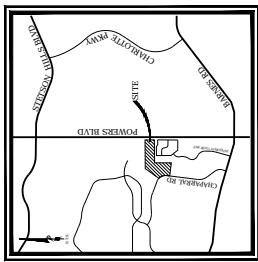


# CHAPARRAL POINTE PUD DEVELOPMENT PLAN CHAPARRAL POINTE FILING NO. 1



NES, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel 719 471 0273  
Fax 719 471 0287  
www.nescolorado.com  
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## VICINITY MAP



## OWNERS:

HARRY G FRIES  
LYNN M FRIES  
4709 CHAPARRAL ROAD,  
COLORADO SPRINGS, CO 80917

## CIVIL ENGINEER:

DREWEL BARRELL & CO  
3 S. 7TH STREET  
COLORADO SPRINGS, CO 80905  
719.260.0867

## APPLICANT & LAND PLANNER / LANDSCAPE ARCHITECT:

NES INC  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073

## SITE DATA

MASTER PLAN: HIGH CHAPARRAL MASTER PLAN (CPC MP 10-00089 ASM118)  
A / U / V / AO  
EXISTING ZONING: PUD / AO (ORDINANCE # \_\_\_\_\_)  
PROPOSED ZONING: \_\_\_\_\_  
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL (824 LOTS)  
PROPOSED LAND USE: SINGLE FAMILY ATTACHED RESIDENTIAL (94 LOTS)  
TAX SCHEDULE NUMBER: 6524401065  
PROPERTY ADDRESS: 4709 CHAPARRAL ROAD  
DRAWING NUMBER: 2022-000001-001  
DATE: 12/15/2022  
CONSTRUCTION SCHEDULE: Spring 2019  
GROSS DENSITY: 5.59 DU/AC

## DIMENSIONAL STANDARDS

SINGLE FAMILY ATTACHED  
MAXIMUM BUILDING HEIGHT: \_\_\_\_\_  
MINIMUM BUILDING SETBACKS: \_\_\_\_\_  
MINIMUM LOT SIZE: \_\_\_\_\_  
MAXIMUM LOT COVERAGE: \_\_\_\_\_  
DRIVEWAY COVERAGE: \_\_\_\_\_  
SIDE SETBACK: \_\_\_\_\_  
FRONT - 20 FEET (FROM GARAGE FACE TO 9) (SEE NOTES 7 & 8)  
REAR - 20 FEET (FROM GARAGE FACE TO 9) (SEE NOTES 7 & 8)  
MINIMUM BUILDING SETBACKS: \_\_\_\_\_  
MAXIMUM BUILDING HEIGHT: \_\_\_\_\_  
MINIMUM LOT COVERAGE: \_\_\_\_\_  
DRIVEWAY COVERAGE: \_\_\_\_\_  
SIDE SETBACK: \_\_\_\_\_  
FRONT - 20 FEET (FROM GARAGE FACE TO 9) (SEE NOTES 7 & 8)  
REAR - 20 FEET (FROM GARAGE FACE TO 9) (SEE NOTES 7 & 8)  
MINIMUM BUILDING SETBACKS: \_\_\_\_\_

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 13 SOUTH, RANGE 06 WEST OF THE SIXTH PRINCIPLE MERIDIAN, WHICH TRACT INCLUDES THOSE PARCELS DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION NO. 203 194009 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK, AND RECORDED TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, A SUBDIVISION OF SADDLEBACK ESTATES, A COMMUNITY DEVELOPMENT PROJECT, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

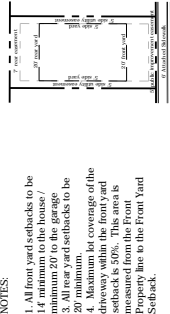
"BEGINNING AT THE NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084, SAID POINT BEING ALSO THE MOST NORTH WEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION NO. 203 194009 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK, AND RECORDED TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, A SUBDIVISION OF SADDLEBACK ESTATES, A COMMUNITY DEVELOPMENT PROJECT, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

THENCE NORTH 71°42'21" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 00697 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, THENCE EASTERLY, ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 203 194009, SOUTH 89°04'48" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 286.57 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, THENCE SOUTH 10°23'50" WEST, ALONG THE EAST BERRY LINE OF SAID PARCEL, A DISTANCE OF 65.08 FEET TO THE NORTH EAST CORNER OF SAID PARCEL, THENCE SOUTH 10°23'50" WEST, ALONG THE EAST BERRY LINE OF SAID PARCEL, A DISTANCE OF 65.08 FEET TO THE RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 286.57 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL, THENCE NORTH 89°04'48" WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 286.57 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION NO. 203 194009 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK, AND RECORDED TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, THENCE SOUTH 10°23'50" WEST, ALONG THE EAST LINE OF SAID TRACT TO A DISTANCE OF 508.68 FEET TO THE SOUTH EAST CORNER THEREOF, THENCE NORTH 89°04'48" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT TO A DISTANCE OF 413.0 FEET TO THE SOUTH WEST CORNER THEREOF, THENCE NORTH 10°55'32" EAST, ALONG THE WEST BERRY LINE OF SAID TRACT TO AND ALONG THE EAST BERRY LINE OF SAID TRACT TO THE INTERSECTION OF SAID TRACT TO THE WEST BERRY LINE OF CHAPARRAL ROAD, 282.40 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 69°04'01", A RADIUS OF 224.0 FEET AND A CHORD WHICH BEARS NORTH 24°34'48" WEST, A DISTANCE OF 280.35 FEET TO THE MOST WEST BERRY CORNER OF SAID TRACT, TO THENCE NORTH EASTERLY, ALONG THE NORTH WEST BERRY LINE OF SAID TRACT, TO THE NORTH WEST BERRY CORNER OF SAID PARCEL DESCRIBED IN BOOK 5779 AT PAGE 1084 AND AT RECEPTION NO. 203 194009 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK, AND RECORDED TOGETHER WITH THAT PARCEL DESCRIBED AS THE FORMER TRACT 10 OF SADDLEBACK ESTATES, NORTH 15°55'12" EAST, A DISTANCE OF 308.46 FEET TO THE POINT OF BEGINNING."

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 12.153 ACRES OR 528882 SQUARE FEET, MORE OR LESS.

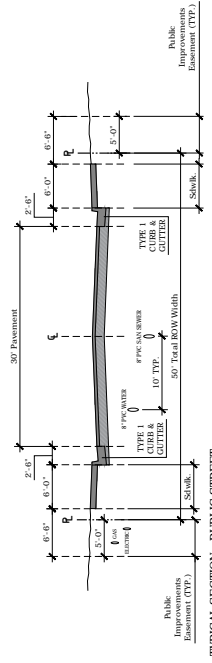
## NOTES:

- All front yard setbacks to be 14 minimum to the house / 20 minimum to the garage
- All rear yard setbacks to be 20 minimum.
- All side yard setbacks to be 5.0' minimum.
- Maximum lot coverage of the driveway within the front yard setback is 45%. This area is measured from the Front Property line to the Front Yard Setback.



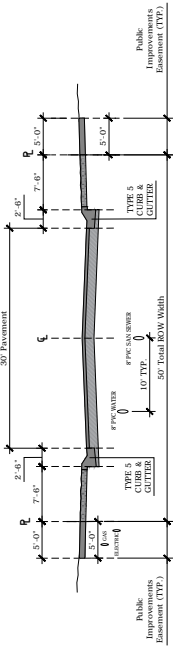
## 1 SINGLE FAMILY ATTACHED LOT TYPICAL

SCALE: 1" = 40'



## 3 TYPICAL SECTION - PUBLIC STREET (RESIDENTIAL LOCAL - ATTACHED SIDEWALK)

SCALE: NOT TO SCALE



## 4 TYPICAL SECTION - PUBLIC STREET (RESIDENTIAL LOCAL - DETACHED SIDEWALK)

SCALE: NOT TO SCALE

## GENERAL NOTES

- THERE SHALL BE NO VEHICULAR ACCESS FROM POWERS BOULEVARD OR CHAPARRAL ROAD.
- ALL TRACTS A, B, AND C TO BE OWNED AND MAINTAINED BY THE CHAPARRAL POINTE DEVELOPMENT ASSOCIATION, INC. (CPDA). ALL TRACTS D, E, AND F TO BE OWNED AND MAINTAINED BY SUBDIVISION B, SEPARATE DOCUMENT. TRACT F TO BE OWNED AND MAINTAINED BY THE COLORADO DEPARTMENT OF TRANSPORTATION.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS INSTRUMENT RECORDED UNDER RECEPTION NO. 217069877 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069877 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS INSTRUMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069877 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- CONTRACTS FOR INCLUDING AN CHAPARRAL POINT METRO DISTRICT TO BE FILED WITH FINAL PLAT RECORDINGS.
- SCHOOL AND PARK FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT THE OPTION OF THE DEVELOPER.
- INTEGRITY CENTER POINT WILL BE OWNED AND MAINTAINED BY THE BARNES CENTER ASSOCIATION AND A FUNDING AGREEMENT WILL BE IN PLACE BETWEEN THE ASSOCIATION AND THE CHAPARRAL POINTE METROPOLITAN DISTRICT TO COVER THE 480' SHED LINE OF SIGHT FROM INTEGRITY CENTER POINT LOOKING WEST DOWN HEATHLAND TERRACE WILL IMPACT THE FRONT BUILDING SETBACKS OF LOTS 86-88.
- THE BUILDING SETBACKS WILL IMPACT THE FRONT BUILDING SETBACKS OF LOTS 86-88 RENSIED TO 15 PER PLAN.

## FEMA FLOODPLAIN NOTE:

- NO PORTION OF THIS SITE, CHAPARRAL POINT, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041H0338R, EFFECTIVE MARCH 17, 1997, AND IS SHOWN HEREIN BY GRAPHIC REPRESENTATION.

## ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS. THE DESIGN PROFESSIONAL HAS CONDUCTED VISUAL INSPECTIONS AND HAS PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS, SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SIDE ELEMENTS. SEE 2000 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (604)

## TRACT TABLE

TRACT	USCS	SIZE	OWNERSHIP/MAINTENANCE
A	LANDSCAPE, PUBLIC PRIVATE UTILITIES, PERIMETER IMPROVEMENTS	8.028 SF 0.211 AC	CHAPARRAL POINT METRO DISTRICT
B	PUBLIC TRINGLE AND UTILITIES, PERIMETER ENCLOSURE, PUBLIC IMPROVEMENTS	58.795 SF 0.081 AC	CHAPARRAL POINT METRO DISTRICT
C	PUBLIC IMPROVEMENTS, PRIVATE TRAIL W/ PUBLIC ACCESS, LANDSCAPE	4.488 SF 0.064 AC	CHAPARRAL POINT METRO DISTRICT
D	PRIVATE YARD FOR LOT 22 OF THE RIDGE SUBDIVISION	1.076 SF 0.021 AC	FEDERAL GOVERNMENT (DONOR OF LOT 22)
E	PUBLIC IMPROVEMENTS, PUBLIC DRAINAGE AND UTILITIES	15.658 SF 0.229 AC	COLORADO DEPARTMENT OF TRANSPORTATION

## CONTENTS:

- SHEET 1 OF 13: COVER SHEET
- SHEET 2 OF 13: DEVELOPMENT PLAN
- SHEET 3 OF 13: PRELIMINARY GRADING
- SHEET 4 OF 13: FINISH ELEVATIONS
- SHEET 5 OF 13: FINAL LANDSCAPE PLAN
- SHEET 6 OF 13: LANDSCAPE DETAILS & NOTES
- SHEET 7 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 8 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 9 OF 13: TYPE 1 PATIO HOME ELEVATIONS
- SHEET 10 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 11 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 12 OF 13: TYPE 2 PATIO HOME ELEVATIONS
- SHEET 13 OF 13: TYPE 2 PATIO HOME ELEVATIONS

## COVER

1 OF 13

CPC PUD 18-000055

FIGURE 4

Chaparral  
Pointe  
Filing No. 1  
DEVELOPMENT PLAN  
COLORADO SPRINGS, CO

DATE: 4/22/18  
PROJECT NO: A-34000  
DRAWING NO: 18-000005

DATE	BY	DESCRIPTION
4/22/18	JRS	RF
7/12/18	JRS	PER CITY COMMENTS
8/21/18	JRS	PER CITY COMMENTS
9/27/18	JRS	PER CITY COMMENTS

DEVELOPMENT  
PLAN

2 OF 13  
CPC PUD 18-000005

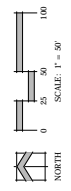
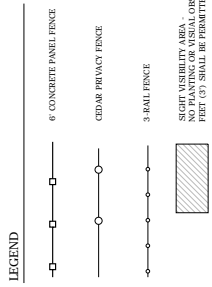
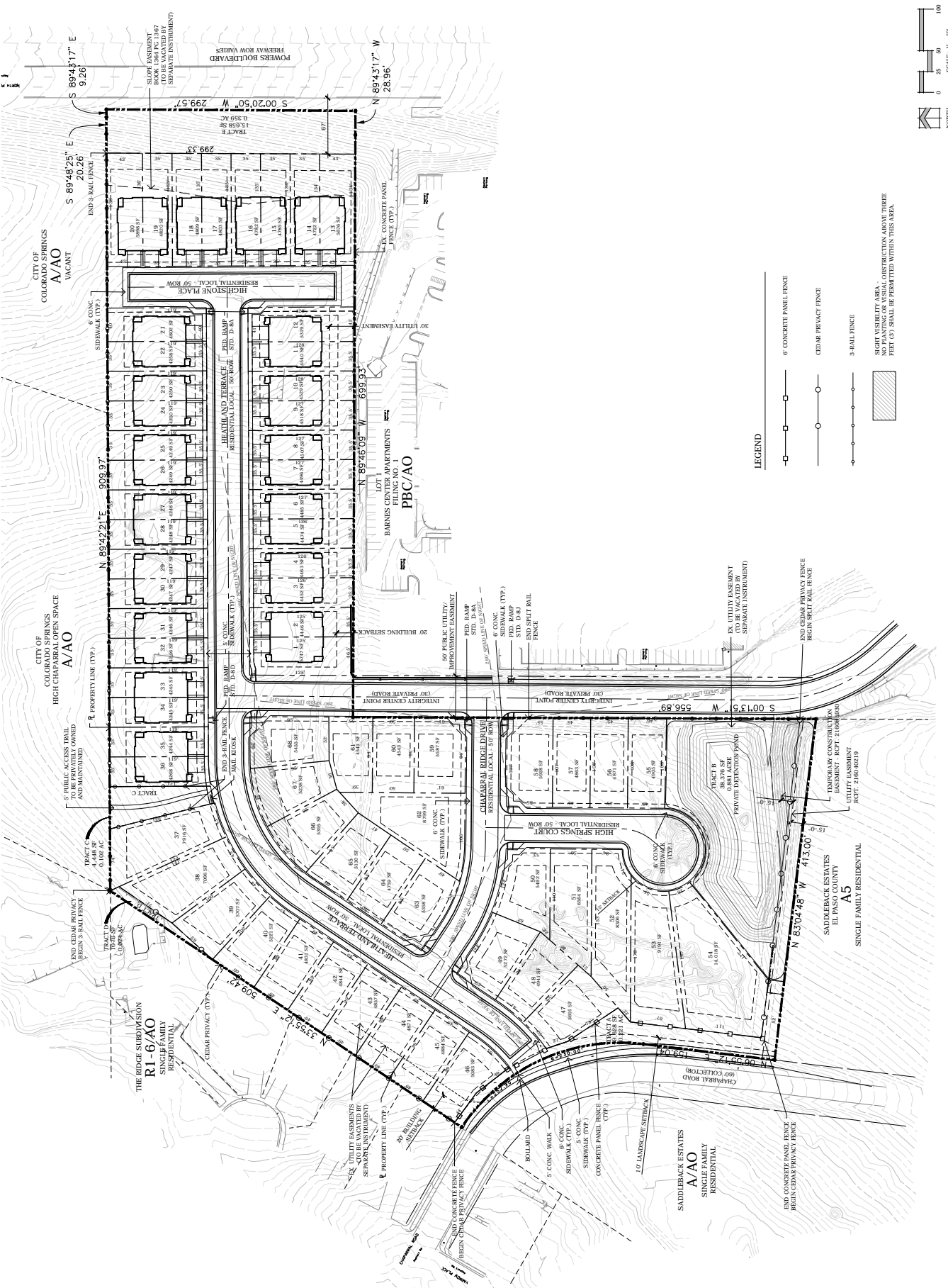


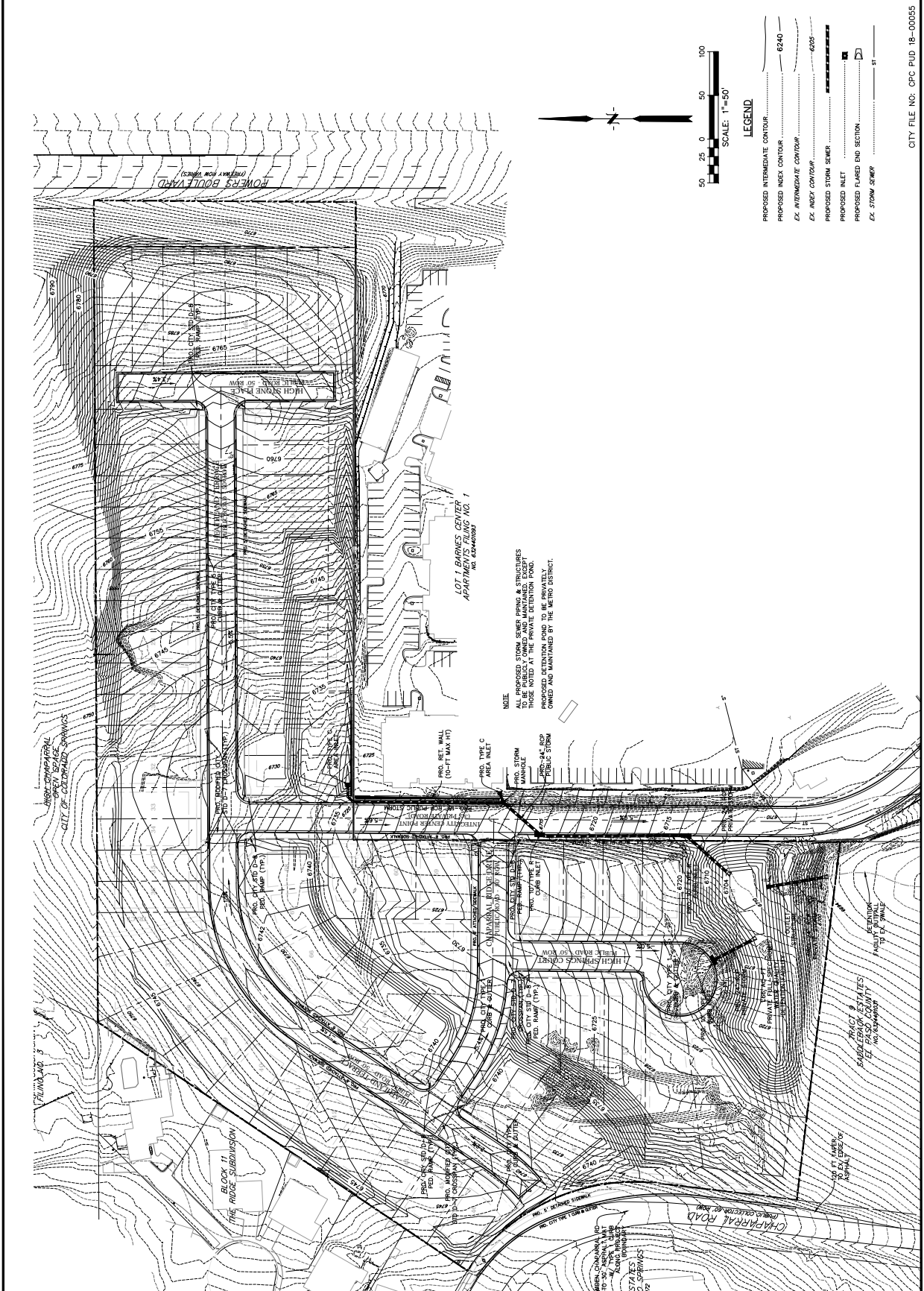



FIGURE 4

PREPARED BY:  <b>DREXEL BARRELL &amp; CO.</b> Engineers+Architects CONTACT: TIM D. MACDONNELL, P.E. COLORADO PROFESSIONAL ENGINEER NO. 10000 BOULDER, COLORADO SPRINGS, COLORADO	CLIENT:  <b>CENTURY COMMUNITIES</b> 8475 BRUSH AVENUE, SUITE 1000 COLORADO SPRINGS, CO 80909	DEVELOPMENT PLAN <b>CHARRAL POINTE</b> FILING NO. 1 INTEGRITY CENTER POINT COLORADO SPRINGS, COLORADO		ISSUE: _____ DATE: _____ INITIAL ISSUE: 4-23-18 RESUBMITTAL: 10-2-18
		DESIGNED BY: TDM DRAWN BY: KCV CHECKED BY: TDM FILE NAME: 2102-GRD	PREPARED UNDER MY DIRECT SUPERVISION FOR USE OF BOUNDARY SURVEYING: DRAWING SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A	<b>PRELIMINARY          GRADING PLAN</b> PROJECT NO. 2102-0225A DRAWING NO. _____



**FIGURE 4**

PREPARED BY:



**DREXEL BARRELL & CO.**  
 Engineers-Surveyors  
 CONTACT: TIM D. MACCONNELL, P.E.  
 10000 S. WILLOW BLVD., SUITE 100  
 BOULDER, COLORADO SPRINGS-ARLINGTON  
 CLIENT:

**CENTURY COMMUNITIES**  
 8475 IRVING AVENUE, SUITE 100  
 COLORADO SPRINGS, CO 80900

DEVELOPMENT PLAN  
**CHAPARRAL POINT**  
 FILING NO. 1  
 INTERITY CENTER POINT  
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	4-23-18
RESUBMITTAL	10-2-18
DESIGNED BY:	DM
DRAWN BY:	WCV
CHECKED BY:	DM
FILE NAME:	2102-UT

PREPARED UNDER MY DIRECT SUPERVISION FOR AID OR BONDUP OF THE PROJECT.

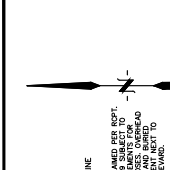
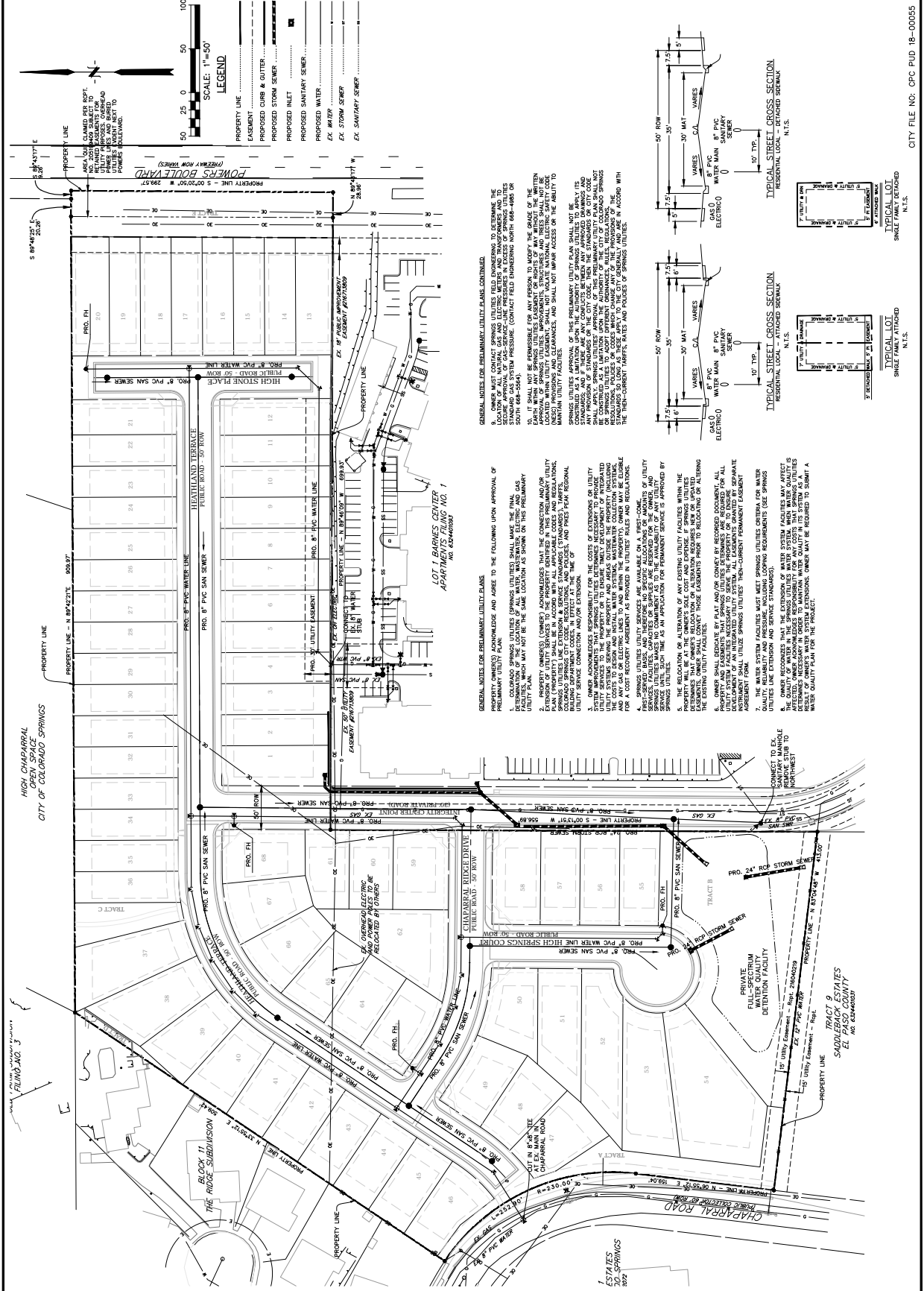
DRAWING SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

PROJECT NO. 21102-00255  
 DRAWING NO.

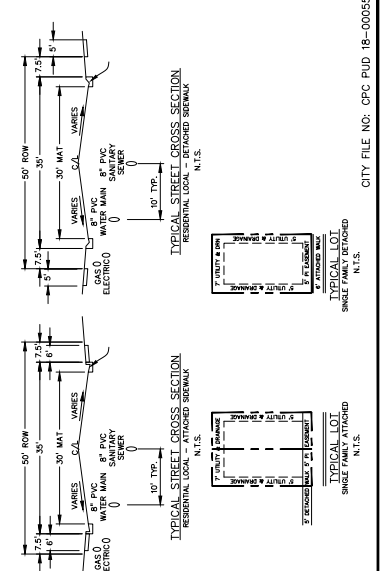
**UT-1**

SHEET: 4 OF 14



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

1. COLORADO SPRINGS UTILITIES (CSU) SHALL MAKE THE FINAL UTILITY PLAN. THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 685-4462 OR SOUTH 688-5864).
2. THE RESPONSIBILITY FOR ANY ERRORS IN ANY PART OF THE PLAN OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF CSU. ANY CHANGES TO THE PLAN SHALL BE MADE IN WRITING AND LOCATED WITHIN UTILITY EASEMENTS. SHALL NOT VIOLATE NATURAL GAS SAFETY CODE MAINTAIN UTILITY EASEMENTS, AND SHALL NOT VIOLATE ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
3. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS AN ENDORSEMENT OF THE PROJECT OR THE DESIGNER'S STANDARDS. AND IF THERE ARE ANY COMMENTS BE MADE ANY APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE THE PROPERTY OF CSU. ANY CHANGES TO THE PLAN SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF CSU. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS UTILITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS UTILITIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS UTILITIES.

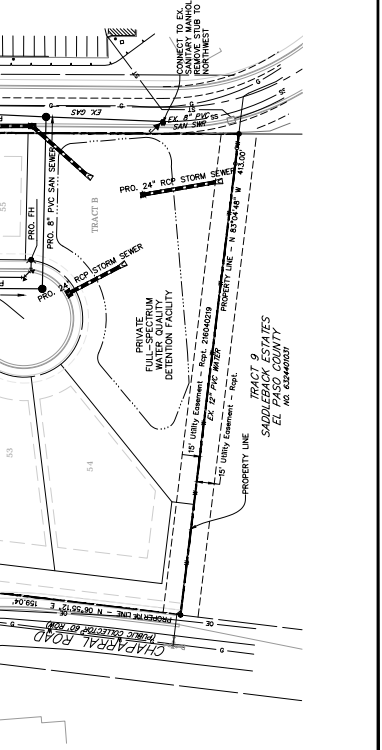


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GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

1. COLORADO SPRINGS UTILITIES (CSU) SHALL MAKE THE FINAL UTILITY PLAN. THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 685-4462 OR SOUTH 688-5864).
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**FIGURE 4**

Chaparral  
Pointe  
Filing No. 1  
FINAL  
LANDSCAPE PLAN  
COLORADO SPRINGS, CO

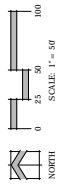
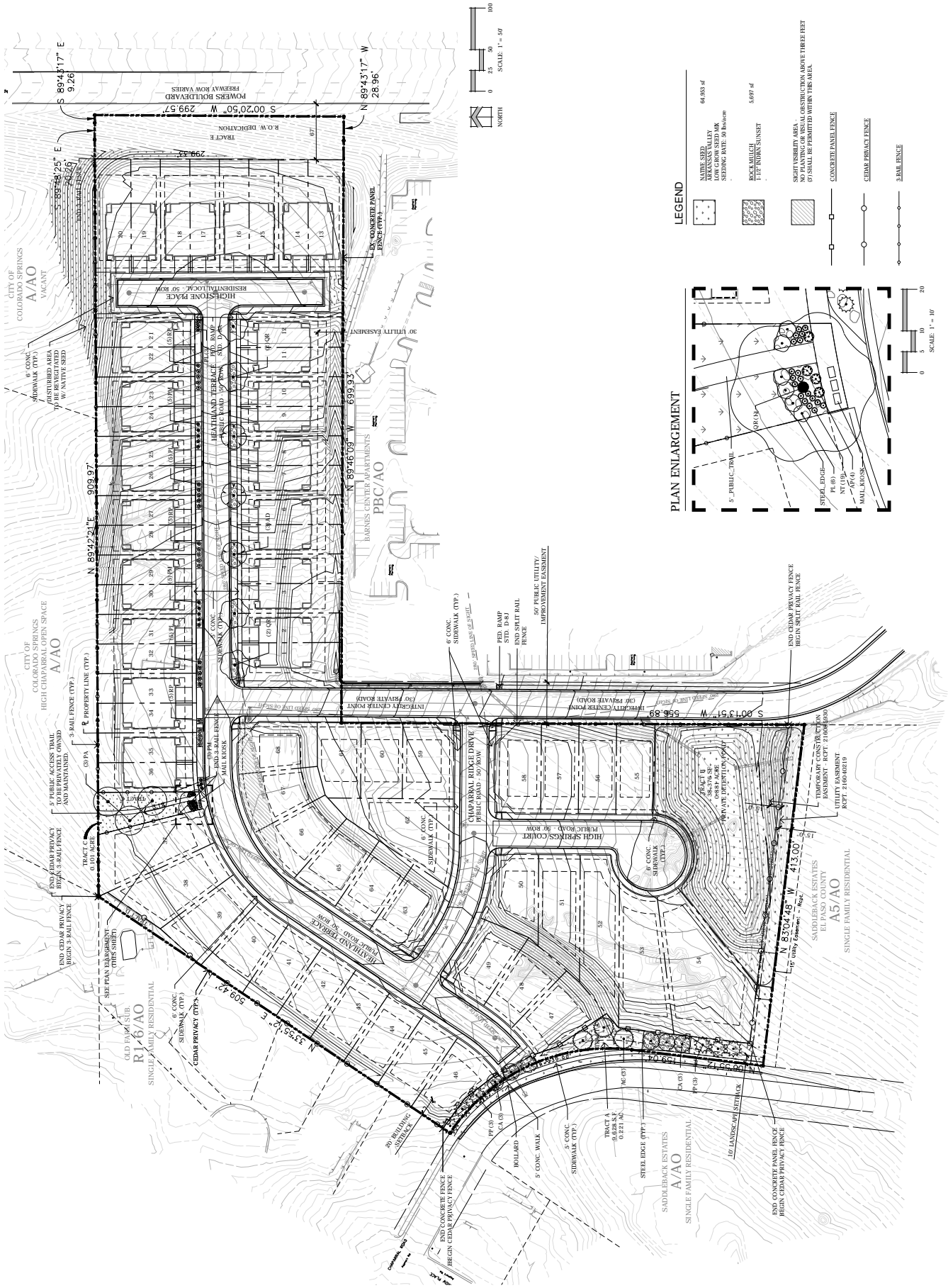
DATE: 4/22/16  
PROJECT NO: A-BANKEN  
DRAWN BY: L. R. BARNES

DATE	BY	DESCRIPTION
4/22/16	JRS	JRS
7/13/16	JRS	PER CITY COMMENTS
8/24/16	JRS	PER CITY COMMENTS
9/27/16	JRS	PER CITY COMMENTS

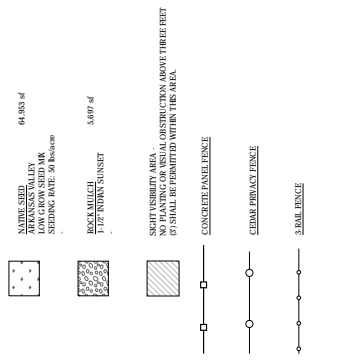
FINAL  
LANDSCAPE PLAN

5 OF 13

CPC PUD 18-000055



LEGEND



PLAN ENLARGEMENT

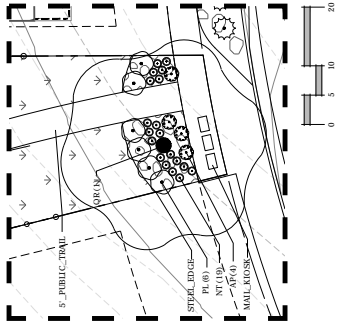


FIGURE 4

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# CHAPARRAL POINTE

## FILING No. 1 FINAL LANDSCAPE PLAN



NES, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nesofcolorado.com  
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### Chaparral Pointe Filing No. 1 FINAL LANDSCAPE PLAN COLORADO SPRINGS, CO

DATE: 4.22.24  
PROJECT NO: A-BANKING  
DRAWING NO: 18-000055

#### LANDSCAPE DETAILS & NOTES

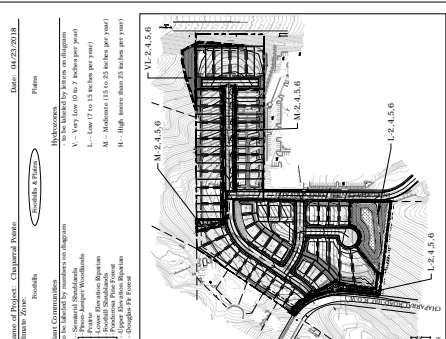
6 OF 13  
CPC PUD 18-000055

#### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AD	3	Ayer's plantain / Deborah / Deborah Maple	50'	35'	2' Cal	B&B
	CA	6	Cornus amomibay / Rustan Hawthorn	20'	2'	2' Cal	B&B
	PA	3	Populus x. acuminata / Lancelot Poplar	50'	35'	2' Cal	B&B
	QR	5	Quercus rubra / Red Oak	45'	35'	2' Cal	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AC	3	Abies concolor / White Fir	50'	25'	6' HT	B&B
	PF	6	Prunus edulis / Pinon Pine	20'	20'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	AP	4	Arctostaphylos x. Fendleri / Fendleri Manzanita	1.5'	2.5'	5 GAL	
	NT	19	Nassella tenuissima / Texas Needle-Grass	1.5'	1.5'	5 GAL	
	PL	19	Perovskia x. Little Spire / Russian Sage	4'	4'	5 GAL	
	PM	13	Pinus mugo 'Mops' / Mugo Pine	3'	3'	5 GAL	
	BP	15	Bux x. 'Pink Knockout' / Pink Knockout Box	3.5'	3.5'	5 GAL	

6 6.05 S of  
NORTH SEED  
ARAZACOS VALLEY  
LOW GROW SEED MIX  
SEE DRAWING 18-000055

#### SCHEMATIC LANDSCAPE DIAGRAM



#### Landscape Setbacks

Street Name or Zone Boundary	Collector	Width (in Ft.)	Linear Feet	No. of Trees
Chaparral Road	Collector	41'	1,230'	14 / 14
Decorative Green Sub-Street	Collector	CR	750' / 750'	

#### LANDSCAPE NOTES

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
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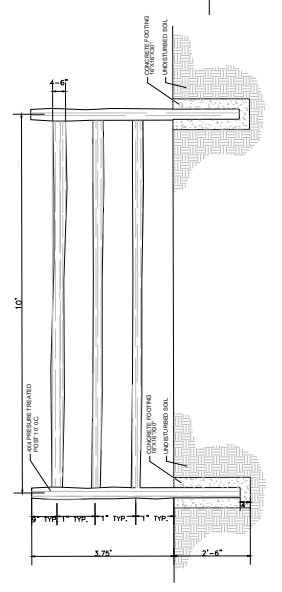
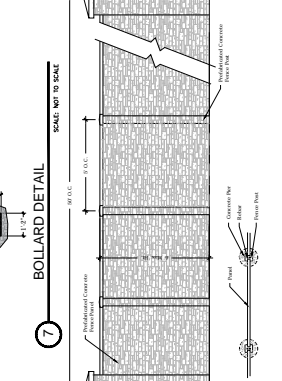
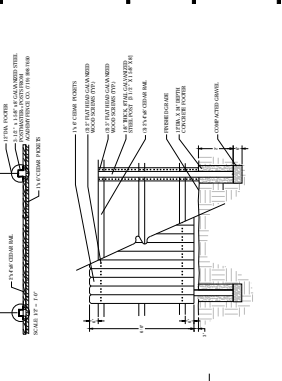
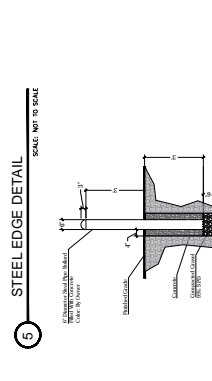
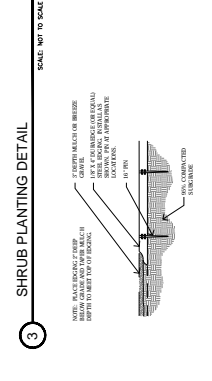
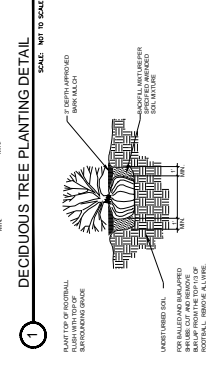
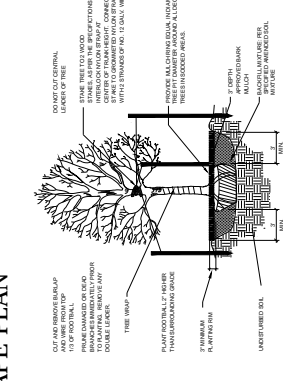
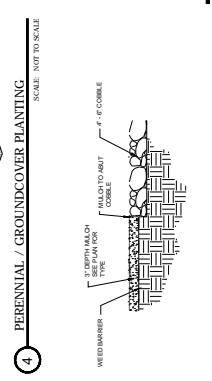
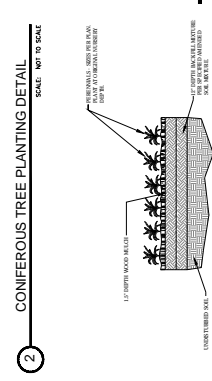
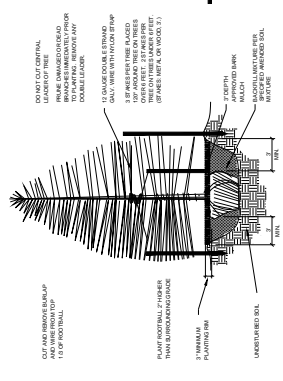


FIGURE 4