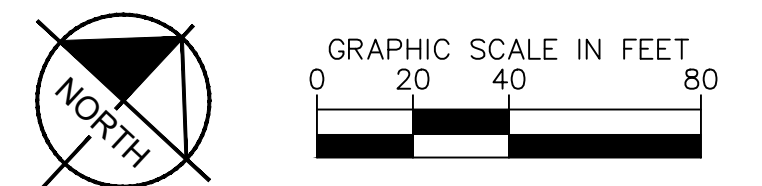
Per ECM 2.3.8 roadway terminations shall be cul-de-sacs. Please provide deviations for not providing a cul-de-sac and be sure to include approval from fire district with design shown.

**TRACT LEGEND**

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

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



This development does not meet the lot size requirements of the RM-30 zoning district. Per Table 5-4, Density Dimensional Standards, RM-30 has a minimum lot size of 5,000 sq. ft. The following footnotes apply:

Minimum lot area of 5,000 square feet applies to single-family detached dwellings, Two-family dwellings and the first 2 units of a multi-family development. An additional 1,000 square feet of lot area is required each additional dwelling unit within a multi-family development. The maximum multi-family density may not exceed 30 dwelling units per acre. All other uses are subject to a minimum lot area of 7,000 square feet. Central water and wastewater services are required regardless of lot size or conforming status.

If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25 foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.

**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

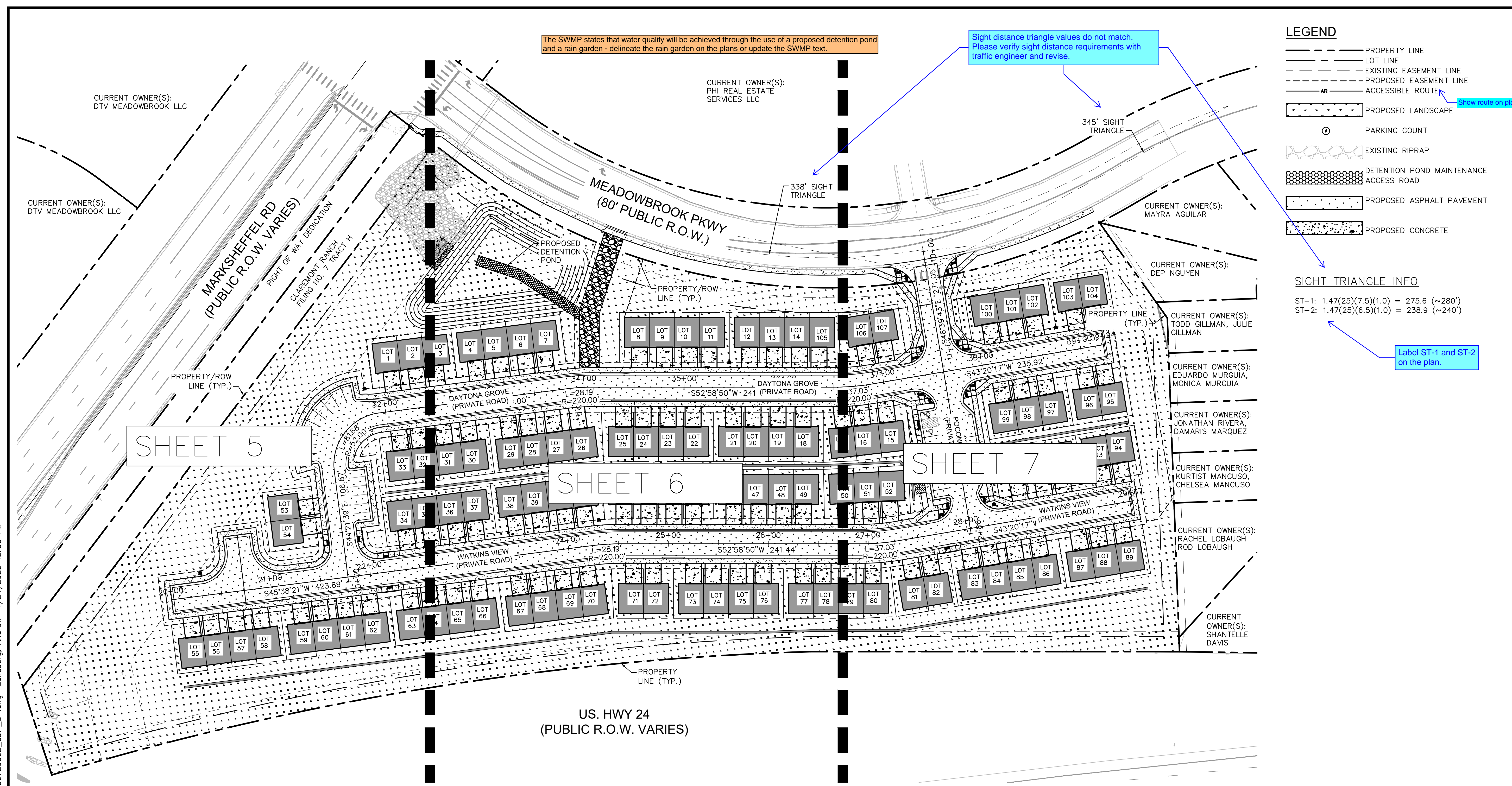
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
LOT DIMENSION PLAN

PROJECT NO.  
096726002

SHEET  
3

NO. REVISION BY DATE APPR.

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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

**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')

The SWMP states that water quality will be achieved through the use of a proposed detention pond and a rain garden - delineate the rain garden on the plans or update the SWMP text.

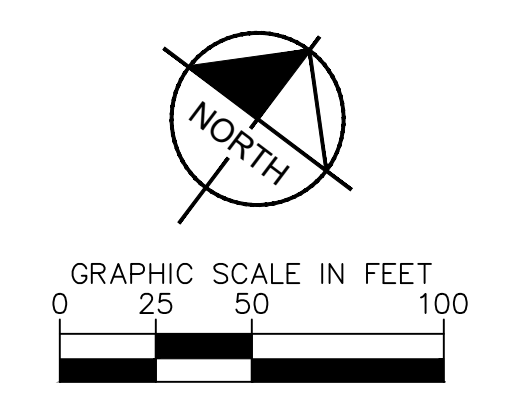
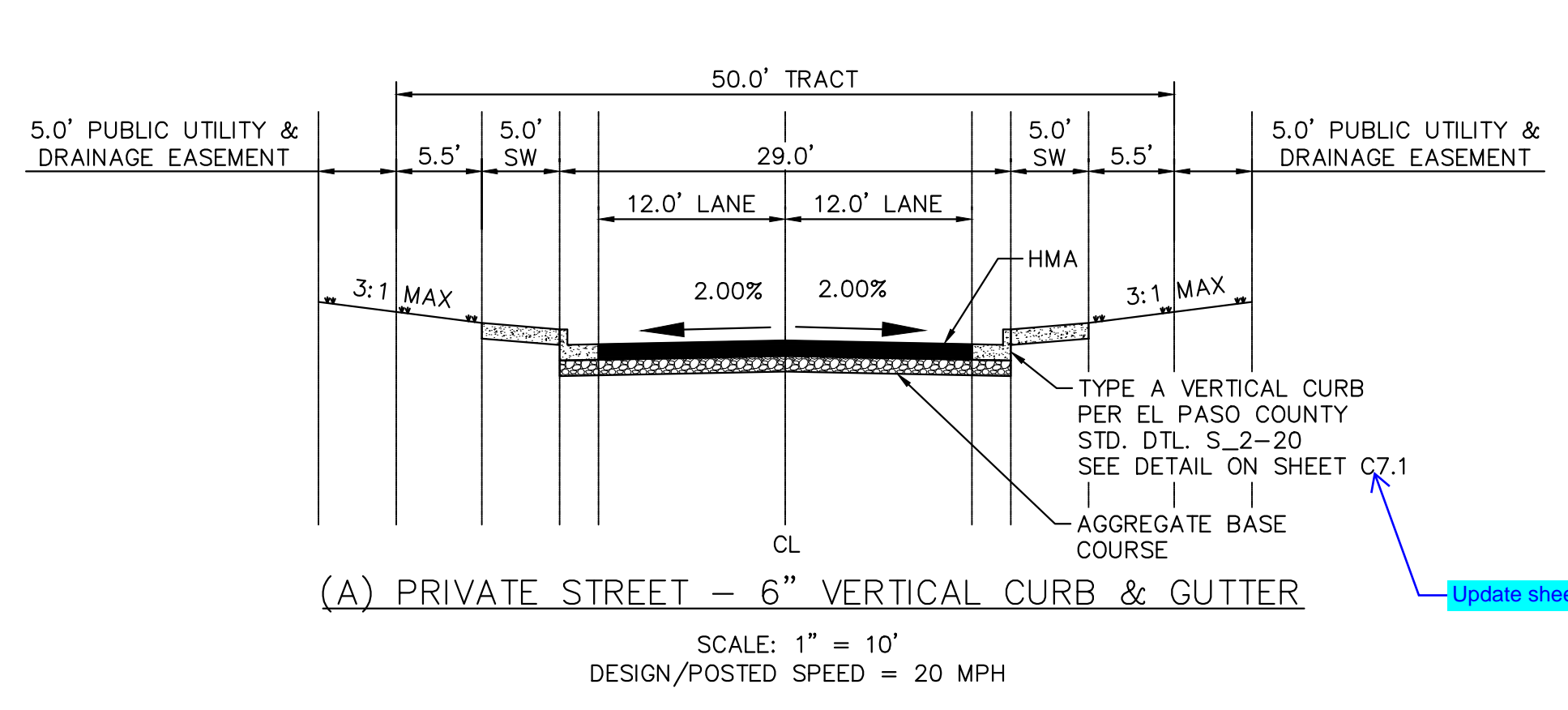
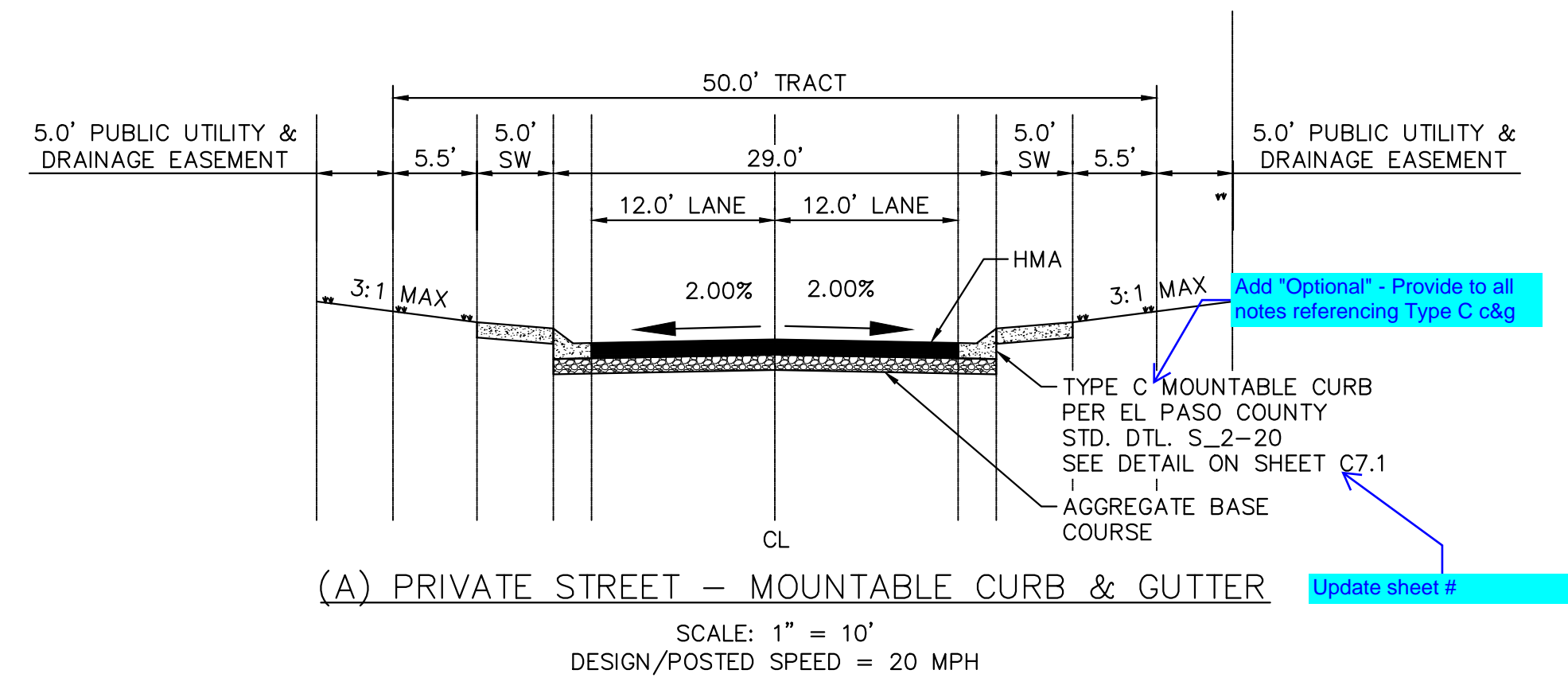
Sight distance triangle values do not match. Please verify sight distance requirements with traffic engineer and revise.

Label ST-1 and ST-2 on the plan.

SHEET 5

SHEET 6

SHEET 7



**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  
 OVERALL SITE PLAN

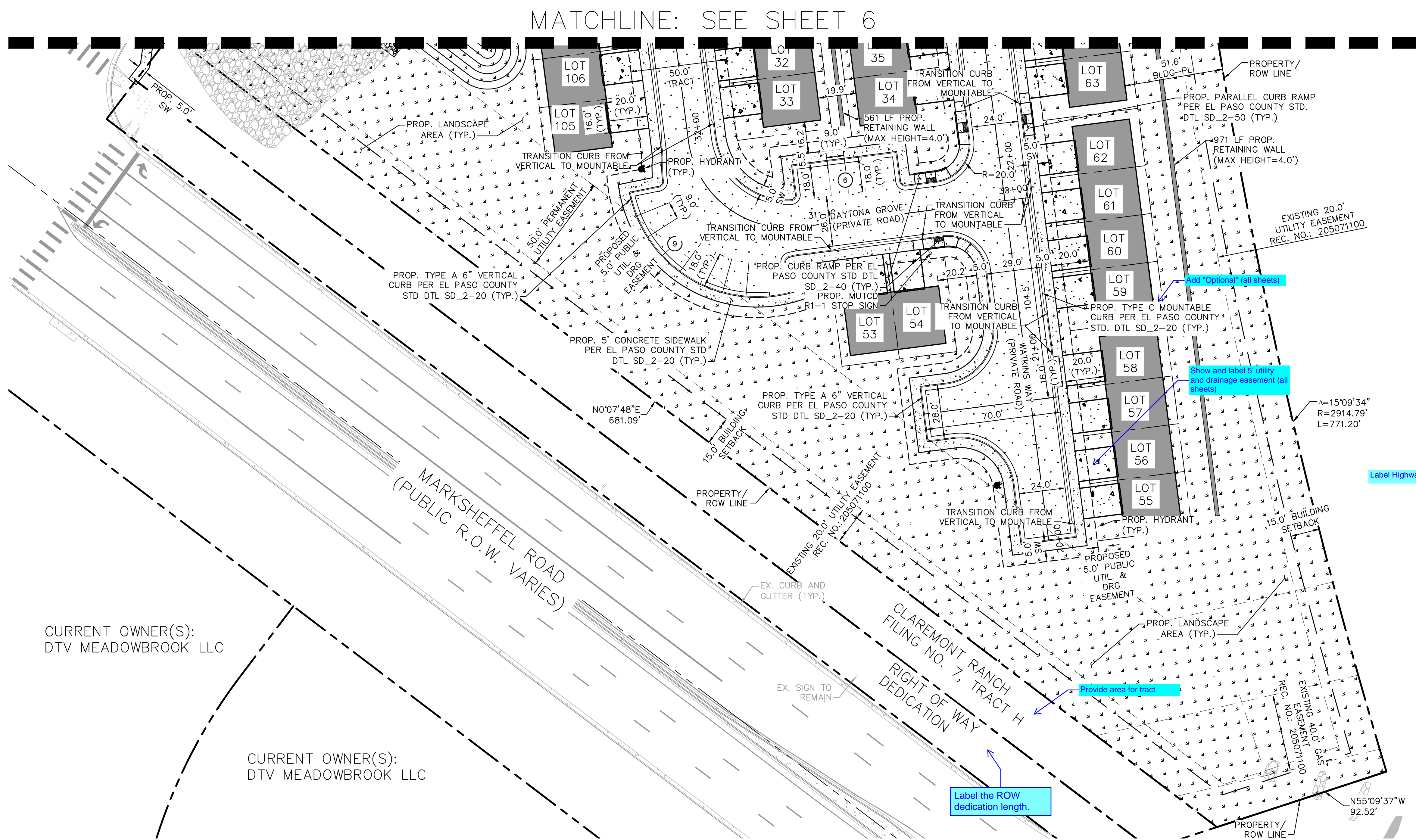
PRELIMINARY  
 FOR REVIEW ONLY  
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 Kimley»Horn  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096726002

SHEET  
 4

NO.	REVISION	BY	DATE	APPR.

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**LEGEND**

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

NO.	REVISION	BY	DATE	APPR.

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

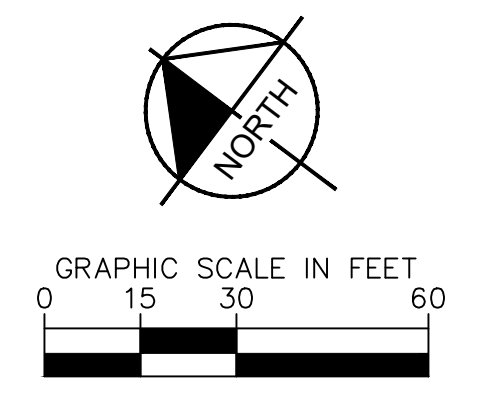
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 DATE: 04/21/2023

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

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

PROJECT NO.  
096726002

SHEET  
**5**





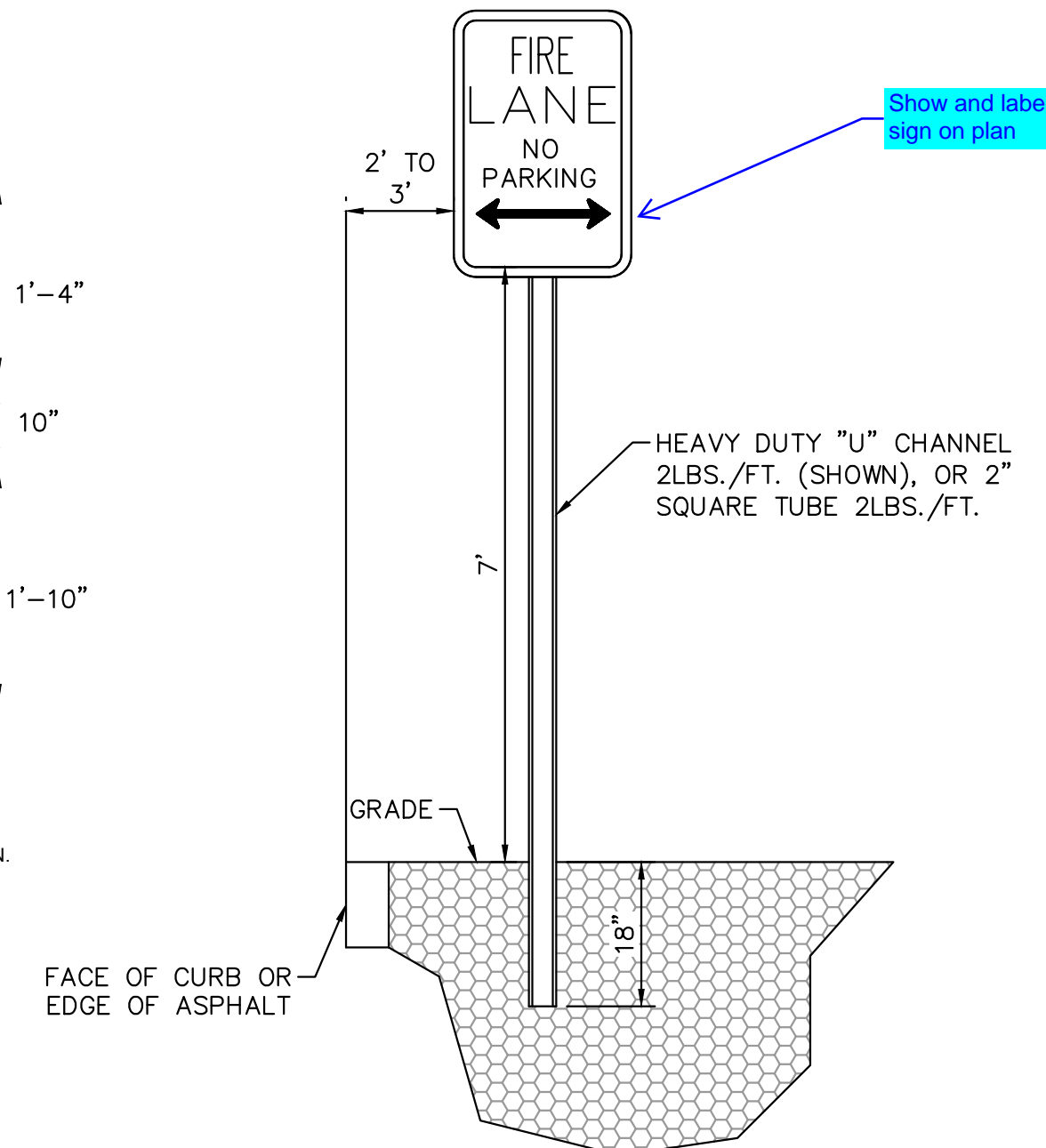
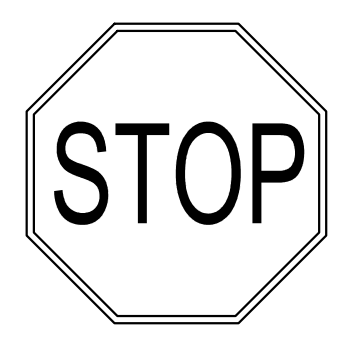
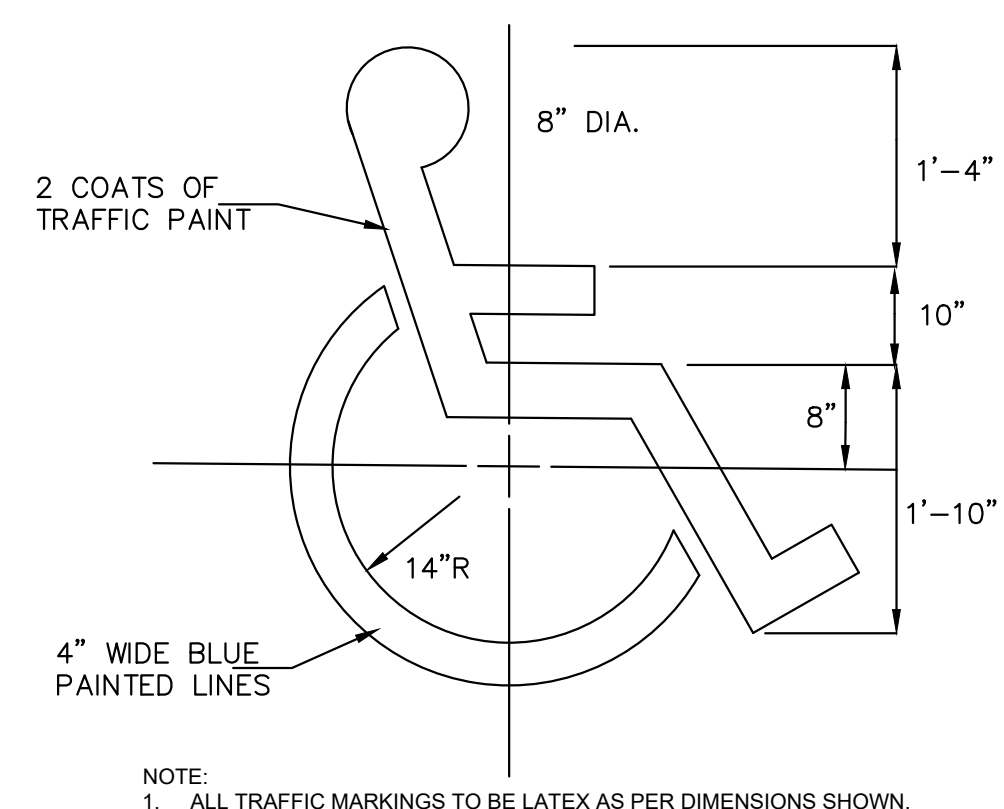
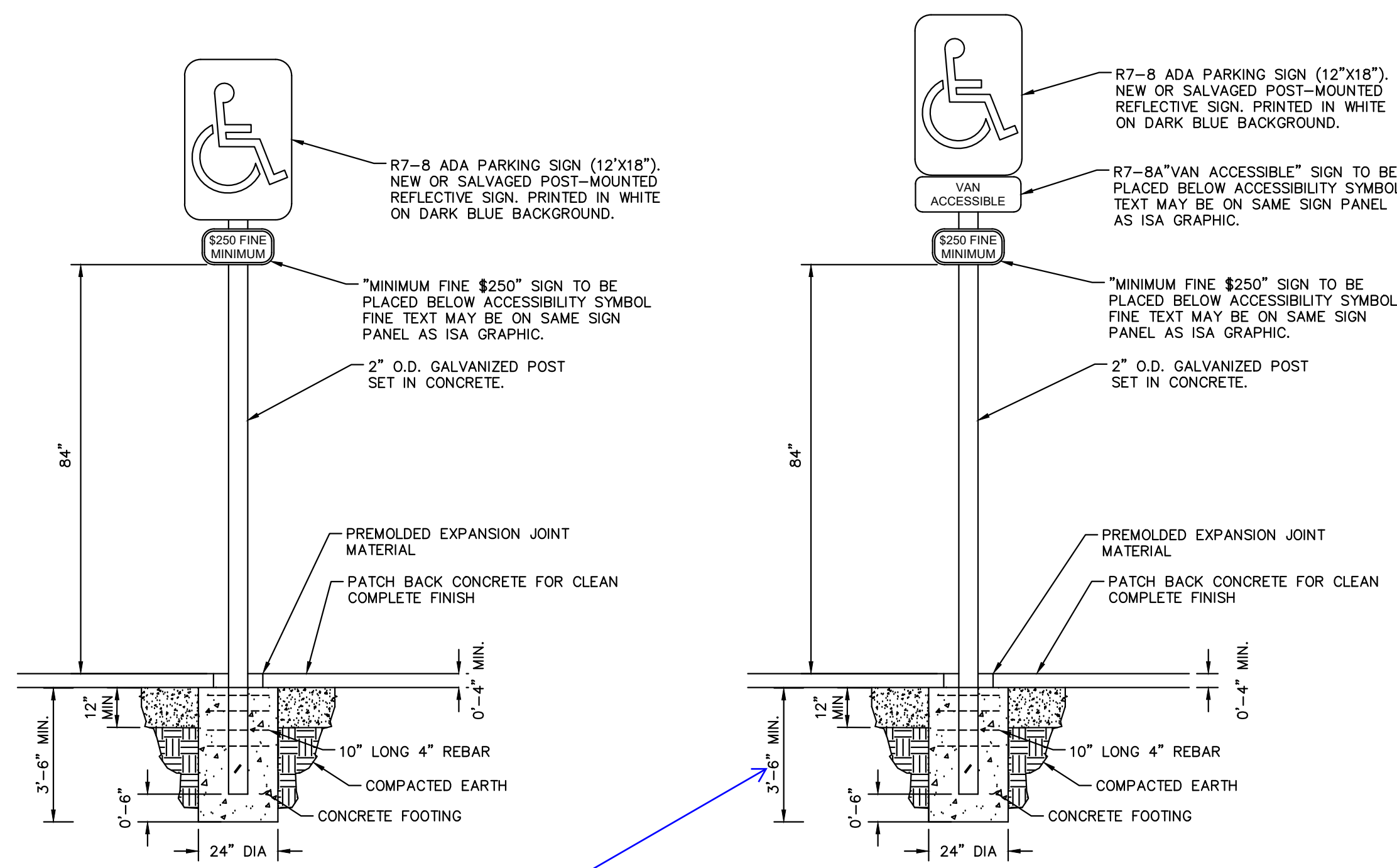




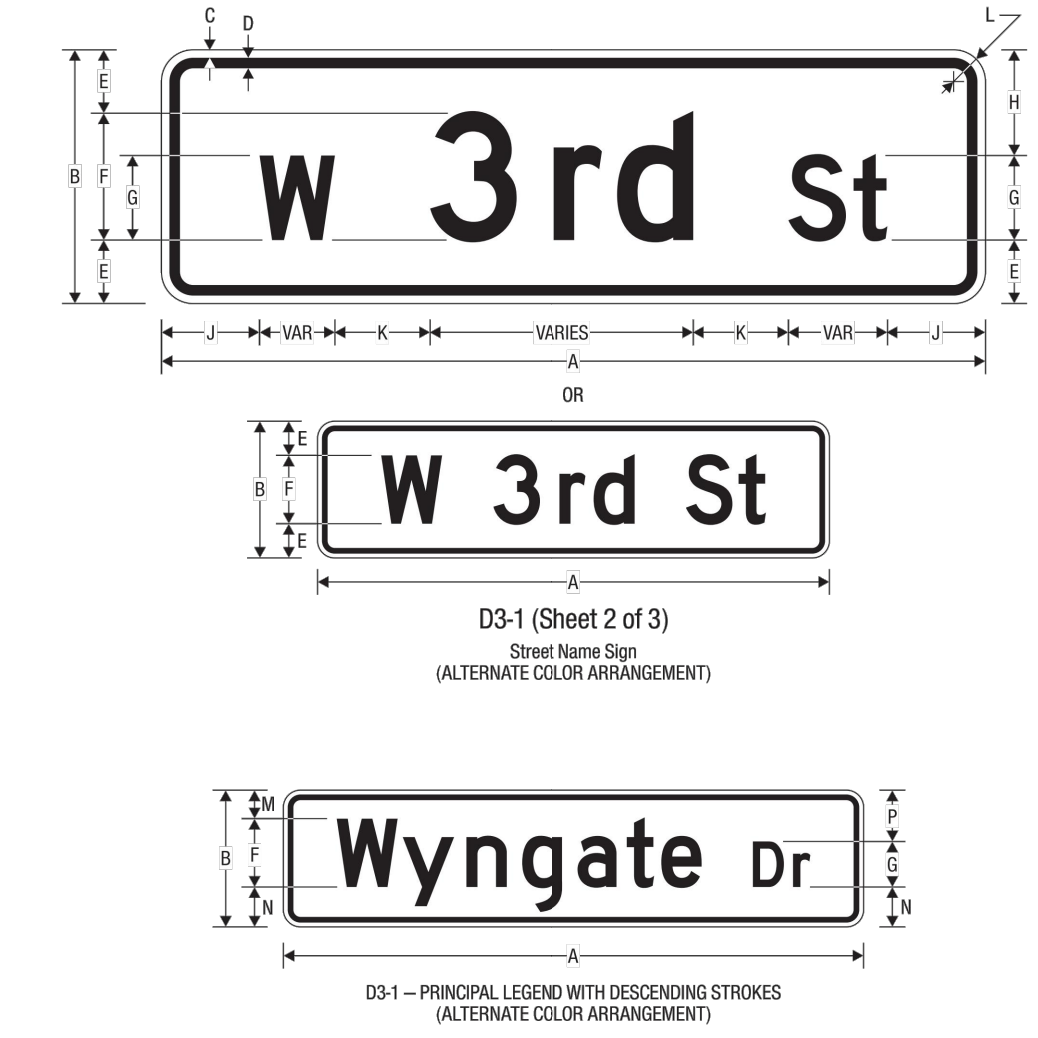




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**NOTE:**  
1. SIGN MUST HAVE A WHITE REFLECTIVE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO INCH (2") LETTERING AND HAVE A MINIMUM DIMENSION OF TWELVE INCHES (12") WIDE BY EIGHTEEN INCHES (18") HIGH.  
2. REFER TO THE COLORADO SPRINGS FIRE DEPARTMENT FIRE LANE STRIPING AND SIGNING HANDBOOK FOR ACCEPTABLE ALTERNATIVES AND REQUIREMENTS.



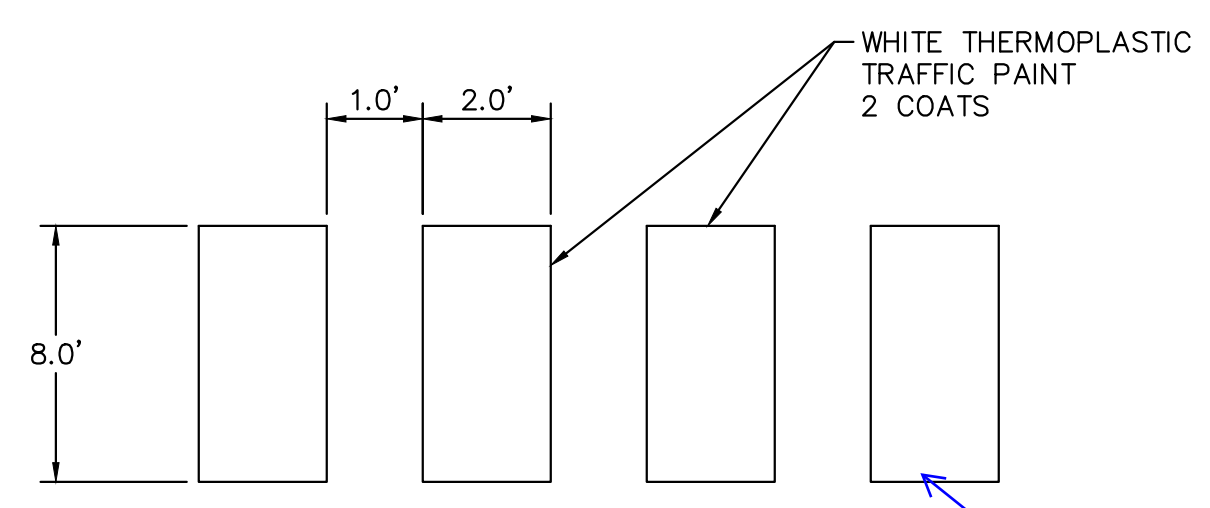
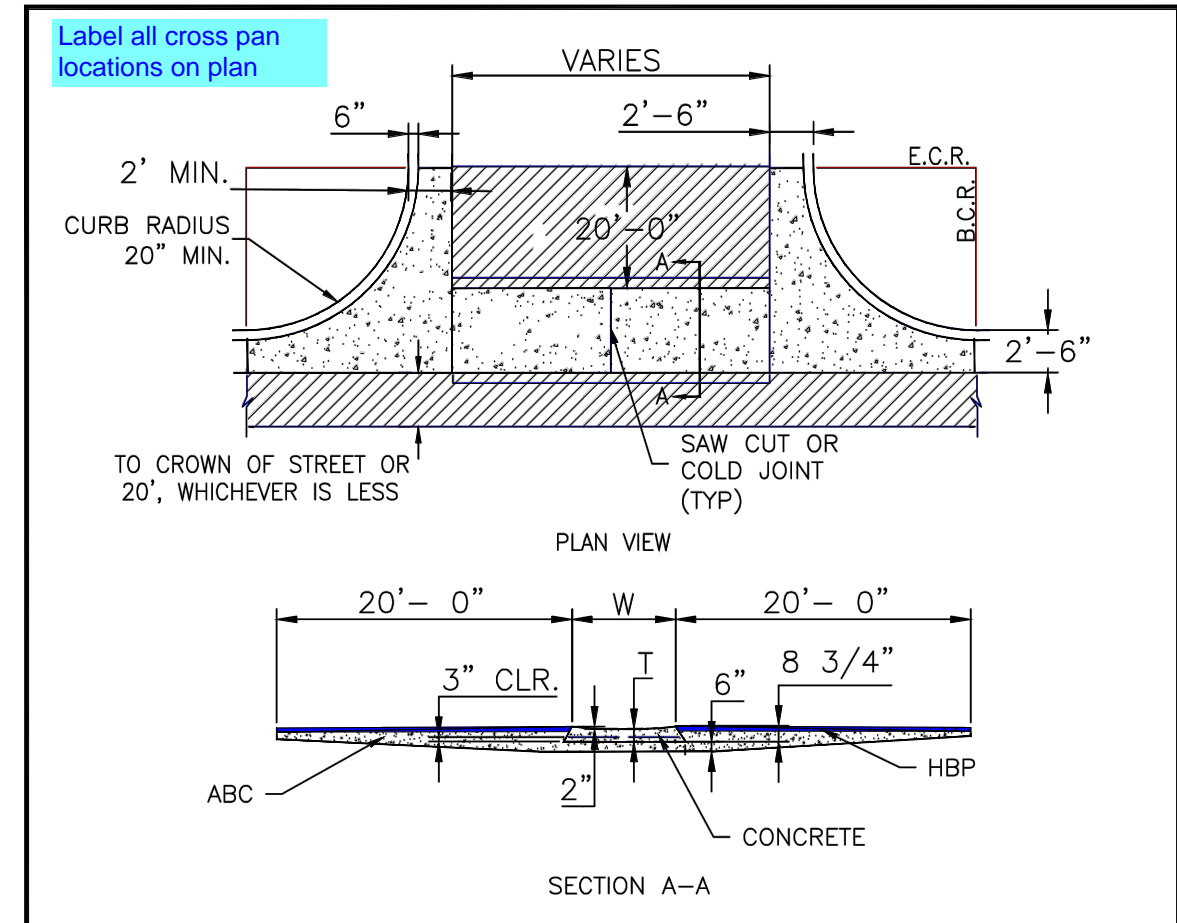
A	B	C	D	E	F	G	H	J	K	L	M	N	P
VAR	8	0.25	0.375	2	4.0	3.0	3	3 (MIN)	3	1	1.5	2.5	2.5
VAR	12	0.375	0.5	3	6.0	4.0	5	4.5 (MIN)	4.5	1.5	2.5	3.5	4.5
VAR	18	0.5	0.75	5	8.0	6.0	7	5.33 (MIN)	6	1.875	4.5	5.5	6.5
VAR	24	0.625	0.875	6	12.0	8.0	10	9 (MIN)	9	2.25	5	7	9

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

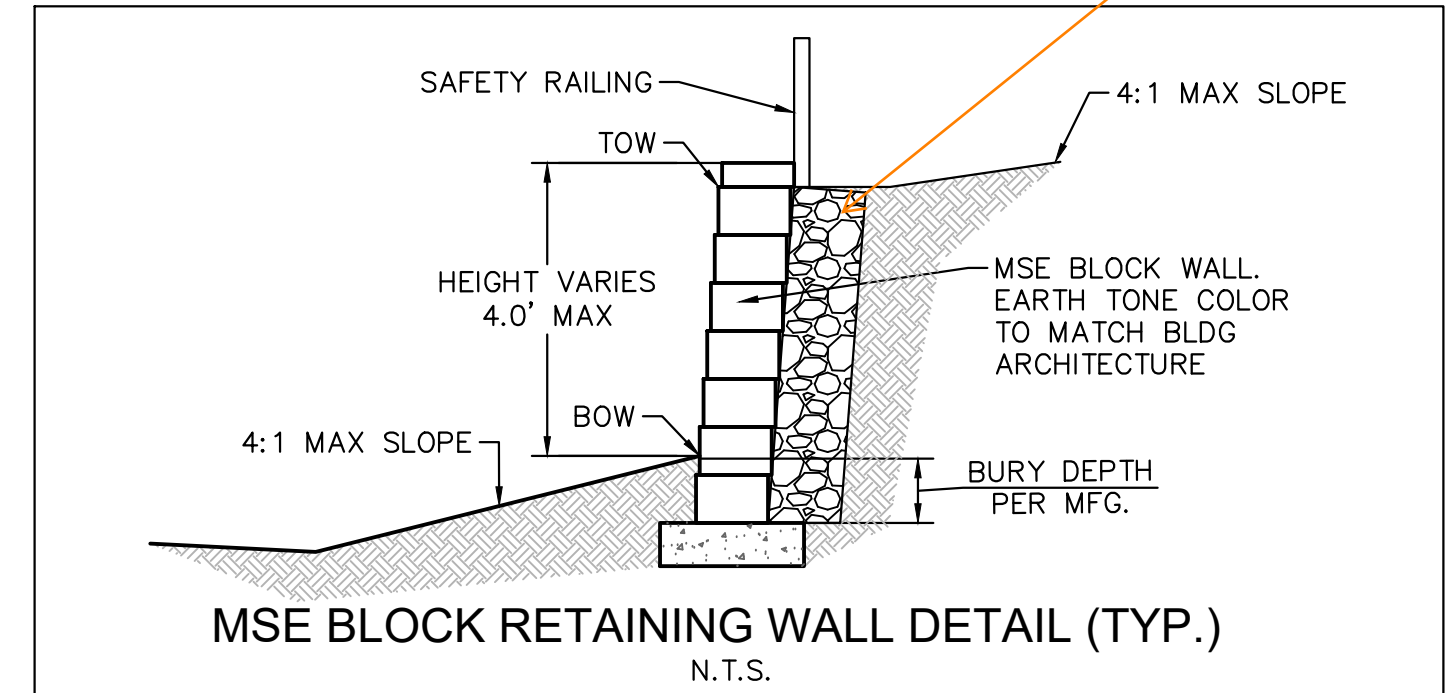
A	B	C	D	E	F	G	H	J	K	L	M	N
VAR	15	0.375	2.25	4.0	2.5	9.75	3.0	3 (MIN)	3	2	2	1
VAR	24	0.5	4	6.0	4	16	4.0	4.5 (MIN)	4.5	3	3	1.5
VAR	33	0.75	5.5	8.0	6	22.17	5.33 (MIN)	5.33 (MIN)	6	4	4	1.875
VAR	48	1	8	12.0	8	32	8.0 (MIN)	9 (MIN)	9	6	6	2.25

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

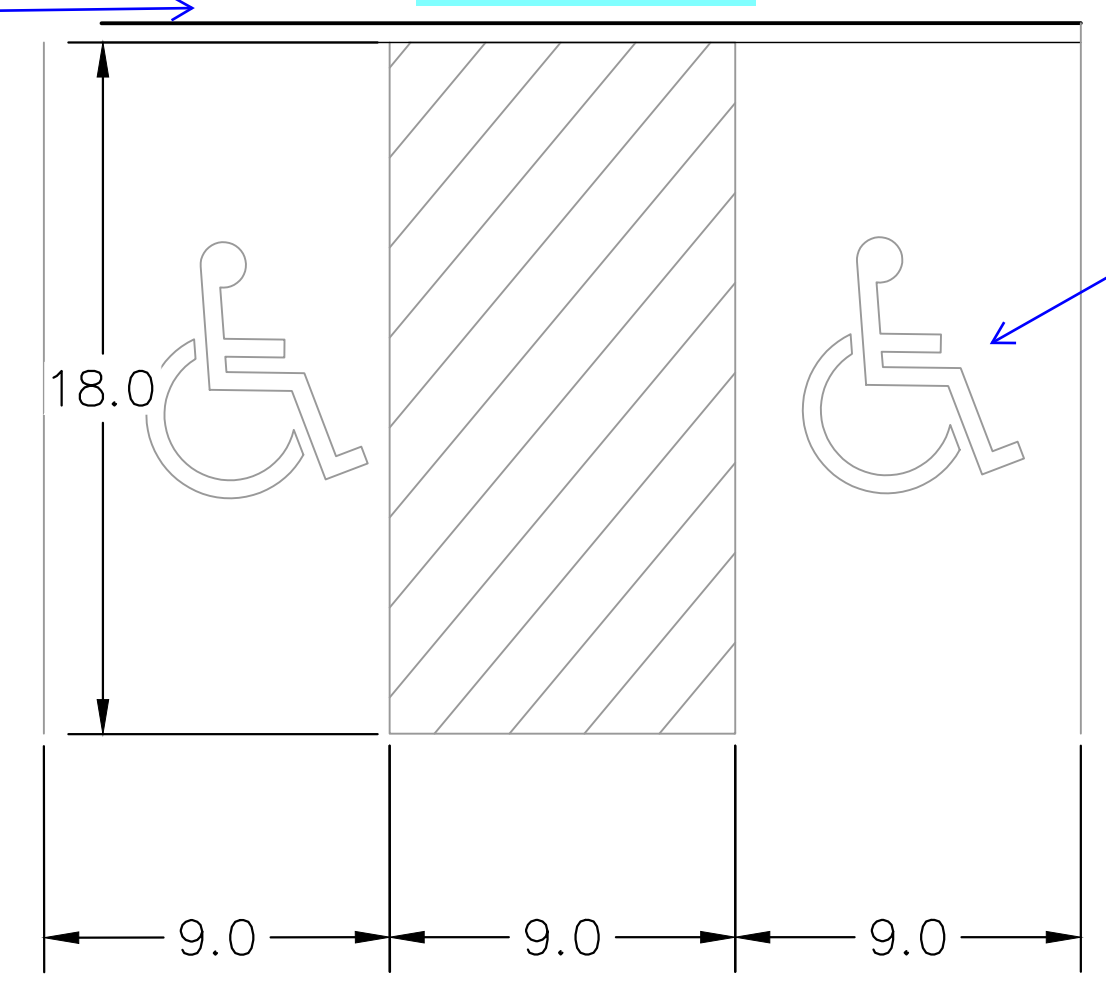
**MUTCD D3-1 STREET SIGN DETAIL**



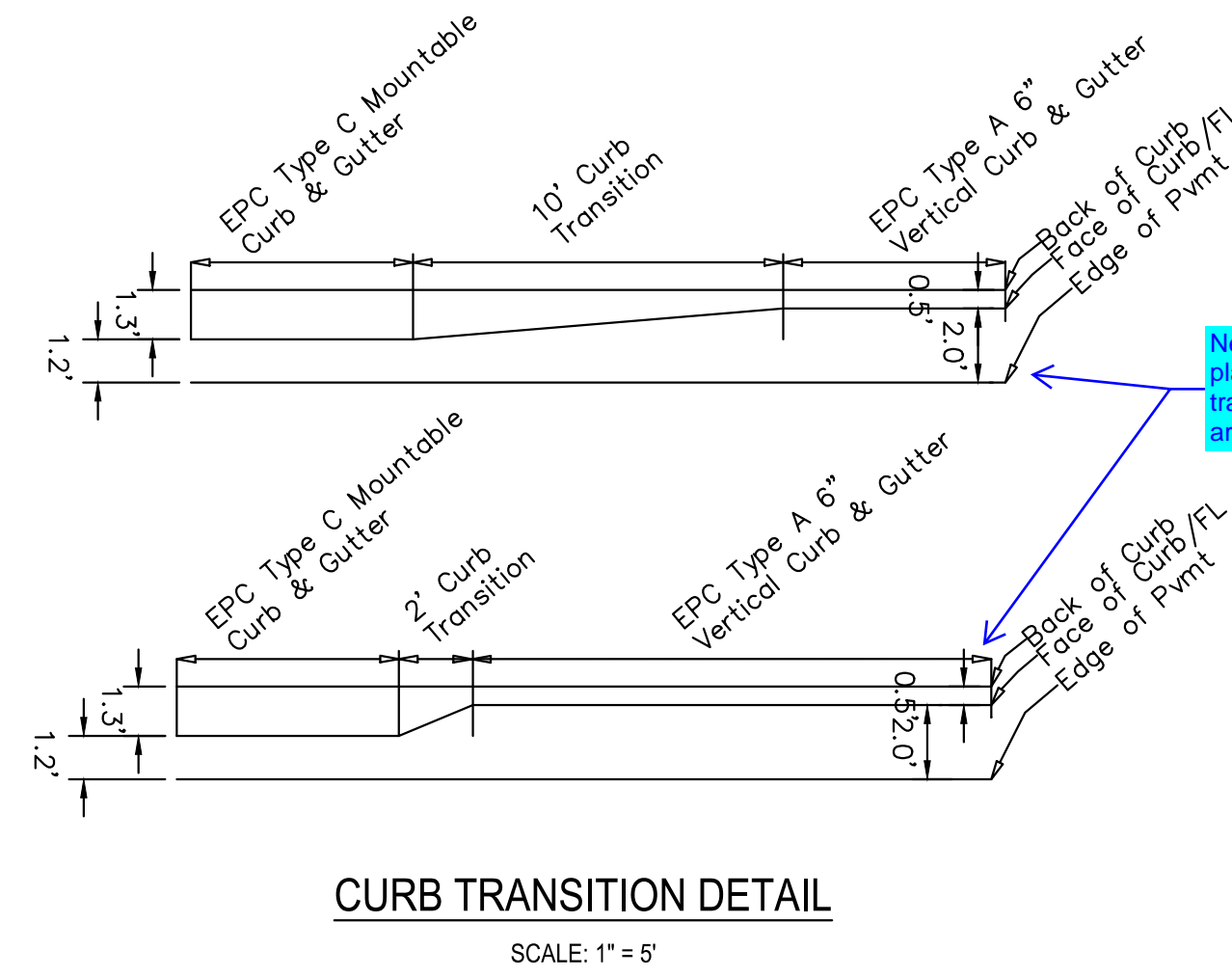
Callout this feature behind the retaining wall. Is this supposed to be drain rock? Clearly label for constructibility including the size on stone and thickness.



Provide details for curb ramps and curb & gutter



Reference handicap symbol detail on this sheet



Need to differentiate on plan sheets which transitions are 2' and which are 10'.



Show and label sign on plan

- 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 pattern] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

DATE APPROVED 8/11/11 André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE 12/8/15	FILE NAME SD_2-26	SCALE: 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

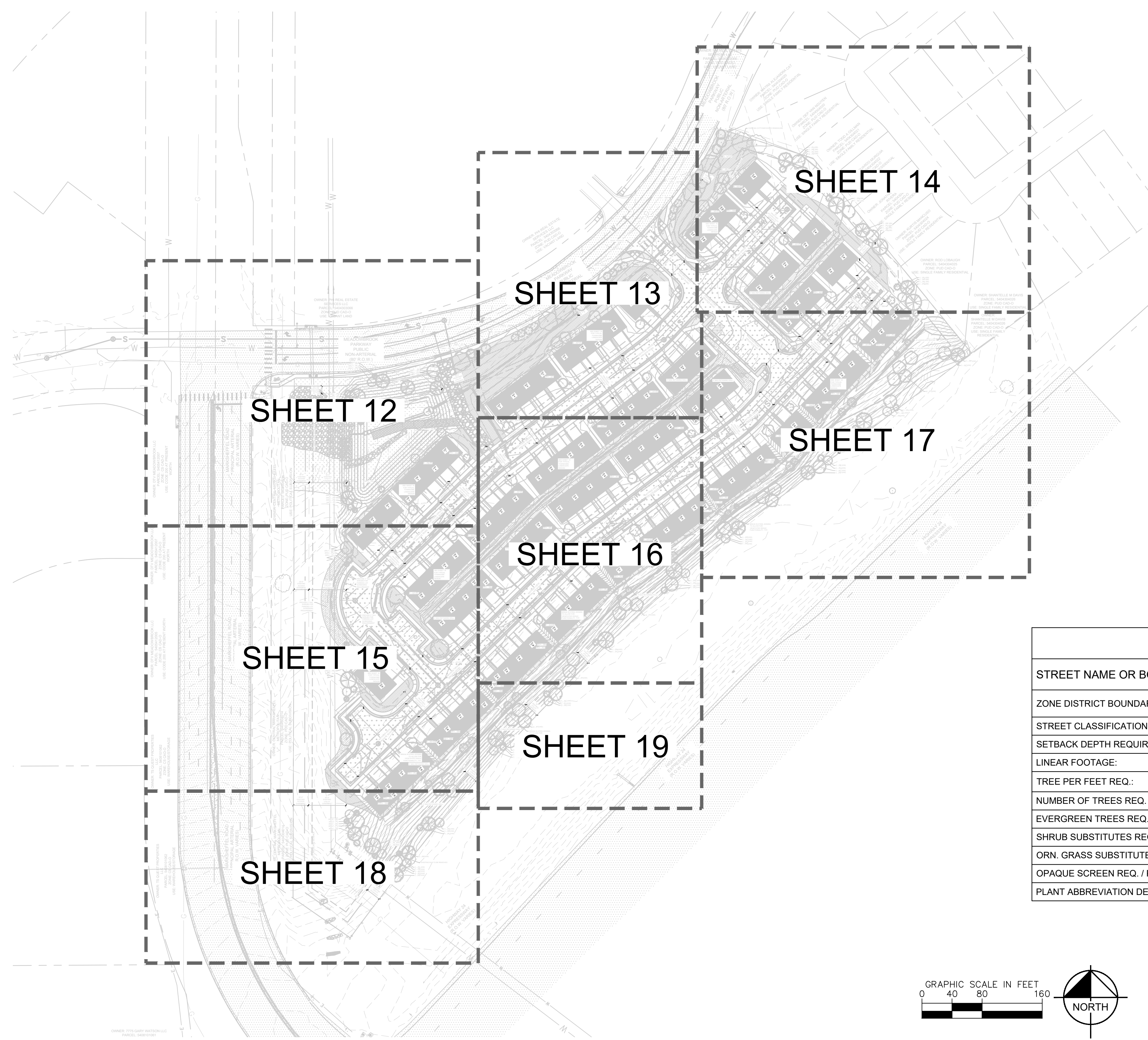
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE DETAILS

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

This excludes the ADA spaces

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 is not required for single-family residential uses.

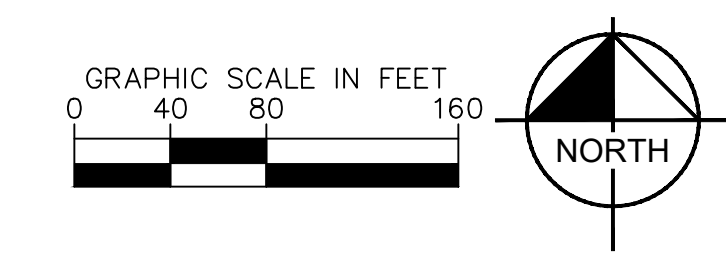
INTERNAL LANDSCAPING	
NET SITE AREA:	427,017 SF (9.80 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	64,053 SF / 146,553 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	110 / 60
SHRUB SUBSTITUTES REQ. / PROV.:	500 / 500*
ORN. GRASS SUBSTITUTES REQ. / 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

Per Table 6-1, 1/3 of the trees shall be evergreen

I would recommend providing more than the bare minimum to improve the buffer between this development and the adjacent properties. This is a recommendation, not a requirement.



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 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

PRELIMINARY  
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 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096726002

SHEET  
**11**





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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

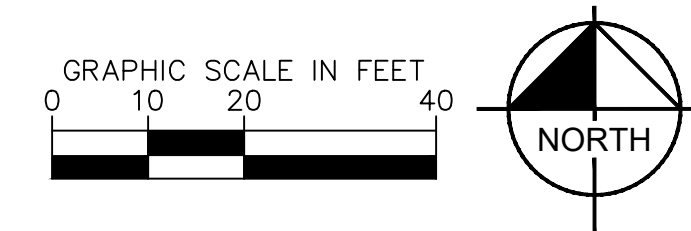
PLANT SCHEDULE OVERALL PLAN

DECIDUOUS TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AC	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
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 '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
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 S-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 S-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 13

MATCHLINE; SEE SHEET 13

MATCHLINE; SEE SHEET 17



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 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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 Kimley-Horn and Associates, Inc.

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

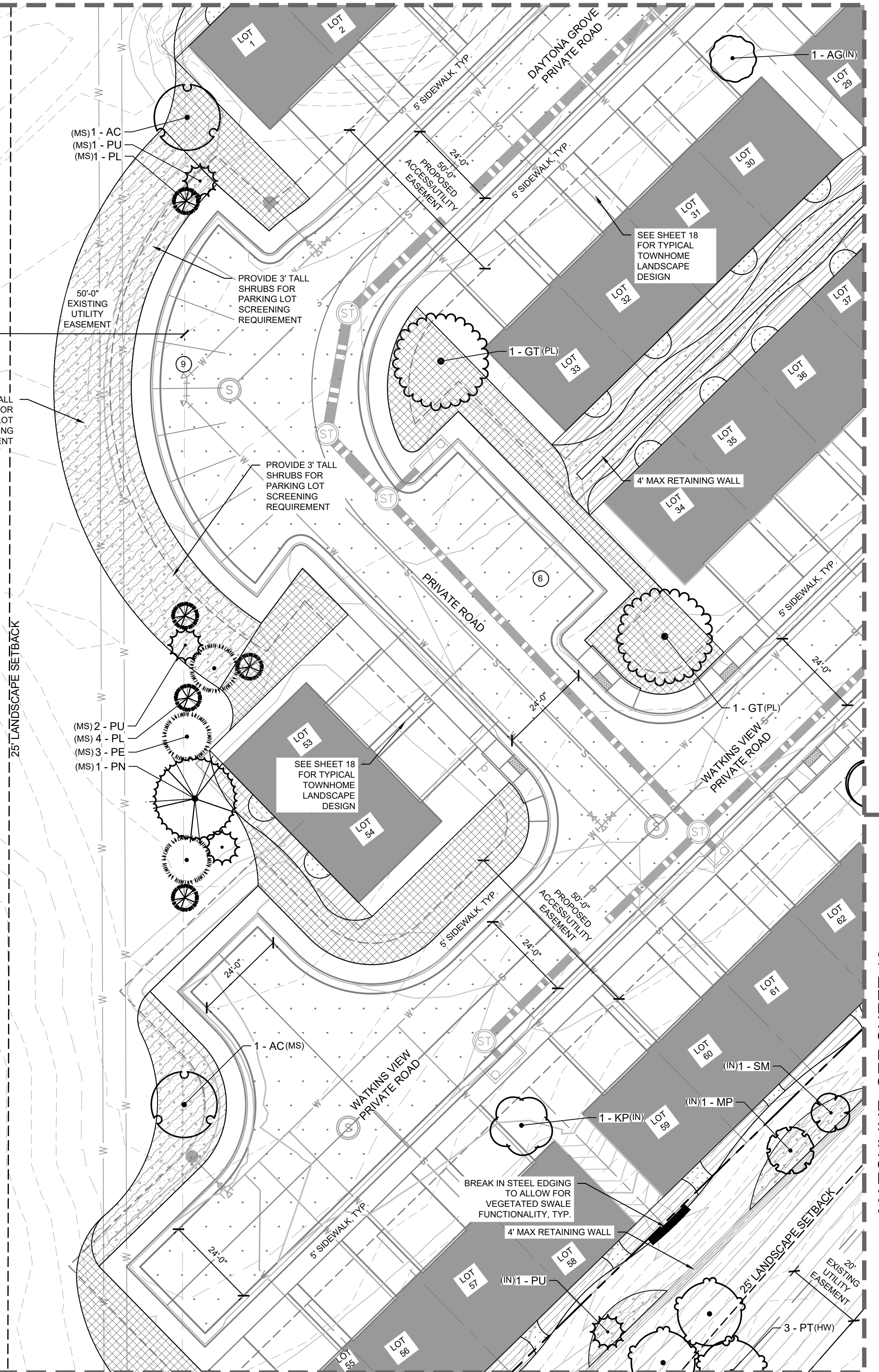
OWNER: DTV MEADOWBROOK LLC  
PARCEL: 5405412007  
ZONE: CS CAD-O  
USE: CODE 200 AT PRESENT WORTH

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



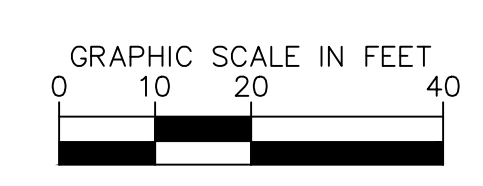
PLANT SCHEDULE OVERALL PLAN

DECIDUOUS TREES		
CODE	QTY	BOTANICAL / COMMON NAME
AC	7	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE
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GT	2	GLEDITSIA TRACANTHOS 'NERMIS' 'SUNBURST' / SUNBURST HONEY LOCUST
KP	13	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE
MP	3	MALUS X 'PAURIFIRE' / 'FRAGRANT' CRABAPPLE
PT	18	POPULUS TREMILOIDES 'NE ARB' / 'PRAIRIE GOLD' QUAKING ASPEN
SM	26	SORBUS AUCUPARIA 'NICHREIZ' / CARDINAL ROYAL MOUNTAIN ASH
EVERGREEN TREES		
CODE	QTY	BOTANICAL / COMMON NAME
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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
GROUND COVERS		
CODE	QTY	BOTANICAL / COMMON NAME
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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 16

MATCHLINE; SEE SHEET 19

MATCHLINE; SEE SHEET 18  
MATCHLINE; SEE SHEET 19



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Colorado Springs, Colorado 80903 (719) 453-0180

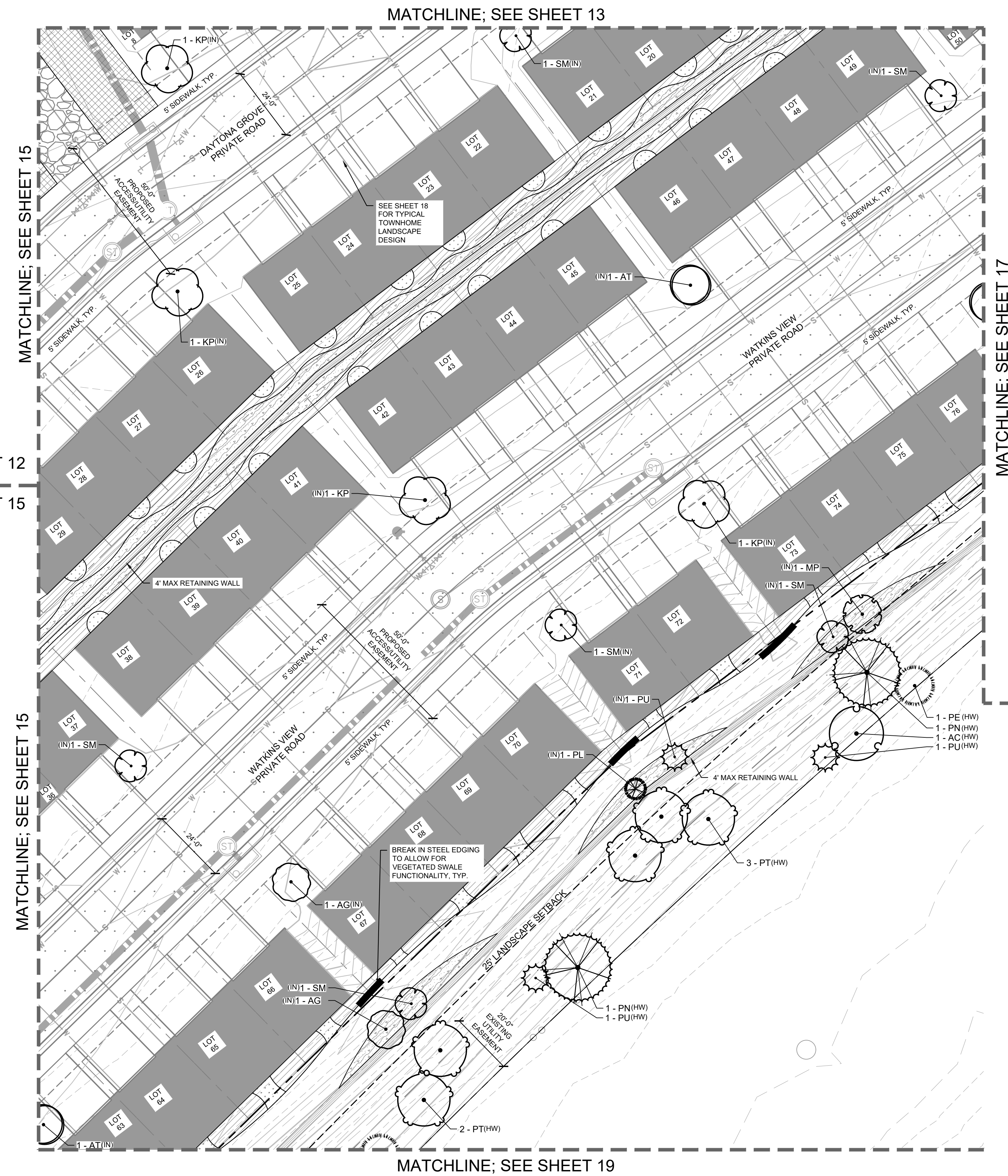
DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

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

PRELIMINARY  
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**Kimley»Horn**  
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PROJECT NO.  
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SHEET  
15

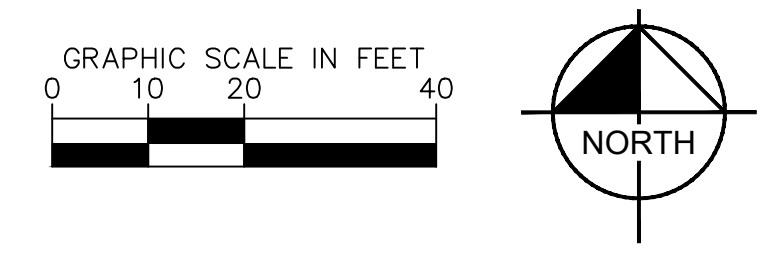
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**PLANT SCHEDULE OVERALL PLAN**

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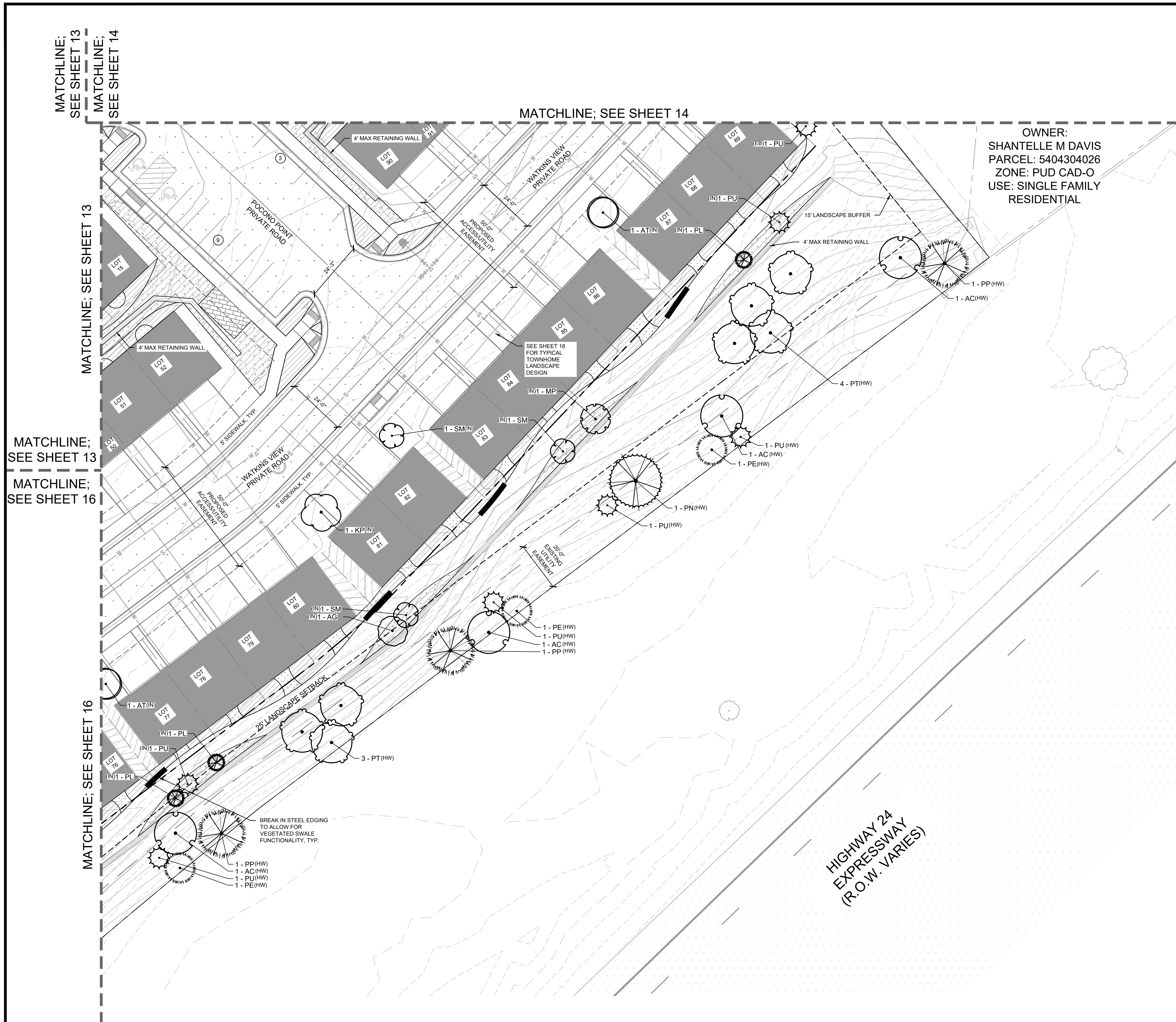
**EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN**

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PROJECT NO.  
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 SHEET  
**16**



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**PLANT SCHEDULE OVERALL PLAN**

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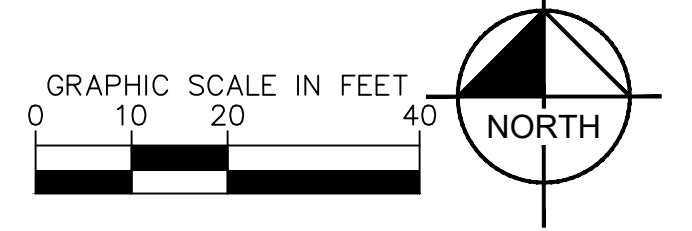
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 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

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PCD PROJECT NUMBER: PPR-23-XXX

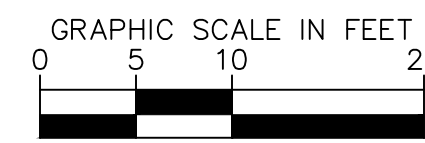
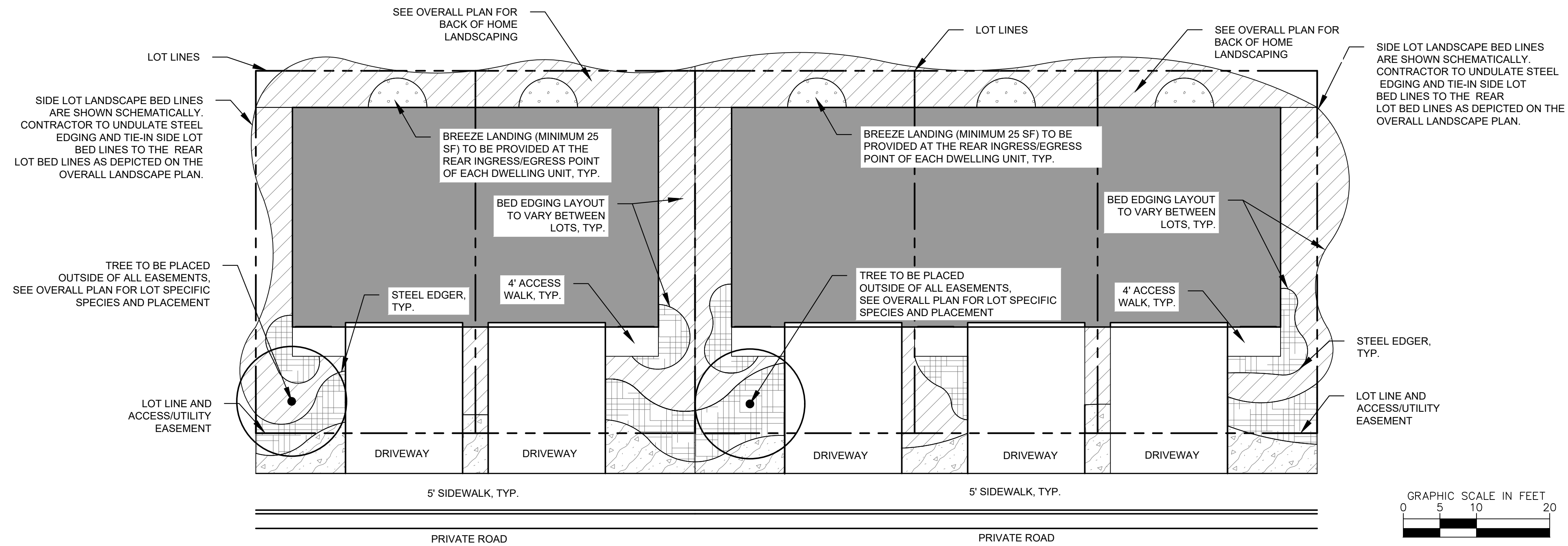




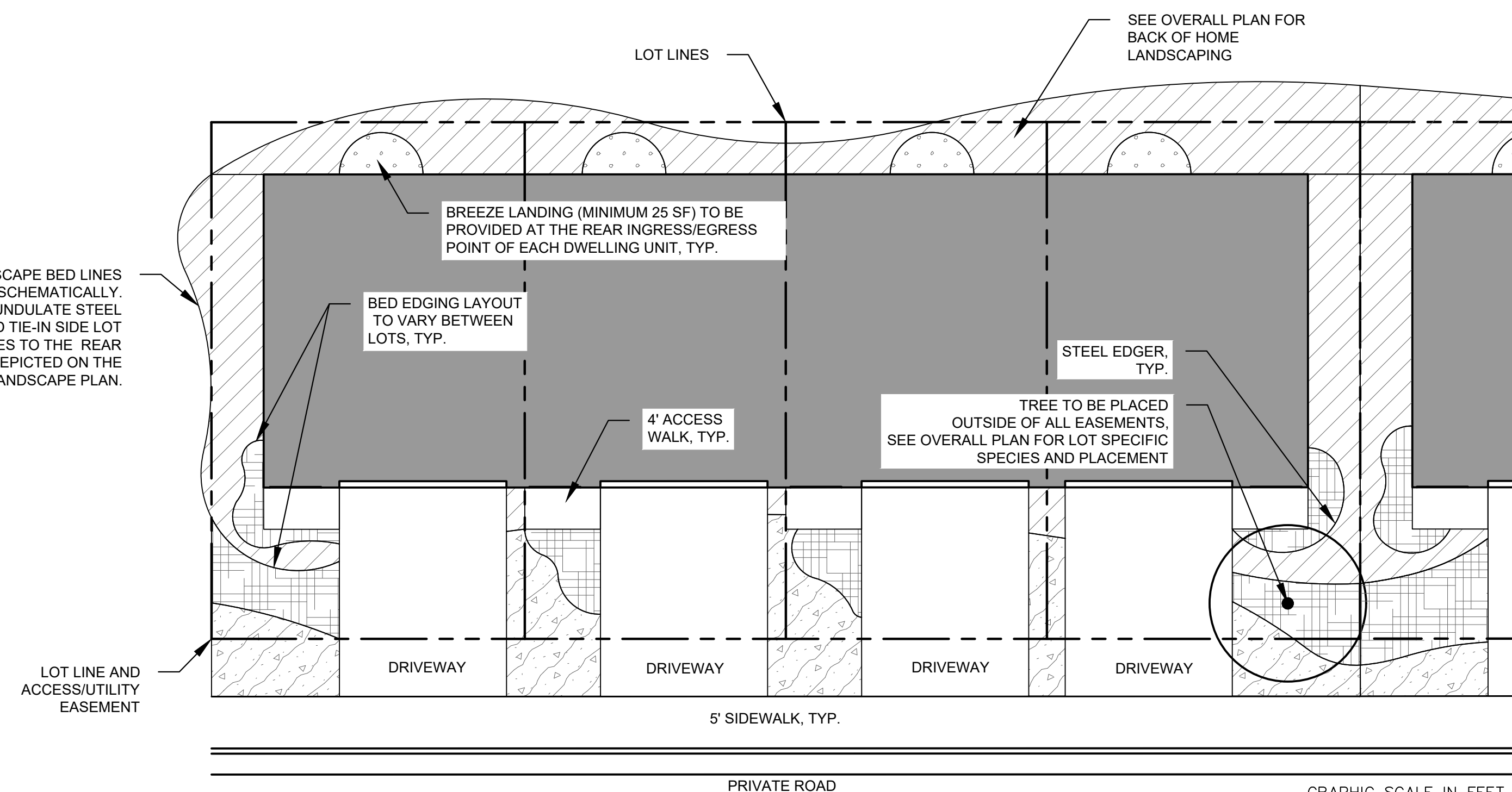
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### TYPICAL TWO UNIT LOT LAYOUT

### 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 CONTRACTOR TO ADD A MINIMUM OF 4 SHRUBS AND 3 ORNAMENTAL GRASSES IN THE FRONT YARD OF EACH DWELLING.	WOOD MULCH	4"	YES	PIONEER SAND & GRAVEL

SIDE LOT LANDSCAPE BED LINES ARE SHOWN SCHEMATICALLY. CONTRACTOR TO UNDULATE STEEL EDGING AND TIE-IN SIDE LOT BED LINES TO THE REAR LOT BED LINES AS DEPICTED ON THE OVERALL LANDSCAPE PLAN.

TREE TO BE PLACED OUTSIDE OF ALL EASEMENTS. SEE OVERALL PLAN FOR LOT SPECIFIC SPECIES AND PLACEMENT

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

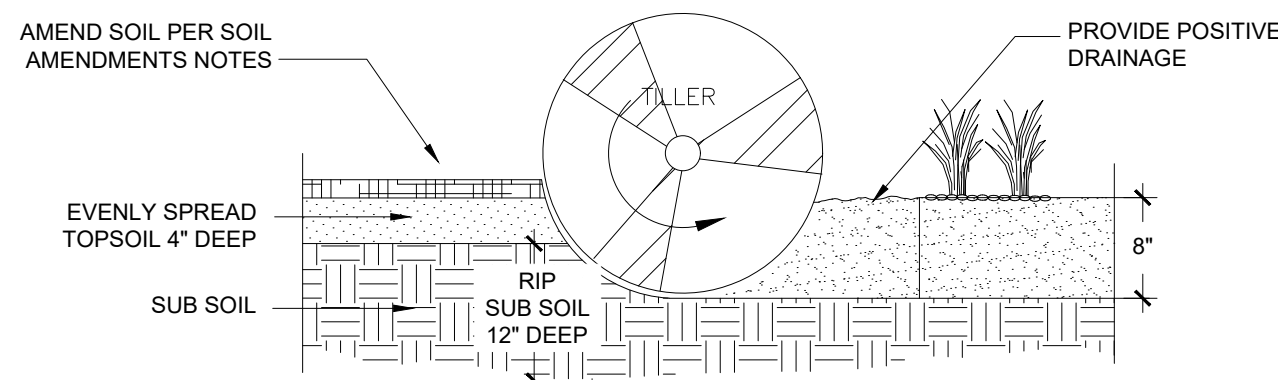
EASTWOOD VILLAGE  
 EL PASO COUNTY, COLORADO  
 PRELIMINARY PLAN  
 TOWNHOME LANDSCAPE TYPICALS

PRELIMINARY  
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 CONSTRUCTION  
 Kimley-Horn  
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PROJECT NO.  
 096726002

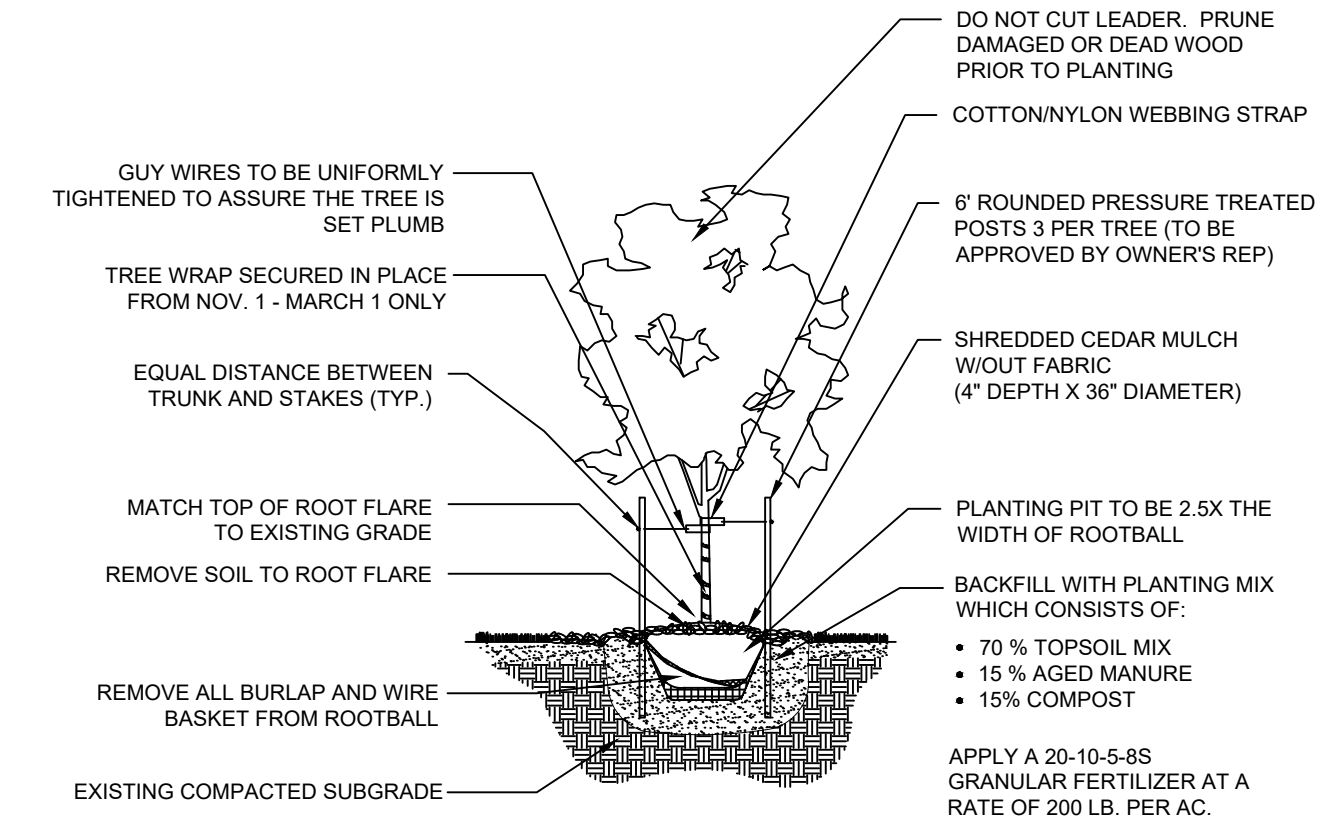
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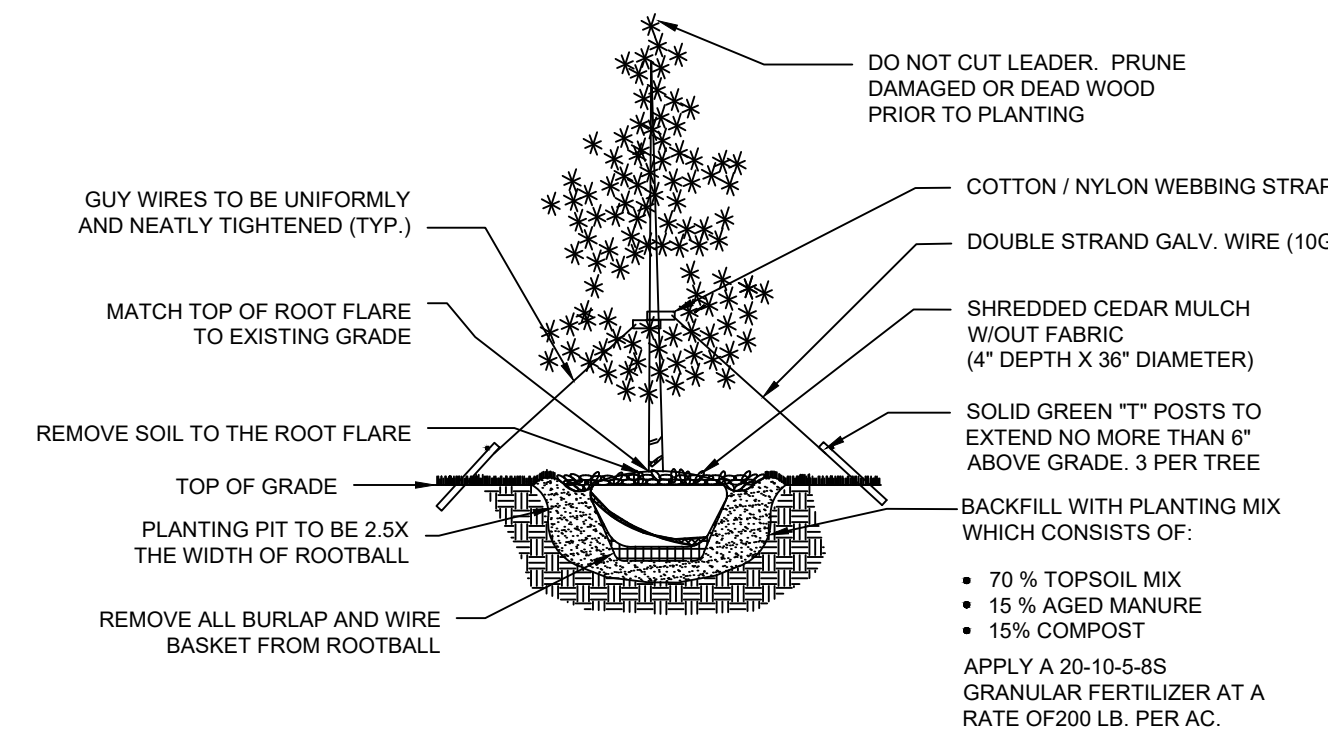


- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
  3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.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

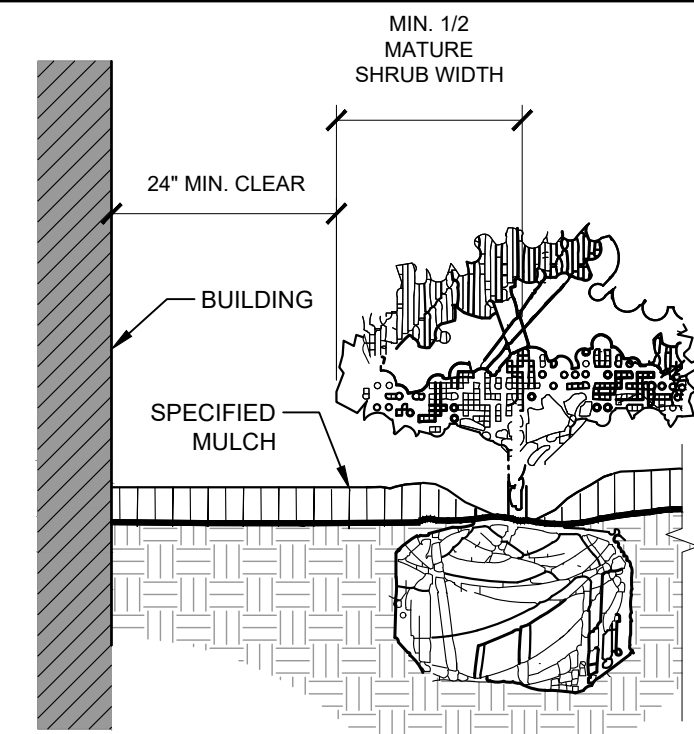
**1 SOIL PREP**  
NTS 096-726-002-01



**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 AUCUPARIA '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 <sup>2</sup>	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western <sup>2</sup>	<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 <sup>2</sup>	<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 <sup>2</sup>	<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

NO.	REVISION	BY	DATE	APPR.

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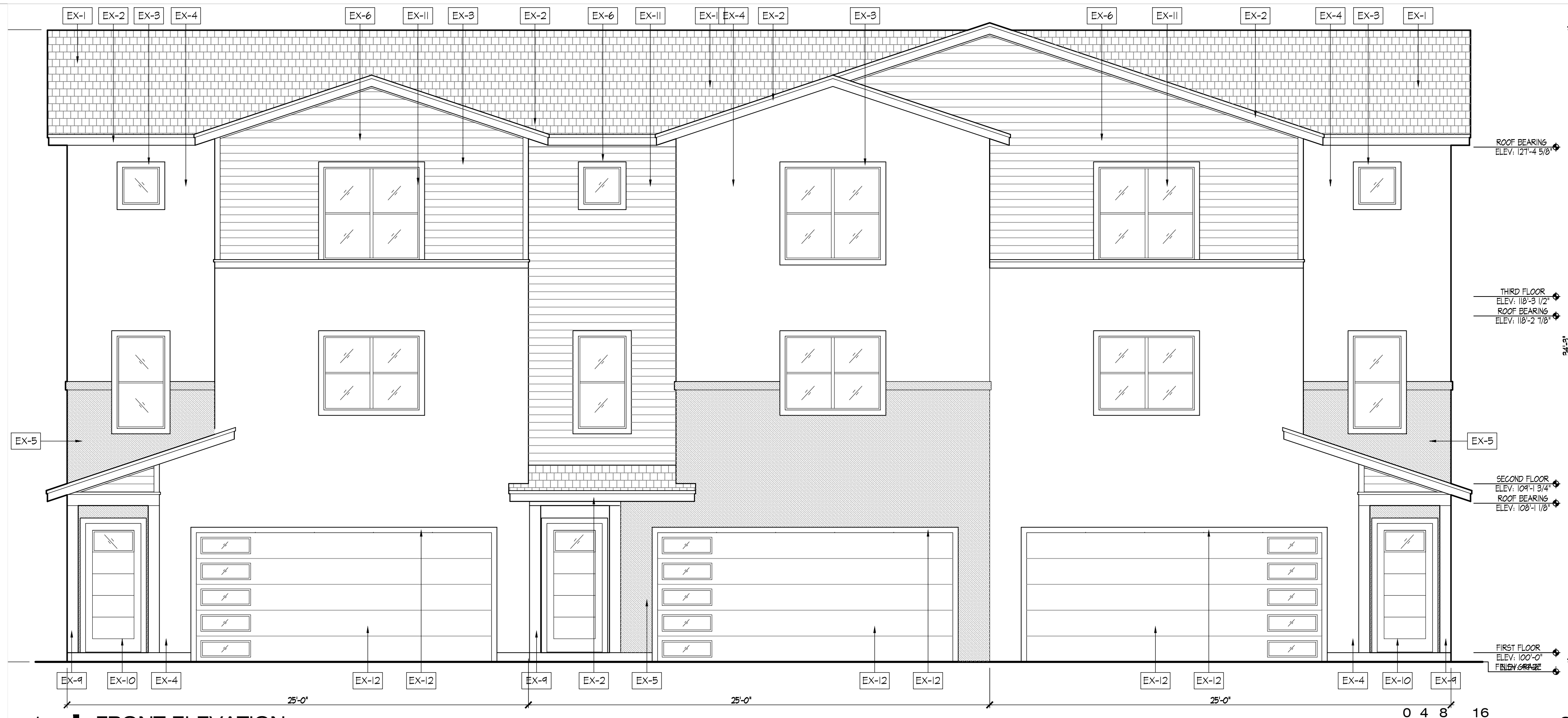
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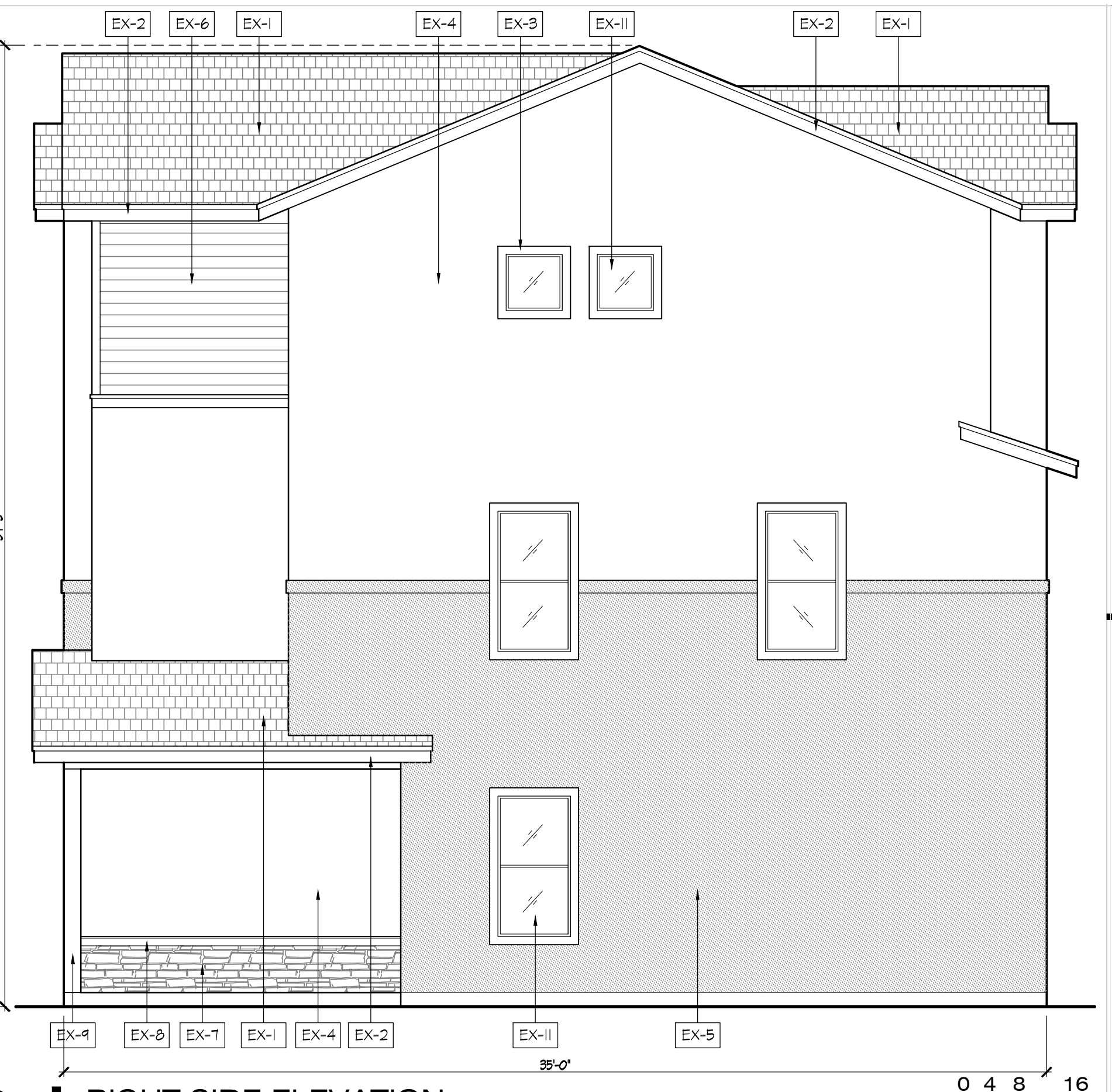
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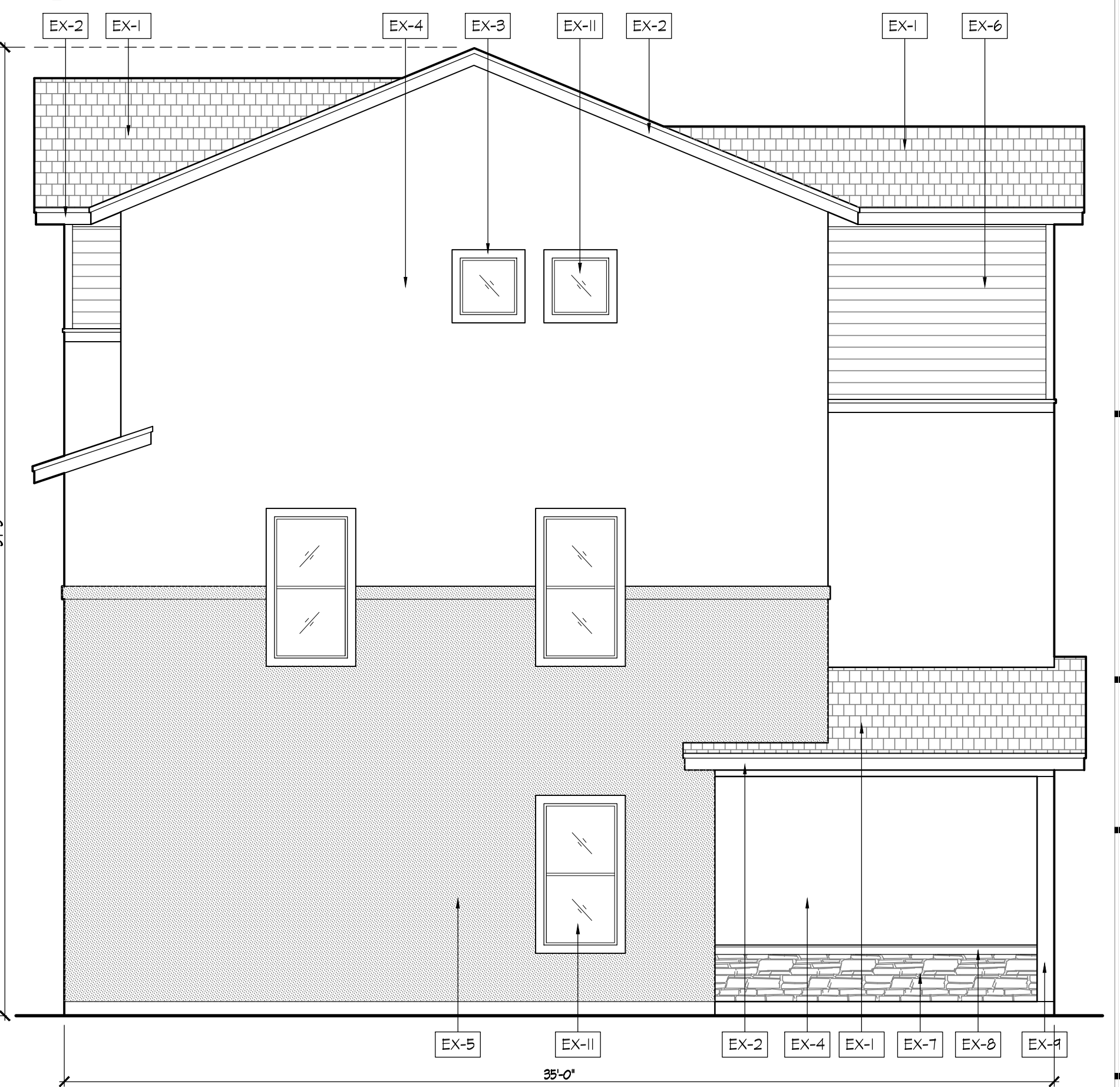
**1 FRONT ELEVATION**  
 DP18 SCALE: 1/4" = 1'-0"



**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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 www.nescolorado.com  
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**EASTWOOD VILLAGE**  
 ATTACHED SINGLE FAMILY  
 1249 MEADOWBROOK PARKWAY

PROJECT INFO

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

ISSUE / REVISION

ENTITLEMENT

SHEET NUMBER

**23**

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