

SHEET INDEX		
SHEET DESCRIPTION	SHEET NUMBER	SHEET TITLE
TITLE SHEET	01	TS01
SITE PLAN	02-06	SP01-SP05
DETAIL SHEET	07-09	DT01-DT03
PRELIMINARY GRADING PLAN	10-14	GR01-GR05
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# HIGH PLAINS AT REAGAN RANCH

## COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN

#### LEGAL DESCRIPTION (PUD RESIDENTIAL):

A PORTION OF THAT PARCEL DESCRIBED IN BOOK 5562, PAGE 362, RECORDED OCTOBER 5, 1988, OF THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 94, AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S82°07'39"E, (BEARINGS ARE BASED ON A MODIFIED COLORADO STATE PLANE CENTRAL ZONE, BASIS OF BEARINGS IS THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY 94 WITH A RECORD BEARING OF S82°07'33"E, A DISTANCE OF 689.89 FEET, BEING MONUMENTED AT THE WEST BY A 3-1/4" ALUMINUM CAP STAMPED, "PLS 9014," 0.5 FEET BELOW GRADE AND AT THE EAST BY A 3-1/4" ALUMINUM CAP STAMPED, "PLS 9014," FLUSH WITH GRADE, AND MEASURED TO BEAR S82°07'39"E, A DISTANCE OF 689.83 FEET), A DISTANCE OF 529.69 FEET, TO A POINT ON THE AIRPORT OVERLAY ZONING LINE, AND THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES:

- S82°07'39"E, A DISTANCE OF 160.14 FEET;
- S25°57'26"E, A DISTANCE OF 70.45 FEET;
- S69°31'45"E, A DISTANCE OF 853.71 FEET;
- S75°00'32"E, A DISTANCE OF 100.07 FEET;
- S83°32'50"E, A DISTANCE OF 101.04 FEET;
- S89°01'45"E, A DISTANCE OF 515.57 FEET;
- S67°14'51"E, A DISTANCE OF 343.97 FEET;
- S15°23'33"W, A DISTANCE OF 59.13 FEET;
- S75°19'43"E, A DISTANCE OF 101.94 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

- S11°45'54"W, A DISTANCE OF 135.13 FEET;
- S49°02'42"W, A DISTANCE OF 142.67 FEET;
- S14°51'08"W, A DISTANCE OF 19.96 FEET;
- N74°00'26"W, A DISTANCE OF 64.31 FEET;
- S67°57'22"W, A DISTANCE OF 1079.89 FEET;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, WHOSE CENTER BEARS N02°41'04"W, HAVING A RADIUS OF 1860.00 FEET, A CENTRAL ANGLE OF 06°43'20", A DISTANCE OF 218.22 FEET;
- N86°01'20"W, A DISTANCE OF 288.27 FEET;
- ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 07°38'54", A DISTANCE OF 375.77 FEET, TO A POINT ON SAID AIRPORT OVERLAY ZONING LINE;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N01°00'21"W, ALONG SAID AIRPORT OVERLAY ZONING LINE, A DISTANCE OF 1204.63 FEET, TO THE POINT OF BEGINNING.

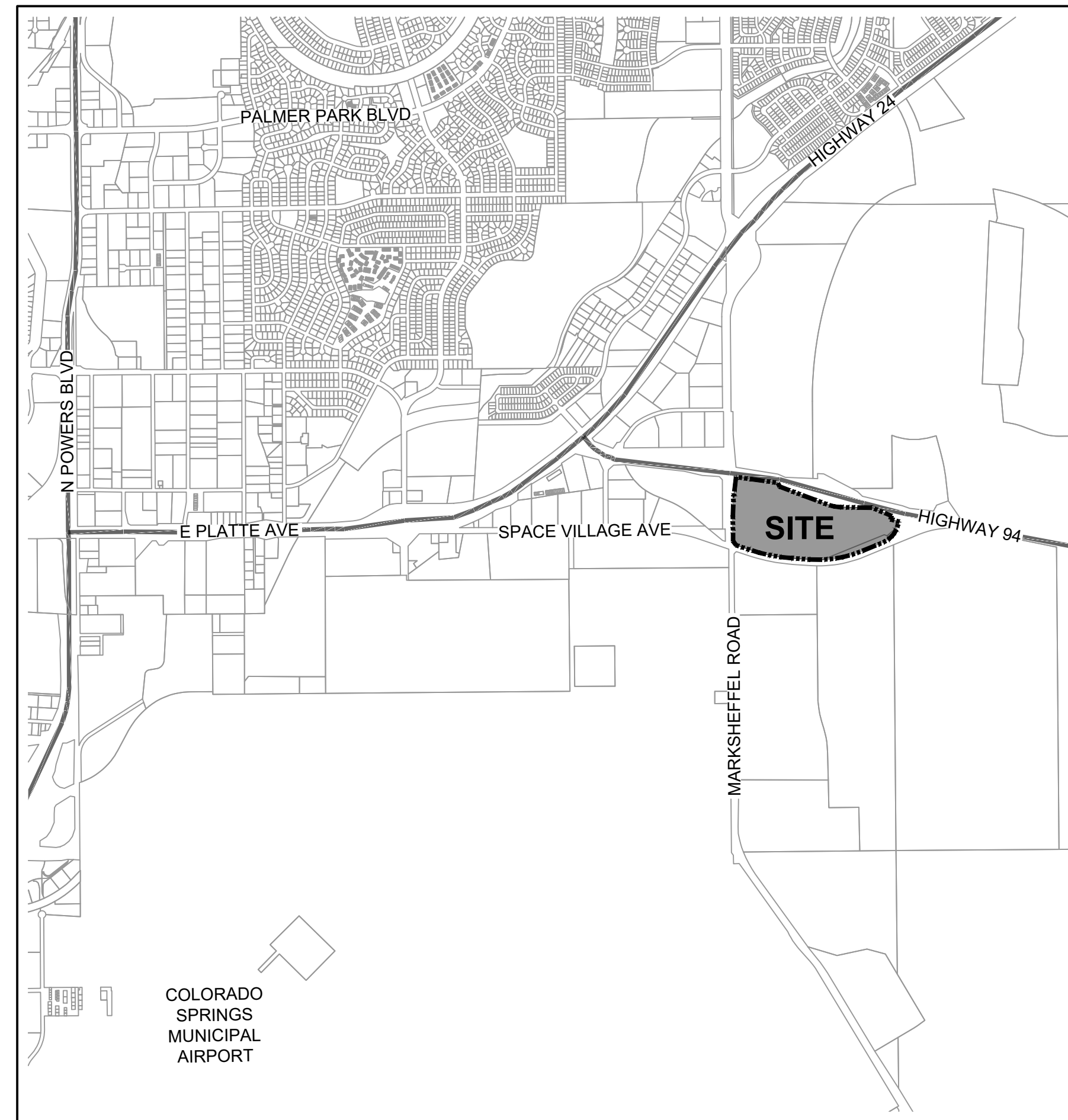
CONTAINING 1,658,139 SQ. FT. OR 38.066 ACRES, MORE OR LESS.

#### GENERAL NOTES:

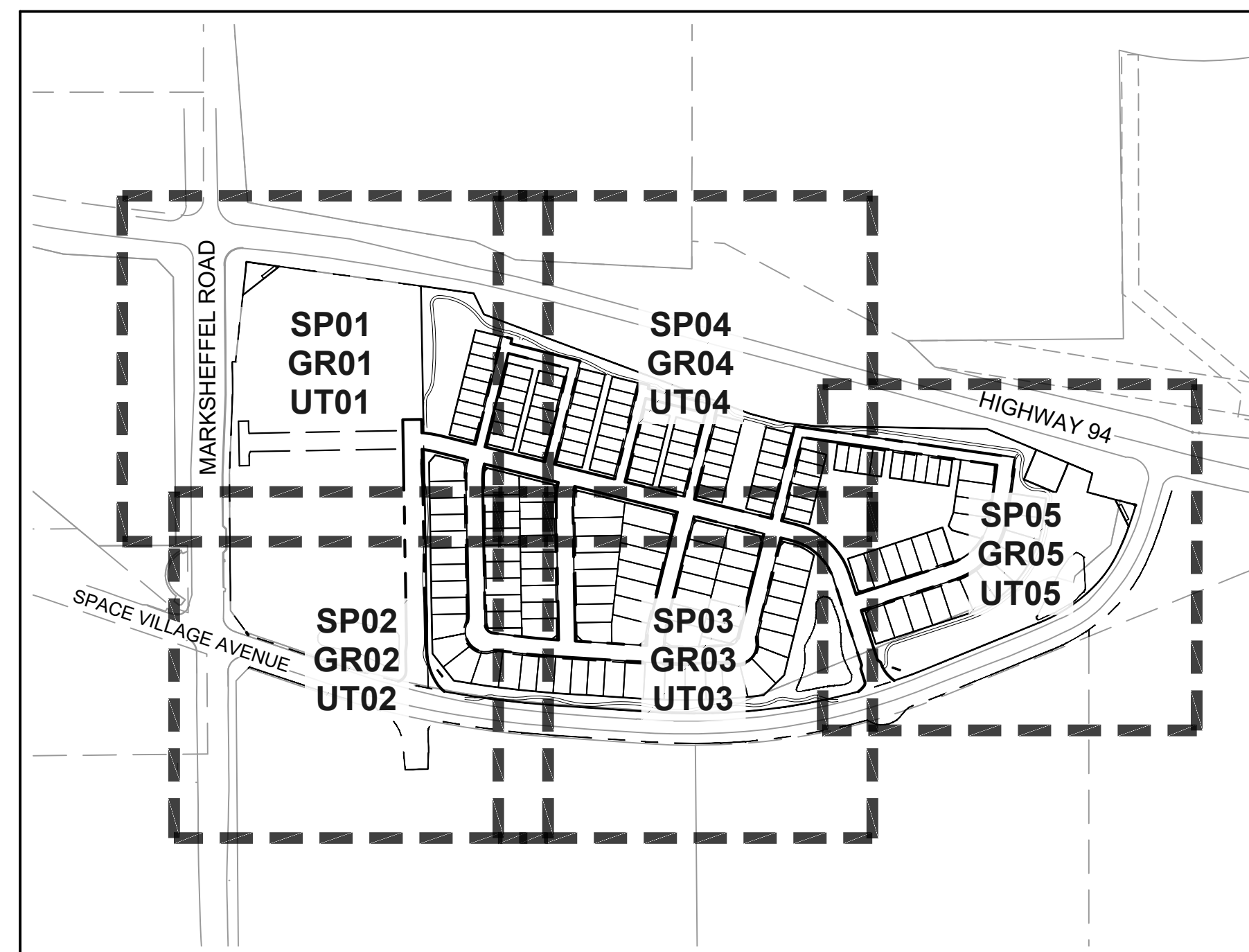
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C07586, DATED DECEMBER 7, 2018.
- ALL ON-SITE DRIVES, ROAD, AND SURFACE PARKING FACILITIES SHALL BE ASPHALT AND/OR CONCRETE.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. PLEASE CONTACT THE CITY'S DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION AND PERMIT PROCESS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARD. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ALL FREESTANDING AND BUILDING MOUNTED LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAY.
- ALL PROPOSED EASEMENTS AS PART OF THIS DEVELOPMENT WILL BE RECORDED AT TIME OF APPROVAL EITHER BY PLAT OR BY SEPARATE INSTRUMENT.
- ALL ROADWAYS AND DRIVE AISLES WITHIN THIS DEVELOPMENT ARE TO BE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
- NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO STATE HIGHWAY 94. ACCESS SHALL BE AFFORDED AS ILLUSTRATED WITHIN THIS PLAN.
- MAIL KIOSKS SHALL BE LOCATED AS SHOWN. FINAL LOCATIONS TO BE DETERMINED IN COORDINATION WITH USPS.
- STORMWATER QUALITY WILL BE PROVIDED ONSITE.
- LIFT STATION TRACT AND FACILITIES AS SHOWN SHALL BE DEDICATED TO COLORADO SPRINGS UTILITIES UPON COMPLETION.
- ALL HOMES, LOTS 1-80, SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME. ALL HOMES, LOTS 81-181, SHALL BE ADDRESSED OFF THE NAMED STREET AT THE FRONT OF THE HOME.
- NO ON STREET PARKING ALLOWED ON ACCESS STREETS.
- DRIVEWAYS SHALL BE MINIMUM 20' LONG AS MEASURED FROM BACK OF CURB TO STRUCTURE. SEE DETAILS ON SHEET DT02 FOR CLARIFICATION.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE HIGH PLAINS AT REAGAN RANCH SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
  - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
  - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES
  - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
  - THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC PUD 21-00015. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE ROADWAY IMPROVEMENTS AS IMPACTED BY THIS SUBDIVISION PER THE MASTER TRAFFIC STUDY.
- ALL PROPOSED STREET TREES AND STREETScape IMPROVEMENTS WILL BE MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.

#### PARK NOTES:

- ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- PLDO OBLIGATIONS FOR THE HIGH PLAINS AS REAGAN RANCH DEVELOPMENT TO BE PER THE REAGAN RANCH MASTER PLAN AMENDMENT (CPC MP 87-00381-A27MJ20).



VICINITY MAP:  
NOT TO SCALE



SHEET INDEX MAP:  
SCALE: 1" = 400'

SUMMARY DATA (RESIDENTIAL)	
PROPERTY SIZE	40.89 ACRES
TAX SCHEDULE NO.	5400000280
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
PROJECT ADDRESS	TBD/ VACANT LAND
APPROVED MASTER PLAN USE	RESIDENTIAL
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	RESIDENTIAL
EXISTING ZONING	PUD/ AO (PENDING)
PROPOSED ZONING	PUD/ AO
BUILDING SETBACKS	PER LOT DETAILS
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	45'
MIN. LOT SIZE	2,880 SQ. FT.
MAX. LOT COVERAGE PRIMARY STRUCTURE	60% (PRIMARY)
MAX. LOT COVERAGE ACCESSORY STRUCTURE	NO MINIMUM
PROPOSED TOTAL GROSS DENSITY	181 UNITS / 40.89 AC = 4.43 DU/AC

SUMMARY DATA (FUTURE PBC)	
PROPERTY SIZE	15.33 ACRES
TAX SCHEDULE NO.	5400000280
APPROVED MASTER PLAN USE	COMMERCIAL
PROPOSED LAND USE	COMMERCIAL/ OFFICE
PROPOSED ZONING	PBC/ AO

NOTE: DEVELOPMENT PLAN REVIEW AND APPROVAL IS REQUIRED FOR ALL COMMERCIAL PARCELS PRIOR TO BUILDING PERMIT.

PARKING SUMMARY (GREEN COURT ORIENTED)	
LOT COUNT (GREEN COURT ORIENTED)	80
REQUIRED GUEST PARKING	0.5 PARKING SPACE PER UNIT 0.5 X 80 = 40 SPACES
PROVIDED GUEST PARKING (OFFSTREET)	56

COMMON OPEN SPACE (SMALL LOT AREA)	
REQUIRED	LOTS 3,999 SF OR LESS = 600 SF/ 1 LOT
TOTAL REQUIRED	80 LOTS X 600 = 48,000 SF
PROVIDED	TRACT E = 11,818 SF TRACT F = 11,980 SF
TOTAL PROVIDED	163,071 SF

TRACT	SIZE (SQ. FT.)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	4,998	X		X	X	X	RRMD	RRMD
B	10,088			X	X	X	RRMD	RRMD
C	2,227	X		X	X	X	PPI	RRMD
D	305,106	X	X	X	X	X	RRMD	RRMD
E	11,818	X		X	X	X	RRMD	RRMD
F	11,980	X		X	X	X	RRMD	RRMD
G	99,815	X	X	X	X	X	RRMD	RRMD
H	2,005	X		X	X	X	RRMD	RRMD
I	124,120	X		X	X	X	RRMD	RRMD
J	2,200	X		X	X	X	RRMD	RRMD
K	3,189	X		X	X	X	RRMD	RRMD
L	2,295	X		X	X	X	RRMD	RRMD
M	1,733	X		X	X	X	RRMD	RRMD
	581,576							

RRMD = REAGAN RANCH METROPOLITAN DISTRICT  
PPI = PIKES PEAK INVESTMENTS LLC

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

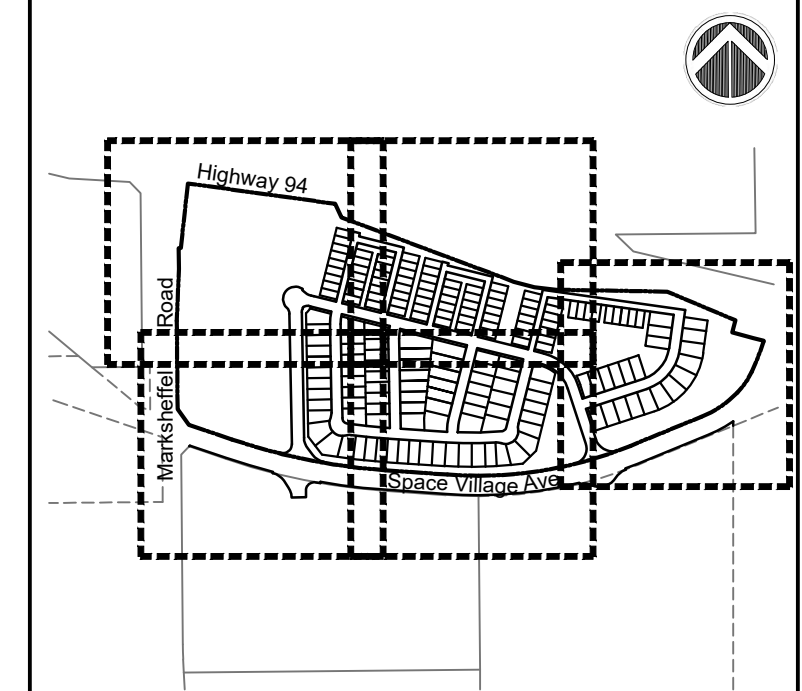
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-0334



VICINITY MAP:



PROJECT:

HIGH PLAINS AT REAGAN RANCH  
DEVELOPMENT PLAN  
COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 19.224.008

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

TS01

SHEET 01 OF 30

CITY FILE NO.: CPC PUD 21-00015

**LEGEND**

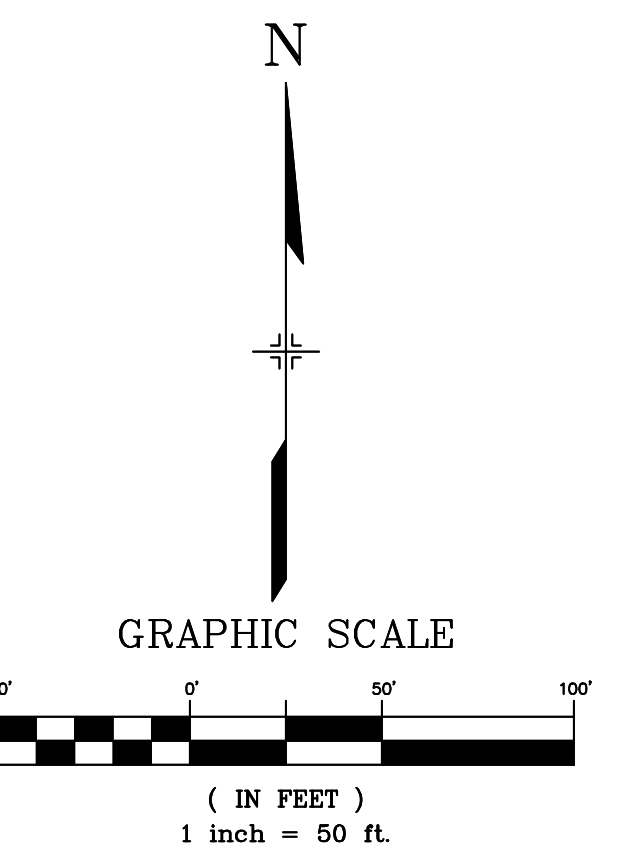
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- "NO PARKING" FIRE LANE STRIPING
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- PROPOSED ROW
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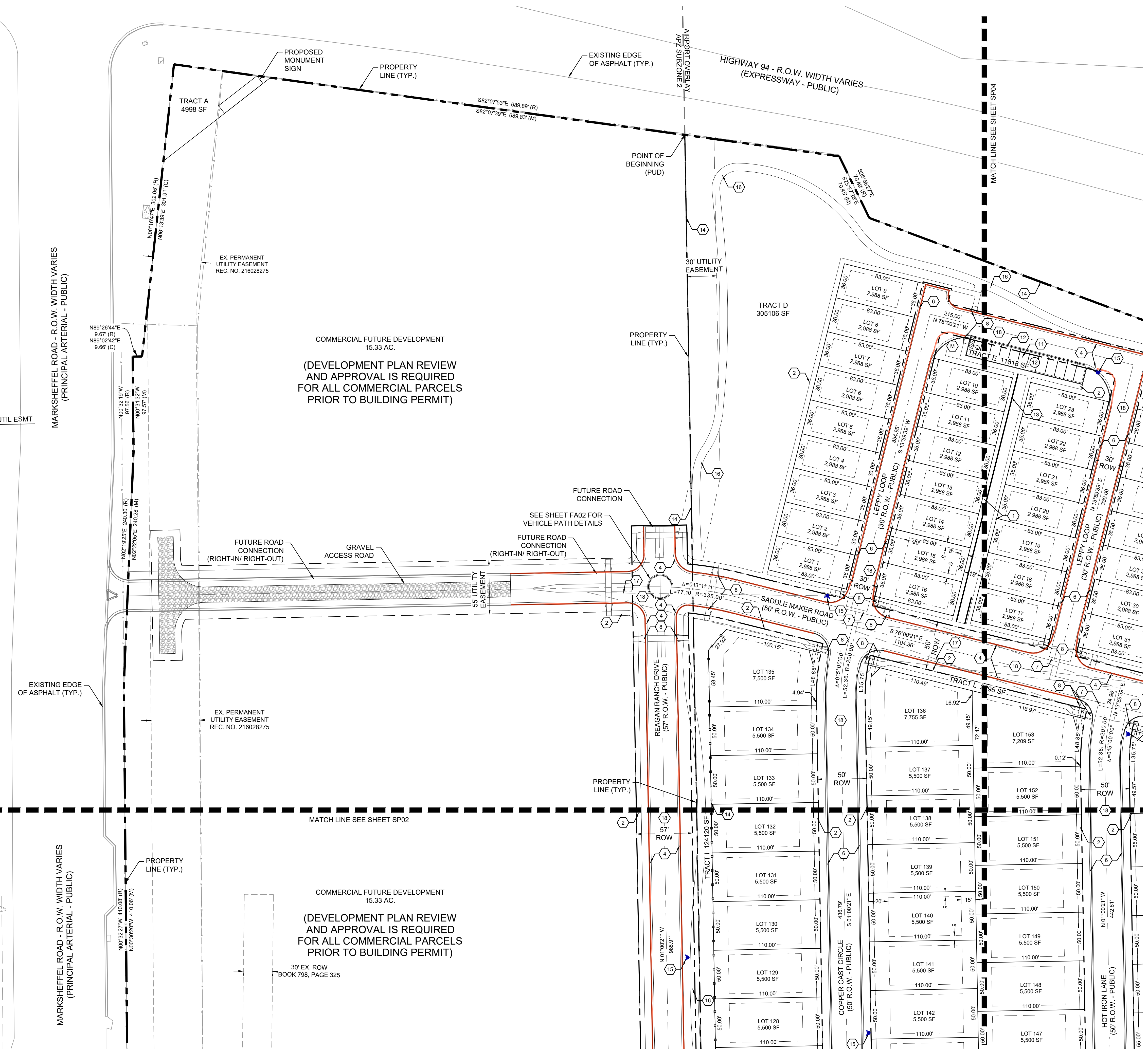
OWNER: COLORADO SPRINGS LAND ASSOCIATION, C/O CARPENTER & KLATSKIN P C  
 ZONED: PIP2/gr APZ2 AO  
 LAND USE: AG GRAZING LAND/ VACANT

COMMERCIAL FUTURE DEVELOPMENT  
 15.33 AC.  
 (DEVELOPMENT PLAN REVIEW AND APPROVAL IS REQUIRED FOR ALL COMMERCIAL PARCELS PRIOR TO BUILDING PERMIT)

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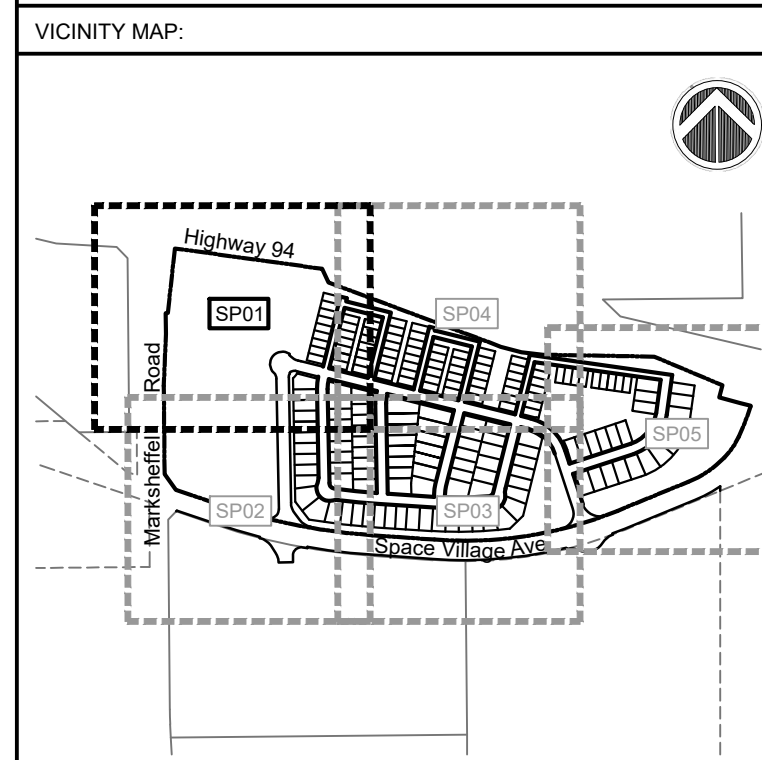


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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

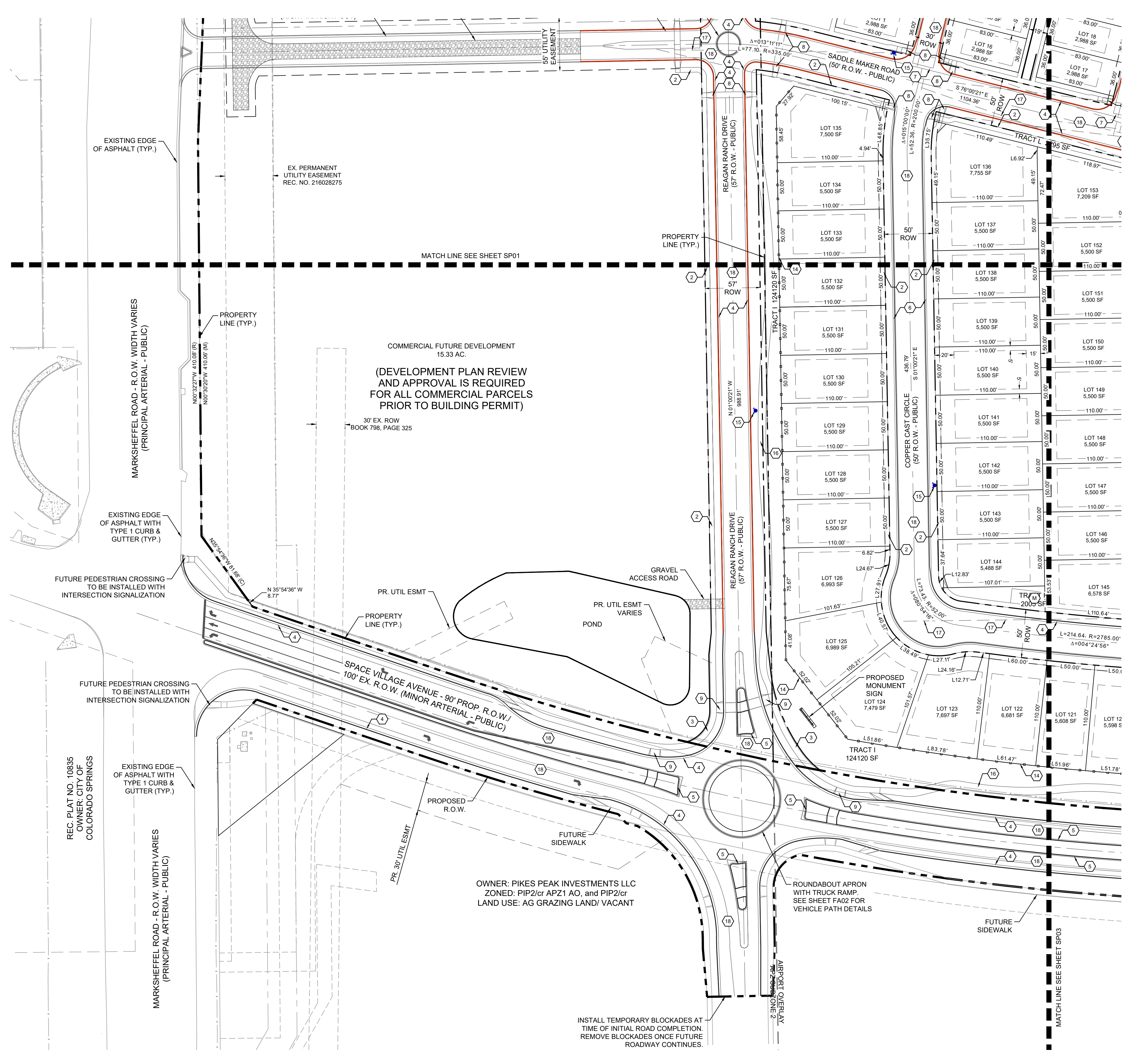
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**SITE PLAN**  
**SP01**  
**SHEET 02 OF 30**  
 CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:\19224\088\REAGAN RANCH\100\DWG\104\PLAN SET\DEVELOPMENT PLAN\SP01.DWG

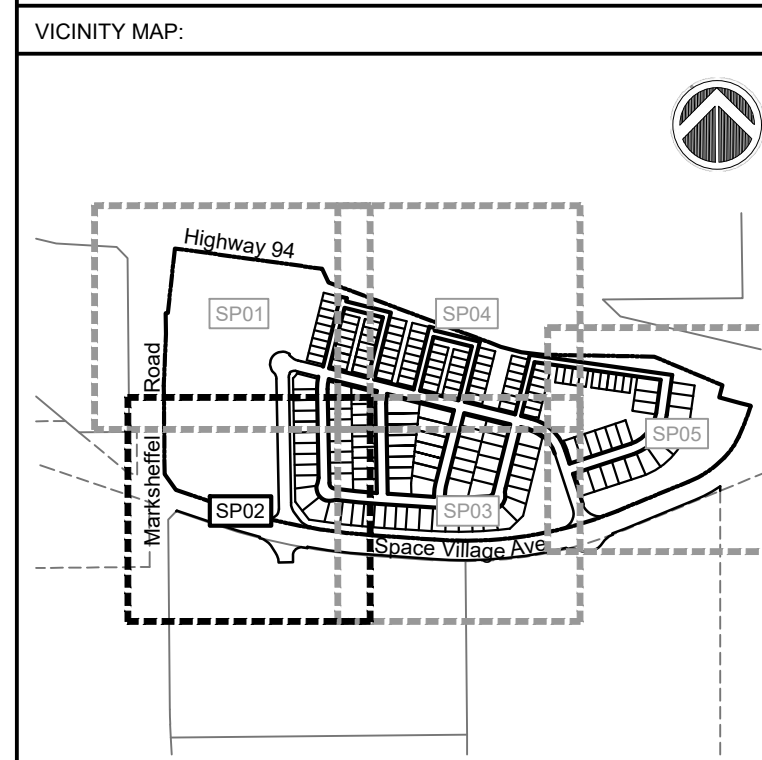


**LEGEND**

- 1 CONCRETE SIDEWALK (4' TYPICAL)
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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

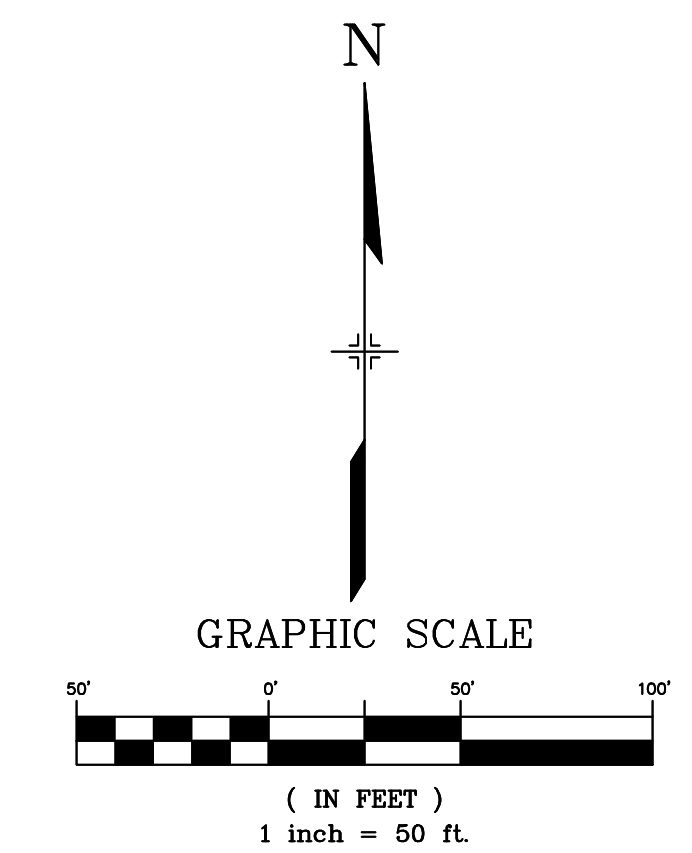
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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**SITE PLAN**

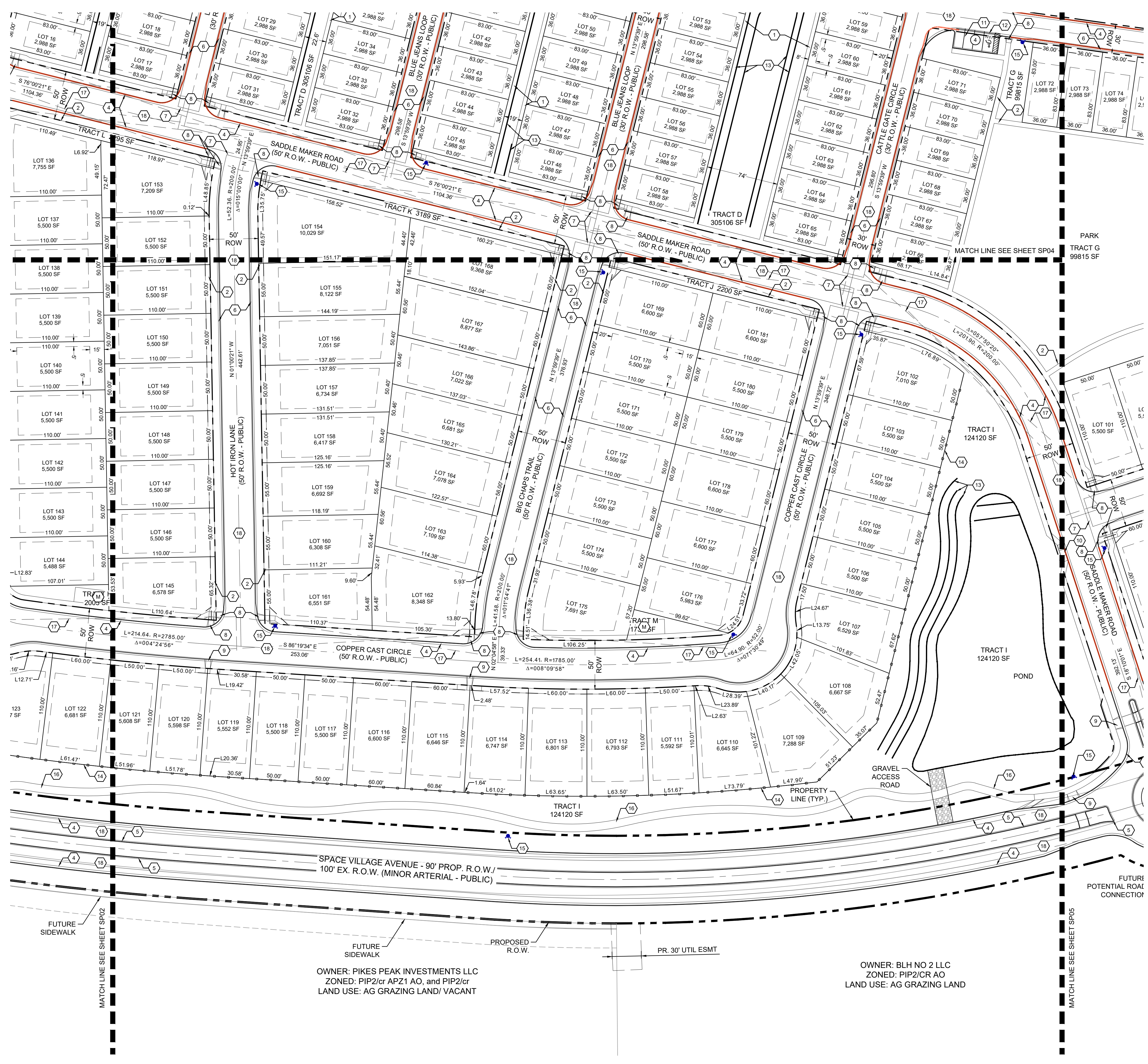
**SP02  
 SHEET 03 OF 30**



OWNER: PIKES PEAK INVESTMENTS LLC  
 ZONED: PIP2/cr AP21 AO, and PIP2/cr  
 LAND USE: AG GRAZING LAND/ VACANT

INSTALL TEMPORARY BLOCKADES AT  
 TIME OF INITIAL ROAD COMPLETION.  
 REMOVE BLOCKADES ONCE FUTURE  
 ROADWAY CONTINUES.

FILE LOCATION: S:\19224\088\REAGAN RANCH\100\DWG\104\PLAN SET\DEVELOPMENT PLAN\SP03.DWG



### LEGEND

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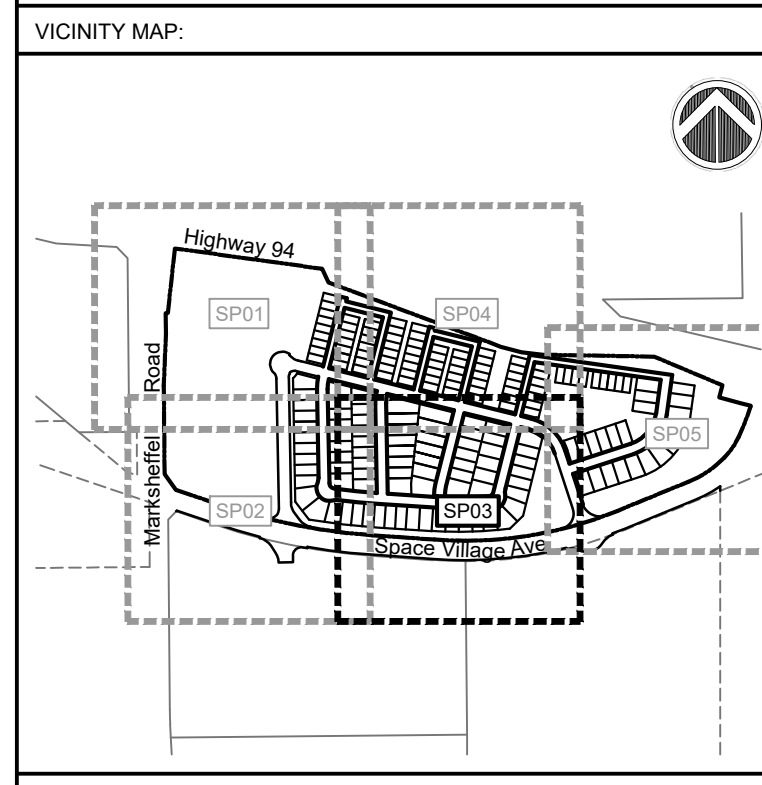
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GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
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90 SOUTH CASCADE AVE., SUITE 1500  
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**HIGH PLAINS AT REAGAN RANCH  
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COLORADO SPRINGS, CO**

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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

**SITE PLAN**

**SP03**  
**SHEET 04 OF 30**

CITY FILE NO.: CPC PUD 21-00015

OWNER: PIKES PEAK INVESTMENTS LLC  
ZONED: PIP2/cr APZ1 AO, and PIP2/cr  
LAND USE: AG GRAZING LAND/ VACANT

OWNER: BLH NO 2 LLC  
ZONED: PIP2/CR AO  
LAND USE: AG GRAZING LAND

OWNER: CITY OF COLORADO SPRINGS  
 ZONED: PF AO AP22  
 LAND USE: POLITICAL SUBDIVISION

OWNER: BLH NO 1 LLC  
 ZONED: PBC/CR R PIP2/CR SU  
 LAND USE: AG GRAZING LAND

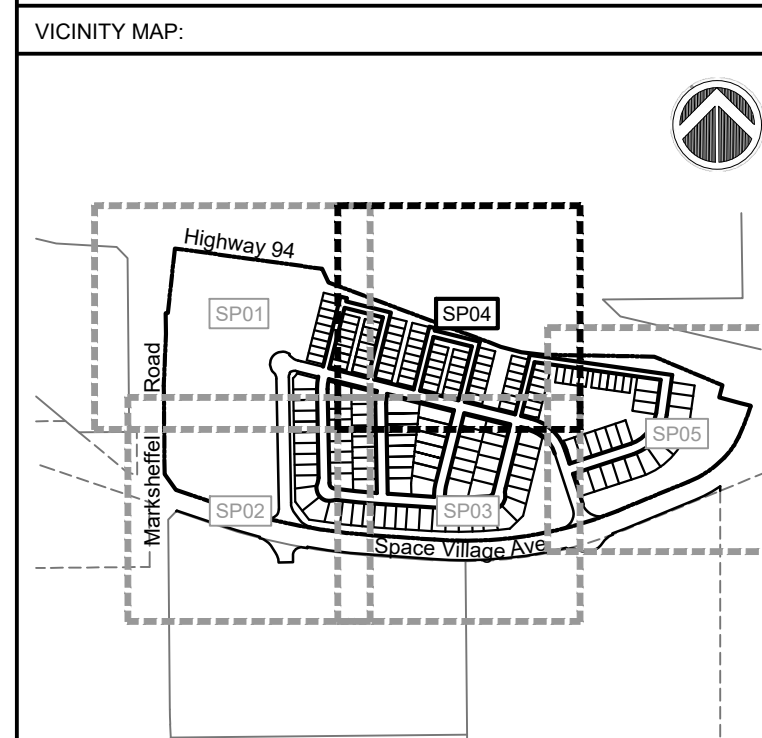
### LEGEND

- 1 CONCRETE SIDEWALK (4' TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 CONCRETE SIDEWALK (6' TYPICAL)
- 4 CURB AND GUTTER (TYPE 2)
- 5 CURB AND GUTTER (TYPE 3)
- 6 CURB AND GUTTER (TYPE 5)
- 7 CONCRETE CROSSSPAN (D-7 CITY STANDARD)
- 8 PEDESTRIAN RAMP (D-8A-B CITY STANDARD)
- 9 PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 11 PARKING SPACE (90° SEE DT02 FOR DETAIL)
- 12 CONCRETE CROSSSPAN (2' TYPICAL)
- 13 RETAINING WALL (SEE DT02 FOR DETAIL)
- 14 SPLIT RAIL FENCE (SEE DT02 FOR DETAIL)
- 15 PROPOSED FIRE HYDRANT
- 16 CONCRETE TRAIL (8' WIDE X 5" THICK W/ FIBER MESH)
- 17 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 18 ASPHALT SURFACE (TYPICAL)
- M PROPOSED MAIL KIOSK
- 12 PARKING SPACE COUNT

- - - - - "NO PARKING" FIRE LANE STRIPING
- - - - - PROPOSED EASEMENT
- - - - - DETENTION FACILITY LOCATION
- - - - - BUILDING SETBACK
- - - - - PROPERTY BOUNDARY
- - - - - PROPOSED ROW
- - - - - SHEET MATCHLINE
- - - - - LINE OF SIGHT

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

REVISION HISTORY:

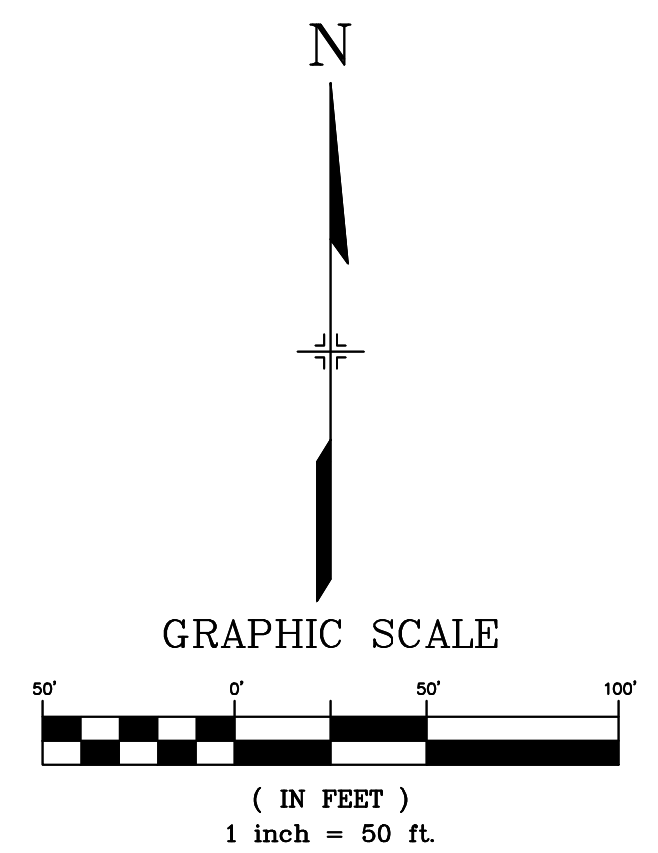
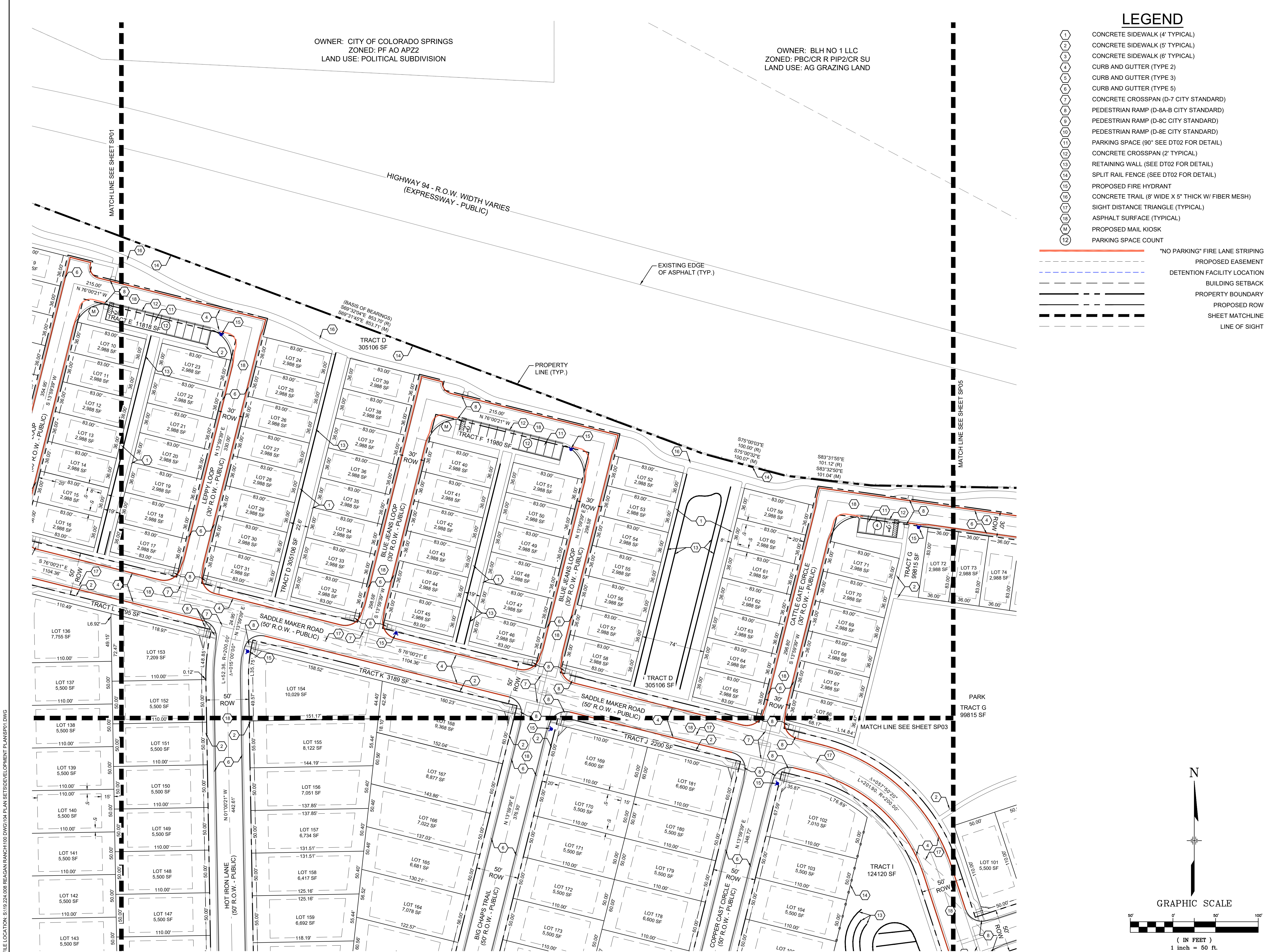
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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

## SITE PLAN

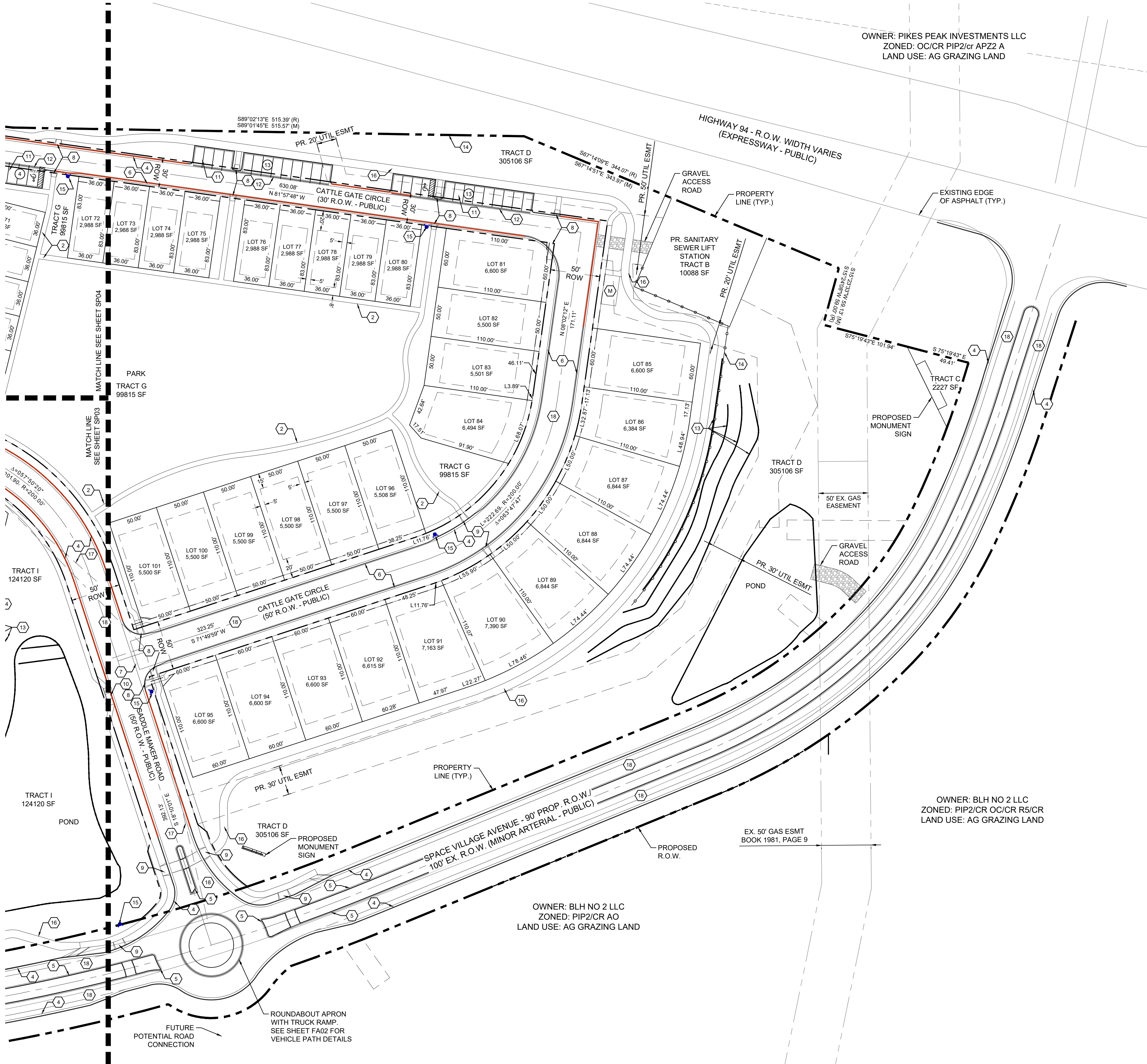
**SP04**  
 SHEET 05 OF 30

CITY FILE NO.: CPC PUD 21-00015



FILE LOCATION: S:\19.224.008 REAGAN RANCH\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\SP04.DWG

FILE LOCATION: S:\19 224 008 REAGAN RANCH\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\SP05.DWG



OWNER: PIKES PEAK INVESTMENTS LLC  
 ZONED: OC/CR PIP2/CR APZ2 A  
 LAND USE: AG GRAZING LAND

OWNER: BLH NO 2 LLC  
 ZONED: PIP2/CR OC/CR R5/CR  
 LAND USE: AG GRAZING LAND

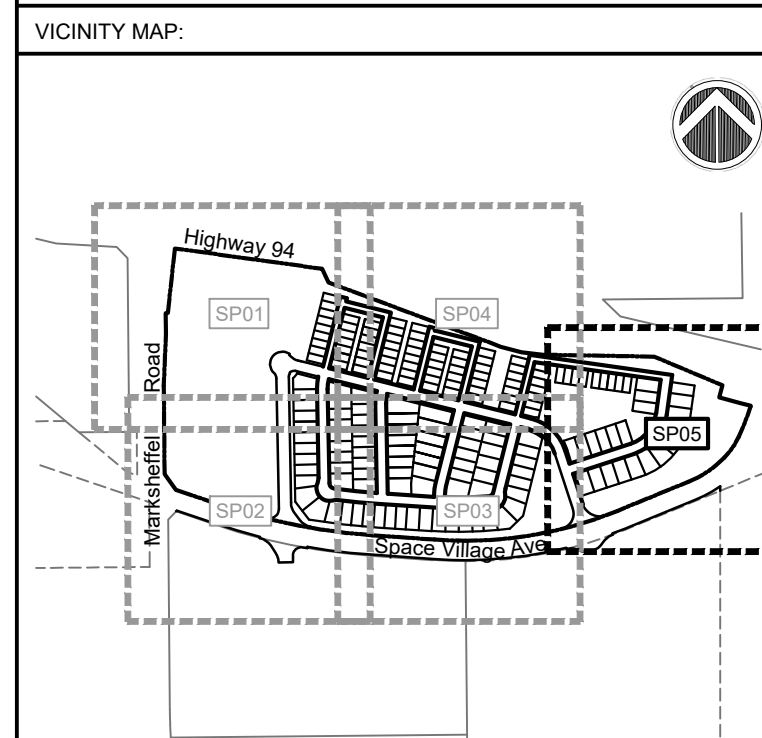
OWNER: BLH NO 2 LLC  
 ZONED: PIP2/CR AO  
 LAND USE: AG GRAZING LAND

**LEGEND**

- 1 CONCRETE SIDEWALK (4' TYPICAL)
  - 2 CONCRETE SIDEWALK (5' TYPICAL)
  - 3 CONCRETE SIDEWALK (6' TYPICAL)
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  - 5 CURB AND GUTTER (TYPE 3)
  - 6 CURB AND GUTTER (TYPE 5)
  - 7 CONCRETE CROSSSPAN (D-7A CITY STANDARD)
  - 8 PEDESTRIAN RAMP (D-8A-B CITY STANDARD)
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  - 10 PEDESTRIAN RAMP (D-8E CITY STANDARD)
  - 11 PARKING SPACE (90° SEE DT02 FOR DETAIL)
  - 12 CONCRETE CROSSSPAN (2' TYPICAL)
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  - 14 SPLIT RAIL FENCE (SEE DT02 FOR DETAIL)
  - 15 PROPOSED FIRE HYDRANT
  - 16 CONCRETE TRAIL (8' WIDE X 5' THICK W/ FIBER MESH)
  - 17 SIGHT DISTANCE TRIANGLE (TYPICAL)
  - 18 ASPHALT SURFACE (TYPICAL)
  - M PROPOSED MAIL KIOSK
  - 12 PARKING SPACE COUNT
- "NO PARKING" FIRE LANE STRIPING  
 --- PROPOSED EASEMENT  
 --- DETENTION FACILITY LOCATION  
 --- BUILDING SETBACK  
 --- PROPERTY BOUNDARY  
 --- PROPOSED ROW  
 --- SHEET MATCHLINE  
 --- LINE OF SIGHT

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



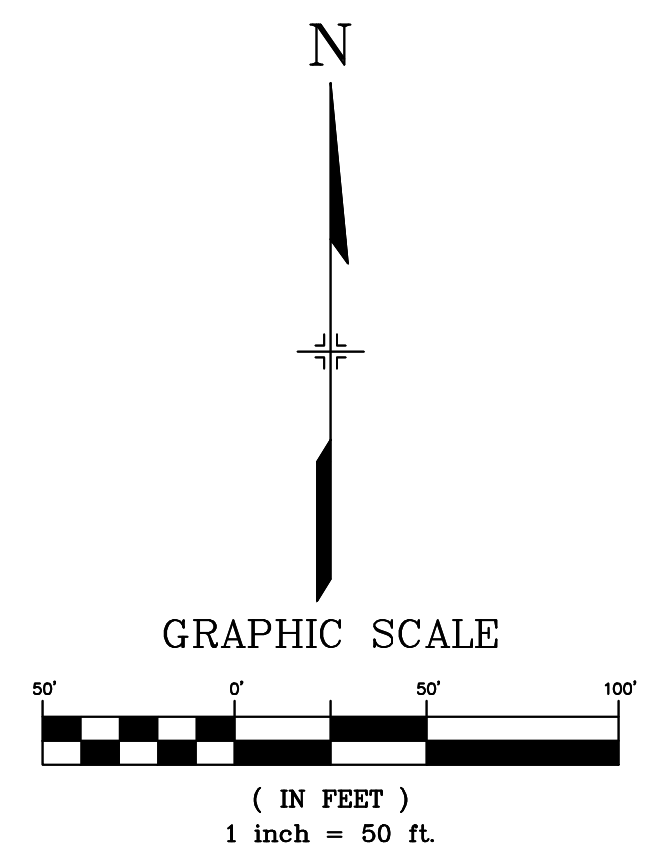
PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

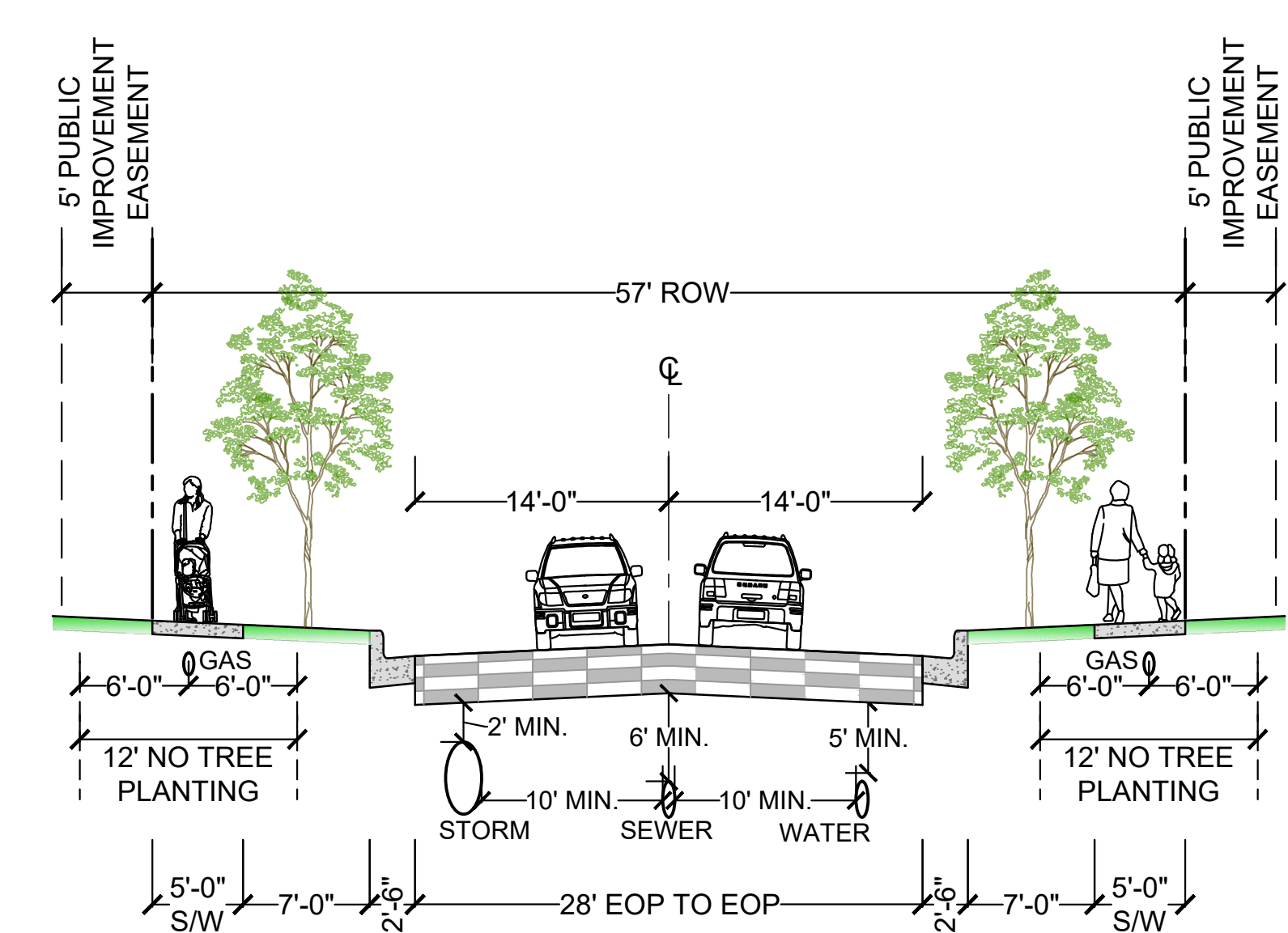
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

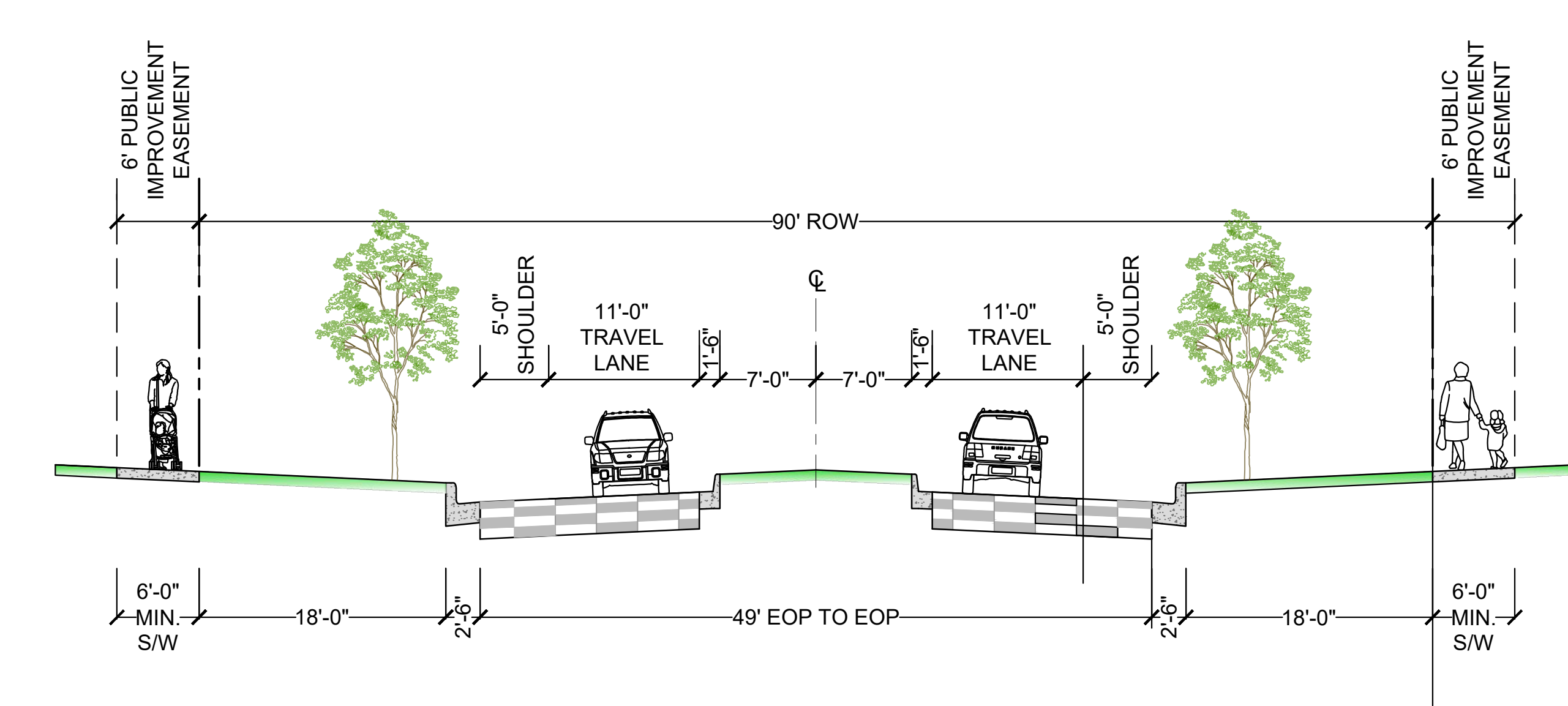
DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**SITE PLAN**  
**SP05**  
**SHEET 06 OF 30**  
 CITY FILE NO.: CPC PUD 21-00015

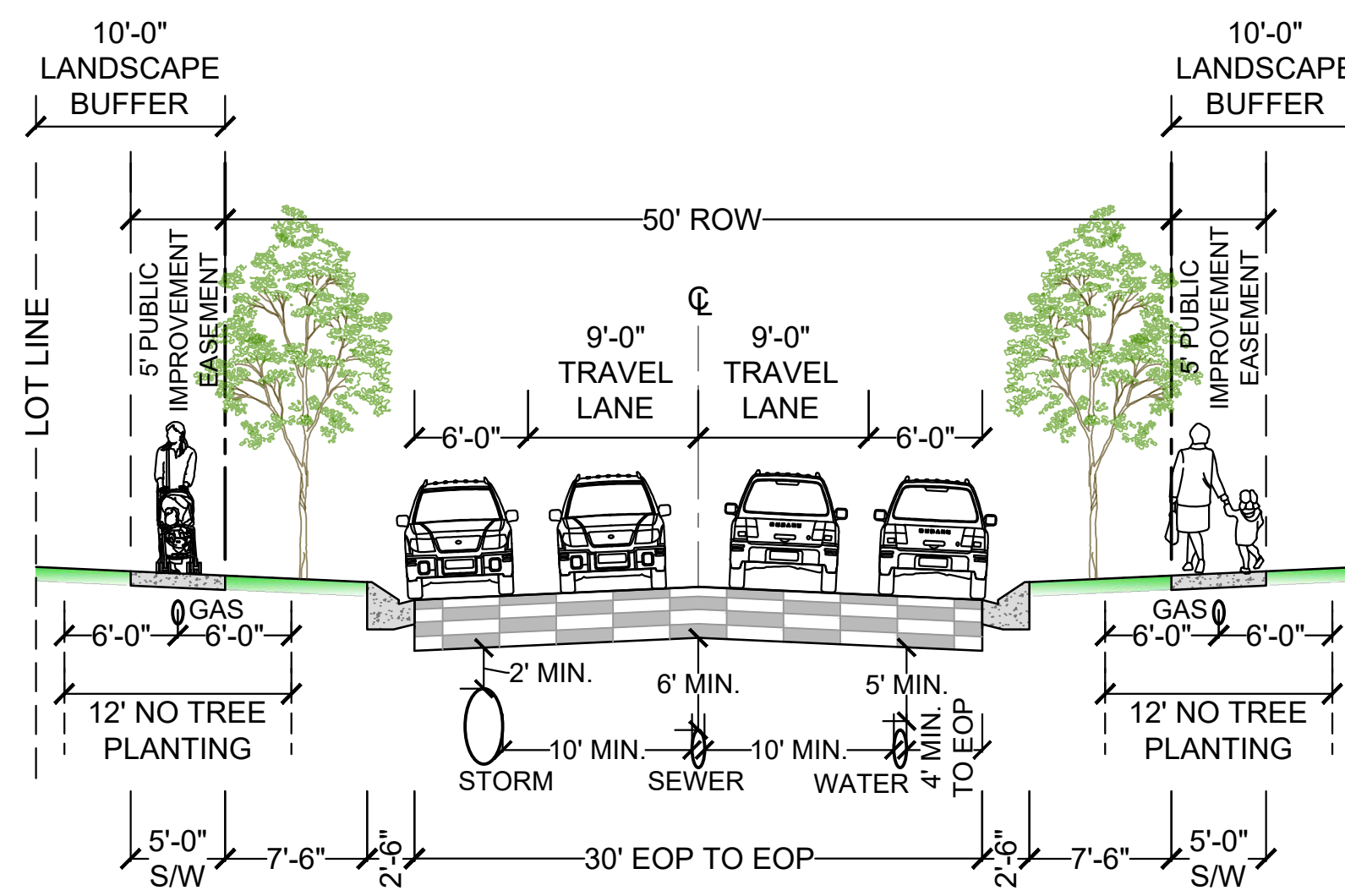




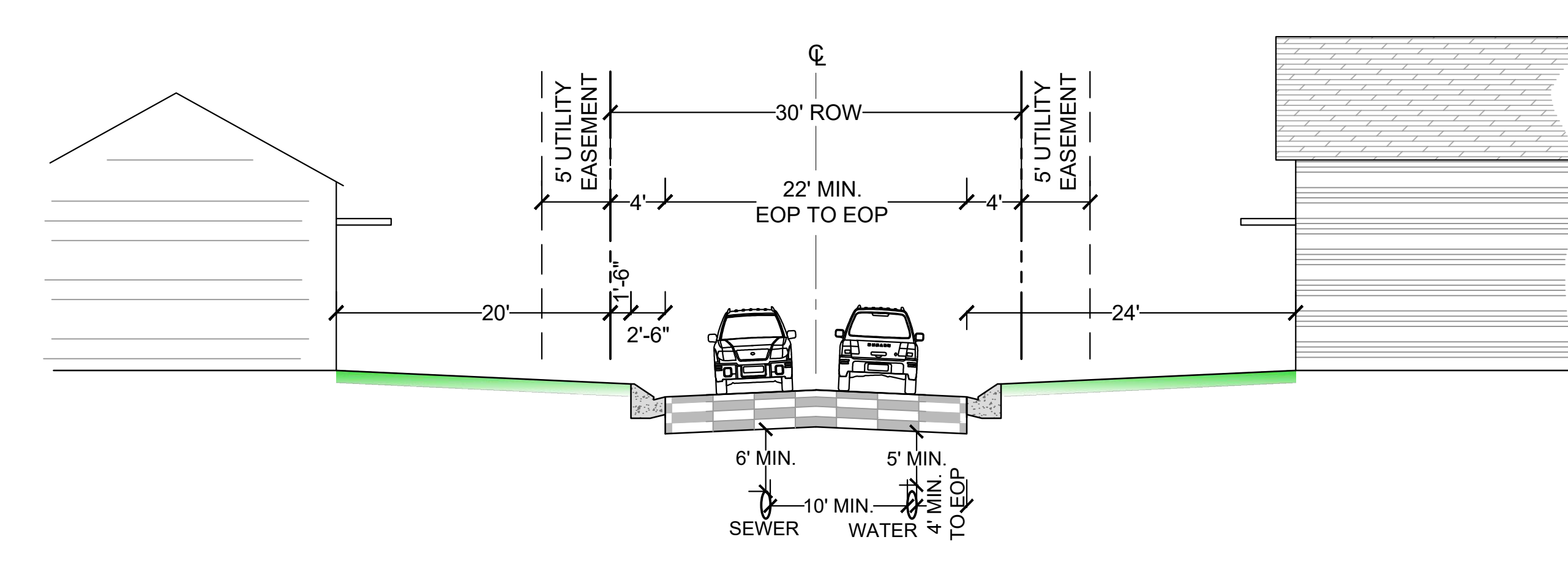
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 MINOR COLLECTOR (57' PUBLIC R.O.W.)  
 REAGAN RANCH DRIVE  
 NOT TO SCALE



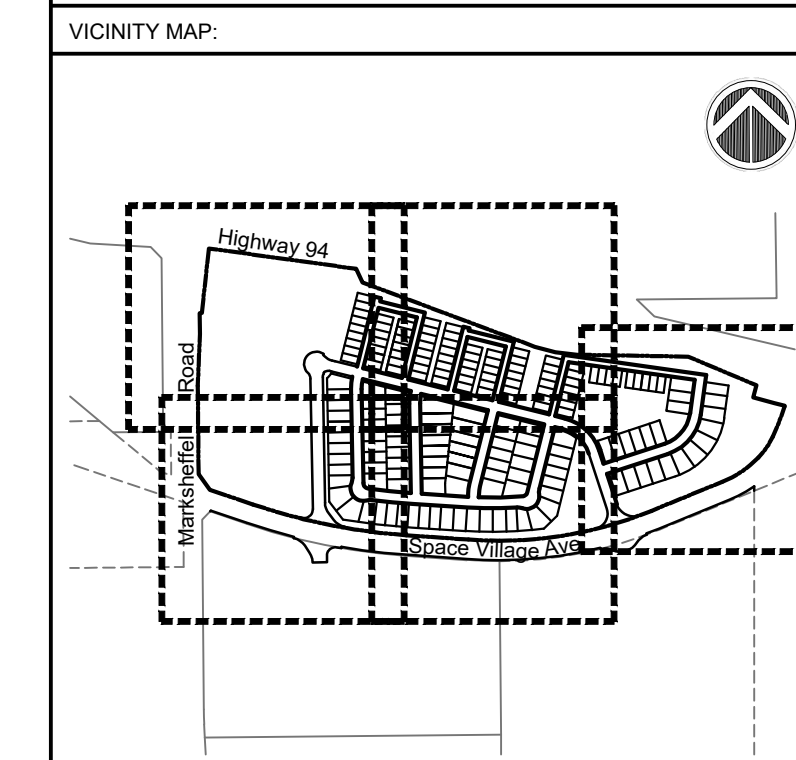
**TYPICAL SECTION**  
 "MODIFIED" MINOR ARTERIAL (90' PUBLIC R.O.W.)  
 SPACE VILLAGE AVENUE  
 NOT TO SCALE



**TYPICAL SECTION**  
 RESIDENTIAL LOCAL STREET (50' PUBLIC R.O.W.)  
 (DETACHED SIDEWALK)  
 NOT TO SCALE



**TYPICAL SECTION**  
 RESIDENTIAL ALLEY (30' PUBLIC R.O.W.)  
 NOT TO SCALE

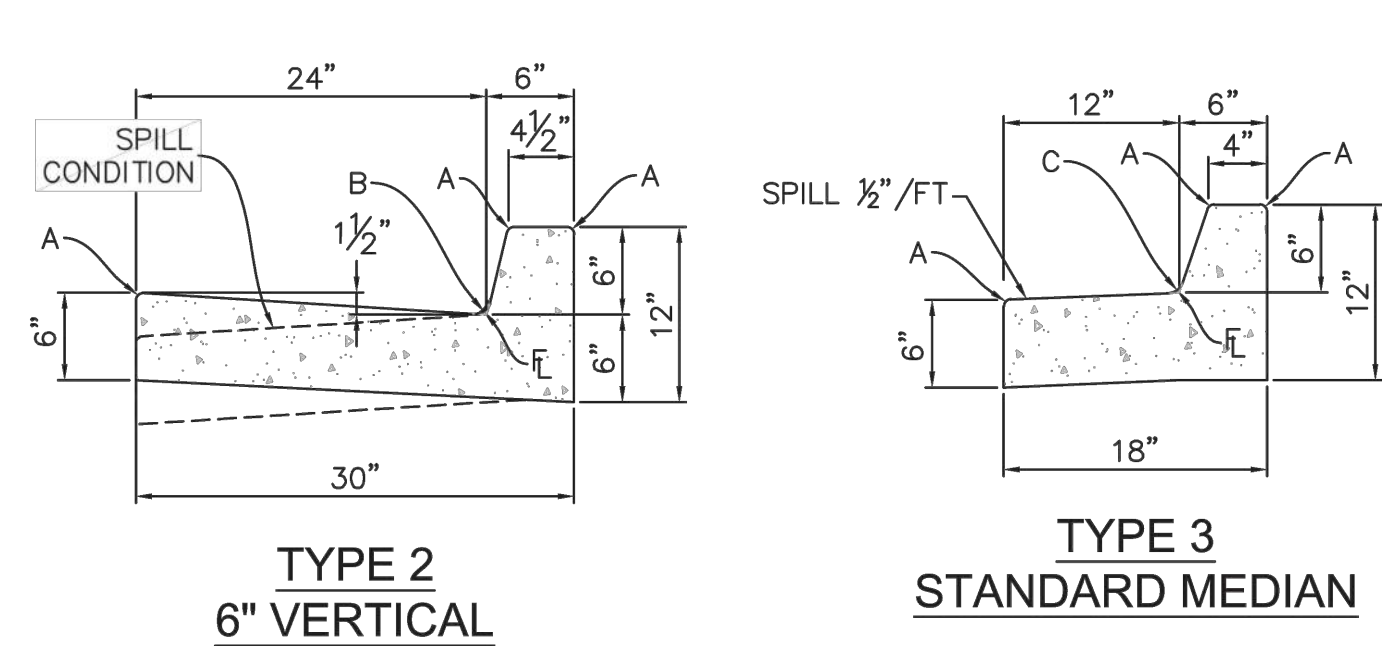


PROJECT:  
**HIGH PLAINS AT REAGAN RANCH**  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO

REVISION HISTORY:

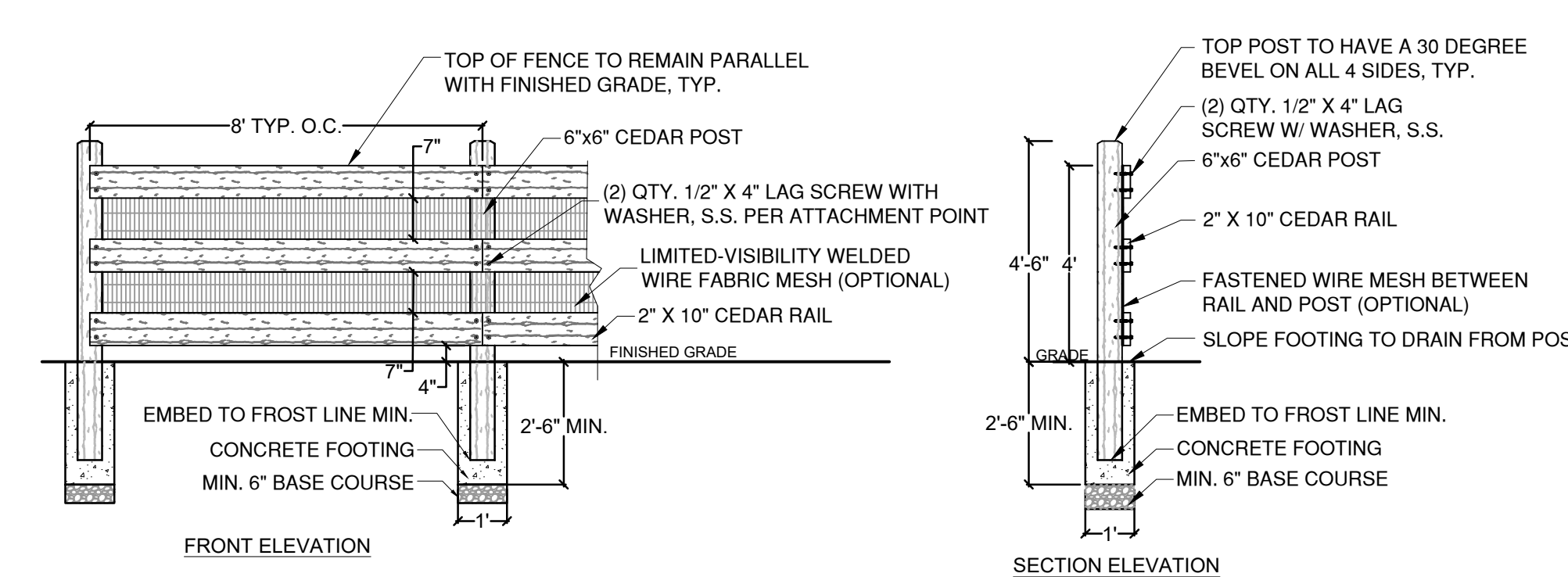
NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	

DRAWING INFORMATION:  
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 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:



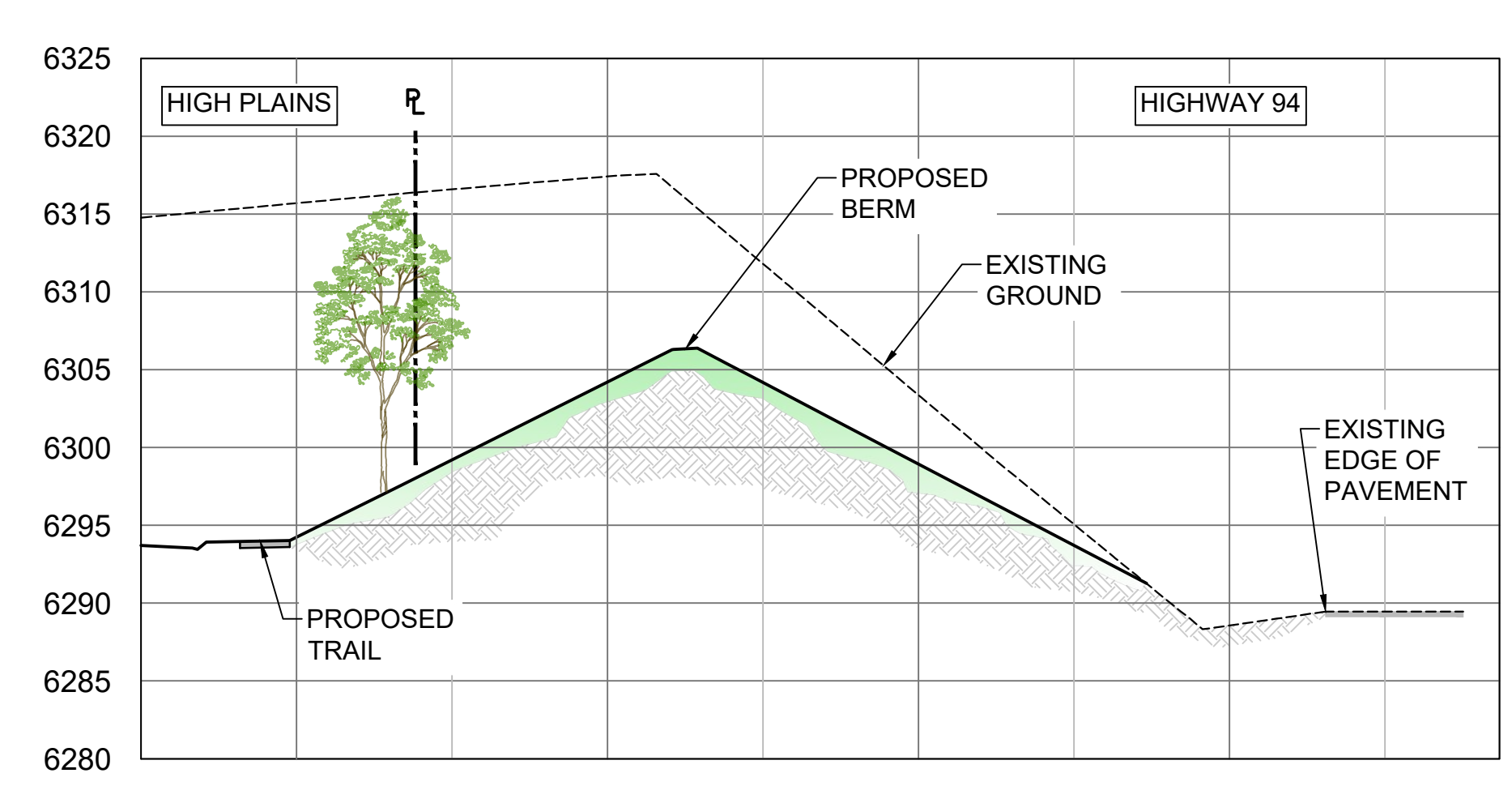
**RADII LEGEND**

A	1/4" - 1/2"
B	1 1/2"
C	1 1/2" - 2"



- GENERAL NOTES:
- ALL WOOD TO BE PRESSURE TREATED RED CEDAR FINISH.
  - ALL WOOD STAIN TO BE BEHR PREMIUM SEMI-TRANSPARENT STAIN & SEALER WOOD STAIN.
  - SUBMIT COLOR SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  - ALL RAIL MUST FACE OUTWARDS TOWARD THE STREET OR ADJACENT PROPERTY.
  - ALL WELDED WIRE FABRIC MESH MUST BE 16 TO 18 GAUGE NON-RUSTING MATERIAL AND NON-COLORIZED.
  - LIMITED-VISIBILITY WELDED WIRE FABRIC MESH HAVING 2" X 4" OPENINGS MAY BE USED, HOWEVER THE WIRE MESH MUST BE FASTENED TO THE INSIDE OF THE FENCE (ON THE OWNER'S PROPERTY SIDE) IN ALL SITUATIONS TO IMPROVE CONTAINMENT OF PETS.
  - WELDED WIRE MESH MUST BE INSTALLED BETWEEN THE POST AND RAIL. IN NO CIRCUMSTANCES SHALL THE WELDED WIRE MESH BE ON FASTENED TO THE OUTSIDE OF THE RAILS.

**OPEN 3 RAIL FENCE WITH**  
 OPTIONAL WIRE MESH  
 ELEVATION & SECTION ELEVATION  
 NOT TO SCALE



**BERM DETAIL**  
 HORIZ. SCALE: 1" = 25'  
 VERT. SCALE: 1" = 10'

**DETAIL SHEET**

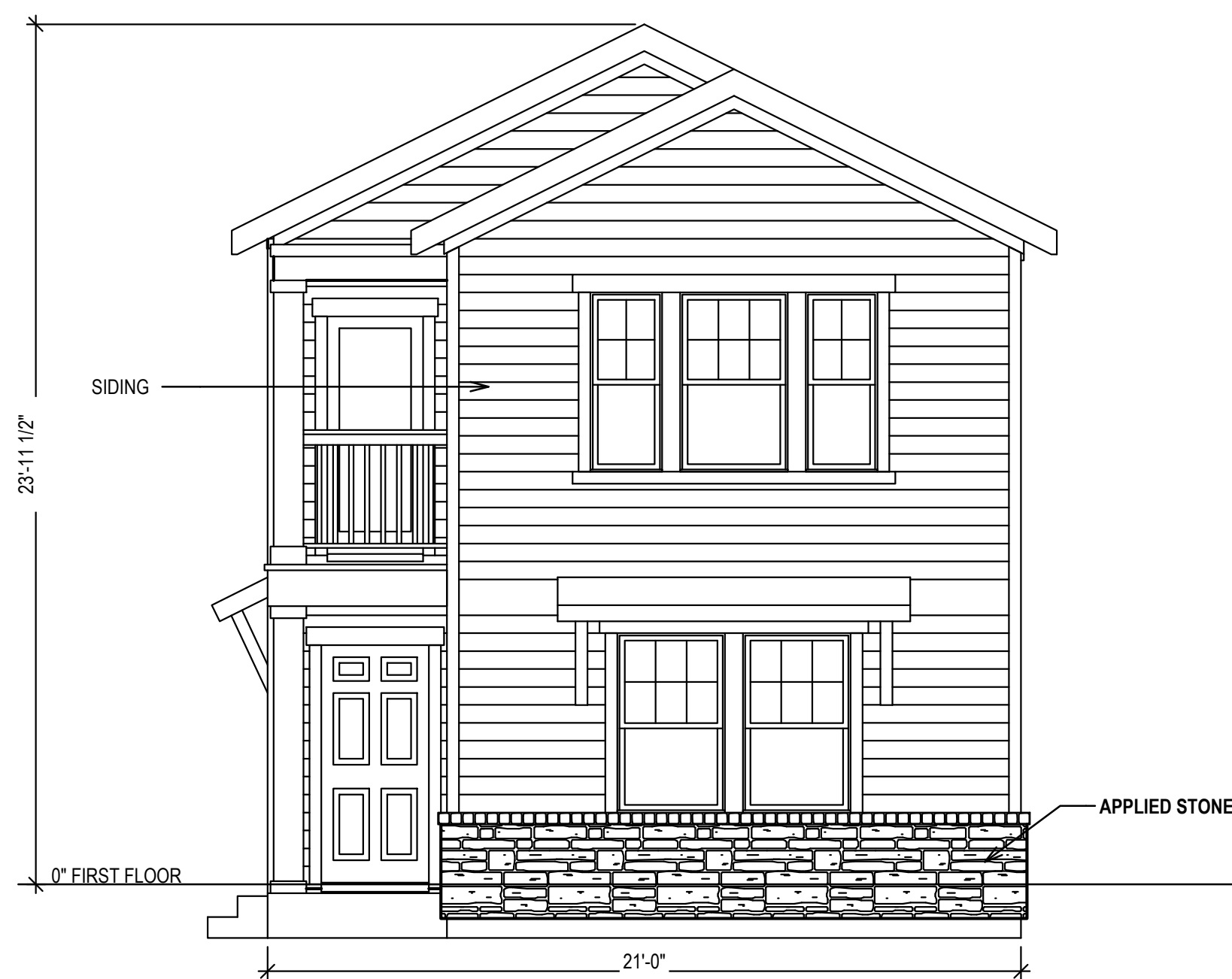
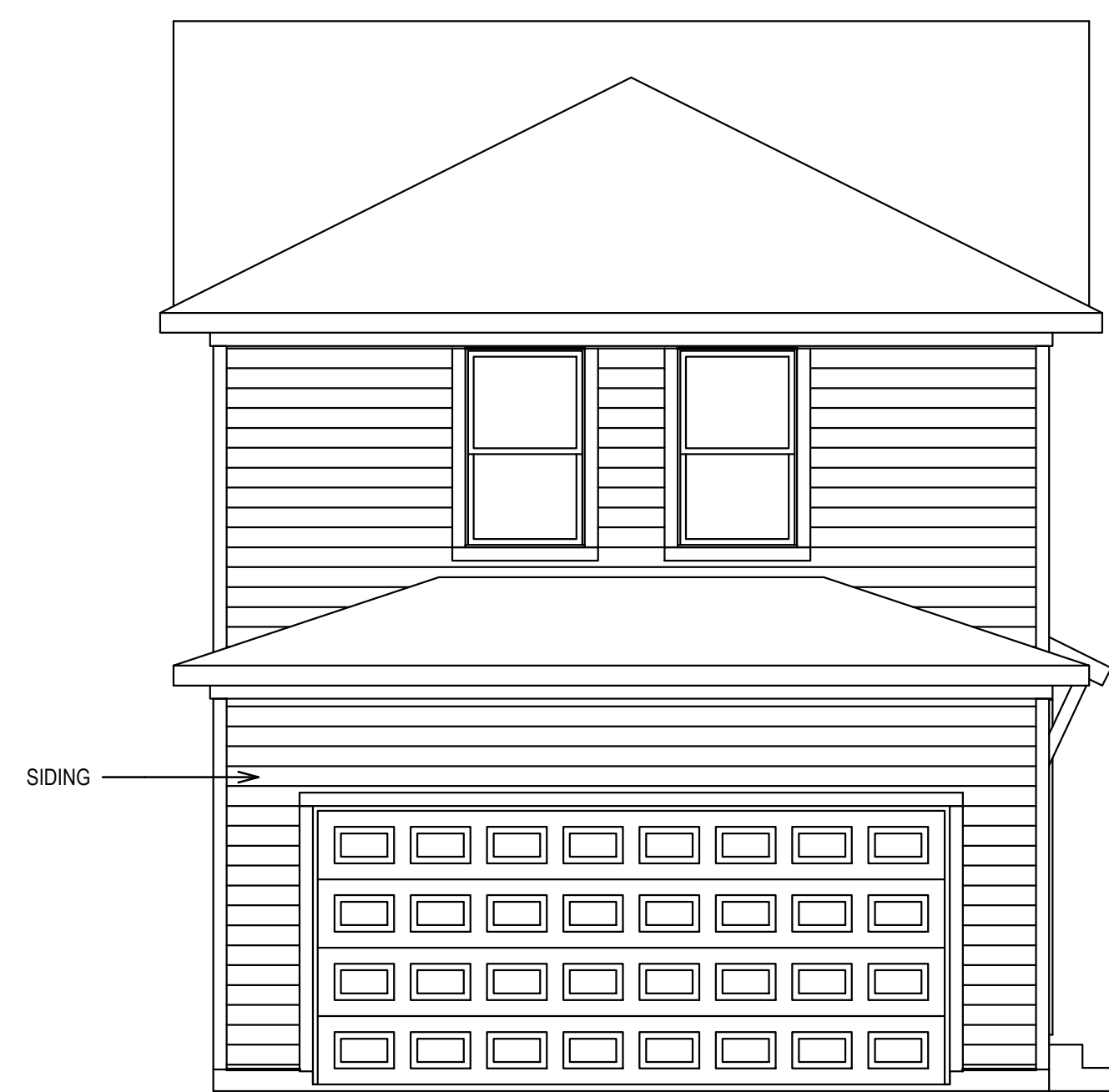
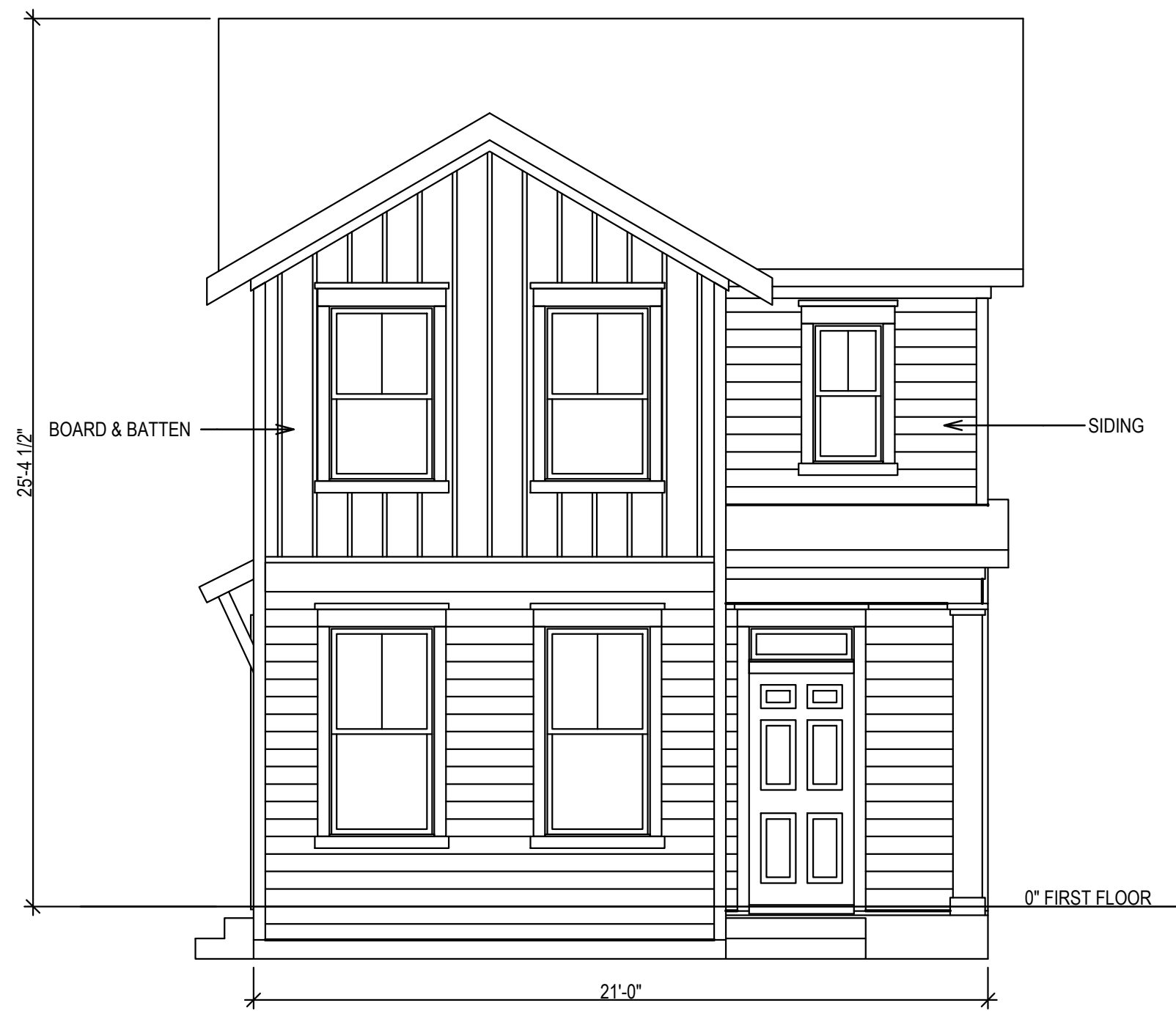
**DT01**  
 SHEET 07 OF 30

FILE LOCATION: S:\19 224 008 REAGAN RANCH\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\DT01.DWG

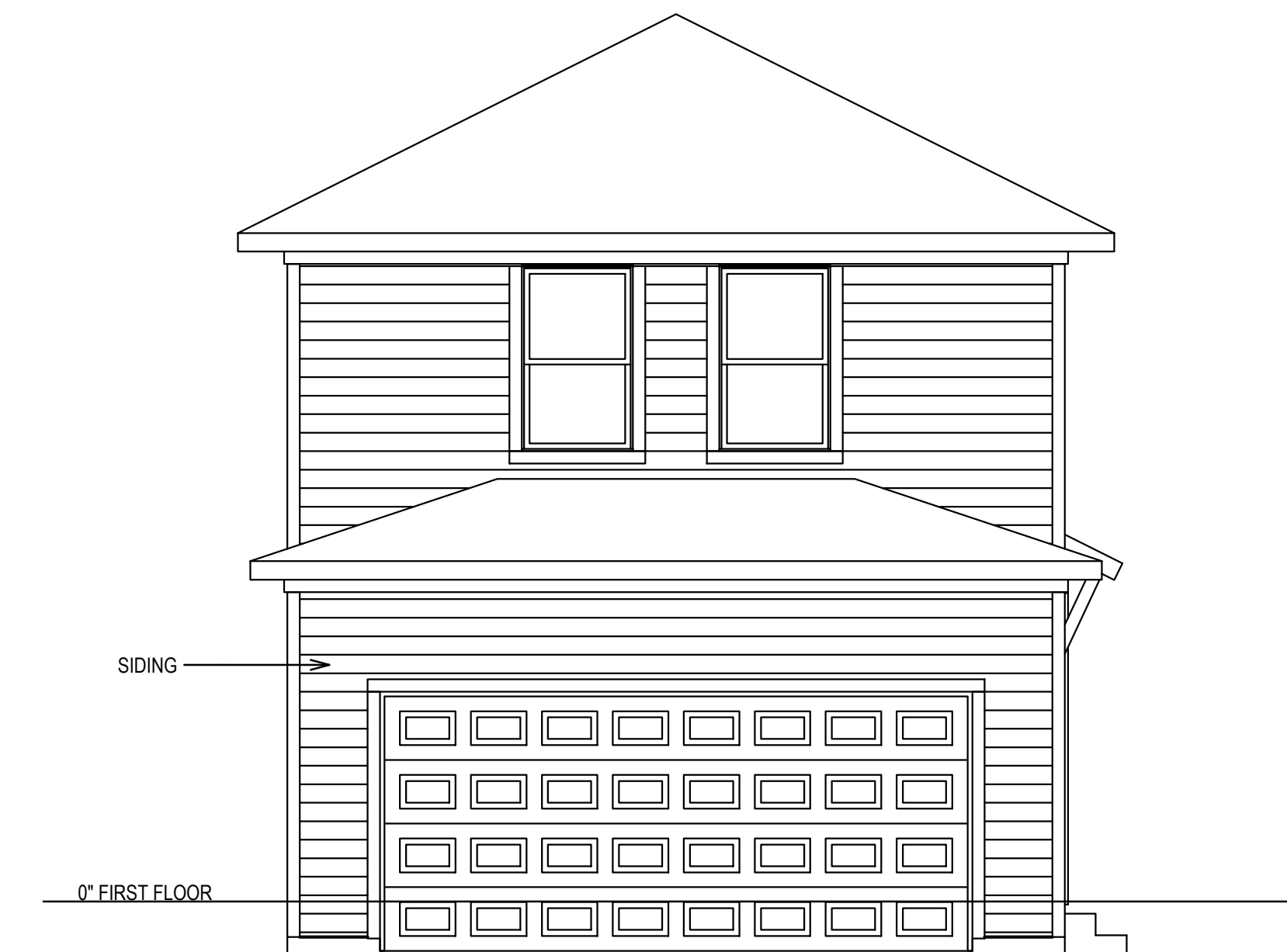




FILE LOCATION: S:\19-224-008\REAGAN RANCH\100-DWG\104-PLAN SET\DEVELOPMENT PLAN\DT01.DWG



**BUILDING ELEVATIONS**  
NOT TO SCALE

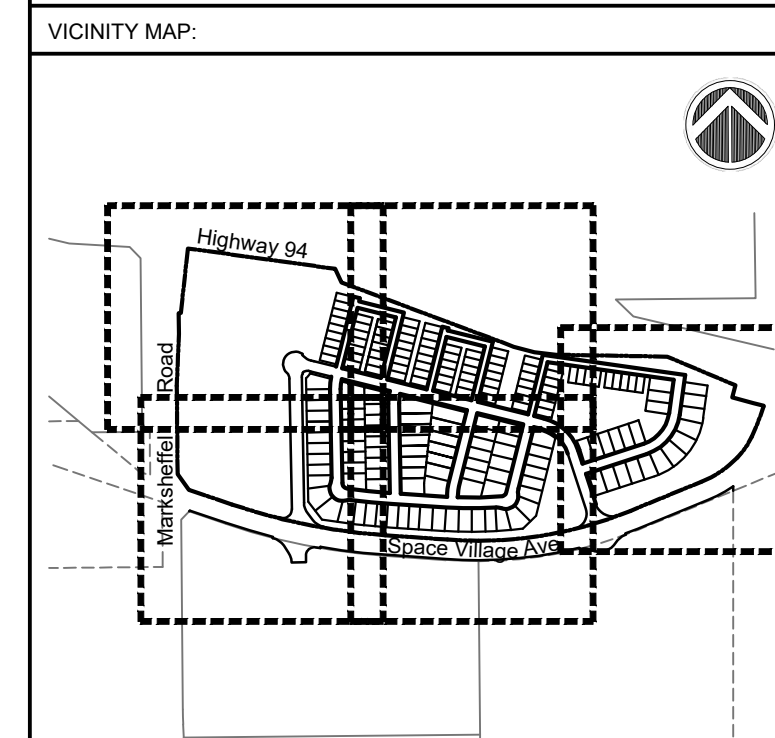


**GENERAL ARCHITECTURAL ELEVATION NOTES:**

- ELEVATIONS AS SHOWN ARE CONCEPTUAL IN NATURE ONLY AND SUBJECT TO CHANGE PENDING FINAL DESIGN AT TIME OF BUILDING PERMIT. ELEVATIONS PROVIDED TO ILLUSTRATE GENERAL EXTERIOR MATERIALS AS WELL AS BUILDING WIDTH, DEPTH AND HEIGHT.
- BUILDER RESERVES THE RIGHT TO MODIFY THE ELEVATIONS AT TIME OF BUILDING PERMIT WITH RESPECT TO COLORS, MATERIALS, AND ARCHITECTURAL FEATURES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN AMENDMENT SO THE LONG THE BUILDING DIMENSIONS ARE WITHIN 20% OF THIS DEVELOPMENT PLAN.
- ARCHITECTURAL FEATURES: CORNICE, EAVES, BELT COURSE, SILL, CANOPY, CHIMNEYS AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY EXTEND INTO A REQUIRED FRONT OR REAR BUILDING SETBACK FOUR INCHES (4") FOR EACH FOOT OF WIDTH. THESE ENCROACHMENTS MAY NOT EXTEND OR PROJECT INTO THE REQUIRED SIDE SETBACK MORE THAN A TOTAL OF THIRTY SIX INCHES (36").
- COVERED AND UNCOVERED PATIOS 18 INCHES (18") OR LESS ABOVE GROUND LEVEL ARE PERMITTED TO ENCROACH UP TO 5' INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.
- COVERED AND UNCOVERED PATIOS 18 INCHES (18") AND HIGHER ARE PERMITTED TO ENCROACH UP TO 36" INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.
- WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO THIRTY SIX INCHES (36") INTO A REQUIRED SIDE YARD SETBACK. WINDOW WELLS SHALL NOT BE FLUSH TO GROUND AND SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD SWALES.
- BAY WINDOWS, BUILDING CANTILEVERS, AND VERTICAL PROJECTIONS UP TO 36" ARE PERMITTED INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
DEVELOPMENT PLAN  
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	

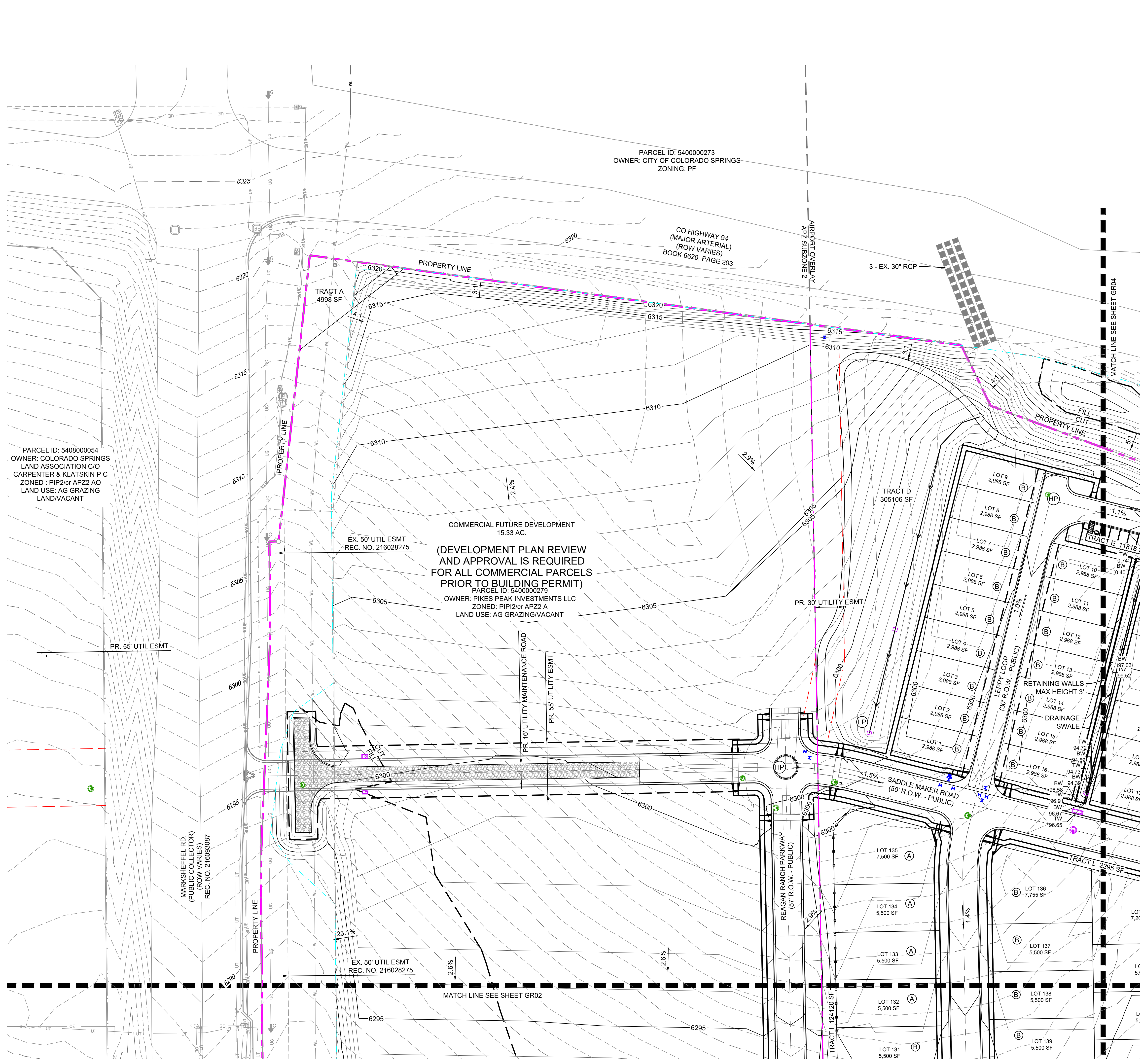
DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

**DETAIL SHEET**

**DT03**  
**SHEET 09 OF 30**

CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

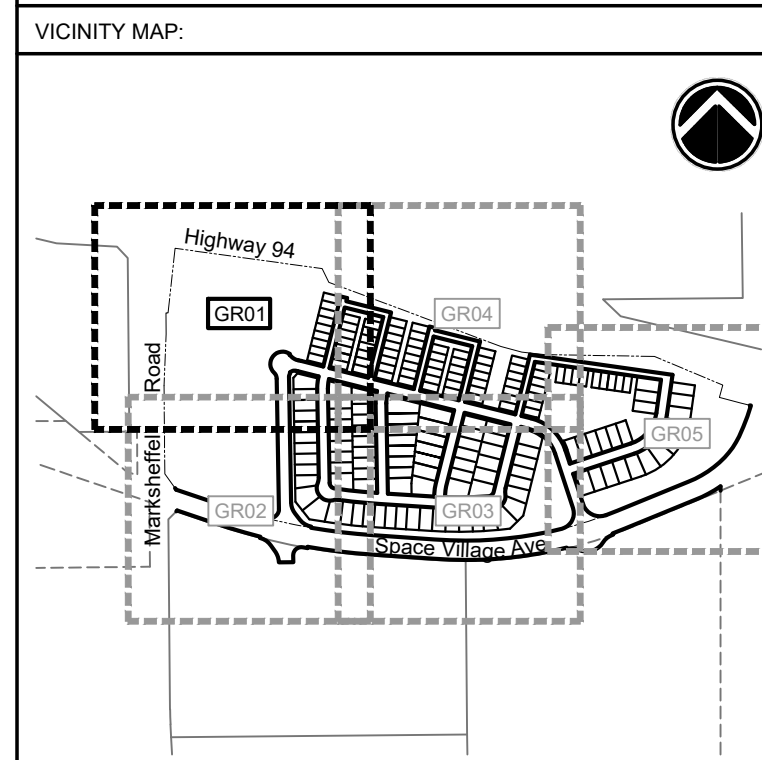


**LEGEND**

- 6970 — EXISTING CONTOUR
- 6970 — PROPOSED CONTOUR
- 2.4% → SLOPE LABEL
- LIMITS OF DISTURBANCE
- RETAINING WALL
- PROPOSED EASEMENT
- DRAINAGE SWALE
- CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- PROPERTY BOUNDARY
- SHEET MATCHLINE

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
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90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH DEVELOPMENT PLAN**  
COLORADO SPRINGS, CO

REVISION HISTORY:

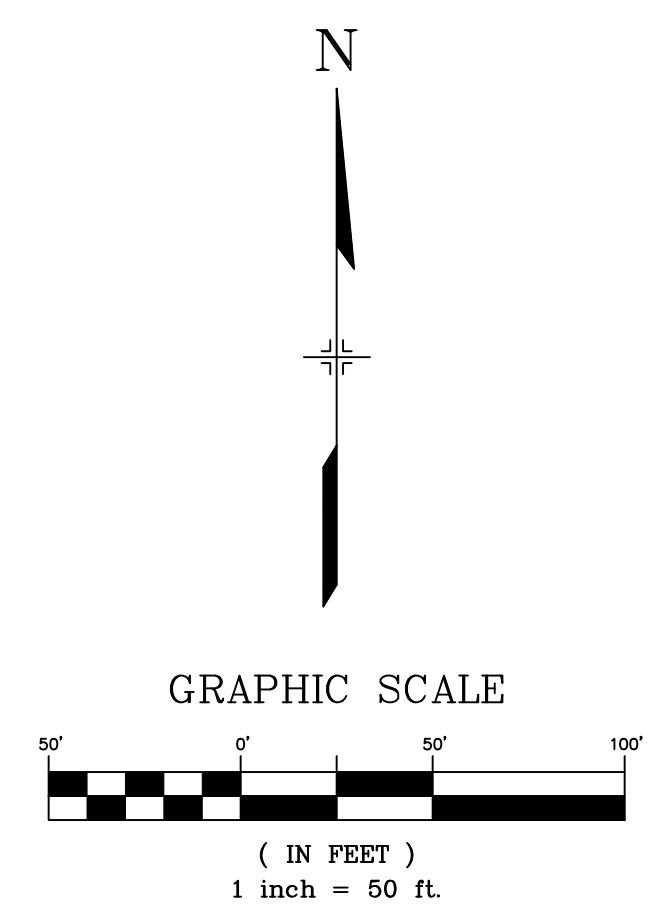
NO.	DATE	DESCRIPTION	BY
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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: TRS  
CHECKED BY: CAP  
APPROVED BY: NMS  
SHEET TITLE:

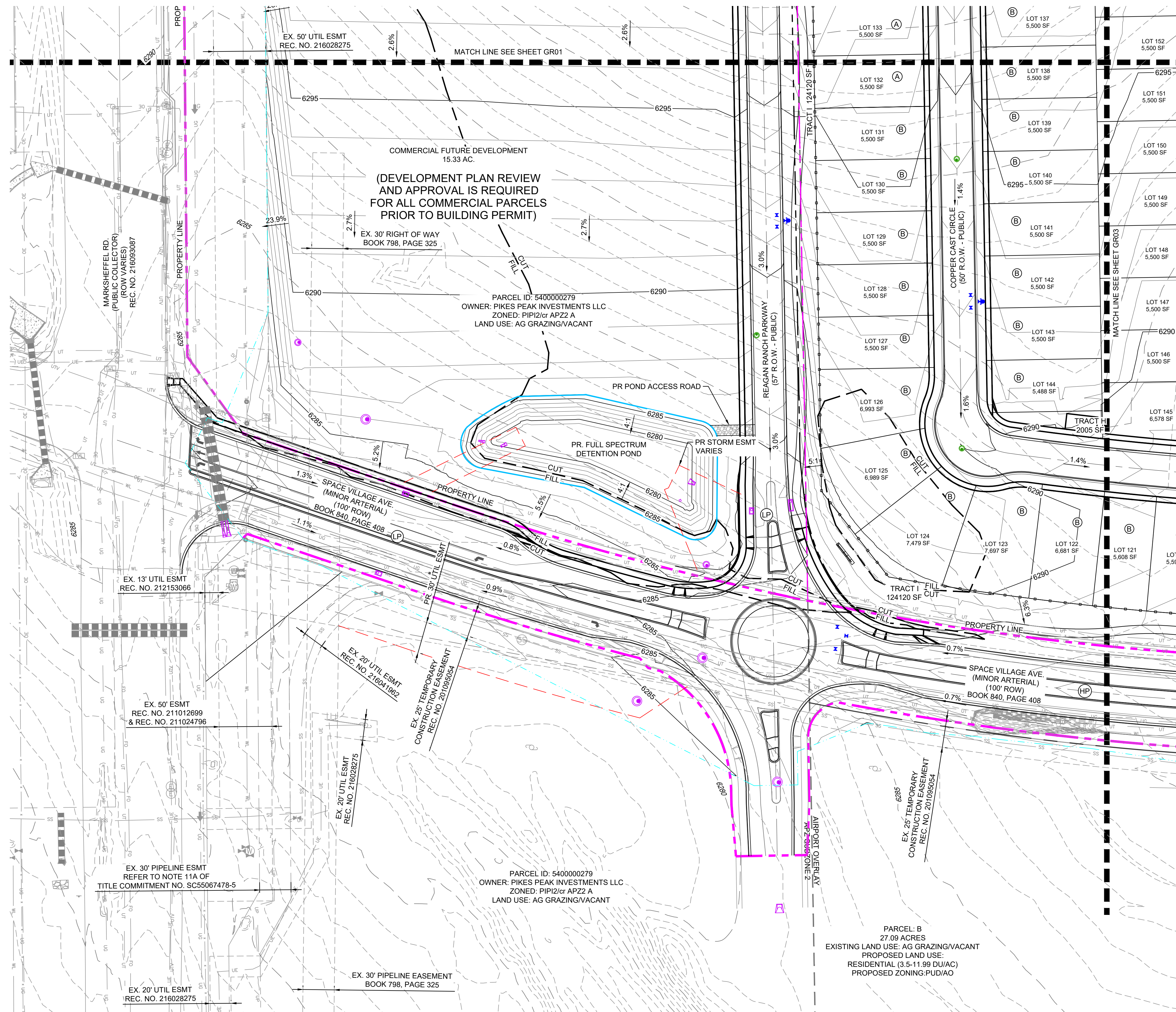
**PRELIMINARY GRADING PLAN**

**GR01**  
SHEET 10 OF 30

CITY FILE NO.: CPC PUD 21-00015



FILE LOCATION: S:\19-224-008\REAGAN RANCH\100-DWG\104-PLAN SET\DD\DEVELOPMENT PLAN\GR01.DWG



### LEGEND

- 6970 — EXISTING CONTOUR
- 6970 — PROPOSED CONTOUR
- 2.4% → SLOPE LABEL
- — LIMITS OF DISTURBANCE
- — RETAINING WALL
- — PROPOSED EASEMENT
- — DRAINAGE SWALE
- — CUT AND FILL LIMITS
- — DETENTION FACILITY LOCATION
- — PROPERTY BOUNDARY
- — SHEET MATCHLINE

NOTE: RETAINING WALL HEIGHTS SHOWN ON PLAN REPRESENT THE HEIGHTS AND LOCATIONS PLANNED FOR THE WALLS. WALL HEIGHTS WILL BE NO GREATER THAN SHOWN IN THIS SET. TOP AND BOTTOM OF WALL ELEVATIONS ARE PRELIMINARY AND FINAL TOP AND BOTTOM OF WALL ELEVATIONS WILL BE DETERMINED DURING FINAL DESIGN AND CONSTRUCTION DESIGN PHASE.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
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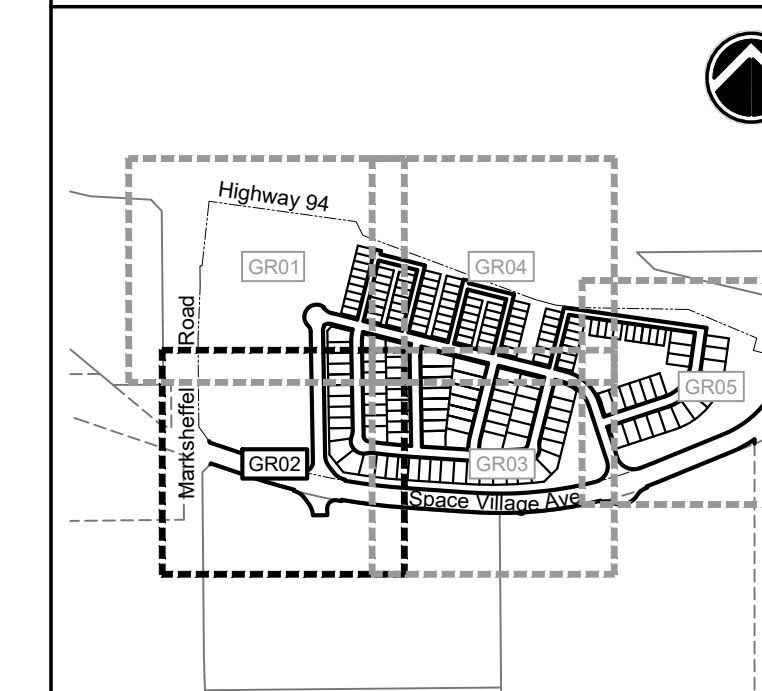
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



VICINITY MAP:



PROJECT:

HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 19.224.008

DRAWN BY: TRS

CHECKED BY: CAP

APPROVED BY: NMS

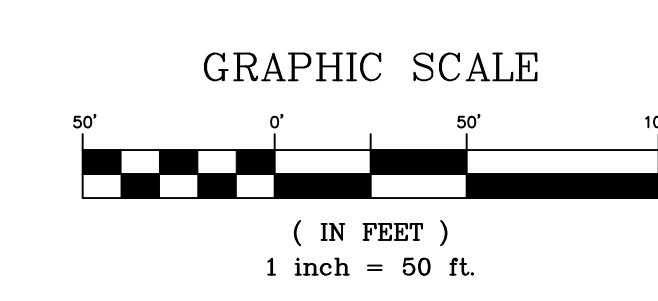
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PRELIMINARY  
 GRADING PLAN

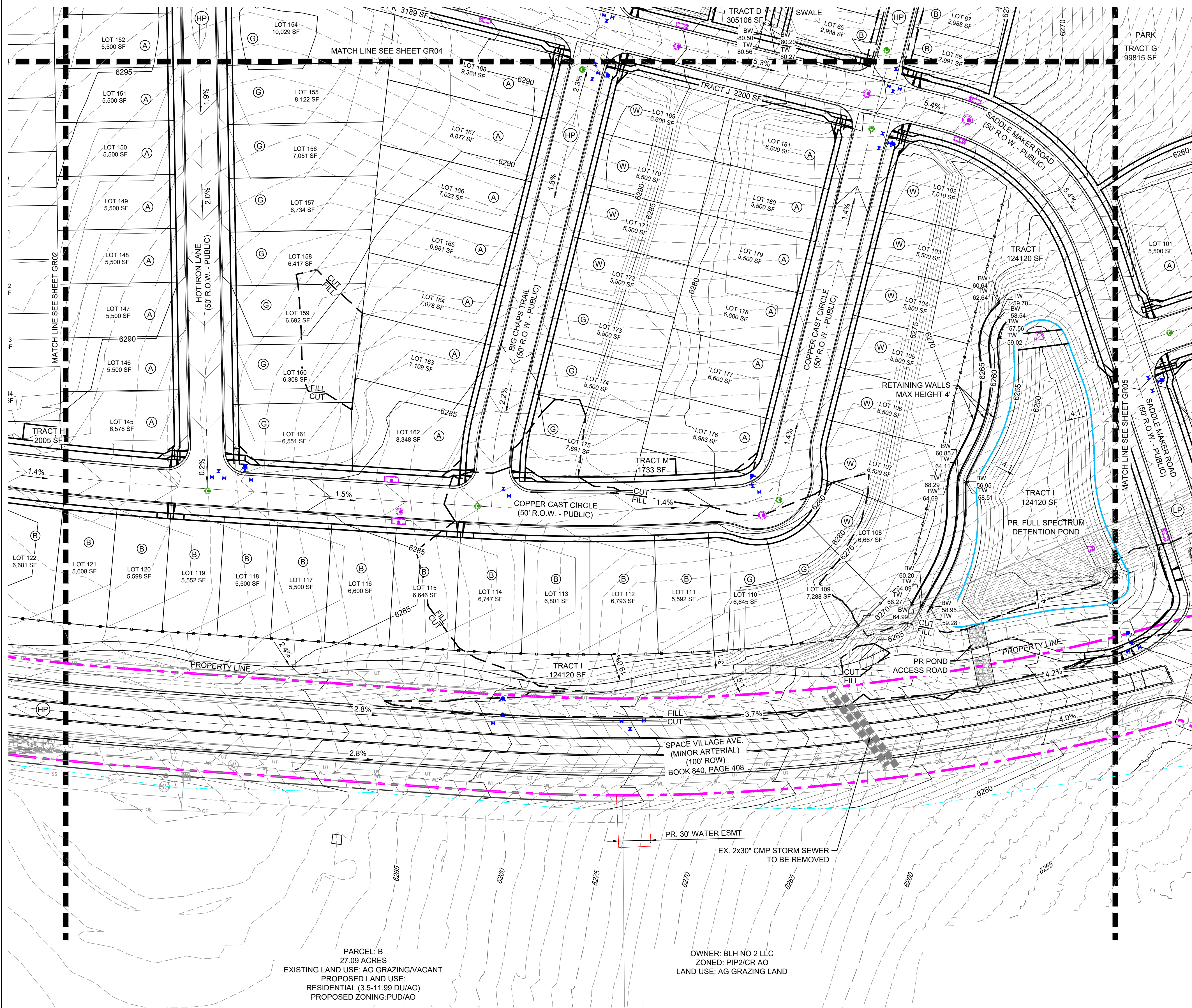
GR02

SHEET 11 OF 30

CITY FILE NO.: CPC PUD 21-00015



FILE LOCATION: S:\19-224-008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\GR03.DWG



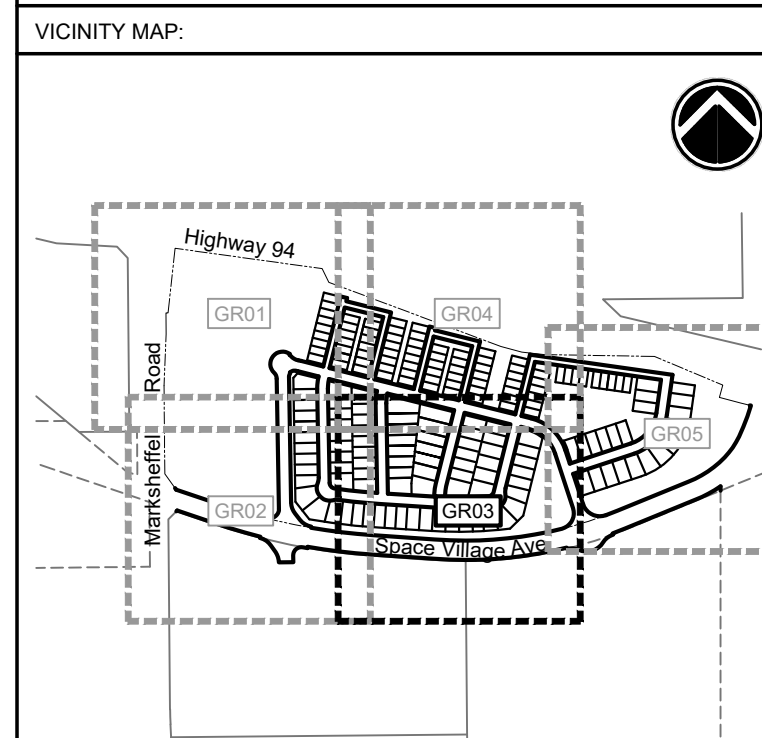
**LEGEND**

- 6970 — EXISTING CONTOUR
- - - 6970 - - - PROPOSED CONTOUR
- 2.4% → SLOPE LABEL
- LIMITS OF DISTURBANCE
- RETAINING WALL
- - - PROPOSED EASEMENT
- - - DRAINAGE SWALE
- - - CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- PROPERTY BOUNDARY
- SHEET MATCHLINE

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CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
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OWNER/DEVELOPER:  
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PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

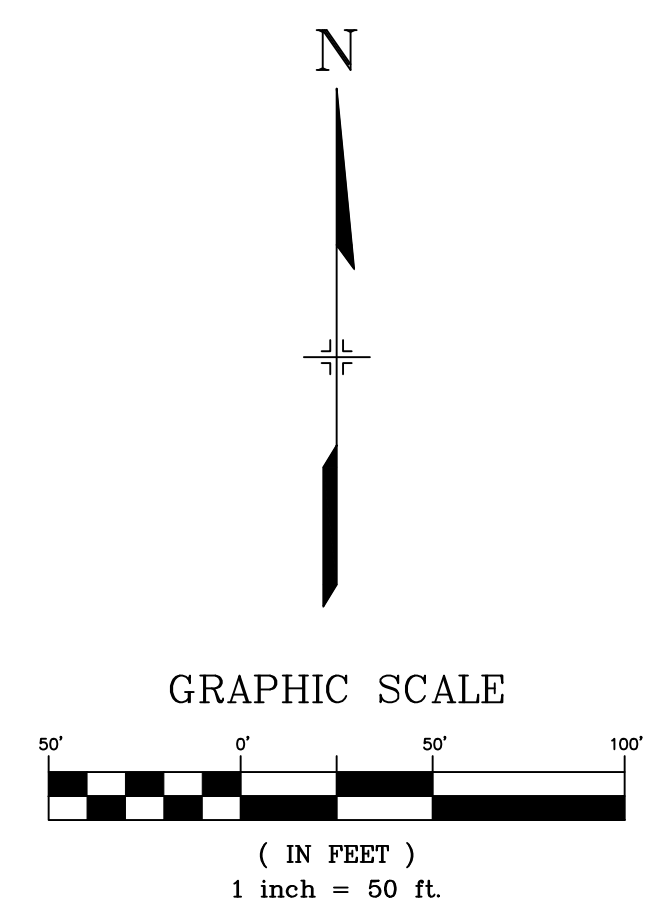
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NO.	DATE	DESCRIPTION	BY
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1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: TRS  
 CHECKED BY: CAP  
 APPROVED BY: NMS

SHEET TITLE:  
**PRELIMINARY  
 GRADING PLAN**

**GR03**  
 SHEET 12 OF 30  
 CITY FILE NO.: CPC PUD 21-00015



# LEGEND

- 6970 — EXISTING CONTOUR
- 6970 — PROPOSED CONTOUR
- 2.4% → SLOPE LABEL
- — — — — LIMITS OF DISTURBANCE
- — — — — RETAINING WALL
- — — — — PROPOSED EASEMENT
- — — — — DRAINAGE SWALE
- — — — — CUT AND FILL LIMITS
- — — — — DETENTION FACILITY LOCATION
- — — — — PROPERTY BOUNDARY
- — — — — SHEET MATCHLINE

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CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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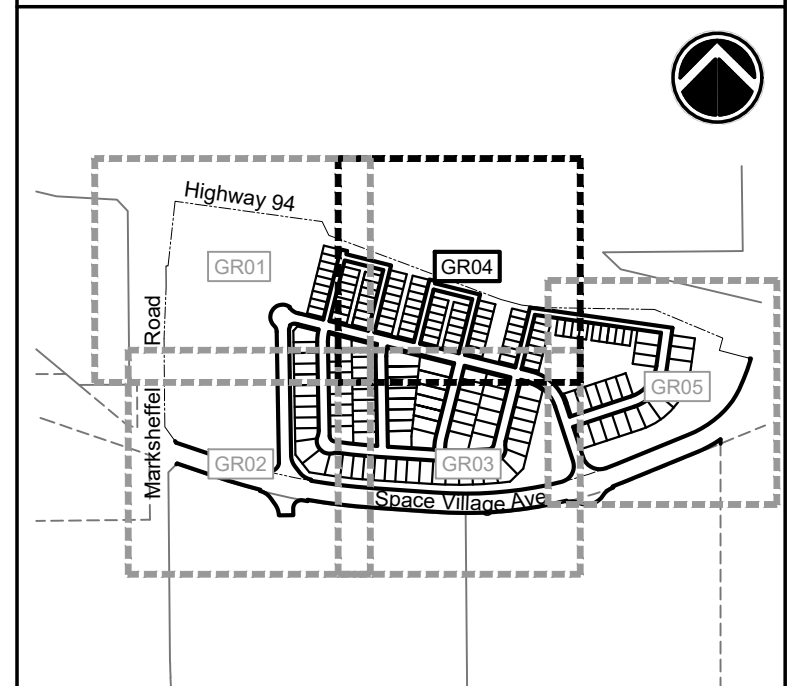
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



VICINITY MAP:



PROJECT:

HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 19.224.008

DRAWN BY: TRS

CHECKED BY: CAP

APPROVED BY: NMS

SHEET TITLE:

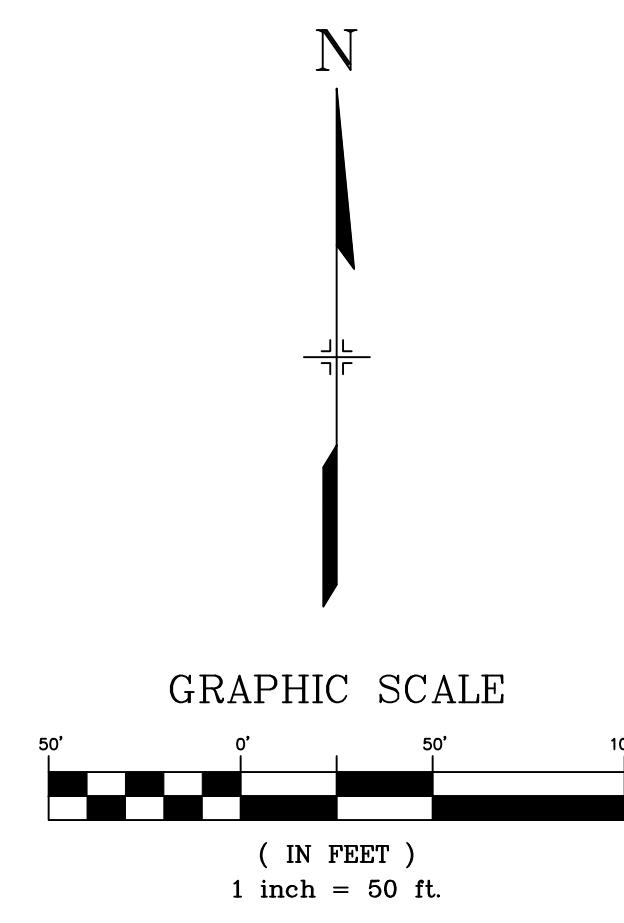
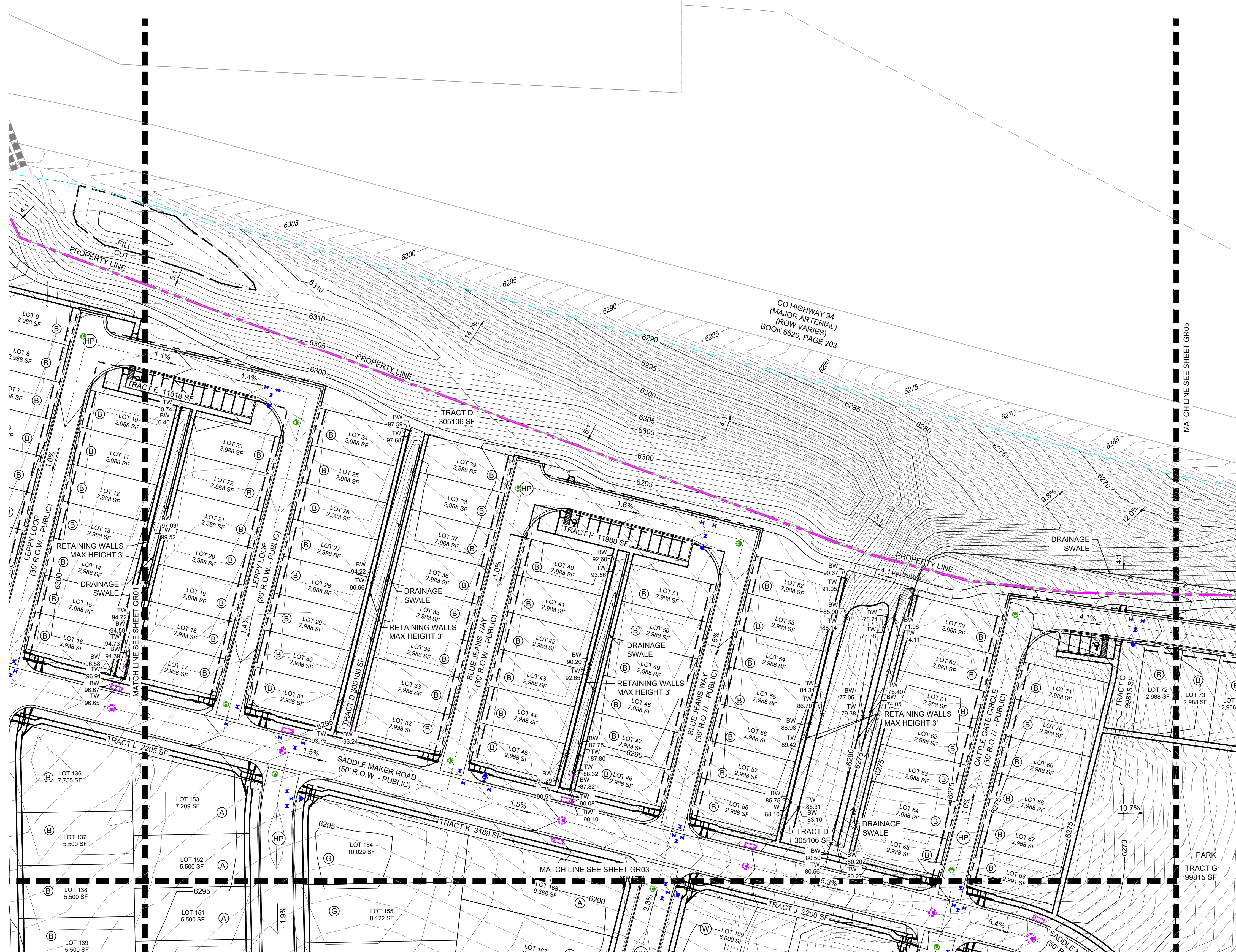
PRELIMINARY  
 GRADING PLAN

GR04

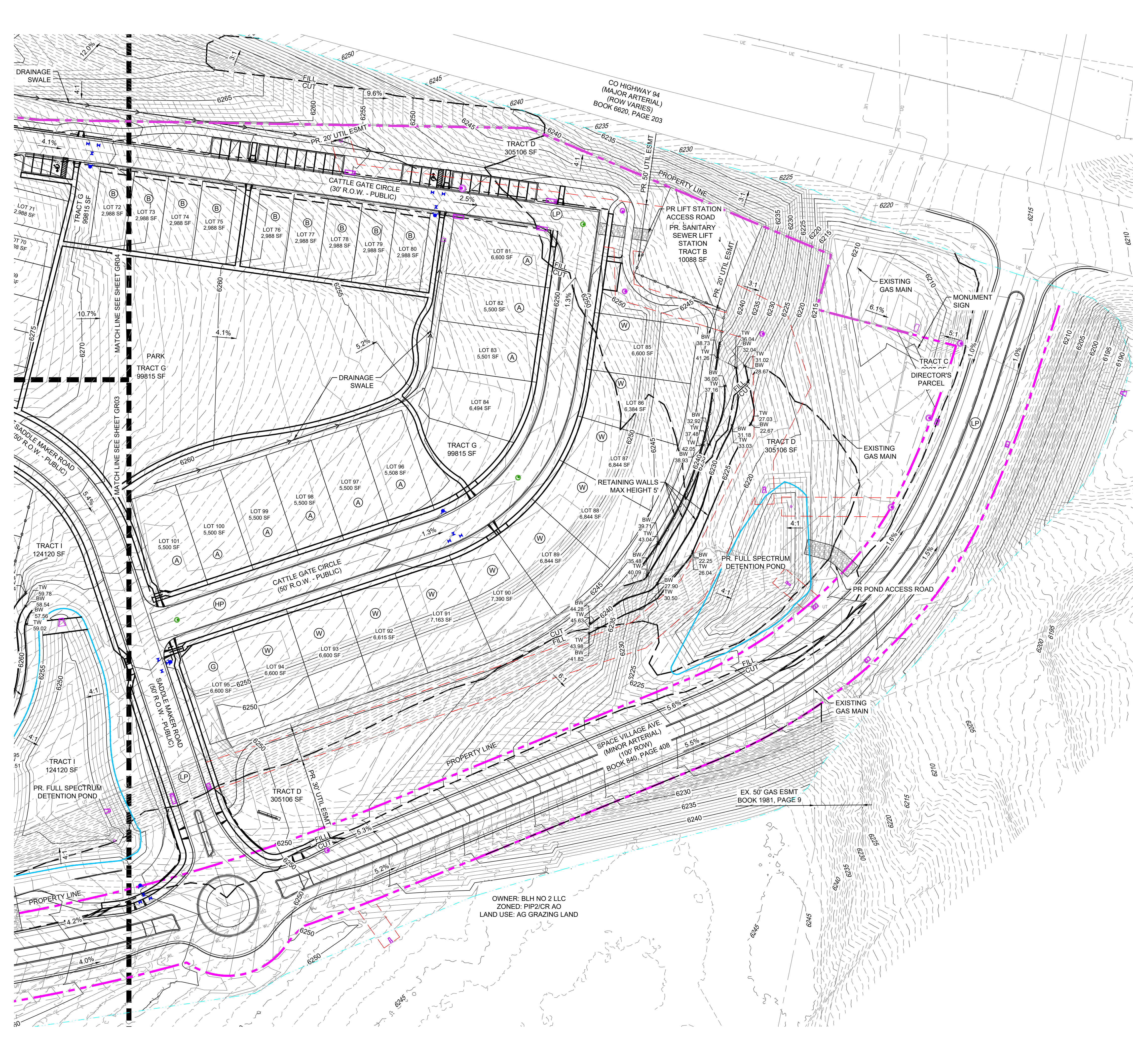
SHEET 13 OF 30

CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:\19.224.008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\GR04.DWG



FILE LOCATION: S:\19-224-008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\GR05.DWG



### LEGEND

- 6970 — EXISTING CONTOUR
- - - 6970 - - - PROPOSED CONTOUR
- 2.4% → SLOPE LABEL

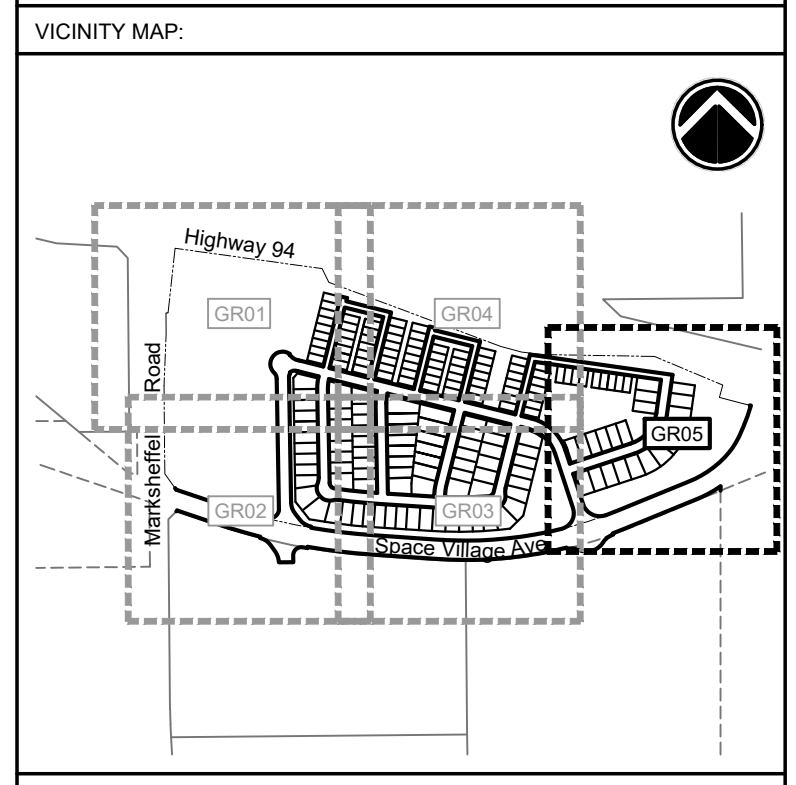
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- LIMITS OF DISTURBANCE
- RETAINING WALL
- - - PROPOSED EASEMENT
- DRAINAGE SWALE
- - - CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- - - PROPERTY BOUNDARY
- SHEET MATCHLINE

NOTE: RETAINING WALL HEIGHTS SHOWN ON PLAN REPRESENT THE HEIGHTS AND LOCATIONS PLANNED FOR THE WALLS. WALL HEIGHTS WILL BE NO GREATER THAN SHOWN IN THIS SET. TOP AND BOTTOM OF WALL ELEVATIONS ARE PRELIMINARY AND FINAL TOP AND BOTTOM OF WALL ELEVATIONS WILL BE DETERMINED DURING FINAL DESIGN AND CONSTRUCTION DESIGN PHASE.

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
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 90 SOUTH CASCADE AVE., SUITE 1500  
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PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO**

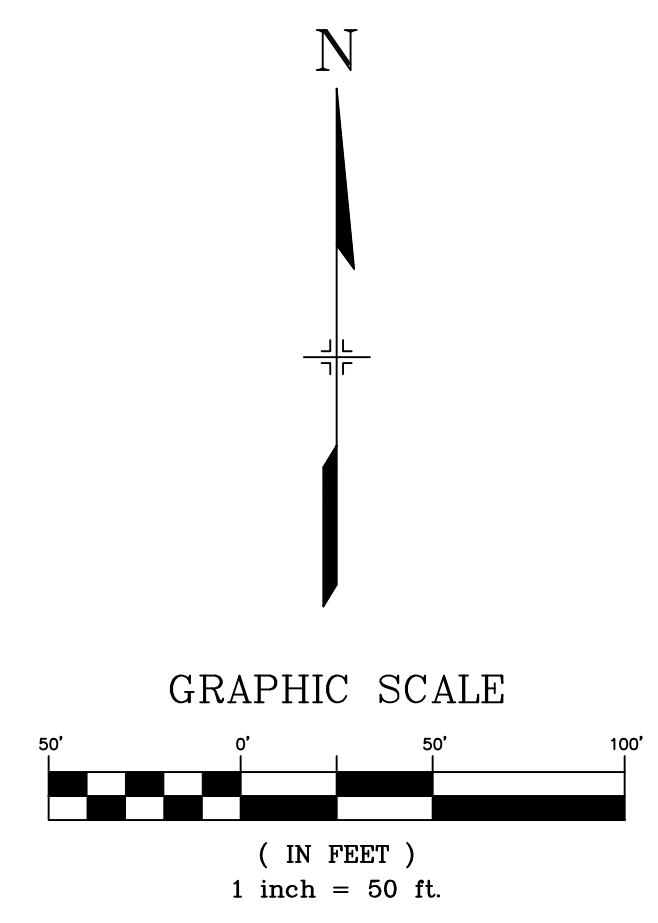
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
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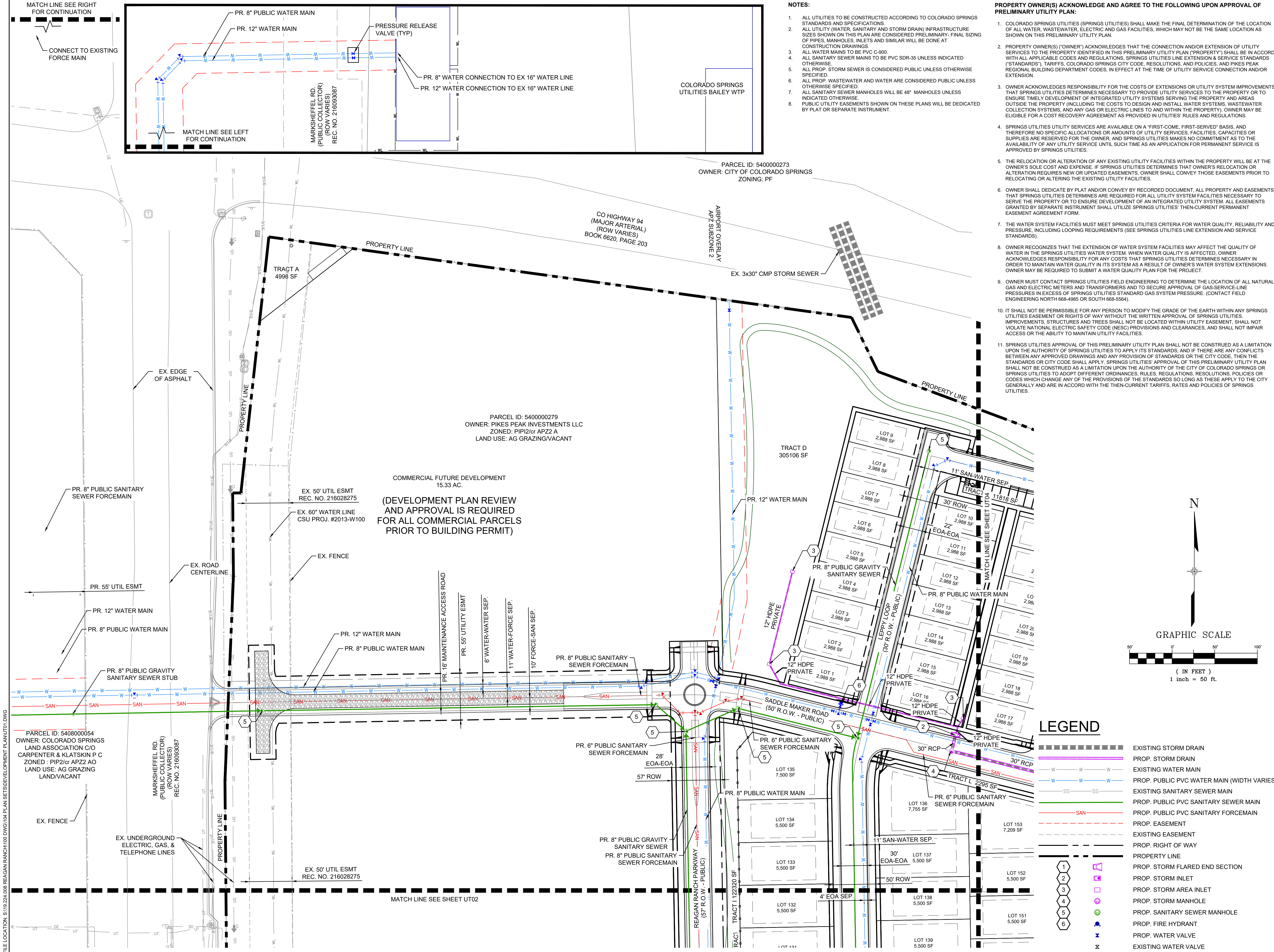
DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: TRS  
 CHECKED BY: CAP  
 APPROVED BY: NMS  
 SHEET TITLE:

## PRELIMINARY GRADING PLAN

**GR05**  
 SHEET 14 OF 30



CITY FILE NO.: CPC PUD 21-00015

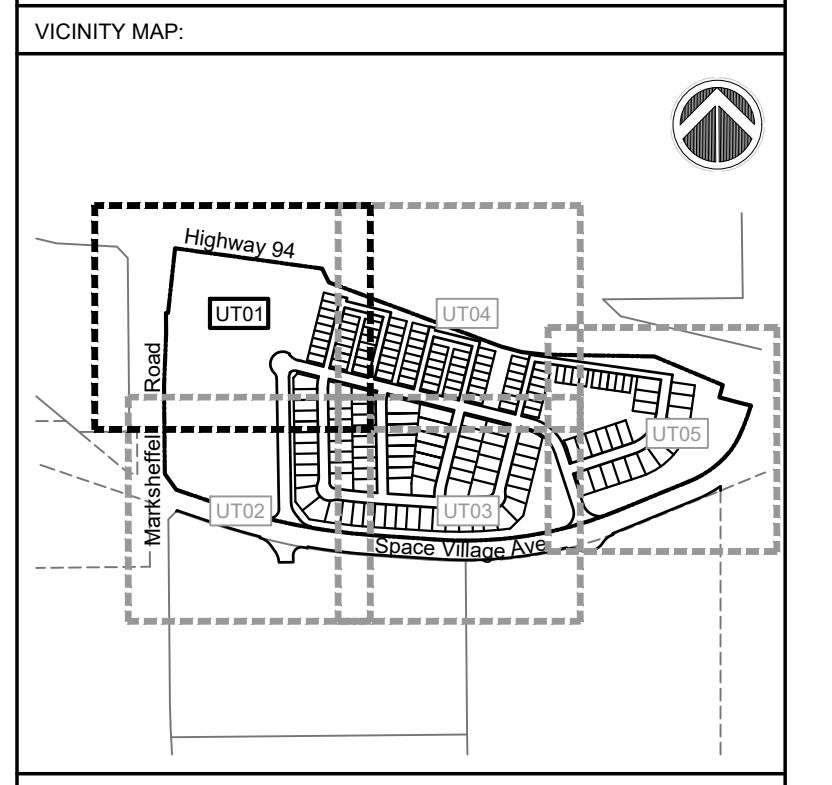


- NOTES:**
1. ALL UTILITIES TO BE CONSTRUCTED ACCORDING TO COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
  2. ALL UTILITY (WATER, SANITARY AND STORM DRAIN) INFRASTRUCTURE SIZES SHOWN ON THIS PLAN ARE CONSIDERED PRELIMINARY-FINAL SIZING OF PIPES, MANHOLES, INLETS AND SIMILAR WILL BE DONE AT CONSTRUCTION DRAWINGS.
  3. ALL WATER MAINS TO BE PVC C-900.
  4. ALL SANITARY SEWER MAINS TO BE PVC SDR-35 UNLESS INDICATED OTHERWISE.
  5. ALL PROP. WASTEWATER AND WATER ARE CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
  6. ALL SANITARY SEWER MANHOLES WILL BE 48" MANHOLES UNLESS INDICATED OTHERWISE.
  7. PUBLIC UTILITY EASEMENTS SHOWN ON THESE PLANS WILL BE DEDICATED BY PLAT OR SEPARATE INSTRUMENT.

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:**
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
  2. 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 CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
  3. 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 AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY 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.
  4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
  5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
  6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
  7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND SERVICE STANDARDS.
  8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
  9. 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 SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
  10. 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. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
  11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS 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, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

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 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

**OWNER/DEVELOPER:**  
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 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



**PROJECT:**  
**HIGH PLAINS AT REAGAN RANCH**  
**DEVELOPMENT PLAN**  
**COLORADO SPRINGS, CO**

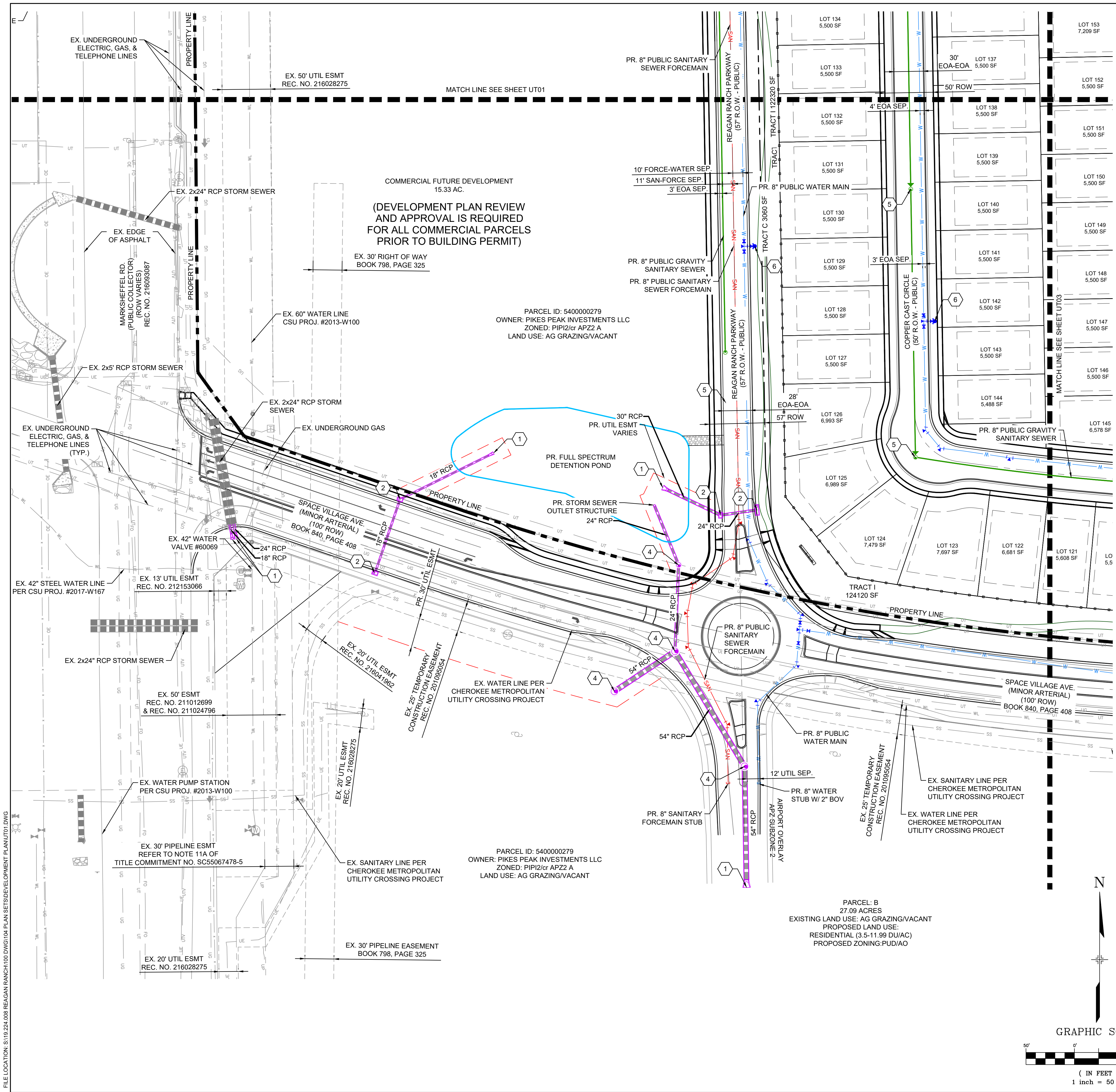
**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

**DRAWING INFORMATION:**  
 PROJECT NO: 19.224.008  
 DRAWN BY: TRS  
 CHECKED BY: CAP  
 APPROVED BY: NMS  
 SHEET TITLE:

**PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN**  
**UT01**  
**SHEET 15 OF 30**  
 CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN.SET\DEV\DEVELOPMENT PLAN\UT01.DWG

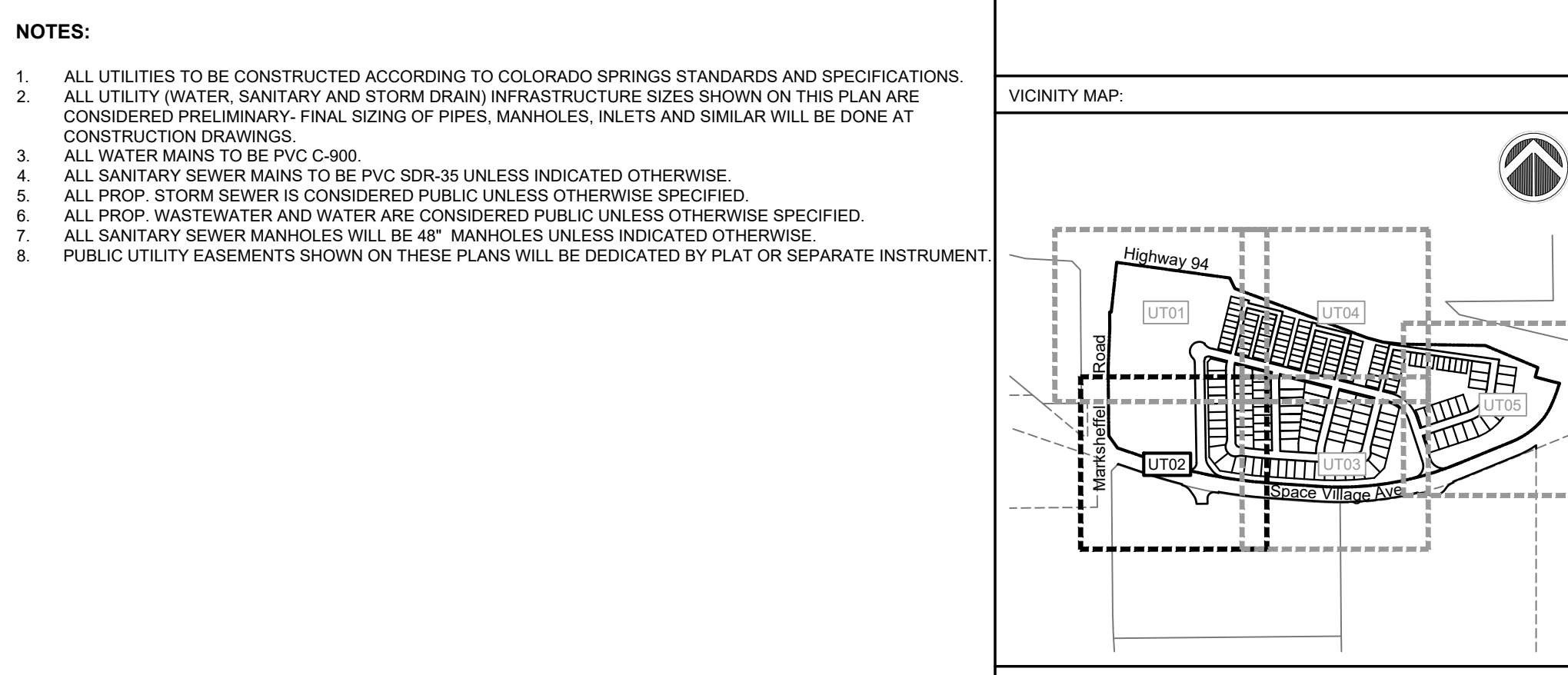


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**NOTES:**

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**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

**PROJECT:**  
HIGH PLAINS AT REAGAN RANCH DEVELOPMENT PLAN  
COLORADO SPRINGS, CO

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

**DRAWING INFORMATION:**

PROJECT NO: 19.224.008  
DRAWN BY: TRS  
CHECKED BY: CAP  
APPROVED BY: NMS

**SHEET TITLE:**

**PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN**

**UT02**

**SHEET 16 OF 30**

CITY FILE NO.: CPC PUD 21-00015

**CONSULTANTS:**  
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
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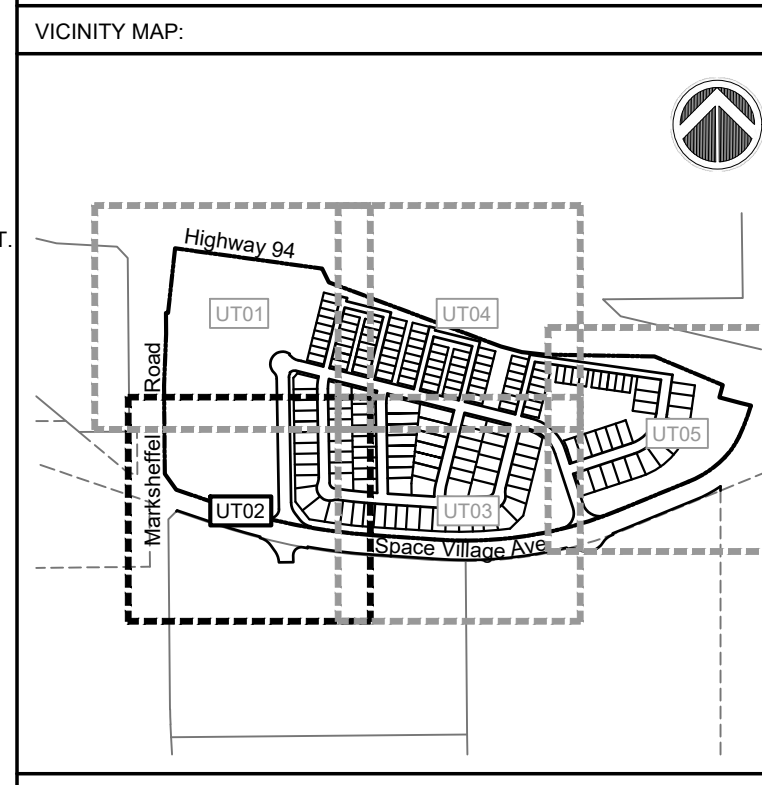
**OWNER/DEVELOPER:**  
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90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



**COMMERCIAL FUTURE DEVELOPMENT**  
15.33 AC.  
(DEVELOPMENT PLAN REVIEW AND APPROVAL IS REQUIRED FOR ALL COMMERCIAL PARCELS PRIOR TO BUILDING PERMIT)

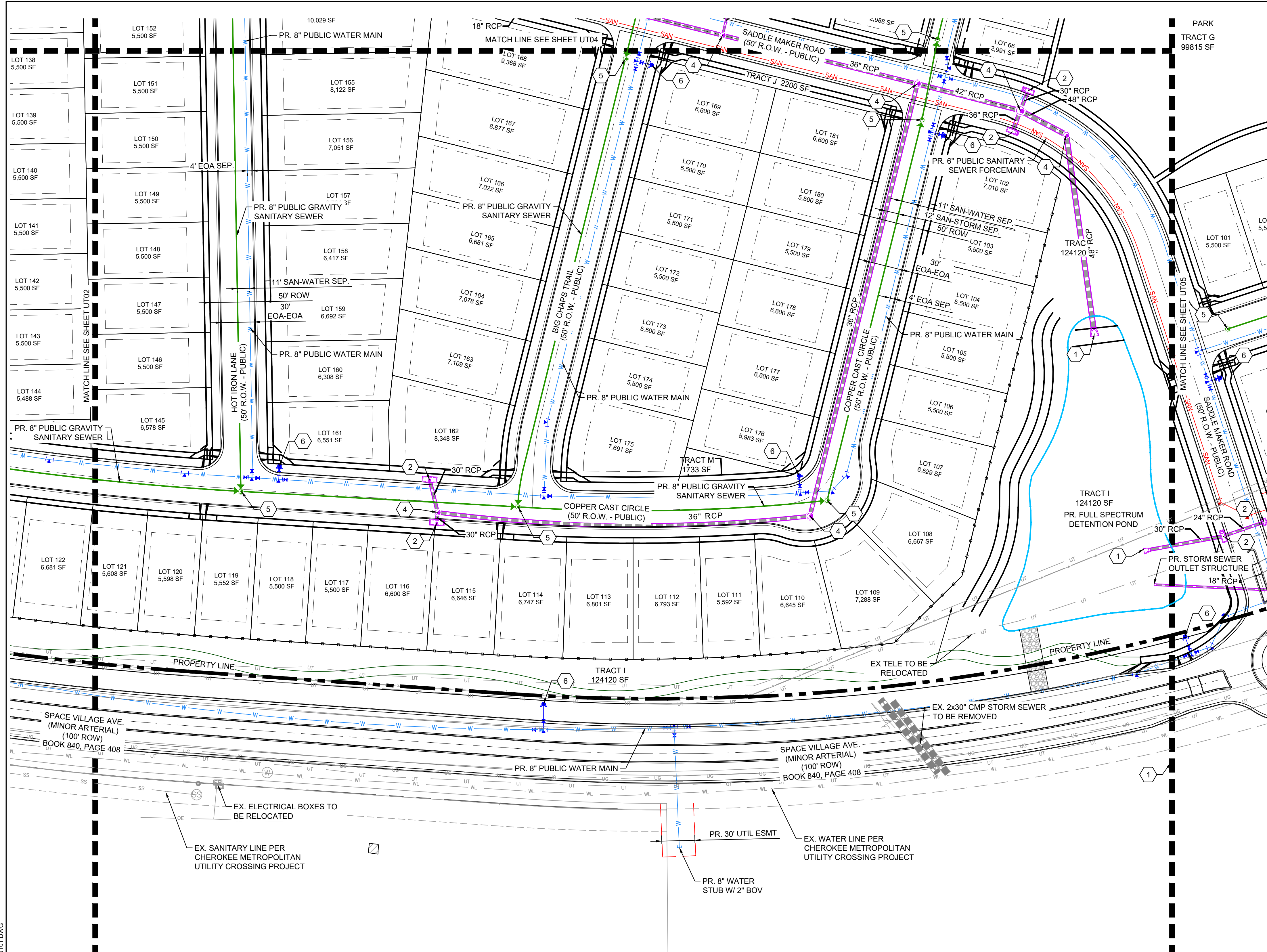
PARCEL ID: 5400000279  
OWNER: PIKES PEAK INVESTMENTS LLC  
ZONED: PIP12/cr AP22 A  
LAND USE: AG GRAZING/VACANT

PARCEL B  
27.09 ACRES  
EXISTING LAND USE: AG GRAZING/VACANT  
PROPOSED LAND USE: RESIDENTIAL (3.5-11.99 DU/AC)  
PROPOSED ZONING: PUD1/AO



FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN.SET\DD\DEVELOPMENT PLAN\UT02.DWG





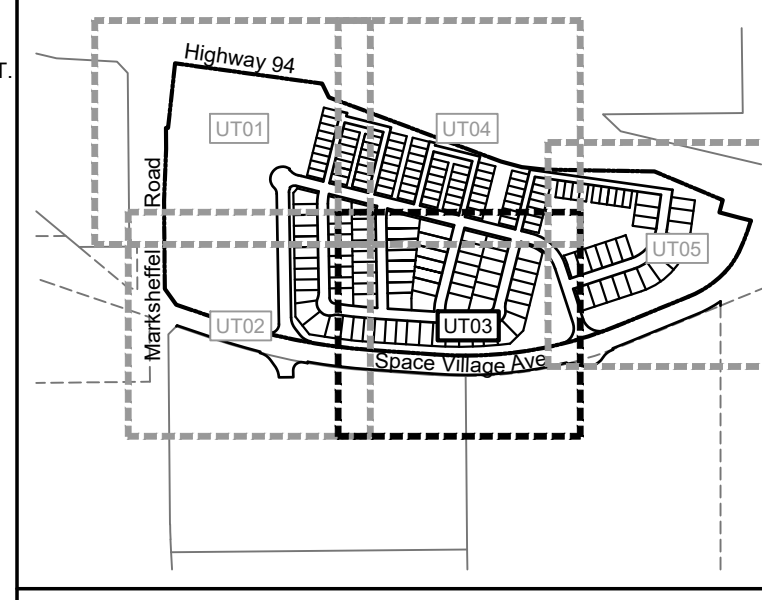
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- NOTES:**
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  - ALL UTILITY (WATER, SANITARY AND STORM DRAIN) INFRASTRUCTURE SIZES SHOWN ON THIS PLAN ARE CONSIDERED PRELIMINARY. FINAL SIZING OF PIPES, MANHOLES, INLETS AND SIMILAR WILL BE DONE AT CONSTRUCTION DRAWINGS.
  - ALL WATER MAINS TO BE PVC C-900.
  - ALL SANITARY SEWER MAINS TO BE PVC SDR-35 UNLESS OTHERWISE SPECIFIED.
  - ALL PROP. STORM SEWER IS CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
  - ALL PROP. WASTEWATER AND WATER ARE CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
  - ALL SANITARY SEWER MANHOLES WILL BE 48" MANHOLES UNLESS OTHERWISE SPECIFIED.
  - PUBLIC UTILITY EASEMENTS SHOWN ON THESE PLANS WILL BE DEDICATED BY PLAT OR SEPARATE INSTRUMENT.

CONSULTANTS:  
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

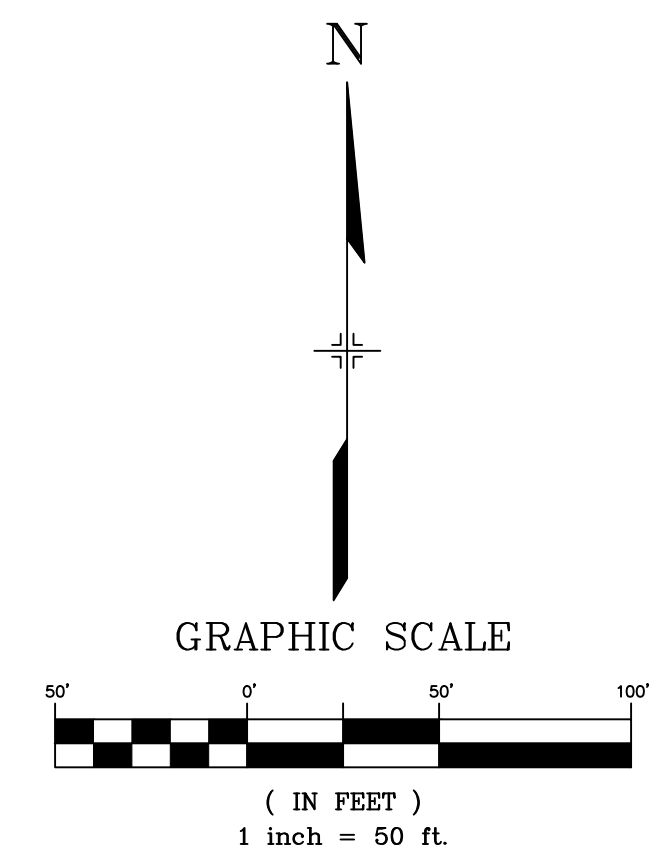
DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: TRS  
 CHECKED BY: CAP  
 APPROVED BY: NMS

**PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN**  
**UT03**  
 SHEET 17 OF 30

CITY FILE NO.: CPC PUD 21-00015

**LEGEND**

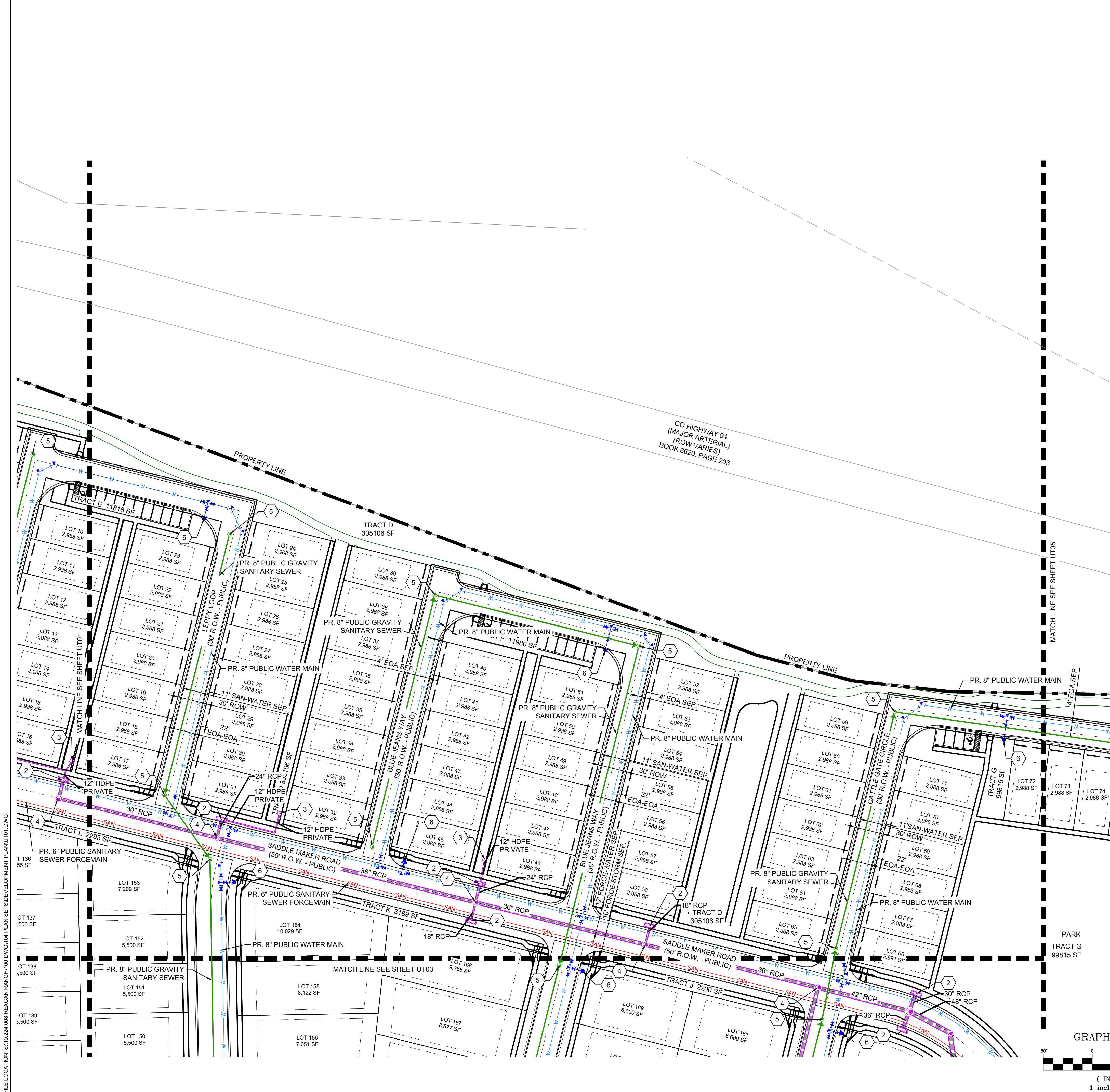
	EXISTING STORM DRAIN
	PROP. STORM DRAIN
	EXISTING WATER MAIN
	PROP. PUBLIC PVC WATER MAIN (WIDTH VARIES)
	EXISTING SANITARY SEWER MAIN
	PROP. PUBLIC PVC SANITARY SEWER MAIN
	PROP. PUBLIC PVC SANITARY FORCE MAIN
	PROP. EASEMENT
	EXISTING EASEMENT
	PROP. RIGHT OF WAY
	PROPERTY LINE
	PROP. STORM FLARED END SECTION
	PROP. STORM INLET
	PROP. STORM AREA INLET
	PROP. STORM MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	PROP. WATER VALVE
	EXISTING WATER VALVE



FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN.SET\DEV\DEVELOPMENT PLAN\UT03.DWG

PARCEL: B  
 27.09 ACRES  
 EXISTING LAND USE: AG GRAZING/VACANT  
 PROPOSED LAND USE:  
 RESIDENTIAL (3.5-11.99 DU/AC)  
 PROPOSED ZONING: PUD/AO

OWNER: BLH NO 2 LLC  
 ZONED: PIP2/CR AO  
 LAND USE: AG GRAZING LAND



**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 THE LOCATION 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 CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES 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 AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY 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 ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS 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 COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, 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 DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES 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. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY 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 SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- 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. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS 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, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

- NOTES:**
- ALL UTILITIES TO BE CONSTRUCTED ACCORDING TO COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
  - ALL UTILITY (WATER, SANITARY AND STORM DRAIN) INFRASTRUCTURE SIZES SHOWN ON THIS PLAN ARE CONSIDERED PRELIMINARY. FINAL SIZING OF PIPES, MANHOLES, INLETS AND SIMILAR WILL BE DONE AT CONSTRUCTION DRAWINGS.
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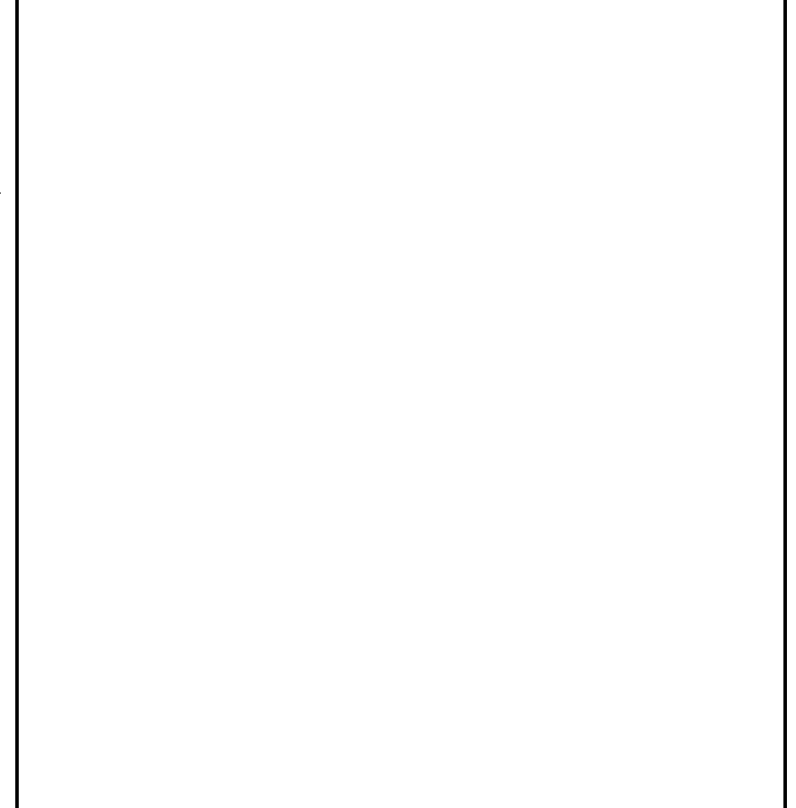
**LEGEND**

	EXISTING STORM DRAIN
	PROP. STORM DRAIN
	EXISTING WATER MAIN
	PROP. PUBLIC PVC WATER MAIN (WIDTH VARIES)
	EXISTING SANITARY SEWER MAIN
	PROP. PUBLIC PVC SANITARY SEWER MAIN
	PROP. PUBLIC PVC SANITARY FORCE MAIN
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	EXISTING EASEMENT
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	PROP. STORM FLARED END SECTION
	PROP. STORM INLET
	PROP. STORM AREA INLET
	PROP. STORM MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	PROP. WATER VALVE
	EXISTING WATER VALVE

**GRAPHIC SCALE**  
1 inch = 50 feet

CONSULTANTS:  
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



PROJECT:

**HIGH PLAINS AT REAGAN RANCH  
DEVELOPMENT PLAN  
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: TRS  
CHECKED BY: CAP  
APPROVED BY: NMS  
SHEET TITLE:

**PRELIMINARY  
UTILITY AND  
PUBLIC FACILITIES  
PLAN**

**UT04**

**SHEET 18 OF 30**

CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN.SET\DEVELOPMENT PLAN\UT04.DWG



**NOTES:**

- APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410)
- TEMPORARY ACCESS ROADS SHALL BE AN ALL-WEATHER SURFACE COMPRISED OF EITHER THE FIRST LIFT OF ASPHALT, OR CONCRETE/COMPACTED GRAVEL TO A THICKNESS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE DEPARTMENT APPARATUS. A 20-FT MINIMUM WIDTH SHALL BE MAINTAINED UNLESS THE PERMANENT ROAD IS DESIGNED LESS THAN 20-FT, IN WHICH CASE THE TEMPORARY ROAD SHALL BE THE INTENDED WIDTH OF THE PERMANENT ROAD. ADEQUATE STREET SIGNS AND FIRE LANE SIGNS SHALL BE INSTALLED WHERE APPLICABLE. TEMPORARY ACCESS ROADS MUST BE MAINTAINED IN ACCORD WITH THIS SECTION AND INSPECTED BY THE FIRE DEPARTMENT. (2009 IFC §1410.1.1)
- FIRE DEPARTMENT ACCESS ROADS SHALL BE MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (2009 IFC §501.4)
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE (2018 CSFC §3312.1)
- REQUIRED ACCESS DURING CONSTRUCTION. APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2018 CSFC §3310.1)
- WHEN REQUIRED- WATER SUPPLY. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. (2018 CSFC §3312.1)
- AT FINAL LANDSCAPE PLAN, CLEAR ACCESS PATHS AND FINAL TREE AND SHRUB LOCATIONS WILL BE COORDINATED WITH COLORADO SPRINGS FIRE DEPARTMENT

**LEGEND**

- BOUNDARY LINE
- PROPOSED EASEMENT
- PROPOSED FIRE HYDRANT
- FIRE LANE WITH FIRE LANE SIGNAGE
- WHEEL PATH

**CSFD Apparatus Data Used Within AutoTurn**

Width	8.42' (101")	
Track	8.17' (98")	
Lock to Lock Time	5.00 seconds	
Steering Angle	44 degrees	

**Other Useful Apparatus Data**

Angle of Approach	Less than 8° degrees (not % percent)
Angle of Departure	Less than 8° degrees (not % percent)
Undercarriage Clearance	.66' (8")
Rear Overhang (CL of rear axle to rear bumper)	10' (120")
Wheelbase (CL of front axle to CL of forward rear axle)	20' (240")
Inside Turning Radii	33' (396")
Outside Turning Radii	53' (636")

**CONSULTANTS:**

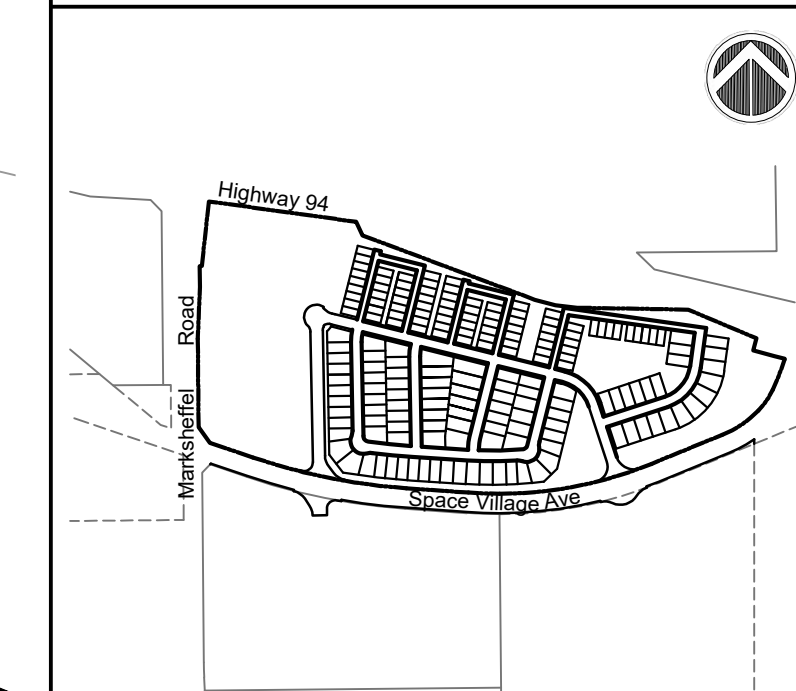
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

**OWNER/DEVELOPER:**

PIKES PEAK INVESTMENTS LLC  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



**VICINITY MAP:**



**PROJECT:**

HIGH PLAINS AT REAGAN RANCH  
 DEVELOPMENT PLAN  
 COLORADO SPRINGS, CO

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
1	06/02/2021	SECOND CITY SUBMITTAL	RAF

**DRAWING INFORMATION:**

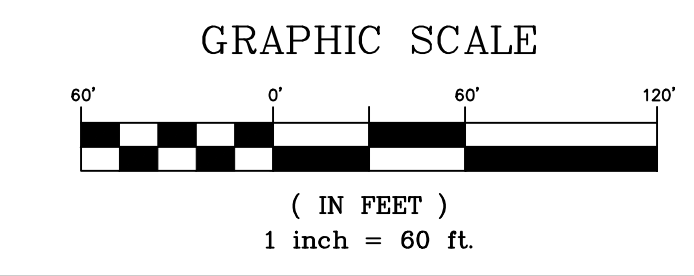
PROJECT NO: 19.224.008  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

**SHEET TITLE:**

**FIRE ACCESS PLAN**

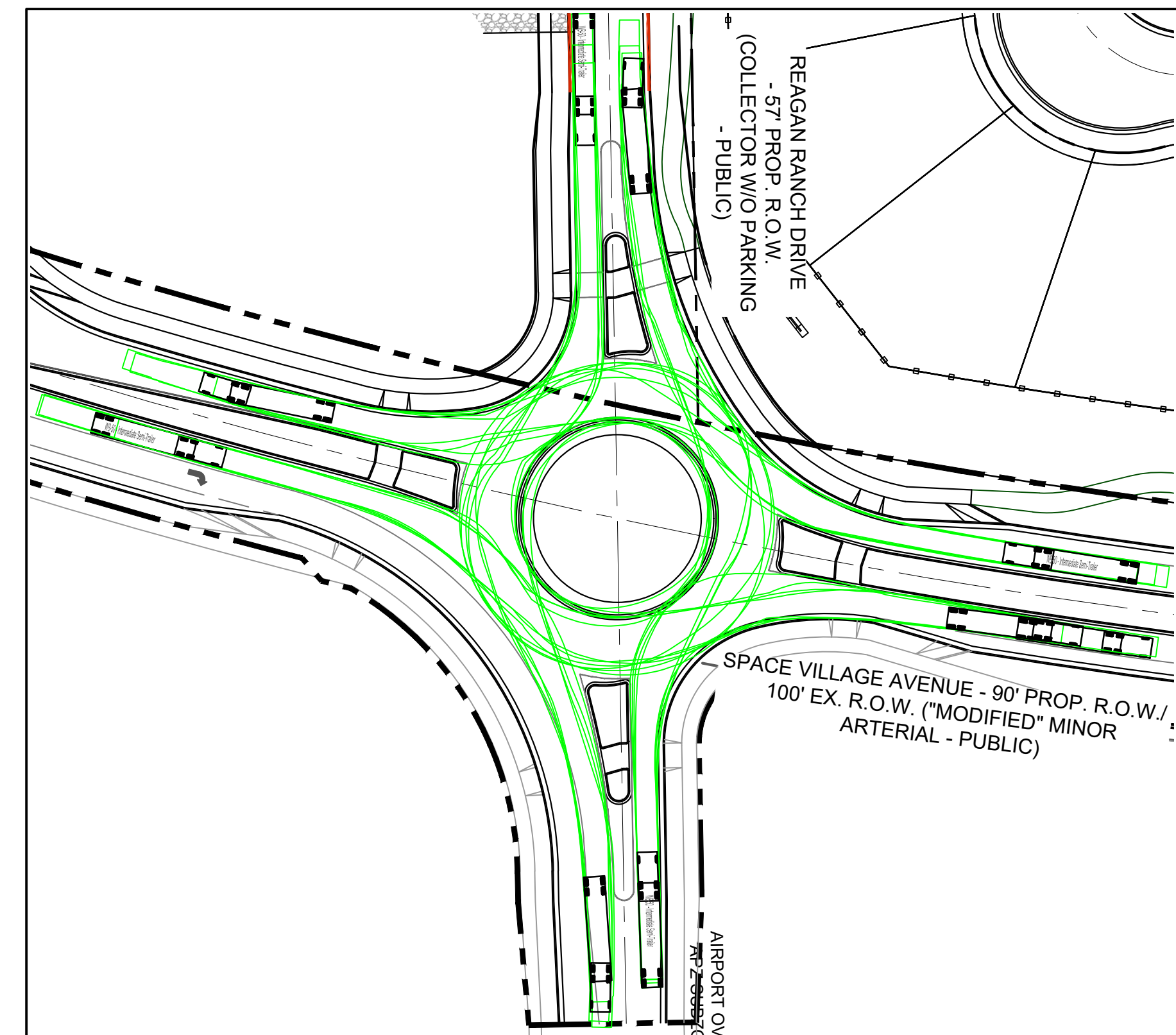
**FA01**  
 SHEET 20 OF 30

CITY FILE NO.: CPC PUD 21-00015

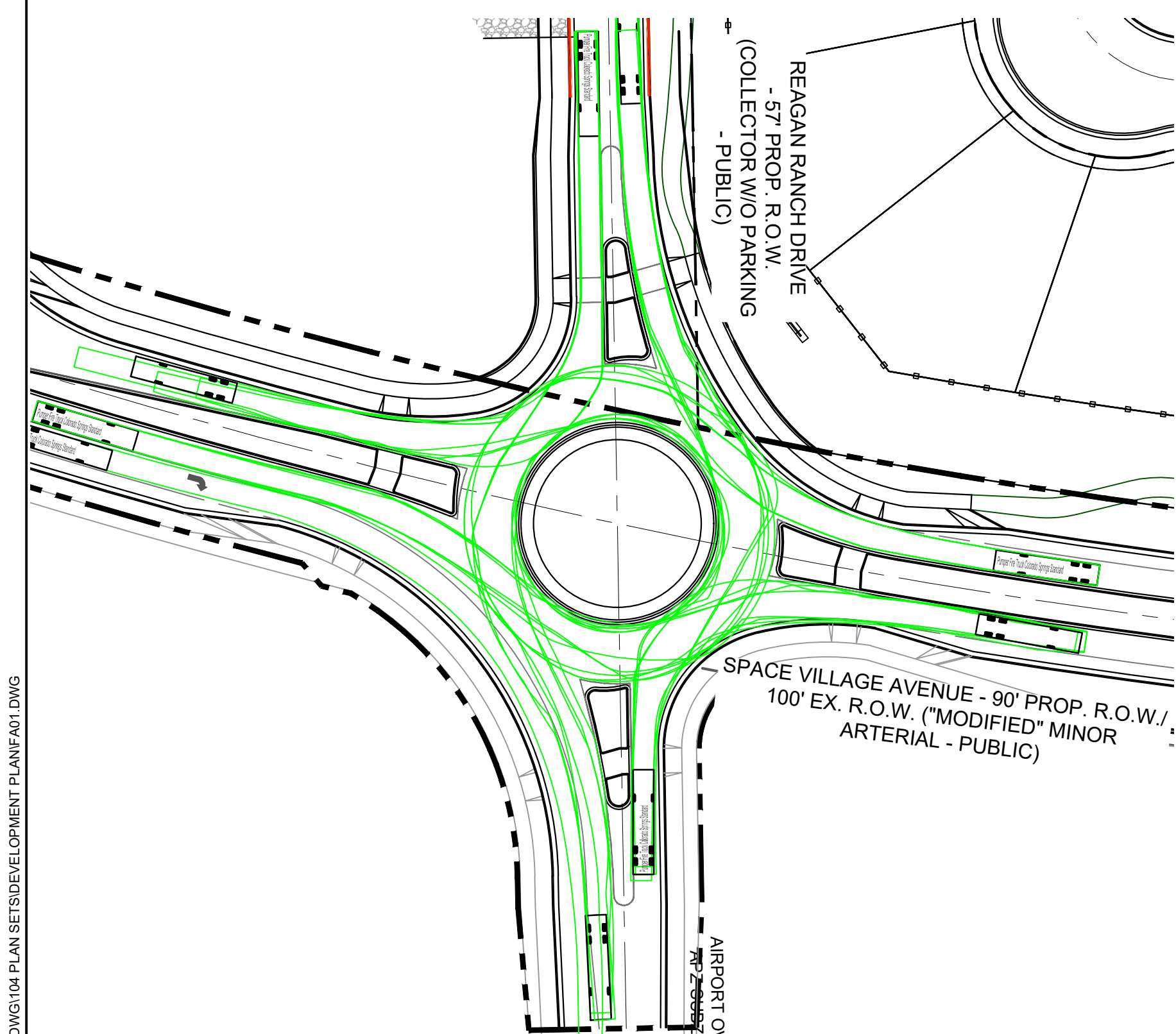


FILE LOCATION: S:\19.224.008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\FA01.DWG

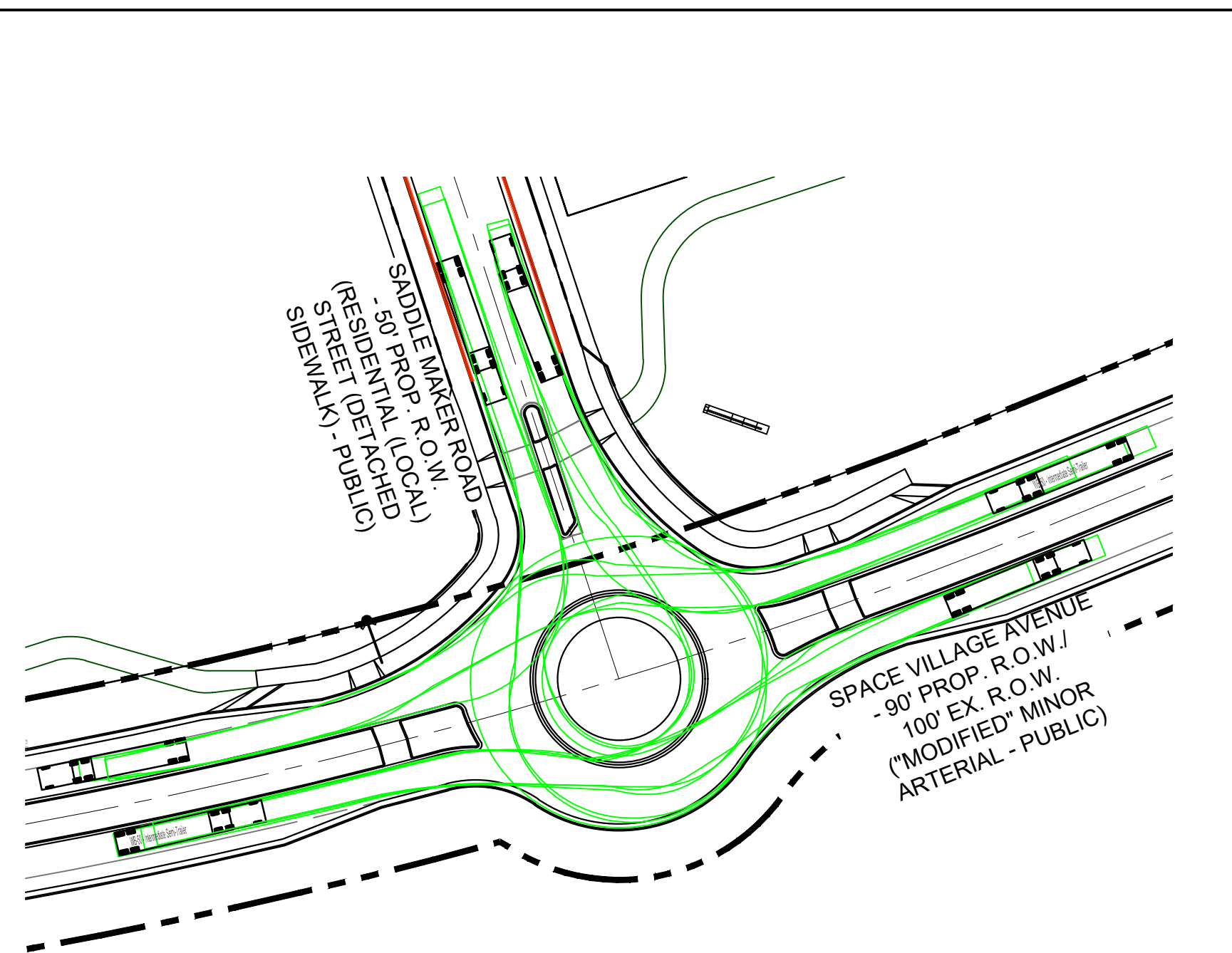
FILE LOCATION: S:\19.224.008\REAGAN RANCH\100.DWG\104.PLAN.SETS\DEVELOPMENT PLAN\FA01.DWG



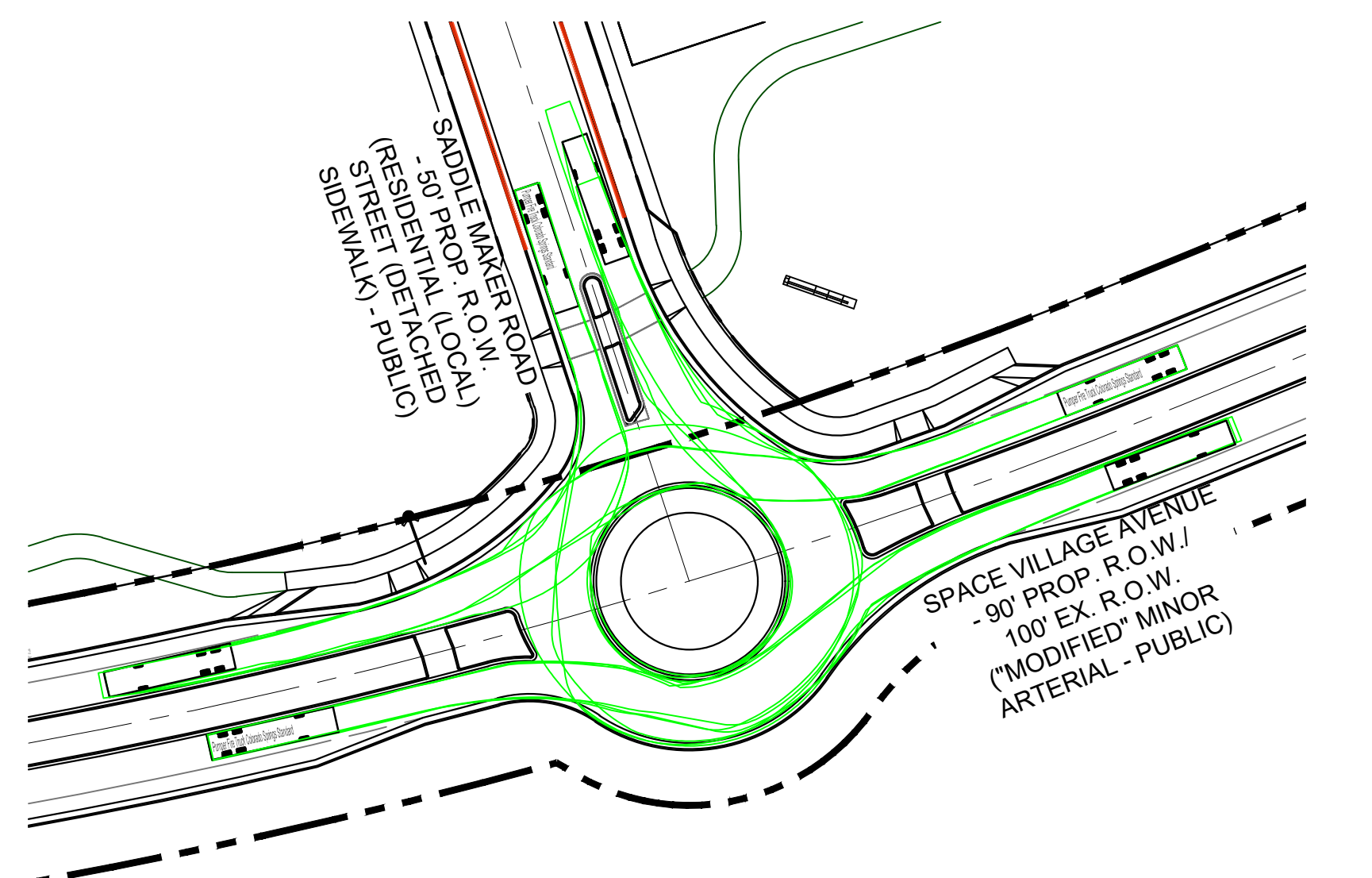
**REAGAN RANCH DRIVE & SPACE VILLAGE AVENUE  
WB-50 VEHICLE PATHS**



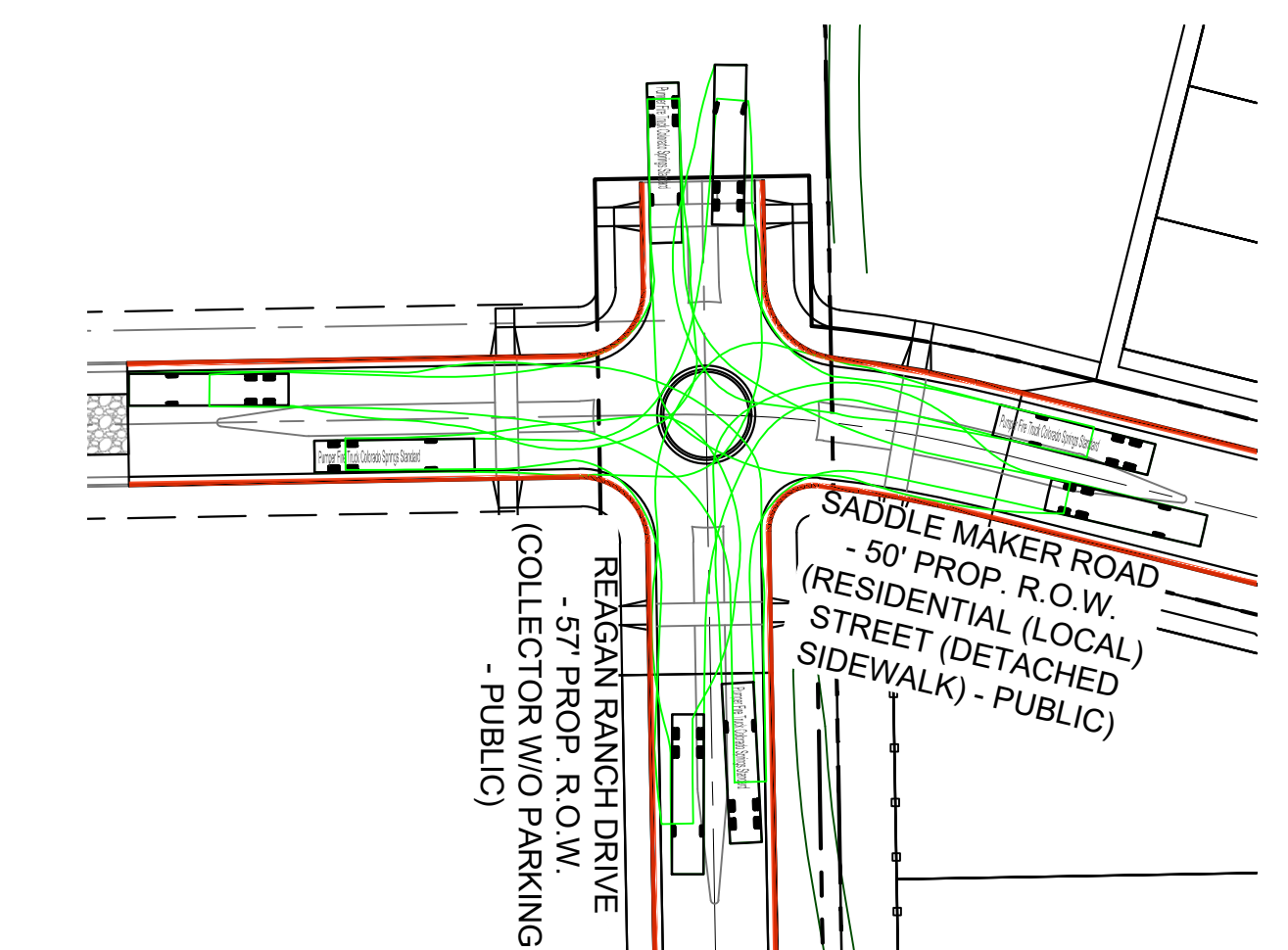
**REAGAN RANCH DRIVE & SPACE VILLAGE AVENUE  
FIRE TRUCK VEHICLE PATHS**



**SADDLE MAKER ROAD & SPACE VILLAGE AVENUE  
WB-50 VEHICLE PATHS**



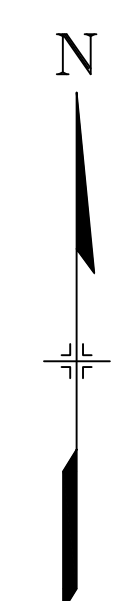
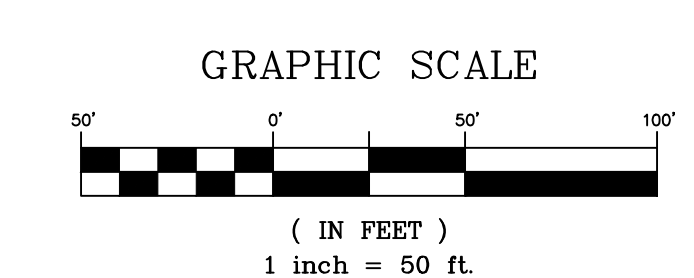
**SADDLE MAKER ROAD & SPACE VILLAGE AVENUE  
FIRE TRUCK VEHICLE PATHS**



**REAGAN RANCH DRIVE & SADDLE MAKER ROAD  
FIRE TRUCK VEHICLE PATHS**

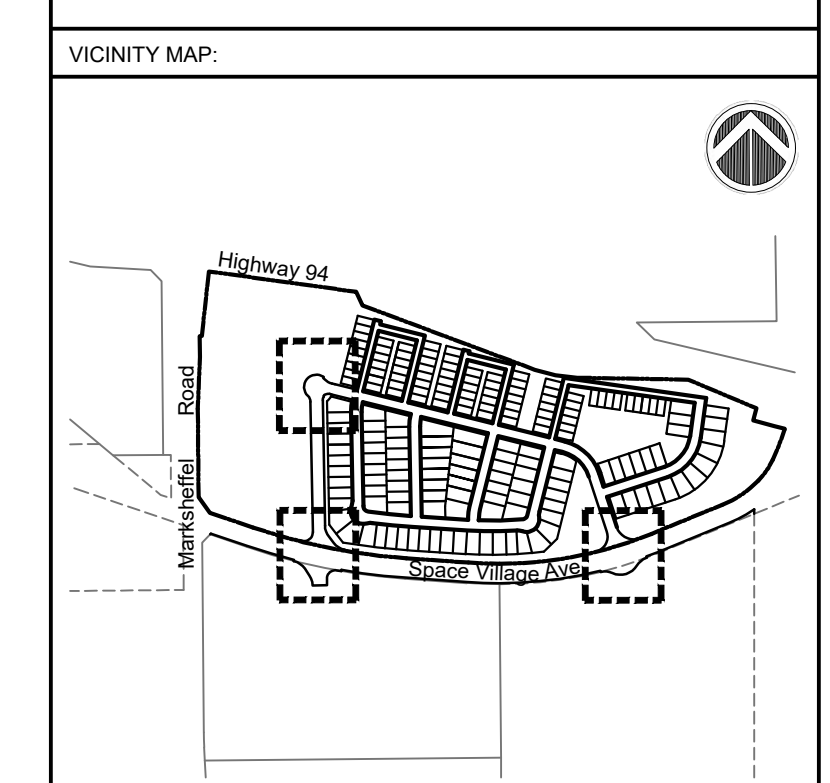
**LEGEND**

- BOUNDARY LINE
- PROPOSED EASEMENT
- PROPOSED FIRE HYDRANT
- FIRE LANE WITH FIRE LANE SIGNAGE
- WHEEL PATH



CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
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2435 RESEARCH PARKWAY, SUITE 300  
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OWNER/DEVELOPER:  
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90 SOUTH CASCADE AVE., SUITE 1500  
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PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
DEVELOPMENT PLAN  
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	12/23/2020	INITIAL CITY SUBMITTAL	RAF
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DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA

SHEET TITLE:  
**FIRE ACCESS PLAN**

**FA02**  
SHEET 21 OF 30

CITY FILE NO.: CPC PUD 21-00015

**LANDSCAPE LEGEND:**

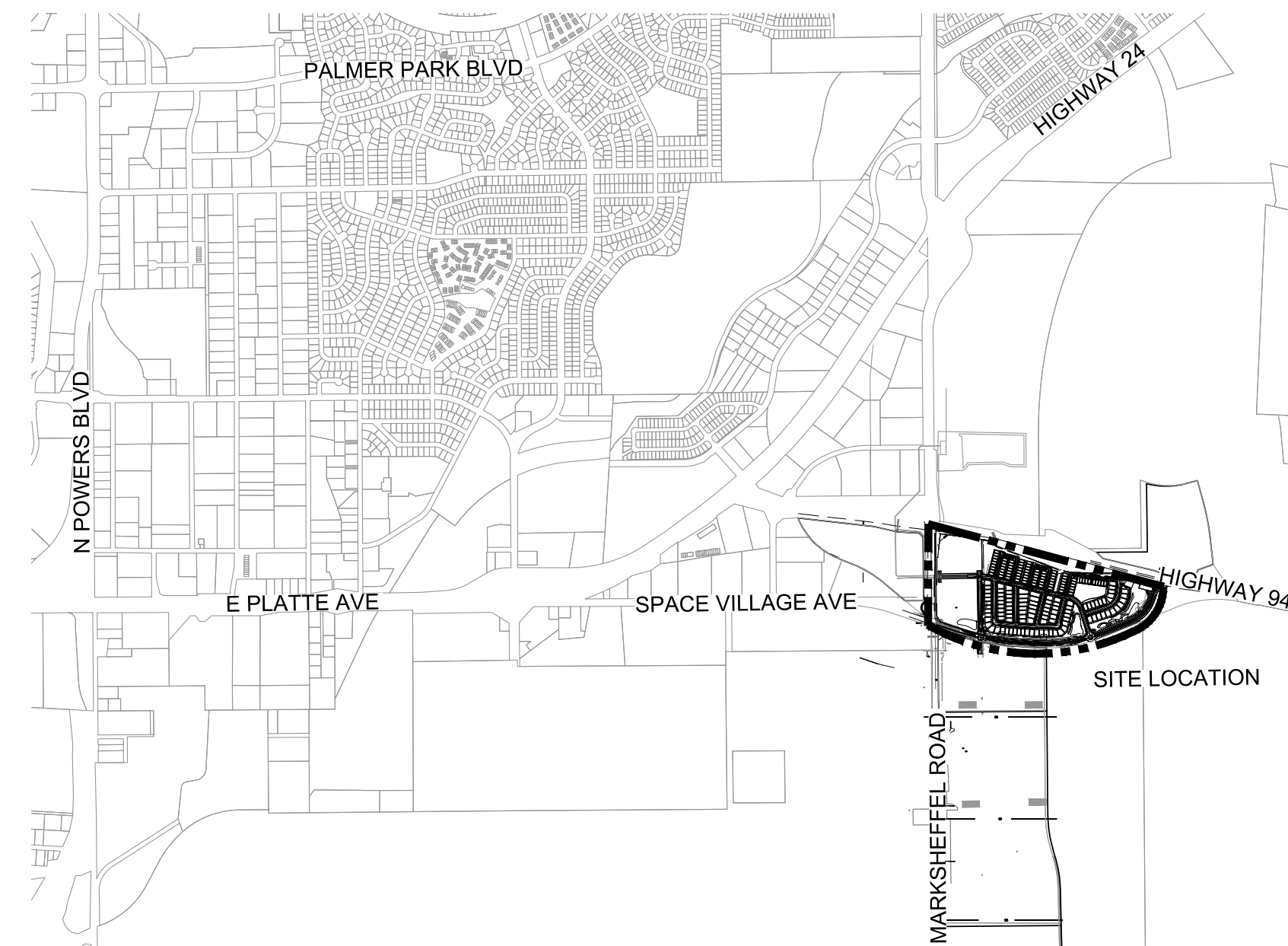
SYMBOL	QUANTITY	DESCRIPTION
	141,711 SF	SOD; TO BE 3-WAY BLUEGRASS BLEND OR APPROVED EQUAL. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	113,143 SF	EL PASO COUNTY ALL PURPOSE LOW GROW MIX
	166,399 SF	IRRIGATED NATIVE SEED TO BE DETERMINED
	62,354 SF	EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX
	124,090 SF	3/4" TBD COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	X SF	1" - 3" TBD COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	X SF	4" - 6" TBD COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	X SF	WOOD MULCH
		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
		BOULDER: INSTALL PER DETAIL SHEET APPROX. SIZES: 1/3 TO BE 2'X3' 1/3 TO BE 3'X4' 1/3 TO BE 3.5'X5'

- FIRE HYDRANT, TYP; REF. CIVIL
- UTILITY EASEMENT, TYP; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL

# HIGH PLAINS AT REAGAN RANCH

## COLORADO SPRINGS, CO

### PRELIMINARY LANDSCAPE PLAN



VICINITY MAP:  
NOT TO SCALE

**SHEET INDEX:**

- LS.01 COVER SHEET
- LS.02 LANDSCAPE PLAN
- LS.03 LANDSCAPE PLAN & PLANT SCHEDULE
- LS.04 - LS.08 LANDSCAPE PLAN
- LS.09 LANDSCAPE NOTES & LANDSCAPE DETAILS

**LANDSCAPE SITE REQUIREMENTS**

**LANDSCAPE SETBACKS: (SEE CODE SECTION 320 & 317):**

STREET NAME OR ZONE BOUNDARY:	STREET CLASSIFICATION:	SETBACK DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	TREE/FEET REQUIRED:	NO. OF TREES REQ./PROV.:
HWY. 94 * (*SEE REQUEST FOR ADMIN. RELIEF)	EXPRESSWAY	25' / 10'	2,355.43	1/ 20	118/ 118
SPACE VILLAGE AVE.	MINOR ARTERIAL	20' / 20'	2,361.82	1/ 25	94/ 95

SHRUB SUBSTITUTES REQ./PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	SETBACK PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ/ PROV.:
0 / 75	0 / 50	HW	75%/ 75%
0 / 50	0 / 360	SV	75%/ 75%

**LANDSCAPE BUFFERS AND SCREENS: (SEE CODE SECTION 323 & 317):**

STREET NAME OR PROPERTY LINE:	BUFFER DEPTH REQUIRED/PROVIDED:	LINEAR FOOTAGE:	BUFFER TREES (1/20') REQ./ PROV.:	EVERGREEN TREES 50% REQ./ PROV.:
REAGAN RANCH PARKWAY (WEST BOUNDARY)	15' / 15'	1,129.61'	57/ 57	29/ 29

LENGTH OF 6' OPAQUE SCREEN REQ./ PROV.:	BUFFER TREE ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ/ PROV.:
1,179.61' / 0 * (*SEE REQUEST FOR ADMIN. RELIEF)	WB	75%/ 75%

**INTERNAL LANDSCAPING: (SEE CODE SECTION 322 & 317):**

NET SITE AREA:	PERCENT MIN. INTERNAL AREA:	INTERNAL AREA (SF) REQ./ PROV.:	INTERNAL TREES (1/500 SF) REQ./ PROV.:
NA	NA	NA	NA

SHRUB SUBSTITUTES REQ./PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ/ PROV.:
NA	NA	NA	NA

**MOTOR VEHICLE LOTS: (SEE CODE SECTION 321 & 317):**

NO. OF VEHICLE SPACES PROVIDED:	SHADE TREES 1 PER 15 SPACES REQ./ PROV.	VEHICLE LOT FRONTAGES:	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS):	2/3 LENGTH OF FRONTAGE (FT.):
54	4	NA	NA	NA

LENGTH OF SCREEN WALL OR BERM PROV.:	MIN. 3' SCREENING PLANTS REQ./ PROV.:	EVERGREEN PLANTS 50% REQ./ PROV.:	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ/ PROV.:
NA	NA	NA	NA	NA

**SMALL LOT PUD GUIDELINES:**

**COMMON OPEN SPACE (SEE PG 14-15):**

# OF UNITS:	600 SF PER UNIT REQ./ PROV.	1 TREE PER 500 SF REQ./ PROV.:
80	48,000 SF/ 163,071 SF	96/ 83

SHRUB SUBSTITUTES REQ./ PROV.:	ORNAMENTAL GRASS SUBSTITUTES REQ./ PROV.	COMMON OPEN SPACE PLANT ABBR. ON PLAN
130/ 130	X/ X	CO

**Schematic Landscape Diagram**

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:

- Foothills
- Foothills & Plains
- Plains

**Plant Communities**

-to be labeled by number(s) on diagram:

- 1 - Semiarid Shrublands
- 2 - Pinon-juniper woodlands
- 3 - Prairie
- 4 - Lower Elevation Riparian
- 5 - Foothill Shrublands
- 6 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

**Hydrozones (supplemental water)**

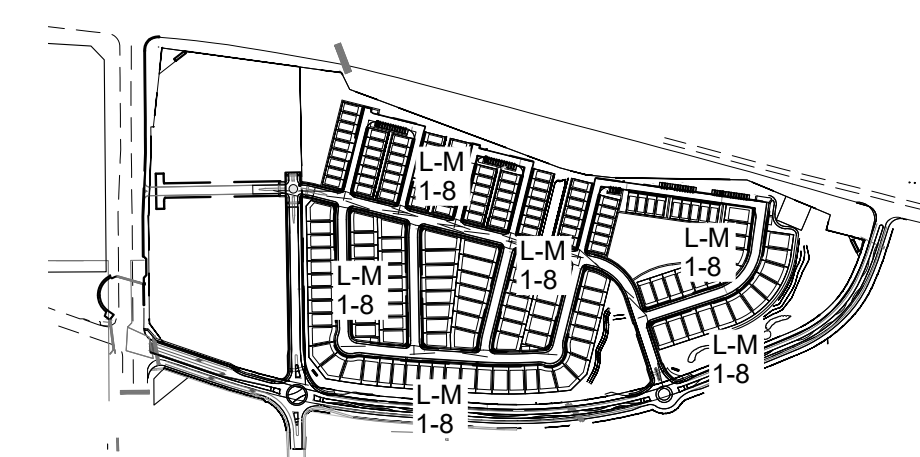
-to be labeled by letter(s) on diagram:

V - Very Low (0 to 7 inches per year)

L - Low (7 to 15 inches per year)

M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

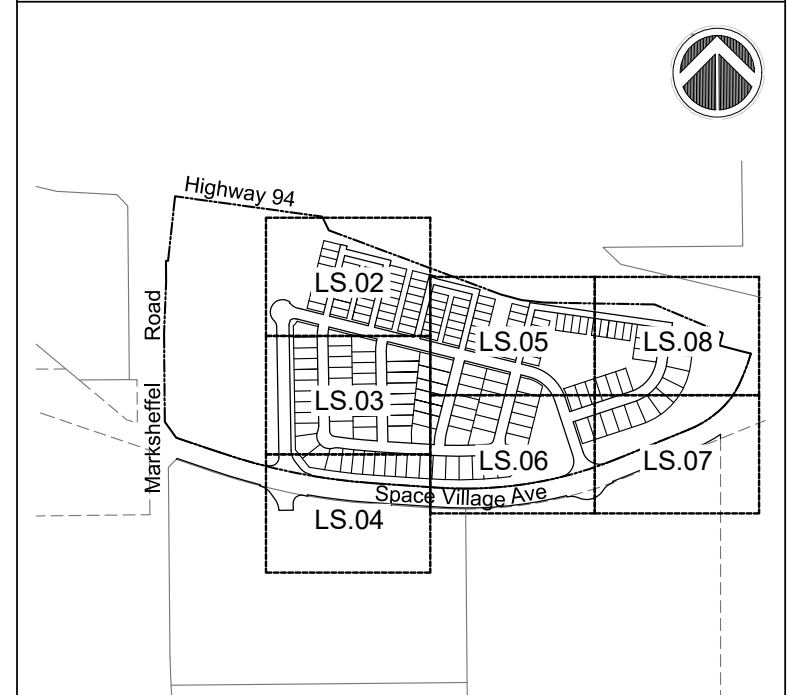
OWNER/DEVELOPER:

PIKES PEAK INVESTMENTS LLC

90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



VICINITY MAP:



PROJECT:

HIGH PLAINS AT REAGAN RANCH  
PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO

DECEMBER 23, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

DRAWING INFORMATION:

PROJECT NO: 19.224.008

DRAWN BY: SJC

CHECKED BY: JA

APPROVED BY: JA

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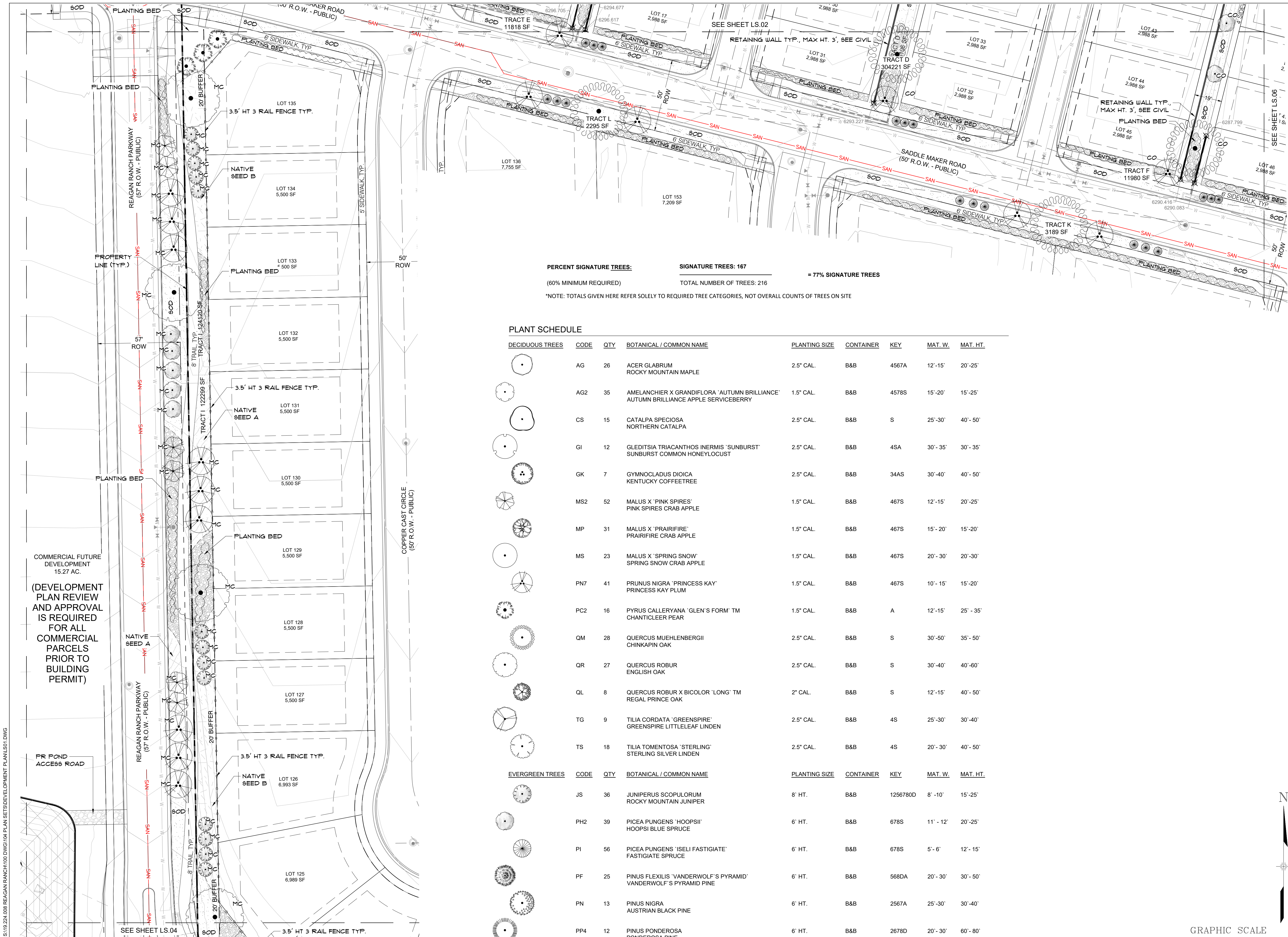
**TITLE SHEET**

LS.01

SHEET 22 OF 30

CITY FILE NO.: CPC PUD 21-00015





**PERCENT SIGNATURE TREES:** (60% MINIMUM REQUIRED)  
**SIGNATURE TREES:** 167  
**TOTAL NUMBER OF TREES:** 216  
**= 77% SIGNATURE TREES**

\*NOTE: TOTALS GIVEN HERE REFER SOLELY TO REQUIRED TREE CATEGORIES, NOT OVERALL COUNTS OF TREES ON SITE

**PLANT SCHEDULE**

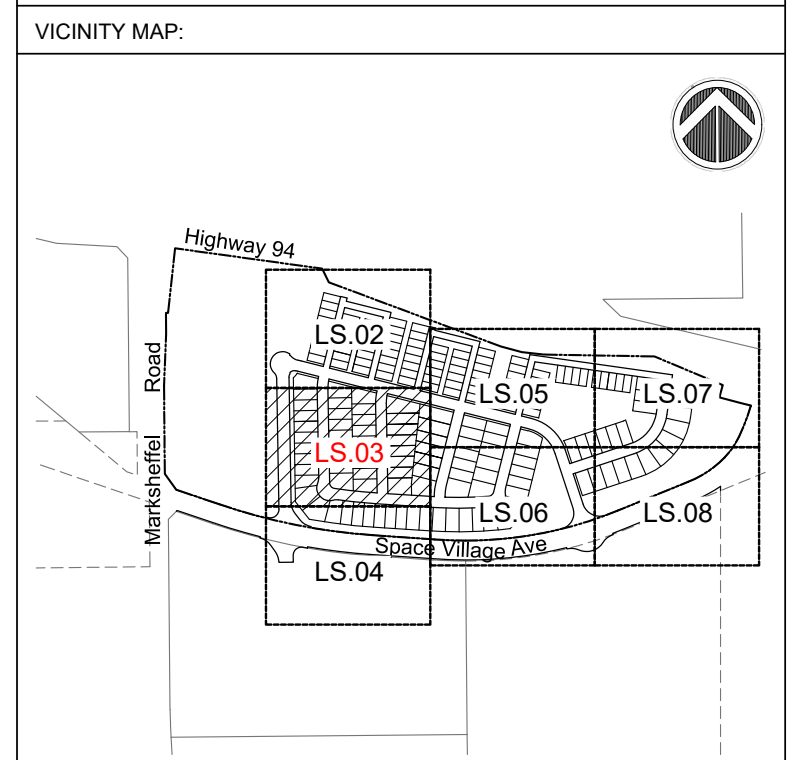
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.		
	AG	26	ACER GLABRUM ROCKY MOUNTAIN MAPLE	2.5" CAL.	B&B	4567A	12'-15'	20'-25'		
	AG2	35	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	B&B	4578S	15'-20'	15'-25'		
	CS	15	CATALPA SPECIOSA NORTHERN CATALPA	2.5" CAL.	B&B	S	25'-30'	40'-50'		
	GI	12	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' SUNBURST COMMON HONEYLOCUST	2.5" CAL.	B&B	4SA	30'-35'	30'-35'		
	GK	7	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2.5" CAL.	B&B	34AS	30'-40'	40'-50'		
	MS2	52	MALUS X 'PINK SPIRES' PINK SPIRES CRAB APPLE	1.5" CAL.	B&B	467S	12'-15'	20'-25'		
	MP	31	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	467S	15'-20'	15'-20'		
	MS	23	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	1.5" CAL.	B&B	467S	20'-30'	20'-30'		
	PN7	41	PRUNUS NIGRA 'PRINCESS KAY' PRINCESS KAY PLUM	1.5" CAL.	B&B	467S	10'-15'	15'-20'		
	PC2	16	PYRUS CALLERYANA 'GLEN'S FORM' TM CHANTICLEER PEAR	1.5" CAL.	B&B	A	12'-15'	25'-35'		
	QM	28	QUERCUS MUEHLENBERGII CHINKAPIN OAK	2.5" CAL.	B&B	S	30'-50'	35'-50'		
	QR	27	QUERCUS ROBUR ENGLISH OAK	2.5" CAL.	B&B	S	30'-40'	40'-60'		
	QL	8	QUERCUS ROBUR X BICOLOR 'LONG' TM REGAL PRINCE OAK	2" CAL.	B&B	S	12'-15'	40'-50'		
	TG	9	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	4S	25'-30'	30'-40'		
	TS	18	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2.5" CAL.	B&B	4S	20'-30'	40'-50'		
		EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	KEY	MAT. W.	MAT. HT.
		JS	36	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	8" HT.	B&B	1256780D	8'-10'	15'-25'	
		PH2	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6" HT.	B&B	678S	11'-12'	20'-25'	
PI		56	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6" HT.	B&B	678S	5'-6'	12'-15'		
PF		25	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6" HT.	B&B	568DA	20'-30'	30'-50'		
PN		13	PINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	B&B	2567A	25'-30'	30'-40'		
PP4	12	PINUS PONDEROSA PONDEROSA PINE	6" HT.	B&B	2678D	20'-30'	60'-80'			

COMMERCIAL FUTURE DEVELOPMENT 15.27 AC.  
 (DEVELOPMENT PLAN REVIEW AND APPROVAL IS REQUIRED FOR ALL COMMERCIAL PARCELS PRIOR TO BUILDING PERMIT)

**1** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-0034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
 PRELIMINARY LANDSCAPE PLAN  
 COLORADO SPRINGS, CO**

DECEMBER 23, 2020

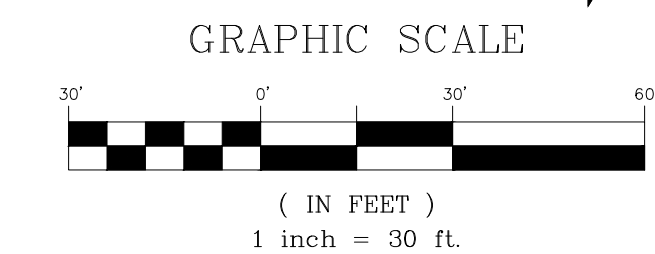
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: SJC  
 CHECKED BY: JA  
 APPROVED BY: JA  
 SHEET TITLE:

**PRELIMINARY  
 LANDSCAPE PLAN**

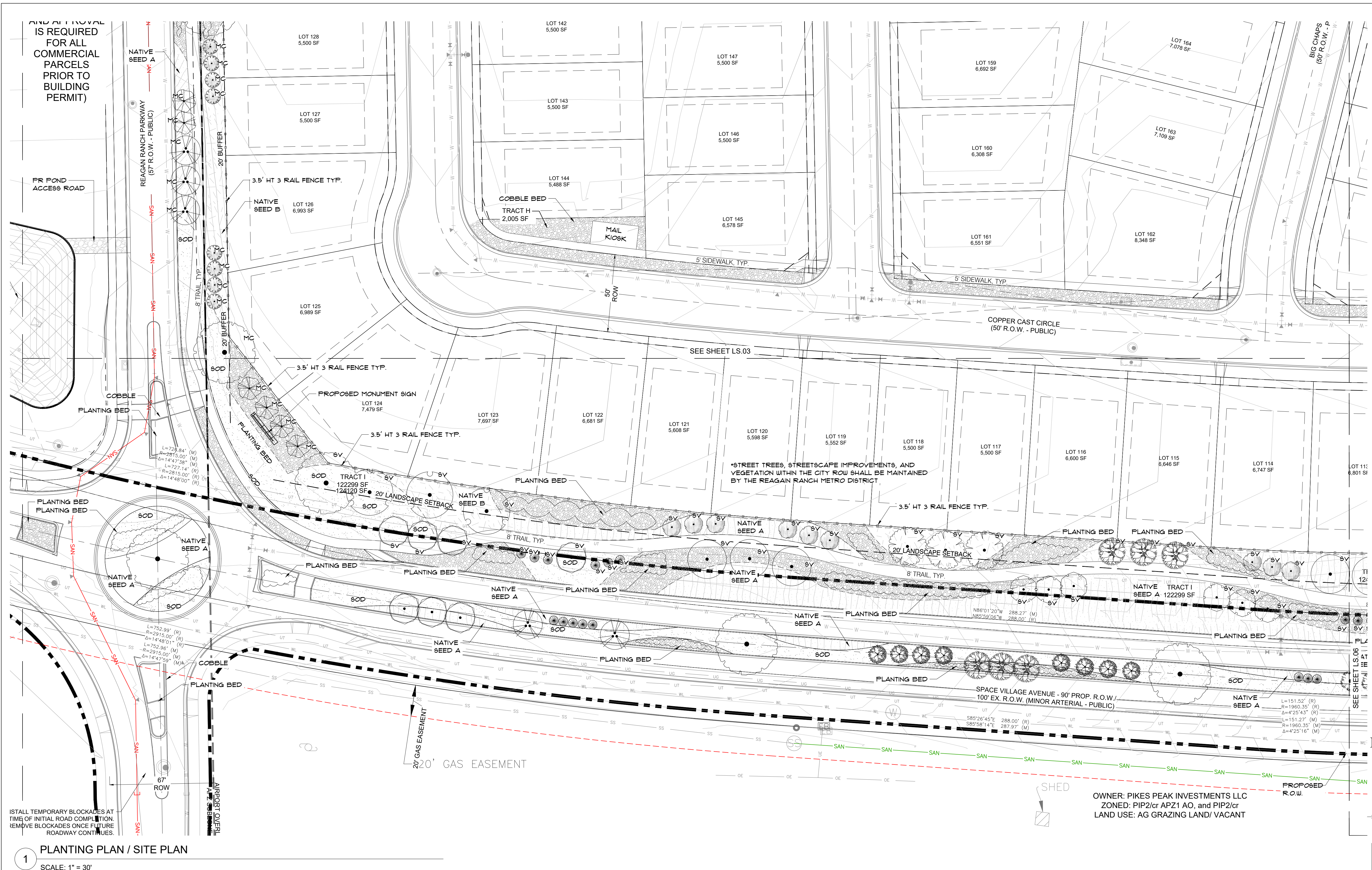
**LS.03**  
 SHEET 24 OF 30



FILE LOCATION: S:\19.224.008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\LS.03.DWG



IS REQUIRED FOR ALL COMMERCIAL PARCELS PRIOR TO BUILDING PERMIT)



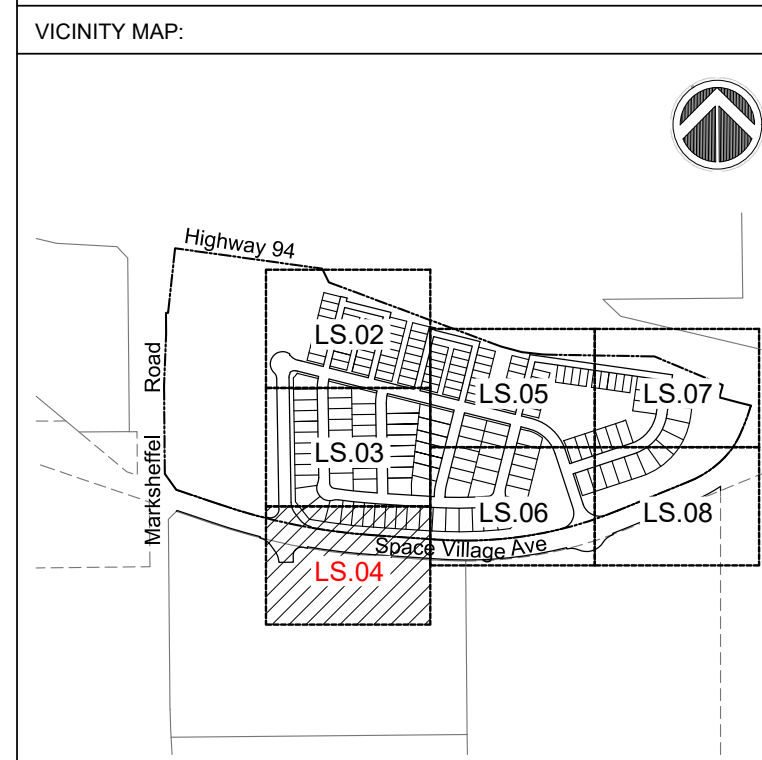
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INSTALL TEMPORARY BLOCKADES AT TIME OF INITIAL ROAD COMPLETION. REMOVE BLOCKADES ONCE FUTURE ROADWAY CONTIGUES.

**1 PLANTING PLAN / SITE PLAN**  
SCALE: 1" = 30'

CONSULTANTS:  
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO**

DECEMBER 23, 2020

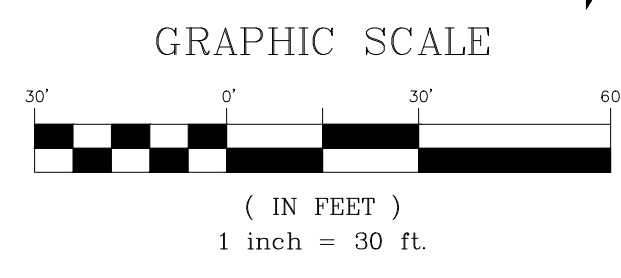
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS.04**  
SHEET 25 OF 30  
CITY FILE NO.: CPC PUD 21-00015

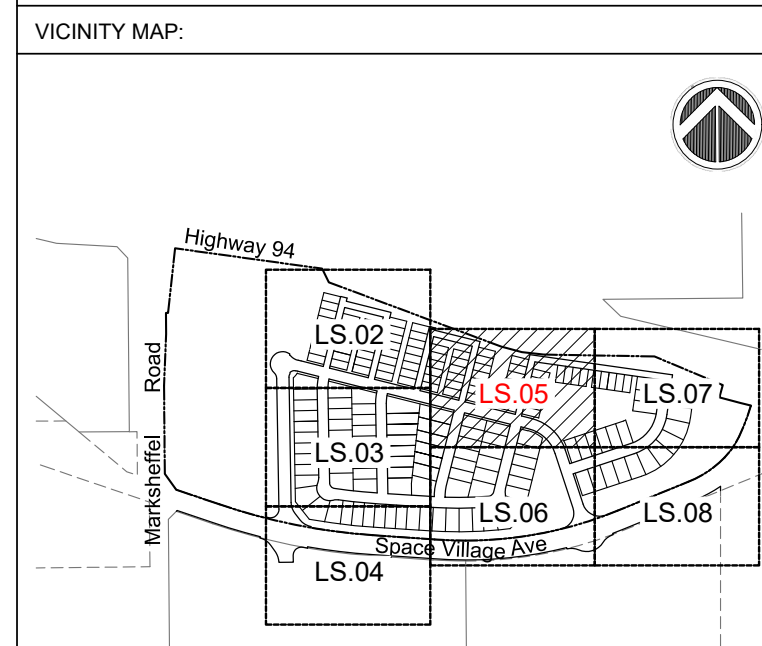


OWNER: PIKES PEAK INVESTMENTS LLC  
ZONED: PIP2/cr APZ1 AO, and PIP2/cr  
LAND USE: AG GRAZING LAND/ VACANT



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH**  
 PRELIMINARY LANDSCAPE PLAN  
 COLORADO SPRINGS, CO

DECEMBER 23, 2020

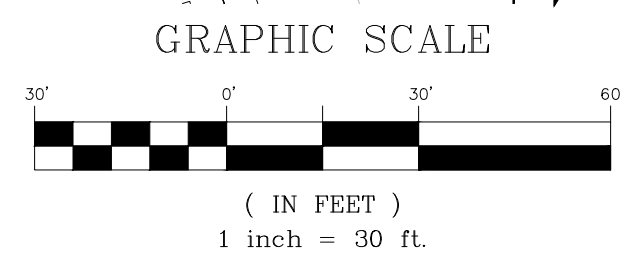
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NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

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 PROJECT NO: 19.224.008  
 DRAWN BY: SJC  
 CHECKED BY: JA  
 APPROVED BY: JA  
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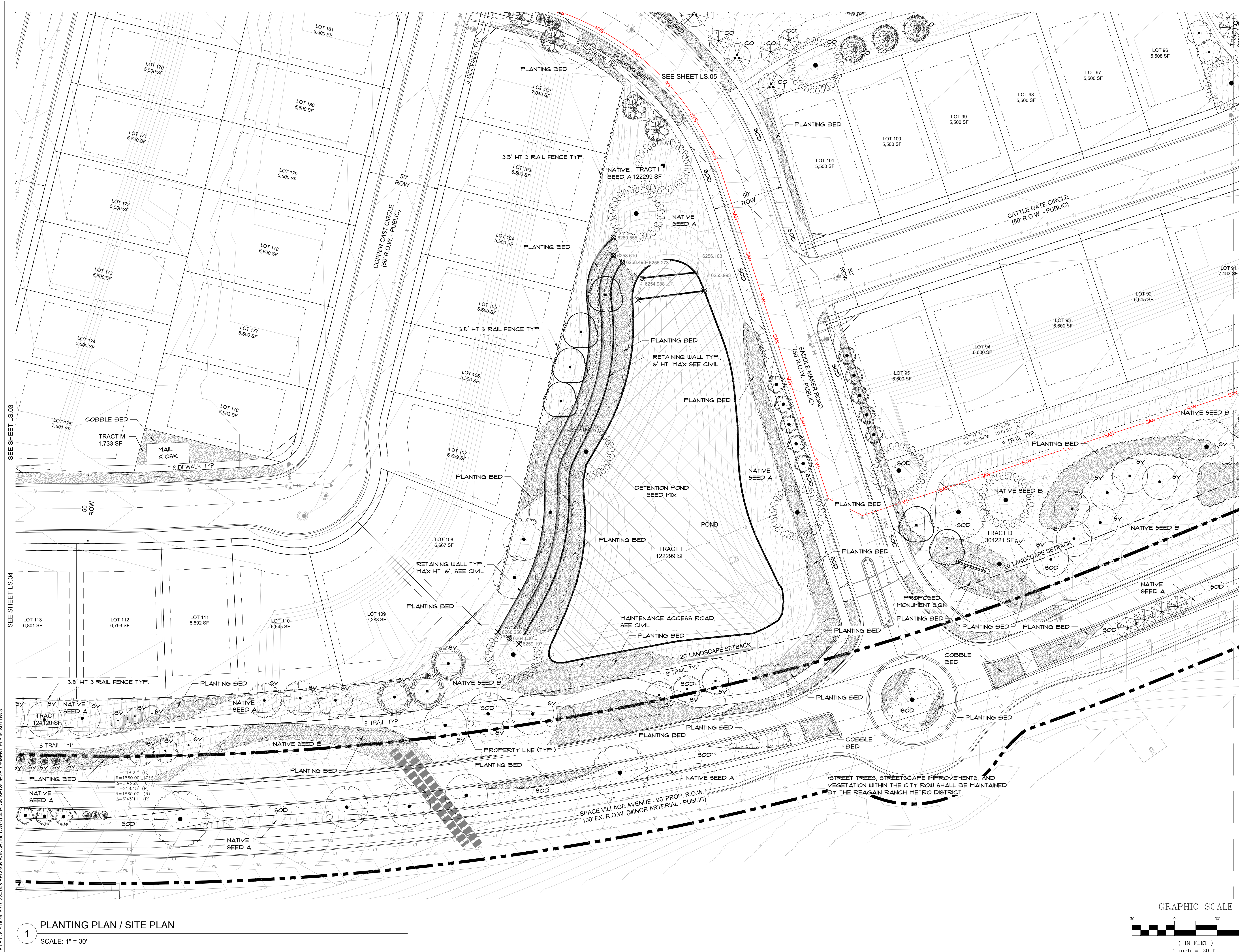
# PRELIMINARY LANDSCAPE PLAN

**LS.05**  
 SHEET 26 OF 30



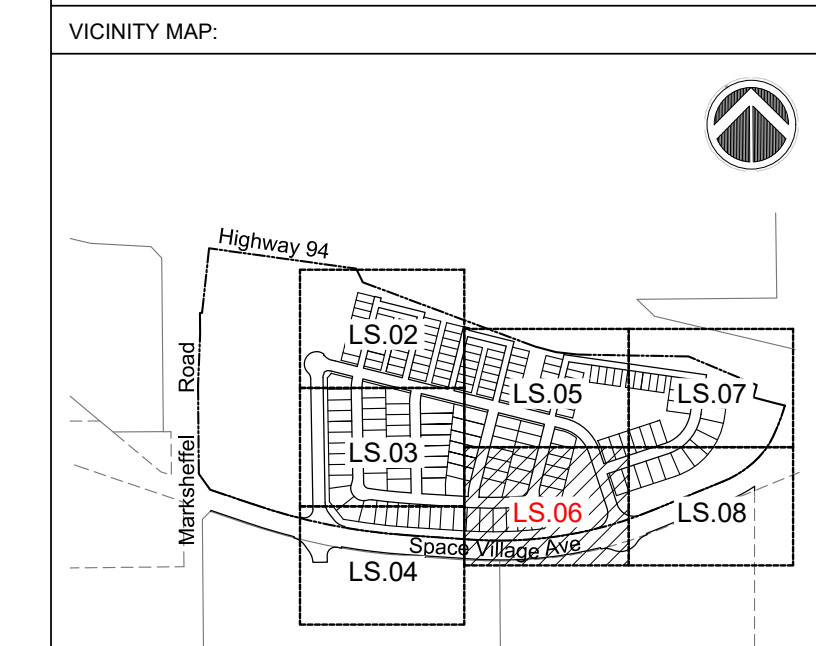
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 SEE SHEET LS.03  
 SEE SHEET LS.02  
 SEE SHEET LS.06  
 SEE SHEET LS.07  
 SEE SHEET LS.08

**1** PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH**  
 PRELIMINARY LANDSCAPE PLAN  
 COLORADO SPRINGS, CO

DECEMBER 23, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:  
 PROJECT NO: 19.224.008  
 DRAWN BY: SJC  
 CHECKED BY: JA  
 APPROVED BY: JA  
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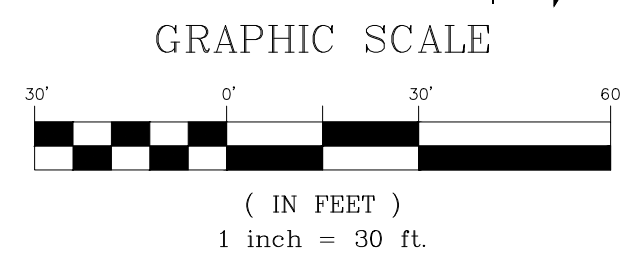
**PRELIMINARY  
 LANDSCAPE PLAN**

**LS.06**

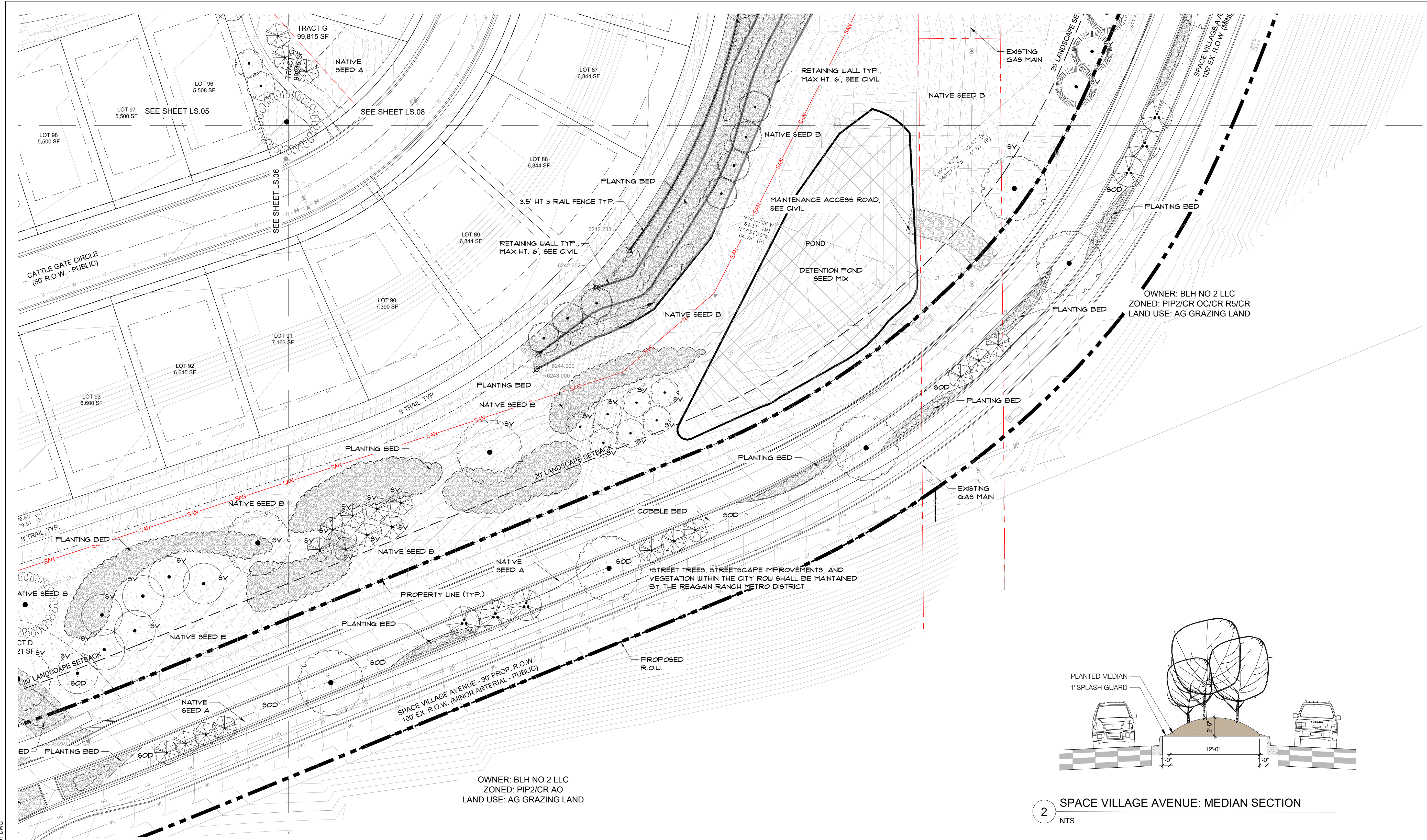
**SHEET 27 OF 30**

CITY FILE NO.: CPC PUD 21-00015

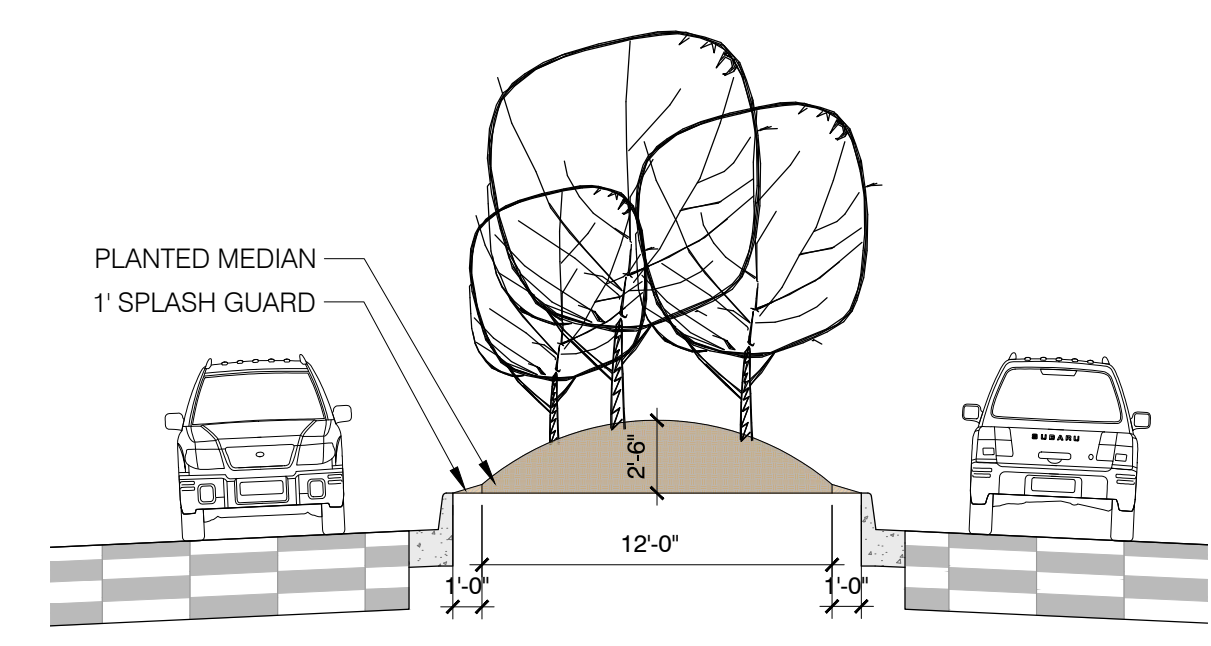
1 PLANTING PLAN / SITE PLAN  
 SCALE: 1" = 30'



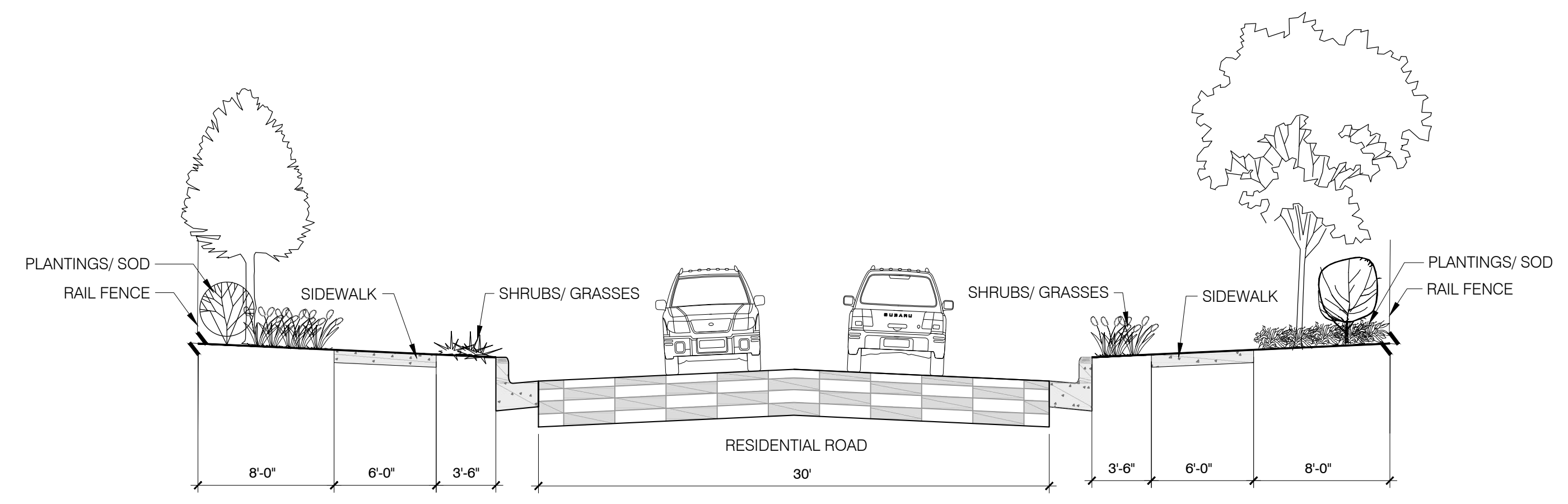
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1 PLANTING PLAN / SITE PLAN  
SCALE: 1" = 30'



2 SPACE VILLAGE AVENUE: MEDIAN SECTION  
NTS



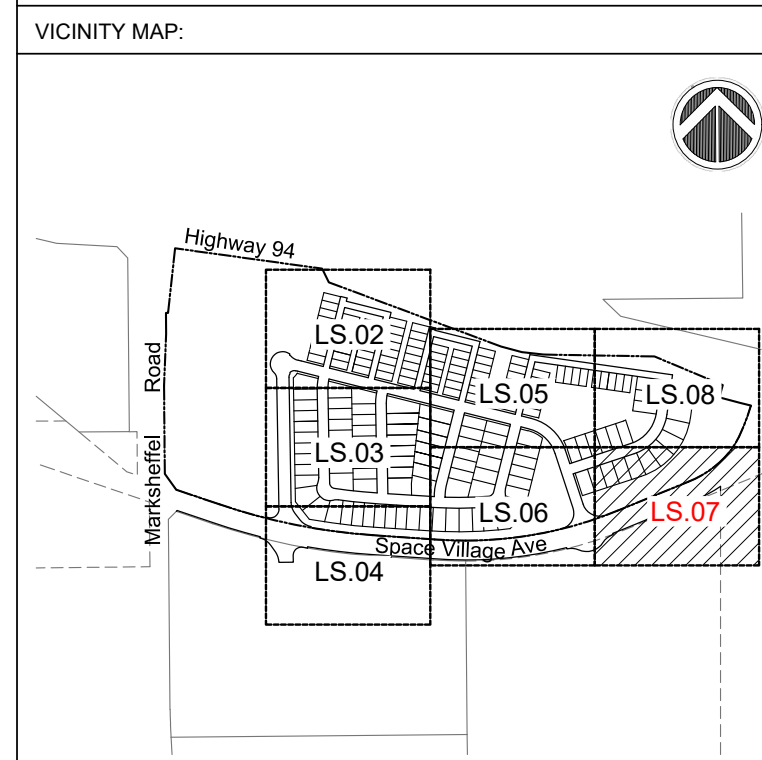
3 INTERNAL STREET SECTION  
NTS

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



OWNER: BLH NO 2 LLC  
ZONED: PIP2/CR OC/CR R5/CR  
LAND USE: AG GRAZING LAND



PROJECT:  
**HIGH PLAINS AT REAGAN RANCH  
PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO**

DECEMBER 23, 2020

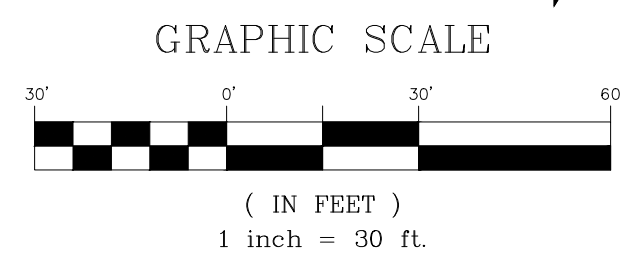
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

DRAWING INFORMATION:  
PROJECT NO: 19.224.008  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**PRELIMINARY  
LANDSCAPE PLAN**

**LS.07**  
SHEET 28 OF 30



FILE LOCATION: S:\19.224.008 REAGAN RANCH\100.DWG\104 PLAN SET\DEVELOPMENT PLAN\LS.07.DWG



**SHRUB/ TREE PLANTING NOTES:**

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S 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 AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 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.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S 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.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL 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.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

**SODDING & SEEDING:**

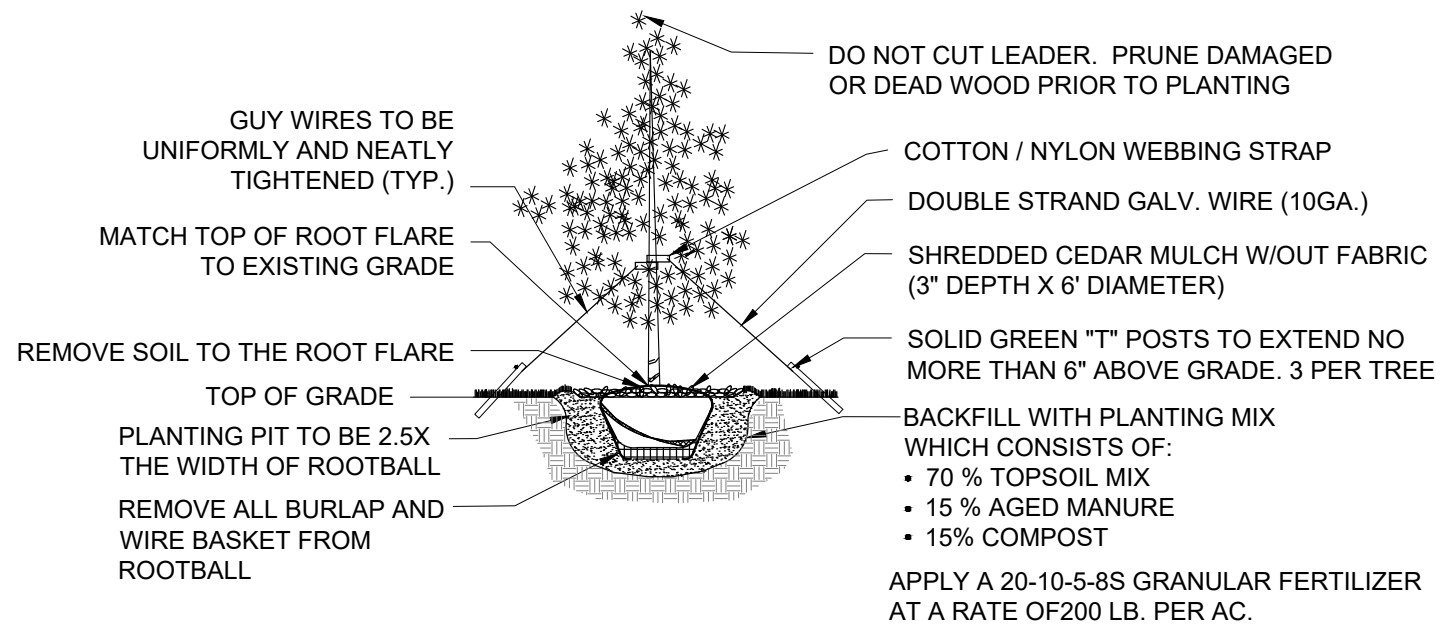
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED 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 INCH DIAMETER) AND DEBRIS THAT MAY IMPED 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 SEED 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 SCHEDULE 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.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. 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.
  - 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 SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
    - 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.
    - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED 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.
- 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 DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- 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 SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE 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 SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS 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 SEEDED 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 RESEEDED 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 RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

**GENERAL NOTES:**

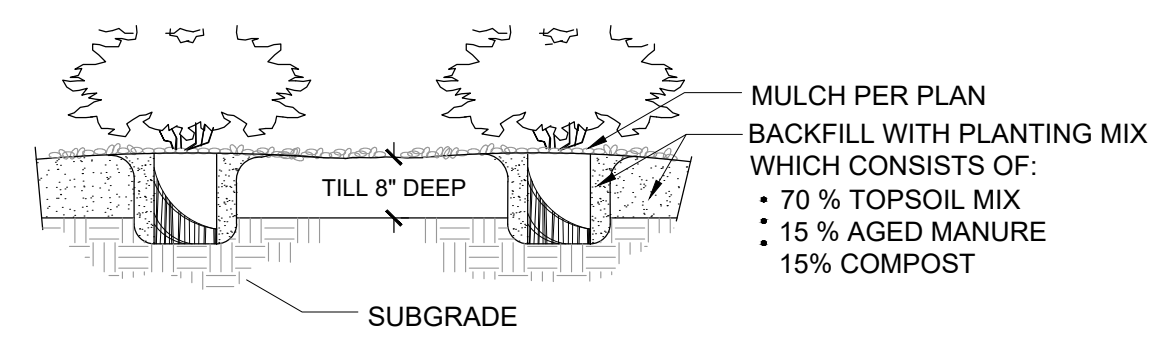
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 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.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- 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.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- 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.
- ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.**

**SOILS:**

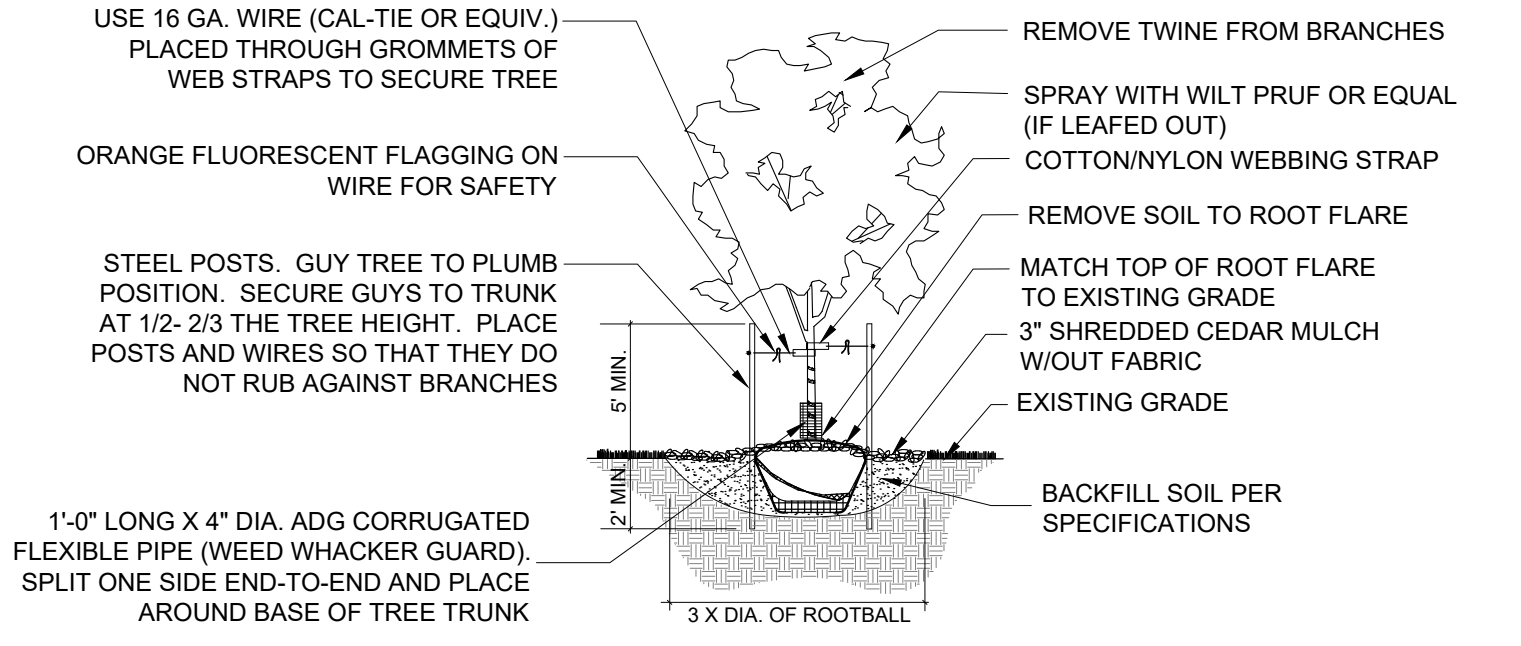
- PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS. A SOIL'S ANALYSIS WILL BE PROVIDED BY COLORADO STATE UNIVERSITY EXTENSION OFFICE ILLUSTRATING SOIL AMENDMENT RECOMMENDATIONS FOR TURF GRASS, TREES, SHRUBS, AND PERENNIAL AREAS AT THE TIME OF FINAL LANDSCAPE PLAN SUBMITTAL.
- CONTRACT TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.



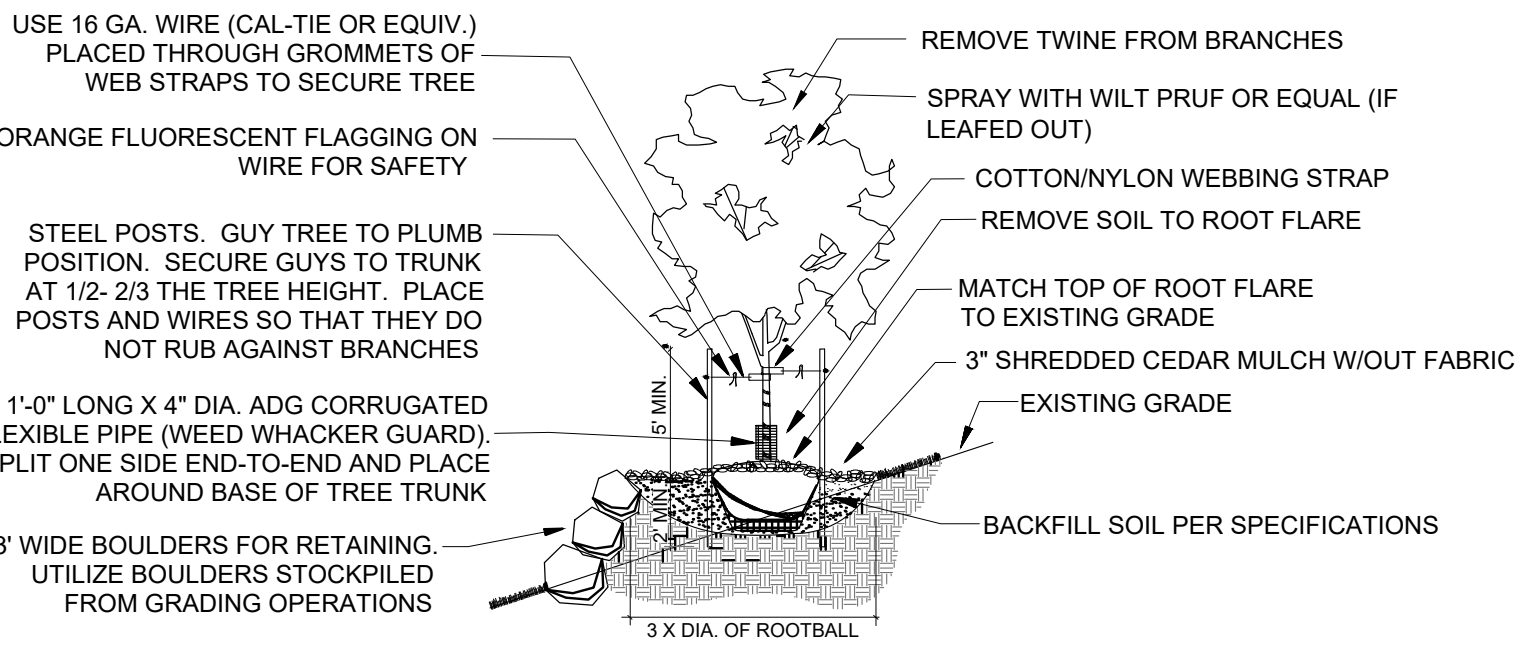
**4 EVERGREEN TREE PLANTING DETAIL** NTS  
\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH



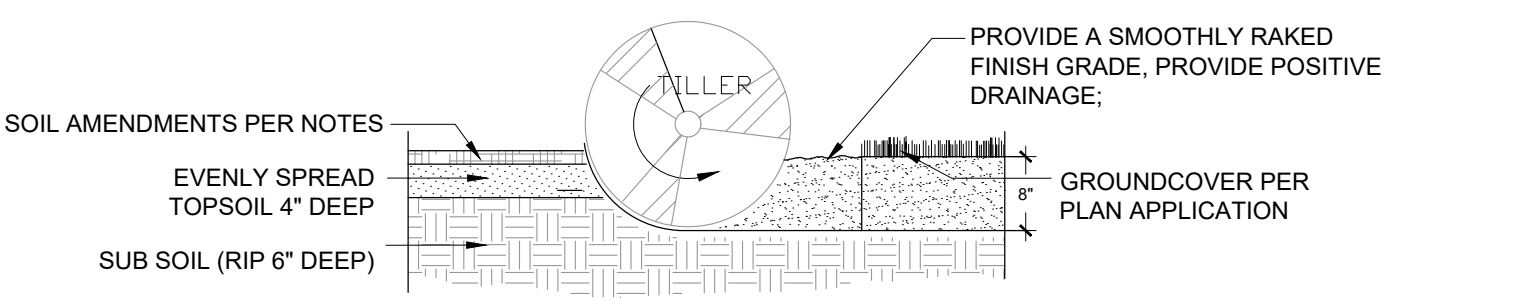
**5 SHRUBS PLANTING DETAIL** NTS  
NOTES:  
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.  
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.  
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.



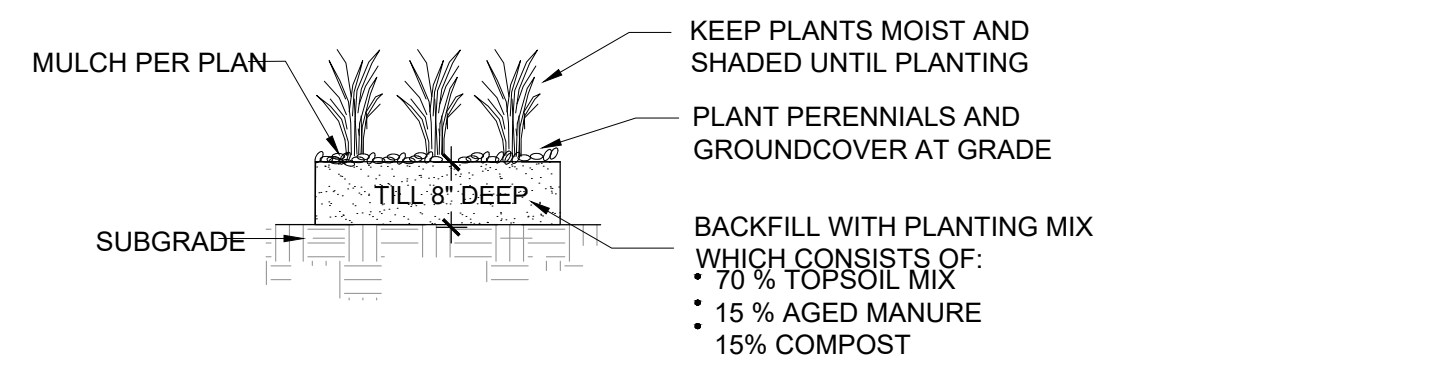
**1 DECIDUOUS TREE PLANTING DETAIL** NTS  
\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH



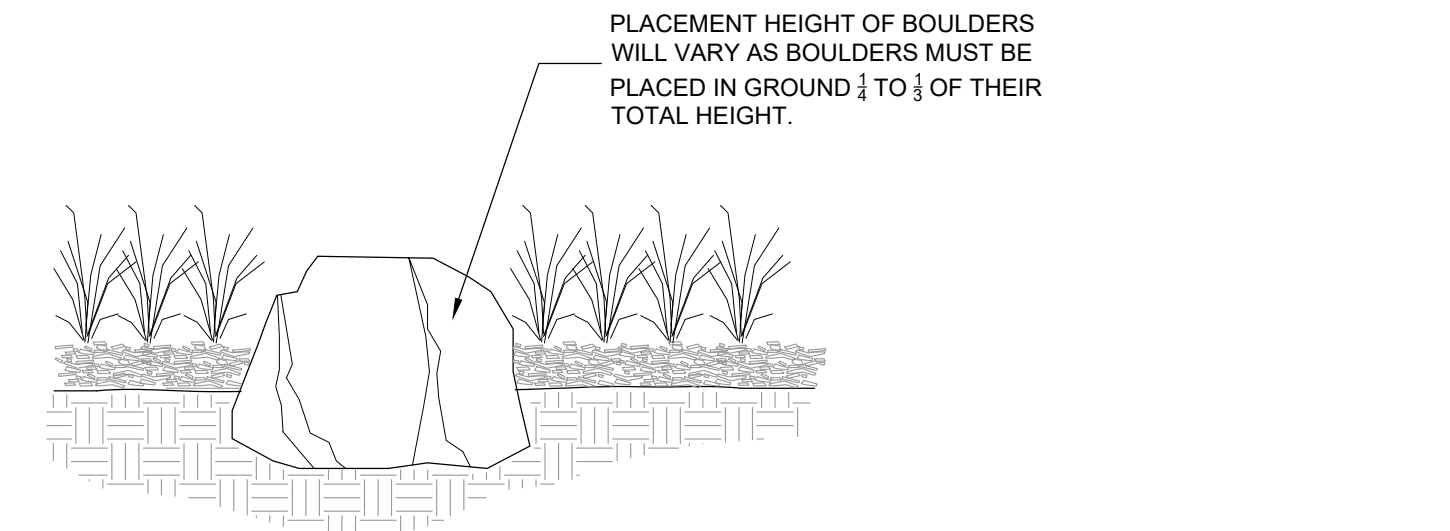
**2 DECIDUOUS TREE SLOPE (3:1 OR STEEPER) DETAIL** NTS  
NOTES:  
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.  
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.  
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL. SOAK BACKFILL IMMEDIATELY AFTER PLANTING.  
4. PREPARE BACKFILL: 1/3 COMPOST-TYPE MIX WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND  
\* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH



**3 SOIL PREP FOR ALL AREAS PLANTING DETAIL** NTS  
NOTES:  
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.  
2. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.  
3. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.



**6 GRASSES AND PERENNIALS PLANTING DETAIL** NTS  
NOTES:  
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.  
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.  
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.



**7 BOULDERS PLANTING DETAIL** NTS

**CONSULTANTS:**

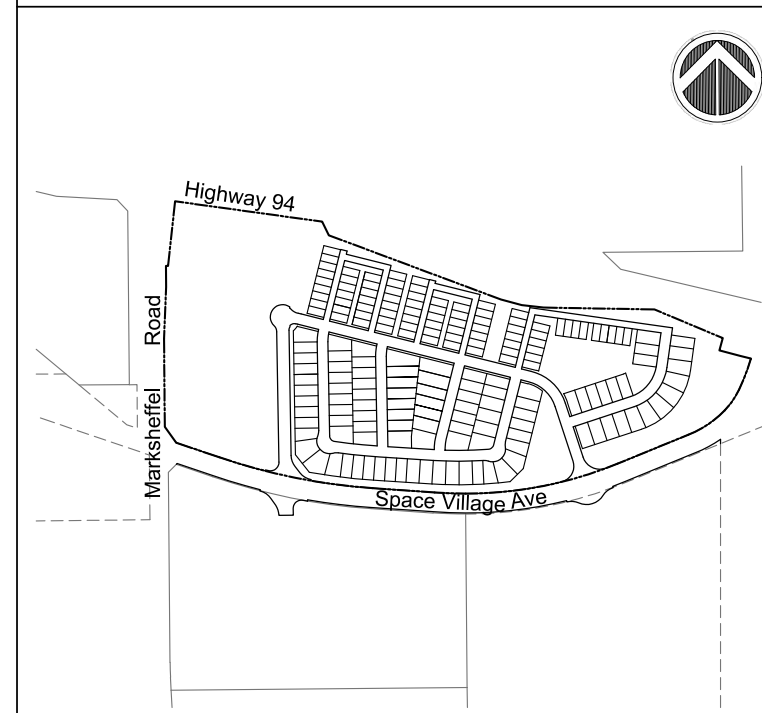
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

**OWNER/DEVELOPER:**

**PIKES PEAK INVESTMENTS LLC**  
90 SOUTH CASCADE AVE., SUITE 1500  
COLORADO SPRINGS, CO 80903  
(719) 448-4034



**VICINITY MAP:**



**PROJECT:**

**HIGH PLAINS AT REAGAN RANCH  
PRELIMINARY LANDSCAPE PLAN  
COLORADO SPRINGS, CO**

DECEMBER 23, 2020

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
1	JUNE 2021	RESPONSE TO COMMENTS FROM COS	SJC

**DRAWING INFORMATION:**

PROJECT NO: 19.224.008  
DRAWN BY: SJC  
CHECKED BY: JA  
APPROVED BY: JA  
SHEET TITLE:

**LANDSCAPE NOTES & DETAILS**

**LS.09**  
**SHEET 30 OF 30**

CITY FILE NO.: CPC PUD 21-00015

FILE LOCATION: S:19.224.008\REAGAN RANCH\100.DWG\104.PLAN SET\BDD\DEVELOPMENT PLAN\LS09.DWG