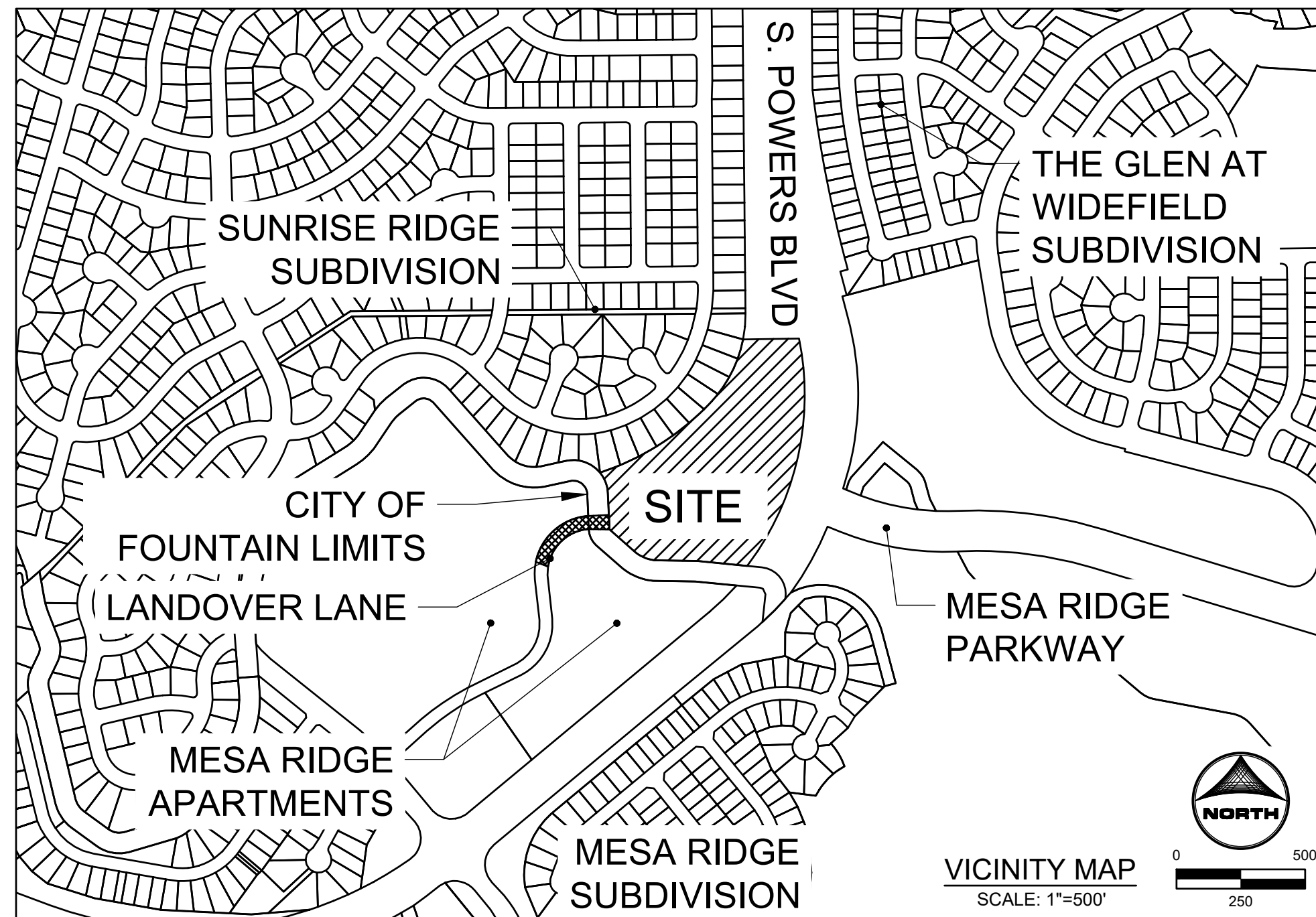


# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

**A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO**



**GENERAL NOTES:**

- EASEMENTS: THE PRELIMINARY EASEMENTS REQUIRED FOR PRIVATE UTILITIES ARE DEFINED IN VARIOUS LOCATION ON THE PRELIMINARY UTILITY PLAN. THE REQUIRED EASEMENT WIDTHS AND FINAL LOCATIONS WILL BE COORDINATED WITH THE UTILITY PROVIDERS AND WILL BE ESTABLISHED ON THE FINAL PLAT. BLANKET EASEMENTS ARE NOT PROPOSED.
- FLOODPLAIN STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- SOIL AND GEOLOGIC HAZARD NOTE: A GEOLOGICAL HAZARD REPORT ENTITLED "SOIL, GEOLOGY, AND GEOLOGICAL HAZARD THE COTTAGES AT MESA RIDGE PARCEL NO 5529100006" WAS PREPARED BY ENTECH ENGINEERING, INC. (LATEST REVISION DATE 12/22/21) WHICH IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PSD FILE NO: PUOSP-2111). THE REPORT DID NOT IDENTIFY GEOLOGIC HAZARDS THAT PRECLUDE DEVELOPMENT OF THE SITE FOR ITS INTENDED USE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE:
  - ARTIFICIAL FILL
  - COLLAPSIBLE SOILS
  - EXPANSIVE SOILS
  - GROUNDWATER AND FLOODPLAIN AREAS
  - SHALLOW BEDROCK
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER
  - MITIGATION METHOD: SLAB-ON GRADE FOUNDATIONS

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

**NATURAL FEATURES, HAZARD & CONSTRAINTS PLAN NOTES:**

- GEOLOGICAL HAZARDS IDENTIFIED ABOVE
- NO FLOODPLAIN
- THE TOPOGRAPHY IN THE STUDY AREA HAS BEEN ALTERED OVER TIME BY LAND USE, MOST NOTABLY BY CONSTRUCTION OF THE DITCH, ROADWAY, AND HOUSING DEVELOPMENTS. IN RECENT YEARS, STAGING AND STOCKPILING ASSOCIATED WITH CONSTRUCTION ACTIVITIES HAVE RESULTED IN SIGNIFICANT CHANGES.
- THE ONLY HYDROLOGIC FEATURE MAPPED IN THE STUDY AREA IS THE FOUNTAIN DITCH, WHICH IS A CONCRETE-LINED IRRIGATION STRUCTURE UNLIKELY TO HAVE JURISDICTIONAL STATUS UNDER THE CLEAN WATER ACT. DRAINAGE FEATURES FORMED BY SURFACE FLOWS AND A SMALL AREA SUPPORTING SOME HYDROPHYTIC PLANT SPECIES WERE OBSERVED, BUT NONE MET THE CRITERIA TO BE MAPPED AS WETLANDS OR WATER BODIES.
- SOILS WITHIN THE STUDY AREA ARE MAPPED AS NELSON-TASSEL FINE SANDY LOAMS, 3 TO 18 PERCENT SLOPES AND STONEHAM SANDY LOAM, 3 TO 8 PERCENT SLOPES (NRCS 2021B). LAND USE IN THE STUDY AREA HAS LIKELY ALTERED MANY OF THE CHARACTERISTICS OF THE TOPSOIL.
- THE VEGETATION WITHIN THE STUDY AREA REPRESENTS AN ALTERED STATE FROM THE REFERENCE CONDITION FOR THE LOCAL AREA. WHILE SOME NATIVE GRASSES AND FORBS OCCUR, MUCH OF THE STUDY AREA IS DOMINATED BY NATURALIZED GRASSES AND WEEDY FORBS.
- THE WILDFIRE RISK AND EXPECTED WILDFIRE INTENSITY IN THE STUDY AREA ARE MODERATE. THE SURFACE FUELS CONSIST OF GRASSES AND FEW SHRUBS. THE STUDY AREA HAS ACCESS FOR EMERGENCY VEHICLES AND THE ADJACENT ROADWAYS PROVIDE SIGNIFICANT FUEL BREAKS.

- PRIVATE DRIVES: THE PRIVATE DRIVES AS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- ACCESS: THERE SHALL BE NO DIRECT ACCESS TO POWERS BOULEVARD. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
- STORM WATER DRAINAGE: THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- NO LARGE NESTS SUITABLE FOR RAPTORS OR EAGLES WERE IDENTIFIED. HOWEVER, THERE IS SUITABLE RAPTOR NESTING HABITAT WITHIN 0.5 MILES OF THE PROJECT AREA. IF CONSTRUCTION WILL OCCUR DURING THE NESTING SEASON, SURVEYS MUST BE CONDUCTED PRIOR TO THE INITIATION OF DISTURBANCE ACTIVITIES.
- THIS PUD DEVELOPMENT IS A TWO-DWELLING ATTACHED HOME DEVELOPMENT THAT ENCOMPASSES UNITS THAT ARE TO BE RENTED AND HELD IN OWNERSHIP BY THE DEVELOPER. INDIVIDUAL UNIT/PAD SITES ARE NOT FOR SALE.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THE PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- THE SUBDIVIDER(S) AGGRESS ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-474), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.
- UNIT COLORS: UNIT BODY COLORS WILL VARY IN SOFT GREENS, BLUES, BROWNS AND GRAYS. ACCENT AND TRIM COLORS WILL CONSIST OF GRAYS AND OFF WHITES.

**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, MONUMENTED AT THE WEST END WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE EAST END WITH A #6 REBAR AND 3.25" ALUMINUM CAP STAMPED "PLS 38141" AND ASSUMED TO BEAR S 89°57'13" E A FIELD MEASURED DISTANCE OF 2,652.37 FEET.

BENCHMARK: ELEVATIONS ARE BASED UPON THE FOUNTAIN SANITATION DISTRICT POINT N-1, BEING A 2" BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER OF MESA RIDGE PARKWAY AND FOUNTAIN MESA ROAD. (ELEVATION=5750.57 NGVD 29).

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°41'59" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.30 FEET TO A POINT ON THE WEST LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 6788 AT PAGE 531 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE WEST LINE OF SAID POWERS BOULEVARD, 933.14 FEET ALONG THE ARC OF A 1,096.98 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°44'17" AND A CHORD THAT BEARS S 12°56'23" W, 905.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290 OF SAID RECORDS; THENCE OF THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY LINES AND EASTERLY LINES OF SAID PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290:

- N 84°16'00" W, A DISTANCE OF 198.99 FEET;
  - 46.11 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°53'33" AND A CHORD THAT BEARS N 86°42'46" W, 46.10 FEET;
  - N 89°09'33" W, A DISTANCE OF 124.09 FEET;
  - 100.02 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°56'07" AND A CHORD THAT BEARS N 68°41'30" W, 97.91 FEET;
  - N 48°13'27" W, A DISTANCE OF 126.77 FEET;
  - 6.49 FEET ALONG THE ARC OF AN 8.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°29'23" AND A CHORD THAT BEARS N 24°58'45" W, 6.31 FEET;
  - N 01°44'04" W, A DISTANCE OF 137.18 FEET;
  - 87.71 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°13'35" AND A CHORD THAT BEARS N 20°21'02" W, 86.18 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 3, SUNRISE RIDGE SUBDIVISION FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 1722613 OF SAID RECORDS;
- THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF SAID SUNRISE RIDGE SUBDIVISION FILING NO. 8: 1) 511.39 FEET ALONG THE ARC OF A 1,034.60 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°19'14" AND A CHORD THAT BEARS N 58°13'41" E, 506.20 FEET TO A POINT OF COMPOUND CURVATURE;
- 283.12 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°26'36" AND A CHORD THAT BEARS N 27°50'47" E, 279.35 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;
  - THENCE N 89°57'13" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 445,104 SQUARE FEET (10.218 ACRES) OF LAND, MORE OR LESS.

TO BE PLATTED AS "COTTAGES AT MESA RIDGE"

**ADA STATEMENT:**

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

**PUD DIMENSIONAL AND USE STANDARDS :**

**PERIMETER BUILDING SETBACKS:** NORTH: 20' (ADJACENT TO RS-6000)  
 (RETAINING WALLS ALLOWED IN SETBACKS) SOUTH: 15'  
 EAST: 25' (POWERS BLVD)  
 WEST: 15'

**BUILDING SEPARATION:**  
 FRONT TO FRONT: 50' MIN  
 REAR TO REAR: 15' MIN  
 REAR TO SIDE: 10' MIN  
 SIDE TO SIDE: 10' MIN (0' FOR COMMON WALL DUPLEX UNITS)  
 FRONT TO SIDEWALK: 10' MIN (15' TYPICAL)

**SHEET INDEX:**

- 1 - COVER & GENERAL NOTES
- 3 - TYPICAL SECTIONS
- 2 - DETAILS
- 4 - SITE PLAN
- 5 - UTILITY PLAN
- 6 - UTILITY PLAN
- 7 - ELEVATIONS - STUDIO
- 8 - ELEVATIONS - 1-BED
- 9 - ELEVATIONS - 2-BED
- 10 - ELEVATIONS - 2-STORY
- 11 - ELEVATIONS - GARAGE
- 12 - ELEVATIONS - CLUBHOUSE
- 13 - NOT USED

- LANDSCAPING PLANS:**  
 14 - COVER SHEET  
 15-20 - LANDSCAPE PLANS  
 21-22 - DETAILS

**STAKEHOLDERS:**

**OWNER:** CSJ NO 1 LLC  
 111 S. TEJON STREET, SUITE 222  
 COLORADO SPRINGS, CO 80903

**DEVELOPER:** GOODWIN KNIGHT  
 8605 EXPLORER DRIVE, SUITE 250  
 COLORADO SPRINGS, CO 80920  
 DAVE MORRISON

**ATTN:**

**APPLICANT:** HR GREEN DEVELOPMENT, LLC  
 1975 RESEARCH PKWY, SUITE 230  
 COLORADO SPRINGS, CO 80920  
 PHIL STUEPFERT, KEN HUHN

**ATTN:**

**SURVEYOR:** BARRON LAND, LLC  
 2790 N ACADEMY BLVD #311  
 COLORADO SPRINGS, CO 80917  
 ATTN: SPENCER BARRON

**SITE DATA:**

**TAX SCHEDULE NUMBER:** 5529100006  
**EXISTING ZONING:** PUD: COTTAGES AT MESA RIDGE PUD PCD FILE NO. PUOSP 21-11  
**EXISTING USE:** VACANT  
**PROPOSED USE:** 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES

**BUILDING HEIGHT:** 35' MAXIMUM  
**TOTAL DEVELOPMENT AREA:** 10.22 ACRES  
**PROPOSED DENSITY:** 11.94 DU/ACRE(GROSS & NET, NO R.O.W)  
**OPEN SPACE REQUIRED:** 10%  
**OPEN SPACE PROVIDED:** 50% 5.08 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1 BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2 PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3 PAVED IRRIGATION DITCH	1,969	0.05	0%
4 WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5 FIRE ACCESS ROAD	10,096	0.23	2%
<b>OPEN SPACE:</b>			
6 OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7 OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8 OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9 OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
SUBTOTAL ALL OPEN SPACE (6-9)		5.08	50%
SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.85	47%
TOTAL SITE AREA	445,104	10.22	

Site Parking						
	# buildings	Proposed Dwelling Units	% of Total Units	*Required Parking Ratio per D.U. or	Parking Spaces Required	Parking Spaces Provided
STUDIO	7	14	11%	1.1	15	
1-BEDROOM	12	24	20%	1.5	36	
2-BEDROOM	20	40	33%	1.7	68	
2-Story (1 bedroom) first floor	22	22	18%	1.5	33	
2-Story (2 bedroom) second floor	22	22	18%	1.7	37	
<b>Total Dwelling Units</b>	<b>61</b>	<b>122</b>				
Guest (1 space / 3 D.U.)					41	
Office/Clubhouse (1,145 s.f.)				1/150 s.f.	8	8
Regular stalls					238	190
ADA Stalls					6	8
Garages (Regular Space)	5					30
Garages (ADA Space)					2	2
<b>Total ADA spaces provided</b>						<b>10</b>
<b>Total Parking Required</b>					<b>238</b>	<b>238</b>

\*per IDC Table 6-2

**EL PASO COUNTY APPROVAL BLOCK**

\_\_\_\_\_  
 COUNTY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR    DATE

PSD FILE NO: PPR2219

DRAWN BY: CBM    JOB DATE: 11/15/2022    BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 APPROVED: KMH    JOB NUMBER: 200541    0" = 1"

CAD DATE: 11/15/2022    IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.  
 CAD FILE: J:\2020\200541\CAD\Drawings\CSIDP\Cover

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
 FAX: 844.273.1057 | HRGreen.com

**THE COTTAGES AT MESA RIDGE**  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

SITE DEVELOPMENT PLAN  
 COVER & GENERAL NOTES

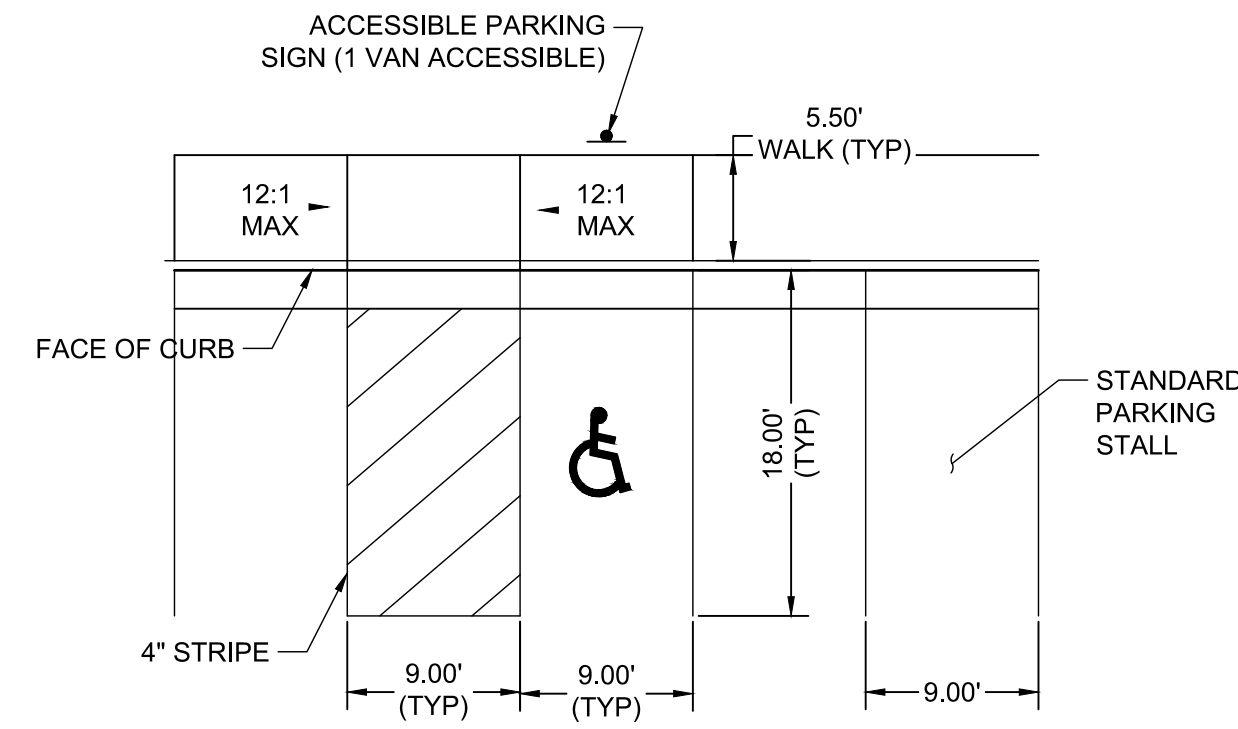
SHEET  
**CV**  
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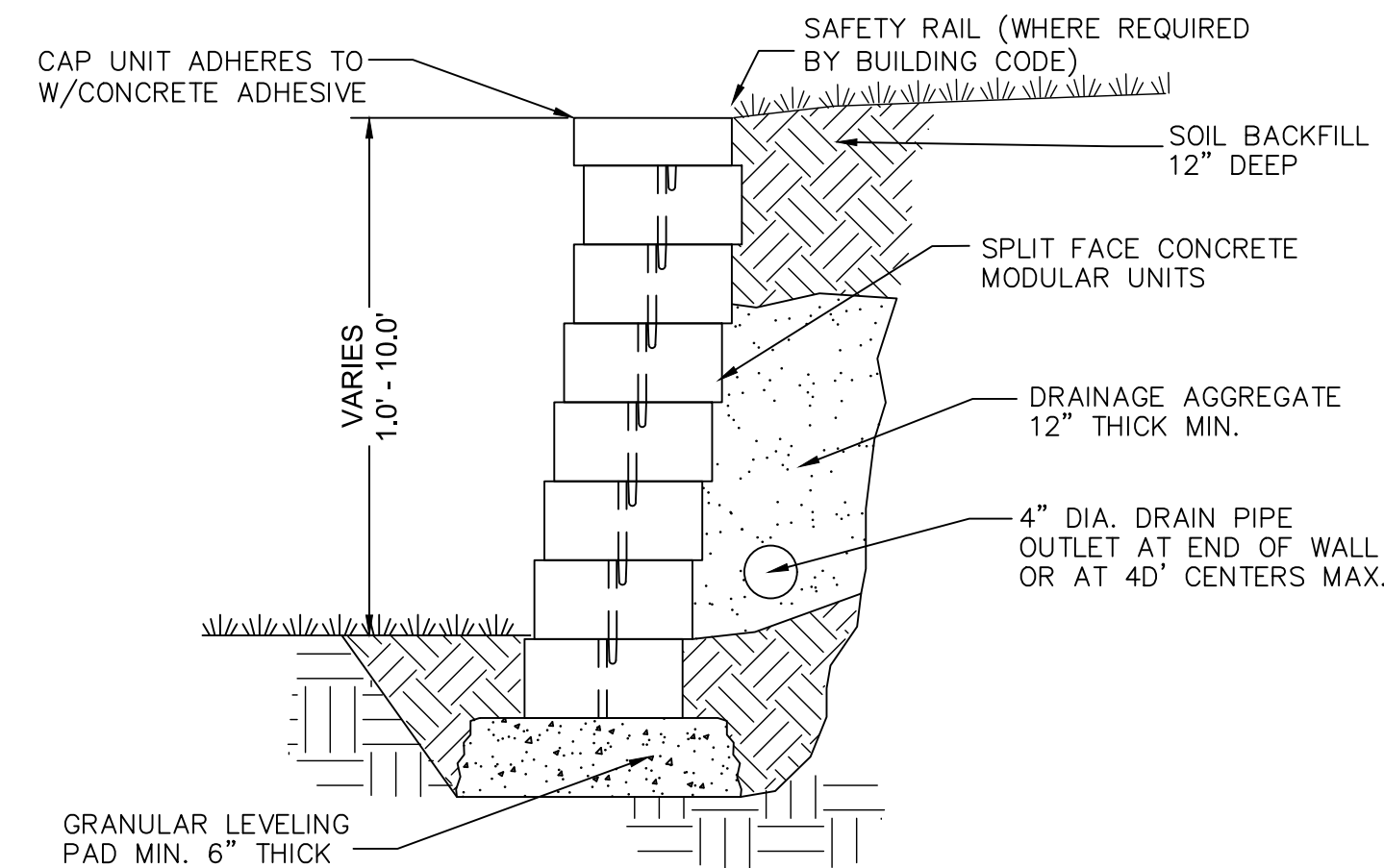


# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

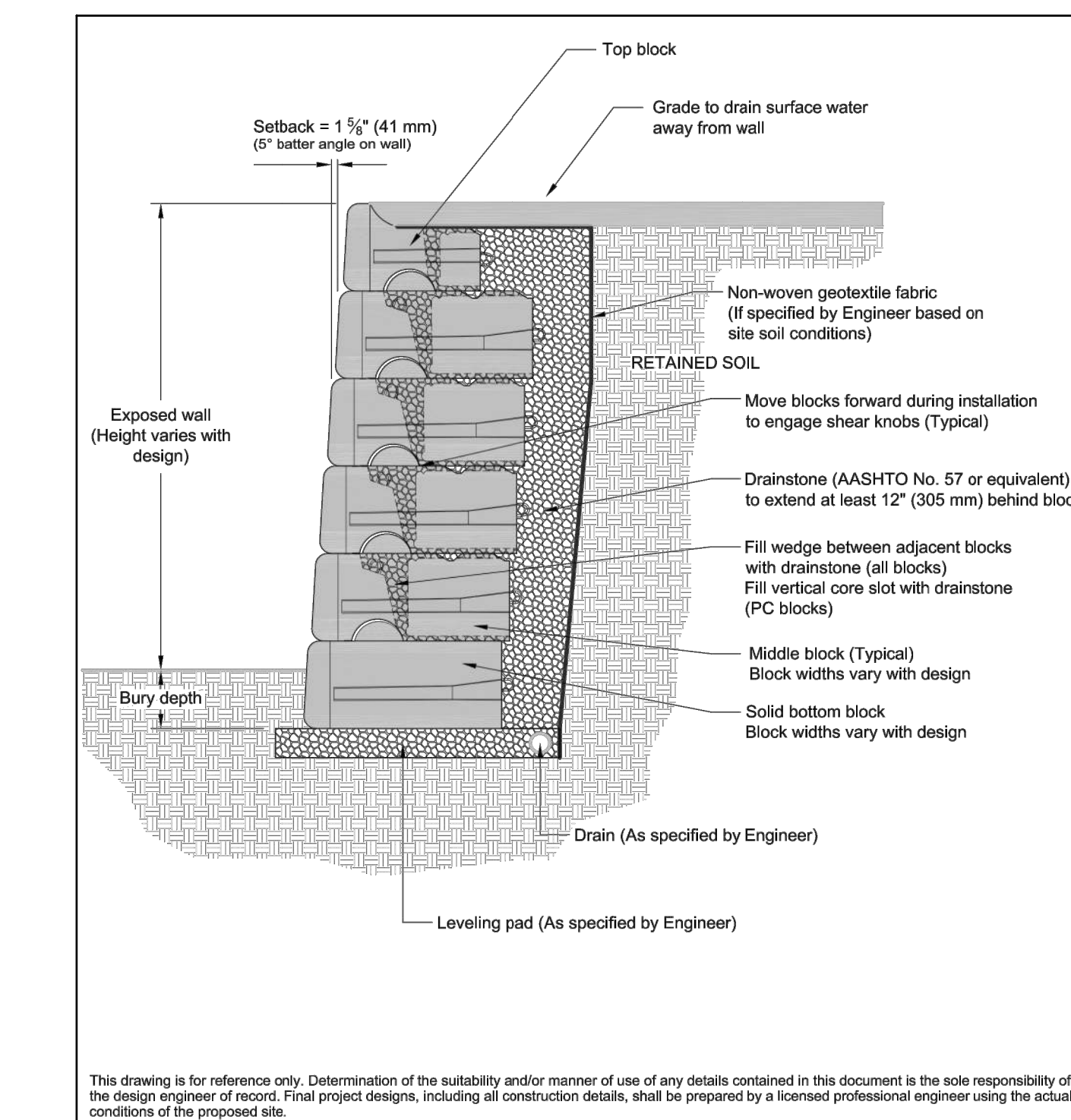
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



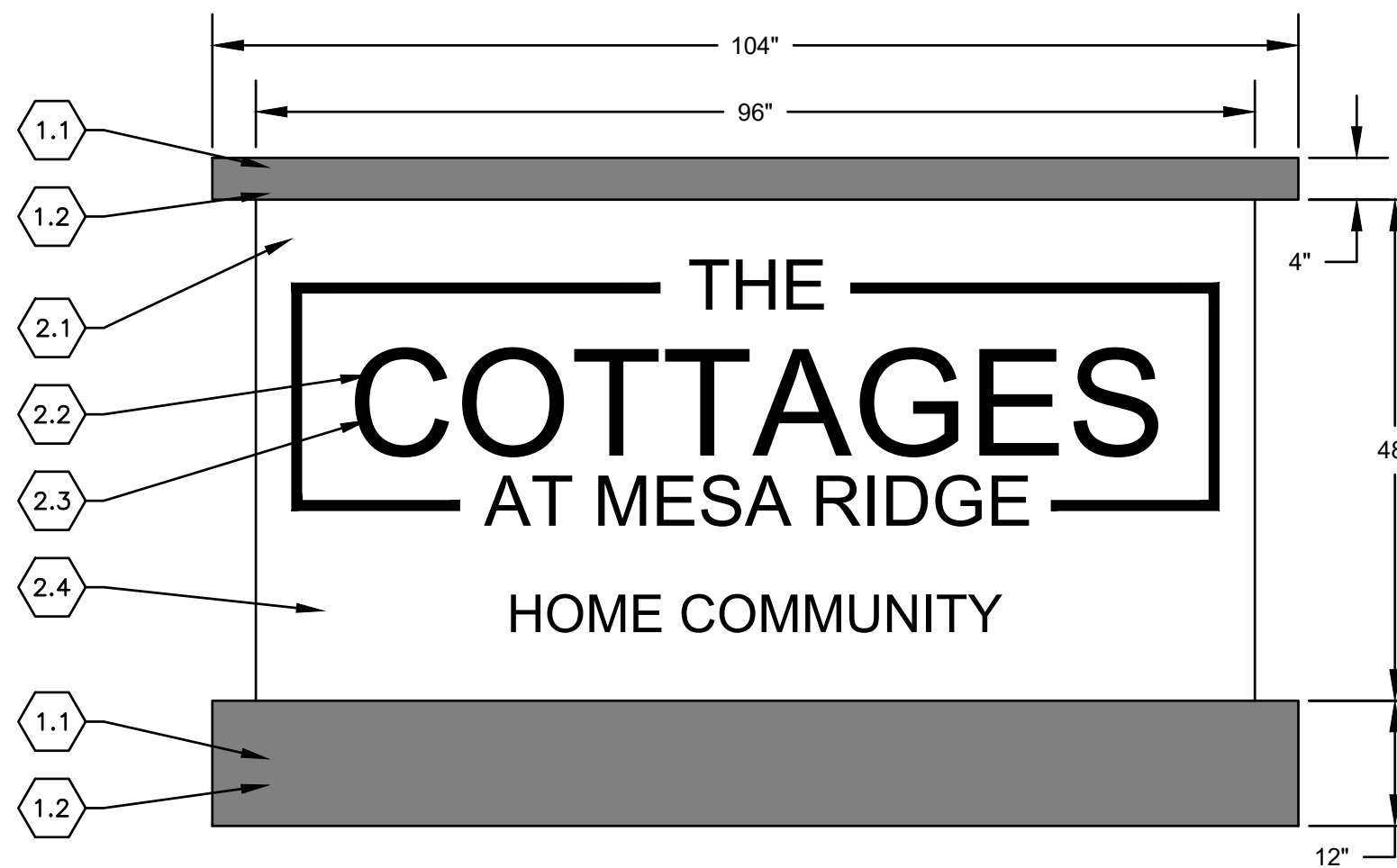
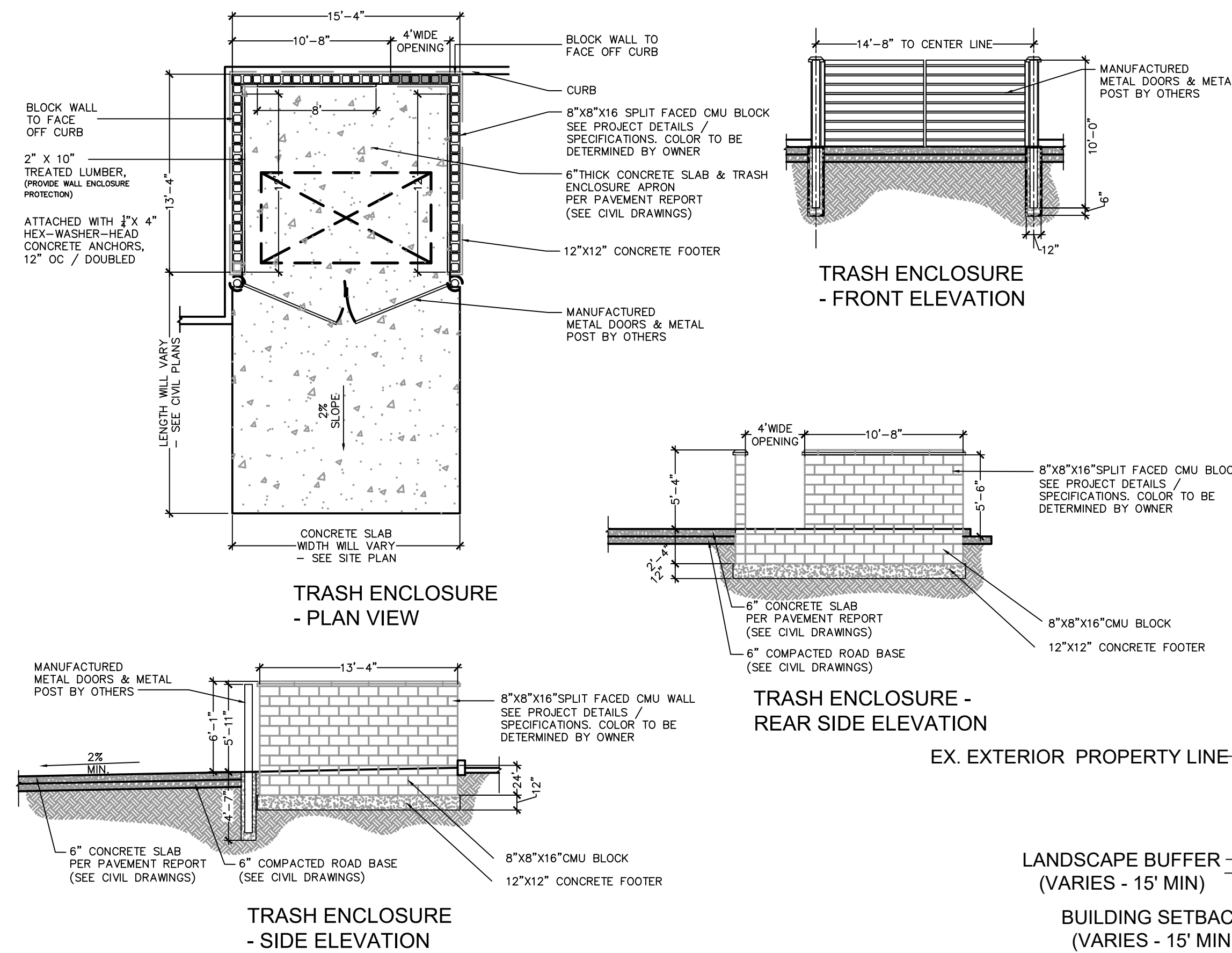
**ADA STALLS & RAMP - TYPICAL DETAIL**



**TYPICAL DETAIL - BLOCK RETAINING WALL  
ALTERNATE 1  
SCALE: NTS**

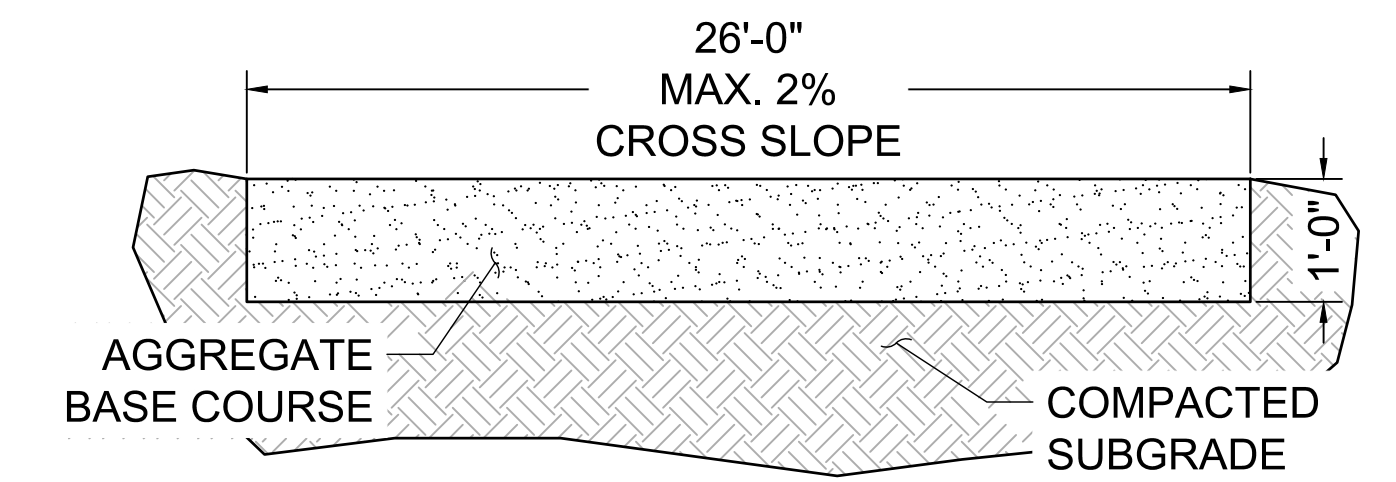


**TYPICAL DETAIL - REDI ROCK RETAINING WALL  
(ALTERNATE 2)  
SCALE: NTS**

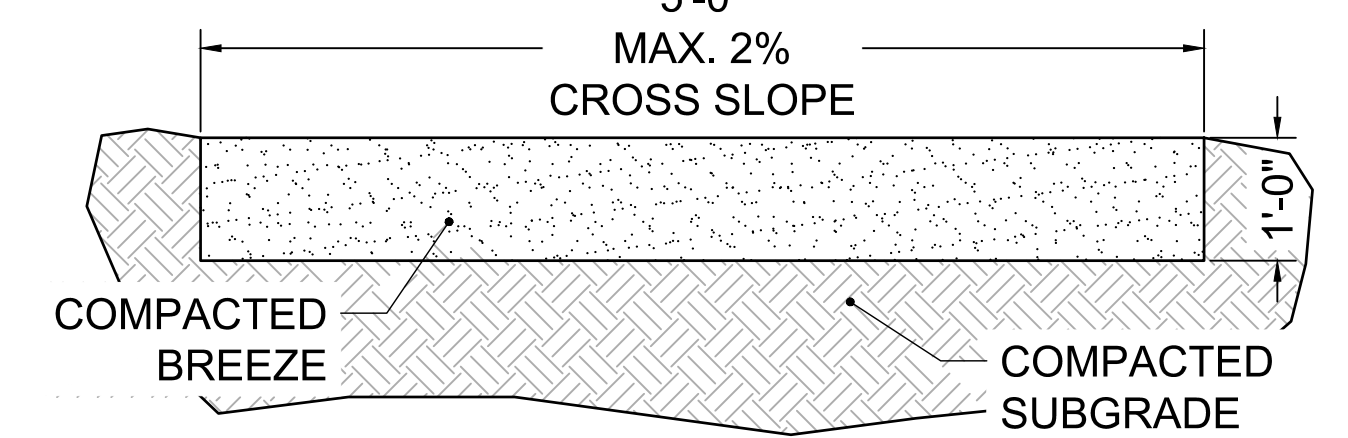


- NOTES:  
 1. ALUMINUM TOP AND BASE  
 1.1. MATERIAL - .090" PAINTED  
 1.2. COLOR TO VARY BY COMMUNITY. COLOR CHOICE TO BE VARIFIED WITH OWNER.  
 2. SIGNAGE BODY  
 2.1. MATERIAL - .125" ALUMINUM  
 2.2. ROUTED FACES WITH INTERNAL WHITE 1/8" POLY-CARBONATE BACKER  
 2.3. INTERNAL LED LIGHTING  
 2.4. PAINT TO TBD (SILVER)

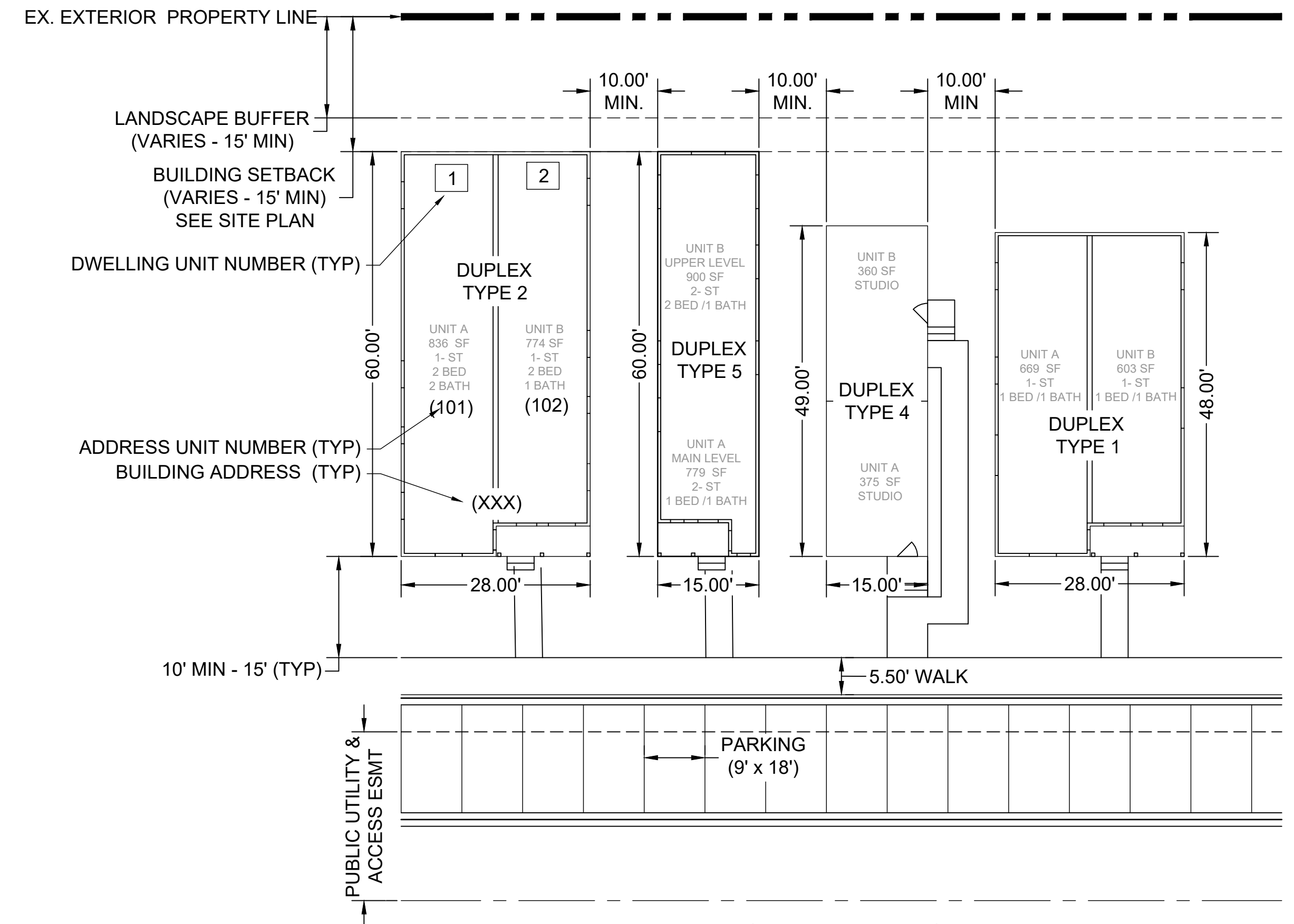
**3 TYP. ENTRY SIGNAGE DETAIL  
SCALE: NTS**



**26' FIRE ACCESS ROAD TYPICAL SECTION  
SCALE: NTS**



**5' COMPACTED BREEZE TRAIL  
TYPICAL SECTION  
SCALE: NTS**



**TYPICAL UNIT LAYOUT  
SCALE: 1"=15'**

**GENERAL NOTES:**

- SEE SITE PLAN FOR UNIT NUMBERS AND ADDRESSES.
- EACH UNIT TO BE CONSTRUCTED ON PERMANENT FOUNDATION.
- THERE IS NO DUPLIX UNIT TYPE 3, IT IS EXCLUDED FROM THIS DEVELOPMENT.

PSD FILE NO: PPR2219

JOKERST, NICHOLAS, 11/15/2022 11:17 AM  
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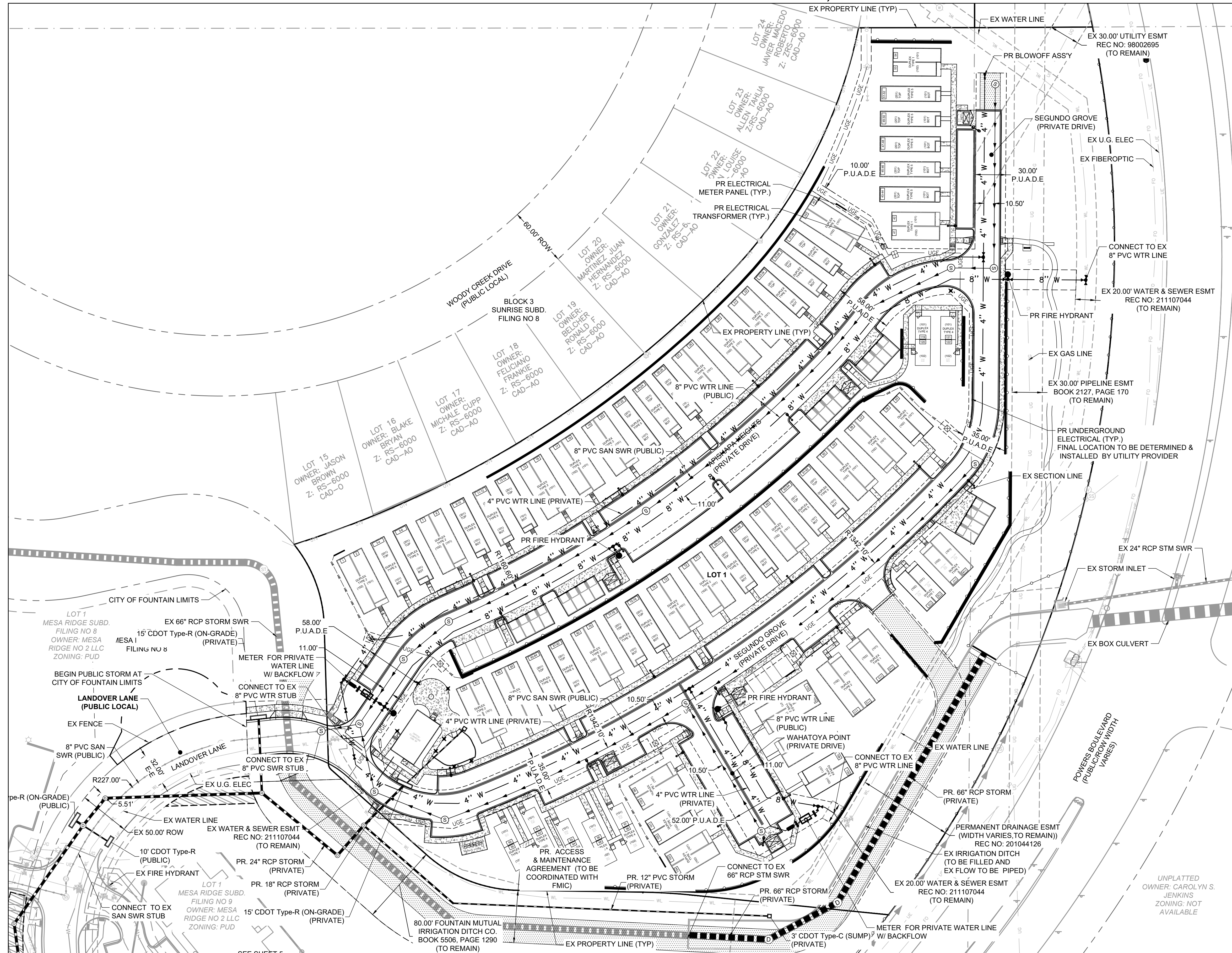






# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



## LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
WOODEN FENCE	---	---
SPLIT RAIL FENCE	---	---
GUARDRAIL	---	---
CABLE TV	---	---
U.G. ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
8" WATER LINE	---	---
4" WATER LINE	---	---
EX WATER MAIN	---	---
SWALE	---	---
TRAIL	---	---
CURB & GUTTER	---	---
CONCRETE	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
100-YR FLOODPLAIN	---	---

JOKERST, NICHOLAS, 11/15/2022 11:19 AM  
 HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
 FAX: 844.273.1057 | HRGreen.com

DRAWN BY: CBM      JOB DATE: 8/18/2022  
 APPROVED: KMH      JOB NUMBER: 200541  
 CAD DATE: 11/15/2022  
 CAD FILE: J:\2020\200541\CAD\DWG\C\SDP\Utility\_Plan

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS  
 7222 COMMERCE CENTER DR SUITE 220  
 COLORADO SPRINGS CO 80919  
 PHONE: 719.300.4140 TOLL FREE: 800.728.7805  
 FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

PSD FILE NO: PPR2219

SITE DEVELOPMENT PLAN  
 UTILITY PLAN

SHEET  
 UT      6



# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 4 ELEVATIONS

### CRAFTSMAN ELEVATION

**FRONT ELEVATION** SCALE: 1/4"=10'  
**RIGHT ELEVATION** SCALE: 1/4"=10'  
**LEFT ELEVATION** SCALE: 1/4"=10'  
**REAR ELEVATION** SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING, 13'-0" height, 49'-0" width, 15'-0" width.

**KEY**  
 COMPANY: KEY STRUCTURES  
 ADDRESS: 319 LOCKWOOD ST, PUEBLO METROAREA AIRPORT INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
 FACTORY INFORMATION: DR 3544  
 CONTACT INFORMATION: (781) 388-5100 (781) 388-4485  
 MODEL: STUDIO DUPLEX  
 MODEL STYLE: DUPLEX TYPE 4  
 APPROVAL: E1.2  
 SHEET NAME: EXTERIOR ELEVATIONS  
 SERIES: 04 OF 20  
 DISCLAIMER: ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNREPRODUCED WORK OF KEY STRUCTURES AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT FROM KEY STRUCTURES.

### FARMHOUSE ELEVATION

**FRONT ELEVATION** SCALE: 1/4"=10'  
**RIGHT ELEVATION** SCALE: 1/4"=10'  
**LEFT ELEVATION** SCALE: 1/4"=10'  
**REAR ELEVATION** SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING, 13'-8" height, 49'-0" width, 15'-0" width.

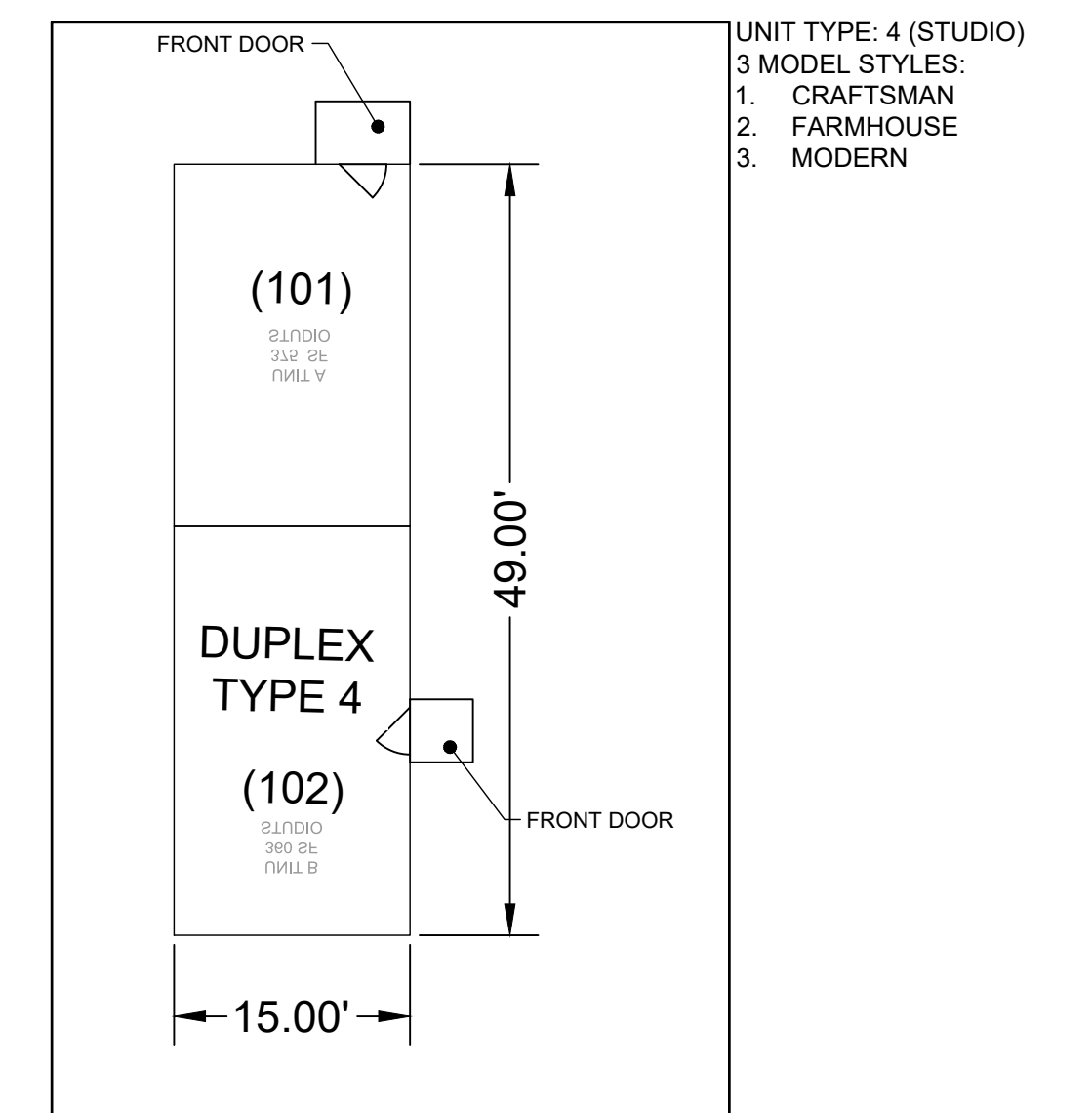
**KEY**  
 COMPANY: KEY STRUCTURES  
 ADDRESS: 319 LOCKWOOD ST, PUEBLO METROAREA AIRPORT INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
 FACTORY INFORMATION: DR 3544  
 CONTACT INFORMATION: (781) 388-5100 (781) 388-4485  
 MODEL: STUDIO DUPLEX  
 MODEL STYLE: DUPLEX TYPE 4  
 APPROVAL: E1.3  
 SHEET NAME: EXTERIOR ELEVATIONS  
 SERIES: 05 OF 20  
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### MODERN ELEVATION

**FRONT ELEVATION** SCALE: 1/4"=10'  
**RIGHT ELEVATION** SCALE: 1/4"=10'  
**LEFT ELEVATION** SCALE: 1/4"=10'  
**REAR ELEVATION** SCALE: 1/4"=10'

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, PANEL SIDING, HORIZONTAL SIDING, 13'-8" height, 49'-0" width, 15'-0" width.

**KEY**  
 COMPANY: KEY STRUCTURES  
 ADDRESS: 319 LOCKWOOD ST, PUEBLO METROAREA AIRPORT INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
 FACTORY INFORMATION: DR 3544  
 CONTACT INFORMATION: (781) 388-5100 (781) 388-4485  
 MODEL: STUDIO DUPLEX  
 MODEL STYLE: DUPLEX TYPE 4  
 APPROVAL: E1.1  
 SHEET NAME: EXTERIOR ELEVATIONS  
 SERIES: 03 OF 20  
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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
 ELEVATIONS - STUDIO

SHEET  
 EL  
 7



# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 1 ELEVATIONS

### FARMHOUSE ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

1BR DUPLEX  
DUPLX TYPE 1

E1.2

EXTERIOR ELEVATIONS

04 OF 20

### MODERN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

1BR DUPLEX  
DUPLX TYPE 1

E1.3

EXTERIOR ELEVATIONS

05 OF 20

### CRAFTSMAN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

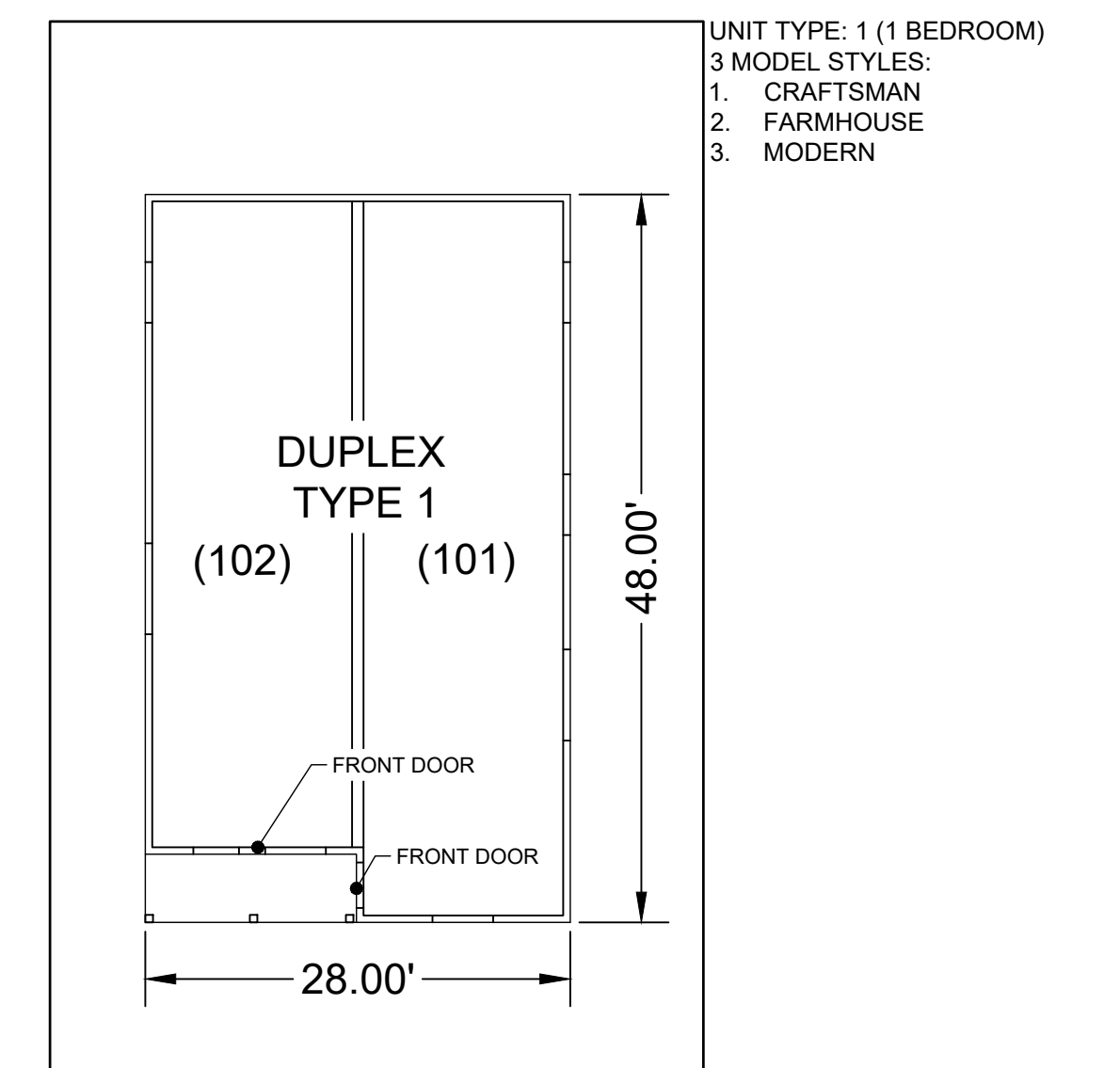
REAR ELEVATION SCALE: 1/4"=10'

1BR DUPLEX  
DUPLX TYPE 1

E1.1

EXTERIOR ELEVATIONS

03 OF 20



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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



PSD FILE NO: PPR2219

SITE DEVELOPMENT PLAN  
ELEVATIONS - 1-BED

SHEET  
EL

8



# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 2 ELEVATIONS

### CRAFTSMAN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

60'-0"  
28'-0"  
16'-6"

FRONT DOOR UNIT 102  
FRONT DOOR UNIT 101

KEY STRUCTURES  
ADDRESS: 118 LOCKWOOD ST. PUBLIC WORKS/EL PASO INDUSTRIAL COMPLEX PUBLIC, COLORADO  
FACTORY INFORMATION: E14 3544  
CONTACT INFORMATION: (970) 723-3100  
MODEL: 2BR DUPLEX  
MODEL: DUPLEX TYPE 2  
APPROVAL:  
DESIGNER: ES DESIGN  
DATE: 5-21-21  
REVISION: 28020001  
SHEET NAME: E1.1  
SHEET COMMENTS: EXTERIOR ELEVATIONS  
SERIES: 03 OF 20  
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### FARMHOUSE ELEVATION

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

60'-0"  
28'-0"  
16'-6"

FRONT DOOR UNIT 102  
FRONT DOOR UNIT 101

KEY STRUCTURES  
ADDRESS: 118 LOCKWOOD ST. PUBLIC WORKS/EL PASO INDUSTRIAL COMPLEX PUBLIC, COLORADO  
FACTORY INFORMATION: E14 3544  
CONTACT INFORMATION: (970) 723-3100  
MODEL: 2BR DUPLEX  
MODEL: DUPLEX TYPE 2  
APPROVAL:  
DESIGNER: ES DESIGN  
DATE: 5-21-21  
REVISION: 28020001  
SHEET NAME: E1.2  
SHEET COMMENTS: EXTERIOR ELEVATIONS  
SERIES: 04 OF 20  
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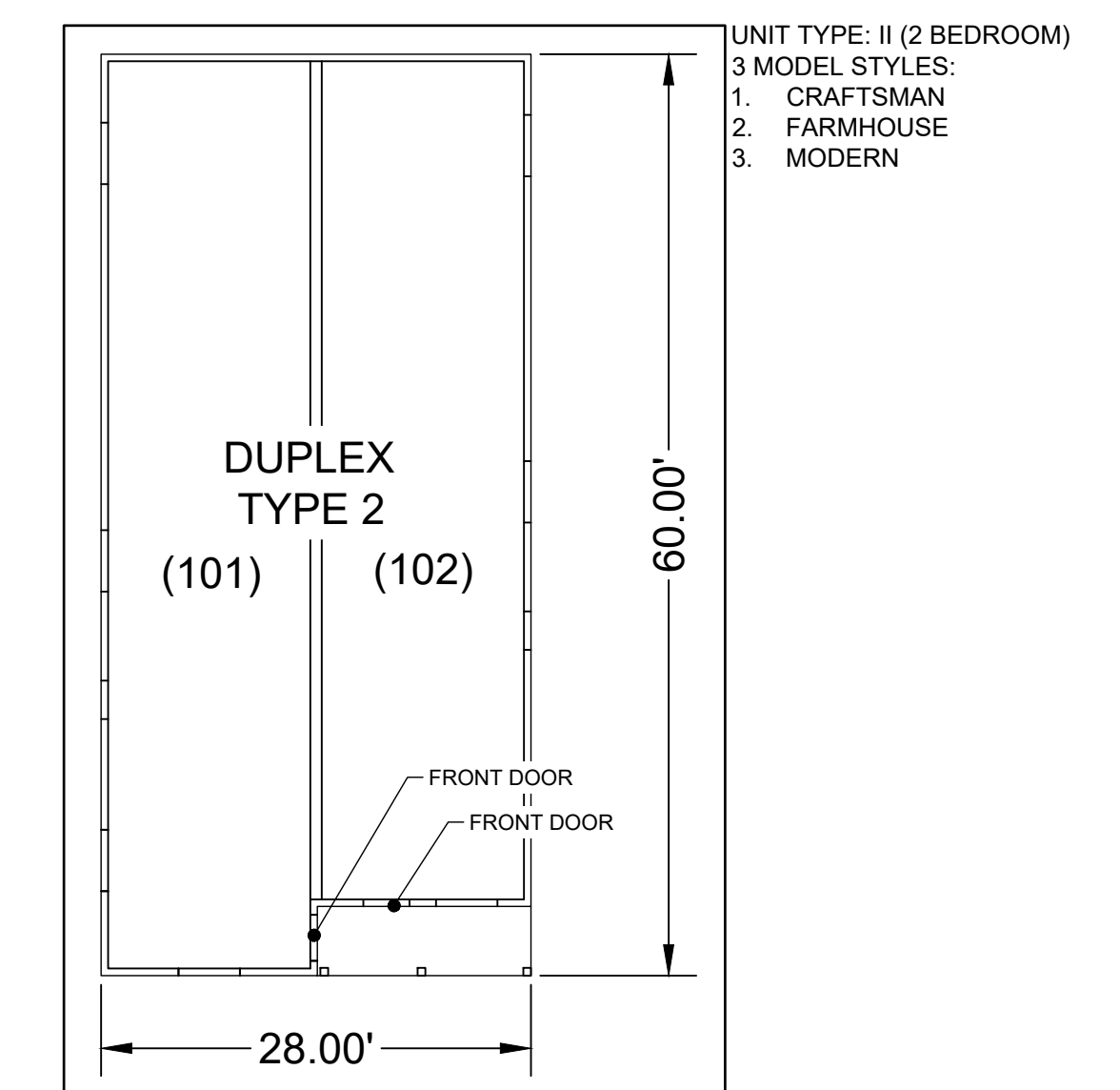
### MODERN ELEVATION

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

60'-0"  
28'-0"  
16'-6"

FRONT DOOR UNIT 102  
FRONT DOOR UNIT 101

KEY STRUCTURES  
ADDRESS: 118 LOCKWOOD ST. PUBLIC WORKS/EL PASO INDUSTRIAL COMPLEX PUBLIC, COLORADO  
FACTORY INFORMATION: E14 3544  
CONTACT INFORMATION: (970) 723-3100  
MODEL: 2BR DUPLEX  
MODEL: DUPLEX TYPE 2  
APPROVAL:  
DESIGNER: ES DESIGN  
DATE: 5-21-21  
REVISION: 28020001  
SHEET NAME: E1.3  
SHEET COMMENTS: EXTERIOR ELEVATIONS  
SERIES: 05 OF 20  
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - 2-BED

SHEET  
EL



# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## DUPLEX TYPE 5 ELEVATIONS

### CRAFTSMAN ELEVATION

60'-0" (width)  
24'-5" (height)  
15'-0" (width)  
24'-5" (height)

FRONT DOOR  
FRONT DOOR (UPSTAIRS)

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

KEY  
ADDRESS: 315 LOCKWOOD ST, PUEBLO METRO AREA, INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: DP 3144  
CONTACT INFORMATION: (719) 733-3708  
2-STORY DUPLEX  
MODEL: DUPLEX TYPE 5  
APPROVAL: [Seal]  
AUTHOR: [Name]  
DATE: 2020/12/28  
REVISION: [List]  
E1.1  
EXTERIOR ELEVATIONS  
SHEET: 04 OF 28  
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### FARMHOUSE ELEVATION

60'-0" (width)  
24'-5" (height)  
15'-0" (width)  
24'-5" (height)

FRONT DOOR  
FRONT DOOR (UPSTAIRS)

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

KEY  
ADDRESS: 315 LOCKWOOD ST, PUEBLO METRO AREA, INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: DP 3144  
CONTACT INFORMATION: (719) 733-3708  
2-STORY DUPLEX  
MODEL: DUPLEX TYPE 5  
APPROVAL: [Seal]  
AUTHOR: [Name]  
DATE: 2020/12/28  
REVISION: [List]  
E1.2  
EXTERIOR ELEVATIONS  
SHEET: 05 OF 28  
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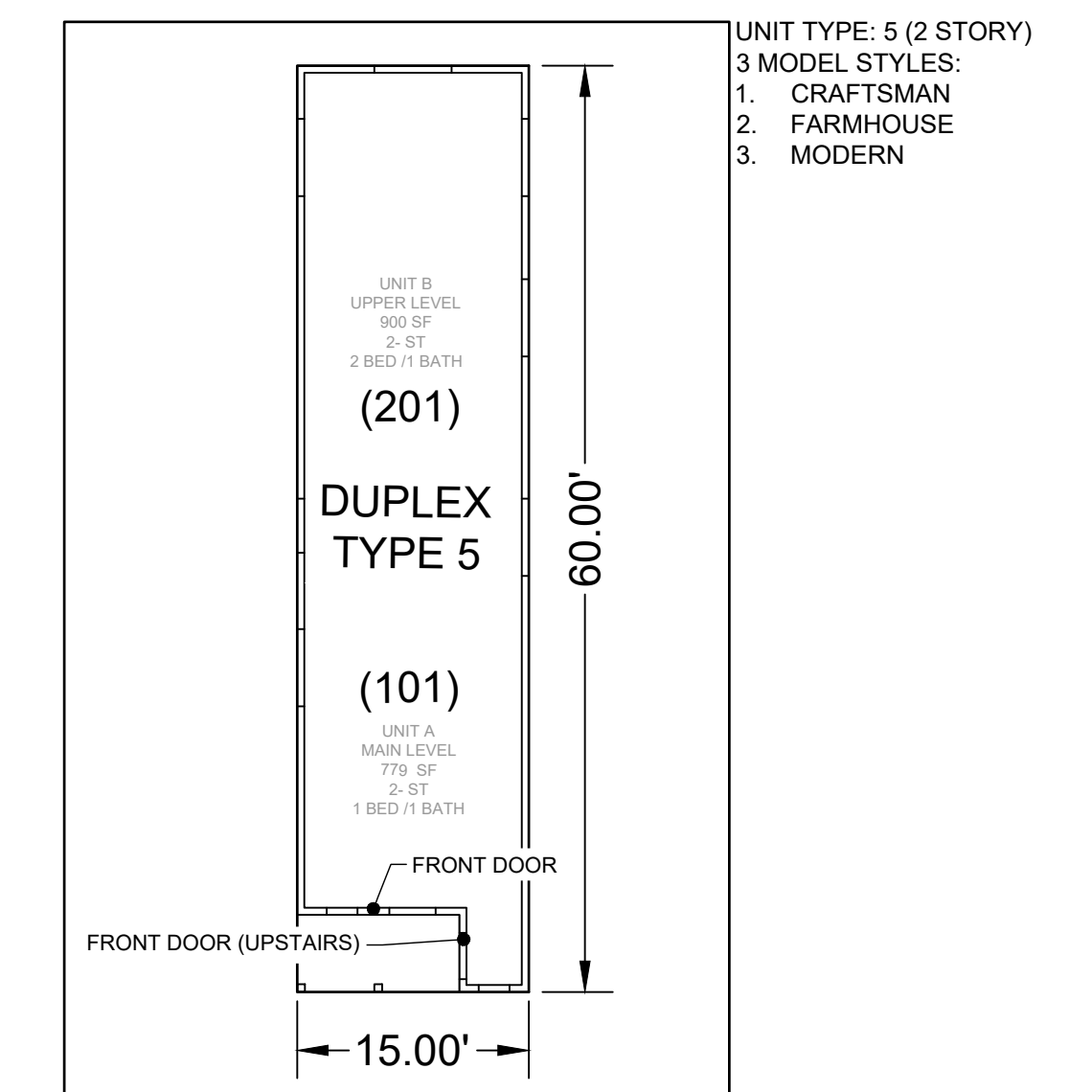
### MODERN ELEVATION

60'-0" (width)  
24'-5" (height)  
15'-0" (width)  
24'-5" (height)

FRONT DOOR  
FRONT DOOR (UPSTAIRS)

FRONT ELEVATION SCALE: 1/4"=10"  
RIGHT ELEVATION SCALE: 1/4"=10"  
LEFT ELEVATION SCALE: 1/4"=10"  
REAR ELEVATION SCALE: 1/4"=10"

KEY  
ADDRESS: 315 LOCKWOOD ST, PUEBLO METRO AREA, INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: DP 3144  
CONTACT INFORMATION: (719) 733-3708  
2-STORY DUPLEX  
MODEL: DUPLEX TYPE 5  
APPROVAL: [Seal]  
AUTHOR: [Name]  
DATE: 2020/12/28  
REVISION: [List]  
E1.3  
EXTERIOR ELEVATIONS  
SHEET: 06 OF 28  
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GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - 2-STORY

SHEET  
EL  
10



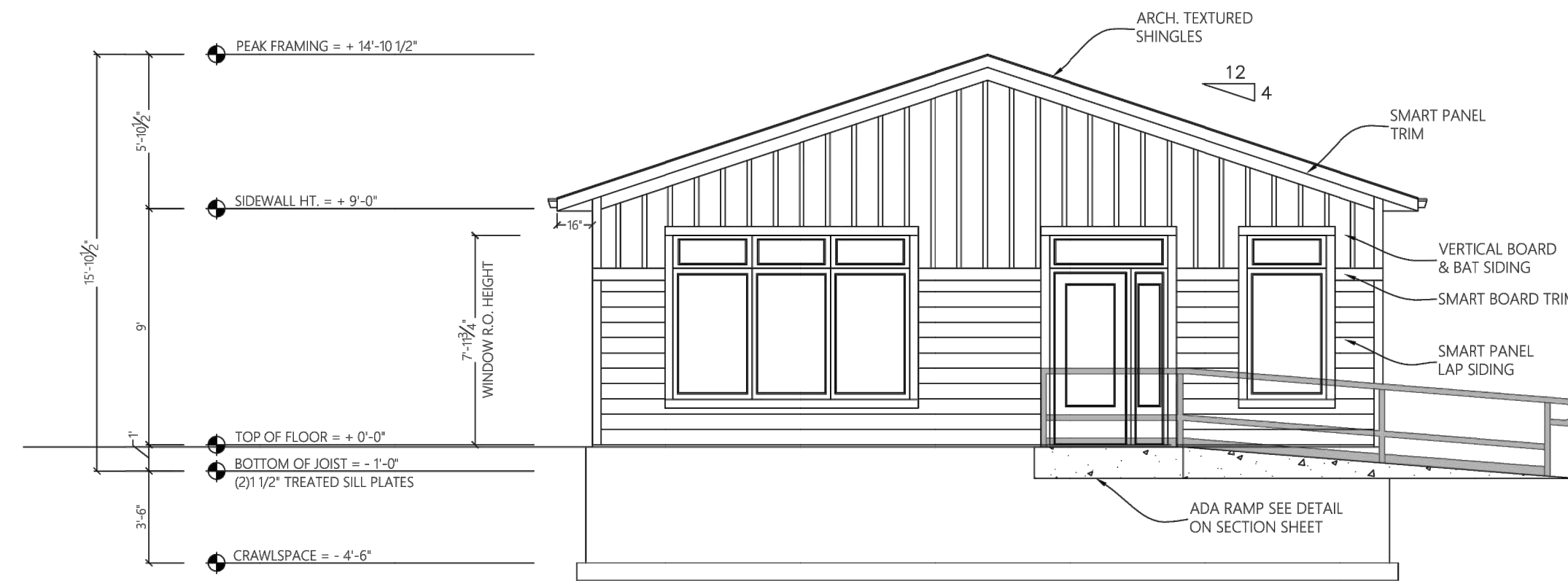




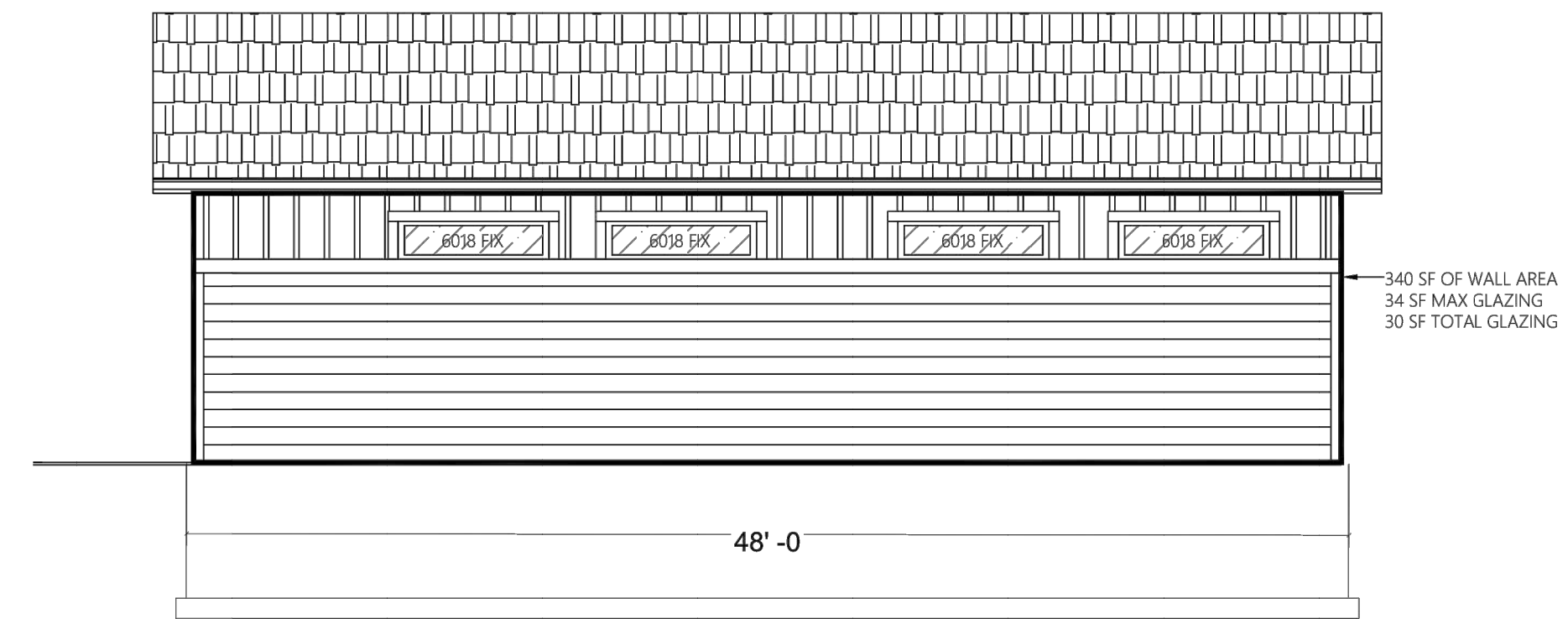
# THE COTTAGES AT MESA RIDGE SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER  
OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST  
QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

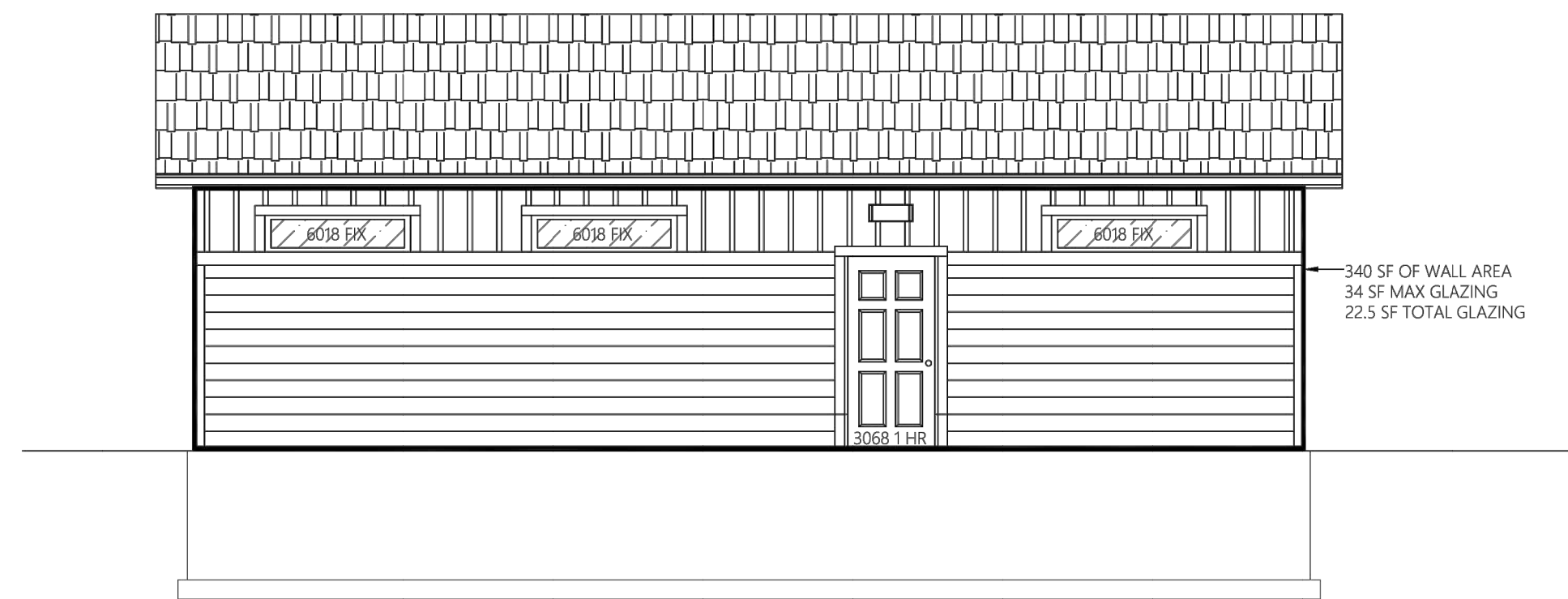
## CLUBHOUSE ELEVATIONS



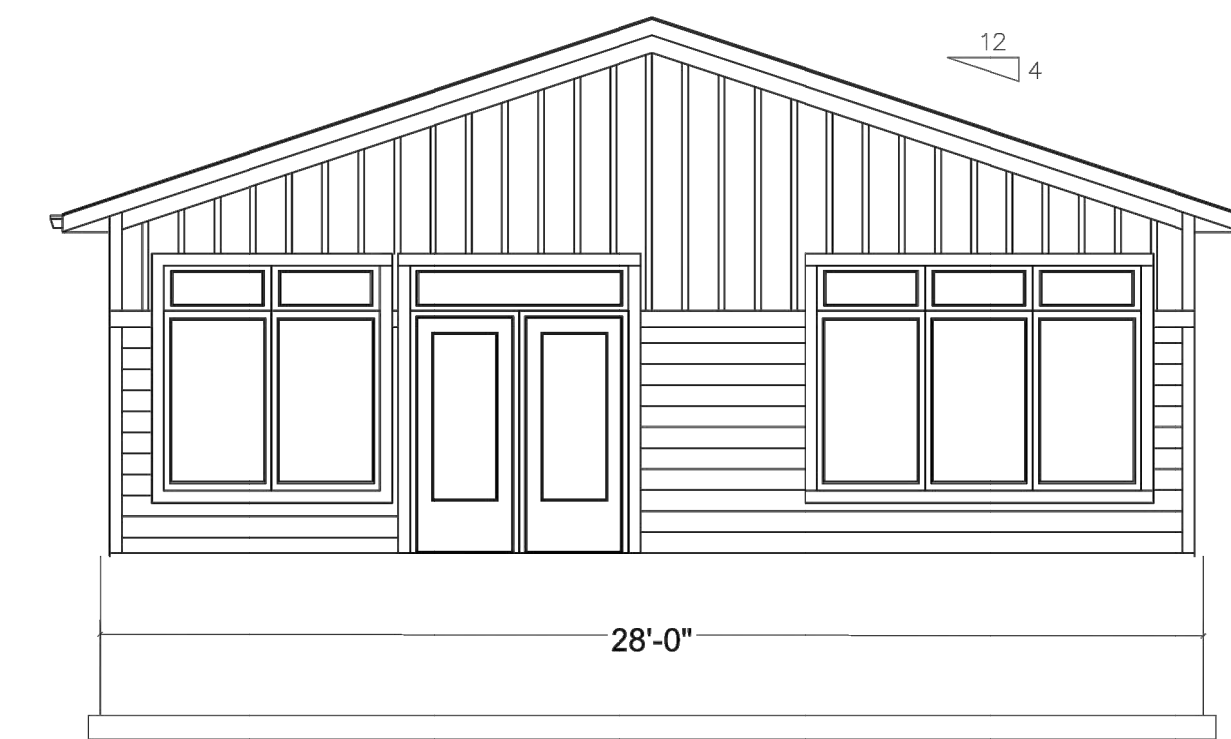
FRONT ELEVATION  
SCALE: 1/4" = 1'0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'0"



LEFT ELEVATION  
SCALE: 1/4" = 1'0"



REAR ELEVATION  
SCALE: 1/4" = 1'0"

JOKERST, NICHOLAS, 11/15/2022 11:20 AM

HR GREEN Xrefs: wpf-arc01.dwg

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EL PASO COUNTY, COLORADO



PSD FILE NO: PPR2219

SITE DEVELOPMENT PLAN  
ELEVATIONS - CLUBHOUSE

SHEET  
EL  
12



# THE COTTAGES AT MESA RIDGE FINAL LANDSCAPE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

## GENERAL LANDSCAPE PLAN NOTES:

\*A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

### IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
- ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT.

### SHRUB/TREE PLANTING NOTES:

- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

### SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDING SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.

- 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.

- 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.

11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYER AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.

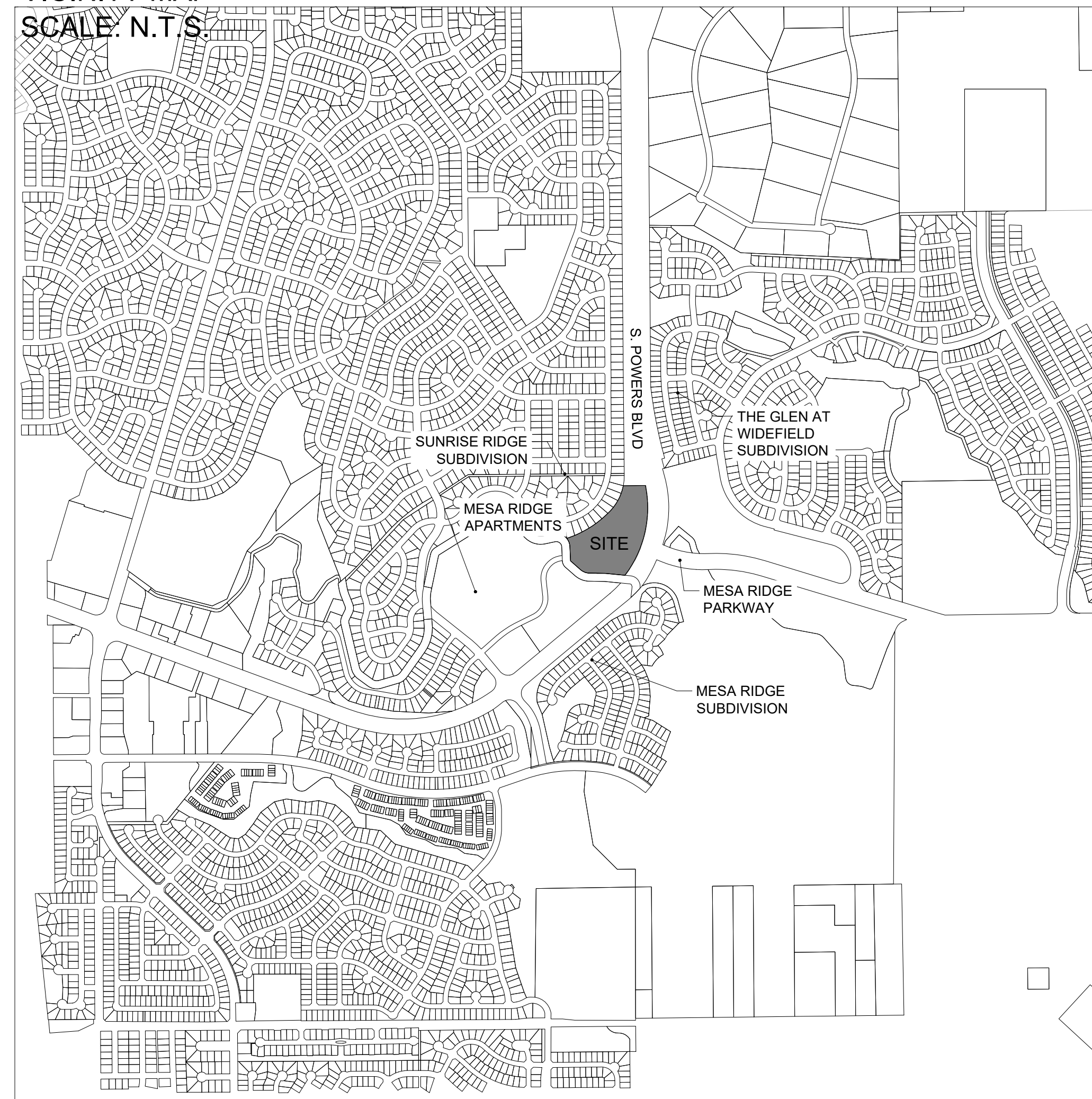
12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDING AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.

13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOD-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDING IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDING DURING THE SAME SEASON.

## VICINITY MAP

SCALE: N.T.S.



### SITE DATA

EXISTING ZONING: RS-6000 CAD-0  
 PROPOSED ZONING: PUD  
 VACANT  
 EXISTING USE:  
 PROPOSED USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES  
 BUILDING HEIGHT: 35' MAXIMUM  
 TOTAL DEVELOPMENT AREA: 10.21 ACRES  
 PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)  
 OPEN SPACE REQUIRED: 10%  
 OPEN SPACE PROVIDED: 51% 5.23 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

SITE AREA: 445,103.7 SQ. FT. (10.22 AC)

### LANDSCAPE SETBACKS

SEE COUNTY CODE SECTION 6.2.2.B & 6.2.2.G(1)

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQUIRED/PROVIDED
S. POWERS BLVD.	PRINCIPLE ARTERIAL	25' / 25'	933'	1 / 20'	47 / 42*	N/A	PB	75% / 75%
NORTH WEST BOUNDARY	ZONE DISTRICT BNDY	15' / 15'	795'	1 / 30'	27 / 54	N/A	NWB	75% / 75%

NOTE (\*) - FMC COMMENTS PREVENT THE ADDITION OF TREES IN A LOCATION ALONG S. POWERS BLVD WITHIN PERMANENT DRAINAGE EASEMENT.

### LANDSCAPE BUFFERS & SCREENS

SEE CODE SECTION 6.2.2.D(2)

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/25') REQUIRED/PROVIDED	EVERGREEN TREES REQ. (33%) /PROV.	LENGTH OF 6' OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROV.
NORTH BOUNDARY	15' / 15'	233'	10 / 10	3 / 8	233' / 0'	NB	75% / 75%
WEST BOUNDARY	15' / 15'	232'	10 / 10	3 / 3	232' / 0'	WB	75% / 75%
SOUTH WEST BOUNDARY	15' / 15'	596'	24 / 25	8 / 17	596' / 596'	SWB	75% / 75%

### INTERNAL LANDSCAPE

SEE CODE SECTION 6.2.2.E

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED/PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
445,104 (10.22 AC)	15%	66,765 SF / 244,207 SF	134 / 208	N/A	75% (244,207 SF / 192,195 SF) /78%

## SHEET INDEX:

- SHEET L.01: COVER SHEET
- SHEET L.02: LANDSCAPE PLAN (OVERALL)
- SHEET L.03: LANDSCAPE PLAN
- SHEET L.04: LANDSCAPE PLAN
- SHEET L.05: LANDSCAPE PLAN
- SHEET L.06: LANDSCAPE PLAN
- SHEET L.07: LANDSCAPE PLAN
- SHEET L.08: DETAILS
- SHEET L.09: DETAILS

### CLIENT

GOODWIN KNIGHT  
 8605 EXPLORER DR.  
 COLORADO SPRINGS, CO 80920  
 719.598.5192

### ENGINEER

HR GREEN INC.  
 7222 COMMERCE CENTER DR.  
 SUITE #220  
 COLORADO SPRINGS, CO 80919  
 720.602.4965

### LANDSCAPE ARCHITECT

HR GREEN INC.  
 5619 DTC PARKWAY #1150  
 GREENWOOD VILLAGE, CO 80111  
 720.602.4999

### SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

### NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX  
 25% ARIZONA FESCUE  
 25% SANDBERG BLUEGRASS  
 25% ROCKY MOUNTAIN FESCUE  
 25% BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

## GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	TURF SOD	24,905	SQUARE FEET
	1-1/2" DENVER GRANITE (3" DEPTH - SEE PROJECT MANUAL)	29,167	SQUARE FEET
	2-4" ARKANSAS TAN RIVER ROCK (4" DEPTH - SEE PROJECT MANUAL)	53,597	SQUARE FEET
	3/4" BROWN PEA GRAVEL (4" DEPTH - SEE PROJECT MANUAL)	2,801	SQUARE FEET
	NATIVE SEEDING	155,720	SQUARE FEET
	GRANITE DECORATIVE BOULDERS (2'-3" IN WIDTH)	105	QUANTITY

## GROUND COVER NOTES

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- ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO



FINAL LANDSCAPE PLAN  
 COVER SHEET

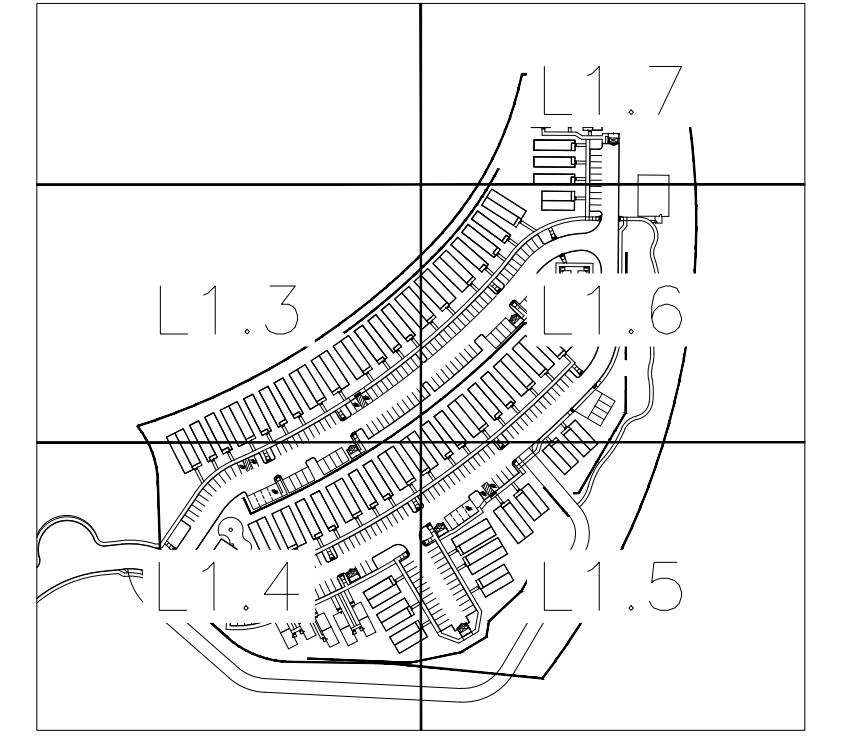
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# THE COTTAGES AT MESA RIDGE FINAL LANDSCAPE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

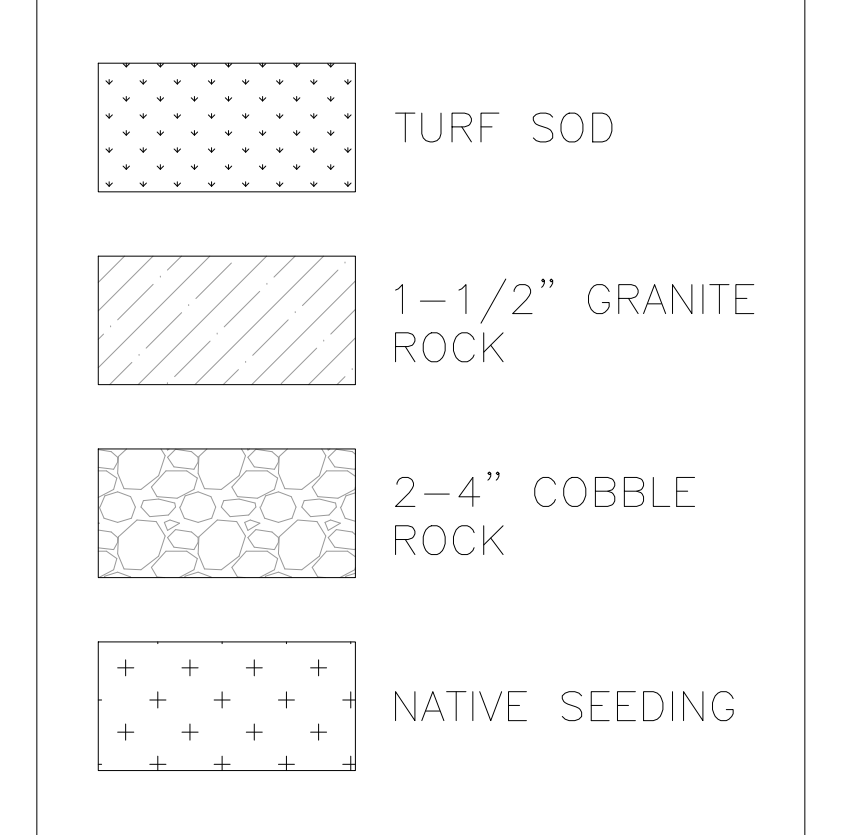
KEY MAP



## PLANT SCHEDULE

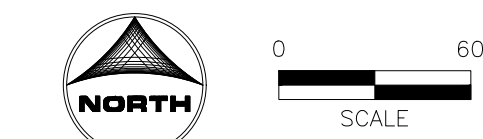
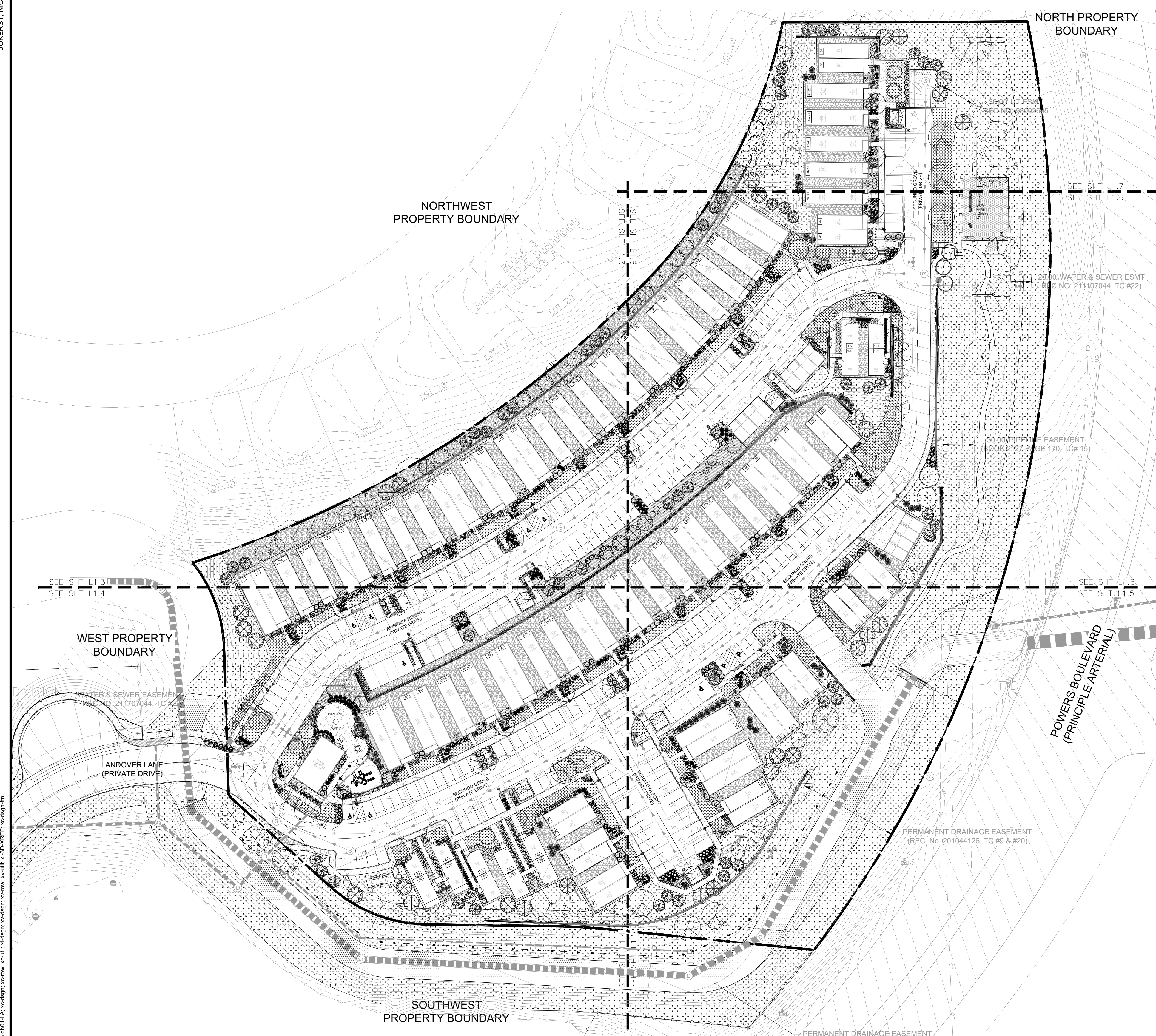
DECIJOUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AM	13	Acer grandidentatum / Bigtooth Maple	2.5' Cal.	
	CA	9	Catalpa speciosa / Northern Catalpa	2.5' Cal.	
	CO	6	Celtis occidentalis / Common Hackberry	2.5' Cal.	
	GI	14	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5' Cal.	
	GD	7	Gymnocladia dioica 'Espresso' / Kentucky Coffeetree	2.5' Cal.	
	KP	14	Koeleria paniculata / Golden Rain Tree	2.5' Cal.	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	JM	49	Juniperus scopulorum 'Moon Glow' / Moon Glow Juniper	6' Ht.	
	PD	34	Picea glauca 'Densata' / Black Hills White Spruce	6' Ht.	
	PP	55	Picea pungens 'Bakeri' / Baker Colorado Spruce	6' Ht.	
	PB	43	Picea pungens 'Blue Totem' / Blue Totem Colorado Spruce	6' Ht.	
	PJ	58	Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	6' Ht.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AD	14	Acer glabrum diffusum / Rocky Mountain Maple	2' Cal.	
	AG	14	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2' Cal.	
	MS	17	Malus x 'Spring Snow' / Spring Snow Crabapple	2' Cal.	
	PC	14	Prunus cerasifera 'Newport' / Newport Flowering Plum	2' Cal.	
DECIJOUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	BD	26	Buddleja davidii / Butterfly Bush	#5	60" o.c.
	CD	51	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	#5	36" o.c.
	CI	44	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	#5	72" o.c.
	CS	35	Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5	60" o.c.
	DB	37	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	#5	36" o.c.
	ES	59	Ericameria nauseosus 'Dwarf Blue Rabbitbrush'	#5	24" o.c.
	EE	38	Eurogymnus fortunei 'Emerald 'n' Gold' / Emerald 'n' Gold Wintercreeper	#5	36" o.c.
	HE	37	Hydrangea macrophylla 'Ballerina' / Endless Summer Hydrangea	#5	48" o.c.
	MC	29	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	#5	36" o.c.
	PO	26	Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#5	72" o.c.
	FL	39	Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	#5	36" o.c.
	RG	42	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	60" o.c.
	SF	51	Spiraea japonica 'Froebelii' / Froebelii Japanese Spirea	#5	36" o.c.
	SM	38	Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#5	60" o.c.
	VM	39	Viburnum acerifolium / Mapleleaf viburnum	#5	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	JB	37	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5	60" o.c.
	JH	31	Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#5	48" o.c.
	PS	42	Pinus mugo 'Stowmound' / Stowmound Mugo Pine	#5	48" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	BB	61	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#5	36" o.c.
	HS	92	Hellebrictichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	#5	30" o.c.
	MG	78	Miscanthus sinensis 'Gracillimus' / Maiden Grass	#5	48" o.c.
	PV	70	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#5	36" o.c.
	PH	96	Pennisetum alopecuroides 'Hamelii' / Hamelii Fountain Grass	#5	30" o.c.
	SS	101	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#5	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	AL	44	Achillea millefolium 'Moonshine' / Moonshine Yarrow	#1	24" o.c.
	AB	47	Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	#1	30" o.c.
	AV	62	Asilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	18" o.c.
	DS	44	Diantra spectabilis / Bleeding Heart	#1	30" o.c.
	HD	120	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	24" o.c.
	LB	97	Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	#1	24" o.c.
	NW	88	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	24" o.c.
	PE	34	Penstemon eatonii / Firecracker Penstemon	#1	30" o.c.
	RH	80	Rudbeckia hirta / Black-eyed Susan	#1	24" o.c.
	SX	53	Salvia x sylvestris 'May Night' / May Night Sage	#1	24" o.c.

## GROUND COVER LEGEND



## GROUND COVER NOTES

- ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
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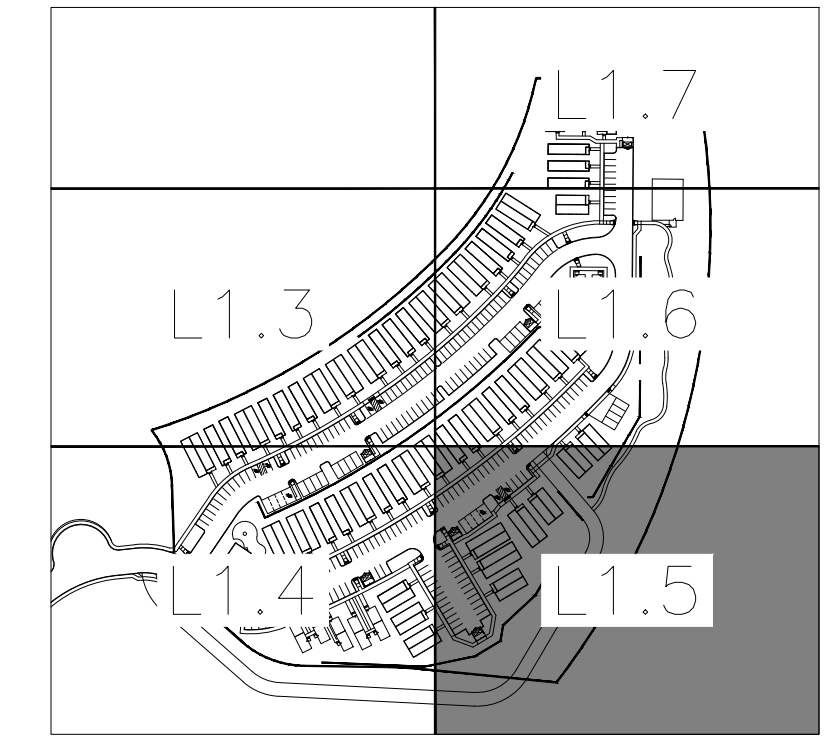




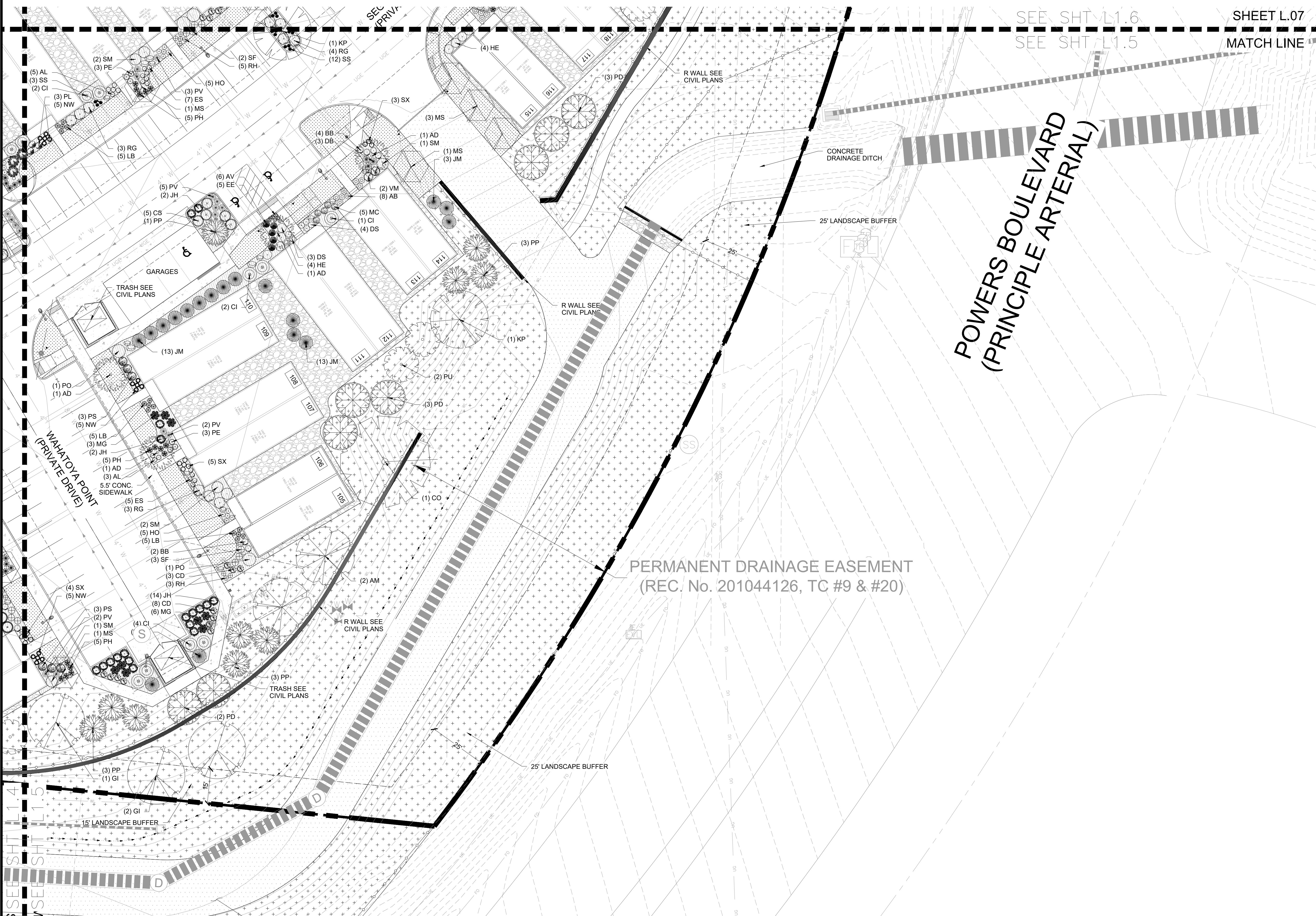
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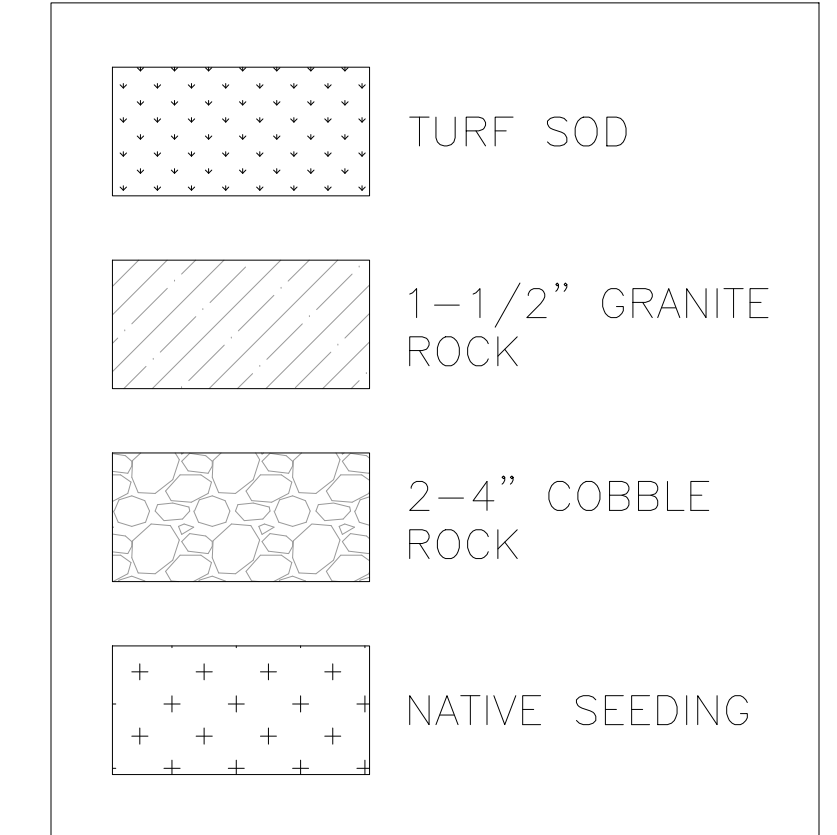
KEY MAP



SEE SHT L1.6  
SEE SHT L1.5  
SHEET L.07  
MATCH LINE



GROUNDCOVER LEGEND



GROUND COVER NOTES

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JOKERST, NICHOLAS, 11/15/2022 11:15 AM

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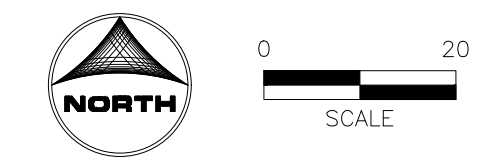
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
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FINAL LANDSCAPE PLAN  
LANDSCAPE PLAN

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18



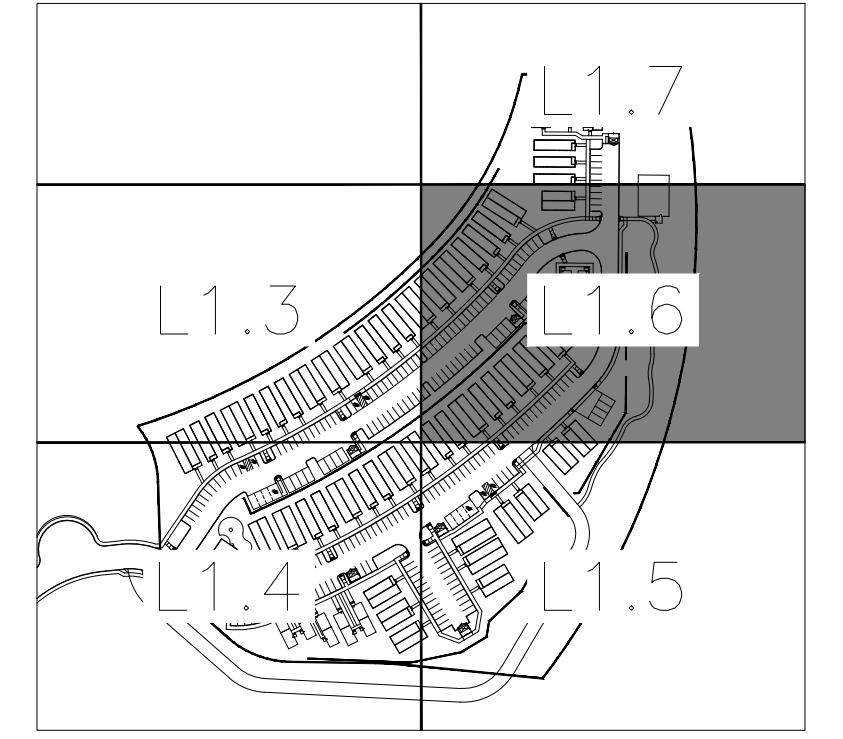
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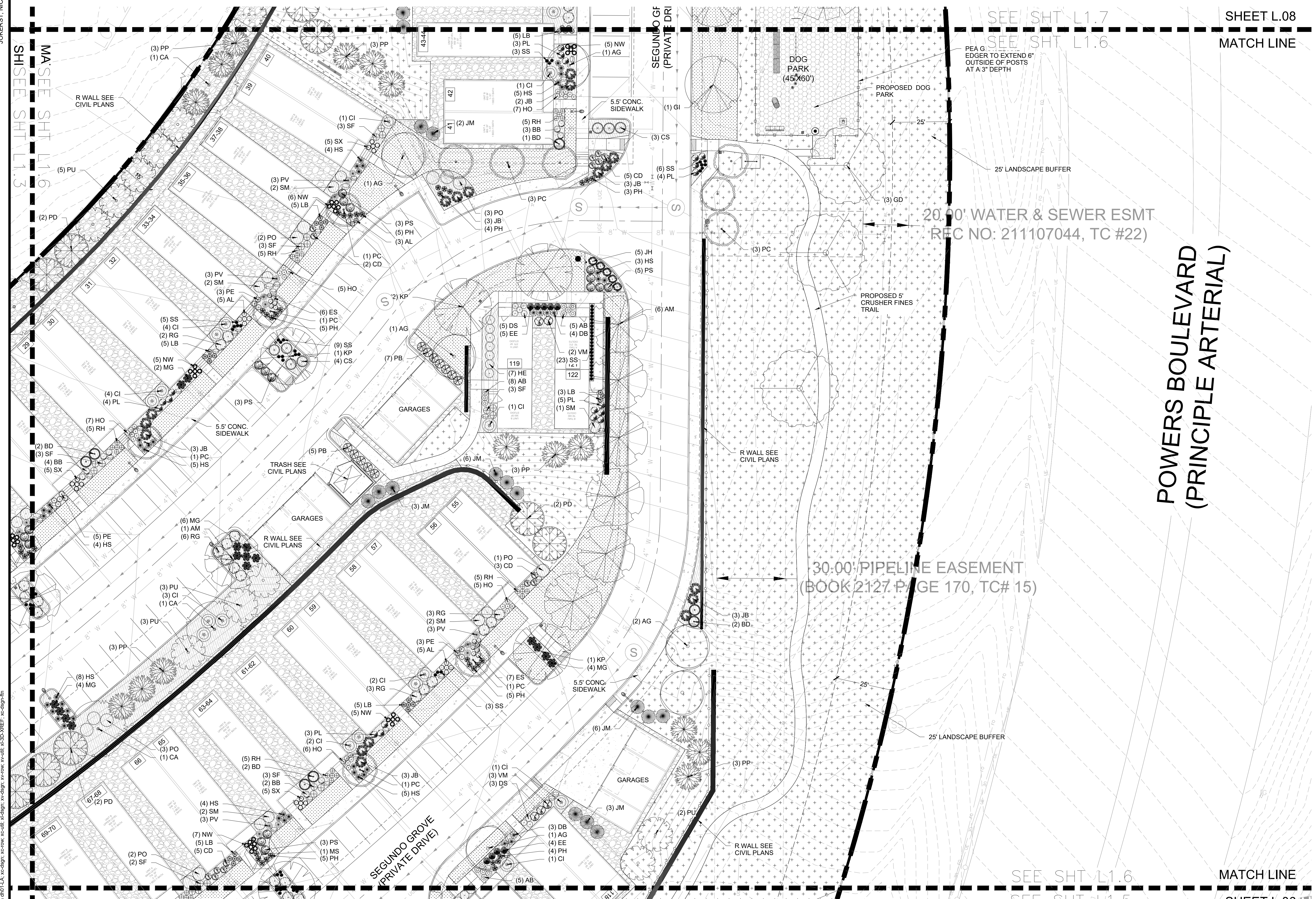
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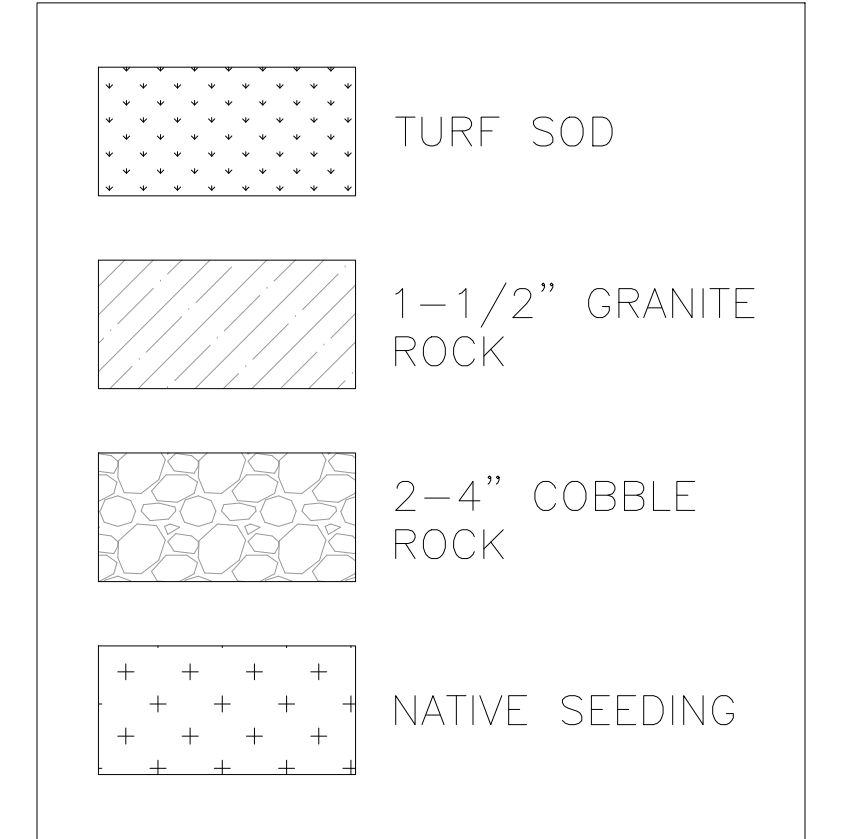
KEY MAP



SHEET L.08  
MATCH LINE



GROUNDCOVER LEGEND



GROUND COVER NOTES

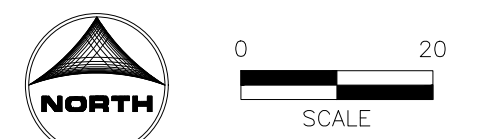
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POWERS BOULEVARD  
(PRINCIPLE ARTERIAL)

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SEE SHT L1.6  
SEE SHT L1.5

MATCH LINE  
SHEET L.06



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APPROVED: JFR	JOB NUMBER: 200541	0" = 1"
CAD DATE: 11/15/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\200541\CAD\DWG\CIFinal Landscape Plan\ Landscape-Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen - COLORADO SPRINGS  
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN  
LANDSCAPE PLAN

SHEET L.06 19







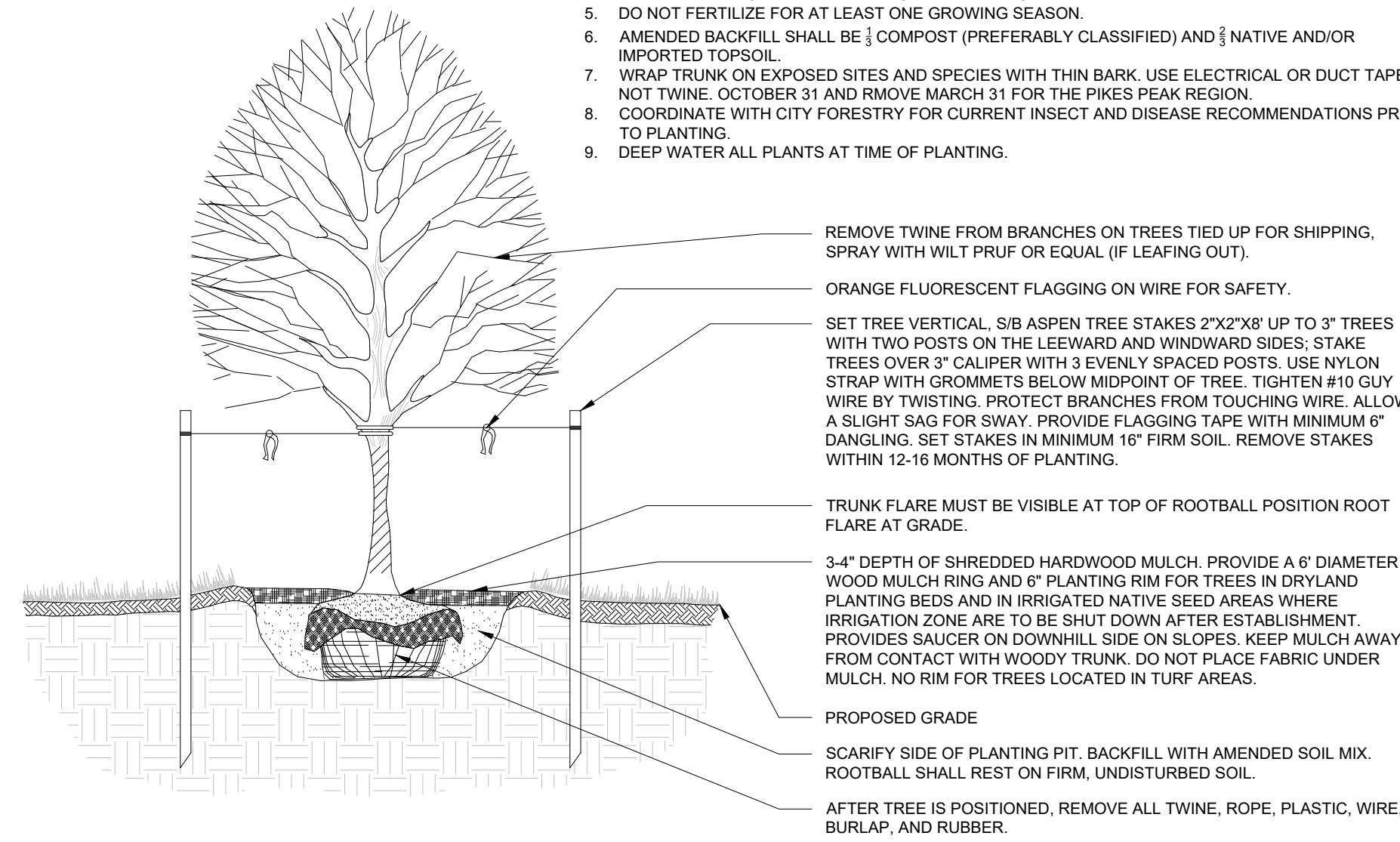
# THE COTTAGES AT MESA RIDGE FINAL LANDSCAPE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,  
& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

JOKERST, NICHOLAS, 11/15/2022 11:15 AM

**NOTES:**

1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND REMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

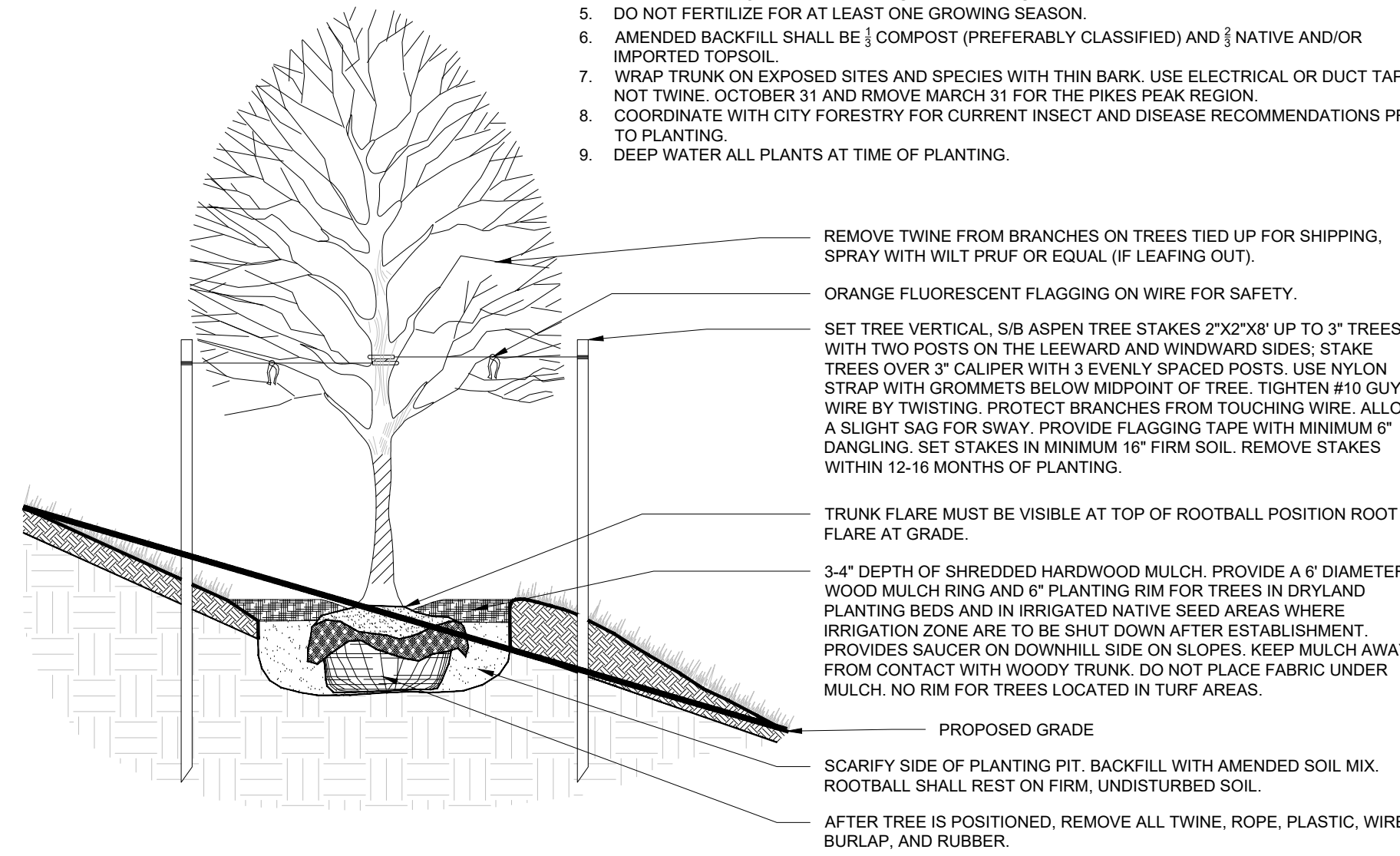


1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS

**NOTES:**

1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
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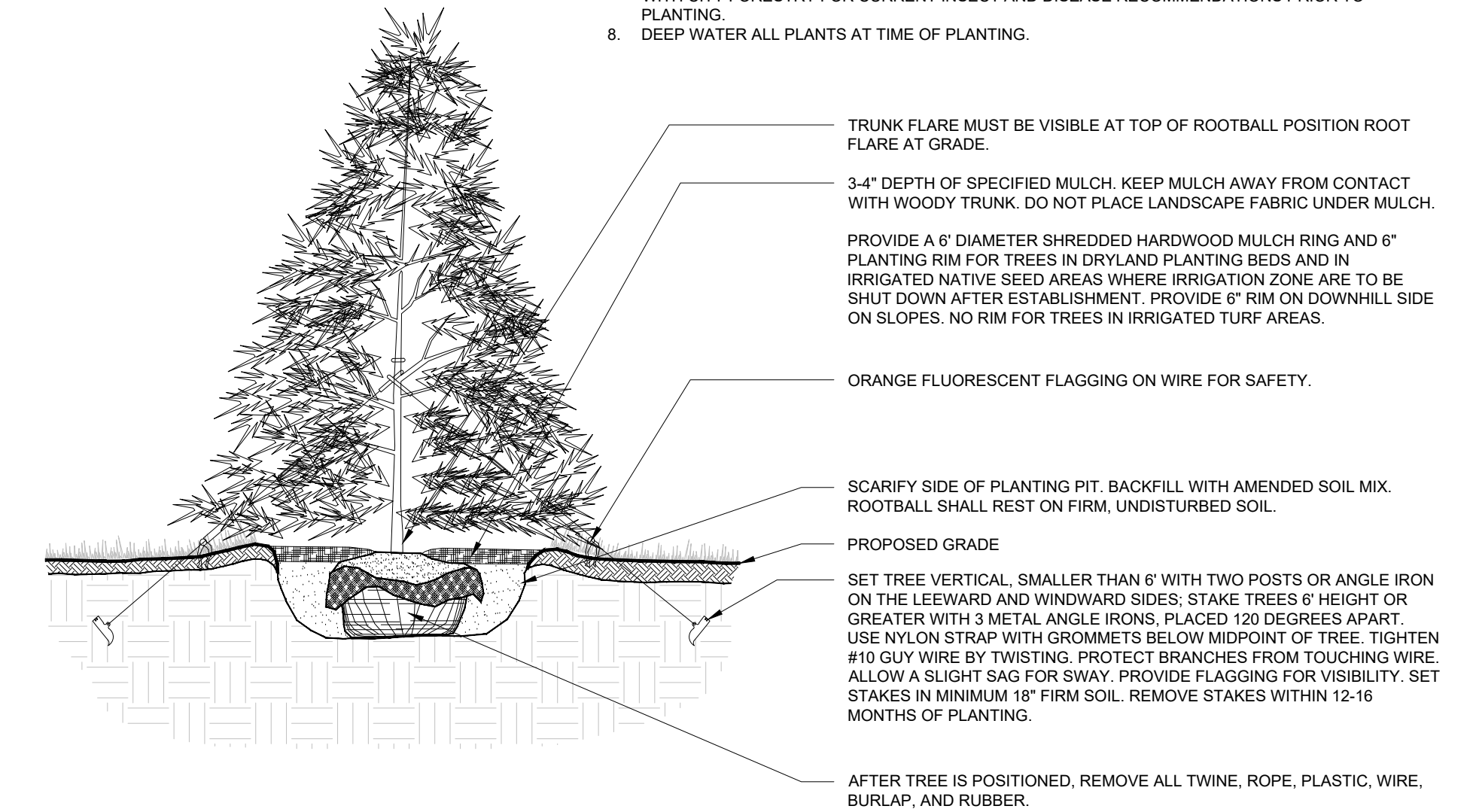


2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

**NOTES:**

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

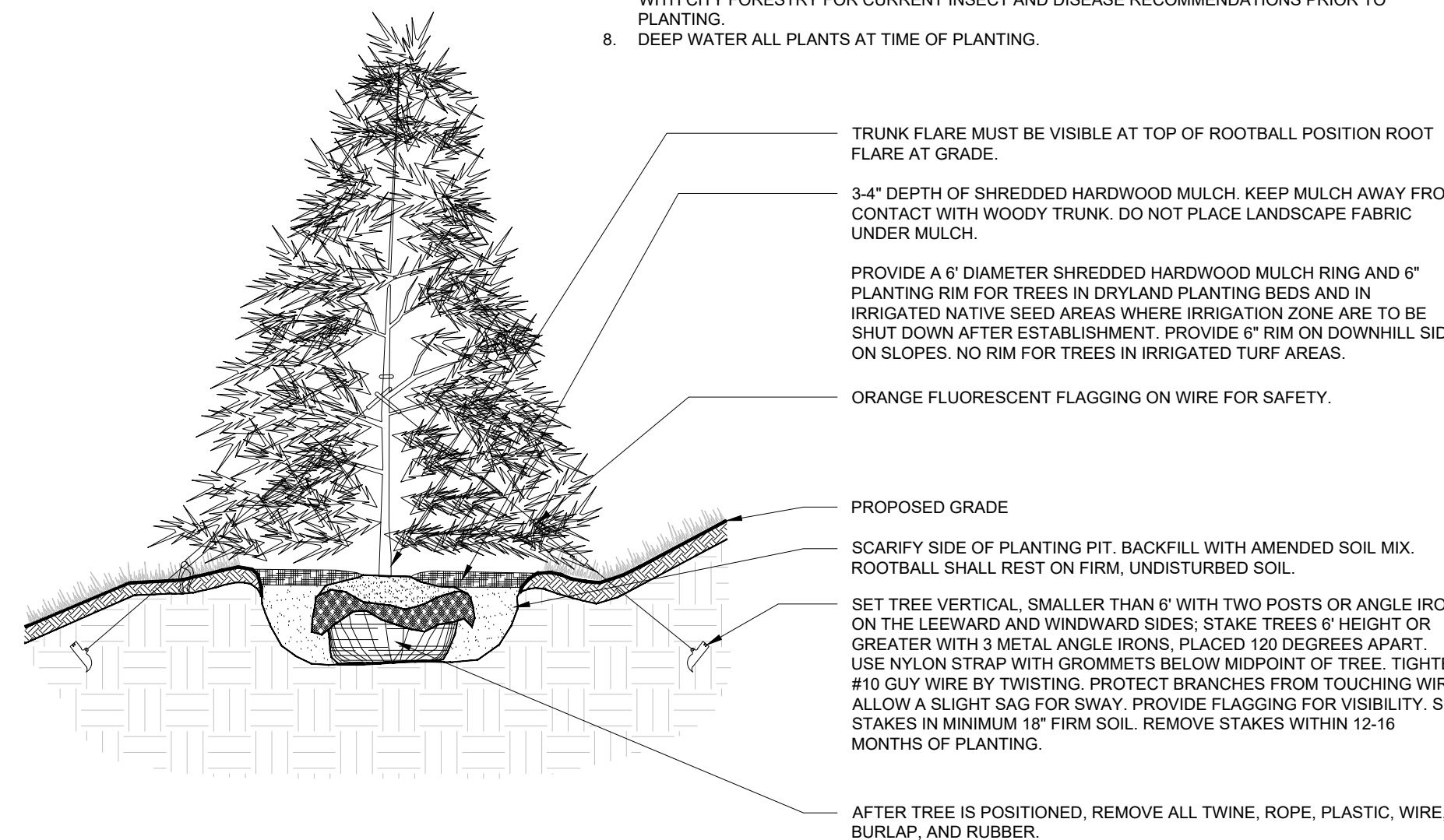


3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

**NOTES:**

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

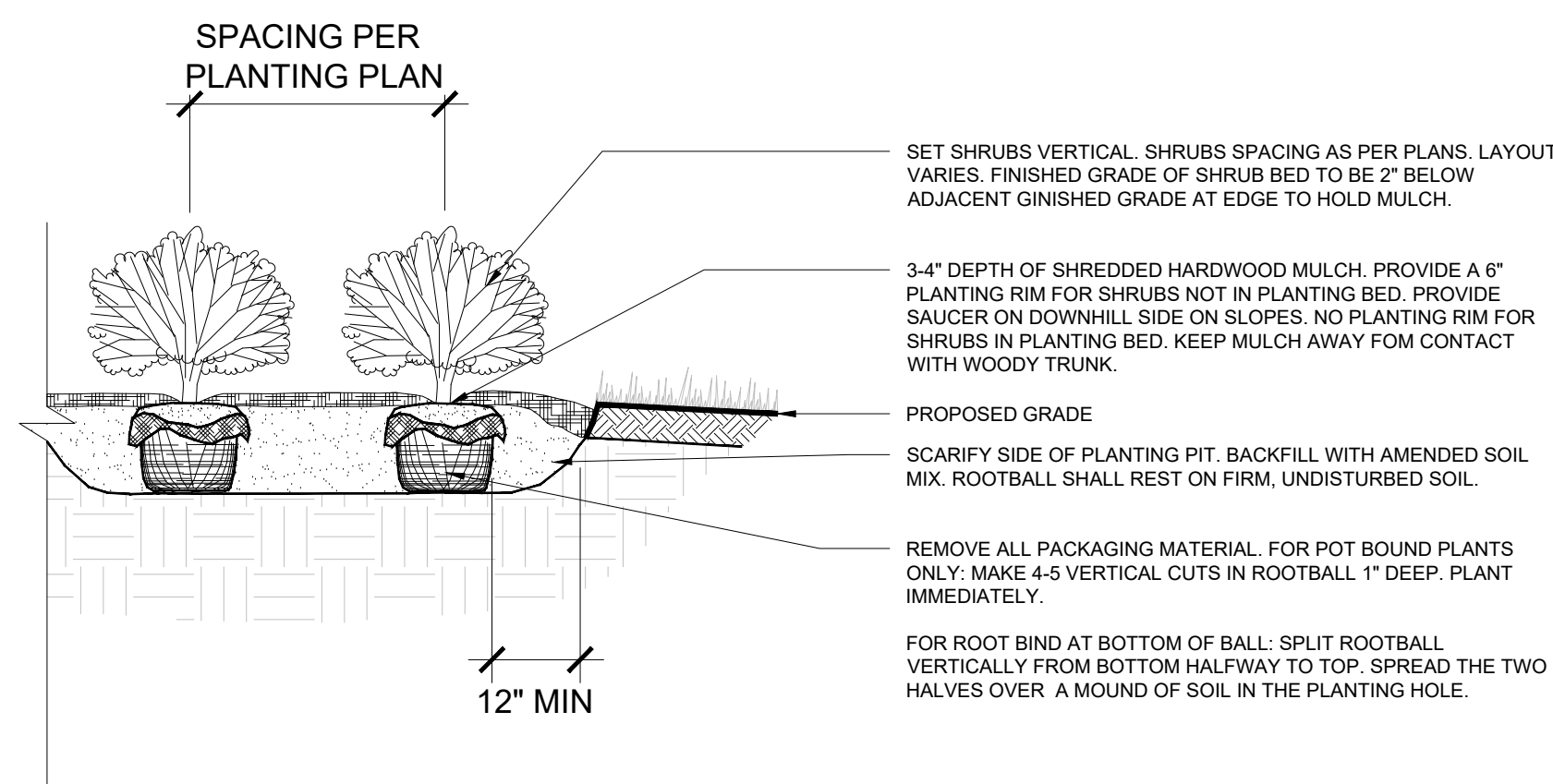


4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

**NOTES:**

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

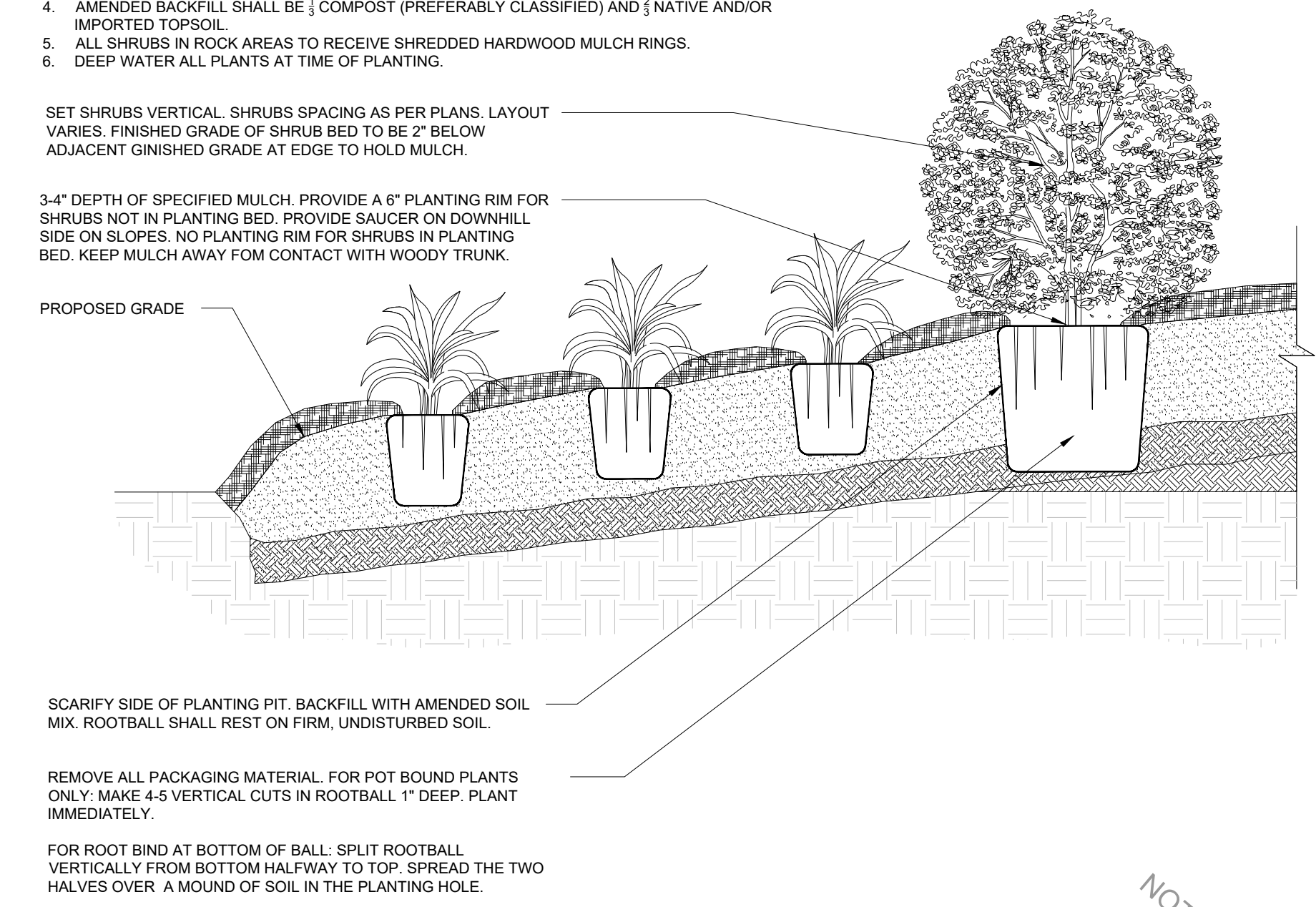


5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS

**NOTES:**

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

NOT FOR CONSTRUCTION

DRAWN BY: JAG	JOB DATE: 10/17/2022	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JFR	JOB NUMBER: 200541	0
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