

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;

- 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.

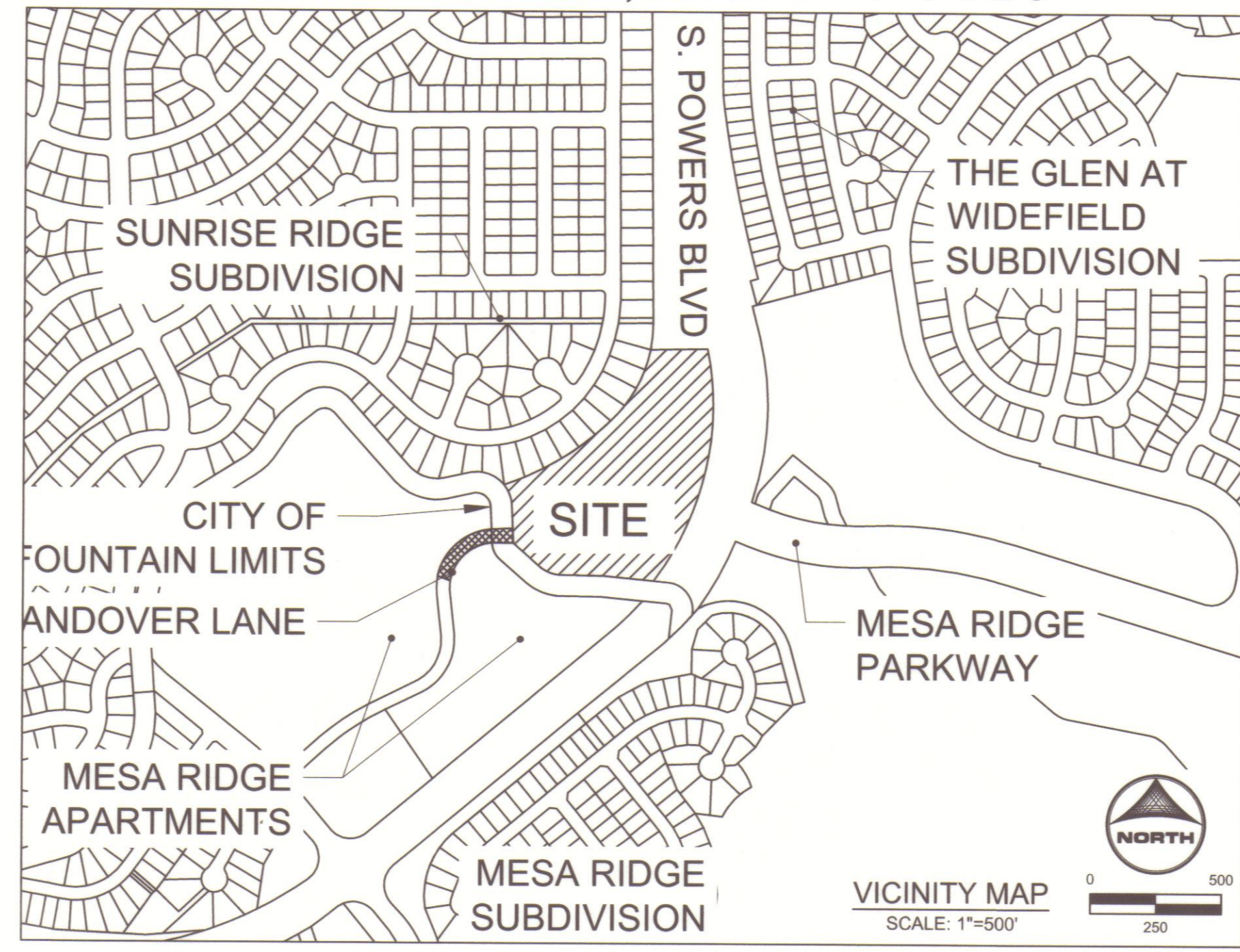
TO BE PLATTED AS "COTTAGES AT MESA RIDGE"

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
APPLICANT: HR GREEN DEVELOPMENT, LLC
1975 RESEARCH PKWY, SUITE 230
COLORADO SPRINGS, CO 80920
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



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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 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 and NOTES. Rows include: DWELLINGS - ATTACHED TWO-FAMILY (PER THE ELEVATIONS ON SHEETS 8-12), DETACHED GARAGES, OPEN SPACE, PARKS AND TRAILS, RECREATION AMENITIES (SUCH AS TRAILS, WALKS AND DOG PARK), UTILITIES (TO INCLUDE UTILITY FACILITIES AND LINES), ANIMAL KEEPING (UP TO 2 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS OR PIGEONS IS NOT ALLOWED), RESIDENTIAL HOME OCCUPATION, RADIO FACILITIES & SATELITE DISHES, MAILBOXES (INCLUDING CLUSTER BOX UNITS (PER USPS REQUIREMENTS)), MODEL HOME/ SUBDIVISION SALES OFFICE, CONSTRUCTION EQUIPMENT STORAGE, YARD OR GARAGE SALES (ONLY WHEN ASSOCIATED WITH A PERMITTED USE), SPECIAL USES, NONE PROPOSED, ACCESSORY STRUCTURES ARE NOT PERMITTED.

PUBLIC IMPROVEMENT NOTES:

REFER TO THE THE TABLE: 4.1: ROADWAY IMPROVEMENTS (ON PAGE 2). THESE ITEMS ARE IN THE TRAFFIC IMPACT ANALYSIS BY LSC TRANSPORTATION CONSULTANTS, INC. WILL BE CO 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 & RECREATION AMENITIES
BUILDING HEIGHT: 35' MAXIMUM
TOTAL DEVELOPMENT AREA: 10.22 ACRES
PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)
OPEN SPACE REQUIRED: 10%
OPEN SPACE PROVIDED: 50% 5.08 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

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

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 PRESENT 16th DAY OF November 2022 A.D. A COLORADO LIMITED LIABILITY COMPANY

Signature of Loretta D. Jibren, Notary Public, State of Colorado, My Commission Expires October 24, 2025.
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November 2022 A.D. BY

Signature of Loretta D. Jibren, Notary Public, State of Colorado, My Commission Expires 10.24.2022

COUNTY CERTIFICATION:

THE REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND ACCORDANCE WITH BOARD RESOLUTION # 22-196 AND DATE 06/07/2022

APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.
Signature of Alan V. Venderhaar, Chair, Board of County Commissioners, Date 11-29-2022
Signature of Phil Stuepfert, Ken Huhn, Date 11-17-2022

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 ____ AT ____ O'CLOCK AM/PM AND WAS RECORDED PER

RECEPTION NO: _____

EL PASO COUNTY CLERK AND RECORDER
PSD FILE NO: PUDSP-2111
Chuck Broerman 11/30/2022 09:16:31 AM
Doc \$0.00 22
Rec \$223.00 Pages 222145209

DRAWN BY: NQJ JOB DATE: 8/19/2022 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH JOB NUMBER: 200541 0 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 8/19/2022
CAD FILE: J:\2020\200541\CAD\DWG\CIPUD_Prelim_Plan\Cover

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



PUD/ PRELIMINARY PLAN
COVER
SHEET CV

HUHN, KEN, 8/19/2022 4:33 PM

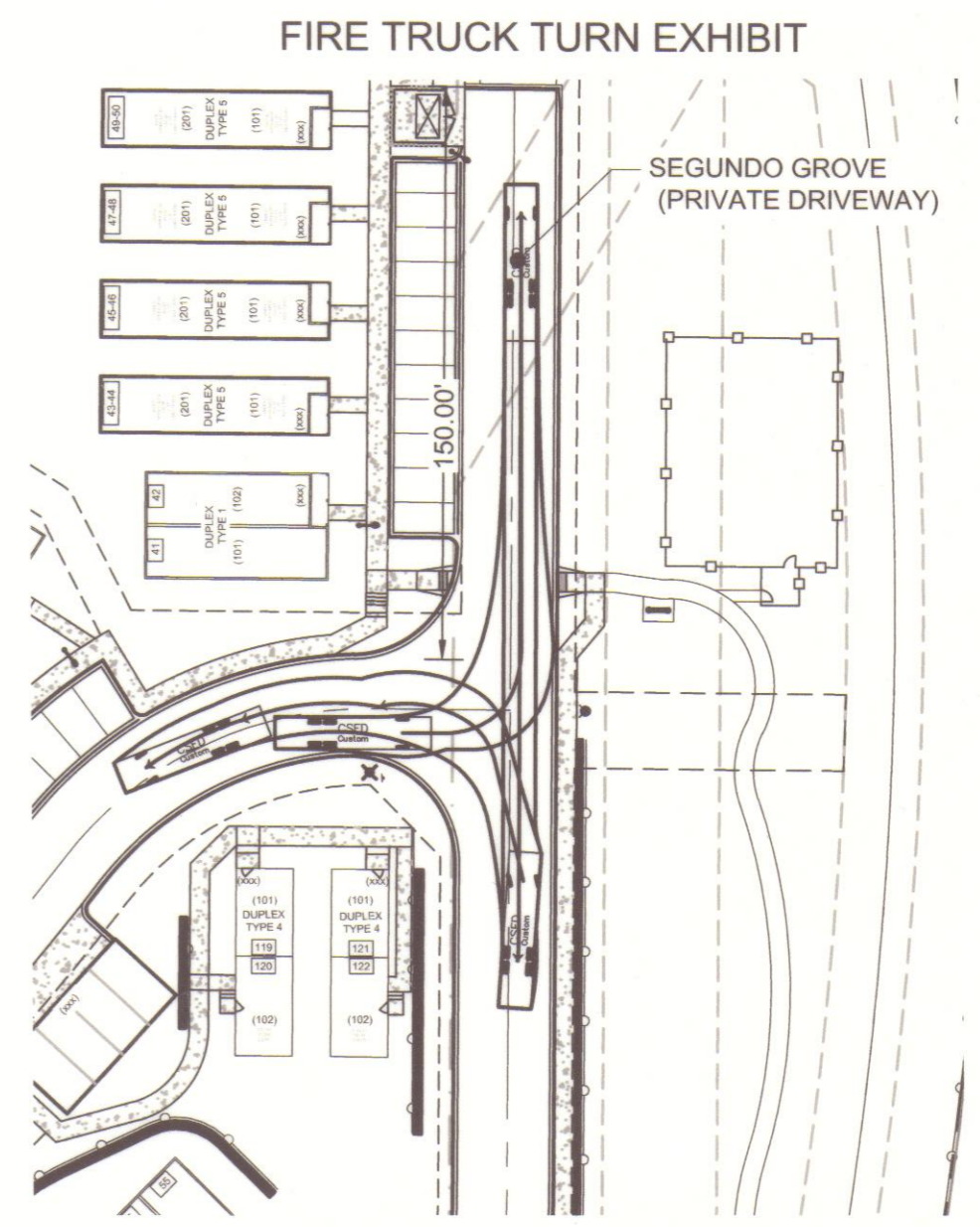
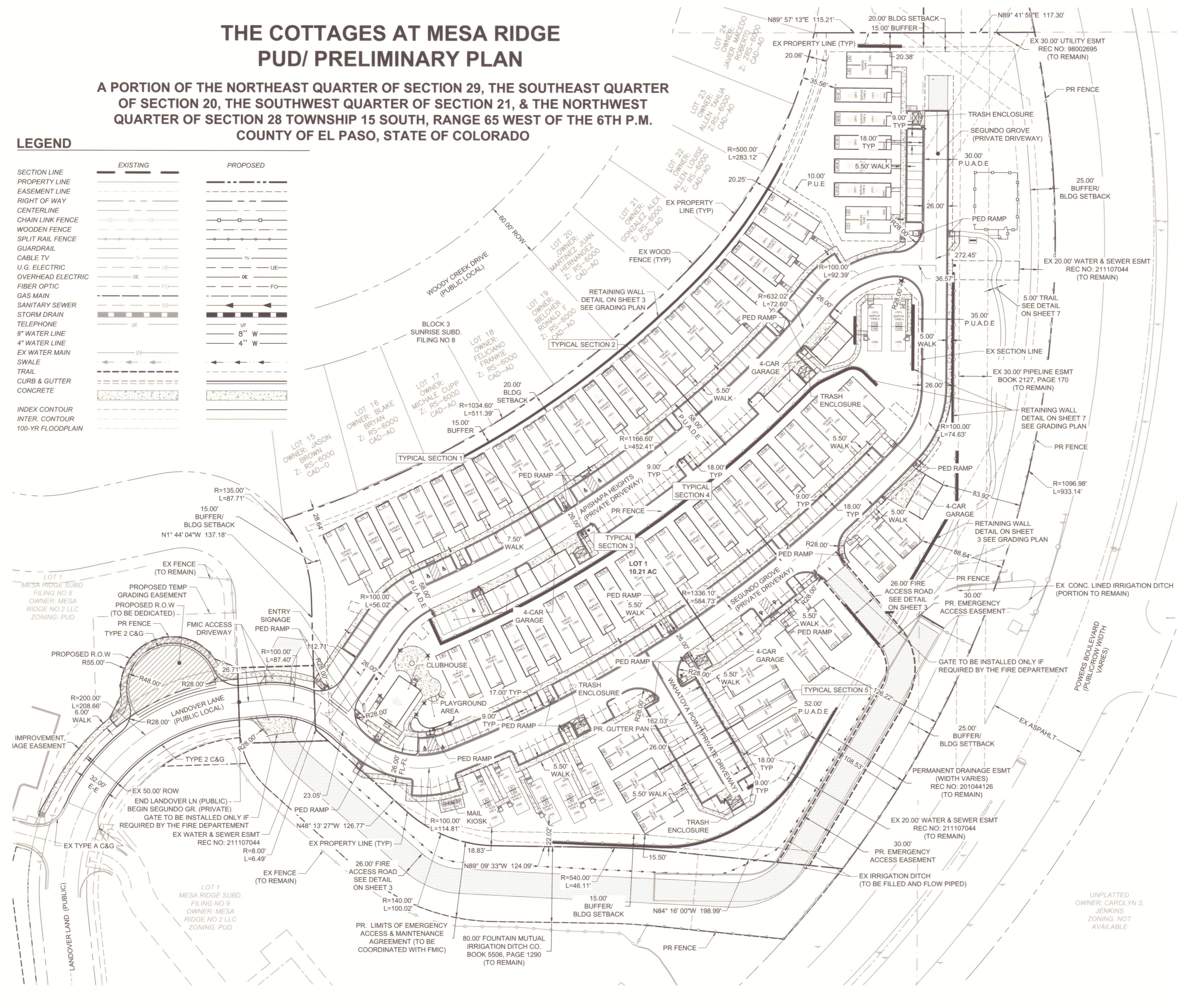
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LEGEND

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



PSD FILE NO: PUDSP-2111

222145209 11/30/22

DRAWN BY: NQJ JOB DATE: 8/11/2022
 APPROVED: KMH JOB NUMBER: 200541
 CAD DATE: 8/19/2022
 CAD FILE: J:\2020\200541\CAD\DWGS\C\PU\ Prelim Plan\Site Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 7222 COMMERCE CENTER DR SUITE 220
 COLORADO SPRINGS CO 80919
 PHONE: 719.399.4140 TOLL FREE: 800.728.7805
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THE COTTAGES AT MESA RIDGE
 GOODWIN KNIGHT
 EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN
 SITE PLAN

SHEET
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THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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GENERAL NOTES:

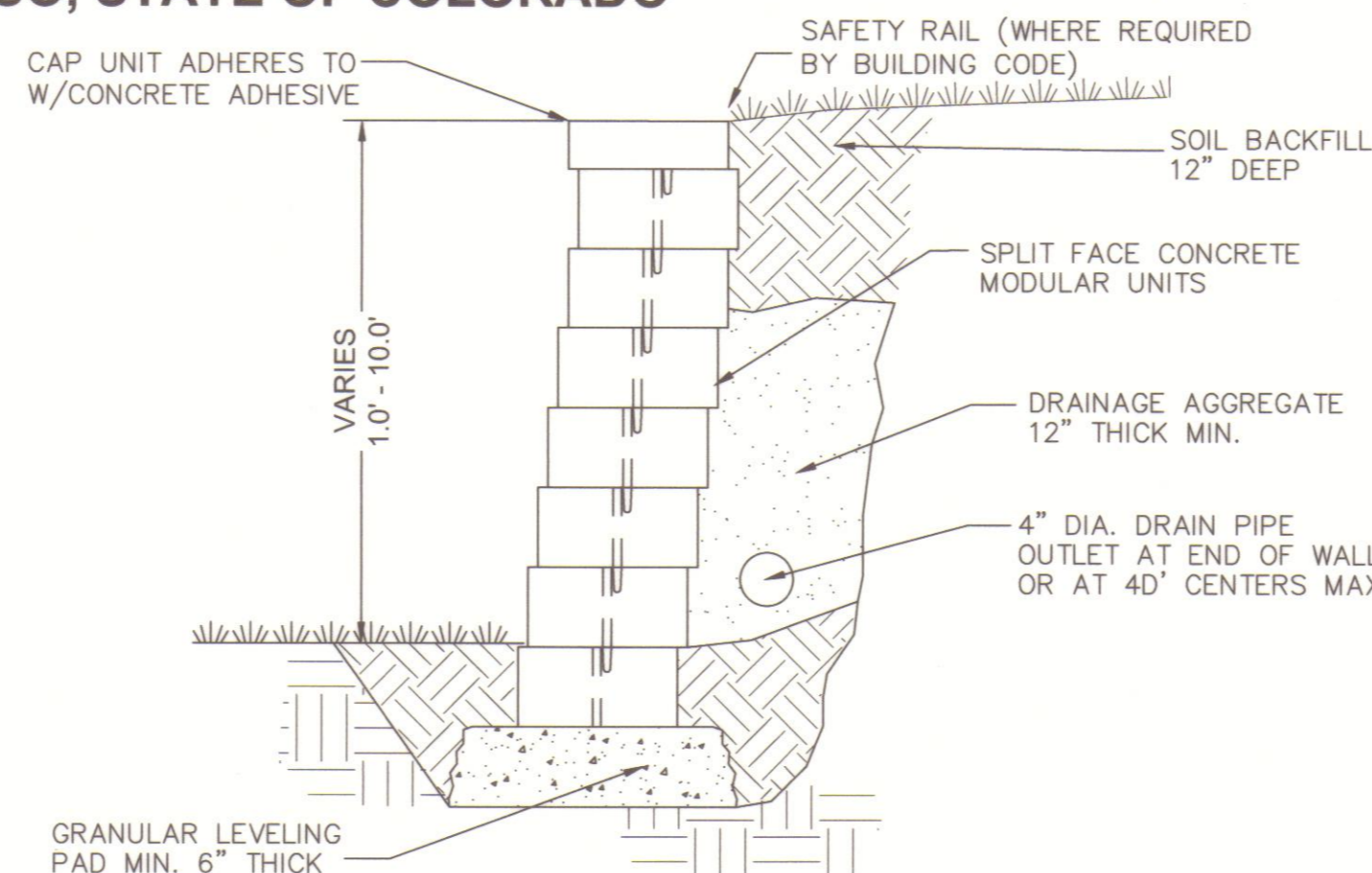
- EASEMENTS: THE PRELIMINARY EASEMENTS REQUIRED FOR PRIVATE UTILITIES ARE DEFINED IN VARIOUS LOCATION ON THE PRELIMINARY UTILITY PLAN. THE REQUIRED EASEMENT WIDTHS AND FINAL LOCATIONS WILL BE COORDINATED WITH THE UTILITY PROVIDERS AND WILL BE ESTABLISHED ON THE FINAL PLAT. BLANKET EASEMENTS ARE NOT PROPOSED.
- 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
 - GROUNDWATER AND FLOODPLAIN AREAS
 - SHALLOW BEDROCK
 - POTENTIALLY SEASONAL SHALLOW GROUNDWATER
 - MITIGATION METHOD: SLAB-ON GRADE FOUNDATIONS

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

NATURAL FEATURES, HAZARD & CONSTRAINTS PLAN NOTES:

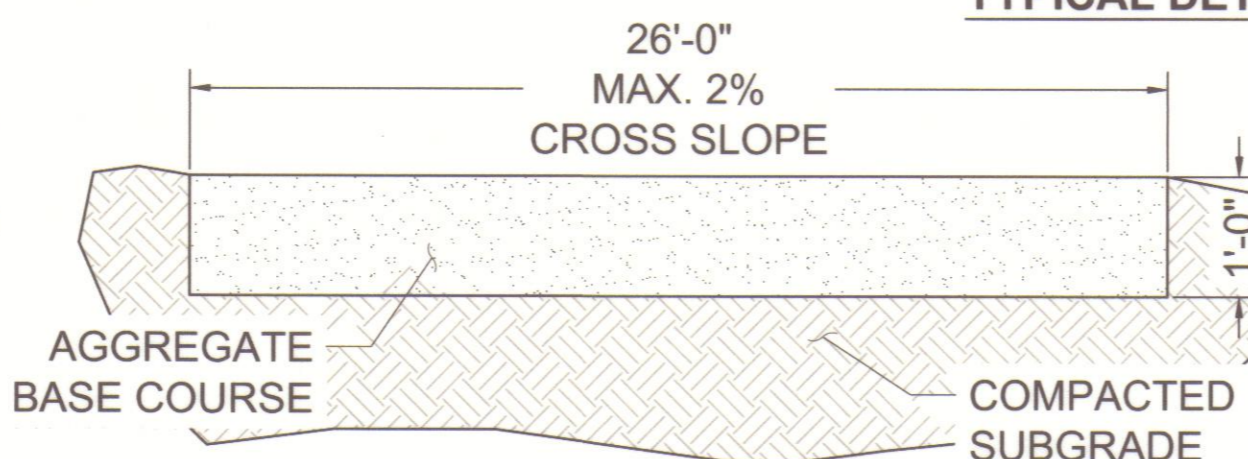
- GEOLOGICAL HAZARDS IDENTIFIED ABOVE
- NO FLOODPLAIN
- THE TOPOGRAPHY IN THE STUDY AREA HAS BEEN ALTERED OVER TIME BY LAND USE, MOST NOTABLY BY CONSTRUCTION OF THE DITCH, ROADWAY, AND HOUSING DEVELOPMENTS. IN RECENT YEARS, STAGING AND STOCKPILING ASSOCIATED WITH CONSTRUCTION ACTIVITIES HAVE RESULTED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

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

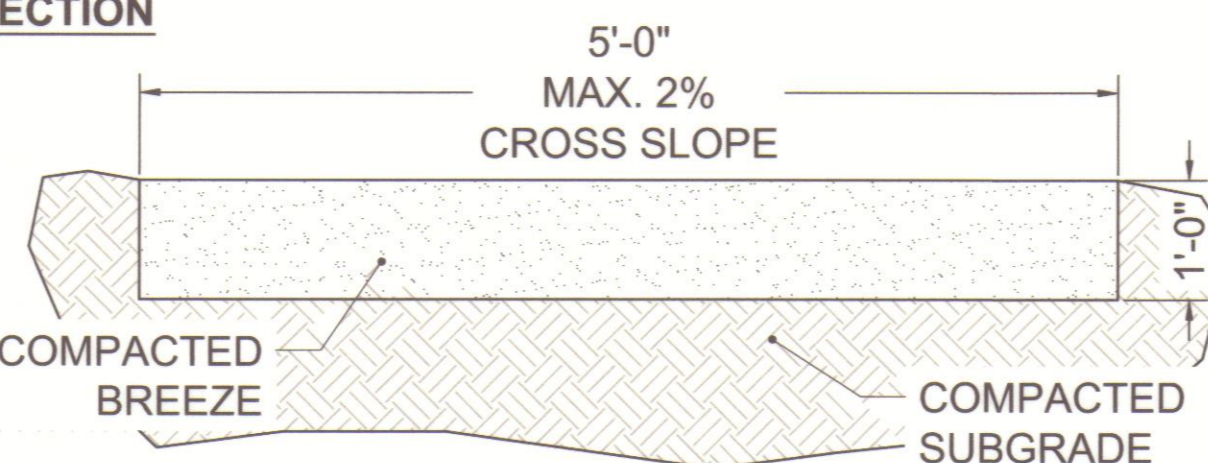


- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - RETAINING WALLS TO BE KEYSTONE HALF CENTURY WALL OR EQUAL, TAN IN COLOR.
 - WALLS THAT RETAIN MORE THAN 4 VERTICAL FEET SHALL REQUIRE A BUILDING PERMIT FROM THE PPRBD.
 - SEE CONSTRUCTION DRAWING GRADING SHEETS FOR TOP/BOTTOM/HEIGHT OF ALL WALLS

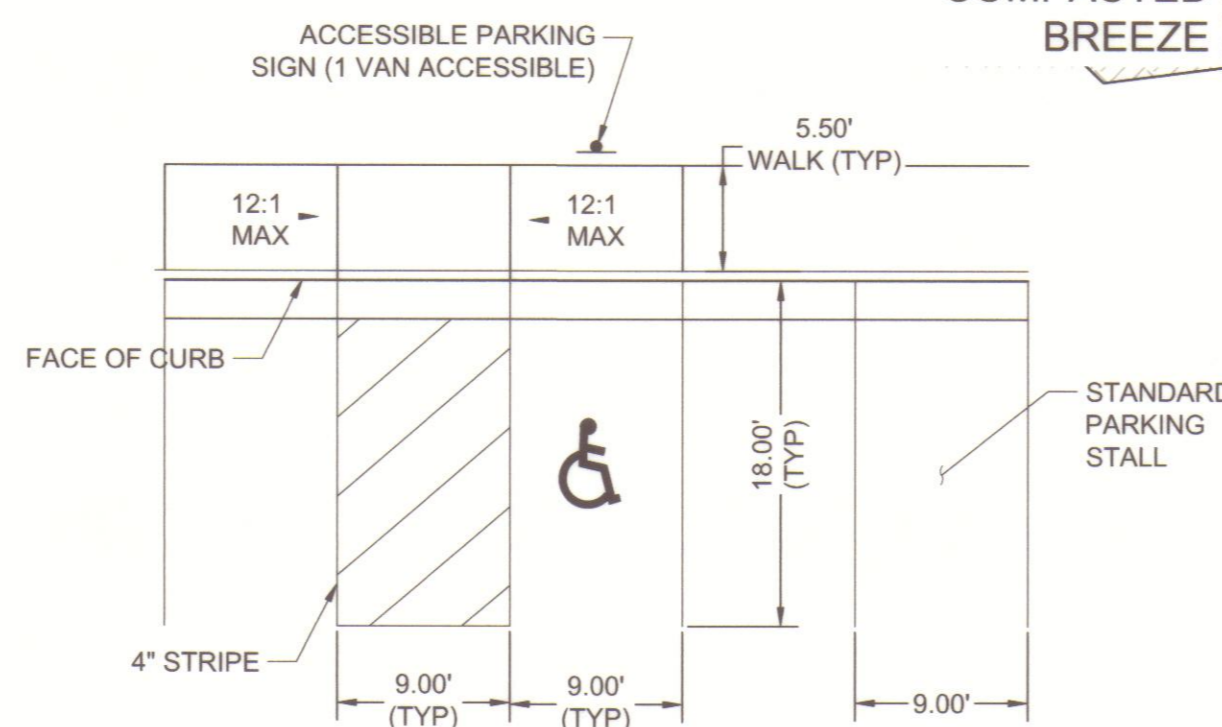
TYPICAL DETAIL - RETAINING WALL
SCALE: NTS



26' FIRE ACCESS ROAD TYPICAL SECTION
SCALE: NTS



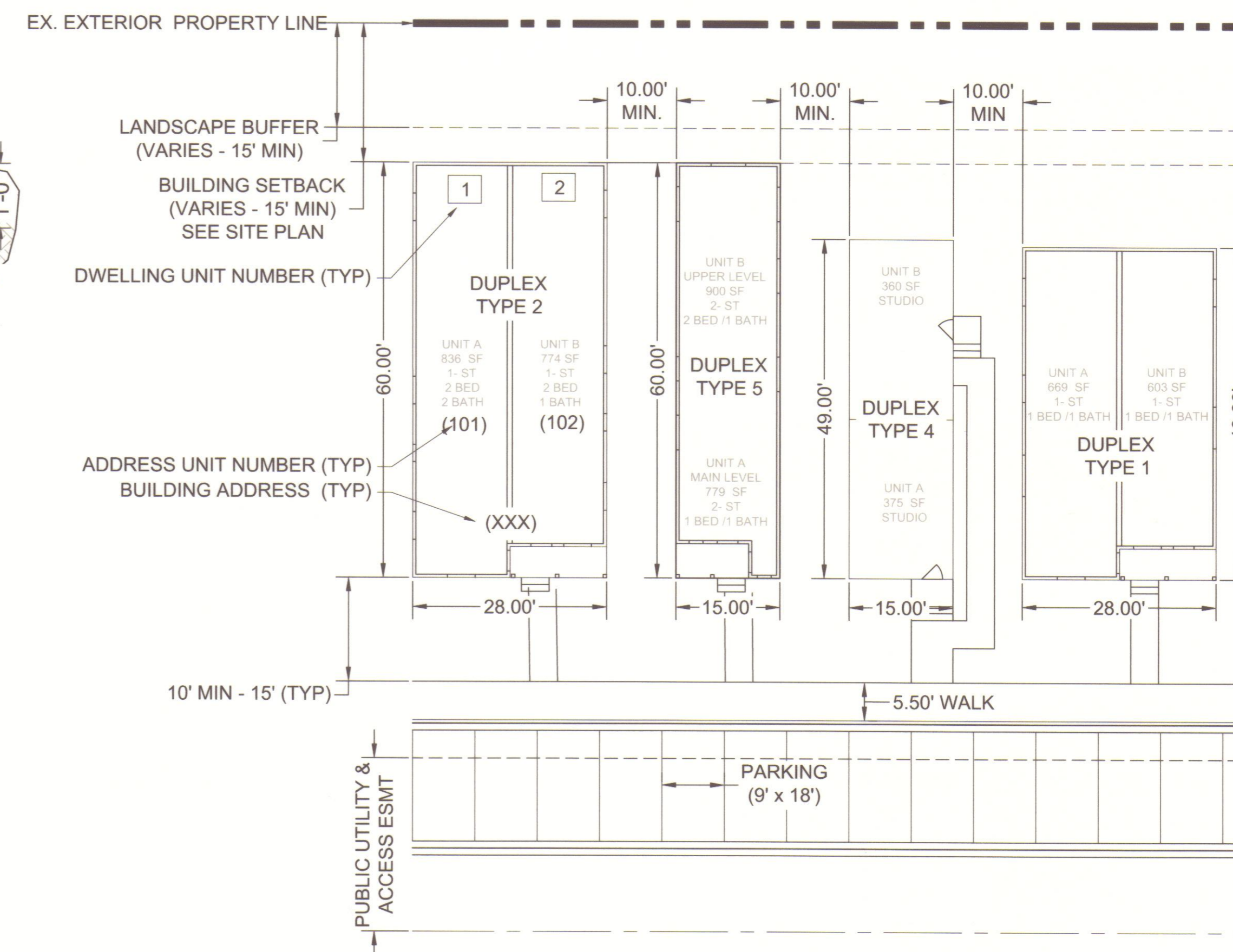
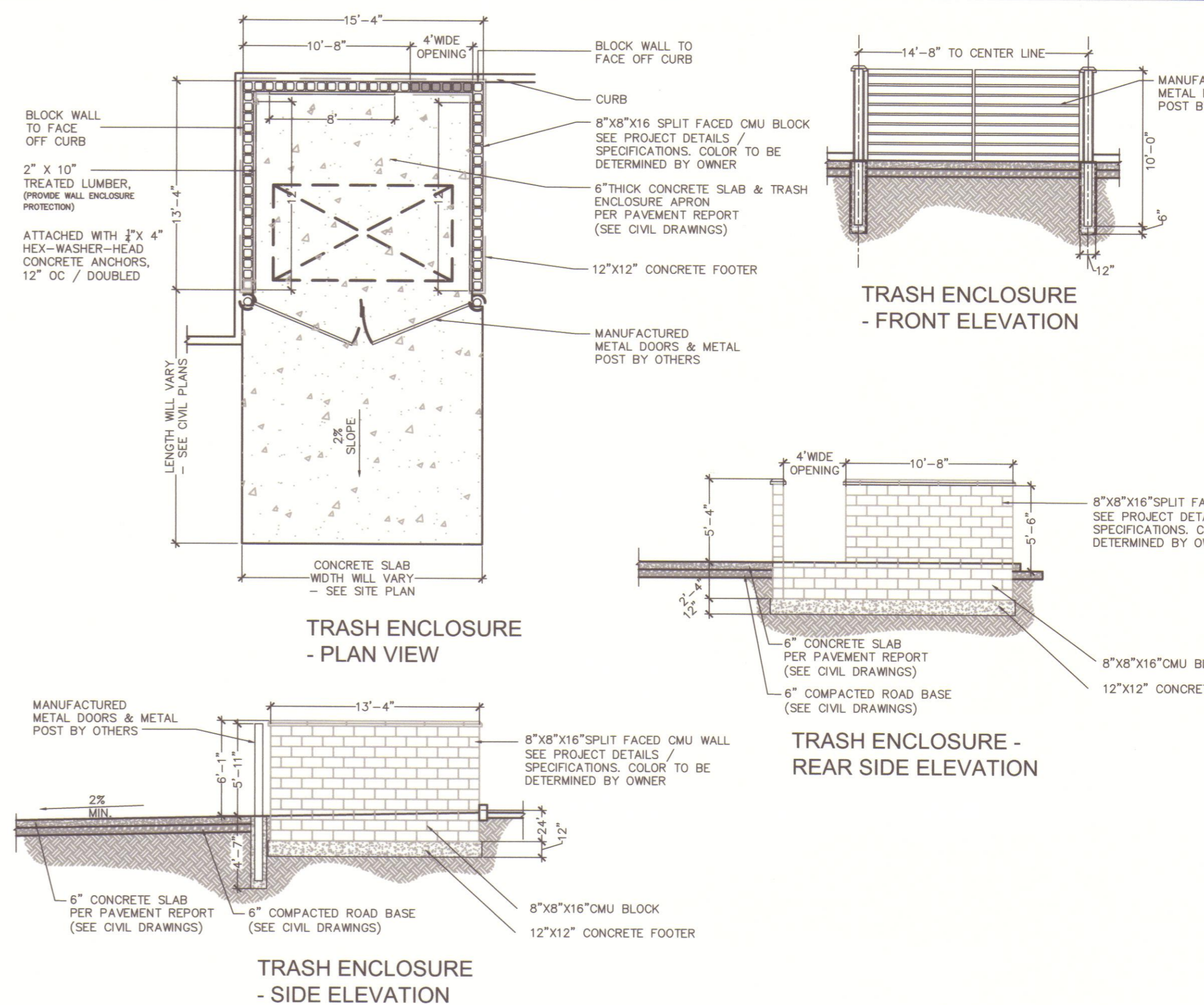
5' COMPACTED BREEZE TRAIL
TYPICAL SECTION
SCALE: NTS



ADA STALLS & RAMP - TYPICAL DETAIL

Site Parking					
	# buildings	Proposed Dwelling Units	% of Total Units	*Required Parking Ratio per D.U. or	Parking Spaces Required
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
Total Dwelling Units	61	122			
Guest (1 space / 3 D.U.)					41
Office/Clubhouse (1,145 s.f.)				1/150 s.f.	8
Regular stalls					238
ADA Stalls					6
Garages (Regular Space)	5				30
Garages (ADA Space)					2
Total ADA spaces provided					10
Total Parking Required					238

*per LDC Table 6-2



TYPICAL UNIT LAYOUT
SCALE: 1"=15'

GENERAL NOTES:

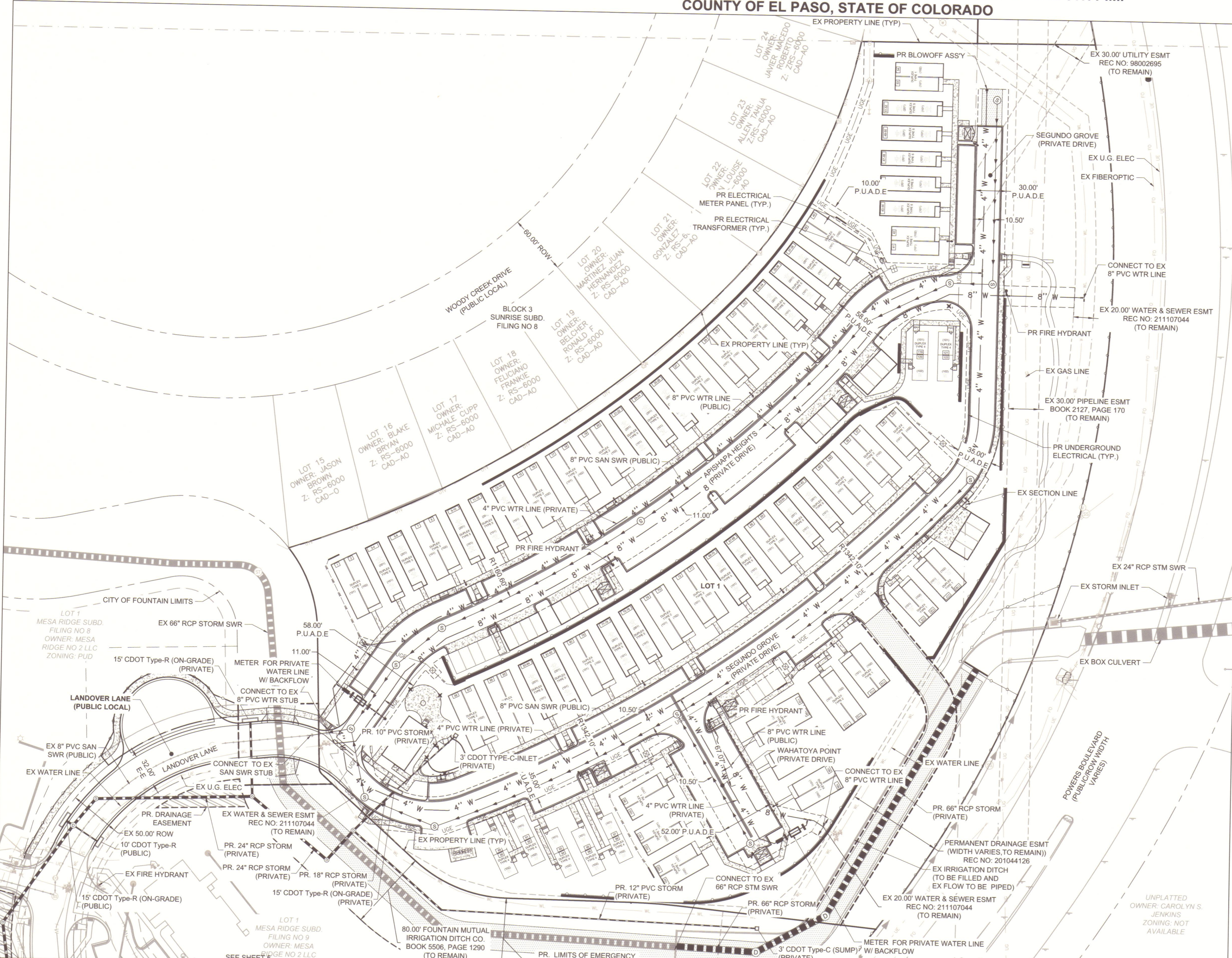
- SEE SITE PLAN FOR UNIT NUMBERS AND ADDRESSES.
- EACH UNIT TO BE CONSTRUCTED ON PERMANENT FOUNDATION.
- THERE IS NO DUPLEX UNIT TYPE 3, IT IS EXCLUDED FROM THIS DEVELOPMENT.

PSD FILE NO: PUDSP-2111

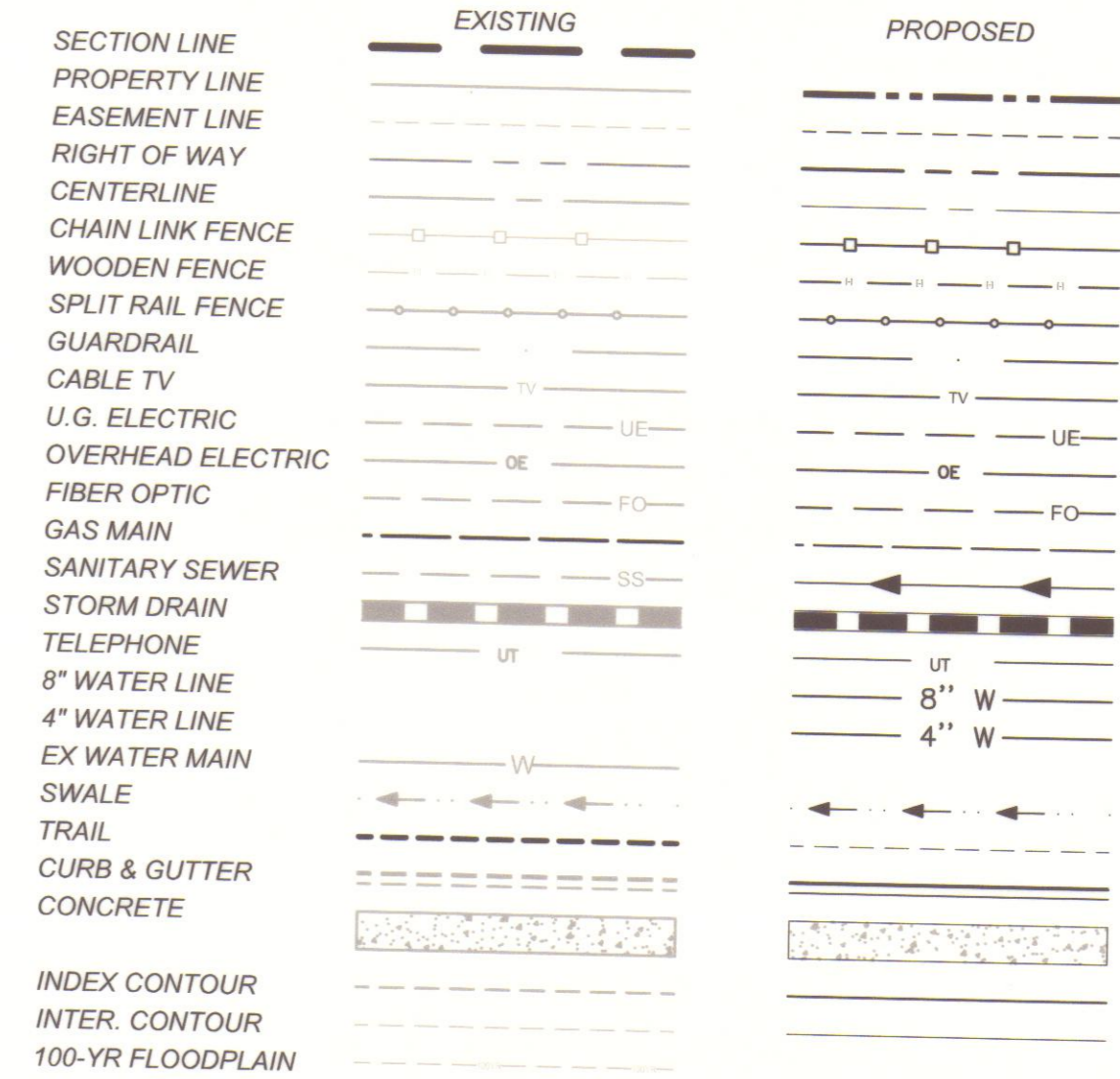
222145209 11/30/22

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, 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



HR GREEN Xrefs: xg1-f-arch (h01)_sdp, xv-utility, xc-dsgn, xc-row, xc-cvll, xc-dgns, xv-dgn-aps, xv-rows-aps, xv-utl-aps, Legend, site_plan, xc-elic, xc-dsgn-ftn

DRAWN BY: NQJ	JOB DATE: 8/10/2022	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 200541	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 8/19/2022		
CAD FILE: J:\2020\200541\CAD\dwgs\CIPUD_Prelim_Plan\Utility_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PSD FILE NO: PUDSP-2111

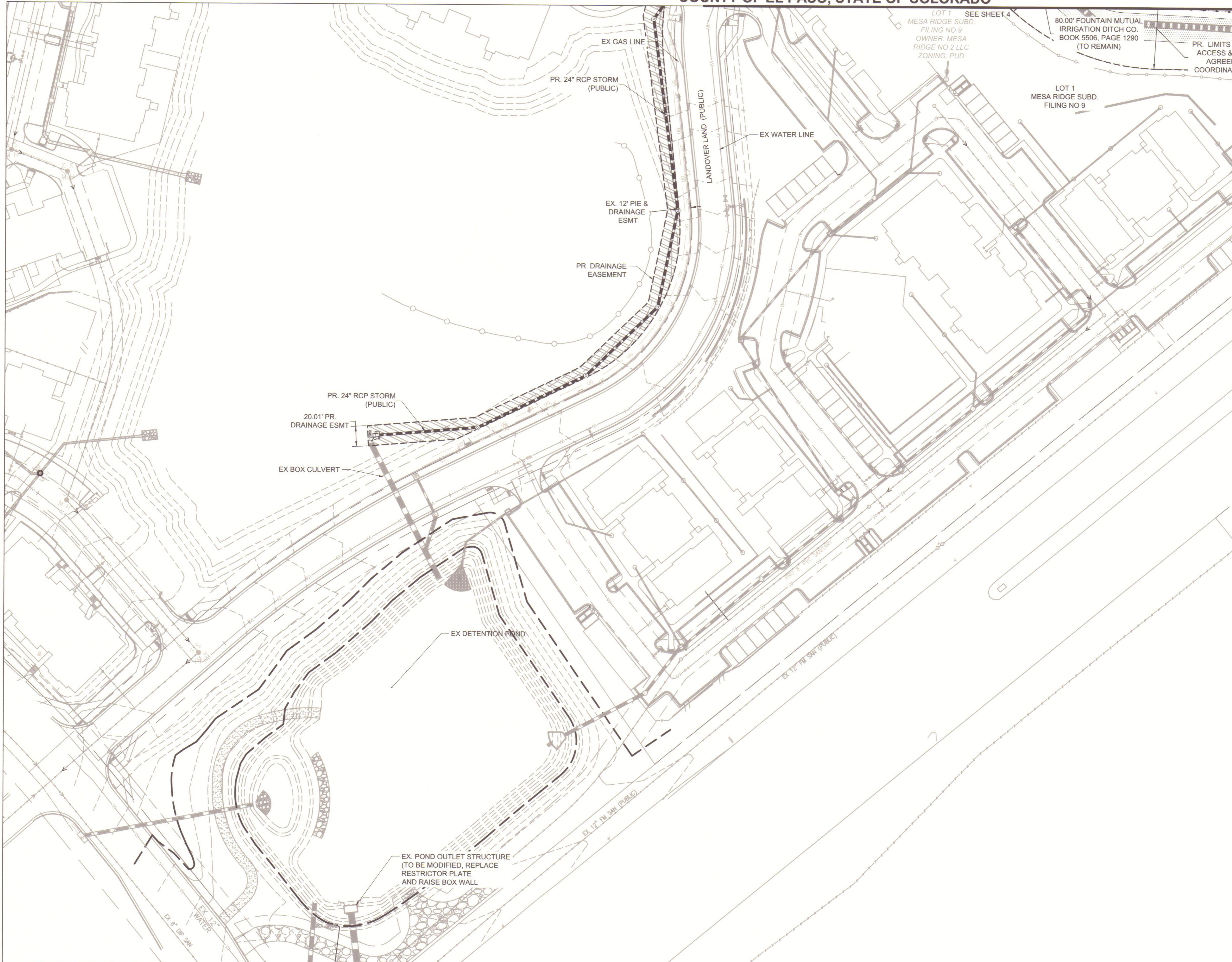
222145209 11/30/22

PUD DEVELOPMENT PLAN
 PRELIMINARY UTILITY PLAN

SHEET
 UT

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	---	---

DRAWN BY: NQJ JOB DATE: 8/10/2022
 APPROVED: KMH JOB NUMBER: 200541
 CAD DATE: 8/19/2022
 CAD FILE: J:\2020\200541\CAD\Drawings\CIPUD_Prelim_Plan\Utility_Plan

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NO.	DATE	BY	REVISION DESCRIPTION

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 COLORADO SPRINGS CO 80919
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 FAX: 944.973.1067

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



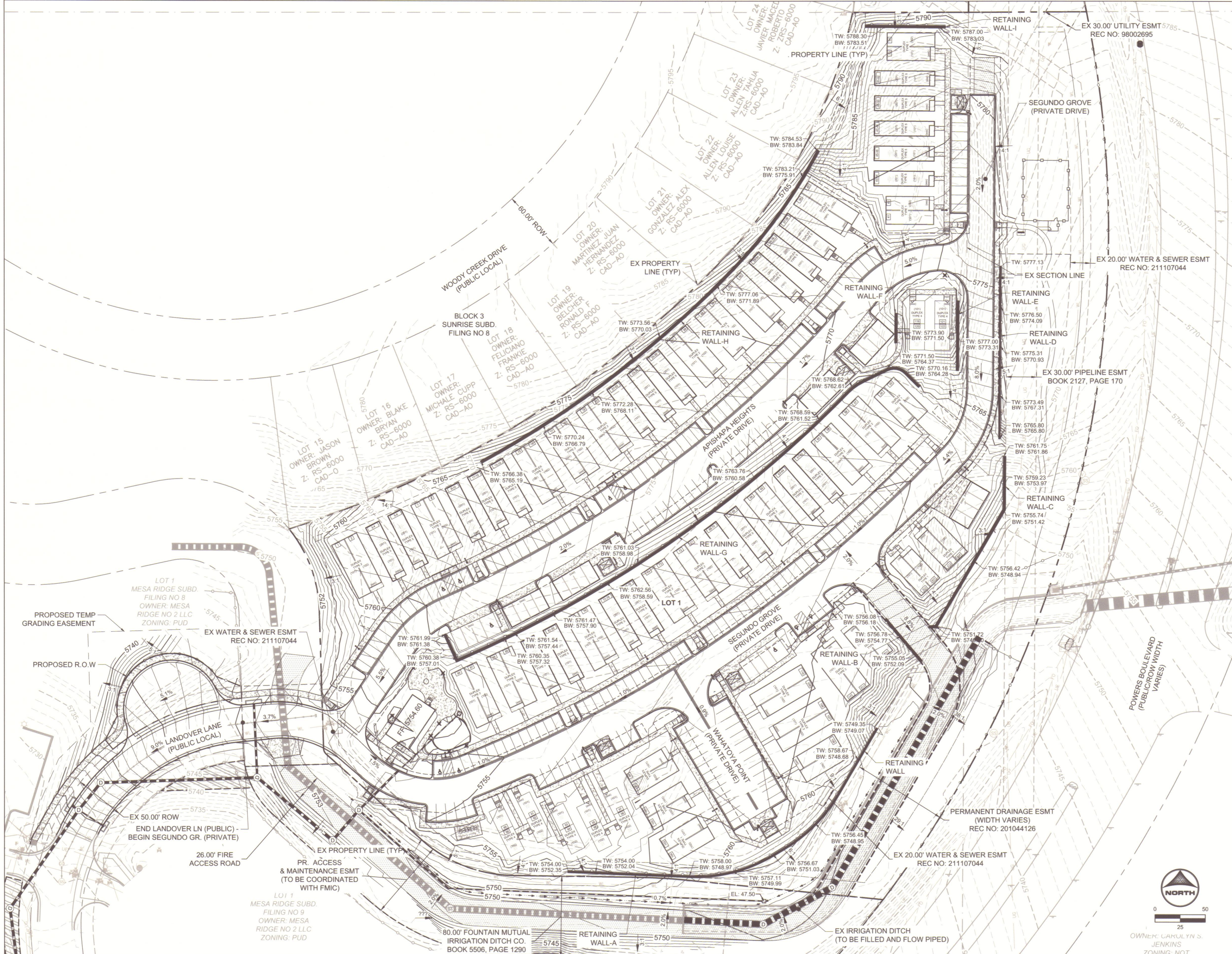
PSD FILE NO: PUDSP-2111 222145209 11/30/22

PUD DEVELOPMENT PLAN
 PRELIMINARY UTILITY PLAN

SHEET
 UT

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER
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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	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
8" WATER LINE	---	---
4" WATER LINE	---	---
EX WATER MAIN	---	---
SWALE	---	---
TRAIL	---	---
CURB & GUTTER	---	---
CONCRETE	---	---
INDEX CONTOUR	---	---
INTER. CONTOUR	---	---
100-YR FLOODPLAIN	---	---



OWNERS: CAROLYN S. JENKINS
ZONING: NOT

PSD FILE NO: PUDSP-2111

222145209 11/30

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APPROVED: KMH	JOB NUMBER: 200541	0" = 1"
CAD DATE: 8/22/2022		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO

PUD/ PRELIMINARY PLAN
PRELIMINARY GRADING PLAN

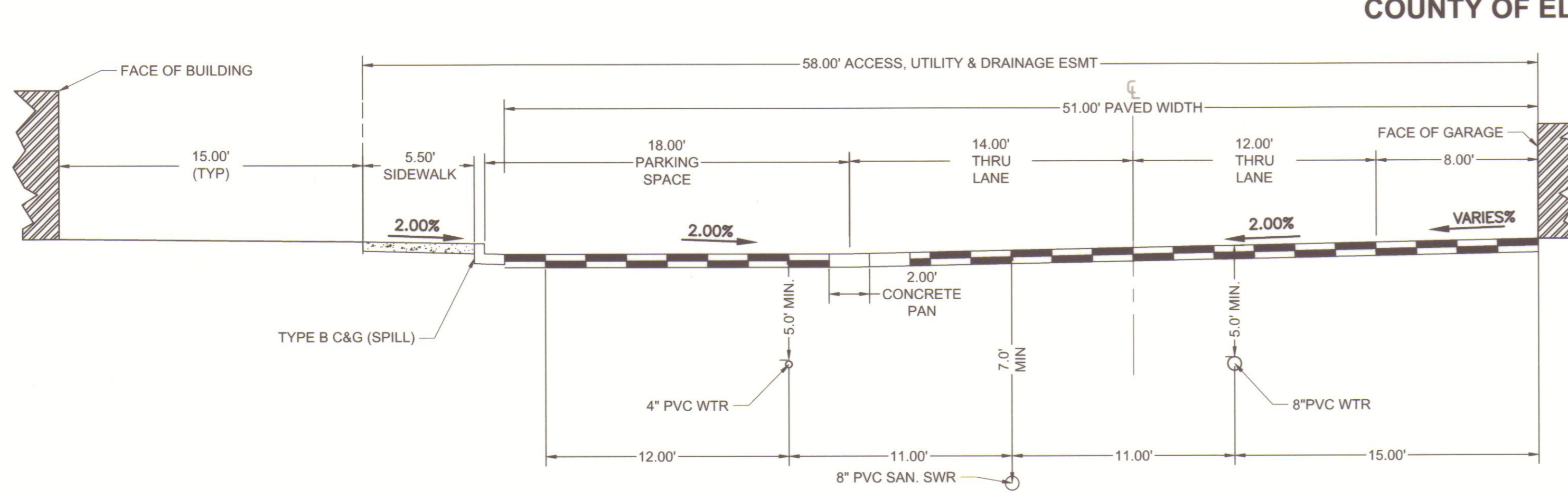
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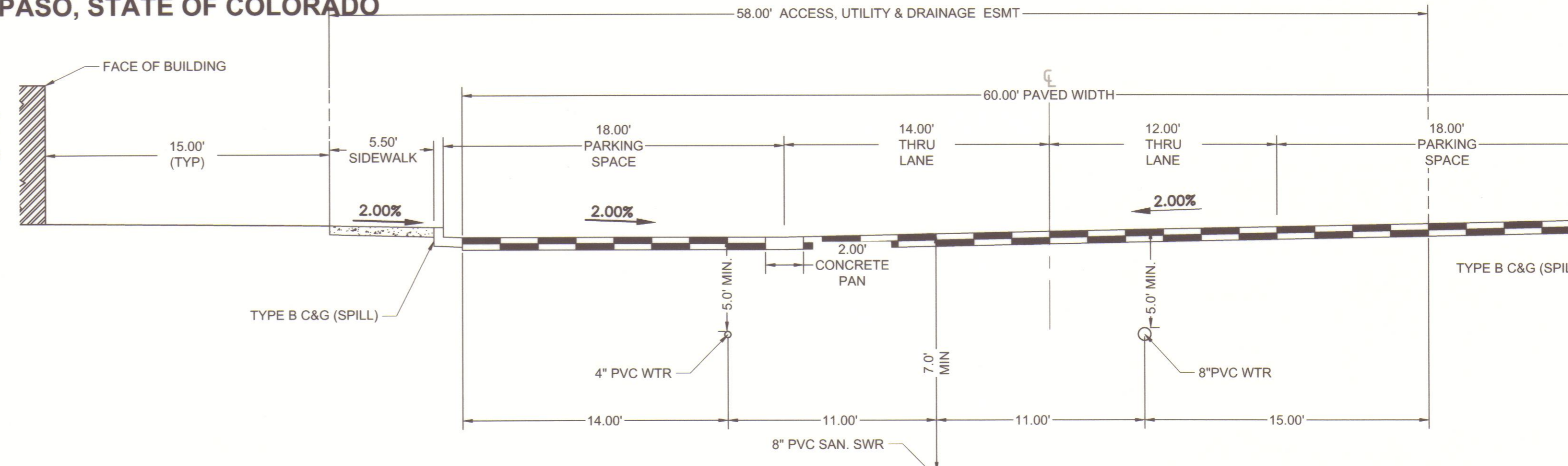
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THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

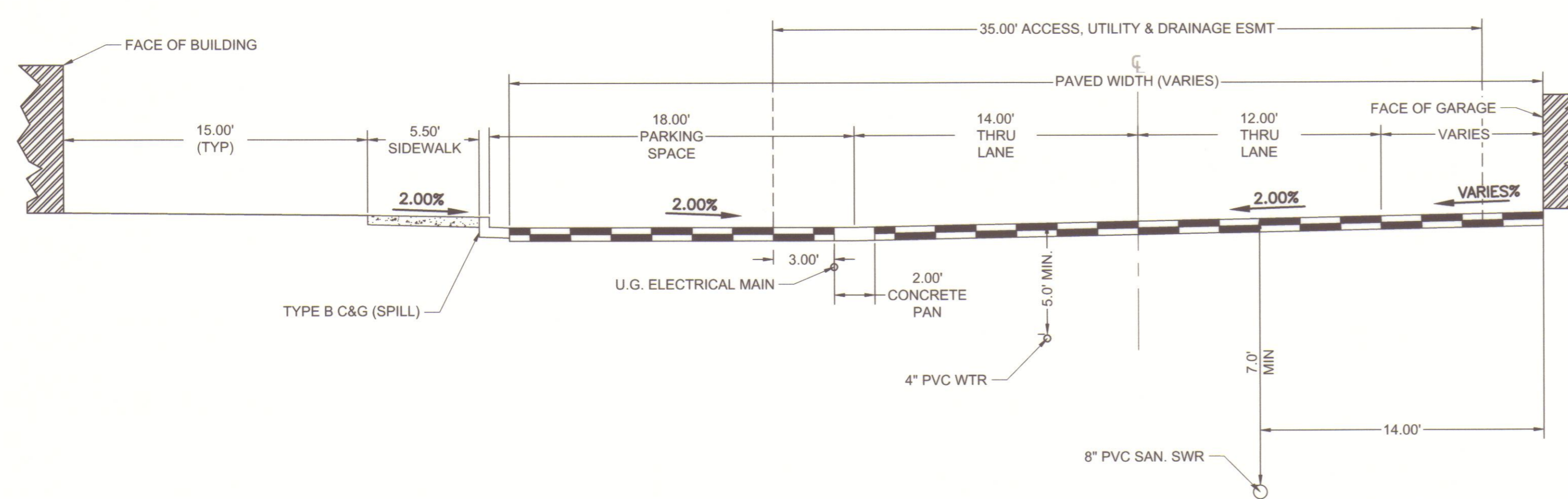
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER
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QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



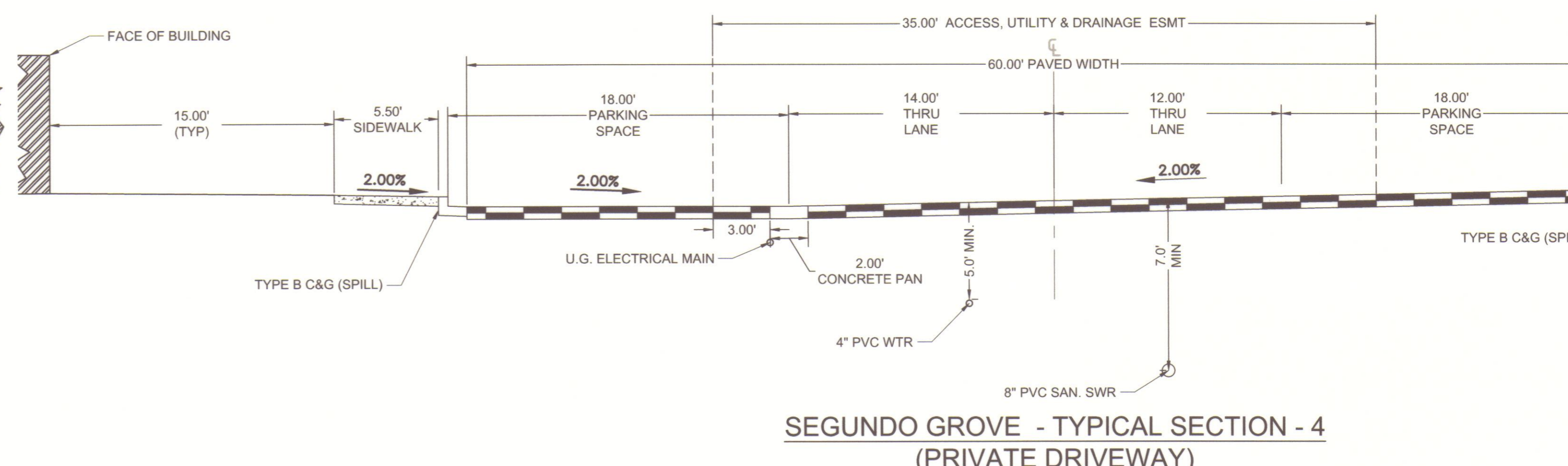
**APISHAPA HEIGHTS - W/ GARAGE TYPICAL SECTION - 1
(PRIVATE DRIVEWAY)**



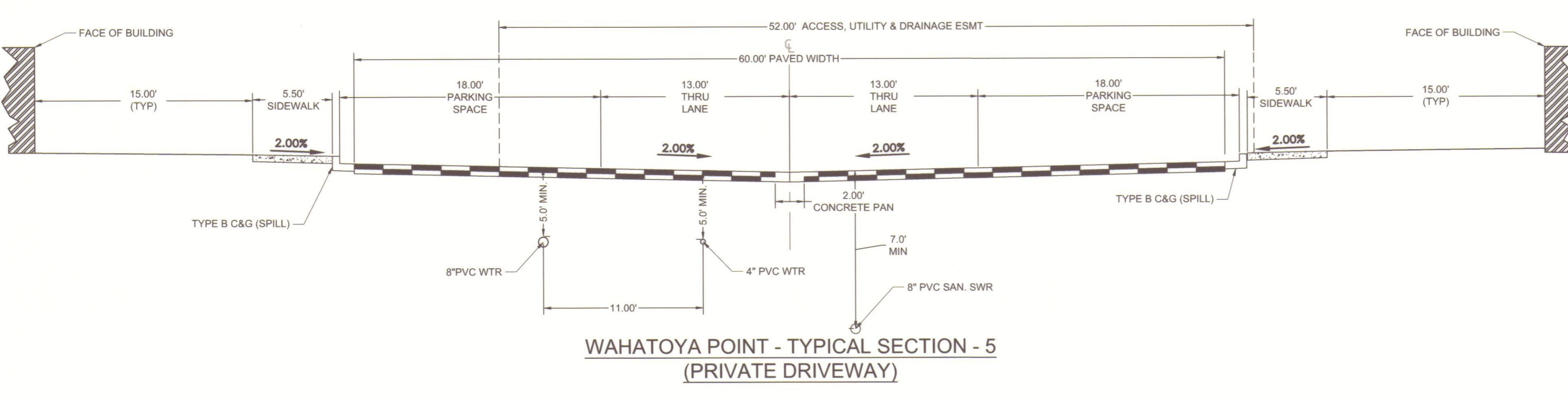
**APISHAPA HEIGHTS - TYPICAL SECTION - 2
(PRIVATE DRIVEWAY)**



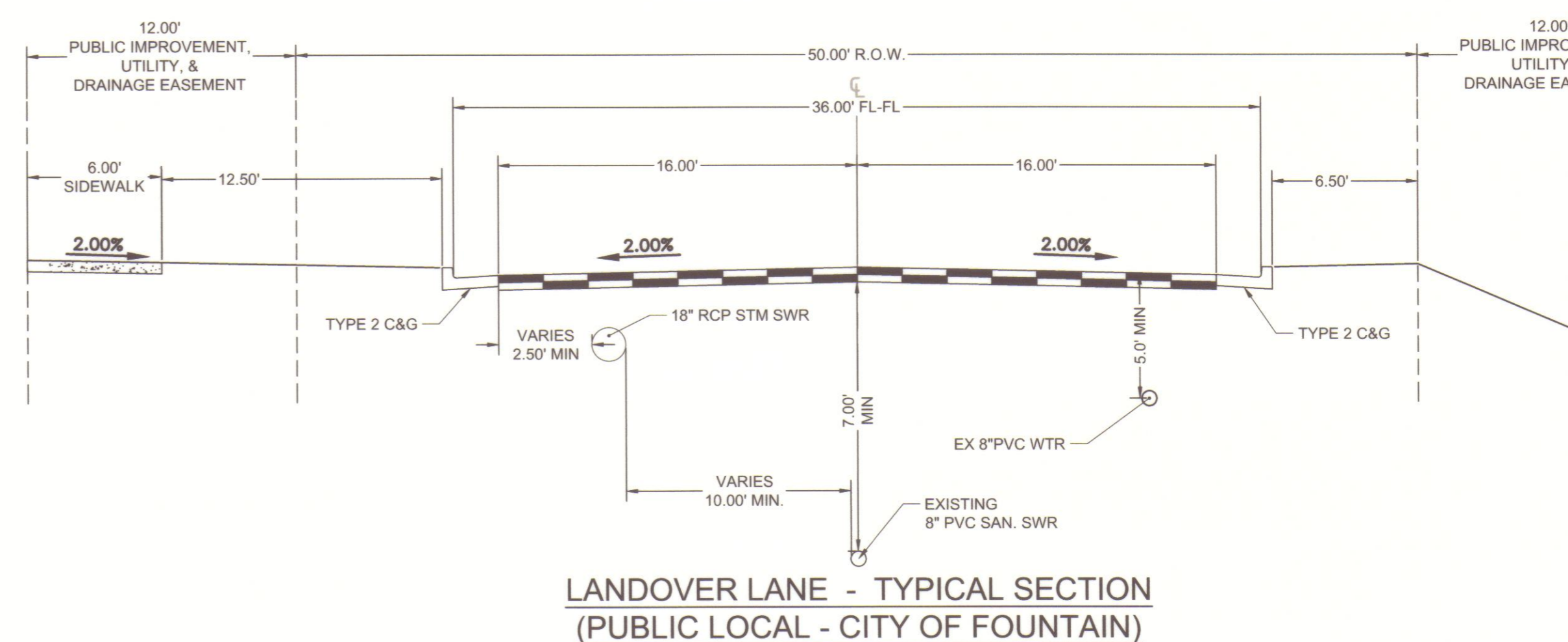
**SEGUNDO GROVE - W/ GARAGE TYPICAL SECTION - 3
(PRIVATE DRIVEWAY)**



**SEGUNDO GROVE - TYPICAL SECTION - 4
(PRIVATE DRIVEWAY)**



**WAHATOYA POINT - TYPICAL SECTION - 5
(PRIVATE DRIVEWAY)**



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

PSD FILE NO: PUDSP-2111

222145209

DRAWN BY: NQJ
JOB DATE: 8/19/2022
APPROVED: KMH
JOB NUMBER: 200541
CAD DATE: 8/19/2022

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



PUD/ PRELIMINARY PLAN
TYPICAL STREET SECTIONS

SHEET
LG

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 4 ELEVATIONS

CRAFTSMAN ELEVATION

FRONT DOOR UNIT 101

FRONT DOOR UNIT 102

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

KEY

COMPANY: HR GREEN

ADDRESS: 7222 COMMERCE CENTER DR SUITE 220 COLORADO SPRINGS CO 80919

FACTORY INFORMATION: OF 2044

CONTACT INFORMATION: (719) 598-5300 (719) 598-4485

WOOD: STUDIO DUPLEX

MODEL: DUPLEX TYPE 4

METHOD: E1.2

DATE: 8/19/2022

DESIGNER: KEN HUHN

PROJECT NAME: E1.2

EXTERIOR ELEVATIONS

SHEET NO: 04 OF 20

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FARMHOUSE ELEVATION

FRONT DOOR UNIT 101

FRONT DOOR UNIT 102

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

KEY

COMPANY: HR GREEN

ADDRESS: 7222 COMMERCE CENTER DR SUITE 220 COLORADO SPRINGS CO 80919

FACTORY INFORMATION: OF 2044

CONTACT INFORMATION: (719) 598-5300 (719) 598-4485

WOOD: STUDIO DUPLEX

MODEL: DUPLEX TYPE 4

METHOD: E1.3

DATE: 8/19/2022

DESIGNER: KEN HUHN

PROJECT NAME: E1.3

EXTERIOR ELEVATIONS

SHEET NO: 05 OF 20

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MODERN ELEVATION

FRONT DOOR UNIT 101

FRONT DOOR UNIT 102

FRONT ELEVATION SCALE: 1/4"=10'

RIGHT ELEVATION SCALE: 1/4"=10'

LEFT ELEVATION SCALE: 1/4"=10'

REAR ELEVATION SCALE: 1/4"=10'

KEY

COMPANY: HR GREEN

ADDRESS: 7222 COMMERCE CENTER DR SUITE 220 COLORADO SPRINGS CO 80919

FACTORY INFORMATION: OF 2044

CONTACT INFORMATION: (719) 598-5300 (719) 598-4485

WOOD: STUDIO DUPLEX

MODEL: DUPLEX TYPE 4

METHOD: E1.1

DATE: 8/19/2022

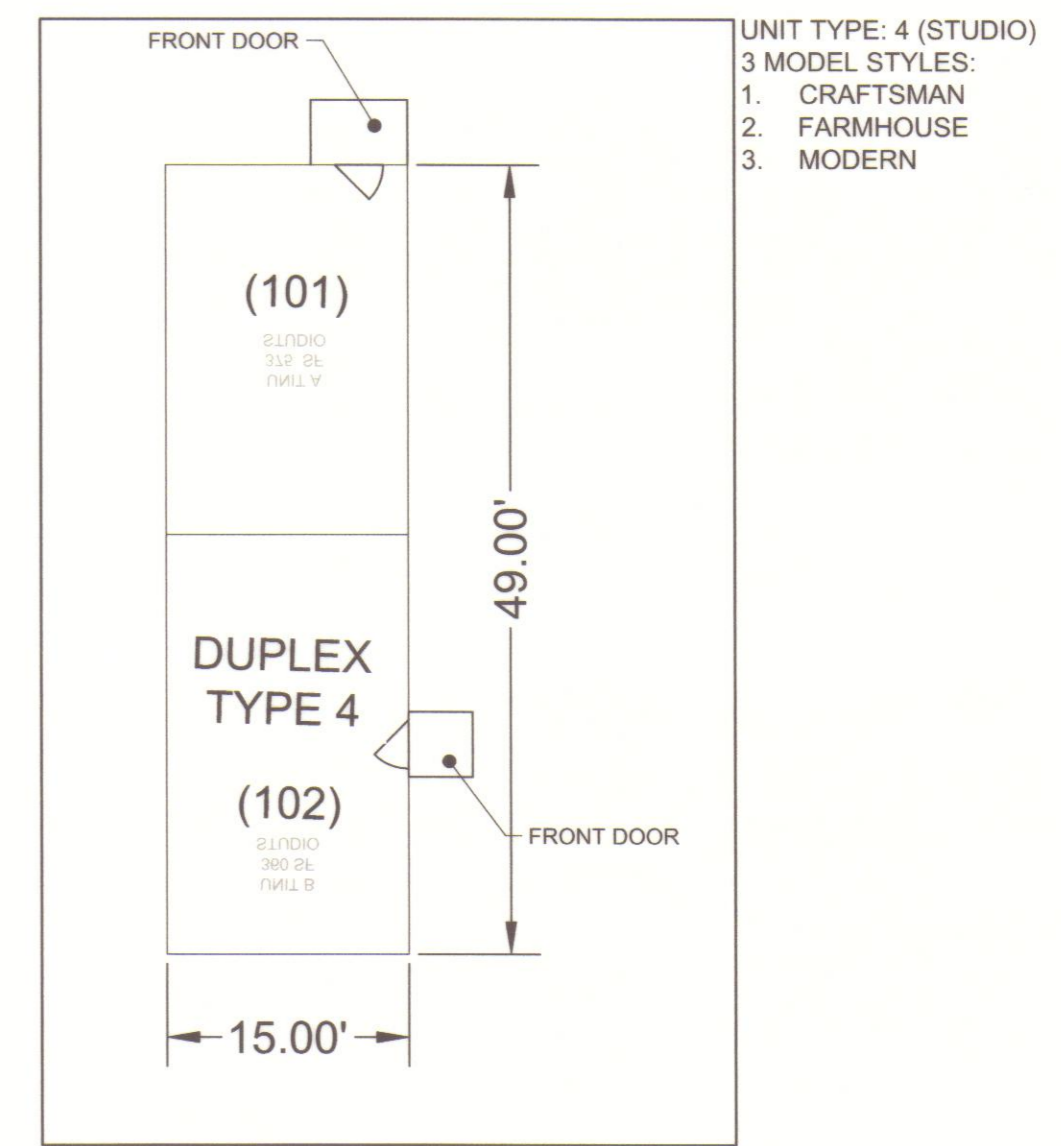
DESIGNER: KEN HUHN

PROJECT NAME: E1.1

EXTERIOR ELEVATIONS

SHEET NO: 03 OF 20

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NO.	DATE	BY	REVISION DESCRIPTION

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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DUPLEX TYPE 1 ELEVATIONS

FARMHOUSE ELEVATION

KEY

ADDRESS: 1815 CHERRY ST. PUEBLO MEMORIAL AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EP 2544

CONTACT INFORMATION: 770.723.3300

MODEL: 1BR DUPLEX

MODEL: DUPLEX TYPE 1

DATE: 8/19/2022

DESIGNER: KEN HUHN

REVISION: 01

SHEET NAME: E1.2

PROJECT COMMENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 20

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MODERN ELEVATION

KEY

ADDRESS: 1815 CHERRY ST. PUEBLO MEMORIAL AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EP 2544

CONTACT INFORMATION: 770.723.3300

MODEL: 1BR DUPLEX

MODEL: DUPLEX TYPE 1

DATE: 8/19/2022

DESIGNER: KEN HUHN

REVISION: 01

SHEET NAME: E1.3

PROJECT COMMENTS: EXTERIOR ELEVATIONS

SERIES: 05 OF 20

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CRAFTSMAN ELEVATION

KEY

ADDRESS: 1815 CHERRY ST. PUEBLO MEMORIAL AIRPORT INDUSTRIAL COMPLEX PUEBLO, COLORADO

FACTORY INFORMATION: EP 2544

CONTACT INFORMATION: 770.723.3300

MODEL: 1BR DUPLEX

MODEL: DUPLEX TYPE 1

DATE: 8/19/2022

DESIGNER: KEN HUHN

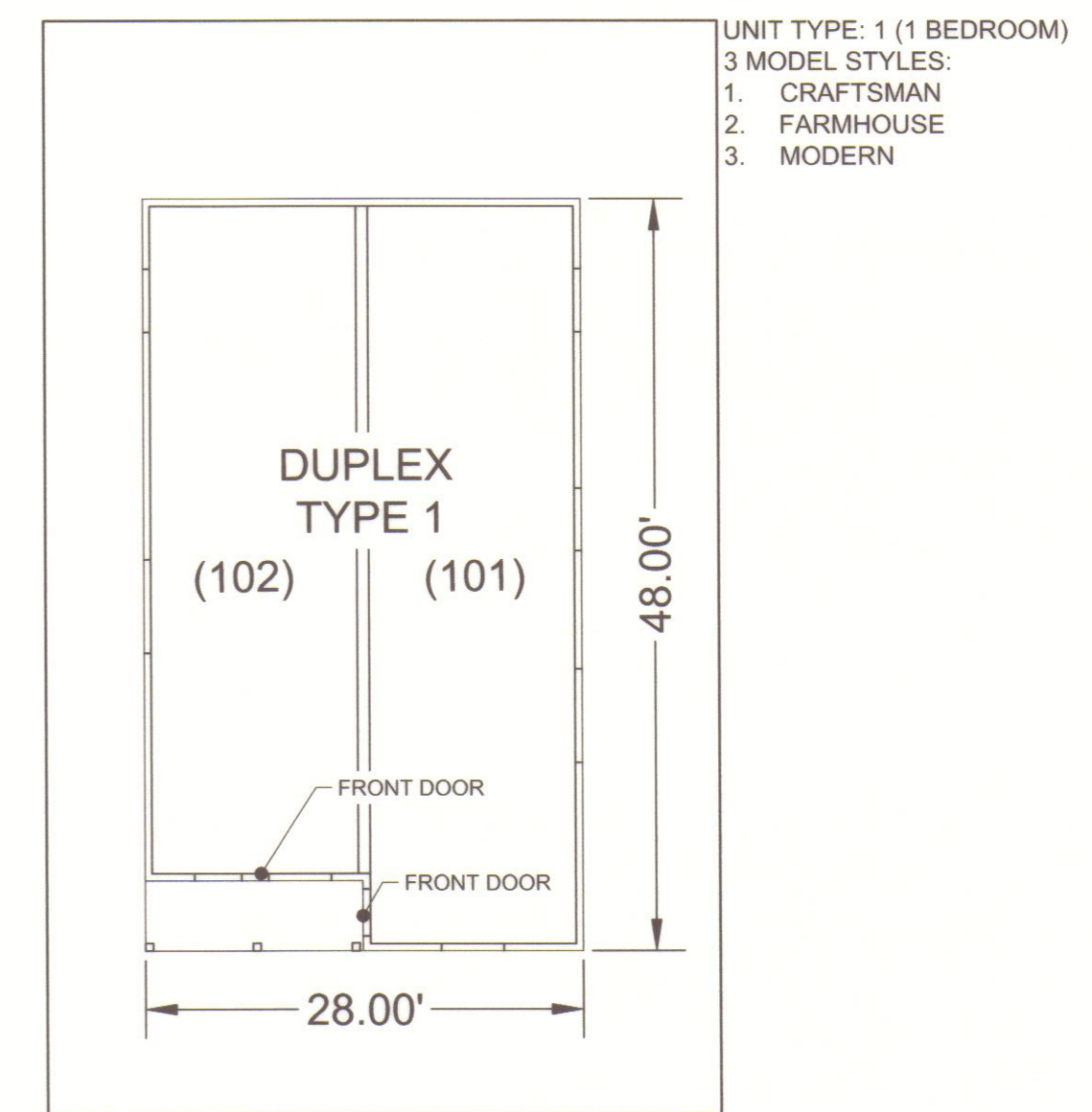
REVISION: 01

SHEET NAME: E1.1

PROJECT COMMENTS: EXTERIOR ELEVATIONS

SERIES: 03 OF 20

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 APPROVED: KEN JOB NUMBER: 200541
 CAD DATE: 8/19/2022

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 0" = 1"

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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



PSD FILE NO: PUDSP-2111

SITE DEVELOPMENT PLAN
 ELEVATIONS - DUPLEX TYPE 1

222145209 11/30/2022

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THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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COUNTY OF EL PASO, STATE OF COLORADO

DUPLEX TYPE 2 ELEVATIONS

CRAFTSMAN ELEVATION

KEY

CONTRACTOR: PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

ADDRESS: 2815 W. 15TH ST.
PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

FACTORY INFORMATION: 03 3544
CONTACT INFORMATION: (970) 753-3700

MODEL: 2BR DUPLEX
MODEL: DUPLEX TYPE 2

APPROVAL:

DATE: 5-21-22
REVISION: 20220521

SHEET NAME: E1.1

SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 03 OF 20

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FARMHOUSE ELEVATION

KEY

CONTRACTOR: PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

ADDRESS: 2815 W. 15TH ST.
PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

FACTORY INFORMATION: 03 3544
CONTACT INFORMATION: (970) 753-3700

MODEL: 2BR DUPLEX
MODEL: DUPLEX TYPE 2

APPROVAL:

DATE: 5-21-22
REVISION: 20220521

SHEET NAME: E1.2

SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 04 OF 20

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MODERN ELEVATION

KEY

CONTRACTOR: PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

ADDRESS: 2815 W. 15TH ST.
PUBLIC WORKS AND
INDUSTRIAL COMPLEX
PUBLIC WORKS AND
INDUSTRIAL COMPLEX

FACTORY INFORMATION: 03 3544
CONTACT INFORMATION: (970) 753-3700

MODEL: 2BR DUPLEX
MODEL: DUPLEX TYPE 2

APPROVAL:

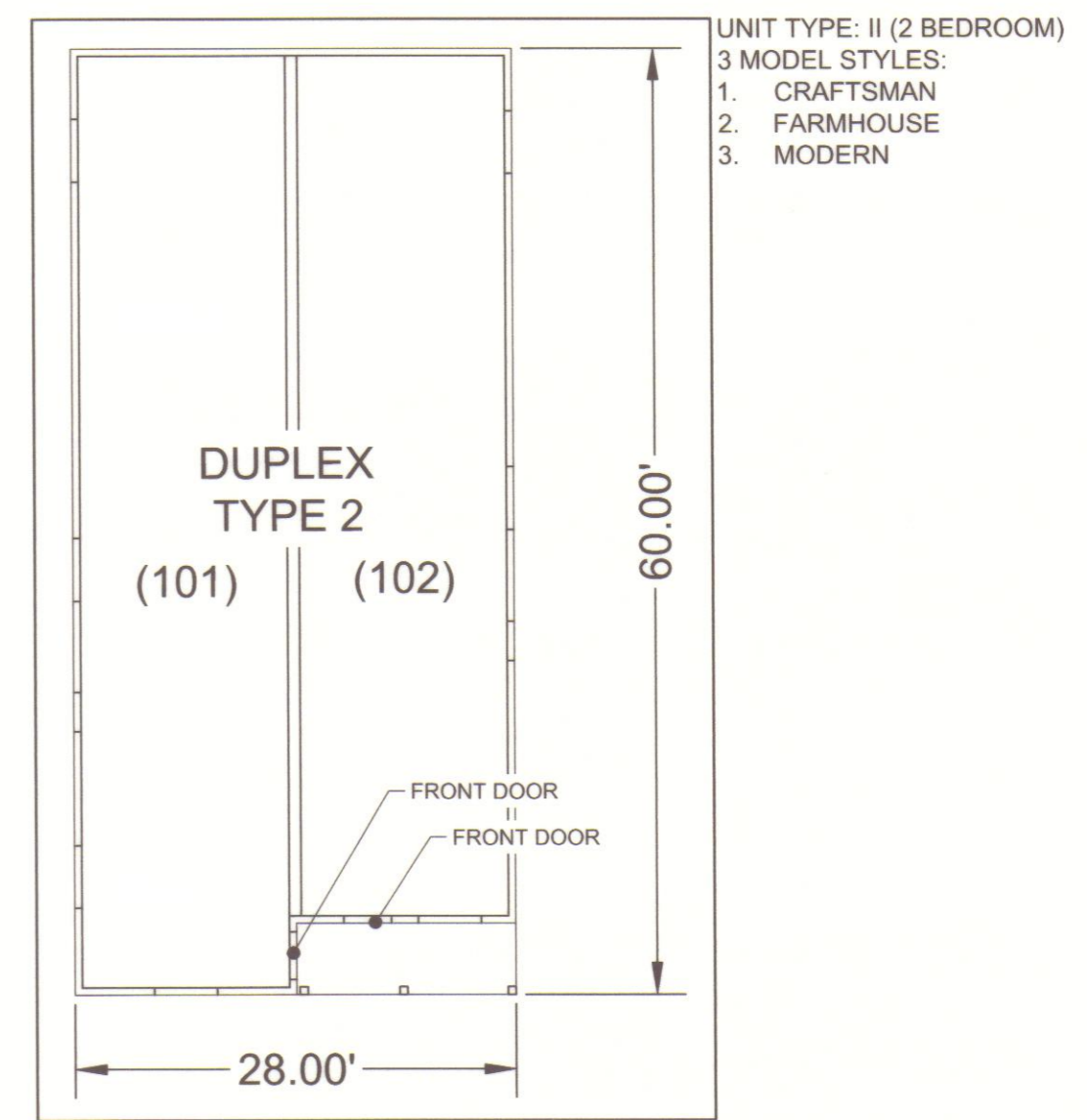
DATE: 5-21-22
REVISION: 20220521

SHEET NAME: E1.3

SHEET COMMENTS: EXTERIOR ELEVATIONS

SERIES: 05 OF 20

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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

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"
24'-5"
15'-0"

KEY
ADDRESS: 28 LOCKHART ST., PUBLIC RECORDS, EL PASO COUNTY, PUBLIC, COLORADO
FACTORY INFORMATION: 504 554
CONTACT INFORMATION: 970-733-1700
2-STORY DUPLEX
MODEL: DUPLEX TYPE 5
APPROVAL:
AUTHOR: E1 DESIGN
DATE: 08/19/2022
REVISION: 01/20/2022
SHEET NAME: E1.1
SHEET COMMENTS: EXTERIOR ELEVATIONS
SHEETS: 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"
24'-5"
15'-0"

KEY
ADDRESS: 28 LOCKHART ST., PUBLIC RECORDS, EL PASO COUNTY, PUBLIC, COLORADO
FACTORY INFORMATION: 504 554
CONTACT INFORMATION: 970-733-1700
2-STORY DUPLEX
MODEL: DUPLEX TYPE 5
APPROVAL:
AUTHOR: E1 DESIGN
DATE: 08/19/2022
REVISION: 01/20/2022
SHEET NAME: E1.2
SHEET COMMENTS: EXTERIOR ELEVATIONS
SHEETS: 05 OF 28
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MODERN ELEVATION

FRONT ELEVATION
SCALE: 1/4"=10'

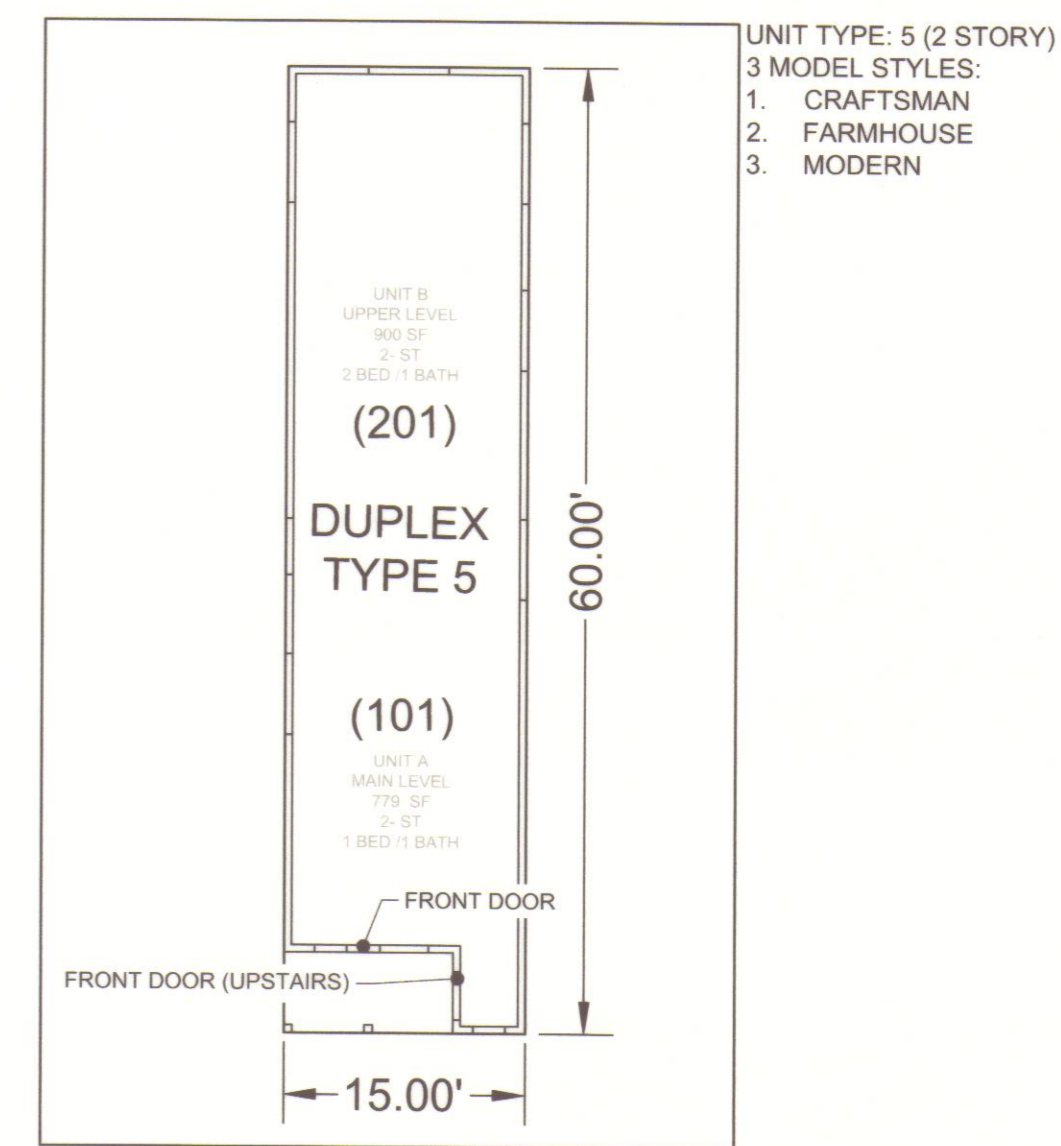
RIGHT ELEVATION
SCALE: 1/4"=10'

LEFT ELEVATION
SCALE: 1/4"=10'

REAR ELEVATION
SCALE: 1/4"=10'

60'-0"
24'-1 1/2"
15'-0"

KEY
ADDRESS: 28 LOCKHART ST., PUBLIC RECORDS, EL PASO COUNTY, PUBLIC, COLORADO
FACTORY INFORMATION: 504 554
CONTACT INFORMATION: 970-733-1700
2-STORY DUPLEX
MODEL: DUPLEX TYPE 5
APPROVAL:
AUTHOR: E1 DESIGN
DATE: 08/19/2022
REVISION: 01/20/2022
SHEET NAME: E1.3
SHEET COMMENTS: EXTERIOR ELEVATIONS
SHEETS: 06 OF 28
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CAD DATE: 8/19/2022
CAD FILE: J:\2020\200541\CAD\DWG\CIPUD_Prelim_Plan\Elevations

NO.	DATE	BY	REVISION DESCRIPTION

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7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1971 HRGreen.com

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

PSD FILE NO: PUDSP-2111

222145209 11/30/22

SITE DEVELOPMENT PLAN
ELEVATIONS - DUPLEX TYPE 5
SHEET EL

HUHN, KEN, 8/19/2022 4:35 PM

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

GARAGE ELEVATIONS

4 REAR ELEVATION - STANDARD
46'-0"

3 LEFT SIDE ELEVATION - STANDARD

2 RIGHT SIDE ELEVATION - STANDARD

1 FRONT ELEVATION - STANDARD

GoddenSudik ARCHITECTS
303.455.4437
www.goddensudik.com
5975 S. Quebec Street
Suite 300
Centennial, CO 80111

NOT FOR CONSTRUCTION

GOODWIN KNIGHT 4-BAY DETACHED GARAGE

DRAWN BY: OW
CHECKED BY: OW
ISSUE DATE: 01/10/2020
REVISIONS:

STANDARD GARAGE ELEVATIONS
A3.10

4 REAR ELEVATION - HC
42'-1/8"

3 LEFT SIDE ELEVATION - HC

2 RIGHT SIDE ELEVATION - HC

1 FRONT ELEVATION - HC

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GOODWIN KNIGHT 4-BAY DETACHED GARAGE

DRAWN BY: OW
CHECKED BY: OW
ISSUE DATE: 01/10/2020
REVISIONS:

STANDARD GARAGE ELEVATIONS
A3.10

KEN.Xxxx: sgd - search.dh01_549

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CAD DATE: 8/19/2022		

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

PSD FILE NO: PUDSP-2111
222145209 11/30/2022

SITE DEVELOPMENT PLAN
ELEVATIONS - GARAGE

SHEET
EL

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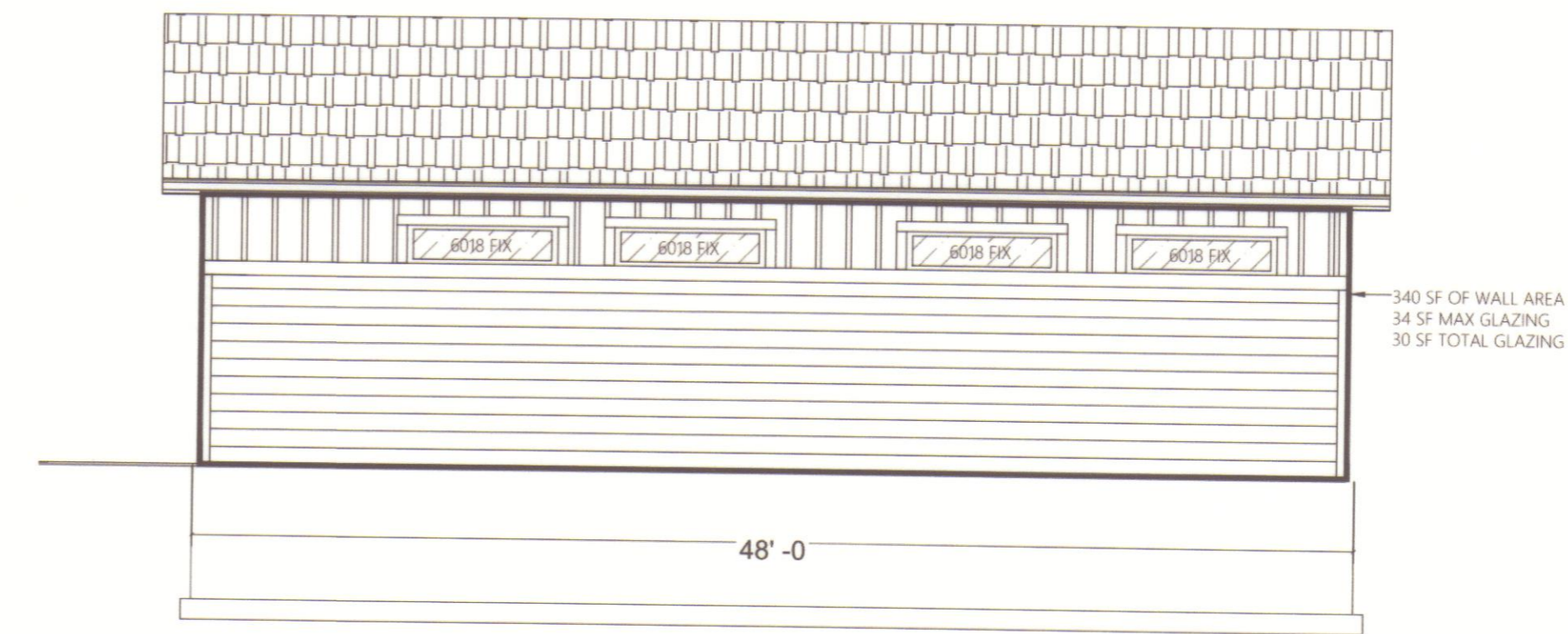
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COUNTY OF EL PASO, STATE OF COLORADO

CLUBHOUSE ELEVATIONS



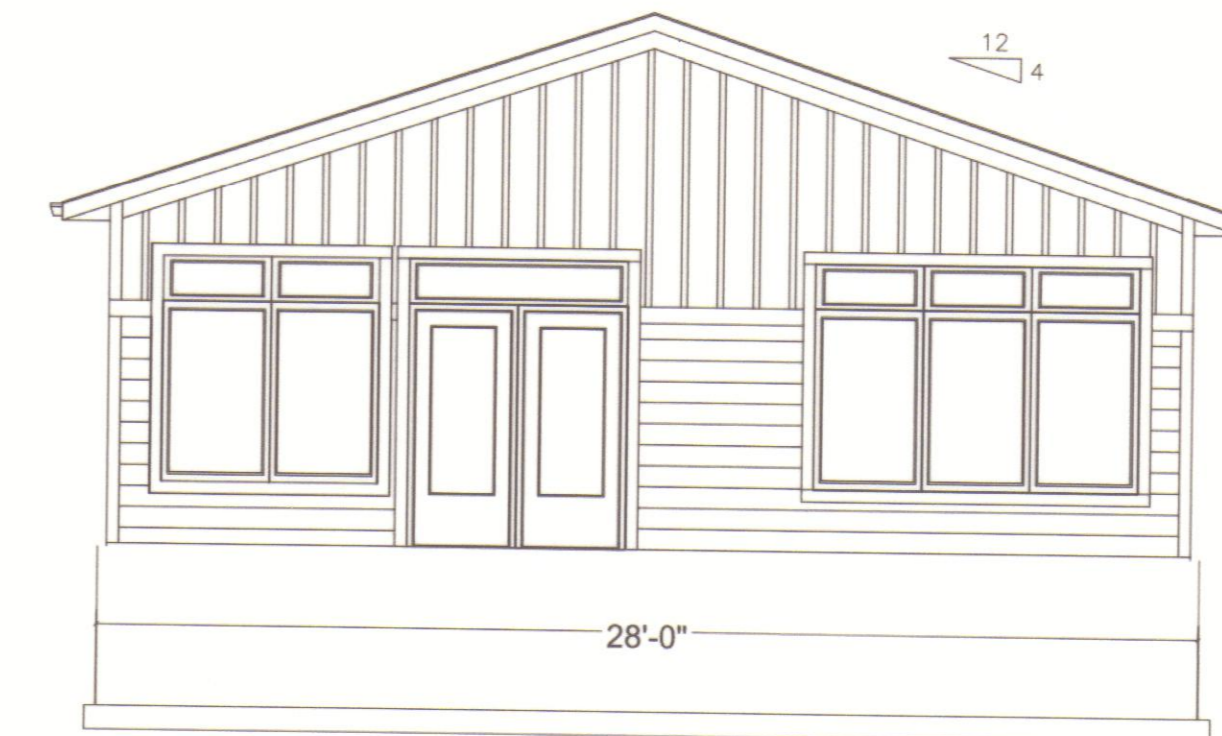
FRONT ELEVATION
SCALE: 1/4" = 1'0"



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



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



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

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CAD DATE: 8/19/2022
CAD FILE: J:\2020\200541\CAD\Drawings\CIPUD_Prelim_Plan\Elevations

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THE COTTAGES AT MESA RIDGE
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SITE DEVELOPMENT PLAN
ELEVATIONS - CLUBHOUSE

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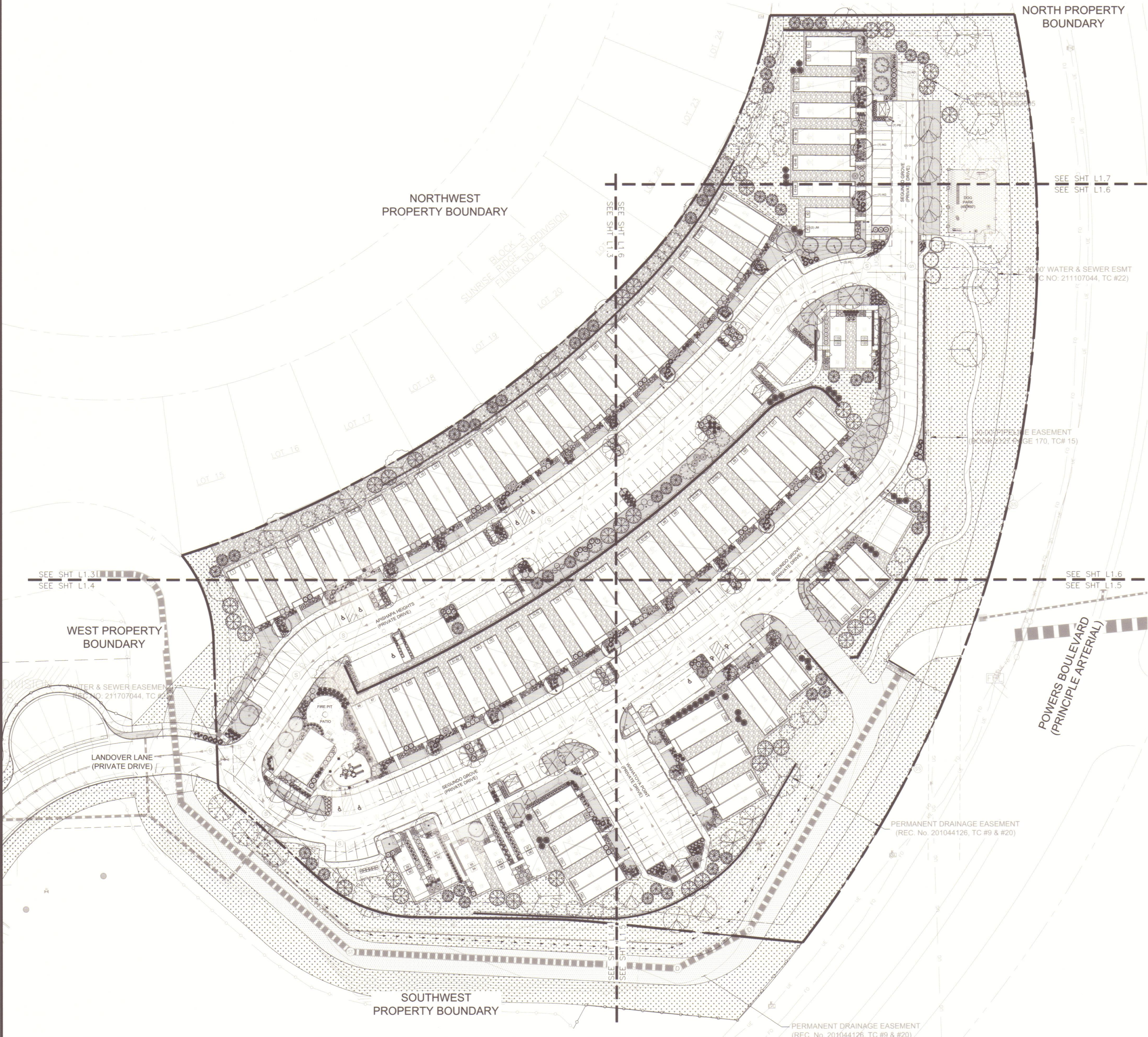
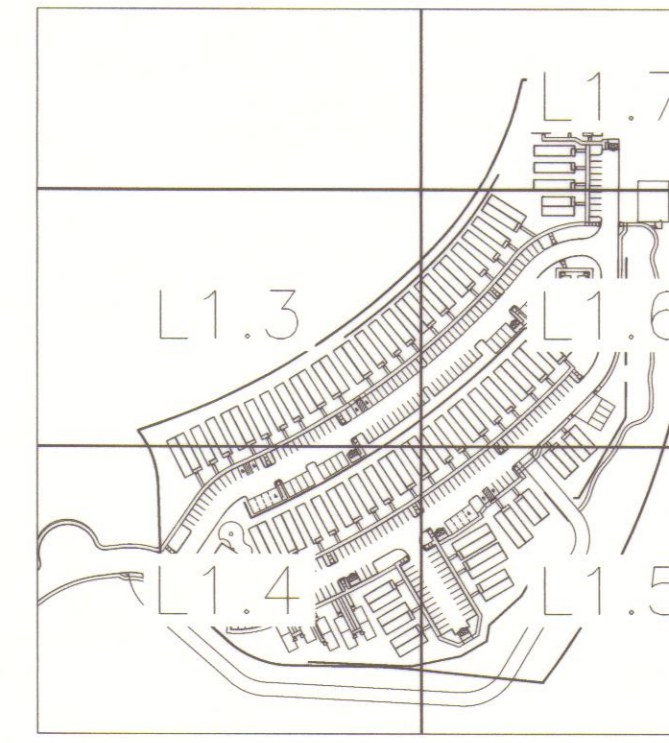
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THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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KEY MAP



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AM	13		Acer grandidentatum / Bigtooth Maple	2.5" Cal.	
CA	9		Catalpa speciosa / Northern Catalpa	2.5" Cal.	
CO	6		Celtis occidentalis / Common Hackberry	2.5" Cal.	
GI	14		Gleditsia inaequalis 'Skyline' / Skyline Honey Locust	2.5" Cal.	
GD	7		Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	
KP	14		Koeleruteria paniculata / Golden Rain Tree	2.5" Cal.	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
JM	49		Juniperus scopulorum 'Moonlow' / Moonlow Juniper	6" Ht.	
PD	34		Picea glauca 'Demaris' / Black Hills White Spruce	6" Ht.	
PP	55		Picea pungens 'Baker' / Baker Colorado Spruce	6" Ht.	
PB	43		Picea pungens 'Blue Totem' / Blue Totem Colorado Spruce	6" Ht.	
PU	58		Picea pungens 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	6" Ht.	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
AD	14		Acer glabrum diffusum / Rocky Mountain Maple	2" Cal.	
AG	14		Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	2" Cal.	
MS	17		Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	
PC	14		Prunus cerasifera 'Newport' / Newport Flowering Plum	2" Cal.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
BD	26		Buddleja davidii / Butterfly Bush	#5	60" o.c.
CD	51		Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	#5	36" o.c.
CI	44		Cornus sericea 'Lanai' / Lanai Red Twig Dogwood	#5	72" o.c.
CS	35		Cytisus purgans 'Spanish Gold' / Spanish Gold Broom	#5	60" o.c.
DB	37		Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	#5	36" o.c.
ES	58		Ericameria nauseosa speciosa / Dwarf Blue Rabbitbrush	#5	24" o.c.
EE	39		Eumyrtus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Winterreeper	#5	36" o.c.
HE	37		Hydrangea macrophylla 'Ballerina' / Endless Summer Hydrangea	#5	48" o.c.
MC	29		Mahonia aquifolium 'Compacta' / Compact Oregon Grape	#5	36" o.c.
PD	26		Physocarpus opulifolius 'Center Glow' / Center Glow Ninebark	#5	72" o.c.
PL	39		Physocarpus opulifolius 'Little Devil' / Little Devil Dwarf Ninebark	#5	36" o.c.
RG	42		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	60" o.c.
SF	51		Spiraea japonica 'Froebel' / Froebel Japanese Spirea	#5	36" o.c.
SM	38		Syringa patula 'Miss Kim' / Miss Kim Korean Lilac	#5	60" o.c.
VM	39		Viburnum acerifolium / Mapleleaf viburnum	#5	48" o.c.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
JH	37		Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	#5	60" o.c.
JH	31		Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper	#5	48" o.c.
PS	42		Pinus mugo 'Slowmound' / Slowmound 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		Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass	#5	30" o.c.
MC	78		Miscanthus sinensis 'Gracillimus' / Maiden Grass	#5	48" o.c.
PV	70		Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#5	36" o.c.
PH	96		Pennisetum alopecuroides 'Hemetti' / Hemetti Fountain Grass	#5	30" o.c.
SS	101		Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	#5	18" o.c.
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
AL	44		Achillea millefolium 'Moonshine' / Moonshine Yarrow	#1	24" o.c.
AB	47		Ajuga reptans 'Bronze Beauty' / Bronze Beauty Carpet Bugle	#1	30" o.c.
AV	62		Astilbe chinensis 'Vision in White' / Vision in White Chinese Astilbe	#1	18" o.c.
DS	44		Dicentra spectabilis / Bleeding Heart	#1	30" o.c.
HO	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 fassenii 'Walker's Low' / Walker's Low Catmint	#1	24" o.c.
PE	34		Penstemon eastonii / Firecracker Penstemon	#1	30" o.c.
RH	80		Ratibecia hirta / Black-eyed Susan	#1	24" o.c.
SX	53		Salvia x sylvestris 'May Night' / May Night Sage	#1	24" o.c.

GROUND COVER LEGEND



GROUND COVER NOTES

- ALL PLANTINGS IN SHRUB BEDS SHALL BE PLANTED WITH 2" WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
- ALL ROCK MULCH AREAS TO RECEIVE BARRIER FABRIC - SEE PLANTING NOTES.
- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



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 CAD DATE: 8/22/2022
 CAD FILE: I:\2020\200541\CAD\Drawings\Final Landscape Plan\landscape-Plan.dwg

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 COLORADO SPRINGS CO 80919
 PHONE: 719.300.4140 TOLL FREE: 800.728.7805

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

PUD LANDSCAPE PLAN
 LANDSCAPE PLAN
 SHEET L.02

222145209

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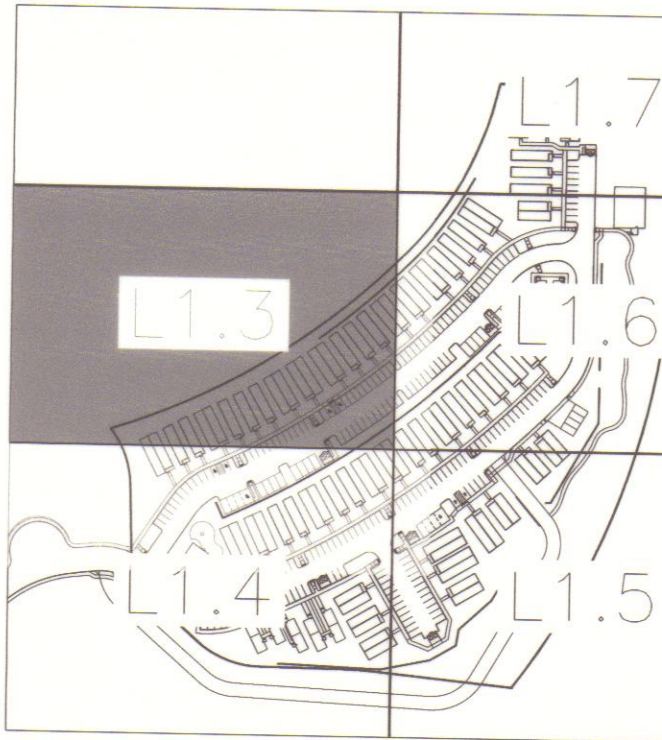
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THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

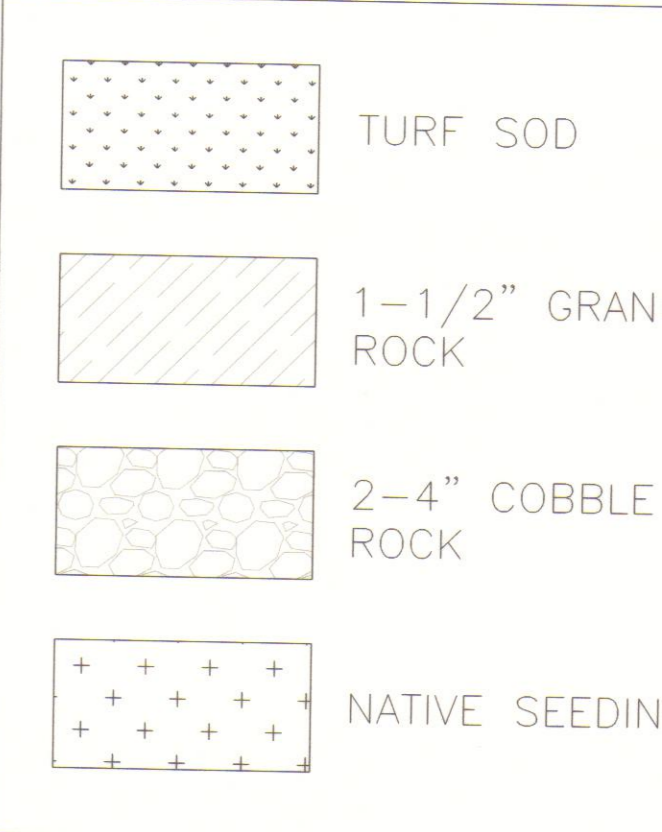
A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21,
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NORTHWEST PROPERTY BOUNDARY

KEY MAP

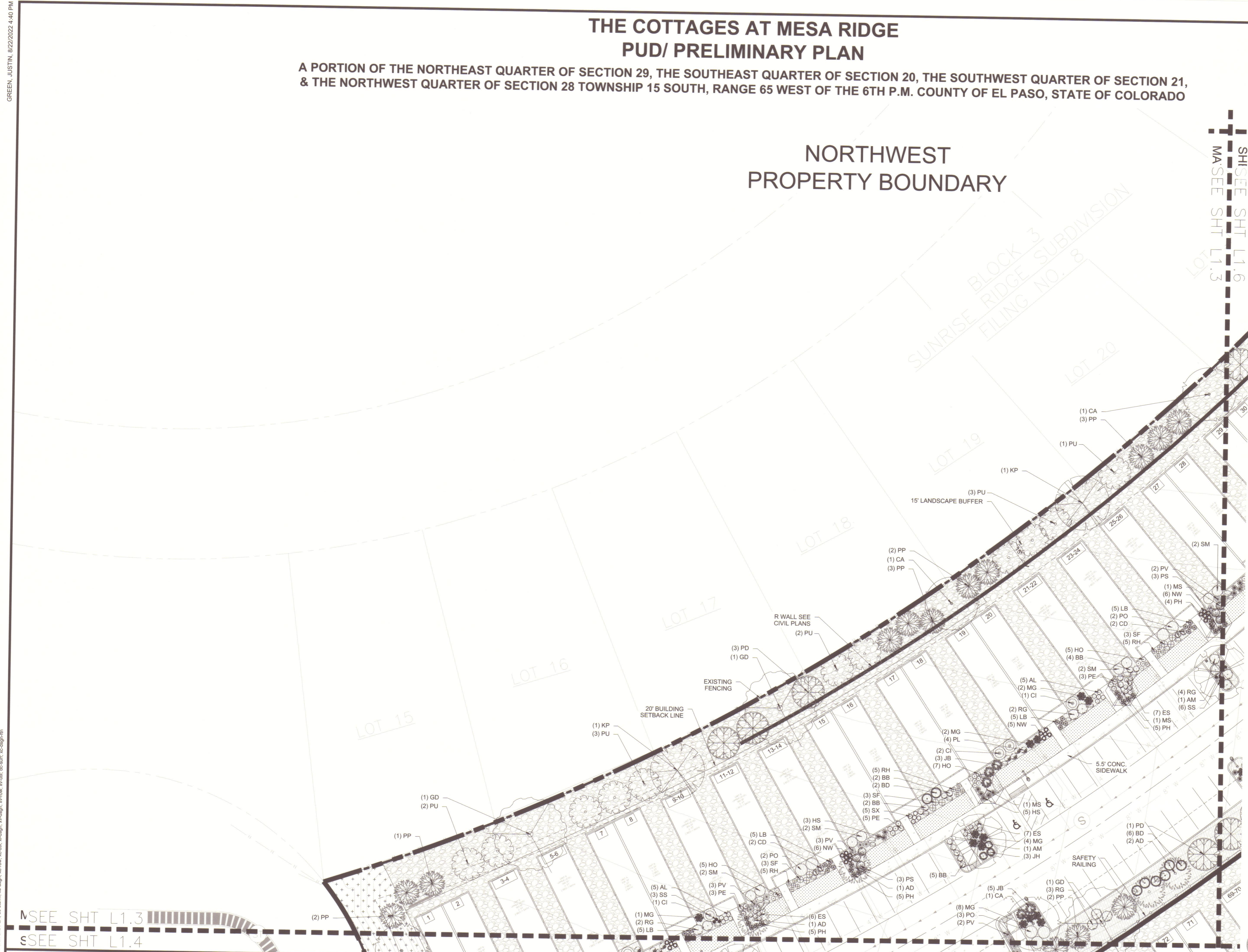


GROUNDCOVER LEGEND



GROUND COVER NOTES

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



MSEE SHT L1.3
ESEE SHT L1.4

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 CAD DATE: 8/22/2022
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THE COTTAGES AT MESA RIDGE
 GOODWIN KNIGHT
 EL PASO COUNTY, COLORADO

PUD LANDSCAPE PLAN
 LANDSCAPE PLAN

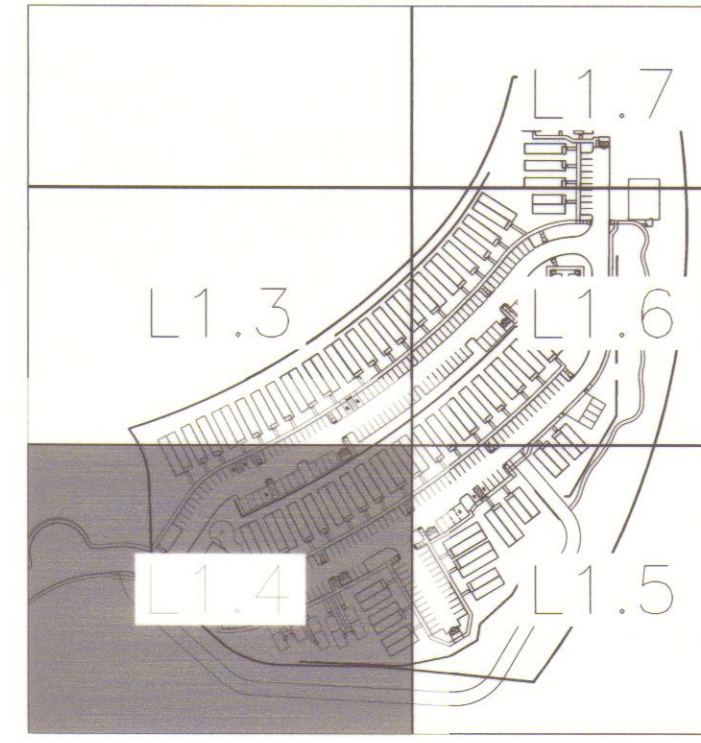
11/30/22
 22214520
 SHEET
 L.03

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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

KEY MAP



GROUND COVER LEGEND



GROUND COVER NOTES

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

SEE SHT L1.3
SEE SHT L1.4

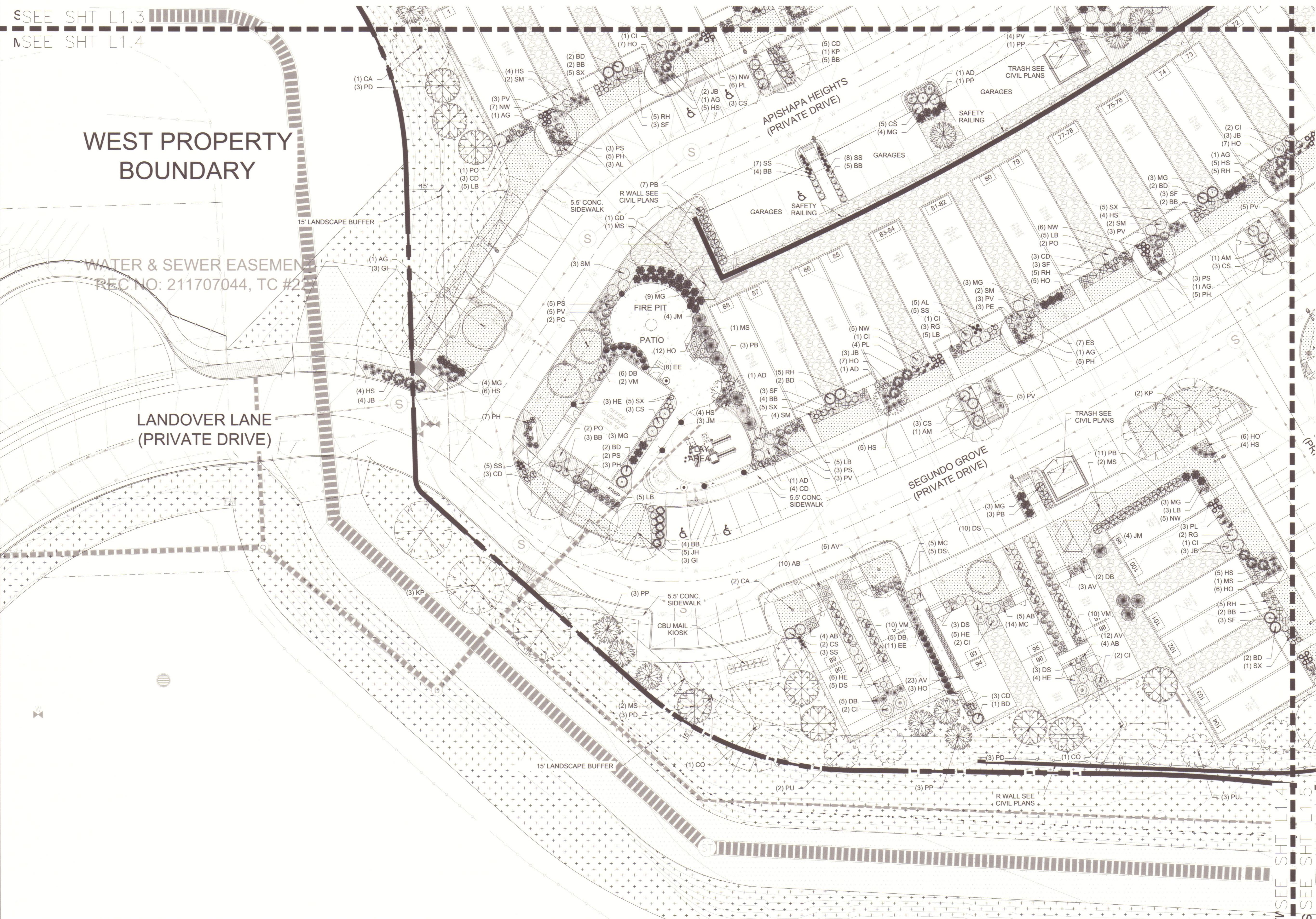
WEST PROPERTY
BOUNDARY

WATER & SEWER EASEMENT
REC NO: 211707044, TC #2

LANDOVER LANE
(PRIVATE DRIVE)

APISHAPA HEIGHTS
(PRIVATE DRIVE)

SEGUNDO GROVE
(PRIVATE DRIVE)



SEE SHT L1.4
SEE SHT L1.5

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

PUD LANDSCAPE PLAN
LANDSCAPE PLAN
SHEET L.04

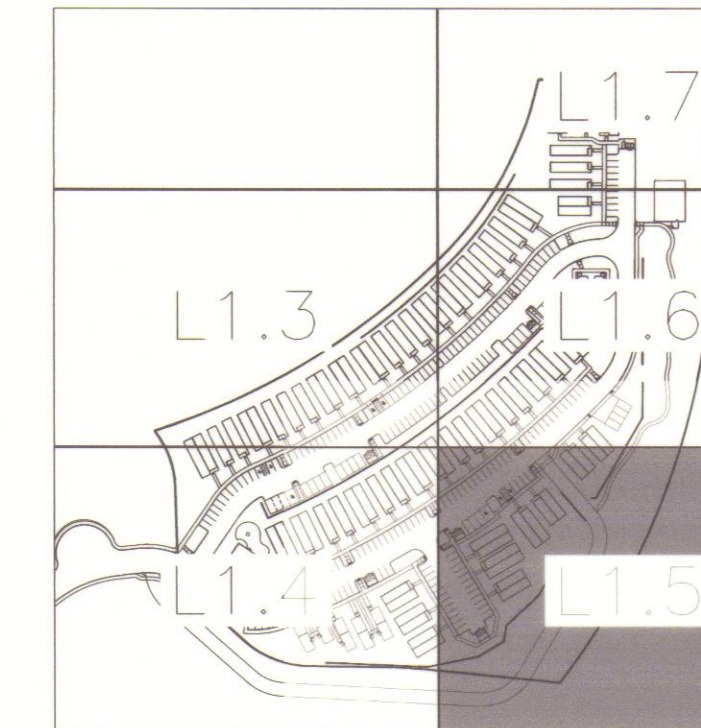
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GREEN, JUSTIN, 8/22/2022, 4:40 PM

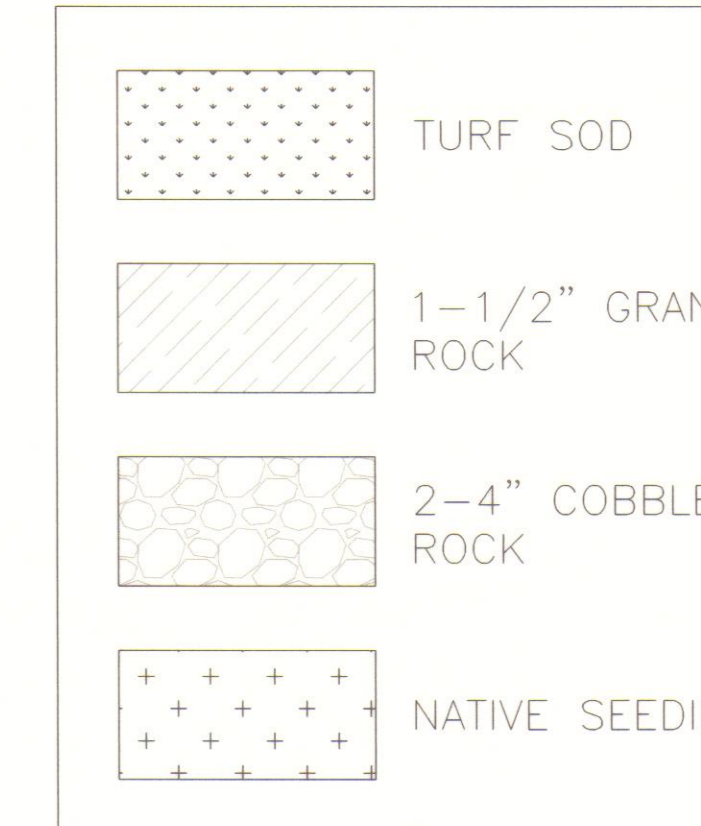
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KEY MAP

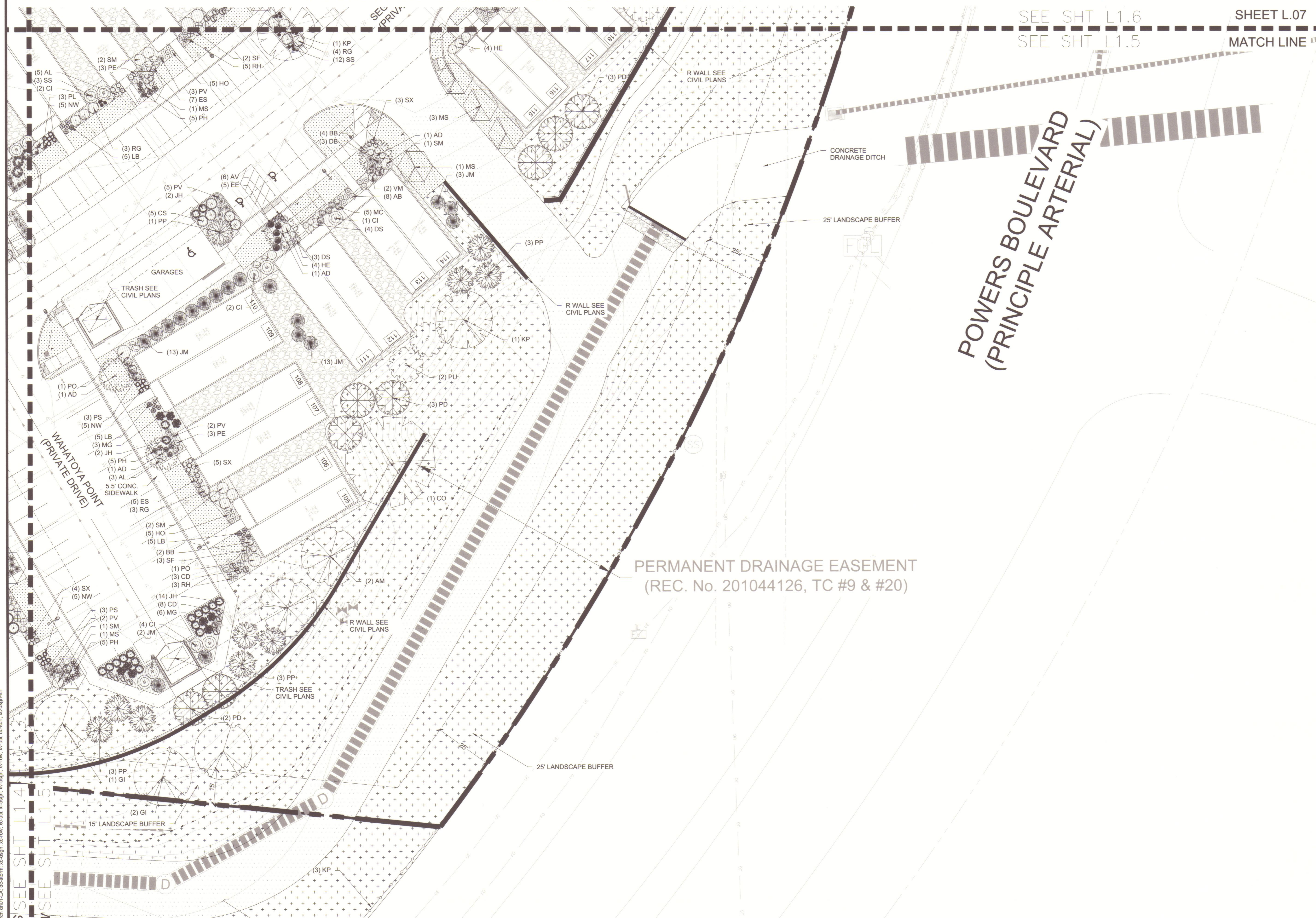


GROUND COVER LEGEND



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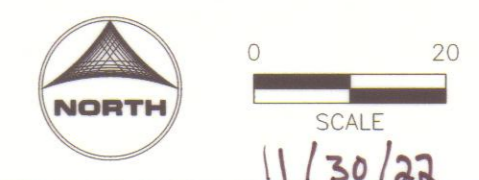
POWERS BOULEVARD
(PRINCIPLE ARTERIAL)

PERMANENT DRAINAGE EASEMENT
(REC. No. 201044126, TC #9 & #20)

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

GREEN, JUSTIN, 8/22/2022 4:40 PM

SEE SHT L1.4
SEE SHT L1.5



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

PUD LANDSCAPE PLAN
LANDSCAPE PLAN

11/30/22 222145209

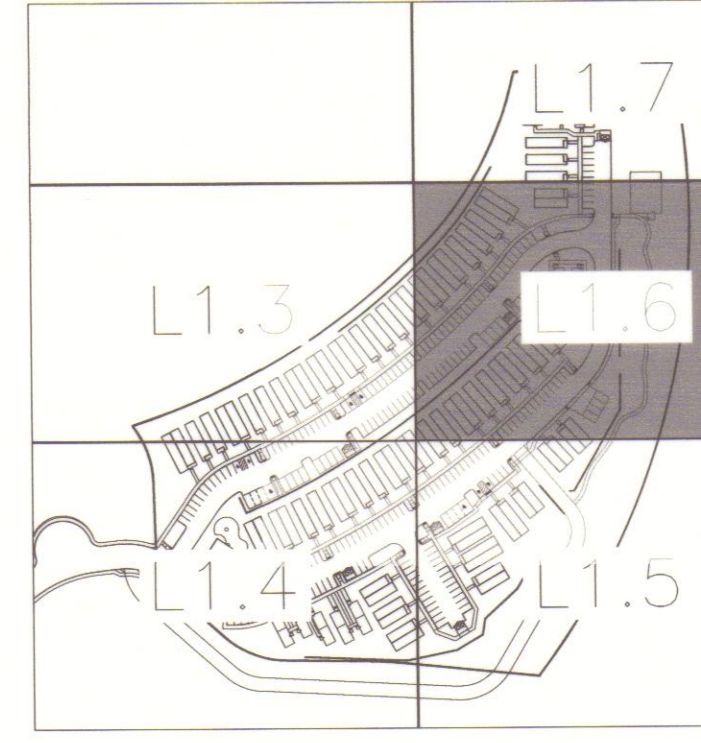
SHEET L.05

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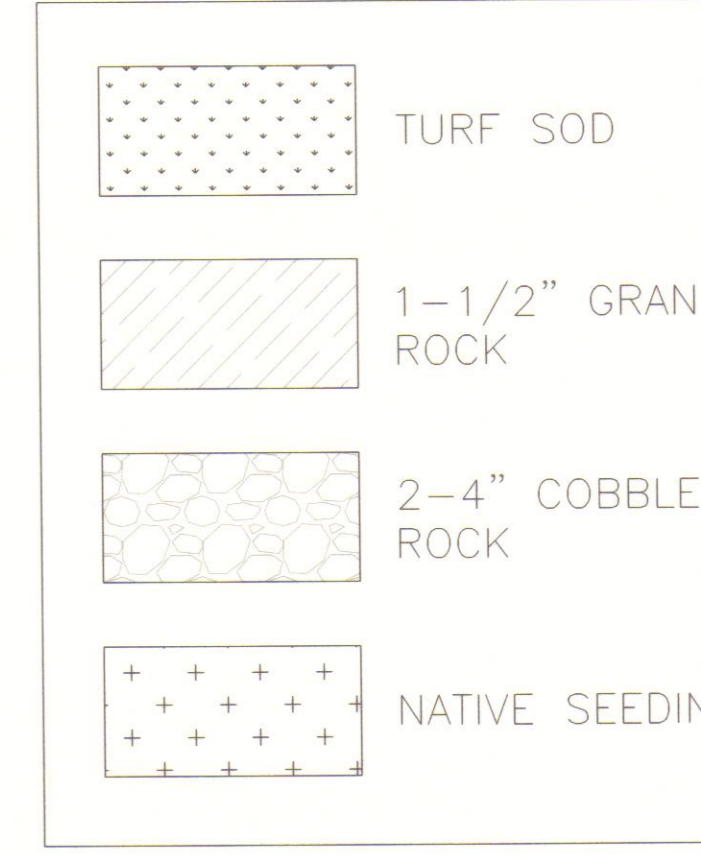
THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

KEY MAP

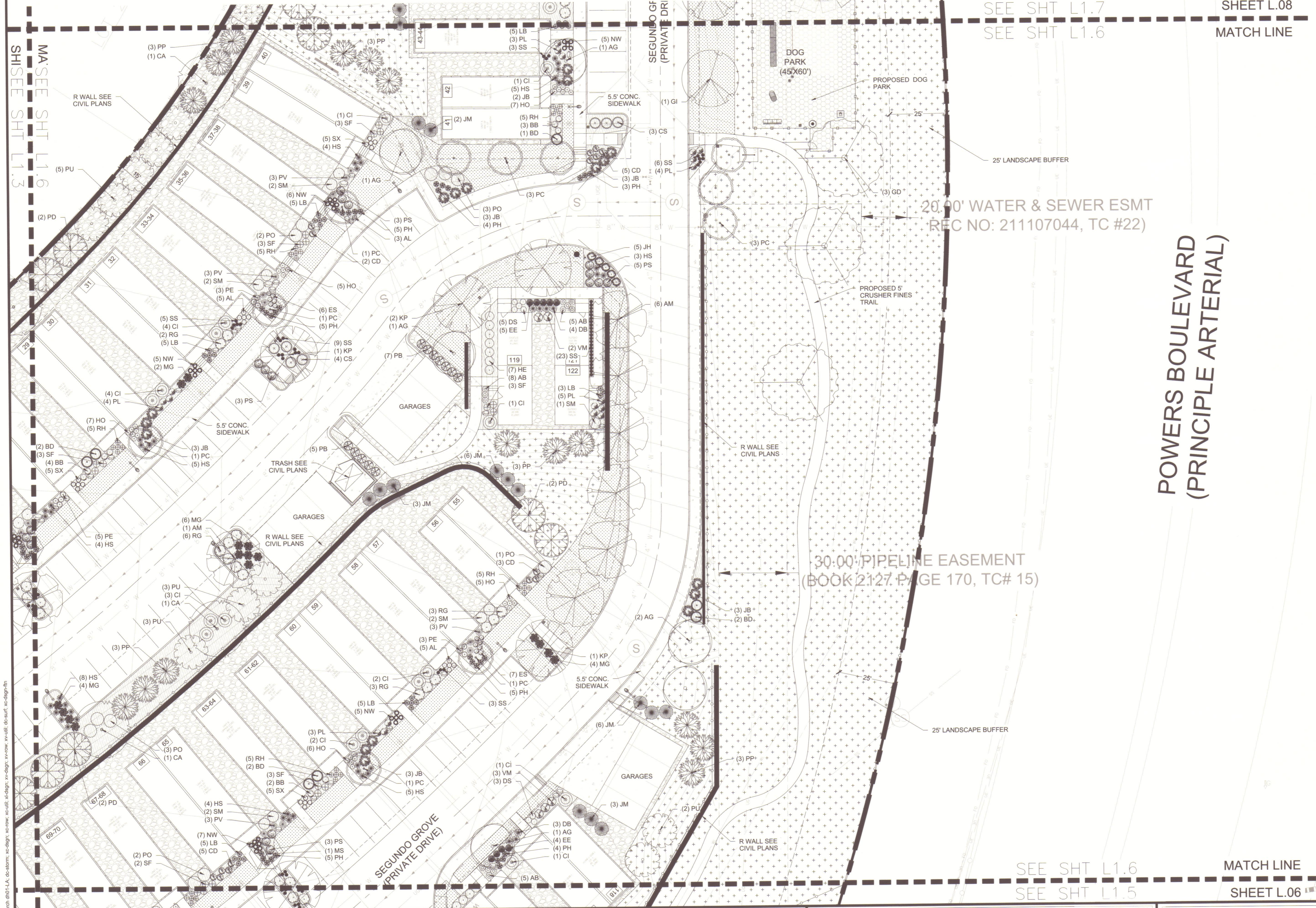


GROUND COVER LEGEND



GROUND COVER NOTES

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



SEE SHT L1.7
SEE SHT L1.6

SHEET L.08
MATCH LINE

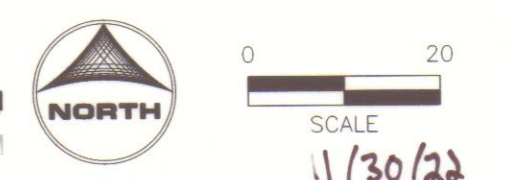
20.00' WATER & SEWER ESMT
(REC NO: 211107044, TC #22)

30.00' PIPELINE EASEMENT
(BOOK 2127 PAGE 170, TC# 15)

POWERS BOULEVARD
(PRINCIPLE ARTERIAL)

SEE SHT L1.6
SEE SHT L1.5

MATCH LINE
SHEET L.06



GREEN, JUSTIN, 8/22/2022 4:40 PM

DRAWN BY: JAG JOB DATE: 8/22/2022
APPROVED: JFR JOB NUMBER: 200541
CAD DATE: 8/22/2022

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

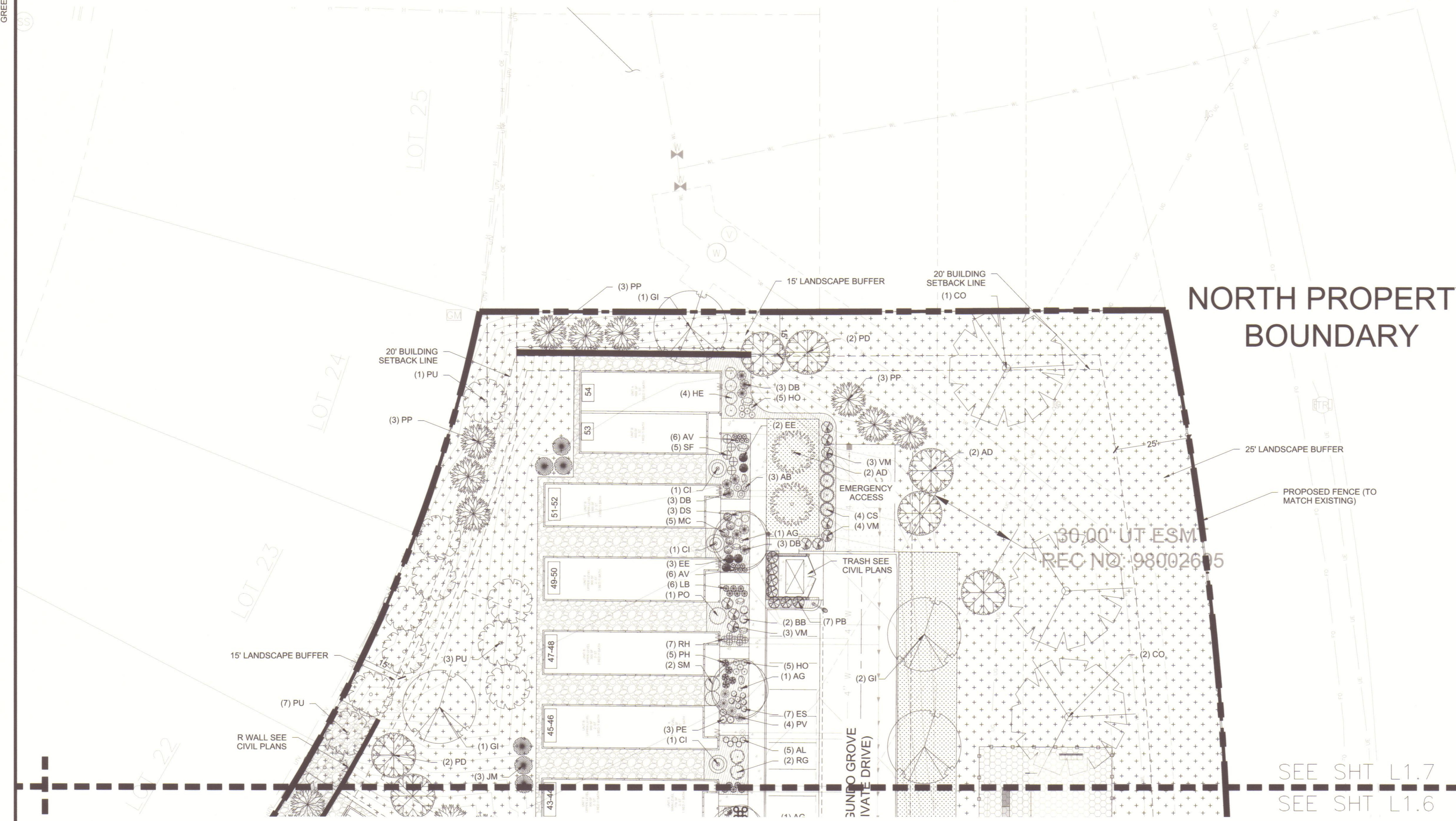
THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO

PUD LANDSCAPE PLAN
LANDSCAPE PLAN

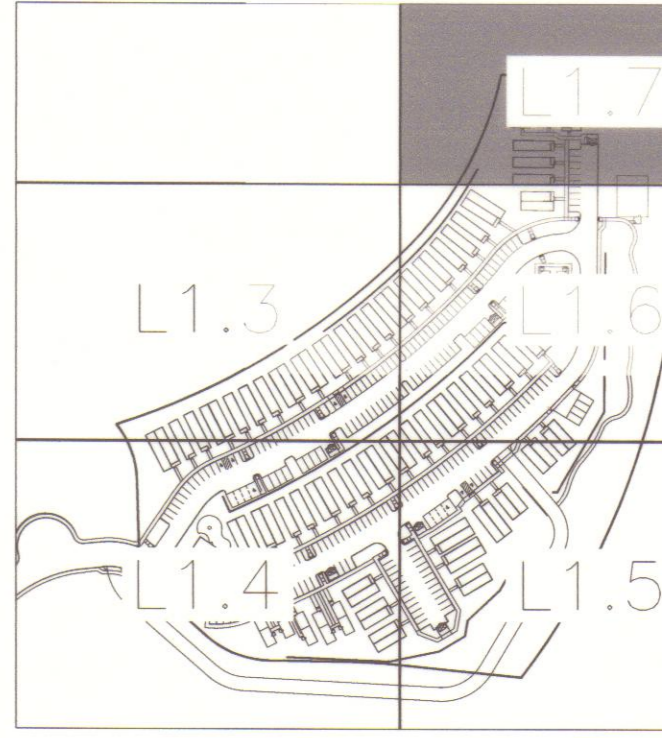
SHEET L.06

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,
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KEY MAP



GROUND COVER LEGEND



GROUND COVER NOTES

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

DRAWN BY: JAG JOB DATE: 8/22/2022
 APPROVED: JFR JOB NUMBER: 200541
 CAD DATE: 8/22/2022
 CAD FILE: J:\2020\200541\CAD\Drawings\Civil Final Landscape Plan\Landscape-Plan.dwg

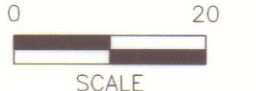
BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

PUD LANDSCAPE PLAN
 LANDSCAPE PLAN



11/30/22 22214520

NOT FOR CONSTRUCTION

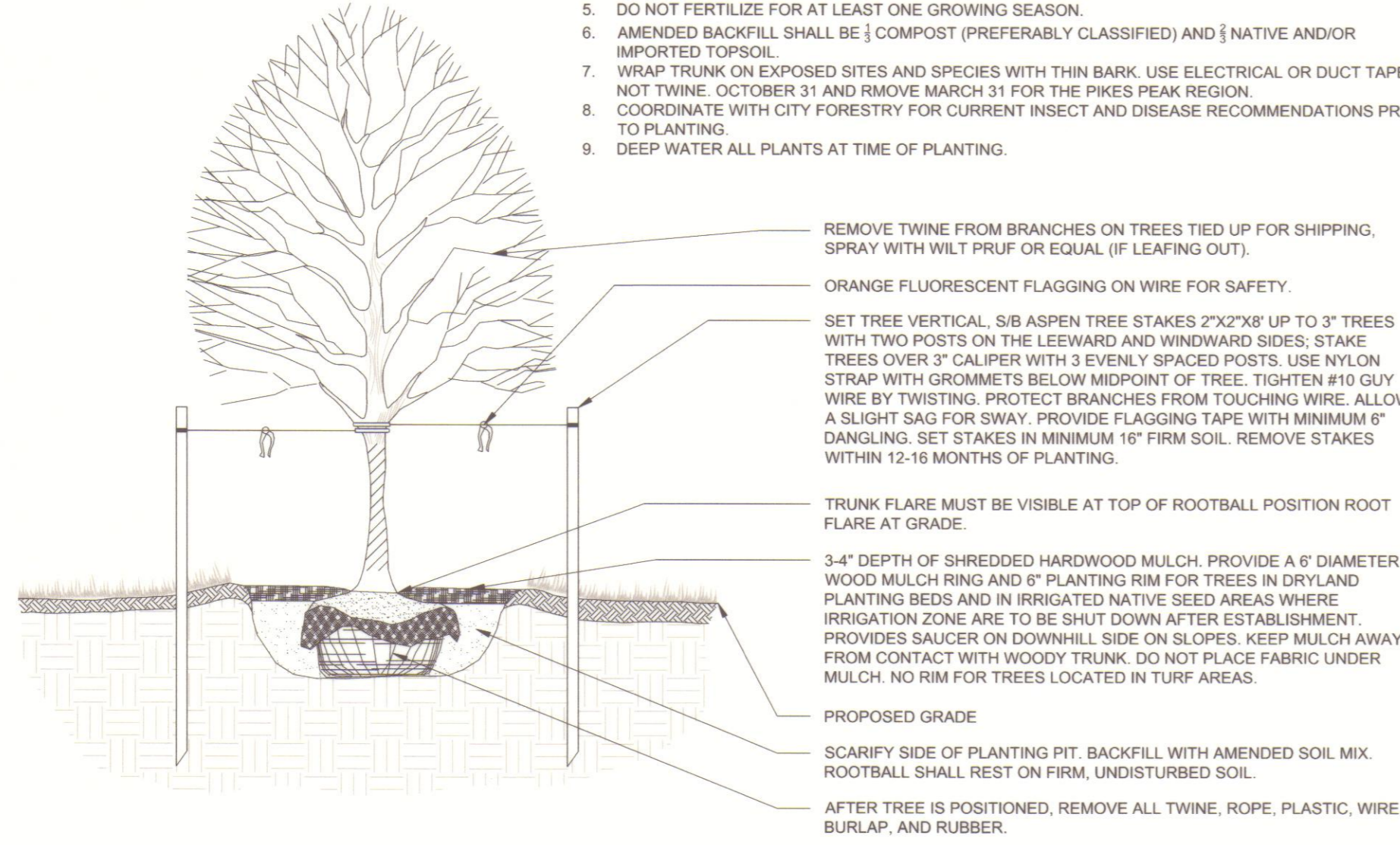
SHEET
 L.07

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

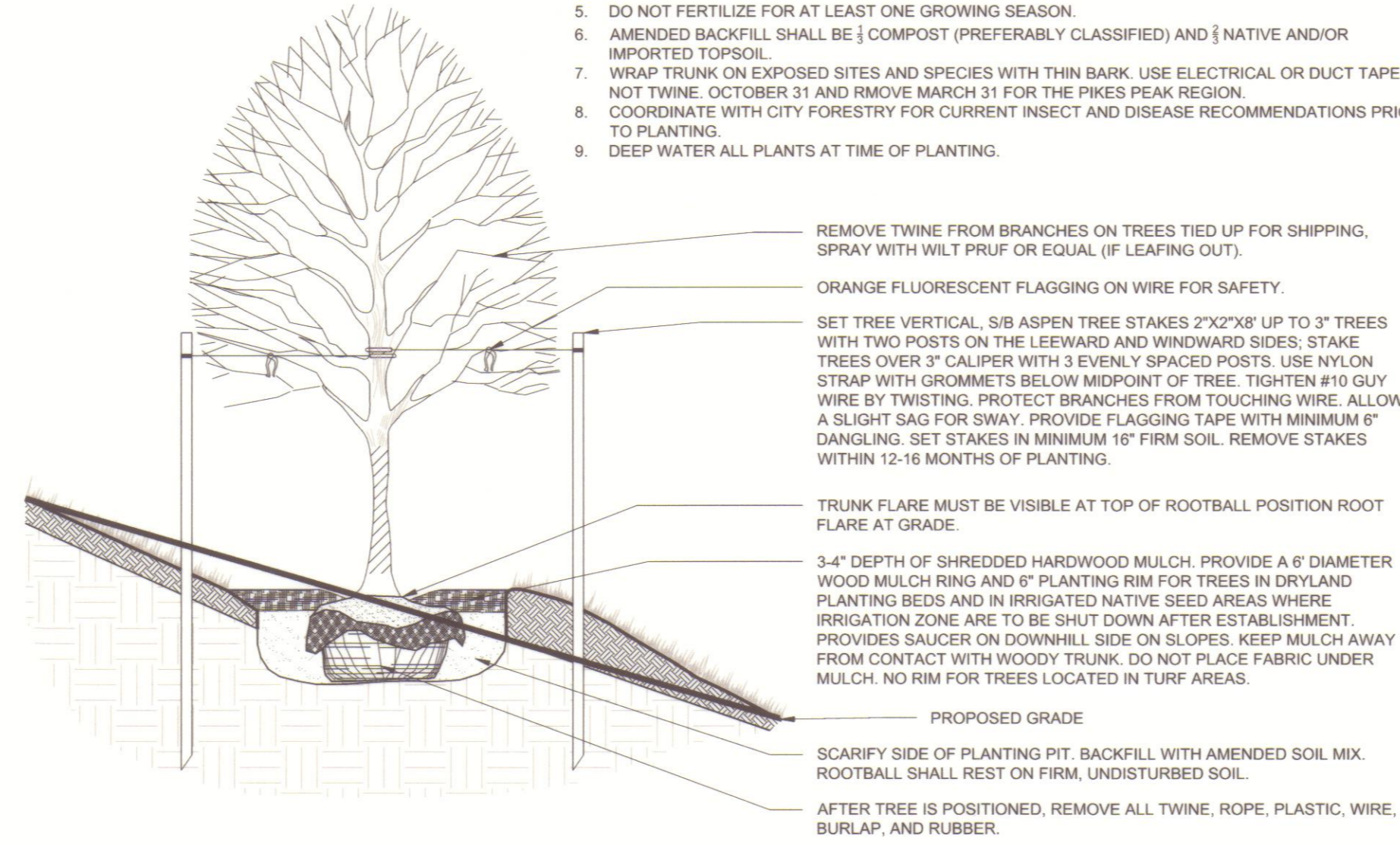
1. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED.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



1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

NOTES:

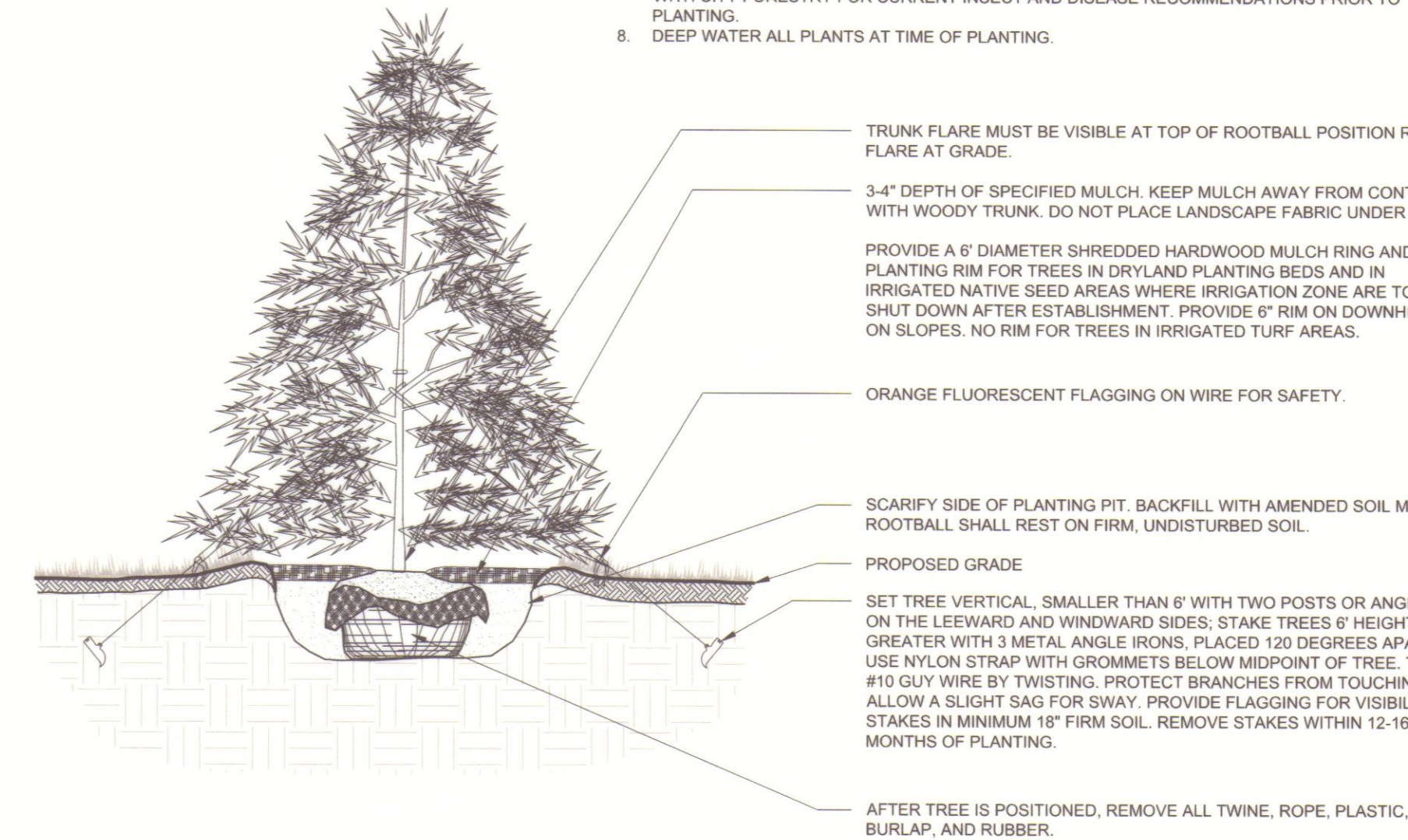
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5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE $\frac{1}{2}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{1}{2}$ NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. OCTOBER 31 AND REMOVE MARCH 31 FOR THE PIKES PEAK REGION.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

NOTES:

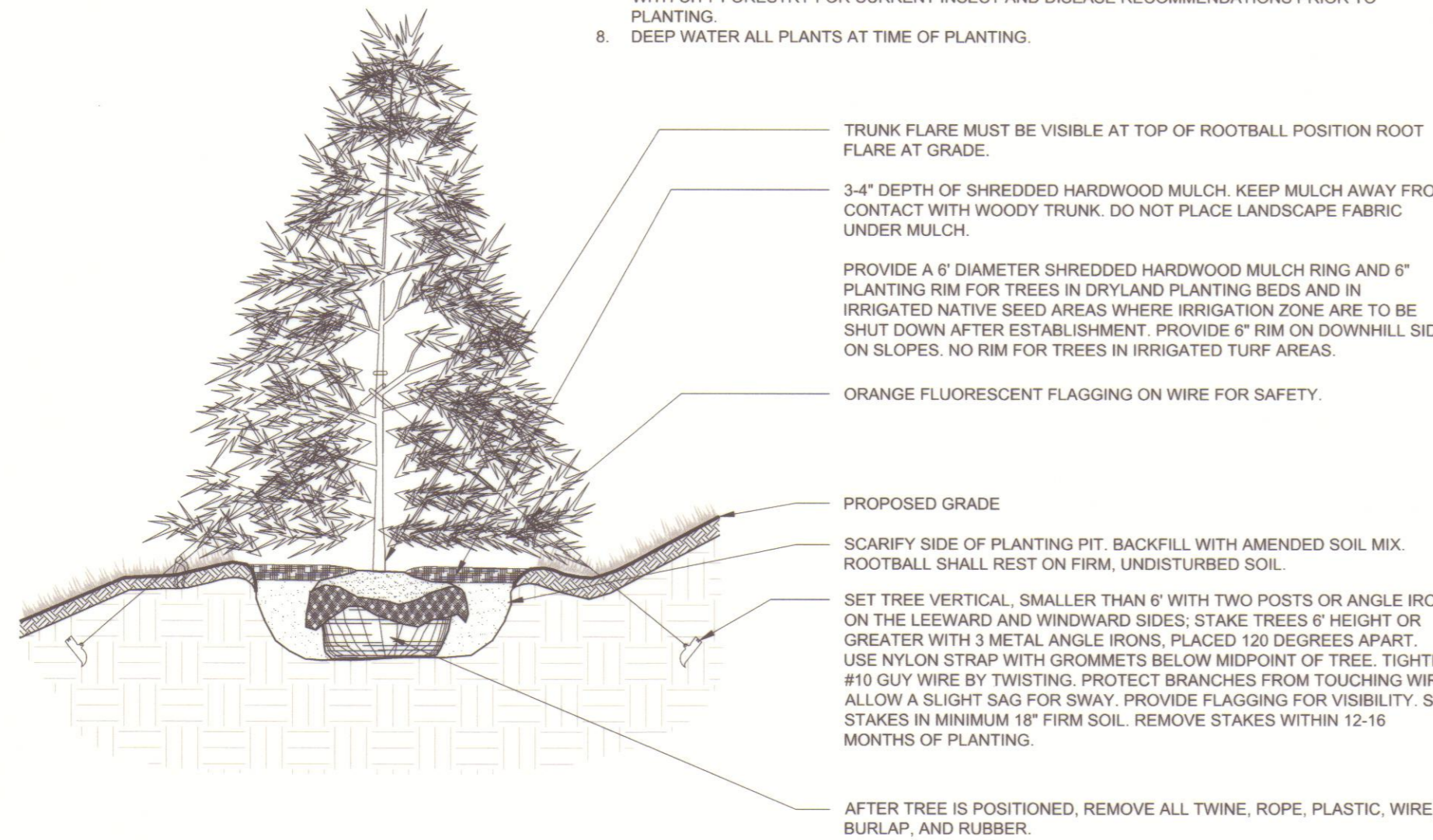
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE $\frac{1}{2}$ COMPOST (PREFERABLY CLASSIFIED)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



3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS

NOTES:

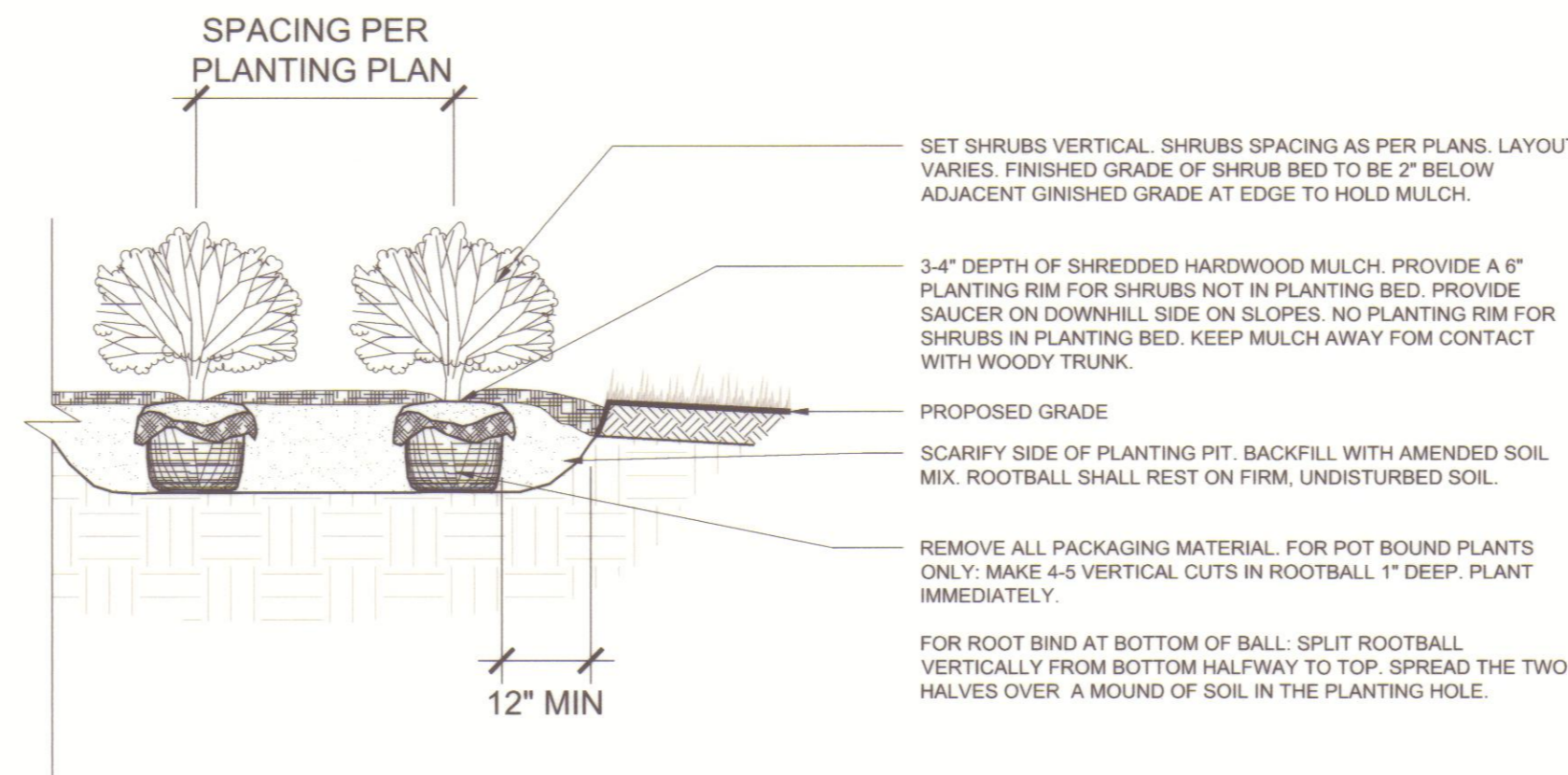
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE $\frac{1}{2}$ COMPOST (PREFERABLY CLASSIFIED)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



4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

NOTES:

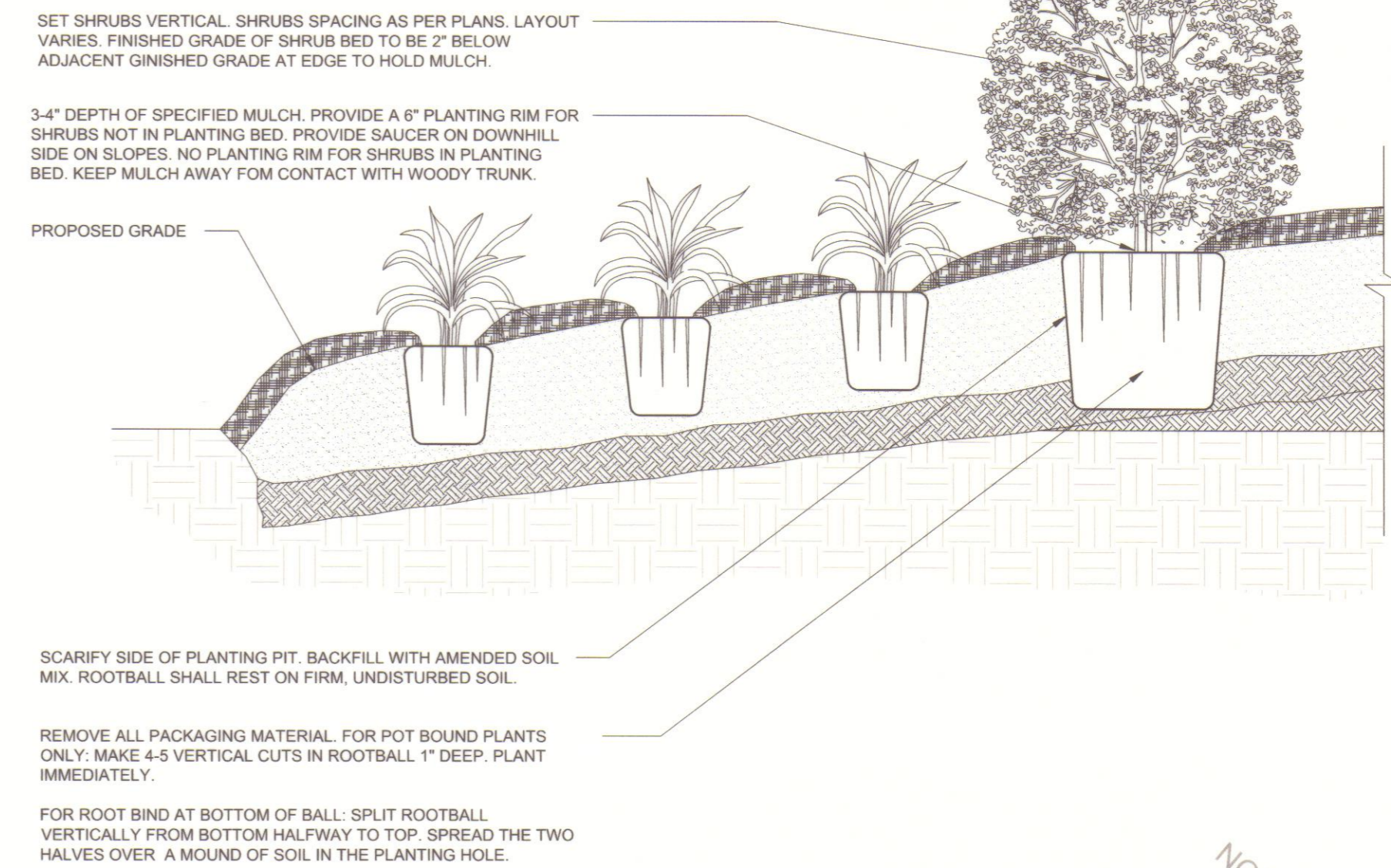
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE $\frac{1}{2}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{1}{2}$ NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS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



5 TYP. SHRUB PLANTING DETAIL
SCALE: NTS

NOTES:

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



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

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APPROVED: JFR	JOB NUMBER: 200541	0 IF NOT ONE INCH.
CAD DATE: 8/22/2022		ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2020\200541\CAD\Dws\C\Final Landscape Plan\Landscape-Plan		

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
2222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805

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

PUD LANDSCAPE PLAN
DETAILS

11/30/22 222149

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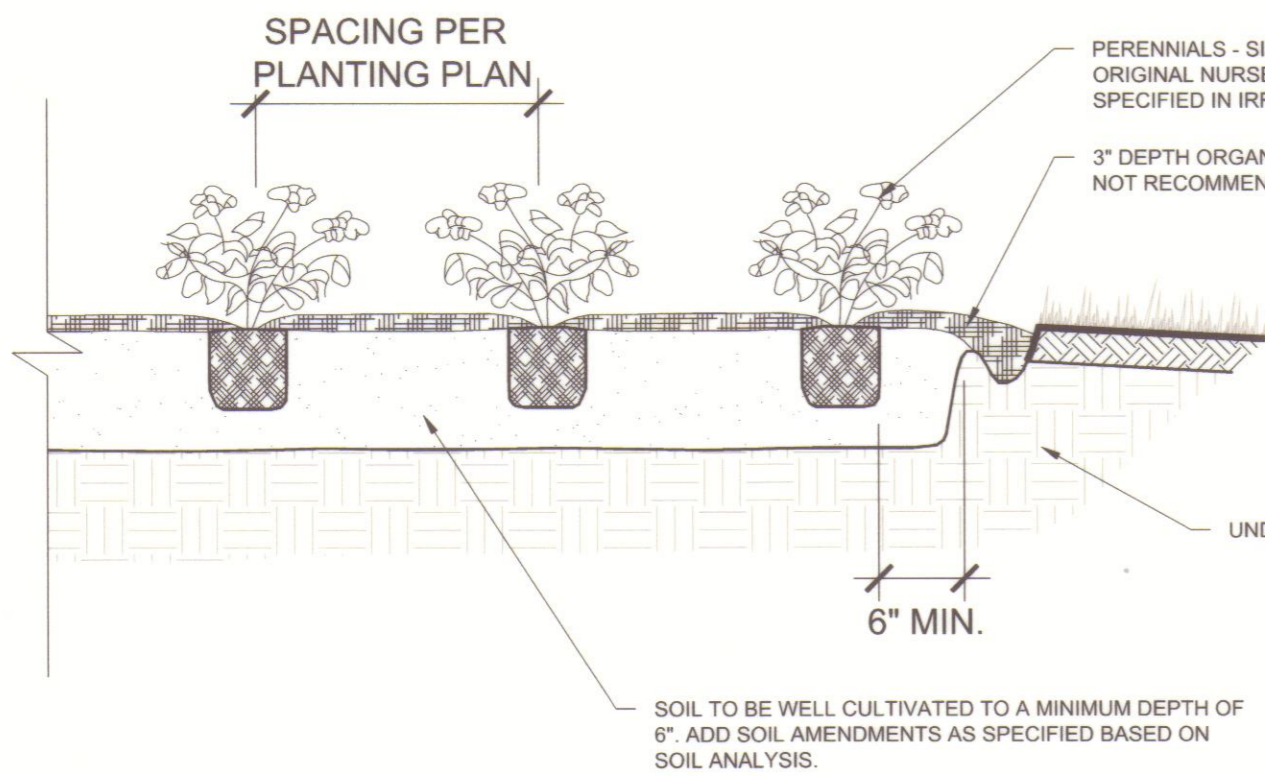
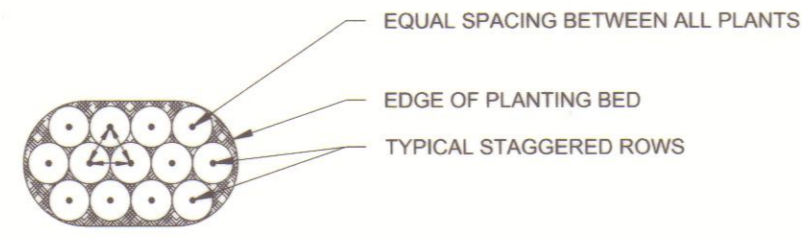
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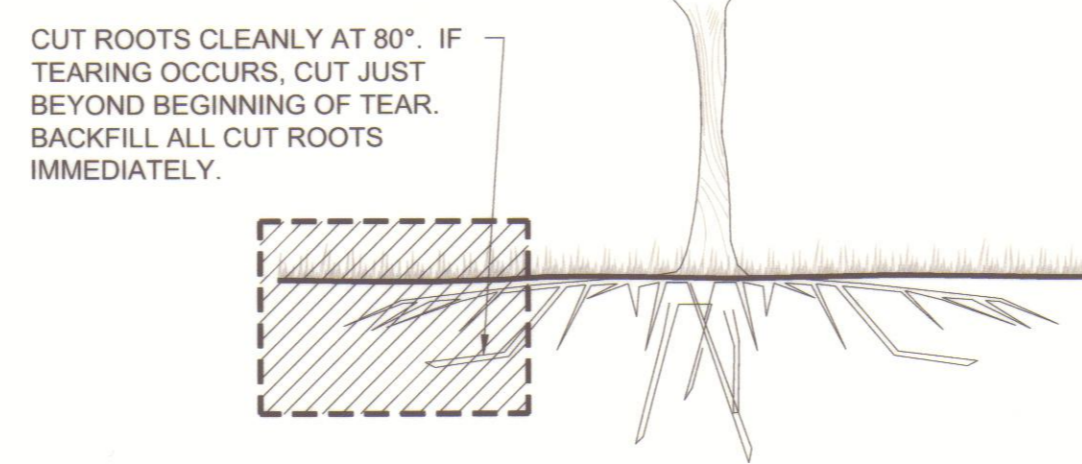
NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE ½ COMPOST (PREFERABLY CLASSIFIED) AND ½ NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



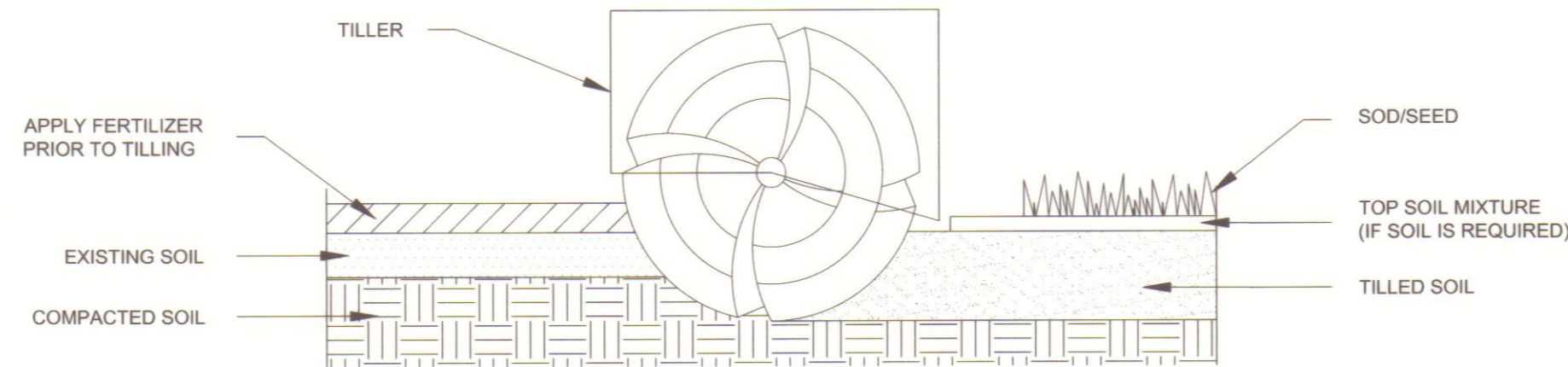
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



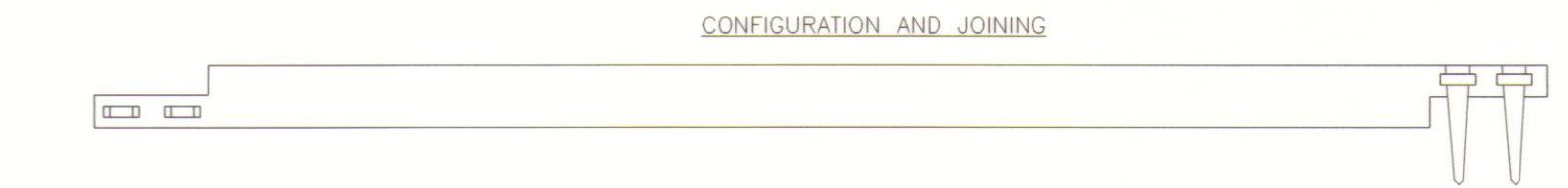
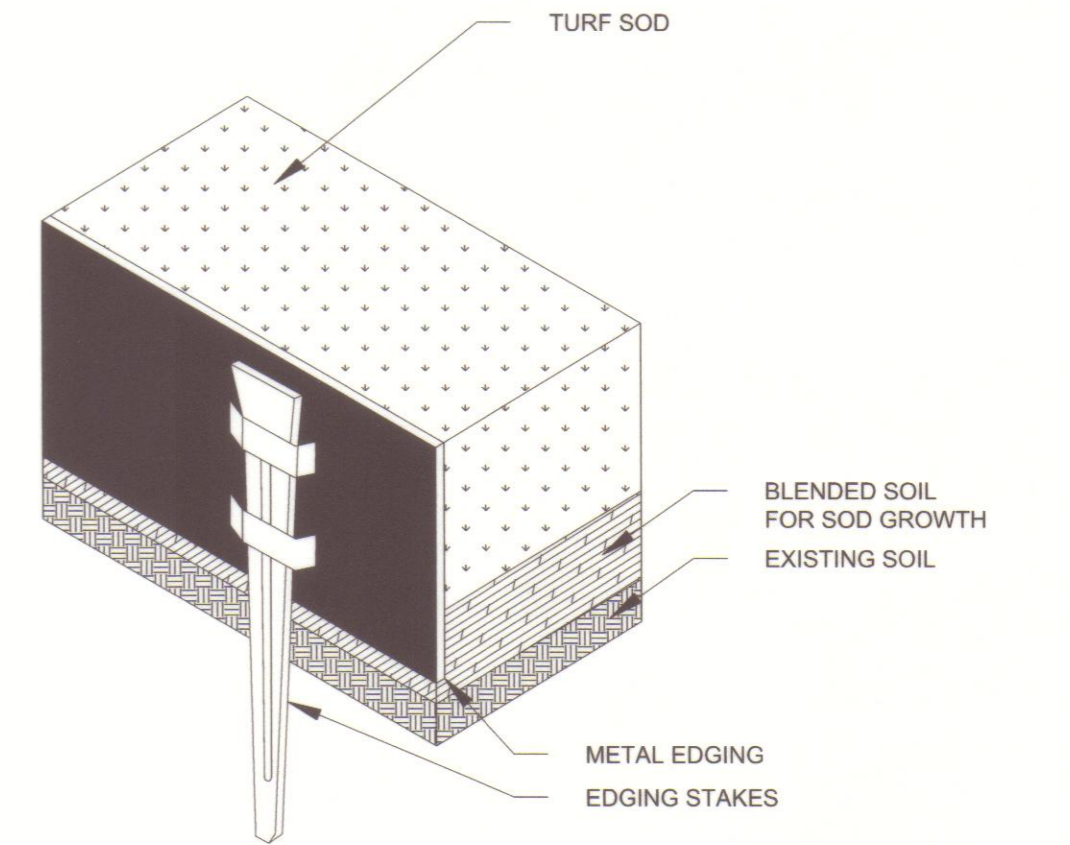
2 TYP. ROOT PRUNING DETAIL
SCALE: NTS

NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
- APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
- COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
- TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



3 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



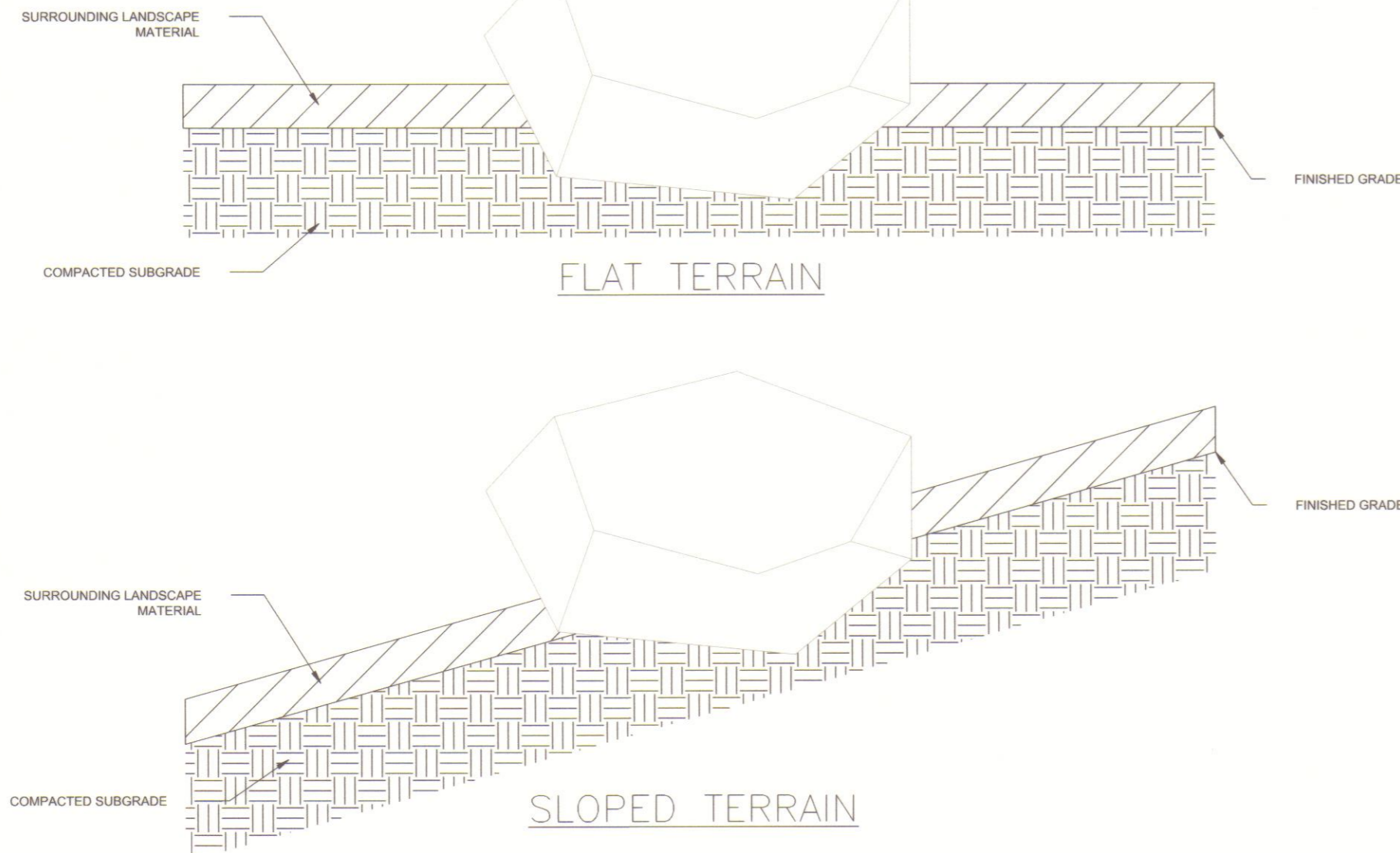
NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
- USE GREEN COLOR ONLY.
- CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

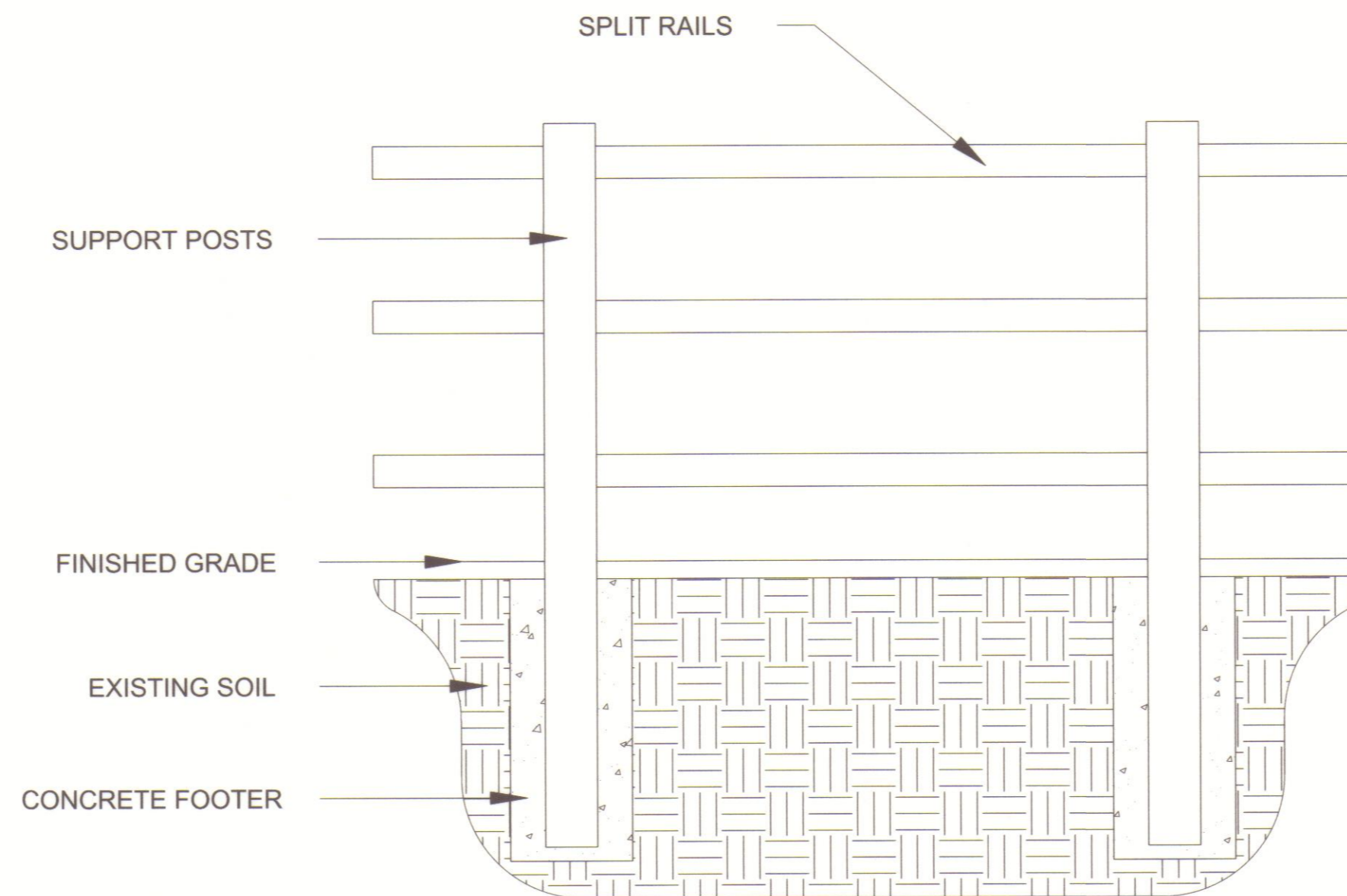
4 TYP. METAL EDGING DETAIL
SCALE: NTS

NOTES:

- DECORATIVE BOULDERS ARE TO BE BURIED IN FINISHED GRADE ¼ TO ½ OF THE BOULDER SHALL BE BURIED.
- DECORATIVE BOULDERS ARE TO BE ARKANSAS TAN BOULDER IF THEY ARE LOCATED WITHIN DENVER GRANITE 1-1/2" ROCK. IF IT IS LOCATED WITHIN THE 2-4" ARKANSAS RIVER ROCK, BOULDER SHALL BE DENVER GRANITE BOULDERS. ALL DECORATIVE BOULDERS SHALL BE 2-3 FT IN LENGTH.



5 TYP. DECORATIVE BOULDER IN TERRAIN
SCALE: NTS



6 TYP. SPLIT RAIL PERIMETER/SAFETY FENCING
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION