

HUHN, KEN, 9/10/2021, 12:11 PM

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF EL PASO,

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 964 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR RIDGE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF RIDGE AT LORSON RANCH PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

4) 100.02 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°56'07" AND A CHORD THAT BEARS N 68°41'30" W, 97.91 FEET;

5) N 48°13'27" W, A DISTANCE OF 126.77 FEET;

6) 6.49 FEET ALONG THE ARC OF AN 8.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°29'23" AND A CHORD THAT BEARS N 24°58'45" W, 6.31 FEET;

7) N 01°44'04" W, A DISTANCE OF 137.18 FEET;

8) 87.71 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°13'35" AND A CHORD THAT BEARS N 20°21'02" W, 86.18 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 3, SUNRISE RIDGE SUBDIVISION FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 1722613 OF SAID RECORDS;

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF SAID SUNRISE RIDGE SUBDIVISION FILING NO. 8: 1) 511.39 FEET ALONG THE ARC OF A 1,034.60 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°19'14" AND A CHORD THAT BEARS N 58°13'41" E, 506.20 FEET TO A POINT OF COMPOUND CURVATURE;

2) 283.12 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°26'36" AND A CHORD THAT BEARS N 27°50'47" E, 279.35 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;

THENCE N 89°57'13" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING.

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

TO BE PLATTED AS "THE COTTAGES AT MESA RIDGE"

GENERAL NOTES:

1. THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT IS TO CREATE A COHESIVE WELL PLANNED COMMUNITY THAT WILL ALLOW FOR A MAXIMUM OF 122 FOR RENT MODULAR MANUFACTURE DEVELOPMENT GUIDELINES:

2. AUTHORITY TO DEVELOPMENT 1972, AS AMENDED

3. APPLICABILITY SUCCESSORS, AND APPROVE BOARD OF CC ADOPTION OF THE PLAN FOR THE MASTER PLAN AUTHORIZED THAT THE EL WITH THE COI THE PROVISIO THE COTTAGES DEVELOPMENT EL PASO COU PUD PLAN AP OTHER APPLIC TO FURTHER AND OF THE PROVISIONS C SPACE SHALL EQUITY BY TH BY LAW.

7. WHERE THERE SAME SUBJEC STANDARDS O THE TOTAL NI INTENSITY SHG AREAS IS THE APPROVED DE /DEVELOPMENT LAND CARRYN

9. AT THE TIME- THE DEVELOP TO ASSURE T.

10. THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

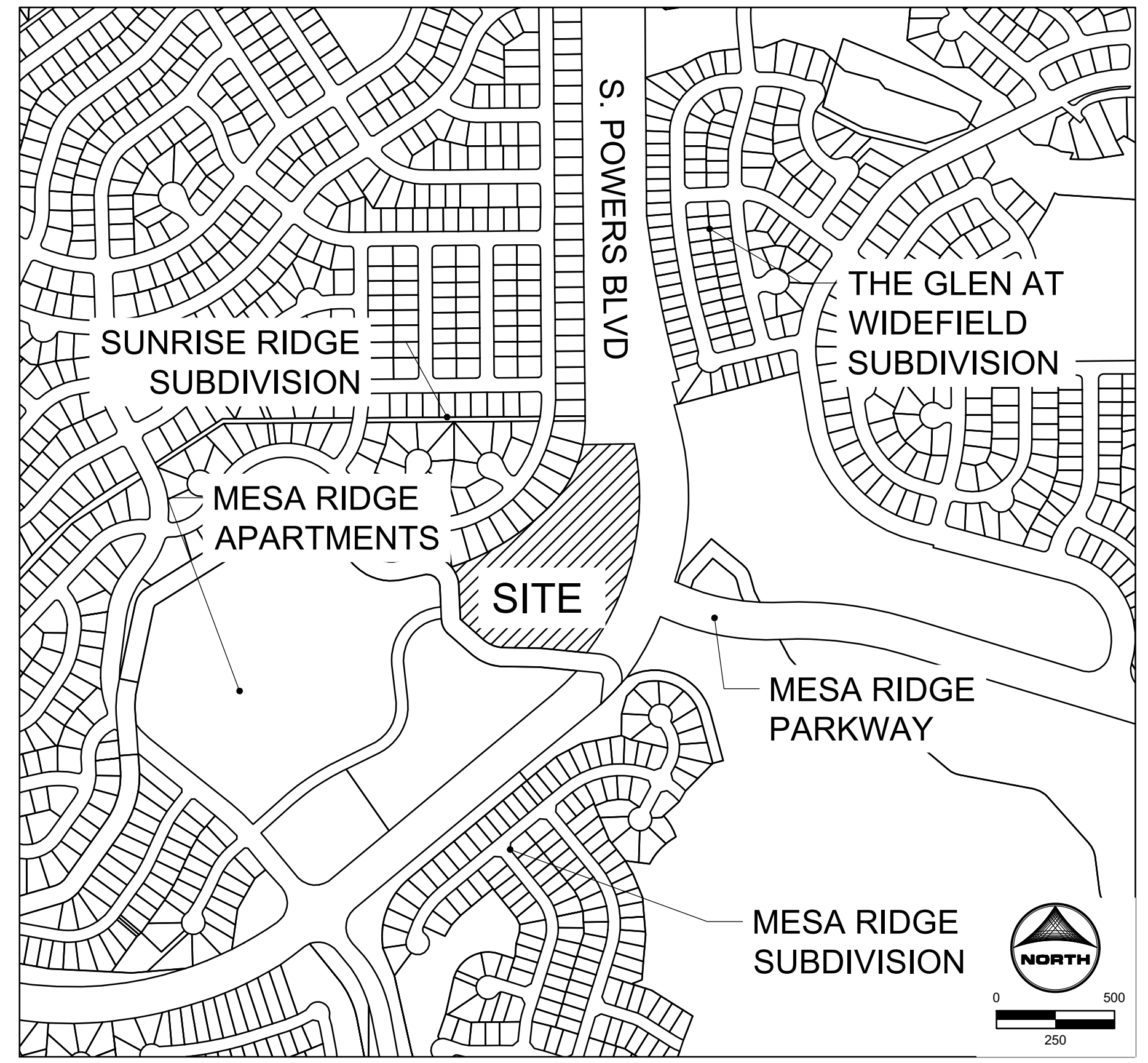
general notes are separate from the PUD provisions

"General provisions" should be at top left corner

you need to define your development standards (uses)- see example; also under development standards you will state the dimensional setbacks etc...

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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



VICINITY MAP SCALE: 1"=500'

Table with 4 columns: LAND USE SUMMARY, AREA (SQ.FT.), AREA (ACRES), % OF TOTAL. Rows include Building, Paved Surface, Paved Irrigation Ditch, Walking Path, Fire Access Road, Open Space, and Subtotal All Open Space.

Site Parking table with 6 columns: # buildings, Proposed Dwelling Units, % of Total Units, \*Required Parking Ratio per D.U. or, Parking Spaces Required, Parking Spaces Provided. Rows include Studio, 1-Bedroom, 2-Bedroom, 2-Story (1 bedroom) first floor, 2-Story (2 bedroom) second floor, Total Dwelling Units, Guest (1 space / 3 D.U.), Office/Clubhouse (1,145 s.f.), Regular stalls, ADA Stalls, Garages, and Total Parking Required.

SHEET INDEX:

- 1 - COVER
2 - LEGEND & TYPICAL SECTIONS
3 - SITE PLAN
4 - PRELIMINARY UTILITY PLAN
5 - PRELIMINARY GRADING PLAN
6 - 7 landscape plans

SITE DATA & PUD STANDARDS :

OWNER: CSJ NO. 1 LLC
111 S. TEJON STREET, SUITE 222
COLORADO SPRINGS, CO 80903
DEVELOPER: GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON
APPLICANT: HR GREEN DEVELOPMENT, LLC
7222 COMMERCE CENTER DR, STE. 220
COLORADO SPRINGS, CO 80919
ATTN: PHIL STUEPFERT, KEN HUHN
SURVEYOR: BARRON LAND, LLC
2790 N ACADEMY BLVD #311
COLORADO SPRINGS, CO 80917
ATTN: SPENCER BARRON

EXISTING ZONING: PUD
PROPOSED ZONING: 2-Family Dwellings, club house, openspace & recreational amenities
EXISTING USE: VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (122 UNITS)
BUILDING HEIGHT: 35' MAXIMUM
TOTAL DEVELOPMENT AREA: 10.21 ACRES
PROPOSED DENSITY: 11.94 DU/ACRE (GROSS & NET, NO R.O.W)
OPEN SPACE REQUIRED: 10%
OPEN SPACE PROVIDED: 52% 5.33 ACRES (EXCLUDED UNDER 20% COVERAGE)
PERIMETER SETBACKS: NORTH: 20' (ADJACENT TO RS-6000) SOUTH: 10' EAST: 25' (POWERS BLVD) WEST: 10'

BUILDING SEPARATION: FRONT TO FRONT: 50' MIN REAR TO REAR: 15' MIN REAR TO SIDE: 15' MIN SIDE TO SIDE: 10' MIN (0' FOR COMMON WALL DUPLEX UNITS) FRONT TO SIDEWALK: 10' MIN (15' TYPICAL) SEE SHEET 2 FOR PROPOSED ROADWAY PUD MODIFICATIONS TABLE

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON A LINE FROM THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 29 WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 28 WITH A #6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "PLS 14611", AND IS ASSUMED TO BEAR N 89°49'38" E, A FIELD MEASURED DISTANCE OF DISTANCE OF 5281.32 FEET.

BENCHMARK:

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

FLOODPLAIN STATEMENT:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PUBLIC IMPROVEMENT NOTES:

THE FOLLOWING PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED IN CONJUNCTION WITH THIS DEVELOPMENT:

- EXISTING EASTBOUND LEFT-TURN LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 125'
EXISTING SOUTHBOUND TO WESTBOUND RIGHT-TURN ACCELERATION LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 140'
WESTBOUND RIGHT-TURN DECELERATION LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 120'

PROPERTY OWNER ACKNOWLEDGEMENT:

CSJ NO. 1, LLC BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF THE COTTAGES AT MESA RIDGE ALL CONDITIONS, TERMS AND SPECIFICATIONS THEIR HEIRS, SI

NO CHANGES M, CHANGES TO T- PLANNING DEPAI OF THE APPROV THE SAME APPL DEVELOPMENT P APPROVAL.

IN WITNESS WHE ... WITNESS MY HAND AND SEAL:

(PROPERTY OWN ... MY COMMISSION EXPIRES:

NOTARY CERTIF (STATE OF (COUNTY OF

THE FOREGOING 20...

MY COMMISSIO ... ADDRESS OF NC

NOTARY PUBLIC ... COUNTY CERTIFICATION

STATE OF COLORADO ) ) EL PASO COUNTY ) ) I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ... OF ... 20 ... AT ... O'CLOCK A.M./P.M. AND WAS RECORDED PER

RECEPTION NO. ... OWNER BY: ... TITLE: ... ADDRESS:

EL PASO COUNTY CLERK AND RECORDER

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL AS AMENDED.

FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER, IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE COUNTY ENGINEER/ ECM ADMINISTRATOR

NOT FOR CONSTRUCTION

DRAWN BY: NQJ JOB DATE: 9/10/2021 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 200541 0"=1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION

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

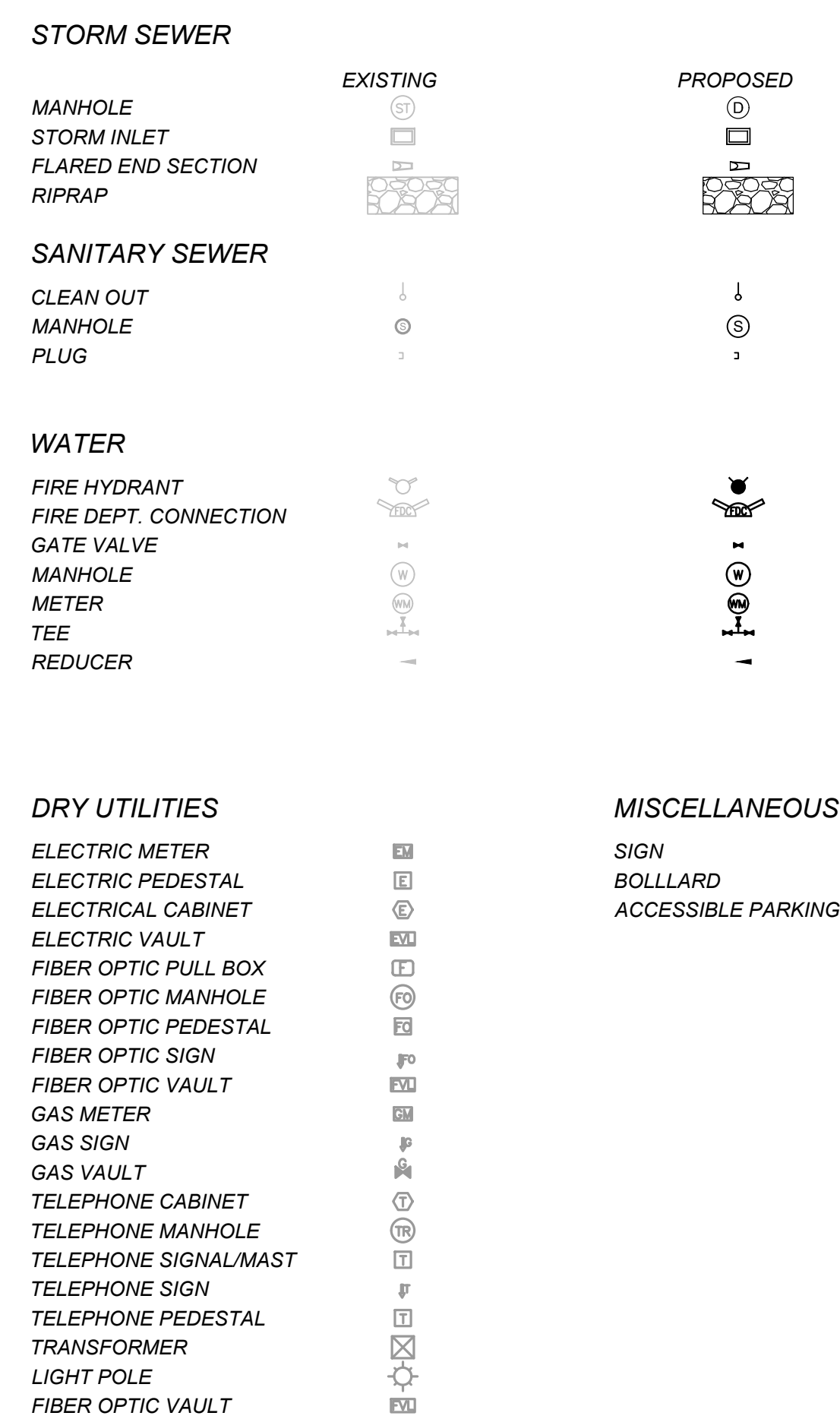
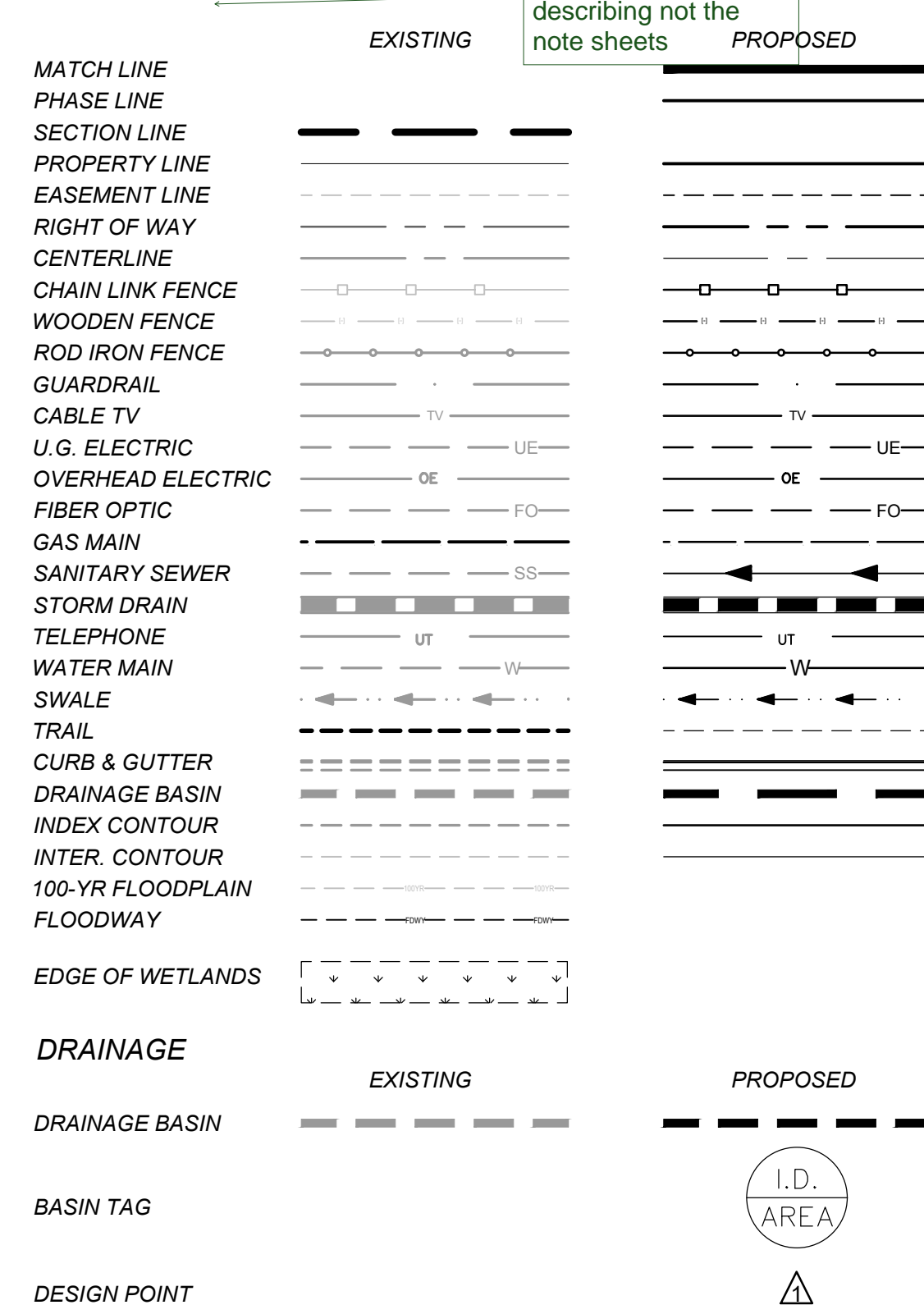
THE COTTAGES AT MESA RIDGE GOODWIN KNIGHT EL PASO COUNTY, COLORADO

PUD/ PRELIMINARY PLAN COVER PSD File No. PUDSP-21-\_\_ (STAFF Will update this via email when number is assigned) SHEET CV 1

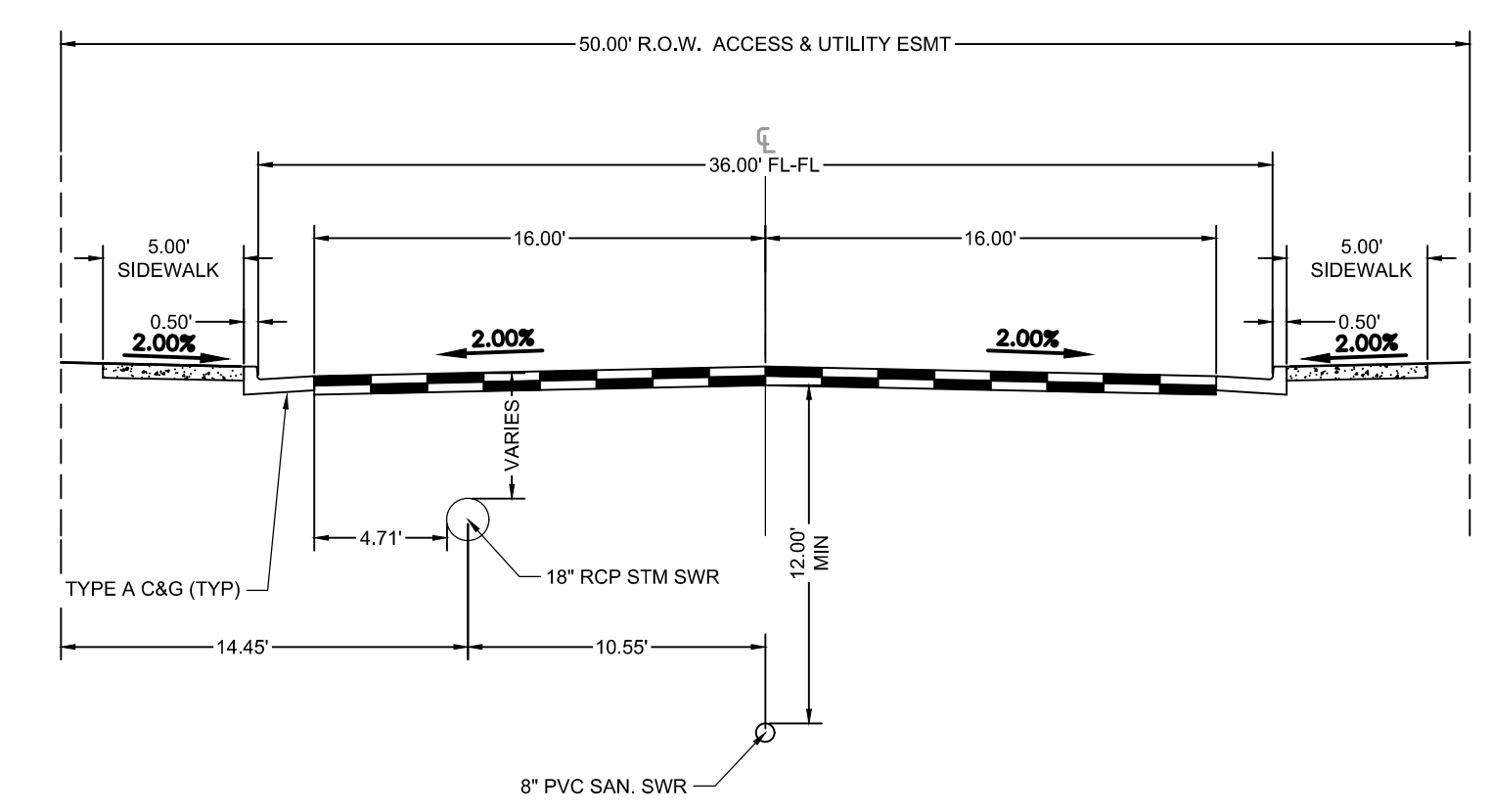


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### LEGEND



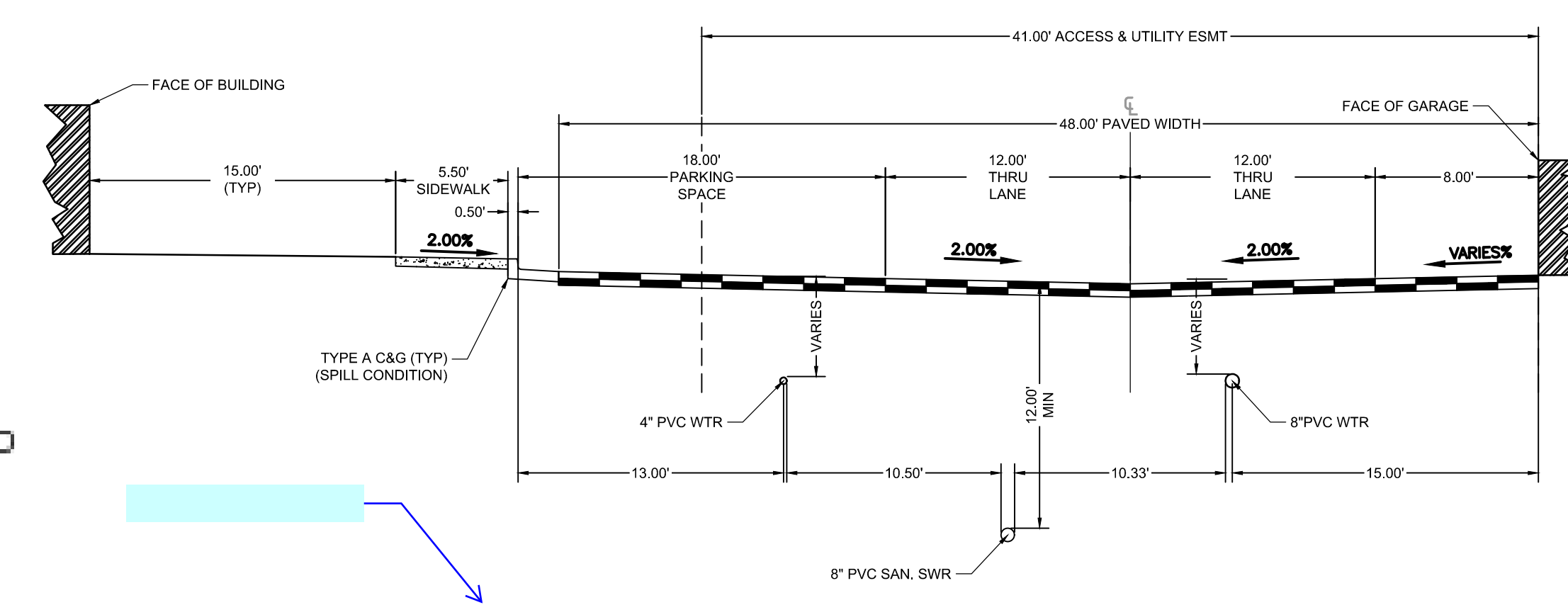
LDC/ECM SECTION	CATEGORY	STANDARD	PUD MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
ECM 2.3.8	ROADWAY TERMINATIONS	UL-DE-SACS	PERMIT USE OF TWO ROADWAYS (ROAD B & C) TERMINATING WITHOUT A CURB-SAC.	THE SECURITY FIRE DEPARTMENT (2009 ADOPTED IFC CODE) 503.2.5 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. THE PROPOSED ROADWAY DEAD END DO NOT EXCEED 150'	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
ECM 2.3.2 (TABLE 2-7)	DESIGN STANDARDS FOR FUNCTIONAL CLASSIFICATION	200' MIN. CENTERLINE CURVE RADIUS 30' PAVED WIDTH (EXCLUDING GUTTER PAN) 50' R.O.W (W/ 5' P.I.E.)	100' RADIUS 24' PAVED WIDTH (30' MIN. 52' MAX) ACCESS & UTILITY EASEMENTS INSTEAD OF R.O.W.	IS ALLOWED FOR LOCAL (LOW VOLUME) IS ALLOWED FOR LOCAL (LOW VOLUME) PRIVATE ROADS WITHIN EASEMENTS IS BETTER SUITED FOR AN ISOLATED FOR RENT DEVELOPMENT WITH A SINGLE OWNER AND NO THRU TRAFFIC, AND SUITABLE PROVISIONS HAVE BEEN MADE FOR PEDESTRIAN WALKWAYS & UTILITIES	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.C	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	PUBLIC ROADS REQUIRED	PERMIT THE USE OF PRIVATE ROADS	THIS DEVELOPMENT MEETS THE PRIVATE ROAD ALLOWANCE PER 8.4.4.1: Private roads shall normally be connected to closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public.	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>
8.4.4.D	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	DEAD END STANDARDS	PERMIT THE SITE TO HAVE ONLY ONE ACCESS POINT	THE ONLY WAY TO PROVIDE A SECOND ACCESS IS TO CONNECT TO POWERS BLUE. CDOT WILL NOT ALLOW ANY NEW ACCESS POINTS. THE SECURITY FIRE DEPARTMENT HAS ENDORSED THE PROPOSED SITE (WITH THE ADDED FIRE ACCESS ROAD AS SHOWN)	<ul style="list-style-type: none"> <li>LIVEABLE ENVIRONMENT</li> <li>MORE EFFICIENT PEDESTRIAN SYSTEM</li> <li>ADDITIONAL OPEN SPACE</li> <li>OPEN SPACE/AMENITY DESIGN</li> </ul>



**LANDOVER LANE (PUBLIC-CITY OF FOUNTAIN) LOCAL) TYPICAL SECTION**

delete not needed second access shown

Coordinate with City of Fountain to ensure that the roadway cross section and utility locations match their standards.



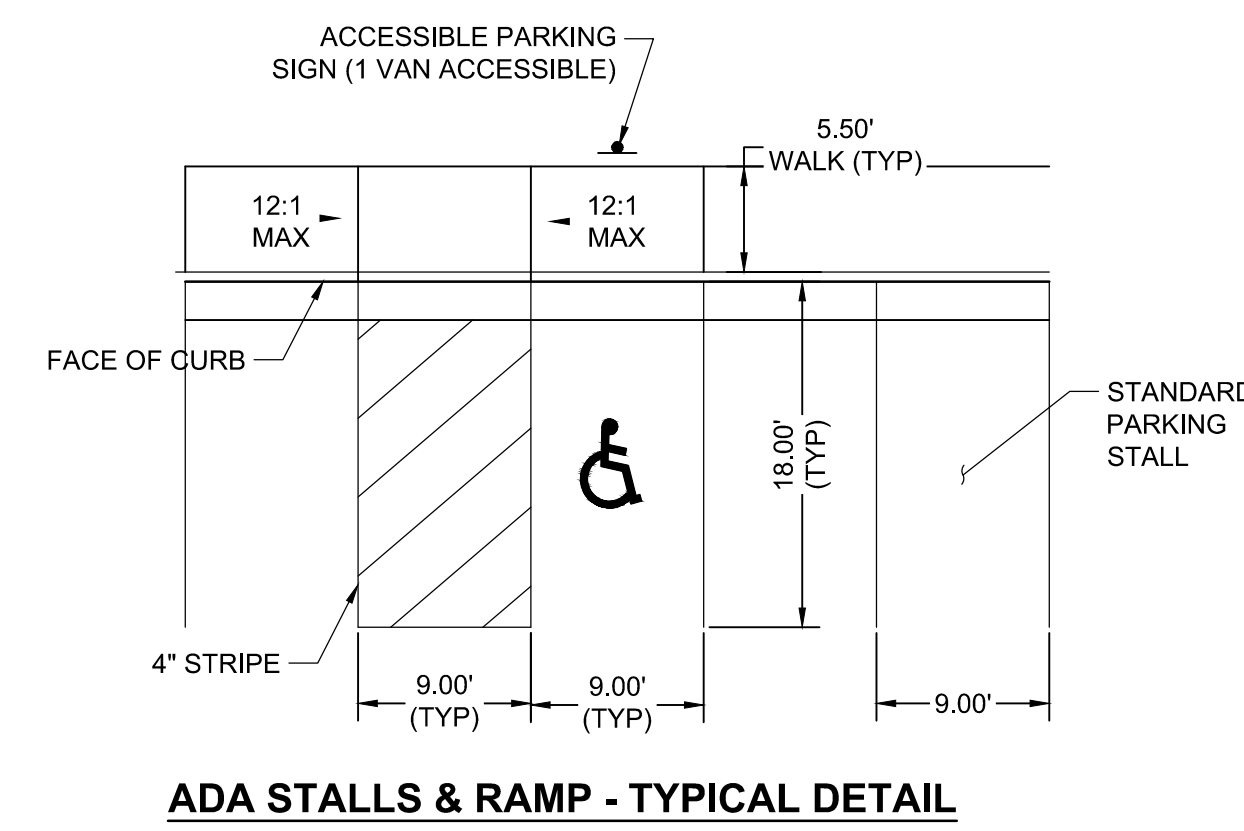
**ROAD A- W/ GARAGE (PRIVATE LOCAL) TYPICAL SECTION - 1**

FACE OF BUILDING

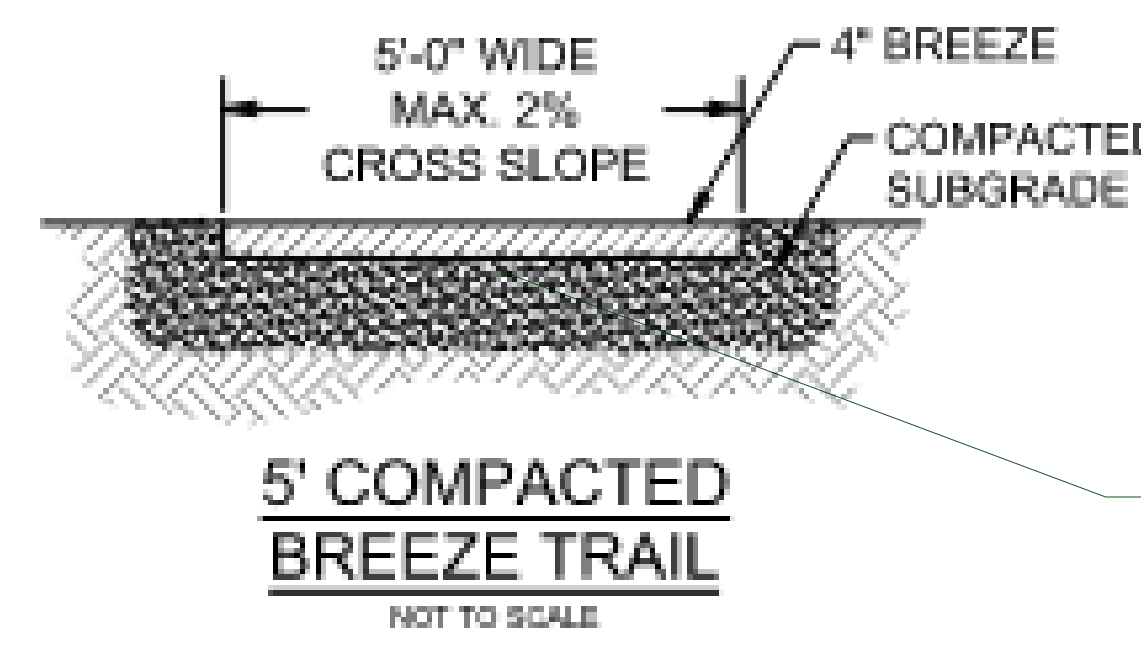
FACE OF GARAGE

trail spec that is commonly used

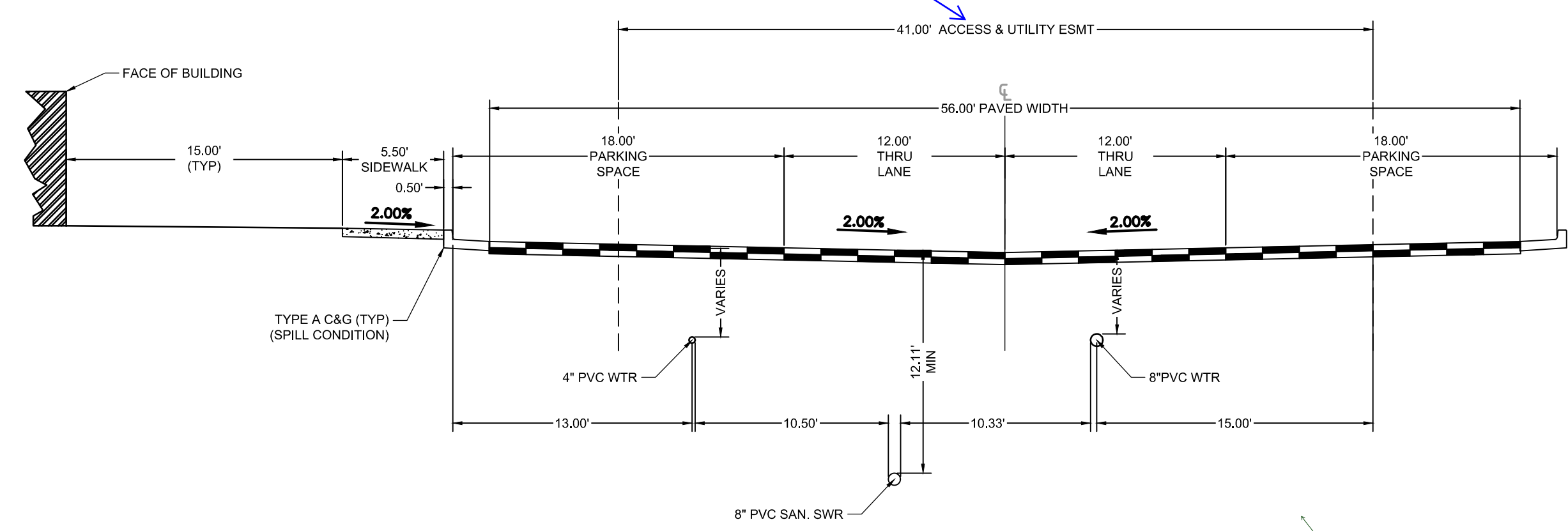
Provide a section for Road B



These easements should also identify drainage as the proposed roadway will be utilized to convey stormwater to the inlets



trail spec that is commonly used

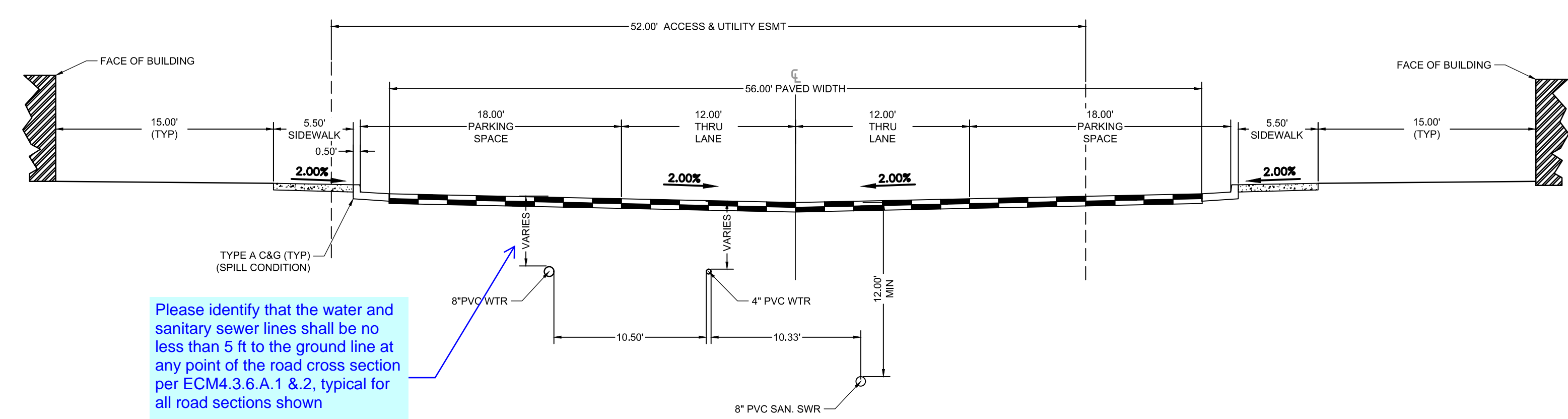


**ROAD A (PRIVATE LOCAL) TYPICAL SECTION - 2**

FACE OF BUILDING

FACE OF BUILDING

please see checklists for PUDSP and verify that all items are included. Treat the pad sites like lots in terms of SF and dimensions...



**ROAD C (PRIVATE LOCAL) TYPICAL SECTION - 3**

FACE OF BUILDING

FACE OF BUILDING

Please identify that the water and sanitary sewer lines shall be no less than 5 ft to the ground line at any point of the road cross section per ECM4.3.6.A.1 & 2, typical for all road sections shown

DRAWN BY: NQJ JOB DATE: 9/10/2021  
 APPROVED: KMH JOB NUMBER: 200541  
 CAD DATE: 9/10/2021  
 CAD FILE: J:\2020\200541\CAD\DWG\CDevelopment Plan\Cover

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD/ PRELIMINARY PLAN Add: PCD File No. PUDSP 21-11  
 LEGEND & TYPICAL SECTIONS

SHEET LG 2

delete on all sheets  
 NOT FOR CONSTRUCTION



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

### SITE PLAN NOTES:

- SEE SHEET 4 FOR EXISTING AND PROPOSED UTILITIES.
- SEE SHEET 6 FOR EXISTING AND PROPOSED CONTOURS.

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

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

provide road names, private and dimension

PUD Mod needed for easements if building site pads dont have ie: is not in compliance see Code here:

provide the elevations for the garages, unit types please. This is a hybrid of single family attached and detached units/pad site -correct? No basements? No crawlspaces?

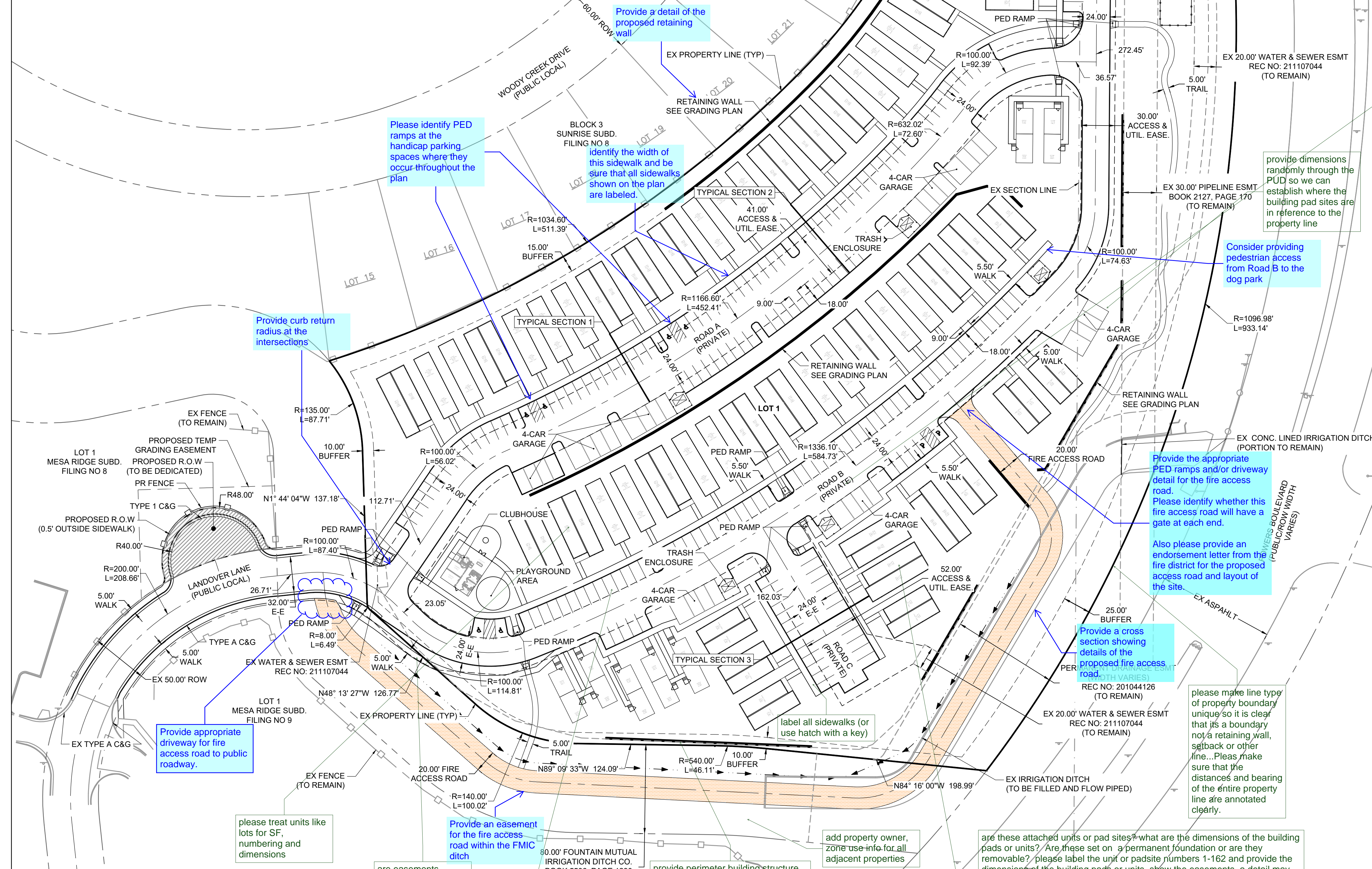
### 8.4.6. Utilities Considerations and Standards

- (A)General. Provision shall be made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure adequate electric and natural gas service for the division of land.
- (B)Utilities Standards.
- Utilities Located Underground. Utility facilities shall be located underground throughout the division of land except in situations or locations where undue hardship result from compliance with this requirement and the overriding intent of this Code has been demonstrated to the satisfaction of the PCD Director. Transformers, switching boxes, pedestals and other necessary facilities may be placed aboveground.
  - Extended to Each Lot or Building Site. Utilities shall be extended to each lot, tract or building site.
  - Utility Easements Combined with Drainage Easements. Where easements are combined with a water course, drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.(d)Standard Easement Widths and Locations. Unless otherwise required by the utility provider, the standard utility easements for urban and rural lots shall be provided as follows.(i)Urban Density.
    - Side Lot Lines: 5 feet.
    - Rear Lot Lines: 7 feet.
  - Blanket Utility Easements Prohibited. Blanket utility easements shall be prohibited

### General Notes:

- Easements: Unless otherwise indicated, all side, front, and rear Building pad sites (units) lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner(s).
- Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- Mailboxes: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Access Limitation: There shall be no direct lot access to \_\_\_\_\_ Road.
- The subdivider/developer has familiarized himself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Access: No driveway shall be established unless an access permit has been granted by El Paso County.
- This PUD Development is a single-family attached and detached development that encompasses units that are to be rented and held in ownership by the developer. Individual units/pad sites are not for sale.
- add similar note to make it clear these are not for sale

Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep: (name lots or location of area)  
 •Rockfall Source: (name lots or location of area)  
 •Rockfall Runout Zone: (name lots or location of area)  
 •Potentially Seasonally High Groundwater: (name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Any and all rights of the Fountain Mutual Irrigation Company Ditch Company relating to the ditch or canal that is a boundary of subject property, including but not limited to any possible ditch maintenance and access rights to lands adjoining the ditch or canal, as evidenced by Flood Control Easement recorded May 4, 1944 in Book 1029 at Page 231 and Easement granted to Fountain Mutual Irrigation Company Permanent Drainage Easement recorded April 10, 2001 at Reception No. 201044126.

10. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Flood Control Easement recorded May 4, 1944 in Book 1029 at Page 231.

DRAWN BY: NQJ	JOB DATE: 9/10/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 200541	0" = 1"
CAD DATE: 9/10/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

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 7222 COMMERCE CENTER DR SUITE 220  
 COLORADO SPRINGS CO 80919  
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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

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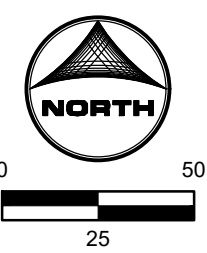
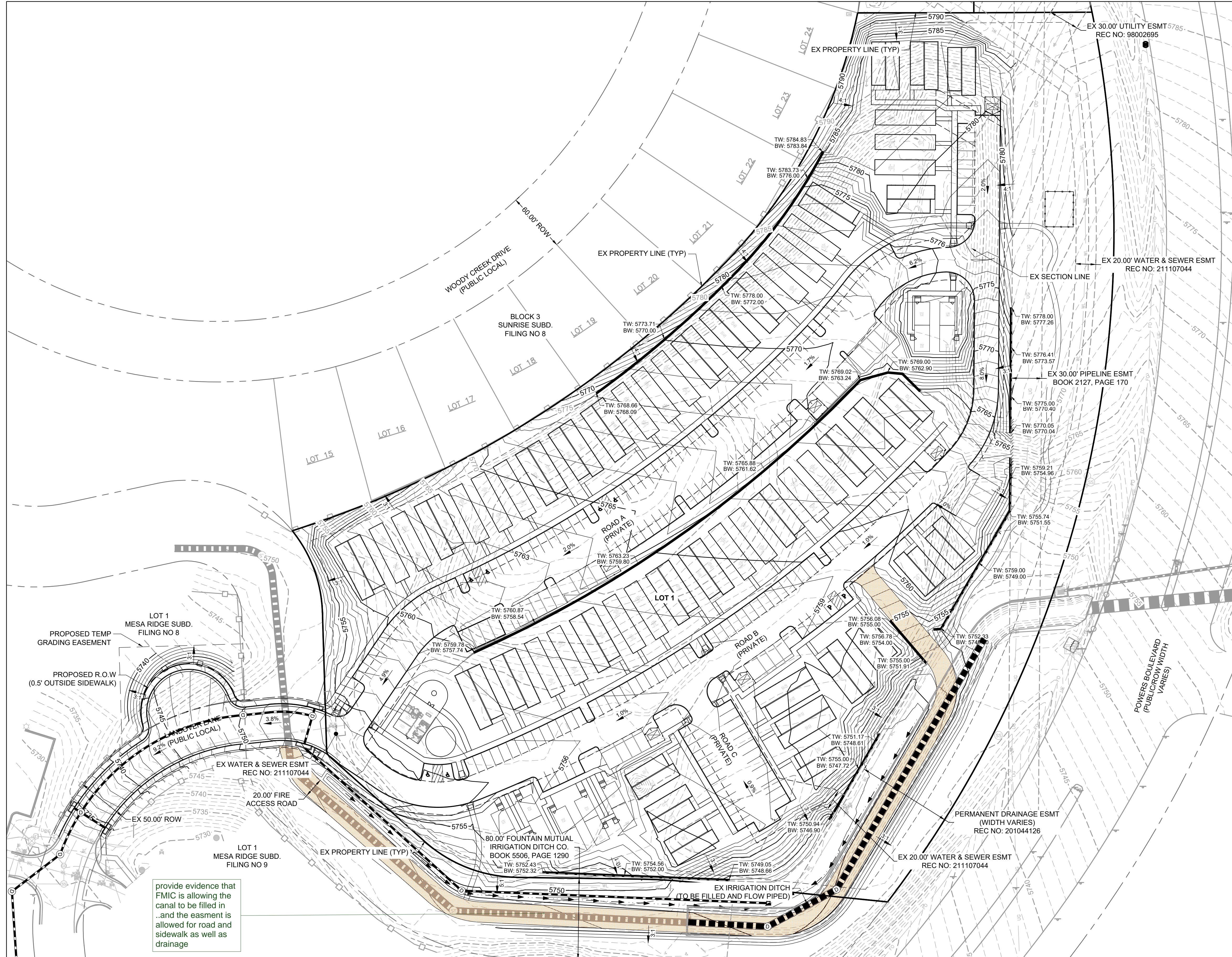






# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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



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CONSTRUCTION

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 APPROVED: KMH      JOB NUMBER: 200541  
 CAD DATE: 9/10/2021  
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**THE COTTAGES AT MESA RIDGE**  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

PUD/ PRELIMINARY PLAN  
 PRELIMINARY GRADING PLAN

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HUHN, KEN, 9/10/2021, 12:12 PM



GENERAL LANDSCAPE PLAN NOTES:

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

- 1.LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER.
2.CURRENT OWNER WILL BE RESPONSIBLE FOR ALL INITIAL LANDSCAPE IMPROVEMENTS. AFTER INITIAL INSTALLATION, IT WILL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL LANDSCAPE AREAS.
3.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.
4.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.
5.ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6.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.
7.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.
8.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.
9.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.
10.ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INITIAL INSTALLATION.
11.STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE MAINTAINED BY THE CURRENT PROPERTY OWNER.
12.ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PRIVATE IMPROVEMENTS.

IRRIGATION:

- 1.AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
A. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
B. ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT. A PERMANENT IRRIGATION SYSTEM SHALL BE REQUIRED FOR DETENTION SEEDING.

SHRUB/TREE PLANTING NOTES:

- 1.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.
2.ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3.ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
4.PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
5.AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'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.
6.PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
7.PLANTS BED RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
8.POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
9.USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
10.ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
11.THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SODDING & SEEDING:

- 1.CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2.ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3.AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
4.FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
5.ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
6.ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
7.SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9.ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
10.MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
11.NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
12.FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
13.SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL 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 SEEDED 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.

PLANT LIST

Table with columns: KEY, HEIGHT, WIDTH, SIZE, COND. Rows include CANOPY TREES (ACER GLABRUM, CELTIS OCCIDENTALIS, etc.), EVERGREEN TREES (JUNIPERUS SCOPULORUM, PINUS FLEXILIS, etc.), ORNAMETAL TREES (MALUS X 'PRAIRIFIRE', PRUNUS MAACKII, etc.), SHRUBS\* (BERBERIS THUNBERGII, BUXUS 'GREEN VELVET', etc.), GRASSES\* (CALAMAGROSTIS X ACUTIFLORA, HELICTOTRICHON SEMPERVIRENS, etc.), and PERENNIALS\* (ASTER ALPINUS, ASTILBE CHINENSIS, etc.).

\*NOT SHOWN ON THIS PRELIMINARY PLAN. ALL PLANTING DETAILS WILL BE PROVIDED ON FINAL LANDSCAPE PLAN

ORDINANCE LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPING
TOTAL SITE AREA (SF) 444,748 SF (10.21 AC)
MINIMUM LANDSCAPE AREA 15%
LANDSCAPE AREA 66,712 SF / 1.53 AC / TBD
REQ./PROV. 133 / TBD
NO. OF TREES REQ./PROV. TBD / TBD
SHRUB SUBS. REQ./PROV. TBD / TBD
NO. 5 GAL. GRASS SUBS. REQ./PROV. TBD / TBD

LANDSCAPE BUFFERS/SETBACKS

Table with columns: ZONE BOUNDARY, CLASSIFICATION, WIDTH REQ./PROV., LINEAR FOOTAGE, TREE/FEET REQUIRED, NO. OF TREES REQ./PROV. Rows include POWERS BOULEVARD (PRINCIPAL ARTERIAL) and SINGLE FAMILY/ MULTI FAMILY.

See landscape plan comments uploaded as separate pdf...

SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

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

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



Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

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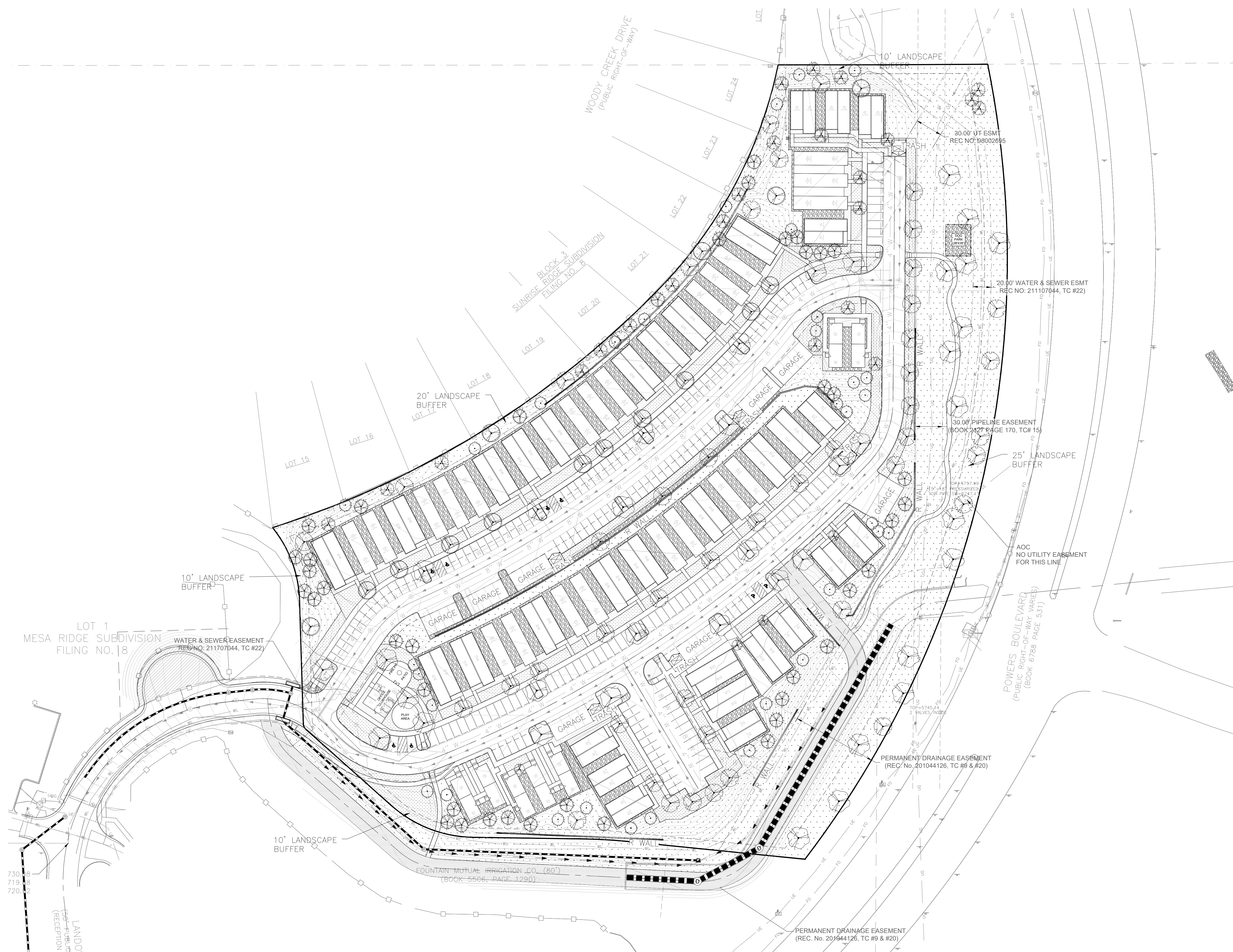
Table with columns: NO., DATE, BY, REVISION DESCRIPTION

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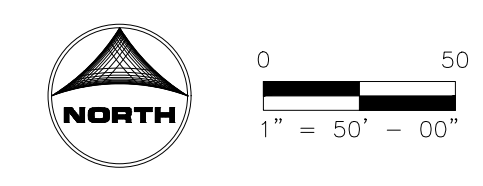
THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO

GOODWIN KNIGHT logo
PUD/ PRELIMINARY PLAN
LANDSCAPE COVER SHEET
SHEET L.01 1





- | SYMBOL | DESCRIPTION                            |
|--------|--|
|        | CANOPY TREE                            |
|        | ORNAMENTAL TREE                        |
|        | EVERGREEN TREE                         |
| SYMBOL | DESCRIPTION                            |
|        | 2'-4" RIVER ROCK                       |
|        | SOD TURF                               |
|        | NATIVE SEED                            |
|        | 1.5" GRANITE MULCH W/ LANDSCAPE PLANTS |



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 APPROVED: JFR JOB NUMBER: 200541  
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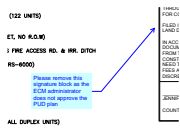
PUD/ PRELIMINARY PLAN  
 PRELIMINARY LANDSCAPE PLAN

SHEET L.02 2



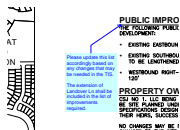
# PUD Development Plan - can include phasing if proposed\_V1 redlines.pdf Markup Summary 10-21-2021

Daniel Torres (18)



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**Author:** Daniel Torres  
**Date:** 10/20/2021 8:26:38 AM  
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Please remove this signature block as the ECM administrator does not approve the PUD plan



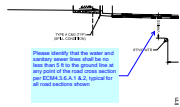
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**Author:** Daniel Torres  
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Please update this list accordingly based on any changes that may be needed in the TIS. The extension of Landover Ln shall be included in the list of improvements required.



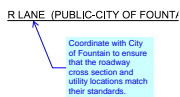
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Please add the following:  
"as identified in the traffic impact analysis by LSC Transportation Consultants, INC. will be....."



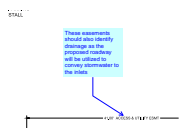
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**Author:** Daniel Torres  
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Please identify that the water and sanitary sewer lines shall be no less than 5 ft to the ground line at any point of the road cross section per ECM4.3.6.A.1 & 2, typical for all road sections shown



**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** Daniel Torres  
**Date:** 10/21/2021 8:33:03 AM  
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Coordinate with City of Fountain to ensure that the roadway cross section and utility locations match their standards.



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**Author:** Daniel Torres  
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These easements should also identify drainage as the proposed roadway will be utilized to convey stormwater to the inlets



ROAD A- W/ GARAGE (PRIVATE LOCAL) TYP

Provide a section for Road B

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**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** Daniel Torres  
**Date:** 10/21/2021 10:35:15 AM  
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Provide a section for Road B

UTEL CONFORM

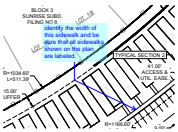
ROAD A

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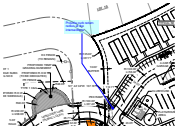
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**Page Label:** [3] 3 Site Plan  
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Please identify PED ramps at the handicap parking spaces where they occur throughout the plan



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 10:37:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify the width of this sidewalk and be sure that all sidewalks shown on the plan are labeled.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/20/2021 5:34:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide curb return radius at the intersections



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 9:30:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

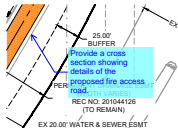
Provide a detail of the proposed retaining wall





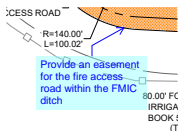
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 8:54:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Consider providing pedestrian access from Road B to the dog park



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 10:40:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide a cross section showing details of the proposed fire access road.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 10:39:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide an easement for the fire access road within the FMIC ditch



**Subject:** Cloud+  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 11:16:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

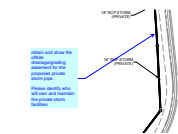
Provide appropriate driveway for fire access road to public roadway.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 10:55:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide the appropriate PED ramps and/or driveway detail for the fire access road. Please identify whether this fire access road will have a gate at each end.

Also please provide an endorsement letter from the fire district for the proposed access road and layout of the site.

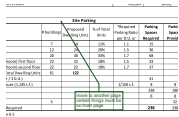


**Subject:** Callout  
**Page Label:** [5] 5 Preliminary Utility Plan  
**Author:** Daniel Torres  
**Date:** 10/21/2021 8:32:00 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

obtain and show the offsite drainage/grading easement for the proposed private storm pipe.

Please identify who will own and maintain the private storm facilities

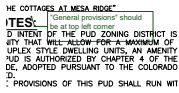




**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 3:46:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

move to another page certain things must be on front page

ADJUSTED AREA OF 445,104 SQUARE FEET (1-



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:10:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

"General provisions" should be at top left corner

TO BE KNOWN AS "THE COTTAGE"  
**GENERAL NOTES:**  
1. THESE NOTES AND INTENT COMMUNITY THAT

**Subject:** Owner Certification  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:10:26 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

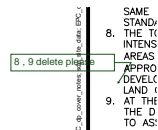


**Subject:** Image  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:11:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

THE NORTHEAST QUARTER, A DISTANCE OF  
EET (10.218 ACRES) OF LAND, MORE OR  
general notes are separate from the PUD provisions  
NOT IS TO CREATE A COHESIVE WELL  
JM OF 122 FOR RENT, MODULAR  
MENTITY CENTER AND OPEN SPACE.

**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:18:05 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

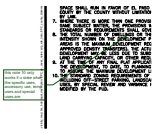
general notes are separate from the PUD provisions



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:14:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

8 , 9 delete please





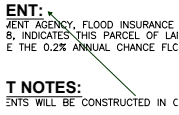
**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:32:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this note 10 only works if u state what the specific uses, accessory use, temp uses and special uses are



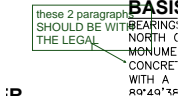
**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:17:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

move to general notes section likely 2cd page



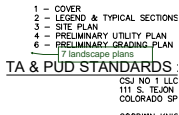
**Subject:** Arrow  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:17:56 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

these 2 paragraphs SHOULD BE WITH THE LEGAL



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:18:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

7 landscape plans



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:19:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Owner Certification  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:22:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**




PROPOSED DENSITY:  
OPEN SPACE REQUI  
OPEN SPACE PROVI  
~~LOT COVERAGE~~  
PERIMETER SETBACK

**Subject:** Owner Certification  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:22:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

10%  
52% 5.33 ACR  
~~30% MAX~~  
NORTH: 20' (1/4)  
SOUTH: 10'


**Subject:** Owner Certification  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:22:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



NO.	DESCRIPTION	UNIT	AREA	PERCENT	REMARKS
1	LOT 1	1	1.00	100%	
2	LOT 2	1	1.00	100%	
3	LOT 3	1	1.00	100%	
4	LOT 4	1	1.00	100%	
5	LOT 5	1	1.00	100%	
6	LOT 6	1	1.00	100%	
7	LOT 7	1	1.00	100%	
8	LOT 8	1	1.00	100%	
9	LOT 9	1	1.00	100%	
10	LOT 10	1	1.00	100%	

**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:23:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this table should be under the open space provided in the data table



NO.	DESCRIPTION	UNIT	AREA	PERCENT	REMARKS
1	LOT 1	1	1.00	100%	
2	LOT 2	1	1.00	100%	
3	LOT 3	1	1.00	100%	
4	LOT 4	1	1.00	100%	
5	LOT 5	1	1.00	100%	
6	LOT 6	1	1.00	100%	
7	LOT 7	1	1.00	100%	
8	LOT 8	1	1.00	100%	
9	LOT 9	1	1.00	100%	
10	LOT 10	1	1.00	100%	

**Subject:** Arrow  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:27:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

JACANT  
SINGLE FAMILY RESIDENTIAL (122 UNITS)  
12' MAXIMUM  
0.21 ACRES  
1.81 GROSS ACRES (GROSS & NET, NO R.O.W)  
0'  
0.25 5.33 ACRES (INCLUDES FIRE ACCESS RD. & PPR, DT)  
208' MAX. (INCLUDES 20' SETBACK FROM DT)  
NORTH: 20' (ADJACENT TO RS-6000)  
SOUTH: 10'  
EAST: 20' (POWERS BLVD)  
WEST: 10'

**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:23:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete this as its one big lot



NO.	DESCRIPTION	UNIT	AREA	PERCENT	REMARKS
1	LOT 1	1	1.00	100%	
2	LOT 2	1	1.00	100%	
3	LOT 3	1	1.00	100%	
4	LOT 4	1	1.00	100%	
5	LOT 5	1	1.00	100%	
6	LOT 6	1	1.00	100%	
7	LOT 7	1	1.00	100%	
8	LOT 8	1	1.00	100%	
9	LOT 9	1	1.00	100%	
10	LOT 10	1	1.00	100%	

**Subject:** Pen  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:24:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Text Box  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:25:18 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUD Dimesional and Use standrds below blue line

above blue line is just data  
table not zoning standards  
and uses

UNITS)

**Subject:** Text Box  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 2:20:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

above blue line is just data table not zoning  
standards and uses



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:26:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

these 4 name blocks are not site data...

LOPER:  
these 4 name blocks are not  
site data...

JCANT:

111 S  
COLO  
6000  
8805  
COLO  
ATRN

HR G  
7222  
COLO  
ATRN

**Subject:** Text Box  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:26:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Image  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:16:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

VELOPMENT PLAN, ESPECIALLY D  
BUILDING LOCATION SHALL BE SITE  
APPLICABLE TO THE ORIGINAL SI  
CTION PLANS ARE NOT PART OF

sample signature blocks  
required to Record pud

DAY

**Subject:** Text Box  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:28:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

sample signature blocks required to Record pud





**Subject:** Image  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/19/2021 4:32:22 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



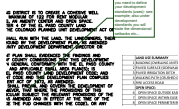
**Subject:** Text Box  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 2:20:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PSD File No. PUDSP-21-\_\_ (STAFF Will update this via email when number is assigned)



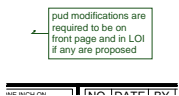
**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:16:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

you will need a table depicting iuses, temp uses, and special uses similiar to above...



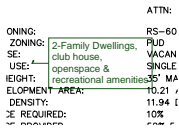
**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:19:16 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

you need to define your development standards (uses)- see example; also under development standards you will state the dimensional setbacks etc...



**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/21/2021 10:36:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

puod modifications are required to be on front page and in LOI if any are proposed



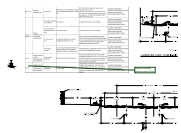
**Subject:** Callout  
**Page Label:** [1] 1 Cover  
**Author:** dsdparsons  
**Date:** 10/21/2021 10:35:04 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

2-Family Dwellings, club house, openspace & recreational amenities









**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:14:28 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete not needed second access shown



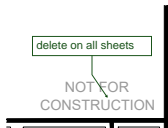
**Subject:** Owner Certification  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:46:06 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

\



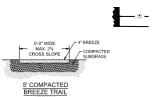
**Subject:** Owner Certification  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:46:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

.



**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:46:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete on all sheets



**Subject:** Image  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 2:15:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

trail spec that is commonly used



**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 2:15:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:22:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add: PCD File No. PUDSP 21-11



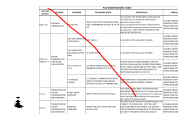
**Subject:** Callout  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:22:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please see checklists for PUDSP and verify that all items are included. Treat the pad sites like lots in terms of SF and dimensions...



**Subject:** Owner Certification  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/21/2021 10:33:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

,



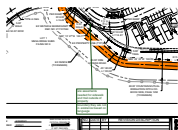
**Subject:** Owner Certification  
**Page Label:** [2] 2 Legend & Typical Sections  
**Author:** dsdparsons  
**Date:** 10/21/2021 10:33:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

\



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:17:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add property owner, zone use info for all adjacent properties



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:31:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

are easements needed for sidewalk and trail outside of property boundary; they are not in existence based on language





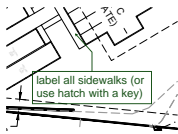
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:20:33 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please make line type of property boundary unique so it is clear that its a boundary not a retaining wall, setback or other line...Pleas make sure that the distances and bearing of the entire property line are annotated clearly.



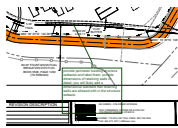
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:40:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

are these attached units or pad sites? what are the dimensions of the building pads or units? Are these set on a permanent foundation or are they removable? please label the unit or padsite numbers 1-162 and provide the dimensions of the building pads or units, show the easements, a detail may be a more efficient way to show easements and setbacks...



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:41:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label all sidewalks (or use hatch with a key)



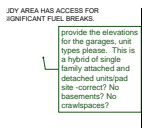
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:44:46 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide perimeter building structure setbacks and label them; provide dimensions of retaining walls in detail; you will likely add a dimensional standard that retaining walls are allowed with in the structure setback.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:45:26 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

dimension parking every so many spaces are they compact or regular?



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:26:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

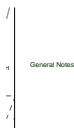
provide the elevations for the garages, unit types please. This is a hybrid of single family attached and detached units/pad site -correct? No basements? No crawlspaces?





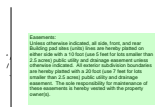
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:24:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide road names, private and dimension



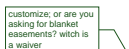
**Subject:** Text Box  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:51:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

General Notes:



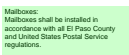
**Subject:** Easements  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:52:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Easements:**  
 Unless otherwise indicated, all side, front, and rear Building pad sites (units) lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner(s).



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:58:08 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

customize; or are you asking for blanket easements? witch is a waiver



**Subject:** Mailboxes  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:53:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Mailboxes:**  
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



**Subject:** Small Lot Development  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:53:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

**Subject:** Road Impact  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:54:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

**Subject:** Limited Access  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:55:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Access Limitation:  
There shall be no direct lot access to \_\_\_\_\_ Road.

**Subject:** Private Road  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:55:43 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Private Roads:  
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

**Subject:** Access  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:56:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Access:  
No driveway shall be established unless an access permit has been granted by El Paso County.

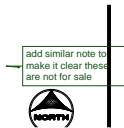


This PUD Development is a single-family attached and detached development that encompasses units that are to be rented and held in ownership by the developer. Individual units/pad sites are not for sale.



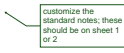
**Subject:** Text Box  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:57:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This PUD Development is a single-family attached and detached development that encompasses units that are to be rented and held in ownership by the developer. Individual units/pad sites are not for sale.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 11:58:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add similar note to make it clear these are not for sale



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:27:24 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

customize the standard notes; these should be on sheet 1 or 2



**Subject:** Text Box  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:24:17 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

8.4.6. Utilities Considerations and Standards  
  
(A)General. Provision shall be made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure adequate electric and natural gas service for the division of land.  
(B)Utilities Standards.  
(1)Utilities Located Underground. Utility facilities shall be located underground throughout the division of land except in situations or locations where undue hardship result from compliance with this requirement and the overriding intent of this Code has been demonstrated to the satisfaction of the PCD Director. Transformers, switching boxes, pedestals and other necessary facilities may be placed aboveground.  
(2)Extended to Each Lot or Building Site. Utilities shall be extended to each lot, tract or building site.



**Subject:** Text Box  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:25:08 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(g)Blanket Utility Easements Prohibited. Blanket utility easements shall be prohibited





**Subject:** Text Box  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:25:13 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

(c)Utility Easements Combined with Drainage Easements. Where easements are combined with a water course , drainage way, channel, or stream, an additional utility easement of at least 10 feet in width shall be provided if the use would be in conflict with drainage requirements or wetlands.(d)Standard Easement Widths and Locations. Unless otherwise required by the utility provider, the standard utility easements for urban and rural lots shall be provided as follows.(i)Urban Density.

- Side Lot Lines: 5 feet.
- Rear Lot Lines: 7 feet.



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 4:25:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PUD Mod needed for easements if building site pads dont have ie: is not in compliance see Code here:



**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:21:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please treat units like lots for SF, numbering and dimensions



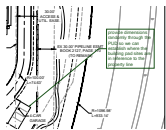
**Subject:** Image  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:30:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**





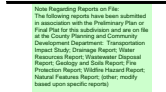
**Subject:** Soils & Geology  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:44:37 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Soil and Geology Conditions:  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 ■Downslope Creep: (name lots or location of area)  
 ■Rockfall Source:(name lots or location of area)  
 ■Rockfall Runout Zone:(name lots or location of area)  
 ■Potentially Seasonally High Groundwater:(name lots or location of area)  
 ■Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



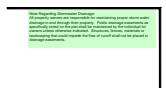
**Subject:** Callout  
**Page Label:** [3] 3 Site Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 2:25:14 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide dimensions randomly through the PUD so we can establish where the building pad sites are in reference to the property line



**Subject:** Reports on File  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:29:55 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note Regarding Reports on File:  
 The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



**Subject:** Stormwater Drainage  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:30:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Note Regarding Stormwater Drainage:  
 All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



**Environmental:**  
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

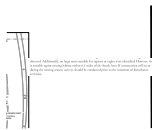
**Subject:** Environmental  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:30:23 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Environmental:  
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

customize the notes

**Subject:** Callout  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 3:31:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

customize the notes

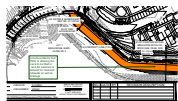


**Subject:** Image  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/21/2021 9:29:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add a note the construction to occur during Raptor nesting will require a survey

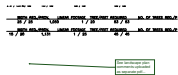
**Subject:** Callout  
**Page Label:** [4] 4 Preliminary Utility Plan  
**Author:** dsdparsons  
**Date:** 10/21/2021 9:29:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add a note the construction to occur during Raptor nesting will require a survey



**Subject:** Callout  
**Page Label:** [6] 6 Preliminary Grading Plan  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:25:40 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

provide evidence that FMIC is allowing the canal to be filled in ..and the easment is allowed for road and sidewalk as well as drainage



**Subject:** Callout  
**Page Label:** [7] 1 Landscape Cover Sheet  
**Author:** dsdparsons  
**Date:** 10/20/2021 12:16:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

See landscape plan comments uploaded as separate pdf...