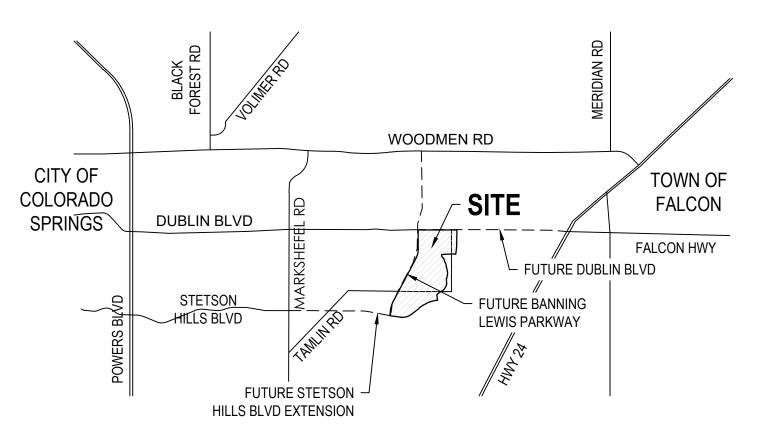
# VICINITY MAP

FILING 51

N.T.S.



# FILING DEVELOPMENT DATA

FILE NUMBER		AR PUD 20-XXXXX				
EXISTING LAND USE			VACANT			
PROPOSED LAND USE			SINGLE FAMILY RESIDENTIAL			
MASTER	PLAN		BANNING LEWIS RANCH MASTER PLAN - CPC MP 87-00381			
CONCEP	T PLAN		BANNING LEWIS RANCH VILLAGE B1 PUD CONCEPT PLAN - CPC PUP 20-00125			
ZONING			PUD/AO (Planned Unit Development with Airport Overlays: Single-family residential with a maximum density of 7.99 dwelling units per acre with a maximum building height of 35'). Refer to City Ordinance No. 17-96 (City File CPC PUZ 20-00124)			
TAX SCH	EDULE NUN	MBER	530000654			
_	IMATE SCHI ELOPMENT	_	BEGIN FALL 2021, END 2023			
TO BE PL DESCRIP	ATTED LEG	SAL	FILING 50, FILING 51, FILING 52, FILING 53, FILING 54, FILING 55, FILING 56			
SETBACKS			REFER TO TYPICAL LOT DETAILS			
MAXIMUM BUILDING HEIGHT			35'			
MAXIMUN	I LOT COVE	ERAGE	60%			
DRAINAG	E BASIN		SAND CREEK DRAINAGE BASIN			
			DENSITY (DU/AC)			
FILING	ACRES	UNITS	GROSS	NET	AVG LOT SIZE	
50	62.69	60	0.96 DU/AC	5.30 DU/AC	8,266 SF	
51	17.39	75	4.30 DU/AC	7.09 DU/AC	6,144 SF	
52	13.72	76	5.52 DU/AC	7.02 DU/AC	6,207 SF	
53	10.58	80	7.56 DU/AC	13.07 DU/AC	3,332 SF	
54	9.03	86	9.54 DU/AC	15.49 DU/AC	2,811 SF	
55	7.21	52	7.21 DU/AC	10.85 DU/AC	4,012 SF	
56	4.86	20	4.11 DU/AC	8.51 DU/AC	5,118 SF	
TOTAL	125 48	449				

TOTAL | 125.48 |

# FILINGS 50, 51, 52, 53, 54, 55 & 56 LEGAL DESCRIPTIONS

SEE SHEET DP0.1 & DP0.2 FOR LEGAL DESCRIPTIONS.

### AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTES / COMMENTS
AR PUD 20-XXXXX	PENDING	ORIGINAL PUD DEVELOPMENT PLAN	

# PARKING DATA

FILING	TYPE	REQUIRED PARKING	UNITS	REQUIRED SPACES	SPACES PROVIDED	GUEST PARKING REQUIRED
50	SINGLE FAMILY DETACHED	1 SPACE PER DWELLING UNIT	60	60	60	½ SPACE PER DWELLING UNIT
51	SINGLE FAMILY DETACHED	1 SPACE PER DWELLING UNIT	75	75	75	½ SPACE PER DWELLING UNIT
52	SINGLE FAMILY DETACHED	1 SPACE PER DWELLING UNIT	76	76	76	½ SPACE PER DWELLING UNIT
53	SINGLE FAMILY DETACHED	1 SPACE PER DWELLING UNIT	80	80	80	½ SPACE PER DWELLING UNIT
54	PAIRED HOMES	1 SPACE PER DWELLING UNIT	86	86	86	½ SPACE PER DWELLING UNIT
55	PAIRED HOMES	1 SPACE PER DWELLING UNIT	52	52	52	½ SPACE PER DWELLING UNIT
56	PAIRED HOMES	1 SPACE PER DWELLING UNIT	20	20	20	½ SPACE PER DWELLING UNIT

1. ALL REQUIRED RESIDENT SPACES ARE PROVIDED BY GARAGE SPACES WITHIN EACH UNIT. 2. GUEST PARKING SPACES ARE PROVIDED AS ON STREET SPACES AND IN FILING 54 THERE ARE ADDITIONAL OVERFLOW PARKING SPACES PROVIDED.

### AVIGATION EASEMENT STATEMENT

AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "BANNING LEWIS RANCH FILING NO. 50, 51, 52, 53, 54, 55, 56" SUBDIVISION PLATS. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

#### PROJECT TEAM

#### OWNER:

Ph: (719) 380-5058

CLAYTON PROPERTIES GROUP II, A COLORADO CORPORATION DBA OAKWOOD HOMES COLORADO SPRINGS 1290 N. Newport Rd. Colorado Springs, CO 80916

#### PLANNING & LANDSCAPE BY:

LAI DESIGN GROUP 88 Inverness Circle East, Suite J-101 Englewood, CO 80112 Ph: (303) 734-1777

#### ENGINEERING & SURVEYING BY:

CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Ph: (719) 785-0790

#### SHEET INDEX

SHEETS	DESCRIPTION
DP0.00	COVER SHEET
DP0.01 - DP0.02	LEGAL DESCRIPTIONS & TRACT TABLE
DP0.03 - DP0.05	TYPICAL LOT LAYOUT & SETBACKS
DP1.00	OVERALL PLAN
DP1.01 - DP1.05	SITE PLAN
13-19	PRELIMINARY GRADING PLAN
20-25	PRELIMINARY UTILITY PLAN
L2.01 - L2.03	SITE DETAILS
L3.01 - L3.29	FINAL LANDSCAPE PLAN
L4.01 - L4.02	LANDSCAPE NOTES, DETAILS, & SETBACKS
L4.03	HYDROZONE & REQUIREMENTS
L4.04	STREAM SIDE EXHIBIT
L4.05	STREAM SIDE NOTES AND REQUIREMENTS
A1.01 - A1.02	ARCHITECTURAL ELEVATIONS

## PUD DEVELOPMENT PLAN NOTES

- 1. THIS PROPERTY IS SUBJECT TO THE BANNING LEWIS RANCH PUD CONCEPT PLAN, CPC PUP 20-00030.
- 2. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 08041C0545G, EFFECTIVE DATE DECEMBER 7, 2018, THE ABOVE PROJECT DOES NOT FALL INTO A DESIGNATED FEMA FLOOD PLAIN.
- 3. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS AND COVENANTS OF BANNING LEWIS RANCH METRO DISTRICT NO. 8. THE DISTRICT SERVICE PLAN WAS APPROVED BY CITY COUNCIL RESOLUTION 93-18. THE DISTRICT WAS CREATED BY EL PASO COUNTY DISTRICT COURT ORDER (CASE NUMBER 2018CV32375).
- 4. THE DEVELOPER HAS CONSTRUCTION RESPONSIBILITY OF ALL FENCING IMPROVEMENTS SHOWN ON PLANS. SEE SHEET L2.01 FOR FENCE
- 5. THIS PROPERTY IS TO BE INCLUDED IN THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 9.
- STREET TREES AND STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY IN FILING 41 WILL BE MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 9. STREET TREES AND STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY IN FILINGS 40 AND 42 WILL BE MAINTAINED BY THE HOMEOWNER OF THE ADJACENT LOT. STREETSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY THAT ARE ADJACENT TO OPEN SPACE TRACTS WILL BE MAINTAINED BY THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 9.
- 7. MINIMUM GRADE FOR ASPHALT AND UNPAVED AREAS SHALL BE 2% WHERE PRACTICAL. MINIMUM GRADE FOR CONCRETE SHALL BE 0.5%.
- 8. NO SLOPE SHALL EXCEED 3:1 WITHOUT SPECIAL TREATMENT TO AVOID EROSION.
- 9. FINISHED GRADE BEHIND CURBS AND SIDEWALKS SHALL NOT BE LOWER THAN THE TOP OF CONCRETE
- 10. EXISTING AND PROPOSED CROSS-PANS ARE CITY STANDARD D-7.
- 11. ROADWAY CENTERLINES ARE MINIMUM STANDARDS AS NOTED BY CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STAFF WITH A MINIMUM 150' RADIUS AND THE 65' CENTERLINE KNUCKLE RADIUS.
- 12. CURB RETURNS ARE TO HAVE A TYPE 1 VERTICAL CURB WITH 10 FEET TANGENT LENGTHS OF TYPE 1, THEN 10 FEET TRANSITION LENGTH TO
- 13. A PUBLIC IMPROVEMENT EASEMENT WILL BE REQUIRED FOR PUBLIC IMPROVEMENTS (PEDESTRIAN RAMPS, SIDEWALKS, STORM DRAIN SYSTEMS ETC.) THAT ARE LOCATED OUTSIDE OF THE ROW.
- 14. NO TREES SHALL BE PLACED WITHIN 15' OF ANY PUBLIC WATER OR SANITARY SEWER MAINS
- 15. TREES, FENCES OR WALLS WILL NOT BE ALLOWED WITHIN 10 FEET OF THE PUBLIC STORM SEWER FACILITIES. TREES SHALL NOT BE PLANTED WITHIN DRAINAGE OR PUBLIC IMPROVEMENT EASEMENT UNLESS OTHERWISE APPROVED.
- 16. THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC SIGNAL, TRAFFIC SIGN OR STREET MARKING (TRAFFIC CONTROL DEVICE) ON PUBLIC RIGHT OF WAY OR EASEMENT SHOWN ON THIS OR ANY OTHER DEVELOPMENT DOCUMENT. THE DEVELOPMENT, OR ITS OWNER, HAS NO OWNERSHIP RIGHT, OR VESTED INTEREST, AFTER INSTALLATION, TO ANY TRAFFIC CONTROL DEVICE ON PUBLIC ROW. ALL TRAFFIC SIGNALS, SIGNS AND MARKINGS SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND MUST HAVE TWO APPROVALS FROM THE CITY TRAFFIC ENGINEER BY SIGNATURE ON THE DRAWINGS: CONCEPTUAL APPROVAL OF FUTURE INSTALLATION AND DESIGN APPROVAL AND PERMISSION TO INSTALL. ALL DESIGN CRITERIA AND CONDITIONS ON THE APPROVED TRAFFIC SIGNAL, SIGN AND MARKINGS SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN THE DEVELOPMENT DOCUMENTS.
- 17. THE DEVELOPER SHALL CONSTRUCT IMPROVEMENTS ASSOCIATED WITH PUD DEVELOPMENT PLAN APPROVALS AND APPROVED CONSTRUCTION
- 18. A FINANCIAL SECURITY WILL BE REQUIRED TO BE POSTED FOR FENCING, STREETSCAPE, LANDSCAPE, TRAIL AND OPEN SPACE IMPROVEMENTS ILLUSTRATED ON THIS PUD DEVELOPMENT PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE FILING.
- 19. THE PEDESTRIAN RAMP, INLET, DRIVEWAY & FIRE HYDRANT LOCATIONS AND DESIGNS WILL BE FINALIZED WITH THE STREET IMPROVEMENT PLAN REVIEW AND APPROVAL BY TRAFFIC AND CITY ENGINEERING.
- 20. PRIOR TO EARTHWORK ACTIVITIES COMMENCING ON THE SITE, A GRADING AND EROSION CONTROL PLAN MUST BE APPROVED BY CITY ENGINEERING, AND FINANCIAL ASSURANCES MUST BE POSTED FOR EROSION CONTROL AND PERMANENT WATER QUALITY FACILITIES.
- 21. DRAINAGE MUST CONFORM TO THE APPROVED BANNING LEWIS MASTER DEVELOPMENT DRAINAGE PLAN, AND IT MUST CONFORM TO THE "FINAL DRAINAGE REPORT FOR BANNING LEWIS RANCH FILINGS 50, 51, 52, 53, 54, 55, 56", BY CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC.
- 22. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE F.A.A., AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- 23. LIGHTING AS PART OF THIS DEVELOPMENT WILL COMPLY WITH CITY CODE AND ALL FIXTURES ARE TO BE FULL CUT OFF LENSES.
- 24. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- 25. SIGNAGE NOT APPROVED BY THIS PLAN, REFERENCE APPROVED CPC PUP 20-00030-XXXXXX-CSP FOR APPROVED SIGNAGE LOCATIONS AND ELEVATIONS.
- 26. ALL TRACTS ARE FOR THE PURPOSES LISTED IN THE TRACT TABLE (THIS SHEET) WITH MAINTENANCE OF THE SURFACE BEING VESTED IN THE BANNING LEWIS RANCH METROPOLITAN DISTRICT 9.
- 27. ON STREET PARKING IS ALLOWED ON ALL LOCAL STREETS THROUGHOUT DEVELOPMENT.
- 28. THE CONSTRUCTION OF THIS DEVELOPMENT WILL REQUIRE INSTALLATION OF AN INTERIM CONDITION OF BANNING LEWIS PARKWAY FROM REDCLOUD PEAK DRIVE NORTH TO WATER MEADOW DRIVE. A FINANCIAL ASSURANCE WILL BE REQUIRED FOR THE REMAINING PORTION OF THE ROADWAY THAT IS NOT CONSTRUCTED.
- 29. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- 30. THE DEVELOPER WILL BE RESPONSIBLE TO SUBMIT A FULL TRAFFIC IMPACT ANALYSIS" IN THE FUTURE" TO INCLUDE ALL APPROVED AND FUTURE DEVELOPMENTS BY OAKWOOD HOMES DEVELOPMENT WITHIN THE VICINITY TO ESTIMATE THE DEVELOPER RESPONSIBILITIES FOR ANY NEARBY FUTURE ROADWAY IMPROVEMENTS.
- 31. THIS DEVELOPMENT PLAN REFINES THE BOUNDARIES OF THE STREAMSIDE OVERLAY ZONE FOR A TYPE 1 STREAM WITHIN THE DP BOUNDARIES, AND A TYPE 2 STREAM ADJACENT OT THE DP BOUNDARY. SEE SHEETS L4.04 AND L4.05 FOR MORE DETAILS.

PLANNER / L.A.

Design Group

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Landscape Architecture | Visual Media

CIVIL ENGINEER



OWNER/CLIENT

COLORADO SPRINGS, CO 80903

PHONE: 719-785-0790

CLAYTON PROPERTIES GROUP II, INC DBA OAKWOOD HOMES OF COLORADO SPRINGS 1290 N. NEWPORT RD. COLORADO SPRINGS, CO 80916

PHONE: (719) 380-5058 PROJECT NAME

ISSUE RECORD

1000L INLOUND			
st Submittal	03/23		

 -

PROJECT #: DRAWN BY: CHECKED BY:

SHEET TITLE

201057

AR PUD 20-XXXXX SHEET NUMBER

SHEET 1 OF 63

### FILING 50 LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664". AND IS ASSUMED TO BEAR N00°20'14"E. A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S27°24'49"E, A DISTANCE OF 4414.96 FEET TO A POINT ON THE WESTERLY LINE OF VACATED BANNING LEWIS PARKWAY ORDINANCE \_\_\_\_\_ AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 NO. - RECORDED UNDER RECEPTION NO. R.O.W. VACATION RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE N27°42'19"E, ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY, A DISTANCE OF 57.00 FEET;

THENCE S62°17'41"E, A DISTANCE OF 68.53 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°13'45", A RADIUS OF 306.50 FEET AND A DISTANCE OF 236.60 FEET TO A POINT OF TANGENT;

THENCE N73°28'34"E, A DISTANCE OF 568.70 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°01'27", A RADIUS OF 389.50 FEET AND A DISTANCE OF 190.51 FEET TO A

THENCE S78°29'58"E, A DISTANCE OF 52.04 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 30°46'59", A RADIUS OF 312.50 FEET AND A DISTANCE OF 167.90 FEET TO A

POINT OF TANGENT:

THENCE S47°42'59"E, A DISTANCE OF 14.18 FEET;

THENCE N42°17'01"E. A DISTANCE OF 27.03 FEET:

THENCE N47°41'14"W, A DISTANCE OF 172.98 FEET;

THENCE N02°50'23"W, A DISTANCE OF 61.32 FEET; THENCE N13°10'01"W, A DISTANCE OF 61.45 FEET;

THENCE N23°29'39"W. A DISTANCE OF 61.45 FEET:

THENCE N33°49'17"W, A DISTANCE OF 61.45 FEET;

THENCE N44°08'55"W, A DISTANCE OF 61.45 FEET;

THENCE N54°28'33"W, A DISTANCE OF 53.96 FEET;

THENCE N62°17'41"W, A DISTANCE OF 583.75 FEET; THENCE S82°42'19"W, A DISTANCE OF 64.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY;

THENCE N27°42'19"E, ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY, A DISTANCE OF 1070.45 FEET; THENCE S62°17'41" E, A DISTANCE OF 240.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 72°27'09", A RADIUS OF 316.50 FEET AND A DISTANCE OF 400.22 FEET TO A

THENCE S00°04'56" W, A DISTANCE OF 390.64 FEET TO A POINT OF CURVE;

THENCE S39°18'29" E, A DISTANCE OF 307.75 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 39°23'25", A RADIUS OF 330.00 FEET AND A DISTANCE OF 226.87 FEET TO A

POINT OF TANGENT:

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°33'43", A RADIUS OF 780.00 FEET AND A DISTANCE OF 443.28 FEET TO A

THENCE S57°21'21"E, A DISTANCE OF 17.98 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF DRAINAGE TRACT E AS PLATTED IN BANNING LEWIS RANCH FILING NO. 4 RECORDED UNDER RECEPTION NO. 205090006;

THENCE ON THE SOUTHWESTERLY BOUNDARY OF SAID DRAINAGE TRACT E THE FOLLOWING SEVEN (7) COURSES:

- 1. N76°19'26" E, A DISTANCE OF 32.05 FEET TO A POINT ON CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$31°19'26" W, HAVING A DELTA OF 28°51'39", A RADIUS OF 580.00 FEET AND A DISTANCE OF 292.16 FEET TO A POINT OF TANGENT;
- 3. S27°00'00" E. A DISTANCE OF 461.49 FEET TO A POINT ON CURVE:
- 4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$67°03'08" W, HAVING A DELTA OF 23°15'15", A RADIUS OF 280.00 FEET AND A DISTANCE OF 113.64 FEET TO A POINT OF TANGENT;
- 5. S00°18'23" W. A DISTANCE OF 282.31 FEET TO A POINT OF CURVE:

SAID BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION:

- 6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°36'10", A RADIUS OF 320.00 FEET AND A DISTANCE OF 81.56 FEET TO A POINT OF
- 7. S14°17'47" E, A DISTANCE OF 25.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STETSON HILLS BOULEVARD AS PLATTED IN BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513, SAID POINT BEING ON THE NORTHERLY LINE OF VACATED STETSON HILLS BOULEVARD ORDINANCE NO. \_\_\_\_ RECORDED UNDER RECEPTION NO. \_\_\_\_ AND THE VACATION PLAT OF

THENCE CONTINUING S14°17'47" E, A DISTANCE OF 18.00 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY LINE SAID VACATED STETSON HILLS BOULEVARD;

THENCE ON THE SOUTHERLY LINE OF SAID VACATED STETSON HILLS BOULEVARD THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$14°51'10" E, HAVING A DELTA OF 22°21'50", A RADIUS OF 2059.00 FEET AND A DISTANCE OF 803.67 FEET TO A POINT OF TANGENT;
- 2. S52°47'00" W, A DISTANCE OF 500.50 FEET;

THENCE N37°13'00" W, A DISTANCE OF 332.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 64°55'19", A RADIUS OF 330.00 FEET AND A DISTANCE OF 373.92 FEET TO A

POINT OF TANGENT: THENCE N27°42'19" E. A DISTANCE OF 780.32 FEET TO A POINT OF CURVE:

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°59'40", A RADIUS OF 430.00 FEET AND A DISTANCE OF 75.01 FEET TO A POINT ON CURVE;

THENCE N47°42'59" W, A DISTANCE OF 115.00 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 38°12'48", A RADIUS OF 187.50 FEET AND A DISTANCE OF 125.05 FEET TO A POINT OF COMPOUND CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°35'39", A RADIUS OF 306.50 FEET AND A DISTANCE OF 110.17 FEET TO A POINT OF TANGENT:

THENCE S73°28'34" W, A DISTANCE OF 572.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°13'45", A RADIUS OF 363.50 FEET AND A DISTANCE OF 280.60 FEET TO A

THENCE N62°17'41" W, A DISTANCE OF 68.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 65.011 ACRES.

EXCEPTING THEREFROM TRACT D AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 4.

CONTAINING A CALCULATED ARE OF 2.320 ACRES

**CONTAINING A NET CALCULATED AREA OF 62.691 ACRES** 

### FILING 51 LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 15 AND THE NORTH HALF OF SECTION 22, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E. A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S29°54'08"E, A DISTANCE OF 6114.69 FEET TO THE SOUTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 50, RECORDED UNDER RECEPTION NO. SAID POINT BEING ALSO THE SOUTHERLY LINE OF VACATED STETSON HILLS BOULEVARD ORDINANCE NO. - RECORDED AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID VACATED STETSON HILLS BOULEVARD THE FOLLOWING THREE (3) COURSES:

- 1. S52°47'00"W, A DISTANCE OF 305.27 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°47'51", A RADIUS OF 938.00 FEET AND A DISTANCE OF 733.39 FEET TO A POINT OF TANGENT:
- 3. N82°25'09"W, A DISTANCE OF 132.94 FEET;

THENCE N07°34'51"E, A DISTANCE OF 198.00 FEET

THENCE N82°25'09"W. A DISTANCE OF 96.99 FEET:

THENCE N07°34'51"E, A DISTANCE OF 264.66 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°07'28", A RADIUS OF 330.00 FEET AND A DISTANCE OF 115.91 FEET TO A POINT OF

THENCE N27°42'19"E, A DISTANCE OF 474.39 FEET

THENCE S62°17'41"E, A DISTANCE OF 280.00 FEET THENCE N27°42'19"E. A DISTANCE OF 17.78 FEET:

THENCE S62°17'41"E. A DISTANCE OF 95.45 FEET TO A POINT OF CURVE:

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°12'49", A RADIUS OF 320.00 FEET AND A DISTANCE OF 185.50 FEET TO A POINT OF

THENCE N84°29'30"E, A DISTANCE OF 57.23 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°42'27"E, HAVING A DELTA OF 36°55'27", A RADIUS OF 330.00 FEET AND A DISTANCE OF 212.67 FEET TO A POINT OF TANGENT;

2. S37°13'00"E, A DISTANCE OF 332.69 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 17.387 ACRES.

FILING 52 LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 15. TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD. AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777:

THENCE S39°20'45"E, A DISTANCE OF 5080.39 FEET TO THE AN ANGLE POINT ON THE BOUNDARY OF BANNING LEWIS RANCH FILING NO. 50, RECORDED \_\_\_\_\_ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING THREE (3) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°18'01"E, HAVING A DELTA OF 09°59'40", A RADIUS OF 430.00 FEET AND A DISTANCE OF 75.01 FEET TO A POINT OF TANGENT:
- 2. S27°42'19"W, A DISTANCE OF 780.32 FEET TO A POINT OF CURVE; 3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°59'52", A RADIUS OF 330.00 FEET AND A DISTANCE OF 161.26 FEET TO A POINT ON

CURVE SAID POINT BEING THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 51 RECORDED UNDER RECEPTION NO.

THENCE ON THE NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 51 THE FOLLOWING FIVE (5) COURSES:

- 1. S84°29'30"W. A DISTANCE OF 57.23 FEET TO A POINT OF CURVE:
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 33°12'49", A RADIUS OF 320.00 FEET AND A DISTANCE OF 185.50 FEET TO A POINT OF
- 3. N62°17'41"W, A DISTANCE OF 95.45 FEET;
- 4. S27°42'19"W, A DISTANCE OF 17.78 FEET;

TANGENT

5. N62°17'41"W, A DISTANCE OF 280.00 FEET;

THENCE N27°42'19"E, A DISTANCE OF 523.41 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°13'45", A RADIUS OF 170.00 FEET AND A DISTANCE OF 131.23 FEET TO A POINT OF THENCE N16°31'26"W, A DISTANCE OF 103.85 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING FOUR (4) COURSES:

- 1. N73°28'34"E, A DISTANCE OF 506.00 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°35'39", A RADIUS OF 306.50 FEET AND A DISTANCE OF 110.17 FEET TO A POINT OF COMPOUND CURVE;
- 3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°12'48", A RADIUS OF 187.50 FEET AND A DISTANCE OF 125.05 FEET TO A POINT OF
- 4. S47°42'59"E, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 13.722 ACRES.

# FILING 53 LEGAL DESCRIPTION

#### LEGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO. 53

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22. ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S14°23'00"E, A DISTANCE OF 5757.59 FEET TO THE SOUTHWESTERLY CORNER OF VACATED BANNING LEWIS PARKWAY ORDINANCE NO. \_\_-AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY THE FOLLOWING TWO (2) COURSES:

- 1. N07°34'51"F. A DISTANCE OF 347.75 FEET TO A POINT OF CURVE:
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°09'45", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 645.15 FEET TO A POINT ON

THENCE S69°56'01"E, A DISTANCE OF 157.15 FEET;

- THENCE N20°03'59"E. A DISTANCE OF 8.44 FEET: THENCE S69°56'01"E, A DISTANCE OF 173.44 FEET TO A POINT OF CURVE;
- THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 07°38'20", A RADIUS OF 430.00 FEET AND A DISTANCE OF 57.33 FEET TO A POINT OF

THENCE S62°17'41"E, A DISTANCE OF 106.03 FEET TO A POINT ON THE WESTERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 51 RECORDED UNDER RECEPTION NO. \_\_\_\_\_

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 51 THE FOLLOWING FIVE (5) COURSES:

- 1. S27°42'19"W, A DISTANCE OF 307.72 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 20°07'28", A RADIUS OF 330.00 FEET AND A DISTANCE OF 115.91 FEET TO A POINT OF TANGENT:
- 3. S07°34'51"W, A DISTANCE OF 264.66 FEET; 4. S82°25'09"E, A DISTANCE OF 96.99 FEET;
- 5. S07°34'51"W, A DISTANCE OF 198.00 FEET TO THE SOUTHERLY LINE STETSON HILLS BOULEVARD AS VACATED BY ORDINANCE NO. \_\_-\_ RECORDED AND THE VACATION PLAT OF SAID BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION;

THENCE N82°25'09"W, ON THE SOUTHERLY LINE OF SAID VACATED STETSON HILLS BOULEVARD, A DISTANCE OF 556.99 TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 10.579 ACRES.

# FILING 54 LEGAL DESCRIPTION

#### **LEGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO.54**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15. TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47. RECORDS OF FLIPASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD. AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S27°24'49"E, A DISTANCE OF 4414.96 FEET TO THE SOUTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 50 RECORDED UNDER BEING ALSO ON THE WESTERLY LINE OF VACATED BANNING LEWIS PARKWAY ORDINANCE NO. - RECORDED UNDER RECEPTION NO. AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 50 THE FOLLOWING THREE (3) COURSES:

- 1. S62°17'41"E, A DISTANCE OF 68.53 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°13'45", A RADIUS OF 363.50 FEET AND A DISTANCE OF 280.60 FEET TO A POINT OF
- 3. N73°28'34"E, A DISTANCE OF 66.00 FEET TO THE NORTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 52 RECORDED UNDER RECEPTION

THENCE ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 52 THE FOLLOWING THREE (3) COURSES:

- 1. S16°31'26"E, A DISTANCE OF 103.85 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°13'45", A RADIUS OF 170.00 FEET AND A DISTANCE OF 131.23 FEET TO A POINT OF
- 3. S27°42'19"W, A DISTANCE OF 523.41 FEET TO THE NORTHWESTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 51 RECORDED UNDER RECEPTION NO. \_\_\_\_

THENCE CONTINUING S27°42'19"W, ON THE WESTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 51, A DISTANCE OF 166.66 FEET TO THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 53 RECORDED UNDER RECEPTION NO.

THENCE ON THE NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 53 THE FOLLOWING FIVE (5) COURSES:

- 1. N62°17'41"W, A DISTANCE OF 106.03 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 07°38'20", A RADIUS OF 430.00 FEET AND A DISTANCE OF 57.33 FEET TO A POINT OF

4 S20°03'59"W. A DISTANCE OF 8.44 FEET; 5. N69°56'01"W, A DISTANCE OF 157.15 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY.

- THENCE ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY THE FOLLOWING TWO (2) COURSES:
- 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S63°15'24"E, HAVING A DELTA OF 00°57'43", A RADIUS OF 1929.00 FEET AND A DISTANCE OF 32.39 FEET TO A POINT OF TANGENT;

2. N27°42'19"E, A DISTANCE OF 757.74 FEET TO THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 9.033 ACRES

3. N69°56'01"W, A DISTANCE OF 173.44 FEET;

PLANNER / L.A.

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SHEET 2 OF 63

# FILING 55 LEGAL DESCRIPTION

#### EGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO 55

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S28°01'29"E, A DISTANCE OF 4382.62 FEET TO THE NORTHWESTERLY CORNER OF BRODHEAD STREET AS PLATTED IN BANNING LEWIS RANCH FILING NO. 50 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ BEING ALSO ON THE WESTERLY LINE OF VACATED BANNING LEWIS PARKWAY ORDINANCE NO. \_-\_ RECORDED UNDER RECEPTION NO. \_\_\_\_ AND THE VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 AND FILING NO. 3 R.O.W. VACATION RECORDED UNDER RECEPTION NO. SAID POINT BEING THE POINT OF BEGINNING;

THENCE N27°42'19"E, ON THE WESTERLY LINE OF SAID VACATED BANNING LEWIS PARKWAY ORDINANCE NO. \_\_-\_ RECORDED UNDER RECEPTION NO. \_\_\_\_ AND SAID VACATION PLAT OF BANNING LEWIS RANCH FILING NO. 1 & FILING NO. 3 R.O.W. VACATION, A DISTANCE OF 818.10 FEET TO THE SOUTHWESTERLY CORNER OF TRACT B AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING TWO (2) COURSES:

- 1. N82°42'19"E, A DISTANCE OF 64.59 FEET;
- 2. S62°17'41"E, A DISTANCE OF 452.09 FEET;

THENCE S27°42'19"W, A DISTANCE OF 170.00 FEET;

THENCE N62°17'41"W, A DISTANCE OF 180.00 FEET; THENCE S27°42'19"W, A DISTANCE OF 252.52 FEET;

THENCE S27°42'19"W, A DISTANCE OF 252.52 FEET; THENCE S03°31'24"W, A DISTANCE OF 104.30 FEET;

THENCE S16°31'26"E, A DISTANCE OF 120.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID BRODHEAD STREET;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRODHEAD STREET THE FOLLOWING THREE (3) COURSES:

- 1. S73°28'34"W, A DISTANCE OF 236.00 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°13'45", A RADIUS OF 306.50 FEET AND A DISTANCE OF 236.60 FEET TO A POINT OF TANGENT;
- 3. N62°17'41"W, A DISTANCE OF 68.53 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7.214 ACRES.

### FILING 56 LEGAL DESCRIPTION

#### LEGAL DESCRIPTION: BANNING LEWIS RANCH FILING NO.5

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "GMS INC. PLS 22095" AND AT THE WEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "DREXEL, BARRELL & CO LS 17664", AND IS ASSUMED TO BEAR N00°20'14"E, A DISTANCE OF 2646.40 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE NORTHEASTERLY CORNER OF TOY RANCHES ESTATES NO. 2 RECORDED IN PLAT BOOK 0-2 AT PAGE 47, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO AN ANGLE POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DUBLIN BOULEVARD, AS PLATTED IN BANNING LEWIS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 205087777;

THENCE S40°57'00"E, A DISTANCE OF 4430.68 FEET TO THE NORTHEASTERLY CORNER OF BANNING LEWIS RANCH FILING NO. 55 RECORDED UNDER RECEPTION NO. \_\_\_\_\_\_, SAID POINT BEING ALSO ON THE SOUTHERLY BOUNDARY OF TRACT B AS PLATTED IN BANNING LEWIS RANCH FILING NO. 50 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT B THE FOLLOWING EIGHT (8) COURSES:

- 1. S62°17'41"E, A DISTANCE OF 131.65 FEET;
- 2. S54°28'33"E, A DISTANCE OF 53.96 FEET; 3. S44°08'55"E, A DISTANCE OF 61.45 FEET;
- 4. S33°49'17"E, A DISTANCE OF 61.45 FEET;
- 5. S23°29'39"E, A DISTANCE OF 61.45 FEET; 6. S13°10'01"E, A DISTANCE OF 61.45 FEET;
- 6. \$13°10'01"E, A DISTANCE OF 61.45 FEET; 7. \$02°50'23"E, A DISTANCE OF 61.32 FEET;
- 8. S47°41'14"E, A DISTANCE OF 172.98 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LAST CHANCE DRIVE AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE S42°17'01"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID LAST CHANCE DRIVE, A DISTANCE OF 27.03 FEET TO THE NORTHEAST

CORNER OF BRODHEAD STREET AS PLATTED IN SAID BANNING LEWIS RANCH FILING NO. 50;

THENCE ON THE NORTHERLY RIGHT OF WAY LINE OF SAID BRODHEAD STREET THE FOLLOWING FIVE (5) COURSES:

1. N47°42'59"W, A DISTANCE OF 14.18 FEET TO A POINT OF CURVE;

- 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 30°46'59", A RADIUS OF 312.50 FEET AND A DISTANCE OF 167.90 FEET TO A POINT
- OF TANGENT;

  3. N78°29'58"W, A DISTANCE OF 52.04 FEET TO A POINT OF CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°01'27", A RADIUS OF 389.50 FEET AND A DISTANCE OF 190.51 FEET TO A POINT OF TANGENT.

5. S73°28'34"W, A DISTANCE OF 332.70 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID BANNING LEWIS RANCH FILING NO. 55;

- THENCE ON THE EASTERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 55 THE FOLLOWING FIVE (5) COURSES:

  1. N16°31'26"W, A DISTANCE OF 120.00 FEET;
- 2. N03°31'24"E, A DISTANCE OF 104.30 FEET; 3. N27°42'19"E, A DISTANCE OF 252.52 FEET;
- 4. S62°17'41"E, A DISTANCE OF 180.00 FEET;
- 5. N27°42'19"E, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4.863 ACRES.

# TRACT TABLE

FILING	TRACTS	USE	OWNED/MAINTAINED	SIZE
50	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	5.235 AC
50	TRACT B	DETENTION BASIN, PUBLIC IMPROVEMENTS	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	3.319 AC
50	TRACT C	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	5.352 AC
50	TRACT D	PUBLIC DRAINAGE PURPOSES AND ANY OTHER USE THE CITY DEEMS APPROPRIATE	CITY OF COLORADO SPRINGS	0.235 AC
50	TRACT E	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.138 AC
50	TRACT F	PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS	CITY OF COLORADO SPRINGS	10.209 AC
50	TRACT G	FUTURE DEVELOPMENT	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	15.195 AC
	TOTAL FILING 5	50		39.44 AC
51	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	2.006 AC
51	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.075 AC
51	TRACT C	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.199 AC
51	TRACT D	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.097 AC
	TOTAL FILING 5	51	,	2.38 AC
52	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.005 AC
52	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.13 AC
52	TRACT C	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.02 AC
	TOTAL FILING 5	52		0.155 AC
53	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	2.767 AC
53	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.116 AC
	TOTAL FILING 5	53		2.883 AC
54	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	1.896 AC
54	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	3.239 AC
	TOTAL FILING 5	54		5.135 AC
55	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	2.05 AC
55	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.025 AC
	TOTAL FILING 5	55		2.075 AC
56	TRACT A	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.076 AC
56	TRACT B	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.261 AC
56	TRACT C	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.27 AC
56	TRACT D	PUBLIC TRAIL ACCESS, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES	BANNING LEWIS RANCH METROPOLITAN DISTRICT 8	0.037 AC
	TOTAL FILING 5		<u> </u>	0.644 AC

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COLORADO SPRINGS, CO 80903

OWNER/CLIENT

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DBA OAKWOOD HOMES OF
COLORADO SPRINGS
1290 N. NEWPORT RD.
COLORADO SPRINGS, CO 80916

PHONE: (719) 380-5058

PROJECT NAME

G LEVVIS RAINCH FILINGS 50, 51, 52, 53, 54, 55 & 56 /ELOPMENT PLAN

ISSUE RECORD

1st Submittal 03.

PROJECT #:

DRAWN BY: CHECKED BY:

SHEET TITLE

201057

EGAL DESCRIPTIONS

AR PUD 20-XXXXX SHEET NUMBER

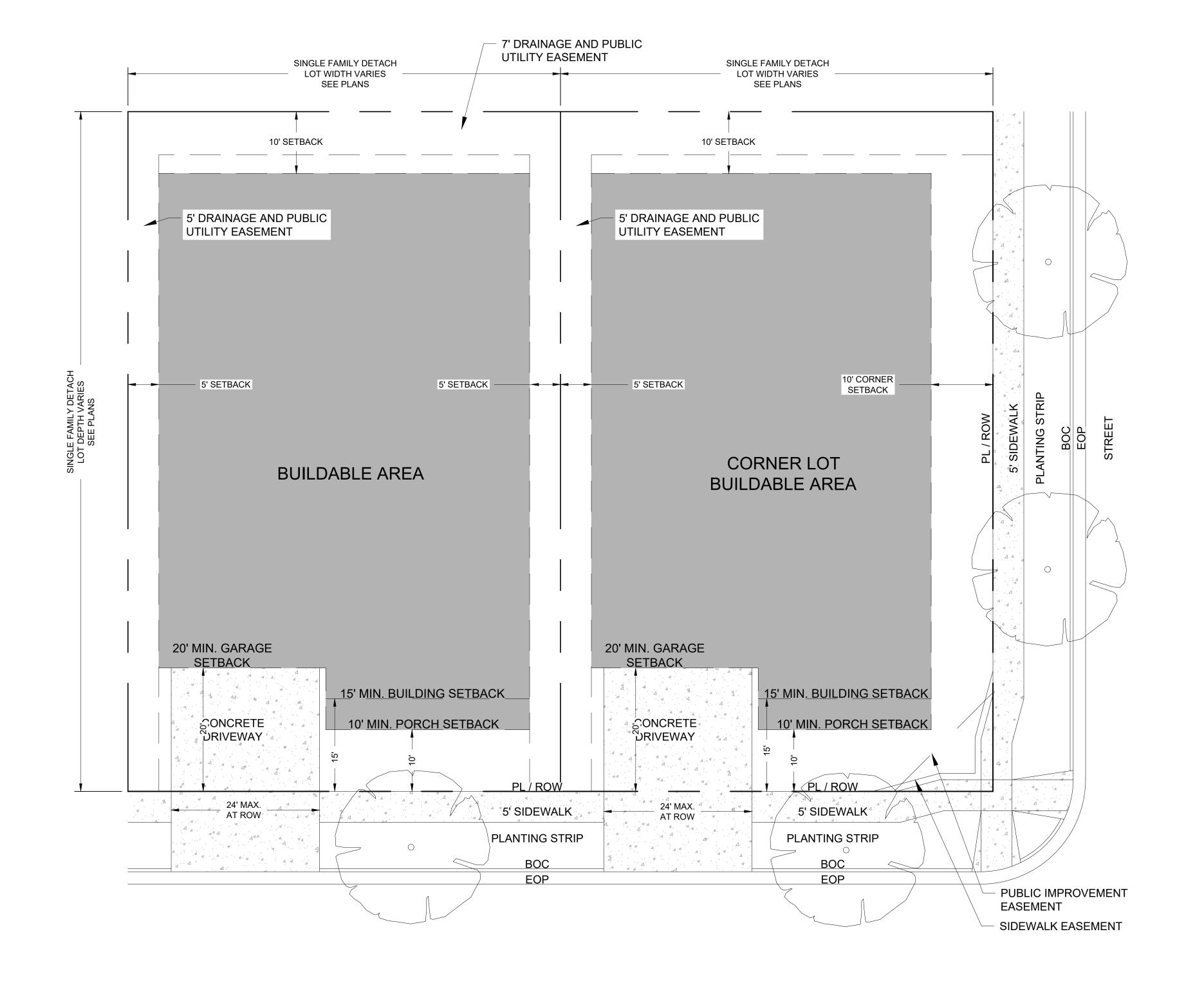
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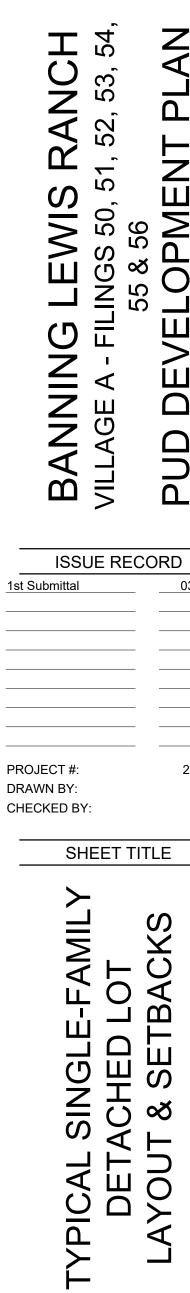
SHEET 3 OF 63

#### **NOTES**

- 1. BAY WINDOWS, ARCHITECTURAL EXTENSIONS, MEDIA NICHES, FIREPLACES, UTILITY CABINETS, AND SIMILAR FEATURES MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES, A SINGLE ENCROACHMENT MAY NOT EXCEED 40 S.F. OF FINISHED FLOOR AREA.
- 2. WINDOW WELLS MAY ENCROACH INTO BUILDING SETBACKS A MAXIMUM OF 36 INCHES.
- 3. DECKS, PATIOS AND SHADE ELEMENTS OVER 18" ARE NOT ALLOWED TO ENCROACH INTO ANY SIDE OR REAR YARD SETBACKS.
- 4. MAXIMUM LOT COVERAGE = 60%
- 5. MAXIMUM BUILDING HEIGHT = 35 FT
- 6. ACCESSORY STRUCTURE SETBACKS SHALL BE PER CITY CODE.
- 7. END LOTS WITH A TRACT BETWEEN THE SIDE PROPERTY LINE AND RIGHT-OF-WAY SHALL BE CONSIDERED STANDARD LOTS. THEY SHALL ADHERE TO STANDARD LOT SETBACKS, NOT CORNER LOT SETBACKS.
- 8. DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' AT THE RIGHT-OF-WAY. NO MORE THAN SIXTY-FIVE PERCENT (65%) OF THE REQUIRED FRONT YARD, AS MEASURED FROM THE FRONT LOT LINE TO THE FRONT SETBACK LINE, SHALL BE USED AS DRIVEWAY OR PARKING AREA.
- ALL SINGLE FAMILY LOTS SHALL HAVE AT LEAST ONE TREE PER LOT WITHIN THE PLANTING STRIP AT THE FRONT OF THE LOT. CORNER LOTS SHALL ALSO BE REQUIRED TO HAVE TWO TREES PER LOT IN THE PLANTING STRIP TO THE STREET SIDE OF THE LOT. FRONT AND SIDE PLANTING STRIP LANDSCAPING SHALL BE MAINTAINED BY THE ADJACENT HOMEOWNER.

LEGEND	
PROPERTY LINE	
SETBACK	
STREET ROW	
PAVEMENT	4
BUILDABLE AREA	





AR PUD 20-XXXXX

SHEET NUMBER

DP0.03

SHEET 4 OF 63

20' 30' Graphic Scale: 1" = 10'

PUD

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OWNER/CLIENT

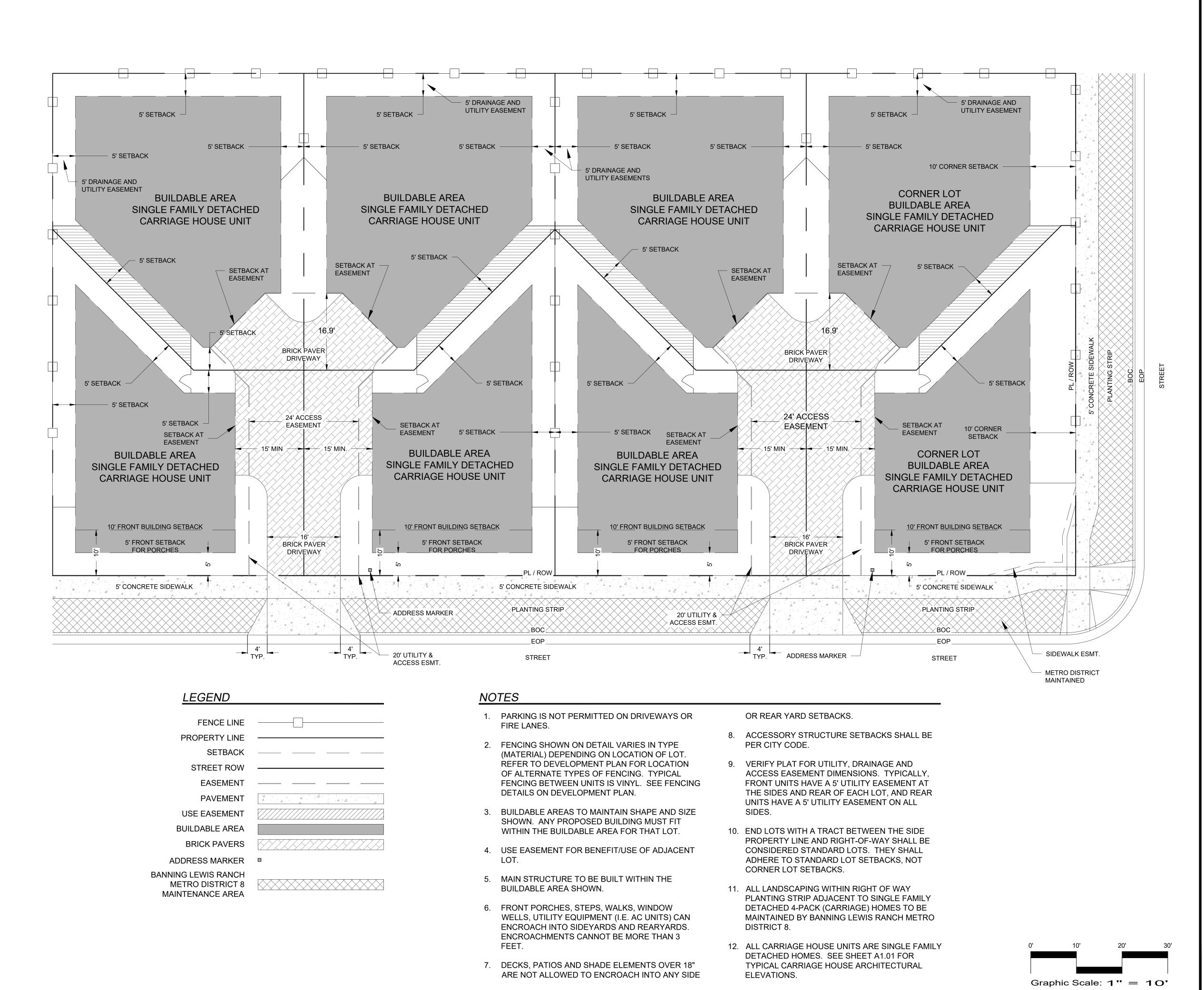
CLAYTON PROPERTIES GROUP II, INC DBA OAKWOOD HOMES OF

COLORADO SPRINGS

1290 N. NEWPORT RD. COLORADO SPRINGS, CO 80916 PHONE: (719) 380-5058

PROJECT NAME

— world wide 🛓



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PHONE: 719-785-0790

COLORADO SPRINGS 1290 N. NEWPORT RD. COLORADO SPRINGS, CO 80916 PHONE: (719) 380-5058

PROJECT NAME

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**UD** 

201057

ISSUE RECORD 1st Submittal 03/23/21

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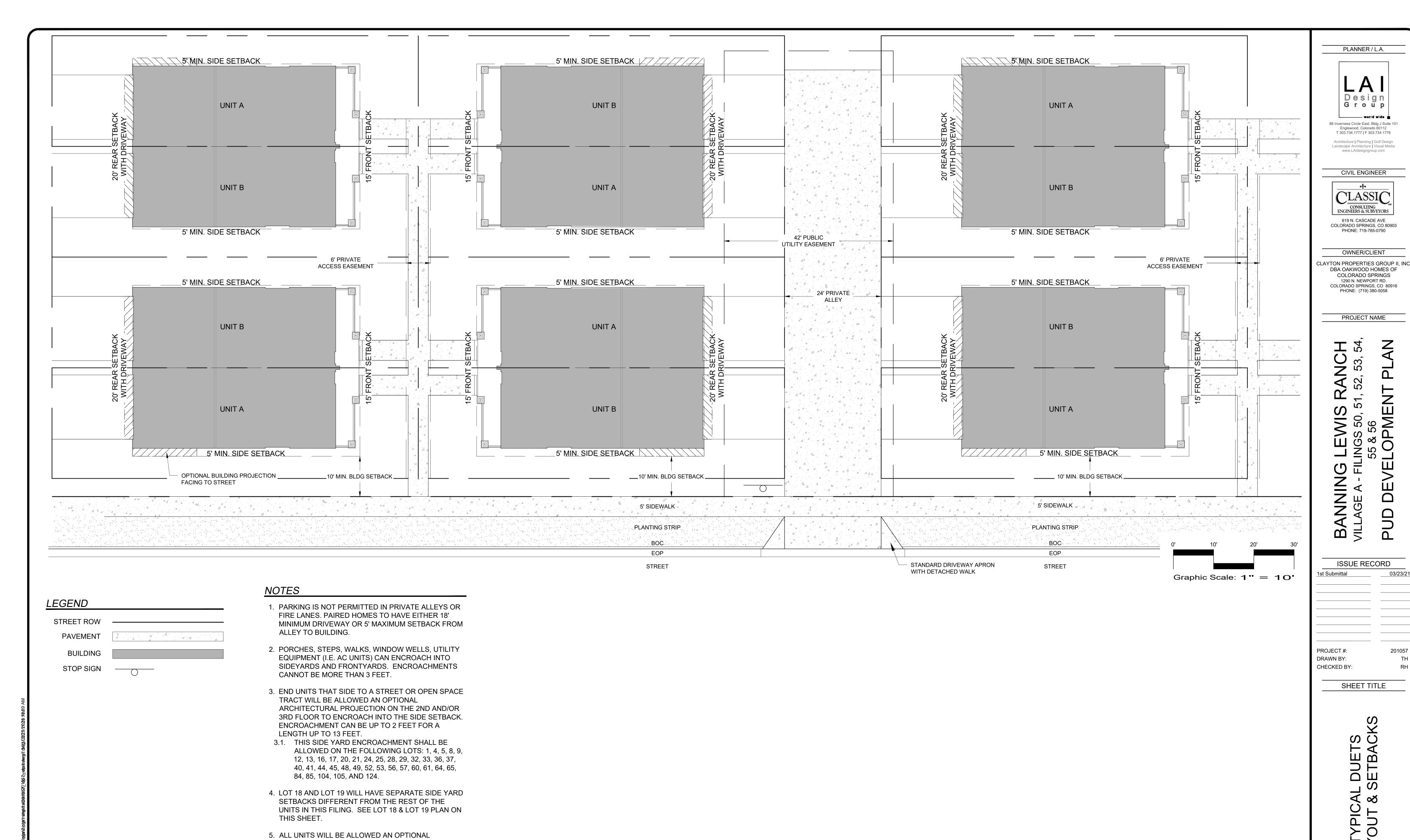
SHEET TITLE

FAMIL CK LO SACKS GLE 4-PA SETE

AR PUD 20-XXXXX SHEET NUMBER

DP0.04

SHEET **5** OF **63** 



AR PUD 20-XXXXX

SHEET NUMBER

DP0.05

SHEET 6 OF 63

20'

Graphic Scale: 1" = 10'

30'

5. ALL UNITS WILL BE ALLOWED AN OPTIONAL

TO 2 FEET FOR A LENGTH UP TO 13 FEET.

EASEMENT DIMENSIONS.

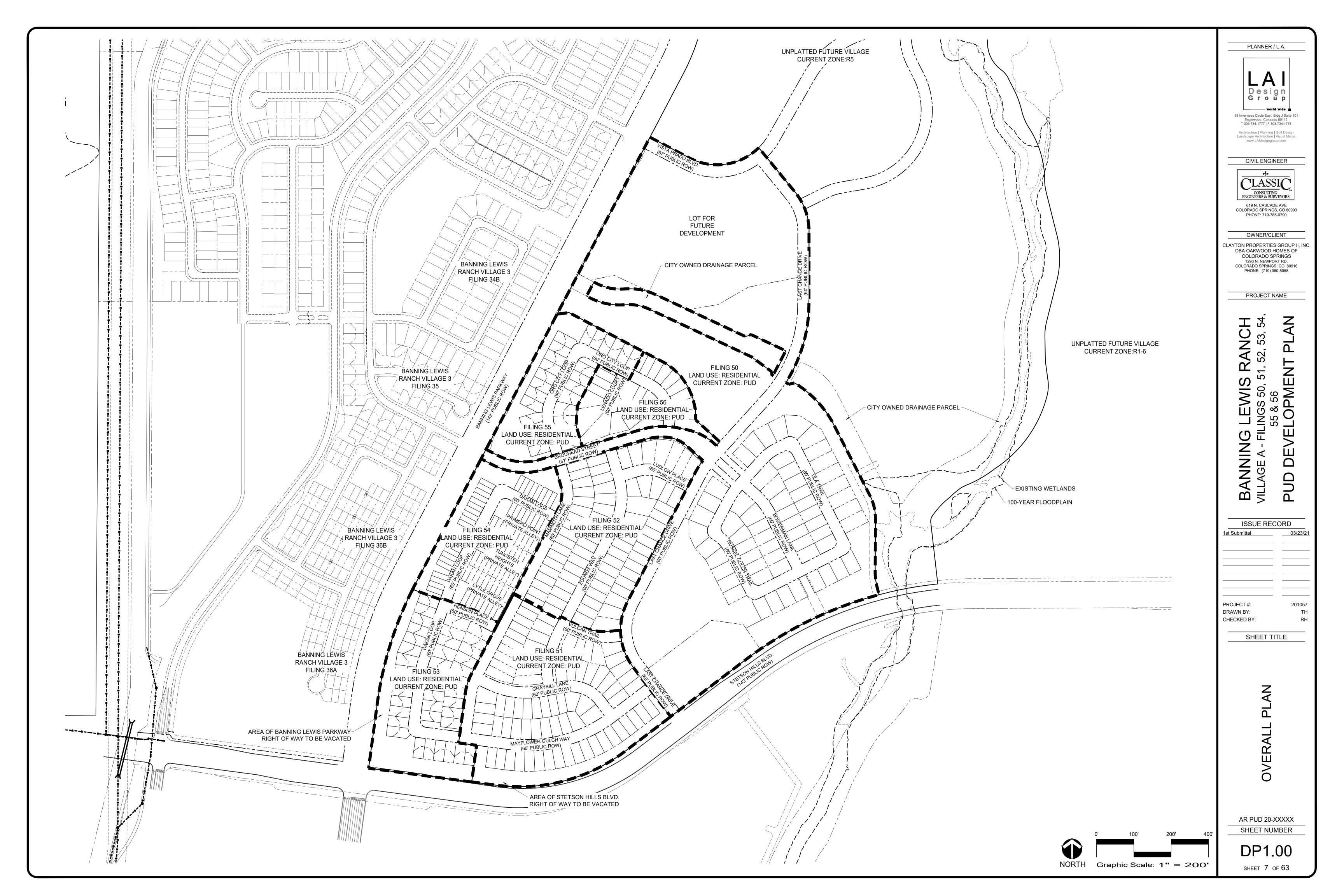
ARCHITECTURAL PROJECTION OVER THE GARAGE ON THE 2ND AND/OR 3RD FLOOR TO ENCROACH INTO THE REAR SETBACK. ENCROACHMENT CAN BE UP

6. ACCESSORY STRUCTURES WILL NOT BE PERMITTED.

7. VERIFY PLAT FOR UTILITY, DRAINAGE AND ACCESS

8. TREE LAWNS IN RIGHT OF WAY TO BE MAINTAINED

BY BANNING LEWIS RANCH METRO DISTRICT 4.



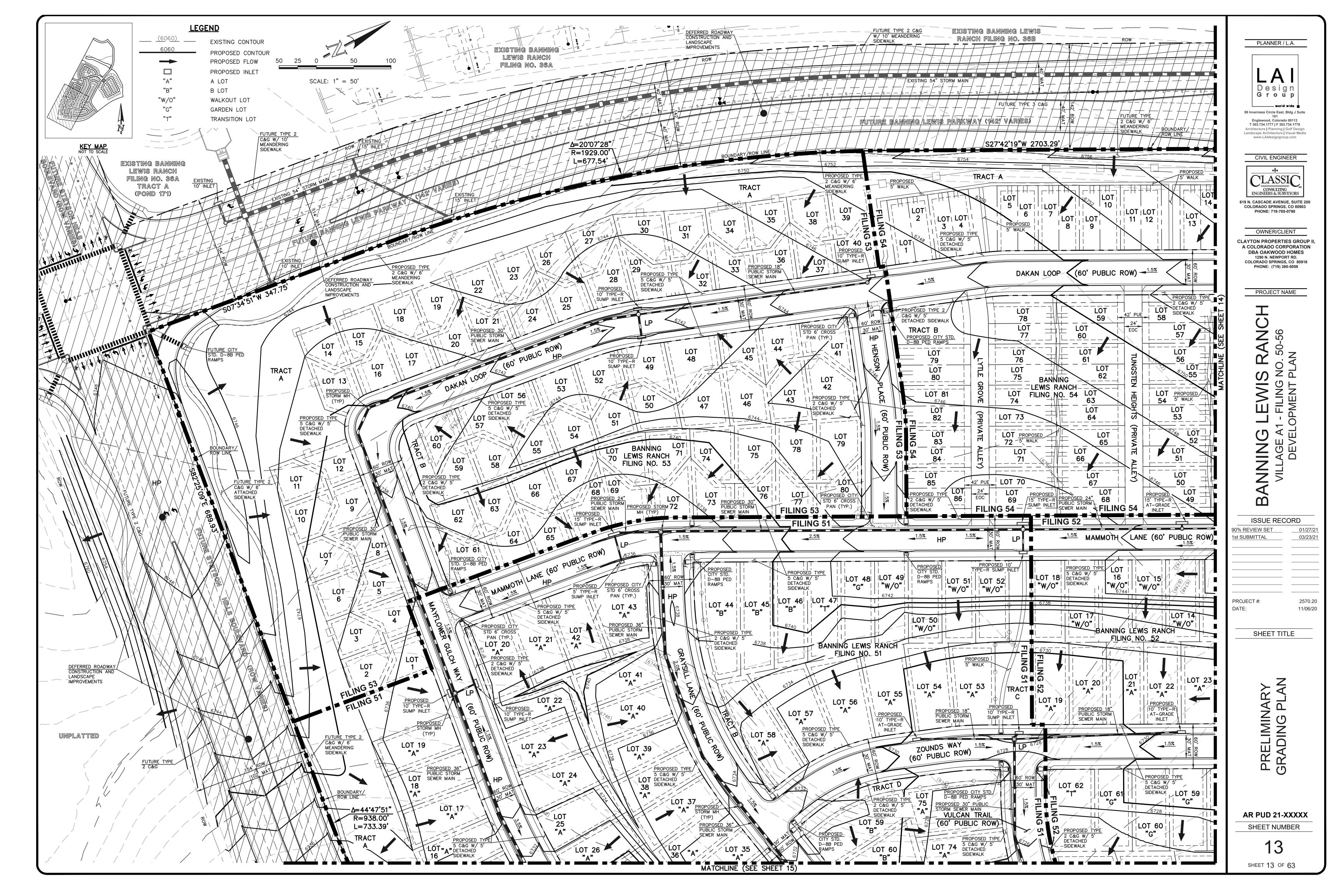
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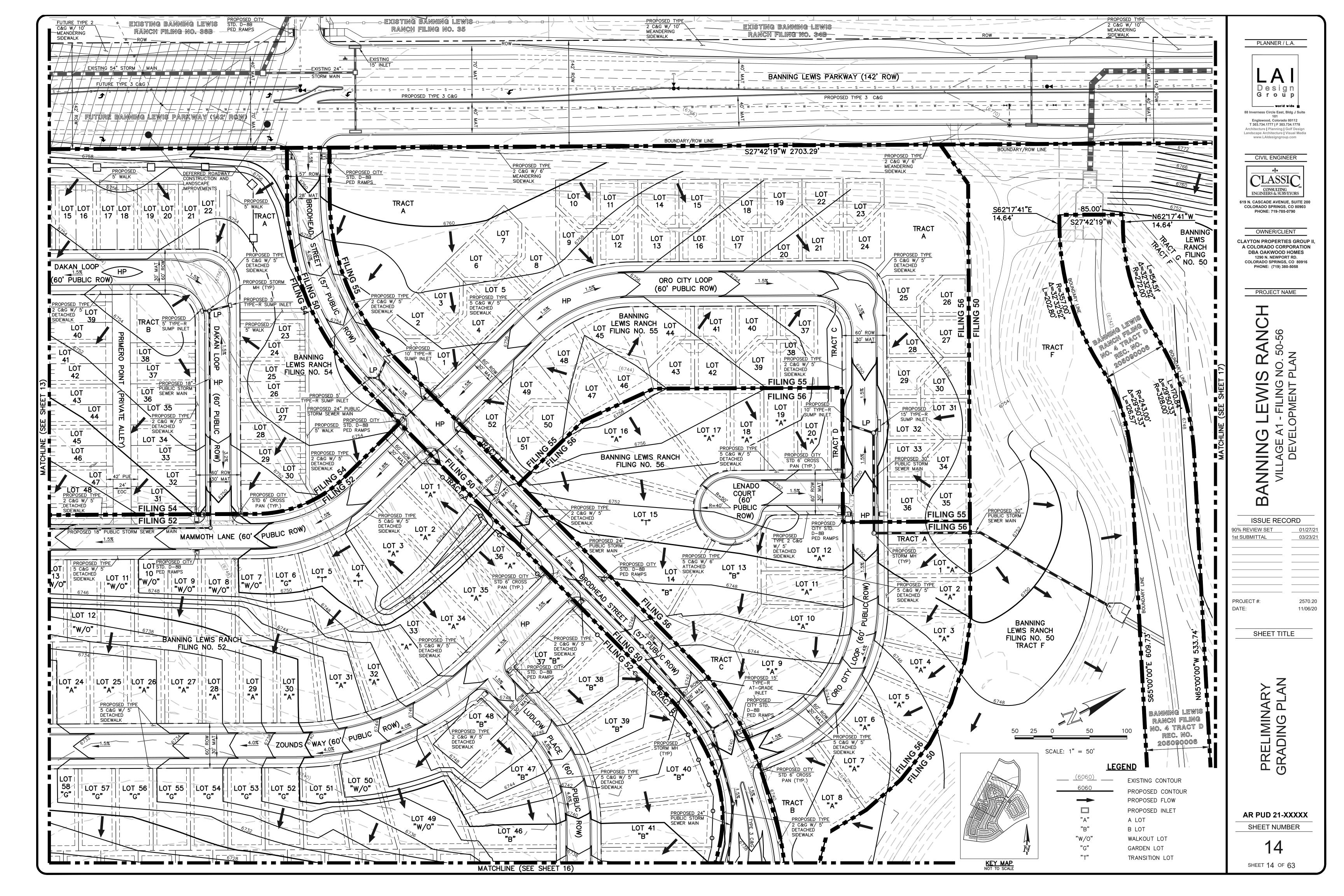
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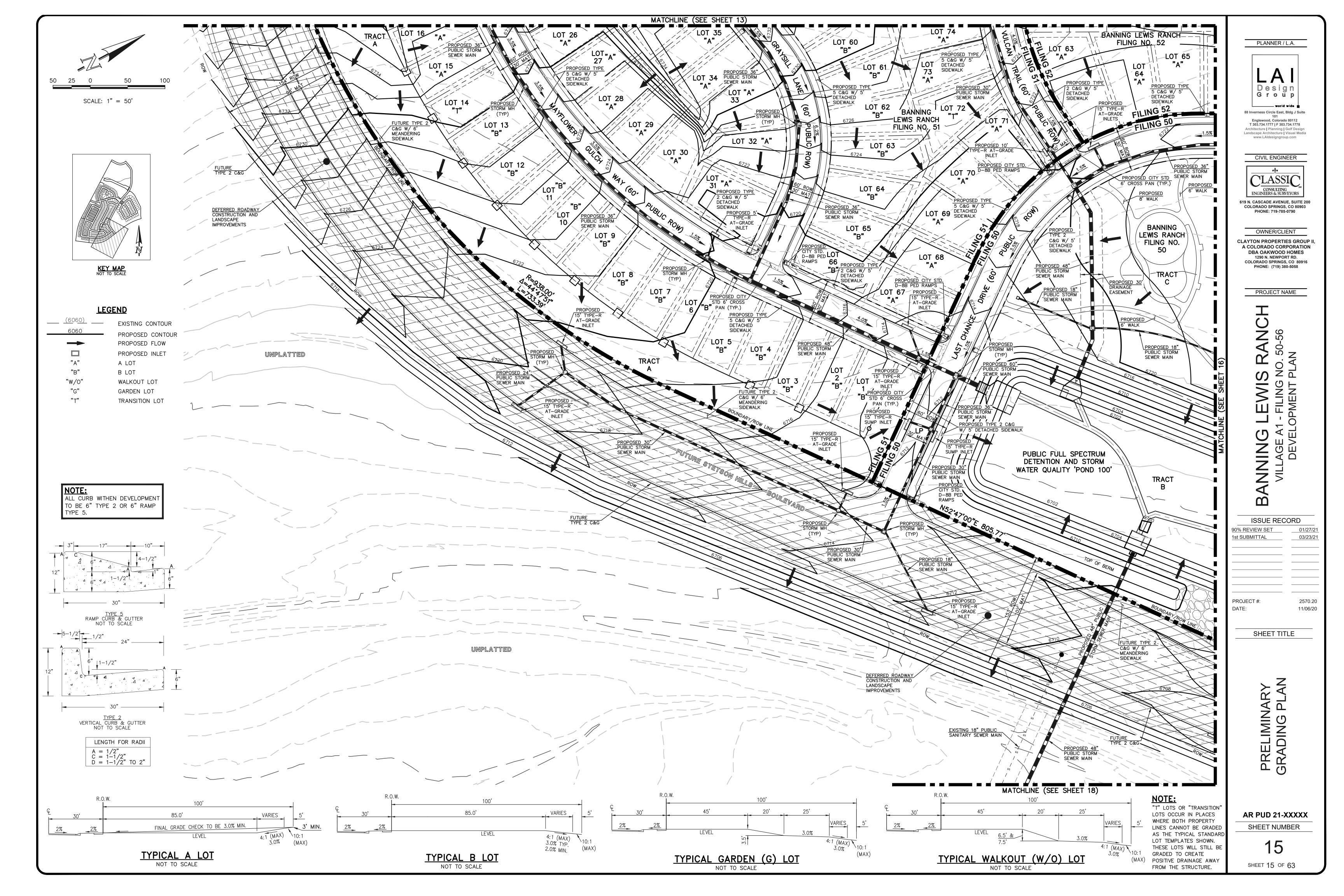
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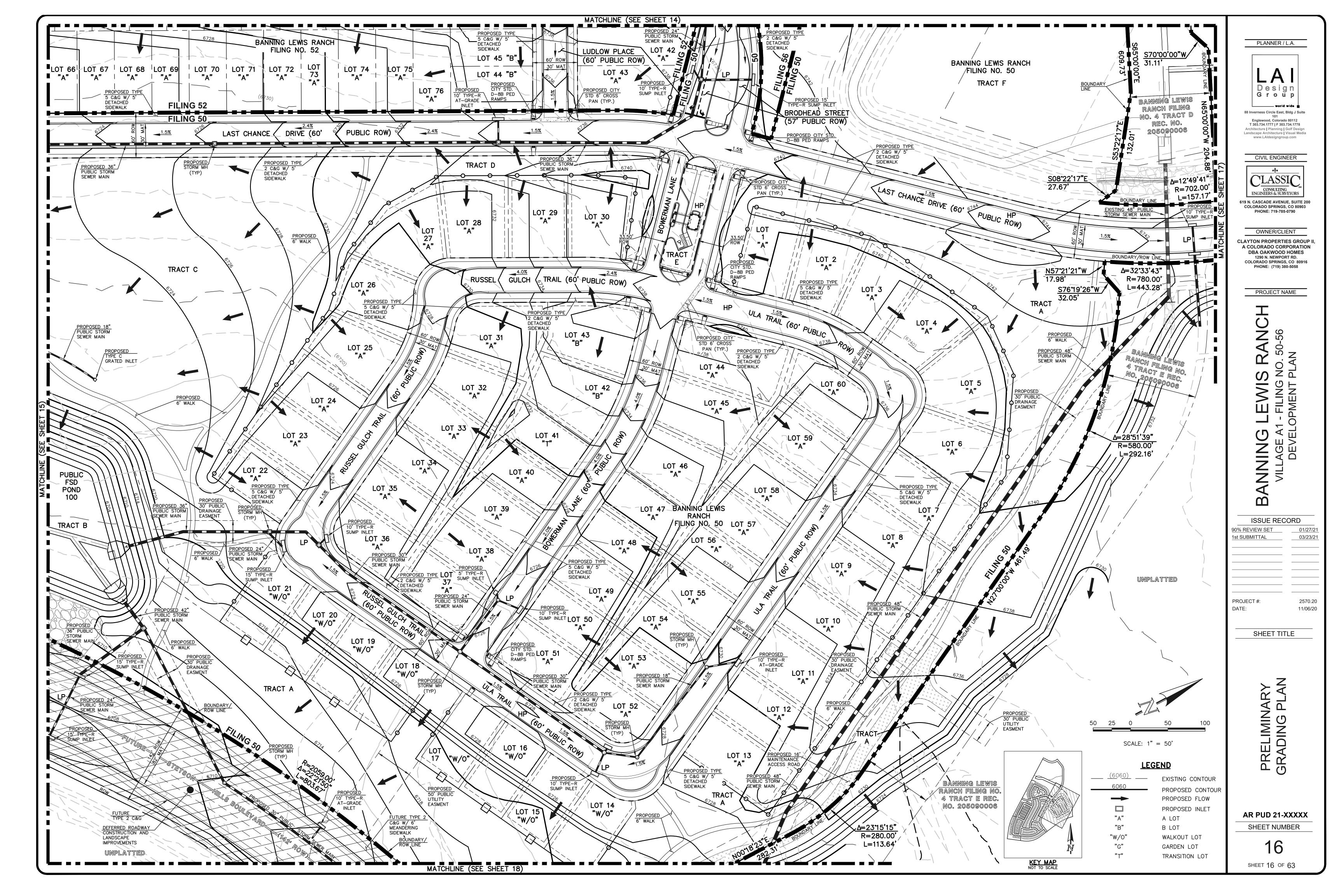
SHEET 11 OF 63

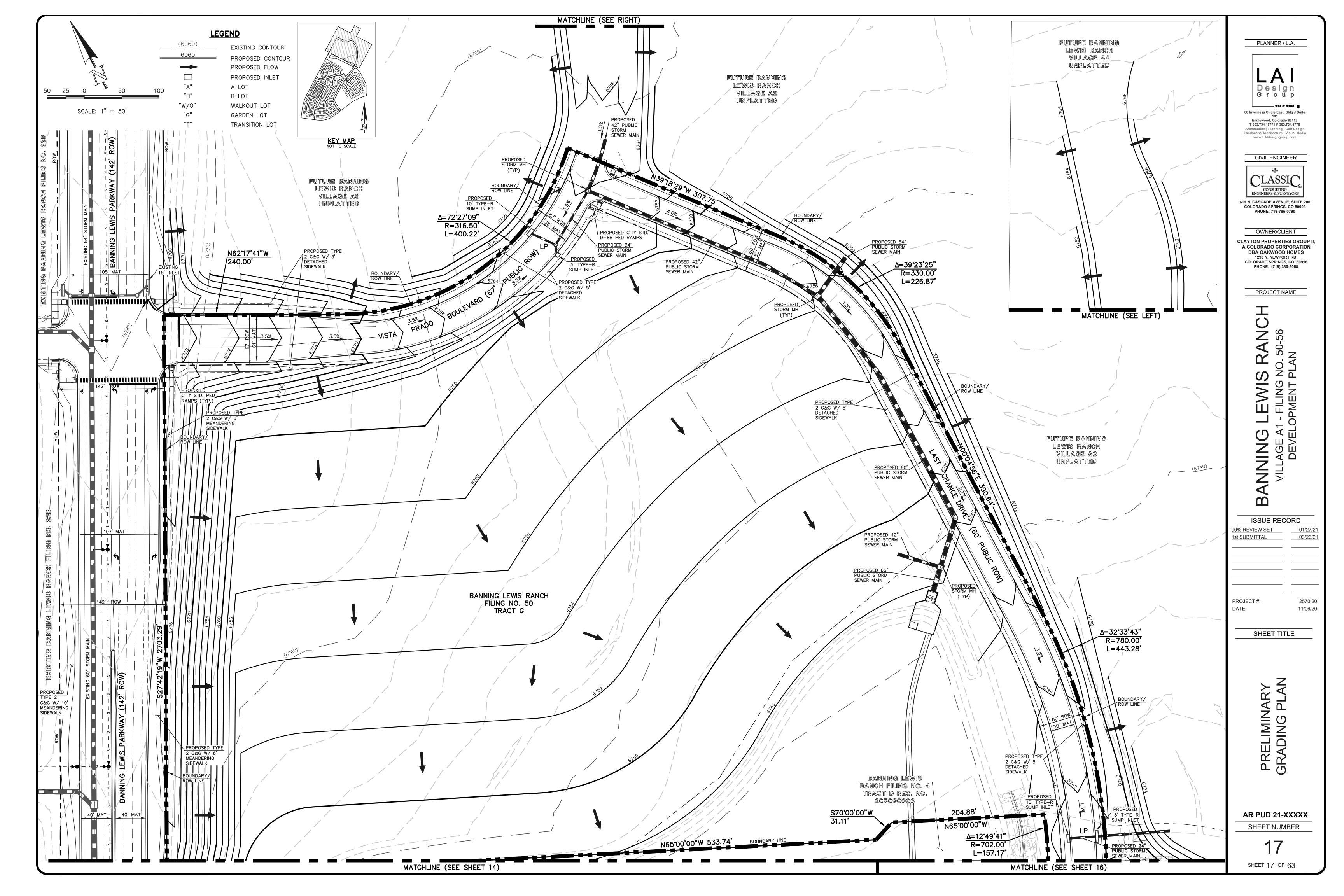
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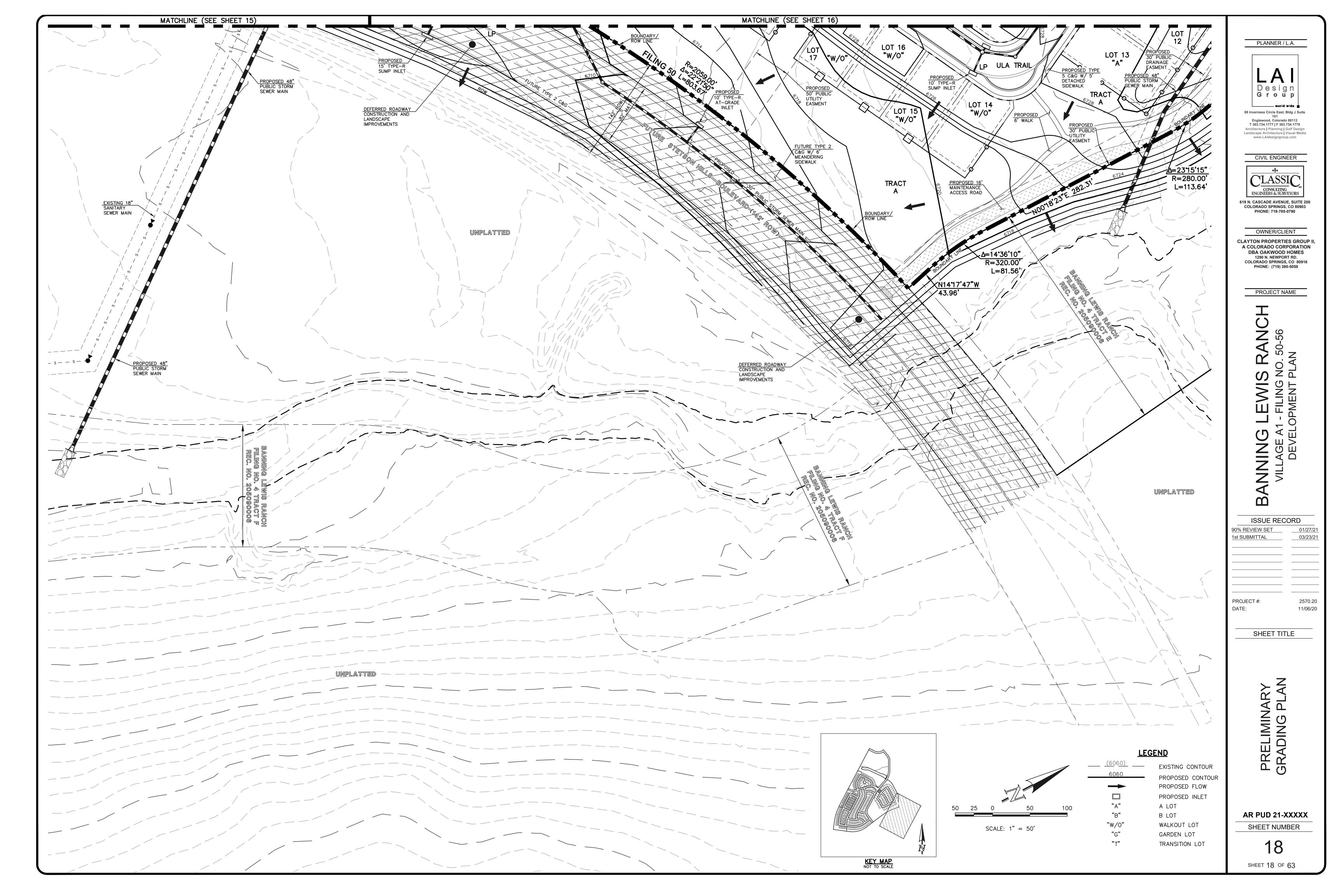


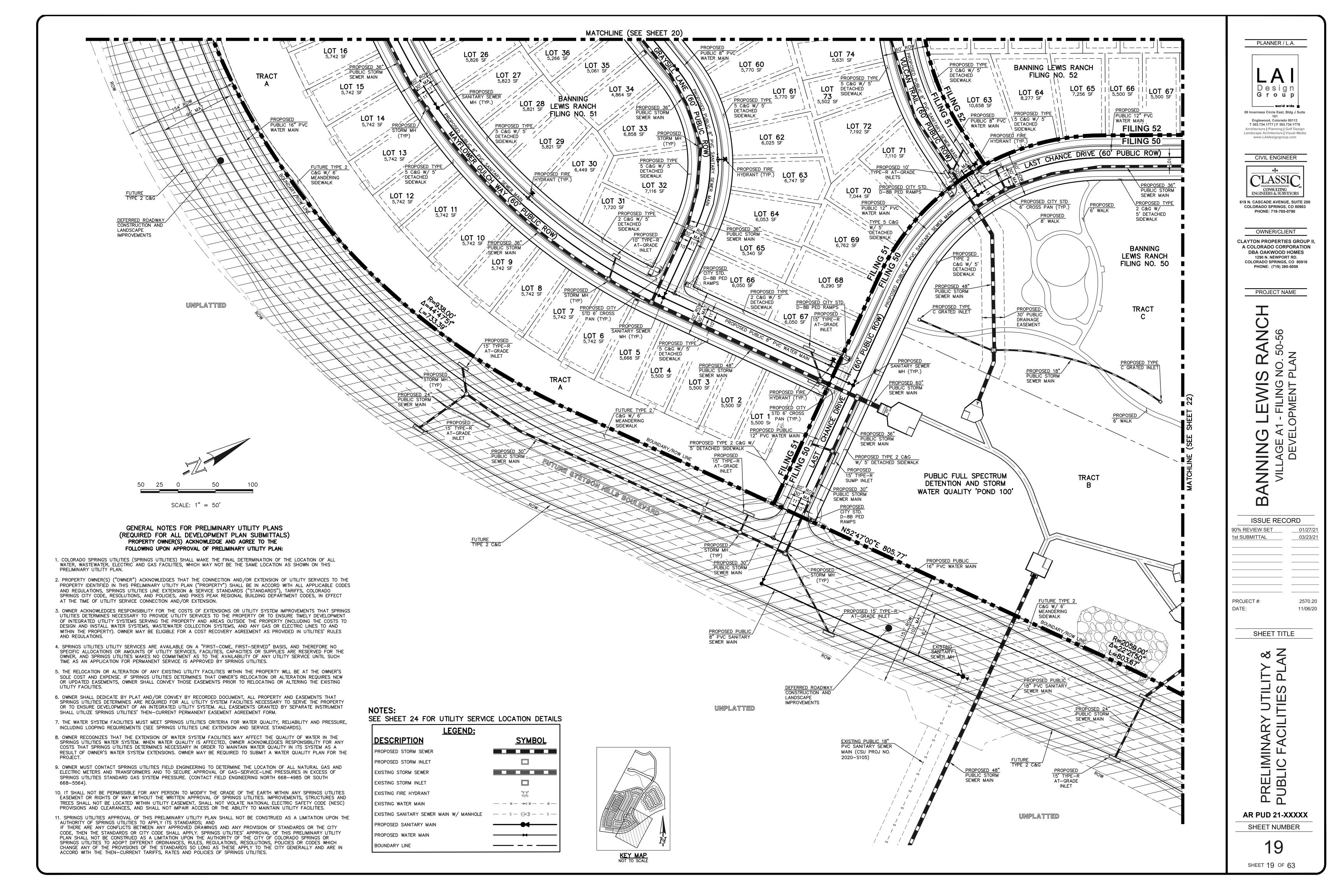


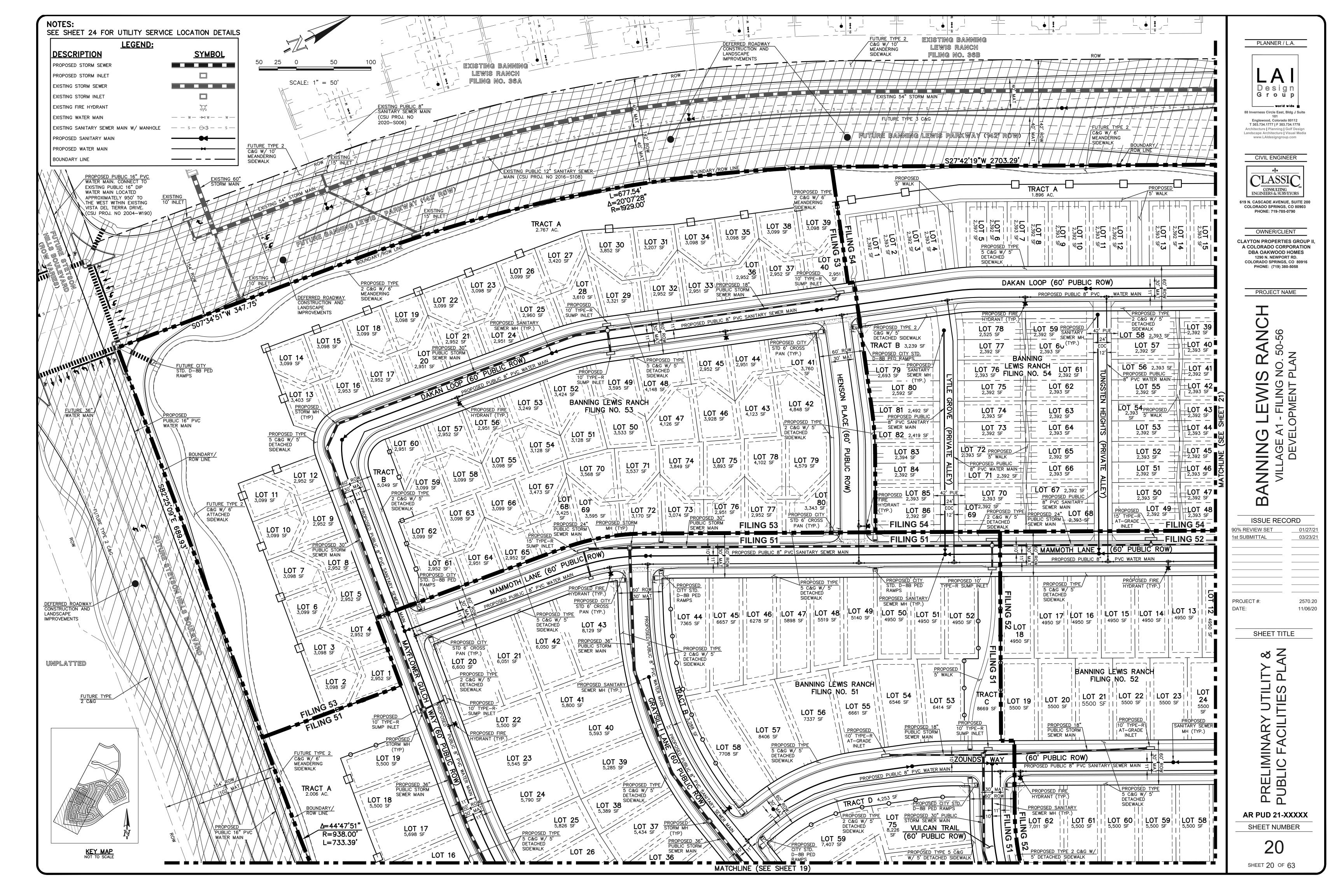


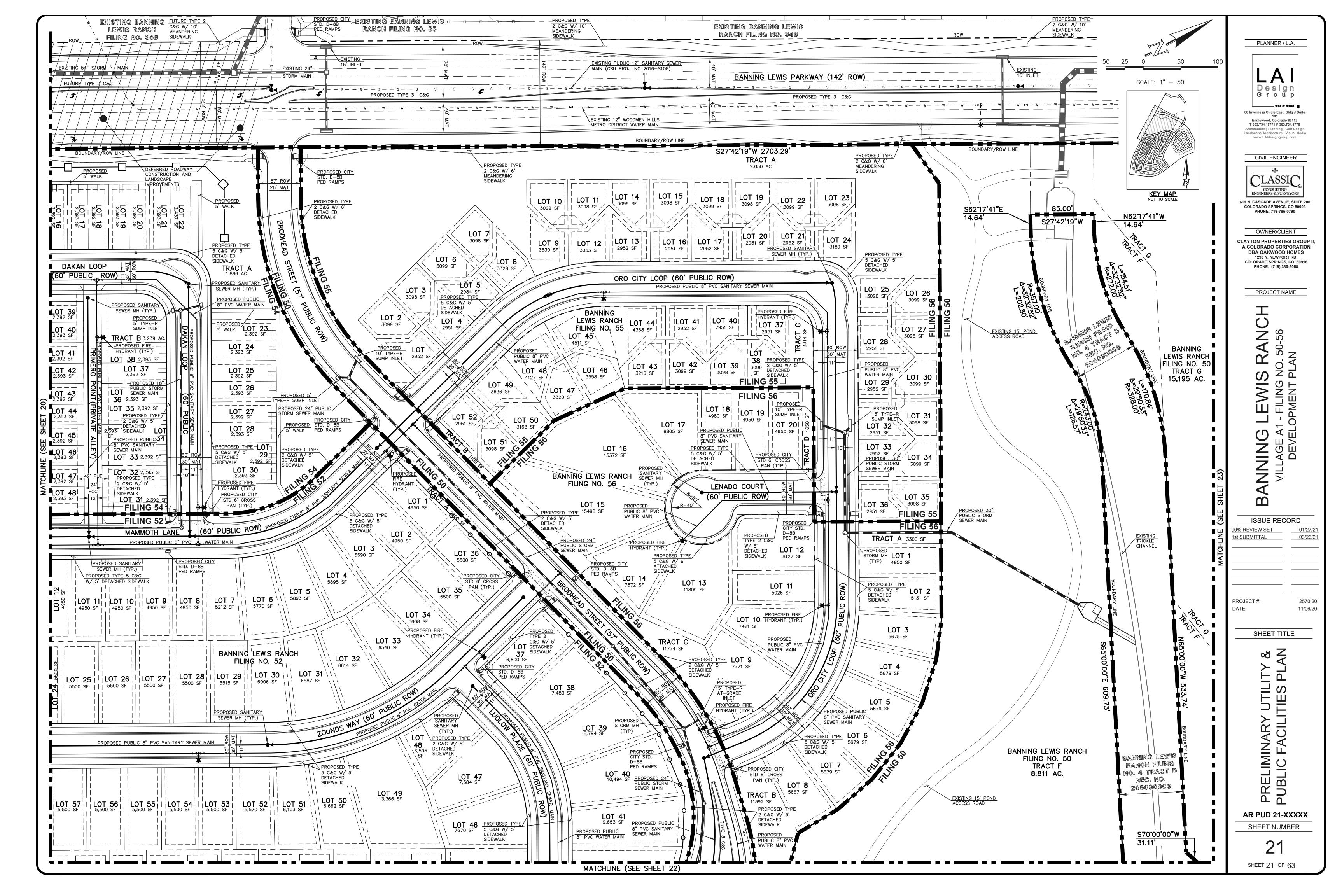


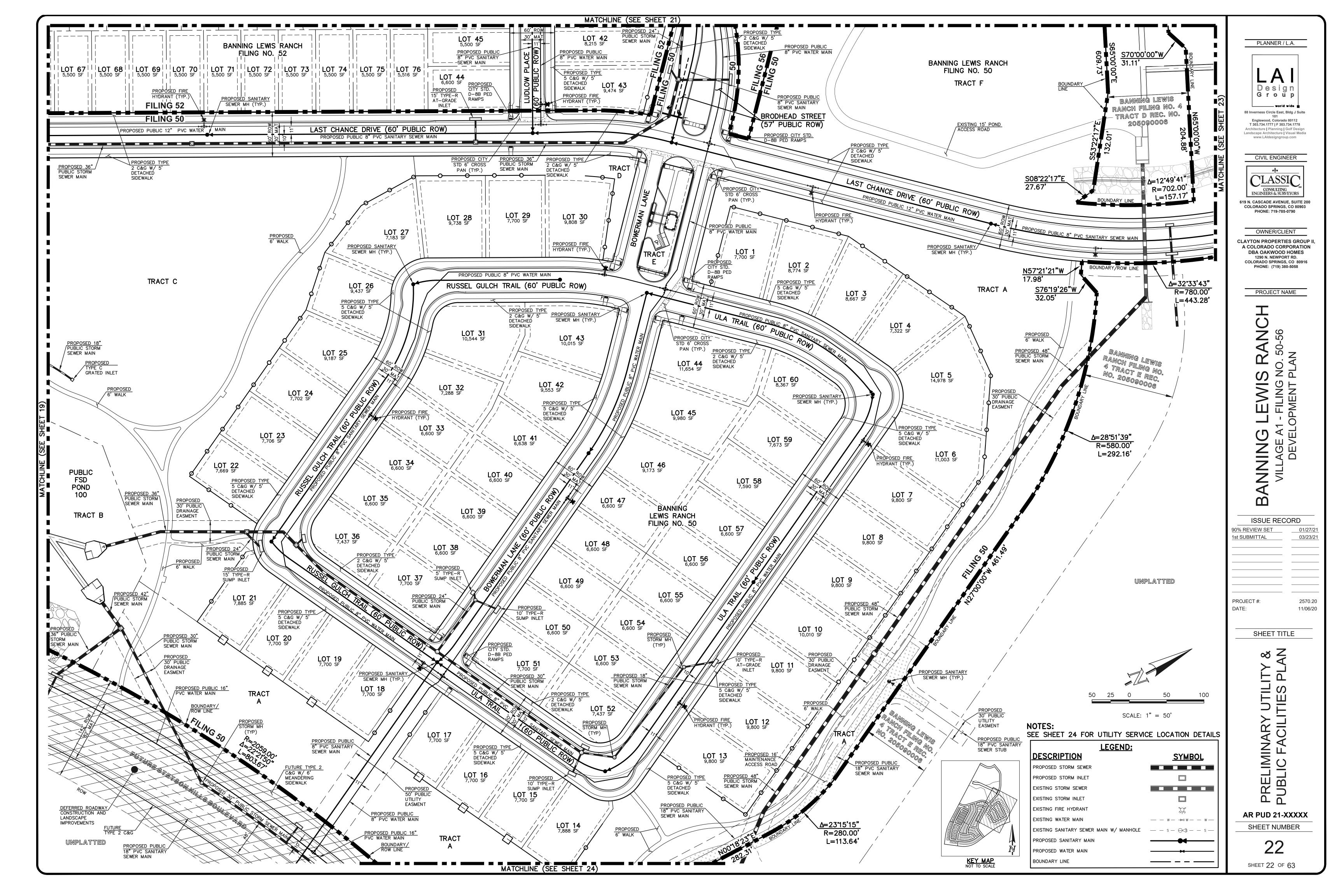


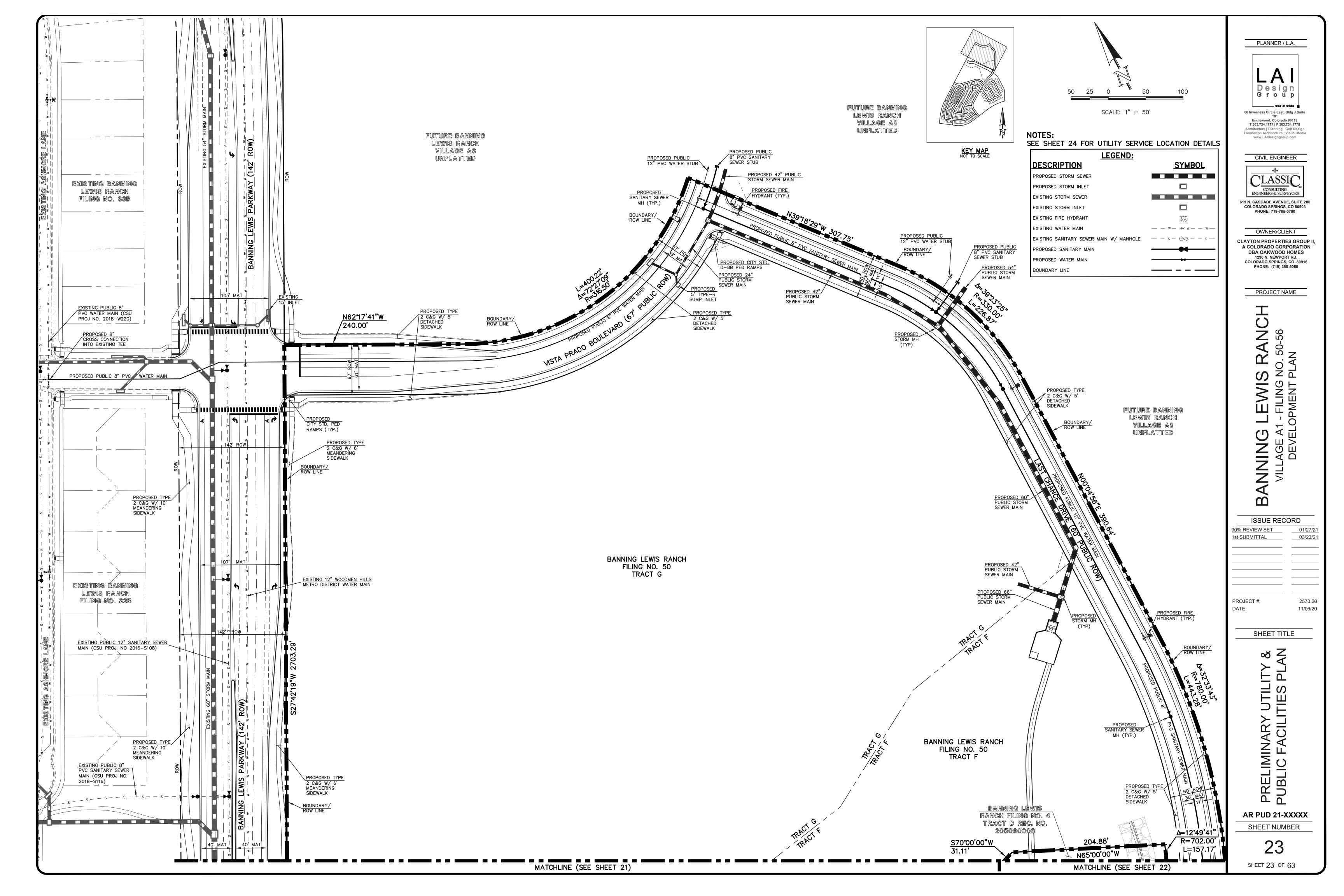


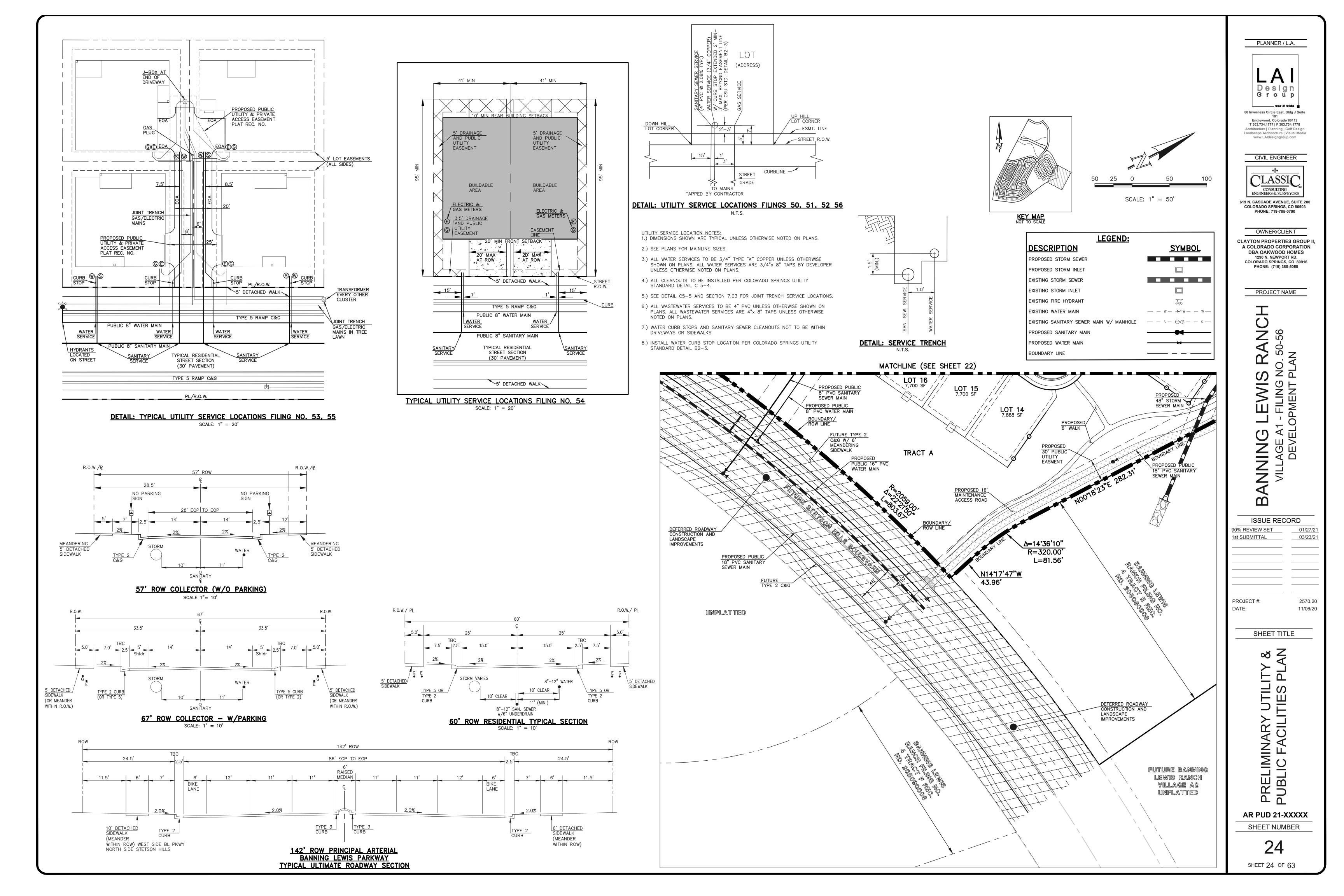


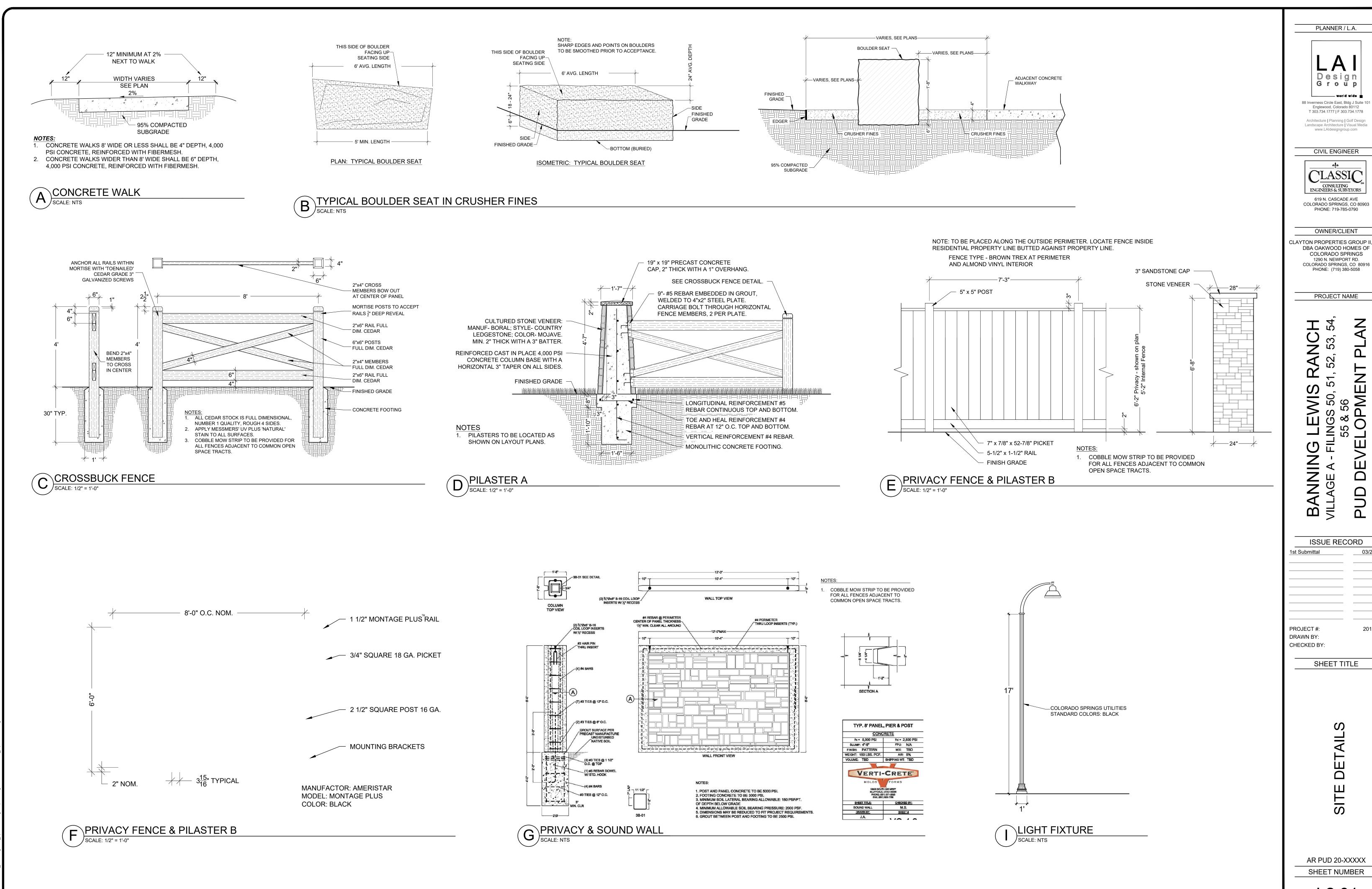












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OWNER/CLIENT CLAYTON PROPERTIES GROUP II, INC DBA OAKWOOD HOMES OF COLORADO SPRINGS

PROJECT NAME

ISSUE RECORD

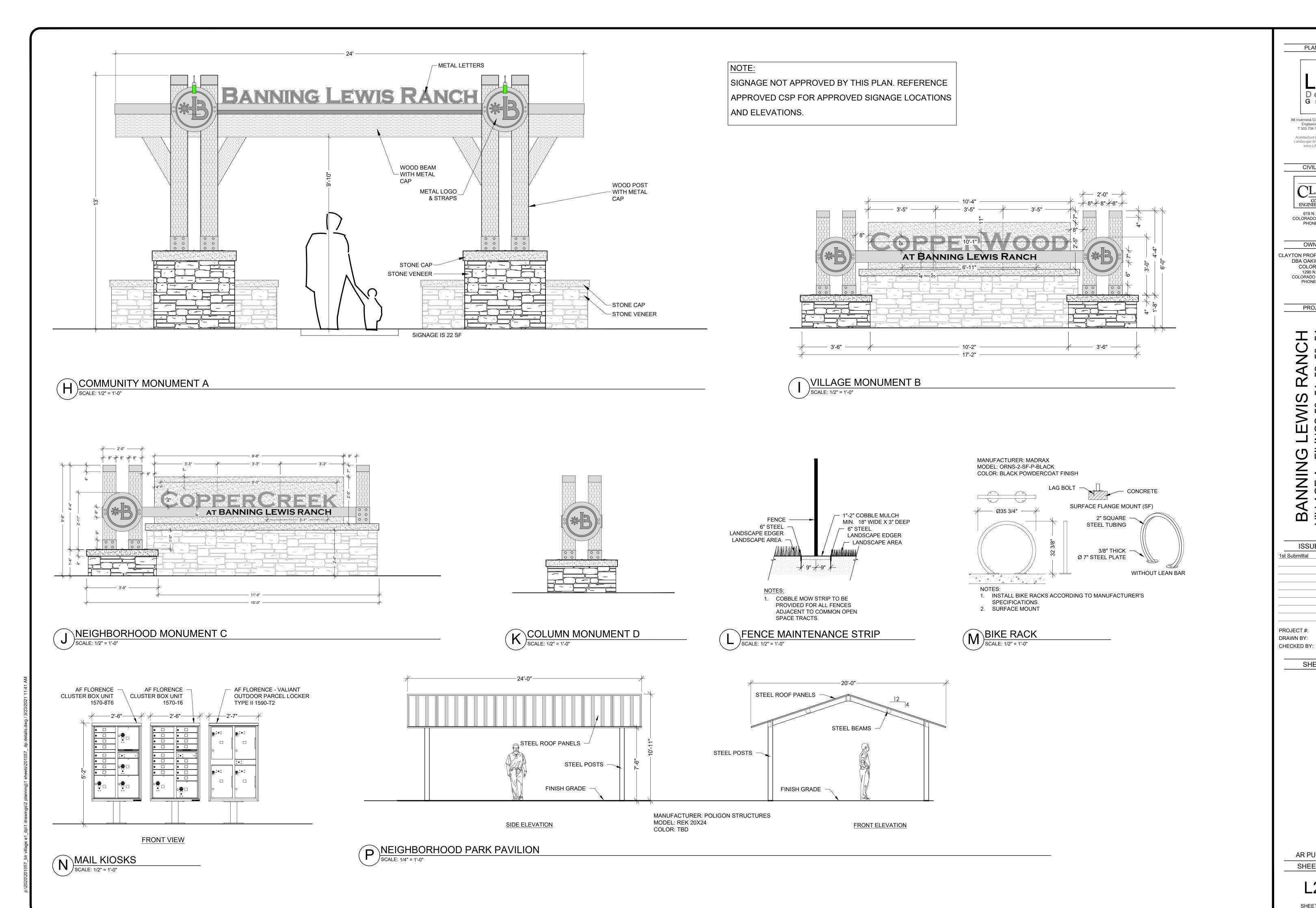
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SHEET TITLE

AR PUD 20-XXXXX SHEET NUMBER

L2.01 SHEET 25 OF 63



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PROJECT NAME

D

ISSUE RECORD 1st Submittal

PROJECT #: DRAWN BY:

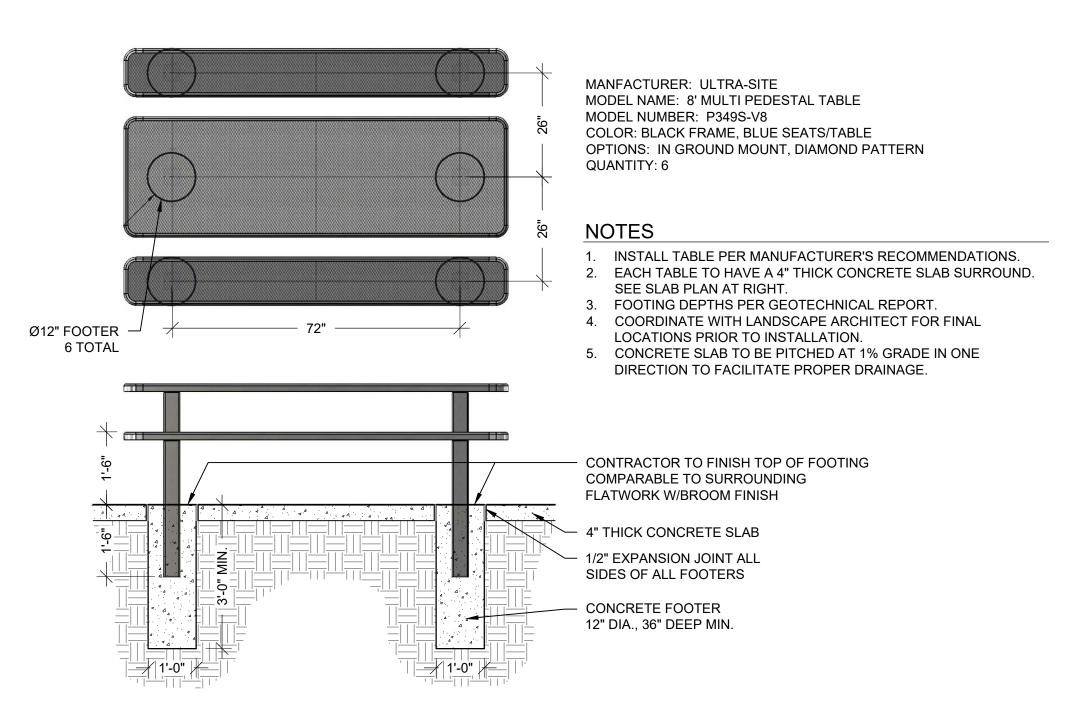
SHEET TITLE

201057

DETAIL

AR PUD 20-XXXXX SHEET NUMBER

> L2.02 SHEET 26 OF 63



PICNIC TABLE

SCALE: 1/2" = 1'-0"

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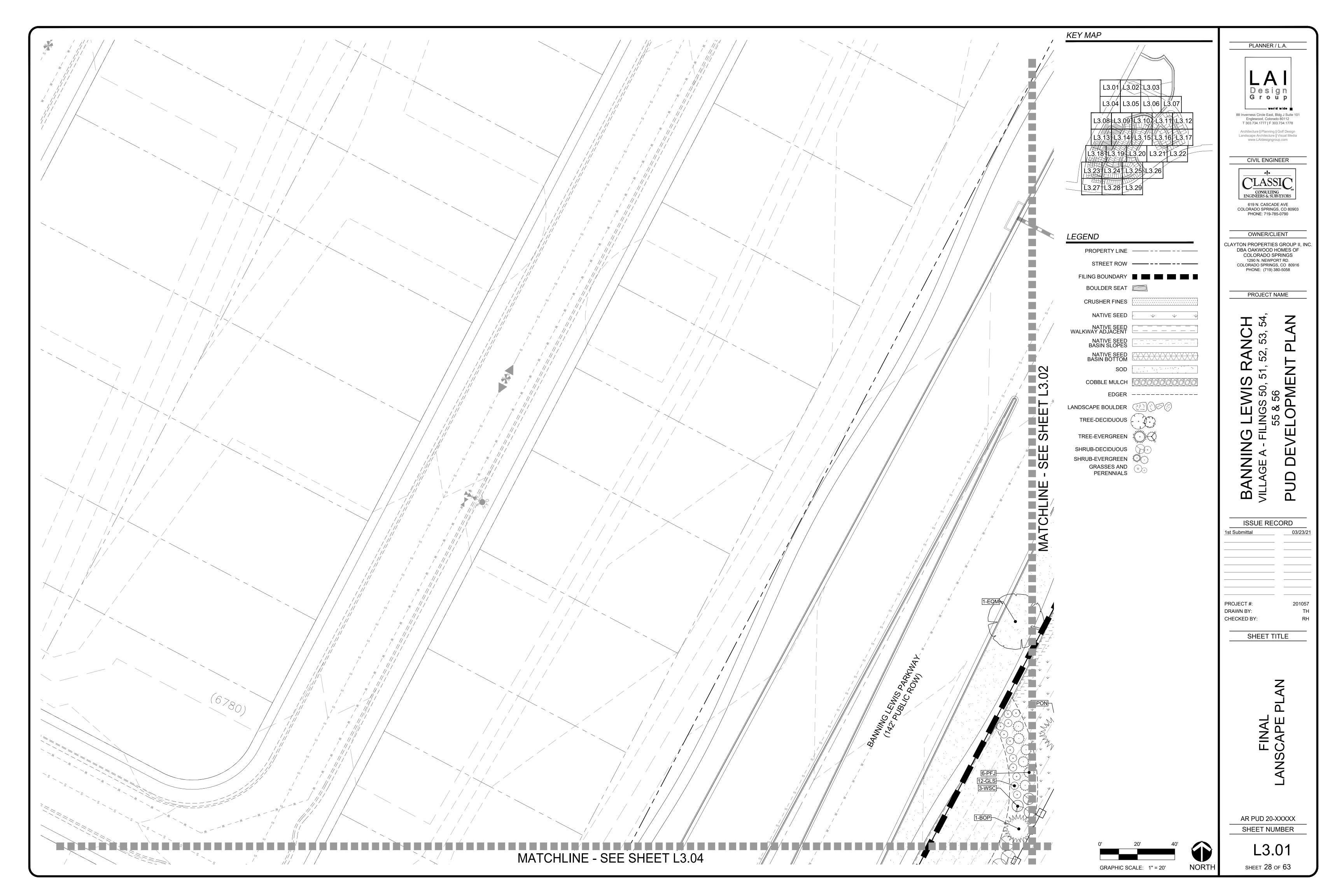
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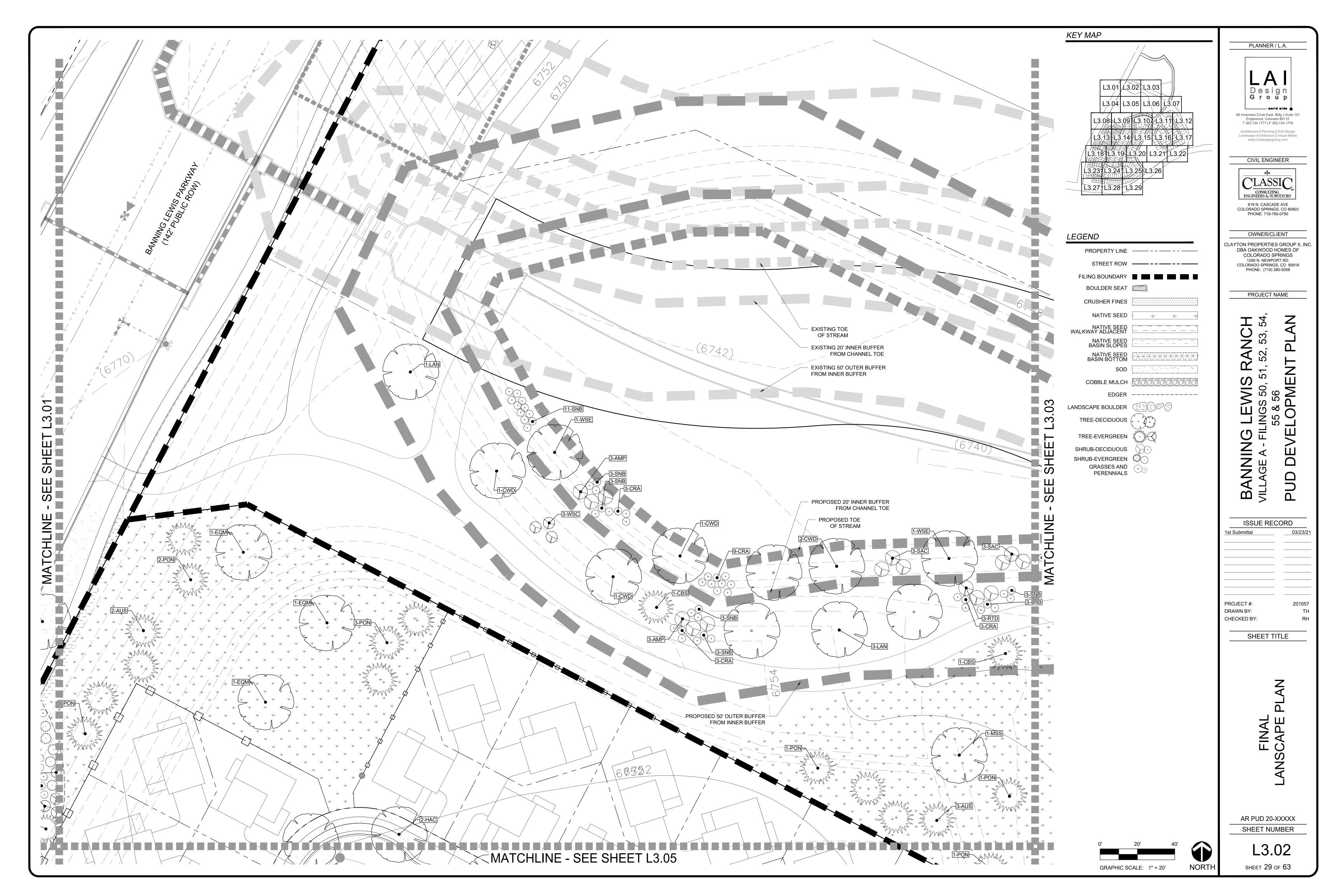
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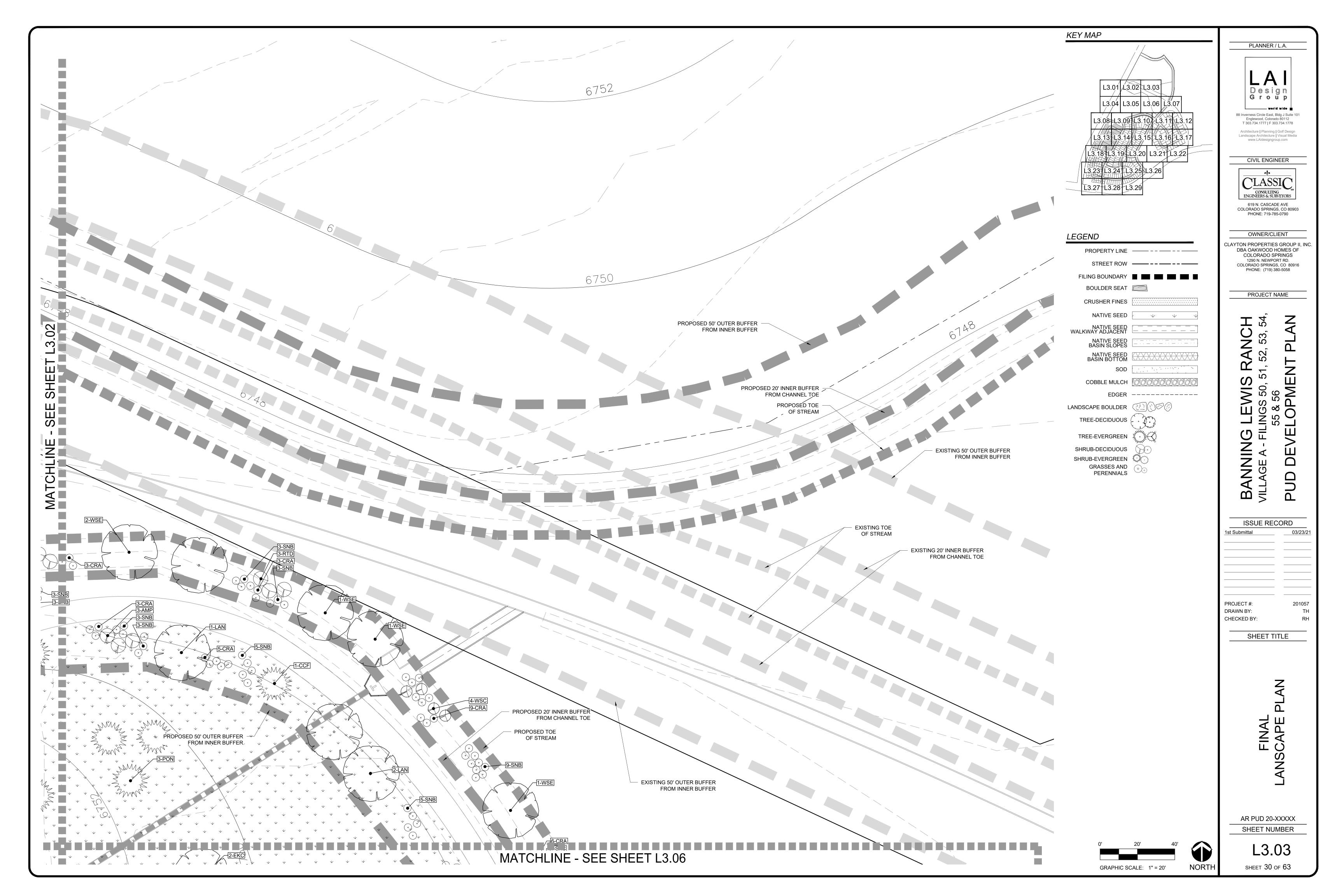
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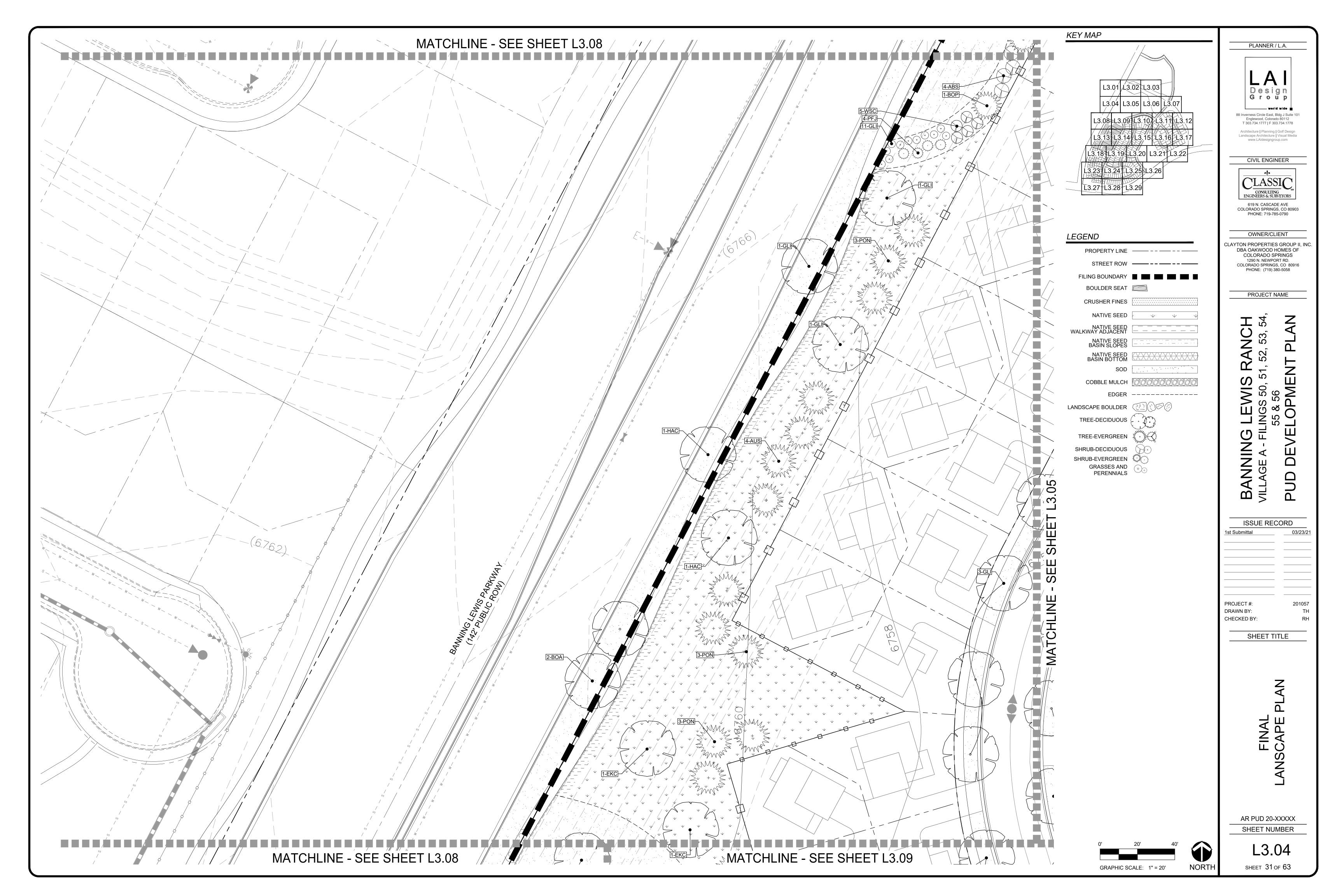
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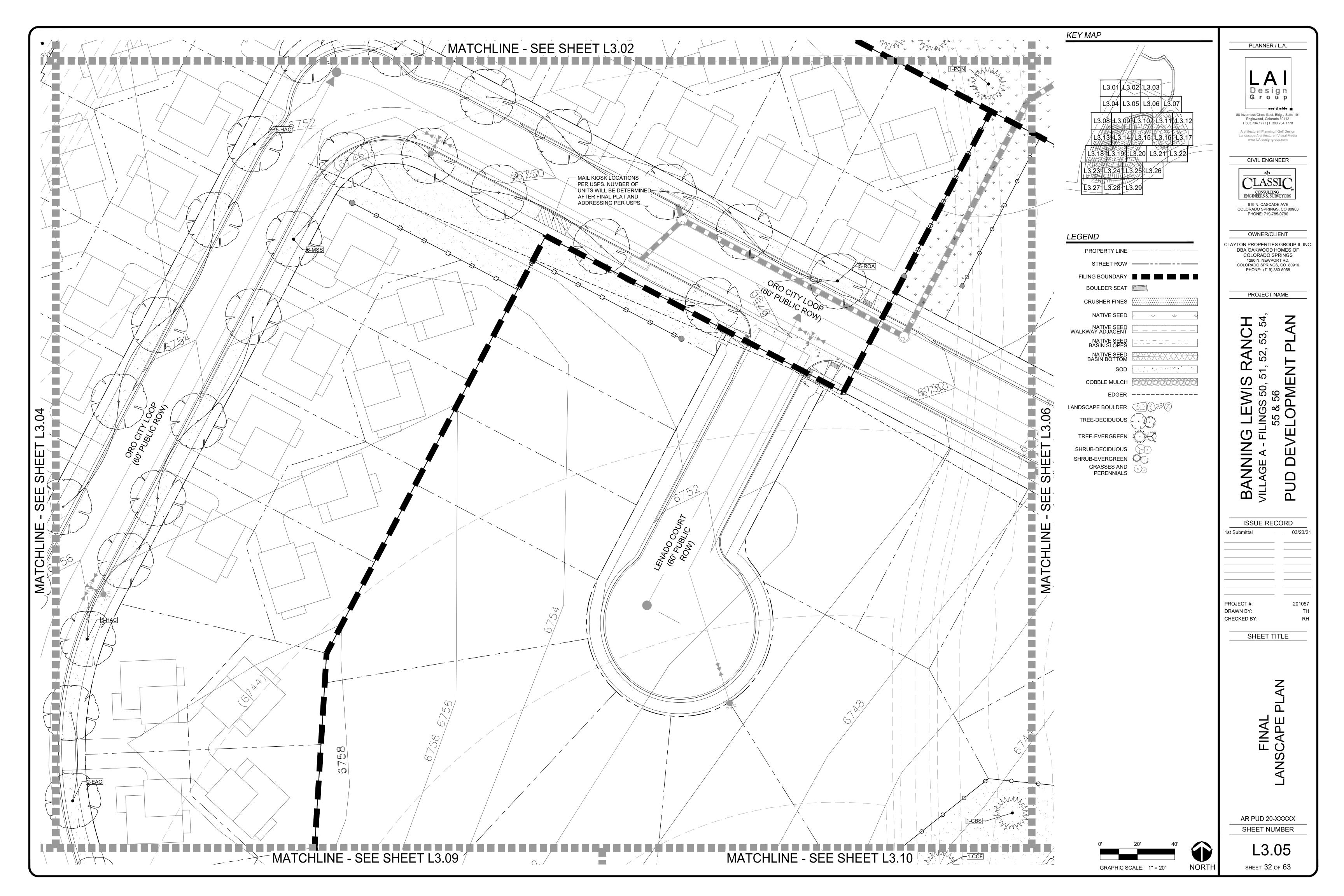
CIVIL ENGINEER 619 N. CASCADE AVE COLORADO SPRINGS, CO 80903 PHONE: 719-785-0790 OWNER/CLIENT 1290 N. NEWPORT RD.
COLORADO SPRINGS, CO 80916
PHONE: (719) 380-5058 PROJECT NAME 4G LEWIS RANCH
- FILINGS 50, 51, 52, 53, 5
55 & 56
VELOPMENT PLAN 

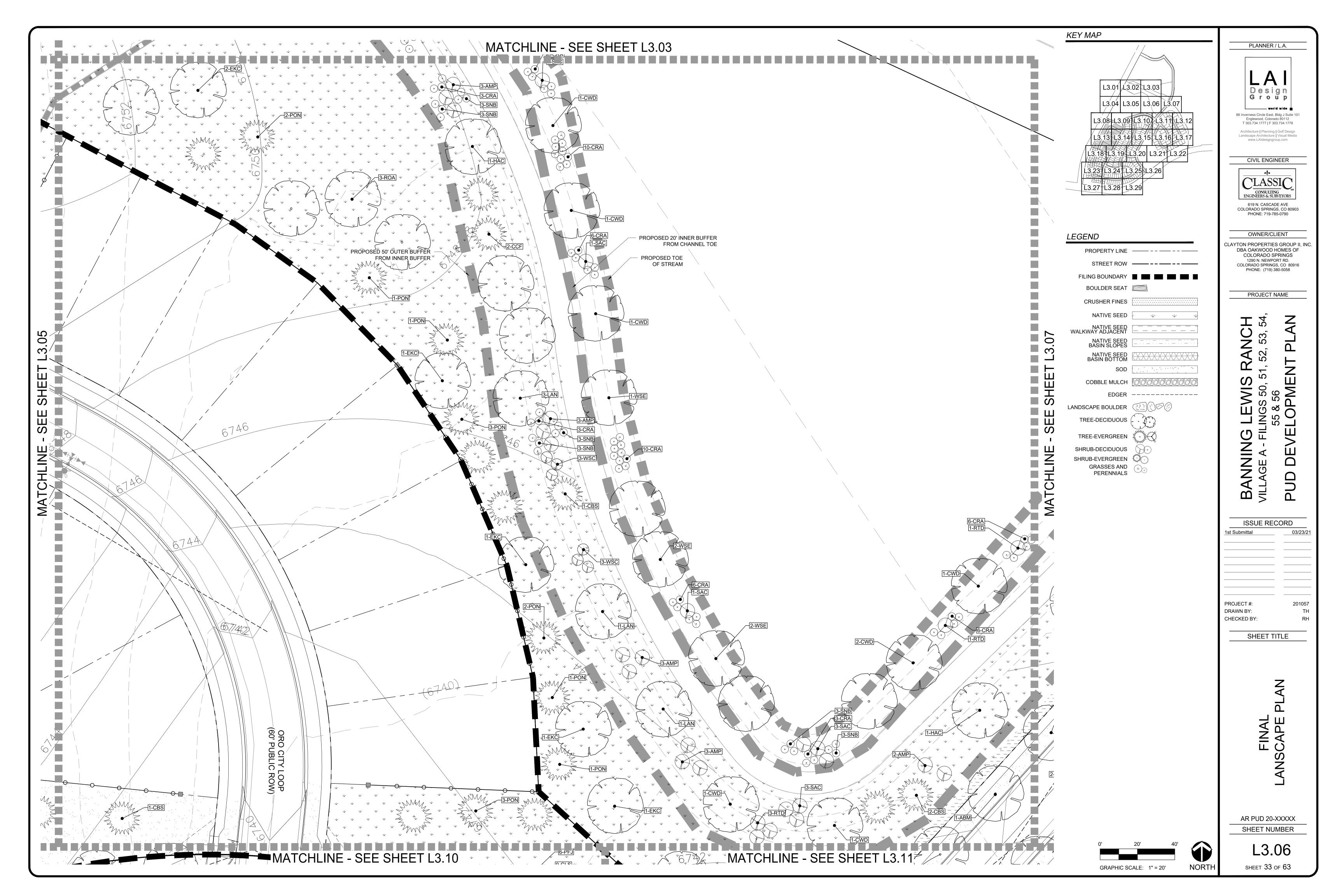


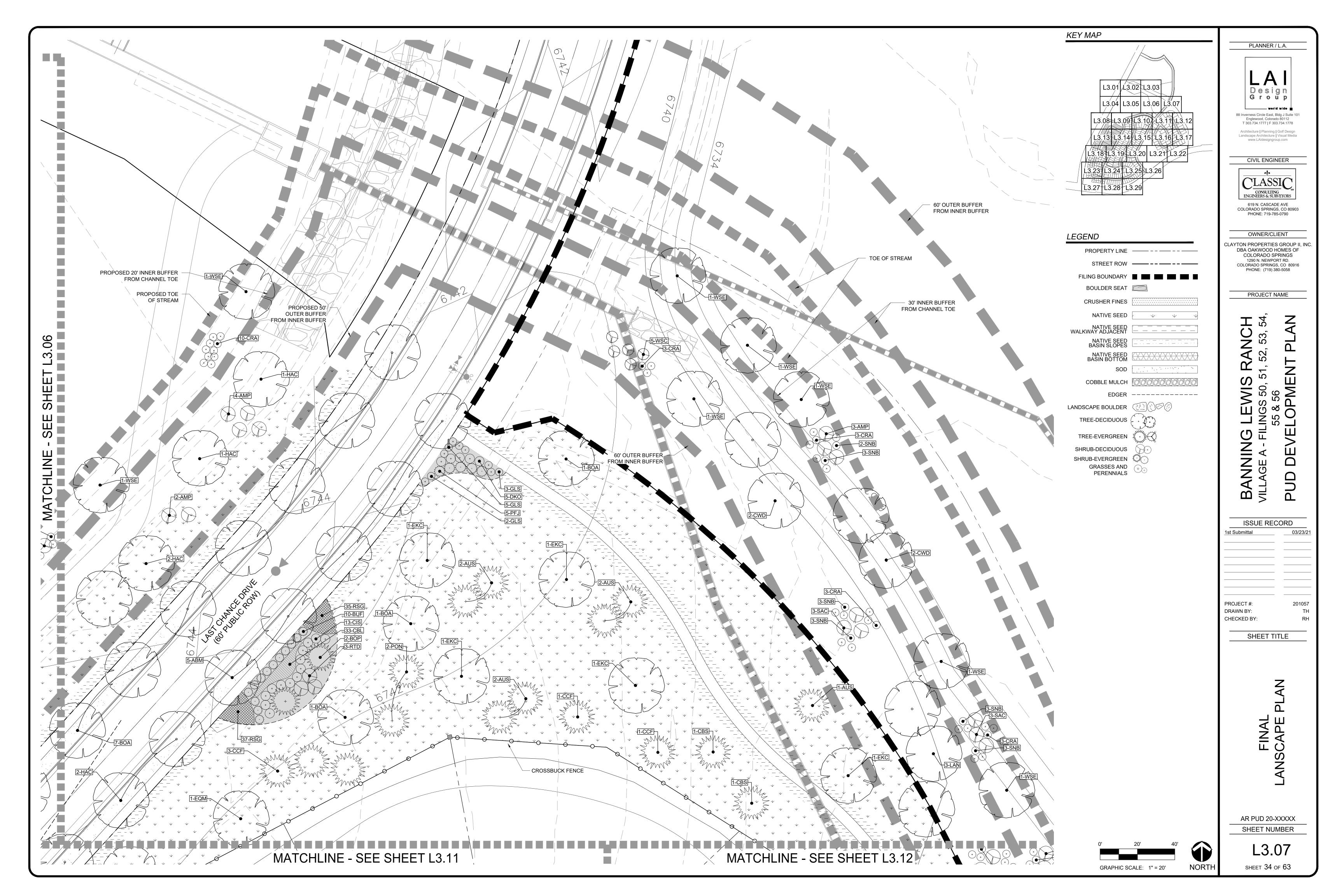


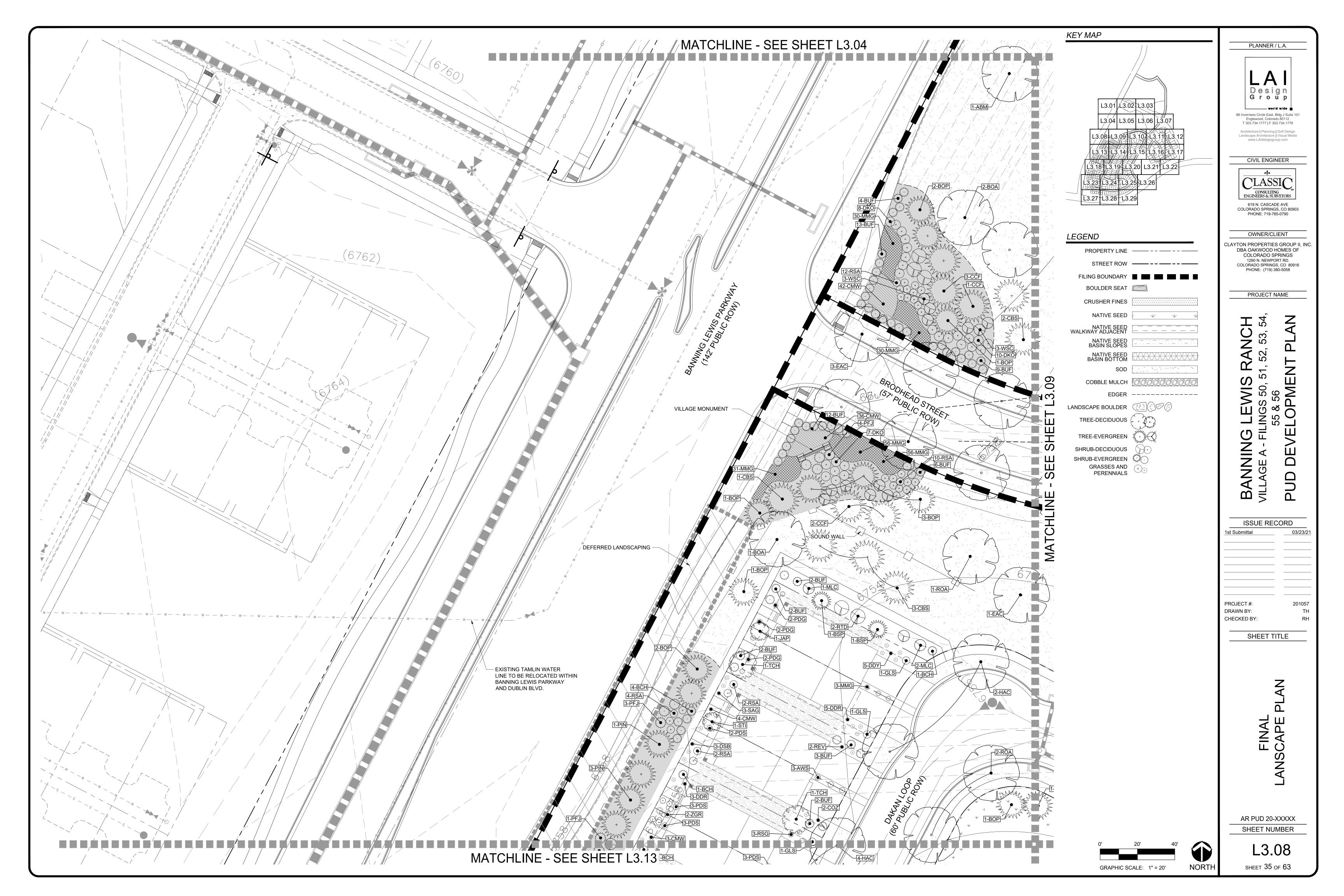


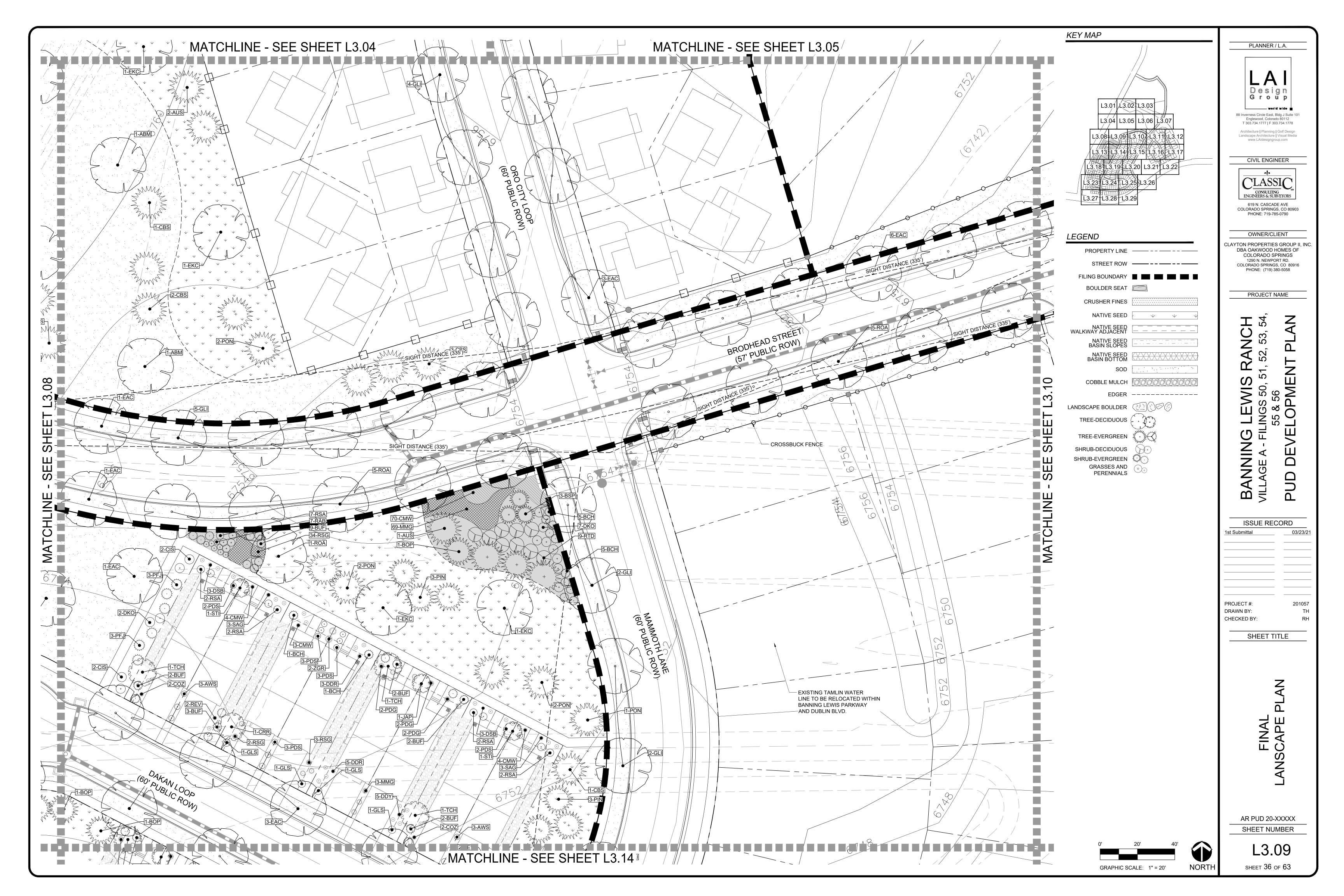


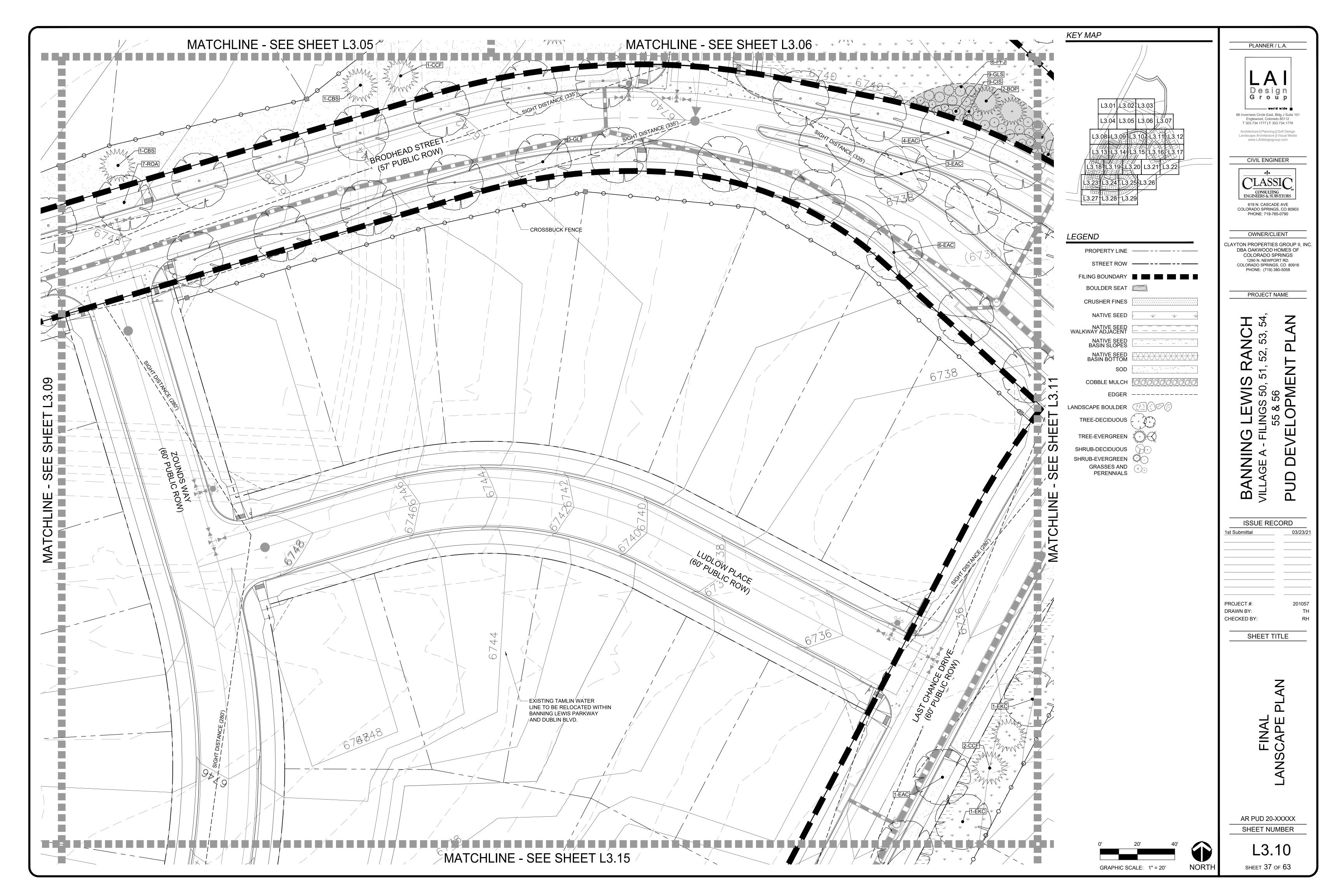


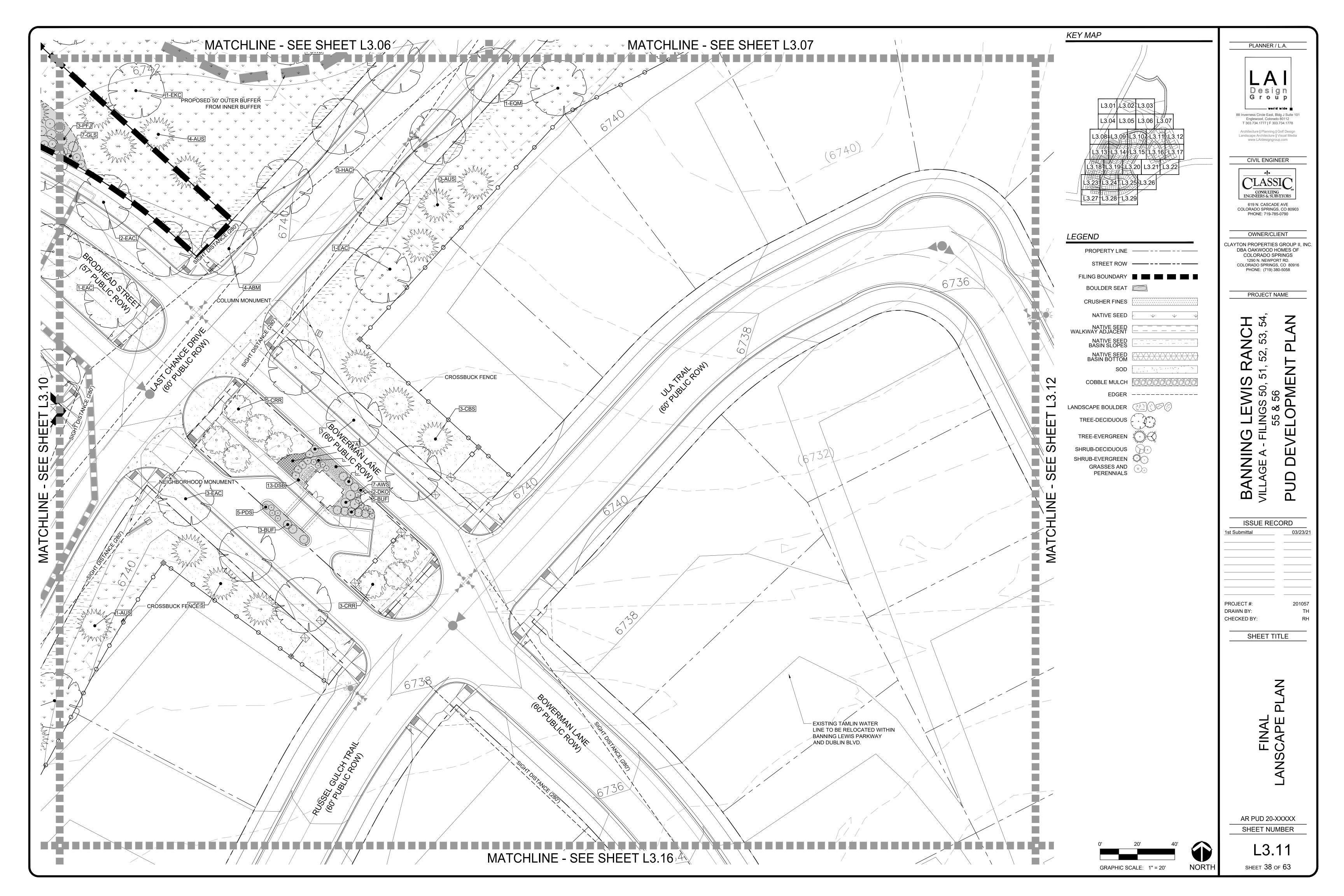


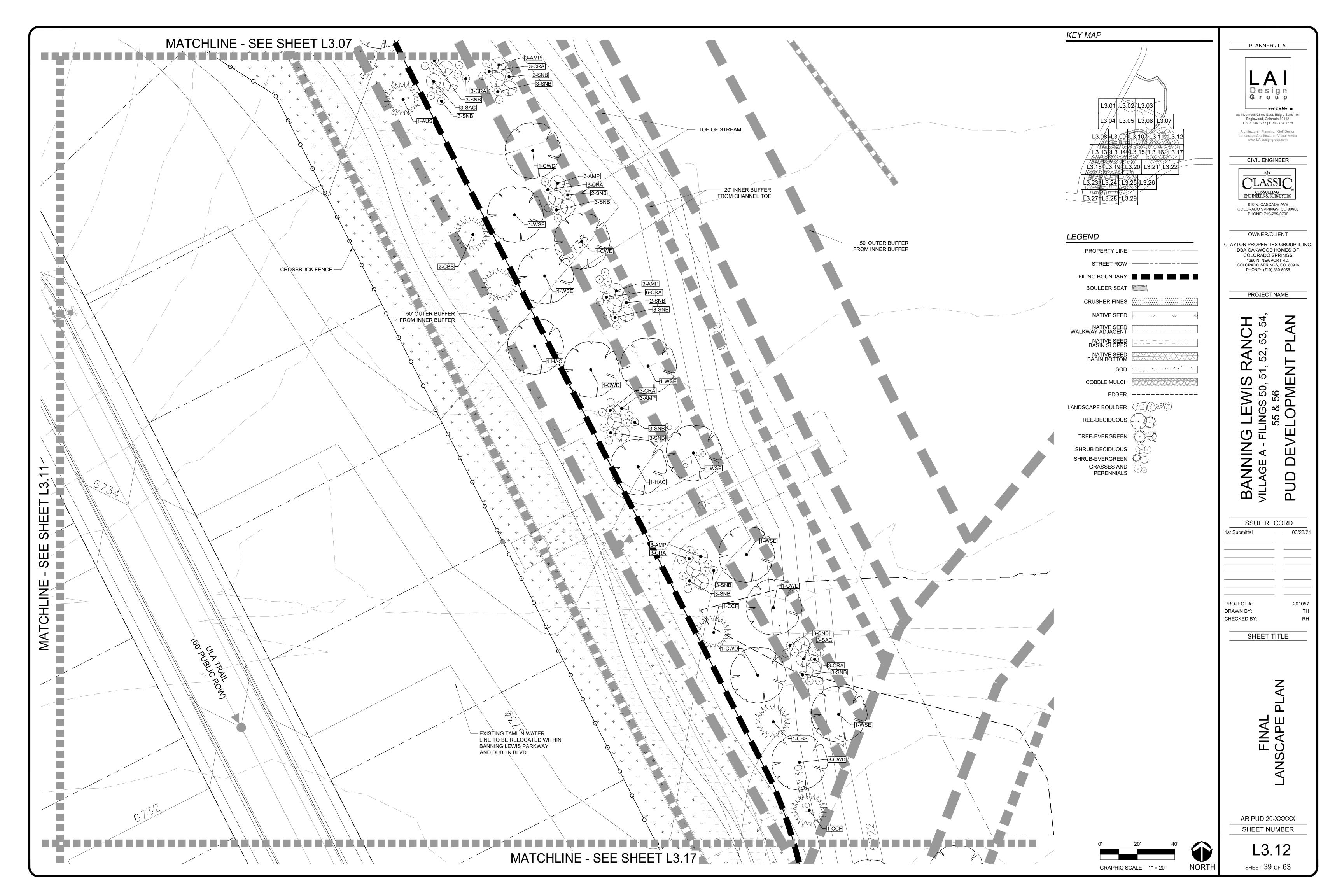


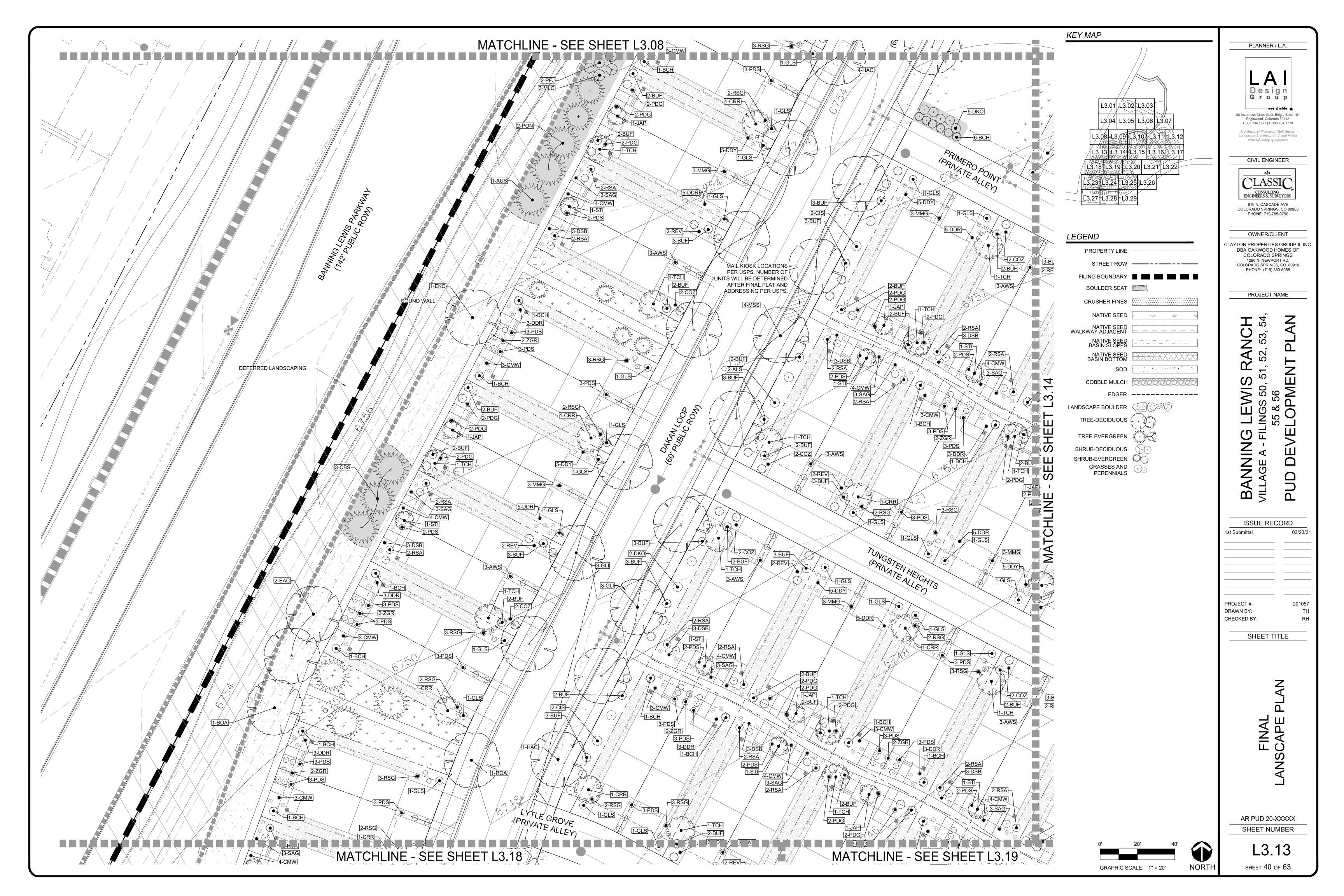


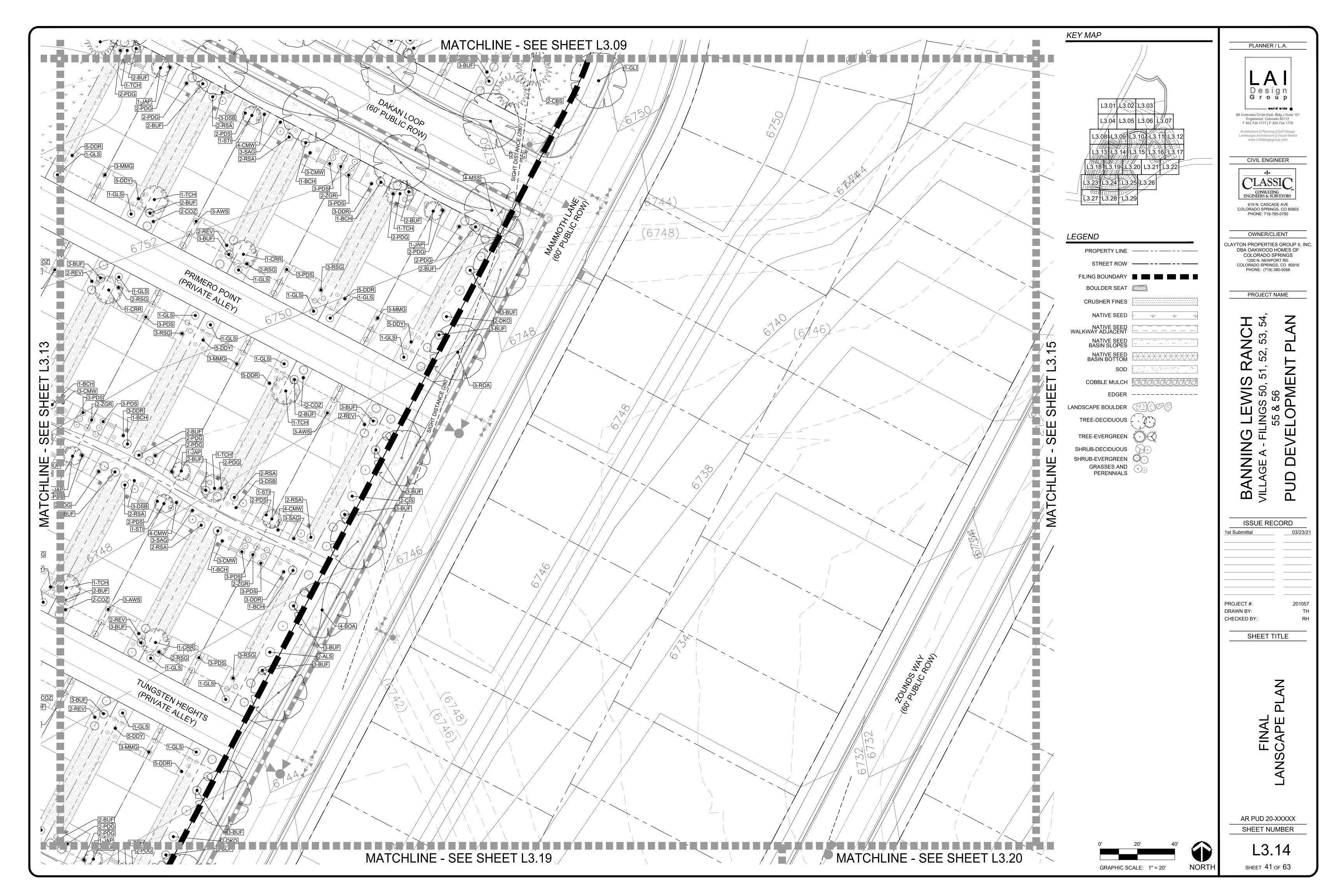


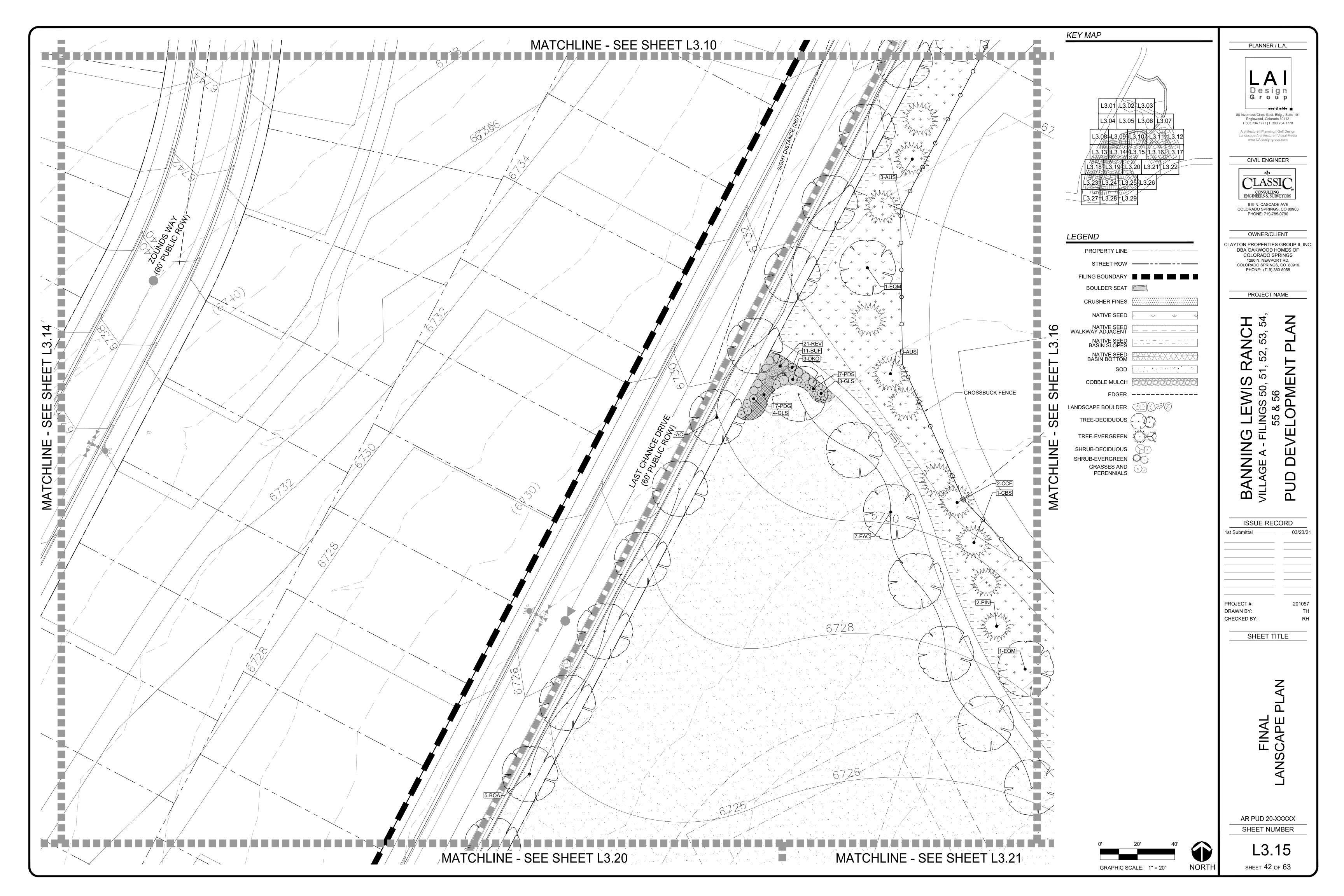


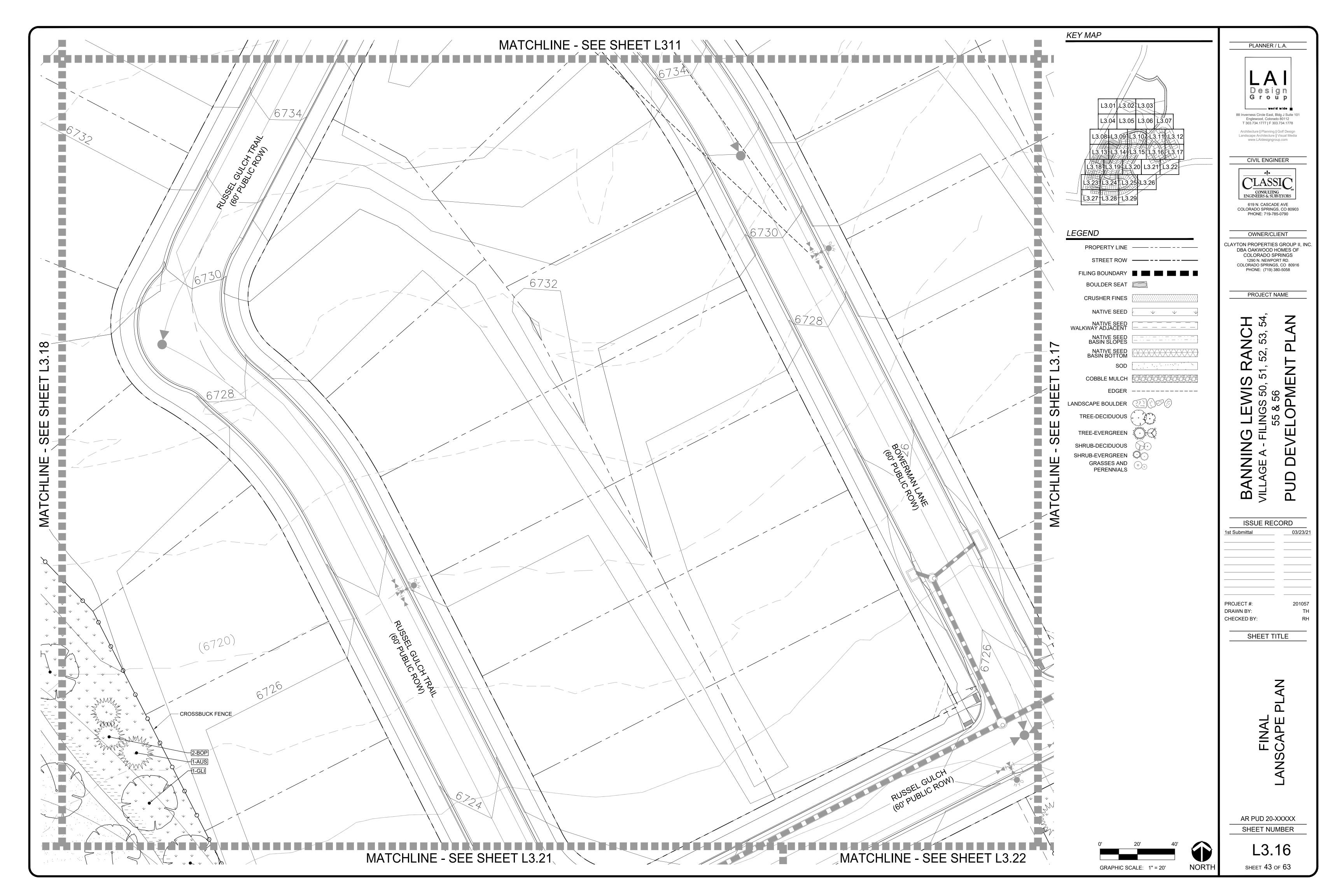


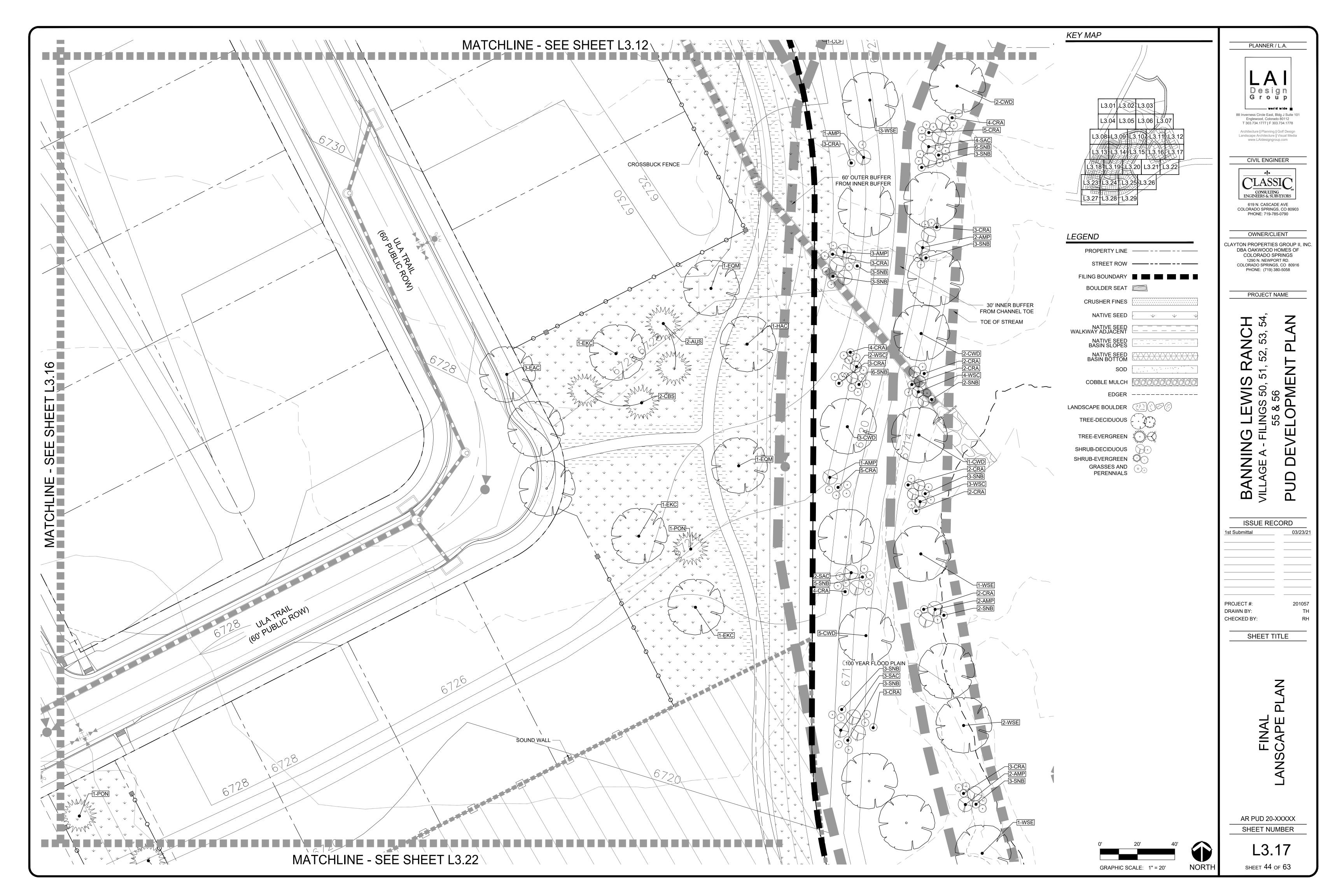


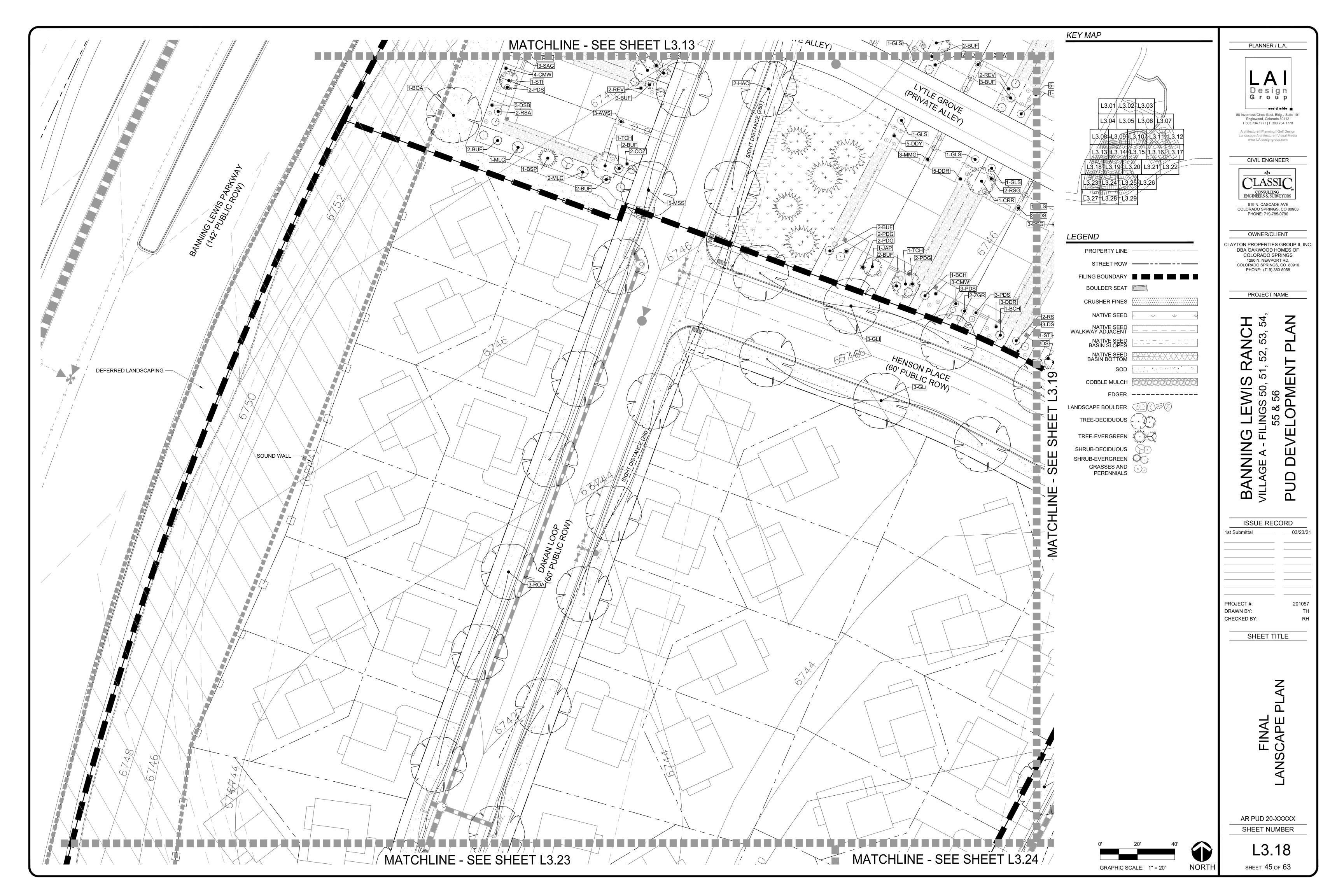


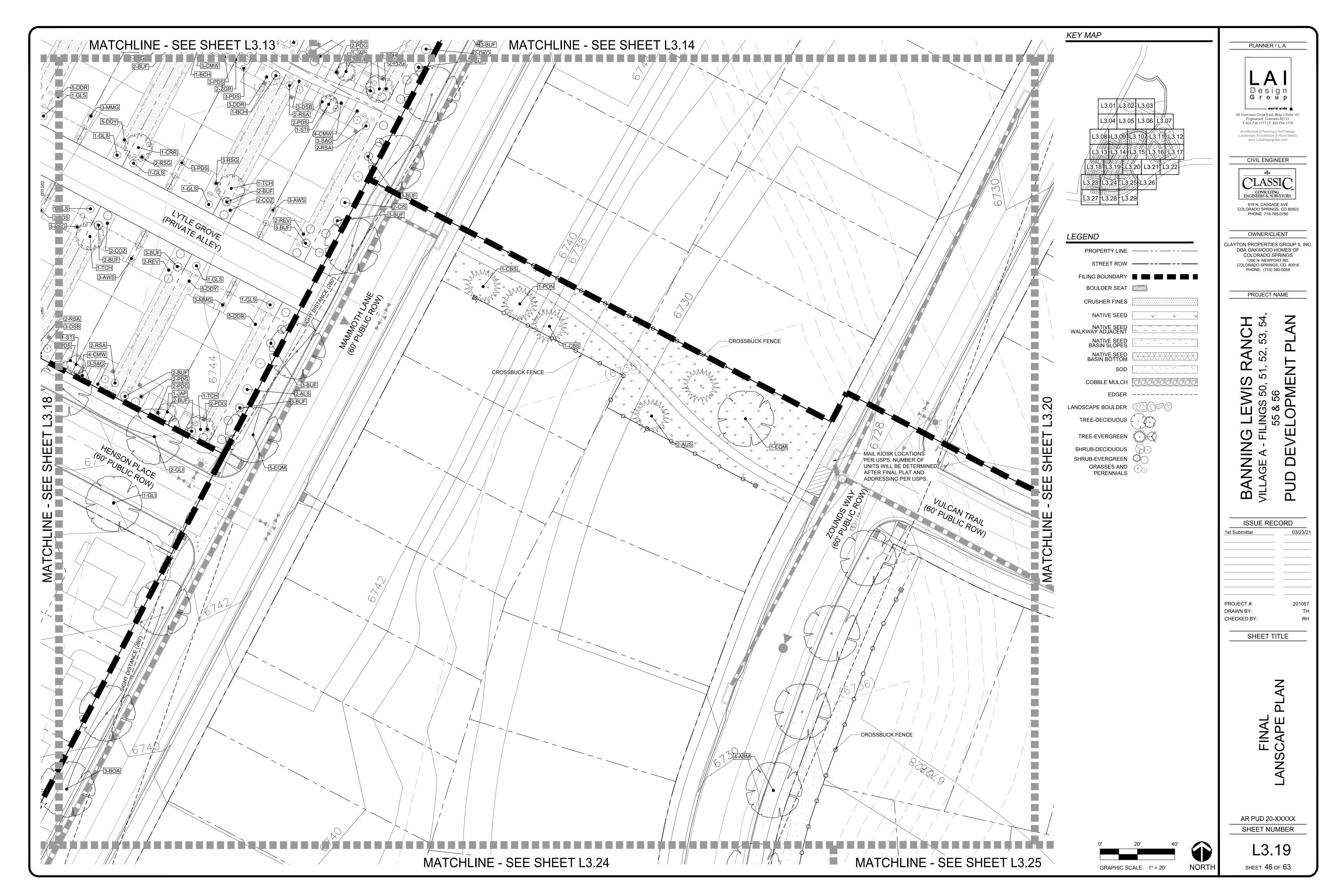


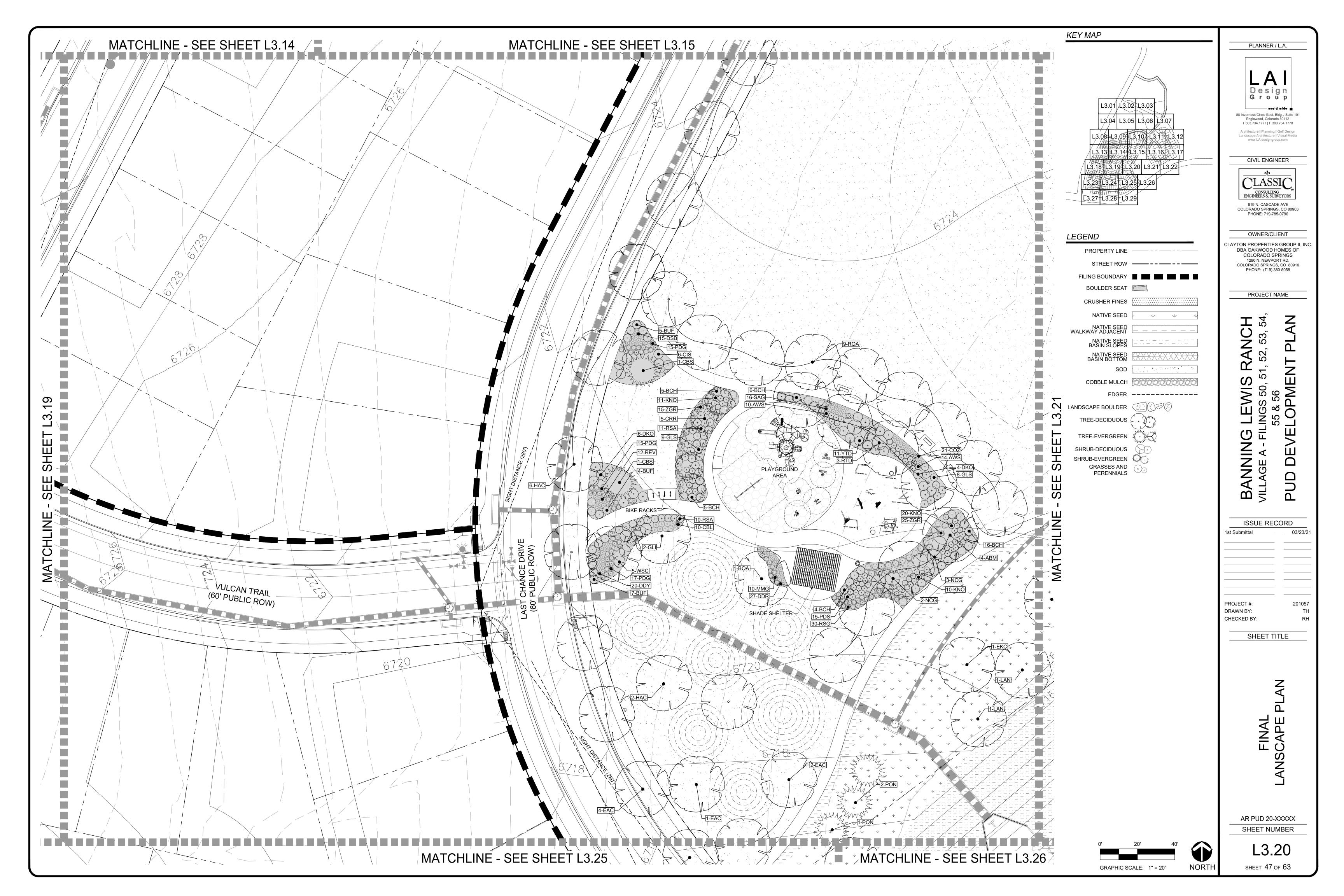


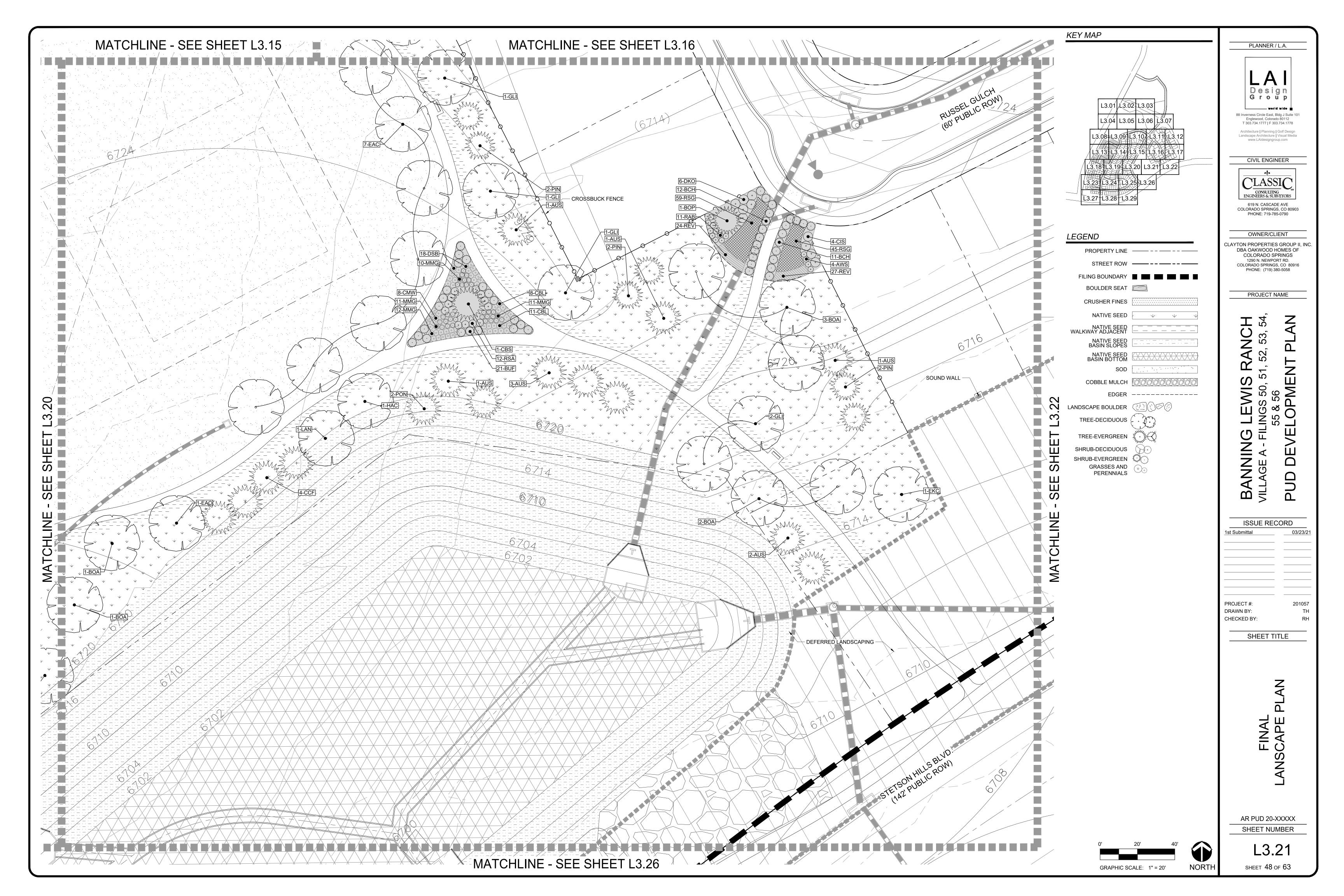


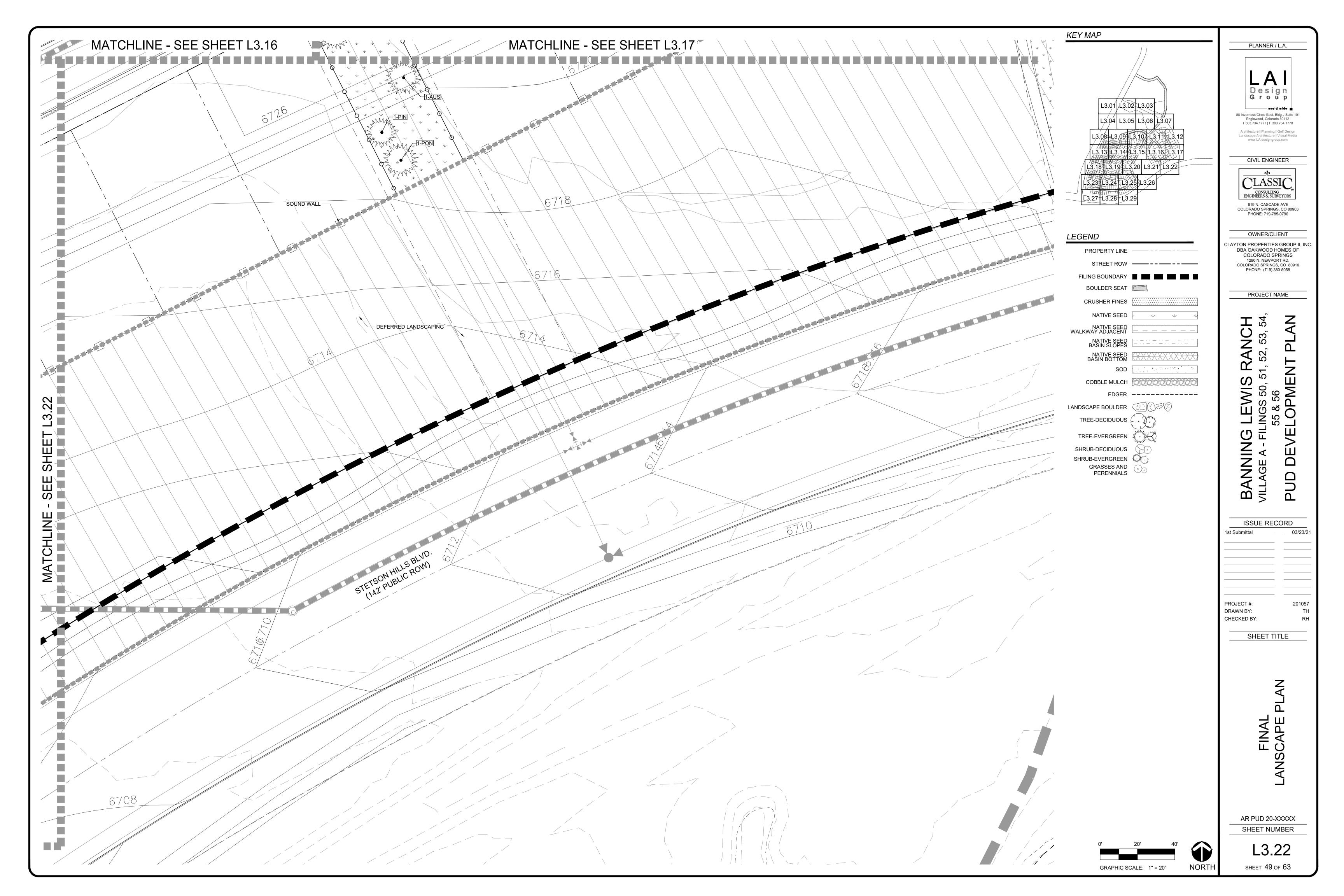


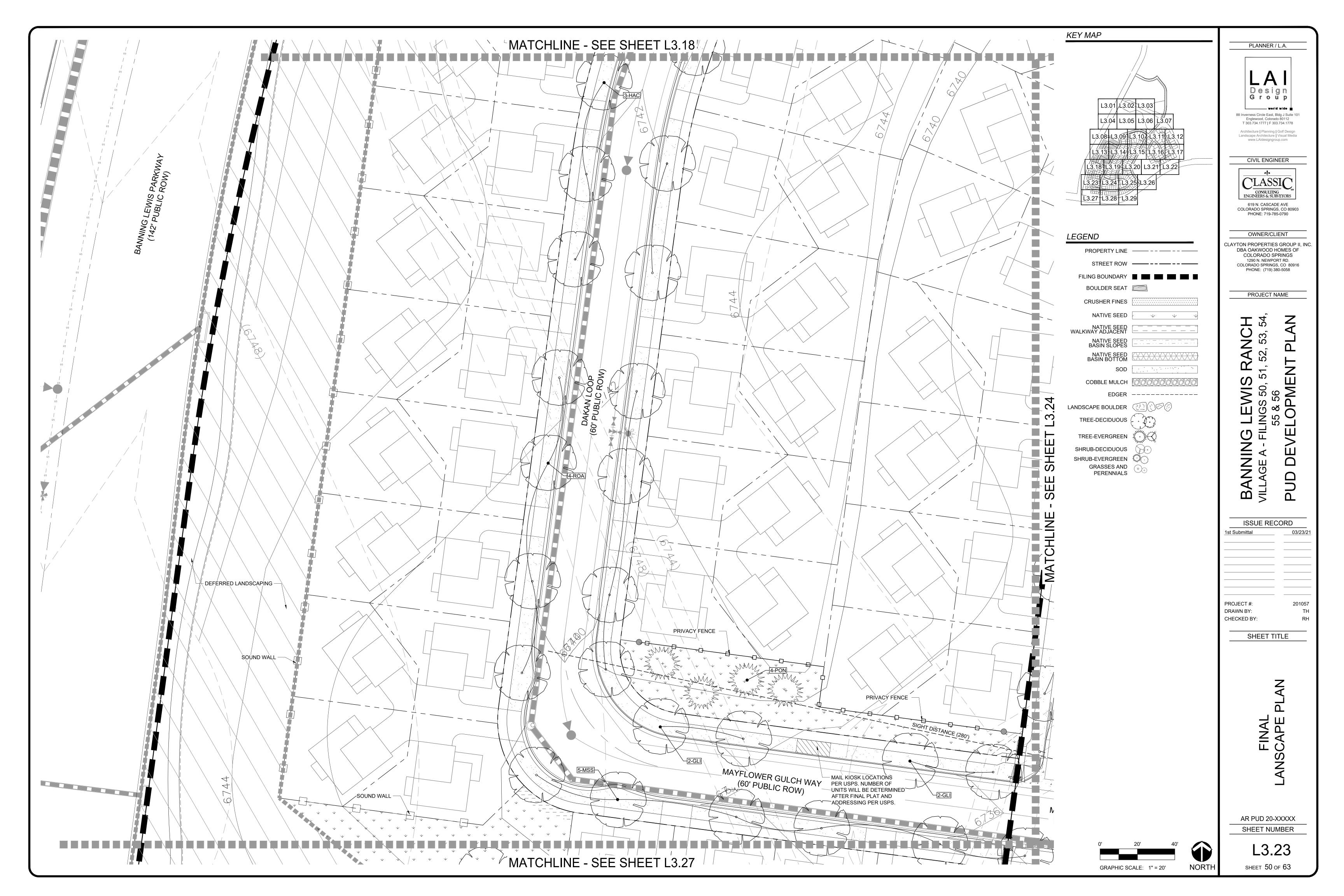


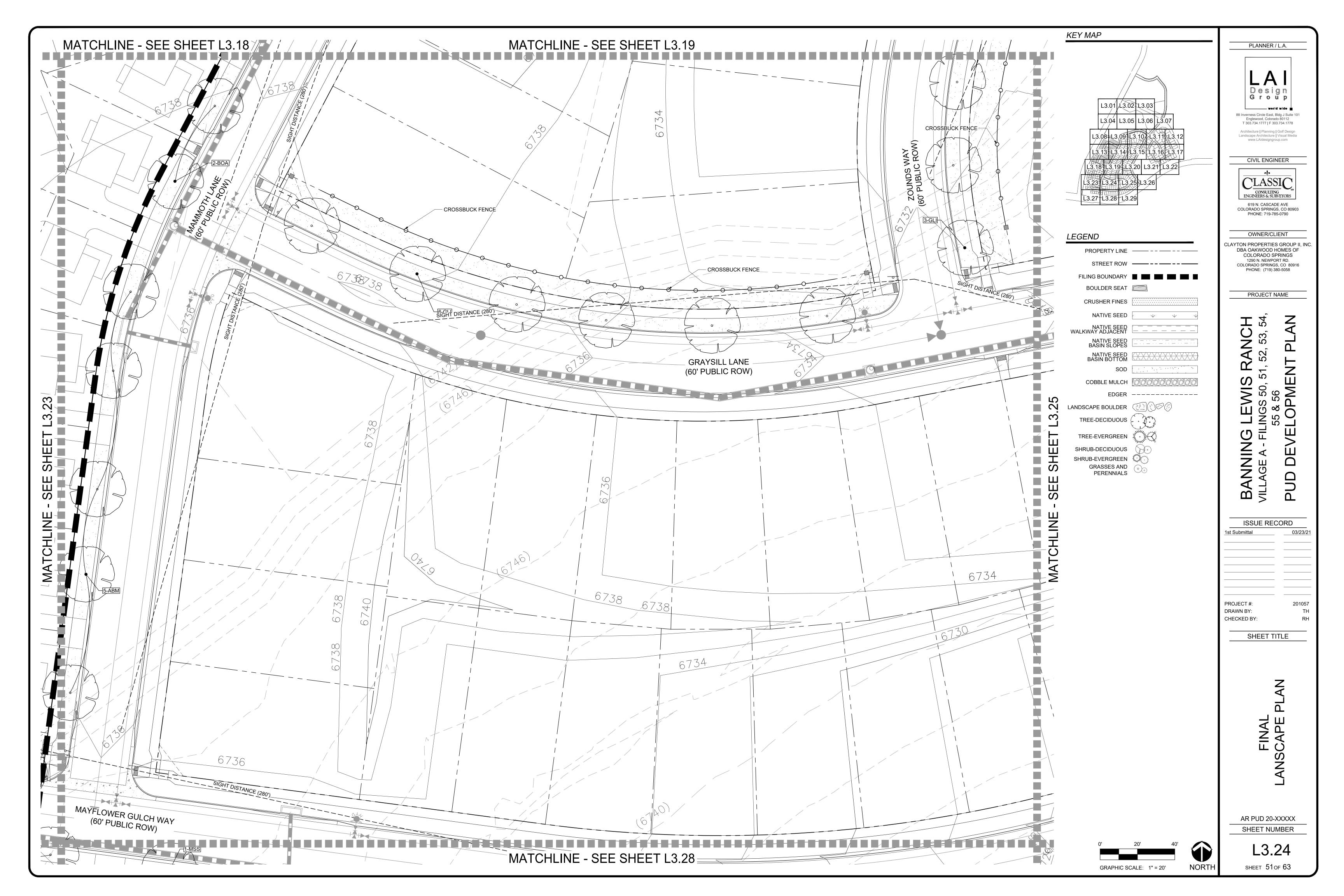


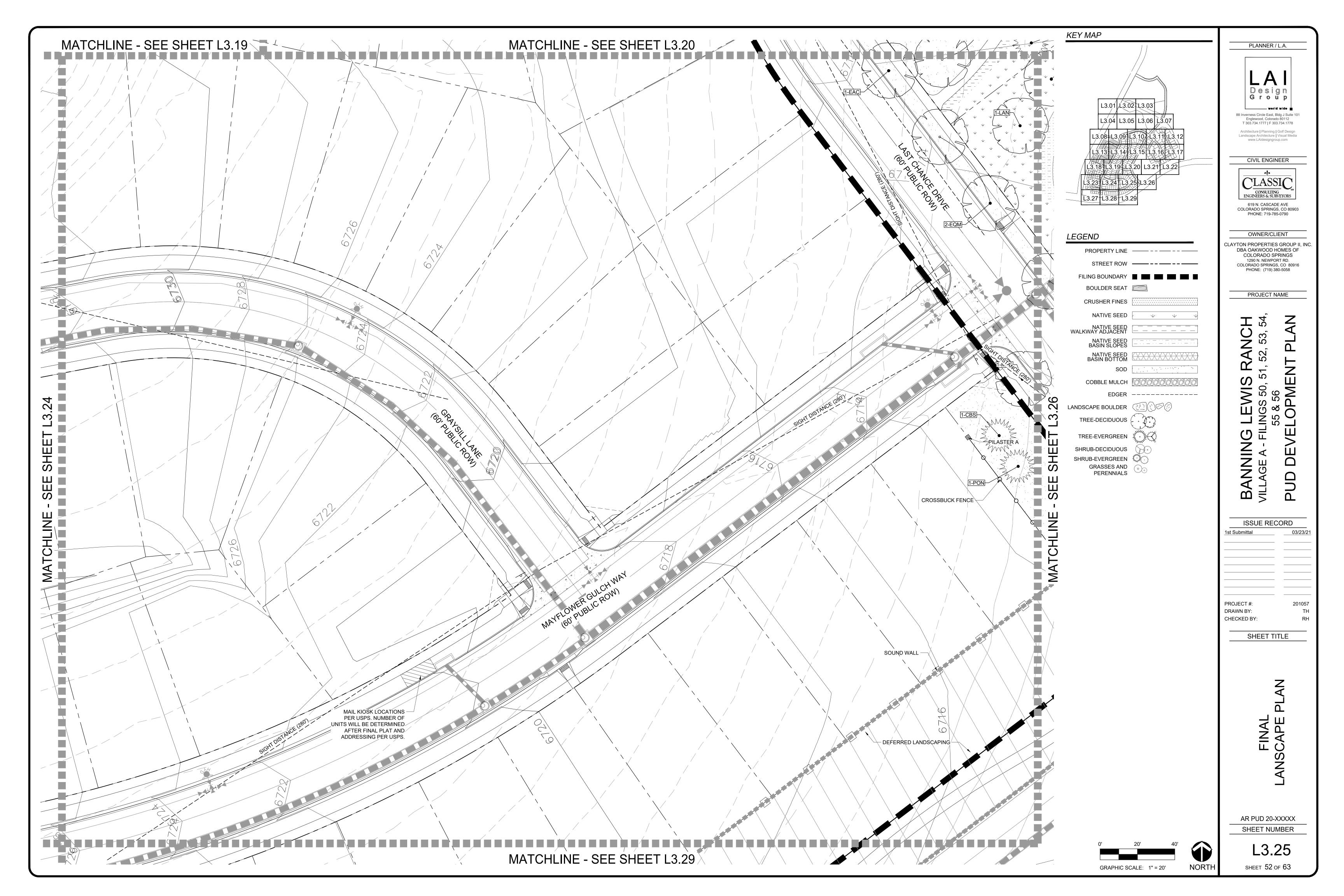


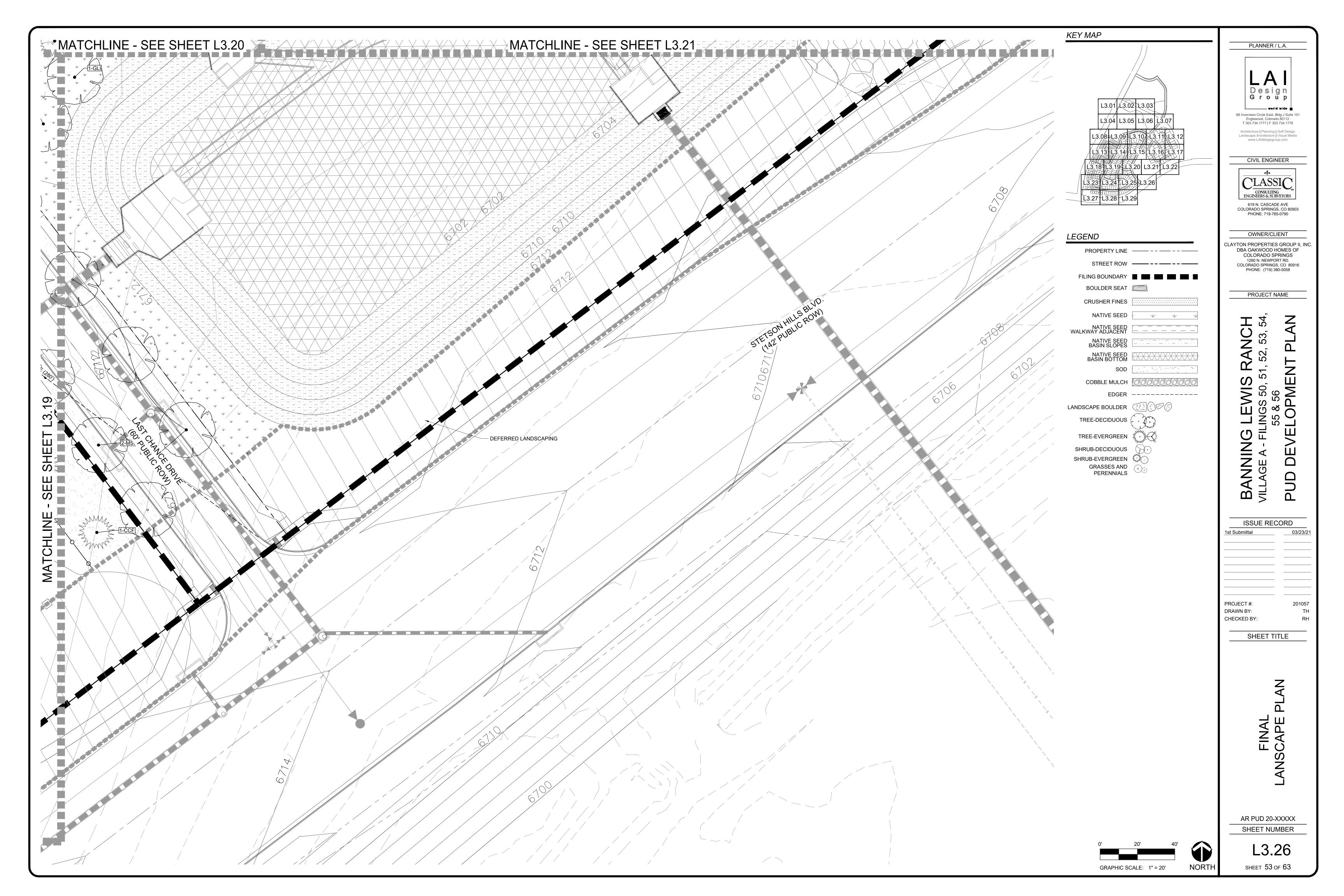


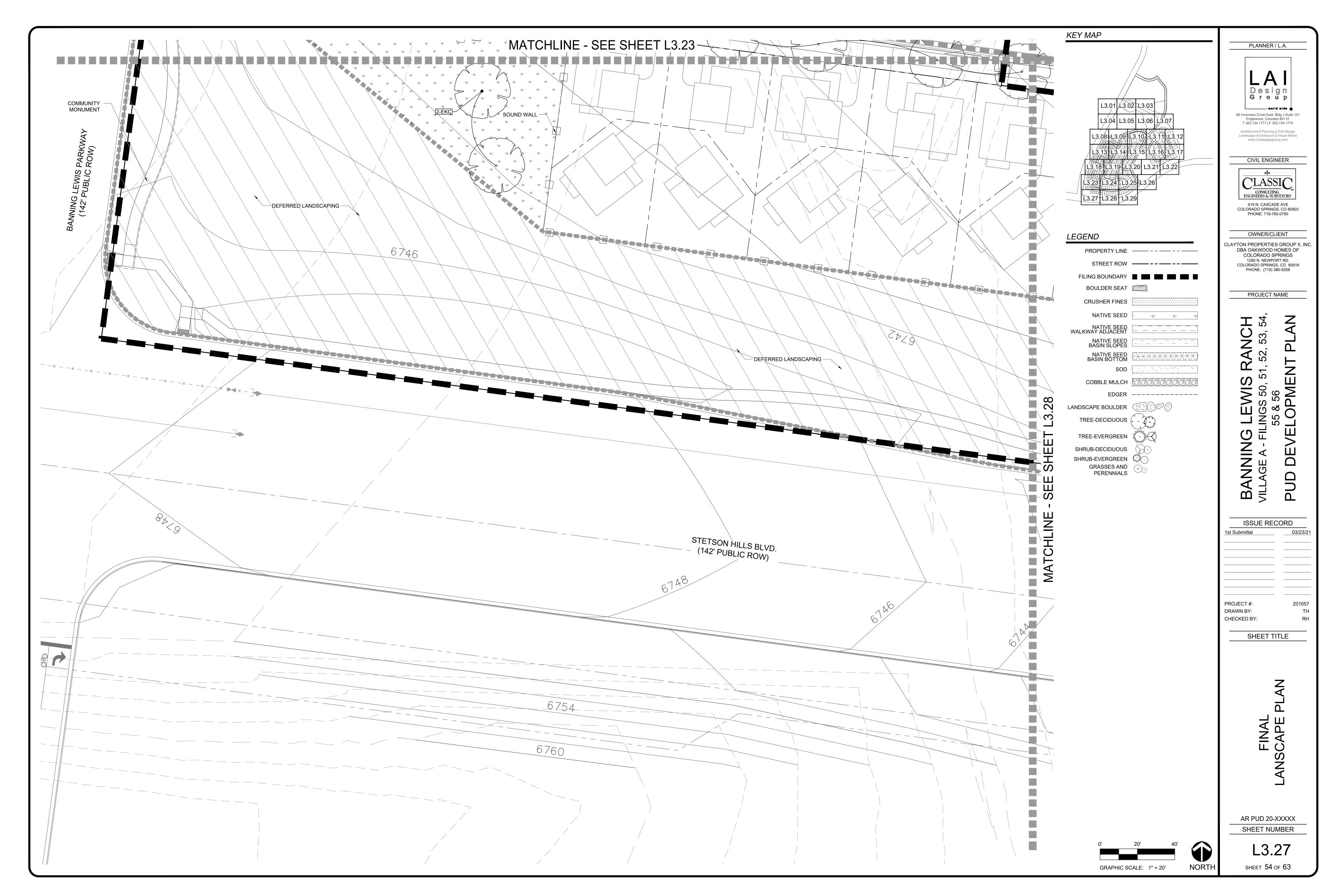


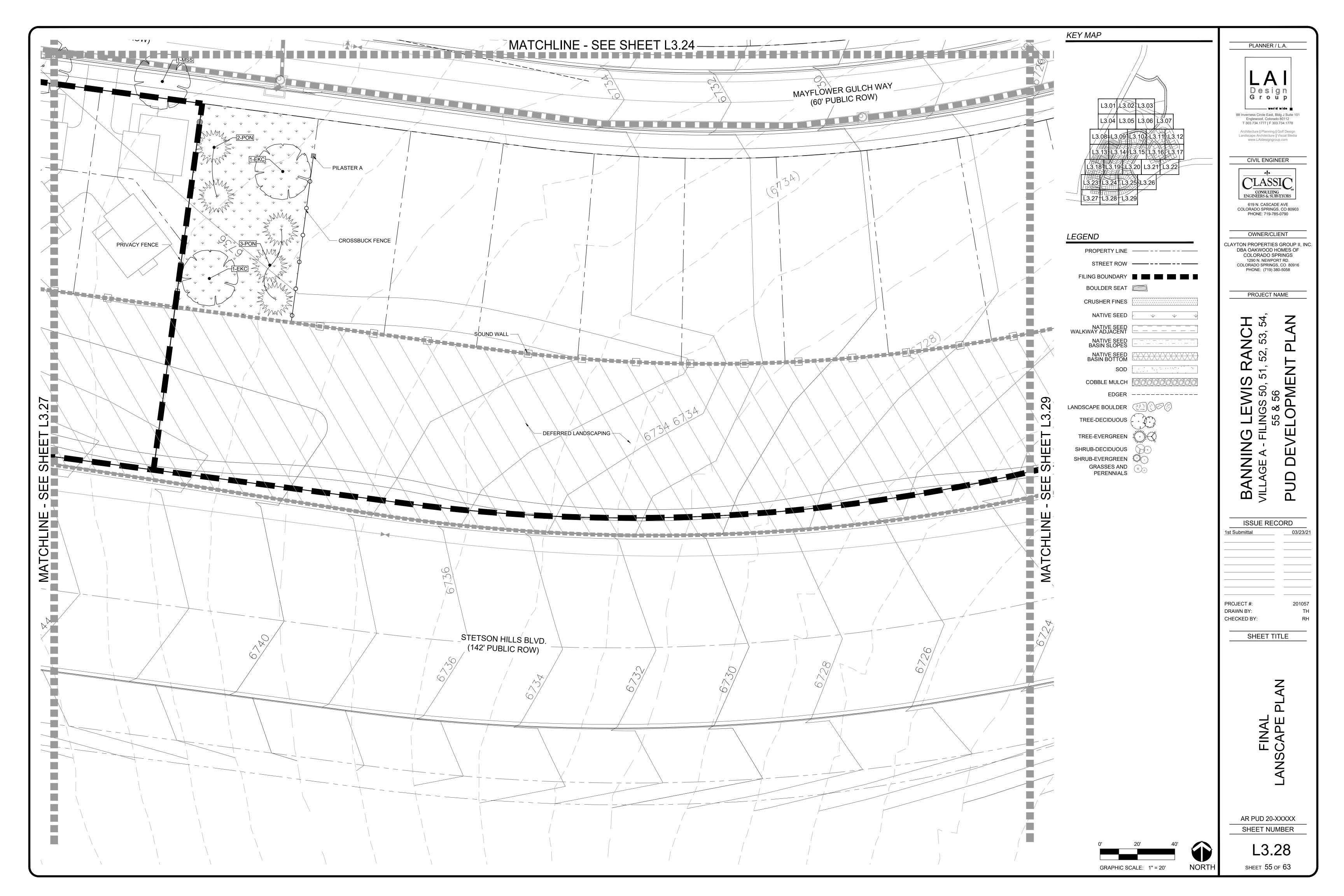


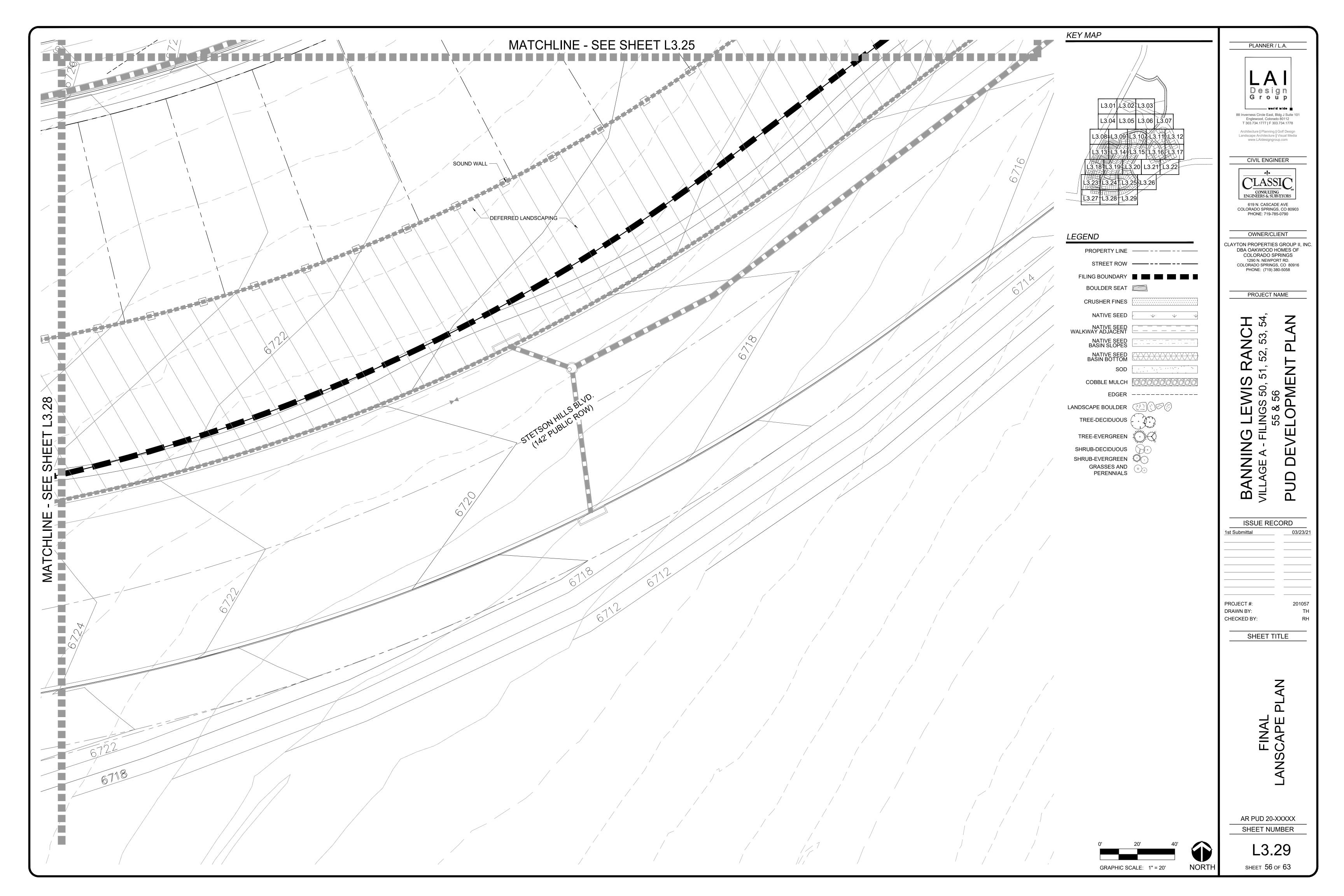












# PLANTING SCHEDULE

SYM DECIDUC	QTY DUS TREI	COMMON NAME  ES (Adaptable 18-28")	BOTANICAL NAME	KEY / APPENDIX B	MATURE WIDTH	SIZE	SPAC
EAC	85	ACCOLADE ELM	ULMUS X 'MORTON'	457DA	30'	2.5" caliper	Per p
EKC	29	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS 'ESPRESSO'	34AS	30'	2.5" caliper	Per p
		'ESPRESSO'					·
BOA	39	BUR OAK	QUERCUS MACROCARPA	4DA	40'	2.5" caliper	
HAC	50	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	3457DA	40'	2.5" caliper 2.5" caliper	
LAN	19	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA	478A	30'	z.5 caliper	rei
		ES (Steady 23-38")		1070	451	4 5"!:	Dan
CRR GLI	26 62	ROYAL RAINDROPS CRABAPPLE GREENSPIRE LINDEN	MALUS X 'JFS-KW5' TILIA CORDATA 'GREENSPIRE'	467S 4S	15' 30'	1.5" caliper 2.5" caliper	
EQM	29	EMERALD QUEEN NORWAY	ACER PLATANOIDES 'EMERALD QUEEN'	45 4S	40'	2.5" caliper	
-	20	MAPLE CTREET MARKE	ACER MINAREL MORTONI			2.5" caliper	
MSS	33 31	STATE STREET MAPLE AUTUMN BLAZE MAPLE	ACER MIYABEI 'MORTON'  ACER X FREMANII	S	30' 30'	2.5 caliper	
ABM ROA	49	NORTHERN RED OAK	QUERCUS RUBRA	48	30'	2.5" caliper	
STI	16	TINA SARGENT CRABAPPLE	MALUS X 'TINA'	45 467S	10'	1.5" caliper	
TCH	30	COCKSPUR HAWTHORNE	CRATAEGUS CRUS-GALLI 'INERMIS'	235AD	15'	1.5" caliper	Per
JAP	14	JACK PEAR	PYRUS CALLERYANA 'JACK'	A	10'	1.5" caliper	Per
CWD	33	PLAINS COTTONWOOD	POPULUS SARGENTII	478S	50-60'	2.5" caliper	Per
WSE	32	PEACH LEAF WILLOW	SALIX AMYGDALOIDES	47W	30-40'	2.5" caliper	Per
VERGR	EEN TRE	ES (Dry 13-20")					
PIN	21	PINON PINE	PINUS EDULIS	1256D	12 - 15'	6' ht. min.	Per
PON	69	PONDEROSA PINE	PINUS PONDEROSA	2678D	20 - 30'	6' ht. min.	Per
		ES (Adaptable 18-28")		Τ	Ι	1	
AUS	50	AUSTRIAN PINE	PINUS NIGRA	25678A	20'	6' ht. min.	Per
ВОР	26	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS		15'	6' ht. min.	Per
VERGR	EEN TRE	ES (Steady 23-38")					
CCF	26	WHITE FIR	ABIES CONCOLOR	45678SA	15 - 20'	6' ht. min.	Per
						0114	Per
BSP	10	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	678S	10'	6' ht. min.	1 01
CBS	50	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM	PICEA PUNGENS 'BAKERI'  PICEA PUNGENS  SIGNATURE TREES PROVIDED 725  TOTAL TREES PROVIDED 829  PERCENT SIGNATURE TREES PROVIDED = 87%	678S 678S	10' 25'	6' ht. min.	Per
CBS PERCE	50 ENT SIGNA	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725  TOTAL TREES PROVIDED 829  PERCENT SIGNATURE TREES PROVIDED = 87%	678S	25'	6' ht. min.	Per
CBS  PERCE  PECIDUC  RSA	50 ENT SIGNA DUS SHR 134	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20") RUSSIAN SAGE	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829	678S		6' ht. min.	Per
CBS PERCE	50 ENT SIGNA	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA	678S	25'	6' ht. min.	Per Per Per
PERCE PECIDUC RSA RAB CRA	50 ENT SIGNA DUS SHR 134 18 194	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS	678S 12D 1235D	25' 4' 4'	6' ht. min. 5 gallon 5 gallon	Per Per Per
PECIDUO RSA RAB CRA	50 ENT SIGNA  134 18 194  DUS SHR	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM	12D 1235D 24567DA	4' 4' 4' 4-6'	6' ht. min. 5 gallon 5 gallon 5 gallon	Per Per Per
PECIDUC RSA RAB CRA DECIDUC	50 ENT SIGNA  134 18 194  DUS SHR  73	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20") RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28") DWARF KOREAN LILAC	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN'	12D 1235D 24567DA	25' 4' 4' 4-6'	6' ht. min. 5 gallon 5 gallon 5 gallon	Per Per Per
PECIDUO RSA RAB CRA  DECIDUO DKO WSC	50 ENT SIGNA  134 18 194  DUS SHR  73 52	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20") RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28") DWARF KOREAN LILAC WESTERN SAND CHERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI	12D 1235D 24567DA 568A 1345A	25' 4' 4' 4-6' 5' 4 - 6'	6' ht. min. 5 gallon 5 gallon 5 gallon 5 gallon 5 gallon	Per Per Per Per
PECIDUC RSA RAB CRA DECIDUC	50 ENT SIGNA  134 18 194  DUS SHR  73	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20") RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28") DWARF KOREAN LILAC	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN'	12D 1235D 24567DA	25' 4' 4' 4-6'	5 gallon	Per Per Per Per Per
CBS  PERCE  RSA  RAB  CRA  DECIDUO  DKO  WSC  GLS  CIS	50 ENT SIGNA  134 18 194  0US SHR  73 52 127 45	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD	25' 4' 4' 4-6' 5' 4-6' 8'	5 gallon	Per Per Per Per Per Per Per
CBS  PERCE  RSA  RAB  CRA  DECIDUO  DKO  WSC  GLS	50 ENT SIGNA  134 18 194  DUS SHR  73 52 127	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA	12D 1235D 24567DA 568A 1345A 23456DA	25' 4' 4' 4-6' 5' 4-6' 8' 6'	5 gallon	Per Per Per Per Per Per
PERCEDUCE RSA RAB CRA  DECIDUCE DKO WSC GLS CIS MLC KNO	50 ENT SIGNA  134 18 194  0US SHR  73 52 127 45 9 51	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA	25' 4' 4' 4-6' 5' 4 - 6' 8' 6' 6'	5 gallon	Per Per Per Per Per Per Per
PERCEDUCE RSA RAB CRA  DECIDUCE DKO WSC GLS CIS MLC KNO	50 ENT SIGNA  134 18 194  0US SHR  73 52 127 45 9 51	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA	25' 4' 4' 4-6' 5' 4 - 6' 8' 6' 6'	5 gallon	Per Per Per Per Per Per Per Per
PECIDUO RSA RAB CRA  DECIDUO DKO WSC GLS CIS MLC KNO	50 ENT SIGNA  134 18 194  DUS SHR  73 52 127 45 9 51	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'	5 gallon	Per Per Per Per Per Per Per Per
PERCEDUCE RSA RAB CRA  DKO WSC GLS CIS MLC KNO  DECIDUCE ABS	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 4'	5 gallon	Per Per Per Per Per Per Per Per Per
PERCEDUCE RSA RAB CRA  DECIDUCE DKO WSC GLS CIS MLC KNO  DECIDUCE ABS NCG	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 5 5	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY  CENTER GLOW NINEBARK	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 4'	5 gallon	Per
PECIDUC RSA RAB CRA  DECIDUC DKO WSC GLS CIS MLC KNO  DECIDUC ABS NCG PDS	50 ENT SIGNA  134 18 194  0US SHR  73 52 127 45 9 51  0US SHR  5 5 170	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY  CENTER GLOW NINEBARK  DAKOTA SUNSPOT POTENTILLA	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S	25'  4' 4' 4-6'  5' 4-6' 8' 6' 4'  10' 8' 3'	5 gallon	Per
PECIDUC RSA RAB CRA  DKO WSC GLS CIS MLC KNO  ABS NCG PDS ALS	50 ENT SIGNA  134 18 194  DUS SHR  73 52 127 45 9 51  DUS SHR  5 170 6	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 4'  10' 8' 3' 6'-8'	5 gallon	Per
PECIDUO RSA RAB CRA  DECIDUO DKO WSC GLS CIS MLC KNO  DECIDUO ABS NCG PDS ALS AWS	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY  CENTER GLOW NINEBARK  DAKOTA SUNSPOT POTENTILLA  URAL FALSE SPIREA  ANTHONY WATERER SPIREA	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S S	25'  4' 4' 4-6'  5' 4-6' 8' 6' 4'  10' 8' 3' 6'-8' 3'	5 gallon	Per
PECIDUC RSA RAB CRA  DECIDUC DKO WSC GLS CIS MLC KNO  DECIDUC ABS NCG PDS ALS AWS RTD	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY  CENTER GLOW NINEBARK  DAKOTA SUNSPOT POTENTILLA  URAL FALSE SPIREA  ANTHONY WATERER SPIREA  RED TWIG DOGWOOD	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S S SA 457S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8'	5 gallon	Per
PECIDUO RSA RAB CRA  DKO WSC GLS MLC KNO  DECIDUO ABS NCG PDS ALS AWS RTD YTD SAC AMP	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 4567S S SA 457S 457S 457S 457S 234567DA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10'	5 gallon	Per
PECIDUC RSA RAB CRA  DKO WSC GLS CIS MLC KNO  ABS NCG PDS ALS AWS RTD YTD SAC	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD SHADBLOW SERVICEBERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 4567S S SA 457S 457S 457S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12'	5 gallon	
PECIDUC RSA RAB CRA  DKO WSC GLS CIS MLC KNO  ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58 179	COLORADO BLUE SPRUCE  ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 4567S S SA 457S 457S 457S 457S 234567DA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10'	5 gallon	Per
PECIDUC RSA RAB CRA  DKO WSC GLS CIS MLC KNO  ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58 179	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM MOUNTAIN SNOWBERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 4567S S SA 457S 457S 457S 457S 234567DA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10'	5 gallon	Per
PECIDUO RSA RAB CRA  DKO WSC GLS MLC KNO  DECIDUO ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58 179  EEN SHR  40	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM MOUNTAIN SNOWBERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA SYMPHORICARPOS OREOPHILUS	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S S SA 457S 457S 457S 457S 457S 457S 457S 457S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10' 4'	5 gallon	Per
PECIDUO RSA RAB CRA  DKO WSC GLS MLC KNO  DECIDUO ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58 179  EEN SHR  40	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE  RABBITBRUSH  GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC  WESTERN SAND CHERRY  GRO LOW SUMAC  PURPLE LEAF SANDCHERRY  CHEYENNE MOCKORANGE  DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY  CENTER GLOW NINEBARK  DAKOTA SUNSPOT POTENTILLA  URAL FALSE SPIREA  ANTHONY WATERER SPIREA  RED TWIG DOGWOOD  YELLOW TWIG DOGWOOD  SHADBLOW SERVICEBERRY  AMERICAN PLUM  MOUNTAIN SNOWBERRY	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA SYMPHORICARPOS OREOPHILUS	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 568SA 4567S S SA 457S 457S 457S 457S 457S 457S 457S 457S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10' 4'	5 gallon	Per
PECIDUO RSA RAB CRA  DKO WSC GLS MLC KNO  DECIDUO ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB	50 ENT SIGNA  134 18 194  DUS SHR  73 52 127 45 9 51  DUS SHR  5 5 170 6 83 30 11 36 58 179  EEN SHR  40	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM MOUNTAIN SNOWBERRY  RUBS (Dry 13-20") PFTIZER JUNIPER	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA SYMPHORICARPOS OREOPHILUS	12D 1235D 24567DA  568A 1345A 23456DA 1245678AD DA 45678SA  568SA 4567S S SA 457S 457S 457S 457S 4578S 234567DA 4578SA	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10' 4'	5 gallon	Per   Per
PECIDUO RSA RAB CRA  DKO WSC GLS MLC KNO  DECIDUO ABS NCG PDS ALS AWS RTD YTD SAC AMP SNB  EVERGR  PFJ	50 ENT SIGNA  134 18 194  73 52 127 45 9 51  DUS SHR  5 170 6 83 30 11 36 58 179  EEN SHR  40  EEN SHR  40	COLORADO BLUE SPRUCE ATURE TREES - 60% MINIMUM  UBS (Dry 13-20")  RUSSIAN SAGE RABBITBRUSH GOLDEN CURRANT  UBS (Adaptable 18-28")  DWARF KOREAN LILAC WESTERN SAND CHERRY GRO LOW SUMAC PURPLE LEAF SANDCHERRY CHEYENNE MOCKORANGE DOUBLE KNOCK OUT ROSE  UBS (Steady 23-38")  AUTUMN SERVICEBERRY CENTER GLOW NINEBARK DAKOTA SUNSPOT POTENTILLA URAL FALSE SPIREA ANTHONY WATERER SPIREA RED TWIG DOGWOOD YELLOW TWIG DOGWOOD SHADBLOW SERVICEBERRY AMERICAN PLUM MOUNTAIN SNOWBERRY  RUBS (Dry 13-20") PFTIZER JUNIPER  RUBS (Adaptable 18-28") BLUE CHIP JUNIPER BUFFALO JUNIPER	PICEA PUNGENS  SIGNATURE TREES PROVIDED 725 TOTAL TREES PROVIDED 829 PERCENT SIGNATURE TREES PROVIDED = 87%  PEROVSKIA X ATRIPLICIFOLIA CHRYSOTHAMNUS NAUSEOSUS RIBES AUREUM  SYRINGA MEYERI 'PALIBIN' PRUNUS BESSEYI RHUS AROMATICA PRUNUS X CISTENA PHILADELPHUS LEWISII 'CHEYENNE' ROSE 'RADTKO' PP16202  AMELANCHIER X GRANDIFLORA P. OPULIFOLIUS 'CENTER GLOW' POTENTILLA FRUTICOSA 'FARGO' SORBARIA SORBIFOLIA SPIREA JAPONICA 'ANTHONY WATERER' CORNUS SERICEA 'BAILEYI' CORNUS SERICEA FLAVIRAMEA AMELANCHIER CANADENSIS PRUNUS AMERICANA SYMPHORICARPOS OREOPHILUS  JUNIPERUS 'PFITZERIANA'	12D 1235D 24567DA 568A 1345A 23456DA 1245678AD DA 45678SA 4567S S SA 457S 457S 457S 457S 457S 457S 457S 457S	25'  4' 4' 4-6'  5' 4-6'  8' 6' 6' 4'  10' 8' 3' 6'-8' 3' 8' 5' 8-12' 10' 4'	5 gallon	Per

SYM	QTY	COMMON NAME	BOTANICAL NAME	KEY /	MATURE	SIZE	SPACING	
OTIVI	Q I I	COMMON NAME	DO TAINIOAL INAINIL	APPENDIX B	WIDTH	OIZL	SPACING	
PERENN	IALS & O	RNAMENTAL GRASSES (Dry 13-20")						
DDR	161	DWARF LITTLE BUSINESS DAYLILY	HEMEROCALLIS 'LITTLE BUSINESS'	D	2'	1 gallon	2'	
DDY	90	DAYLILY STELLA D'ORO	HEMEROCALLIS 'STELLA D'ORO'	D	2'	1 gallon	2'	
ZGR	66	ZEBRA GRASS	MISCANTHUS SINENSIS 'STRICTUS'	DA	5'	1 gallon	5'	
MMG	374	MAIDEN GRASS, MORNING LIGHT	MISCANTHUS SINENSIS 'MORNING LIGHT'	DA	3'	1 gallon	3'	
PDG	148	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	134D	3'	1 gallon	3'	
RSG	335	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	12346D	30"	1 gallon	30"	
PERENN	IALS & O	RNAMENTAL GRASSES (Adaptable	18-28")					
DSB	94	ALASKA SHASTA DAISY	LEUCANTHEMUM X SUPERBUM 'ALASKA'	А	2'	1 gallon	2'	
SAG	64	SEDUM / AUTUMN JOY	SEDUM SPECTABILE 'AUTUMN JOY'	Α	2'	1 gallon	2'	
COZ	53	COREOPSIS, ZAGREB	COREOPSIS VERTICALLATA ZAGREB	123A	18"	1 gallon	18"	
PERENN	PERENNIALS & ORNAMENTAL GRASSES (STEADY 23-28")							
CBL	62	MOUNTAIN BLUE CORNFLOWER	CENTAUREA MONTANA 'MOUNTAIN BLUET'		30"	1 gallon	30"	
REV	116	RED VALERIAN/JUPITERS BEARD	CENTRANTHUS RUBER 'ALBUS' SA 24"		24"'	1 gallon	24"'	
CMW	259	CATMINT, WALKERS LOW	NEPETA FAASSENII 'WALKERS LOW'		30"'	1 gallon	30"'	

### NATIVE GRASS SEED MIX

BOTANIC NAME	COMMON NAME	POUNDS PER ACRE
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1.00
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	0.10
BOUTELOUA GRACILIS	BLUE GRAMA	2.00
HESPEROSTIPA COMATA SSP. COMATA	NEEDLE AND THREAD	0.25
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA	2.00
KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	0.15
PASCOPYRUM SMITHII	WESTERN WHEATGRASS	4.00
TOTAL SEEDING RATE PER A	9.50	

### NATIVE GRASS SEED MIX (WALKWAY ADJACENT)

BOTANIC NAME	COMMON NAME	POUNDS PER ACRE
BOUTELOUA DACTYLOIDES	BUFFALO GRASS	4.50
BOUTELOUA GRACILIS	BLUE GRAMA	4.50
TOTAL SEEDING RATE PER	9.00	

# TURFGRASS (SOD)

SUPPLIER		TURF TYPE
	GREEN BELT TURF	PIKES PEAK BLUEGRASS BLEND
	NOTE: SUBSTITUTIONS MUREPRESENTATIVE PRIOR T	JST BE APPROVED BY OWNER'S O INSTALLATION.

# COBBLE MULCH

MULTI-COLORED WASHED RIVER ROCK	50% 1"-2" DIAMETER 50% 2"-6" DIAMETER	
ALL COBBLE MULCH AREAS TO HAVE A MI	NIMUM 4" DEPTH.	
TOTAL PROPOSED COBBLE MULCH = 28,539 SF		

# **WOOD MULCH**

DOUBLE-SHREDDED CEDAR MULCH (FRONT RANGE MATERIALS LANDSCAPE MULCH #16-643 OR APPROVED EQUAL)
ALL WOOD MULCH AREAS TO HAVE A MINIMUM 4" DEPTH.

### TOTAL PROPOSED WOOD MULCH = 5,930 SF

## NATIVE GRASS SEED MIX (BOTTOM OF DETENTION PONDS)

Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/ Acre Drilled	Lbs PLS/Acre Broadcast or Hydroseeded
Redtop <sup>2</sup>	Agrostis alba	Warm	Sod	5,000,000	0.1	0.2
Switchgrass (Pathfinder)	Panicum virgatum	Warm	Sod/ Bunch	389,000	2.2	4.4
Western wheatgrass (Arriba)	Pascopyrum smithii	Cool	Sod	110,000	7.9	15.8
Indian saltgrass	Distichlis spicata	Warm	Sod	520,000	1.0	2.0
Wooly sedge	Carex lanuginose	Cool	Sod	400,000	0.1	0.2
Baltic rush	Juncus balticus	Cool	Sod	109,300,000	0.1	0.2
Prairie cordgrass	Spartina pectinata	Cool	Sod	110,000	1.0	2.0
Annual rye	Lolium multiflorum	Cool	Cover crop	227,000	10.0	20.0
				TOTAL	<u>22.4</u>	<u>44.8</u>
Wildflowers			3	4 4 4		S
Nuttall's sunflower	Helianthus nuttallii			250,000	0.10	0.20
Wild bergamot	Monarda fistulosa			1,450,000	0.12	0.24
Yarrow	Achillea millefolium			2,770,000	0.06	0.12
Blue vervain	Verbena hastata				0.12	0.24
				TOTAL	0.40	0.80

tions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

NOTE: THIS SEED MIX CAN BE FOUND IN THE COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 1 IN TABLE 14-9 (RECOMMENDED SEED MIX FOR HIGH WATER TABLE CONDITIONS).

# NATIVE GRASS SEED MIX (SLOPES OF DETENTION PONDS)

Common Name (Variety)	Scientific Name	Growth Season	Growth Form	Seeds/Lb	Lbs PLS/Acre Drilled	Lbs PLS/Acre Broadcast or Hydroseeded
Sheep fescue (Durar)	Festuca ovina	Cool	Bunch	680,000	1.3	2.6
Western wheatgrass (Arriba)	Pascopyrum smithii	Cool	Sod	110,000	7.9	15.8
Alkali sacaton	Spolobolus airoides	Warm	Bunch	1,758,000	0.5	1.0
Slender wheatgrass	Elymus trachycaulus	Cool	Bunch	159,000	5.5	11.0
Canadian bluegrass (Ruebens) <sup>1</sup>	Poa compressa	Cool	Sod	2,500,000	0.3	0.6
Switchgrass (Pathfinder)	Panicum virgatum	Warm	Sod/ Bunch	389,000	1.3	2.6
Annual rye	Lolium multiflorum	Cool	Cover crop	227,000	10.0	20.0
	er.			TOTAL	<u>26.8</u>	<u>53.6</u>
Wildflowers		†				
Blanket flower	Faillardia aristata			132,000	0.25	0.50
Prairie coneflower	Ratibida columnaris			1,230,000	0.20	0.40
Purple prairie clover	Petalostemum purpurea			210,000	0.20	0.40
Gayfeather	Liatris punctata			138,000	0.06	0.12
Flax	Linum lewisii			293,000	0.20	0.40
Penstemon	Penstemon strictus			592,000	0.20	0.40
Yarrow	Achillea millefolium			2,770,000	0.03	0.06
For side slopes or between		V V V V		TOTAL	<u>1.14</u>	2.28

<sup>1</sup>For side slopes or between wet and dry areas. <sup>2</sup>Substitute 1.7 lbs PLS/acre of inland saltgrass (*Distichlis spicata*) in salty soils.

NOTE: THIS SEED MIX CAN BE FOUND IN THE COLORADO SPRINGS DRAINAGE CRITERIA MANUAL, VOLUME 1 IN TABLE 14-10 (RECOMMENDED SEED MIX FOR TRANSITION AREAS).

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- 2. PLANTING SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- 3. ALL TREES, SHRUBS, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12-MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORN BY THE CONTRACTOR.
- 4. THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- 5. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- 6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
- 7. ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS.
- 8. ALL TOPSOIL SHALL BE AMENDED WITH COMPOST AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA OR PER RECOMMENDATIONS OF TOPSOIL ANALYSIS. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT IN SEED AND SOD AREAS. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A MINIMUM RATE OF 4 CUBIC YARDS PER THOUSAND SQUARE FEET OR PER TOPSOIL ANALYSIS, ROTOTILLED TO A MIN. DEPTH OF 8".
- DECIDUOUS TREES SHALL NOT BE PLANTED CLOSER THAN 6 FEET TO STREET BACK OF CURB, AND CONIFEROUS TREES NO CLOSER THAN 8 FEET TO PUBLIC STREET IMPROVEMENTS (IE: SIDEWALKS, CURB, ETC.). ALL TREES SHALL NOT BE PLANTED CLOSER THAN 15' TO ANY STORM PIPE, WATER LINES, OR SEWER LINE. NO TREES SHALL BE PLANTED IN DRY UTILITY EASEMENTS.
- 10. ALL SHRUB BED AREAS SHALL BE EDGED WITH 6" DURA-EDGE STEEL LANDSCAPE EDGER (12 GAUGE, DARK GREEN) UNLESS OTHERWISE INDICATED. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS.
- 11. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER FABRIC AND MULCH HAVE BEEN INSTALLED.
- 12. ALL ROCK MULCH SHALL BE MULTI-COLORED, WASHED RIVER ROCK/COBBLE, WITH A BLEND OF 50% OF THE AREA COVERED WITH 1-INCH TO 2-INCH (1"-2") DIAMETER
- AND 50% OF THE AREA COVERED WITH 2-INCH TO 6-INCH (2"-6") DIAMETER. A. ALL DECIDUOUS AND EVERGREEN SHRUBS IN PLANTING BEDS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
- B. ALL NARROW AREAS BETWEEN STORM INLETS AND SIDEWALKS, AND BETWEEN SIDEWALK RAMPS AT INTERSECTIONS SHALL BE MULCHED WITH ROCK MULCH AS INDICATED ABOVE.
- 13. ALL WOOD MULCH SHALL BE DOUBLE-SHREDDED CEDAR MULCH (FRONT RANGE MATERIALS LANDSCAPE MULCH #16-643 OR APPROVED EQUAL) SPREAD TO A MINIMUM
- DEPTH OF 4 INCHES (4") UNLESS OTHERWISE INDICATED ON THE PLANS. A. ALL TREES SHALL RECEIVE A MINIMUM 36-INCH (36") DIAMETER RING OF WOOD MULCH REGARDLESS OF WHETHER THEY ARE LOCATED IN NATIVE GRASS AREAS, SOD AREAS, OR IN PLANTING BEDS.
- B. ALL ORNAMENTAL GRASS AND PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH WOOD MULCH AS INDICATED ABOVE.
- 14. TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY
- 15. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- 16. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- 17. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
- 18. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- 19. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- 20. NO TREES/STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENTS OR WITHIN 15' OF ANY COLORADO SPRINGS UTILITIES' MAINLINES.
- 21. PERMANENT IRRIGATION TO BE PROVIDED TO ESTABLISH NATIVE AREA PLANT MATERIAL AND WATER DURING DRY PERIODS.
- 22. SHRUBS BEDS WITHIN NATIVE AREAS SHALL BE MULCHED TO DELINEATE BETWEEN NATIVE GRASS AND SHRUB BED AND ASSIST WITH MAINTENANCE.
- 23. TREE STAKING SHALL BE REMOVED 12-18 MONTHS AFTER INSTALLATION, OR AS SOON AS THE TREE IS WELL ESTABLISHED IN ITS LOCATION.

AR PUD 20-XXXXX SHEET NUMBER

SHEET 57 OF 63

PLANTING NOTES

Design

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PHONE: (719) 380-5058

PROJECT NAME

ISSUE RECORD

1st Submittal

PROJECT #: 201057

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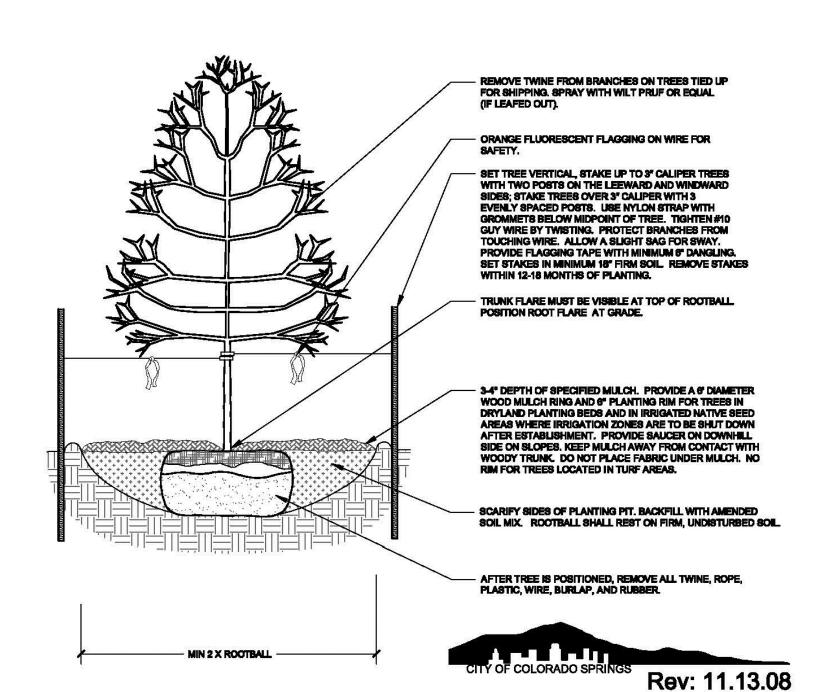
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# PLANTING DETAILS

# 1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE

- 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. B. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

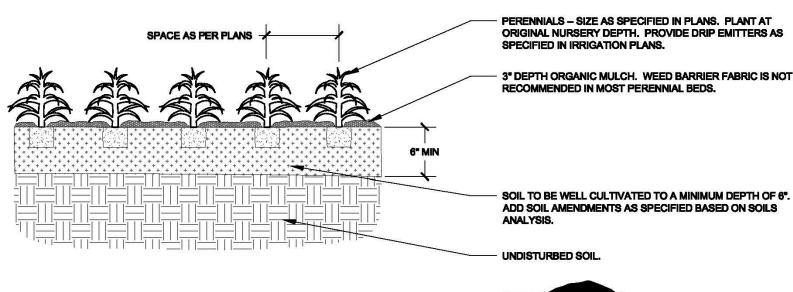


Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes

**DECIDUOUS TREE PLANTING DETAIL** 

**NOT TO SCALE** 

- 1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE. 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL. 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



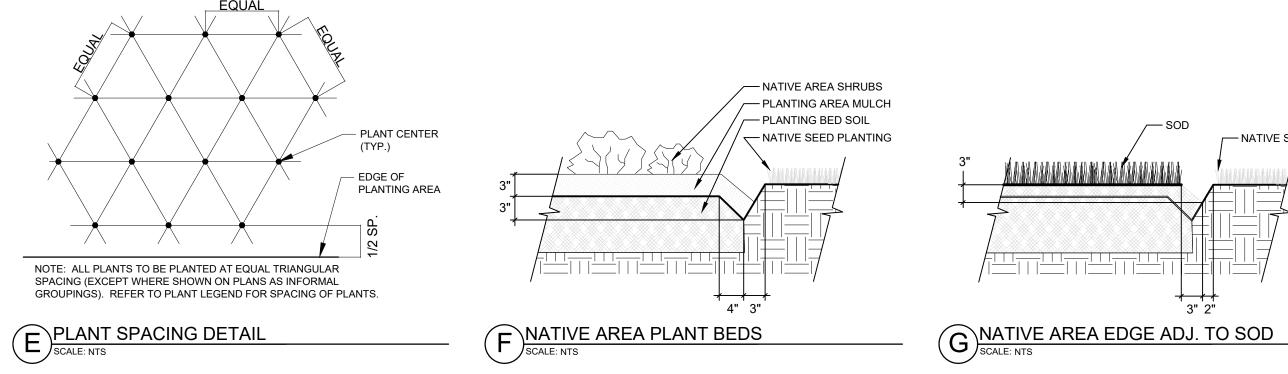
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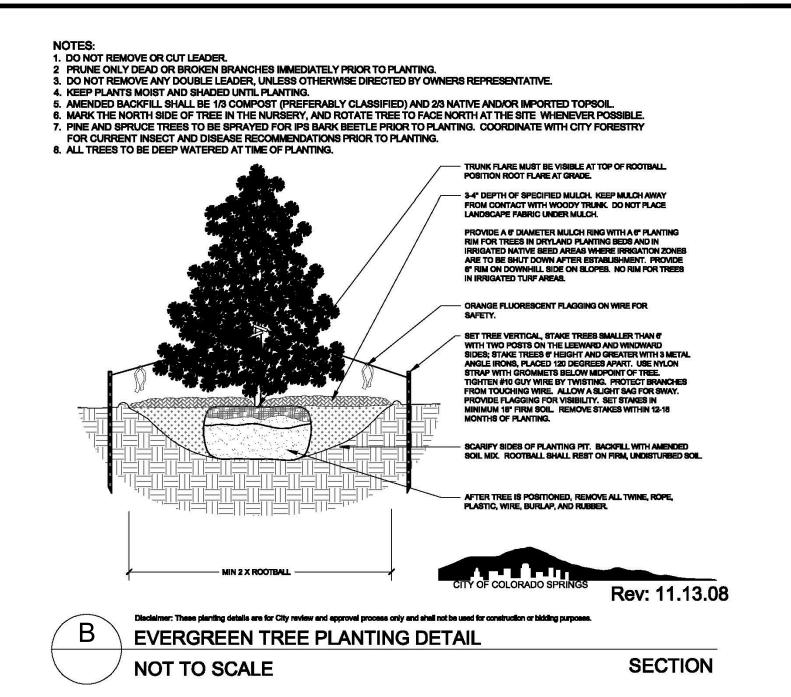
Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes PERENNIAL/GROUNDCOVER PLANTING DETAIL

**NOT TO SCALE** 

**SECTION** 

**SECTION** 

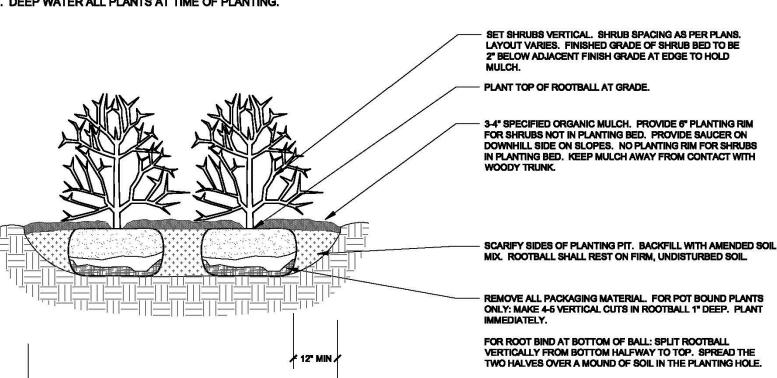




1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES. 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.

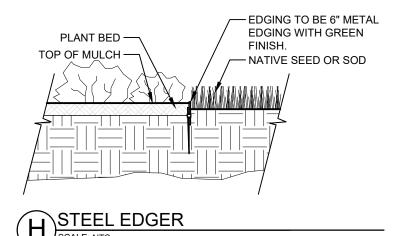
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING



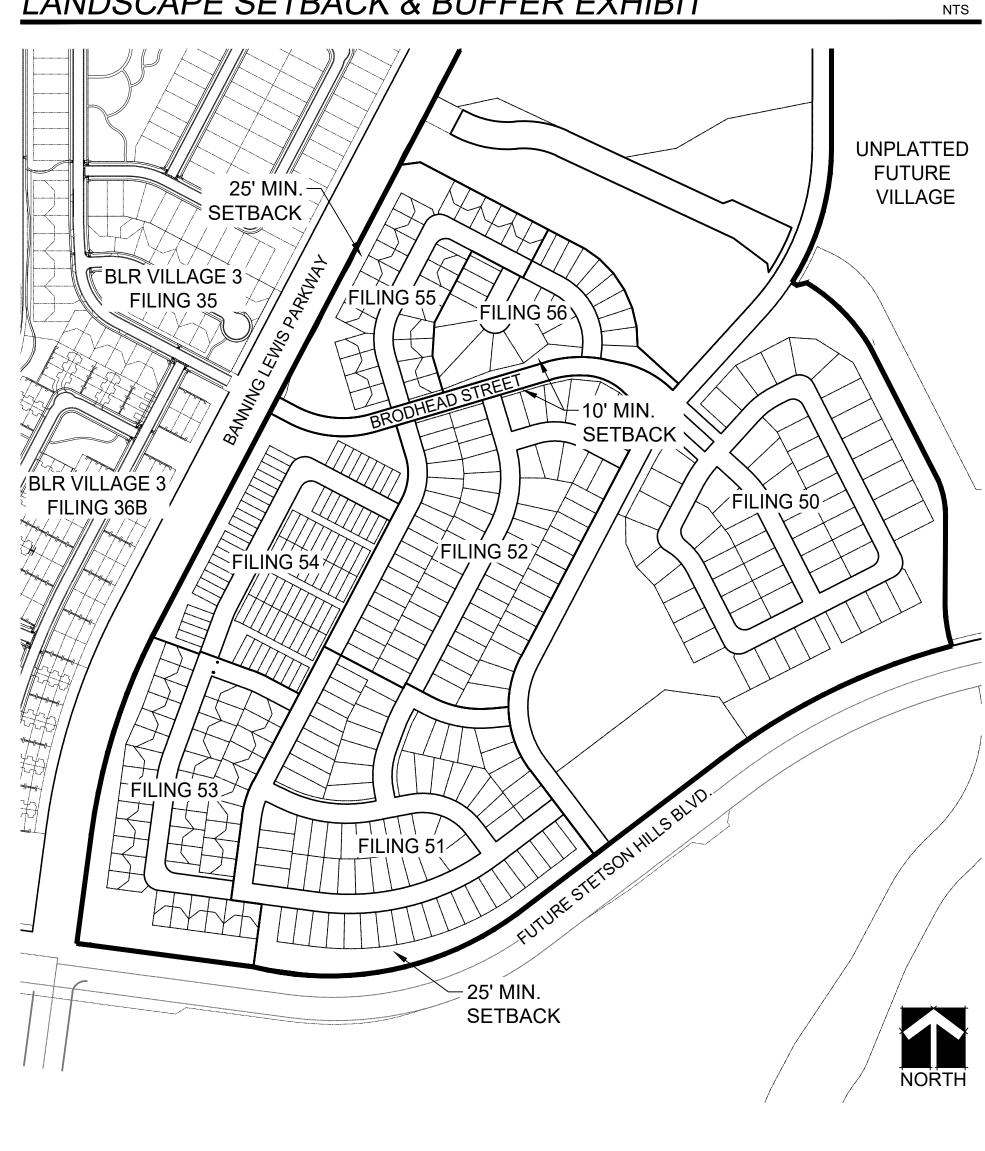
SHRUB PLANTING DETAIL

**SECTION NOT TO SCALE** 

TOP OF MULCH —



# LANDSCAPE SETBACK & BUFFER EXHIBIT



# LANDSCAPE SETBACKS & BUFFERS

STREET NAME or ZONE BNDRY (ELEV.)	STREET CLASSIFICATION	WIDTH (FEET) REQUIRED/ MINIMUM PROVIDED	LINEAR FOOTAGE	TREE/FEET	# of TREES REQUIRED/ PROVIDED	SHRUB SUBSTITUTE REQUIRED/PROVIDED
BRODHEAD STREET	COLLECTOR	10' / 10'	2626'	1 / 30'	88 / 107	N.A.
BANNING LEWIS PKWY	MAJOR ARTERIAL	25' / 25'	809'	1 / 20'	41 / 41	N.A.
FUTURE STETSON HILLS BLVD	MAJOR ARTERIAL	25' / 25'	1728'	1 / 20'	N.A.	N.A.

1. LANDSCAPE ADJACENT TO THE FUTURE STETSON HILLS BLVD IS DEFERRED 2. LANDSCAPE ADJACENT TO BLR PARKWAY, SOUTH OF BRODHEAD STREET IS DEFERRED. ONLY THE PORTION NORTH OF

BRODHEAD STREET IS SHOWN IN CALCULATIONS

# LANDSCAPE AREA CALCULATIONS

LANDSCAPE COVERAGE TYPE	AREA (SF)	PERCENTAGE
BLUEGRASS SOD	354,147 SF	39.1%
NATIVE SEED	400,702 SF	44.2%
NATIVE SEED - BASIN SLOPE	62,163 SF	6.9%
NATIVE SEED - BASIN BOTTOM	54,848 SF	6.0%
SHRUB BEDS	34,470 SF	3.8%
TOTAL	906,330 SF	100%

NOTE: A MAXIMUM OF 50% OF LANDSCAPE AREAS CAN BE IN SOD.

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SHEET 58 OF 63

### LANDSCAPE PLAN CHECKLIST X Certification of Professional Qualifications X Delineation of Corner Visibility Triangles Attached to Application. See Plans X Natural Features X Soil Analysis Report Soil analysis to be obtained by landscape contractor prior to construction. See Plans X Description of soil preparation and amendments per soil analysis X Storm Water Management Ponds A signed affidavit by the landscape contractor attesting to the soil amendments Not Applicable incorporated to correct deficiencies shall be provided to city staff with the soil X Height and Slope of Berms analysis prior to the issuance of a certificate of occupancy. Refer to Civil Plans. X Climate Zone and Plant Communities to be used The site is located in the Mild Semi-arid Foothills and Plains zone. Plant χ Areas of Slope Protection communities to be used are: Ponderosa Pine, Forest, Foothills Shrublands, Prairie None required for landscaped areas. and Pinon-Juniper Woods. \_χ\_ Reclamation and Erosion Control Areas X Schematic Diagram of Plant Communities and Hydrozones None required for landscape areas. See Civil Erosion Control See This Sheet Plan for overlot grading erosion control requirements. X Calculation of Site Category Requirements X Location of Existing and Proposed Utility Easements See This Sheet See Plans \_χ\_ Overhead Power Lines X Plant Schedule See Landscape Details Sheet Not Applicable $\underline{\chi}$ Screening of Refuse Collection Areas X Percentages of Signature Plants See Landscape Details Sheet Not Applicable X Screening of Loading and Utility Service Areas χ Tree, Shrub and Groundcover Details See Landscape Details Sheet Not Applicable. χ North Arrow and Vicinity Map \_\_χ\_ Detailed Design of Screening Structures Not Applicable. χ Notation of Scale Landscape Grading Plan X Dimensioned Property Line Refer to Plat. Not shown on Landscape Plans for clarity. X Certification of Professional Qualifications Attached to Application. χ Location, Name and Classification of Streets See Plans X North Arrow and Vicinity Map χ Existing and Proposed Zoning of Site and Surrounding Properties See Plans See Sheets 2 and 3 X Notation of Scale See Plans χ Project Data See Cover Sheet \_χ\_ Dimensioned Property Line Refer to Plat. Not shown on Landscape Plans for clarity. χ Irrigation Types and Methods Hydrozones will be used to determine the appropriate irrigation design per the landscape plant material groupings. Trees and shrubs will be irrigated on separate X Location, Name and Classification of Streets zones from sod or seed ground covers. Trees and shrubs will be drip irrigated. Native seed and sod areas will get overhead spray or rotor irrigation. All controllers X Delineation of 100 Year Floodplain and non-tidal Wetlands Not Applicable. χ Delineation of 100 Year Floodplain and non-tidal Wetlands χ Natural Features Not Applicable. See Plans X Plan for protection of vegetation to remain No major existing vegetation to be retained in development area. X Storm Water Management Ponds Not Applicable χ Request for Administrative Relief Not Applicable. X Existing Grade of Plants to be Retained No major existing vegetation to be retained in development area. Site Elements Indicated All Structures and Light Standards See Plans Not shown at this time. Street lighting will be designed to meet Colorado Springs Utilities' and the City of Colorado Springs' requirements. Locations will be \_χ\_ Conforming Slopes coordinated with utility and planting design. See Plans $\chi$ Top and Toe of Manufactured Slopes X Exterior Driveways, Parking and Loading Areas Not Applicable. See Plans X Pedestrian Walks, Paths and Areas X Conforming Berms See Plans X Retaining and Screen Walls and Fences X Height and Slope of Berms χ Existing Major Vegetation to be Removed and to Remain \_χ\_ Slopes Greater than 4:1 Labeled No existing vegetation on-site. X Existing Grade of Plants to be Retained X Retaining Walls with Typical Heights Labeled Not Applicable X Location, Types and Quantities of Trees, Shrubs and Ornamental Grasses X Areas of Slope Protection None Required. X Proposed Plants Shown at Range of Mature Width X Reclamation and Erosion Control Areas Labeled None Required. X Ground Plane Treatment X General Intent of Site Drainage See Plans See Plans X Plants not required by Code labeled as extra X Water Harvesting and Groundwater Recharge Areas See Plans

# None Required.

X Non-living Materials See Plans

1. AN IRRIGATION PLAN APPLICATION IS DUE AT TIME FIRST BUILDING PERMIT AND BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2. TURF AND NATIVE ZONES WILL BE IRRIGATED WITH SPRAY ROTORS, SHRUB BEDS AND TREES IN NATIVE AREAS WILL BE SUPPLIED BY DRIP IRRIGATION AND BUBBLERS.

# HYDROZONE DIAGRAM PLANT COMMUNITIES HYDROZONES (supplemental water) V - VERY LOW (0 - 7 INCHES PER YEAR 1 - SEMIARID SHRUBLANDS 5 - FOOTHILL SHRUBLANDS M - MODERATE (15 - 25 INCHES PER YEAR 2 - PRAIRIE-JUNIPER WOODLANDS 6 - PONDEROSA PINE FOREST 3 - PRAIRIE 7 - UPPER ELEVATION RIPARIAN L - LOW (7 - 15 INCHES PER YEAR H - HIGH (MORE THAN 25 INCHES PER YEAR 4 - LOWER ELEVATION RIPARIAN 8 - DOUGLAS-FIR FOREST

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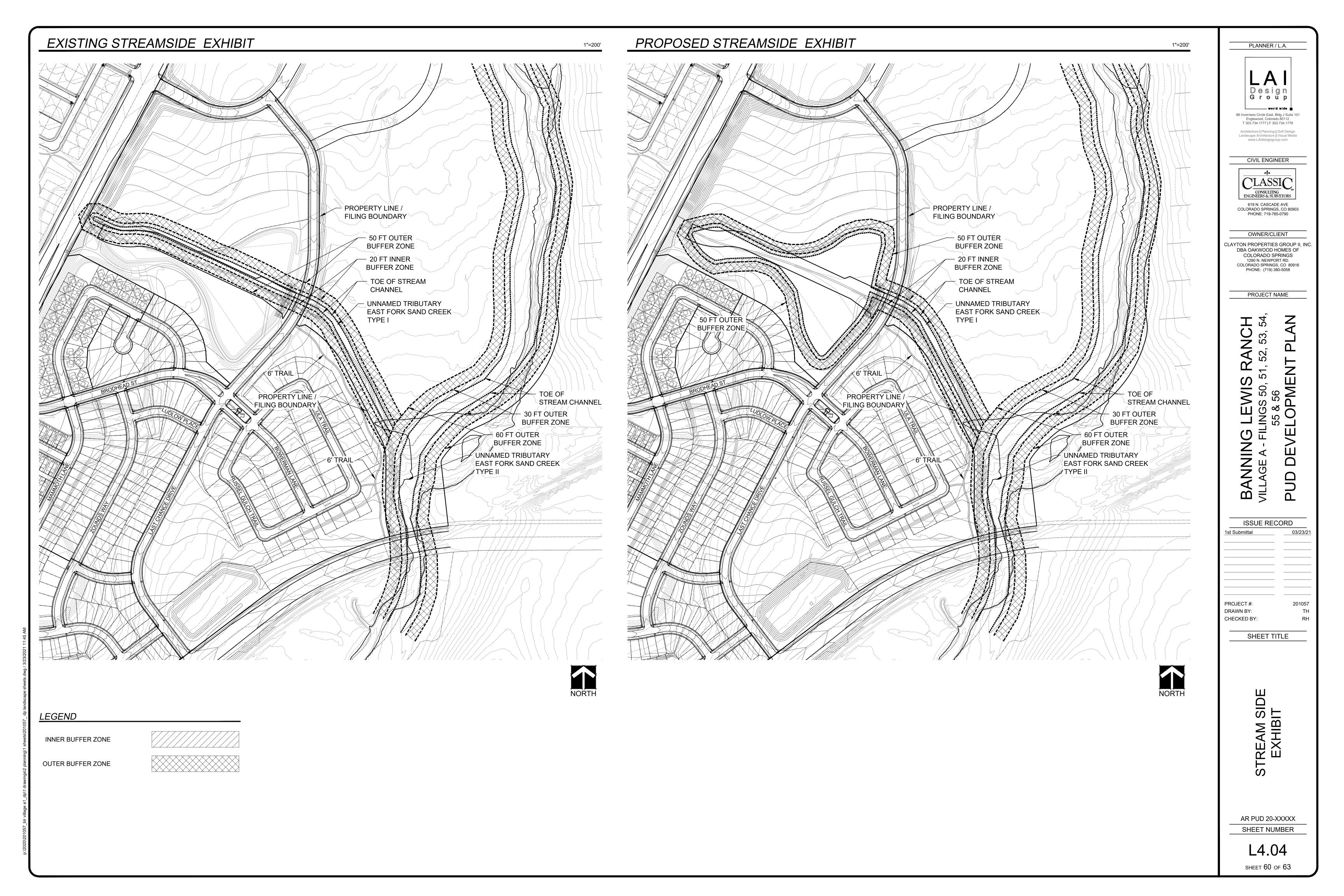
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CHECKLIST ROZONE RAM ANDSCAPE (AND HYDE DIAGE

AR PUD 20-XXXXX SHEET NUMBER

L4.03 SHEET 59 OF 63



# LANDSCAPE & IMPERVIOUS SURFACE REQUIREMENTS

TYPE I STREAM			
20 FT INNER BUFFER ZONE*			
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 20' 1,168 L.F. / 20 = 59 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	37 TREES PROVIDED	220 SHRUBS PROVIDED
50 FT OUTER BUFFER ZONE**			
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 30' 1,280 L.F. / 30 = 43 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	39 TREES PROVIDED	160 SHRUBS PROVIDED

INNER BUFFER ZONE	OUTER BUFFER ZONE
NO IMPERVIOUS	10% MAXIMUM IMPERVIOUS
SURFACE ALLOWED	SURFACE ALLOWED
0 SF (0%) IMPERVIOUS	16,900' SF (10%) IMPERVIOUS
SURFACE PROPOSED	SURFACE PROPOSED

OUTER BUFFER ZONE

10% MAXIMUM IMPERVIOUS

SURFACE ALLOWED

0' SF (0%) IMPERVIOUS

SURFACE PROPOSED

INNER BUFFER ZONE

NO IMPERVIOUS

SURFACE ALLOWED

0 SF (0%) IMPERVIOUS

SURFACE PROPOSED

### TYPE II STREAM

30 FT INNER BUFFER ZONE*			
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 20' 267 L.F. / 14 = 14 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE	9 TREES PROVIDED	64 SHRUBS PROVIDED
60 FT OUTER BUFFER ZONE**			
TREES REQUIRED	SHRUB SUBSTITUTES ALLOWED	TREES PROVIDED	SHRUBS PROVIDED
1 TREE PER 30' 267 L.F. / 30 = 9 TREES	UP TO 100% AT A RATE OF 10 SHRUBS PER TREE (WITH A MAX. OF 50% SHRUB SUBSTITUTE)	7 TREES PROVIDED	60 SHRUBS PROVIDED

# STREAMSIDE DESIGN CRITERIA

### 1. GRADING & LANDFORM

THE STREAM EXISTS AND IS INTACT. CLASSIC CONSULTING (ENGINEERS FOR BLR) WILL WORK CLOSELY WITH THE CITY FOR APPROVALS OF UTILITY, STORMWATER AND GRADING WHICH WOULD BE ADJACENT TO OR BE WITHIN PORTIONS OF THE STREAMSIDE AREA DURING THE DEVELOPMENT PLAN PROCESS.

### 2. SITE DESIGN

DEVELOPMENT PLANS PROPOSED FOR AREAS ADJACENT TO THE STREAMSIDE OVERLAY ARE REQUIRED TO MAKE IMPROVEMENTS TO THE STREAMSIDE ZONES PER THE CITY. WE PLAN TO PROPOSE TRAILS THAT WILL PARALLEL THE STREAMSIDE AREAS AND EVENTUALLY CONNECT DUBLIN BLVD. TO STETSON HILLS BLVD. MOST OR ALL OF THE TRAIL WOULD BE OUTSIDE THE STREAMSIDE ZONE. CONNECTIONS FROM THE PROPOSED RESIDENTIAL AREAS WILL BE MADE TO THE TRAIL. OPEN SPACE AND/OR PARK AREAS WITHIN THE RESIDENTIAL SITES ADJACENT TO THE STREAMSIDE AREA WILL LIKELY BE PROPOSED AS FUTURE DESIGNS OCCUR FOR VILLAGE A.

### 3. WILDLIFE HABITAT

MINIMAL DEVELOPMENT IS PLANNED WITHIN THE STREAMSIDE OVERLAY ZONES. IMPROVEMENTS REQUIRED BY THE CITY PER THE FINDINGS OF THE FINAL DRAINAGE REPORT WILL BE THE ONLY DISTURBANCE.

### 4. TRAILS & RECREATION

DEVELOPMENT PLANS PROPOSED FOR AREAS ADJACENT TO THE STREAMSIDE OVERLAY ARE REQUIRED TO MAKE IMPROVEMENTS TO THE STREAMSIDE ZONES PER THE CITY. THERE ARE NO COMMUNITY TRAIL NETWORKS OUTLINED FOR THE VILLAGE A AREA IN THE CITY OF COLORADO SPRINGS PARK SYSTEM MASTER PLAN. OPEN SPACE AND/OR PARK AREAS WITHIN THE RESIDENTIAL SITES ADJACENT TO THE STREAMSIDE AREA WILL LIKELY BE PROPOSED AS FUTURE DESIGNS OCCUR FOR VILLAGE A.

### 5. FLOODPLAIN

CLASSIC CONSULTING (ENGINEERS FOR BLR) HAVE BEEN WORKING CLOSELY WITH THE CITY FOR APPROVALS OF STORMWATER UTILITIES AND ANY REQUIREMENTS THAT WOULD NEED TO BE MET. NO RESIDENTIAL DEVELOPMENT WILL BE PLANNED WITHIN THE 100-YEAR FLOODPLAIN.

### 6. SIGNIFICANT NATURAL FEATURES

THERE ARE NO SIGNIFICANT FEATURES TO THIS STREAM. PROPOSED DEVELOPMENT AND DISTURBANCE NEAR THE STREAM WILL MEET CITY REQUIREMENTS.

### 7. COMPLEMENTARY PLANS

THE PROJECT IS NOT INCLUDED IN ANY APPROVED SUBAREA PLANS.

### 8. RIPARIAN BUFFERS & IMPERVIOUS SURFACES

THE PROJECT DESIGN IMPLEMENTS A RIPARIAN BUFFER BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY. THE DESIGN EXCLUDES IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEETS IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY. ALSO, BEST MANAGEMENT PRACTICES HAVE BEEN INCORPORATED AS WELL AS VISUAL BUFFER OPPORTUNITIES OF THE SUBJECT STREAM.

### 9. LANDSCAPE

OUTER AND INNER BUFFER ZONE LANDSCAPING STANDARDS HAVE BEEN MET, AS WELL AS ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

### 10. STREAM BANK STABILIZATION

THE STREAM BANK AND SLOPE AREAS HAVE BEEN IDENTIFIED AND DISTURBED AREAS DO NOT EXIST ON THE PROJECT SITE.

### 11. STREAM RECLAMATION

THE QUALITY OF THE STREAMSIDE AREA HAS BEEN IMPROVED VISUALLY, FUNCTIONALLY AND RECREATIONALLY WITH LANDSCAPE BUFFERING, TRAILS AND POCKET PARK SPACE.

# STREAMSIDE OVERLAY NOTES

1. REFER TO LANDSCAPE PLANS FOR SPECIFIC TREE AND SHRUB SPECIES.

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PROJECT NAME

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- FILINGS 50, 51, 52, 53, 54, 55 & 56

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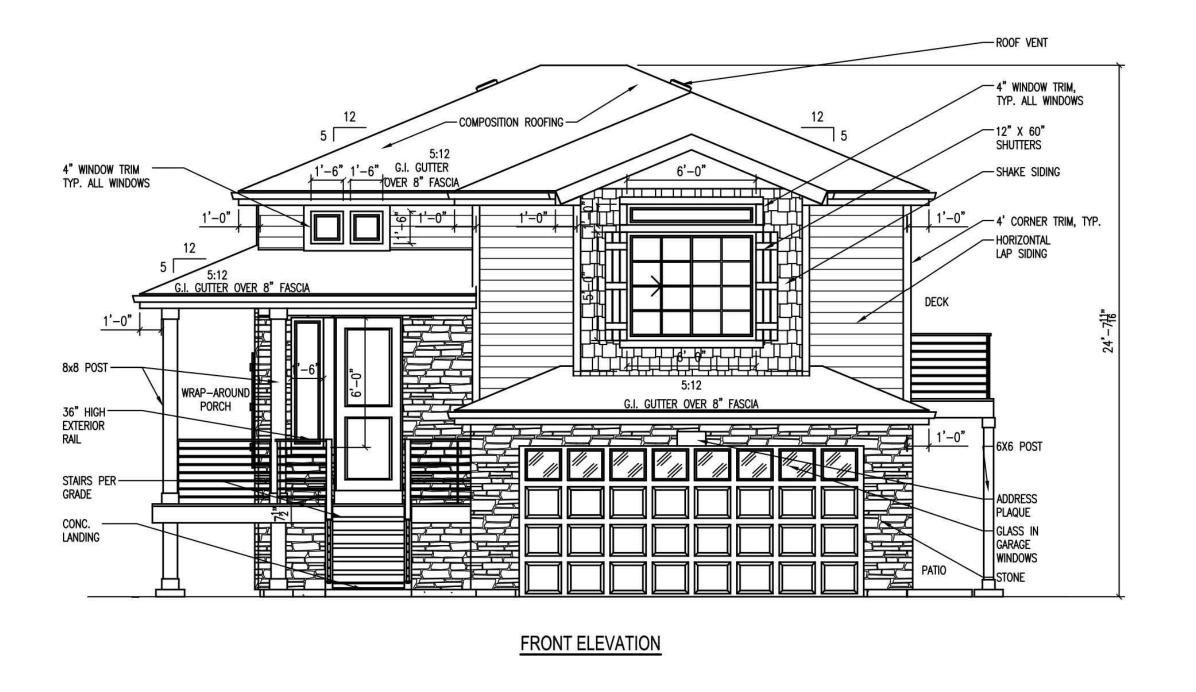
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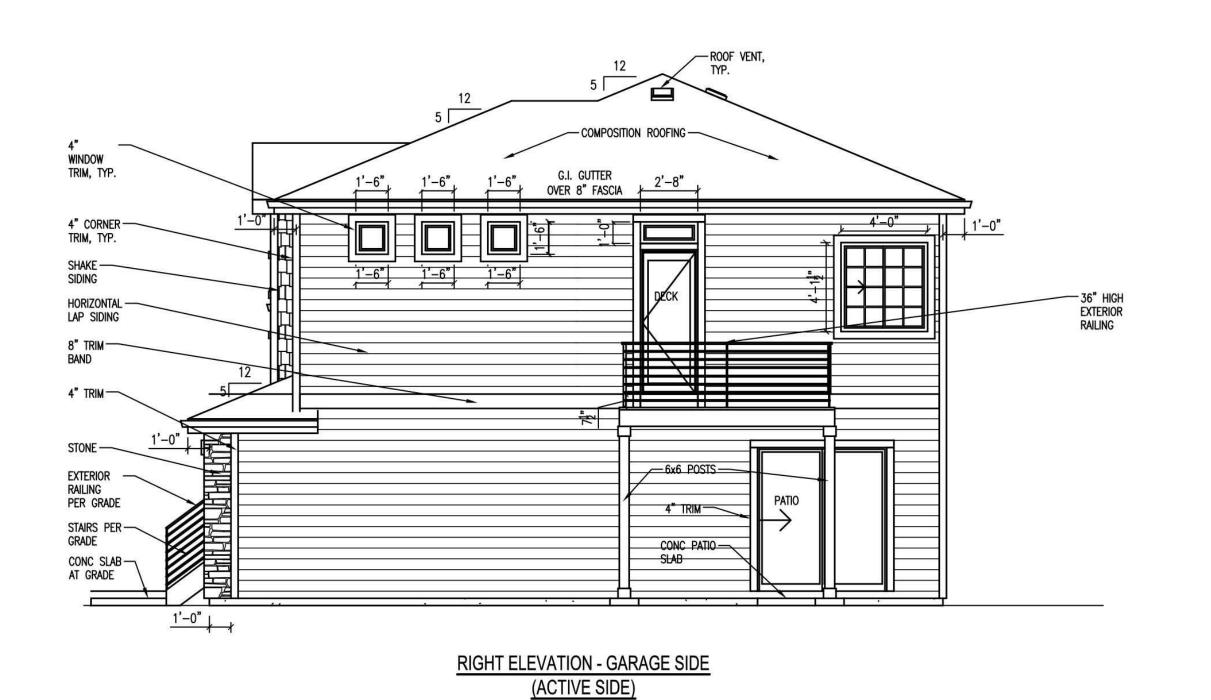
STREAM SIDE NOTES AND REQUIREMENTS

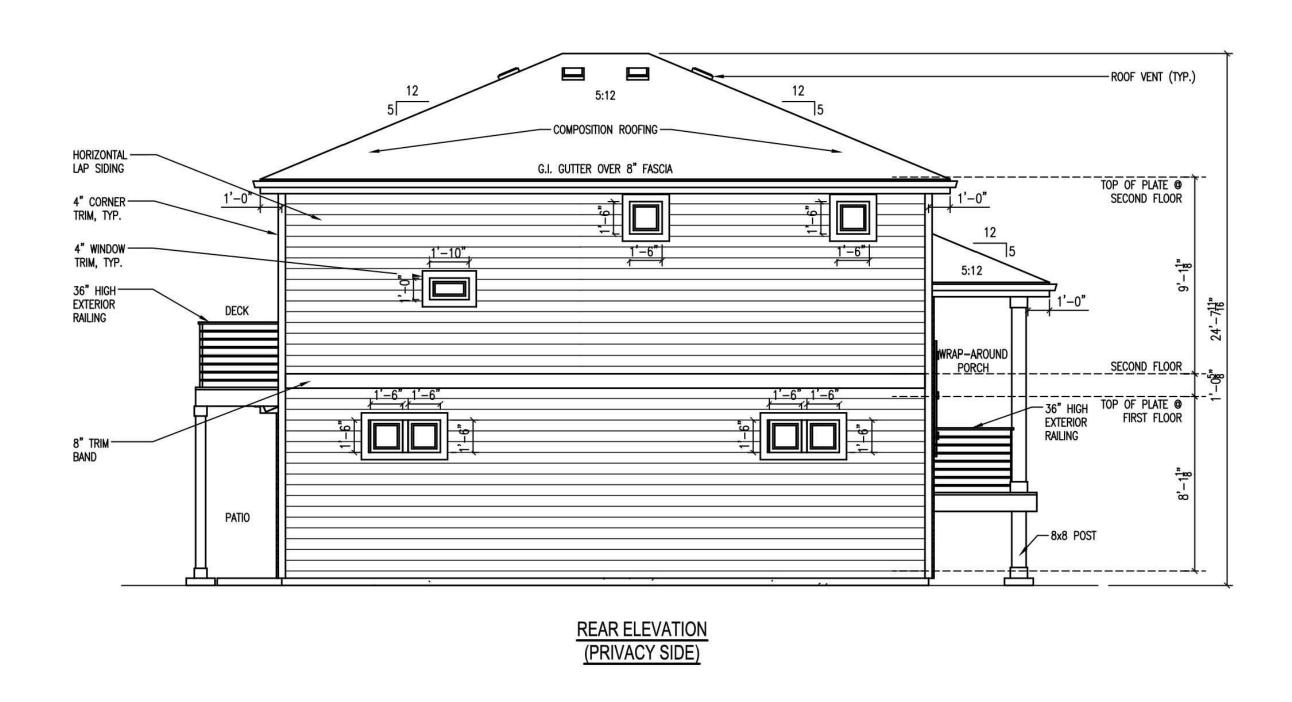
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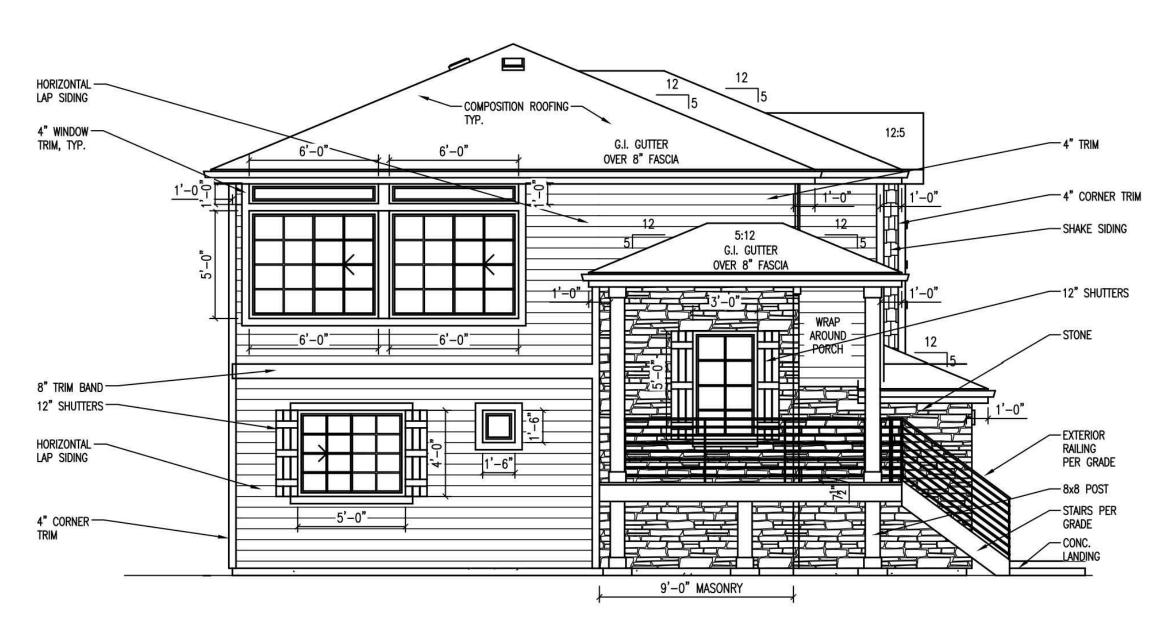
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LEFT ELEVATION - GARAGE SIDE (SIDE ON STREET)

R TYPICAL CARRIAGE HOUSE ELEVATIONS
SCALE: NOT TO SCALE

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PROJECT NAME

IG LEWIS R. FILINGS 50, 51, 55 & 56
VELOPMENT PUD

ISSUE RECORD 1st Submittal

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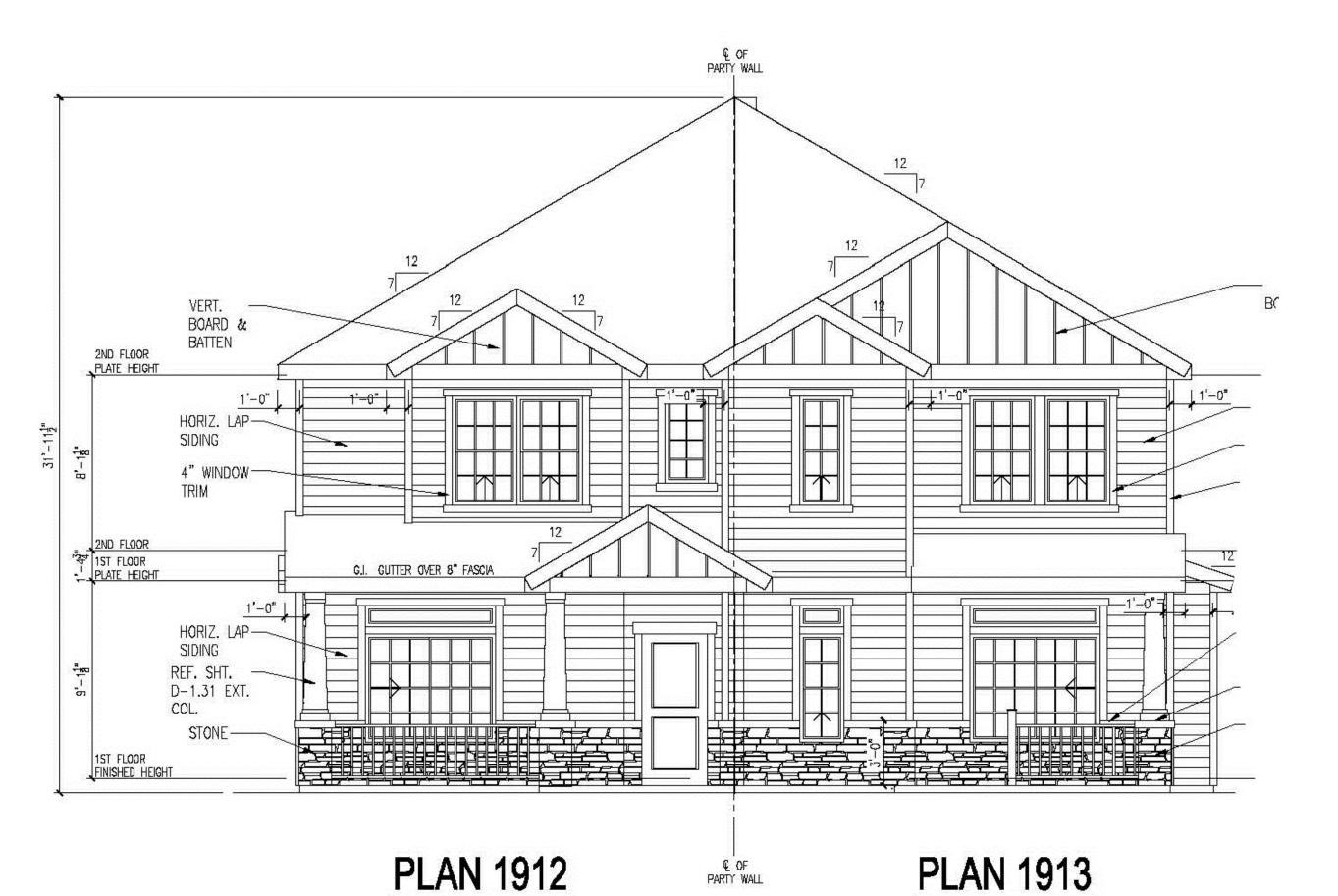
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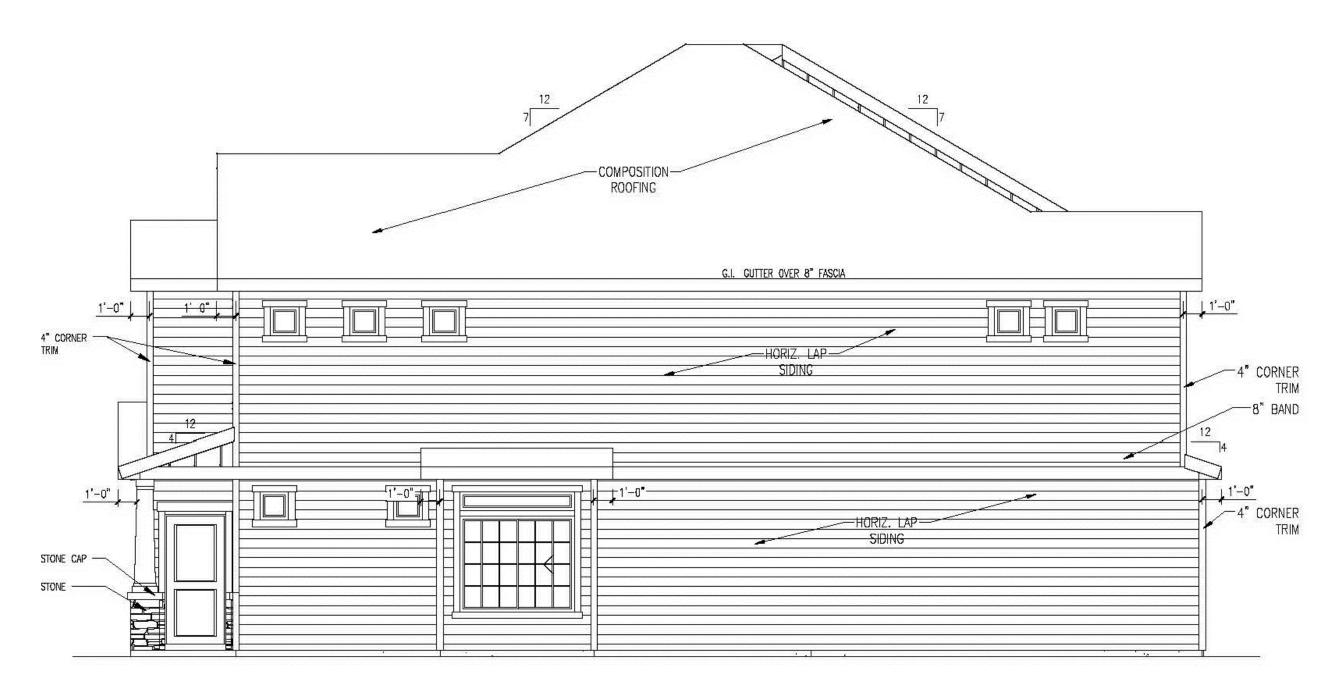
ARCHITECTURAL ELEVATIONS

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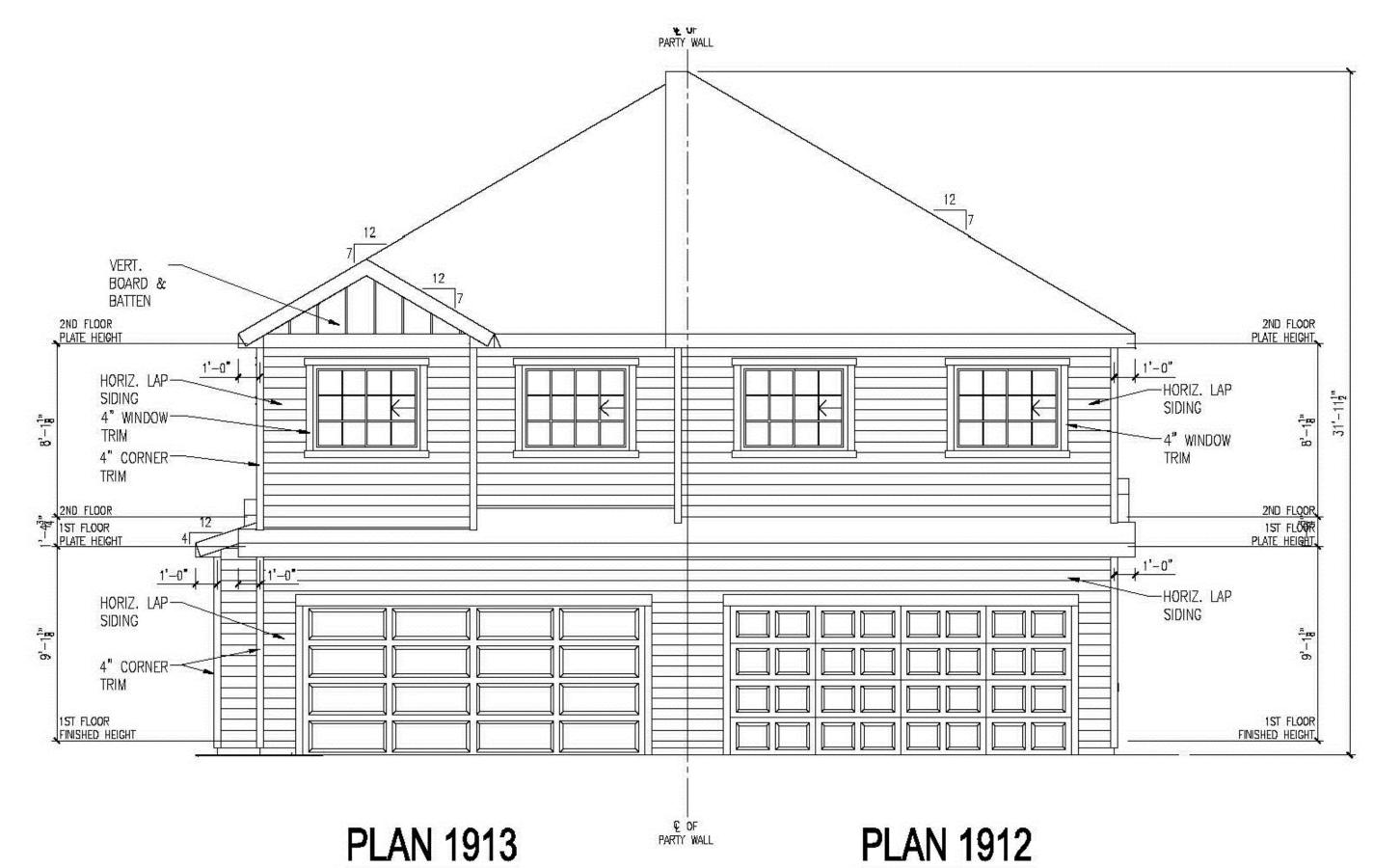
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BUILDING TYPE 1 - FRONT ELEVATION (PLANS 1912 AND 1913)

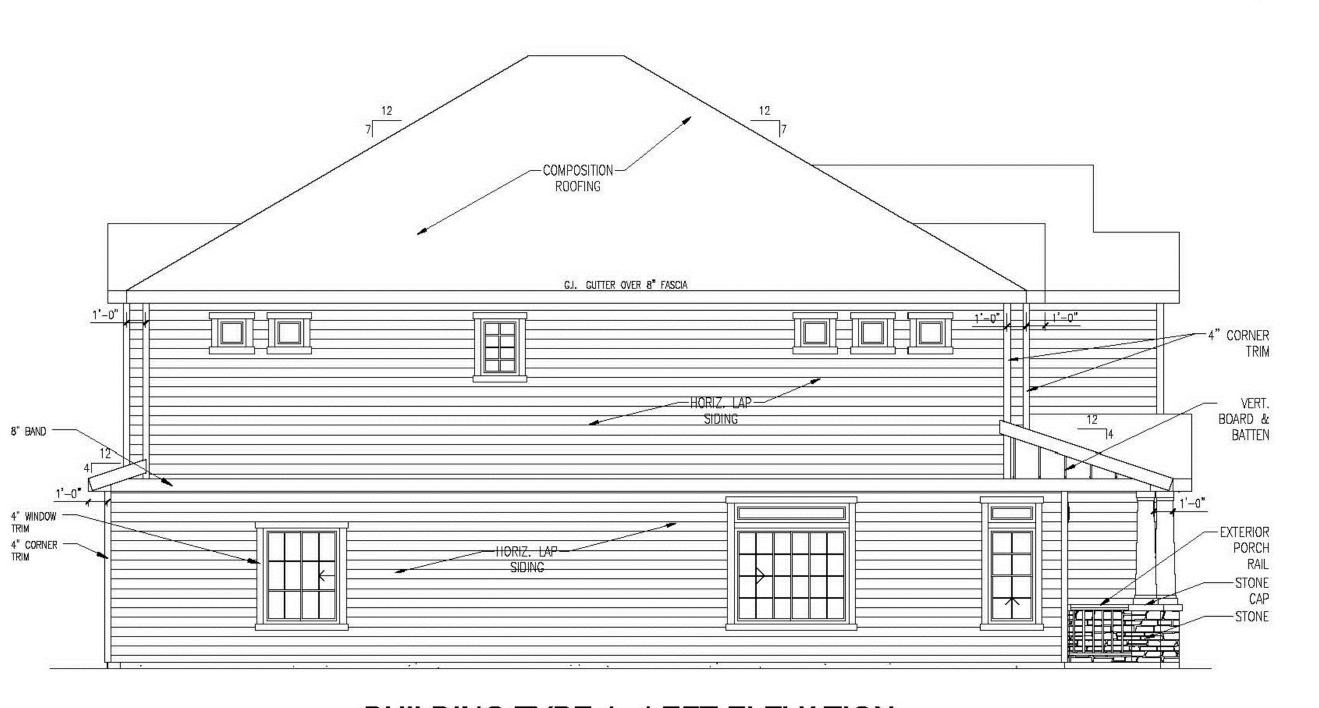


BUILDING TYPE 1 - RIGHT ELEVATION (PLAN 1913)



**BUILDING TYPE 1 - REAR ELEVATION** 

(PLANS 1912 AND 1913)



BUILDING TYPE 1 - LEFT ELEVATION (PLAN 1912)

S PAIRED HOME ELEVATIONS
SCALE: N.T.S

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SHEET 63 OF 63

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