



# Waterbury

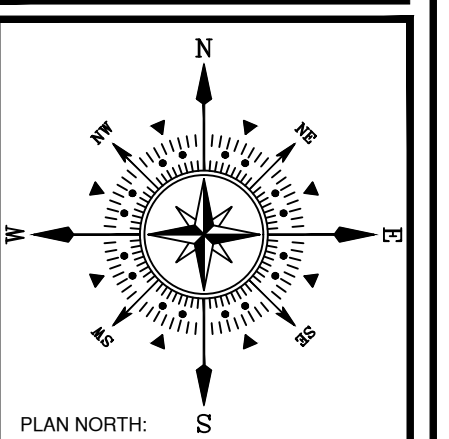
## Filing Nos. 1 and 2 PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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**WATERBURY - Filing Nos. 1 and 2**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80800**  
**PUD - PRELIMINARY PLAN**

PROJECT NAME:  
 PROJECT ADDRESS:  
 PROJECT DESCRIPTION:

DATE: 03/19/2022  
 DESIGNED: CA  
 CHECKED: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
	08/05/2022	CA	per county comments
	10/14/2022	CA	per county comments
	11/21/2022	CA	per county comments

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**PUD/PRELIMINARY PLAN**

SHEET NO.  
**2**  
 2 OF 14 SHEETS

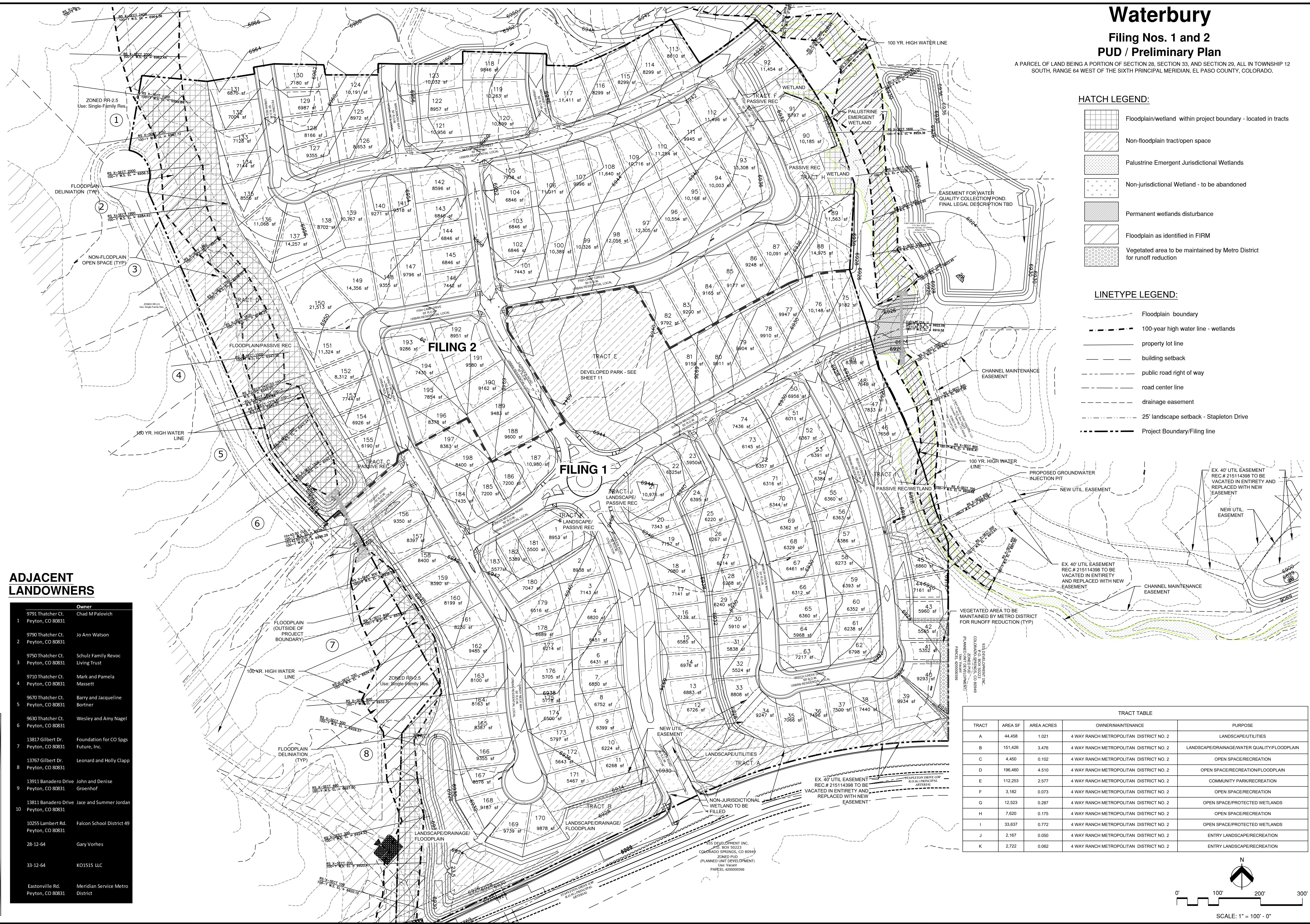
FILE NO.  
**PUDSP215**

### HATCH LEGEND:

- Floodplain/wetland within project boundary - located in tracts
- Non-floodplain tract/open space
- Palustrine Emergent Jurisdictional Wetlands
- Non-jurisdictional Wetland - to be abandoned
- Permanent wetlands disturbance
- Floodplain as identified in FIRM
- Vegetated area to be maintained by Metro District for runoff reduction

### LINETYPE LEGEND:

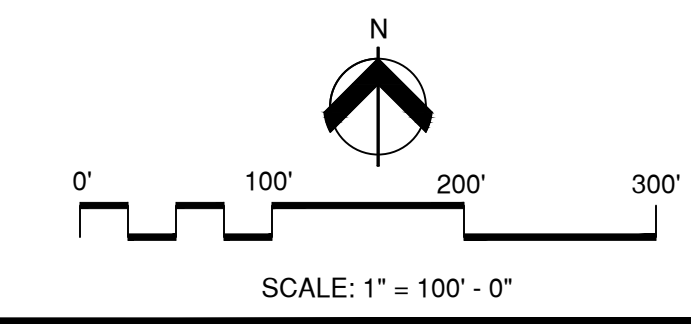
- Floodplain boundary
- 100-year high water line - wetlands
- property lot line
- building setback
- public road right of way
- road center line
- drainage easement
- 25' landscape setback - Stapleton Drive
- Project Boundary/Filing line



### ADJACENT LANDOWNERS

	Owner
1	9791 Thatcher Ct. Chad M Palovich Peyton, CO 80831
2	9790 Thatcher Ct. Jo Ann Watson Peyton, CO 80831
3	9750 Thatcher Ct. Schulz Family Revoc Living Trust Peyton, CO 80831
4	9710 Thatcher Ct. Mark and Pamela Masset Peyton, CO 80831
5	9670 Thatcher Ct. Barry and Jacqueline Bortner Peyton, CO 80831
6	9630 Thatcher Ct. Wesley and Amy Nagel Peyton, CO 80831
7	13817 Gilbert Dr. Foundation for CO Spgs Future, Inc. Peyton, CO 80831
8	13767 Gilbert Dr. Leonard and Holly Clapp Peyton, CO 80831
9	13911 Banadero Drive John and Denise Greenhof Peyton, CO 80831
10	13811 Banadero Drive Jace and Summer Jordan Peyton, CO 80831
	10255 Lambert Rd. Falcon School District 49 Peyton, CO 80831
	28-12-64 Gary Vorhes
	33-12-64 KO1515 LLC
	Eastonville Rd. Meridian Service Metro Peyton, CO 80831 District

TRACT TABLE				
TRACT	AREA SF	AREA ACRES	OWNER/MAINTENANCE	PURPOSE
A	44,458	1.021	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	LANDSCAPE/UTILITIES
B	151,426	3.476	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	LANDSCAPE/DRAINAGE/WATER QUALITY/FLOODPLAIN
C	4,450	0.102	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
D	196,460	4.510	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION/FLOODPLAIN
E	112,253	2.577	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	COMMUNITY PARK/RECREATION
F	3,162	0.073	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
G	12,523	0.287	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/PROTECTED WETLANDS
H	7,620	0.175	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/RECREATION
I	33,637	0.772	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	OPEN SPACE/PROTECTED WETLANDS
J	2,167	0.050	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	ENTRY LANDSCAPE/RECREATION
K	2,722	0.062	4 WAY RANCH METROPOLITAN DISTRICT NO. 2	ENTRY LANDSCAPE/RECREATION



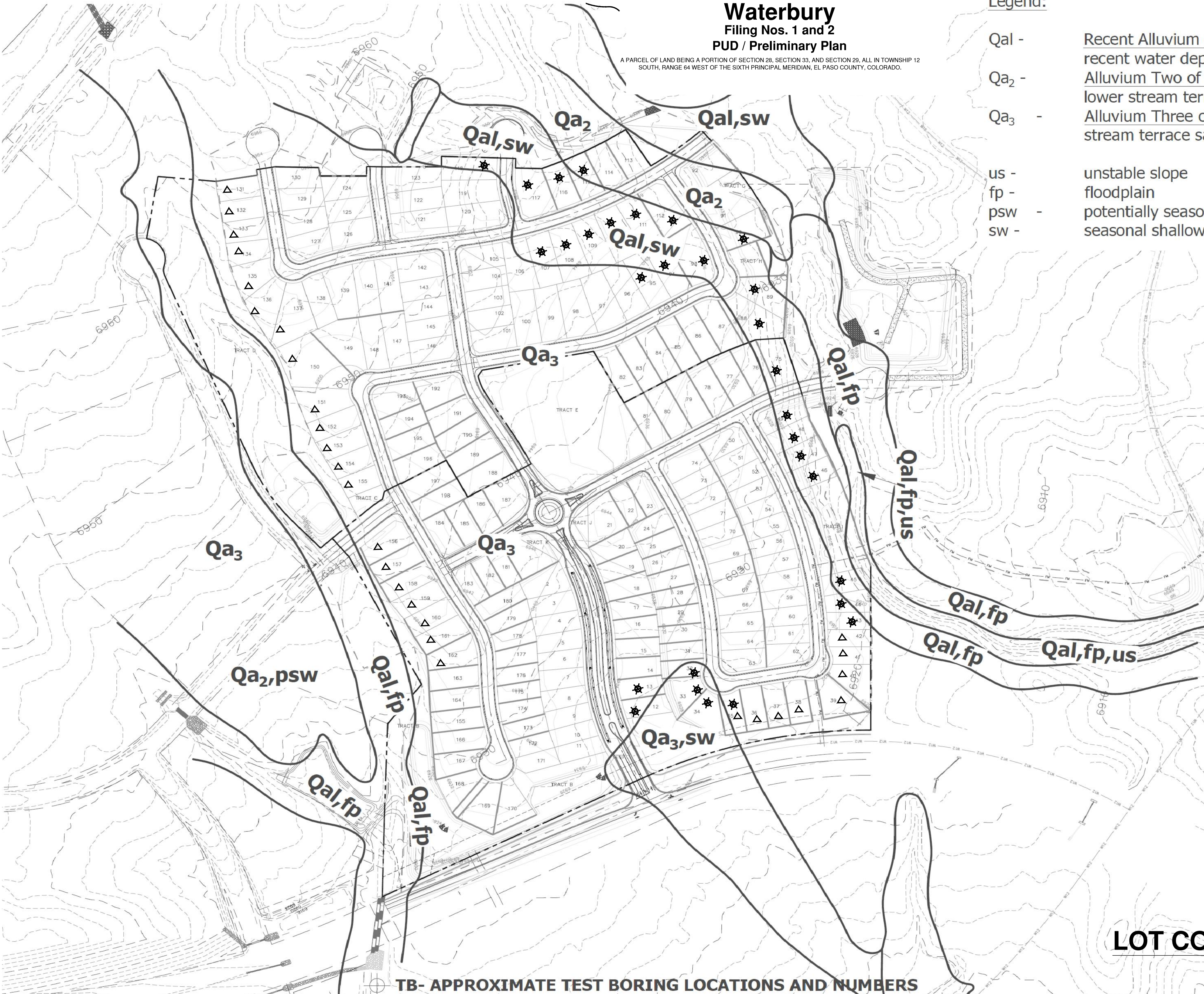
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**Legend:**

- Qa<sub>1</sub> - Recent Alluvium of Quaternary Age: recent water deposits
- Qa<sub>2</sub> - Alluvium Two of Quaternary Age: lower stream terrace sands
- Qa<sub>3</sub> - Alluvium Three of Quaternary Age: stream terrace sands

- us - unstable slope
- fp - floodplain
- psw - potentially seasoned shallow groundwater area
- sw - seasonal shallow groundwater area



**★ GEOHAZARD CONSTRAINTS**

The following lots may have shallow groundwater conditions: 12, 13, 32-35, 43-49, 75, 88-90, 93-95, 107-112, and 115-118, per the Soil, Geology and Geologic Hazard Addendum prepared by Entech Engineering, dated February 2, 2022. The developer is required to disclose this information to potential lot purchasers. Basements are not allowed for structures on these lots. If further, long-range groundwater testing determines that this constraint is not necessary, the developer may choose to apply for an amended development plan at that time. If engineered foundation drainage systems are required for any building, they shall be maintained by 4 Way Ranch Metro District #2.

**▲ IMPERVIOUS SURFACE CONSTRAINTS**

Runoff Reduction: Minimize Directly Connected Impervious Areas (MDCIA): Impervious areas such as roofs and backyard patios should drain to pervious areas.

Lots 35-42, 131-137, and 150-162 may not have any impervious improvements constructed within the rear setback (i.e. patios, hardscape, recreational facilities, etc.), and shall route downspouts across pervious areas, incorporating vegetation in areas that generate and convey runoff using non-hardened drainage conveyances such as pervious side yard swales to direct runoff offsite. One key BMP includes the use of grass buffers and encouraging the planting of grass in these rear yards.

**LOT CONSTRAINTS**

TB- APPROXIMATE TEST BORING LOCATIONS AND NUMBERS

REVISION	BY

**ENTECH**  
**ENGINEERING, INC.**  
 505 ELKTON DRIVE  
 COLORADO SPRINGS, CO. 80907 (719) 531-5599

GEOLOGY/ENGINEERING GEOLOGY MAP  
 WATERBURY PUD FILING 1 & 2  
 EL PASO COUNTY, CO  
 FOR: 4-WAY JOINT VENTURE

DRAWN LLL
CHECKED
DATE 2/9/22
SCALE AS SHOWN
JOB NO. 212803
FIGURE No. 3



# Waterbury

## Filing Nos. 1 and 2 PUD / Preliminary Plan

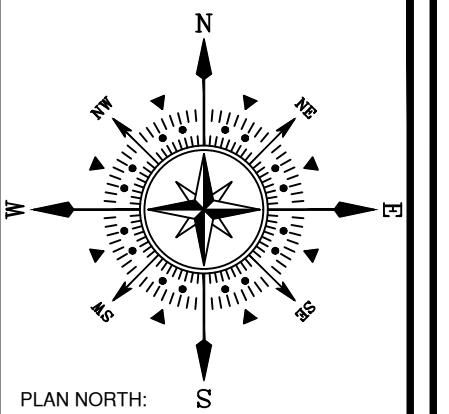
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**William Guman & Associates, Ltd.**  
 URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE  
 731 North Wacker Street  
 Colorado Springs, CO 80903  
 (719) 633-9700  
 www.gumantd.com  
 bill@gumantd.net

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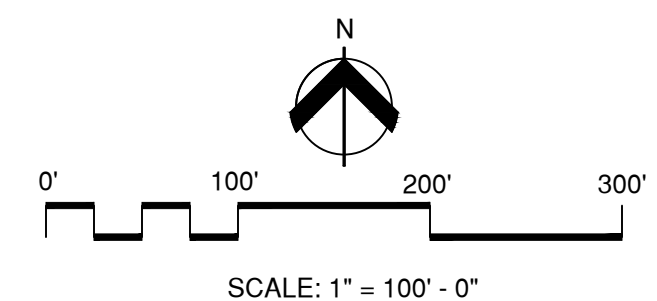
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SHEET TITLE:  
**TRACTS PLAN**

SHEET NO.  
**4**  
4 OF 14 SHEETS

FILE NO.  
**PUDSP215**



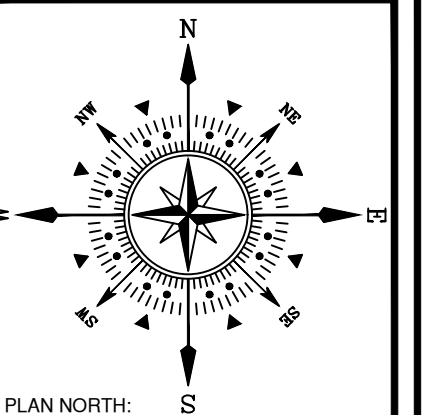
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**WATERBURY SUBDIVISION**  
**1000 EASTONVILLE ROAD**  
**PEYTON, CO 80000**  
 PUD - PRELIMINARY PLAN

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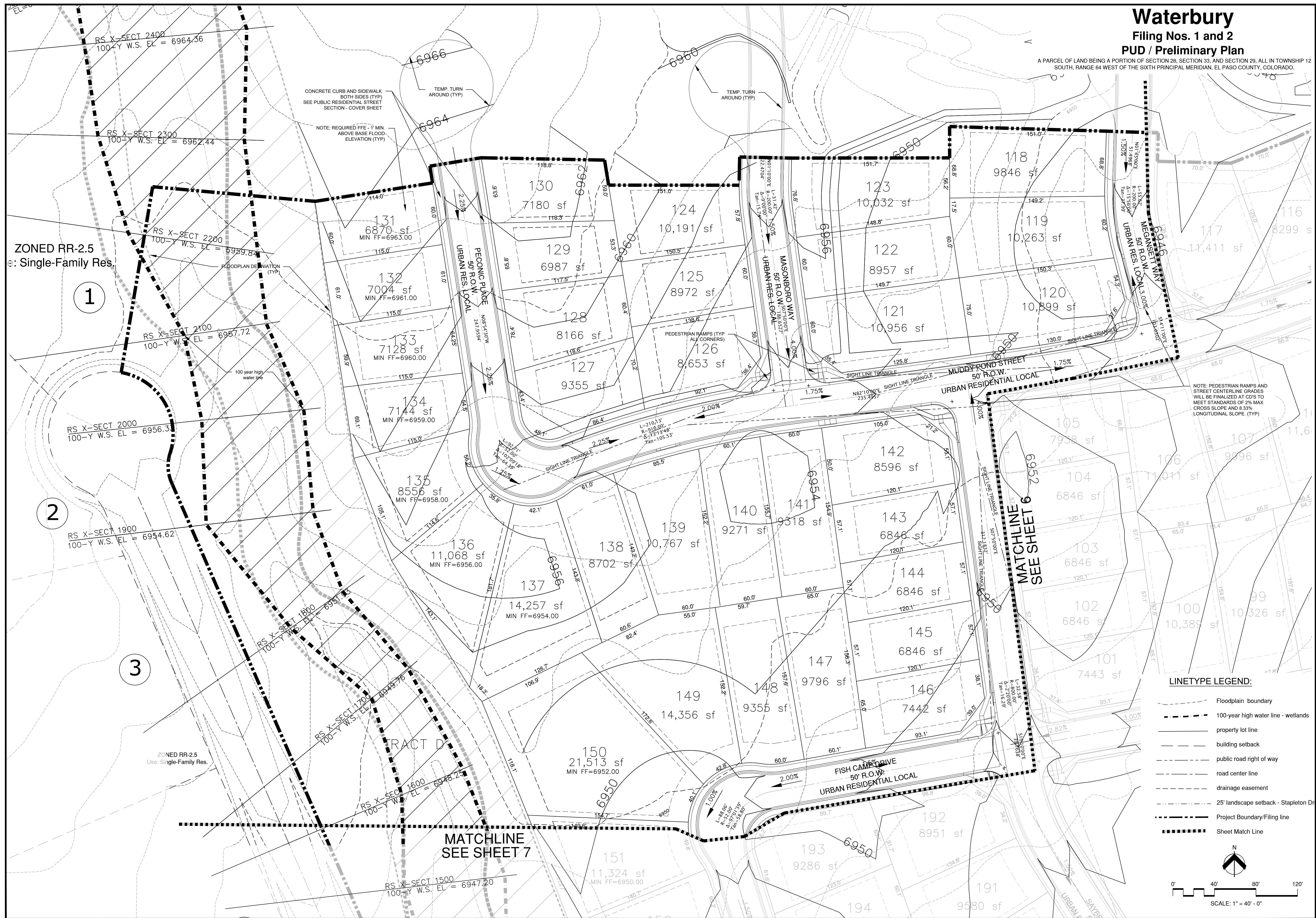
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SHEET TITLE:  
**NORTHWEST AREA DEVELOPMENT PLAN**

SHEET NO.  
**5**  
 5 OF 14 SHEETS

FILE NO.  
**PUDSP215**



ZONED RR-2.5  
 Use: Single-Family Res.

1

2

3

ZONED RR-2.5  
 Use: Single-Family Res.

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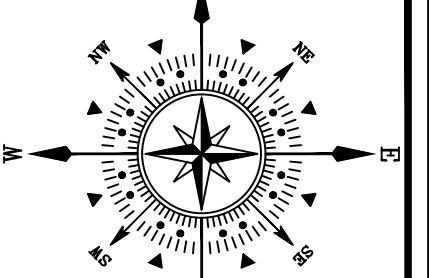
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SHEET NO: 7  
 7 OF 14 SHEETS

FILE NO: PUDSP215



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- Floodplain boundary
  - - - 100-year high water line - wetlands
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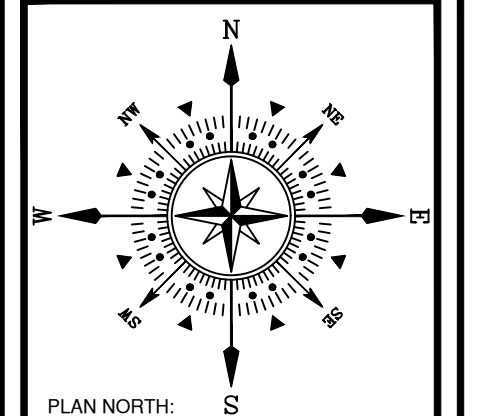
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(719) 633-9700  
www.GumanLtd.com  
bill@guman.net

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**PROJECT NAME:** WATERBURY - Filing Nos. 1 and 2  
**PROJECT ADDRESS:** 1000 EASTONVILLE ROAD PEYTON, CO 80800  
**PROJECT DESCRIPTION:** PUD - PRELIMINARY PLAN

**DATE:** 03/10/2022  
**DESIGNED:** CA  
**CHECKED:** WFG

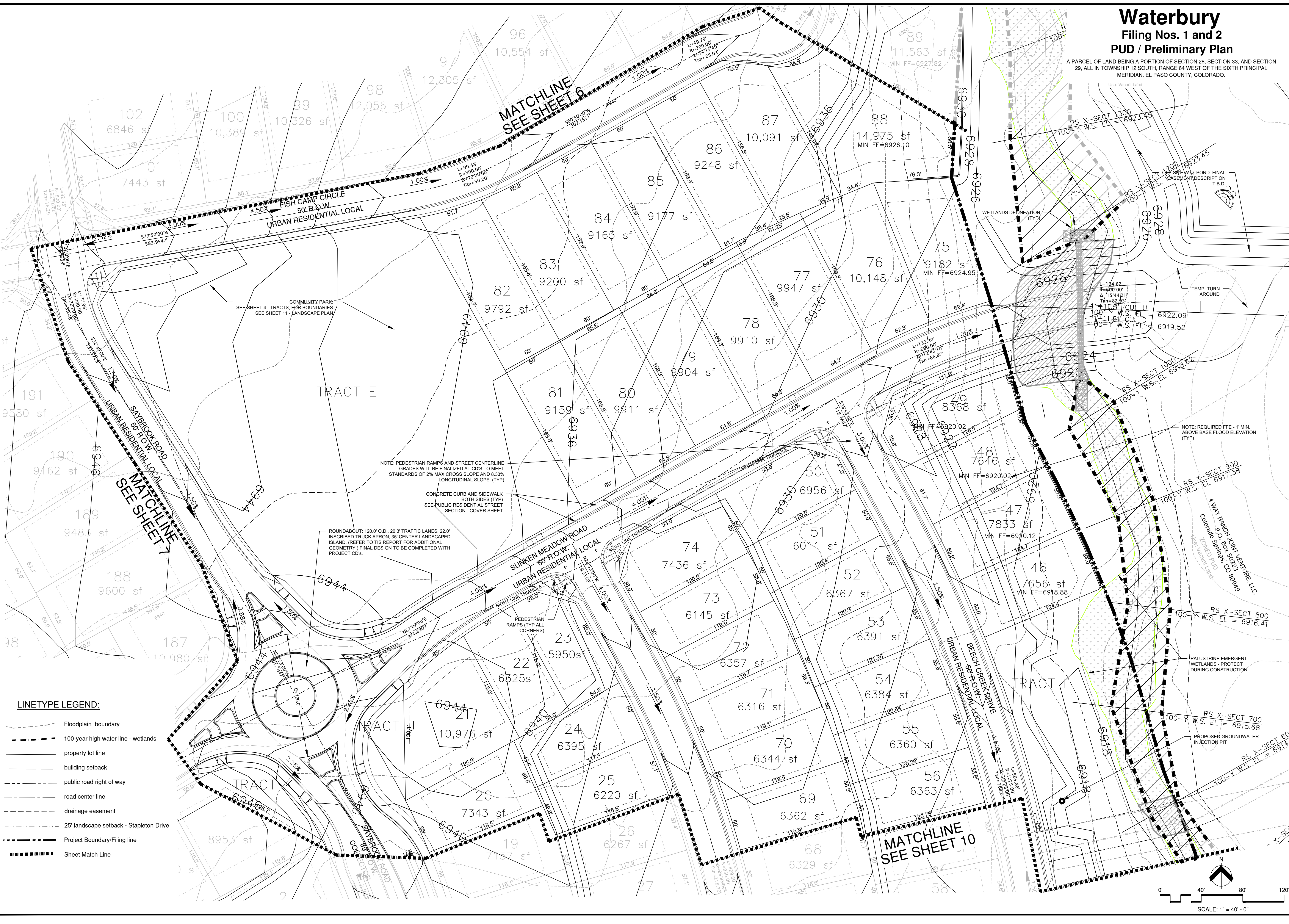
REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
	08/05/2022	CA	per county comments
	10/14/2022	CA	per county comments
	11/21/2022	CA	per county comments

**NOTES:**

PLAN SCALE: 1" = 100' OR AS NOTED ON PLAN

**SHEET TITLE:**  
EAST AREA DEVELOPMENT PLAN

**SHEET NO.:**  
**8**  
8 OF 14 SHEETS  
**FILE NO.:**  
PUDSP215



- LINETYPE LEGEND:**
- Floodplain boundary
  - - - 100-year high water line - wetlands
  - property lot line
  - - - building setback
  - - - public road right of way
  - - - road center line
  - - - drainage easement
  - - - 25' landscape setback - Stapleton Drive
  - - - Project Boundary/Filing line
  - Sheet Match Line

NOTE: PEDESTRIAN RAMPS AND STREET CENTERLINE GRADES WILL BE FINALIZED AT CD'S TO MEET STANDARDS OF 2% MAX CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE (TYP)

CONCRETE CURBS AND SIDEWALK BOTH SIDES (TYP) SEE PUBLIC RESIDENTIAL STREET SECTION - COVER SHEET

ROUNDABOUT: 120.0' O.D., 20.3' TRAFFIC LANES, 22.0' INSCRIBED TRUCK APRON, 35' CENTER LANDSCAPED ISLAND. (REFER TO THIS REPORT FOR ADDITIONAL GEOMETRY). FINAL DESIGN TO BE COMPLETED WITH PROJECT CD'S.

NOTE: REQUIRED FFE - 1' MIN ABOVE BASE FLOOD ELEVATION (TYP)

PALLISTRINE EMERGENT WETLANDS - PROTECT DURING CONSTRUCTION

PROPOSED GROUNDWATER INJECTION PIT

TEMP. TURN AROUND

WETLANDS Delineation (TYP)

4 WAY RANCH JOINT VENTURE, LLC. COLORADO ZONED PUD CO 80949

USE VACANT LAND

OFF-SITE W.D. POND, FINAL BASEMENT DESCRIPTION T.B.D.



# Waterbury

## Filing Nos. 1 and 2

### PUD / Preliminary Plan

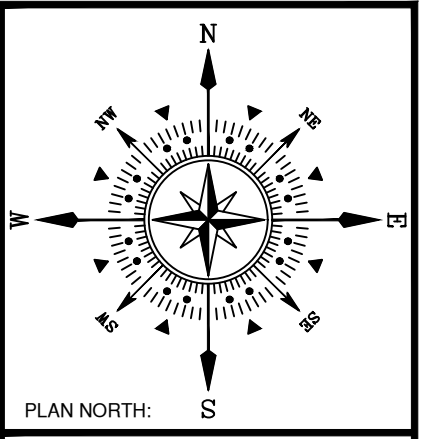
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**William Guman & Associates, Ltd.**  
 LANDSCAPE ARCHITECTURE  
 731 North Weber Street  
 Colorado Springs, CO 80905  
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 www.GumanLtd.com  
 bill@guman.net

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PROJECT NAME: WATERBURY - Filing Nos. 1 and 2  
 PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80800  
 PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
 DESIGNED: CA  
 CHECKED: WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
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	10/14/2022	CA	per county comments
	11/21/2022	CA	per county comments

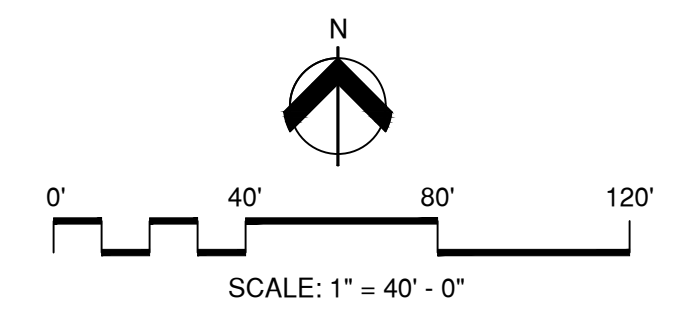
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
 SOUTHWEST AREA DEVELOPMENT PLAN

SHEET NO.  
**9**  
 9 OF 14 SHEETS  
 FILE NO.  
 PUDSP215

#### LINETYPE LEGEND:

- Floodplain boundary
- 100-year high water line - wetlands
- property lot line
- building setback
- public road right of way
- road center line
- drainage easement
- 25' landscape setback - Stapleton Drive
- Project Boundary/Filing line
- Sheet Match Line



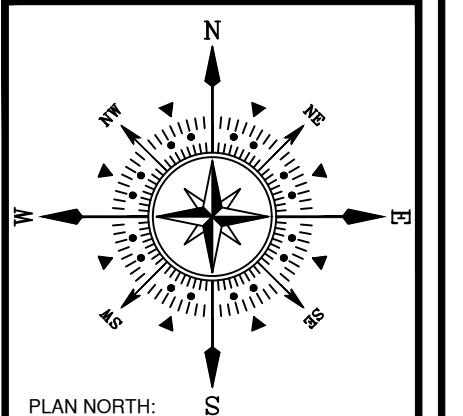
# Waterbury

## Filing Nos. 1 and 2 PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33,  
AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**William Gaman**  
& Associates, Ltd.  
URBAN PLANNING, LANDSCAPE ARCHITECTURE  
731 North Weber Street  
Colorado Springs, CO 80905  
(719) 533-9700  
www.GamanLtd.com  
bill@gaman.com

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**PROJECT NAME:**  
WATERBURY - Filing Nos. 1 and 2  
**PROJECT ADDRESS:**  
1000 EASTONVILLE ROAD  
PEYTON, CO 80800  
**PROJECT DESCRIPTION:**  
PUD - PRELIMINARY PLAN

<b>DATE:</b>	03/10/2022
<b>DESIGNED:</b>	CA
<b>CHECKED:</b>	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
	08/05/2022	CA	per county comments
	10/14/2022	CA	per county comments
	11/21/2022	CA	per county comments

**NOTES:**

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

**SHEET TITLE:**  
SOUTHEAST AREA  
DEVELOPMENT PLAN

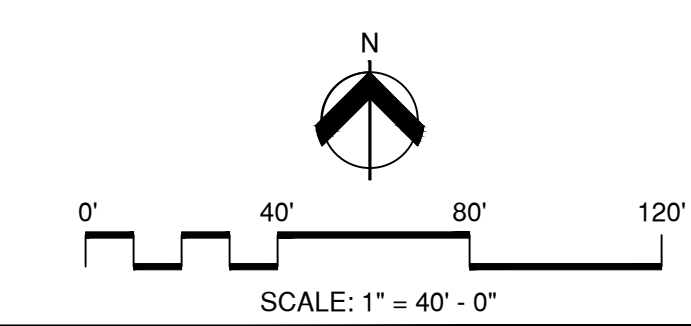
**SHEET NO.:**  
**10**  
10 of 14 SHEETS  
**FILE NO.:**  
PUDSP215



**LINETYPE LEGEND:**

- Floodplain boundary
- - - 100-year high water line - wetlands
- property lot line
- - - building envelope
- - - public road right of way
- - - road center line
- - - drainage easement
- - - 25' landscape setback - Stapleton Drive
- - - Project Boundary/Filing line
- Sheet Match Line

935 DEVELOPMENT INC.  
P.O. BOX 50223  
COLORADO SPRINGS, CO 80949  
(PLANNED UNIT DEVELOPMENT)  
Use: Vacant  
PARCEL 4200000399



FISH CAMP CIRCLE  
50' R.O.W.  
URBAN RESIDENTIAL LOCAL

# Waterbury

## Filing Nos. 1 and 2

### PUD / Preliminary Plan

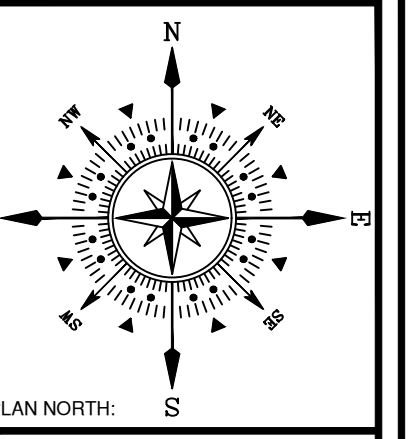
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PROJECT NAME: WATERBURY - Filing Nos. 1 and 2  
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80000  
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
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	11/21/2022	CA	per county comments

NOTES:  
PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**COMMUNITY PARK PLAN**

SHEET NO.  
**11**  
11 of 14 SHEETS  
FILE NO.  
PUDSP215

3" CRUSHED STONE GROUND COVER - TYP ALL NON-TURF AREAS

(5) ALL-WEATHER COMPOSITE 6' PICNIC TABLES

ALL-WEATHER COMPOSITE 6' BENCH (TYP) (10) TOTAL

AMENDED SOIL, BLUEGRASS TURF, SPRAY IRRIGATION (1.4 ACRES)

URBAN RESIDENTIAL LOCAL

SAYBROOK ROAD  
50' R.O.W.

20x40' PAVILION ON CONCRETE SLAB

ALL-WEATHER COMPOSITE 6' PICNIC TABLES

3" CRUSHED STONE GROUND COVER - TYP ALL NON-TURF AREAS

PLAY STRUCTURE - MFR. AND STYLE T.B.D. BARK MULCH OR OTHER SUITABLE SOFT GROUND COVER

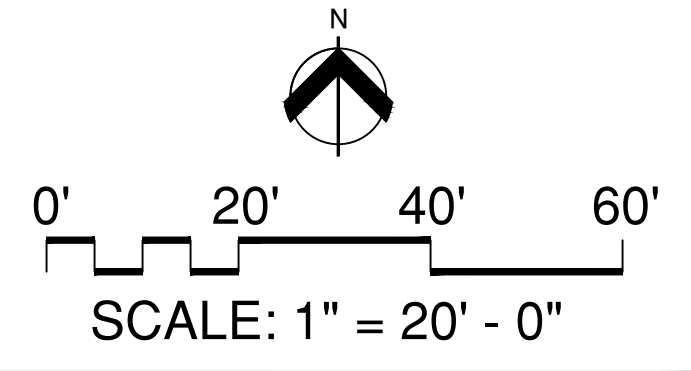
3" CRUSHED STONE GROUND COVER - TYP ALL NON-TURF AREAS

3" CRUSHED STONE GROUND COVER - TYP ALL NON-TURF AREAS

SUNKEN MEADOW ROAD  
50' R.O.W.  
URBAN RESIDENTIAL LOCAL

**TREE SCHEDULE:**

	3	Austrian Pine	6' ht.	Pinus nigra
	3	Bur Oak	1.5" cal	Quercus macrocarpa
	14	Hawthorn 'Winter King'	1.5" cal	Crataegus viridis 'Winter King'
	9	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
	6	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
	17	Mayday Tree - Purple Leaf	1.5" cal	Prunus padus 'Merlot'
	7	Swamp White Oak	1.5" cal	Quercus bicolor
	4	White Fir	6' ht.	Abies concolor



# Waterbury

Filing Nos. 1 and 2  
PUD / Preliminary Plan

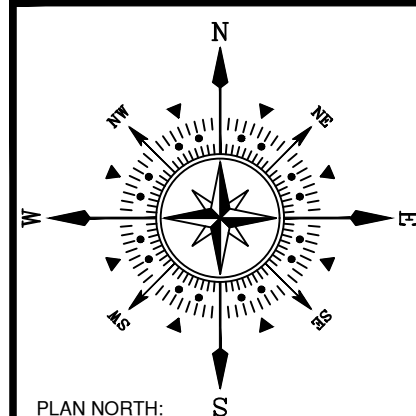
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PROJECT NAME: WATERBURY - Filing Nos. 1 and 2  
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80000  
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
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CHECKED: WFG

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	11/21/2022	CA	per county comments

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
PLANTING PLAN  
SAYBROOK

SHEET NO.  
**12**

12 OF 14 SHEETS  
FILE NO.  
PUDSP215

### STREET TREE SCHEDULE:

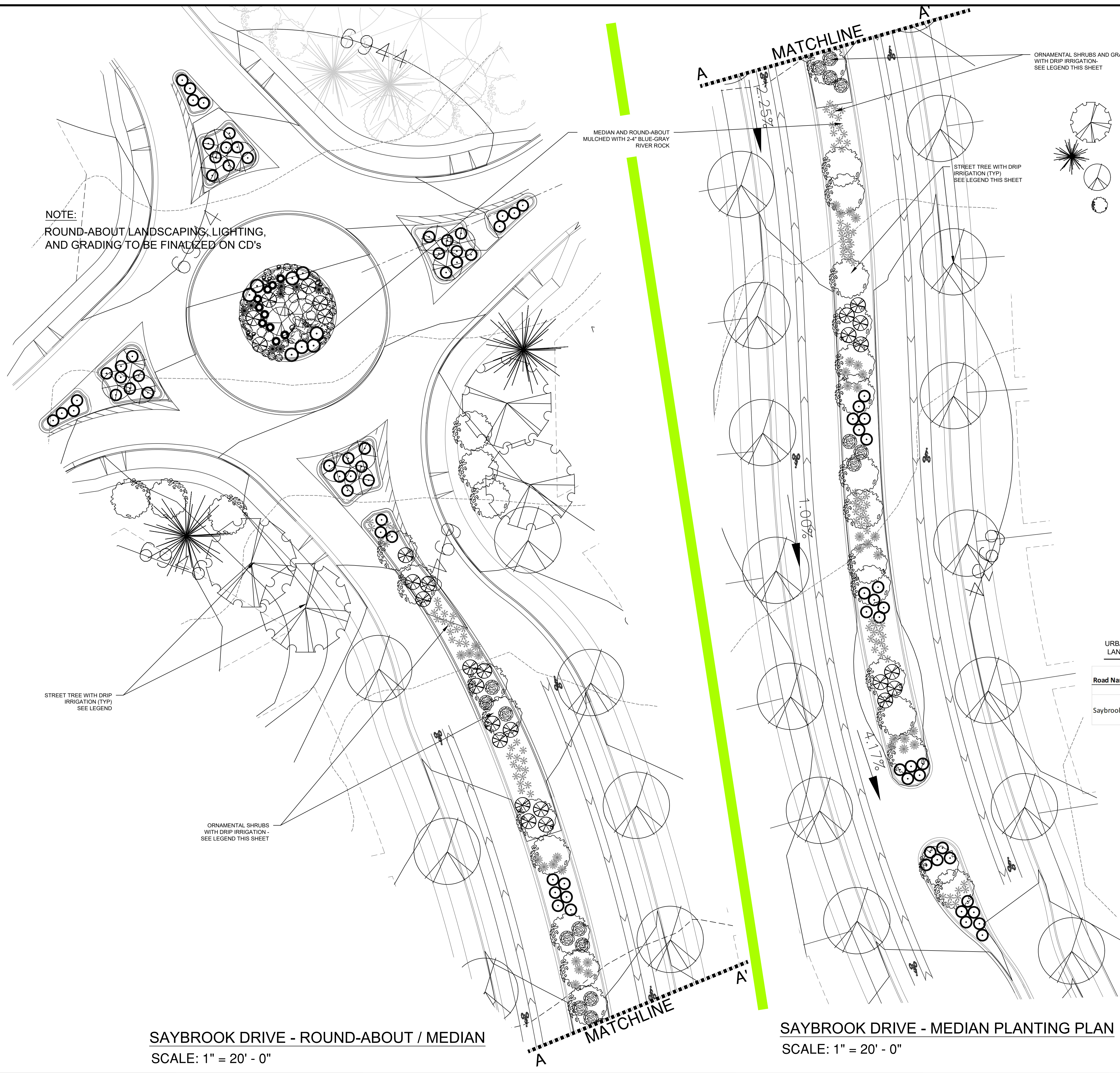
4	Kentucky Coffee Tree - seedless	1.5" cal	Gymnocladus dioicus 'Espresso'
2	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
22	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemantii 'Autumn Fantasy'
30	Mayday Tree - Purple Leaf	1.5" cal	Prunus padus 'Merlot'

### SAYBROOK DRIVE SHRUB SCHEDULE:

Grass - Big Bluestem	Andropogon gerardii 'Windwalker'
Grass - Giant Sacaton	Sporobolus wrightii
Grass - Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'
Grow Low Sumac	Rhus aromatica 'Gro-Low'
Juniper 'Hughes' spreading	Juniperus horizontalis 'Hughes'
Ninebark 'Summer Wine'	Physocarpus opulifolius 'Summer Wine'
Potentilla McKay's White	Potentilla fruticosa 'McKay's White'
Red-leaved Rose	Rosa glauca

### URBAN RESIDENTIAL COLLECTOR - LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

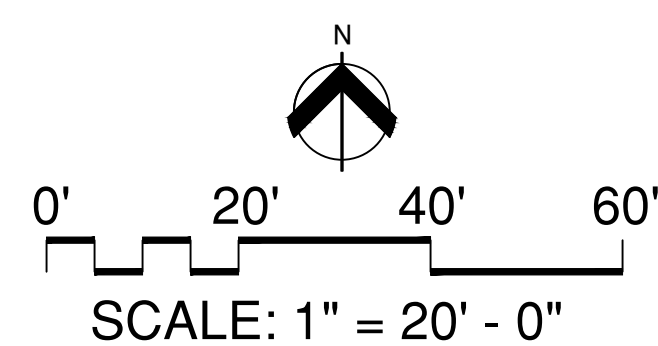
Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/25 l.f. (both sides)	Provided trees	additional plants
Saybrook Rd. to roundabout	urban residential collector	760	20'	30' (median + 2 sides)	61	61 (two sides + median)	76 shrubs + 147 grasses + 8 add'l trees



NOTE:  
ROUND-ABOUT LANDSCAPING, LIGHTING, AND GRADING TO BE FINALIZED ON CD'S

SAYBROOK DRIVE - ROUND-ABOUT / MEDIAN  
SCALE: 1" = 20' - 0"

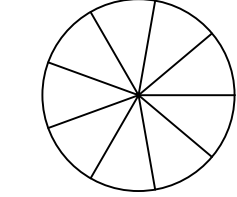
SAYBROOK DRIVE - MEDIAN PLANTING PLAN  
SCALE: 1" = 20' - 0"



### GILBERT DRIVE ENTRY LANDSCAPE

SCALE: 1" = 30' - 0"

#### TREE SCHEDULE



6	Swamp White Oak	1.5" cal	Quercus bicolor
---	-----------------	----------	-----------------

## Waterbury

Filing Nos. 1 and 2  
PUD / Preliminary Plan

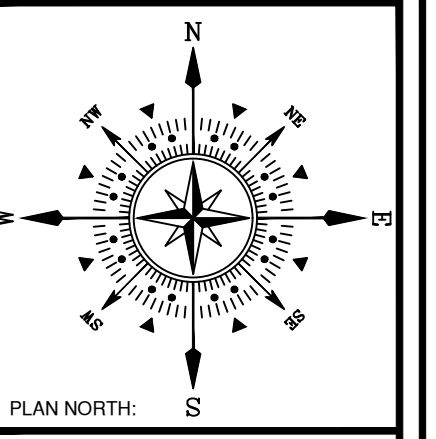
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**WATERBURY SUBDIVISION**  
 1000 EASTONVILLE ROAD  
 PEYTON, CO 80800  
 PUD - PRELIMINARY PLAN

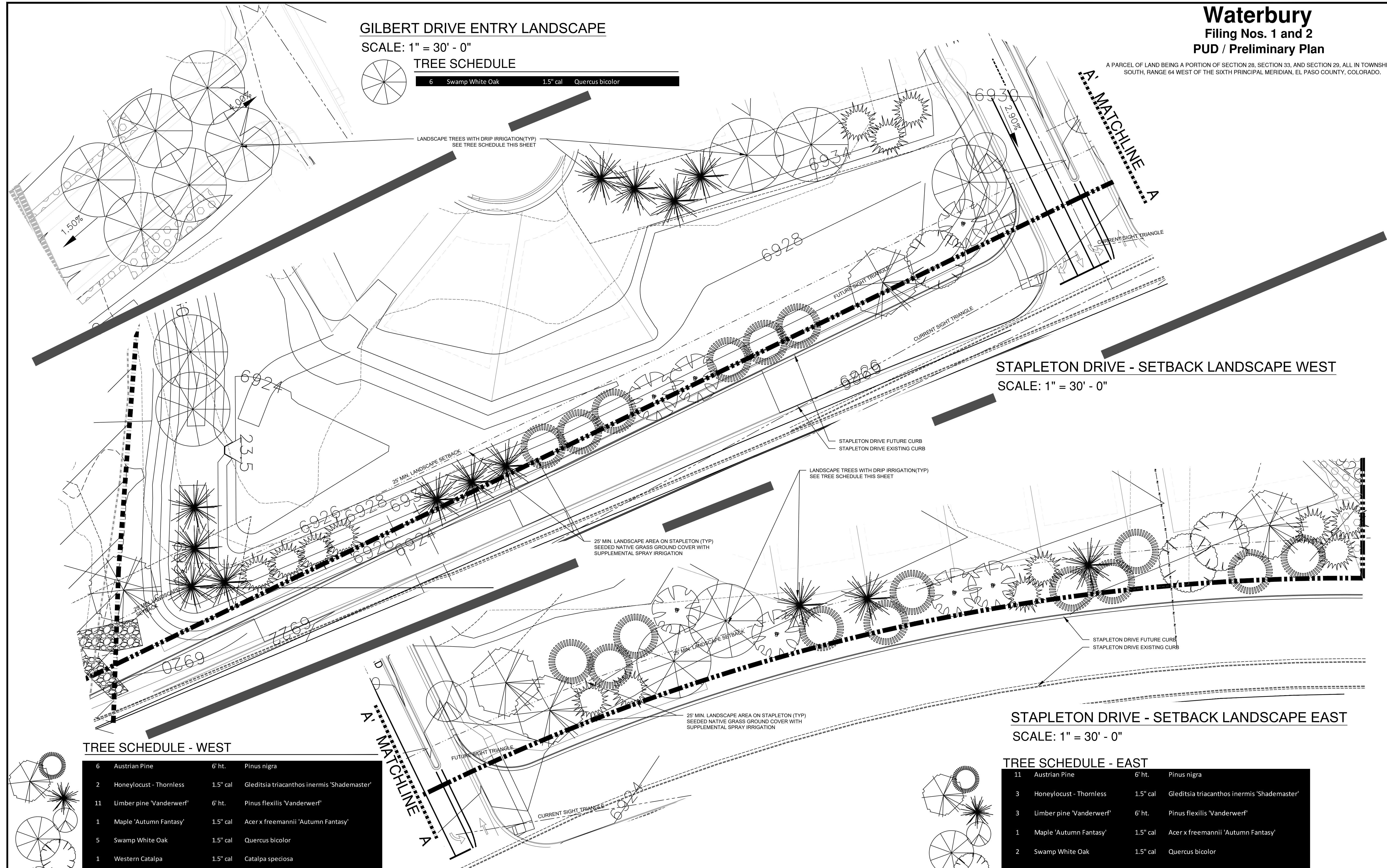
DATE:	03/10/2022
DESIGNED:	CA
CHECKED:	WFG

REVISIONS:	DATE:	BY:	DESCRIPTION:
	06/24/2022	CA	per county comments
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	10/14/2022	CA	per county comments
	11/21/2022	CA	per county comments

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**PLANTING PLAN SAYBROOK**

SHEET NO.  
**13**  
13 of 14 SHEETS  
FILE NO.  
PUDSP215



### STAPLETON DRIVE - SETBACK LANDSCAPE WEST

SCALE: 1" = 30' - 0"

### STAPLETON DRIVE - SETBACK LANDSCAPE EAST

SCALE: 1" = 30' - 0"

#### TREE SCHEDULE - WEST

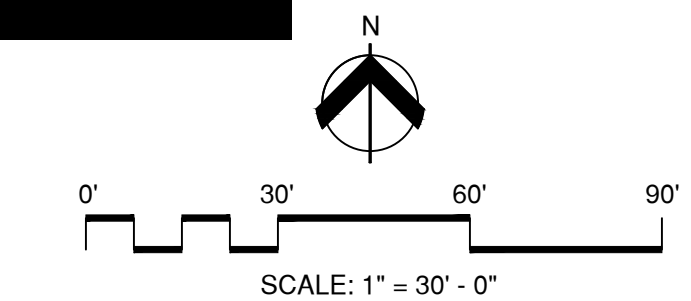
6	Austrian Pine	6' ht.	Pinus nigra
2	Honeylocust - Thornless	1.5" cal	Gleditsia triacanthos inermis 'Shademaster'
11	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
1	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
5	Swamp White Oak	1.5" cal	Quercus bicolor
1	Western Catalpa	1.5" cal	Catalpa speciosa
3	Western Hackberry 'Chicagoland'	1.5" cal	Celtis occidentalis 'Chicagoland'
7	White Fir	6' ht.	Abies concolor

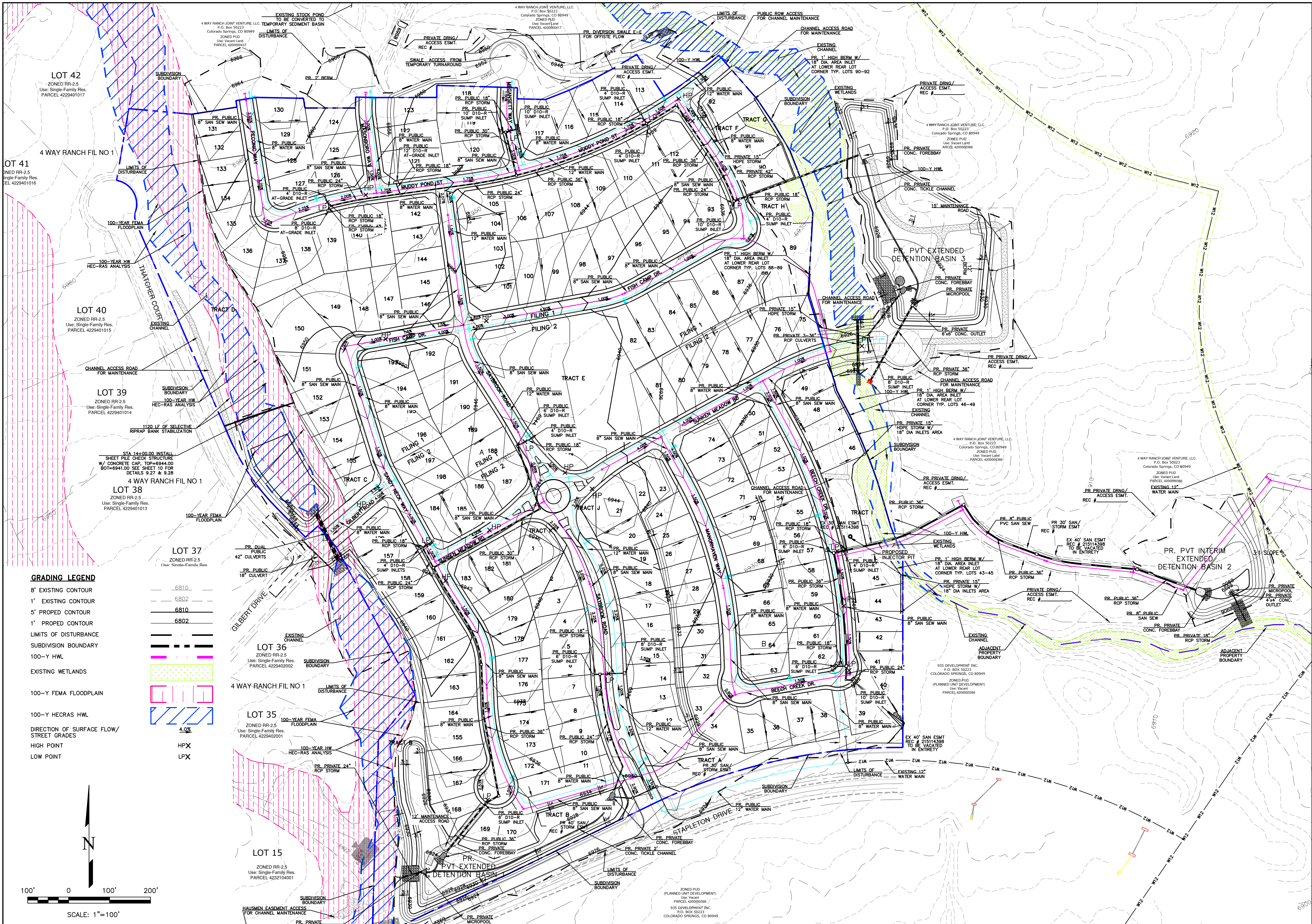
#### TREE SCHEDULE - EAST

11	Austrian Pine	6' ht.	Pinus nigra
3	Honeylocust - Thornless	1.5" cal	Gleditsia triacanthos inermis 'Shademaster'
3	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
1	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
2	Swamp White Oak	1.5" cal	Quercus bicolor
2	Western Catalpa	1.5" cal	Catalpa speciosa
4	Western Hackberry 'Chicagoland'	1.5" cal	Celtis occidentalis 'Chicagoland'
7	White Fir	6' ht.	Abies concolor

#### MAJOR ARTERIAL LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS

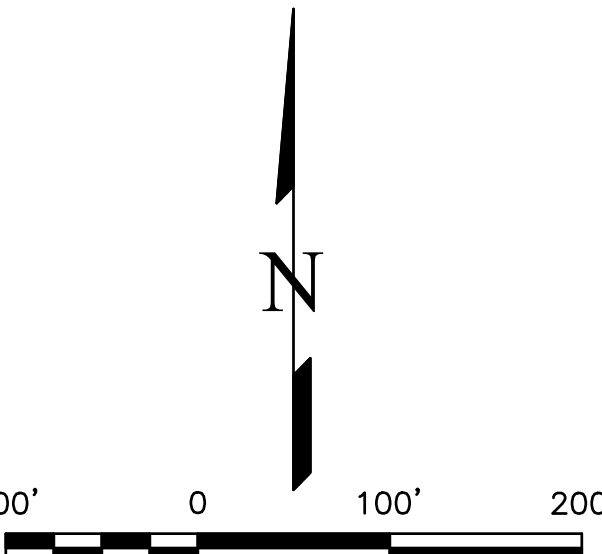
Road Name	Classification	L.F.	Req'd LS width	Provided LS Width	Req'd trees 1 tree/20 l.f.	Req'd Evergreen (2/3 of total)	Provided trees
Stapleton Drive - east of Saybrook	principal arterial	634	25'	25' min.	32	21	12 decid/ 21 evergreen
Stapleton Drive - west of saybrook	principal arterial	720	25'	25' min.	36	24	12 decid/ 24 evergreen





**GRADING LEGEND**

- 8' EXISTING CONTOUR
- 1' EXISTING CONTOUR
- 5' PROPED CONTOUR
- 1' PROPED CONTOUR
- LIMITS OF DISTURBANCE
- SUBDIVISION BOUNDARY
- 100-Y HWL
- EXISTING WETLANDS
- 100-Y FEMA FLOODPLAIN
- 100-Y HECRAS HWL
- DIRECTION OF SURFACE FLOW/  
STREET GRADES
- HIGH POINT
- LOW POINT

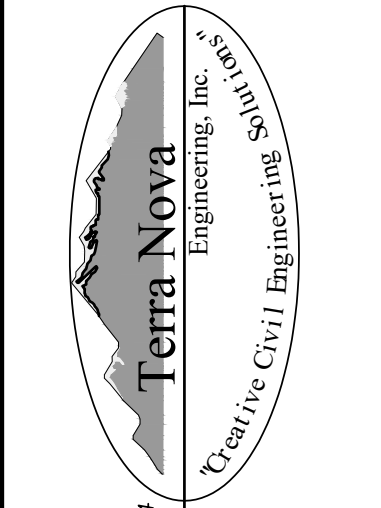


SCALE: 1"=100'

REVISIONS	NO.	DESCRIPTION	DATE

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PREPARED FOR:  
**4-WAY RANCH JOINT VENTURE**  
 ATTN: PETER MARTZ  
 P.O. BOX 50223  
 COLORADO SPRINGS, CO 80949  
 719-491-3150



721 S. 23RD STREET  
 COLORADO SPRINGS, CO 80904  
 OFFICE: 719-655-6422  
 FAX: 719-655-6426  
 www.terrarnova.com

**WATERBURY FILING NO. 1 & 2**  
 GRADING AND UTILITIES PLAN

DESIGNED BY DLF  
 DRAWN BY QNA  
 CHECKED BY QNA  
 H-SCALE 1" = 100'  
 V-SCALE N/A  
 JOB NO. 1715.00  
 DATE ISSUED 12/19/22  
 SHEET NO. 1 OF 1