



CLASSIC CONSULTING  
 110 N. Grand Avenue, Suite 300  
 Columbus, Ohio 43206  
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 FAX: (614) 444-1009  
 PROJECT NO.: 1172.00

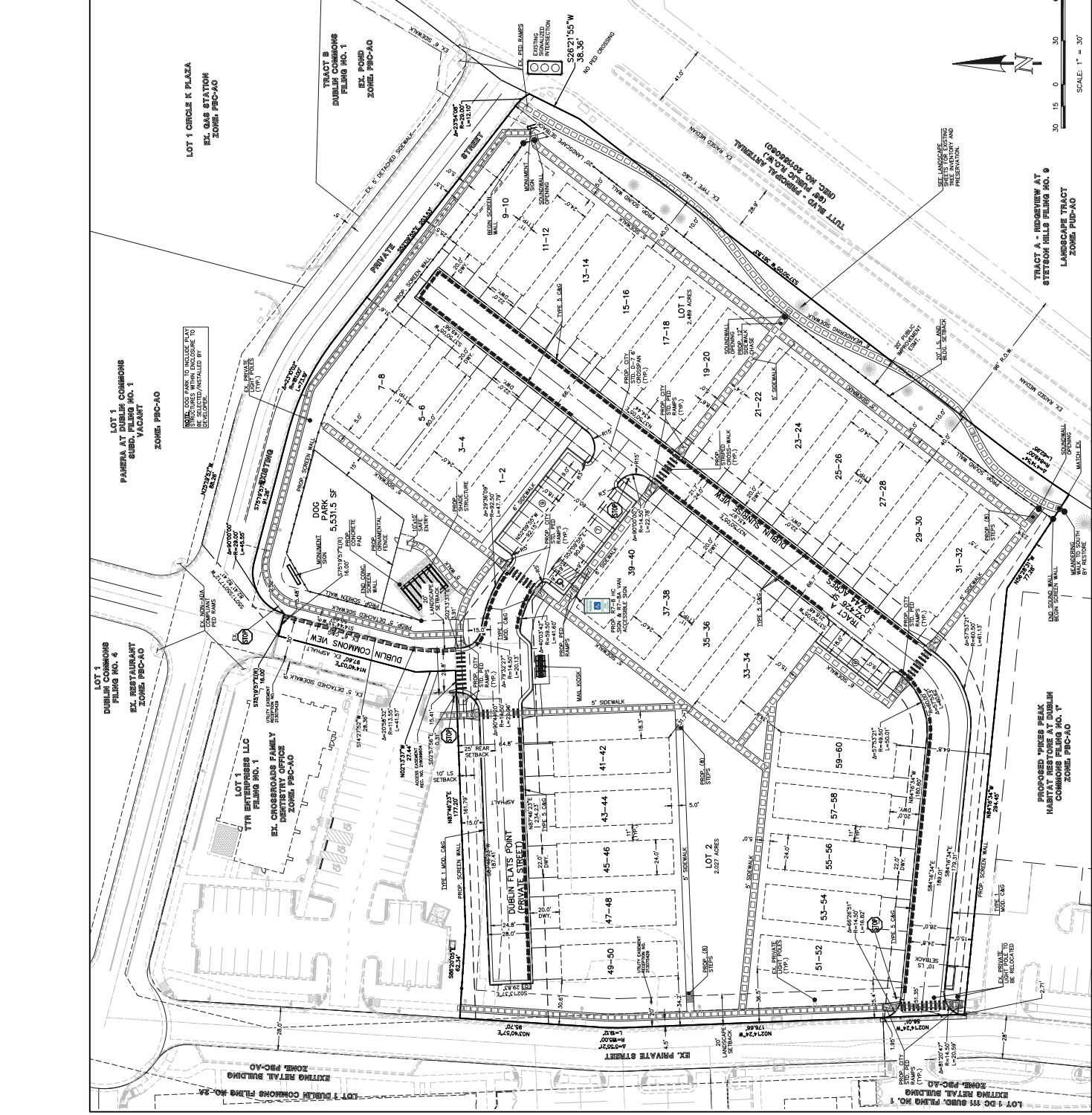
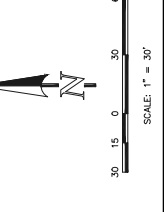
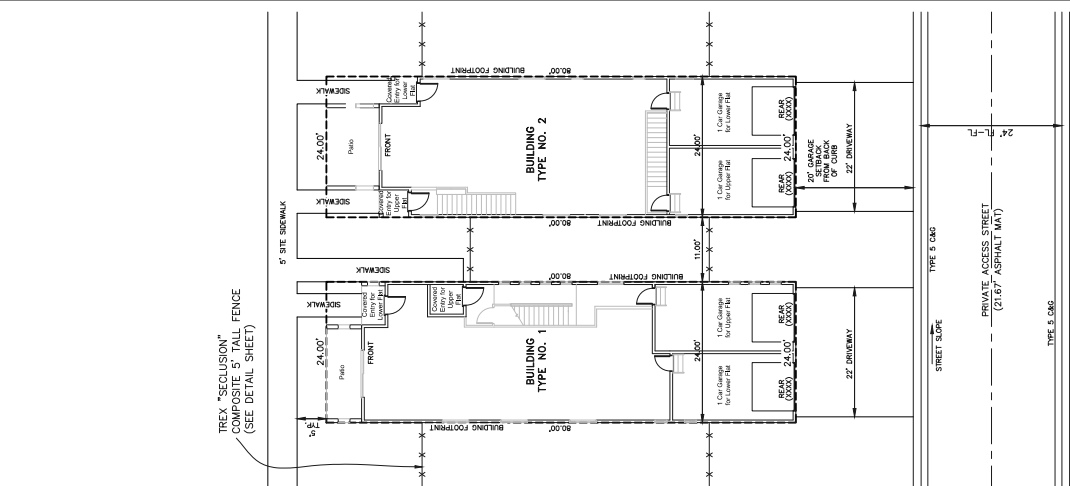
THE FLATS AT DUBLIN COMMONS  
 CONDITIONAL USE DEVELOPMENT PLAN  
 SITE PLAN  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 07/07/20  
 SHEET 2 OF 12

CPC CU 20-000129  
 SCALE: 1"=20'  
 TYPICAL UNIT LAYOUT

**CONDITIONAL USE DEVELOPMENT PLAN**  
**DEVELOPMENT PLAN**

**LEGEND:**

DESCRIPTION	SYMBOL
NO PARKING FIRE LANE SOONS	----
NO PARKING FIRE LANE SOONS (NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE)	----
ADA ACCESS ROUTE	□□□□□□□□



**LOT 1 CIRCLE K PLAZA**  
 EX. GAS STATION  
 ZONE: PBC-AO

**LOT 1 PAMPA AT DUBLIN COMMONS**  
 EX. RESTAURANT FACILITY  
 ZONE: PBC-AO

**LOT 1 TRACT B DUBLIN COMMONS**  
 EX. FENCE  
 ZONE: PBC-AO

**LOT 1 TRACT A - ROOFTOP AT STETSON HILLS**  
 EX. LANDSCAPING  
 ZONE: PBC-AO

**LOT 1 PROPOSED WINE BAR**  
 EX. HABITAT RESTORE AT DUBLIN COMMONS  
 ZONE: PBC-AO

**LOT 1 DUBLIN COMMONS**  
 EX. RETAIL BUILDING  
 ZONE: PBC-AO

**LOT 1 TRACT A - ROOFTOP AT STETSON HILLS**  
 EX. LANDSCAPING  
 ZONE: PBC-AO

**LOT 1 TRACT B DUBLIN COMMONS**  
 EX. FENCE  
 ZONE: PBC-AO

**LOT 1 CIRCLE K PLAZA**  
 EX. GAS STATION  
 ZONE: PBC-AO

**LOT 1 PAMPA AT DUBLIN COMMONS**  
 EX. RESTAURANT FACILITY  
 ZONE: PBC-AO

**LOT 1 TRACT A - ROOFTOP AT STETSON HILLS**  
 EX. LANDSCAPING  
 ZONE: PBC-AO

**LOT 1 TRACT B DUBLIN COMMONS**  
 EX. FENCE  
 ZONE: PBC-AO

**LOT 1 PROPOSED WINE BAR**  
 EX. HABITAT RESTORE AT DUBLIN COMMONS  
 ZONE: PBC-AO

CPC CU 20-000129

THE FLATS AT DUBLIN COMMONS

FILING NO. 1

CONDITIONAL USE DEVELOPMENT PLAN

PRELIMINARY GRADING PLAN

DESIGNED BY: [Firm Name]

SCALE: [Scale]

DATE: 07/07/20

SHEET 3 OF 12

PROJECT NO. [Project No.]

CHECKED BY: [Name]

DATE: [Date]

PROJECT NO. [Project No.]

DATE: [Date]

**CONDITIONAL USE DEVELOPMENT PLAN**

**DEVELOPMENT PLAN**

**STANDARD GRADING AND EROSION CONTROL PLANS NOTES**

ANY LAND DISTURBED BY ANY GRADES, EXCAVATIONS, BUILDS, OR OTHER CONSTRUCTION SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION IN ACCORDANCE WITH THE EROSION CONTROL MANUAL VOLUME 2 AND THE LATEST EDITION OF CHAPTER 2, SEC. 3.2.

NO CLEARING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL THE EROSION CONTROL PLAN HAS BEEN APPROVED BY THE CITY ENGINEER.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE COMPLETE PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE DRAINAGE SYSTEMS OF FACILITIES.

THE PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS.

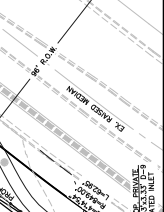
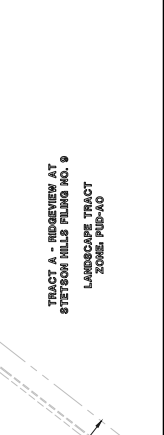
THE PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS.

EROSION CONTROL FACILITIES SHALL BE MAINTAINED IN A MANNER THAT WILL PROTECT PROPERTIES AND ADJACENT AREAS FROM EROSION AND SEDIMENTATION. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS.

UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SALT FENCES. THE SALT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION CONTROL FACILITIES ARE ACCEPTABLE. THE SALT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION CONTROL FACILITIES ARE ACCEPTABLE.

EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE IMMEDIATELY.

THE PLAN SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS. TEMPORARY FACILITY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION OPERATIONS.



LOT 1: 5,631.5 SF

LOT 2: 2,027 ACRES

LOT 3: 32,426 SF (0.744 ACRES)

STREETS: ARTICLE DRIVE, DUBLIN COMMONS VIEW, DUBLIN COMMONS DRIVE, PRIVATE STREET

EROSION CONTROL: SALT FENCES, SALT PILLS, SALT SAND

STORM SEWERS: 18" DIA. STORM SEWER, 12" DIA. STORM SEWER

MANHOLES: 36" DIA. MANHOLE, 48" DIA. MANHOLE

VEGETATION: EXISTING VEGETATION, PROPOSED VEGETATION

CONTOURS: EXISTING CONTOUR, PROPOSED CONTOUR

**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS  
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

- PROPERTY OWNERS) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:  
 1. COSTS FOR WATER, SEWER, GAS AND FIBER OPTIC UTILITIES SHALL BE THE SAME AS THOSE SHOWN ON THE PRELIMINARY UTILITY PLAN.  
 2. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.  
 3. UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN (PROPOSED) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, AND SHALL BE INSTALLED IN ACCORD WITH ALL APPLICABLE CODES, STANDARDS, SPECIFICATIONS, AND REGULATIONS.  
 4. UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN (EXISTING) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES, STANDARDS, SPECIFICATIONS, AND REGULATIONS.  
 5. SPRINGS UTILITIES SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPRING DEVELOPMENT SHALL BE PERMITTED UNLESS THE DEVELOPER OBTAINS A "FIRST-COME, FIRST-SERVED" BASIS FROM SPRINGS UTILITIES SERVICES. SPRINGS UTILITIES SERVICES SHALL BE CONTACTED AT 303.733.7000 FOR MORE INFORMATION.  
 6. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND RISK.  
 7. THE WATER SYSTEM FACILITIES IN THE PRELIMINARY UTILITY PLAN SHALL BE INSTALLED IN ACCORD WITH ALL APPLICABLE CODES, STANDARDS, SPECIFICATIONS, AND REGULATIONS.  
 8. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF DENVER.  
 9. SPRINGS UTILITIES SERVICES SHALL BE CONTACTED AT 303.733.7000 FOR MORE INFORMATION.  
 10. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.  
 11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE CITY OF DENVER'S STANDARDS OR REGULATIONS FOR THE CITY OF DENVER.  
 12. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.  
 13. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE CITY OF DENVER'S STANDARDS OR REGULATIONS FOR THE CITY OF DENVER.  
 14. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.  
 15. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE CITY OF DENVER'S STANDARDS OR REGULATIONS FOR THE CITY OF DENVER.  
 16. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.  
 17. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE CITY OF DENVER'S STANDARDS OR REGULATIONS FOR THE CITY OF DENVER.  
 18. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.  
 19. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE CITY OF DENVER'S STANDARDS OR REGULATIONS FOR THE CITY OF DENVER.  
 20. THE CITY OF DENVER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PUBLIC UTILITY FACILITIES.

**MAXIMUM ALLOWABLE GROSS SQUARE FOOTAGE FOR HOMES PER THE COLORADO SPRINGS FIRE DEPARTMENT**  
 HOMES WITH NO MORE THAN 3,000 GROSS SQUARE FOOTAGE WILL BE BUILT IN THE FLATS AT DUBLIN COMMONS FILM NO. 1.  
 1,000 SQM REQUIRED FIRE FLOW  
 50% AVERAGE SPAVING  
 250' MAX ROAD LAY

**LEGEND:**

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	□
EXISTING STORM SEWER	---
EXISTING STORM INLET	□
EXISTING FIRE HYDRANT	○
EXISTING WATER MAIN	---
EXISTING SANITARY SEWER MAIN #1/ MANHOLE	○
PROPOSED WATER MAIN	---
PROPOSED SANITARY MAIN	---
NO PARKING FIRE LANE SOAKS (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE)	---

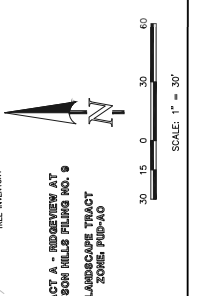
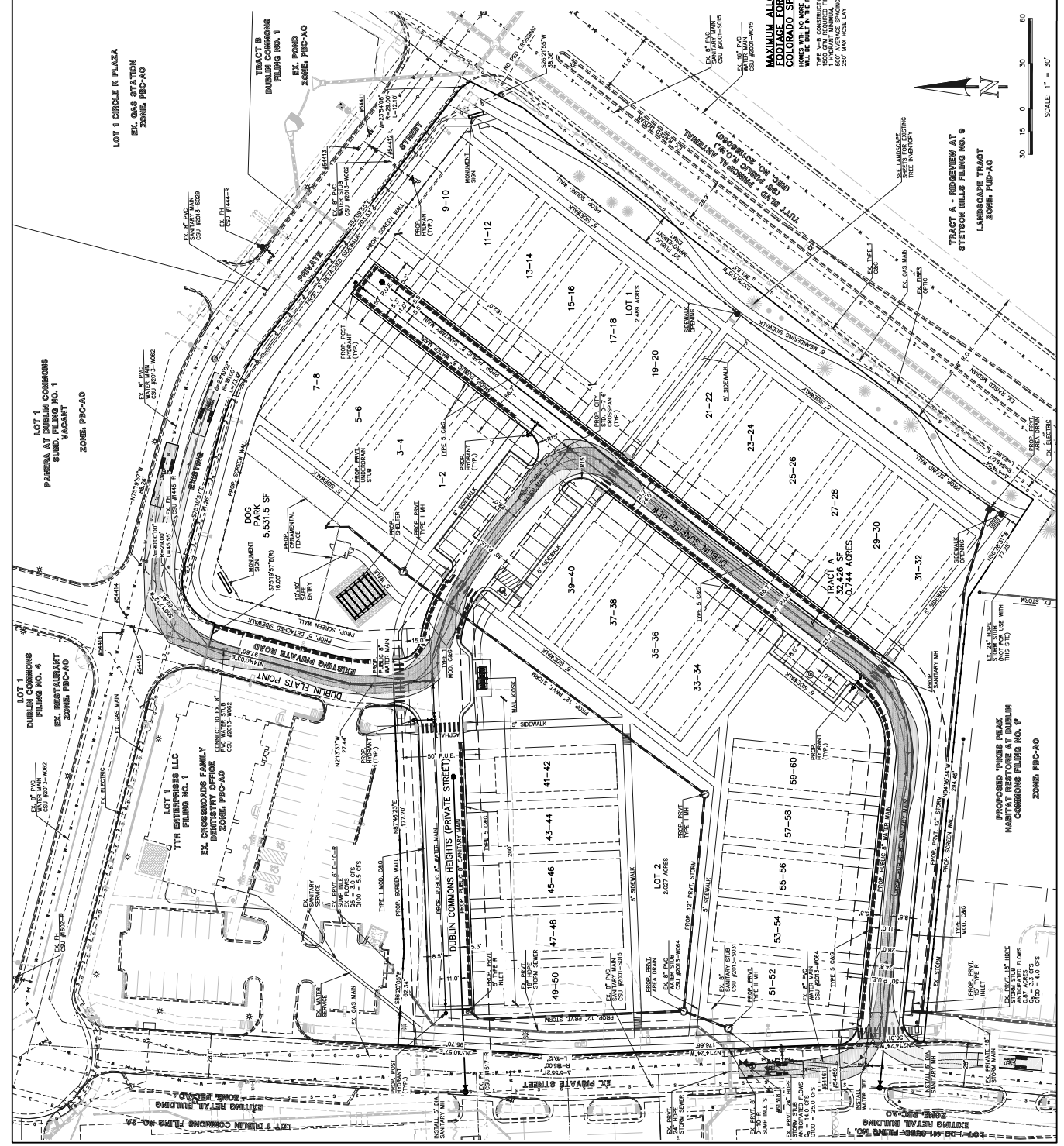
CPC CU 20-000129

THE FLATS AT DUBLIN COMMONS  
 FILM NO. 1  
 CONDITIONAL USE DEVELOPMENT PLAN  
 PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

CLASSIC CONSULTING

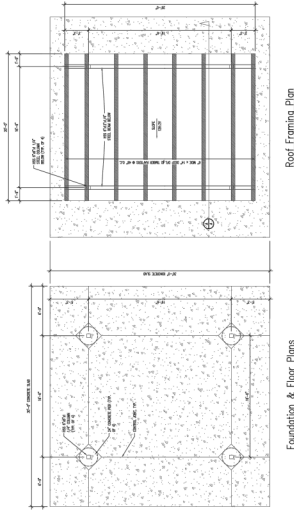
DESIGNED BY: [Name] SCALE: [Scale] DATE: 07/07/20  
 SHEET 4 OF 12  
 PROJECT NO. [Number] JOB NO. [Number]

**DEVELOPMENT PLAN**

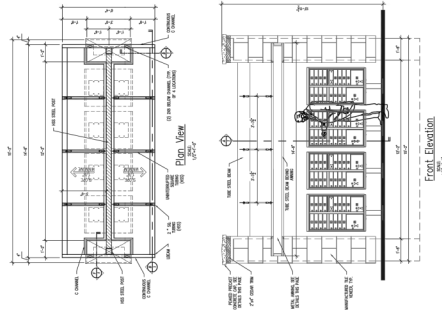




SCREEN/SIDEYARD, 6" TREX FENCE  
 NTS  
 NOTE: COLOR TO BE GREY



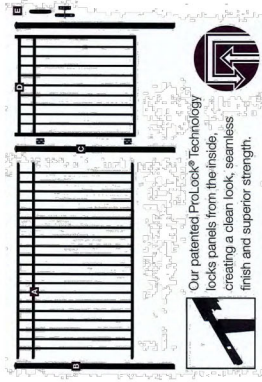
SHADE STRUCTURE  
 NTS



MAIL CANOPY  
 NTS



6" SOUND WALL (ALONG TUFT)  
 NTS

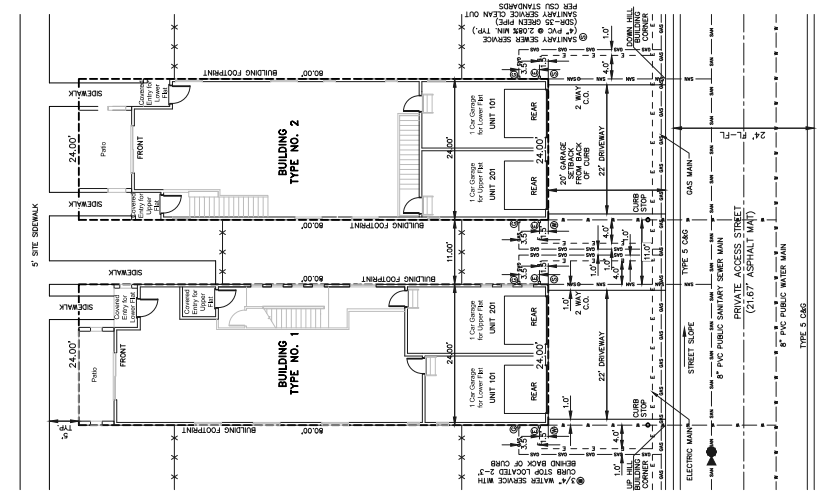


5" ORNAMENTAL FENCE AT DOG PARK  
 NTS



MONUMENT SIGN DETAIL  
 NTS

NOTE: A SEPARATE SIGN PERMIT IS REQUIRED.  
 CONTACT DEVELOPMENT REVIEW INTERPRESE AT  
 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.



TYPICAL LOT  
 UTILITY SERVICE DETAIL  
 SCALE: 1" = 10'

CPC CU 20-000129

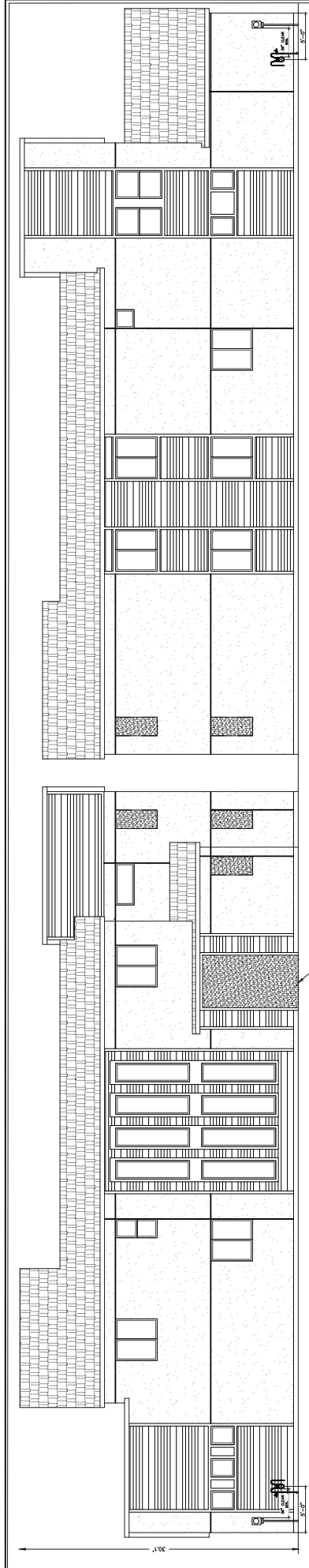
THE FLATS AT DUBLIN COMMONS  
 FILING NO. 1  
 CONDITIONAL USE DEVELOPMENT PLAN  
 DETAILS

CLASSIC CONSULTING

DESIGNED BY: KRC SCALE: DATE: 07/07/20  
 SHEET 5 OF 12  
 833 N. Converse Avenue, Suite 200  
 Columbus, GA 31906  
 (706) 321-1100  
 PROJECT NO. 2012-0001  
 JOB NO. 1172.00

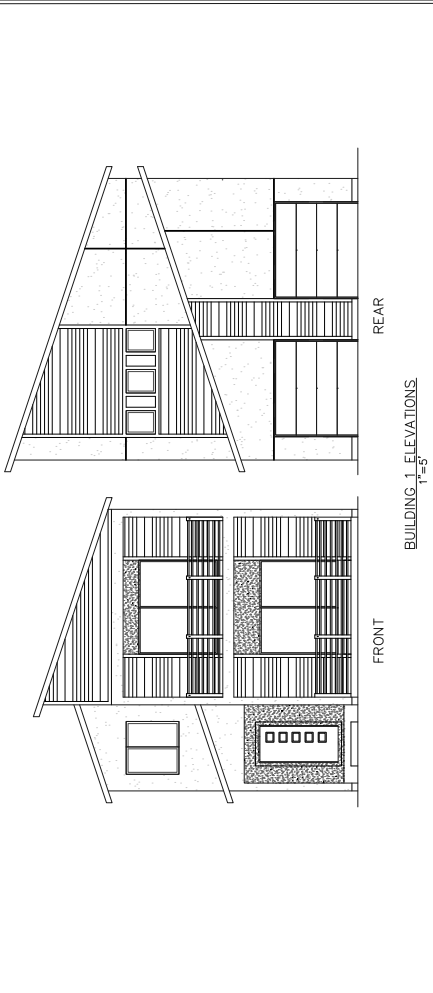
CLASSIC CONSULTING  
 CONDITIONAL USE DEVELOPMENT PLAN  
 DETAILS

DEVELOPMENT PLAN

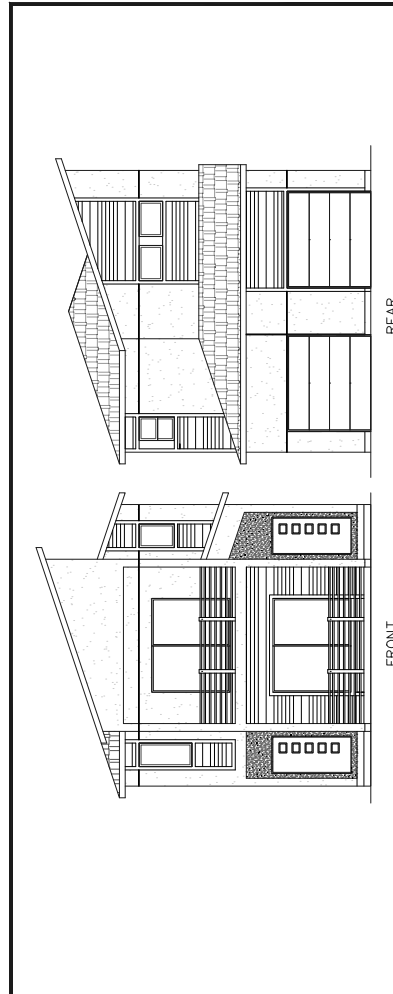


SIDE - ENTRY

SIDE - ENTRY



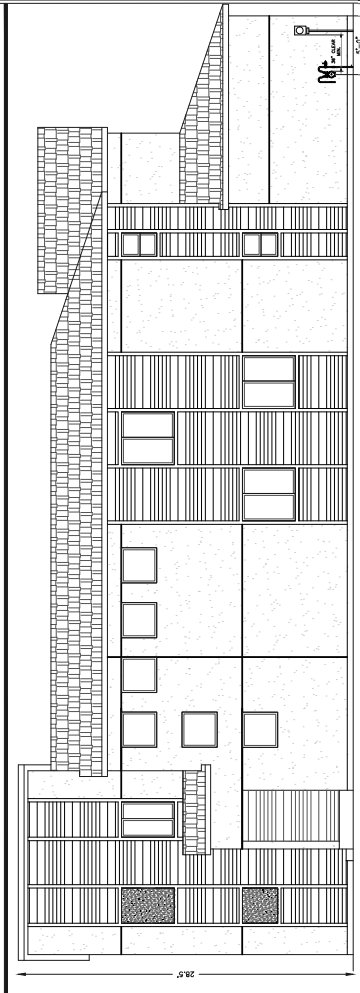
SIDE - NON-ENTRY



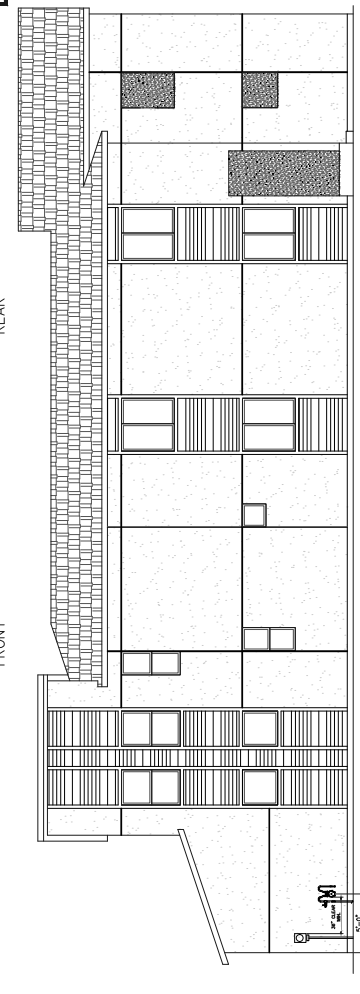
BUILDING 1 ELEVATIONS  
1'-5"

FRONT

REAR



SIDE - GARAGE RIGHT



SIDE - GARAGE LEFT

BUILDING 2 ELEVATIONS  
1'-5"

THE FLATS AT DUBLIN COMMONS  
 FILING NO. 1  
 CONDITIONAL USE DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 DESIGNED BY: ARK SCALE: DATE: 07/10/20  
 SHEET 6 OF 12  
 PREPARED BY: ARK SCALE: DATE: 07/10/20  
 SHEET 6 OF 12  
 CHECKED BY: ARK SCALE: DATE: 07/10/20  
 SHEET 6 OF 12  
 JOB NO. 20-000129

BUILDING SELECTION AND OPTIONS TO BE  
 DETERMINED AT TIME OF BUILDING PERMIT. BOTH  
 BUILDINGS WITH AND WITHOUT OPTIONS FIT WITHIN  
 THE 24'X80' BUILDING FOOTPRINT.

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 DETERMINED AT TIME OF BUILDING PERMIT. BOTH  
 BUILDINGS WITH AND WITHOUT OPTIONS FIT WITHIN  
 THE 24'X80' BUILDING FOOTPRINT.

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DEVELOPMENT PLAN  
 CPC CU 20-000129

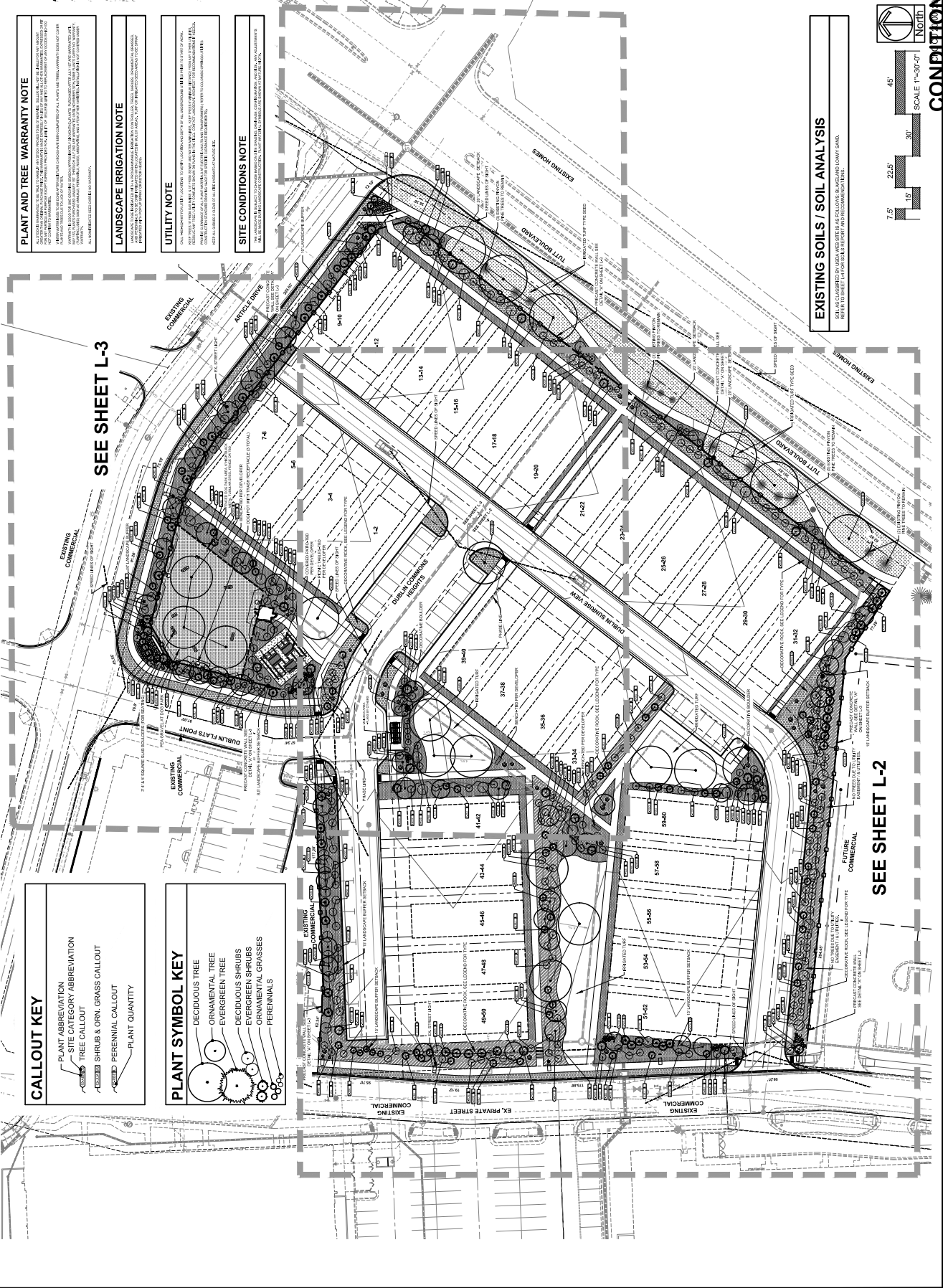


ALL AMERICAN  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1528 KERRY ROAD  
DUBLIN 15, IRELAND  
TEL: 01 454 7200  
WWW.AMERICANLANDSCAPEDESIGN.COM

CLASSIC COMMUNITIES

THE FLATS AT DUBLIN COMMONS  
CONDITIONAL USE DEVELOPMENT PLAN  
FLING NO. 1  
TUTT BOWLEARD

DATE: 01/19/2020  
DRAWN BY: JMB  
2594-0720  
FINAL LANDSCAPE PLAN  
SCALE: 1"=30'-0"



**PLANT AND TREE WARRANTY NOTE**  
ALL PLANTS AND TREES ARE WARRANTEED TO BE TRUE TO SPECIES AND HEALTHY AT THE TIME OF INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PLANTS AND TREES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTS AND TREES THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTS AND TREES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTS AND TREES THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION.

**LANDSCAPE IRRIGATION NOTE**  
THE IRRIGATION SYSTEM IS DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION SYSTEM THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY IRRIGATION SYSTEM COMPONENTS THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION.

**UTILITY NOTE**  
THE UTILITY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY UTILITY LINES THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION.

**SITE CONDITIONS NOTE**  
THE SITE CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY SITE CONDITIONS THAT ARE DAMAGED OR KILLED DURING CONSTRUCTION.

SEE SHEET L-3

SEE SHEET L-2

**CALLOUT KEY**  
PLANT ABBREVIATION  
SITE CATEGORY ABBREVIATION  
TREE CALLOUT  
SHRUB & ORN. GRASS CALLOUT  
PERENNIAL CALLOUT  
PLANT QUANTITY

**PLANT SYMBOL KEY**  
DECIDUOUS TREE  
ORNAMENTAL TREE  
EVERGREEN TREE  
DECIDUOUS SHRUBS  
EVERGREEN SHRUBS  
ORNAMENTAL GRASSES  
PERENNIALS

**EXISTING SOILS / SOIL ANALYSIS**  
USE THE SOIL ANALYSIS REPORT FOR THE SITE TO DETERMINE SOIL TYPE. REFER TO THE SOIL ANALYSIS REPORT FOR SOIL TYPE AND RECOMMENDATIONS.  
SCALE: 1"=30'-0"  
7.5' 22.5' 45'



# DEVELOPMENT PLAN

**CONDITIONAL USE**



SCALE 1"=20'-0"

PROJECT NUMBER: 2594-0720

DATE: 8/19/2020

DESIGN DESCRIPTION:  
DRAWN BY: ABE

FINAL LANDSCAPE PLAN

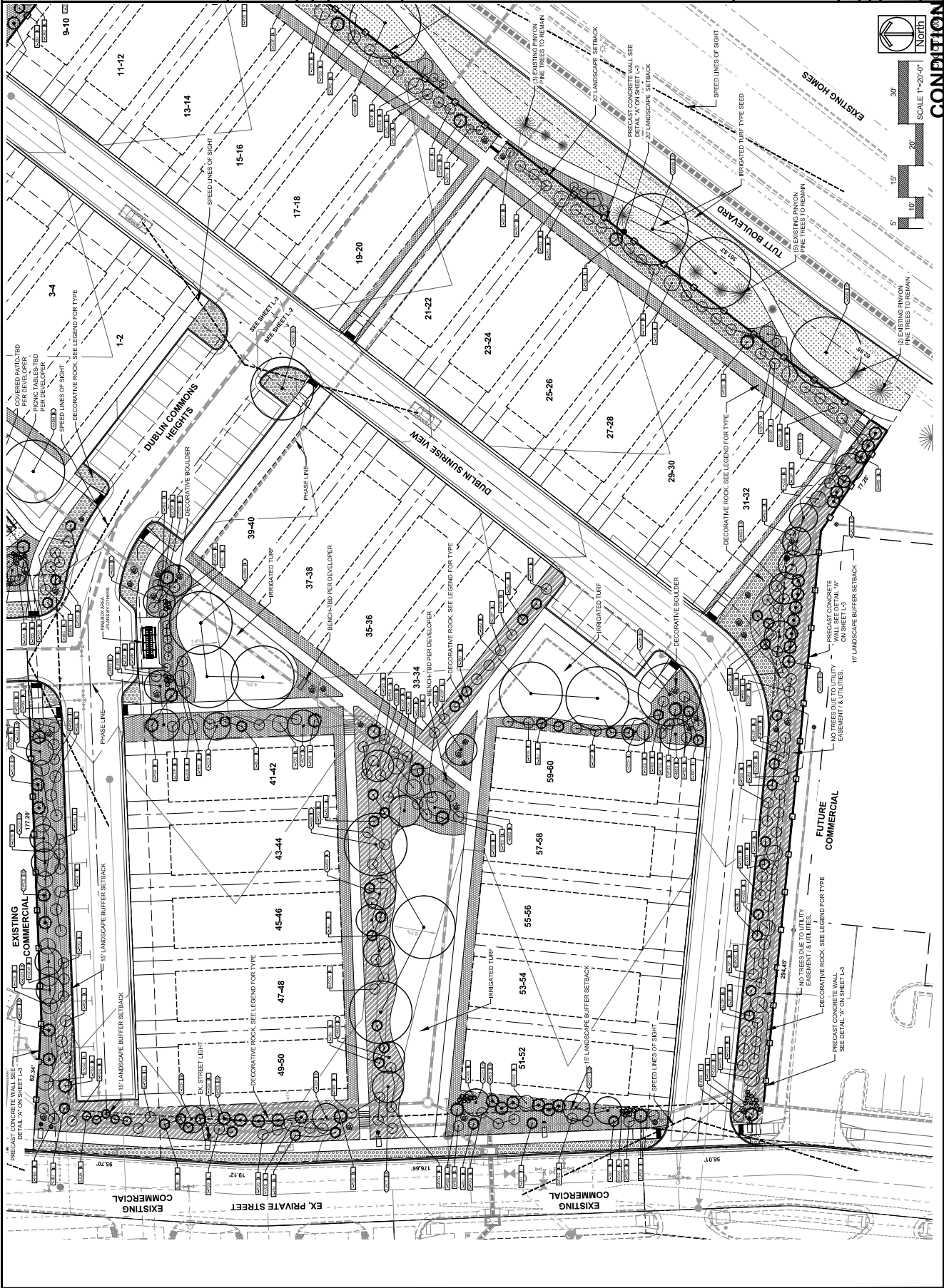
SHEET 1

THE FLATS AT DUBLIN COMMONS  
FLING NO. 1  
TUTT BOULEVARD  
CONDITIONAL USE DEVELOPMENT PLAN



FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

ALL AMERICAN  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1000 KERRY PARK DRIVE  
COLUMBUS, OHIO 43260  
714.377.0213



DEVELOPMENT PLAN

CONDITIONAL USE



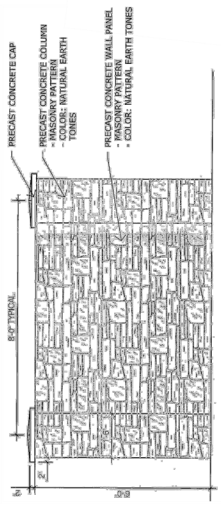
DATE: 8/19/2020  
DRAWN BY: ASB  
PROJECT DESCRIPTION:  
FINAL  
LANDSCAPE PLAN

THE FLATS AT DUBLIN COMMONS  
CONDITONAL USE DEVELOPMENT PLAN  
FLING NO. 1  
TUTT BOULEVARD

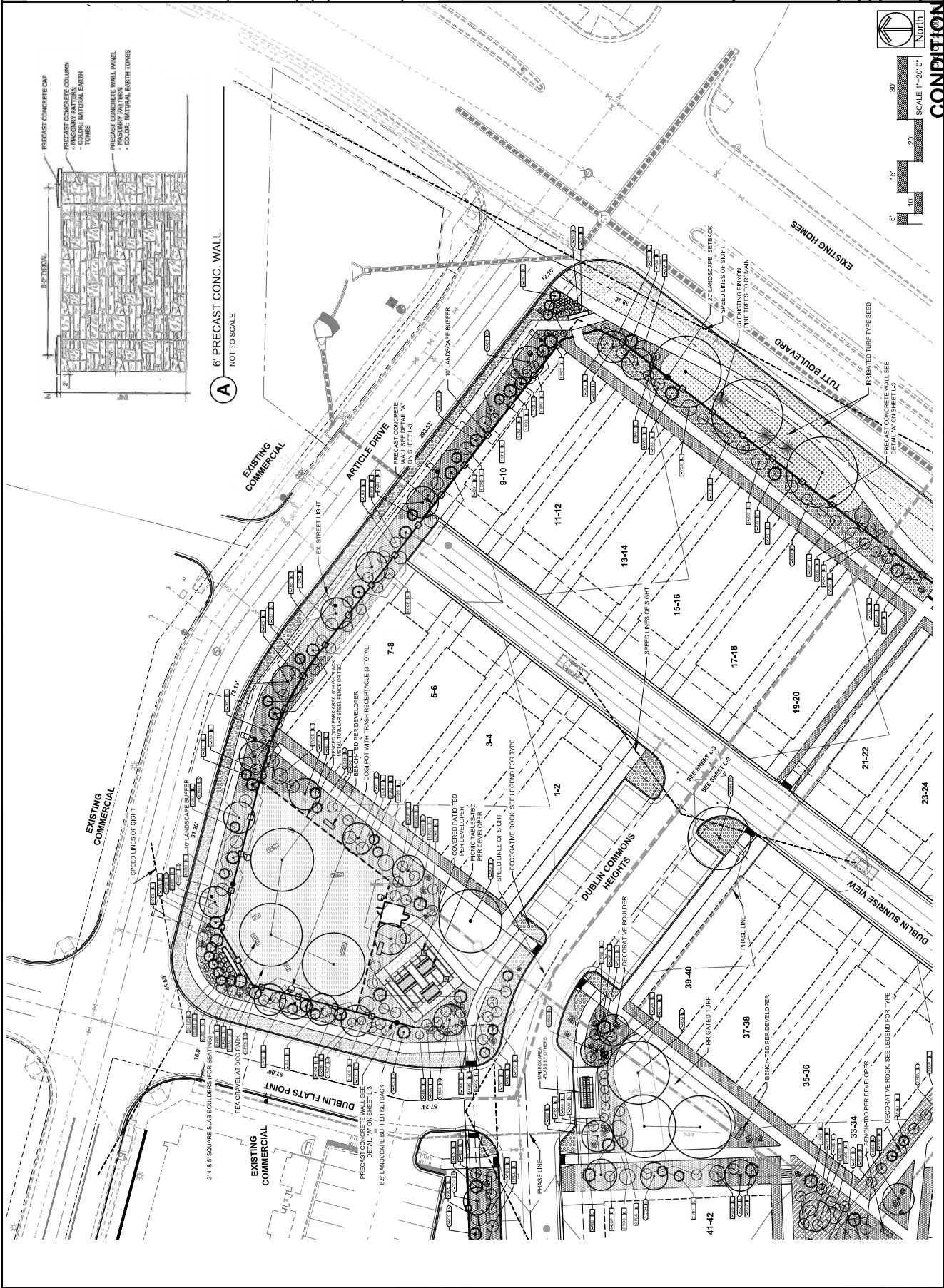


FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

ALL AMERICAN  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1005 KERRY PARK DRIVE  
COLOSADO SPRINGS, CO 80906  
719-437-0213



A 6' PRECAST CONC. WALL  
NOT TO SCALE





NO.	REVISED DESCRIPTION

FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



### PLANTING LEGEND (THIS SHEET ONLY)

Note Key:   
R: Rooted, L: Leafless, T: Trunk, W: Water, L: Low, M: Moderate, H: High, S: Signature plant

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CCR	4	Cornus florida	Spicebush	5 Gall	
CLB	2	Cornus alba	Dogwood	5 Gall	
PRB	7	Potentilla fruticosa	Red Shrub	5 Gall	
SPC	3	Spiraea x vanmoulii	Spirea	5 Gall	
SPV	2	Spiraea x vanmoulii	Spirea	5 Gall	
EVG	1	Evergreen shrubs	Evergreen	5 Gall	
PSC	1	Panicum shrubs	Panicum	5 Gall	
FCR	1	Feather Reed Grass	Feather Reed Grass	1 Gall	

### GROUND COVER LEGEND (THIS SHEET ONLY)

SYMBOL	DESCRIPTION	QUANTITY
(Pattern 1)	3/4" BLUE GRAY COBBLE 3" IN DEPTH WITH WEED FABRIC	448 SF
(Pattern 2)	1/2" BLUE GRAY COBBLE 3" IN DEPTH WITH WEED FABRIC	1,090 SF
(Pattern 3)	1/2" CRYSTAL CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	80 SF
(Pattern 4)	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	180 SF
(Symbol 1)	12" X 12" PRECAST STEPPERS (GRAY TONED)	12 TOTAL
(Symbol 2)	DECORATIVE BOULDER	6 TOTAL
(Symbol 3)	ANTICIPATED DOWNSPOUT LOCATION	

NOTE: TYPICAL LOTS SHOWN WILL NOT COVER ALL SITUATIONS AND LOTS. FINAL LAYOUTS MAY VARY FROM WHAT IS SHOWN, BUT ARE A GOOD REPRESENTATION OF MAJORITY OF LOTS.

