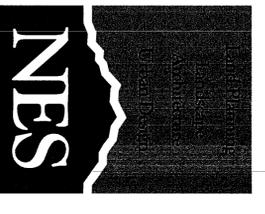
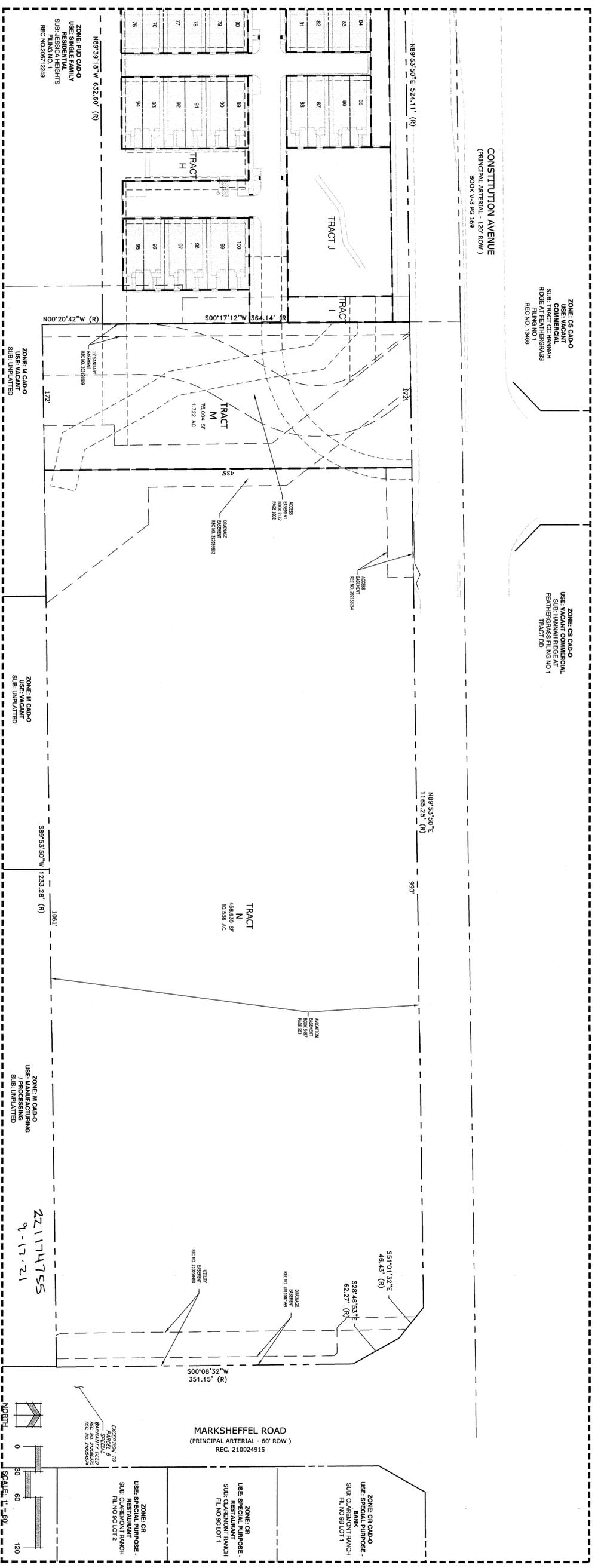
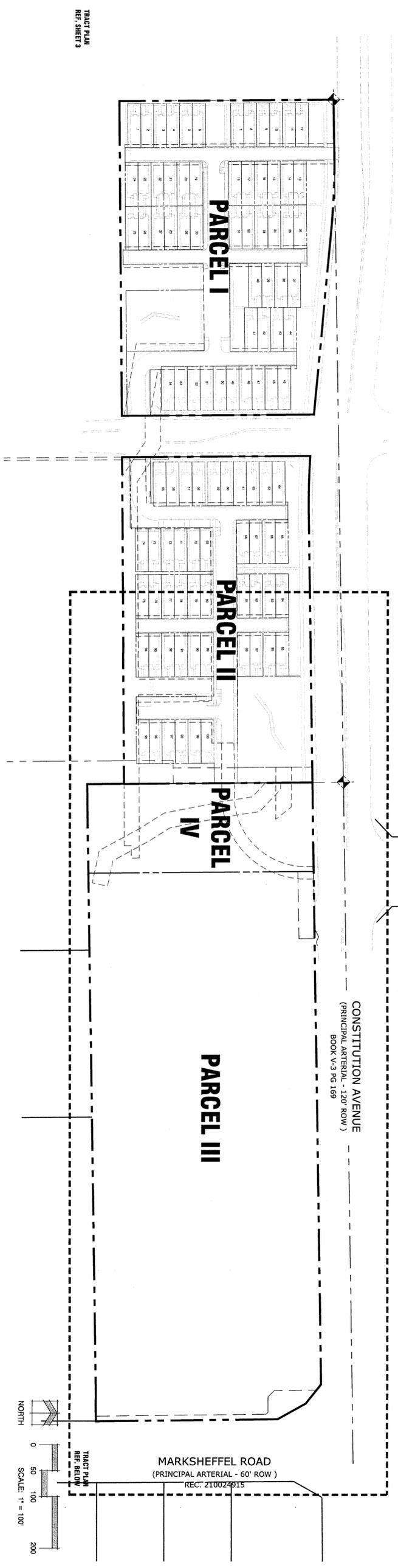


**URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN**
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P. M. OF
EL PASO COUNTY, COLORADO



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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IN ASSOCIATION WITH
URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN
CONSTITUTION AVE. AND HANNAH RIDGE DR.

PROJECT INFO
DATE: 11-03-2010
PROJECT MGR: A. BARRON
PREPARED BY: K. MARSHALL

DATE	BY	DESCRIPTION
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS
07-01-20	KM	PER COUNTY REVIEW COMMENTS

ISSUE / REVISION	ISSUE INFO	SEAL
ENTITLEMENT		

PLAN FILE #	SHEET NUMBER	SHEET TITLE
	2	OVERALL PRELIMINARY PLAN
	OF 13	

URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

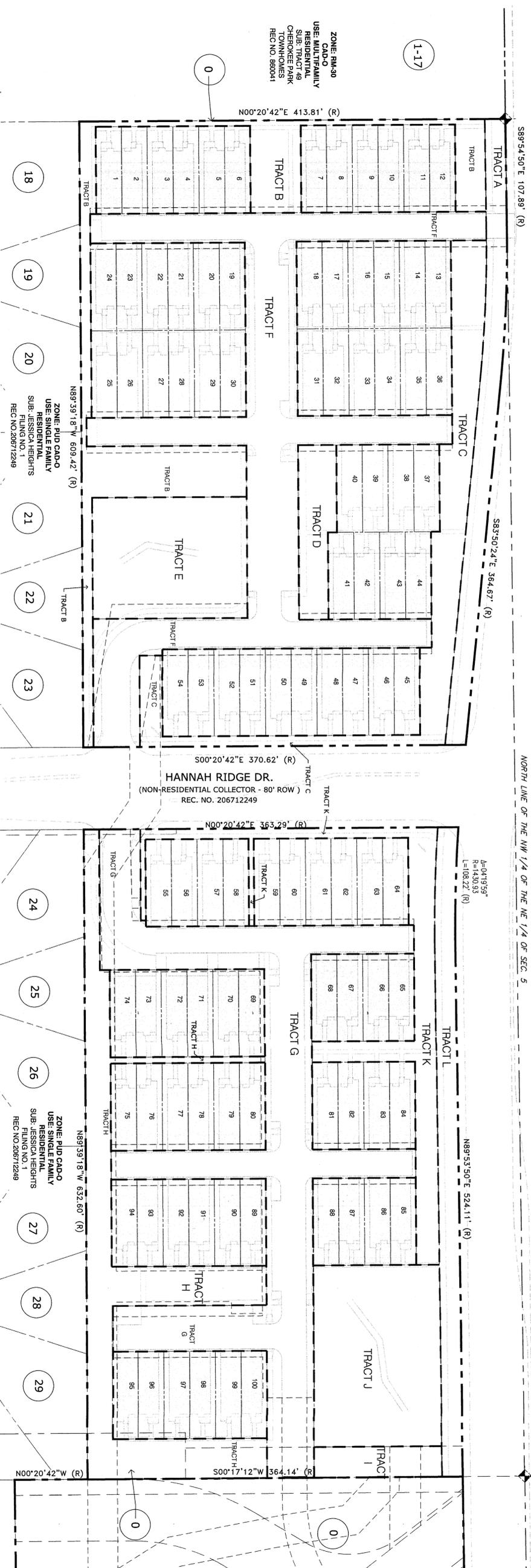
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

ZONE: RM-30 CAD-O
 USE: VACANT COMMERCIAL
 SUB: TRACT 00 HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 1
 REC NO. 13468

ZONE: CS CAD-O
 USE: RESIDENTIAL
 SUB: TRACT 00 HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 1
 REC NO. 13468

CONSTITUTION AVENUE
 (PRINCIPAL ARTERIAL - 120' ROW)
 BOOK V-3 PG 169

CONSTITUTION AVENUE
 (PRINCIPAL ARTERIAL - 120' ROW)
 BOOK V-3 PG 169



Parcel Number	Name	Address	City, State, Zip
0	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
1	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
2	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
3	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
4	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
5	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
6	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
7	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
8	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
9	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
10	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
11	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
12	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
13	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
14	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
15	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
16	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
17	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
18	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
19	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
20	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
21	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
22	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
23	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
24	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
25	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
26	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
27	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
28	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631
29	FEATHERGRASS INVESTMENTS LLC	4715 N CHESTNUT ST	COLORADO SPRINGS CO 80907-3631

TRACT TABLE

TRACT NAME	SIZE (SF)	SIZE (Ac)	LAND USE	OWNERSHIP & MAINTENANCE
Tract A	12,231	0.28	Right of Way Dedication	El Paso County*
Tract B	15,090	0.35	Open Space, Landscape Buffer, Pedestrian Circulation, Detention Maintenance Access, Public and Private Utilities	Homeowners association
Tract C	18,788	0.43	Open Space, Landscape S setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract D	5,006	0.13	Open Space, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract E	25,199	0.58	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract F	51,735	1.19	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract G	51,447	1.18	Private Road Access, Parking, Pedestrian Circulation, Public and Private Utilities	Homeowners association
Tract H	26,716	0.61	Open Space, Landscape S setback, Landscape Buffer, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract I	3,717	0.09	Public and Private Utilities	Homeowners association
Tract J	21,723	0.50	Full Spectrum Detention, Public and Private Utilities	Homeowners association
Tract K	14,990	0.34	Open Space, Landscape S setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract L	12,650	0.29	Right of Way Dedication	El Paso County*
Tract M**	75,004	1.72	Full Spectrum Detention, Drainage, Future Development	Property owner
Tract N**	453,839	10.54	Full Spectrum Detention, Drainage, Future Development	Property owner

*Landscape adjacent to subject property up to the back of curb of the public road will be maintained by the Homeowners association.
 **Shown on Sheet 2

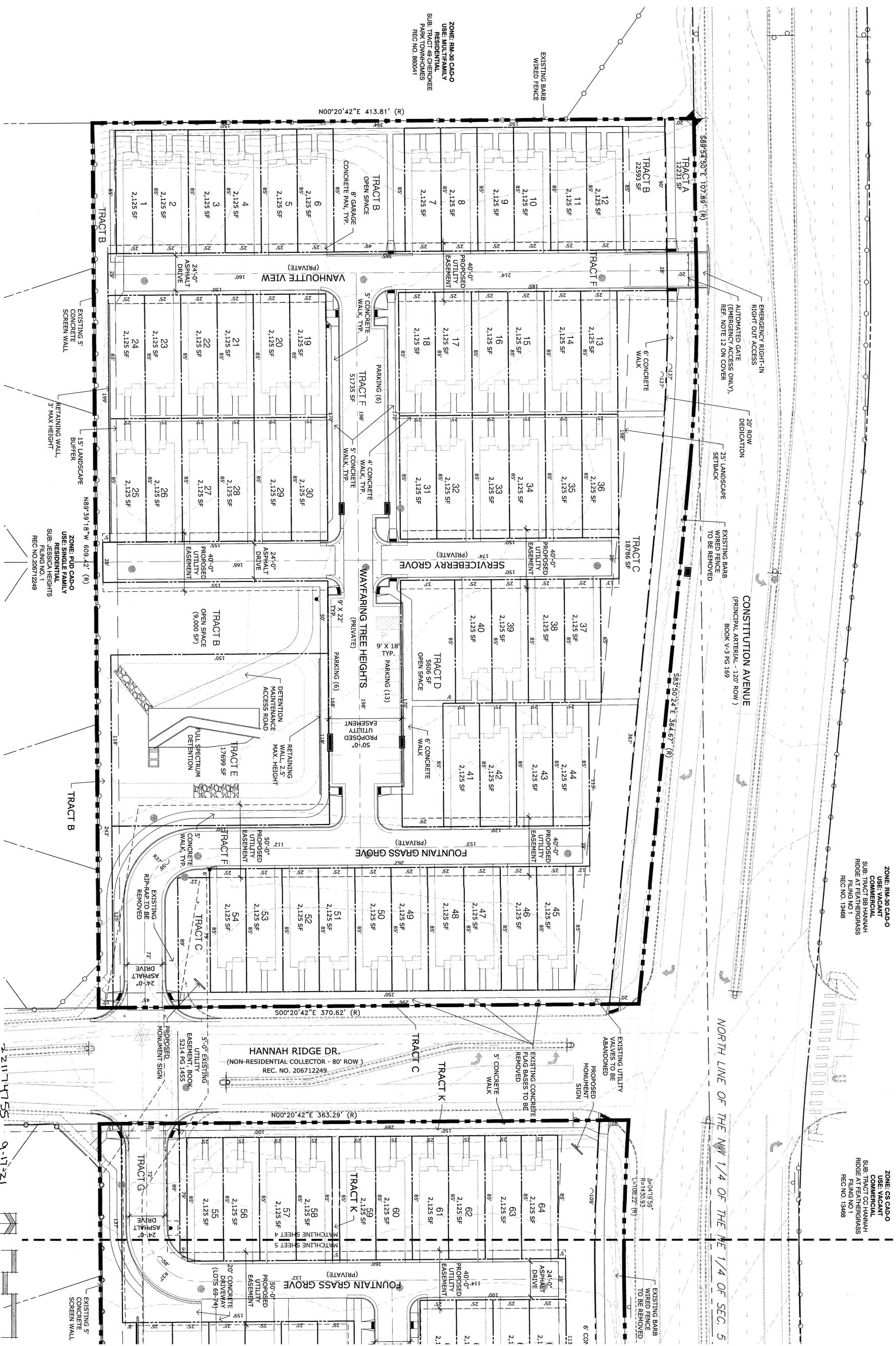
221174755
 9-17-21

PLAN FILE # SHEET NUMBER 3 OF 13	SHEET TITLE TRACT MAP & ADJACENT PROPERTY OWNERS	ISSUE / REVISION	ISSUE INFO	PROJECT INFO DATE: 12-03-2019 PROJECT MGR: A. BARLOW PREPARED BY: K. MARSHALL	IN ASSOCIATION WITH URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN CONSTITUTION AVE. AND HANNAH RIDGE DR.	PLANNER / LANDSCAPE ARCHITECT 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 © 2012. All Rights Reserved.	
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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



ZONE: RM-30 CAB-O
 USE: VACANT COMMERCIAL
 SUB: TRACT BB HANNAH RIDGE AT FEATHERGRASS
 FILING NO. REC NO. 13468

ZONE: CS CAB-O
 USE: VACANT COMMERCIAL
 SUB: TRACT CC HANNAH RIDGE AT FEATHERGRASS
 FILING NO. REC NO. 13468

N.E.S. Inc.
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 Fax 719.471.0267
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URBAN COLLECTION AT PALMER VILLAGE
 PUD DEVELOPMENT / PRELIMINARY PLAN
 HANNAH RIDGE DR.

DATE: 12.02.2010
 PROJECT MGR: A. BARLOW
 REBARRED BY: K. MARSHALL

DATE	BY	DESCRIPTION
03-11-20	KM	PER COUNTY REVIEW
06-03-20	KM	PER COUNTY REVIEW
07-01-20	KM	PER COUNTY REVIEW COMMENTS

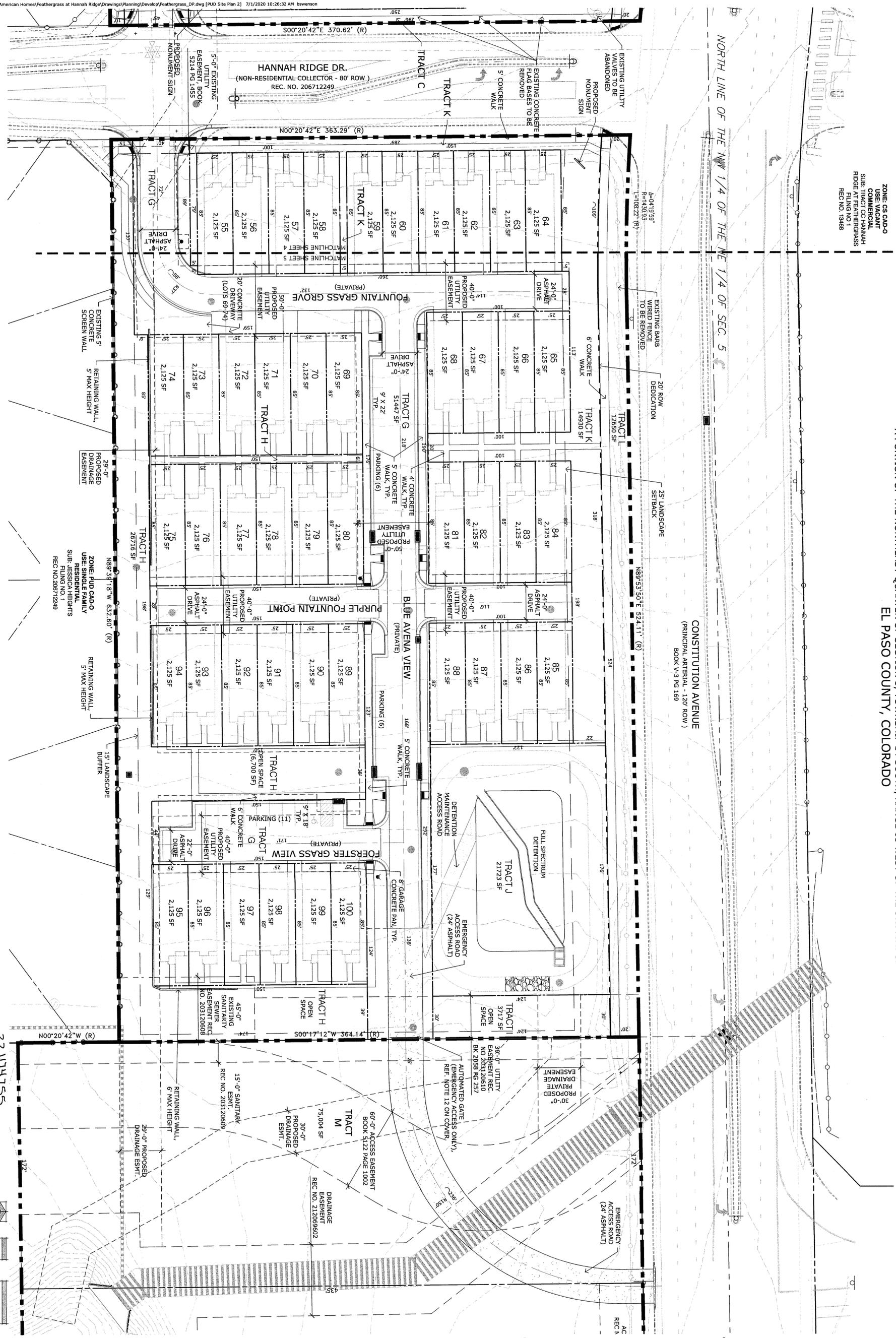
ENTITLEMENT

PUD PRELIMINARY SITE PLAN

4 OF 13

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

ZONE: CS CAD-O
 USE: VACANT COMMERCIAL
 SUB: TRACT C/HANNAH RIDGE AT FEATHERGRASS
 FILING NO. 1
 REC. NO. 19488



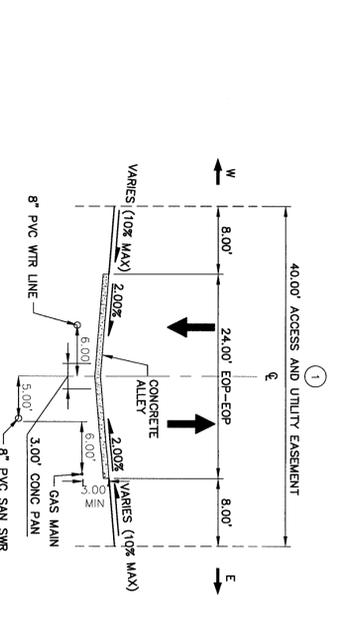
22114755
 9-17-21

PLN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE INFO	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
	5	PUD PRELIMINARY SITE PLAN			ENTITLEMENT	DATE: 12-02-2019 PROJECT MGR: A. BARLOW PREPARED BY: K. MARSHALL	URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN CONSTITUTION AVE. AND HANNAH RIDGE DR.	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 © 2012, All Rights Reserved.

URBAN COLLECTION AT PALMER VILLAGE

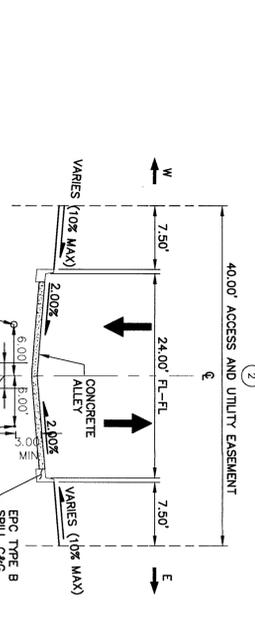
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN



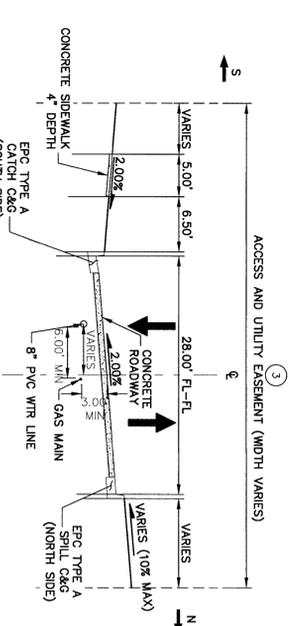
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 1

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: WAYFARING TREE HEIGHTS, FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, VANHOUTTE VIEW, BLUE AVENUE VIEW, FOUNTAIN POINT



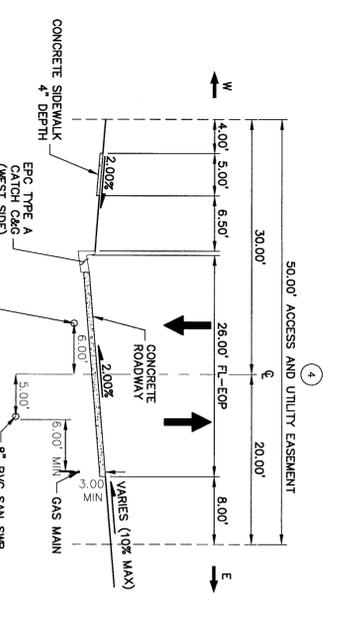
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 2

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: VANHOUTTE VIEW (EMERGENCY VEHICLE ACCESS)



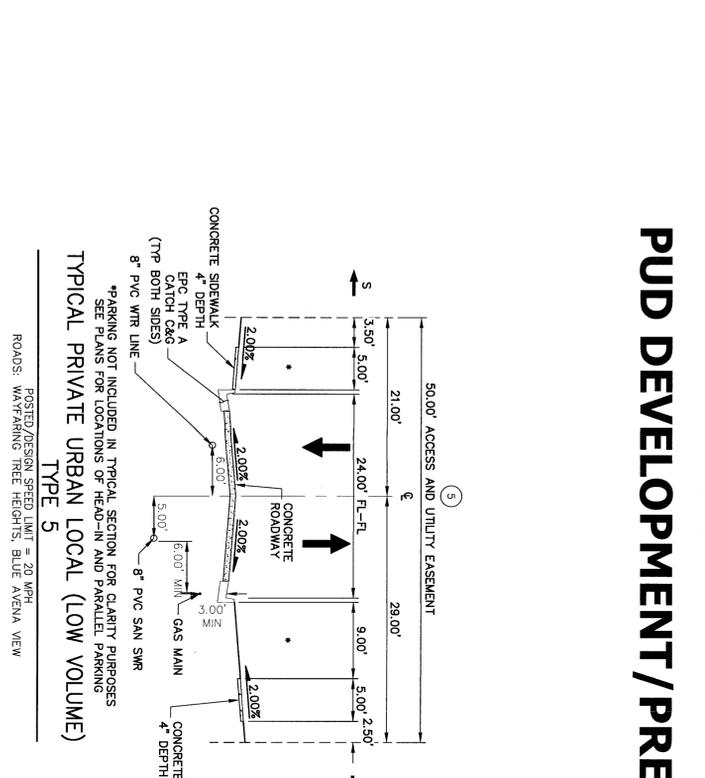
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 3

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (ENTRANCE)



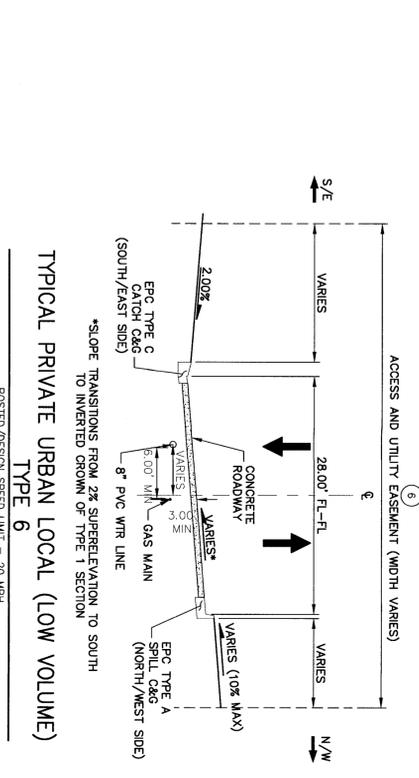
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 4

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



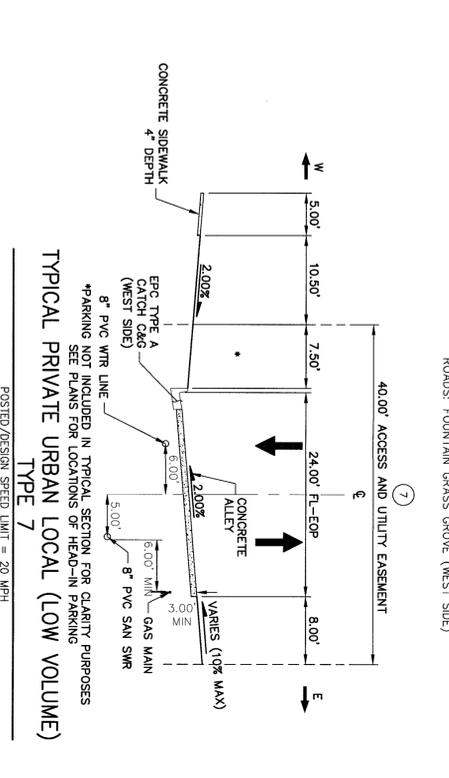
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 5

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: WAYFARING TREE HEIGHTS, BLUE AVENUE VIEW



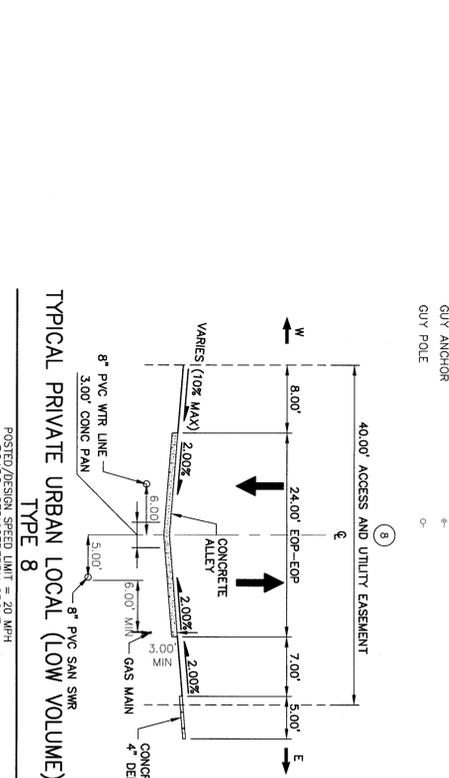
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 6

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 7

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FORNSTER GRASS VIEW



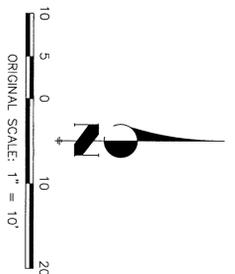
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 8

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: SERVICEBERRY GROVE

LEGEND

SECTION LINE	EXISTING	PROPOSED
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
WIRE FENCE	X	X
CHAIN LINK FENCE	X	X
WOOD FENCE	◇	◇
MASONRY FENCE	□	□
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
SANITARY SEWER	S	S
STORM DRAIN	T	T
TELEPHONE	T	T
WATER MAIN	W	W
TOP OF SLOPE	▲	▲
TOE OF SLOPE	▼	▼
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6102	6102
FLARED END SECTION	▭	▭
STORM MANHOLE	⊙	⊙
STORM INLET	■	■
RIPPRAP	▨	▨
SANITARY MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
MANHOLE	⊙	⊙
BEND	⊙	⊙
BLOW-OFF VALVE	⊙	⊙
VALVE	⊙	⊙
PLUG W/ THRUST BLOCK	⊙	⊙
TEE	⊙	⊙
CABLE TELEVISION PEDESTAL	⊙	⊙
ELECTRICAL PEDESTAL	⊙	⊙
TELEPHONE PEDESTAL	⊙	⊙
UTILITY POLE	⊙	⊙
GUY ANCHOR	⊙	⊙
GUY POLE	⊙	⊙

- STORM MANHOLE
- STORM INLET
- RIPPRAP
- FLARED END SECTION
- SANITARY MANHOLE
- FIRE HYDRANT
- MANHOLE
- BEND
- BLOW-OFF VALVE
- VALVE
- PLUG W/ THRUST BLOCK
- TEE
- CABLE TELEVISION PEDESTAL
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- GUY POLE



TYPICAL SECTIONS NOTES

1. SEE SHEETS 7 AND 8 FOR LOCATIONS OF TYPICAL SECTIONS.
2. ALL SIDEWALKS ARE TO HAVE 5' OF DEPTH AT DRIVEWAYS.

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 ENGINEERING

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

SHEET 6 OF 13	URBAN COLLECTION AT PALMER VILLAGE	H-SCALE	1"=10'	No.	REVISION	BY	DATE
		V-SCALE	N/A	1	REVISIONS PER COMMENTS	RD	03/11/20
25149.01	PUD DEVELOPMENT/PRELIMINARY PLAN	DATE	06/01/20	2	REVISIONS PER COMMENTS	GE	06/30/20
		DESIGNED BY	RPD				
	TYPICAL STREET SECTIONS	DRAWN BY	RPD				
		CHECKED BY					

J-R ENGINEERING
 A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9688 • www.jrengineering.com

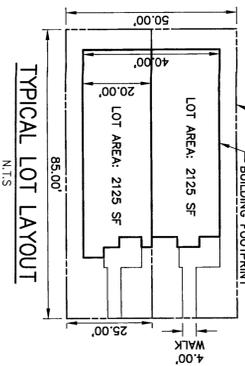
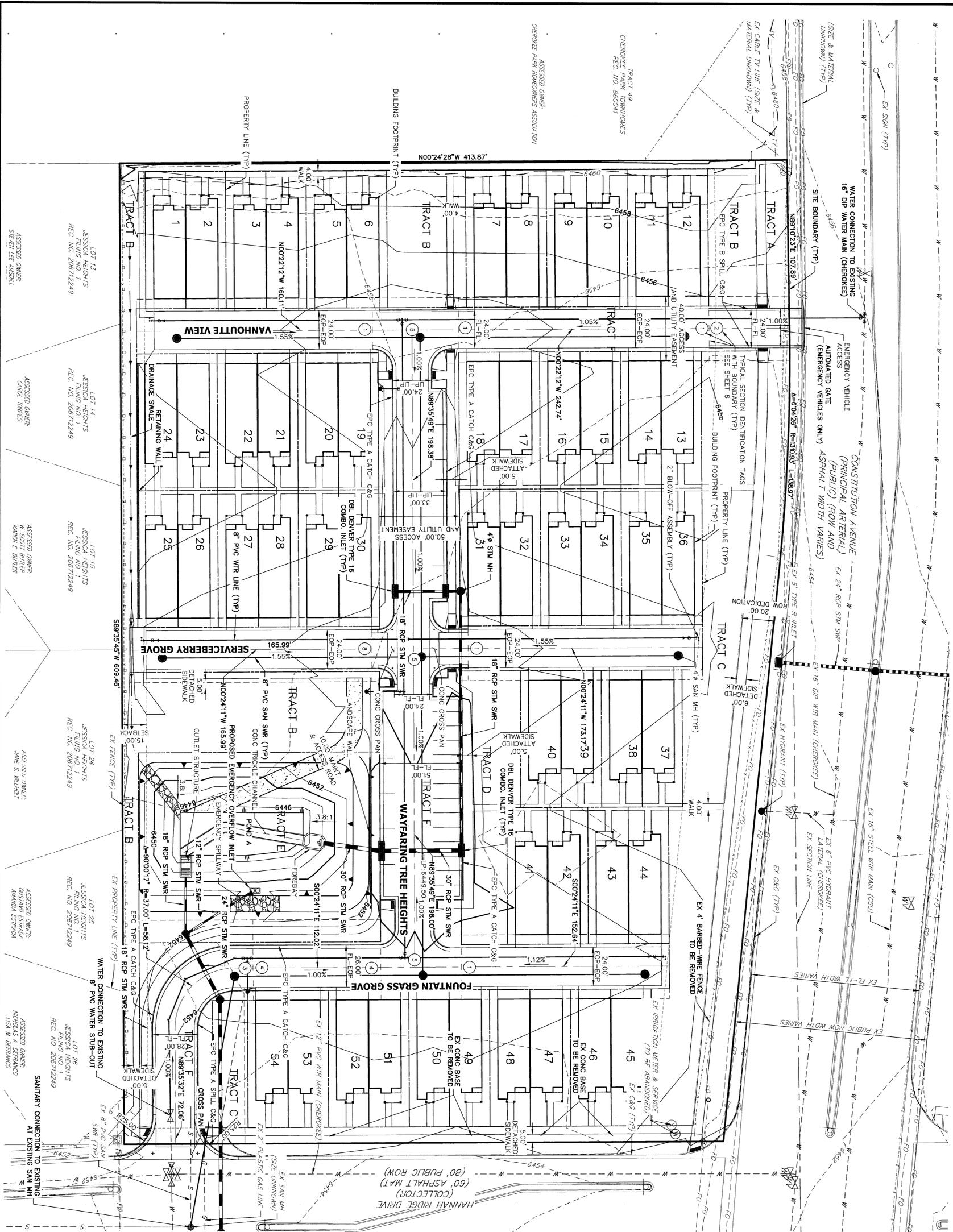
PREPARED FOR
RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, CO 80237
 (720) 977-3827
 JASON.POCK@MDCH.COM

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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



PRELIMINARY PLAN NOTES

1. ALL PROPOSED ROADS ARE CLASSIFIED AS PRIVATE URBAN LOCAL.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE 20" M.P.H.
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. 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 THE STORM SEWER OUTLET SYSTEM FOR POND A WILL BE CENTERED IN A 29'-FOOT DRAINAGE EASEMENT. POND B OUT-FALL SYSTEM WILL BE CENTERED IN A 30'-FOOT DRAINAGE EASEMENT.
8. THE STORM SEWER OUTLET SYSTEM FOR POND A WILL BE CENTERED IN A 29'-FOOT DRAINAGE EASEMENT. POND B OUT-FALL SYSTEM WILL BE CENTERED IN A 30'-FOOT DRAINAGE EASEMENT.
9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND 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.

22114755
9.17.21

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

ORIGINAL SCALE: 1" = 30'

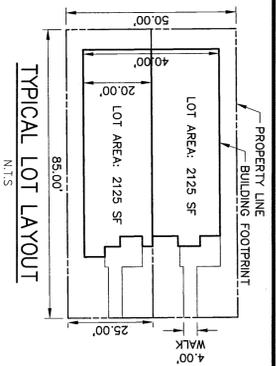


URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN GRADING & UTILITY	H-SCALE 1" = 30' V-SCALE N/A DATE 06/01/20 DESIGNED BY NQJ DRAWN BY RPD CHECKED BY	No. REVISION 1 REVISIONS PER COMMENTS 2 REVISIONS PER COMMENTS	BY DATE RD 03/11/20 GE 06/30/20	JR ENGINEERING A Westrian Company Centennial 303-740-9393 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	PREPARED FOR RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 (720) 977-3827 JASON.POCK@MDCH.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
SHEET 7 OF 13 JOB NO. 25149.01						

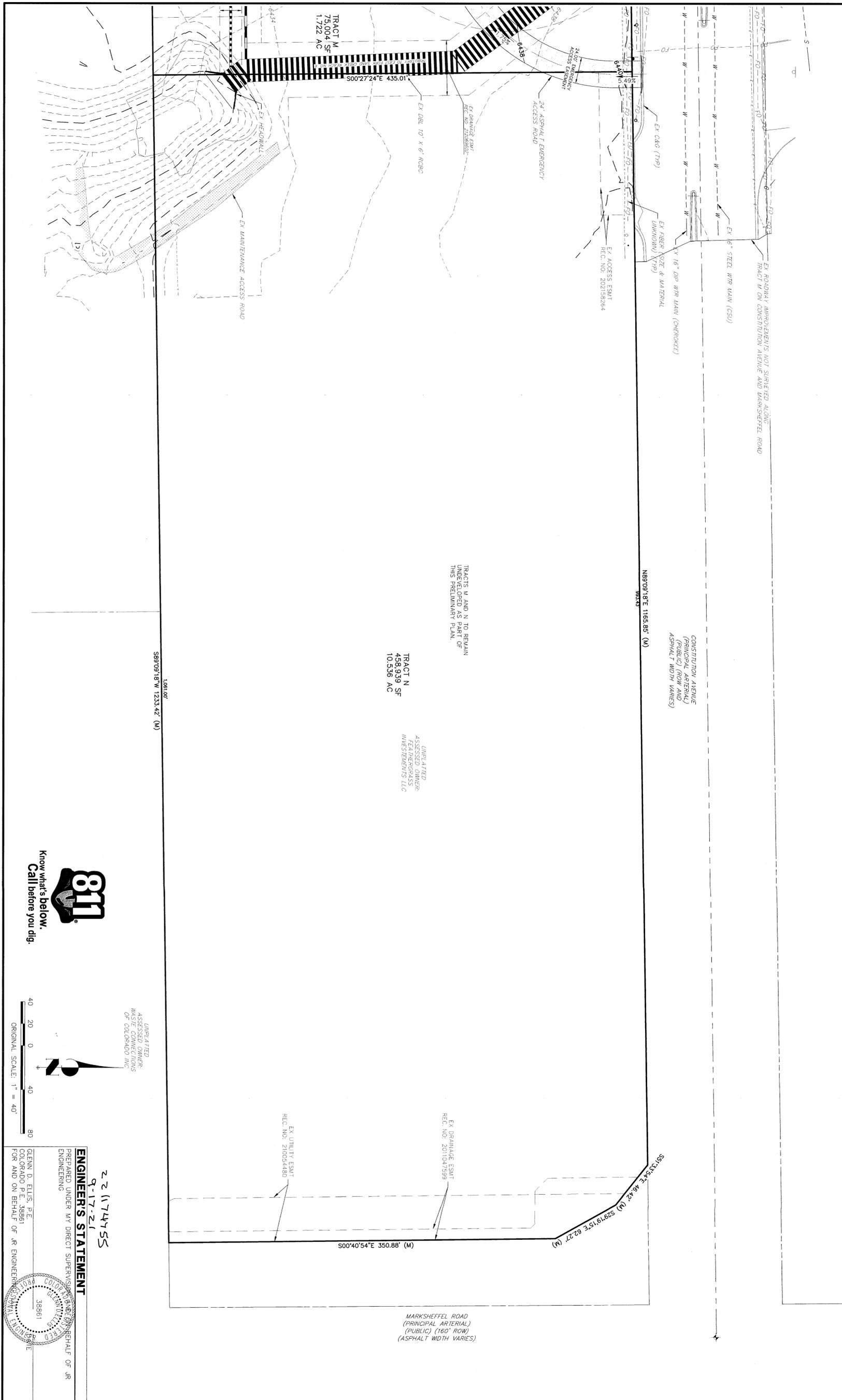
URBAN COLLECTION AT PALMER VILLAGE

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



- 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 WATER LINES HAVE A 2-INCH BLOW OFF VALVE.
 4. ALL PROPOSED WATER LINES AND SANITARY SEWER ARE 8" PVC.
 5. ALL PROPOSED STORM INLETS ARE DOUBLE DENVER TYPE 16.
 6. COMBINATION INLETS UNLESS OTHERWISE NOTED SHALL COVER 10" MANHOLES AND 18" COVER STEEL MANHOLES.
 7. FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, AND YANNUQUITE VIEW, THE 50-FOOT ACCESS & UTILITY EASEMENT SHALL COVER FOUNTAIN GRASS GROVE (ENTRANCE).
 8. THE STORM SEWER DOWNFALL SYSTEM FOR POND 1 WILL BE THE SAME AS THE STORM SEWER FOR POND 2.
 9. A PUBLIC IMPROVEMENT EASEMENT SHALL EXTEND 1 FOOT BEHIND THE SIDEWALKS ALONG CONSTITUTION AVENUE AND HANNAH RIDGE DRIVE.
 10. THE PROPOSED RIGHT-OF-WAY AND COVER STEEL SIDEWALKS SHALL BE SUBMITTED IN CONNECTION WITH CONSTRUCTION DOCUMENTS & ASSURANCES POSTED PRIOR TO OBTAINING A GRADING PERMIT.



TRACTS M AND N TO REMAIN UNDEVELOPED AS PART OF THIS PRELIMINARY PLAN.

TRACT N
458,939 SF
10.536 AC
UNPLATTED ASSESSED OWNER: FEATHERPASS INVESTMENTS LLC

589'09'18" W 1233.42' (N)

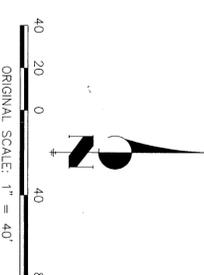
589'09'18" E 1165.85' (N)

MARKSHEFFEL ROAD (PRINCIPAL ARTERIAL) (PUBLIC) (160' ROW) (ASPHALT WIDTH VARIES)

EX UTILITY ESMT REC. NO: 210054480

EX DRAINAGE ESMT REC. NO: 2010147999

URBAN ATED ASSESSED OWNER: WASTE CONNECTIONS OF COLORADO INC



811
Know what's below.
Call before you dig.

2 2 (174)SS
9-17-21

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

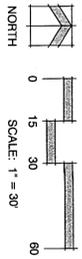
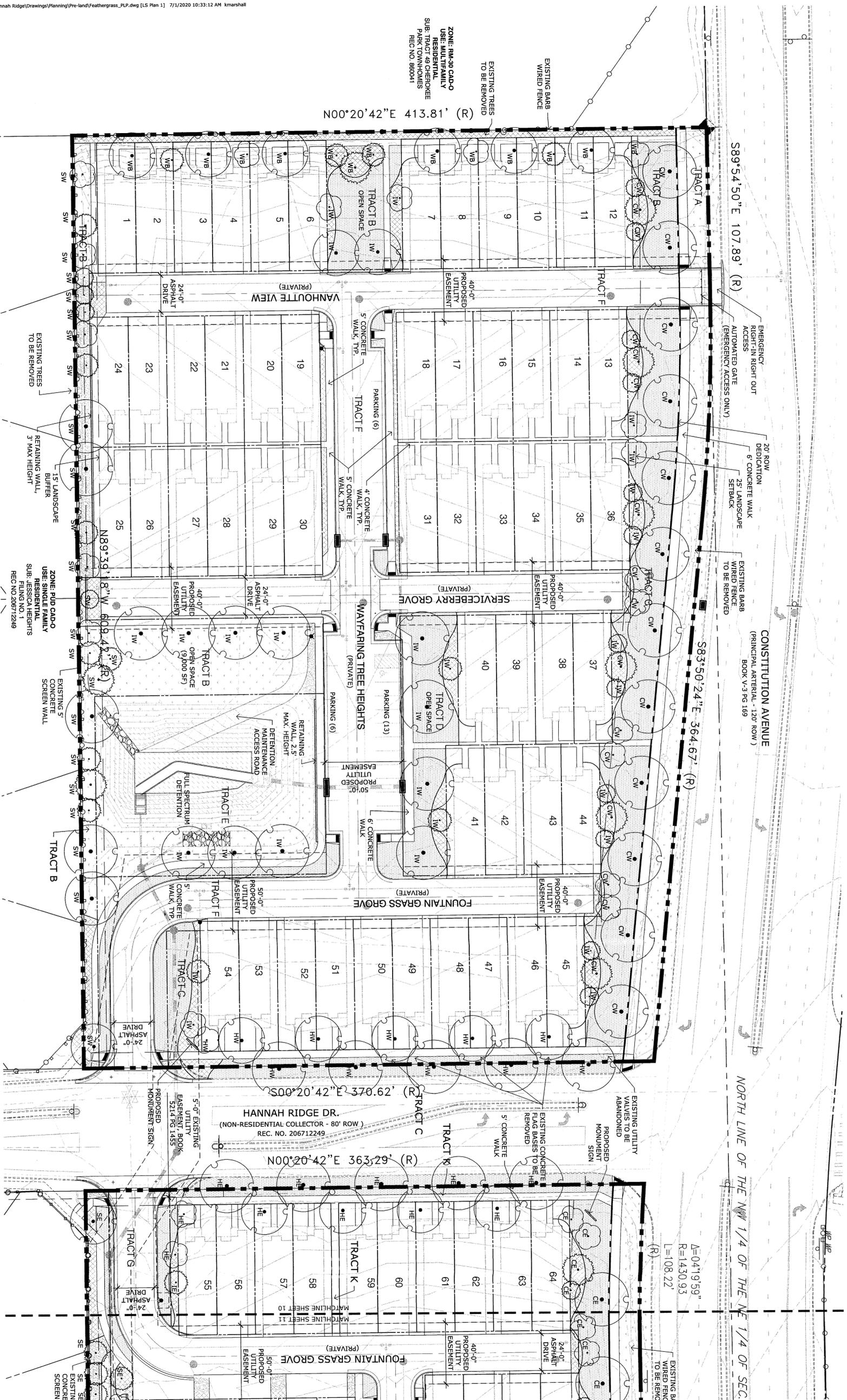


URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN GRADING & UTILITY	H-SCALE	1" = 30'	No.	REVISION	BY	DATE	PREPARED FOR RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 (720) 977-3827 JASON.POCK@MDCH.COM	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	V-SCALE	N/A		1		REVISIONS PER COMMENTS		
	DATE	06/01/20	2	REVISIONS PER COMMENTS	GE	06/30/20		
	DESIGNED BY	NQJ						
	DRAWN BY	RPD						
	CHECKED BY							
SHEET	9 OF 13							
JOB NO.	25149.01							

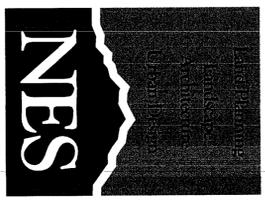


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URBAN COLLECTION AT PALMER VILLAGE
 PUD DEVELOPMENT/PRELIMINARY PLAN
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
 EL PASO COUNTY, COLORADO



22114755
 9.17.21



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PLANNER / LANDSCAPE ARCHITECT
 IN ASSOCIATION WITH
 URBAN COLLECTION AT PALMER VILLAGE
 PUD DEVELOPMENT / PRELIMINARY PLAN
 HANNAH RIDGE DR

PROJECT INFO
 DATE: 12-02-2019
 PROJECT MGR: A. BARKOW
 DRAWN BY: K. MARSHALL

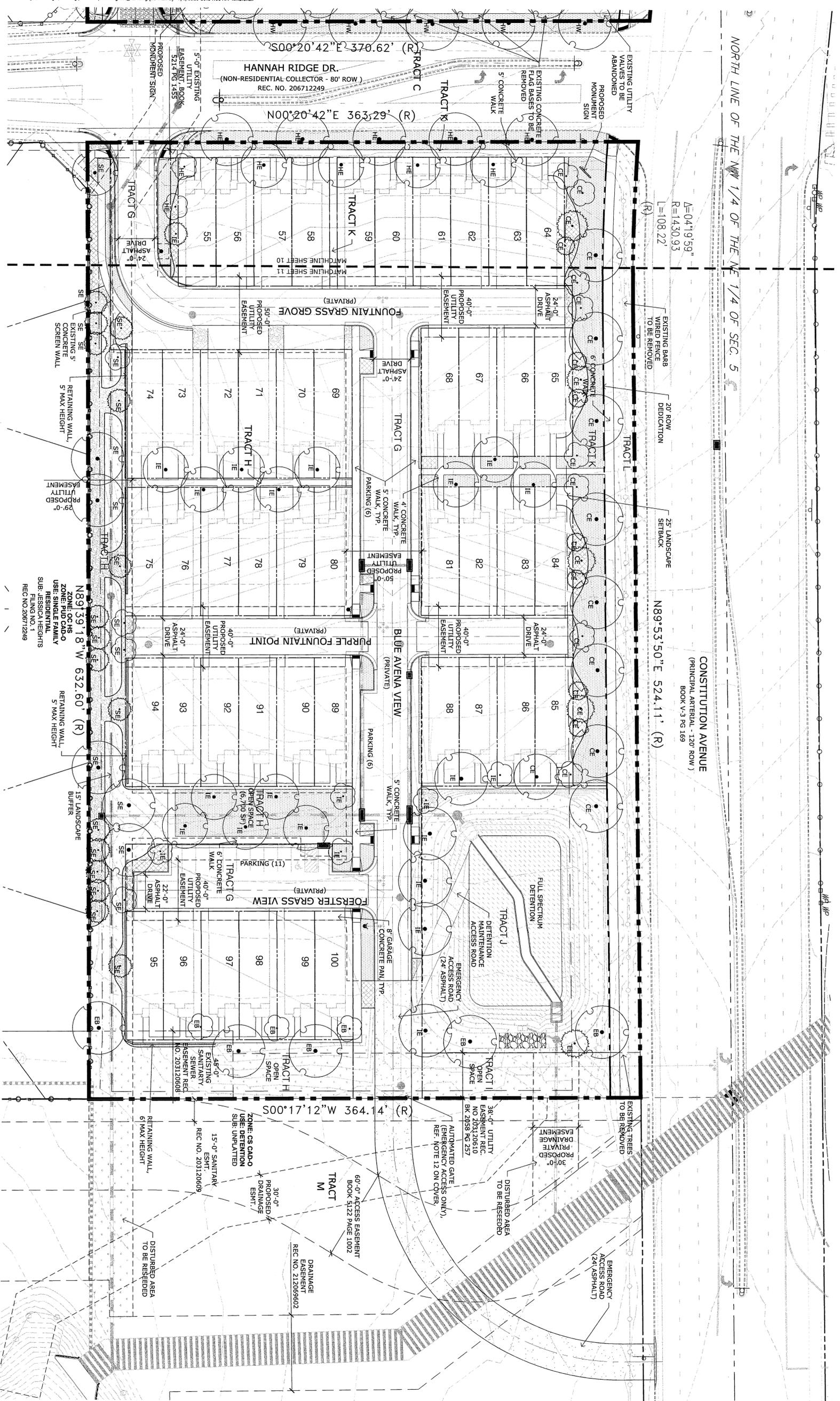
DATE	BY	DESCRIPTION
03-11-20	KM	PRE COUNTY REVIEW
06-03-20	KM	COMMENTS REVIEW
07-01-20	KM	PRE COUNTY REVIEW

ISSUE / REVISION
 PRELIMINARY LANDSCAPE PLAN AND NOTES

SHEET NUMBER
 10 OF 13

PLAN FILE #

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



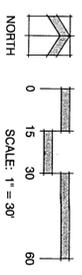
CONSTITUTION AVENUE
 (PRINCIPAL ARTERIAL - 120' ROW)
 BOOK V-3 PG 169

$N89^{\circ}53'50''E$ 524.11' (R)

$A=041959''$
 $R=1430.93$
 $L=108.22'$

$N89^{\circ}39'18''W$ 632.60' (R)
 ZONE: OC-HS
 USE: SINGLE FAMILY
 SUB: RESIDENTIAL
 REC NO. 206712249

$S00^{\circ}17'12''W$ 364.14' (R)
 ZONE: CS CAD-O
 USE: DETENTION
 SUB: UNPLANTED
 15'-0" SANITARY
 ESMT.
 REC NO. 203120609



221174755
 9-17-21

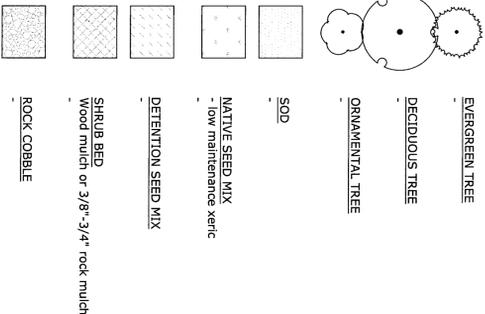
<p>PLAN FILE #</p> <p>SHEET NUMBER</p> <p>11</p> <p>OF</p> <p>13</p>	<p>SHEET TITLE</p> <p>PRELIMINARY LANDSCAPE PLAN</p>	<p>ISSUE / REVISION</p> <table border="1"> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>03-11-20</td> <td>KM</td> <td>PRE COUNTY REVIEW</td> </tr> <tr> <td>06-03-20</td> <td>KM</td> <td>COMMENTS</td> </tr> <tr> <td>07-01-20</td> <td>KM</td> <td>PRE COUNTY REVIEW</td> </tr> </table>	DATE	BY	DESCRIPTION	03-11-20	KM	PRE COUNTY REVIEW	06-03-20	KM	COMMENTS	07-01-20	KM	PRE COUNTY REVIEW	<p>ISSUE NO</p> <p>ENTITLEMENT</p>	<p>REAL</p>	<p>PROJECT INFO</p> <p>DATE: 12-02-2019</p> <p>PROJECT NO: A. BARLOW</p> <p>PREPARED BY: K. MARSHALL</p>	<p>IN ASSOCIATION WITH</p> <p>URBAN COLLECTION AT PALMER VILLAGE</p> <p>PUD DEVELOPMENT / PRELIMINARY PLAN</p> <p>HANNAH RIDGE DR</p>	<p>PLANNER / LANDSCAPE ARCHITECT</p> <p>N.E.S. Inc.</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903</p> <p>Tel: 719.471.0073 Fax: 719.471.0267</p> <p>www.nescolorado.com</p> <p>© 2012. All Rights Reserved.</p>
DATE	BY	DESCRIPTION																	
03-11-20	KM	PRE COUNTY REVIEW																	
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**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**

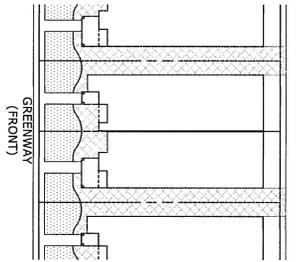
PLANT SCHEDULE

QTY	SYN	Scientific Name	Common Name	Size	Mature Width	Notes
DECIDUOUS TREES						
--	AF	Acer x Freemanii 'Jeffersred'	Autumn Blaze Maple	1.5" cal.	30-40'	BBB
--	PV	Populus x acuminata	Lanceleaf Cottonwood	1.5" cal.	30-40'	BBB
--	QR	Quercus rubra	Northern Red Oak	1.5" cal.	40-60'	BBB
--	TR	Tilia americana	American Linden	1.5" cal.	30'	BBB
ORNAMENTAL TREES						
--	AA	Acer ginnala 'Flame'	Flame Amur Maple	1" cal.	20'	BBB
--	AS	Amandorler leaves 'Spring Flurry'	Spring Flurry Serviceberry	1" cal.	20'	BBB Shape
--	CI	Caragana crux-galli 'Inermis'	Thornless Cockspur Hawthorn	1" cal.	15-20'	BBB Shape
--	MI	Malus sp. 'Indian Summer'	Indian Summer Crabapple	1" cal.	20'	BBB
EVERGREEN TREES						
--	AC	Abies concolor	White Fir	6" ht.	20-30'	BBB
--	JSG	Juniperus scopulorum 'Gray Glaze'	Gray Glaze Juniper (upright)	4" ht.	6'	CONT.
--	PE	Pinus edulis	Pineon Pine	6" ht.	10-20'	BBB
--	PI	Pinus nigra	Austrian Pine	6" ht.	30-40'	BBB
--	PPB	Pinus pungens 'Baker'	Baker Colorado Blue Spruce	6" ht.	15-20'	BBB
--	PPG	Pinus pungens glauca	Colorado Blue Spruce	6" ht.	20-30'	BBB
EVERGREEN SHRUBS						
--	JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 GAL.	8'	CONT.
--	JHJ	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 GAL.	6'	CONT.
--	ISA	Juniperus sabina 'Arcadia'	Arcadia Juniper	5 GAL.	6'	CONT.
--	JWB	Juniperus scopulorum 'Victoria Blue'	Victoria Blue Juniper	5 GAL.	6'	CONT.
--	PAN	Pinus strobus 'Nidiformis'	Bird's Nest Spruce	5 GAL.	6'	CONT.
--	PHM	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 chelonensis	Blue Mist Sage	5 GAL.	5'	CONT.
--	PA	Paeonia atropurpurea	Russian Sage	5 GAL.	4'	CONT.
--	PBB	Prunus besseyi 'Pavane Blues'	Creeping Western Sandcherry	5 GAL.	6'	CONT.
--	PC	Prunus x externa	Purple-leaf Plum	5 GAL.	6'	CONT.
--	PFQ	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 GAL.	3-4'	CONT.
--	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	5 GAL.	8'	CONT.
--	RFS	Rhus typhina	Three-leaf Sumac	5 GAL.	4-6'	CONT.
--	RTL	Rhus typhina 'Laciniata'	Curlleaf 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.
--	SNB	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						
--	AMV	Achillea 'Moonshine'	Moonshine Yarrow	1 GAL.	18-24"	24" o.c.
--	ACB	Aquilegia canadensis	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"	2-3' o.c.
--	CES	Carex sp. 'Spartan'	Dwarf Double Carex	1 GAL.	18"	18-24" o.c.
--	CIS	Cirsium tomentosum	Snow-in-Summer	1 GAL.	18"	18-24" o.c.
--	HSG	Hemerocallis 'Stella de Oor'	Dwarf Gold Daylily	1 GAL.	12-18"	24" o.c.
--	PPF	Panicum strictum	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



LANDSCAPE LOT TYPICAL



LANDSCAPE NOTES

- 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 RESCUE 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. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
- 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 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

Street Name or Zone	Classification	Width (in Ft.) Req./Prov.	Linear Footage Required	Tree/Feet Req./Prov.	No. of Trees
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 Body		394	1 / 30	14 / 14
East Boundary	Zone District Body		344	1 / 30	12 / 9
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Denoted on Plan			Percent Ground Plane	
30' / TBD				75% / 95%	
40' / TBD				75% / 95%	
10' / TBD				75% / 75%	
-- / TBD				75% / 75%	
30' / TBD				75% / 100%	

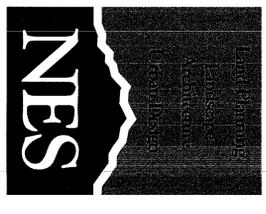
Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req. (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.			691 / 851 / Prov.	
609' / Existing	SW		75% / 75%	
633' / Existing	SE		75% / 75%	

Internal Landscaping

See Code Section 6.2.2.E	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided	Percent Ground Plane
Net Site Area (SF) (excluding dedicated ROW)	15%	17,463 SF / 62,764 SF	35 / 27	86 / 24
West: 116,416 S.F.	15%	17,780 SF / 67,041 SF		0.65 / 1 tree or shrubs
East: 118,633 S.F.	15%	319 SF / 697 SF		
Each Lot: 2,126 S.F.				
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane	
80' / TBD			75% / 80%	
120' / TBD			75% / 80%	
65' / TBD			75% / 80%	

9-17-21
2-21-17-14-755



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PLANNER / LANDSCAPE ARCHITECT
DATE: 1-28-2010
PROJECT MGR: A. BARNUM
PREPARED BY: K. MARSHALL

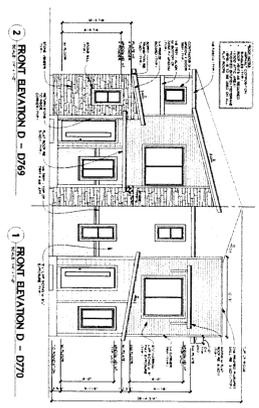
URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT / PRELIMINARY PLAN
CONSTITUTION AND HANNAH RIDGE DR

ENTITLEMENT

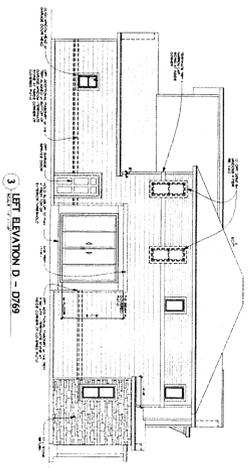
PRELIMINARY LANDSCAPE PLAN AND NOTES

FEATHERGRASS URBAN DUPLEXES

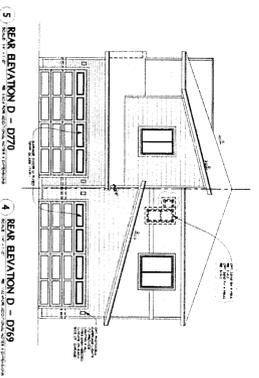
EL PASO COUNTY, COLORADO
 PUD DEVELOPMENT/PRELIMINARY PLAN



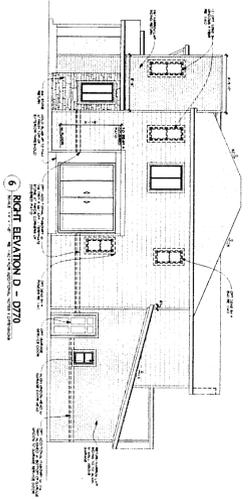
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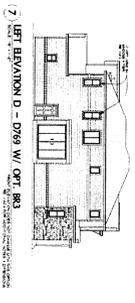
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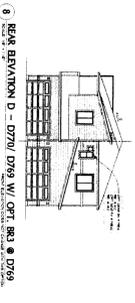
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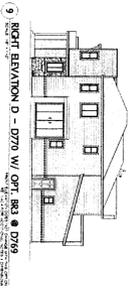
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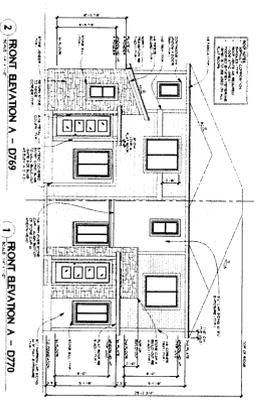
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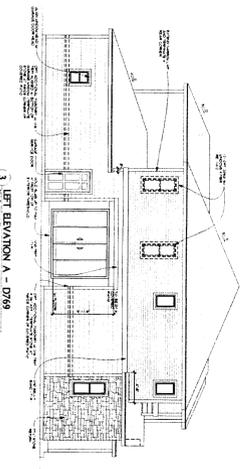
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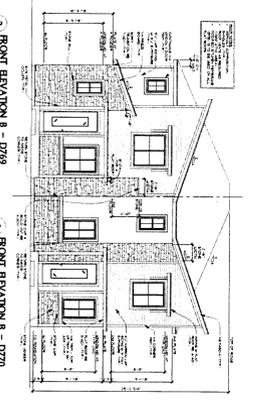
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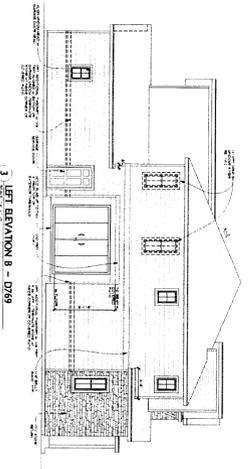
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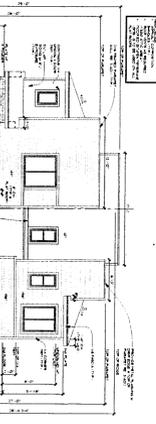
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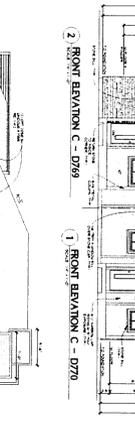
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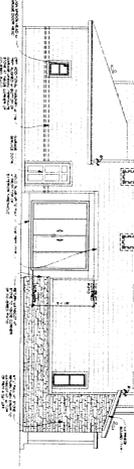
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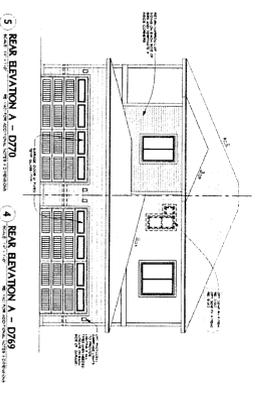
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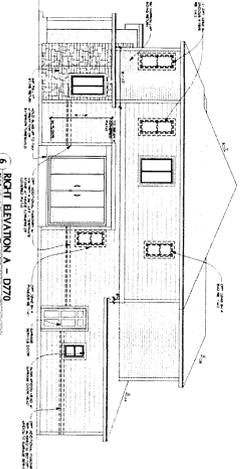
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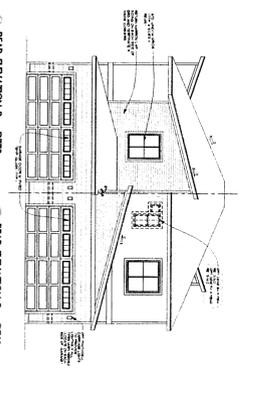
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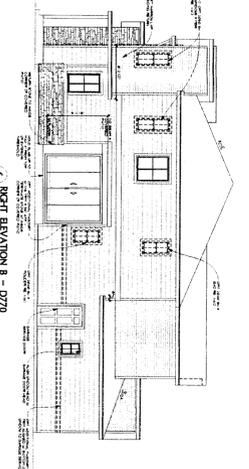
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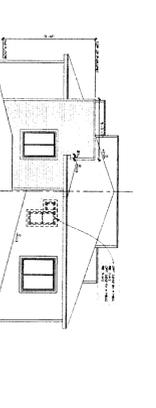
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REAR BEAVYON B - D769



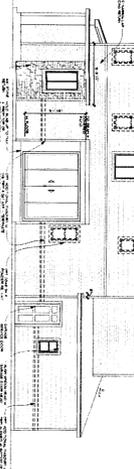
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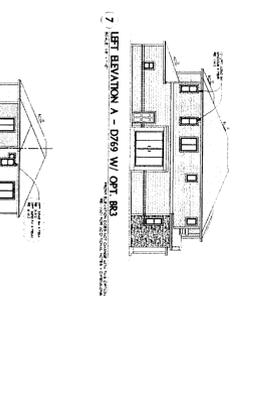
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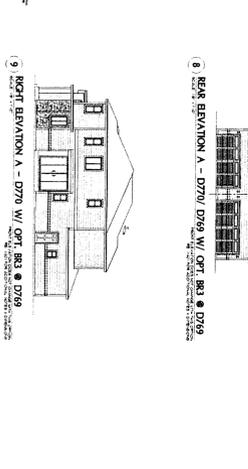
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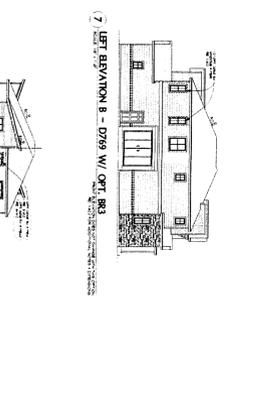
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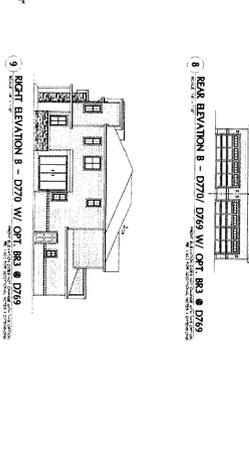
LEFT BEAVYON A - D769 W/ OPT. R83



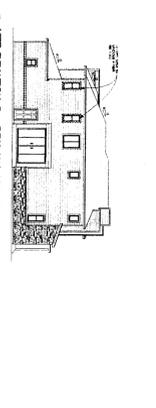
REAR BEAVYON A - D770 W/ OPT. R83 & D769



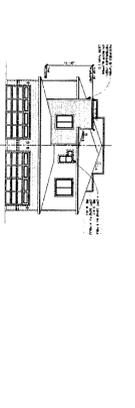
LEFT BEAVYON B - D769 W/ OPT. R83



RIGHT BEAVYON B - D770 W/ OPT. R83 & D769



LEFT BEAVYON C - D770 D769 W/ OPT. R83 & D769



REAR BEAVYON C - D770 W/ OPT. R83 & D769



RIGHT BEAVYON C - D770 W/ OPT. R83 & D769

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 9-17-21

PLAN FILE #	SHEET NUMBER	SHEET TITLE	ISSUE / REVISION	ISSUE R/W/C	SEAL	PROJECT INFO	IN ASSOCIATION WITH	PLANNER / LANDSCAPE ARCHITECT
	13 OF 13	BUILDING ELEVATIONS				DATE: 12-02-2019 PROJECT NO: A. BARLOW PREPARED BY: K. MARSHALL	RICHMOND AMERICAN HOMES <small>1001 S. WASHINGTON AVE. SUITE 100 DENVER, CO 80202 PHONE: 303.733.7722</small>	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 <small>© 2012. All Rights Reserved.</small>
ENTITLEMENT						FEATHERGRASS URBAN DUPLEXES PUD DEVELOPMENT / PRELIMINARY PLAN CONSTITUTION AND HANNAH RIDGE DR		