

CRAWFORD AVE. MULTIFAMILY DEVELOPMENT PLAN

TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE
6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT A, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO 6B,
COUNTY OF EL PASO, STATE OF COLORADO,
ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1995 IN PLAT BOOK H-5 AT PAGE 151 OF
THE RECORDS OF SAID COUNTY AND CONTAINING 50,400 SF / 1.157 AC

LAND AREA:

TOTAL PROPERTY AREA: +/- 1.157 ACRES

GENERAL NOTES

1. PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS EASEMENT RECORDED DECEMBER 11, 1995 IN BOOK 6780 AT PAGE 1060.
2. PROPERTY IS SUBJECT TO THE EFFECT OF AVIGATION EASEMENT RECORDED SEPTEMBER 27, 1985 IN BOOK 5067 AT PAGE 379.

FEMA CLASSIFICATION

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0951G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROPERTY OWNER ACKNOWLEDGEMENT

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

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

[PROPERTY OWNER]

NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ (NAME AND TITLE)

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC

OWNER/DEVELOPER STATEMENT

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

AIME VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

BY: _____

TITLE: _____

ADDRESS: _____

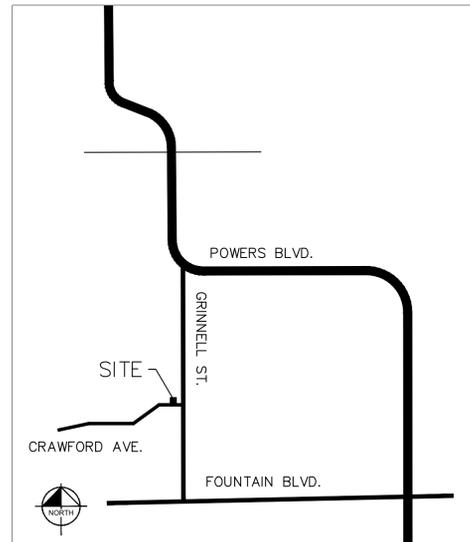
ZONING CLASSIFICATION: RESIDENTIAL, MULTI-DWELLING (RM-30)
LAND USE: RESIDENTIAL, MULTI-FAMILY
JURISDICTION: EL PASO COUNTY
SITE ADDRESS: 1160 CRAWFORD AVENUE, COLORADO SPRINGS, CO, 80911
TAX SCHEDULE NO.: 6513125009
BUILDING SETBACKS: 25' FRONT SETBACK
15' SIDE SETBACK
15' REAR SETBACK
MAXIMUM LOT COVERAGE: 60%
TOTAL GROSS SF: 37,820
LANDSCAPE/OPEN SPACE: 12,578SF 25%
PROPOSED EASEMENTS: REFER TO FINAL PLAT
LANDSCAPE: 5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)

BUILDING DATA

BUILDING HEIGHT:
PROPOSED: 40.0'
MAXIMUM BY CODE: 40.0
PROPOSED BUILDING COVERAGE: 51%±
PROPOSED BUILDING GROSS SF: ±15,638 SF
NO BUILD AREAS: N/A

PARKING
14 1BR UNITS X 1.5 = 21
8 2BR UNITS X 2 = 16
TOTAL PARKING REQUIRED = 37
TOTAL PARKING PROVIDED = 38
BICYCLE PARKING REQUIRED = 2 (5% OF TOTAL PARKING)
BICYCLE PARKING PROVIDED = 3

VICINITY MAP



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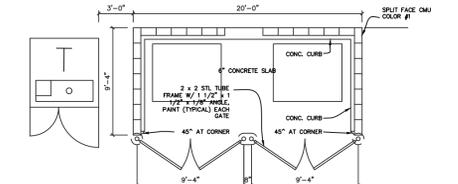
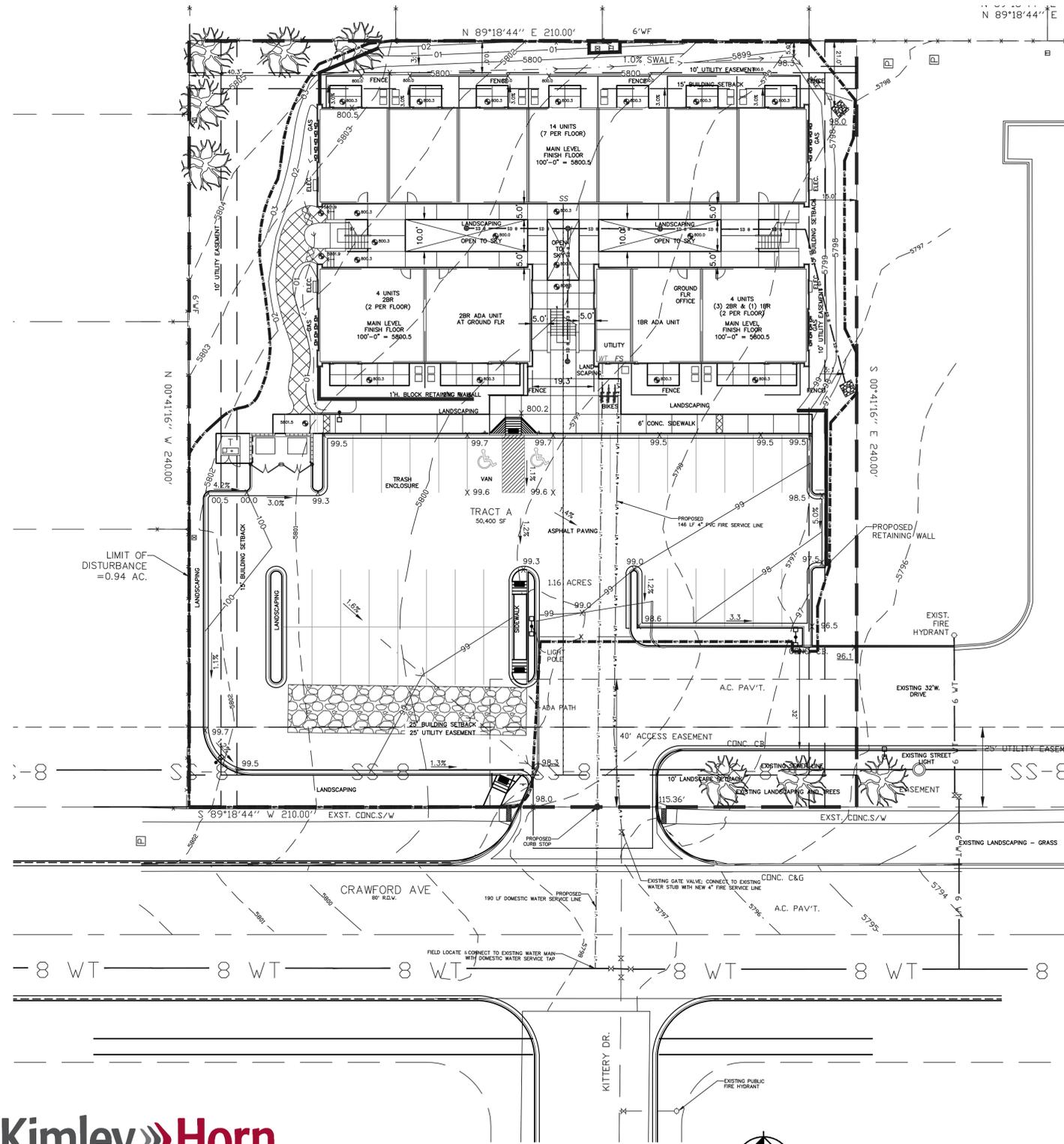


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2 NORTH NEVADA AVENUE, 9TH FLOOR
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

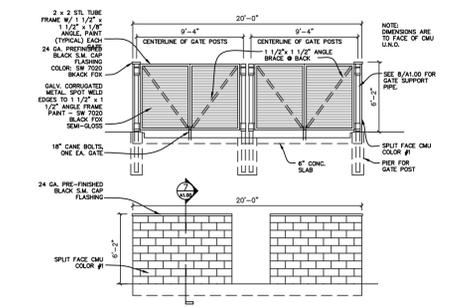


COVER SHEET
SHEET 1 OF 2

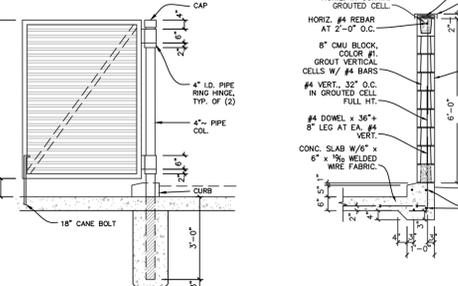
CRAWFORD AVE. MULTIFAMILY DEVELOPMENT PLAN TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



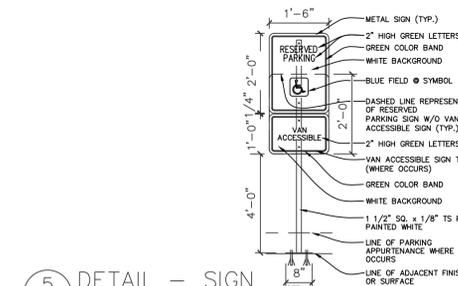
2 ELEVATION - TRASH ENCLOSURE
A1.00 NTS



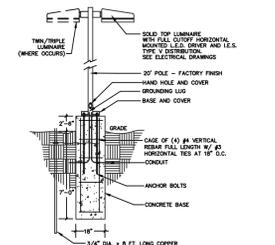
3 DETAIL - GATE
A1.00 NTS



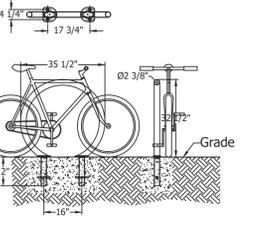
4 DETAIL - WALL
A1.00 NTS



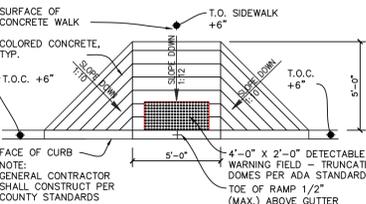
5 DETAIL - SIGN
A1.00 NTS



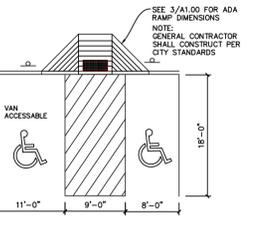
6 DETAIL - LIGHT POLE
A1.00 NTS



7 DETAIL - BIKE
A1.00 NTS



8 DETAIL - HC RAMP
A1.00 NTS



9 DETAIL - HC PARKING
A1.00 NTS

1 PLAN - SITE PLAN
A1.00 SCALE: 1"=20'



Kimley Horn
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITE PLAN
SHEET 2 OF 2

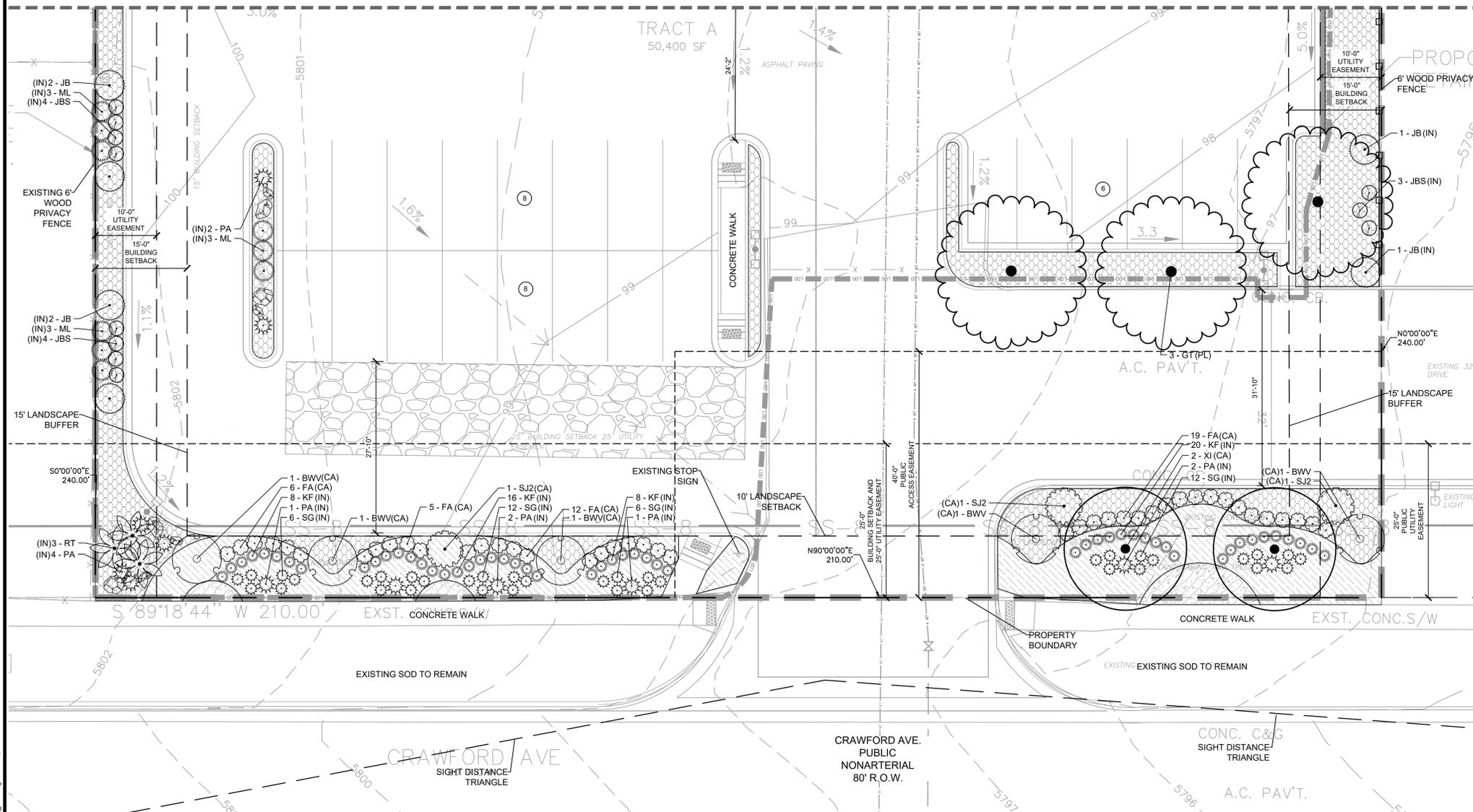
CRAWFORD AVE. MULTIFAMILY

ALTERNATIVE LANDSCAPE

TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B

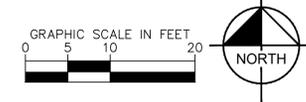
SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE
6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE; SEE SHEET L-102



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	XI	7	----- / EXISTING TREE TO REMAIN
DECIDUOUS TREES			
	AF	2	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE
	GT	6	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST
	MB	4	MALUS X 'RED BARRON' / RED BARRON CRABAPPLE
EVERGREEN TREES			
	PE	1	PINUS EDULIS / PINON PINE
	PL	11	PINUS LEUCODERMIS 'SATELLIT' / SATELIT BOSNIAN PINE
	PU	4	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE
DECIDUOUS SHRUBS			
	BT	10	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY
	BWV	5	VIBURNUM X BURKWOODII / BURKWOOD VIBURNUM
	FA	50	FRANGULA ALNUS 'COLUMNARIS' / TALL HEDGE BUCKTHORN
	PA	24	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE
	RT	10	RHUS TYPHINA / STAGHORN SUMAC
	SG	43	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA
	SJ2	3	SYRINGA X JOSIFLEXA 'JAMES MACFARLANE' / JAMES MACFARLANE LILAC
EVERGREEN SHRUBS			
	JB	8	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER
	JBS	14	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER
	PMB	1	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE
GRASSES			
	BG	8	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
	KF	52	CALAMAGROSTIS X ACUTIFLORA / KARL FORESTER FEATHER REED GRASS
	ML	20	MUHLENBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS
GROUND COVERS			
	ROCK	2,128 SF	1-1/2" CIMARRON GRANITE / ROCK MULCH
	ROCK2	782 SF	1-1/2" REGAL ROSE / ROCK MULCH
	ROCK3	6,581 SF	1-1/2" SADDLEBACK SWIRL ROCK MULCH / ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	SEED2	5,491 SF	KENTUCKY BLUE GRASS MIX
	SEED3	517 SF	KENTUCKY BLUE GRASS SOD
	BLDR	25	2' - 4' BLACK GRANITE BOULDERS



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CRAWFORD AVE. MULTIFAMILY ALTERNATIVE LANDSCAPE TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B

SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE

GENERAL LANDSCAPE SPECIFICATIONS 6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

- A. SCOPE OF WORK**
- THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNUSABLE SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 - SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
- GENERAL**
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

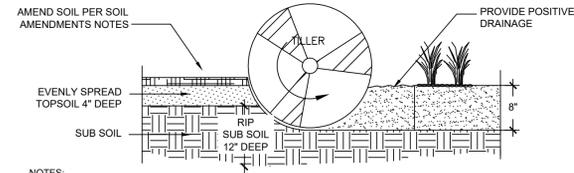
MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 - PLANT MATERIALS**
a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
 - TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
 - NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
 - PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 - TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
 - FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
 - LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
 - IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
- CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
 - SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
b. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
- ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
 - PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK**
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS, REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES**
- THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIBLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 - COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
 - WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 - ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
 - TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
 - TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
 - PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
 - EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
 - IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
 - TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
 - TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 - SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
 - TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK-FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 - AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- N. LAWN SODDING**
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 - ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- O. EDGING**
- CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY**
- THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- T. PARKING LOT ISLAND NOTE**
- THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.
- U. MAINTENANCE**
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.
 - ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
 - INTERNAL TREE REQUIREMENTS ARE BEING FULFILLED BY SHRUB SUBSTITUTES (110 = 11 TREES) AND ORNAMENTAL GRASS SUBSTITUTES (80 = 4 TREES) IN ADDITION TO THE SINGLE TREE PROVIDED (1+11+4=16) DUE TO SITE CONSTRAINTS.



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

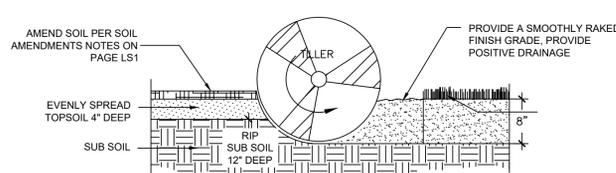
LANDSCAPE NOTES
SHEET L-104 OF L-105

CRAWFORD AVE. MULTIFAMILY ALTERNATIVE LANDSCAPE TRACT A OF FOUNTAIN VALLEY RANCH FILING NO. 6B SITUATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



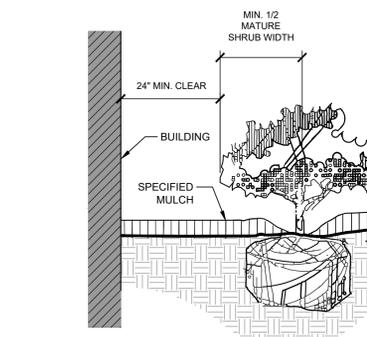
- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.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

1 SOIL PREP
NTS 196-345-000-01



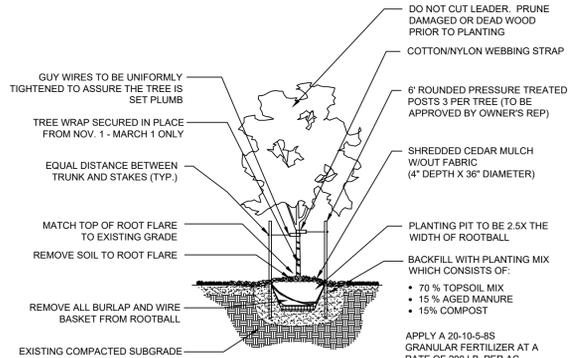
- NOTES:**
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.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

4 SOIL PREPARATION - SOD AREAS
NTS 196-345-000-04

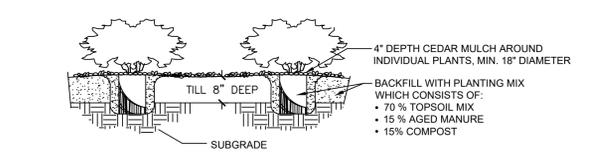


- NOTES:**
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

7 PLANTINGS ADJACENT TO BUILDINGS
NTS 196-345-000-07

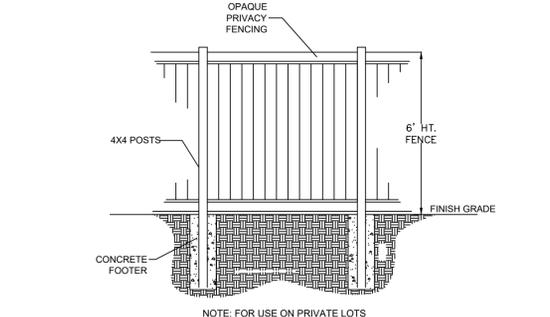


2 DECIDUOUS TREE PLANTING
NTS 196-345-000-02

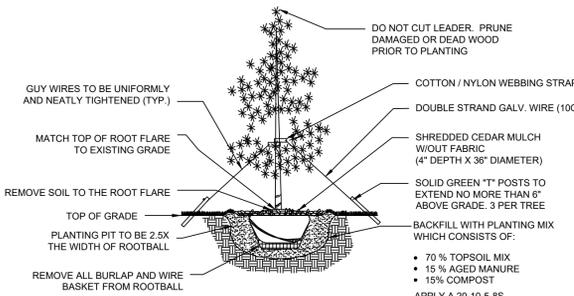


- NOTES:**
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

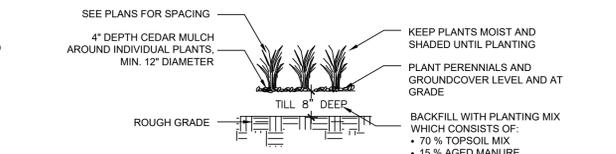
5 SHRUB PLANTING
NTS 196-345-000-05



8 PRIVACY FENCE
NTS 196-345-000-07

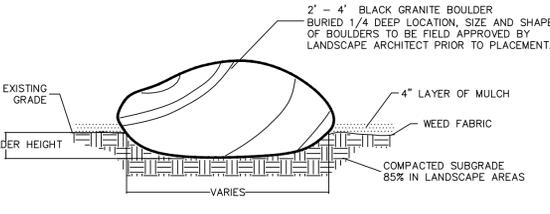


3 EVERGREEN TREE PLANTING
NTS 196-345-000-03



- NOTES:**
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

6 GRASS AND PERENNIAL PLANTING
NTS 196-345-000-06



9 BOULDER IN LANDSCAPE BED
L-105 NTS

PLANT	CODE	QTY	BOTANICAL COMMON NAME	CONT. SIZE	SPECIAL	SPCLS	HEIGHT
EXISTING TREES	XT	7EXISTING TREE TO REMAIN	8.8.8			
DECIDUOUS TREES	DT	2	ACER GRANICA FLAME / FLAME ASH BARK	8.8.8	1.5" CAL MIN. 3.5" STEM MIN.	15'-20'	15'-20'
	DT	0	GLEDITSIA TRACANTHOS BURNING BUSH / BURNING BUSH	8.8.8	1.5" CAL MIN.	30'-35'	30'-35'
	MB	4	MALUS X RED BARRON / RED BARRON CRABAPPLE	8.8.8	1.5" CAL MIN.	7'-8'	10'-18'
EVERGREEN TREES	ET	1	PAULS SCOLLER / PACIFIC PINE	8.8.8	6" HOI	10'-20'	20'-30'
	PL	11	PAULS SCOLLER / PACIFIC PINE	8.8.8	6" HOI	10'-20'	10'-20'
	PU	4	PAULS SCOLLER / PACIFIC PINE	8.8.8	6" HOI	10'-20'	20'-30'
DECIDUOUS SHRUBS	DS	11	BURNING BUSH / BURNING BUSH	1.5 CAL	SEE PLAN	2'-3'	2'-3'
	BSM	0	BURNING BUSH / BURNING BUSH	1.5 CAL	SEE PLAN	10'-12'	10'-12'
	PA	60	FRAXINUS ALBA / WHITE BIRCH	1.5 CAL	SEE PLAN	3'-4'	8'-10'
	PA	24	FRAXINUS ALBA / WHITE BIRCH	1.5 CAL	SEE PLAN	3'-4'	3'-4'
	RT	10	RIBES ALBA / EUROPEAN RASPBERRY	1.5 CAL	SEE PLAN	10'-15'	10'-15'
	SS	40	SPIRAEA X BURNING BUSH / BURNING BUSH	1.5 CAL	SEE PLAN	2'-3'	2'-3'
EVERGREEN SHRUBS	ES	3	SPYRACA X JAPONICA / JAPANESE SPYRACA	1.5 CAL	SEE PLAN	6'-8'	8'-12'
	JB	0	JAPANESE SPYRACA / JAPANESE SPYRACA	1.5 CAL	SEE PLAN	6'-8'	12'-15'
	JB	14	JAPANESE SPYRACA / JAPANESE SPYRACA	1.5 CAL	SEE PLAN	2'-3'	12'-15'
	PAR	1	PARROTIA / PARROTIA	1.5 CAL	SEE PLAN	3'-4'	6'-8'
GRASSES	GR	0	GRASS / GRASS	1.5 CAL	SEE PLAN	2'-3'	2'-3'
	AF	0	ALFALFA / ALFALFA	1.5 CAL	SEE PLAN	10'-12'	4'-6'
	ML	20	MALLENBERGER CAPILLARIS / RED TAIL FINE LEAF GRASS	1.5 CAL	SEE PLAN	3'-4'	3'-4'
ROCKS	RO	2,108 SF	1.5" GRANITE / GRANITE		SEE PLAN	4"	YES
	RO	2,108 SF	1.5" GRANITE / GRANITE		SEE PLAN	4"	YES
	RO	0.81 SF	1.5" GRANITE / GRANITE		SEE PLAN	4"	YES
SEEDS	SE	0.461 SF	KENTUCKY BLUE GRASS SEED		SEE PLAN		FRAMES BUTTER SEED
	SE	0.17 SF	KENTUCKY BLUE GRASS SEED		SEE PLAN		FRAMES BUTTER SEED
BLK	BL	2	2" - 4" BLACK GRANITE BOULDERS		SEE PLAN		FRAMES BUTTER SEED

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	CRAWFORD AVE	EAST BUFFER	NORTH BUFFER	WEST BUFFER
ZONE DISTRICT BOUNDARY:	YES	YES	YES	YES
STREET CLASSIFICATION:	NONARTERIAL	N/A	N/A	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	10' / 10'	15' / 15'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	210'	241'	210'	241'
TREE PER FEET REQ.:	1 TREE PER 30 LF	1 TREE PER 25 LF	1 TREE PER 25 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	7 / 2 (2 EXISTING)	10 / 10 (2 EXISTING)	9 / 9 (3 EXISTING)	10 / 10
EVERGREEN TREES REQ. / PROV.:	N/A	4 / 8	3 / 3	4 / 5
SHRUB SUBSTITUTES REQ. / PROV.:	50 / 50'	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	241' / 190'	210' / 210'	241' / 241'
PLANT ABBREVIATION DENOTED ON PLAN:	CA	EB	NB	WB

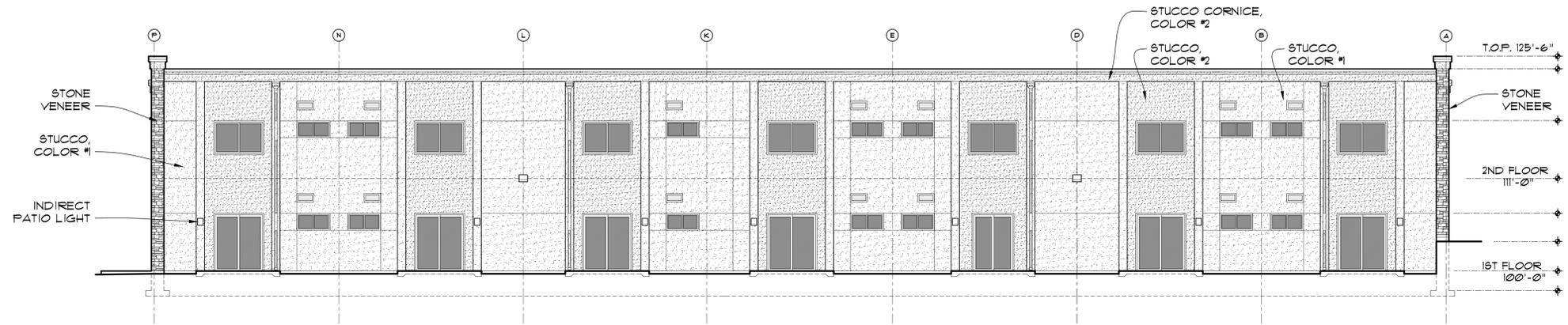
*NOTE: DUE TO SITE CONSTRAINTS RESULTING FROM THE EXISTING SEWER LINE AND 28" UTILITY EASEMENT ALONG CRAWFORD AVENUE THE SETBACK TREE REQUIREMENT HAS BEEN MET WITH SHRUB SUBSTITUTES.

INTERNAL LANDSCAPING	
NET SITE AREA:	50,335 SF (1.56 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.:	7,551 SF / 12,578 SF
TREE PER FEET REQ.:	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.:	16 / 1 (0 EXISTING)
SHRUB SUBSTITUTES REQ. / PROV.:	110 / 110
ORN. GRASS SUBSTITUTES REQ. / PROV.:	80 / 80
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%

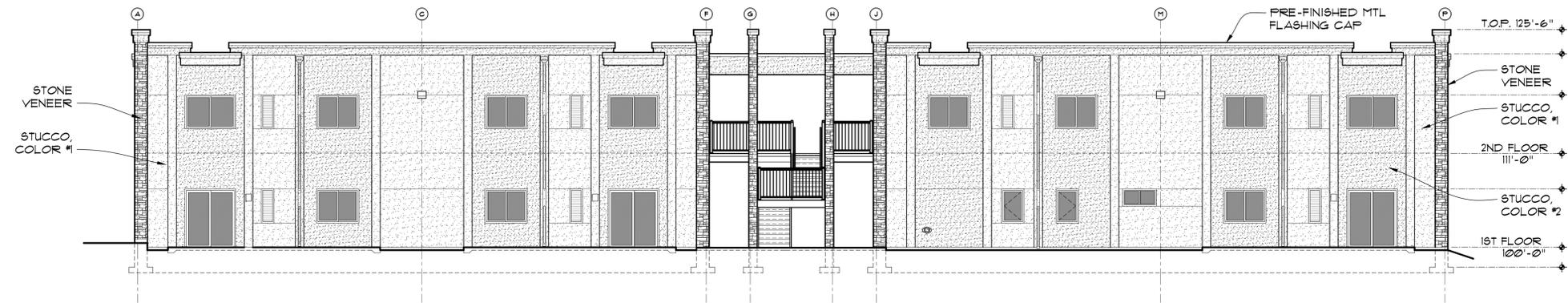
*NOTE: EXISTING TREES ARE NOT INCLUDED IN INTERNAL TREE COUNTS AS THEY ARE BEING UTILIZED TO FULFILL CRAWFORD AVENUE (CA), EAST BUFFER (EB) AND NORTH BUFFER (NB) TREE REQUIREMENTS, AS LISTED IN 'LANDSCAPE SETBACKS AND BUFFERS' CHART ABOVE.

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	40
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	3 / 3
PARKING LOT FRONTAGES:	SOUTH
LENGTH OF FRONTAGE:	61'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	41' / 59'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

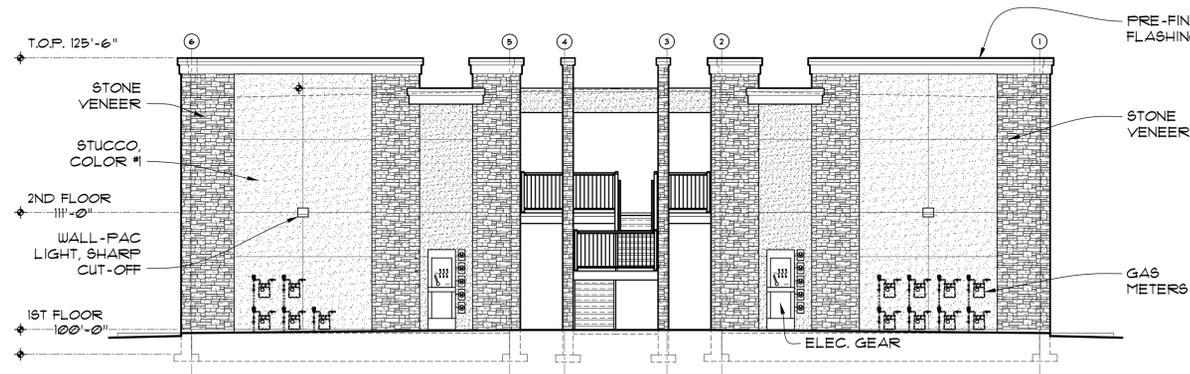
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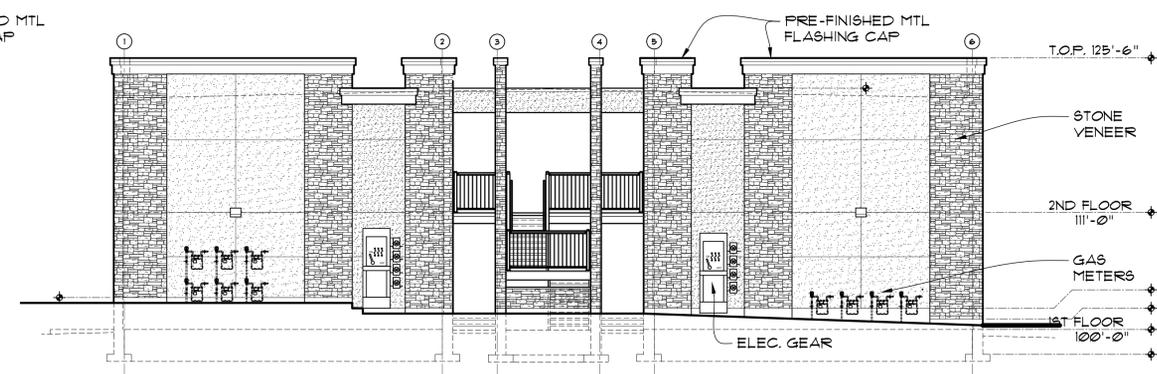
4 ELEVATION - NORTH
 DP SCALE: 1/8" = 1'-0"



3 ELEVATION - SOUTH
 DP SCALE: 1/8" = 1'-0"



2 ELEVATION - EAST
 A3.01 SCALE: 1/8" = 1'-0"



1 ELEVATION - WEST
 DP SCALE: 1/8" = 1'-0"

CRAWFORD APARTMENTS

1170 CRAWFORD AVE.
 COLORADO SPRINGS, COLORADO 80911

PROJECT NO.
 DRN. BY:
 L. ROSS
 REVISIONS:

REVIEW SET
 NOT FOR
 CONSTRUCTION
 08-18-2022

ISSUE
 DATE:
 SHEET:

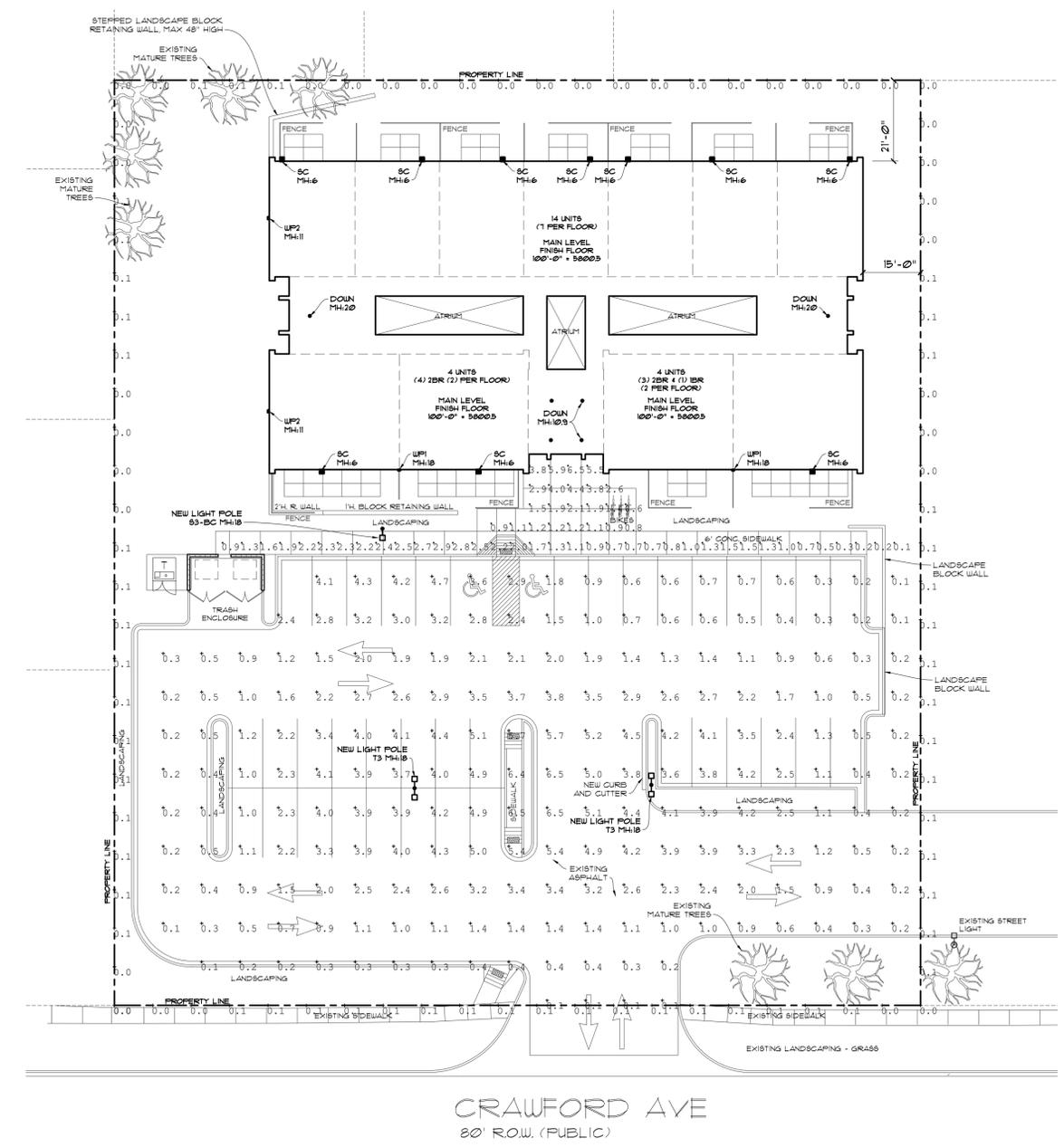
DP-3

CITY FILE NUMBER: T.B.D.

CRAWFORD APARTMENTS

1170 CRAWFORD AVE.
 COLORADO SPRINGS, COLORADO 80911

EXTERIOR LIGHTING PLAN



Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Tag	Mounting Height
10	DOWN	SINGLE	0.855	LBRST-6RD-M-LSSLCWCS9-WH	PRESCOLITE	10.9, 19.9
1	S3-BC	Single	0.855	ASL1-160L-100-3K7-3-BC	CURRENT EXO	18
7	SC	SINGLE	0.599	CTO-L10.8-IT350-VOLT-DL-30K-S	TERON	6
2	T3	Back-Back	0.855	ASL1-160L-100-3K7-3-U	CURRENT EXO	18
2	WP1	SINGLE	0.855	SG1-40-3K7-FT	CURRENT EXO	18
2	WP2	SINGLE	0.855	SG1-20-3K7-FT	CURRENT EXO	11

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT WALK	Illuminance	Fc	1.85	6.5	0.1	18.50	65.00
PARKING	Illuminance	Fc	2.05	6.5	0.1	20.50	65.00
PROPERTY LINE	Illuminance	Fc	0.06	0.1	0.0	N.A.	N.A.



CRAWFORD AVENUE MULTIFAMILY DEVELOPMENT PLAN

November 2023

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

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APPLICANT

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PLANNING

KIMLEY-HORN AND ASSOCIATES, INC.
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TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)

KIMLEY-HORN AND ASSOCIATES, INC.
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DENVER, CO 80237

ENGINEERING:

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JOHN P. SCHWAB
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SURVEYING

OLIVER E. WATTS CONSULTING ENGINEER, INC.
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REQUEST

The owner/applicant(s) has gone through the Rezone (P221- Approved 8/2/2022) and Sketch Plan Amendment (SKP221-Approved 5/18/2022) approvals for the 1.16 AC zoned RM-30 (Residential Multifamily) CAD-O (Commercial Airport Overlay District, ANAV (Aircraft Navigation Subzone) zone.

The Applicant intends to develop 22 multifamily units on the site with a maximum density of 20 DU/AC in the approved RM-30 zone. The planned community includes: two (2) story multifamily unit buildings, alternative landscape plan, and open space. Parking will be provided by uncovered surface parking.

There will be no monument signs on site, it is understood that if future signs are to be added it will be done via separate application process and payment.

REVIEW CRITERIA & JUSTIFICATION

The Applicant requests approval of the Site Development Plan based on findings of consistency and general conformance with the approved map amendment. Master Plan conformity will be discussed in terms of general conformity with the Your El Paso Master Plan (Master Plan) and El Paso County Water Master Plan (WMP).

A. *The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;*

The proposed Site Development Plan is in general conformance with the El Paso County Master Plan as discussed in detail below. This development pattern is consistent with the location and primary/supporting land uses of the Suburban Residential Placetype shown on the Placetypes Map in the Master Plan as confirmed with the Sketch Plan and Zone Change approvals.

The subject site remains vacant. The proposed multifamily units will complement the residential environment and provide a transition to the office use located on the corner of Crawford Ave and Grinnell Street.

An alternative landscape plan shall be required with this Site Development Plan due to site constraints of existing and proposed easements, existing underground and overhead utility lines, insufficient widths of planting areas, as well as a desire to provide an area of open green space for the residents. Substitutions for the missing internal trees have been provided in the form of 110 shrubs (10 shrubs = 1 tree, 11 trees) and 80 ornamental grasses (20 ornamental grasses = 1 tree, 4 trees) in an effort to still conform with precedence set forth in the EPC LCD code 6.2.2.E.2.c.

Your El Paso Master Plan: LAND USE

Key Areas – identifies those areas of the County that are defined by unique localized characteristics having influence on land use and development. The property is located within a military Installations and 2-Mile Notification Key Area.

Areas of Change – identifies areas of the County that are anticipated to remain the same, undergo minor changes, or develop in a manner consistent with the exist area today. The project area is located within an area of “Minimal Change”: Developed area on the Areas of Change Map. These areas are characterized as

- having an established character
- being largely built out with pockets of vacant/undeveloped land
- likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area

The project proposes a more intense infill development (multifamily) that is located between existing commercial (financial institution) and single-family detached residential. The inclusion of the multifamily densities will not significantly impact the character of the area.

Placetypes – identifies the different development and land use characteristics for areas of the County that make up the various Placetypes, which serve as the base for long-range planning. The project area is located within a suburban residential placetype. Primary land uses include single-family detached residential. “Supporting Land Uses in the Suburban Residential Placetype are Single-family Attached, Multifamily Residential, Parks/Open Space, Commercial Retail, Commercial Service, and Institutional uses”.

PLACETYPES	LAND USES																			
	Agriculture	Farm/Homestead	Estate	Single-Family Detached	Single-Family Attached	Multifamily	Mixed Use	Restaurant	Commercial Retail	Commercial Service	Tourism Commercial	Entertainment and Arts	Office	Light Industrial/Business Park	Heavy Industrial	Military Operation	Parks and Open Space	Natural and Paleontological	Institutional	Utility
Rural	●	●	○													●			○	
Large-Lot	○			●					○	○						○				
Suburban				●	○	○			○	○						○			○	
Urban Residential				●	●	●	○	○	○				○			○			○	
Rural Center				●	○	○		●	●	●									●	
Regional Center				○	●	○		●	●	●		●	○						○	
Employment Center								○	○	○			●	●	●					
Regional Open Space																●	●			
Mountain Interface				○				○	○	○	○					●	●		○	
Military				○	○	●		○	○	○		○	●	●		●	○		○	
Utility																○				●

● Primary Land Use: More prominent and play a pivotal role in characterizing that placetype
 ○ Supporting Land Use: Less prevalent and serve to support the primary land use

Per the Plan, “Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This project is supportive of and compatible with the overall single-family character of the area based on the place-type

Your El Paso Land Use Goals

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

The proposed development is consistent with the established character of the area as a transitional land use between existing commercial and office land uses and detached residential densities. The multifamily infill development is a compatible land use to transition from commercial and office densities at the Grinnell/Crawford Ave intersection on the east to the surrounding detached residential (single-family) densities and land uses west, north, and south of the site.

Necessary urban services to meet the multifamily demands are available and currently serving adjacent and nearby residential, commercial, industrial land uses and densities. Specific services include water/wastewater, fire protection, emergency ambulatory/medical service (EMS), police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and associated infrastructure.

Public services and utilities are, or will be, provided by the following

- Water Services: Security Water & Sanitation Districts/Enterprises
- Wastewater Services: Widefield Water & Sanitation District
- Natural Gas: Colorado Springs Utilities
- Electric Service: City of Fountain Electric
- Fire Protection: Security Protection District
- Public Schools: Widefield School District #3
- Library Services: Pikes Peak Library District:
- Roads: El Paso County Road and Bridge
- Police Protection: El Paso County Sheriff’s Department
- Special District Services: Fountain Mutual Metropolitan District
- Special District Services: Southeastern Colorado Water Conservancy
- Parks, Trails, Open Spaces: El Paso County, City of Colorado Springs, CMD

Utility and fire protection commitments and use specific service demands and delivery requirements are provided per the multifamily project.

Infrastructure Capacity (Transportation and Access – Summarized from TIS)

Based on the TIS prepared by Kimley-Horn in support of the development plan, the Project is expected to generate approximately 218 weekday daily trips, with 30 of these trips occurring during the morning peak hour and 32 of these trips occurring during the afternoon peak hour. Based on the analysis presented in the report, it is believed that the Project will be successfully incorporated into the existing and future roadway network. Analysis of the existing street

network, the proposed project development, and expected traffic volumes resulted in the following conclusions and recommendations:

- *Based on El Paso County standards, the northbound left turn length requirements at the Crawford Avenue and Grinnell Boulevard intersection are 335 feet plus a 200-foot taper. Since vehicle queues are only calculated with 50 feet of storage and to avoid reconstructing the existing raised median for only an additional 35 feet of length, it is recommended that the existing median for the northbound left turn lane at Crawford Avenue and Grinnell Boulevard intersection remain in the current condition. However, the northbound left turn lane at the Crawford Avenue and Grinnell Boulevard intersection should be restriped from approximately 150 feet to 300 feet of length.*
- *To meet El Paso County standards, it is recommended that the southbound right turn lane at the intersection of Crawford Avenue and Grinnell Boulevard be restriped to 335 feet with a 200-foot taper.*
- *Any on-site or offsite improvements should be incorporated into the Civil Drawings and conform to standards of El Paso County and the Manual on Uniform Traffic Control Devices (MUTCD) – 2009 Edition.*
- *No westbound right turn lane into the Site is warranted at the Kittery/Crawford intersection based on projected 2045 total traffic volumes being 27 westbound right turns during the peak hour and the threshold being 50 vehicles per hour.*

Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.

The property is outside of any annexation boundary or potential area of interest.

Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The proposal introduces an positive alternate housing type and density as an infill use of a vacant parcel. The multifamily use is supportive of the primarily residential character of the area.

Goal 1.4 - Continue to encourage policies that ensure “development pays for itself”.

The developer will be responsible for payment of all utility connection and tap fees, bridge, drainage, park and school fees, road impact fees, and other costs associated with development of the property.

Your El Paso Housing Goals:

Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

The housing type in the area is characterized by suburban residential (single-family detached) densities.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution Avenue to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel Road and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

The proposed multifamily housing development will provide an additional 22 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near conveniently located major transportation thoroughfares (Powers Blvd, SH 85/87, & I-25) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way, location of community/resident amenities and recreation areas. External building design will enhance the overall visual character and attractiveness of the area through contemporary building facades and private architectural design standards.

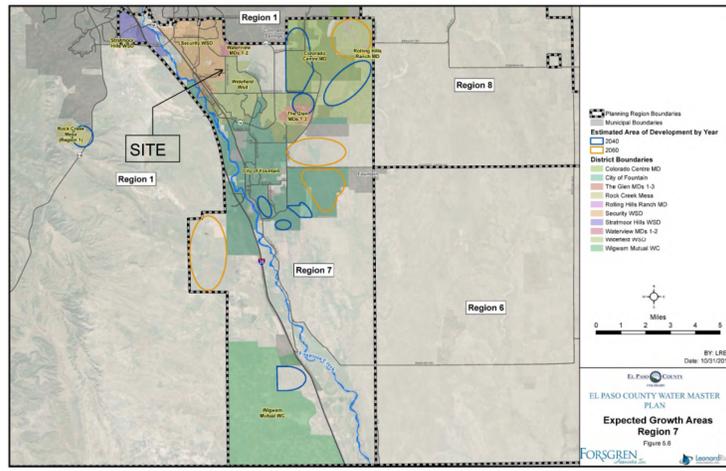
WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability, and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is located in REGION 7 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Security Water and Sanitation District Service Area. Region 7 consists of areas served by CMD and is not expected to experience significant growth by 2060.

REGION 7 (FOUNTAIN AREA)

Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road. See Figure 5.6 for the Region 7 growth map (BELOW).



The project area is located outside of the areas identified for major growth in the 2040 and 2060 horizons. District water supplies are from the Pueblo Reservoir and, according to the District, meets all federal and state regulatory standards. Existing groundwater wells (25) have been shut down due to water quality concerns (PFC's) in 2016. Currently, the district transports water from the Pueblo Reservoir via the Fountain Valley Authority and Southern Delivery System infrastructure systems.

Water sufficiency is provided for submittal, review, and approval as part of this process. see the included commitment letter and water resource report.

Surrounding land uses and zoning include the following:

- NORTH: Single-family Detached housing
- EAST: Commercial (Credit Union)
- SOUTH: Single-family Detached housing; Medical/office
- WEST: Single-family Detached housing

Roadways, driveways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for the multifamily community will be coordinated with the associated districts and providers as required. A minimum 15-foot landscape buffer and setback will be provided against roadway, residential, and commercial uses.

Additional information related to this site and the requested development plan: The subzones CAD-O and ANAV Multifamily residential is allowed. Per the El Paso County, Land development code, Appendix B, Chapter 7, Article 1, 4.3.1(F) the request was referred to the Airport Advisory Commission as part of the zone change and Sketch Plan amendment phase. The airport staff had no objection with the following conditions:

1. *Proof of Avigation Easement filing noted on rezoning plan (Recorded September 27, 1985 in Book 5067 at Page 379); no further action is required.*
2. *Airport Acknowledgement: Upon accepting residency within the property, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that the property lies within an Airport Overlay Zone and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft at the Airport.*
3. *FAA Form 7460-1 Airspace Evaluation: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the federal aviation administration (FAA) and provide the results to the airport before the commencement of construction activities.*

B. The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the zone district.

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated to adequately serve the site.

The functionality of the site with respect to access, design, and building orientation is consistent with and compatible with existing conditions, such as location and massing of buildings relative to adjacent rights of way and view corridors and adjacent uses.

The site is suitability terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations.