

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.

FILING NO. 1 RECORDED TY, COLORADO, AS TION NO. 214061663 AND TION NO. 214081923 AND 8057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

MIDTOWN COLLECTION AT HANNAH RIDGE
COUNTY OF EL PASO, STATE OF COLORADO
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

Section , Township and Range

CONTAINING A CALCULATED AREA OF 9.123 ACRES. (FILING NO. 1)

TOGETHER WITH:

TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 3.260 ACRES. (FILING NO. 2)

CONTAINING A TOTAL CALCULATED AREA OF 12.383 ACRES

MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT GUIDELINES:

- A. APPLICABILITY: THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN COLLECTION AT HANNAH RIDGE 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 MIDTOWN COLLECTION AT HANNAH RIDGE PUD.
B. PROJECT DESCRIPTION: MIDTOWN COLLECTION AT HANNAH RIDGE IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 89 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

Table with columns: USE, PRINCIPAL USES, NOTES. Includes sections for DWELLINGS, RECREATION AMENITIES, DISTRICT UTILITIES, ACCESSORY USES, TEMPORARY USES, SPECIAL USES, and NOTES.

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET): TYPE A, B/C

MAXIMUM LOT COVERAGE: 68/61 PERCENT. MINIMUM LOT SIZE: 2,086 SF. MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET. MINIMUM LOT WIDTH AT BUILDING SETBACK LINE: 28/34 FEET, UNLESS OTHERWISE SHOWN ON PLANS.

MINIMUM LOT DEPTH: 74.50 FEET. SETBACK REQUIREMENTS (MEASURED FROM R.O.W.): FRONT YARD: 10.0 FEET. ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK TO FRONT-LOADED GARAGE.

E. LOT SIZES: 1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT. 2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS: STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED) AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER.

MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT GUIDELINES: (CONTINUED)

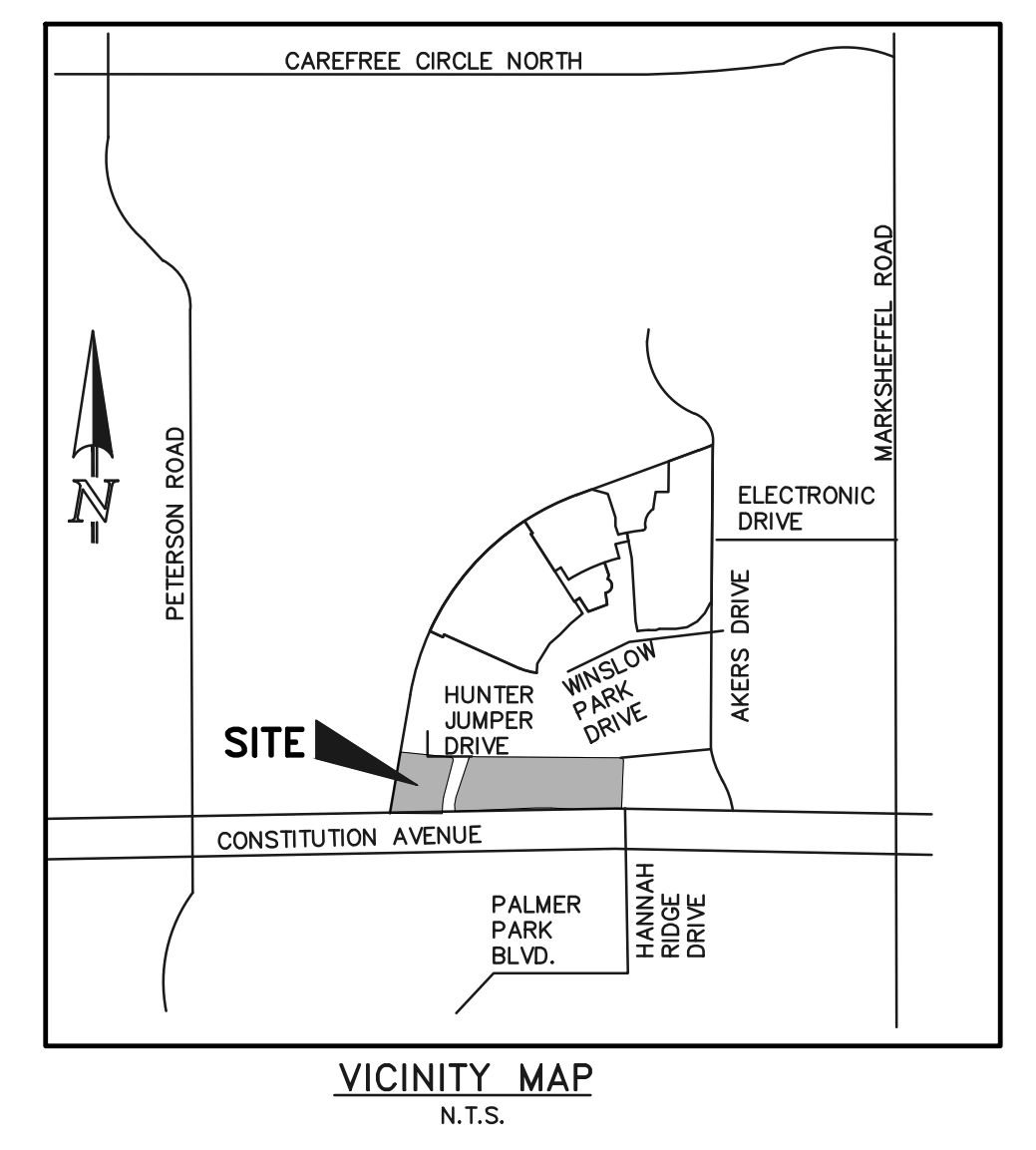
- G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS: COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION.
H. AUTHORITY: THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
I. ADOPTION: THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNAH RIDGE IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN.
J. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MIDTOWN COLLECTION AT HANNAH RIDGE, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

GENERAL NOTES:

- 1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY.
2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
3. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS: a. FRONT: TEN (10) FEET b. SIDE: FIVE (5) FEET OR ONE (1) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET) c. REAR: ZERO (0) FEET d. STREETS: TEN (10) FEET
4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF EIGHTY-NINE (89) SINGLE FAMILY LOTS.
6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G, DATED DECEMBER 7, 2018.
8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION.
9. SIGHT DISTANCE TRIANGLE EASEMENTS WILL BE IDENTIFIED ON FUTURE CONSTRUCTION DOCUMENTS.

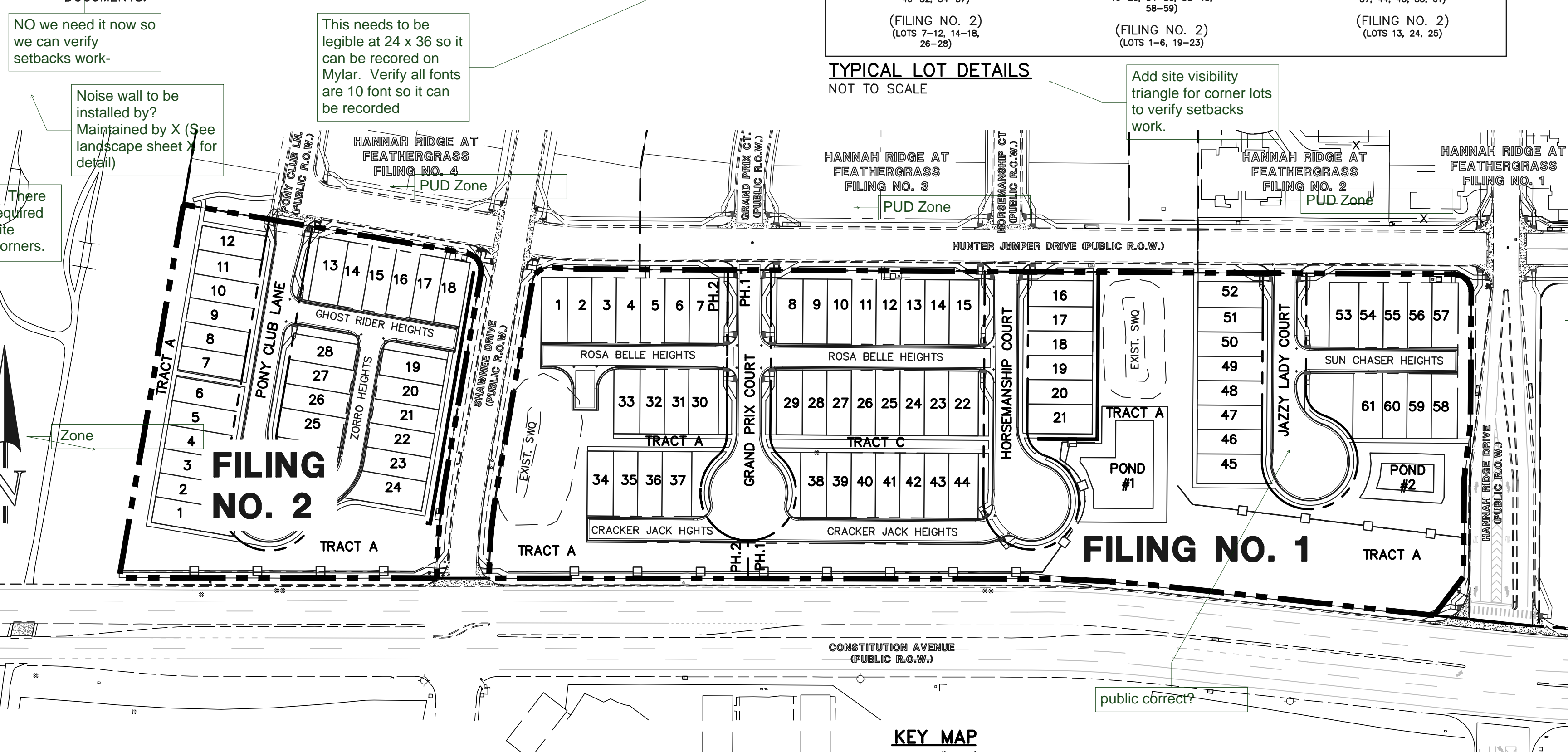
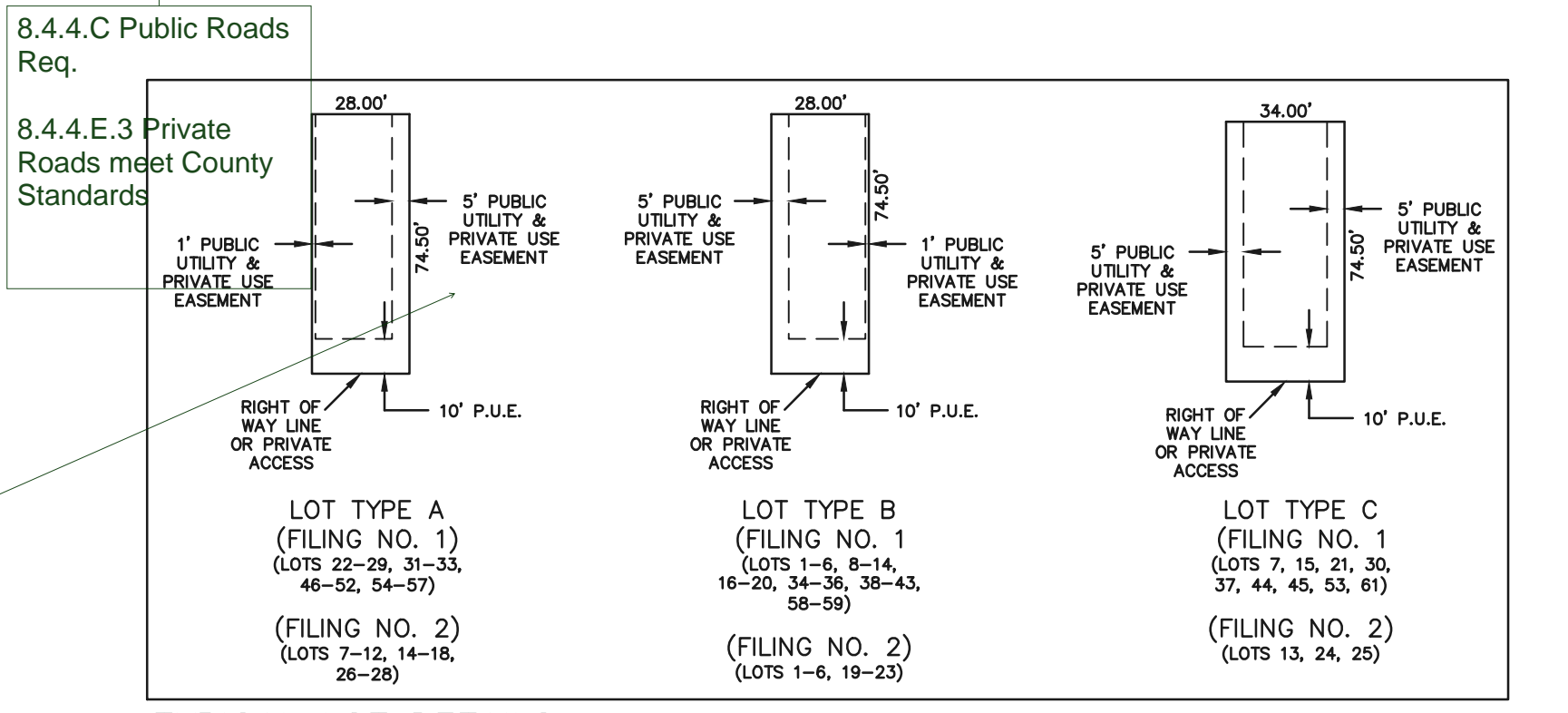
Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Do you want to increase this?



PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

Table with columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Row 1: LDC CHAPTER 8.4.3(C)(2)(e), LOT AREA AND DIMENSIONS, STANDARD: LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD.



KEY MAP SCALE: 1"=100'

DEVELOPMENT DATA:

Table listing development data: EXISTING ZONING (RM-30), APPROVED PLAN (HANNAH RIDGE AT FEATHERGRASS PRELIMINARY PLAN), TAX SCHEDULE NO. (53324-03-008), TOTAL AREA (12.383 ACRES), NUMBER OF LOTS (89), TOTAL LOT AREA (4.41 ACRES), AVERAGE LOT SIZE (2,158 SF), etc.

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

I / WE _____ A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF _____ 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

COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE _____ (BOARD RESOLUTION OR MOTION #) _____ (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO) COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK _____M. THIS _____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER

SHEET INDEX

Table listing sheet index: COVER SHEET SHEET 1 OF 5, PRELIMINARY SITE PLAN PUD & Prelim Plan SHEET 2 OF 5, PRELIMINARY SITE PLAN SHEET 3 OF 5, etc.

CLASSIC CONSULTING logo and project information: MIDTOWN COLLECTION AT HANNAH RIDGE PUD DEVELOPMENT PLAN & PRELIM. PLAN FILING NO. 1 AND FILING NO. 2 COVER SHEET. DESIGNED BY: KRC, SCALE: (H) 1"=VARIES, DATE: 03/22/19.

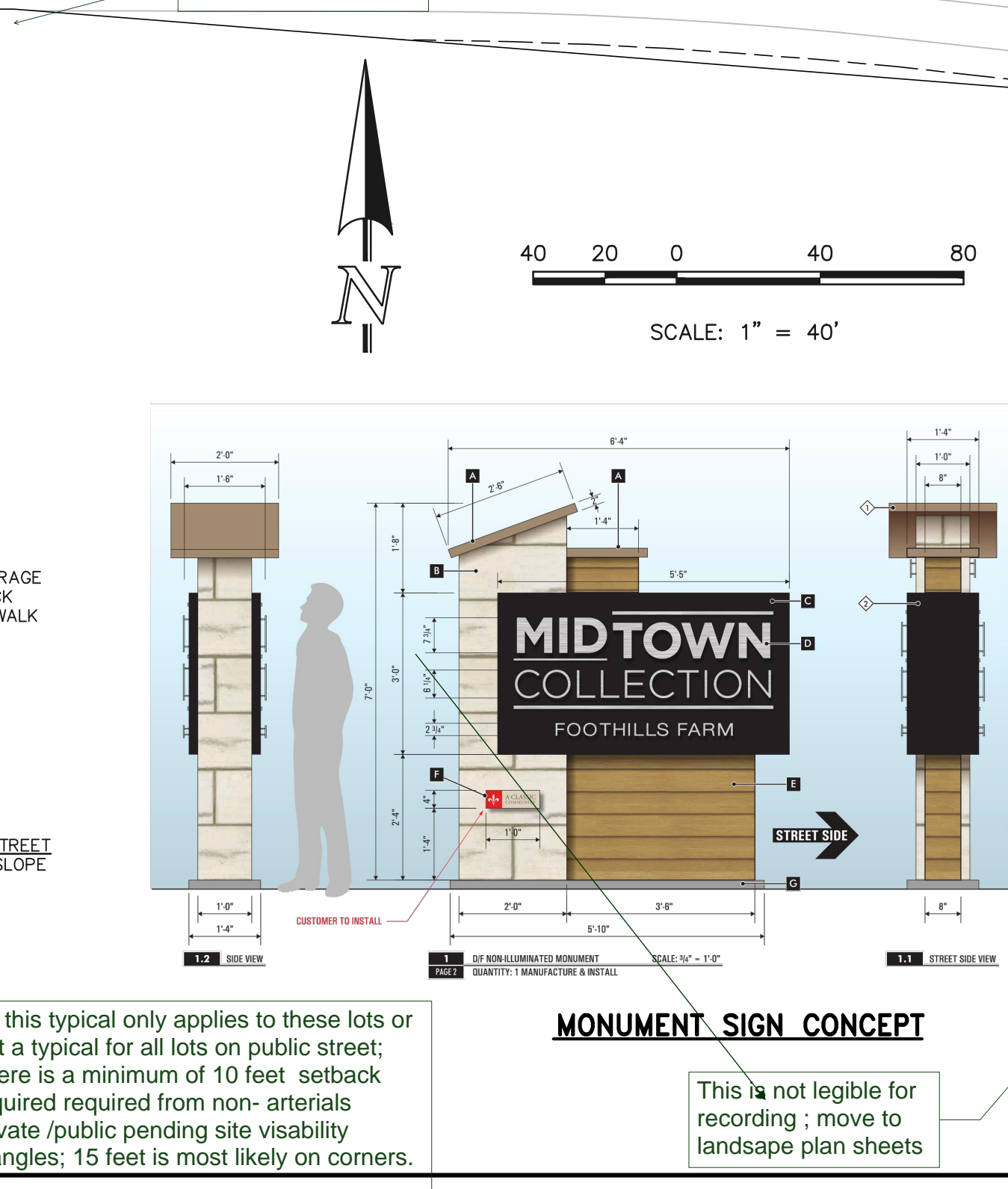
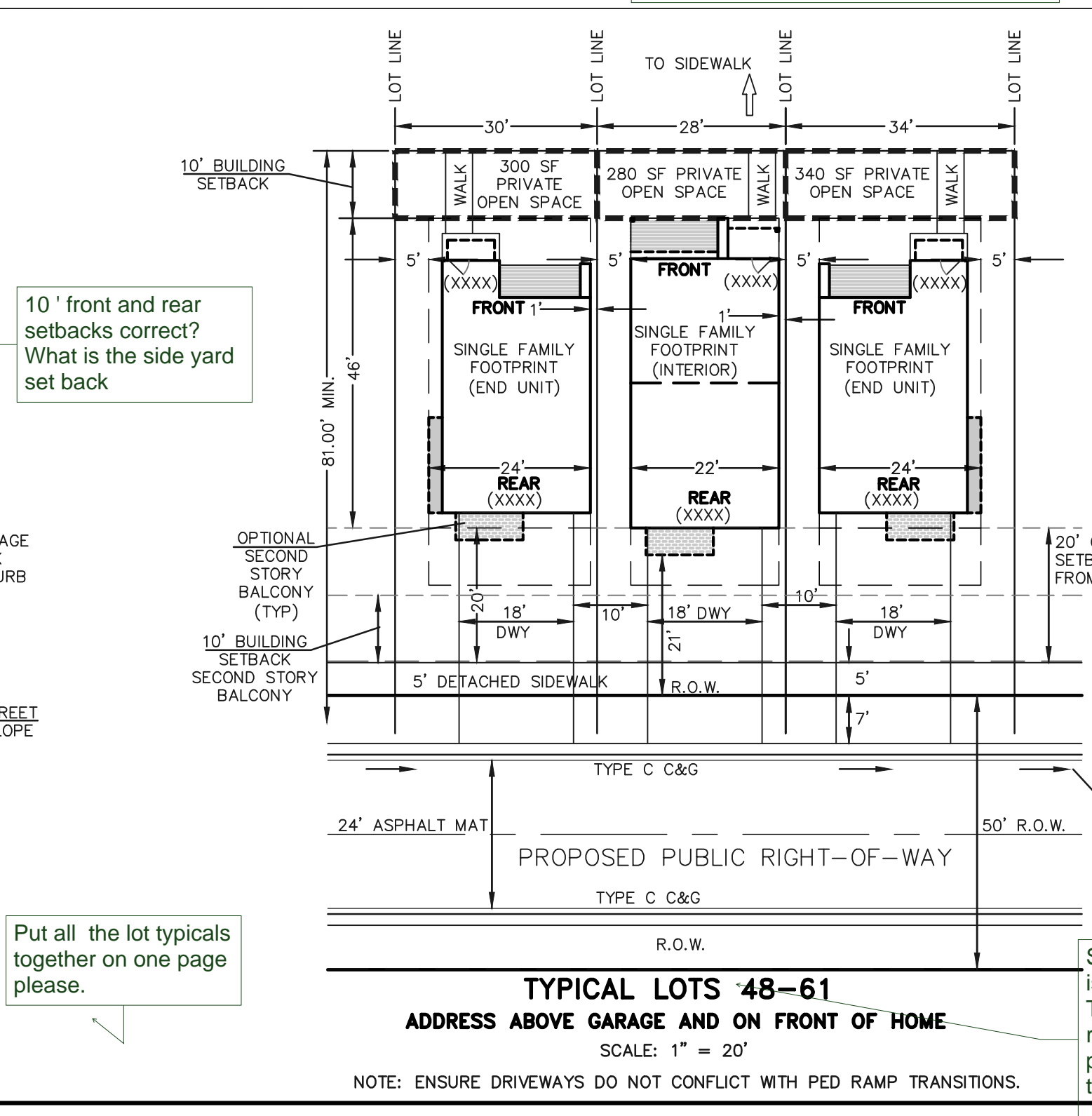
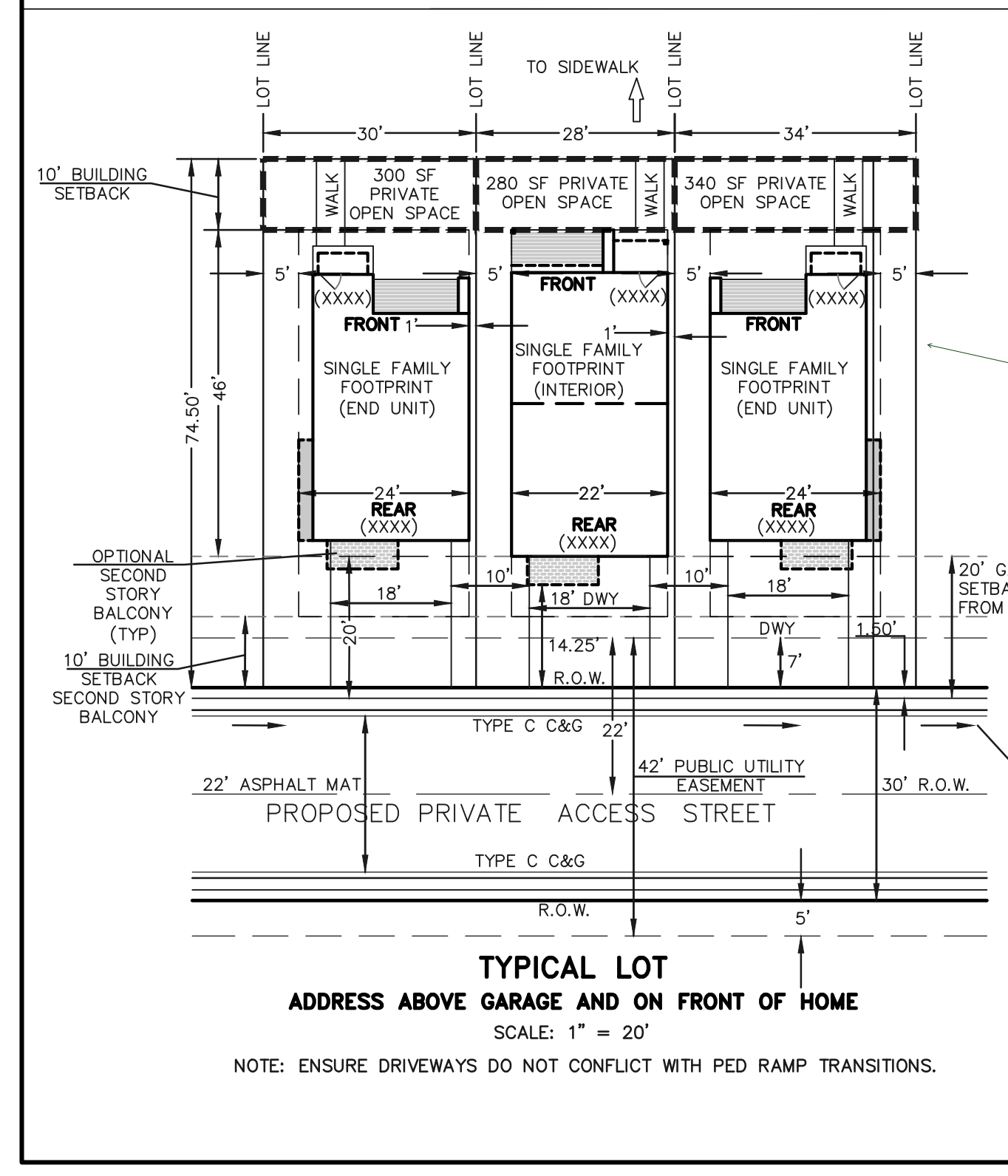
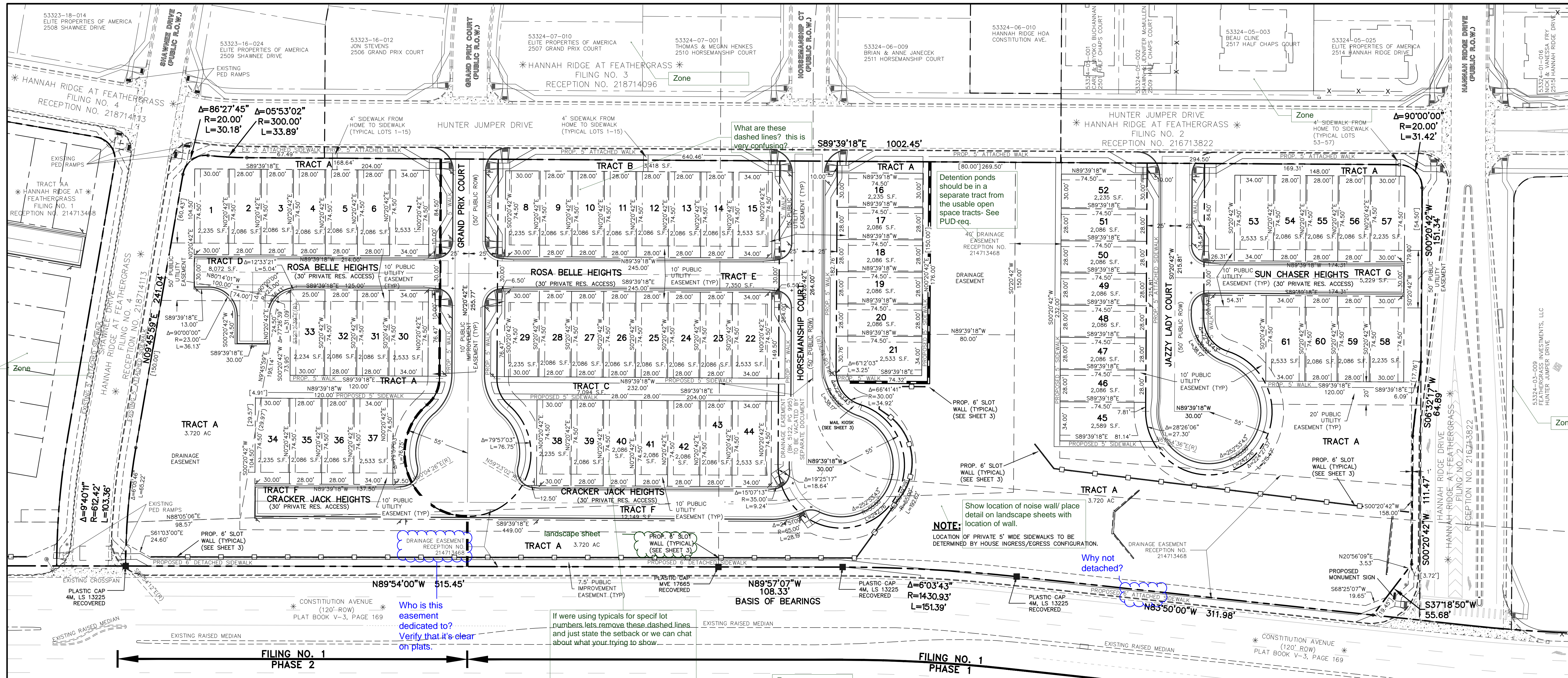
Vertical text on the left margin: Dwp that down to average 2080, These are notes; lot size was already noted above.

NO we need it now so we can verify setbacks work-

This needs to be legible at 24 x 36 so it can be recored on Mylar. Verify all fonts are 10 font so it can be recored

Add site visibility triangle for corner lots to verify setbacks work.

Private roads will be owned and maintained by X, El Paso County will not own/maintain these roads. This idea is repeated in the following note section: so delete this * F Streets and clarify in notes



ADDITIONAL GENERAL NOTES FROM TITLE SHEET:

- A. WATER PROVIDER
- B. WASTEWATER PROVIDER
- C. ELECTRIC PROVIDER
- D. GAS PROVIDER
- E. FIRE PROTECTION DISTRICT
- F. EMERGENCY SERVICES (AMBULANCE)
- G. EMERGENCY SERVICES (POLICE)
- H. STUDENT GENERATION

Service Providers

- CHEROKEE METROPOLITAN DISTRICT
- CHEROKEE METROPOLITAN DISTRICT
- MOUNT VIEW ELECTRIC ASSOCIATION
- COLORADO SPRINGS UTILITIES
- FALCON FIRE PROTECTION
- EL PASO COUNTY
- EL PASO COUNTY SHERIFF
- EL PASO COUNTY SCHOOL NO. 49
- 30 STUDENTS (DISTRICT NO. 49)
- MIDDLE SCHOOL (0.16/DU)
- 14 STUDENTS (DISTRICT NO. 49)
- 18 STUDENTS (DISTRICT NO. 49)
- 62 STUDENTS

F-G are not correct delete; Delete H

CLASSIC CONSULTING ENGINEERS & SURVEYORS

MIDTOWN COLLECTION AT HANNAH RIDGE PUD DEVELOPMENT PLAN & PRELIM. PLAN

SITE PLAN

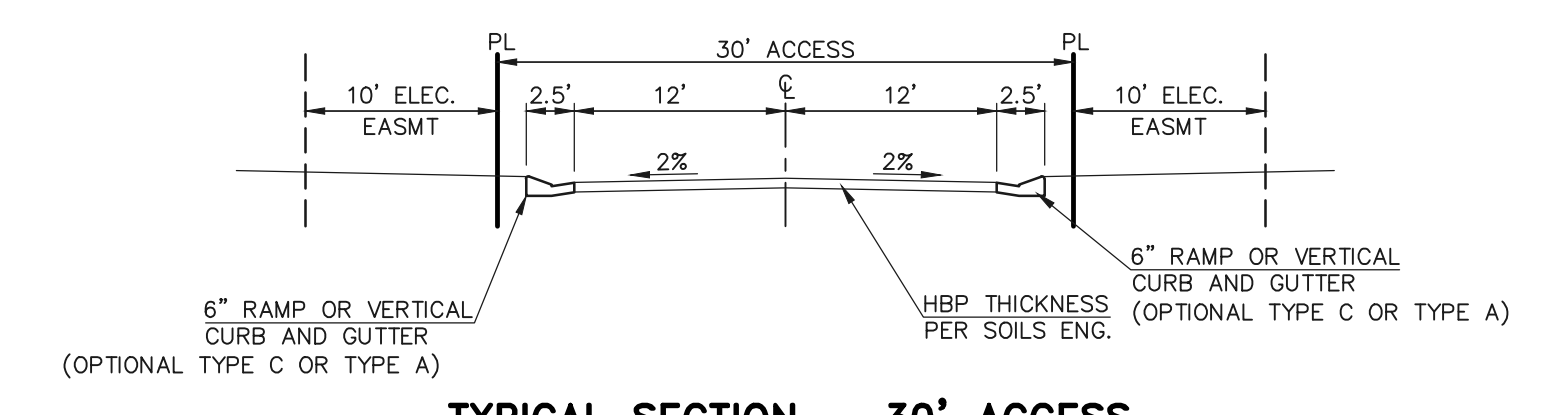
delete site plan and check spelling above please

DESIGNED BY	KRC	SCALE	DATE	03/22/19
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CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	

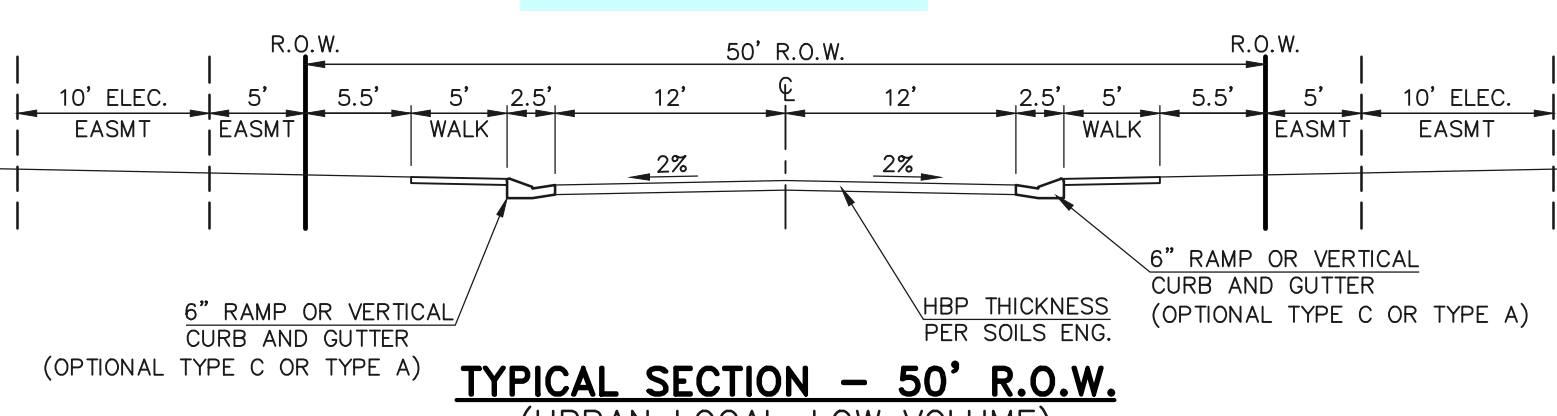
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

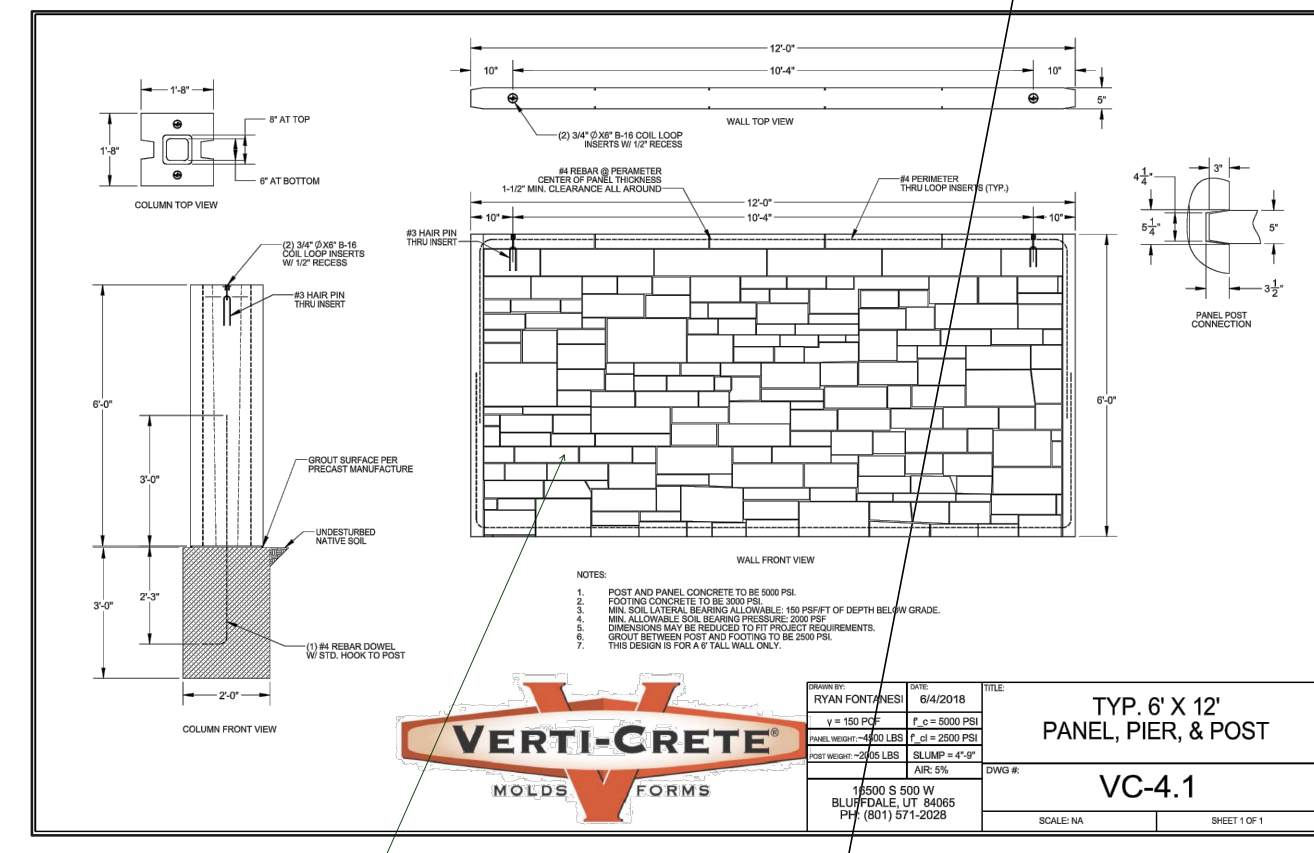
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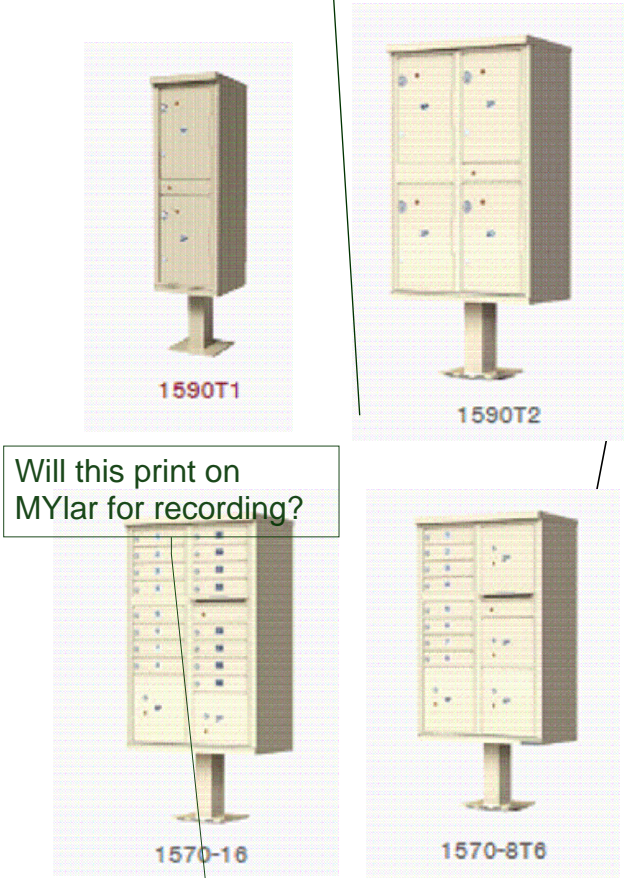
Label as Private



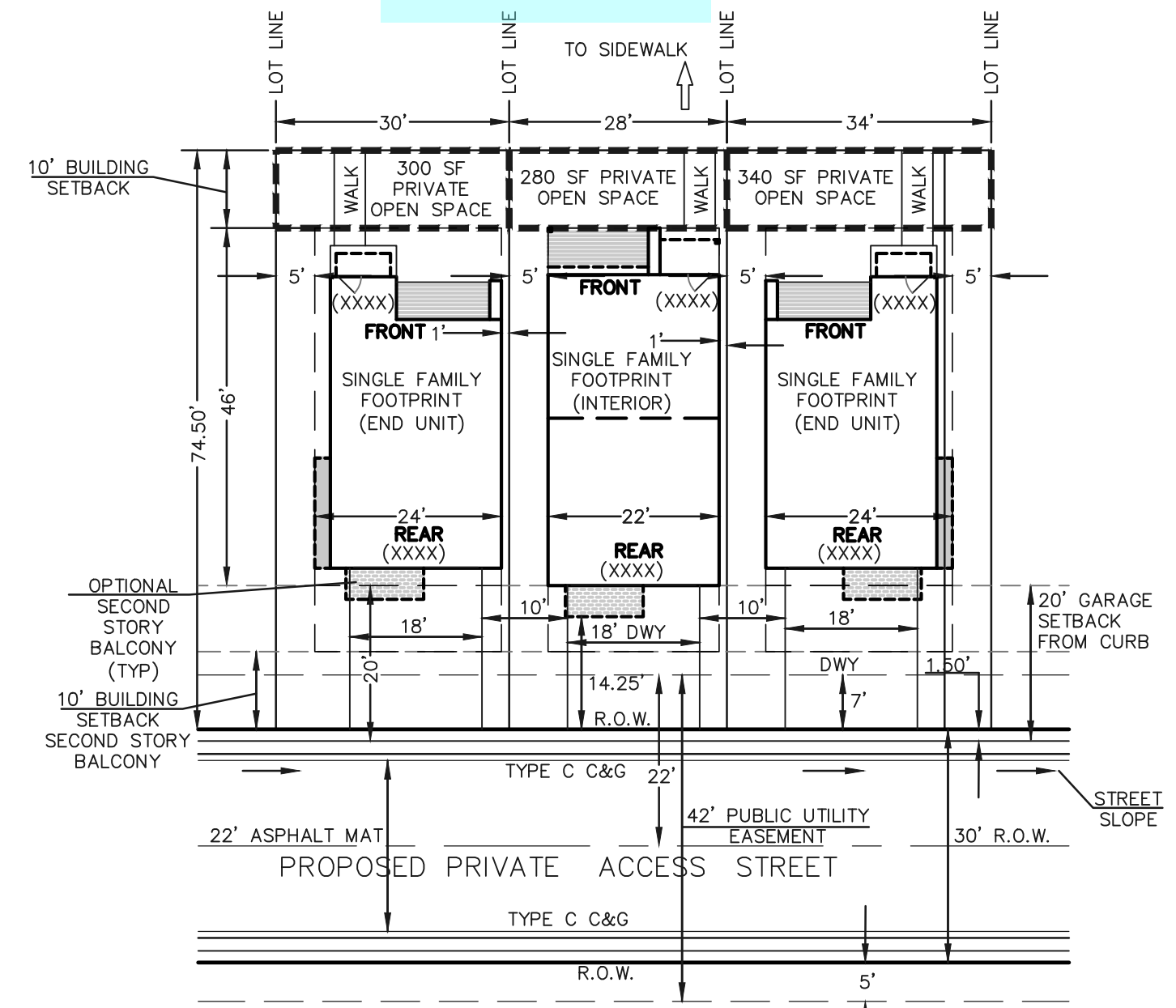
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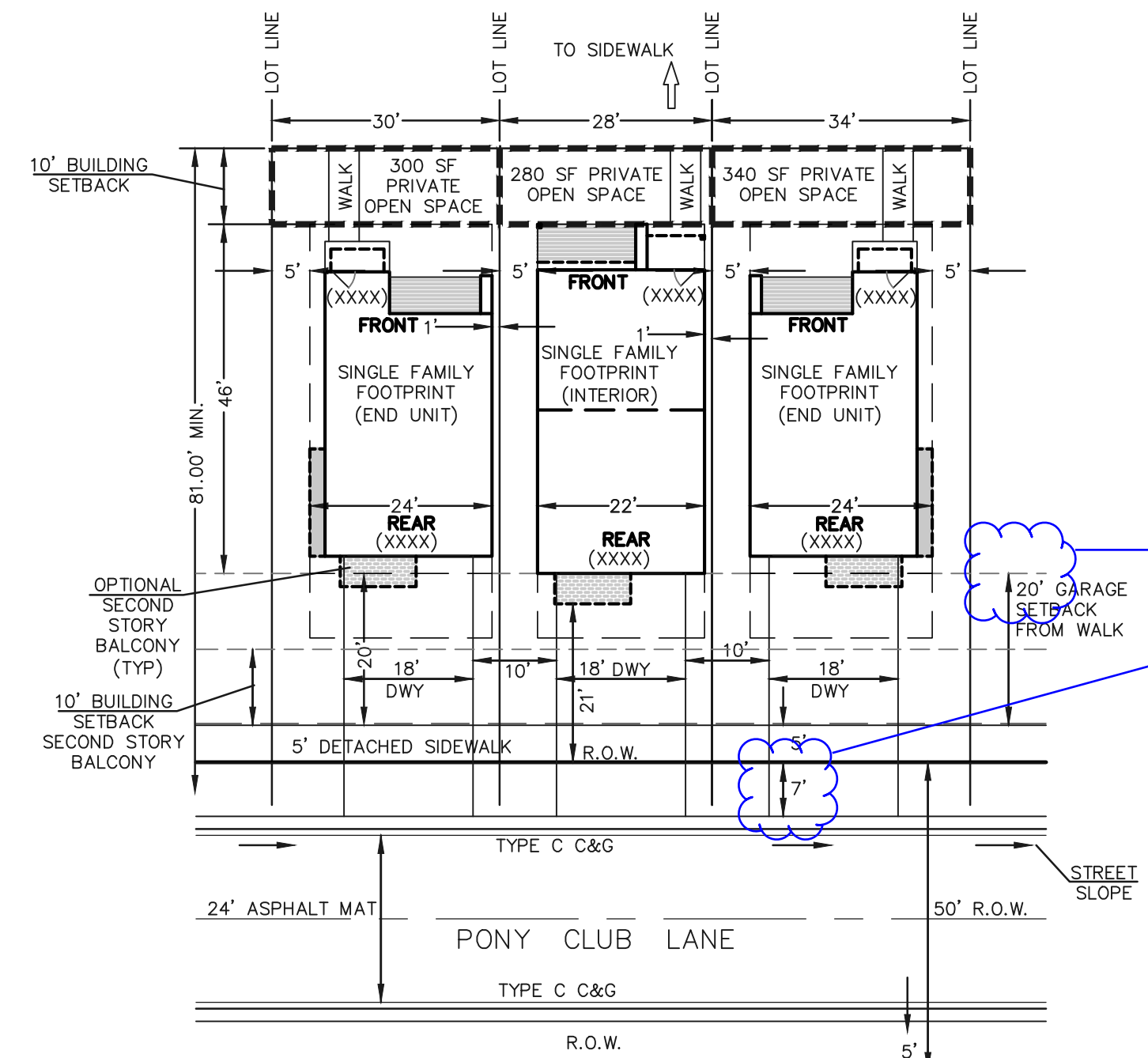
Move to landscape sheets so details can be more legible when recorded (10 font needed) minimum



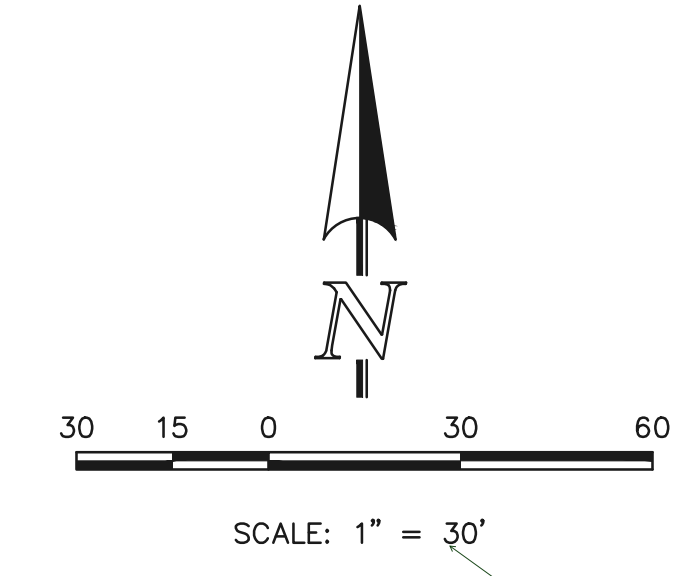
Will this print on Mylar for recording?



NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



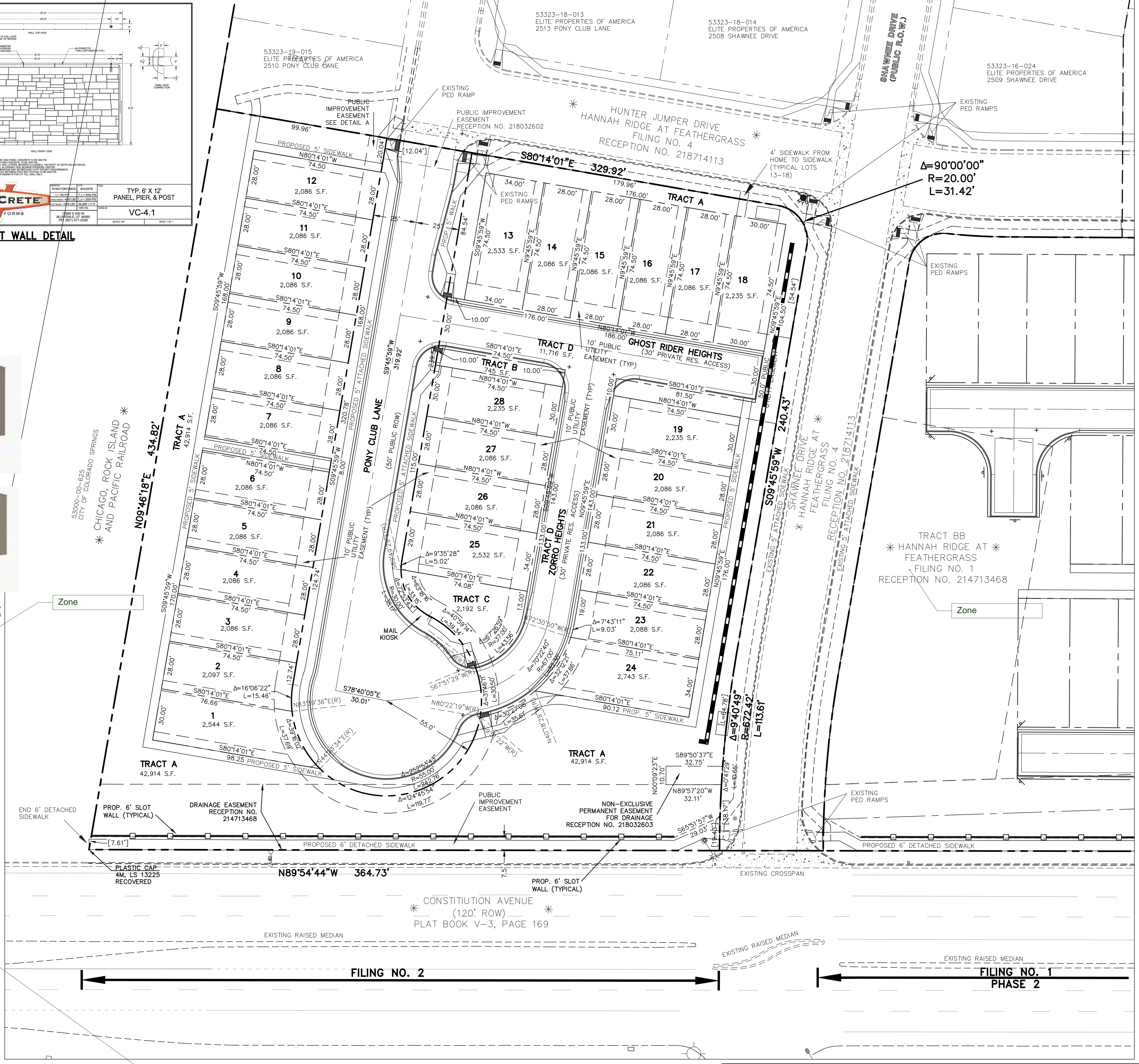
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



NOTE: LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

enlarge? See comment letter.
reduce?

4 foot is noted elsewhere on PUD... Is it 4 or 5 within PUD?



All sheets 2-5 need to be the same scale; sheets 6-13 same scale

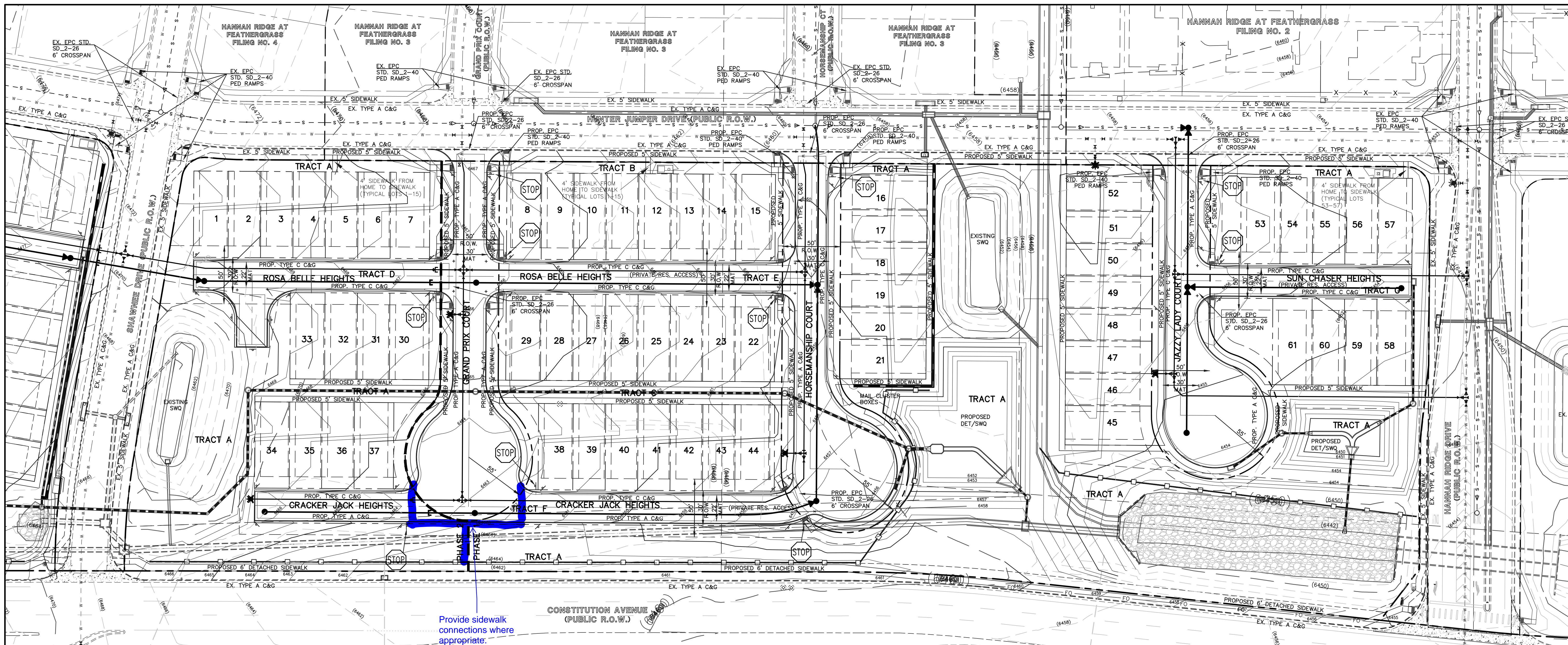
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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN
SITE PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
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CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	

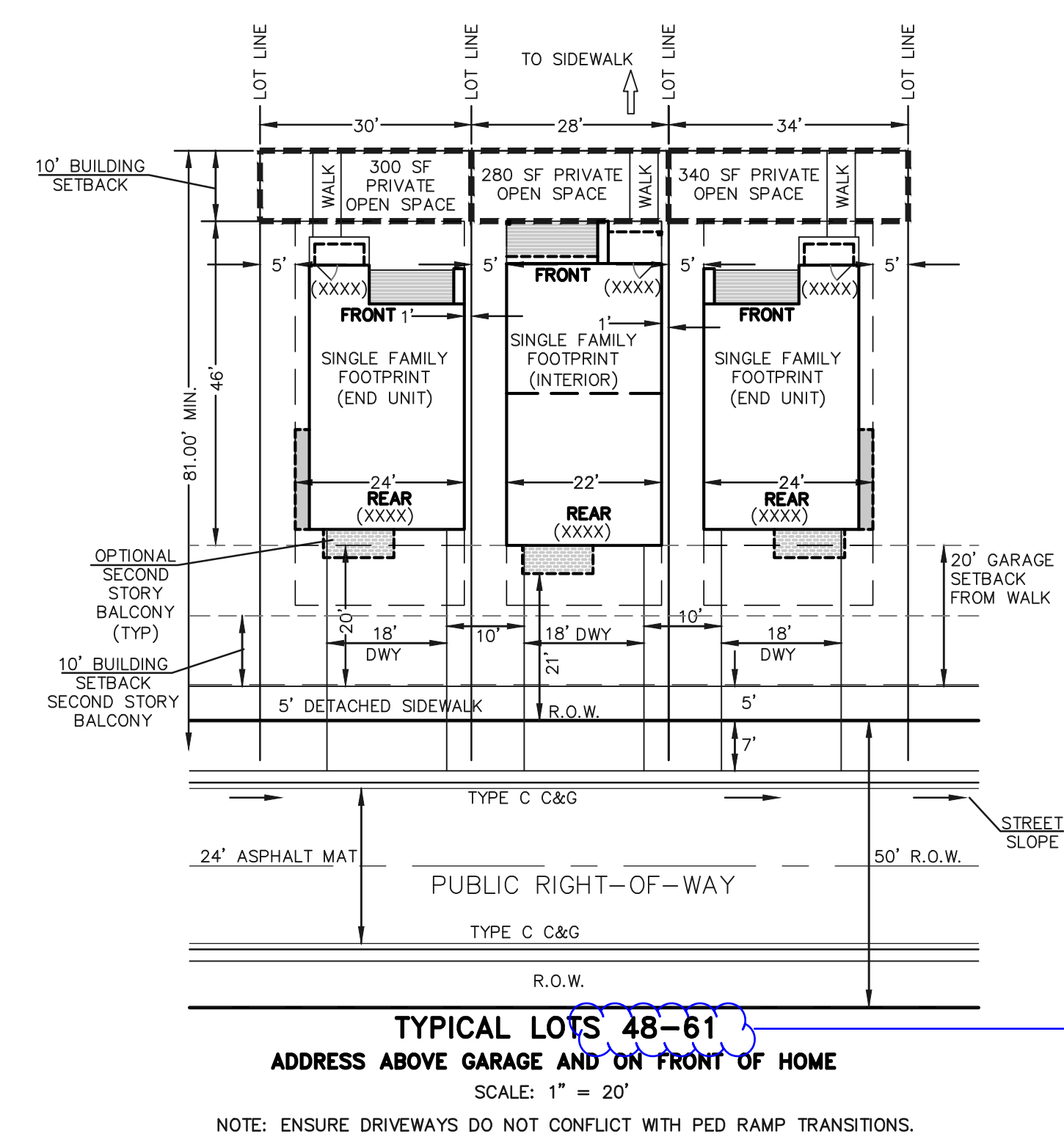
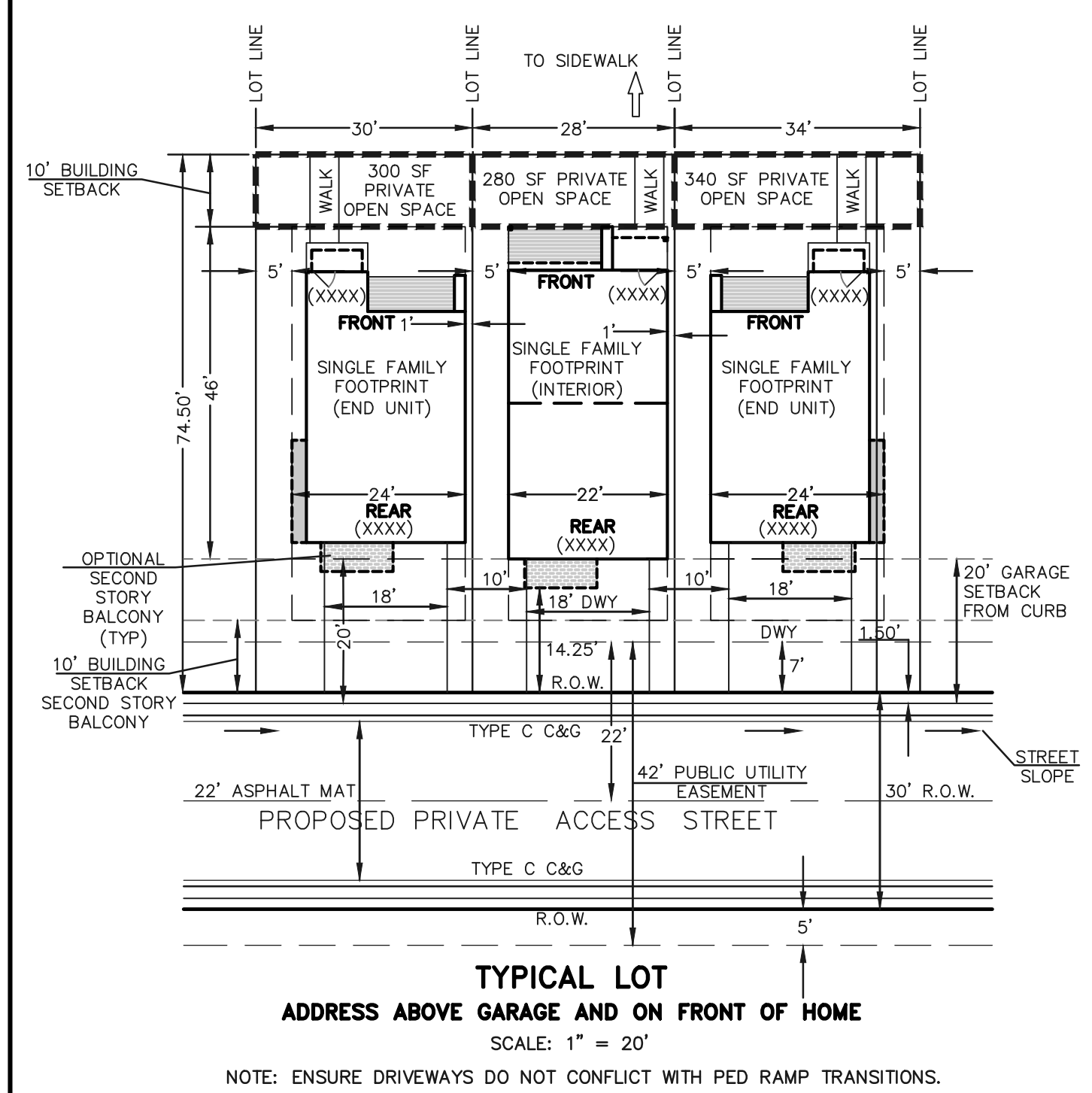


Provide sidewalk connections where appropriate.

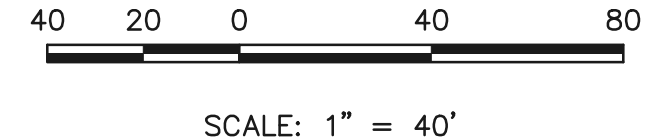
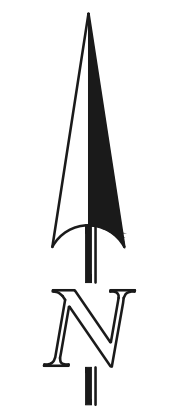
Show and label drainage easements, maintenance and access easements and access roads/trails from internal roads.

LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6640)
PROPOSED FINISHED CONTOUR	6650
SUBDIVISION BOUNDARY	---
EXISTING WATER LINE	— — —
EXISTING FIRE HYDRANT	— — —
EXISTING GATE VALVE	— — —
EXISTING SANITARY SEWER	— — —
EXISTING SANITARY SEWER MANHOLE	— — —
EXISTING GAS MAIN	— — —
PROPOSED GATE VALVE	— — —
PROPOSED WATER MAIN	— — —
PROPOSED FIRE HYDRANT	— — —
PROPOSED SANITARY SEWER MANHOLE	— — —
PROPOSED SANITARY SEWER SERVICE	— — —
PROPOSED STORM SEWER	— — —
PROPOSED STORM INLET	— — —
EXIST. STORM SEWER	— — —
EXIST. STORM INLET	— — —



NOTE:
LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



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MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN
PRELIMINARY GRADING & UTILITIES PLAN

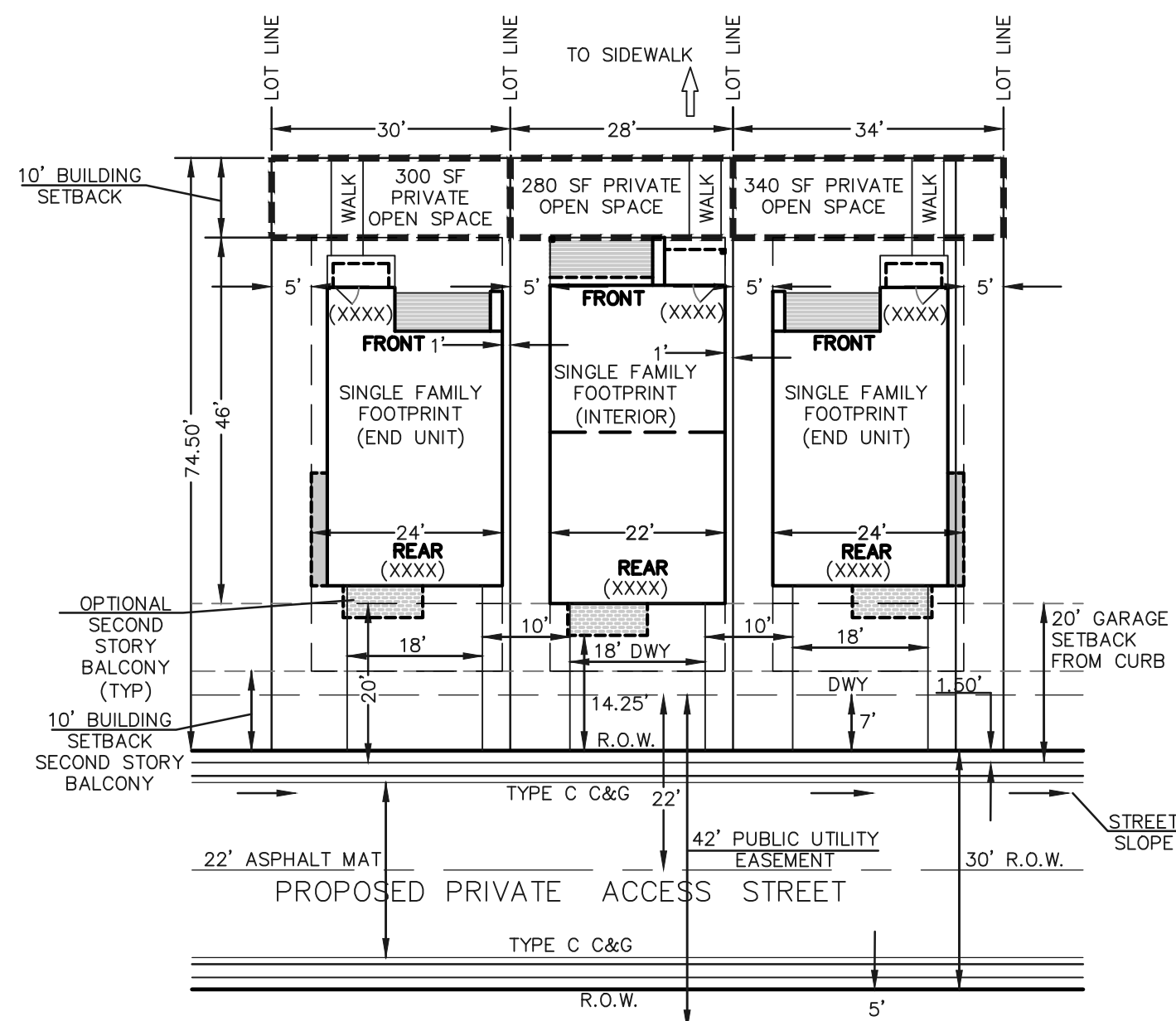
DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 40'	SHEET	4 OF 5
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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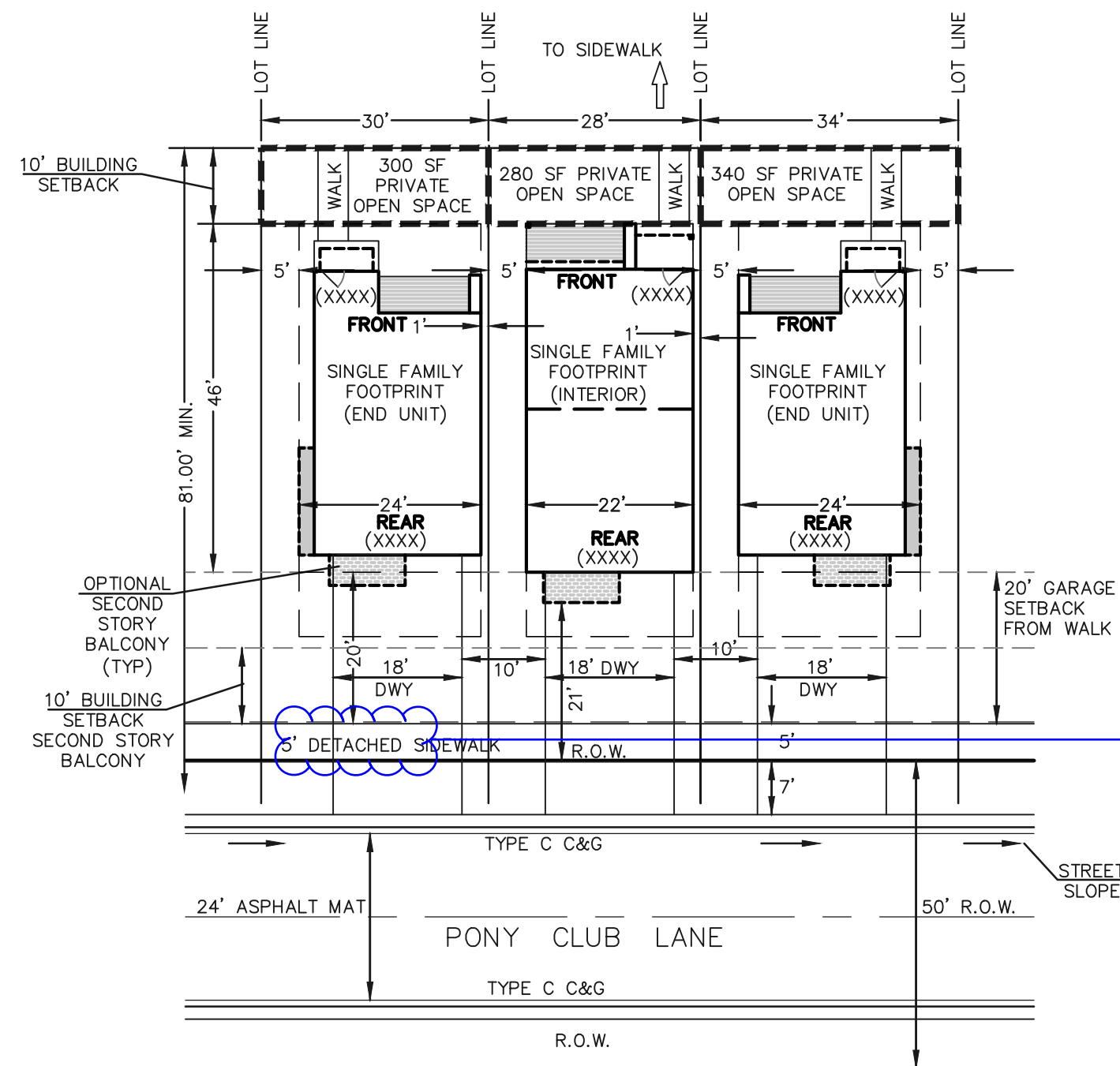
LEGEND:

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PROPOSED FINISHED CONTOUR	6650
SUBDIVISION BOUNDARY	---
EXISTING WATER LINE	---
EXISTING FIRE HYDRANT	---
EXISTING GATE VALVE	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING GAS MAIN	---
PROPOSED GATE VALVE	---
PROPOSED WATER MAIN	---
PROPOSED FIRE HYDRANT	---
PROPOSED SANITARY SEWER MANHOLE	---
PROPOSED SANITARY SEWER SERVICE	---
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	---
EXIST. STORM SEWER	---
EXIST. STORM INLET	---



TYPICAL LOT
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'

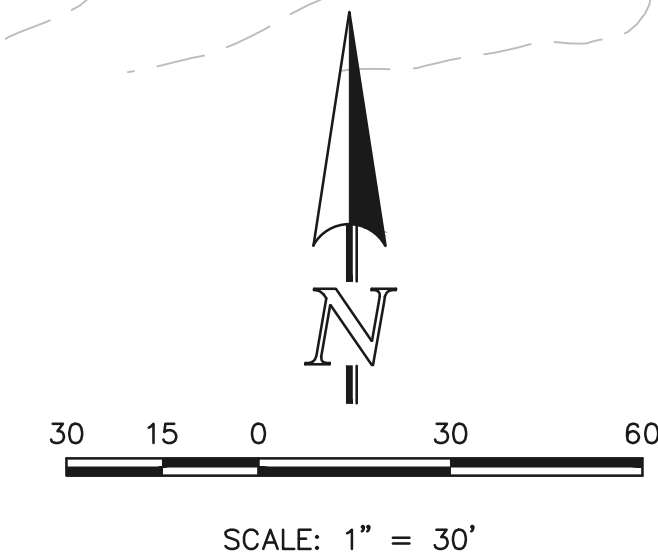
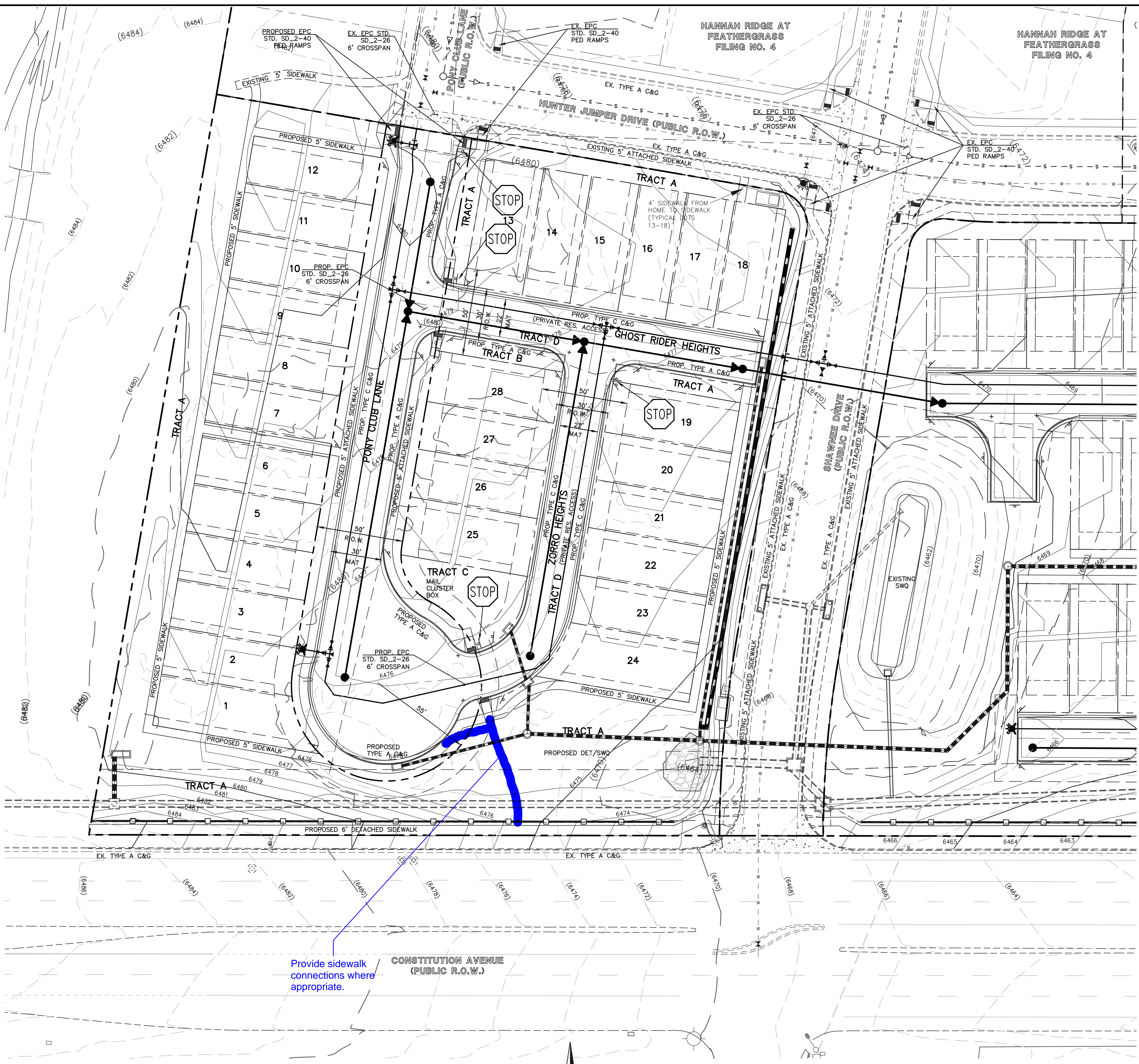
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



TYPICAL LOTS 1-12
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'

NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

NOTE:
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MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY: KRC
DRAWN BY: KC
CHECKED BY:

SCALE: (H) 1" = 30'
(V) 1" = N/A

DATE: 03/22/19
SHEET: 5 OF 5
JOB NO.: 1116.30

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