

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

GENERAL PROVISIONS:

A. 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.

B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.

C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Feathergrass Urban Duplexes is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision 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.

D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Feathergrass Urban Duplexes, 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 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.

E. Enforcement. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

F. Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

H. Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.

I. Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

A. Applicability: These standards shall apply to all property contained in the Urban Collection at Palmer Village Planned Unit 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 provision of the Urban Collection at Palmer Village.

B. Project Description: Urban Collection at Palmer Village is a single family detached residential development consisting of 100 single-family lots located in El Paso County.

C. Permitted Uses and Structures:

USE	NOTES
PRINCIPAL USES	
DWELLINGS - SINGLE FAMILY ATTACHED	
OPEN SPACE, PARKS, AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, AND PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES
ACCESSORY USES	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECIAL USES	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
CMRS FACILITY - STEALTH	
ACCESSORY STRUCTURES	
ACCESSORY STRUCTURES ARE NOT PERMITTED.	
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF URBAN COLLECTION AT PALMER VILLAGE	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).	

D. Signs: Signs shall be permitted to identify entryways to the Urban Collection at Palmer Village community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of six (6) 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.

E. Development Standards:

- Maximum building height: thirty (30) feet
- Maximum lot coverage: sixty percent (60%)
- Setback minimums:
 - Front: seventeen (17) feet minimum (fifteen (15') feet minimum to covered porch)
 - Side: five (5') feet minimum (zero (0') feet on common lot line)
 - Rear (garage): six (6') feet minimum building setback. Eight (8') feet minimum garage pan. No parking is permitted in front of garages.
- Minimum lot width: twenty-five (25') feet
- Minimum lot size: 2,100 SF

F. Streets: Streets within Urban Collection at Palmer Village subdivision provide general vehicular circulation throughout the development. All streets will be private and maintained by the Urban Collection at Palmer Village Home Owners Association. Sidewalks will be provided as illustrated on this plan.

LEGAL DESCRIPTION

West Parcel:

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.)

Beginning at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following three (3) courses are along said southerly line.);

- Thence S89°54'50"E, 107.89 feet;
- Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
- Thence S83°50'24"E, 364.67 feet to the westerly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County;

Thence S00°20'42"W, 370.62 feet along said westerly Right-of-way line to the northeast corner of Lot 26 of said Jessica Heights Filing No. 1;

Thence N89°39'18"W, 609.42 feet along the northerly lines of said Lot 26 and Lots 25, 24, 15, 14, and 13 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 13, said corner also being on the west line of said Northeast Quarter of Section 5;

Thence N00°20'42"E, 413.81 feet along said west line to the Point of Beginning.

For a total of 243,396 SF, or 5.588 acres, more or less.

East Parcel:

That portion of the Northeast Quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M. of El Paso County, Colorado, more particularly described as follows;

(Bearings referred to herein are based on the north line of said Northeast Quarter of Section 5, assumed to bear N89°53'50"E.)

Commencing at the northwest corner of said Northeast Quarter, said corner being on the southerly line of Constitution Avenue as described in "Constitution Avenue / Peterson Road Right-of-way", recorded in Plat Book V-3 at Page 169 of the records of said County (the following six (6) courses are along said southerly line);

- Thence S89°54'50"E, 107.89 feet;
- Thence along the arc of a curve to the right, said curve having a central angle of 6°04'26", a radius of 1,310.93 feet, for an arc distance of 138.97 feet;
- Thence S83°50'24"E, 396.82;
- Thence along the arc of a curve to the left, said curve having a central angle of 1°55'47", a radius of 1,430.93 feet, for an arc distance of 48.19 feet to a point on the easterly Right-of-way line of Hannah Ridge Drive, an 80 foot Right-of-way as shown on Jessica Heights Filing No. 1 as recorded under Reception No. 206712249 of the records of said County, said point also being the Point of Beginning of the Tract of land herein described;
- Thence continuing along the arc of a curve to the left, said curve having a central angle of 4°19'59", a radius of 1,430.93 feet, for an arc distance of 108.22 feet to a line 60 feet south of and parallel to said north line of the Northeast

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

GENERAL NOTES

- See Landscape Plan sheets 7 & 8 of this set for proposed buffering and screening from surrounding properties.
- Facilities and common area landscape will be maintained by the Feathergrass Urban Duplexes Home Owners Association.
- Landscape and walks within private residential lots will be maintained by the Feathergrass Urban Duplexes Home Owners Association
- This site is not within a designated F.E.M.A. floodplain as determined by the flood Insurance rate map, community panel number 08041C0752G, effective December 7, 2018.
- There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.
- Geologic Hazards Disclosure Statement: Areas of the proposed subdivision have been found to be impacted by geologic conditions including expansive soil and bedrock. Mitigation can be achieved by proper engineering design and construction or avoidance. A map of the hazard areas and proposed mitigation measures can be found in Geotechnical Investigation Hannah Ridge report prepared by CTL Thompson., dated December 3, 2019, revised February 18, 2020, and is held in the PUD Development/Preliminary Plan File (PUDSP-11) at the El Paso County Planning and Community Development Department.
- "Fire Lane, No Parking" signs to be posted on interior curb of private streets.
- No parking will be allowed in front of garages, except for lots 69-74 where driveways are a minimum of 20' in length from garage face to edge of access road.
- The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 207095753 of the records of El Paso County, Colorado, all other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- Typical building construction, which complies with the new energy codes for Colorado, will achieve an interior DNL of 45 or less.

PUD MODIFICATIONS:

LDC/ECM Section	Category	Standard	Modification	Justification
1 LDC Chapter 8.4.I(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development. The private roads will be owned and maintained by the Home Owners Associations.
2 LDC Chapter 8.4.I(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Road classification, horizontal curve radius and curb return (see 3, 4, and 5 below)	
3 ECM Section 2.3.2, Table 2-7	Roadway Classification based on ADT	300 ADT max for Urban Local (Low Volume)	The ADT for each parcel (west and east) is anticipated to be 395 and 337, respectively	The development will utilize alleys for access to each of the units. The County criteria does not address. The low anticipated traffic demand for the neighborhood best aligns with the Urban Local (Low Level) road classification, as the internal driveway and alleys only serve the residents of the development.
4 ECM Section 2.3.3.E, Table 2-7	Minimum horizontal curve radius	100' for Urban Local (Low Volume) road	A 37' centerline radii at the entrance to the east and west parcels.	The reduced curvature at the entrance will be a benefit to the development by reducing speeds and creating a safer residential environment.
5 ECM Section 2.3.7.F.1, Table 2-31	Minimum curb return radii	20' for a Local/Local intersection.	A 10' curb return radii throughout the development.	The development requires parking for the units to be along the roadway, therefore the tighter radii will facilitate maximizing available parking areas.

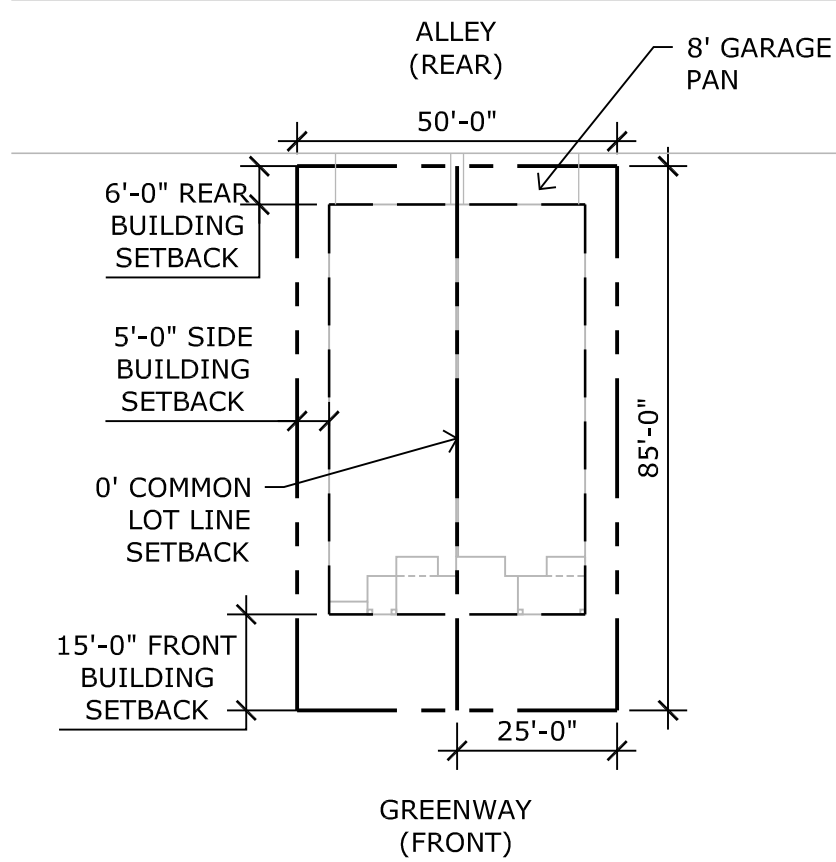
some allow for driveway parking per parking table

Airport staff recommends **no objection** with the following conditions:

- Avigation Easement:** Proof of previous avigation easement recording on development plan (recorded in 2007 at Reception No. 207095753); no action required.
- Noise:** Encourage developer to consider sound mitigation construction techniques consistent with best practices.

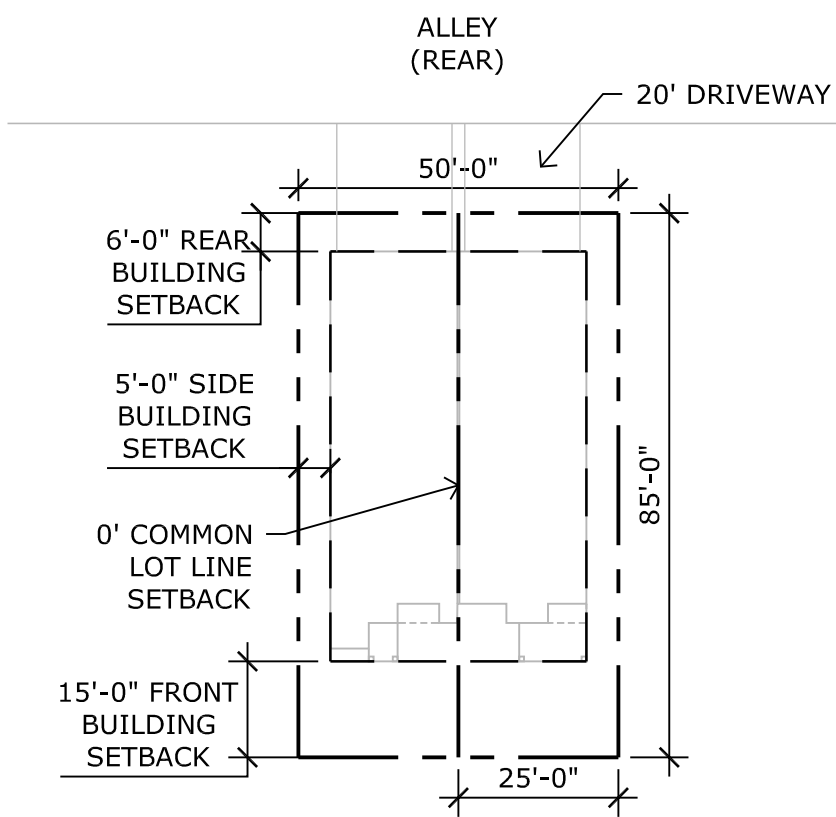
after noise study is updated to match current TIS, setbacks from Constitution may change... 2018 noise study data doesn't match TIS

SINGLE FAMILY ATTACHED LOT TYPICAL (NO DRIVEWAY):

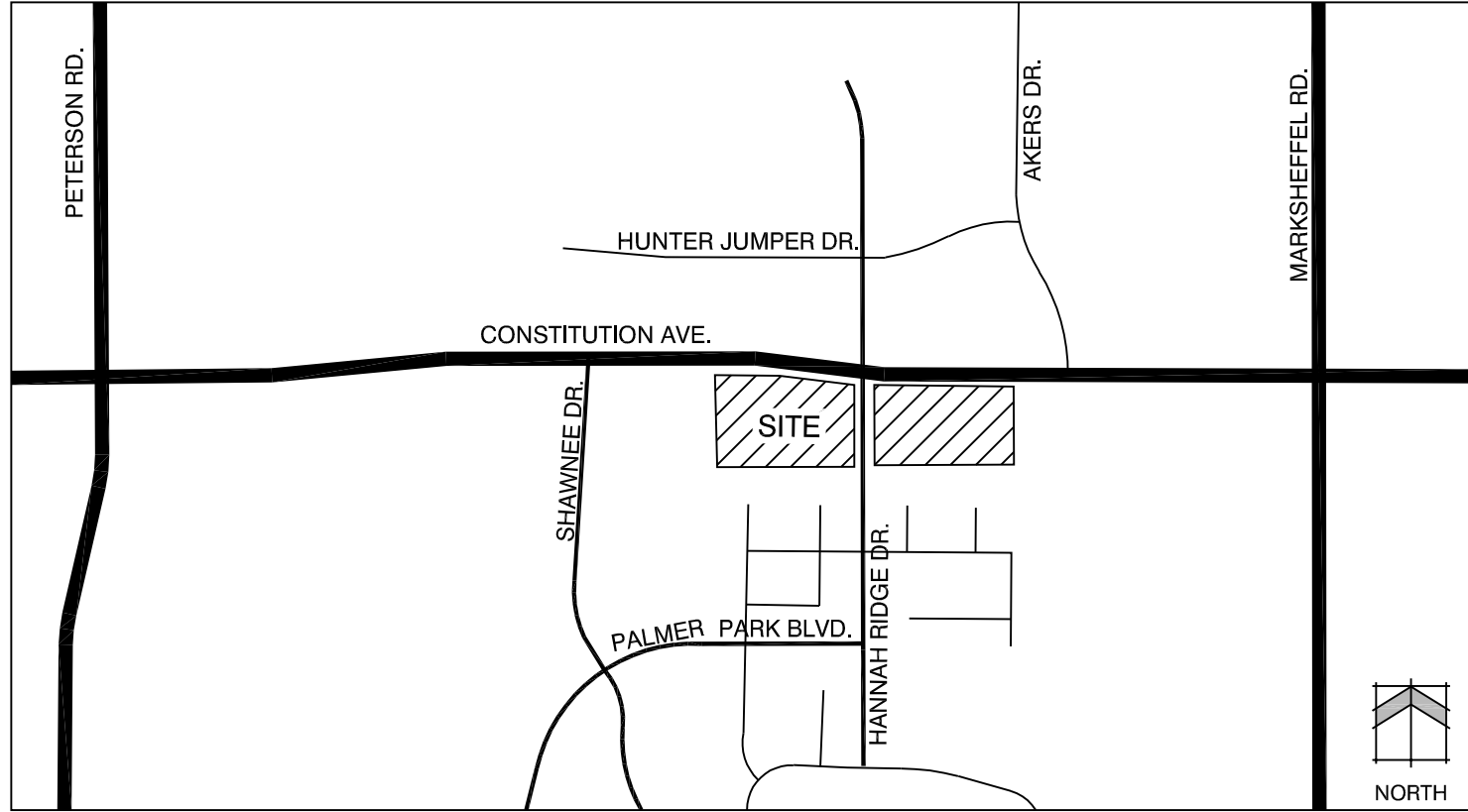


SINGLE FAMILY ATTACHED LOT TYPICAL WITH DRIVEWAY:

(LOTS 69-74)



VICINITY MAP



OWNER

FEATHERGRASS INVESTMENT LLC
619 N. CASCADE AVE., SUITE 200
COLORADO SPRING, CO 80907

APPLICANT

N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

DEVELOPER

RICHMOND AMERICAN HOMES

SITE DATA

Site Location:	Southwest and southeast of Constitution Ave. & Hannah Ridge Drive 5405100041, 5405100042, 5405100043, 5405100044
Tax ID Number:	10.842 Acres
Site Area:	10.27 Acres (without designated Constitution ROW)
Limits of Development:	PUD CAD-O and CS CAD-O
Current Zoning:	PUD CAD-O
Proposed Zoning:	2021
Development Schedule:	Residential, Single Family Attached, 100 Units
Proposed Use:	Single Family Lots: 4.88 AC
Land Use Area:	Open Space: 1.95 AC
	Detention: 1.08 AC
	Private Roads: 2.37 AC
	Public Roads: 0.57 AC
	9.23 DU/AC
Proposed Density (Gross):	9.74 DU/AC
Density (Net designated ROW):	

Landscape Setbacks/Buffers:
Constitution Ave:
Hannah Ridge:
South Boundary:
West Boundary:
East Boundary:

Open Space Required:
Open Space Tracts Provided:
Open Space Provided:
Contiguous OS Required (25%):
Contiguous OS Provided:

Parking Required:

Parking Provided, Garage:
Parking Provided, Driveway:
Guest Parking Required:

Guest Parking Provided:

25' Setback
10' Setback
15' Buffer
15' Zone Boundary
15' Zone Boundary

44,740 SF (10% of 10.27 acres)
B, C, D, H, I, K (Reference Tract Map on Sheet 10 of 10)
West: 39,482 SF East: 45,363 SF Total: 84,845 SF
11,185 SF
West: 9,000 SF East: 6,700 SF Total: 15,700 SF

Formula: 2 per unit
West: 108 East: 92 Total: 200
West: 108 East: 92 Total: 212
Formula: 1 per 4 Units
West: 14 East: 12 Total: 26
West: 26 East: 24 Total: 50

ADA Parking? ADD

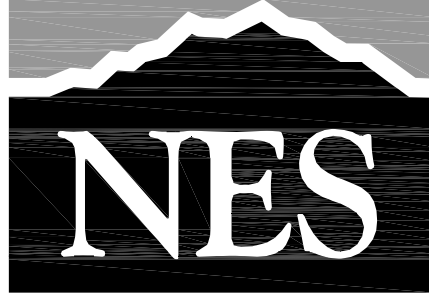
SHEET INDEX

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Sheet 9 of 11:	Preliminary Landscape Plan
Sheet 10 of 11:	Preliminary Landscape Details
Sheet 10 of 11:	Building Elevations

County Certification
This PUD Development / Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this ____ day of ____ 20____ and is hereby approved.

Director, Planning & Community Development Date

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

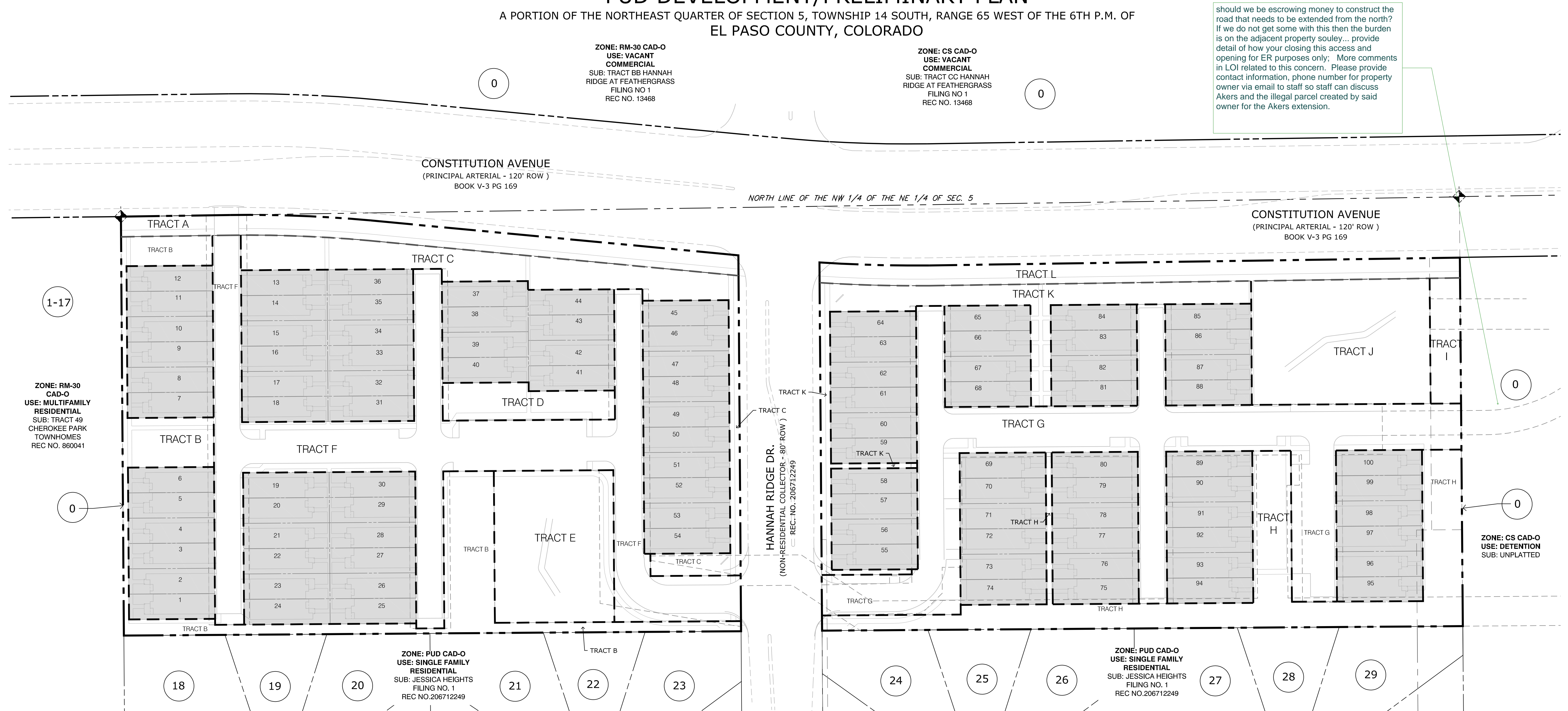
DATE: 03-11-20 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

COVER SHEET

1 OF 11

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO



should we be escrowing money to construct the road that needs to be extended from the north? If we do not get some with this then the burden is on the adjacent property souley... provide detail of how your closing this access and opening for ER purposes only; More comments in LOI related to this concern. Please provide contact information, phone number for property owner via email to staff so staff can discuss Akers and the illegal parcel created by said owner for the Akers extension.

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NES

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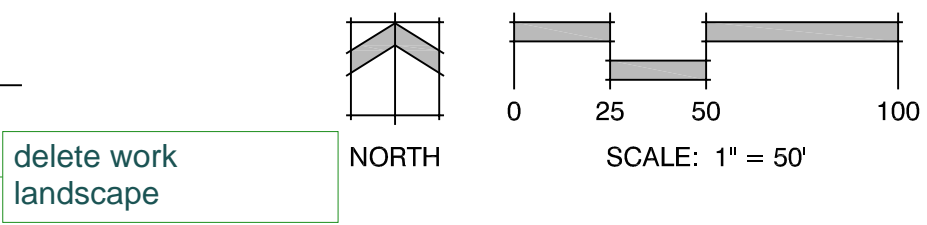
URBAN
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PUD DEVELOPMENT /
PRELIMINARY PLAN
CONSTITUTION AVE. AND
HANNAH RIDGE DR.

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

Parcel Number	Name	Address	City, State, Zip
0 5405100041	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100042	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405000035	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100044	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5405100043	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5332403008	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
0 5332403009	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3531
1 5405201105	CHEROKEE PARK HOMEOWNERS ASSOC	6015 LEHMAN DR STE 205	COLORADO SPRINGS CO 80918-3421
2 5405201082	BURGESS MERI S	2429 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
3 5405201061	MORGAN MICHAEL D &	2427 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
4 5405201060	CARRANZA LILLIAN J	2425 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
5 5405201059	SAMSON JERRILYN SUE	2423 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
6 5405201058	HENDRON JEFFREY W	8304 ACOMA DR	LARKSPUR CO 80118-8503
7 5405201057	DEMPSEY LOUANNE NICOLE	2419 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
8 5405201056	ONDROVIC CATHERINE M	2417 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
9 5405201055	EPTING-GIERAS ROSWITHA G	2415 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
10 5405201054	DOUGLAS BRIAN P	2413 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
11 5405201053	RUSSELL WAYNE E II	PO BOX 77258	COLORADO SPRINGS CO 80970-7258
12 5405201052	STANDARD LAURA	2409 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
13 5405201051	BIANCI MICHAEL R	2407 CHEROKEE PARK PL	COLORADO SPRINGS CO 80915-1952
14 5405201050	MURRAY MELISSA JEANNE	4680 JENSON LN	COLORADO SPRINGS CO 80922-2478
15 5405201049	DROBNY DAVID K	2934 E WHIKLEAWAY CIR	COLORADO SPRINGS CO 80917
16 5405201048	SODEN JENNIFER A	2401 WASHO CIR	COLORADO SPRINGS CO 80915-1954
17 5405201047	RUSSELL TRUST	6840 HORSESHOE RD	COLORADO SPRINGS CO 80923-4217
18 5405101013	AMSDILL STEVEN LEE	2472 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
19 5405101014	TORRES CAROL	2486 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
20 5405101015	WALTERS SCOTT P	2473 GREAT SKY RD	COLORADO SPRINGS CO 80915-1985
21 5405101024	WILLHOIT JANE S	3630 W WADE LN	COLORADO SPRINGS CO 80917-5824
22 5405101025	JIMENEZ JOHN M	2483 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
23 5405101026	DEFRANCO NICHOLAS A	2467 MAJESTIC PLAINS CT	COLORADO SPRINGS CO 80915-1969
24 5405104018	VETETO LARRY	2468 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1948
25 5405104017	KURTZ KEVIN M	2485 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
26 5405104016	TUCKER FAMILY REVOC TRUST	2469 FRUITED PLAINS CT	COLORADO SPRINGS CO 80915-1980
27 5405104007	CAMACHO NOEL SANTACRUZ	2470 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
28 5405104006	MUNOZ GABRIELA	2486 SNOW CAP CT	COLORADO SPRINGS CO 80915-1981
29 5405104005	FRAZIER SU H	7319 BUFFALO PRAIRIE CT	COLORADO SPRINGS CO 80915-2035

TRACT TABLE

NAME	SIZE (SF)	LAND USE		OWNERSHIP	LANDSCAPE MAINTENANCE
Tract A	12,231	Right of Way Dedication	Per County Road Improvement Plans	El Paso County	Homeowners association
Tract B	15,090	Open Space	Landscape Buffer, Pedestrian Circulation, Detention Maintenance Access, Public and Private Utilities	Homeowners association	Homeowners association
Tract C	18,786	Open Space	Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association	Homeowners association
Tract D	5,606	Open Space	Pedestrian Circulation, Public and Private Utilities	Homeowners association	Homeowners association
Tract E	25,199	Detention	Full Spectrum Detention, Public and Private Utilities	Homeowners association	Homeowners association
Tract F	51,735	Private Roads	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association	Homeowners association
Tract G	51,447	Private Roads	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association	Homeowners association
Tract H	26,716	Open Space	Landscape Setback, Landscape Buffer, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association	Homeowners association
Tract I	3,717	Open Space	Public and Private Utilities	Homeowners association	Homeowners association
Tract J	21,723	Detention	Full Spectrum Detention, Public and Private Utilities	Homeowners association	Homeowners association
Tract K	14,930	Open Space	Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association	Homeowners association
Tract L	12,650	Right of Way Dedication	Per County Road Improvement Plans	El Paso County	Homeowners association



is this correct HOA will maintain County property?

is this correct HOA will maintain County property?

ENTITLEMENT

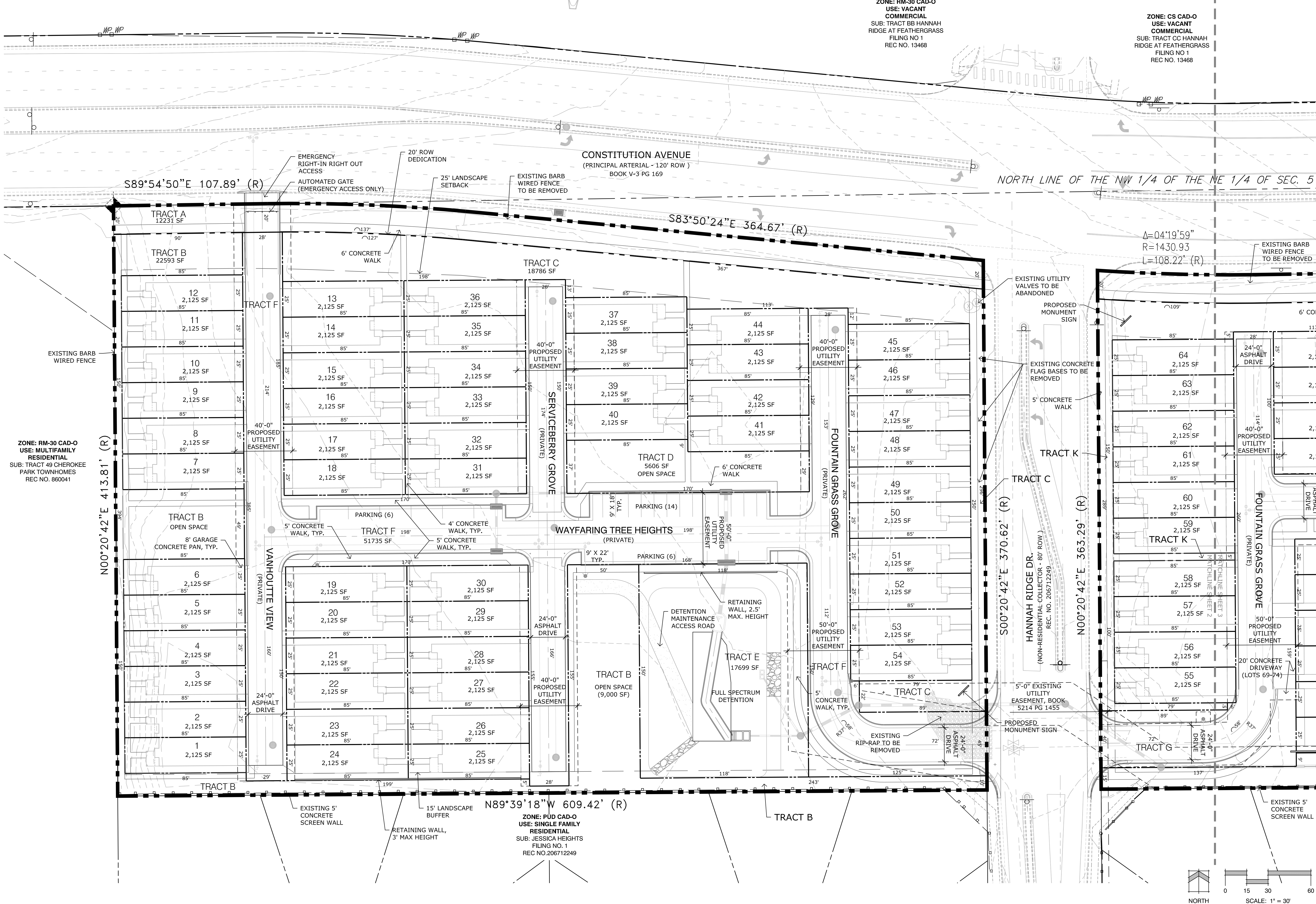
DATE:	BY:	DESCRIPTION:
03-11-20	KM	PER COUNTY REVIEW COMMENTS

TRACT MAP &
ADJACENT PROPERTY
OWNERS

2
OF 11

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URBAN
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CONSTITUTION AVE. AND
HANNAH RIDGE DR.

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

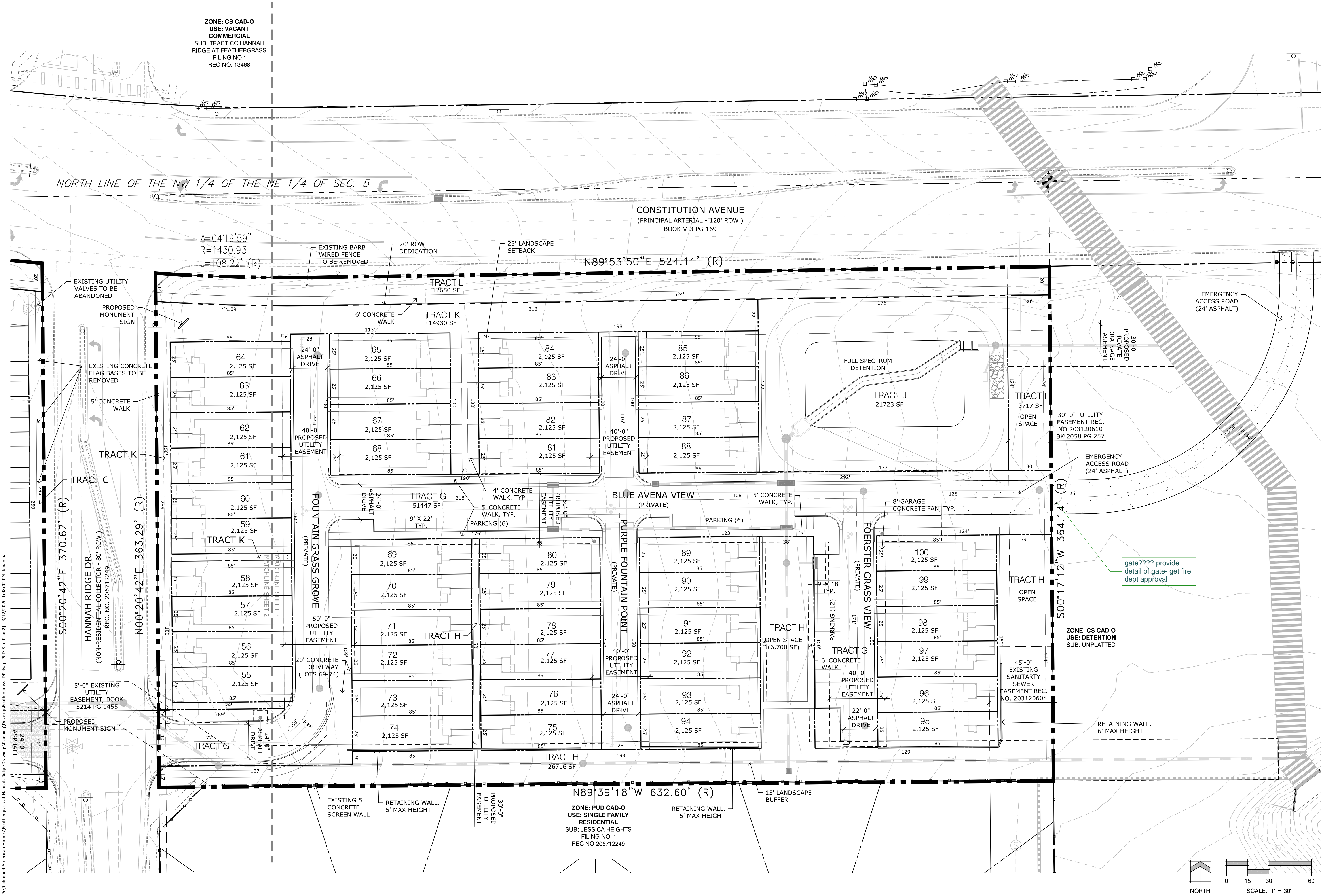
DATE: 03-11-20 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

PUD PRELIMINARY
SITE PLAN

3
OF 11

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO



Land Planning
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Tel. 719.471.0073
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URBAN
COLLECTION
AT PALMER
VILLAGE
PUD DEVELOPMENT /
PRELIMINARY PLAN
CONSTITUTION AVE. AND
HANNAH RIDGE DR.

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE: 03-11-20 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

PUD PRELIMINARY
SITE PLAN

4
4 OF 11

URBAN COLLECTION AT PALMER VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN



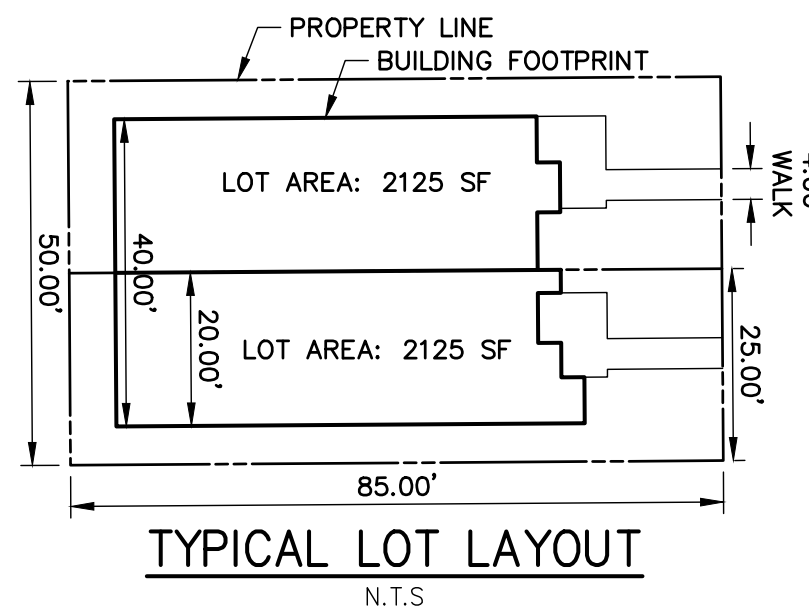
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PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.FOCK@MDCH.COM

J.R. ENGINEERING
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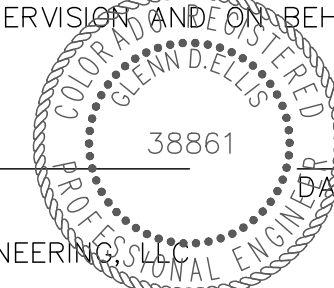
PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL (LOW VOLUME) WITH A DESIGN AND POSTED SPEED OF 20 MPH.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
4. ALL DEAD-END WATER LINES HAVE A 2-INCH BLOW OFF VALVE.
5. ALL PROPOSED WATER LINES AND SANITARY SEWER ARE 8" PVC.
6. ALL PROPOSED STORM INLETS ARE DOUBLE DENVER TYPE 16 COMBINATION INLETS UNLESS OTHERWISE NOTED.
7. THE 40-FOOT ACCESS & UTILITY EASEMENT SHALL COVER FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, AND VANHOUTTE VIEW. THE 50-FOOT ACCESS & UTILITY EASEMENT SHALL COVER FOUNTAIN GRASS GROVE (ENTRANCE).
8. THE STORM SEWER OUTFALL SYSTEM FOR POND A WILL BE CENTERED IN A 29-FOOT DRAINAGE EASEMENT. POND B OUTFALL SYSTEM WILL BE CENTERED IN A 30-FOOT DRAINAGE EASEMENT.
9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND THE SIDEWALKS ALONG CONSTITUTION AVENUE AND HANNAH RIDGE DRIVE TO THE RIGHT-OF-WAY TO COVER THE SIDEWALKS.
10. THE EROSION CONTROL PLAN AND COST ESTIMATE WILL BE SUBMITTED IN CONJUNCTION WITH CONSTRUCTION DOCUMENTS & ASSURANCES POSTED PRIOR TO OBTAINING A GRADING PERMIT.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING



URBAN COLLECTION AT
PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY
PLAN
GRADING & UTILITY

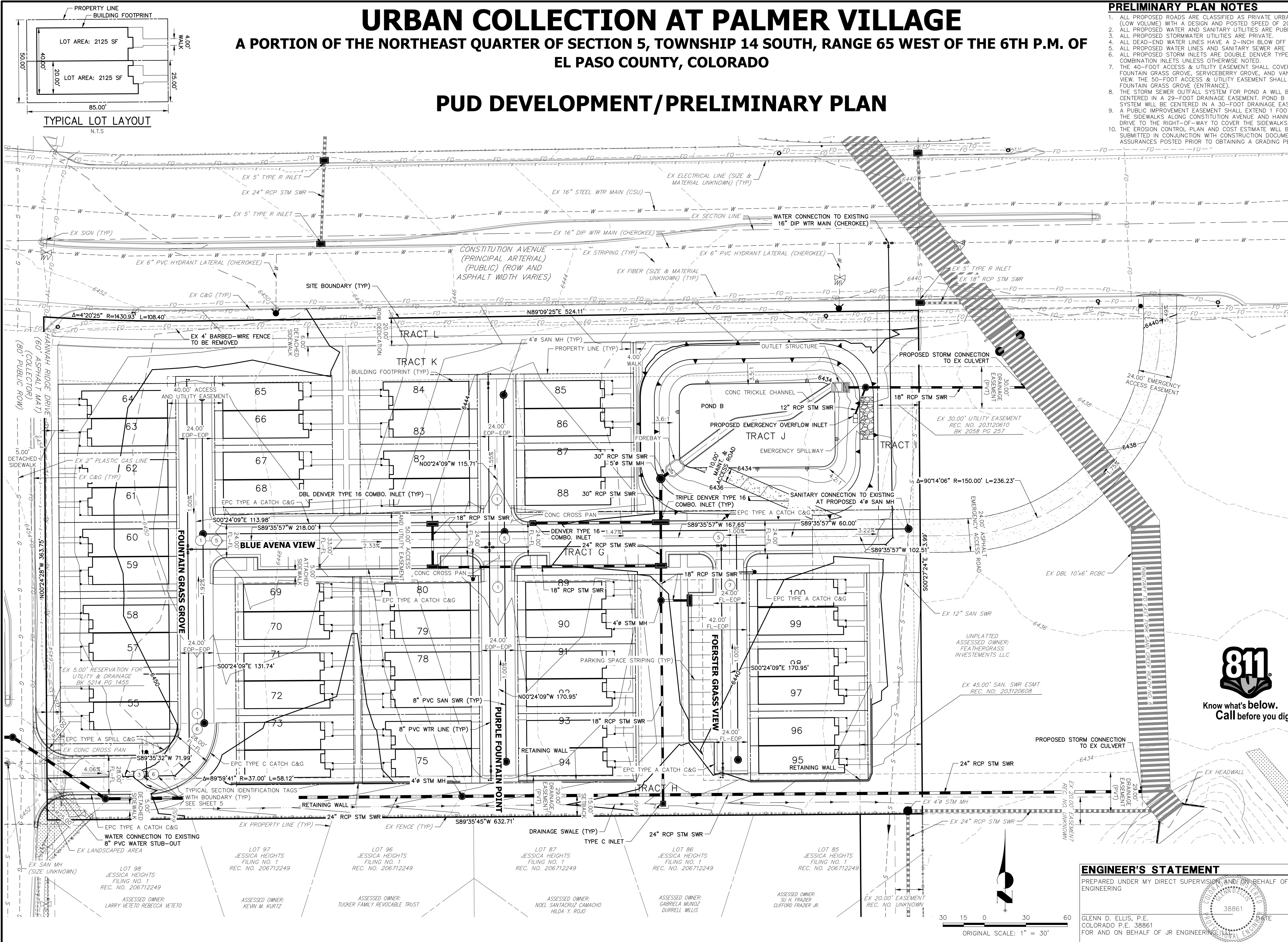
SHEET 6 OF 11

JOB NO. 25149.01

URBAN COLLECTION AT PALMER VILLAGE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN



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BY	DATE
RD	03/11/20

REVISION	PER COMMENTS
1	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	02/07/20	NQJ	RPD	



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ENGINEER'S STATEMENT

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COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING

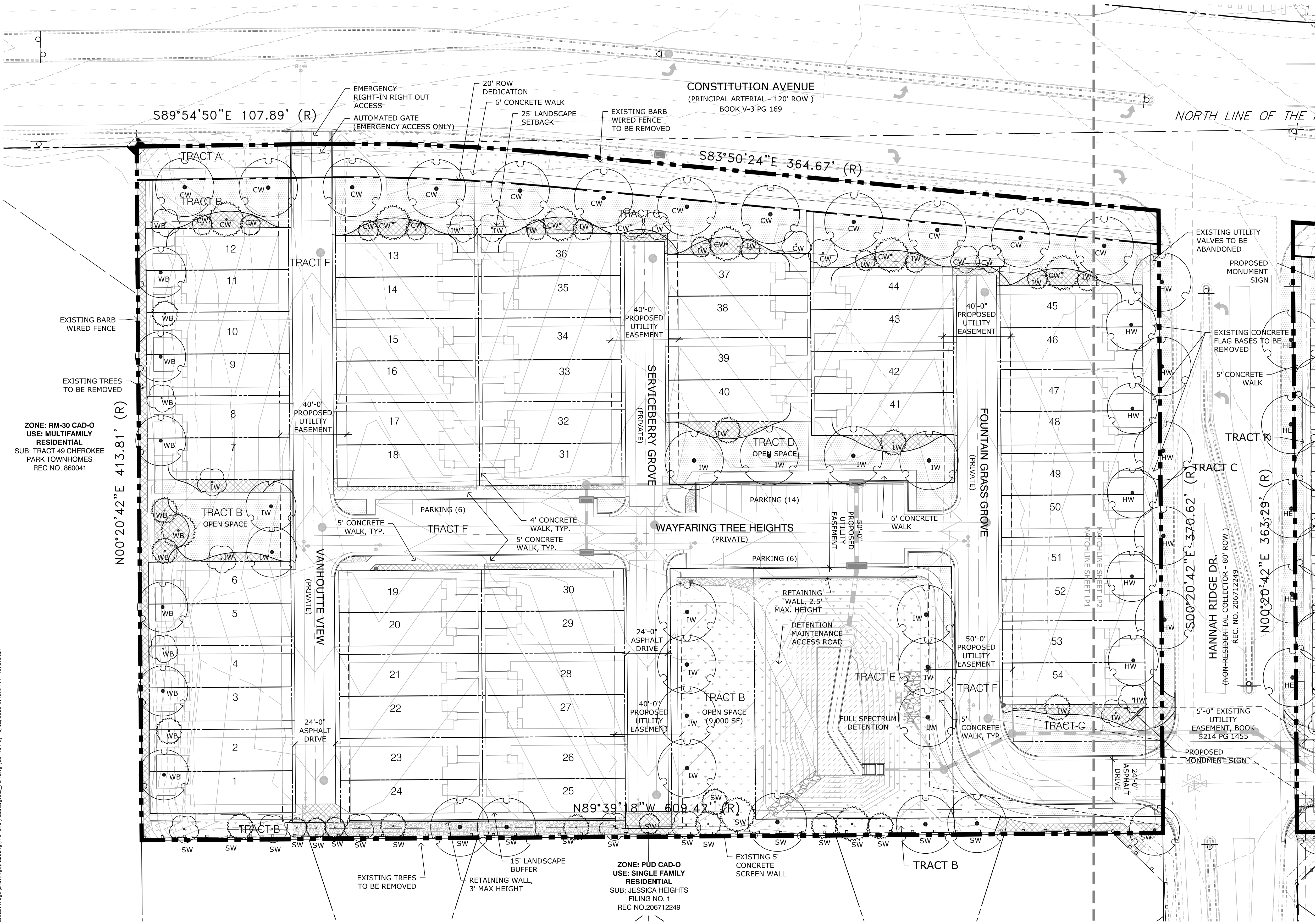
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URBAN COLLECTION AT
PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY
PLAN
GRADING & UTILITY

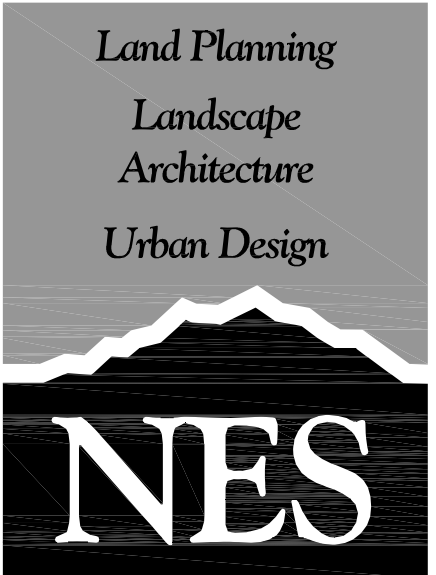
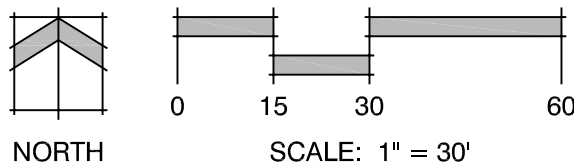
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JOB NO. 25149.01

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
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URBAN
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CONSTITUTION AND
HANNAH RIDGE DR

DATE: 12-02-2019
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PREPARED BY: K. MARSHALL

ENTITLEMENT

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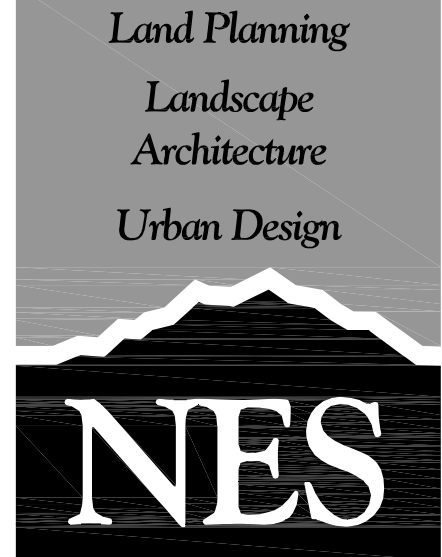
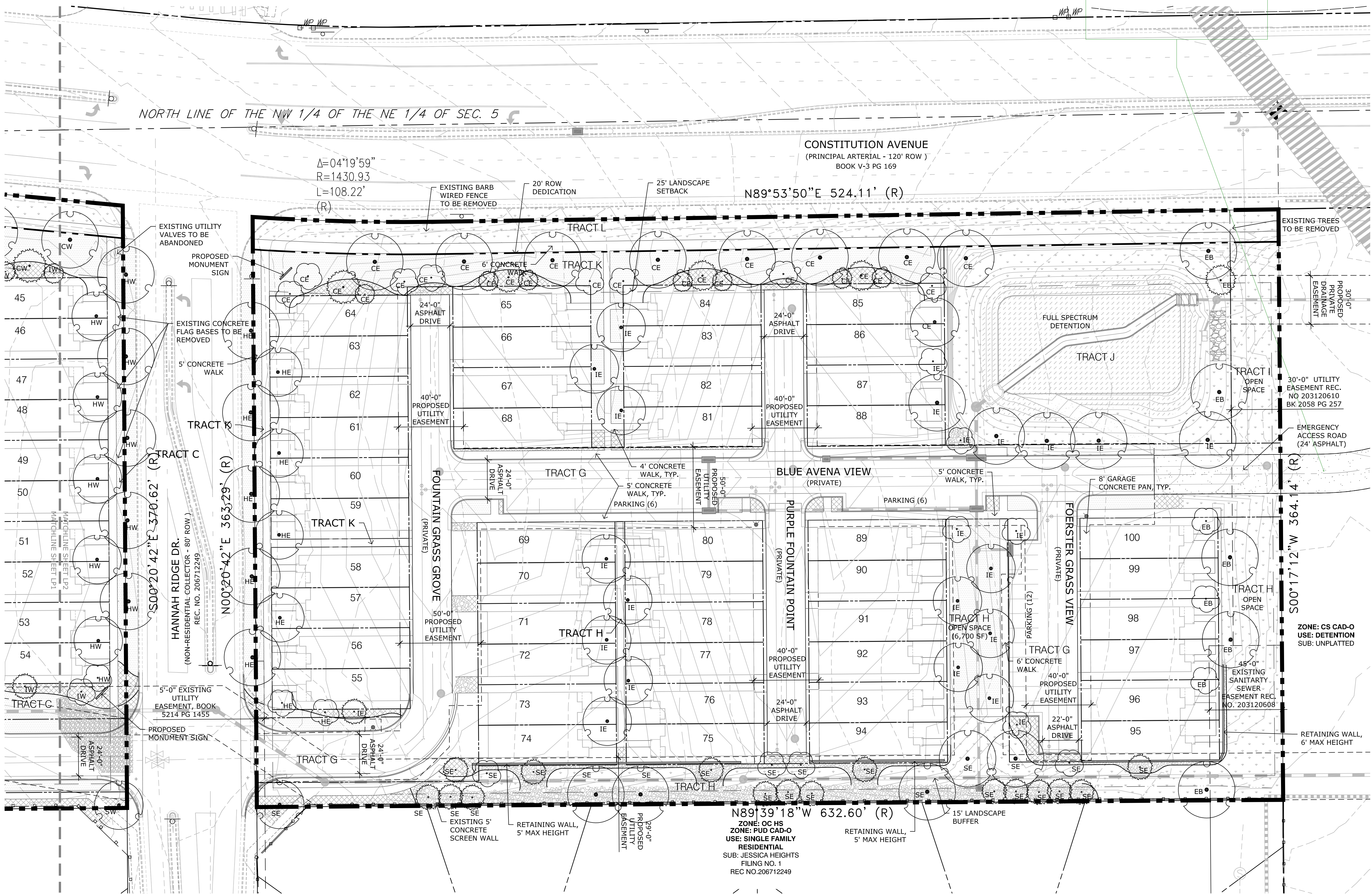
PRELIMINARY
LANDSCAPE PLAN
AND NOTES

LP1
8 OF 11

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

should we be escrowing money to construct the
road that needs to be extended from the north?
If we do not get some with this then the burden
is on the adjacent property souley... provide
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PRELIMINARY
LANDSCAPE PLAN

LP2
9 OF 11

URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

PLANT SCHEDULE

QTY.	SYM.*	Scientific Name	Common Name	Size	Mature Width	Notes
------	-------	-----------------	-------------	------	--------------	-------

DECIDUOUS TREES

--	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	1.5" cal.	30-40'	B&B
--	PW	Populus x acuminata	Lanceleaf Cottonwood	1.5" cal.	30-40'	B&B
--	QR	Quercus rubra	Northern Red Oak	1.5" cal.	40-60'	B&B
--	TA	Tilia americana	American Linden	1.5" cal.	30'	B&B

ORNAMENTAL TREES

--	AA	Acer ginnala 'Flame'	Flame Amur Maple	1" cal.	20'	B&B
--	AS	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	1" cal.	20'	B&B Single Leader
--	CII	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	1" cal.	15-20'	B&B Single Leader
--	MI	Malus sp. 'Indian Summer'	Indian Summer Crabapple	1" cal.	20'	B&B

EVERGREEN TREES

--	AC	Abies concolor	White Fir	6' ht.	20-30'	B&B
--	JSG	Juniperus scopulorum 'Gray Glean'	Gray Glean Juniper (upright)	4' ht.	6'	CONT.
--	PE	Pinus edulis	Pinon Pine	6' ht.	10-20'	B&B
--	PN	Pinus nigra	Austrian Pine	6' ht.	30-40'	B&B
--	PPB	Picea pungens 'Bakeri'	Bakeri Colorado Blue Spruce	6' ht.	15-20'	B&B
--	PPG	Picea pungens glauca	Colorado Blue Spruce	6' ht.	20-30'	B&B

EVERGREEN SHRUBS

--	JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5' GAL	8'	CONT.
--	JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5' GAL	6'	CONT.
--	JSA	Juniperus sabina 'Arcadia'	Arcadia Juniper	5' GAL	6'	CONT.
--	JWB	Juniperus scopulorum 'Witchita Blue'	Witchita Blue Juniper	5' GAL	6'	CONT.
--	PAN	Picea abies 'Nidiformis'	Bird's Nest Spruce	5' GAL	6'	CONT.
--	PMM	Pinus mugo 'Mops'	Miniature Mugo Pine	5' GAL	3'	CONT.

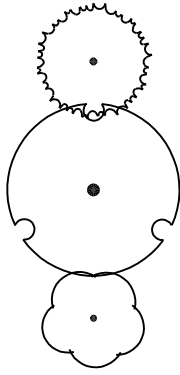
DECIDUOUS SHRUBS

--	BR	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5' GAL	6'	CONT.
--	CC	Caryopteris x clandonensis	Blue Mist Spirea	5' GAL	5'	CONT.
--	PA	Perovskia atriplicifolia	Russian Sage	5' GAL	4'	CONT.
--	PBB	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sandcherry	5' GAL	6'	CONT.
--	PC	Prunus x cistena	Purple-Leaf Plum	5' GAL	6'	CONT.
--	PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5' GAL	3-4'	CONT.
--	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5' GAL	8'	CONT.
--	RTS	Rhus trilobata	Three-Leaf Sumac	5' GAL	4-6'	CONT.
--	RTL	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	5' GAL	6-8'	CONT.
--	RR	Rosa glauca	Red-Leaved Rose	5' GAL	6'	CONT.
--	RW	Rosa woodsii	Woods Rose	5' GAL	4-6'	CONT.
--	SK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5' GAL	5'	CONT.
--	SV	Syringa vulgaris	Common Purple Lilac	5' GAL	12'	CONT.
--	SMB	Symphoricarpos x 'Magic Berry'	Pink Snowberry	5' GAL	3-4'	CONT.
--	VL	Viburnum lentago	Nannyberry Viburnum	5' GAL	8'	CONT.
--	VTC	Viburnum trilobum 'Compactum'	Compact American Cranberry	5' GAL	5'	CONT.

PERENNIALS

--	AMY	Achillea 'Moonshine'	Moonshine Yarrow	1 GAL	18-24"	24" o.c.
--	ACR	Aquilegia caerulea	Rocky Mountain Columbine	1 GAL	12-18"	18" o.c.
--	ANE	Aster novae-angliae 'Purple Dome'	New England Purple Aster	1 GAL	18-24"	24" o.c.
--	CAF	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL	18-24"	2-3' o.c.
--	CES	Coreopsis grandiflora 'Sunray'	Dwarf Double Coreopsis	1 GAL	18"	18-24" o.c.
--	CTS	Cerastium tomentosum	Snow-In-Summer	1 GAL	18"	18-24" o.c.
--	HSO	Hemerocallis 'Stella de Oro'	Dwarf Gold Daylily	1 GAL	12-18"	24" o.c.
--	PMP	Penstemon strictus	Rocky Mountain Penstemon	1 GAL	12-18"	18" o.c.
--	PVS	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 GAL	18-24"	2-3' o.c.
--	RFG	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 GAL	18-24"	24" o.c.

CONCEPT PLANT SCHEDULE



EVERGREEN TREE

-

DECIDUOUS TREE

-

ORNAMENTAL TREE

-



SOD

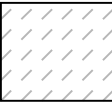
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NATIVE SEED MIX

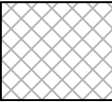
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DETENTION SEED MIX

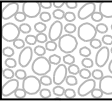
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SHRUB BED

Wood mulch or 3/8"-3/4" rock mulch

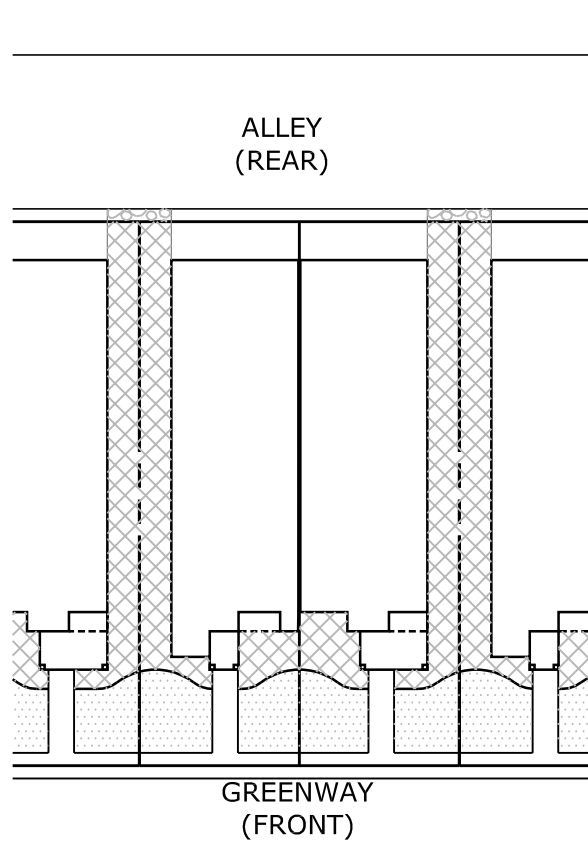
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ROCK COBBLE

-

LANDSCAPE LOT TYPICAL



LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO **ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES**.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- THERE SHALL BE NO OBSTRUCTIVE PLANTING WITHIN THE SIGHT VISIBILITY LINES, SHRUBS THAT GROW ABOVE 3 FEET IN HEIGHT OR TREES THAT HAVE A BRANCH HEIGHT BELOW 10 FEET SHALL BE TRIMMED.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B & 6.2.2.G(1)

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Constitution Ave. (West)	Principal Arterial	25 / 25'	612'	1 / 20'	31 / 28
Constitution Ave. (East)	Principal Arterial	25 / 25'	633'	1 / 20'	32 / 28
Hannah Ridge Dr. (West)	Non-Arterial	10' / 10'	351'	1 / 30'	12 / 11
Hannah Ridge Dr. (East)	Non-Arterial	10' / 10'	344'	1 / 30'	12 / 11
West Boundary	Zone District Bndy		394'	1 / 30'	14 / 14
East Boundary	Zone District Bndy		344'	1 / 30'	12 / 9

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / TBD	x/x	CW	75% / 95%
40 / TBD	x/x	CE	75% / 95%
10 / TBD	x/x	HW	75% / 75%
10 / TBD	x/x	HE	75% / 75%
-- / TBD	x/x	WB	75% / 75%
30 / TBD	x/x	EB	75% / 100%

Landscape Buffer & Screens

See Code Section 6.2.2.D(2)

See Code Section/Policy 323 & 317

Street Name or Property Line	Width (in Ft.) Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Reg. (33%) / Prov.
South Boundary (West)	15' / 15'	609'	24 / 24	8 / 8
South Boundary (East)	15' / 30'	633'	26 / 26	9 / 9

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
609 / Existing	SW	75% / 75%
633 / Existing	SE	75% / 75%

Internal Landscaping

See Code Section 6.2.2.E

Net Site Area (SF) (excludes designated ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
West: 116,424 S.F.	15%	17,464 SF / 62,845 SF	35 / 27
East: 118,476 S.F.	15%	17,771 SF / 66,194 SF	36 / 24
Each Lot: 2,125 S.F.	15%	319 SF / 697 SF	0.6 / shrubs

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
80 / TBD	x/x	IW	75% / 80%
120 / TBD	x/x	IE	75% / 80%
60 / TBD	x/x		75% / 60%

Land Planning

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT /
PRELIMINARY PLAN

CONSTITUTION AND
HANNAH RIDGE DR

PROJECT INFO

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

SCALE

ENTITLEMENT

REUSE INFO

DATE: 03-11-20 BY: KM DESCRIPTION: PER COUNTY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

PRELIMINARY
LANDSCAPE PLAN
AND NOTES

LP

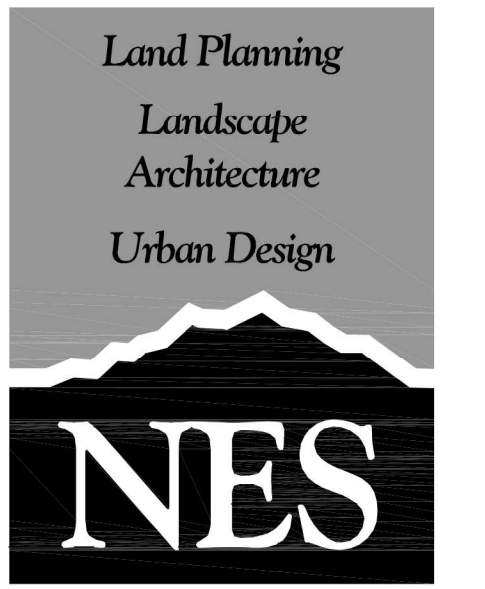
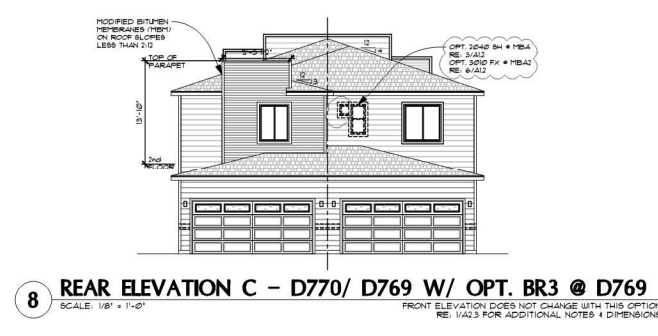
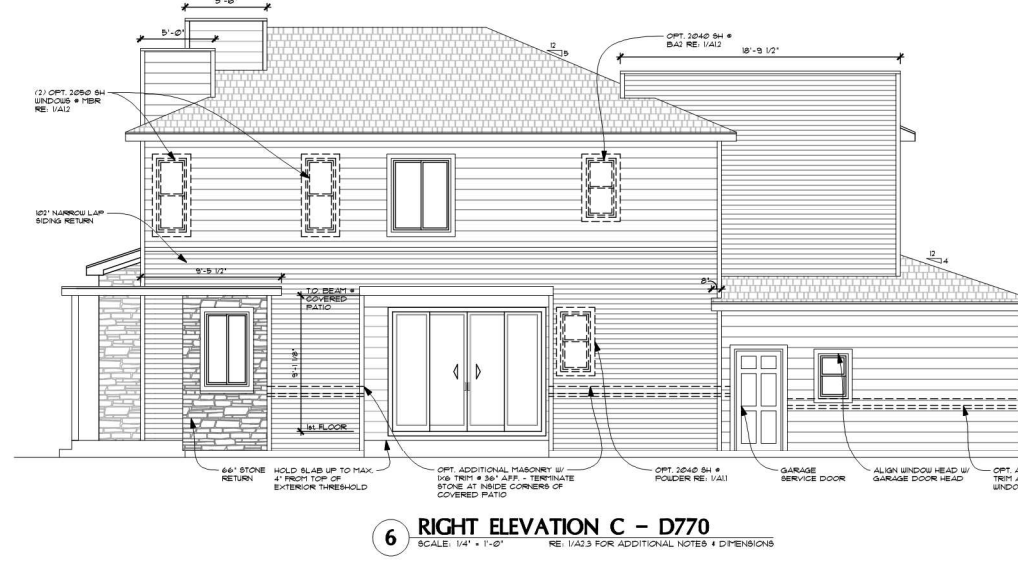
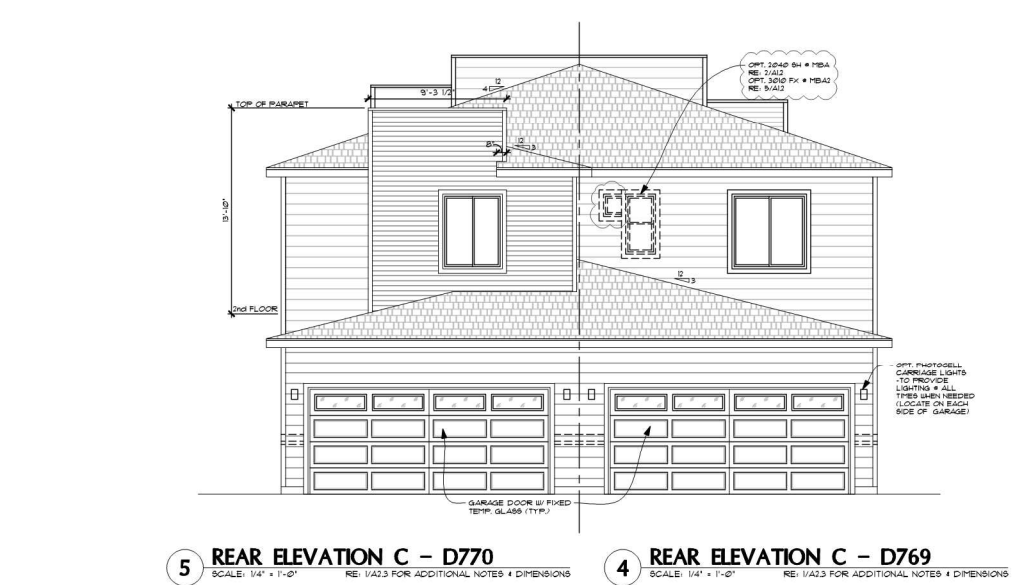
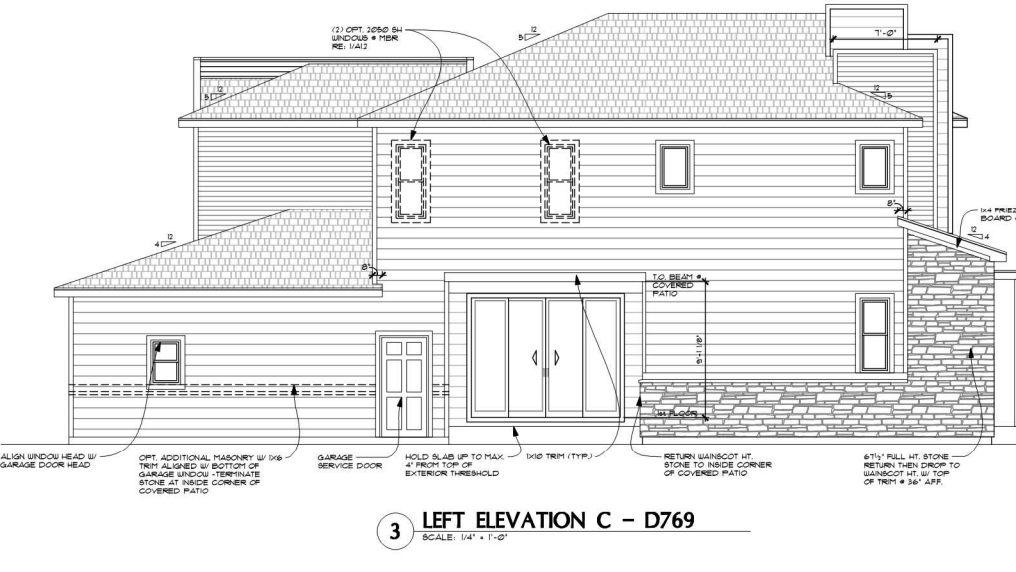
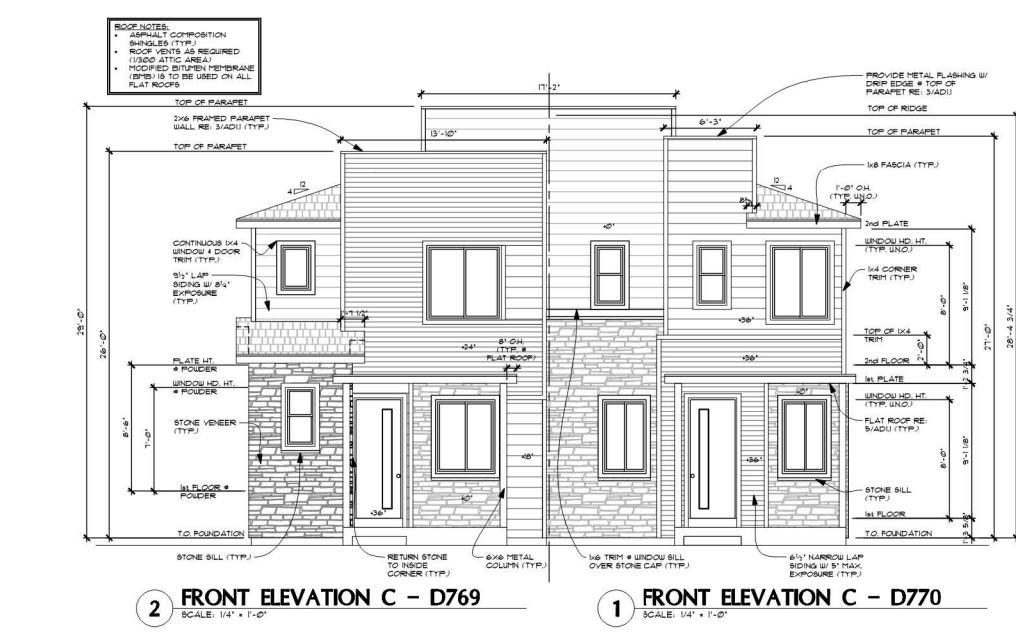
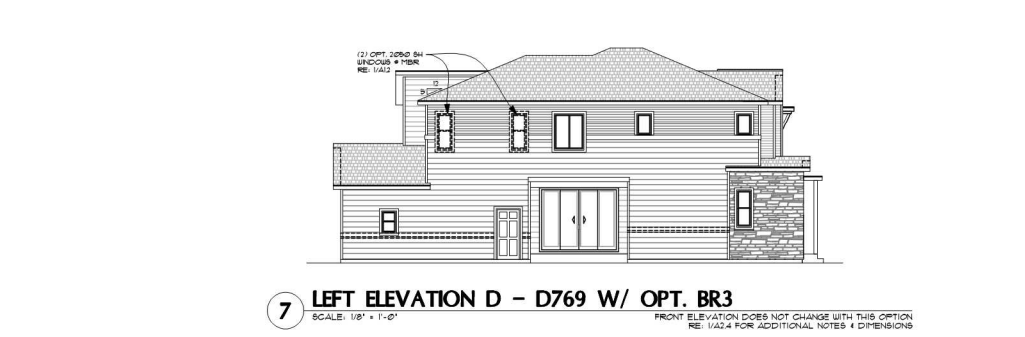
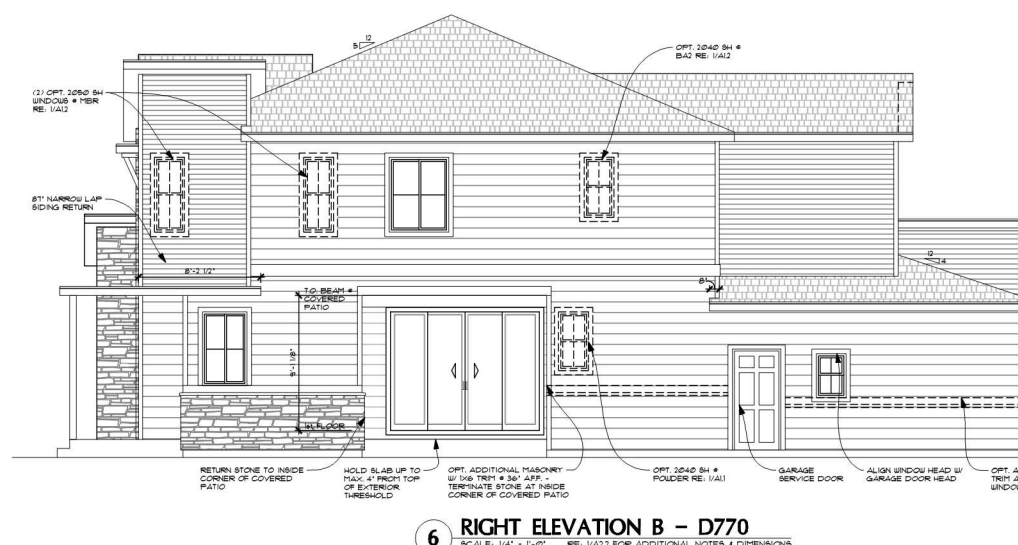
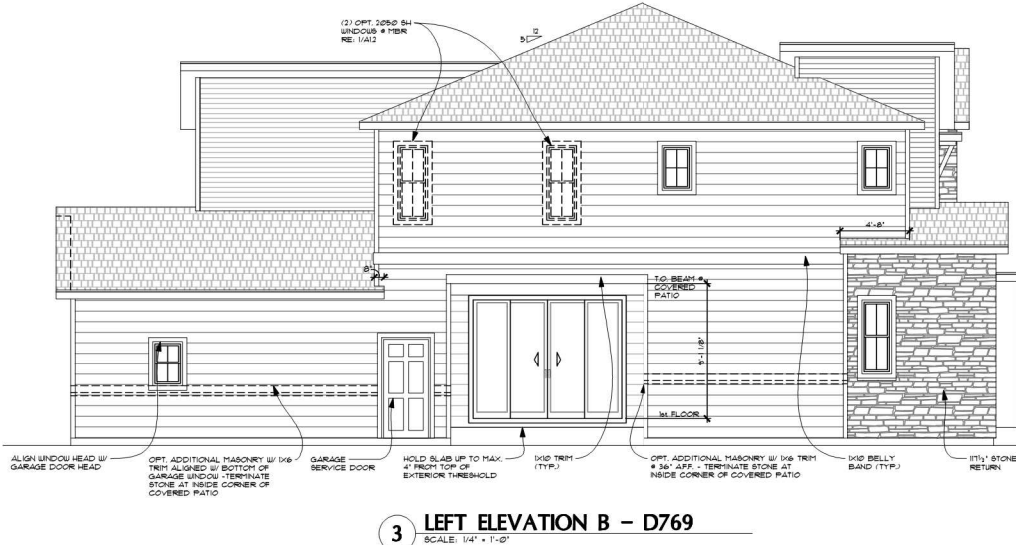
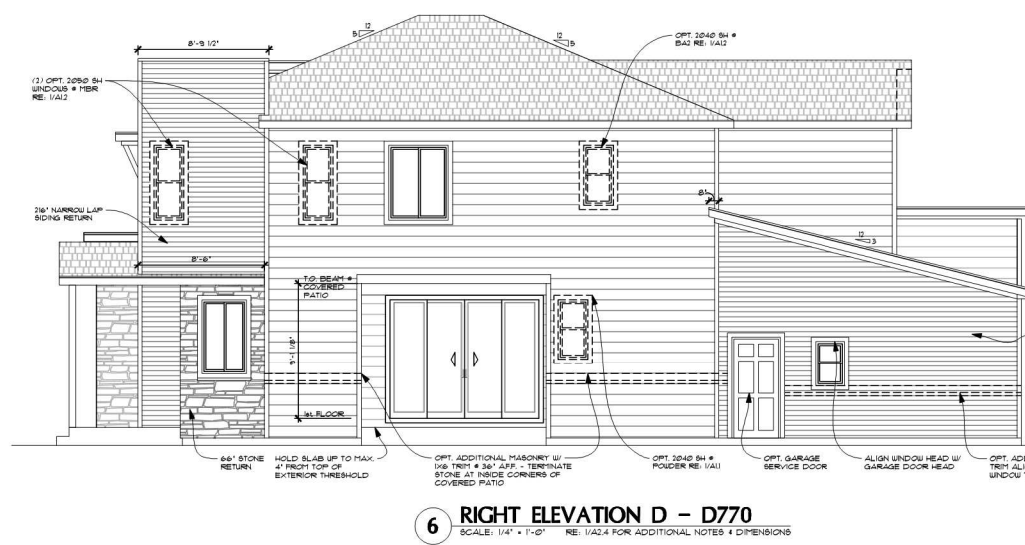
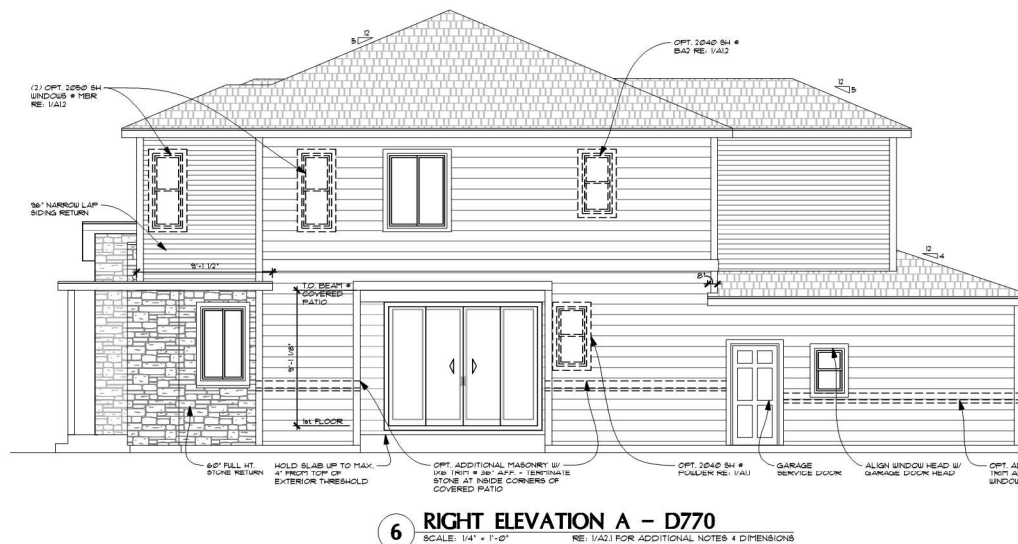
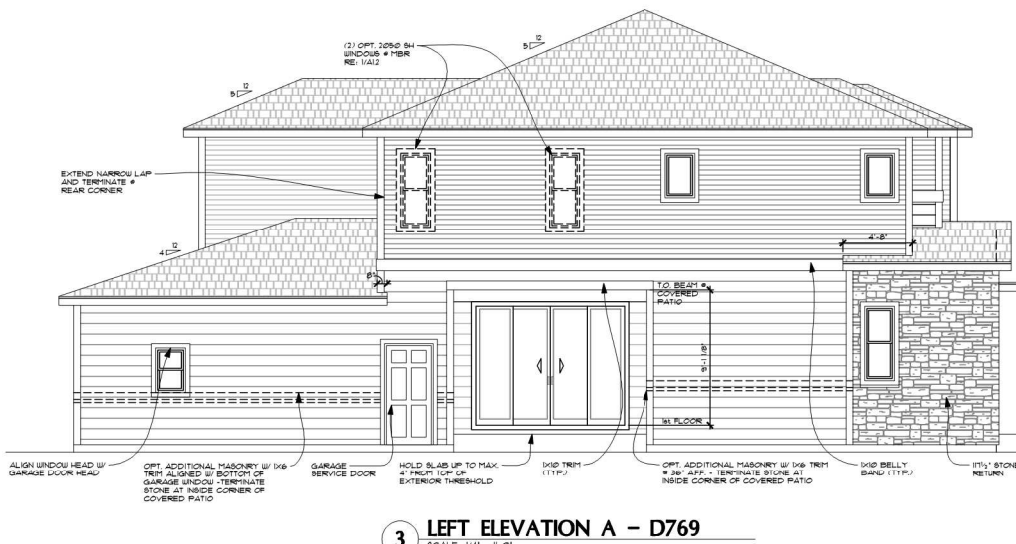
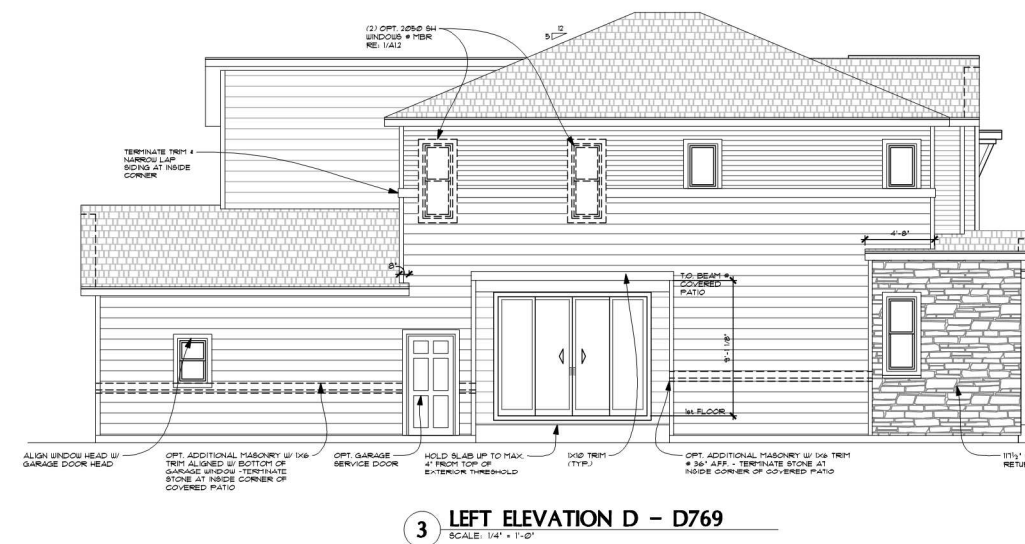
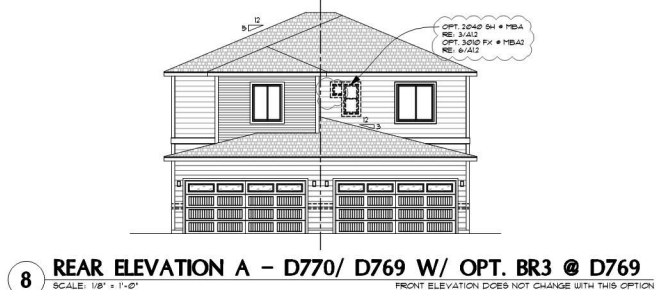
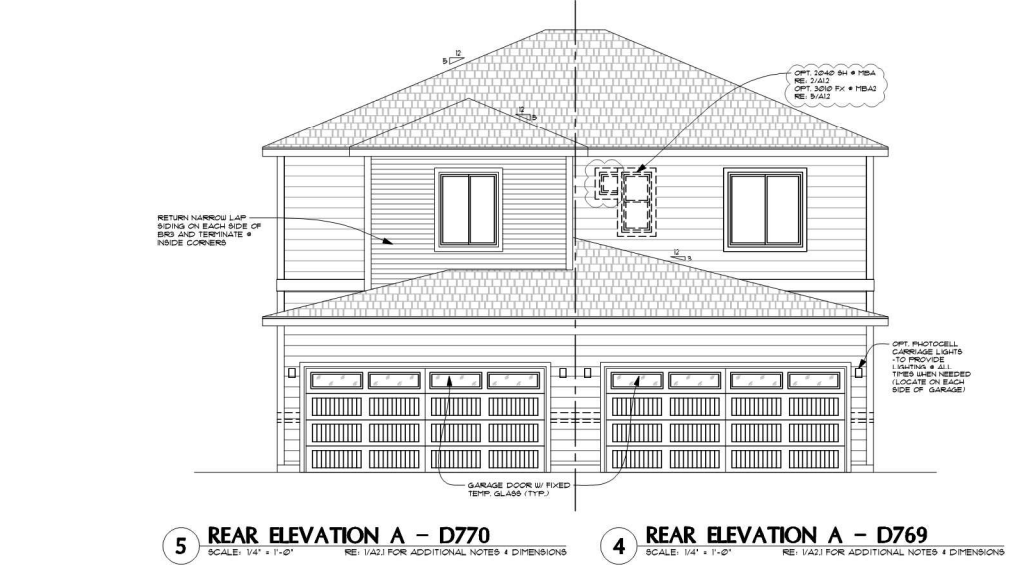
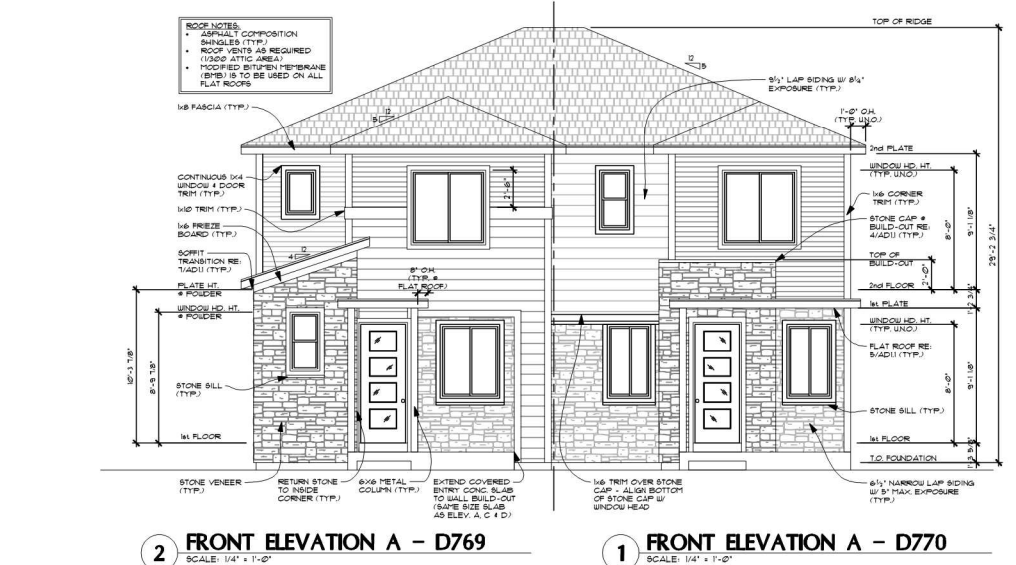
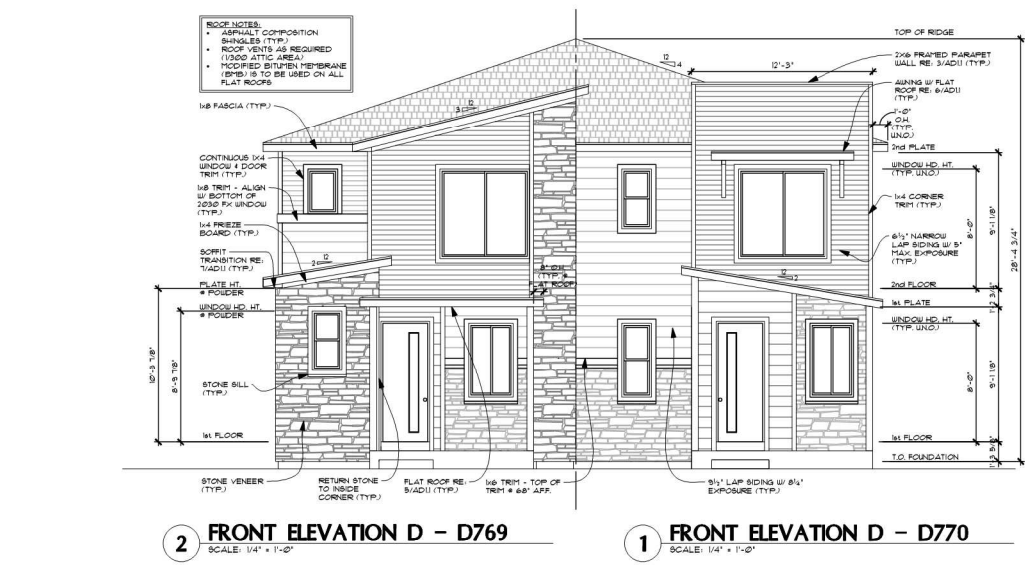
10 OF 11

SHEET NUMBER

PLANTING

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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DENVER
1550 S. Monaco Street
Denver, CO 80202 773-2727

FEATHERGRASS
URBAN
DUPLEXES

PUD DEVELOPMENT /
PRELIMINARY PLAN

CONSTITUTION AND
HANNAH RIDGE DR

DATE: 12-02-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE: BY: DESCRIPTION:

BUILDING
ELEVATIONS

PUD V_2 redlines Planning Only.pdf Markup Summary

dsdparsons (16)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 1:53:09 PM
Status:
Color: ■
Layer:
Space:

after noise study is updated to match current TIS, setbacks from Constitution may change... 2018 noise study data doesn't match TIS

15,363 SF	Total: 84,845 SF
3,700 SF	Total: 17,790 SF
32	Total: 200
12	Total: 210
12	Total: 26
34	Total: 50

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 11:40:10 AM
Status:
Color: ■
Layer:
Space:

add % openspace contiguous here and to LOI

15,363 SF	Total: 84,845 SF
3,700 SF	Total: 17,790 SF
32	Total: 200
12	Total: 210
12	Total: 26
34	Total: 50

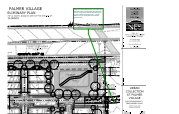
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 11:42:04 AM
Status:
Color: ■
Layer:
Space:

total % open space-please add here and to the LOI so the BoCC sees that you have exceeded 10percent to support pud modifications

15,363 SF	Total: 84,845 SF
3,700 SF	Total: 17,790 SF
32	Total: 200
12	Total: 210
12	Total: 26
34	Total: 50

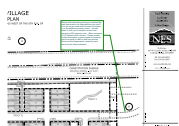
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Page Label: 1
Author: dsdparsons
Date: 4/10/2020 11:44:04 AM
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ADA Parking? ADD



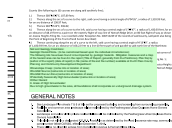
Subject: Callout
Page Label: 9
Author: dsdparsons
Date: 4/10/2020 12:19:13 PM
Status:
Color: ■
Layer:
Space:

should we be escrowing money to construct the road that needs to be extended from the north? If we do not get some with this then the burden is on the adjacent property souley... provide detail of ow your closing this access for ER purposes only;



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 4/10/2020 12:21:41 PM
Status:
Color: ■
Layer:
Space:

should we be escrowing money to construct the road that needs to be extended from the north? If we do not get some with this then the burden is on the adjacent property souley... provide detail of how your closing this access and opening for ER purposes only; More comments in LOI related to this concern. Please provide contact information, phone number for property owner via email to staff so staff can discuss Akers and the illegal parcel created by said owner for the Akers extension.



Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 12:29:03 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 12:29:51 PM
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Color: ■
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use standard note: identify all hazards and constraints specific to lots; some lots may not be suited for basements...groundwater less than 5 feet in spring early summer - review revised report and CGS comments

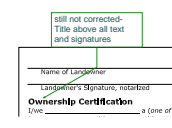


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Page Label: 1
Author: dsdparsons
Date: 4/10/2020 2:05:08 PM
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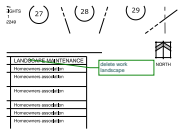
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Page Label: 1
Author: dsdparsons
Date: 4/10/2020 3:24:42 PM
Status:
Color: ■
Layer:
Space:

some allow for driveway parking per parking table



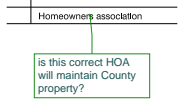
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Date: 4/10/2020 3:27:57 PM
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still not corrected- Title above all text and signatures



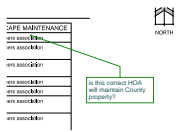
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Author: dsdparsons
Date: 4/10/2020 3:29:04 PM
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delete work landscape



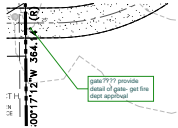
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Date: 4/10/2020 3:29:34 PM
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is this correct HOA will maintain County property?



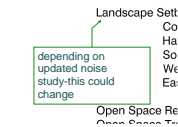
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Author: dsdparsons
Date: 4/10/2020 3:29:47 PM
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is this correct HOA will maintain County property?



Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 4/10/2020 3:32:28 PM
Status:
Color: ■
Layer:
Space:

gate???? provide detail of gate- get fire dept approval



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 4/10/2020 3:33:33 PM
Status:
Color: ■
Layer:
Space:

depending on updated noise study-this could change