

GENERAL PROVISIONS:

- 1. STATEMENT OF INTENT: 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 DWELLING UNITS, SINGLE FAMILY ATTACHED UNITS FOR RENT ONLY, AN AMENITY CENTER, AND OPEN SPACE.
2. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
3. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THE DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
4. ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCED THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONS THAT THIS DEVELOPMENT PLAN FOR THE COTTAGES AT MESA RIDGE 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
5. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE COTTAGES AT MESA RIDGE, 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 THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.
6. ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON 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. WHERE THERE IS MORE THAN ONE PROVISIONS WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISIONS WHICH IS MORE RESTRICTIVE OR IMPOSES THE HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

LEGAL DESCRIPTION:

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

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

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

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°41'59" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.30 FEET TO A POINT ON THE WEST LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 6788 AT PAGE 531 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE WEST LINE OF SAID POWERS BOULEVARD, 933.14 FEET ALONG THE ARC OF A 1,096.98 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°44'17" AND A CHORD THAT BEARS S 12°56'23" W, 905.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290 OF SAID RECORDS; THENCE OF THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY LINES AND EASTERLY LINES OF SAID PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290:
1) N 84°16'00" W, A DISTANCE OF 198.99 FEET;
2) 46.11 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°53'33" AND A CHORD THAT BEARS N 86°42'46" W, 46.10 FEET;
3) N 89°09'33" W, A DISTANCE OF 124.09 FEET;
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.

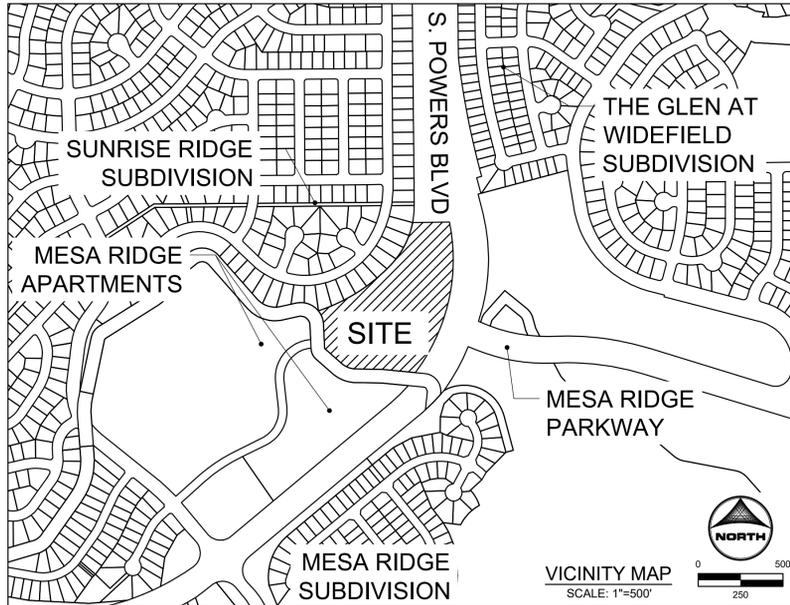
CONTAINING A CALCULATED AREA OF 445,104 SQUARE FEET (10.218 ACRES) OF LAND, MORE OR LESS.

TO BE PLATTED AS "THE COTTAGES AT MESA RIDGE"

STAKEHOLDERS:

OWNER: CSJ NO 1 LLC, 111 S. TEJON STREET, SUITE 222, COLORADO SPRINGS, CO 80903
DEVELOPER: GOODWIN KNIGHT, 8605 EXPLORER DRIVE, SUITE 250, COLORADO SPRINGS, CO 80920, DAVE MORRISON
ATTN:
APPLICANT: HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PKWY, SUITE 230, COLORADO SPRINGS, CO 80920
ATTN: PHIL STUEPFERT, KEN HUHN
SURVEYOR: BARRON LAND, LLC, 2790 N ACADEMY BLVD #311, COLORADO SPRINGS, CO 80917, ATTN: SPENCER BARRON

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



SHEET INDEX: 1 - COVER, 2 - SITE PLAN, 3 - PRELIMINARY UTILITY PLAN, 4 - PRELIMINARY GRADING PLAN, 5 - GENERAL NOTES & DETAILS, 6 - TYPICAL STREET SECTIONS, 7 - ELEVATIONS - DUPLEX TYPE 4, 8 - ELEVATIONS - DUPLEX TYPE 1, 9 - ELEVATIONS - DUPLEX TYPE 2, 10 - ELEVATIONS - DUPLEX TYPE 5, 11 - ELEVATIONS - GARAGE, 12 - COVER SHEET, 13 - LANDSCAPE PLAN, 14 - LANDSCAPE PLAN, 15 - LANDSCAPE PLAN, 16 - LANDSCAPE PLAN, 17 - LANDSCAPE PLAN, 18 - LANDSCAPE PLAN, 19 - LANDSCAPE PLAN, 20 - DETAILS, 21 - DETAILS

General note sheets should be adjacent to the site plan sheet because it is specific to the site plan. It was built it looks like changed order, should be 3rd

PUBLIC IMPROVEMENT NOTES:

REFER TO THE THE TABLE: 4.1: ROADWAY IMPROVEMENTS (ON PAGE 2). THESE ITEMS ARE IDENTIFIED IN THE TRAFFIC IMPACT ANALYSIS BY LSC TRANSPORTATION CONSULTANTS, INC. WILL BE CONSTRUCTED IN CONJUNCTION WITH THIS DEVELOPMENT:

SITE DATA:

EXISTING ZONING: RS-6000 CAD-0
PROPOSED ZONING: PUD
EXISTING USE: VACANT
PROPOSED USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES
BUILDING HEIGHT: 35' MAXIMUM
TOTAL DEVELOPMENT AREA: 10.21 ACRES
PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)
OPEN SPACE REQUIRED: 10%
OPEN SPACE PROVIDED: 50% 5.08 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

Table with columns: LAND USE SUMMARY, AREA (SQ.FT.), AREA (ACRES), % OF TOTAL. Rows include Building (Dwelling Units, Amenity & Garages), Paved Surface, Paved Irrigation Ditch, Walking Path, Fire Access Road, Open Space, and Impervious Surface.

PUD DIMENSIONAL AND USE STANDARDS :

PERIMETER BUILDING SETBACKS: NORTH: 20' (ADJACENT TO RS-6000), SOUTH: 15', EAST: 25' (POWERS BLVD), WEST: 15'

BUILDING SEPARATION: FRONT TO FRONT: 50' MIN, REAR TO REAR: 15' MIN, REAR TO SIDE: 10' MIN, SIDE TO SIDE: 10' MIN (0' FOR COMMON WALL DUPLEX UNITS), FRONT TO SIDEWALK: 10' MIN (15' TYPICAL), SEE TABLE TO LEFT FOR USE STANDARDS

LAND OWNER CERTIFICATION:

IN WITNESS WHEREOF THE AFOREMENTIONED CSJ NO 1. LLC HAS EXECUTED THESE PRESENTS THIS DAY OF 20\_\_ A.D. A COLORADO LIMITED LIABILITY COMPANY.

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO )
)SS.
EL PASO COUNTY )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20\_\_ A.D. BY

WITNESS MY HAND AND SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC

COUNTY CERTIFICATION:

THE REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # AND DATE

APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTION, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO )
)SS.
EL PASO COUNTY )

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS OF 20\_\_ AT O'CLOCK AM/PM AND WAS RECORDED PER

RECEPTION NO:

EL PASO COUNTY CLERK AND RECORDER
PSD FILE NO: PUDSP-2111

PUD DEVELOPMENT STANDARDS:

A.) APPLICABILITY: THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN THE COTTAGES AT MESA RIDGE DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISIONS OF THE COTTAGES AT MESA RIDGE.

B.) PROJECT DESCRIPTION: THE COTTAGES AT MESA RIDGE IS AN ATTACHED TWO-FAMILY (MANUFACTURED HOMES) RESIDENTIAL DEVELOPMENT CONSISTING OF 122 DWELLING UNITS LOCATED IN EL PASO COUNTY.

C.) SIGNS: SIGNS SHALL BE PERMITTED TO IDENTIFY ENTRYWAYS TO THE COTTAGES AT MESA RIDGE COMMUNITY. THE MAXIMUM SIZE OF THE COMMUNITY ENTRYWAY SIGN SHALL BE 150 SQUARE FEET WITH A MAXIMUM HEIGHT OF EIGHT (8) FEET. SIGN SIZE SHALL BE MEASURED BY DRAWING THE SMALLEST RECTANGLE AROUND THE TEXT OF THE SIGN. FOR DOUBLE SIDED SIGNS, ONLY ONE SIGN FACE SHALL CONTRIBUTE TO THE MAXIMUM SIZE.

D.) PERMITTED USES AND STRUCTURES:

Table with columns: USE, NOTES. Categories include PRINCIPAL USES (Dwellings, Detached Garages, Open Space, Recreation Amenities, Utilities), ACCESSORY USES (Animal Keeping, Residential Home Occupation, Radio Facilities, Mailboxes), TEMPORARY USES (Model Home, Construction Equipment Storage, Yard or Garage Sales), SPECIAL USES, and ACCESSORY STRUCTURES (None Proposed).

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APPROVED: KMH JOB NUMBER: 200541
CAD DATE: 3/2/2022 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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Table with columns: NO., DATE, BY, REVISION DESCRIPTION

HRGreen - 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

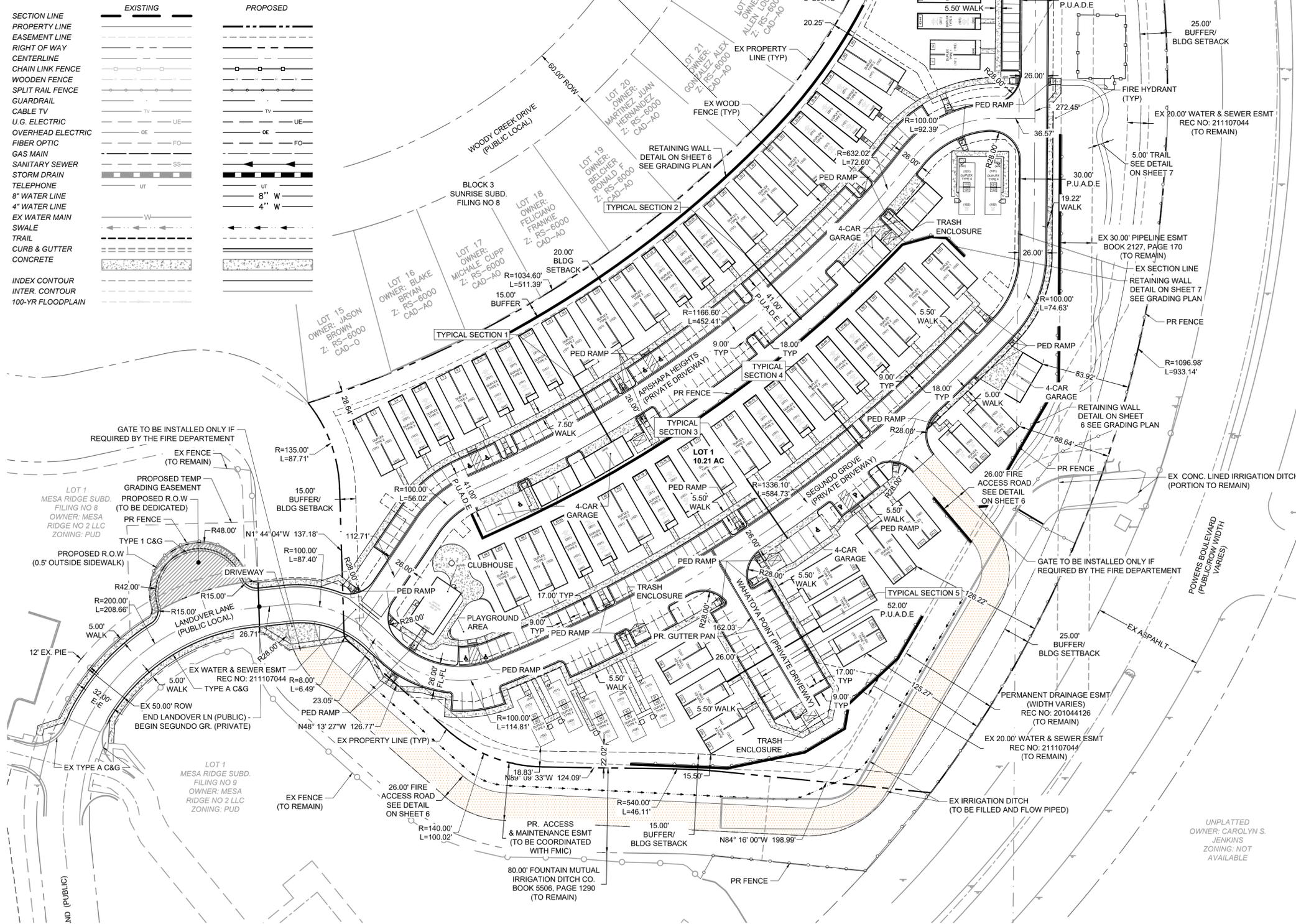
Logo for Goodwin Knight and sheet information: SHEET CV 1

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## LEGEND

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



## SITE PLAN NOTES:

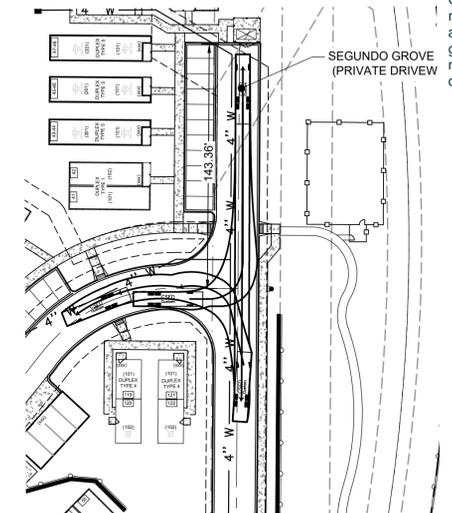
- SEE SHEET 3 FOR EXISTING AND PROPOSED UTILITIES.
- SEE SHEET 5 FOR EXISTING AND PROPOSED CONTOURS.

## 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.

Geo-hazard and constraint note, Note number 3 under General Notes is required. You can add this to those general notes, but the notes should be on one sheet.

## FIRE TRUCK TURN EXHIBIT



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

PSD FILE NO: PUDSP-2111

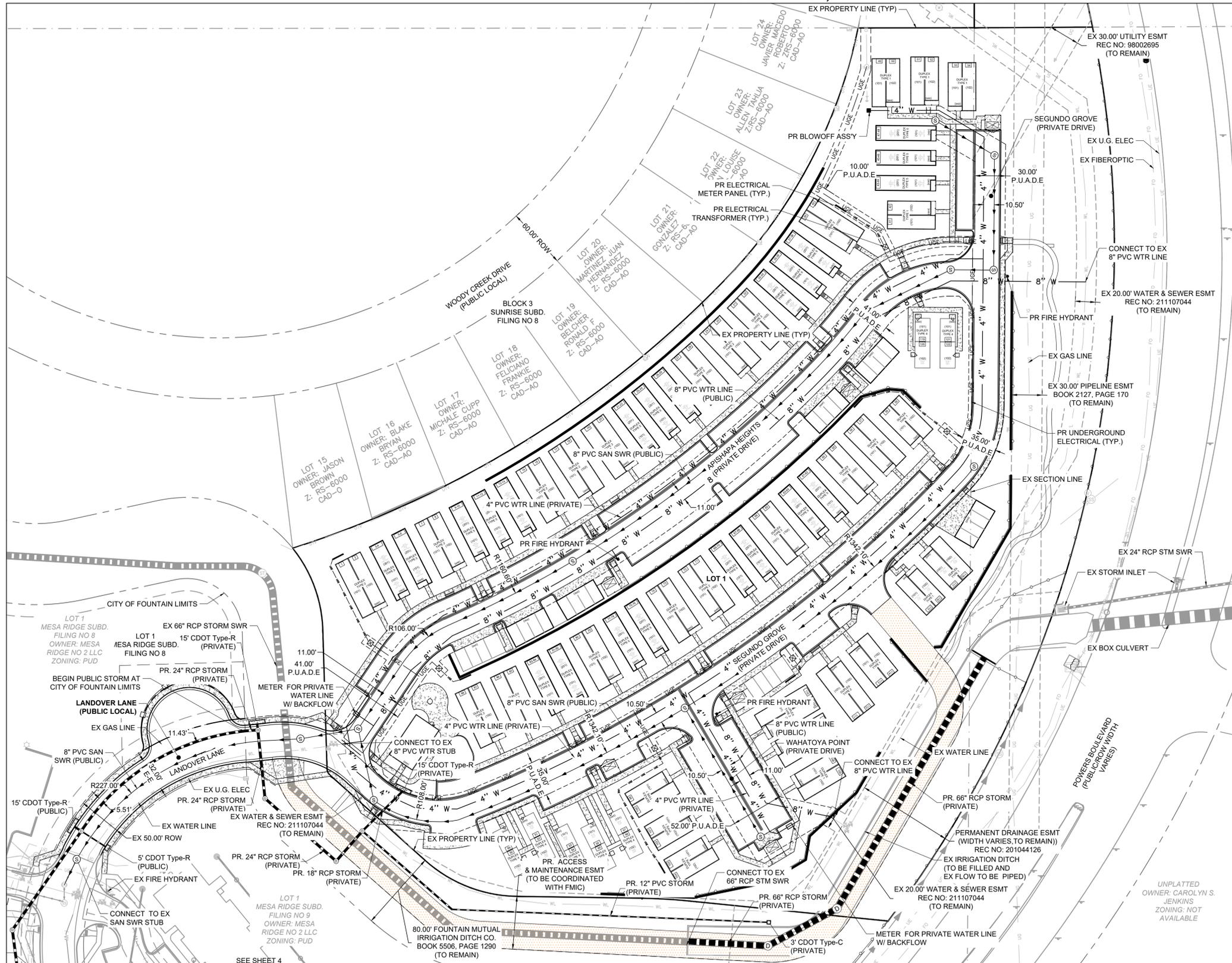
PUD DEVELOPMENT PLAN  
SITE PLAN

SHEET SP 2



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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COUNTY OF EL PASO, STATE OF COLORADO



## LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
CHAIN LINK FENCE	---	---
WOODEN FENCE	---	---
SPLIT RAIL FENCE	---	---
GUARDRAIL	---	---
CABLE TV	---	---
U.G. ELECTRIC	---	---
OVERHEAD ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
SANITARY SEWER	---	---
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 CAD FILE: J:\2020\200541\CAD\DWG\CDevelopment Plan\Utility\_Plan

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



PUD DEVELOPMENT PLAN  
 PRELIMINARY UTILITY PLAN

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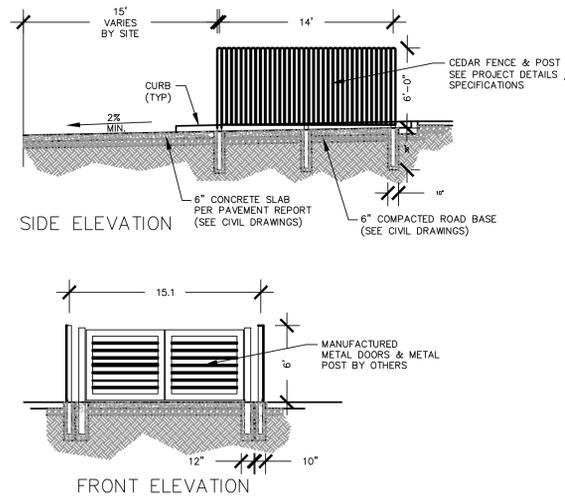
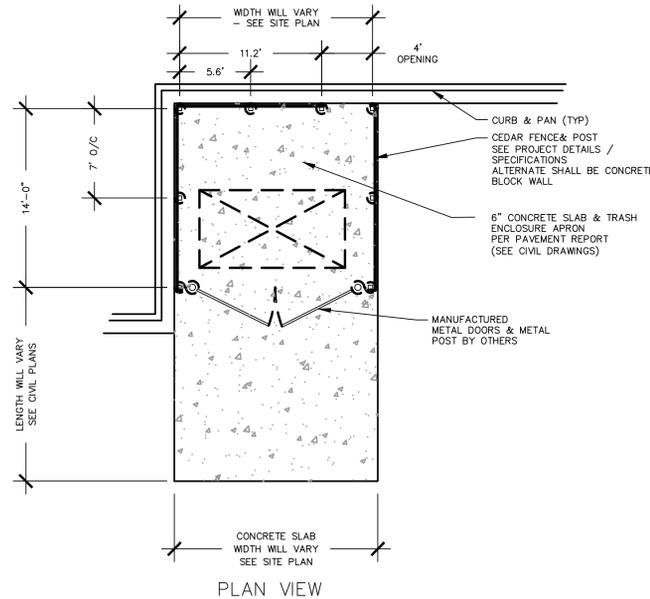
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COUNTY OF EL PASO, STATE OF COLORADO

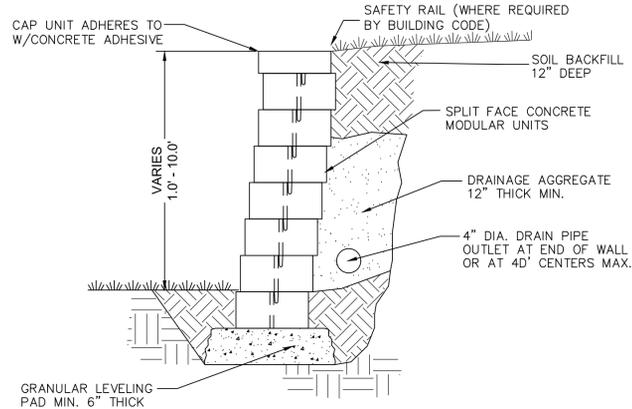
## GENERAL NOTES:

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

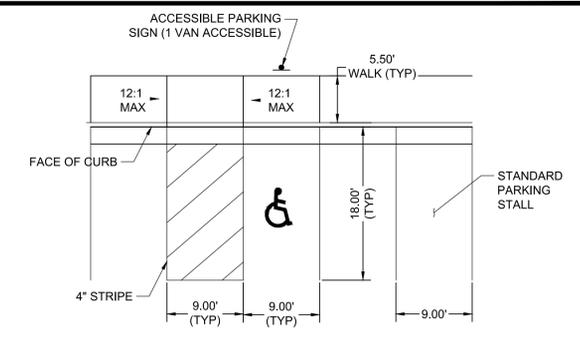
THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY DEPLOYED IN THE AREA.
- PRIVATE DRIVES: THE PRIVATE DRIVES AS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL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



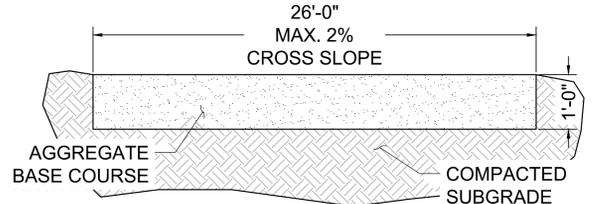
TRASH ENCLOSURE DETAILS  
SCALE: NTS



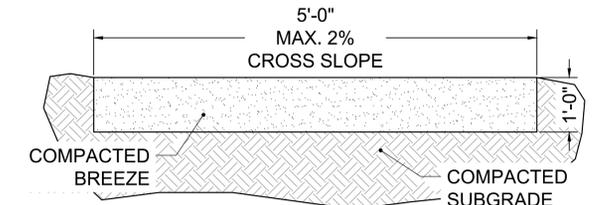
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - RETAINING WALLS TO BE KEYSTONE HALF CENTURY WALL OR EQUAL, TAN IN COLOR.
  - WALLS THAT RETAIN MORE THAN 4' VERTICAL FEET SHALL REQUIRE A BUILDING PERMIT FROM THE PPRBD. ADDITIONAL WALL DETAILS TO BE PROVIDED WITH SITE DEVELOPMENT PLAN.



ADA STALLS & RAMP - TYPICAL DETAIL

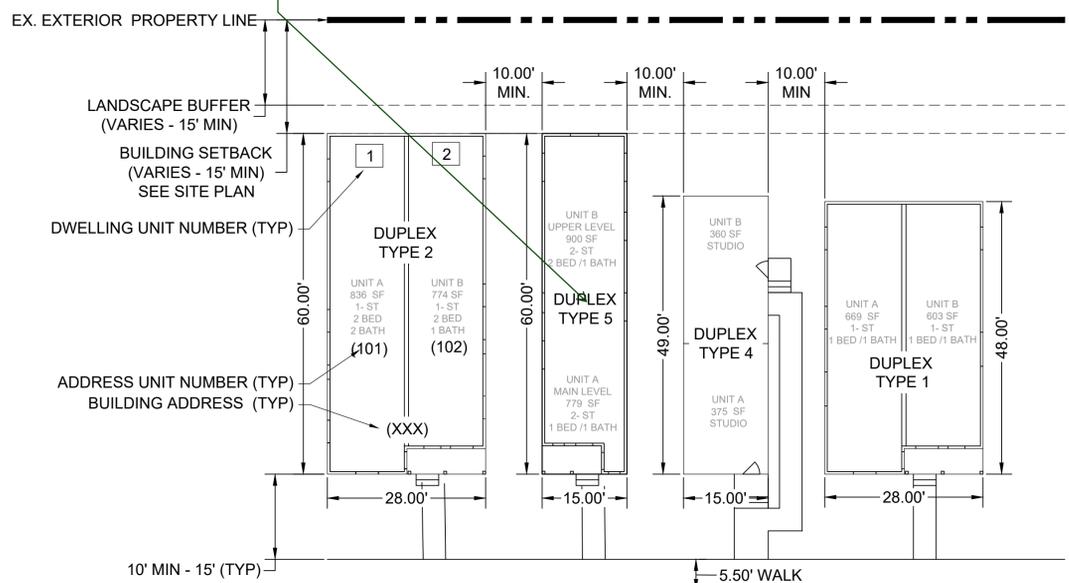


26' FIRE ACCESS ROAD TYPICAL SECTION  
SCALE: NTS



5' COMPACTED BREEZE TRAIL TYPICAL SECTION  
SCALE: NTS

someone may ask where is type 3...there is no type 3 correct? I didnt see one on the elevations.



TYPICAL UNIT LAYOUT  
SCALE: 1"=15'

## GENERAL NOTES:

- SEE SITE PLAN FOR UNIT NUMBERS AND ADDRESSES.
- EACH UNIT TO BE CONSTRUCTED ON PERMANENT FOUNDATION.

PSD FILE NO: PUDSP-2111

Site Parking						
	# buildings	Proposed Dwelling Units	% of Total Units	*Required Parking Ratio per D.U. or	Parking Spaces Required	Parking Spaces Provided
STUDIO	7	14	11%	1.1	15	
1-BEDROOM	12	24	20%	1.5	36	
2-BEDROOM	20	40	33%	1.7	68	
2-Story (1 bedroom) first floor	22	22	18%	1.5	33	
2-Story (2 bedroom) second floor	22	22	18%	1.7	37	
<b>Total Dwelling Units</b>	<b>61</b>	<b>122</b>				
Guest (1 space / 3 D.U.)					41	
Office/Clubhouse (1,145 s.f.)				1/150 s.f.	8	8
Regular stalls					238	190
ADA Stalls					8	8
Garages	5					32
<b>Total Parking Required</b>					<b>238</b>	<b>238</b>

\*per LDC Table 6-2

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APPROVED: KMH JOB NUMBER: 200541 0" = 11"  
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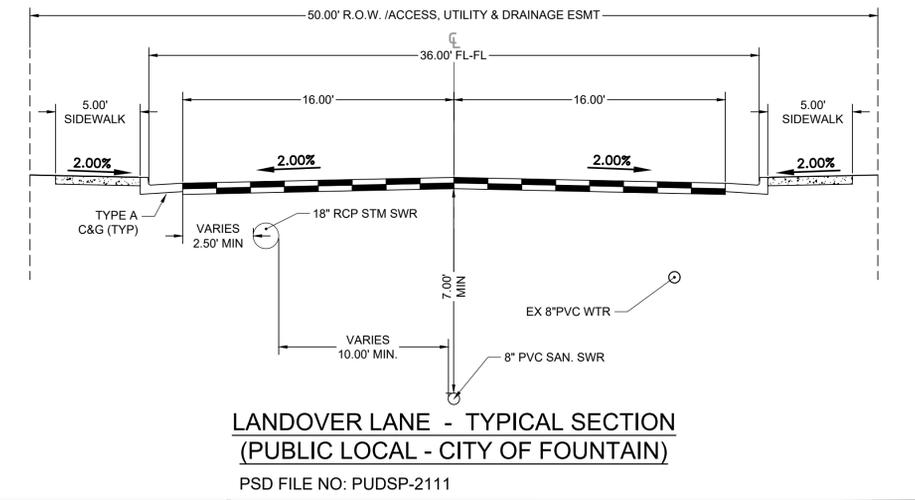
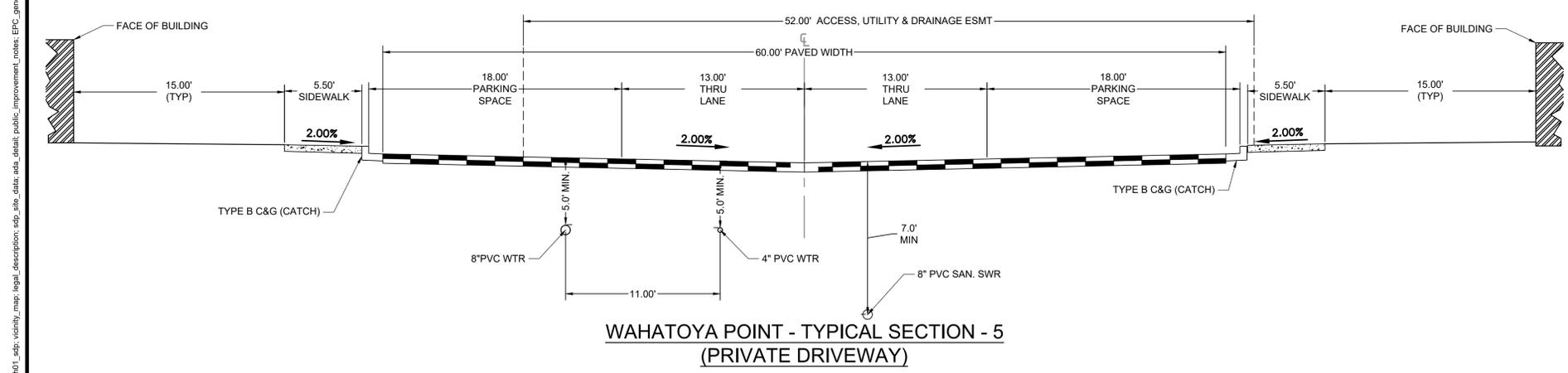
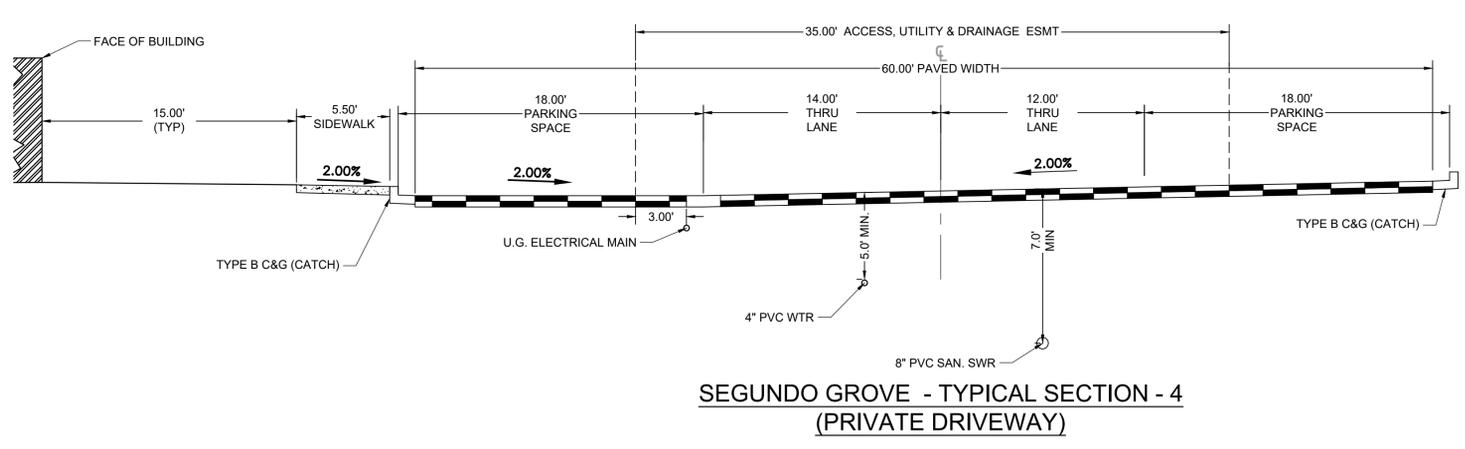
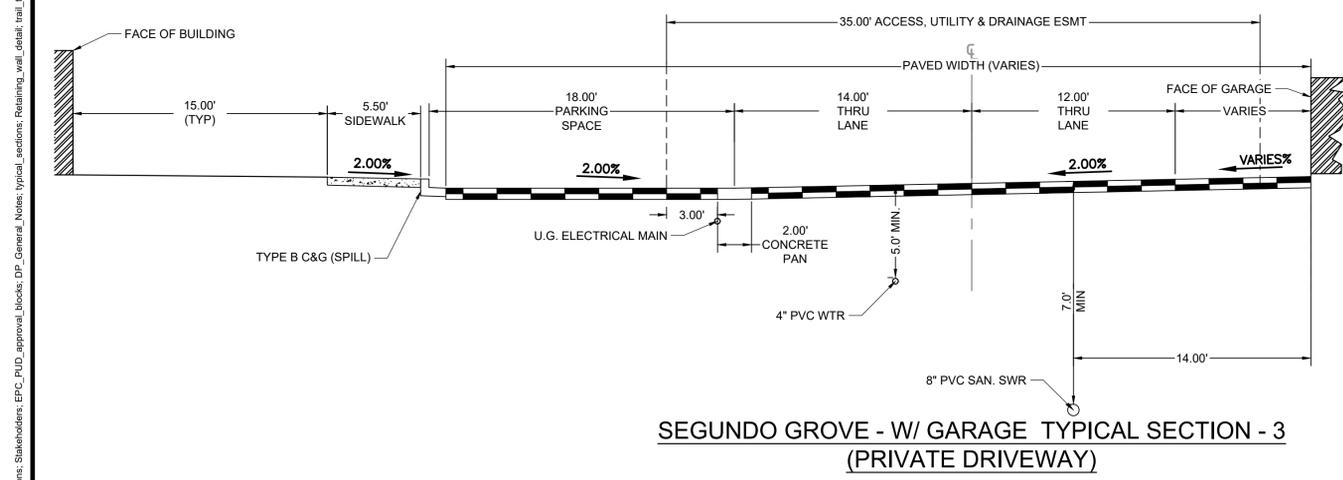
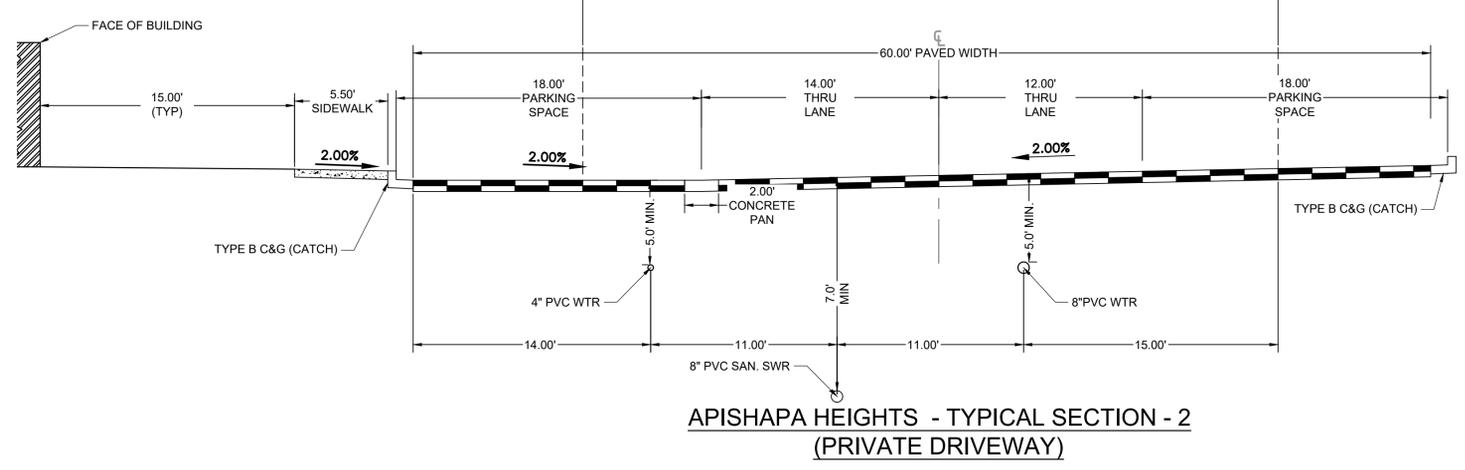
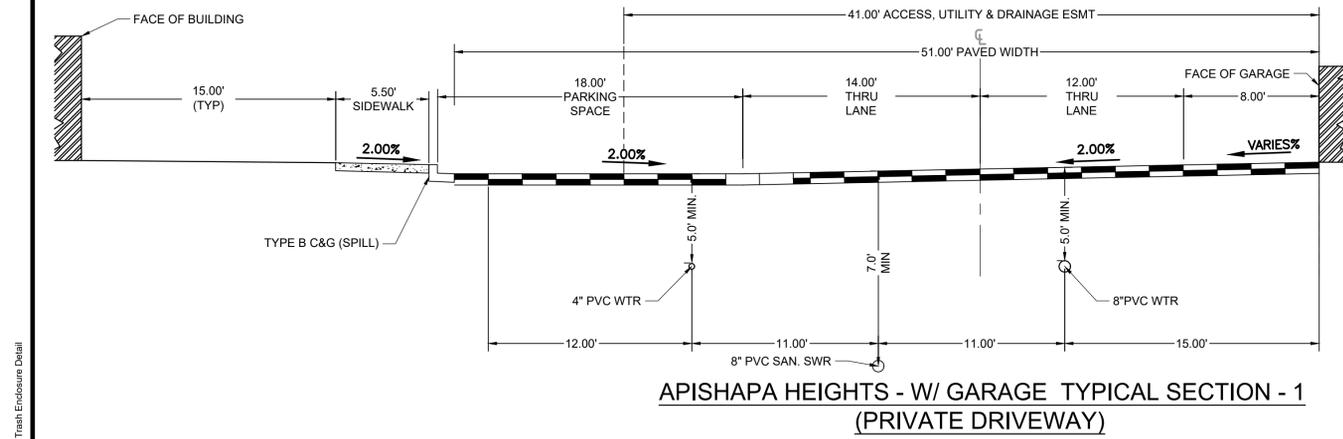
THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO

PUD/ PRELIMINARY PLAN  
GENERAL NOTES & DETAILS

SHEET GN 6

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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



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 CAD FILE: J:\2020\200541\CAD\Drawings\Development Plan\Cover

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

PSD FILE NO: PUDSP-2111  
 PUD/ PRELIMINARY PLAN  
 TYPICAL STREET SECTIONS

SHEET  
 LG  
 7

HUHN, KEN, 3/2/2022 11:36 AM  
 HR GREEN Xrefs: xref-sarcn.dwg, xref-vacn.dwg, xref-legal\_description.dwg, xref-site\_data.dwg, xref-public\_improvement\_notes.dwg, xref-general\_provisions.dwg, xref-stakeholders.dwg, xref-epc\_fund\_approval\_blocks.dwg, xref-general\_notes\_typical\_sections.dwg, xref-rainfall\_wall\_detail.dwg, xref-trail\_dp\_section.dwg, xref-section\_line.dwg, xref-road\_bdg\_typicals.dwg, xref-trash\_enclosure\_detail

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## DUPLEX TYPE 4 ELEVATIONS

### CRAFTSMAN ELEVATION

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

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

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

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

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING.

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL STYLE: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
REVISION: [Stamp]  
SHEET NAME: E1.2  
SHEET CONTENTS: EXTERIOR ELEVATIONS  
SERIES: 04 OF 20  
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### FARMHOUSE ELEVATION

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

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

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

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

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, VERTICAL BOARD & BAIT SIDING, ASPHALT SHINGLES, HORIZONTAL SIDING.

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL STYLE: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
REVISION: [Stamp]  
SHEET NAME: E1.3  
SHEET CONTENTS: EXTERIOR ELEVATIONS  
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### MODERN ELEVATION

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

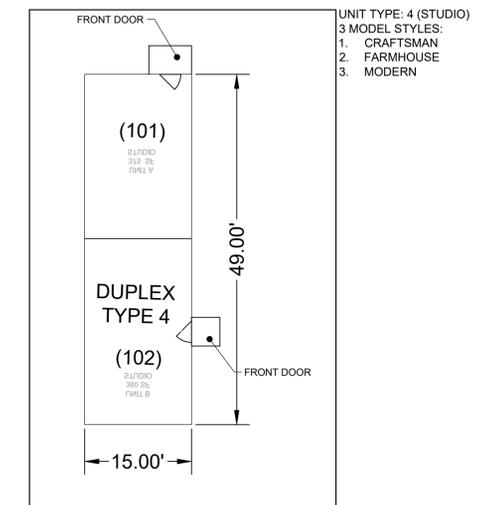
**RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"

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

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

Labels: FRONT DOOR UNIT 101, FRONT DOOR UNIT 102, PANEL SIDING, HORIZONTAL SIDING.

**KEY STRUCTURES**  
ADDRESS: 399 LOCATED ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO  
FACTORY INFORMATION: DIF 3544  
CONTACT INFORMATION: (781) 388-5190 (781) 388-4485  
MODEL: STUDIO DUPLEX  
MODEL STYLE: DUPLEX TYPE 4  
APPROVAL: [Stamp]  
AUTHOR: [Stamp]  
DRAWN: KS DESIGN  
DATE: 3/2/22  
REVISION: [Stamp]  
SHEET NAME: E1.1  
SHEET CONTENTS: EXTERIOR ELEVATIONS  
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 4

SHEET  
EL

8

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## DUPLEX TYPE 1 ELEVATIONS

**FARMHOUSE ELEVATION**

**KEY**  
COMPANY: KEY ARCHITECTS  
ADDRESS: 375 LOCKWOOD ST., PUEBLO METROPOLITAN AREA INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: 208 564  
CONTACT INFORMATION: 719.733.3300

MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

AUTHOR: JES DESIGN  
DATE: 5/2021  
REVISION: BR2020483

SHEET NAME: E1.2  
SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 20

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**MODERN ELEVATION**

**KEY**  
COMPANY: KEY ARCHITECTS  
ADDRESS: 375 LOCKWOOD ST., PUEBLO METROPOLITAN AREA INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: 208 564  
CONTACT INFORMATION: 719.733.3300

MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

AUTHOR: JES DESIGN  
DATE: 5/2021  
REVISION: BR2020483

SHEET NAME: E1.3  
SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 05 OF 20

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**CRAFTSMAN ELEVATION**

**KEY**  
COMPANY: KEY ARCHITECTS  
ADDRESS: 375 LOCKWOOD ST., PUEBLO METROPOLITAN AREA INDUSTRIAL COMPLEX, PUEBLO, COLORADO  
FACTORY INFORMATION: 208 564  
CONTACT INFORMATION: 719.733.3300

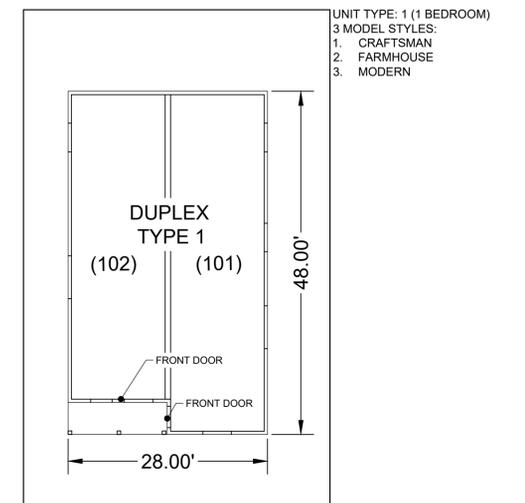
MODEL: 1BR DUPLEX  
MODEL: DUPLEX TYPE 1

AUTHOR: JES DESIGN  
DATE: 5/2021  
REVISION: BR2020483

SHEET NAME: E1.1  
SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 03 OF 20

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EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 1

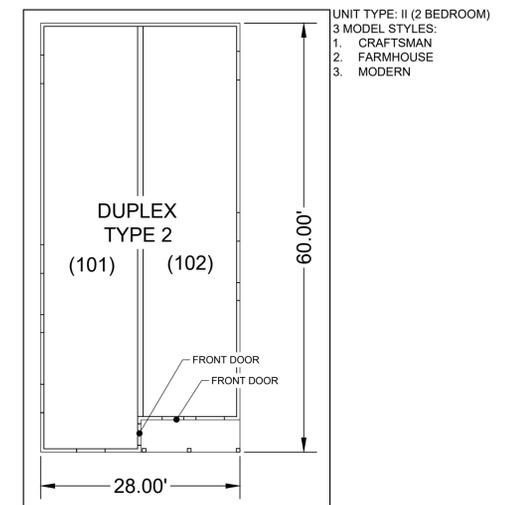
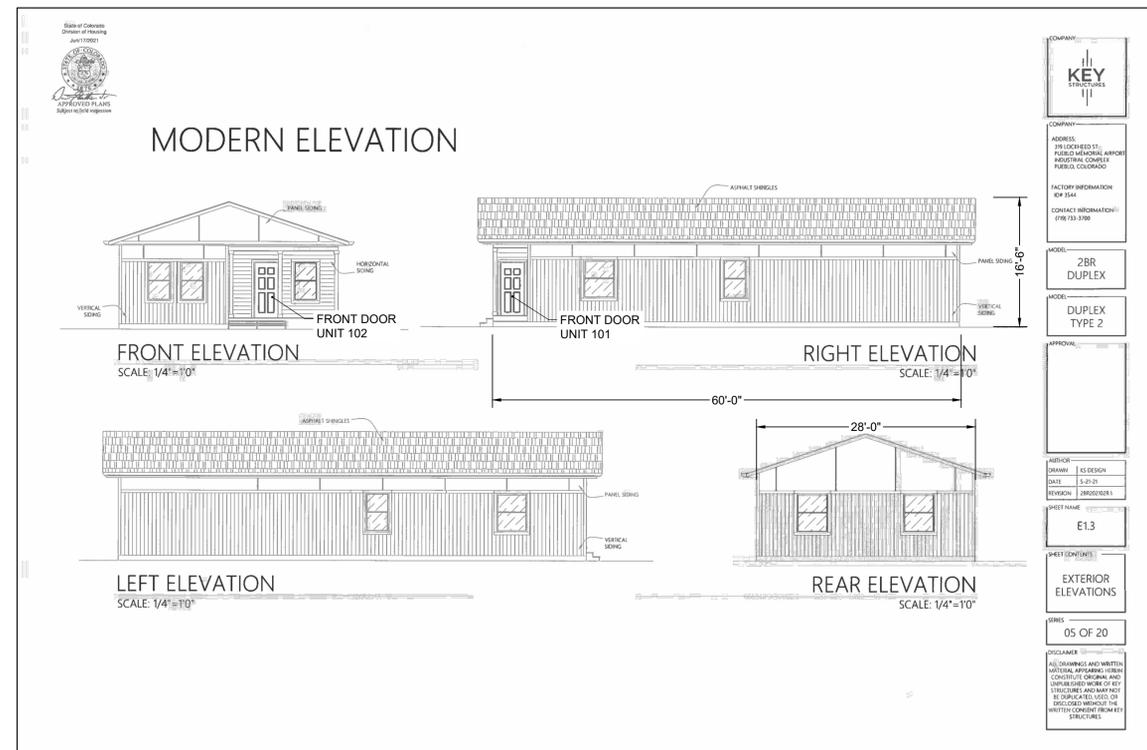
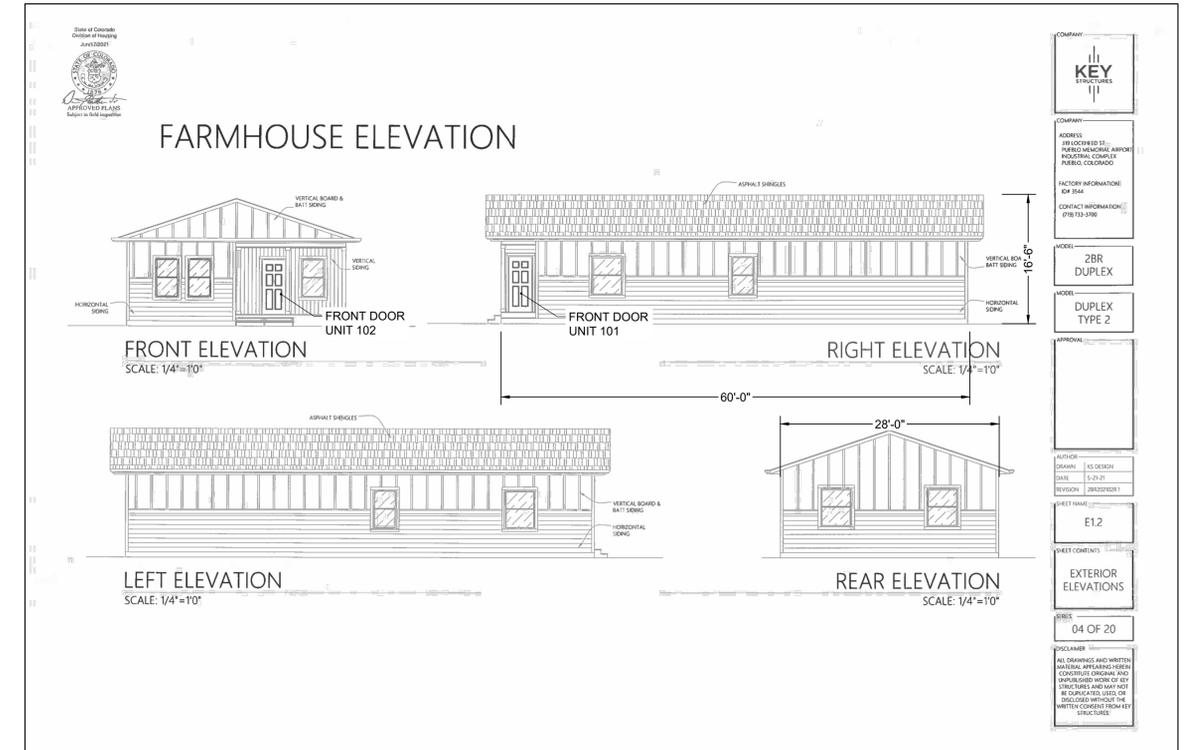
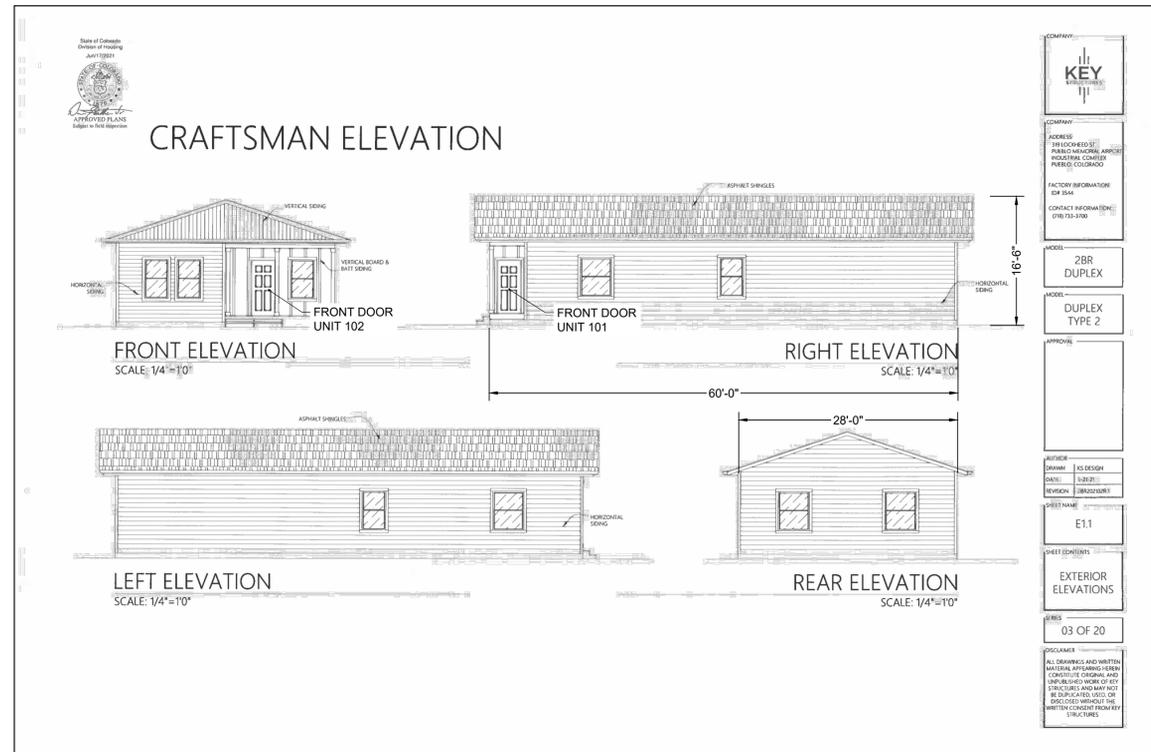
SHEET  
EL

9

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## DUPLEX TYPE 2 ELEVATIONS



PSD FILE NO: PUDSP-2111

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CAD DATE: 3/2/2022  
CAD FILE: J:\2020\200541\CAD\DWG\C\Development Plan\Elevations

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GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 2

SHEET  
EL  
10

# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## DUPLEX TYPE 5 ELEVATIONS

### CRAFTSMAN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

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

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: ES DESIGN

DATE: 2/20/22

REVISION: 2/27/2022

SHEET NAME: E1.1

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 28

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### FARMHOUSE ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

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

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: ES DESIGN

DATE: 2/20/22

REVISION: 2/27/2022

SHEET NAME: E1.2

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 05 OF 28

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### MODERN ELEVATION

**FRONT ELEVATION**  
SCALE: 1/4"=10"

**RIGHT ELEVATION**  
SCALE: 1/4"=10"

**LEFT ELEVATION**  
SCALE: 1/4"=10"

**REAR ELEVATION**  
SCALE: 1/4"=10"

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

15'-0" (width)

KEY STRUCTURES

ADDRESS: 315 LOCKHEAD ST. PUEBLO METROPOLITAN AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EIP 3544

EXTRACT INFORMATION: 076 733 3708

MODEL: 2-STORY DUPLEX

MODEL: DUPLEX TYPE 5

APPROVAL:

AUTHOR: ES DESIGN

DATE: 2/20/22

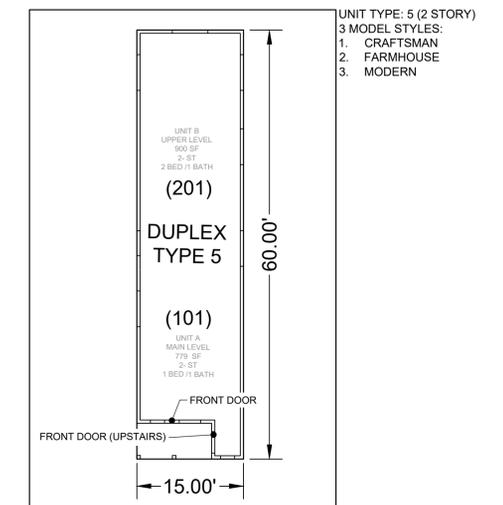
REVISION: 2/27/2022

SHEET NAME: E1.3

SHEET CONTENTS: EXTERIOR ELEVATIONS

SERIES: 06 OF 28

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APPROVED: KEN	JOB NUMBER: 200541	0" = 1"
CAD DATE: 3/2/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



SITE DEVELOPMENT PLAN  
ELEVATIONS - DUPLEX TYPE 5



# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

## GENERAL LANDSCAPE PLAN NOTES:

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

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

### IRRIGATION:

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

### SHRUB/TREE PLANTING NOTES:

- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'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.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

### SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDING SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PROVIDE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR MULCH IS THE REQUIRED METHOD.
  - 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.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.

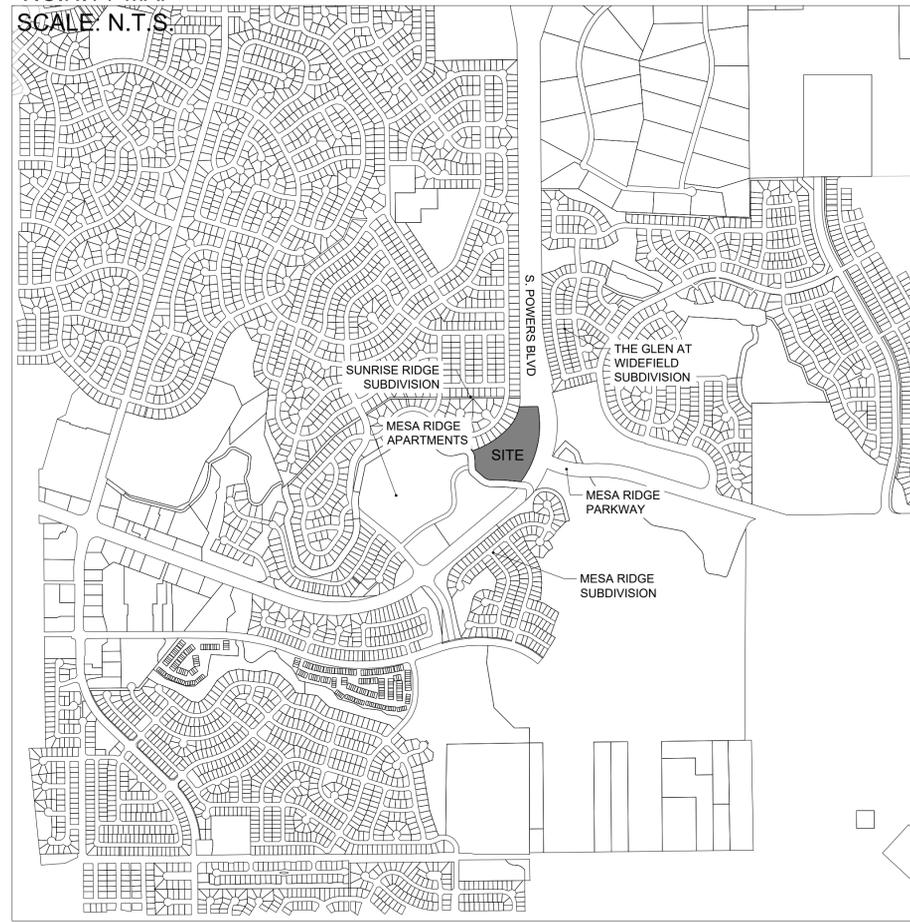
- FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE 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.
- 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 SEEDING AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.

- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOD-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE 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.

## VICINITY MAP

SCALE: N.T.S.



### SITE DATA

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

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

### LANDSCAPE SETBACKS

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

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQUIRED/PROVIDED
S. POWERS BLVD.	PRINCIPLE ARTERIAL	25' / 25'	933'	1 / 20'	47 / 47	N/A	PB	75% / 75%
NORTH WEST BOUNDARY	ZONE DISTRICT BNDY	15' / 15'	795'	1 / 30'	27 / 43	N/A	NWB	75% / 75%

### LANDSCAPE BUFFERS & SCREENS

SEE CODE SECTION 6.2.2.D(2)

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

### INTERNAL LANDSCAPE

SEE CODE SECTION 6.2.2.E

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

## SHEET INDEX:

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

### CLIENT

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 8605 EXPLORER DR.  
 COLORADO SPRINGS, CO 80920  
 719.598.5192

### ENGINEER

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

### LANDSCAPE ARCHITECT

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

### SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

#### NATIVE SEEDING

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

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

## GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	TURF SOD	28,030	SQUARE FEET
	1-1/2" DENVER GRANITE (3" DEPTH - SEE PROJECT MANUAL)	22,896	SQUARE FEET
	2-4" ARKANSAS TAN RIVER ROCK (4" DEPTH - SEE PROJECT MANUAL)	53,083	SQUARE FEET
	NATIVE SEEDING	135,022	SQUARE FEET
	GRANITE DECORATIVE BOULDERS (2'-3" IN WIDTH)	104	QUANTITY

## GROUND COVER NOTES

- ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
- ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



Know what's below.  
Call before you dig.

NOT FOR CONSTRUCTION

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 APPROVED: JFR JOB NUMBER: 200541  
 CAD DATE: 3/2/2022  
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THE COTTAGES AT MESA RIDGE  
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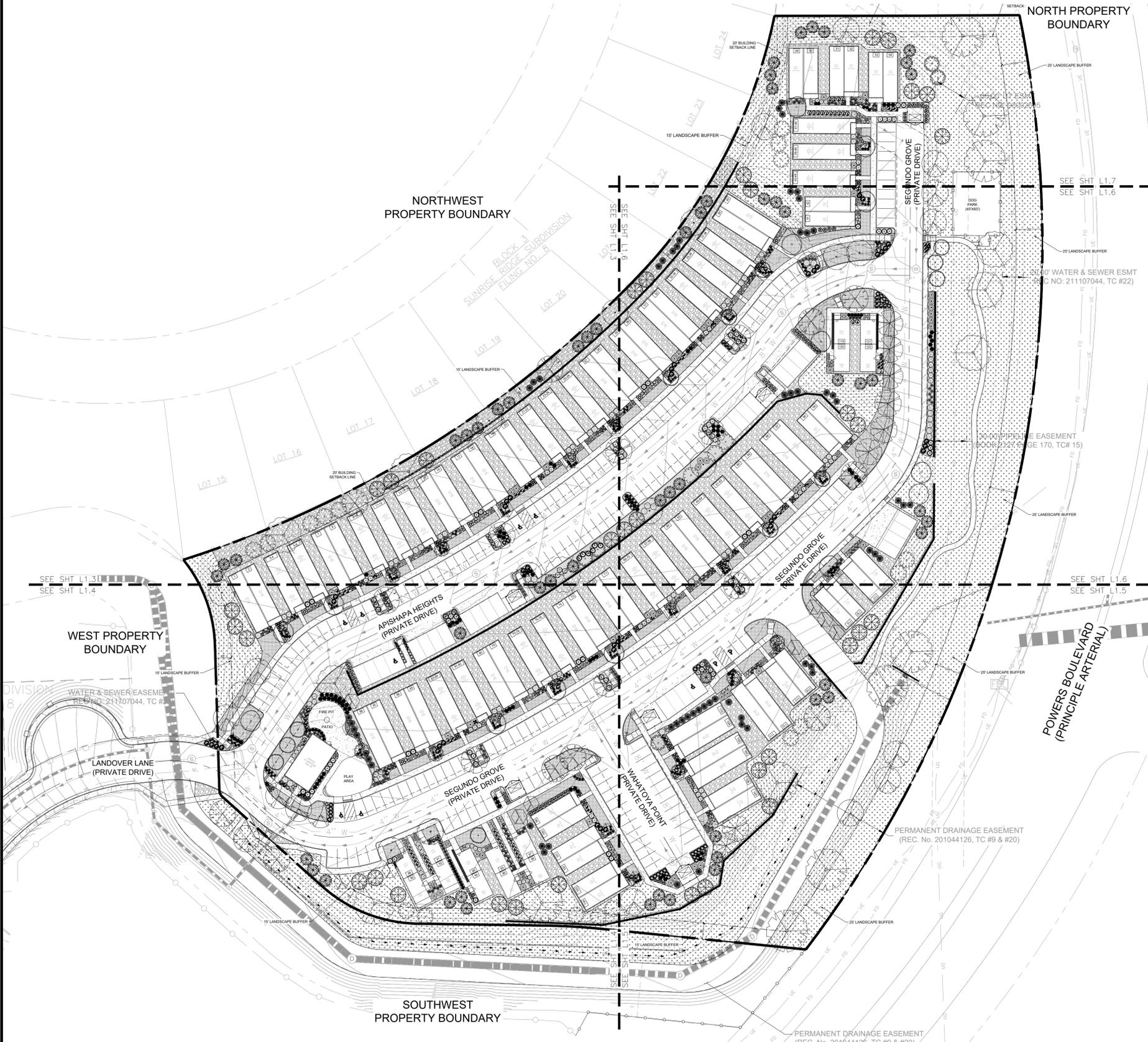


PUD LANDSCAPE PLAN  
 COVER SHEET

SHEET  
 L.01  
 13

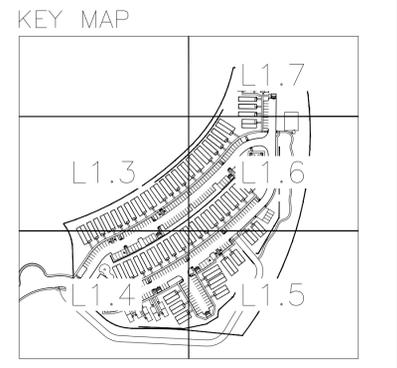
# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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



## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AM	13		Acer grandidentatum / Bigtooth Maple	2.5' Cal.	
CA	12		Catalpa speciosa / Northern Catalpa	2.5' Cal.	
CO	10		Celtis occidentalis / Common Hackberry	2.5' Cal.	
GI	15		Gleditsia bicartha inermis 'Skyline' / Skyline Honey Locust	2.5' Cal.	
GD	7		Gymnocodium dioica 'Espresso' / Kentucky Coffeetree	2.5' Cal.	
KP	14		Koeleria paniculata / Golden Rain Tree	2.5' Cal.	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
JM	58		Juniperus scopulorum 'Moonglow' / Moonglow Juniper	6' HL	
JT	20		Juniperus virginiana 'Taylor' / Taylor Eastern Redcedar	6' HL	
PD	34		Picea glauca 'Densata' / Black Hills White Spruce	6' HL	
PP	55		Picea pungens 'Bakeri' / Baker Colorado Spruce	6' HL	
PB	50		Picea pungens 'Blue Totem' / Blue Totem Colorado Spruce	6' HL	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AD	14		Acer glabrum diffusum / Rocky Mountain Maple	2' Cal.	
AG	14		Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2' Cal.	
MS	17		Malus x Spring Snow / Spring Snow Crabapple	2' Cal.	
PC	12		Prunus cerasifera 'Newport' / Newport Flowering Plum	2' Cal.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BD	28		Buddleja davidii / Butterfly Bush	#5	60" o.c.
CD	51		Caryopteris x clandennensis 'Dark Knight' / Dark Knight Bluebeard	#5	36" o.c.
CI	52		Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	#5	72" o.c.
CS	33		Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5	60" o.c.
DB	37		Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	#5	36" o.c.
ES	59		Ericameria nauseosus speciosa / Dwarf Blue Rabbitbrush	#5	24" o.c.
EE	58		Euonymus fortunei 'Emerald 'n' Gold' / Emerald 'n' Gold Wintercreeper	#5	36" o.c.
HE	29		Hydrangea macrophylla 'Bailmer' TM / Endless Summer Hydrangea	#5	48" o.c.
MC	29		Mahonia aquifolium 'Compacta' / Compact Oregon Grape	#5	36" o.c.
PO	32		Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#5	72" o.c.
FL	43		Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	#5	36" o.c.
RG	46		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	60" o.c.
SF	51		Spiraea japonica 'Froebel' / Froebel Japanese Spiraea	#5	36" o.c.
SM	44		Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#5	60" o.c.
VM	43		Viburnum acerifolium / Mapleleaf viburnum	#5	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
JB	38		Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5	60" o.c.
JH	31		Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#5	48" o.c.
PS	42		Pinus mugo 'Stowmound' / Stowmound Mugo Pine	#5	48" o.c.
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BB	61		Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#5	36" o.c.
HS	92		Hellebrictichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	#5	30" o.c.
MG	89		Miscanthus sinensis 'Gracillimus' / Maiden Grass	#5	48" o.c.
PV	86		Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#5	36" o.c.
PH	96		Pennisetum alopecuroides 'Hamelii' / Hamelii Fountain Grass	#5	30" o.c.
SS	101		Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#5	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AL	44		Achillea millefolium 'Moonshine' / Moonshine Yarrow	#1	24" o.c.
AB	47		Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	#1	30" o.c.
AV	85		Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	18" o.c.
DS	44		Dianthus spectabilis / Bleeding Heart	#1	30" o.c.
HD	120		Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	#1	24" o.c.
LB	97		Leucanthemum x superbum 'Becky' / Becky Shasta Daisy	#1	24" o.c.
NW	88		Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	#1	24" o.c.
PE	34		Penstemon eatonii / Firecracker Penstemon	#1	30" o.c.
RH	80		Rudbeckia hirta / Black-eyed Susan	#1	24" o.c.
SX	53		Salvia x sylvestris 'May Night' / May Night Sage	#1	24" o.c.



## GROUNDCOVER LEGEND



**GROUND COVER NOTES**

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- ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
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THE COTTAGES AT MESA RIDGE  
 GOODWIN KNIGHT  
 EL PASO COUNTY, COLORADO

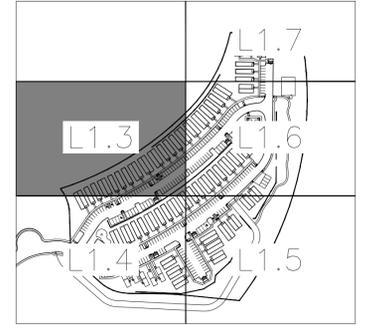
PUD LANDSCAPE PLAN  
 LANDSCAPE PLAN  
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# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE 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

## NORTHWEST PROPERTY BOUNDARY

KEY MAP



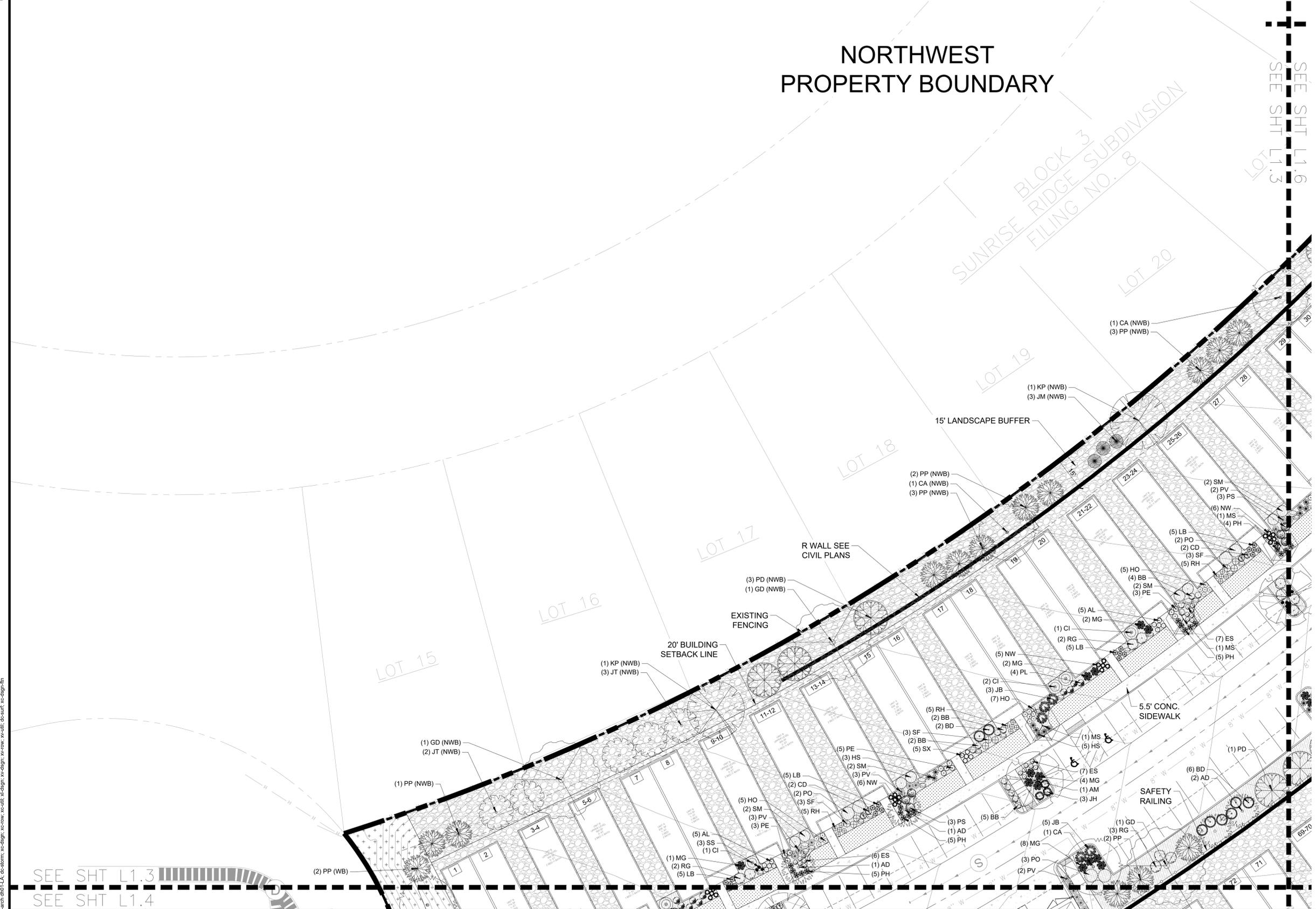
GROUND COVER LEGEND



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HUHN, KEN, 3/2/2022 11:38 AM



SEE SHT L1.3  
SEE SHT L1.4

SEE SHT L1.6  
SEE SHT L1.3

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APPROVED: JFR	JOB NUMBER: 200541	0" = 1"
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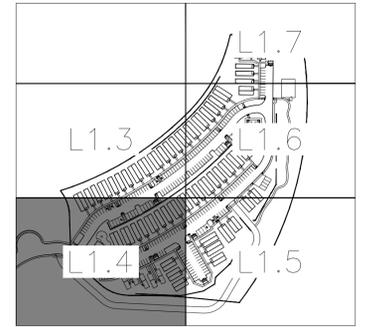
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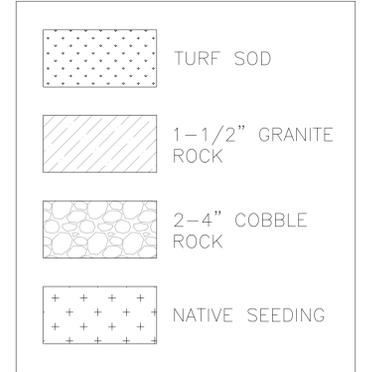
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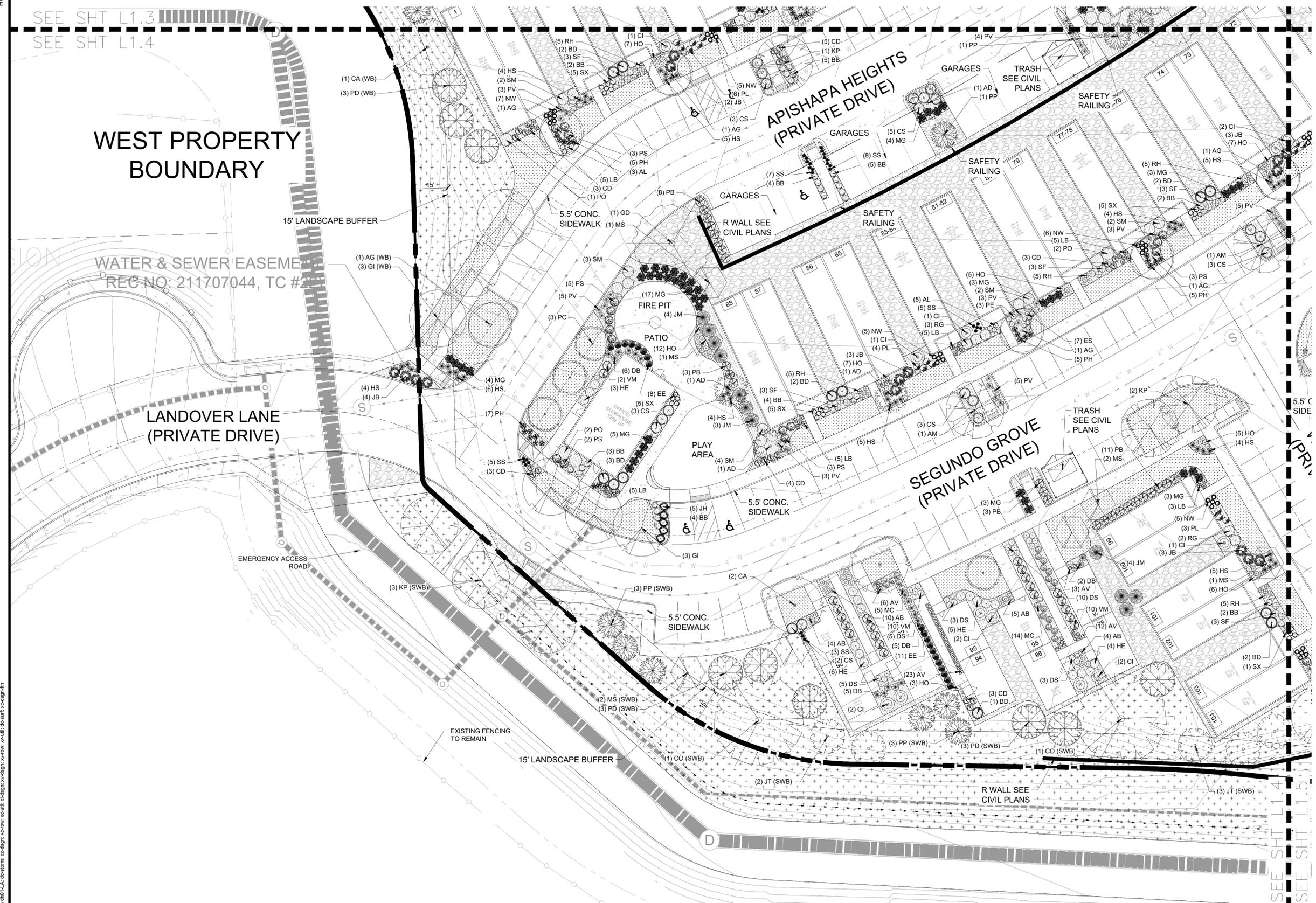


GROUNDCOVER LEGEND



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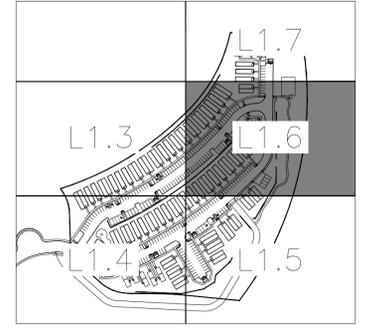
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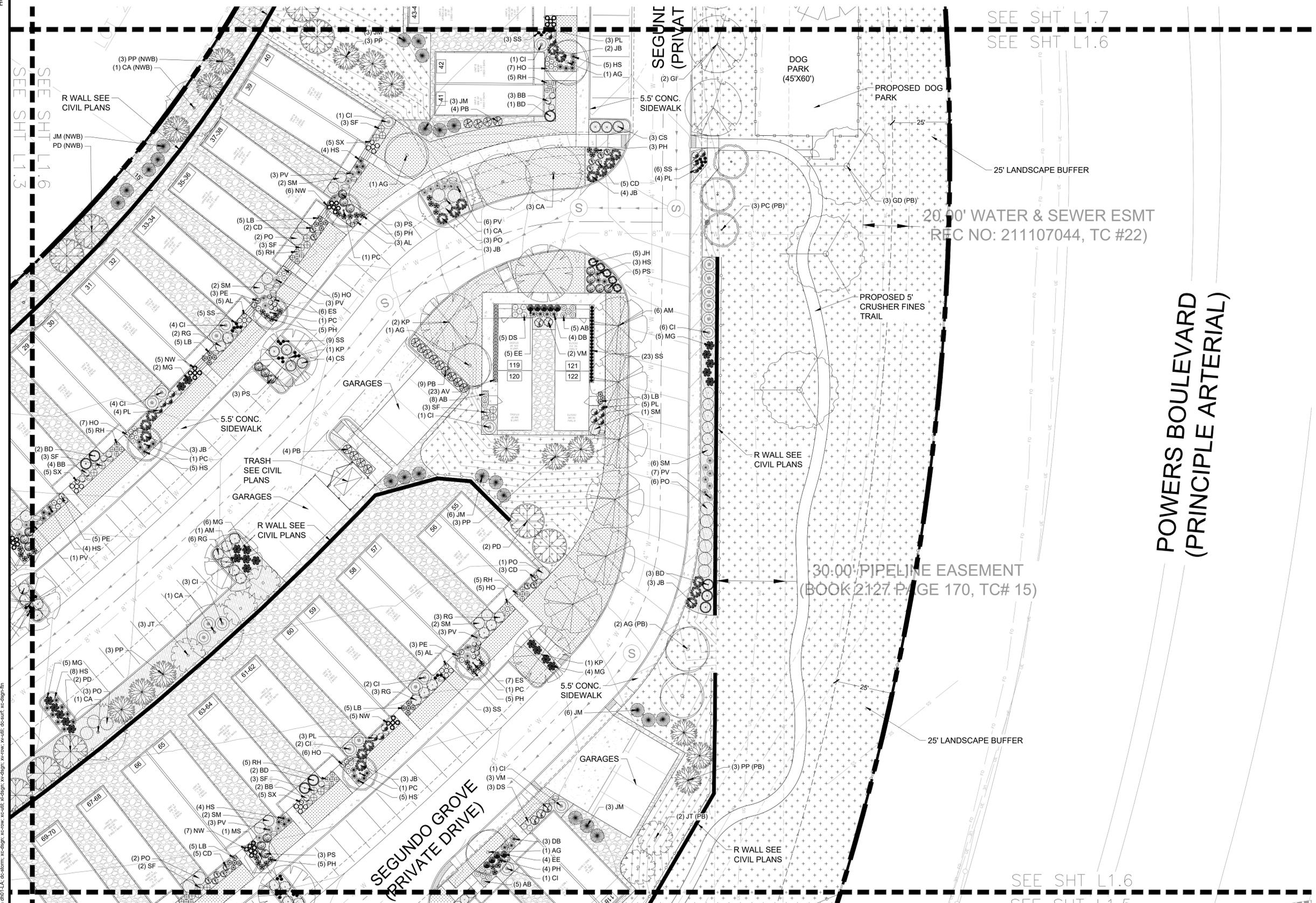


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POWERS BOULEVARD  
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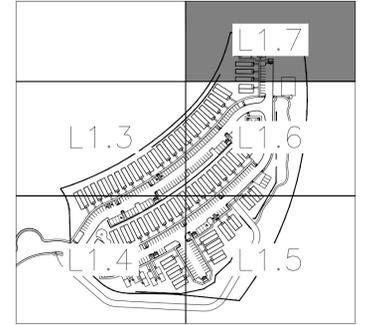
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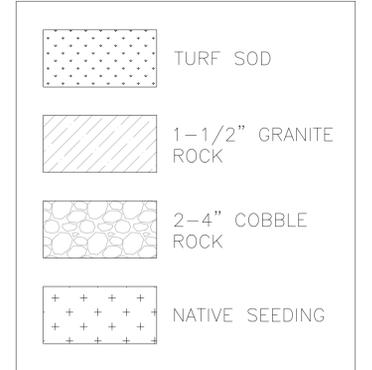
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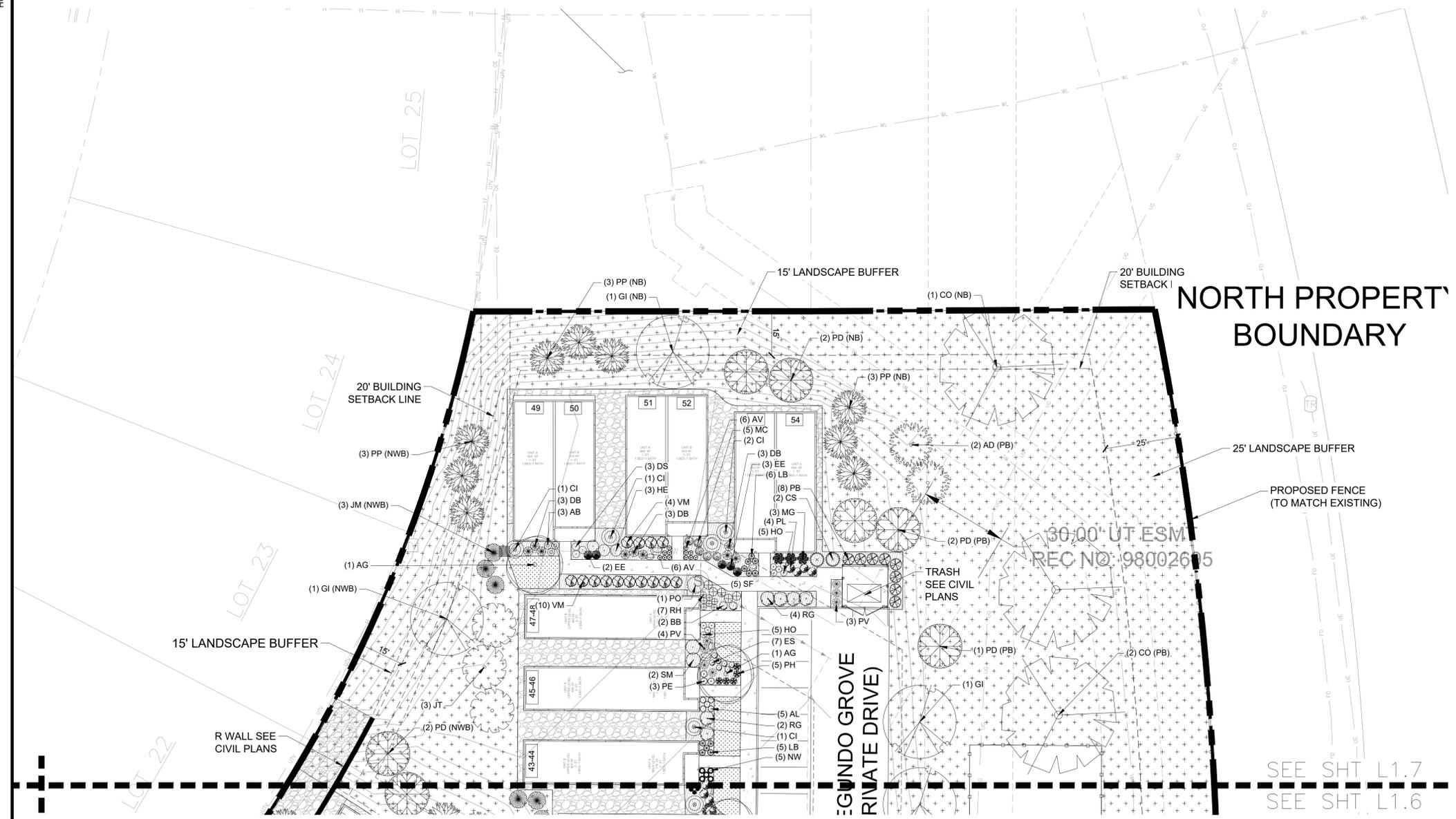


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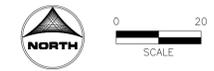


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SEE SHT L1.6

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HR GREEN Xrefs: xref-arcs:arc:dh01-LA, dc-storm:xc-dgn:xc-row:xc-ull:db-surf:xc-dgn:fm

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# PUDSP \_V3 redline miniml.pdf Markup Summary 3-24-2022

dsdparsons (5)



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**Author:** dsdparsons  
**Date:** 3/24/2022 11:04:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

general note sheets should be adjacent to the site plan sheet because it is specific to the site plan. It was but it looks like applicant changed order;



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**Author:** dsdparsons  
**Date:** 3/24/2022 11:05:45 AM  
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should be 3rd



**Subject:** Cloud  
**Page Label:** [1] Site Plan  
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Geo-hazard and constraint note, Note number 3 under General Notes is required. You can add this to those general notes. but the notes should be on one sheet.



**Subject:** Callout  
**Page Label:** [6] 6 General Notes & Details  
**Author:** dsdparsons  
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someone may ask where is type 3...there is no type 3 correct? I didnt see one on the elevations.