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 5.1.7 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:

1. Maximum building height: thirty (30) feet
2. Maximum lot coverage: sixty percent (60%)
3. 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') minimum building setback. Eight (8') feet minimum garage pan.
4. Minimum lot width: twenty-five (25') feet
5. 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.

GENERAL NOTES

1. See Landscape Plan sheets 10-12 of this set for proposed buffering and screening from surrounding properties.
2. Facilities and common area landscape will be maintained by the Urban Collection at Palmer Village Homeowners Association.
3. Landscape and walks within private residential lots will be maintained by the Urban Collection at Palmer Village Homeowners Association. Cross access will be permitted in common walkways and open space for all residents of Urban Collection at Palmer Village and their guests.
4. 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.
5. There will be no direct lot access from Constitution Avenue & Hannah Ridge Drive.
6. Geologic Hazard Note:
   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 Geotechnical Investigation and Geologic Hazard Evaluation prepared by CTL Thompson Inc., dated April 24, 2020 and is held in the Urban Collection at Palmer Village PUD Preliminary Plan File (PUDSP-19-011) at the El Paso County Planning and Community Development Department.
   - Artificial /Undocumented Fill (the majority of lots)
   - Expansive Soils and Bedrock (Lots 85-100)
   - Potential Shallow Groundwater (Lots 85-100)

   These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques.
   The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint.
7. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
8. 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.
9. 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 and Reception No. 214022685 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.
10. Noise impacts caused by aircraft or traffic can be mitigated through typical construction methods as recommended in the Traffic and Aircraft Noise Assessment prepared by EDI dated May 2020.
11. Snow storage shall be accommodated onsite in available tracts and at ends of the private drive aisles, not in the public right-of-way.
12. Emergency access gates are to be designed by the developer and must include the Diablo Controls Proximity Auto Opening System (www.diablocontrols.com) and KNOX override to provide emergency and fire department ingress and egress.

LEGAL DESCRIPTIONS

URBAN COLLECTION AT PALMER VILLAGE PUD ZONING/DEVELOPMENT PLAN

Parcel I:

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,):

1.) Thence S89°54'50"E, 107.89 feet;
2.) 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;
3.) 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.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.

Parcel II:

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);

1.) Thence S89°54'50"E, 107.89 feet;
2.) 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;
3.) Thence S83°50'24"E, 396.82;
4.) 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;
5.) 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 Quarter of Section 5;
6.) Thence N89°32'50"E, 524.11 feet along said parallel line to its intersection with the west line of the northeast corner of said Northeast Quarter of Section 5;

Thence S00°17'12"W, 364.14 feet along said west line to the northeast corner of Lot 85 of said Jessica Heights Filing No. 1;

Thence N89°39'18"W, 632.60 feet along the northerly lines of said Lot 85 and Lots 86, 87, 96, 97, and 98 of said Jessica Heights Filing No. 1 to the northwest corner of said Lot 98, said corner also being on the said easterly Right-of-way line of Hannah Ridge Drive;

Thence N00°20'42"E, 363.29 feet along said easterly Right-of-way line to the Point of Beginning.

For a total of 228,886 SF, or 5.254 acres, more or less.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 18000311012, dated December 17, 2018.

For an overall total of 472,282 SF, or 10.842 acres, more or less.

URBAN COLLECTION AT PALMER VILLAGE PRELIMINARY PLAN

Parcel I & II, as described above, together with Parcel III & IV:

Parcel III:

Commencing at the Northeast corner of said Section 5;

Then S89°53'50"W, 30.00 feet along the north line of the Northeast Quarter of said Section 5 to a point on the Westerly Right-of-way line of Marksheffel Road;

Then S00°20'42"W, 60.00 feet along said Westerly Right-of-way line to a point on the Southerly Right-of-way line of proposed 120 foot wide Right-of-way of Constitution Avenue to the point of beginning of the tract of land herein described;

Then S00°20'42"W, 435.00 feet along said Westerly Right-of-way line of Marksheffel Road to the Southeast corner of the tract of land described in Book 2083 at Page 587 of the records of said County;

Then S89°53'50"W, 1,292.28 feet along the south line of said tract to the southwest corner thereof;

Then N00°20'41"E, 435.00 feet along the west line of said tract to a point on said proposed Southerly Right-of-way line of Constitution Avenue;

Then N89°53'50"E 1,292.28 feet along said Southerly Right-of-way line to the point of beginning,

County of El Paso, State of Colorado

Except that portion described as follows:

That portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, and more particularly described as follows:

Commencing at the Northeast corner of said Section 5 then S89°53'50"W on the North line thereof, 1,322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5;

Thence S00°20'41"W on the west line of said northeast one-quarter of Section 5, 60.00 feet to a point on the Southerly Right-of-way line of proposed 120 foot right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described;

Thence (1) continue on the last mentioned course 435.00 feet;
(2) N89°53'50"E, 172.42 feet;
(3) N00°20'41"E 435.00 feet to a point on said Southerly Right-of-way line of proposed Constitution Avenue;
(4) S89°53'50"W on said Southerly Right-of-way line of proposed Constitution Avenue, 172.42 feet to the point of beginning,

County of El Paso, State of Colorado

Except that portion conveyed to the Board of County Commissioners, El Paso County, Colorado in Warranty Deed recorded June 9, 2010 under Reception No. 210054574.

For a total of 458,936 SF, or 10.536 acres, more or less.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 20000310454, dated May 4, 2020.

Parcel IV:

That portion of the Northeast one-quarter of the Northeast one-quarter of Section 5, Township 14 South, Range 65 West of the 6th P.M., situate in County of El Paso, State of Colorado and more particularly described as follows:

Commencing at the Northeast corner of said Section 5;

Thence S89°53'50"W on the north line thereof, 1,322.28 feet to the Northwest corner of said Northeast one-quarter of the Northeast one-quarter of Section 5;

Thence S00°20'41"W on the west line of said Northeast one-quarter of Section 5, 60.00 feet to a point on the Southerly Right-of-way line of proposed 120 foot Right-of-way of Constitution Avenue and the point of beginning of the tract of land herein described;

Thence (1) continue on last mentioned course, 435.00 feet:
(2) N89°53'50"E, 172.42 feet
(3) N00°20'41"E, 435.00 feet to a point on said Southerly Right-of-way line of proposed Constitution Avenue;
(4) S89°53'50"W on said Southerly Right-of-way line of proposed Constitution Avenue, 172.42 feet to the point of beginning.

For a total of 75,004 SF, or 1.722 acres, more or less.

Per the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, Commitment No. 20000310454, dated May 4, 2020.

For An overall total of 1,006,222 SF, or 23.100 acres, more or less.

PUD MODIFICATIONS

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(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 8.4.4(E)(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.

SINGLE FAMILY ATTACHED LOT TYPICAL (NO DRIVEWAY):

SINGLE FAMILY ATTACHED LOT TYPICAL WITH DRIVEWAY:

(LOTS 69-74)

VICINITY MAP

OWNER	APPLICANT	DEVELOPER
FEATHERGRASS INVESTMENT LLC 4715 N. CHESTNUT COLORADO SPRING, CO 80907	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903	RICHMOND AMERICAN HOMES

add parcels for the prelim plan component

SITE DATA

Site Location:	Southwest and southeast of Constitution Ave. & Hannah Ridge Drive		
Tax ID Number:	5405100041, 5405100042, 5405100043, 5405100044		
Site Area:	23.10 Acres (Parcels I, II, III, & IV)		
Limits of Rezone:	10.84 Acres (Parcels I & II)		
Limits of Development:	10.27 Acres (without dedicated Constitution ROW)		
Current Zoning:	PUD CAD-O and CS CAD-O		
Proposed Zoning:	PUD CAD-O (Parcels I & II)		
Development Schedule:	2021		
Proposed Use:	Residential, Single Family Attached, 100 Units		
Land Use Area:	Single Family Lots:	4.88 AC	
	Open Space:	1.95 AC	
	Detention:	1.08 AC	
	Private Roads:	2.37 AC	
	Public Roads:	0.57 AC	
Proposed Density (Gross):	9.23 DU/AC		
Density (Net designated ROW):	9.74 DU/AC		
Landscape Setbacks/Buffers:			
Constitution Ave:	25' Setback		
Hannah Ridge:	10' Setback		
South Boundary:	15' Buffer		
West Boundary:	15' Zone Boundary		
East Boundary:	15' Zone Boundary		
Open Space Required:	44,740 SF (10% of 10.27 acres)		
Open Space Tracts Provided:	B, C, D, H, I, K (Reference Tract Map on Sheet 3 of 13)		
Open Space Provided:	West: 39,482 SF East: 45,363 SF Total: 84,845 SF (18%)		
Contiguous OS Required (25%):	11,185 SF (25% of 44,740 SF)		
Contiguous OS Provided:	West: 9,000 SF East: 6,700 SF Total: 15,700 SF (35%)		
Parking Required:	Formula: 2 per unit		
	West: 108	East: 92	Total: 200
Parking Provided, Garage:	West: 108	East: 92	
Parking Provided, Driveway:	West: 0	East: 12	Total: 212
Guest Parking Required:	Formula: 1 per 4 Units		
	West: 14	East: 12	Total: 26
Guest Parking Provided:	West: 25	East: 23	Total: 48
Handicap Parking Required:	Formula: 26-50 spaces = 2		
Handicap Parking Provided:	2*		

*Accessible spaces identified on plan are preliminary. Final location of 2 accessible guest spaces may be revised with construction documents.

Ownership Certification

Name of Landowner

Landowner's Signature, notarized

I/we _____ a (*one of the following: qualified title insurance company, title attorney, or attorney at law*) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by _____ _____ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

Clerk and Recorder Certification

State of Colorado)
)ss.
El Paso County)

I hereby certify that this Plan was filed in my office on this _____(*day*) of _____(*month*), 20___ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____.

El Paso County Clerk and Recorder

SHEET INDEX

Sheet 1 of 13: Cover Sheet
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Sheet 7 of 13: Preliminary Grading and Utilities Plan
Sheet 8 of 13: Preliminary Grading and Utilities Plan
Sheet 9 of 13: Preliminary Grading and Utilities Plan
Sheet 10 of 13: Preliminary Landscape Plan
Sheet 11 of 13: Preliminary Landscape Plan
Sheet 12 of 13: Preliminary Landscape Details
Sheet 13 of 13: 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
NES
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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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE / REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 13

PLAN FILE #

PUD SP 19-011

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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

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Land Planning
Landscape Architecture
Urban Design

NES

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

PROJECT INFO

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

SEAL

ENTITLEMENT

ISSUE INFO

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

ISSUE REVISION

SHEET TITLE

OVERALL PRELIMINARY PLAN

SHEET NUMBER

2

2 OF 13

PLAN FILE #

PUD SP 19-011

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

	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	5405201062	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)	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	18,786	0.43	Open Space, Landscape Setback, Pedestrian Circulation, Signage, Public and Private Utilities	Homeowners association
Tract D	5,606	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 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	14,930	0.34	Open Space, Landscape 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**	458,939	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

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AVE. AND HANNAH RIDGE DR.

PROJECT INFO

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

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

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

SHEET TITLE

TRACT MAP & ADJACENT PROPERTY OWNERS

SHEET NUMBER

3

3 OF 13

PLAN FILE #

PUD SP 19-011

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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
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SHEET TITLE

PUD PRELIMINARY SITE PLAN

SHEET NUMBER

4

4 OF 13

PLAN FILE #

PUD SP 19-011

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URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT/PRELIMINARY PLAN

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SHEET TITLE

PUD PRELIMINARY SITE PLAN

SHEET NUMBER

5

5 OF 13

PLAN FILE #

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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 AVENA VIEW, PURPLE 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)

*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD–IN AND PARALLEL PARKING

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5

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

*SLOPE TRANSITIONS FROM 2% SUPERELEVATION TO SOUTH TO INVERTED CROWN OF TYPE 1 SECTION

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 6

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

*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD–IN PARKING

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 7

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

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.

LEGEND

	EXISTING	PROPOSED
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
WIRE FENCE	X	X
CHAIN LINK FENCE	O	●
WOOD FENCE	◇	◆
MASONRY FENCE	□	■
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
SANITARY SEWER	S	●
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	
TOP OF SLOPE		
TOE OF SLOPE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6102	6102

	EXISTING	PROPOSED
STORM MANHOLE		
STORM INLET		
RIPRAP		
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 PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 8

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

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

PUD SP 19-011

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, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861 DATE

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.

PREPARED FOR
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISIONS PER COMMENTS	RD	03/11/20

H-SCALE	1" = 10'
V-SCALE	N/A
DATE	06/01/20
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN
TYPICAL STREET SECTIONS

SHEET 6 OF 13

JOB NO. 25149.01

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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 LOT LAYOUT
N.T.S

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).
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10. THE EROSION CONTROL PLAN AND COST ESTIMATE WILL BE SUBMITTED IN CONJUNCTION WITH CONSTRUCTION DOCUMENTS & ASSURANCES POSTED PRIOR TO OBTAINING A GRADING PERMIT.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

PUD SP 19-011

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, LLC

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

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No.	REVISION	BY	DATE
1	REVISIONS PER COMMENTS	RD	03/11/20

H-SCALE	1" = 30'
V-SCALE	N/A
DATE	06/01/20
DESIGNED BY	NQJ
DRAWN BY	RPD
CHECKED BY	

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

SHEET 7 OF 13

JOB NO. 25149.01

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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 LOT LAYOUT
N.T.S

PUD SP 19-011

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FOR AND ON BEHALF OF JR ENGINEERING, LLC

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H-SCALE	1"=30'
V-SCALE	N/A
DATE	06/01/20
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URBAN COLLECTION AT PALMER VILLAGE
PUD DEVELOPMENT/PRELIMINARY PLAN
GRADING & UTILITY

SHEET 8 OF 13
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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 LOT LAYOUT
N.T.S

PRELIMINARY PLAN NOTES

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V-SCALE	N/A
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URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT/PRELIMINARY PLAN

GRADING & UTILITY

SHEET 9 OF 13

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URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT/PRELIMINARY PLAN

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

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PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

DATE:	12-02-2019
PROJECT MGR:	A. BARLOW
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SEAL

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ISSUE REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN AND NOTES

SHEET NUMBER

10

10 OF 13

PLAN FILE #

PUD SP 19-011

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URBAN COLLECTION AT PALMER VILLAGE

PUD DEVELOPMENT/PRELIMINARY PLAN

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ISSUE REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

11

11 OF 13

PLAN FILE #

PUD SP 19-011

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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.	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 Gleam'	Gray Gleam 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	Juniperous 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
-

NATIVE SEED MIX
- low maintenance xeric
-

DETENTION SEED MIX
-

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

ROCK COBBLE
-

LANDSCAPE LOT TYPICAL

LANDSCAPE NOTES

1. 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.
2. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
3. 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.
4. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
5. 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.
6. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED.
7. 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.
8. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
9. 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.
10. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
11. 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.
12. 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)

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.	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 dedicated ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
West:116,416 S.F.	15%	17,463 SF / 62,764 SF	35 / 27
East: 118,533 S.F.	15%	17,780 SF / 67,041 SF	36 / 24
Each Lot: 2,125 S.F.	15%	319 SF / 697 SF	0.65 / 1 tree or 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%
65 / TBD	x/x		75% / 60%

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PLANNERS / 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

SIZE:

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

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

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN AND NOTES

SHEET NUMBER

12

12 OF 13

PLAN FILE #

PUD SP 19-011

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Drawings\Planning\Pre-land\Feathergrass_PLP.dwg [LS Notes] 6/4/2020 11:54:20 PM kmarshall

FEATHERGRASS URBAN DUPLEXES

EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

2 FRONT ELEVATION D – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION D – D770
SCALE: 1/8" = 1'-0"

3 LEFT ELEVATION D – D769
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION D – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION D – D769
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

6 RIGHT ELEVATION D – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

7 LEFT ELEVATION D – D769 W/ OPT. BR3
SCALE: 1/8" = 1'-0" FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION. RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

8 REAR ELEVATION D – D770/ D769 W/ OPT. BR3 @ D769
SCALE: 1/8" = 1'-0" FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION. RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

9 RIGHT ELEVATION D – D770 W/ OPT. BR3 @ D769
SCALE: 1/8" = 1'-0" FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION. RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

2 FRONT ELEVATION A – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION A – D770
SCALE: 1/8" = 1'-0"

3 LEFT ELEVATION A – D769
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION A – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION A – D769
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

6 RIGHT ELEVATION A – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

2 FRONT ELEVATION B – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION B – D770
SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

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6 RIGHT ELEVATION B – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

2 FRONT ELEVATION C – D769
SCALE: 1/8" = 1'-0"

1 FRONT ELEVATION C – D770
SCALE: 1/8" = 1'-0"

3 LEFT ELEVATION C – D769
SCALE: 1/8" = 1'-0"

5 REAR ELEVATION C – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

4 REAR ELEVATION C – D769
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

6 RIGHT ELEVATION C – D770
SCALE: 1/8" = 1'-0" RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

7 LEFT ELEVATION A – D769 W/ OPT. BR3
SCALE: 1/8" = 1'-0" FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION. RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

8 REAR ELEVATION A – D770/ D769 W/ OPT. BR3 @ D769
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7 LEFT ELEVATION C – D769 W/ OPT. BR3
SCALE: 1/8" = 1'-0" FRONT ELEVATION DOES NOT CHANGE WITH THIS OPTION. RE: 1/A2.0 FOR ADDITIONAL NOTES + DIMENSIONS

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IN ASSOCIATION WITH

FEATHERGRASS URBAN DUPLEXES

PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND HANNAH RIDGE DR

PROJECT INFO

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

SEAL

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

BUILDING ELEVATIONS

SHEET NUMBER

13 OF 13

PLAN FILE #

PUD SP 19-011

PUD V_3 redline.pdf Markup Summary

dsdparsons (1)

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add parcels for the prelim plan component

dsdrice (1)

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dsdparsons (5)

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add parcels for the prelim plan component

Subject: Callout
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Author: dsdparsons
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put the boundary lines in for the two tracts, dimensions and the sf of each

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outer parcel depict legal description

Subject: Arrow
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Author: dsdparsons
Date: 6/30/2020 7:56:19 AM
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dsdrice (1)

Subject:
Page Label: 1
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