

# PROPOSED GROUND PLANE TREATMENT

- Is there a more drought tolerant cover grass?  
PROPOSED IRRIGATED BLUEGRASS BLEND SOD
- PROPOSED 5" TO 12" GRANITE RIP-RAP OVER DEWITT LANDSCAPE FABRIC
- PROPOSED 1.5" BLUE GRAY RIVER ROCK COBBLE, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC
- PROPOSED NON-IRRIGATED 'LOW GROW' NATIVE GRASS WITH EROSION CONTROL BLANKET
- PROPOSED 1.5" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC
- PROPOSED COMPACTED RED BREEZE GRAVEL, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC

Please see SDP comments and apply as appropriate

Is there lighting other than wall sconces? If so submit lighting plan and photometric

Delete this (this is for a final approval for zoning / dimensional standards)

# SITE CATEGORY CALCULATIONS:

**Landscape Setbacks**

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Gladiator Drive	Non arterial	(See Landscape Buffer & Screens Requirements)				
Pleasant Passage Ln.	Private collector	(See Landscape Buffer & Screens Requirements)				

**Parking**

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages (excluding driveways)	Length of Frontage (ft.)	2/3 Length of Frontage (ft.)
65	5 / 5	(PK)	Pleasant Passage Ln.	36'	24'

Min. 3' Screening Wall or Berm Provided  
6 / 6

Evergreen Plants Req. (50%) / Prov. 3 / 3

Length of Screening Wall or Berm Provided

Vehicle Lot Plant Abbr. on Plan (PS)

Percent Ground Plane Veg. Req. / Prov. 75% / 75%

parking calc need to be verified with bedrooms

**Internal Landscaping**

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Required/Provided
228,241 s.f.	15%	34,236 s.f. / 65,320 s.f.	68 / 34

Shrub Substitutes Required/Provided 340 / 340

Internal Plant Abbr. Denoted on Plan (N)

Buffers are different from roadway landscape (relate to combine) The higher standard is required 6.2.2.G.2. (h) - page 6-15

**Landscape Buffer & Screens**

Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided
North Boundary	15' / 15'	471'	24 / 24	8 / 11
East Boundary	15' / 15'	493'	25 / 25	9 / 10
South Boundary	15' / 15'	451'	23 / 23	8 / 15

Length of 6 Ft. Opaque Structure Req. / Prov.

0' / 0'	(BN)	75% / 75%
0' / 0'	(BE)	75% / 75%
0' / 0'	(BS)	75% / 75%

ROADWAY LANDSCAPING CATEGORY (NON-ARTERIAL) 10 foot setbacks adjacent to all private roads and the public roads (driveway alleys do not require)

# PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ABI CON	6	Abies concolor	White Fir	6" Ht.	B # B
	ACE HOT	5	Acer tatanum "Hot Wings"	Hot Wings Tatanum Maple	1" Cal.	B # B
	GLE SH2	4	Gleditsia tracanthos nemia "Shademaster" TM	Shademaster Locust	1.5" Cal.	B # B
	JUN					
	MAL					
	MAL KAD	4	Malus x "Kadant"	Kadant Crab Apple	1" Cal.	B # B
	PIC BLU	6	Picea pungens glauca	Colorado Blue Spruce	6" Ht.	B # B
	PIN NIG	14	Pinus nigra	Austrian Black Pine	6" Ht.	B # B
	PRU CHA	11	Pyrus calleryana "Chanticleer"	Chanticleer Pear	1" Cal.	B # B
	QUE MAC	3	Quercus macrocarpa	Burr Oak	1.5" Cal.	B # B
	QUE FAS	13	Quercus robur "Fastigata"	Fastigiate English Oak	1.5" Cal.	B # B
	QUE RUB	6	Quercus rubra	Northern Red Oak	1.5" Cal.	B # B
	TIL GRE	3	Tilia cordata "Greenspire"	Greenspire Littleleaf Linden	1.5" Cal.	B # B
	SHRUBS					
	BER ATR	26	Berberis thunbergii "Atropurpurea"	Red Leaf Japanese Barberry	5 gal	
	CAR CLA	53	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	5 gal	
	JUN W2	31	Juniperus horizontalis "Wiltoni"	Wilton Carpet Juniper	5 gal	
	JUN BUF	34	Juniperus sibirica "Buffalo"	Buffalo Juniper	5 gal	
	LIG VIC	41	Ligustrum vicaryi	Golden Privet	5 gal	
	LIG VUL	13	Ligustrum vulgare "Cheyenne"	Cheyenne Privet	5 gal	
	PIC GL2	7	Picea pungens glauca "Globosa"	Globed Colorado Blue Spruce	5 gal	
	PIN CO2	16	Pinus mugo "Compacta"	Dwarf Mugo Pine	5 gal	
	POT DRD	37	Potentilla fruticosa "Gold Drop"	Gold Drop Potentilla	5 gal	
	ROS FOE	25	Rosa foetida bicolor	Austrian Copper Rose	5 gal	
	ROS GLA	22	Rosa glauca	Redleaf Rose	5 gal	
	ROS CS2	15	Rosa x "Carefree Delight"	Carefree Delight Rose	5 gal	
	SPI GOG	73	Spiraea japonica "Goldflame"	Goldflame Spirea	5 gal	
	VIB MUF	21	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	5 gal	
	GRASSES					
	CAL KAR	132	Calamagrostis x acutiflora "Karl Foerster"	Feather Reed Grass	1 gal	
	MIS ZEB	22	Miscanthus sinensis "Zebinus"	Zebra Grass	1 gal	
	PAN SHA	35	Panicum virgatum "Shenandoah"	Burgundy Switch Grass	1 gal	

This plan for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

Planning and Community Development Director

high water user to establish is this appropriate

please consider incorporation of more drought tolerant species.

is this cobble?

NOT FOR CONSTRUCTION

**JWLA**  
**Jon Walsh, Landscape Architect LLC**  
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 Palmer Lake, CO 80133  
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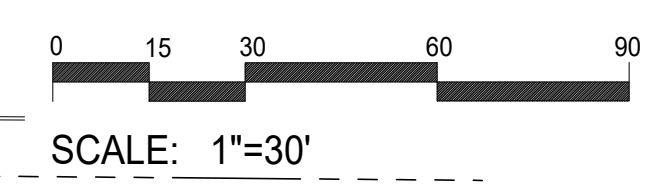
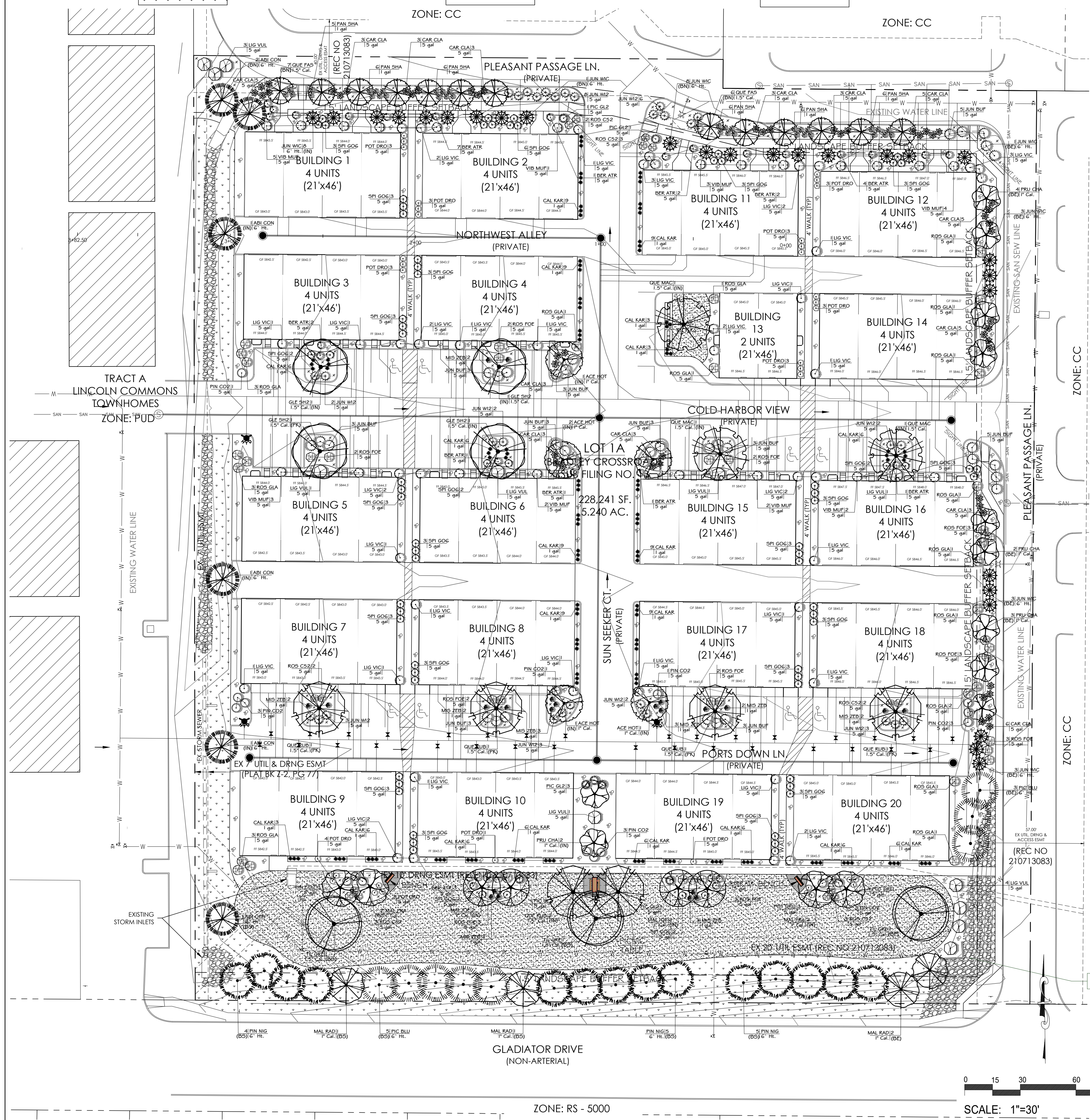
PROJECT FILE: bradley townhomes fp.dwg

DEVELOPMENT PLAN FOR  
**TOWNHOMES AT BRADLEY CROSSROADS**  
 4735 Bradley Road, Colorado Springs, CO  
 El Paso County, CO

PROJECT NAME:  
**FINAL LANDSCAPE PLAN**

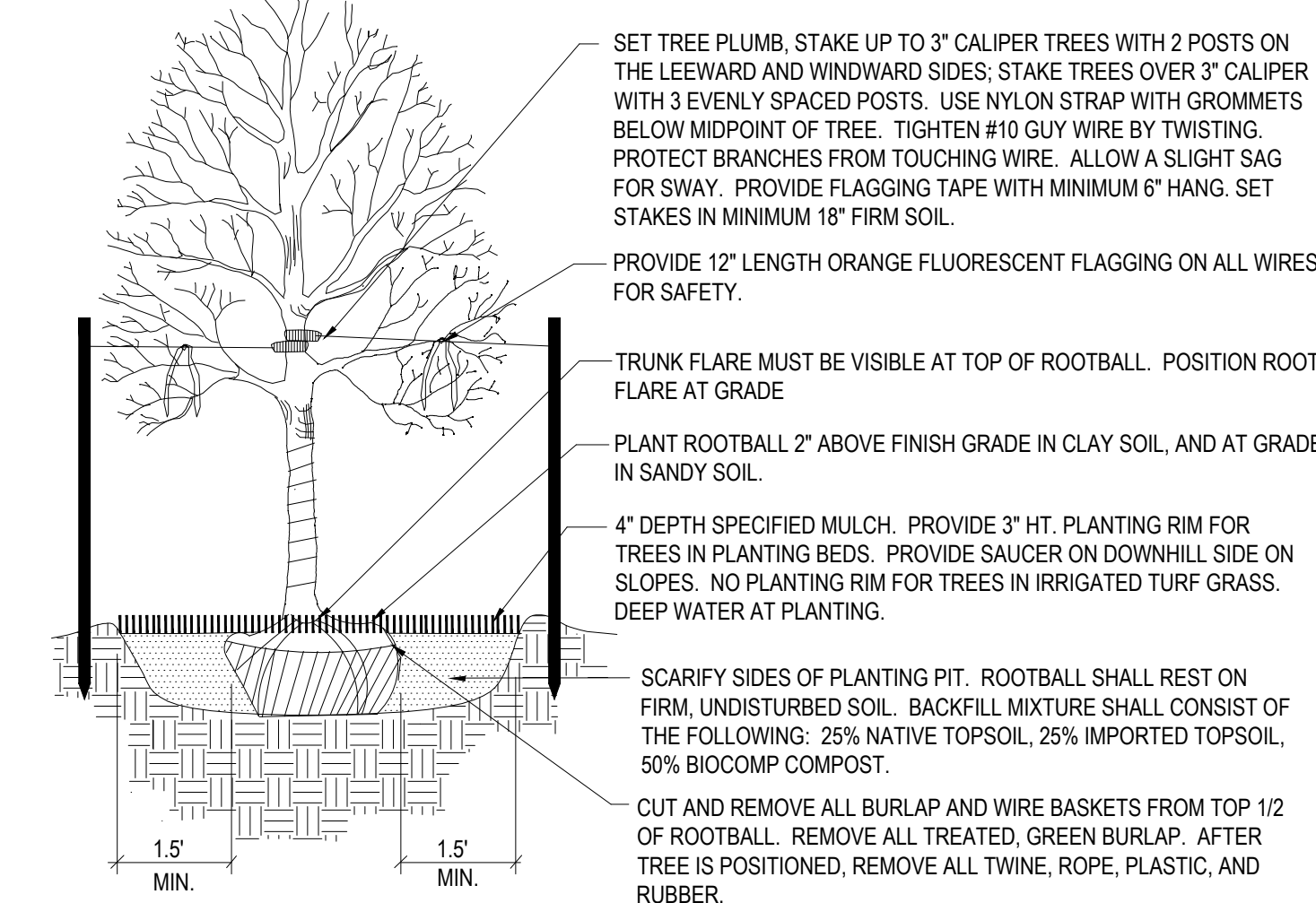
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 DATE: 8 October 2018

SHEET NO. / STAMP:  
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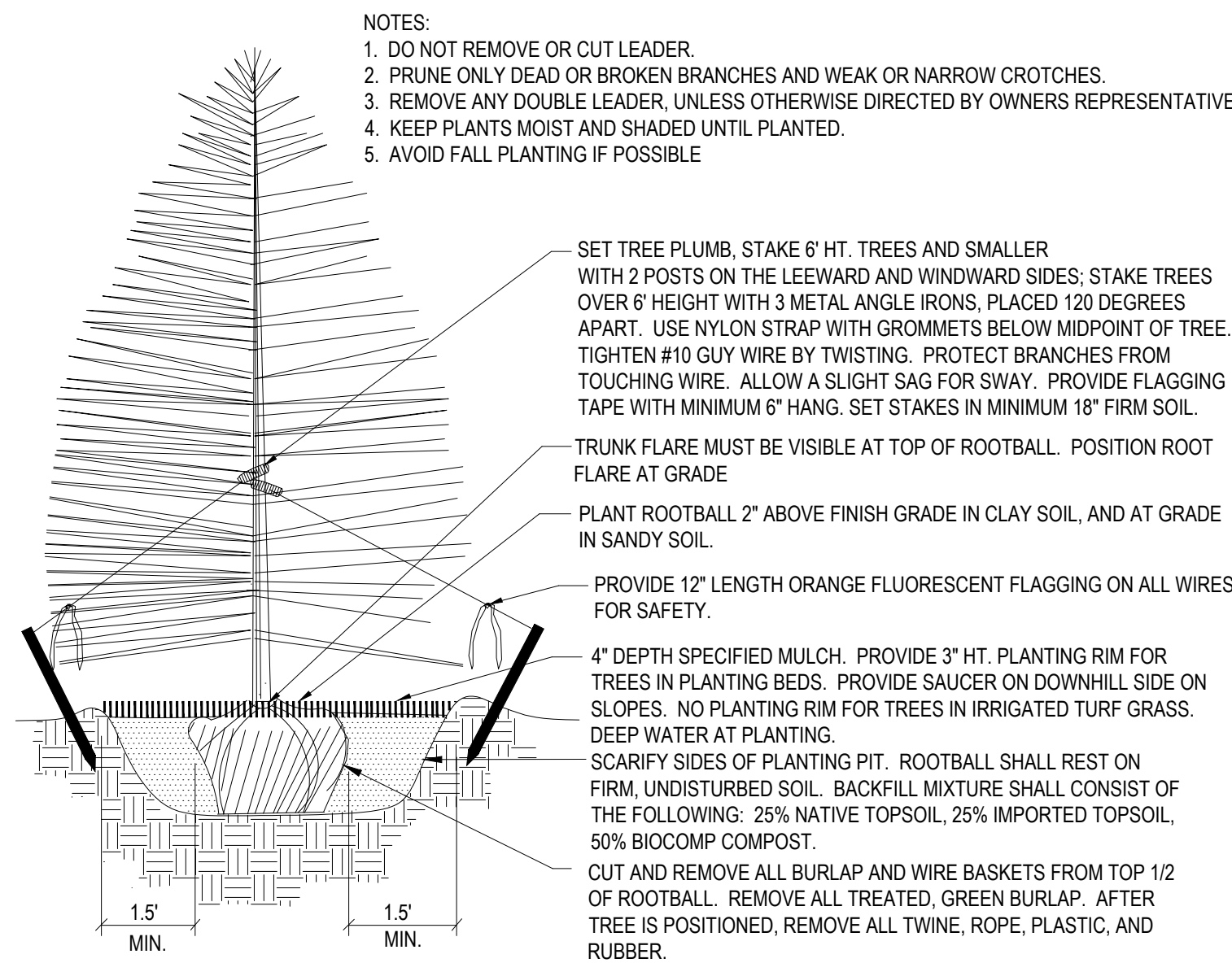
# PLANTING DETAILS

- NOTES:  
 1. DO NOT REMOVE OR CUT LEADER.  
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.  
 3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.  
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.  
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.  
 6. WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.  
 WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



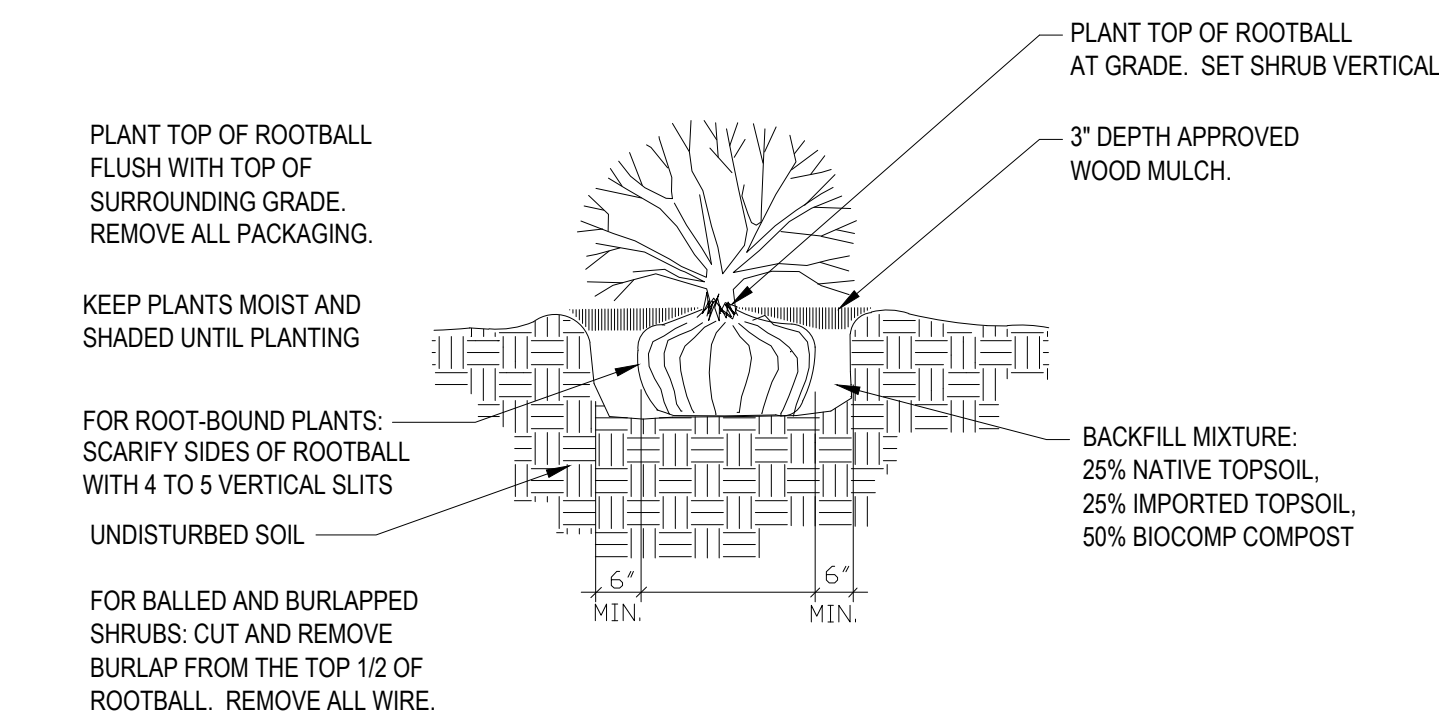
**1** Deciduous Tree Planting Detail

NOT TO SCALE



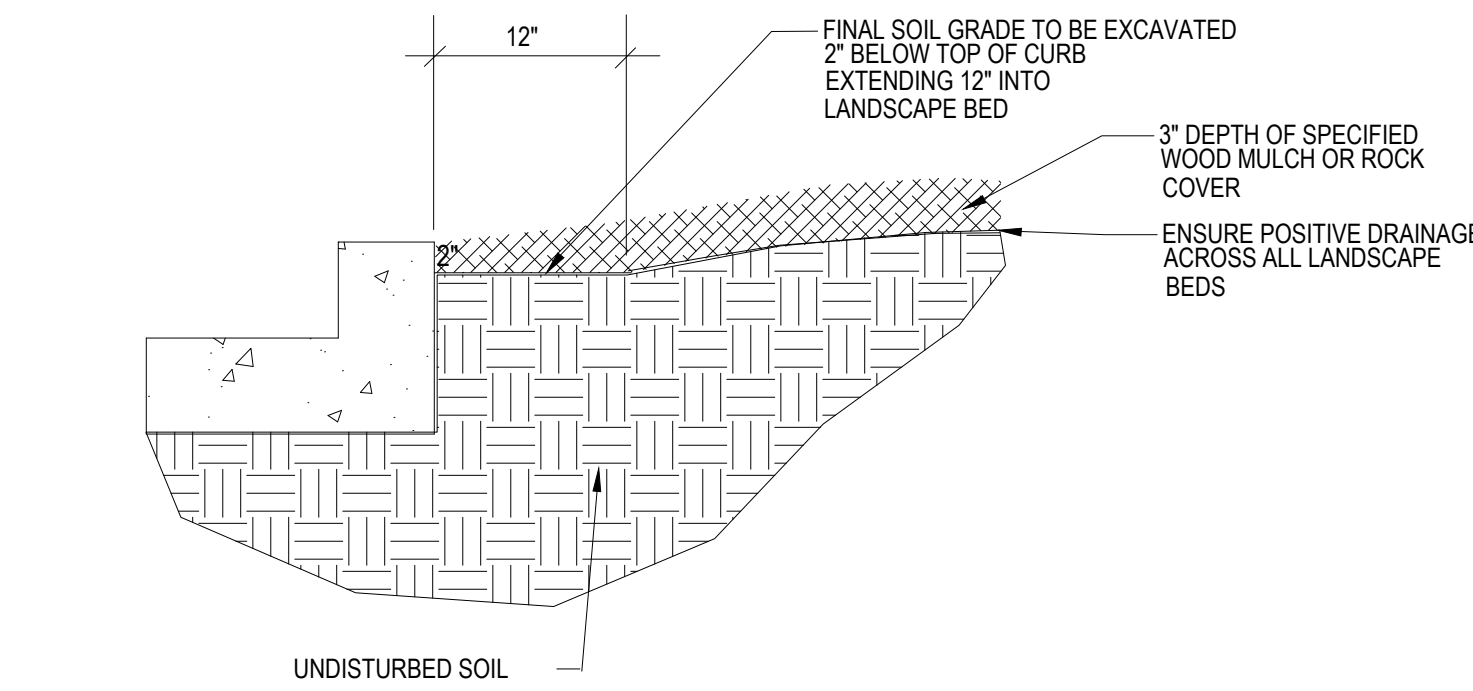
**2** Coniferous Tree Planting Detail

NOT TO SCALE



**3** Shrub Planting Detail

SCALE: NOT TO SCALE



**4** Rock Cover / Mulch Bed Excavation

SCALE: NOT TO SCALE

## PROJECT DATA

PROPERTY SIZE:	228,241 s.f. total
BUILDING AREA:	38,640 s.f.
PAVEMENT AREA:	124,281 s.f.
LANDSCAPE AREA:	65,320 s.f.
OUTSIDE PARKING SPACES:	65 spaces
RESIDENTIAL UNITS:	78 units total

# GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES 1-800-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOVING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

## PROJECT NOTES

- ALL EXISTING TREES, WHICH CONSIST OF VOLUNTEER SIBERIAN ELMS, ON THE PROJECT SITE ARE TO BE REMOVED.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
 2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.  
 1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.  
 CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS 'NON-IRRIGATED NATIVE SEED' TO BE SEEDED WITH 'LOW GROW NATIVE SEED MIX' (PAWNEE BUTTE SEED, INC.) BY DRILL SEEDING AND HYDRO-MULCH SEEDING AT A RATE OF 2 LBS. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET- R1 EXCEL WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC AND 1.5" DIAMETER BLUE GRAY RIVER ROCK COBBLE, 3" DEPTH OVER LANDSCAPE FABRIC. 'RIP-RAP' AREAS TO RECEIVE 5" TO 12" DIAMETER OF 'CIMARRON' (C&C SAND) ROCK OVER LANDSCAPE FABRIC. RED BREEZE GRAVEL IS TO BE PROVIDED AT BENCH AND PICNIC TABLE AREAS, 3" COMPACTED DEPTH OVER LANDSCAPE FABRIC. REFER TO PLAN FOR LOCATIONS OF EACH TYPE OF ROCK. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- PROPOSED SOD IS TO CONSIST OF A BLUEGRASS BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH, 8" DIAMETER AT PROPOSED TREE LOCATIONS AND HALF OF EXCAVATED SOIL IS TO BE MIXED WITH IMPORTED TOPSOIL AND REPLACED INTO ISLANDS.
- AFTER PLANTING, BUT BEFORE LANDSCAPE FABRIC IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
- GORILLA HAIR WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 3" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- STEEL EDGING IS TO CONSIST OF 16 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, NATIVE GRASS, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.

## SOIL PREPARATION NOTES

- PROPOSED BLUEGRASS SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

## IRRIGATION NOTES

- ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL, SHRUBS / ORNAMENTAL GRASSES TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED.
- ALL BLUEGRASS SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE.
- ALL DISTURBED NATIVE SEED AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL NATIVE GRASS IS ESTABLISHED. REFER TO NATIVE SEED ESTABLISHMENT NOTES. HOSES ARE TO BE CONNECTED TO BUILDING HOSE BIBS AND IRRIGATION QUICK COUPLERS TO MANUALLY WATER PROPOSED NATIVE SEED AREAS WITH PORTABLE SPRINKLERS UNTIL ESTABLISHED. TEMPORARY IRRIGATION ZONES CAN BE CREATED TO IRRIGATE NATIVE SEED AREAS UNTIL ESTABLISHED.

NOT FOR CONSTRUCTION

**JWLA**  
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 LANDSCAPE ARCHITECT  
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 (719) 358-2559 fax  
 jwlandarch@gmail.com

PROJECT FILE:  
 bradley townhomes flp.dwg

DEVELOPMENT PLAN FOR  
**TOWNHOMES AT BRADLEY CROSSROADS**  
 4735 Bradley Road, Colorado Springs, CO  
 El Paso County, CO

PROJECT NAME:

FINAL  
 LANDSCAPE  
 PLAN

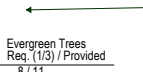
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 DATE: 8 October 2018

REVISION:  
 NO.

SHEET NO.:  
**L2**

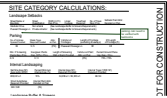
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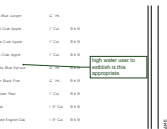
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## Callout (10)



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parking calc need to be verified with bedrooms



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high water user to establish is this appropriate



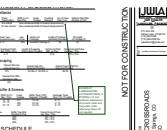
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please consider incorporation of more drought tolerant species.



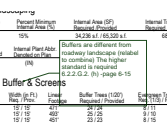
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Is there a more drought tolerant cover grass?



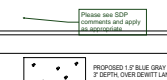
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ROADWAY LANDSCAPING CATEGORY(NON\_ARTERIAL) 10 foot setbacks adjacent to all private roads and the public roads (driveway alleys do not require)



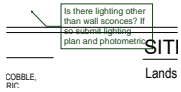
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Buffers are different from roadway landscape (relabel to combine) The higher standard is required 6.2.2.G.2. (h) -page 6-15



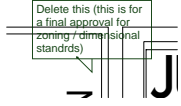
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Please see SDP comments and apply as appropriate



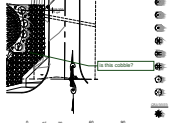
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Is there lighting other than wall sconces? If so submit lighting plan and photometric



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Delete this (this is for a final approval for zoning / dimensional standards)

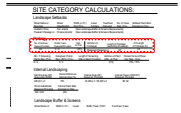


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is this cobble?

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### PCD Director (1)



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This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Planning and Community Development Director