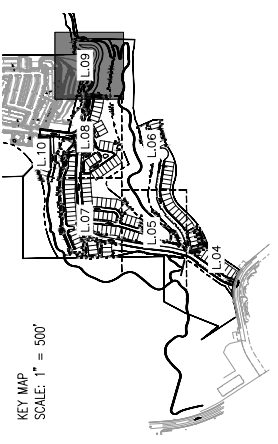


KEY MAP
SCALE: 1" = 500'



GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Dotted pattern]	50% TURP
[Horizontal line pattern]	SPRETTED HARD WOOD MULCH
[Diagonal line pattern]	1-1/2" GRANITE ROCK
[Cross-hatch pattern]	2-4" RIVER ROCK
[Vertical line pattern]	NATIVE SEEDING
[Diagonal line pattern]	DETONATION SEEDING
[Plant symbol]	EXISTING VEGETATION

R

MESA VALLEY
OPEN SPACE



FILE NUMBER: AB-PUD-20-06023-A11W21

SHEET
L.09
28
OF 38

FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
LANDSCAPE PLAN



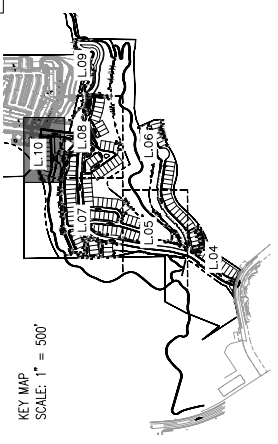
THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO



NO.	DATE	BY	REVISION DESCRIPTION
1	4-20-22	DAG	SET CITY REVIEW COMMENTS
2	6-2-22	DAG	2ND CITY REVIEW COMMENTS

DRAWN BY: JAG	JOB DATE: 6/17/2022	SCALE: ONE INCH = FORTY FEET
APPROVED: JER	JOB NUMBER: 20180602	PROJECT ONE INCH = FORTY FEET
DATE: 6/22/22	CAD DATE: 7/27/18	ADJUST SCALE ACCORDINGLY
CAD USER: JAG	PROJECT: 1818 MESA CREEK	CLIENT: SINGLE FAMILY

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GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Pattern: Stippled]	SOD TURF
[Pattern: Horizontal lines]	SHREDED HARD WOOD MULCH
[Pattern: Diagonal lines (top-left to bottom-right)]	1-1/2" GRANITE ROCK
[Pattern: Diagonal lines (bottom-left to top-right)]	2-4" RIVER ROCK
[Pattern: Dotted]	NATIVE SEEDING
[Pattern: Horizontal lines with dots]	DEFENTION SEEDING
[Pattern: Solid black]	EXISTING VEGETATION



FILE NUMBER: AB_PUD_20_00023-A1M021

SHEET
L.10
29
OF 38

FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
LANDSCAPE PLAN



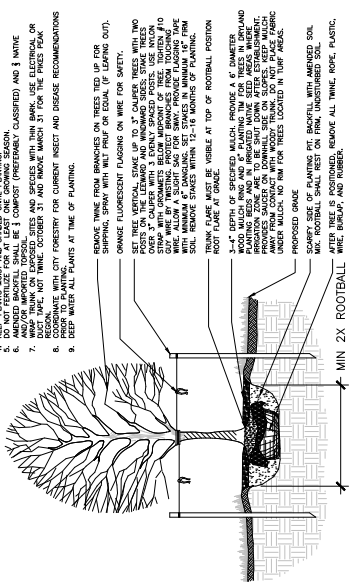
THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO



NO.	DATE	BY	REVISION DESCRIPTION
1	4-19-22	JAS	1ST CITY REVIEW COMMENTS
2	5-12-22	JAS	2ND CITY REVIEW COMMENTS

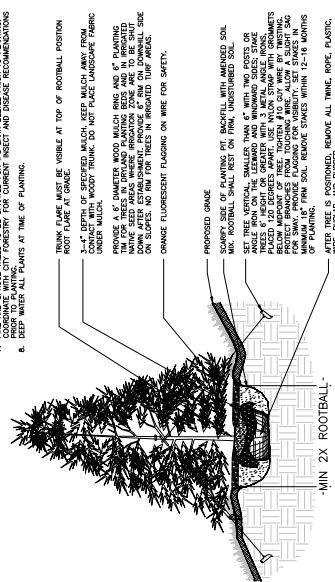
DESIGNED BY	JAS	DATE	6/7/2022
DRAWN BY	JAS	JOB NUMBER	181465.02
APPROVED	JER	DATE	6/7/2022
CAD FILE	J:\2018\181465\CADD\pud\181465_Landscape_SingleFamily	SCALE	AS SHOWN

- NOTES:**
1. MIN. 1/4" NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE TIME OF PLANTING.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 4. KEEP PLANTS MOIST AND SHADY UNTIL PLANTING. PLANTS SHOULD BE PLANTED WITHIN 24 HOURS OF ARRIVAL.
 5. THE TRUNKING AREA OF BRANCHES THAT BOUND TO THE LOGGING SHOULD BE REMOVED.
 6. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 7. SET SPHERICAL PRUNING SHALL BE 3 COMPOST (PREVIOUSLY CLASSIFIED) AND 3 INCHES OF MULCH.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS.
 9. KEEP WATER ALL PLANTS AT TIME OF PLANTING.



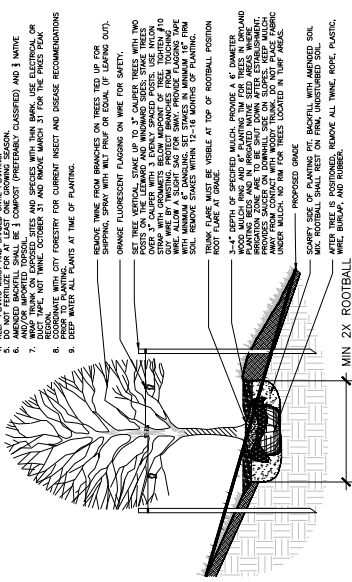
1 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

- NOTES:**
1. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
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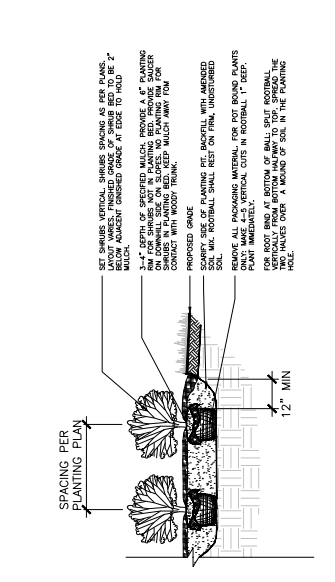
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

- NOTES:**
1. MIN. 1/4" NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE TIME OF PLANTING.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 4. KEEP PLANTS MOIST AND SHADY UNTIL PLANTING. PLANTS SHOULD BE PLANTED WITHIN 24 HOURS OF ARRIVAL.
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 9. KEEP WATER ALL PLANTS AT TIME OF PLANTING.



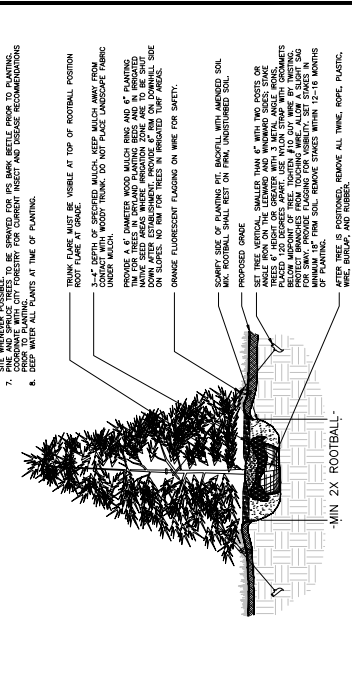
3 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

- NOTES:**
1. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 4. KEEP PLANTS MOIST AND SHADY UNTIL PLANTING. PLANTS SHOULD BE PLANTED WITHIN 24 HOURS OF ARRIVAL.
 5. THE TRUNKING AREA OF BRANCHES THAT BOUND TO THE LOGGING SHOULD BE REMOVED.
 6. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 7. SET SPHERICAL PRUNING SHALL BE 3 COMPOST (PREVIOUSLY CLASSIFIED) AND 3 INCHES OF MULCH.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS.
 9. KEEP WATER ALL PLANTS AT TIME OF PLANTING.



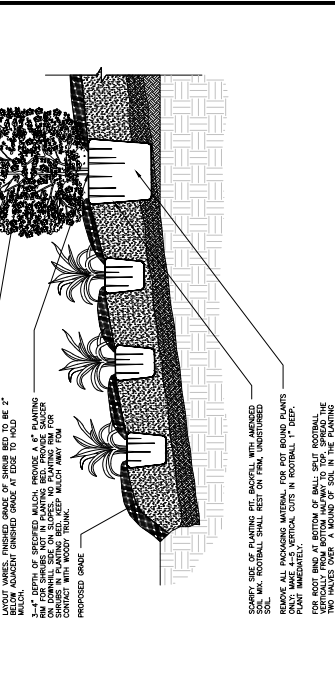
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

- NOTES:**
1. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
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 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS.
 9. KEEP WATER ALL PLANTS AT TIME OF PLANTING.



5 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

- NOTES:**
1. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 2. REMOVE BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS.
 4. KEEP PLANTS MOIST AND SHADY UNTIL PLANTING. PLANTS SHOULD BE PLANTED WITHIN 24 HOURS OF ARRIVAL.
 5. THE TRUNKING AREA OF BRANCHES THAT BOUND TO THE LOGGING SHOULD BE REMOVED.
 6. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 7. SET SPHERICAL PRUNING SHALL BE 3 COMPOST (PREVIOUSLY CLASSIFIED) AND 3 INCHES OF MULCH.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS.
 9. KEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

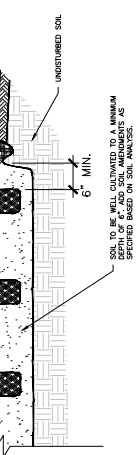
DRAWN BY: JAS	JOB DATE: 6/17/2022	NO. / DATE BY	REVISION DESCRIPTION
APPROVED: JER	JOB NUMBER: 23186602	1 / 4-20-22	ISSUE FOR COMMENTS
CD DATE: 2/23/18	PROJECT NUMBER: 1181465	2 / 6-22-22	ADD CITY REVIEW COMMENTS
CD USER: JAS	PROJECT NAME: LAUREL - SINGLE FAMILY		ADD CITY REVIEW COMMENTS



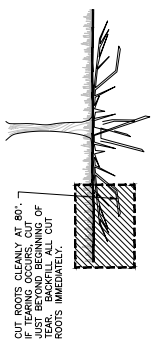
THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO



- NOTES:
1. PLANTING BEDS MUST BE PROTECTED FROM TRAFFIC AND GRADE.
 2. PLANTING BEDS MUST BE PROTECTED FROM TRAFFIC AND GRADE.
 3. PLANTING BEDS MUST BE PROTECTED FROM TRAFFIC AND GRADE.
 4. PLANTING BEDS MUST BE PROTECTED FROM TRAFFIC AND GRADE.
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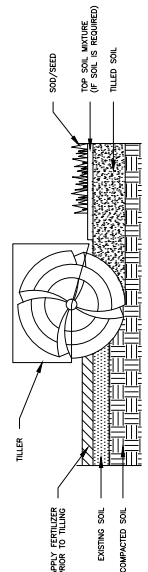


1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



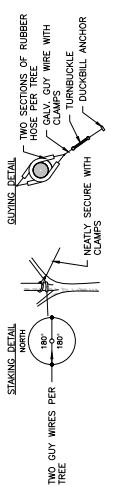
4 TYP. ROOT PRUNING DETAIL
SCALE: NTS

- NOTES:
1. PERSONS TO CONSIDER OF BACKLIFT: DAMN SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 2. APPLY FERTILIZER WITHIN 2-3 LAYERS OF PLANTING BEDS. FERTILIZER SHOULD INCLUDE CHICKEN MANURE.
 3. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 4. TILLED SOIL SHALL BE SMOOTHLY RANDED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



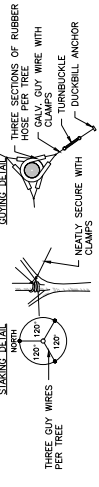
5 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS

- STAKING STANDARDS:
1. TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 2. TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 3. TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 4. TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.



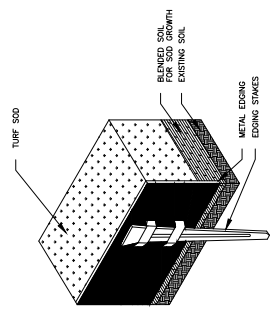
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8" HT. AND LESS

- STAKING STANDARDS:
1. THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 2. THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 3. THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 4. THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8" HT.

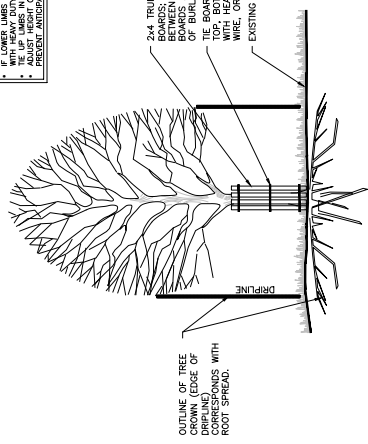
2 TYP. GUYING DETAIL
SCALE: NTS



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. METAL EDGING SHALL BE 1/2" THICK AND 1/2" HIGH.
 3. USE BROWN COLOR ONLY.
 4. CUT/JOIN WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

6 TYP. METAL EDGING DETAIL
SCALE: NTS

- NOTES:
1. ALL TRUNK PROTECTION SHALL BE INSTALLED PRIOR TO THE END OF THE PLANTING SEASON.
 2. TRUNK PROTECTION SHALL BE INSTALLED PRIOR TO THE END OF THE PLANTING SEASON.
 3. TRUNK PROTECTION SHALL BE INSTALLED PRIOR TO THE END OF THE PLANTING SEASON.
 4. TRUNK PROTECTION SHALL BE INSTALLED PRIOR TO THE END OF THE PLANTING SEASON.



3 TYP. TREE TRUNK PROTECTION DETAIL
SCALE: NTS

7 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

DRAWN BY: JAS	JOB DATE: 6/17/2022	NO. DATE BY	REVISION DESCRIPTION
APPROVED: JER	JOB NUMBER: 23-0002	1	14-03-23
DATE: 6/17/2022	DESIGNER: JAS	2	14-03-23
CAD DATE: 6/17/2022	SCALE: 1/8" = 1'-0"		
CAD USER: JAS	SCALE: 1/8" = 1'-0"		

HFC Green

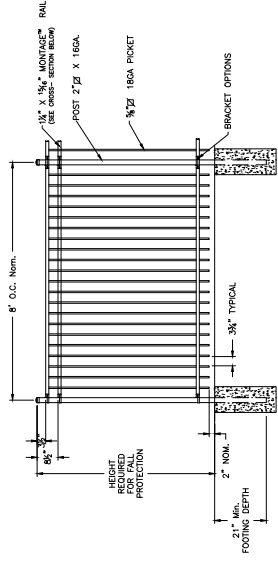
HFC Green.com

THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO

G **GOODMAN KNIGHT**

FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
DETAILS

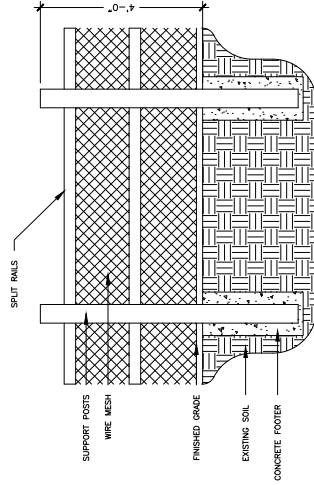
SHEET **L.12**
OF 38



- NOTES:
 1. POST SIZE DEPENDING ON FENCE HEIGHT AND WIND LOADS. SEE MONTAGE SPECIFICATIONS.
 2. THIRD RAIL REQUIRED FOR DOUBLE RINGS.
 3. AVAILABLE IN 3" AIR SPACE AND/OR FLUSH BOTTOM ON MOST HEIGHTS.

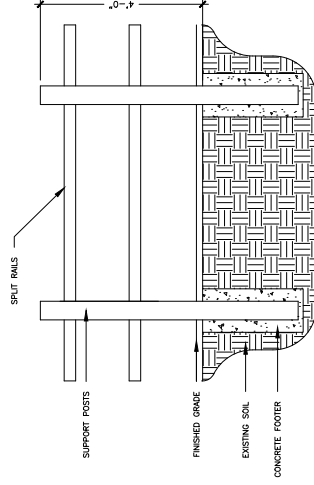
1 TYP. 42" HIGH METAL GUARDRAIL WITH VERTICAL PICKETS

SCALE: NTS



2 TYP. 4FT HIGH 2 RAIL WOOD FENCE WITH WIRE MESH

SCALE: NTS

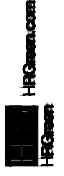


3 TYP. 4FT HIGH 2 RAIL WOOD FENCE WITHOUT WIRE MESH

SCALE: NTS

DRAWN BY: JAG	JOB DATE: 6/7/2022	NO. / DATE BY	REVISION DESCRIPTION
APPROVED: JER	JOB NUMBER: 23186202	1 / 6-7-22 JAG	SET CITY REVIEW COMMENTS
CAD DATE: 7/27/2022	SCALE: AS SHOWN	2 / 6-7-22 JAG	2ND CITY REVIEW COMMENTS
CAD USER: JAG	DATE PLOTTED: 7/27/2022		

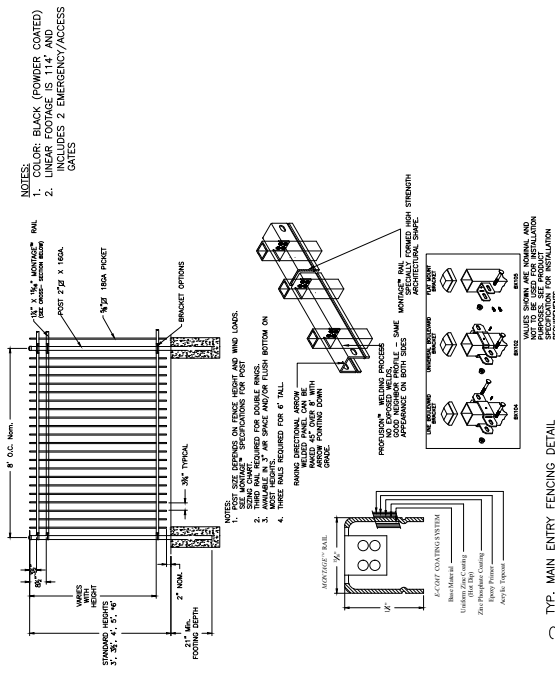
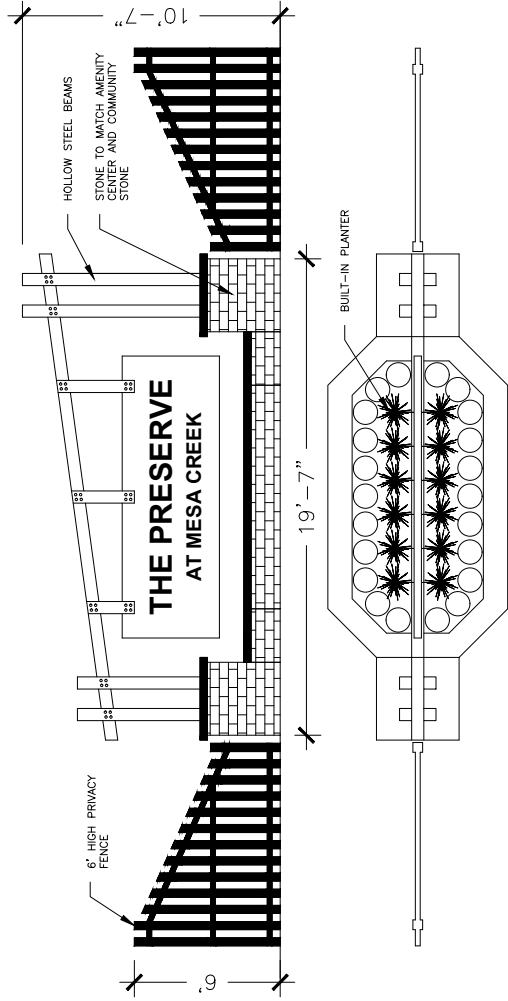
BASE IS ONE INCH ON
 OFFICIAL DRAWING
 IF NOT ONE INCH
 ADJUST SCALE ACCORDINGLY



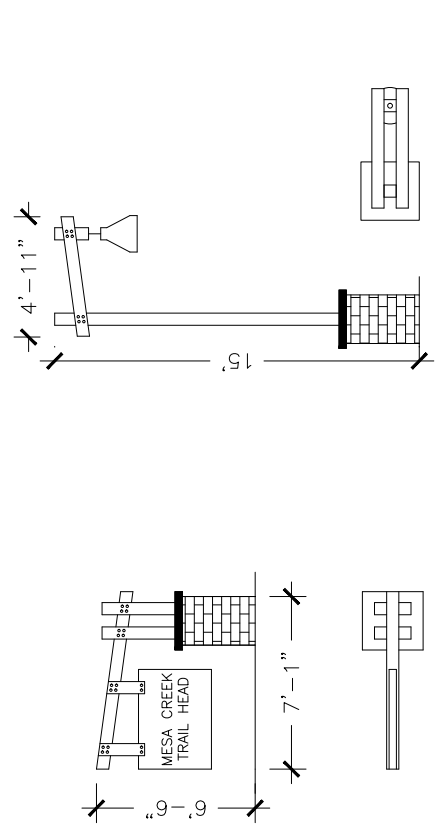
THE PRESERVE AT MESA CREEK
 COLORADO SPRINGS, COLORADO



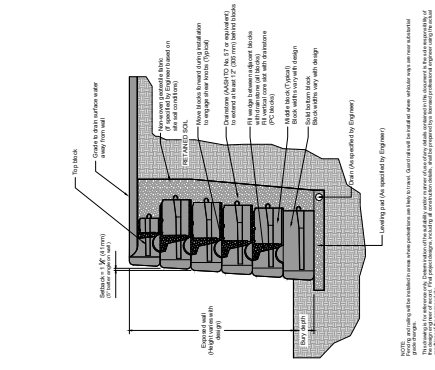
FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
 DETAILS



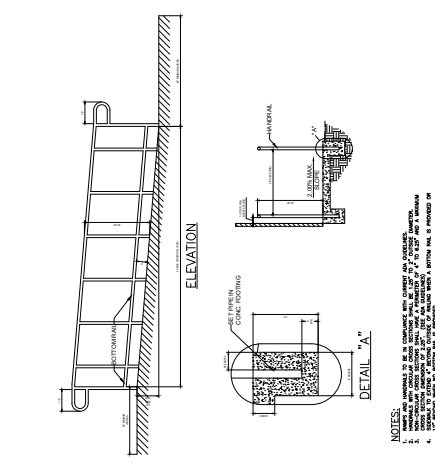
2 TYP. MAIN ENTRY FENCING DETAIL
SCALE: NTS



3 TYP. TRAIL HEAD SIGN DETAIL
SCALE: NTS



5 TYP. GRAVITY WALL DETAIL
SCALE: NTS



6 TYP. HAND RAIL DETAIL
SCALE: NTS

NOTES:
1. COLOR: BLACK (PRIMER COATED)
2. LINEAR FOOTAGE IS 114' AND INCLUDES 2 EMERGENCY/ACCESS GATES

NOTES:
1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

NOTES:
1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

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3. MAINTAIN 1\"/>

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1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

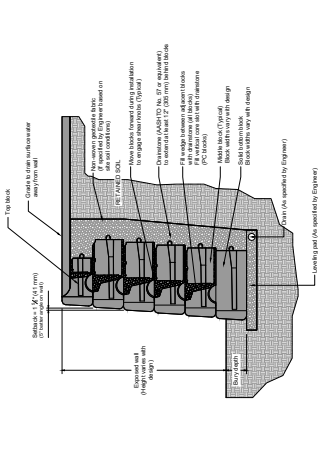
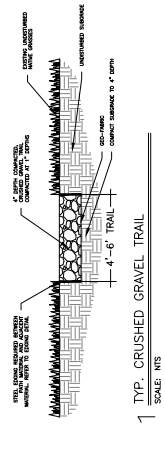
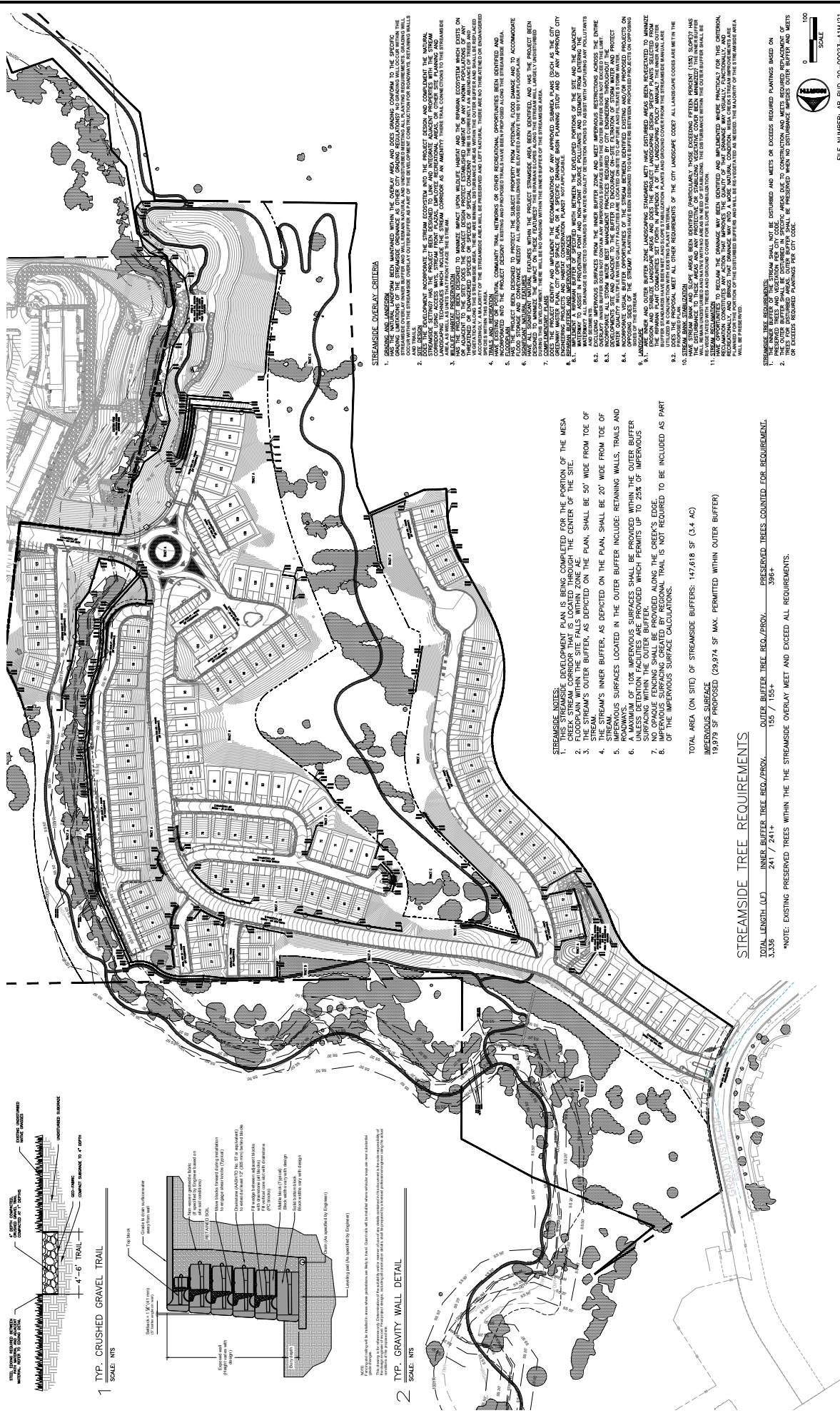
NOTES:
1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

NOTES:
1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

NOTES:
1. SET SIZE DEPENDS ON FORCE FROM WIND LOADS.
2. TRIMMING REQUIRED FOR DOUBLE ENDS.
3. MAINTAIN 1\"/>

NO.	DATE	BY	REVISION DESCRIPTION
1	4-23-22	BAG	SET CITY REVIEW COMMENTS
2	6-22-22	BAG	2ND CITY REVIEW COMMENTS

DRAWN BY: JAG	JOB DATE: 6/7/2022	SCALE: ONE INCH = ONE FOOT
APPROVED: JER	JOB NUMBER: 23186802	PROJECT: MESA CREEK
DATE: 7/27/2023	PROJECT: MESA CREEK	SCALE: AS SHOWN
PROJECT: MESA CREEK	PROJECT: MESA CREEK	PROJECT: MESA CREEK



1. TYP. CRUSHED GRAVEL TRAIL
SCALE: NIS

2. TYP. GRAVITY WALL DETAIL
SCALE: NIS

STREAMSIDE NOTES: DEVELOPMENT PLAN IS BEING COMPLETED FOR THE PORTION OF THE MESA CREEK STREAM CORRIDOR THAT IS LOCATED THROUGH THE CENTER OF THE SITE.

1. FLOODPLAIN WITHIN THE SITE FALLS WITHIN ZONE AE PLAN, SHALL BE 50' WIDE FROM TOE OF STREAM.
2. THE STREAM'S INNER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 20' WIDE FROM TOE OF ROADWAY TO 100% IMPERVIOUS SURFACES.
3. UNLESS RETENTION FACILITIES ARE PROVIDED WHICH PERMITS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
4. IMPERVIOUS SURFACES LOCATED IN THE OUTER BUFFER INCLUDE: RETAINING WALLS, TRAILS AND UNLESS RETENTION FACILITIES ARE PROVIDED WHICH PERMITS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
5. IMPERVIOUS SURFACING CREATED BY REGIONAL TRAIL IS NOT REQUIRED TO BE INCLUDED AS PART OF THE IMPERVIOUS SURFACE CALCULATIONS.

TOTAL AREA (ON SITE) OF STREAMSIDE BUFFERS: 147,618 SF (3.4 AC)
IMPERVIOUS SURFACE: 19,979 SF PROPOSED (29.97% MAX. PERMITTED WITHIN OUTER BUFFER)

STREAMSIDE TREE REQUIREMENTS

TOTAL LENGTH (L.F.)	INNER BUFFER TREE REQ./PROV.	OUTER BUFFER TREE REQ./PROV.	PRESERVED TREES, COUNTED FOR REQUIREMENT.
3,338	241 / 241+	155 / 155+	396+

*NOTE: EXISTING PRESERVED TREES WITHIN THE STREAMSIDE OVERLAY MEET AND EXCEED ALL REQUIREMENTS.

STREAMSIDE OVERLAY CRITERIA

1. EXISTING AND PROPOSED DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
2. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
3. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
4. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
5. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
6. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
7. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
8. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
9. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
10. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.
11. THE DEVELOPMENT SHALL BE MAINTAINED WITHIN THE OVERLAY AREA AND DOES NOT CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE OVERLAY AS OTHER CITY GRADING REGULATIONS OR GRADING REGULATIONS WITHIN THE STREAMSIDE OVERLAY OUTLINE BUFFER AS PART OF THE DEVELOPMENT CONDITIONS FOR ROADWAYS, RETAINING WALLS AND OTHER STRUCTURES.

FILE NUMBER: A12-PUD-20-00023-A1W21

SCALE: 1" = 100'

DATE: 08/20/2020

NO.	DATE	BY	REVISION DESCRIPTION
1	8-20-20	JAG	SET CITY REVIEW COMMENTS
2	8-22-20	JAG	2ND CITY REVIEW COMMENTS

SCALE: AS SHOWN ON PLAN
OFFICIAL DRAWING
DATE: 08/20/2020
JOB NUMBER: 20-00023
JOB TITLE: 20-00023-01-SSO.1
JOB NUMBER: 20-00023
JOB TITLE: 20-00023-01-SSO.1

GEOLOGIC ANALYSES & HAZARD POTENTIAL
A GEOLOGIC HAZARDS AND PRELIMINARY GEOTECHNICAL INVESTIGATION WAS PREPARED BY CTL THORPSON, INC. (PROJECT NO. CS19000-008; REPORT DATED FEBRUARY 12, 2019), AS REQUIRED BY THE COLORADO LAND DEVELOPMENT CODE (C.R.S. 38-100-101 AND 38-100-102). THE INVESTIGATION IDENTIFIED POTENTIAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO THE DEVELOPMENT ARE LISTED BELOW:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
2. POTENTIALLY UNSTABLE SLOPES
3. BEDROCK
4. UNDOCUMENTED FILL
5. FLOODING
6. FLOODPLAIN

THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA.

SUBSURFACE SOIL INVESTIGATION
A GEOTECHNICAL INVESTIGATION WAS CONDUCTED BY CTL THORPSON, INC. (PROJECT NO. CS19000-008; REPORT DATED FEBRUARY 12, 2019), AS REQUIRED BY THE COLORADO LAND DEVELOPMENT CODE (C.R.S. 38-100-101 AND 38-100-102). THE INVESTIGATION IDENTIFIED POTENTIAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO THE DEVELOPMENT ARE LISTED BELOW:

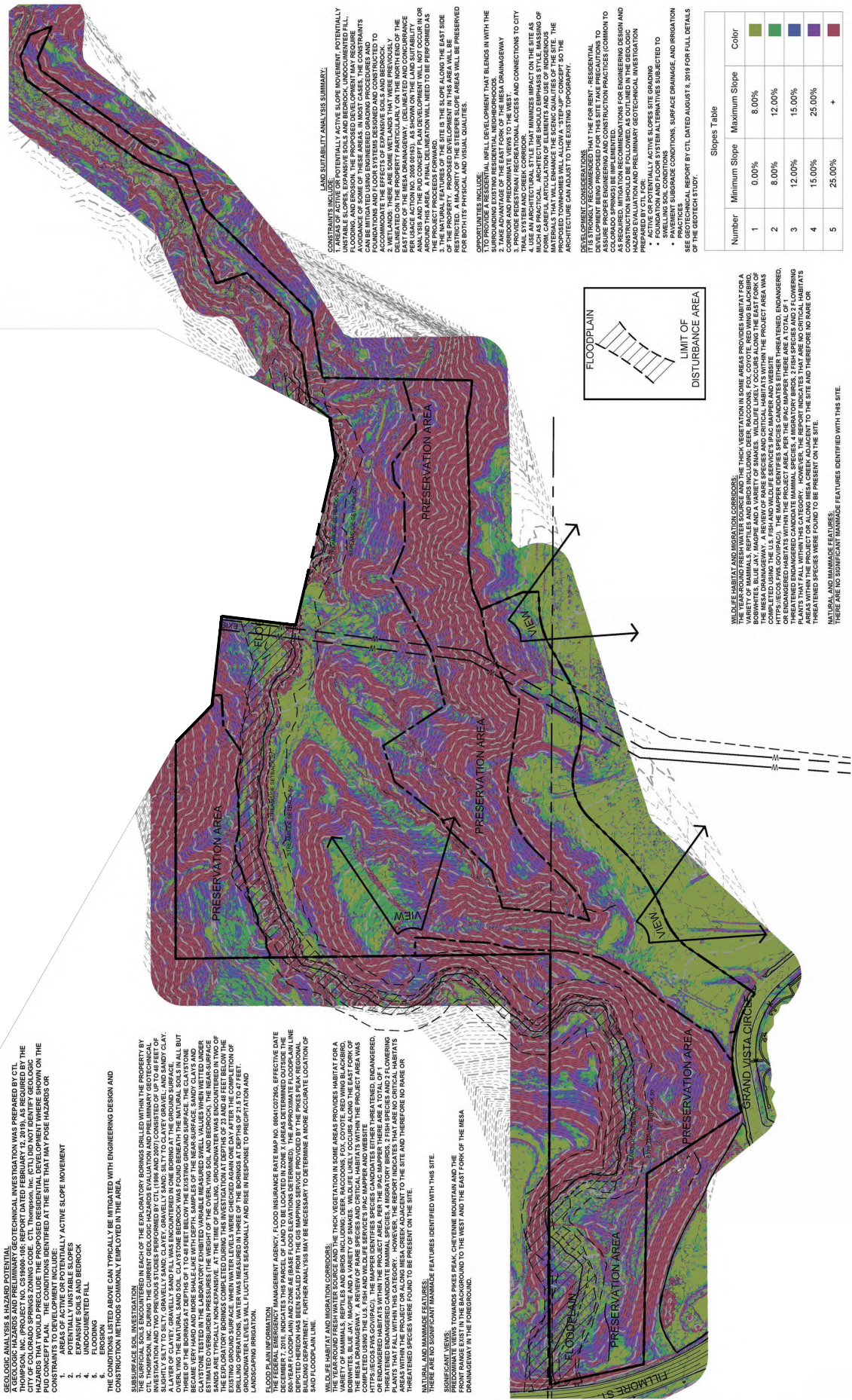
1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
2. POTENTIALLY UNSTABLE SLOPES
3. BEDROCK
4. UNDOCUMENTED FILL
5. FLOODING
6. FLOODPLAIN

FLOODPLAIN INFORMATION
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 08041C0780G, EFFECTIVE DATE 08/05/2010, IDENTIFIED THE FLOODPLAIN FOR THE PROJECT. THE APPROXIMATE FLOODPLAIN LINE IS SHOWN ON THE PLAN. THE FLOODPLAIN LINE WAS DETERMINED BY FEMA. THE APPROXIMATE FLOODPLAIN LINE IS SHOWN ON THE PLAN. THE FLOODPLAIN LINE WAS DETERMINED BY FEMA. THE APPROXIMATE FLOODPLAIN LINE IS SHOWN ON THE PLAN.

WILDLIFE HABITAT AND MIGRATION CORRIDORS
A WILDLIFE HABITAT AND MIGRATION CORRIDORS INVESTIGATION WAS CONDUCTED BY CTL THORPSON, INC. (PROJECT NO. CS19000-008; REPORT DATED FEBRUARY 12, 2019), AS REQUIRED BY THE COLORADO LAND DEVELOPMENT CODE (C.R.S. 38-100-101 AND 38-100-102). THE INVESTIGATION IDENTIFIED POTENTIAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT WHERE SHOWN ON THE PUD CONCEPT PLAN. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO THE DEVELOPMENT ARE LISTED BELOW:

1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
2. POTENTIALLY UNSTABLE SLOPES
3. BEDROCK
4. UNDOCUMENTED FILL
5. FLOODING
6. FLOODPLAIN

NATURAL AND MANMADE FEATURES
THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE. SIGNIFICANT VIEWS: PANORAMA PINE TREE, ONE WISSE MAN WITHIN AND THE FRONT RANGE EXIST IN THE BACKGROUND TO THE WEST AND THE EAST FORK OF THE DRAINAGEWAY IN THE FOREGROUND.



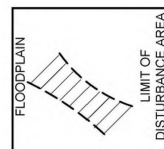
CONSTRAINTS INCLUDE:
1. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT, POTENTIALLY UNSTABLE SLOPES, BEDROCK, UNDOCUMENTED FILL, FLOODING, AND EROSION. THE PROPOSED DEVELOPMENT MAY REQUIRE REVISIONS TO THE CONCEPT PLAN TO ADDRESS THESE CONSTRAINTS. FOUNDATIONS AND FLOOR SYSTEMS DESIGNED AND CONSTRUCTED TO SUPPORT THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO WITHSTAND THESE CONSTRAINTS.
2. WETLANDS. THERE ARE SOME WETLANDS THAT WERE PREVIOUSLY DELINEATED ON THE PROPERTY PARTICULARLY ON THE NORTHERN END OF THE PROPERTY. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO AVOID THESE WETLANDS AND THE HAD CONCEPT PLAN DEVELOPMENT SHALL BE DESIGNED TO AVOID THESE WETLANDS AND THE HAD CONCEPT PLAN DEVELOPMENT SHALL BE DESIGNED TO AVOID THESE WETLANDS.

DESIGN CONSIDERATIONS:
IT IS STRONGLY RECOMMENDED THAT THE FOREMAN, RESIDENTIAL ARCHITECT, ENGINEER, AND CONSTRUCTION PRACTICES (COMMON TO COLORADO SPRINGS) BE IMPLEMENTED. THE DESIGN AND CONSTRUCTION SHOULD BE FOLLOWED, AS OUTLINED IN THE GEOLOGIC CONCEPT REPORT, TO AVOID THESE WETLANDS AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL OR.
• ACTIVE OR POTENTIALLY ACTIVE SLOPES, BEDROCK, UNDOCUMENTED FILL, FLOODING, AND EROSION. THE PROPOSED DEVELOPMENT MAY REQUIRE REVISIONS TO THE CONCEPT PLAN TO ADDRESS THESE CONSTRAINTS.
• FOUNDATIONS AND FLOOR SYSTEMS DESIGNED AND CONSTRUCTED TO SUPPORT THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO WITHSTAND THESE CONSTRAINTS.

CONTRACTOR REQUIREMENTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

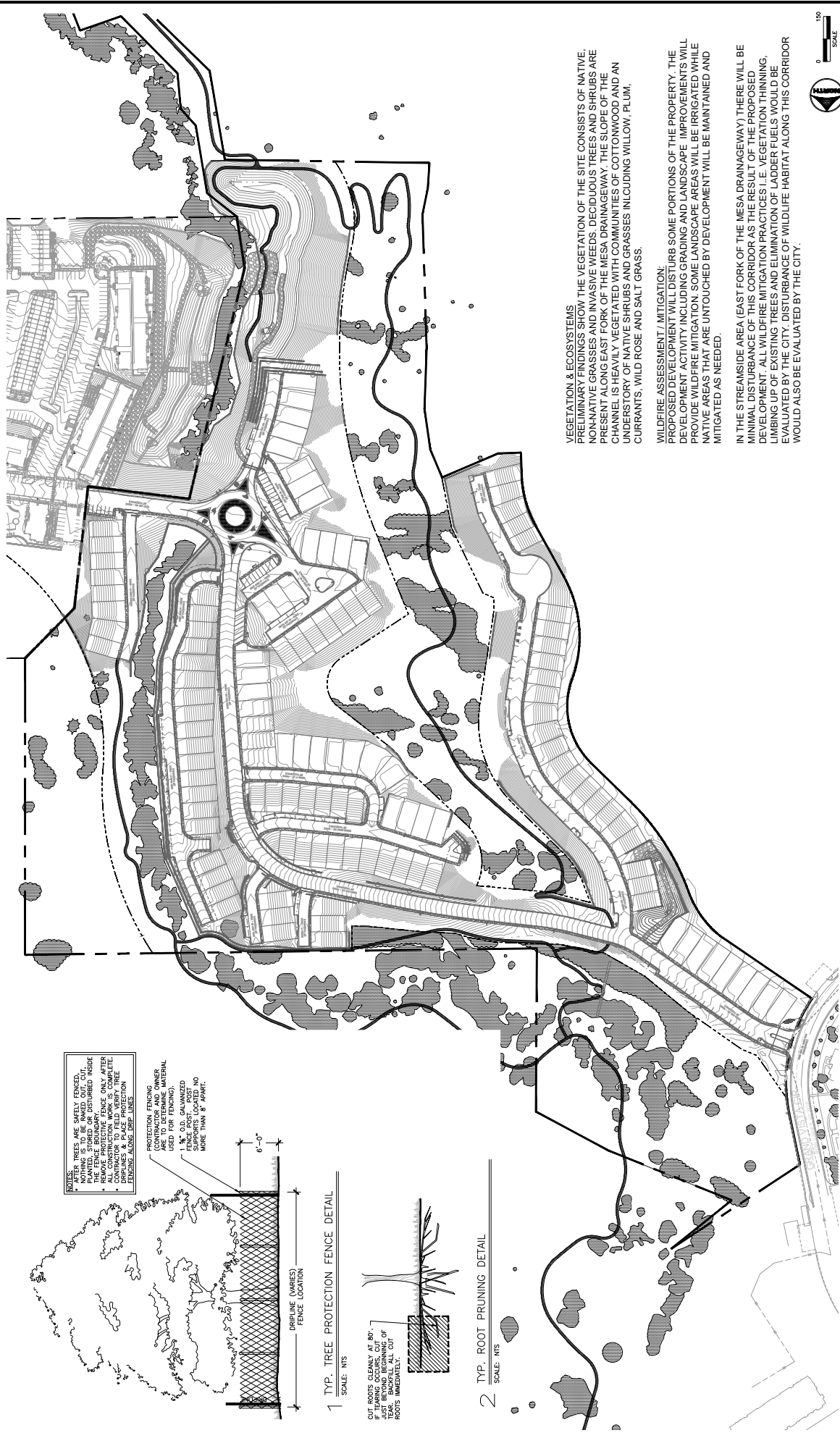
Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	Green
2	8.00%	12.00%	Yellow
3	12.00%	15.00%	Orange
4	15.00%	25.00%	Red
5	25.00%	+	Dark Red



WILDLIFE HABITAT AND MIGRATION CORRIDORS
THE THICK VEGETATION IN SOME AREAS PROVIDES HABITAT FOR A VARIETY OF MAMMALS, REPTILES AND BIRDS INCLUDING DEER, RACCOONS, FOX, COYOTE, RED WING BLACKBERRY, AND GREAT BLUE HERON. THERE ARE ALSO SEVERAL NATURAL AND MANMADE FEATURES IDENTIFIED WITH THIS SITE. THERE ARE NO SIGNIFICANT MANMADE FEATURES IDENTIFIED WITH THIS SITE.

FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
LSA - SLOPE ANALYSIS
THE PRESERVE AT MESA CREEK
COLORADO SPRINGS, COLORADO
G GOODWIN KNIGHT
HFC.com
HFC.com
NO. | DATE BY | REVISION DESCRIPTION
1 | 6-2-22 | JES | SET CITY REVIEW COMMENTS
2 | 6-2-22 | JES | 2ND CITY REVIEW COMMENTS
DRAWN BY: JES | JOB DATE: 6/17/2022
APPROVED: JES | JOB NUMBER: 202400023
JOB DATE: 6/17/2022
JOB NUMBER: 202400023
JOB DATE: 6/17/2022
JOB NUMBER: 202400023
JOB DATE: 6/17/2022
JOB NUMBER: 202400023
JOB DATE: 6/17/2022
JOB NUMBER: 202400023



NOTES: TREES ARE SAVED / FENCES PLANTED, STORED OR DISTURBED INSIDE PROTECTIVE FENCE ONLY AFTER CONTRACTOR TO FIELD VERIFY TREE DRIPLINES & PLACE PROTECTION FENCE IMMEDIATELY.

PROTECTION FENCING SHALL BE 1" X 3" O.D. GALVANIZED STEEL PIPE WITH 2" X 2" X 1/8" ALUMINUM ANGLE TO DETERMINE MATERIAL USED FOR FENCING.

1 TYP. TREE PROTECTION FENCE DETAIL
SCALE: NTS

CUT ROOTS CLEANLY AT 80° JUST BEYOND BEGINNING OF TEAR. BACKFILL ALL CUT ROOTS IMMEDIATELY.

2 TYP. ROOT PRUNING DETAIL
SCALE: NTS

VEGETATION & ECOSYSTEMS
PRELIMINARY FINDINGS SHOW THE VEGETATION OF THE SITE CONSISTS OF NATIVE NON-NATIVE GRASSES AND INVASIVE WEEDS, DECIDUOUS TREES AND SHRUBS ARE PRESENT ALONG EAST FORK OF THE MESA DRAINAGEWAY. THE SLOPE OF THE CHANNEL IS HEAVILY VEGETATED WITH COMMUNITIES OF COTTONWOOD AND AN UNDERSTORY OF NATIVE SHRUBS AND GRASSES INCLUDING WILLOW, PLUM, CURRANTS, WILD ROSE AND SALT GRASS.

WILDFIRE ASSESSMENT / MITIGATION:
PROPOSED DEVELOPMENT WILL DISTURB SOME PORTIONS OF THE PROPERTY. THE DEVELOPMENT ACTIVITY INCLUDING GRADING AND LANDSCAPE IMPROVEMENTS WILL PROVIDE WILDFIRE MITIGATION. SOME LANDSCAPE AREAS WILL BE IRRIGATED WHILE NATIVE AREAS THAT ARE UNTOUCHED BY DEVELOPMENT WILL BE MAINTAINED AND MITIGATED AS NEEDED.

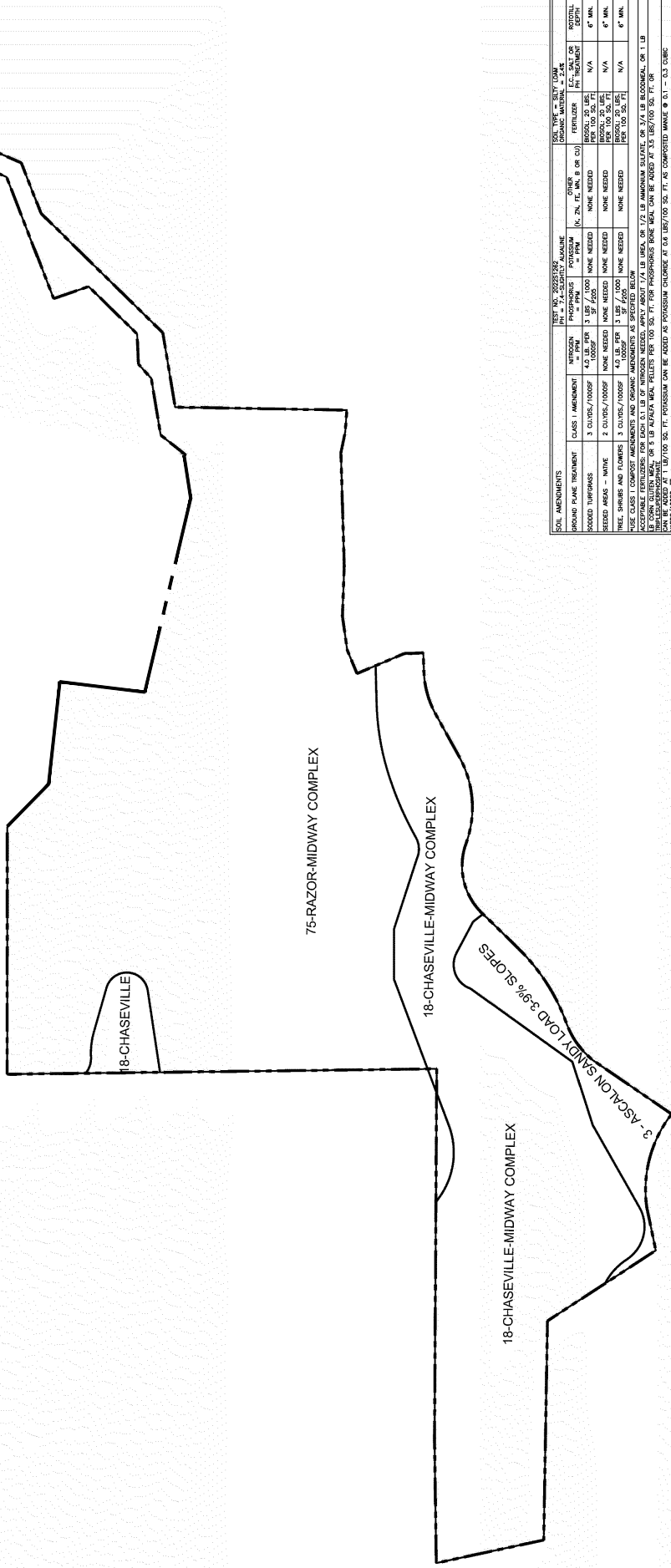
IN THE STREAMSIDE AREA (EAST FORK OF THE MESA DRAINAGEWAY) THERE WILL BE MINIMAL DISTURBANCE OF THIS CORRIDOR AS THE RESULT OF THE PROPOSED DEVELOPMENT. ALL WILDFIRE MITIGATION PRACTICES I.E. VEGETATION THINNING, LIMBING UP OF EXISTING TREES AND ELIMINATION OF LADDER FUELS WOULD BE EVALUATED BY THE CITY. DISTURBANCE OF WILDLIFE HABITAT ALONG THIS CORRIDOR WOULD ALSO BE EVALUATED BY THE CITY.



FILE NUMBER: AC_PUD_20-05023-ATM21

DRAWN BY: JAS APPROVED: JEN NO DATE: 11/20/2020 CDD FILE: 222018181MESA-CADD-MESA1181485	JOB DATE: 6/17/2020 JOB NUMBER: 20180502 CDD DATE: 11/20/2020 CDD FILE: 222018181MESA-CADD-MESA1181485	REVISION DESCRIPTION 1. 11-14-2020 JAS. SET CITY REVIEW COMMENTS 2. 05-22-22 JAS. SET CITY REVIEW COMMENTS	THE PRESERVE AT MESA CREEK COLORADO SPRINGS, COLORADO		FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL LSA - EXISTING VEGETATION	SHEET LSA.2 36 OF 38
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SOILS
 THREE GENERAL SOIL TYPES ARE IDENTIFIED BY THE USDA.
 3-ASCALON SANDY LOAM; 3 TO 9% SLOPES
 18 CHASEVILLE-MIDWAY COMPLEX
 75 RAZOR-MIDWAY COMPLEX



SOIL AMENDMENTS	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589	TEST NO. 20251589
GROUND PLANE TREATMENT	CLASS I AMENDMENT	NITROGEN	PHOSPHORUS	POTASSIUM	OTHER	USDA PERCENT SLOPE	USDA PERCENT SLOPE	USDA PERCENT SLOPE	USDA PERCENT SLOPE	USDA PERCENT SLOPE
3 CULTURS./1000SF	2 CULTURS./1000SF	4.0 LB./1000 SF	3 LB./1000 SF	1 LB./1000 SF	(N, P, K, LI, MN, B, OR CU)	FERTILIZER	FERTILIZER	FERTILIZER	FERTILIZER	FERTILIZER
NONE NEEDED	NONE NEEDED	NONE NEEDED	NONE NEEDED	NONE NEEDED	NONE NEEDED	PERCENT SLOPE	PERCENT SLOPE	PERCENT SLOPE	PERCENT SLOPE	PERCENT SLOPE
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

FILE NUMBER: AS-PUD-20-00023-A1W21

SHEET
 LSA.3
 37
 OF 38

FINAL LANDSCAPE PLANS - SINGLE FAMILY PARCEL
 LSA - SOIL ANALYSIS



THE PRESERVE AT MESA CREEK
 COLORADO SPRINGS, COLORADO



NO.	DATE	BY	REVISION DESCRIPTION
1	4-23-23	BAG	SUB-CITY REVIEW COMMENTS
2	6-22-23	BAG	SUB-CITY REVIEW COMMENTS

BASED ON PRODUCTION
 OFFICIAL DRAWING
 PLAN ONE INCH
 ADJUST SCALE ACCORDINGLY

DRAWN BY: JAG
 JOB DATE: 6/17/2022
 JOB NUMBER: 31585802
 CAD DATE: 6/17/2022
 CAD USER: JAG

APPROVED: JAG

