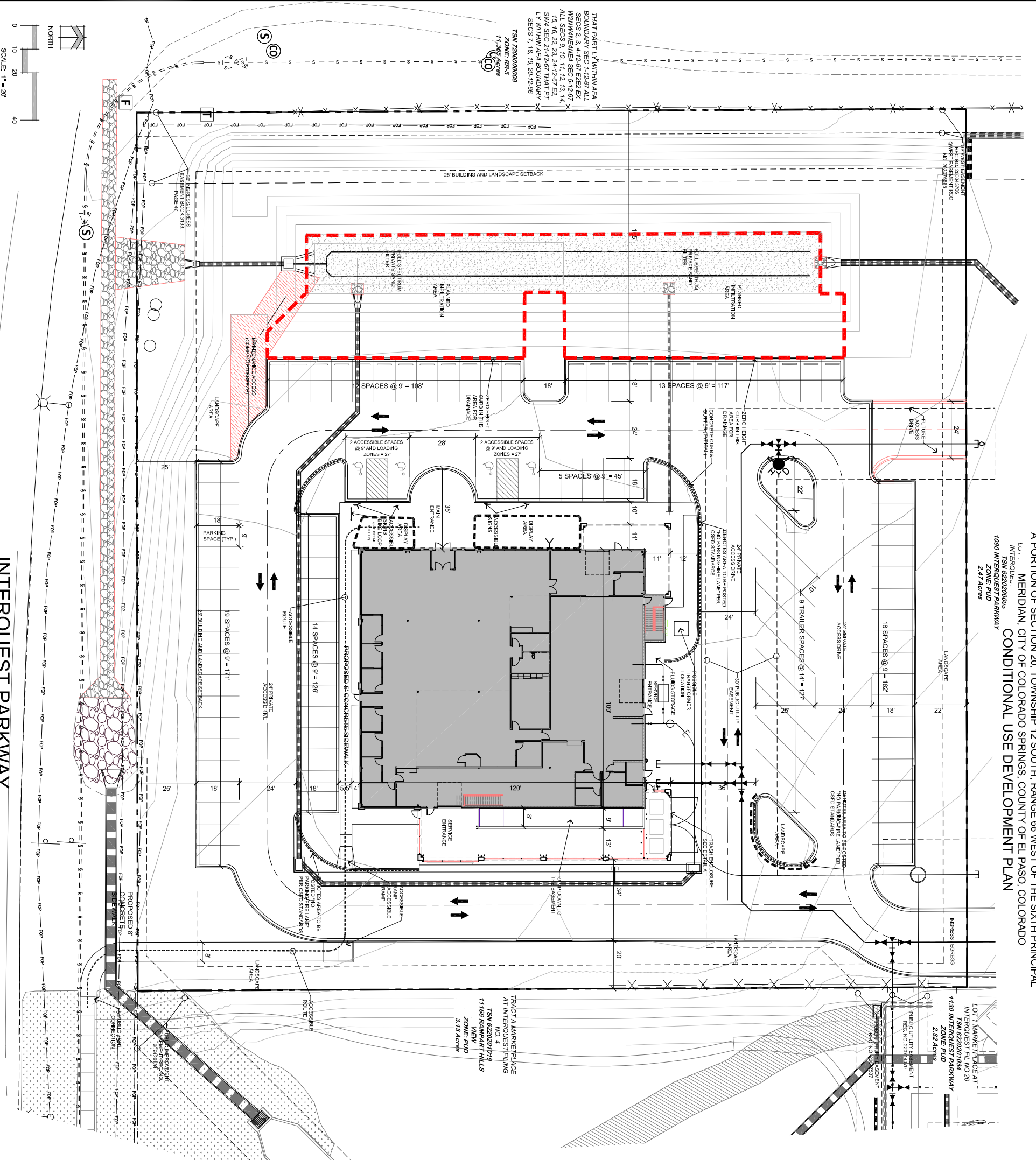


HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 A PORTION OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
 INTERQUEST FILING NO. 27
 TSM 0220201034
 1090 INTERQUEST PARKWAY
 ZONE PUD
 2.47 Acres



TRACT A MARKETPLACE
 AT INTERQUEST FILING
 NO. 27
 TSM 0220201034
 11166 RAINPART HILLS
 VIEW
 ZONE PUD
 3.13 Acres

LOT 1 MARKETPLACE AT
 INTERQUEST FILING NO. 27
 TSM 0220201034
 1130 INTERQUEST PARKWAY
 ZONE PUD
 2.32 Acres

- NOTES:**
1. FLOODPLAIN STATEMENT: THIS SITE, MARKETPLACE AT INTERQUEST FILING NO. 27 IS NOT WITHIN A DESIGNATED F.E.W. A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 60412056G, EFFECTIVE DECEMBER 7, 2016.
 2. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRPORT TRAFFIC IN THE UNDEVELOPED PORTION OF THE AIR FORCE KNOXSBURY AIRPORT AND THE AIR FORCE KNOXSBURY AIRPORT. THE AIR FORCE KNOXSBURY AIRPORT IS LOCATED TO THE WEST AND SOUTH OF THIS SITE. THE AIR FORCE KNOXSBURY AIRPORT IS A FEDERAL AVIATION ADMINISTRATION (FAA) CLASS C AIRPORT. THE AIR FORCE KNOXSBURY AIRPORT IS A FEDERAL AVIATION ADMINISTRATION (FAA) CLASS C AIRPORT. THE AIR FORCE KNOXSBURY AIRPORT IS A FEDERAL AVIATION ADMINISTRATION (FAA) CLASS C AIRPORT. THE AIR FORCE KNOXSBURY AIRPORT IS A FEDERAL AVIATION ADMINISTRATION (FAA) CLASS C AIRPORT.
 3. ACCESSIBILITY CRITERIA AND SPECIFICATIONS: THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS. THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS. THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS.
 4. ALL CURB, GUTTER, DRAINWAYS, PESTERTRIM RAIPS AND SIDEWALKS SHALL BE CONSTRUCTED TO MEET THE ADA REQUIREMENTS. THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS.
 5. IMPROVEMENTS ARE REQUIRED: THE EROSION INSPECTOR CAN BE REACHED AT 719-586-6977. THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS.
 6. ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE PLAN. THE PROPOSED PLANNING AND DESIGN SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH PHYSICIAN DISABILITIES ACT (ADA) AND THE ADA REGULATIONS.
 7. PER CITY CODE SECTION 24.102 AS AMENDED, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS AND ADJACENT PROPERTIES AND ROWWAYS. ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS AND ADJACENT PROPERTIES AND ROWWAYS. ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS AND ADJACENT PROPERTIES AND ROWWAYS.
 8. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS.
 9. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S STANDARD DRAWINGS AND SPECIFICATIONS SHALL BE USED FOR THE INSTALLATION OF ELECTRICAL UTILITIES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRICAL INSPECTION. THE INSTALLATION OF ELECTRICAL UTILITIES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRICAL INSPECTION.
 10. THE DOTS WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT TO THE UNITED STATES AIR FORCE COUNTY OF COLORADO. THE DOTS WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT TO THE UNITED STATES AIR FORCE COUNTY OF COLORADO.
 11. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORD AT REGISTRATION NO. 212112354 OF THE RECORDS OF THE COUNTY OF COLORADO. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORD AT REGISTRATION NO. 212112354 OF THE RECORDS OF THE COUNTY OF COLORADO.
 12. THIS PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT 1 ROD IN WIDTH FOR BURIED FACILITIES IN THE SW 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO. THIS PROPERTY IS SUBJECT TO THAT CERTAIN EASEMENT 1 ROD IN WIDTH FOR BURIED FACILITIES IN THE SW 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO.
 13. THIS PROPERTY IS INCLUDED IN THE SOUTH-EASTERN COLORADO WATER CONSERVANCY DISTRICT RECORDED AT PAGE 608. NOT ABLE TO BE PLOTTED. THIS PROPERTY IS INCLUDED IN THE SOUTH-EASTERN COLORADO WATER CONSERVANCY DISTRICT RECORDED AT PAGE 608. NOT ABLE TO BE PLOTTED.
 14. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS.
 15. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS. STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNERS.
 16. PROPERTY OWNERS OF ADJACENT PRIVATE SAND-FLAT TEN-MANTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR HIS ASSIGNS.

OWNER INFO

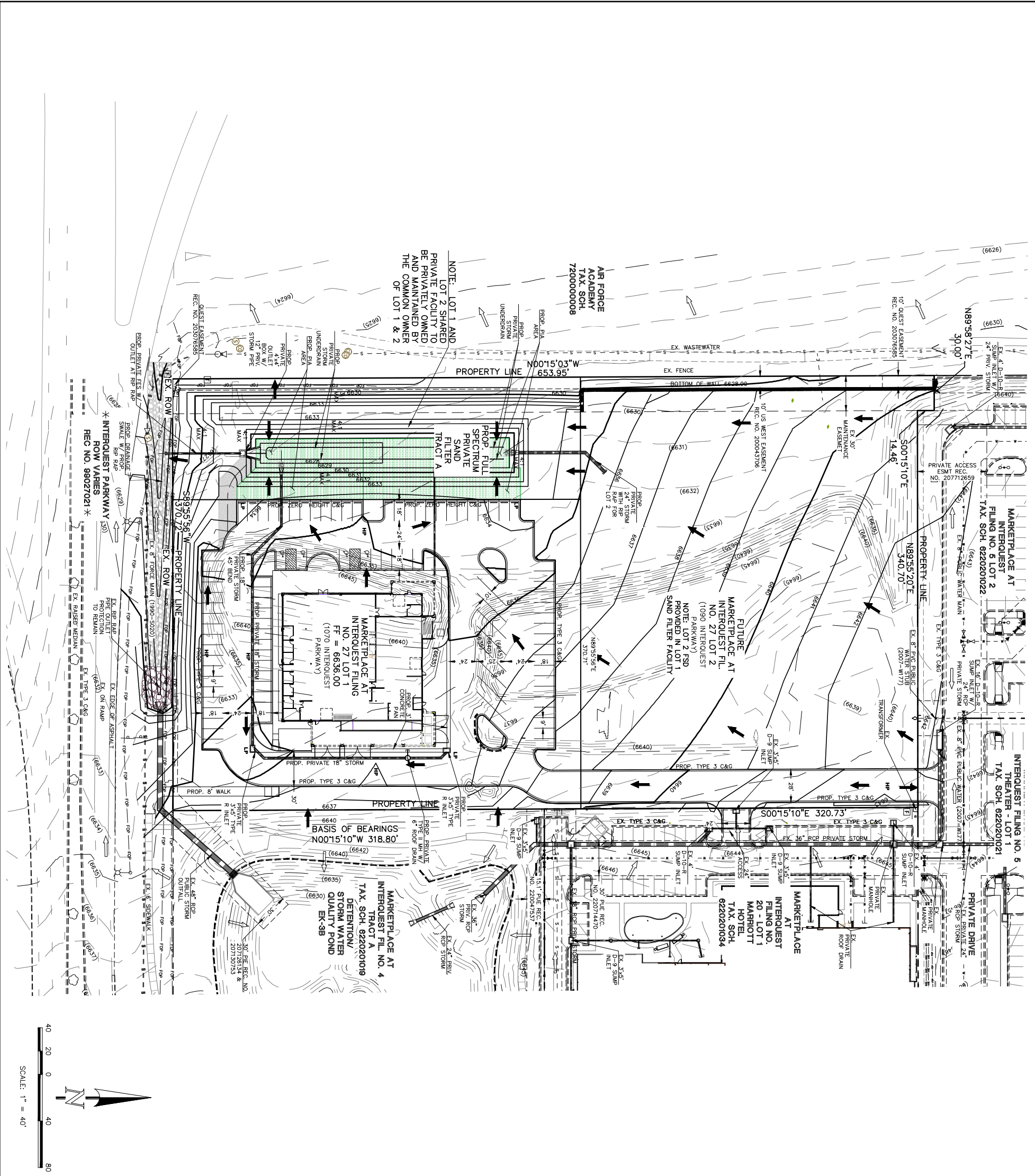
company: Bvly Properties No. 4 LLC
 name:
 address: 5077 S. Wadsworth
 city/state: Littleton, CO 80123
 phone no:
 dtv file no: CUDDP-23-0012

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 1070 Interquest Parkway
 Colorado Springs, Colorado 80921

Structural:
 Electrical:
 Mechanical:
 Plumbing:

YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133





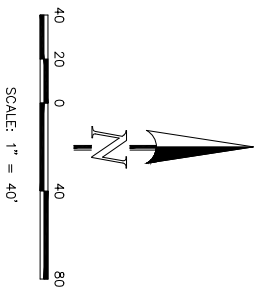
NOTE: LOT 1 AND LOT 2 SHARED PRIVATE FACILITY TO BE PRIVATELY OWNED AND MAINTAINED BY THE COMMON OWNER OF LOT 1 & 2

AIR FORCE ACADEMY TAX SCH. 7200000008

NOTE: LOT 2 FSD PROVIDED IN LOT 1 SAND FILTER FACILITY

MARKETPLACE AT INTERQUEST FIL. NO. 4 TRACT A TAX. SCH. 8220201019 DETENTION/STORM WATER QUALITY POND EX-3B

MARKETPLACE AT INTERQUEST FIL. NO. 20 - LOT 1 MARIOTT HOTEL TAX. SCH. 8220201034



LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	(Symbol: thick solid line)
PROPOSED STORM INLET	(Symbol: thick dashed line)
EXISTING STORM SEWER PIPE	(Symbol: thin solid line)
EXISTING STORM INLET	(Symbol: thin dashed line)
PROPERTY LINE	(Symbol: double line)
PROPOSED HIGH POINT	HP
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION	(Symbol: arrow)
EXISTING FLOW DIRECTION	(Symbol: arrow with tail)
EXISTING RP RAP	(Symbol: brick pattern)
PROPOSED RP RAP	(Symbol: cross-hatch pattern)
PROPOSED PA	(Symbol: diagonal lines)

- SWENT NOTES:**
- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPS ARE TO BE CONCRETE.
 - ALL STORM SEWER PIPE MATERIALS TO BE HDPE OR RCP AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
 - ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DCM.
 - STANDARD DETAIL AS ALLOWED BY CURRENT CITY OF COLORADO SPRINGS DCM.
 - ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (8" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAN.
 - ALL PFD, RAMPS AND CROSSPANS ARE CITY PER CITY STANDARD DETAILS.
 - OSPOSCAPE PLANS BY OTHERS FOR EXISTING TREE & LANDSCAPING TO BE REMOVED & REPAIRED.
 - THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS FOR ALL LOTS WITHIN THE SUBDIVISION PER HIGHWAYS AT BRANICATE PLING NO. 1 RECORDED PLAT.
 - ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE NOTED.
 -

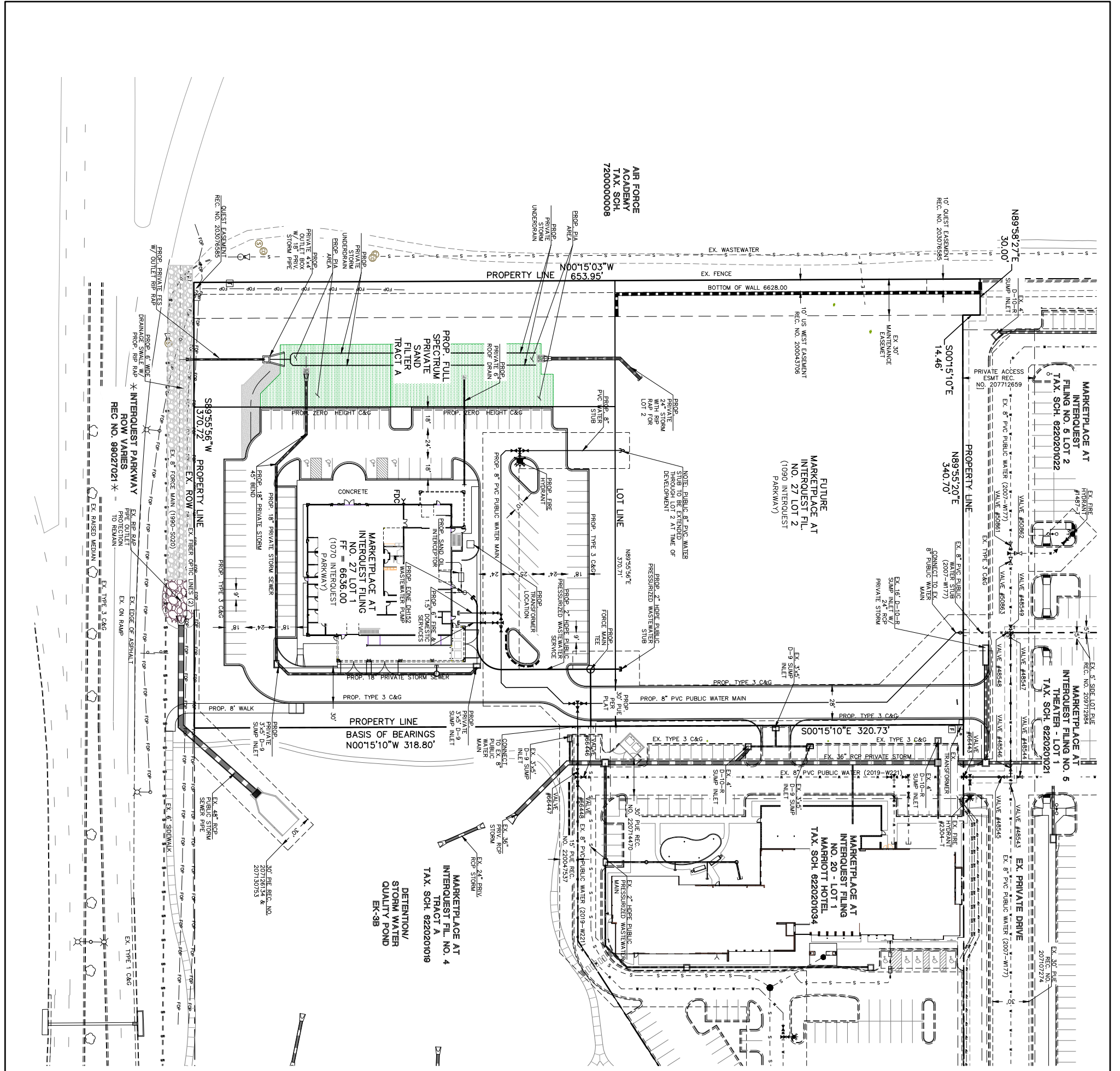
NOTE:
 ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS SHALL BE REPAIRED OR REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. (C.O.) AN ON-SITE MEETING CAN BE SET UP WITH THE CITY ENGINEER TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE ERD INSPECTOR CAN BE REACHED AT 719-385-5977.

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 585-0790
 (719) 585-0799 (fax)

MARKETPLACE AT INTERQUEST
 FILING NO. 27
 PRELIMINARY GRADING PLAN

DESIGNED BY: EAS SCALE: DATE: 05/03/2023
 DRAWN BY: EAS (H) 1" = 40' SHEET: 4 OF 9
 CHECKED BY: (V) 1" = N/A JOB NO.: 2206.59

CUDP-23-0012



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

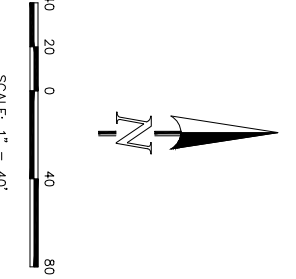
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE COORDS AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICES, AND PIERCE PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN, INSTALL, OPERATE, MAINTAIN, AND REPAIR UTILITY SYSTEMS AND GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE, NO SPECIFIC UTILITY SERVICE IS GUARANTEED TO THE PROPERTY OR TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE UPON REQUEST. OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DEEM NECESSARY TO ENSURE THE AVAILABILITY OF UTILITY SERVICES TO THE PROPERTY. OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- THE WATER SYSTEM REQUIREMENTS MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY ADVERSE EFFECTS TO THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. OWNER SHALL BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF 668-9544).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVED STS, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED TO MEET SPRINGS UTILITIES STANDARDS AND SHALL NOT IMPAIR ACCESS TO THE FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE PROPERTY OWNER'S OBLIGATION TO OBTAIN NECESSARY APPROVALS FROM THE CITY OF COLORADO SPRINGS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THE REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THEY ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.

NOTE:
 FIRE SERVICE LINE CANNOT EXTEND MORE THAN 3' UNDER THE BUILDING SLAB.

NOTE:
 NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

BUILDING DATA
 BUILDING NAME: IN-LINE RETAIL
 ADDRESS: 1070 INTERQUEST PKWY.
 TAX ID NUMBER: 6220200003
 GROSS SQ. FOOTAGE: 26,180 SF
 TYPE CONSTRUCTION: I-II-B
 BUILDING SPRINKLED: YES
 FIRE WALLS: NO
 REQ. GPM FIRE FLOW: 1,750 GPM (50% REDUCTION)
 REQ. MIN. NUMBER HYDRANTS: 1
 AVG. DIST. BETWEEN HYD.: 500'
 MAX. HOSE LAY DIST.: 250'

- SWENT NOTES:**
- PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE ALL PRIVATE UNLESS OTHERWISE INDICATED.
 - ALLOWED BY THE CURRENT CITY OF COLORADO SPRINGS DOM.
 - ALL MANHOLES ARE TYPE I OR TYPE II AS ALLOWED BY THE CURRENT COLORADO SPRINGS DOM.
 - ALL INLETS TO BE D-10-R OR D-9 STANDARD DETAIL AS SHOWN ON SHEET 20728134 & 207130753.
 - ALL CURBS ARE CITY STANDARD TYPE 3 (6" VERTICAL), TYPE 1 (8" VERTICAL) OR ZERO HEIGHT AS INDICATED PER PLAN.
 - ALL PED. RAMPS AND CROSSPANS ARE CITY STANDARD DETAILS.



DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING GAS MAIN	
EXISTING ELECTRIC	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	
EXISTING RIP RAP	
PROPOSED RIP RAP	
PROPOSED PIA	

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 585-0790 (fax)
 (719) 585-0799 (cell)

MARKETPLACE AT INTERQUEST
 FILING NO. 27
 PRELIMINARY UTILITY &
 PUBLIC FACILITIES PLAN

DESIGNED BY: EAS
 DRAWN BY: EAS
 CHECKED BY: (V)

SCALE: (H) 1" = 40'
 SHEET: 5 OF 9
 DATE: 05/03/2023
 JOB NO.: 2206.59

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 A PORTION OF SECTION 20 TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO
FINAL LANDSCAPE PLAN
 LINDER PLAN
 2.47 ACRES

HATCH LEGEND

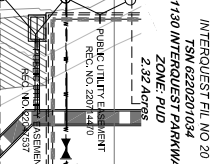
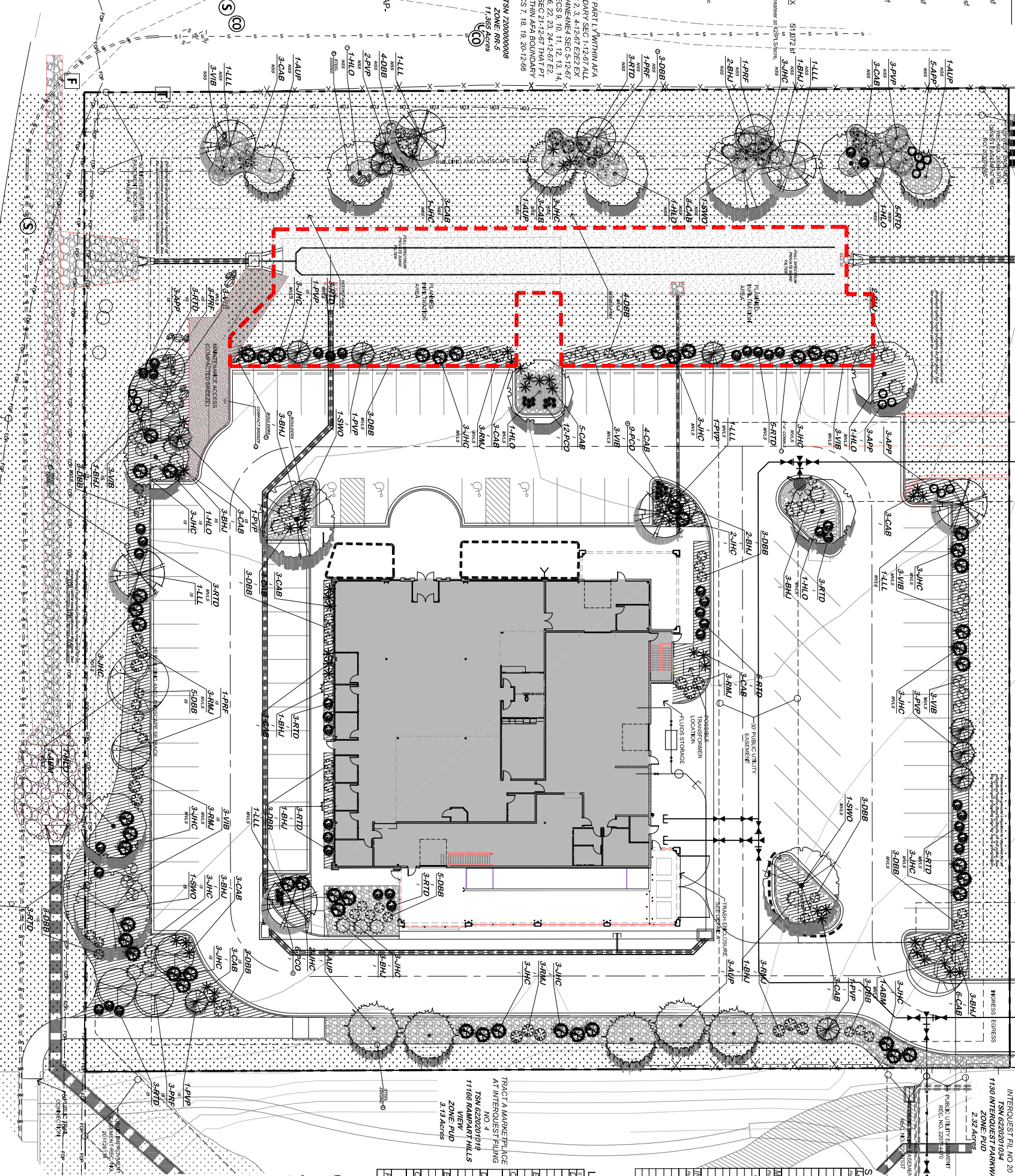
	COMPACTED BREEZE	1,843 sf
	4" COBBLE	5,579 sf
	24" COBBLE	10,841 sf
	ORGANIC MULCH	183 sf
	BOULDERS	

EL PASO COUNTY LOW GROW SEED MIX
 Cultivar El Paso County Low Grow Mix
 25% Blue Grama
 25% Western Hardgrass
 20% Western Bluegrass
 15% Sand Dropseed
 1% Sand Dropseed
 Application Rate: 1000 lbs/acre
 Application Method: 1/4" Broadcast
 Hydroseed and tackifier

-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-
KEYED NOTES: (for all items listed, items labeled considered final)

1. TYPICAL DECIDUOUS TREE PLANTING
2. TYPICAL EVERGREEN TREE PLANTING
3. TYPICAL SHRUB PLANTING
4. TYPICAL GROUNDCOVER/PERENNIAL PLANTING
5. LANDSCAPE BOULDER
6. 18" DIA. BOLLARD
7. 24" BLUE GRAY GRAVEL MULCH
8. 4" COBBLE
9. ORGANIC MULCH
10. TURF LAWN AREA (THERMAL BLUE BLEND)

0 10 20 40
 SCALE: 1" = 20'
 NORTH



SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS	MINIMUM SETBACK	ACTUAL SETBACK	PERCENTAGE
FRONT	10'	10'	100%
REAR	10'	10'	100%
SIDE	10'	10'	100%
AVG	10'	10'	100%

LANDSCAPE PLANT SCHEDULE

TAXONOMY	SCIENTIFIC NAME	COMMON NAME	LANDSCAPE SCHEDULE	NOTES
DECIDUOUS TREES
EVERGREEN TREES
SHRUBS
PERENNIALS

RECREATION/UTILITIES

A Final Landscape Plan shall be submitted to the City of Colorado Springs for review and approval. The City of Colorado Springs reserves the right to require additional information or to require changes to the plan. The City of Colorado Springs is not responsible for the accuracy of the information provided in this plan. The City of Colorado Springs is not responsible for the accuracy of the information provided in this plan. The City of Colorado Springs is not responsible for the accuracy of the information provided in this plan.

OWNER INFO
 company: Beverly Properties No. 4 LLC
 name:
 address: 5077 S. Wadsworth
 address: Littleton, CO 80123
 phone no:
 city file no: CUDP-23-0012

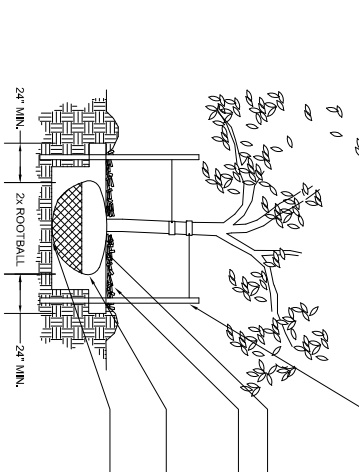
6 of 9
Final Landscape Plan

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27
 1070 Interquest Parkway
 Colorado Springs, Colorado 80921

Structural:
 Electrical:
 Mechanical:
 Plumbing:

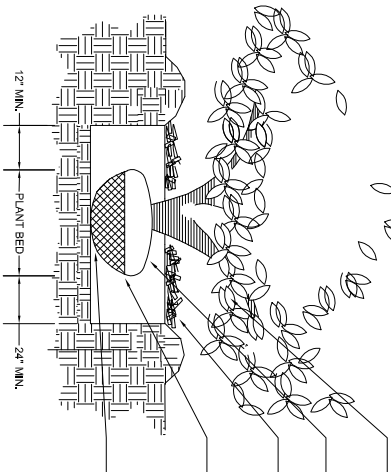
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL. ORGANIC MATERIAL SHALL BE 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED.

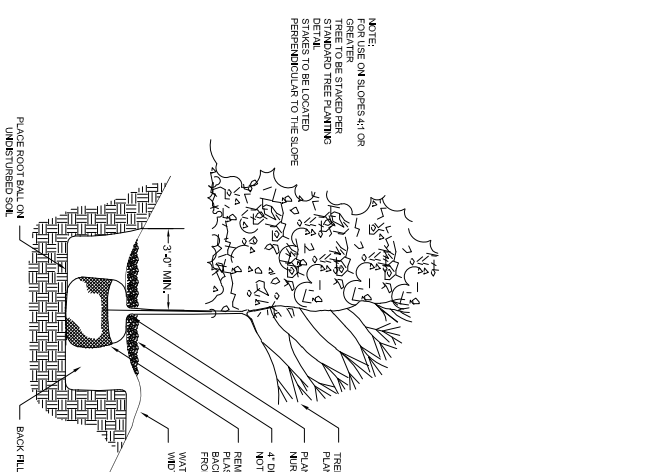


1 DECIDUOUS TREE PLANTING DETAIL N.T.S.

- NOTES:
- REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL. ORGANIC MATERIAL SHALL BE 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED.

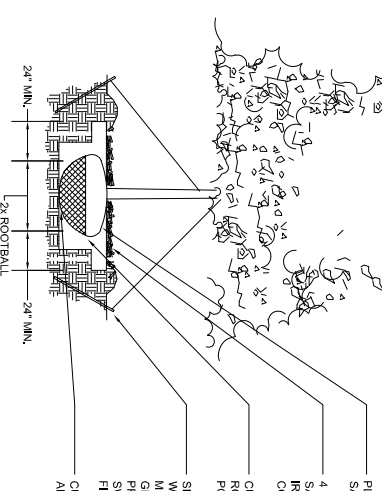


3 SHRUB PLANTING DETAIL N.T.S.

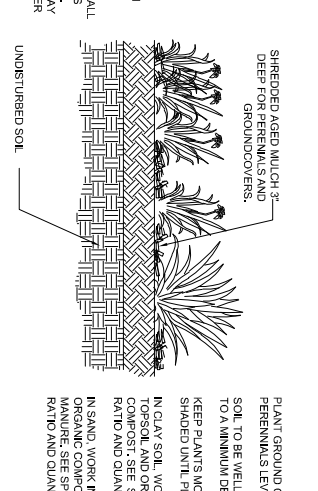


4 TREE PLANTING DETAIL (SLOPE) N.T.S.

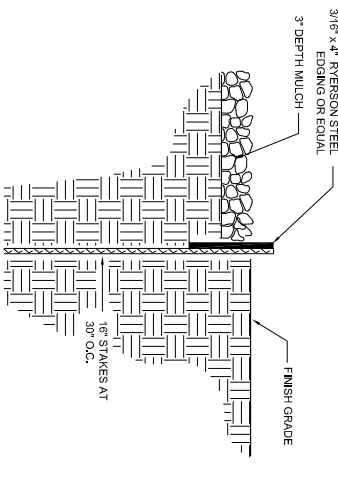
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL. ORGANIC MATERIAL SHALL BE 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED.



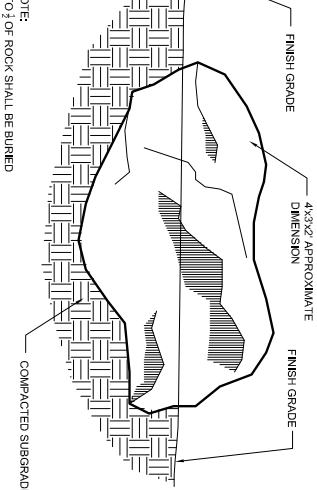
2 EVERGREEN TREE PLANTING DETAIL N.T.S.



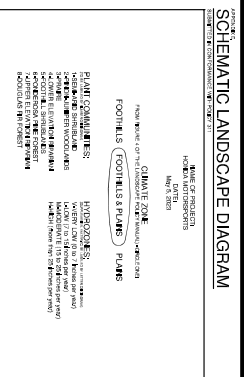
4 PERENNIAL/GROUND COVER PLANTING DETAIL N.T.S.



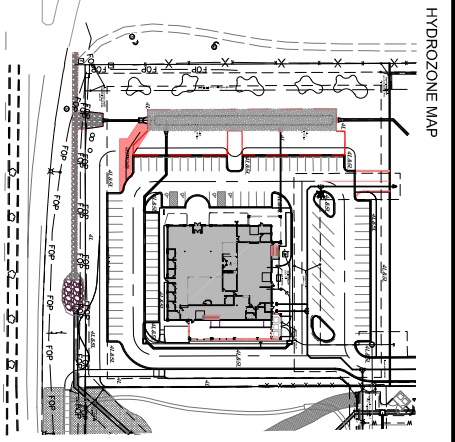
7 STEEL EDGE DETAIL N.T.S.



6 LANDSCAPE BOULDER N.T.S.



SCHEMATIC LANDSCAPE DIAGRAM



HYDROZONE MAP

GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before planting shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect for approval. All plants shall meet or exceed standards set by the COLORADO NURSERY ASSOCIATION, and the AMERICAN STANDARD OF NURSERY STOCK. All plants shall be typical of field species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above the grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
2. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:

ORGANIC MATERIAL	SOOD	SEEDY	SHRUB BEDS
3 CY/31,000 SF	3 CY/31,000 SF	1 CY/1,000 SF	1 CY/1,000 SF
3.61 LBS/1,000 SF	3.61 LBS/1,000 SF	3.61 LBS/1,000 SF	3.61 LBS/1,000 SF
0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF
1.18/1,000 SF	1.18/1,000 SF	1.18/1,000 SF	1.18/1,000 SF
0.22/1,000 SF	0.22/1,000 SF	0.22/1,000 SF	0.22/1,000 SF
0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF
0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF	0.21 LBS/1,000 SF

4. SEEDED AREAS: All seeded or hydroseeded areas shall demonstrate 95% germination prior to final acceptance. A SPREAD/LANDSCAPE INSPECTION AGREEMENT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. STEEL EDGE: All edges shall be 3/8" x 4" REVENSON OR PRO STEEL EDGER WITH 1" SLOTTES AT 30" O.C. color shall be green. All steel edging shall have a safety cap on the top edge.
6. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction with the intent prior to other landscaping activities. All irrigation systems shall be inspected at least 48 hours prior to other landscaping activities. All irrigation systems shall be inspected at least 48 hours prior to other landscaping activities. All irrigation systems shall be inspected at least 48 hours prior to other landscaping activities.
7. IRRIGATION MULCH: The type of irrigation mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 4" over geotextile filter fabric. Filter fabric shall be 4 oz. woven needle punched polypropylene (geotextile or equivalent). Overlap areas shall be 6 inches.
8. MULCH: All landscape boulders shown on plan are to be 1/4-1/2 cubic feet minimum. All grey/pearl rock boulders unless otherwise specified.
9. TREE EDGE: All edges shall be 3/8" x 4" REVENSON OR PRO STEEL EDGER WITH 1" SLOTTES AT 30" O.C. color shall be green. All steel edging shall have a safety cap on the top edge.
10. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction with the intent prior to other landscaping activities. All irrigation systems shall be inspected at least 48 hours prior to other landscaping activities. All irrigation systems shall be inspected at least 48 hours prior to other landscaping activities.
11. Any field changes or deviations to these plans without prior approval of an Amended Development Plan may result in a denial of final approval and issuance of a Certificate of Occupancy.
12. IRRIGATION PLAN: THE SUBMITTER SHALL BE RESPONSIBLE FOR THE IRRIGATION PLAN. THE IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEED AS REQUIRED.
14. TREE RESTRICTIONS: ALL TREES LOCATED IN THE IRRIGATION PLAN SHALL BE PROTECTED. ALL TREES LOCATED IN THE IRRIGATION PLAN SHALL BE PROTECTED. ALL TREES LOCATED IN THE IRRIGATION PLAN SHALL BE PROTECTED.
15. STORAGE OF SOIL: ALL STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NECESSARY TO MINIMIZE CONTAMINATION.

- IRRIGATION NOTES:
1. IRRIGATION TO BE DESIGNED AND CONSTRUCTED BY THE IRRIGATION DESIGNER. THE IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR THE IRRIGATION PLAN. THE IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR THE IRRIGATION PLAN. THE IRRIGATION DESIGNER SHALL BE RESPONSIBLE FOR THE IRRIGATION PLAN.
 2. IRRIGATION CITY AFFIDAVIT NOTE: THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION INSPECTION TAKEN AN HOUR FOR TWO YEARS, WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS. FIRST CONTACT THE CITY PLANNER OF RECORD (368-5895) AND AS NECESSARY CALL THE OFFICE (368-5892).
 3. IRRIGATION SYSTEMS: ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION PLAN. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION PLAN.
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YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 745-8133

Structural:

Electrical:

Mechanical:

Plumbing:

HONDA AT MARKETPLACE AT INTERQUEST FILING NO. 27

1070 Interquest Parkway Colorado Springs, Colorado 80921

city file no: CUDP-23-0012

