

LEGAL DESCRIPTION:

TRACT BB 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. 214081663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION 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 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. 214081663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION 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.

C. PERMITTED USES AND STRUCTURES:

USE	PRINCIPAL USES	NOTES
DWELLINGS – SINGLE FAMILY DETACHED	WITH 1' OR 5' SIDEYARD SETBACKS PER GARAGE	
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, 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.	
DISTRICT 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	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED		
FENCE, WALL OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE		
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		
NOTES:		
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT PLAN.		
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.		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.		

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

TYPE A, B/C

MAXIMUM LOT COVERAGE: 68 PERCENT.

MINIMUM LOT SIZE: 2080 SF.

MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.

MINIMUM LOT DEPTH: 74.50 FEET.

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):

FRONT YARD: 10 FEET MIN. (FRONT DOOR SIDE)

ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.

SIDE YARD: 1 FOOT OR 5 FEET.

CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.

REAR YARD: 10 FEET MIN. (GARAGE SIDE)

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

E. LOT NOTES:

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.
3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS 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). 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. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

MIDTOWN COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

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. INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

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. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

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, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNITE DEVELOPMENT ACT OF 1972, AS AMENDED.

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.

K. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO HUNTER JUMPER DRIVE, SHAWNEE DRIVE, CONSTITUTION AVENUE OR HANNAH RIDGE DRIVE.

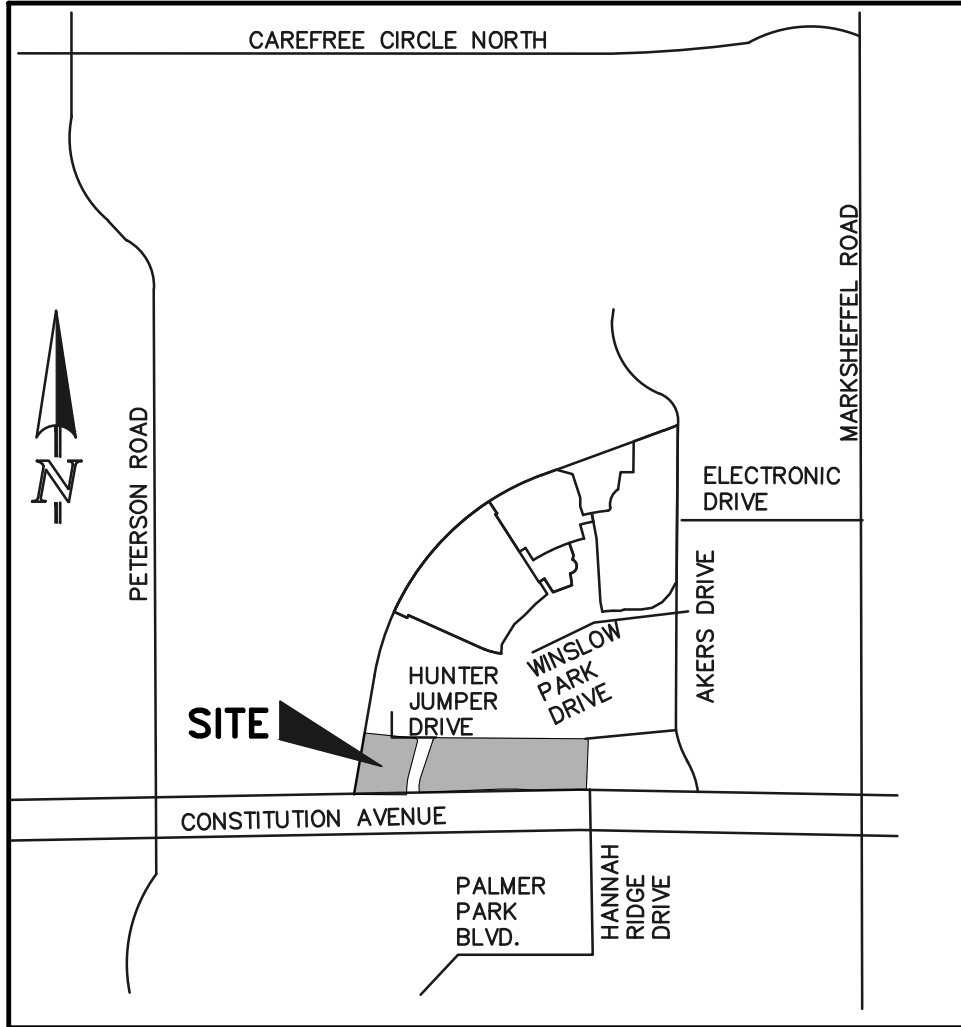
L. PRIVATE ROADS:

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY HOA (NOT 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.

GENERAL NOTES:

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED 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 SUBJECT 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 25% 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. 08041C07526, 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 ARE IDENTIFIED ON THESE PLANS.
10. GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. NO MITIGATION MEASURES ARE REQUIRED AND A MAP OF THE AREA CAN BE FOUND IN THE REPORT "PRELIMINARY SUBSURFACE SOIL INVESTIGATION MIDTOWN AT HANNAH RIDGE TRACTS AA & BB EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
11. NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOA. (SEE LANDSCAPE SHEET 13 FOR DETAIL)

FILING NO. 1 AND FILING NO. 2



VICINITY MAP

N.T.S.

PROPERTY OWNER

FEATHERGRASS INVESTMENTS, LLC
4715 N. CHESTNUT STREET, SUITE 200
COLORADO SPRINGS, CO 80907
MR. KENNY DRISCOLL
(719) 793-8367

APPLICANT / DEVELOPER

ELITE PROPERTIES OF AMERICA, INC.
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919
MR. JIM BOULTON
(719) 592-9333

PROPERTY ADDRESS

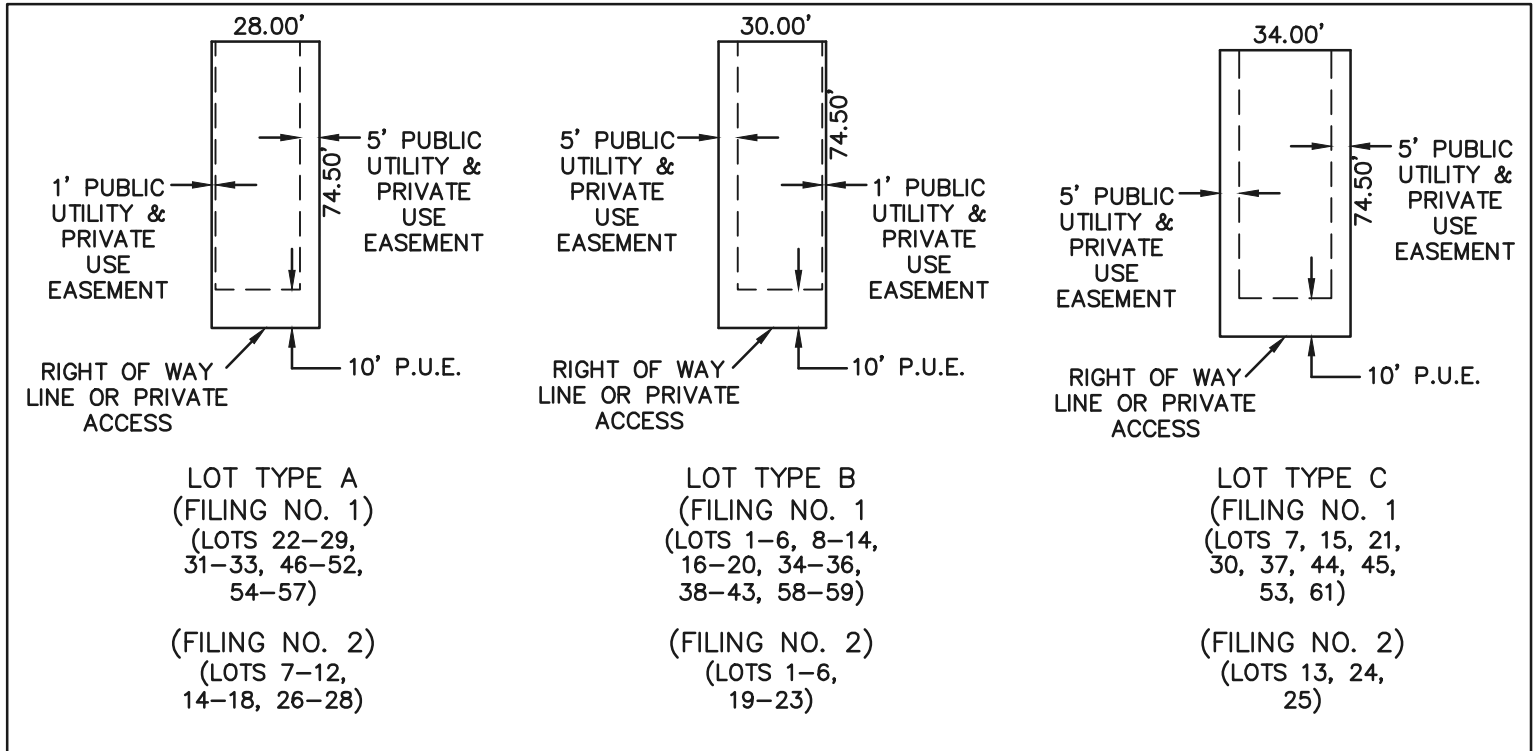
0 CONSTITUTION AVENUE
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS
& SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

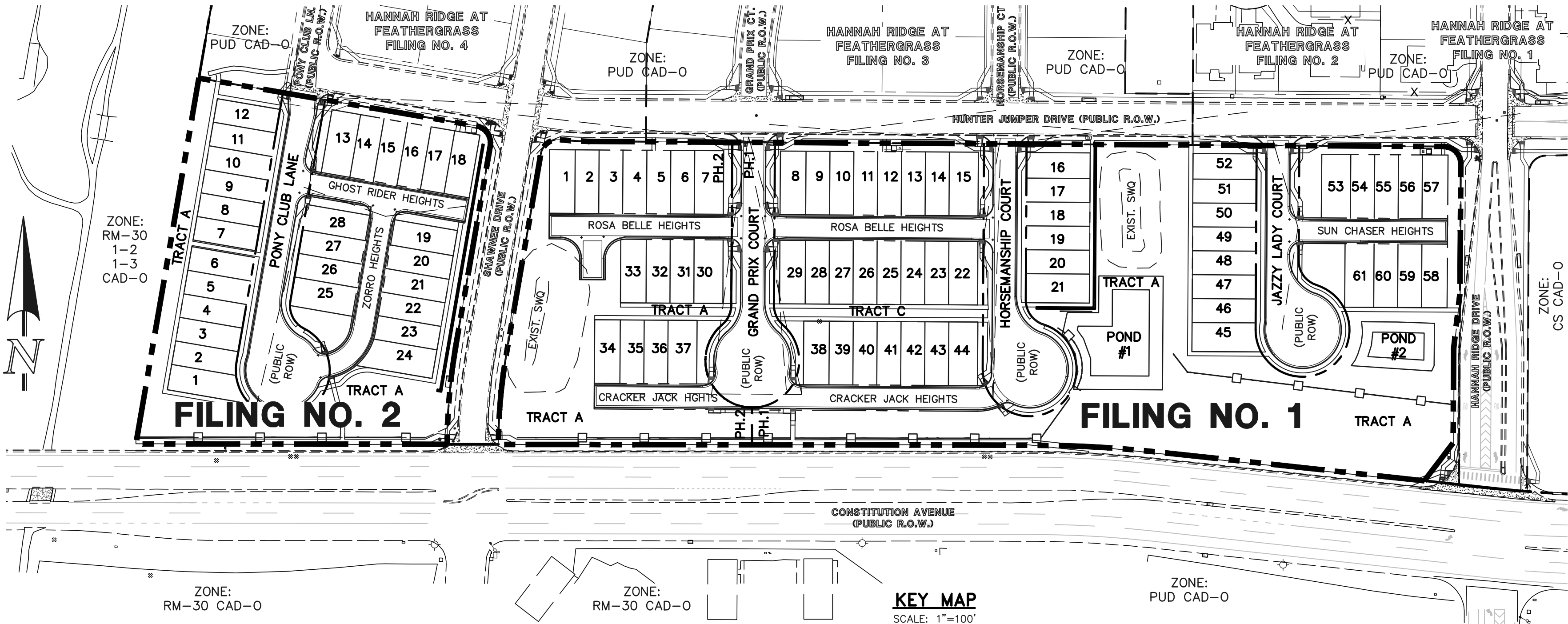
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6(F)(2)(g))

LDC/EOM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 8.4.4.C PUBLIC ROADS REQ.	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS ADJACENT TO PRIVATE ROADWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS
2 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS				



TYPICAL LOT DETAILS

NOT TO SCALE



KEY MAP

SCALE: 1"=100'

DEVELOPMENT DATA:

EXISTING ZONING:	RM-30
TAX SCHEDULE NO.:	53324-03-008, 53323-19-017
TOTAL AREA:	12.383 ACRES
NUMBER OF LOTS:	89
TOTAL LOT AREA:	4.41 ACRES
AVERAGE LOT SIZE:	2,158 SF
MINIMUM LOT SIZE:	2,086 SF
MINIMUM LOT WIDTH:	28'
MINIMUM LOT DEPTH:	74.50'
GROSS DENSITY:	7.19 DU/AC
NET DENSITY:	20.18 DU/AC
ROW (PUBLIC)	1.93 ACRES (16%)
PRIVATE ROADWAY TRACTS:	1.02 ACRES (8%)
TOTAL OPEN SPACE:	5.01 ACRES (40%)
MAXIMUM LOT COVERAGE:	35%

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) ss

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

BY:

DEPUTY

SHEET INDEX

COVER SHEET
PUD & PRELIMINARY PLAN
PUD & PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITIES PLAN
PRELIMINARY GRADING & UTILITIES PLAN
LANDSCAPE TITLE SHEET
LANDSCAPE PLAN – OVERALL
LANDSCAPE PLAN
LANDSCAPE PLAN
LANDSCAPE PLAN
LANDSCAPE PLAN – BUILDING TYPICALS
PLANTING DETAILS AND NOTES
DETAILS

SHEET 1 OF 13
SHEET 2 OF 13
SHEET 3 OF 13
SHEET 4 OF 13
SHEET 5 OF 13
SHEET 6 OF 13
SHEET 7 OF 13
SHEET 8 OF 13
SHEET 9 OF 13
SHEET 10 OF 13
SHEET 11 OF 13
SHEET 12 OF 13
SHEET 13 OF 13



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

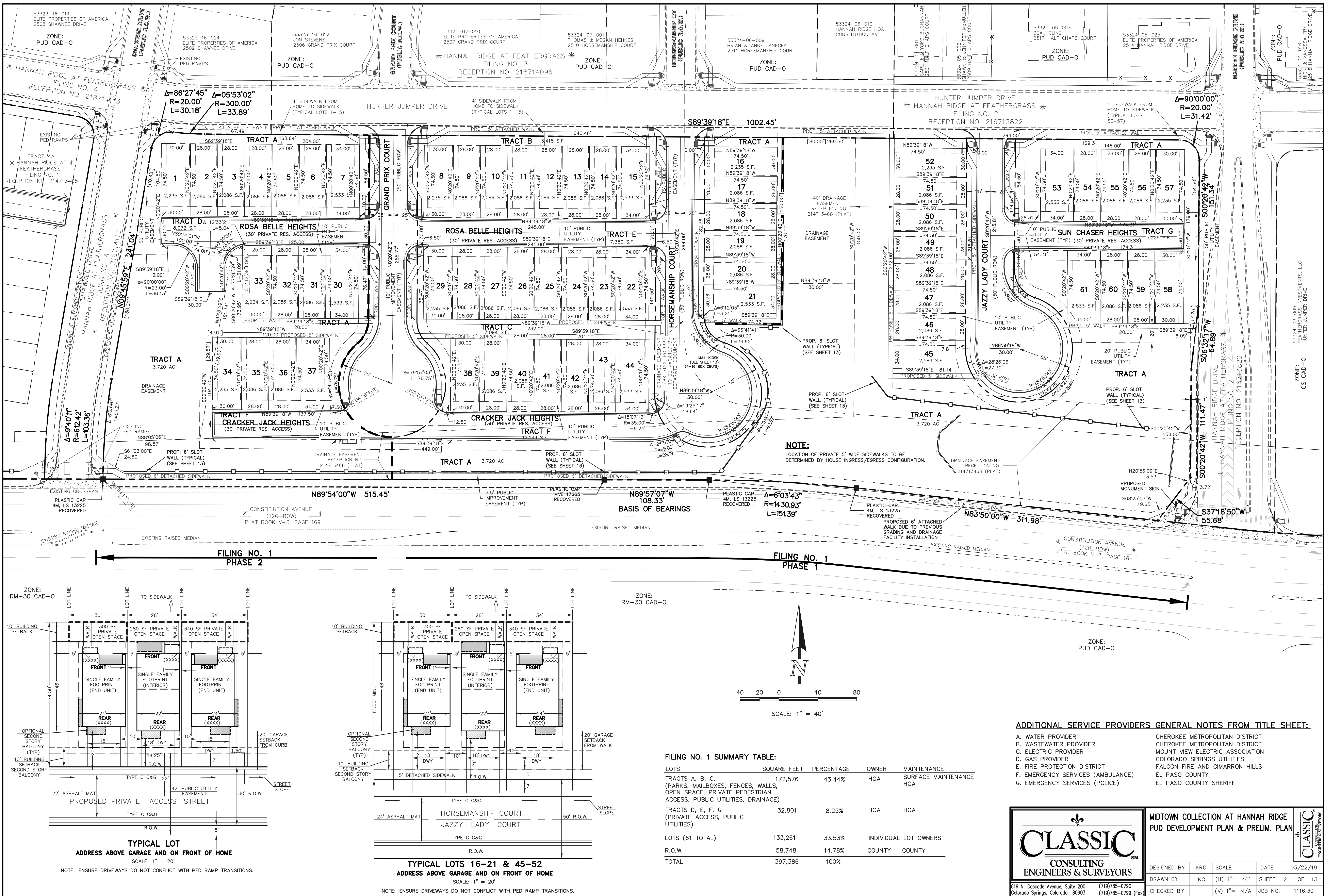
(719)785-0790
(719)785-0799 (Fax)

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

FILING NO. 1 AND FILING NO. 2

COVER SHEET

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"=VARIES	SHEET	1 OF 13
CHECKED BY		(V) 1"= N/A	JOB NO.	1116.30



FILING NO. 1 SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	172,576	43.44%	HOA	SURFACE MAINTENANCE HOA
TRACTS D, E, F, G (PRIVATE ACCESS, PUBLIC UTILITIES)	32,801	8.25%	HOA	HOA
LOTS (61 TOTAL)	133,261	33.53%	INDIVIDUAL LOT OWNERS	
R.O.W.	58,748	14.78%	COUNTY	COUNTY
TOTAL	397,386	100%		

ADDITIONAL SERVICE PROVIDERS GENERAL NOTES FROM TITLE SHEET:

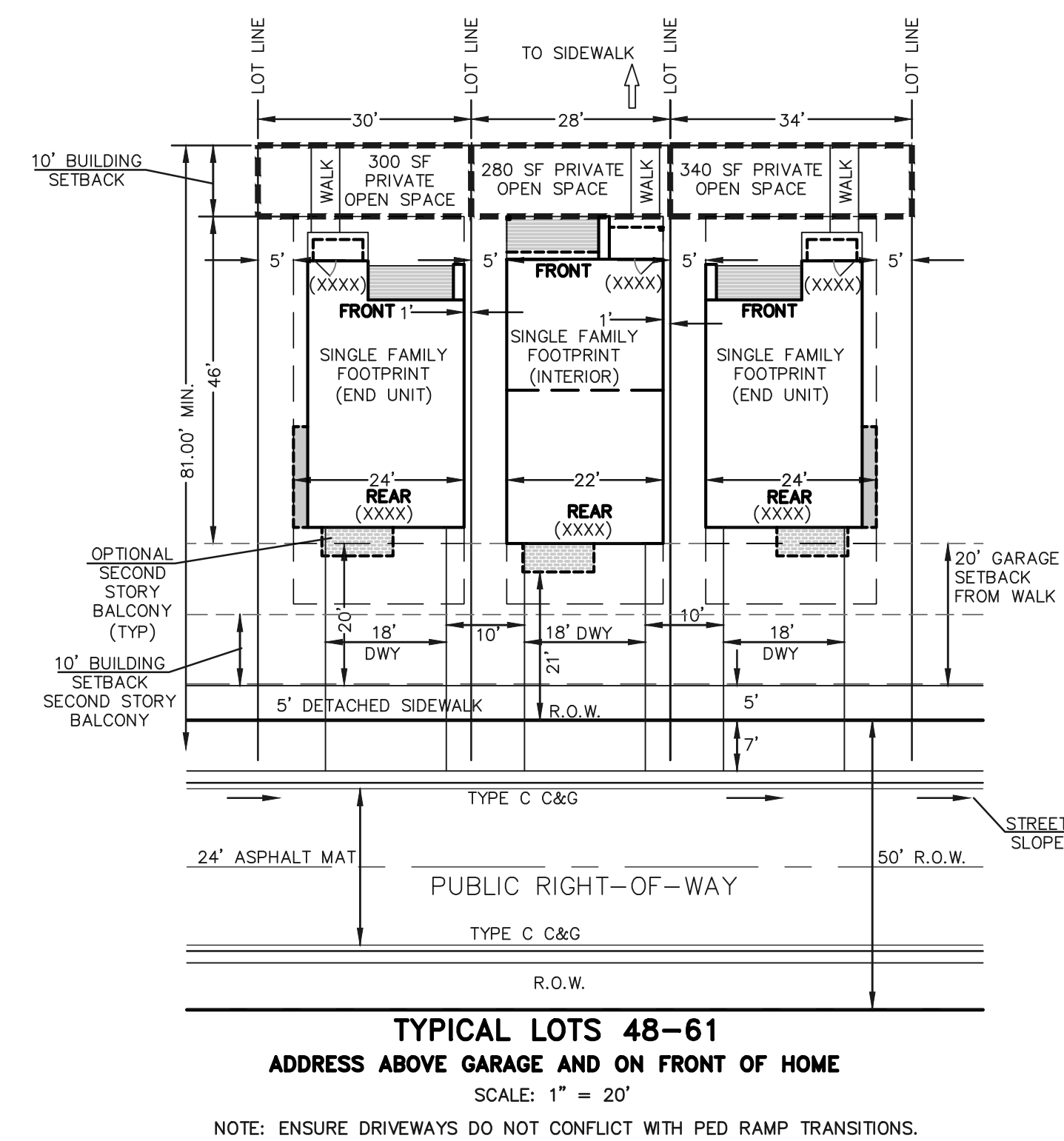
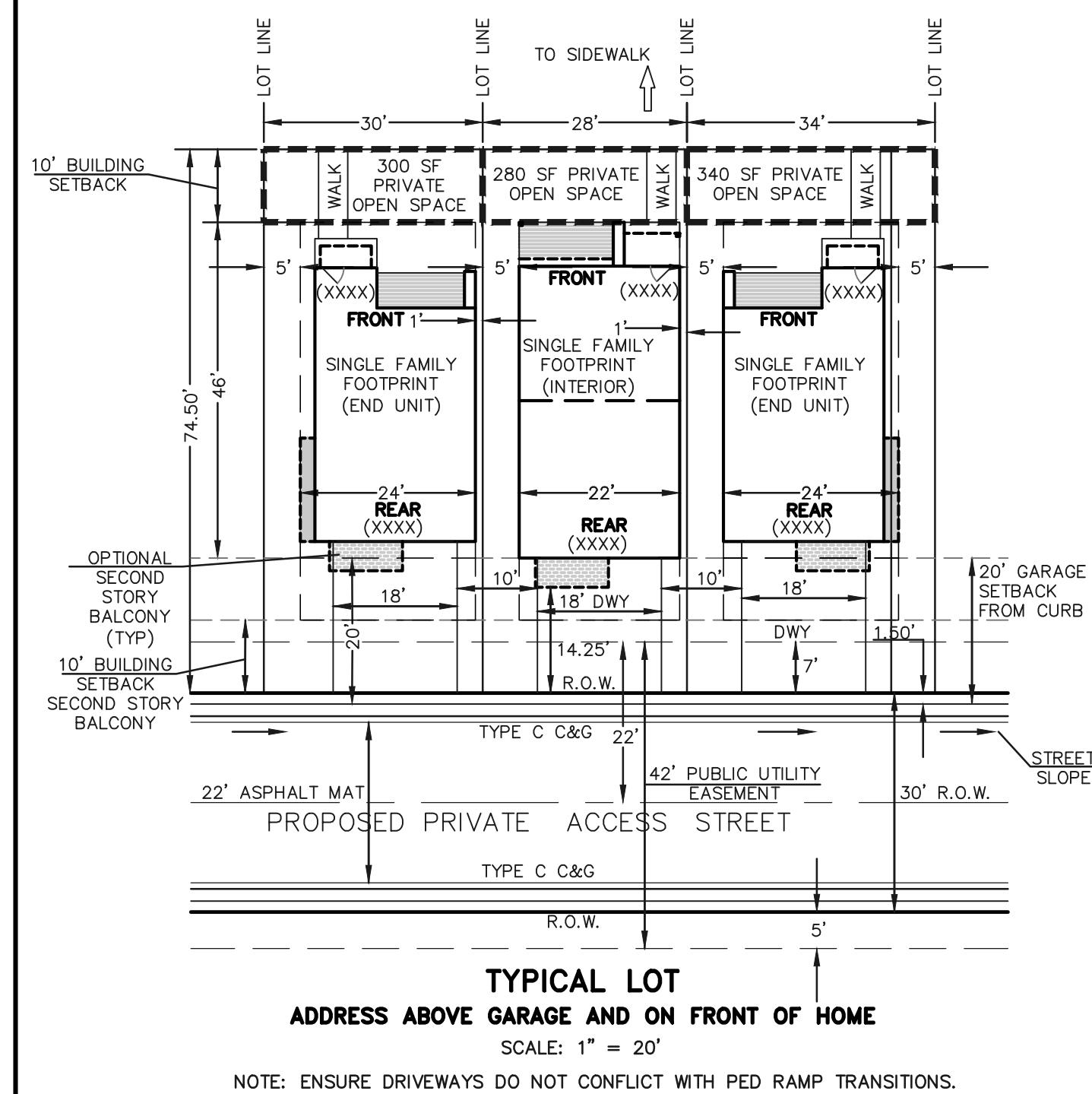
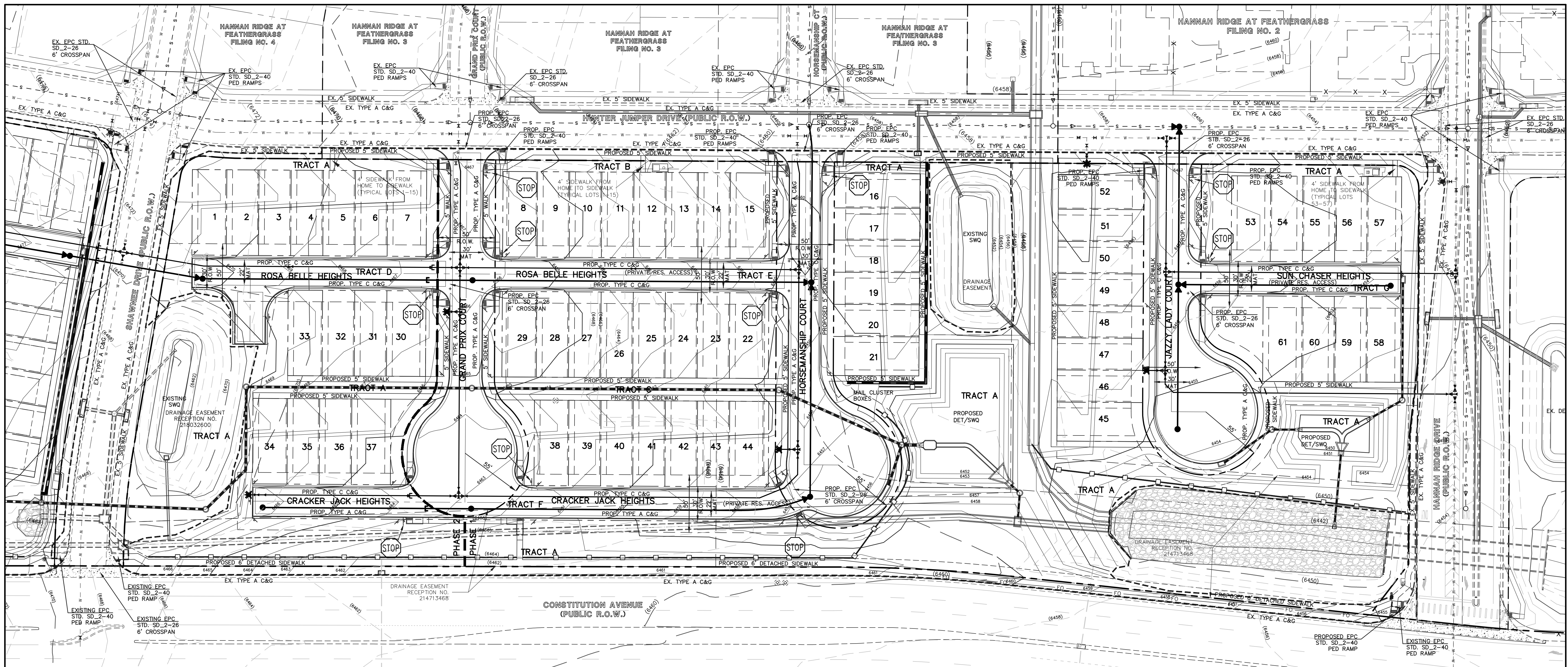
- | | |
|-----------------------------------|---------------------------------|
| A. WATER PROVIDER | CHEROKEE METROPOLITAN DISTRICT |
| B. WASTEWATER PROVIDER | CHEROKEE METROPOLITAN DISTRICT |
| C. ELECTRIC PROVIDER | MOUNT VIEW ELECTRIC ASSOCIATION |
| D. GAS PROVIDER | COLORADO SPRINGS UTILITIES |
| E. FIRE PROTECTION DISTRICT | FALCON FIRE AND CIMARRON HILLS |
| F. EMERGENCY SERVICES (AMBULANCE) | EL PASO COUNTY |
| G. EMERGENCY SERVICES (POLICE) | EL PASO COUNTY SHERIFF |



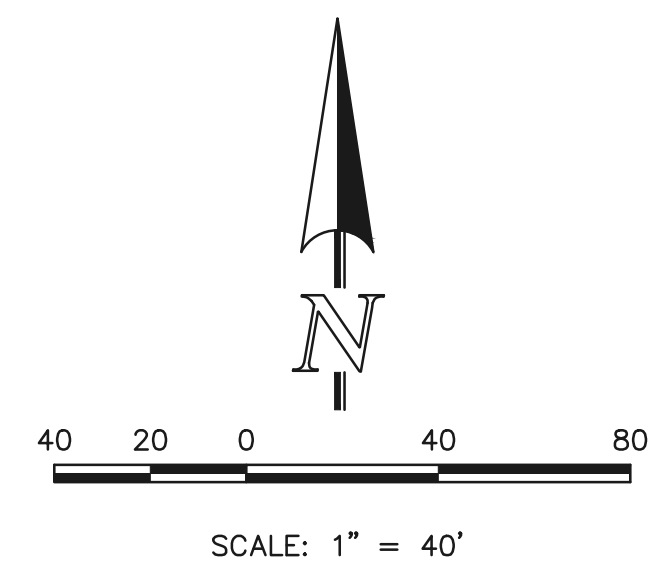
MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"= 40'	SHEET	2 OF 13
CHECKED BY		(V) 1"= N/A	JOB NO.	1116.30

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

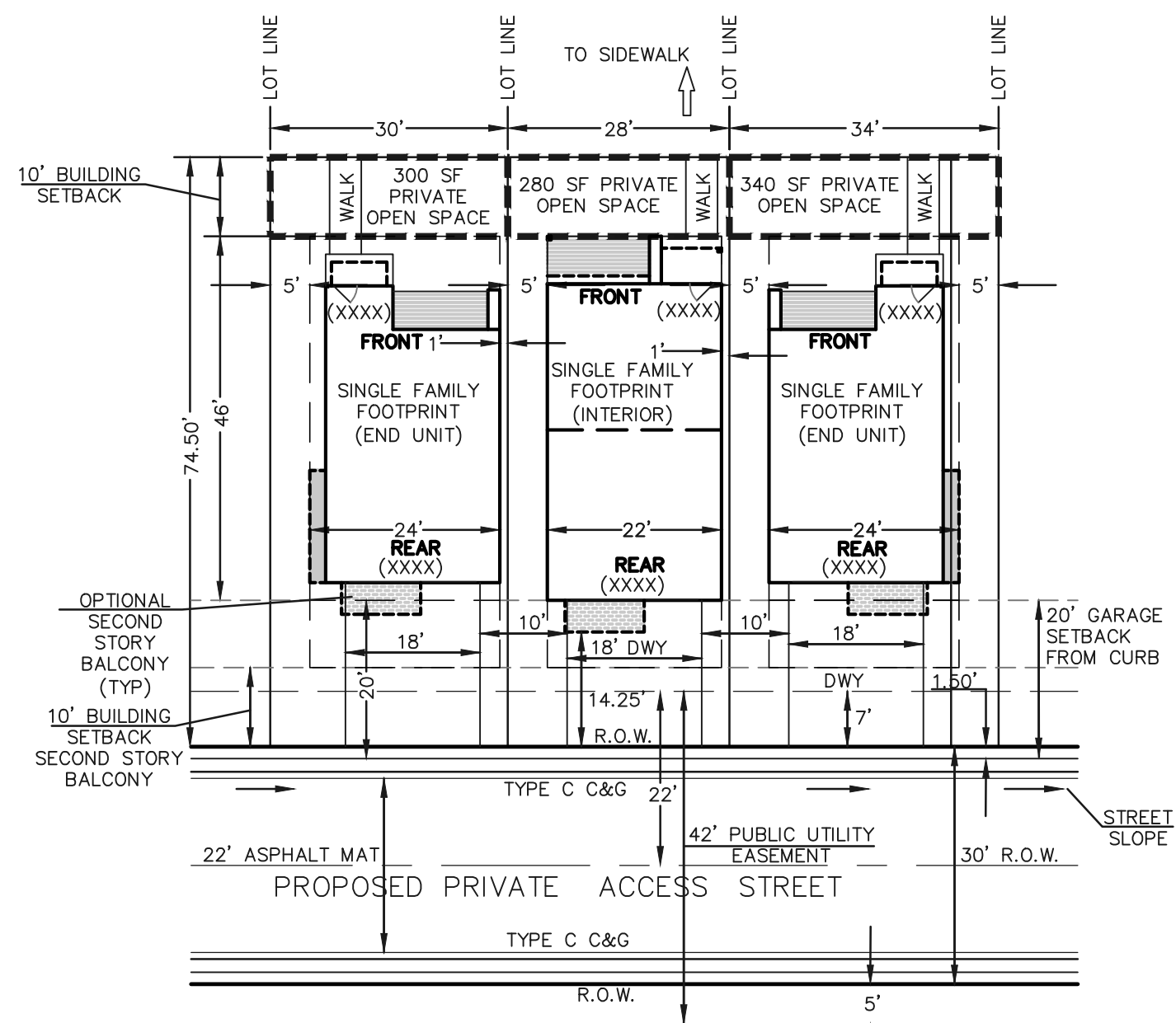


LEGEND:	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6640)
PROPOSED FINISHED CONTOUR	6650
SUBDIVISION BOUNDARY	
EXISTING WATER LINE	
EXISTING FIRE HYDRANT	
EXISTING GATE VALVE	
EXISTING SANITARY SEWER	
EXISTING SANITARY SEWER MANHOLE	
EXISTING GAS MAIN	
PROPOSED GATE VALVE	
PROPOSED WATER MAIN	
PROPOSED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

CLASSIC CONSULTING ENGINEERS & SURVEYORS		MIDTOWN COLLECTION AT HANNAH RIDGE PUD DEVELOPMENT PLAND & PRELIM. PLAN PRELIMINARY GRADING & UTILITIES PLAN	
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1"= 40'	03/22/19
CHECKED BY	(V) 1"= N/A	SHEET	4 OF 13
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		JOB NO. 1116.30	

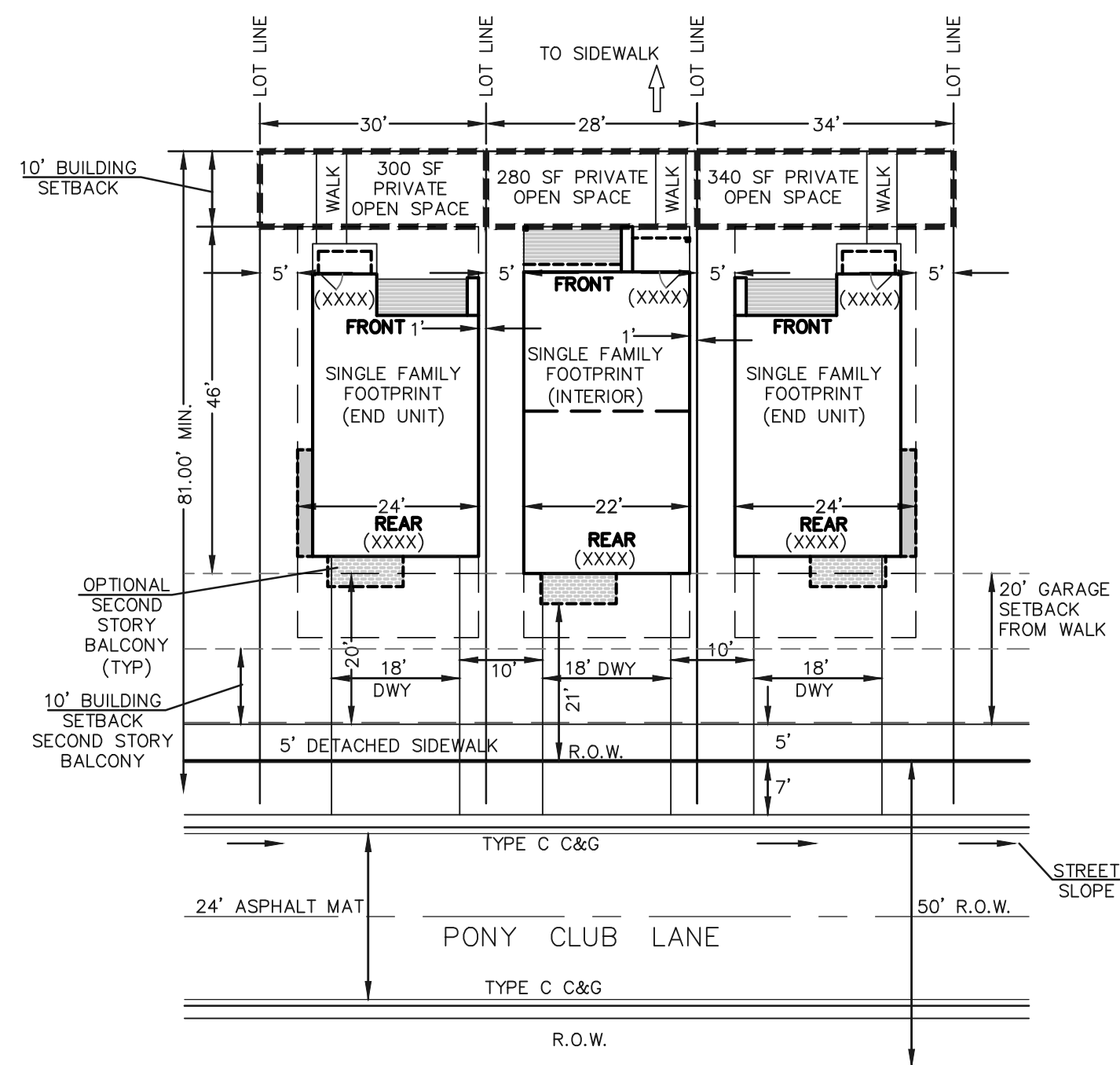
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LEGEND:	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6640)
PROPOSED FINISHED CONTOUR	6650
SUBDIVISION BOUNDARY	
EXISTING WATER LINE	
EXISTING FIRE HYDRANT	
EXISTING GATE VALVE	
EXISTING SANITARY SEWER	
EXISTING SANITARY SEWER MANHOLE	
EXISTING GAS 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	



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

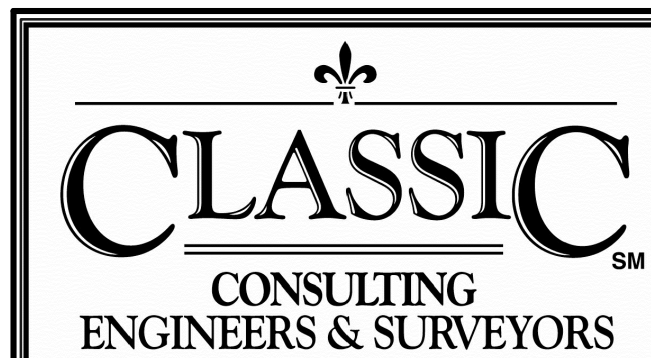
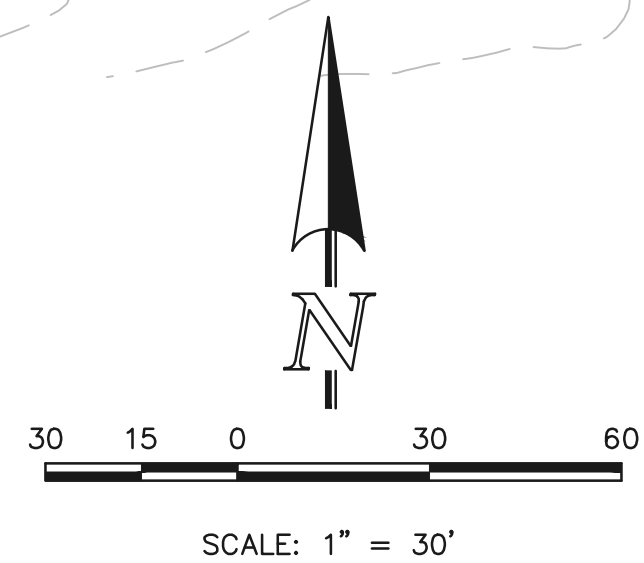
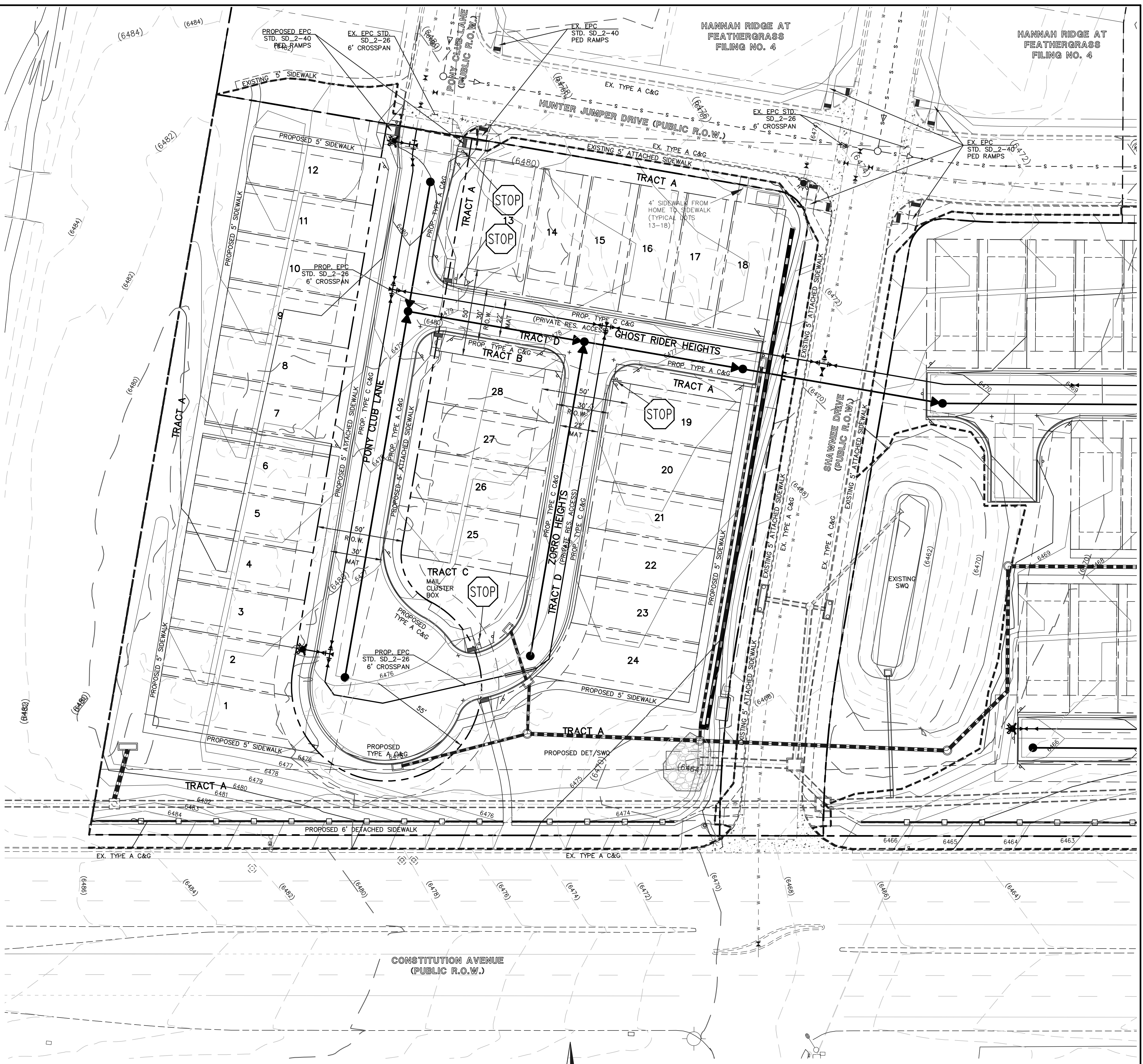
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



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



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"= 30'	SHEET	5 OF 13
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)



MIDTOWN COLLECTION AT HANNAH RIDGE
COUNTY OF EL PASO, STATE OF COLORADO
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
FILING NO. 1 AND FILING NO. 2

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Constituion Avenue	Major Arterial	25'/25'	1,492'	1/20	74.6 / 75
Hannah Ridge Drive	Minor Arterial	20'/20'	396'	1/25	15.8 / 16
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.		
541,878 SF	27.094 SF	27,094 / 189,294	54/54		
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
0/0	0/0	IL	75%/75%		

PROJECT SITE DATA	
ZONING: PUD	
PROPERTY AREA: 539,273 (12.38 ACRES)	
BUILDING AREA: TO BE DETERMINED	
TOTAL LANDSCAPE AREA: 214,322 SF	

IRRIGATION SYSTEM DESCRIPTION	
The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.	

PLANTING LEGEND				
NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE NOTES
DECIDUOUS TREES				
ACT	14	Acer tataricum	Maple tatarian	1-1/2" Z=3, 8.5K L,M
FAP	27	Fraxinus americana 'Autumn Purple'	Ash, Autumn Purple	1-1/2" Z=4, 6.5K, M
FPM	24	Fraxinus pennsylvanica 'Marshall'	Ash, Marshall Seedless	1-1/2" Z=3, 8.5K
GSH	13	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2" R,D,F,Z=4, 6.5K, L,M
MPR	6	Malus 'Profusion'	Crabapple, Profusion	1-1/2" F,Z=4, M
MSS	23	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2" F,Z=4, 8.5K, M
PCR	29	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2" R,D,F,Z=2, 9.5K
EVERGREEN TREES				
PIE	6	Pinus edulis	Pine, Pinyon	6" X,R,D,Z=3, 7.5K, L
PON	3	Pinus ponderosa	Pine, Ponderosa	6" R,D,Z=3, 9.5K, L
DECIDUOUS SHRUBS				
BRG	31	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal R,D,Z=4, 7K, L
CCR	41	Cotoneaster apiculatus	Cotoneaster, Cranberry	5 Gal R,D,F,Z=5, 7.5K
CIH	18	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal R,D,Z=3, 7K
COP	22	Cotoneaster acutifolia	Cotoneaster, peking	5 Gal R,D,Z=4, 10K
PBS	31	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal F,Z=3, 9.5K, L,M
POG	27	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal R,D,F,Z=2, 10K
RGL	29	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal D,Z=3, 8.5K, L
SBG	40	Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal R,D,Z=3, 7.5K
SPG	20	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal R,D,Z=3, 7.5K
SPV	32	Spiraea x vanhouttei	Spiraea, Vanhoutte	5 Gal R,D,Z=3, 7.5K, M
EVERGREEN SHRUBS				
JBJ	55	Juniperus Sabina	Juniper, Buffalo	5 Gal R,D,Z=3,8.5K, L
JUA	48	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal R,D,Z=3, 7.5K
PGS	7	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal Z=2, 10K, M
PERENNIALS				
H50	18	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal R,D,Z=3,10K,M

GROUNDCOVER LEGEND		
NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS		
SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	31,701 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	16,806 SF
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NOT SHOWN BUT TO BE ADDED AT AREAS OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	TBD
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF).	TBD
	IRRIGATED NATIVE SEED LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	142,431 SF
	NON-IRRIGATED NATIVE SEED (WETLAND MIX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	TBD
	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS)	
	KENTUCKY BLUEGRASS SOD	20,262 SF
	DECORATIVE BOULDER	140 TOTAL
	STEEL EDGING	1,333 LF



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-4313

DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading, walls and paving.
5/17/19	EPC comment revisions

☐ FOR CONSTRUCTION

☐ NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE
County of El Paso, State of Colorado
PUD Development plan and preliminary plan
Filing no. 1 and Filing no. 2

JOB NUMBER
2409-1218

DATE
3/20/19

DRAWN BY
MB

DRAWING DESCRIPTION
TITLE SHEET
- LANDSCAPE

SHEET #
L-TS 6 OF 13

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PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE PLANS ARE PREPARED BASED ON EXISTING FIELD CONDITIONS. ALL AMERICAN LANDSCAPE, ALL AMERICAN MAINTENANCE INC., ARE NOT RESPONSIBLE FOR NEGATIVE DRAINAGE THAT COULD CAUSE ANY PROPERTY DAMAGE, OR OTHER ISSUES PRIOR TO, DURING OR AFTER ANY AND ALL LANDSCAPE INSTALLATION. IF AND WHEN AREAS ARE IDENTIFIED THAT CAN NOT BE ESTABLISHED TO MAINTAIN POSITIVE DRAINAGE THE OWNER / OWNERS REPRESENTATIVE WILL BE NOTIFIED FOR A CORRECTIVE SOLUTION AT AN ADDITIONAL CHARGE PER A CHANGE ORDER.

LANDSCAPE CONTRACTOR WILL ASSUME NO RESPONSIBILITY FOR ANY NEGATIVE DRAINAGE. THIS REFERS TO ANY AREA THAT DOES NOT DRAIN CORRECTLY.

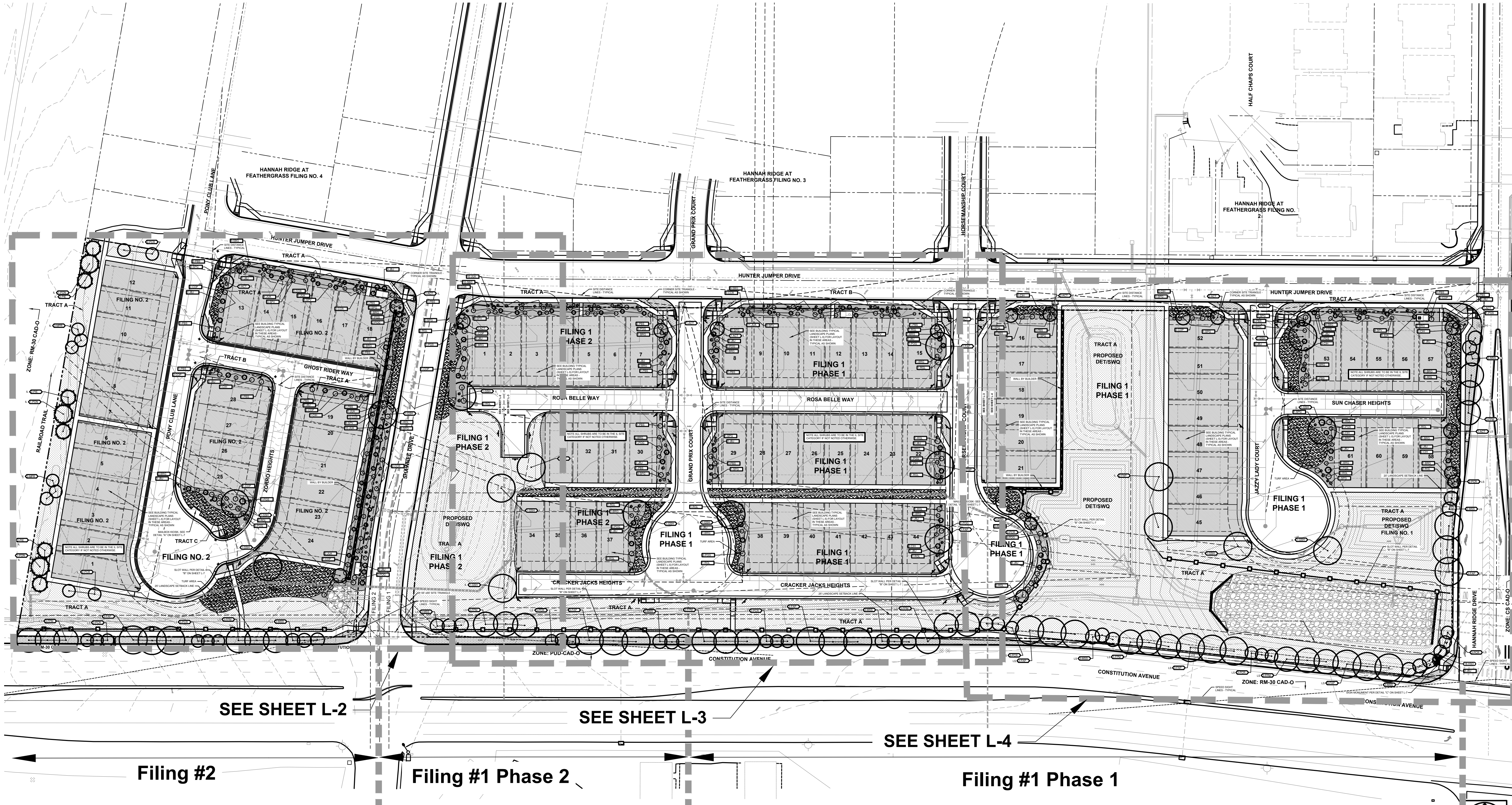
CALLOUT KEY

- PLANT ABBREVIATION
- 12-ABR TREE CALLOUT
 - 35-SPV SHRUB & ORN. GRASS CALLOUT
 - 14-RBE PERENNIAL CALLOUT
- PLANT QUANTITY

PLANT SYMBOL KEY

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

SEE SHEET L-5 FOR NON-TYPICAL BUILDING TYPICALS LANDSCAPE PLAN. REFER TO L-TS FOR PLANTING AND GROUNDCOVER LEGENDS OF NON-TYPICAL AREAS.



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- ☐ NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE
County of El Paso, State of Colorado
PUD Development plan and preliminary plan
Filing no. 1 and Filing no. 2

JOB NUMBER	2409-1218
DATE	3/20/19
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE PLAN - OVERALL
SHEET #	L-1 7 OF 13

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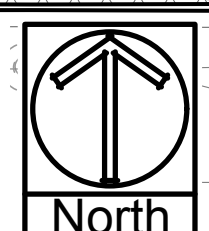
DATE	REVISION DESCRIPTION
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5/17/19	EPC comment revisions

CLASSIC
COMMUNITIES

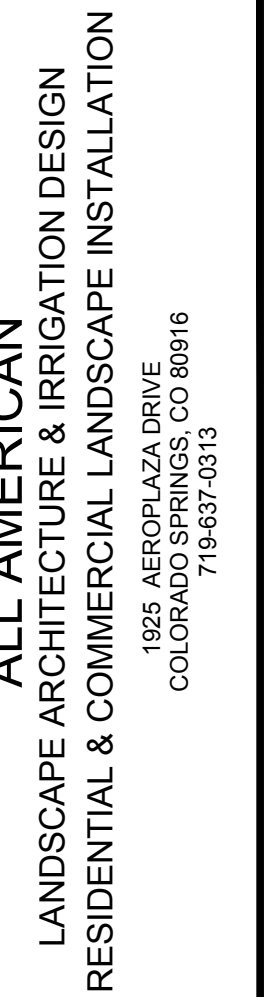
County of El Paso, State of Colorado
 CPUD Development plan and preliminary plan
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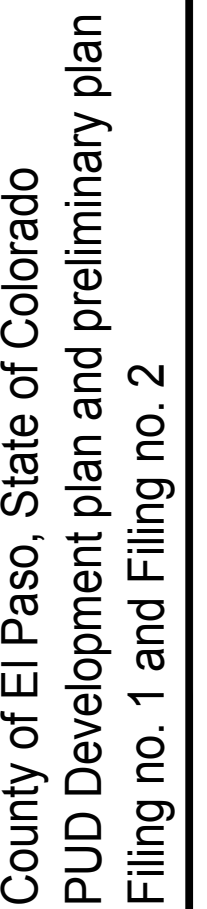
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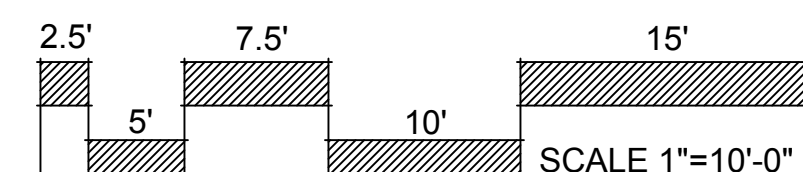
FILING NO. 1 AND FILING NO. 2



<input type="checkbox"/>	FOR CONSTRUCTION
<input type="checkbox"/>	NOT FOR CONSTRUCTION



SHEET # **L-5 11 OF 13**
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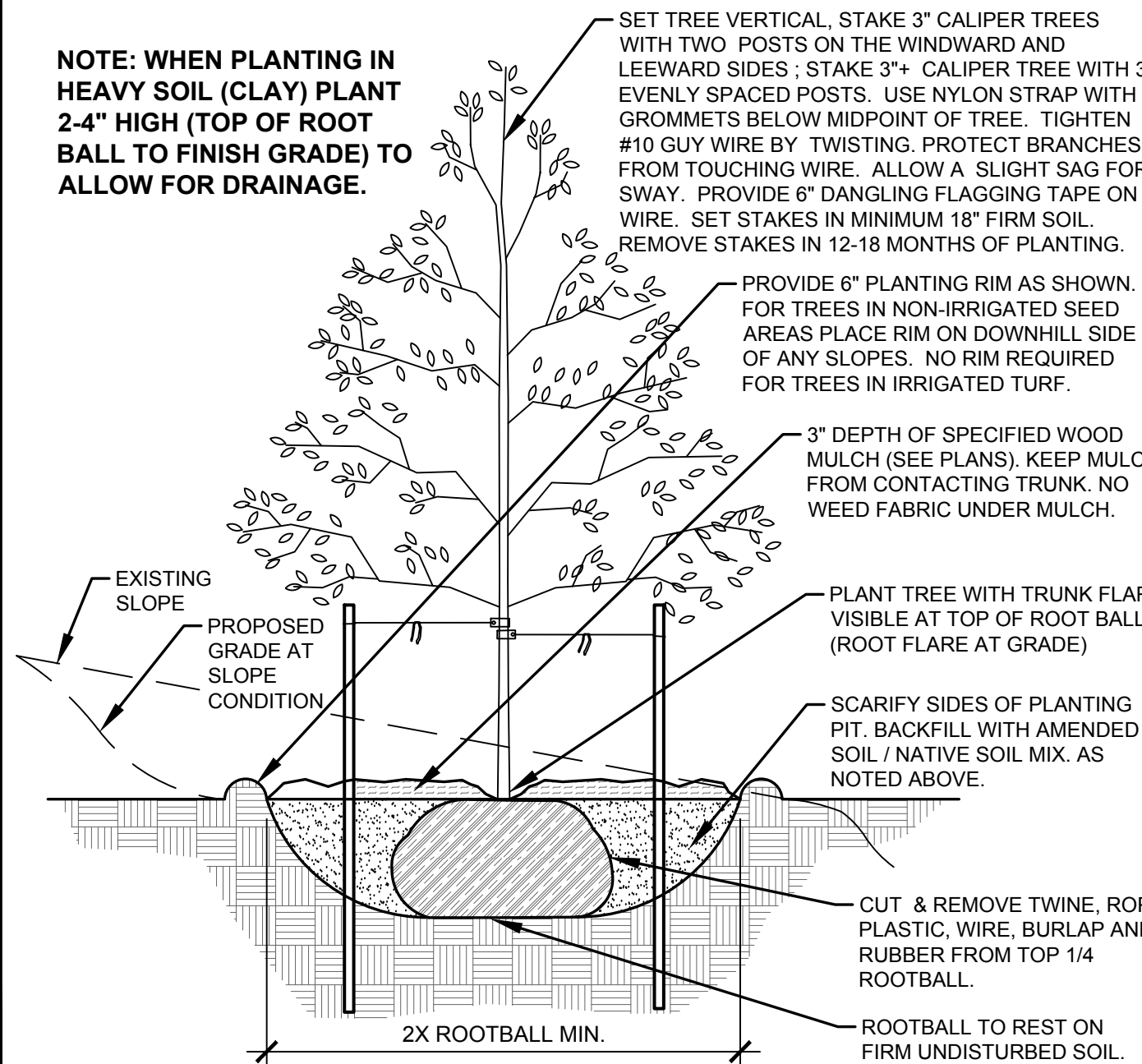


<u>PERENNIALS</u>			
AMY	Achillea 'Moonshine'	Yarrow, Moonshine	1 Gal
EPC	Echinacea purpurea	Coneflower, Purple	1 Gal
HSO	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal

Diagram illustrating various types of plants and their corresponding labels:

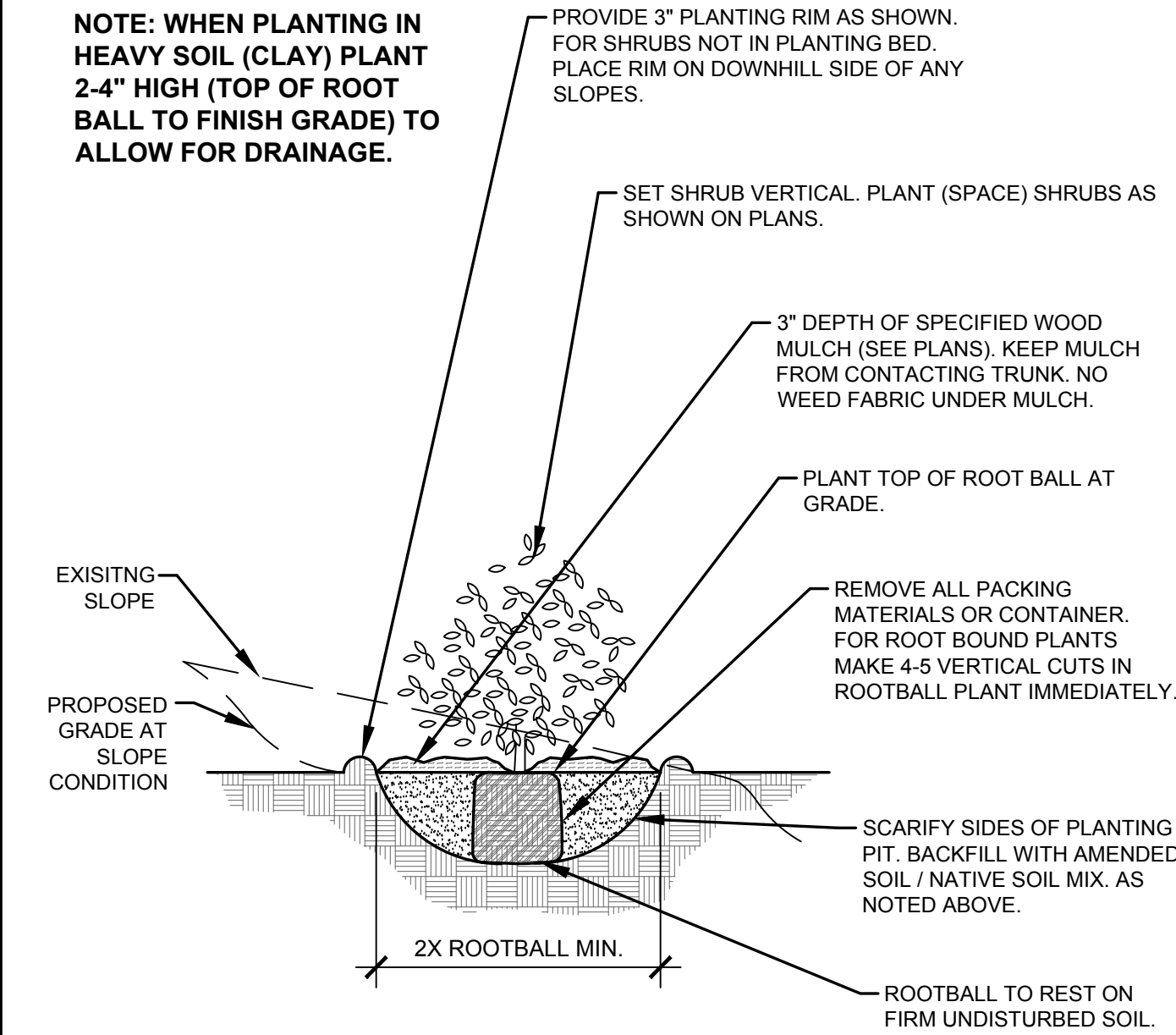
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



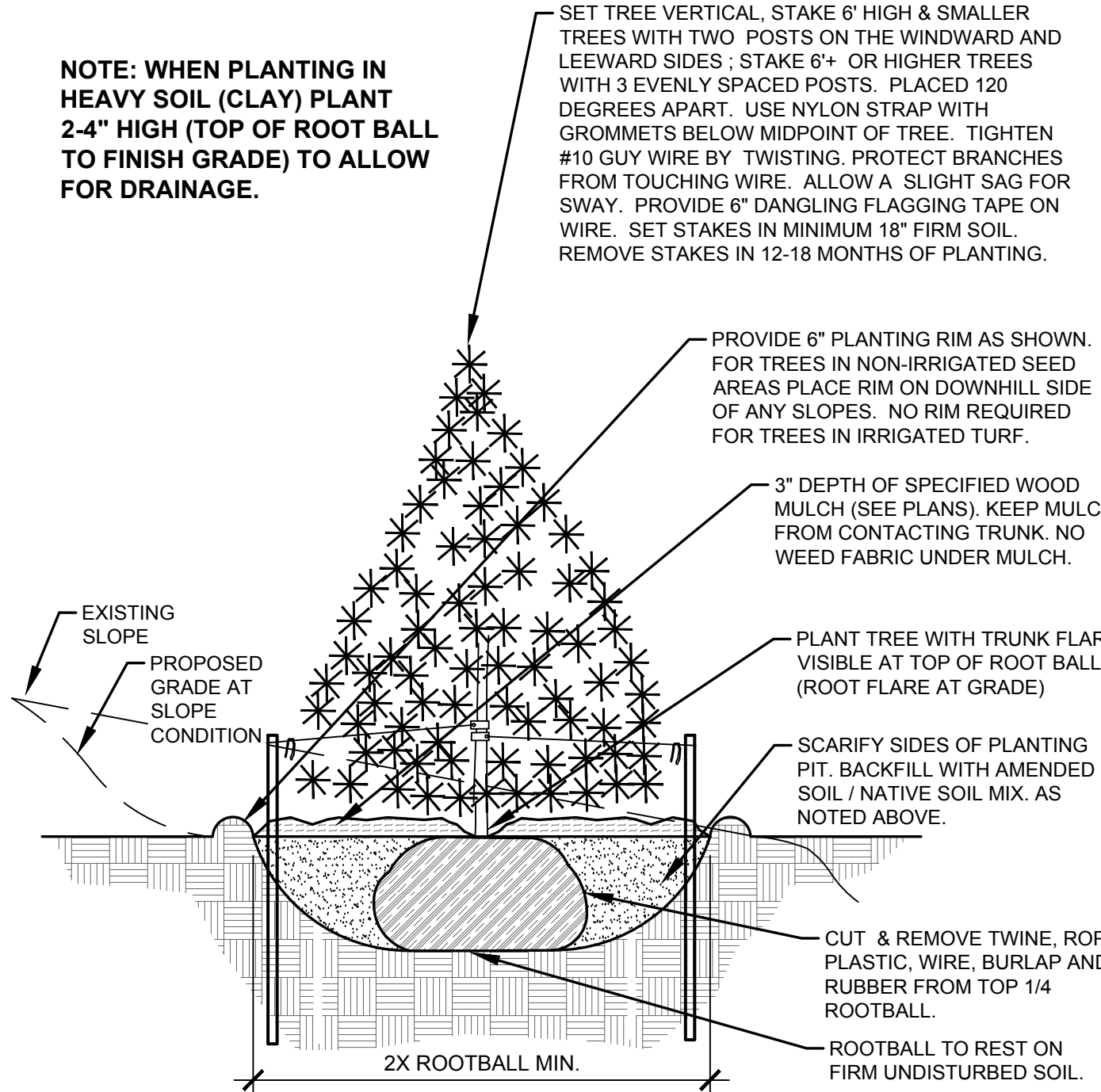
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



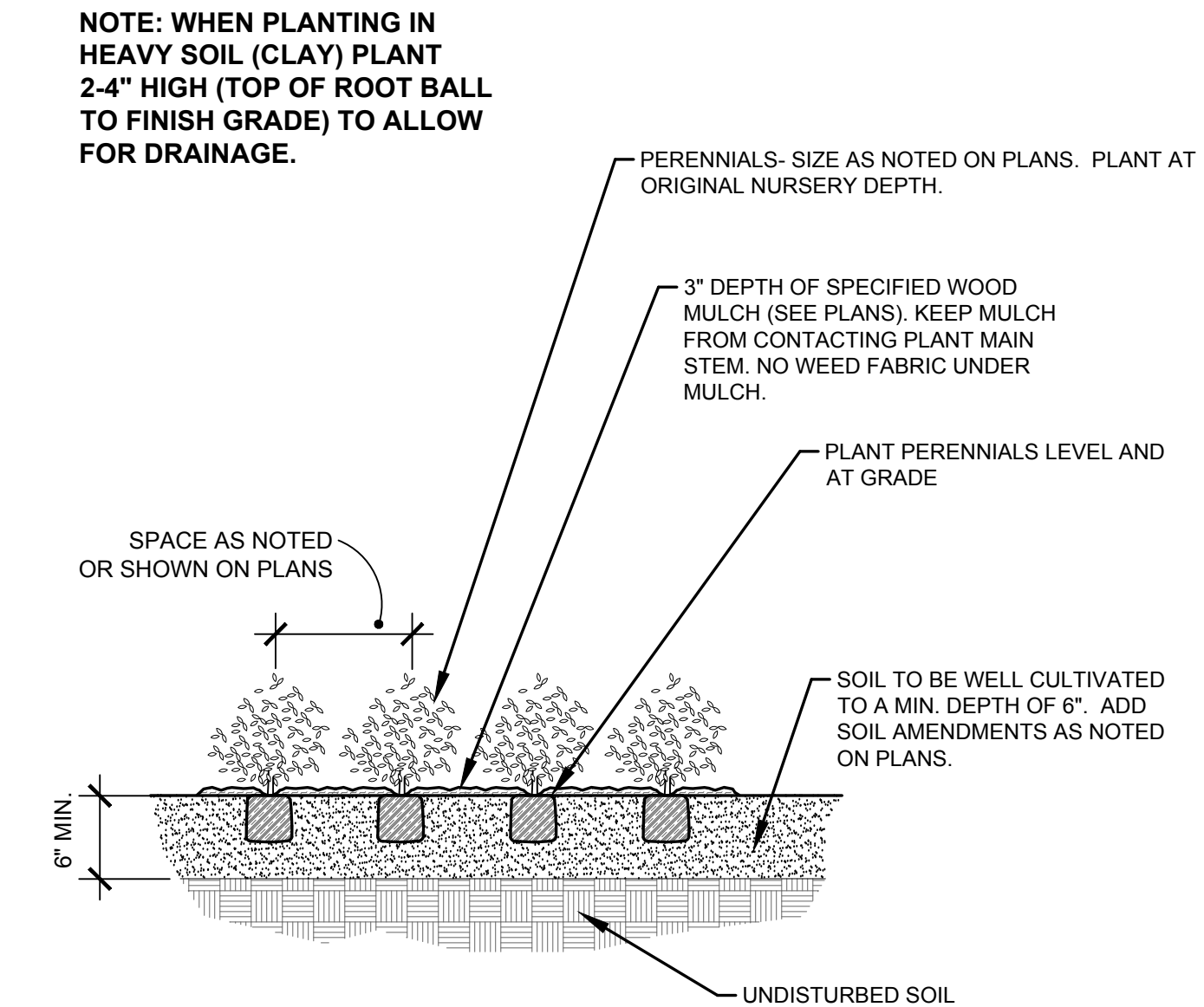
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS. OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH. 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 3 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B' TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNPOUNTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.

EXISTING TREE PROTECTION (IF APPLICABLE)
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
-- ASTROBAND PERIMETER
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES
SLOPE PROTECTION (IF APPLICABLE)
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURE'S RECOMMENDATIONS.
EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE SHARP BROS. SEED CO. "LOW GROW HIGH ALTITUDE MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--EPHRAIM CRESTED WHEATGRASS	30%
--PERENNIAL RYEGRASS	25%
--SHEEP FESCUE	20%
--CHEWING FESCUE, JAMESTOWN IV	15%
--ARIZONA FESCUE, REDONDO	10%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: A1 ORGANICS "CLASS 1 BIOCOMP" AT 4 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. USE SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF 2-3 WEEKS AFTER EMERGENCE. ADD 1 LB. NITROGEN PER 1,000 SF MID TO LATE JUNE, EARLY TO MID AUGUST, AND LATE SEPTEMBER.

NON-IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED, INC. "RIPARIAN MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

--WHEATGRASS, WESTERN	44%	NEBRASKA SEDGE	2.5%
--WHEATGRASS, STREAMBANK	16%	ALKALAI SACATON	1.5%
--BOTTLEBRUSH, SQUIRRELTAIL	13%	FOWL MANNA GRASS	1%
--CANADIAN WILDBLUE	11%	BALTIMORE RUSH	5%
--SWITCHGRASS	10%	PATH RUSH	5%

SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1,000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



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719.637.6313

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MIDTOWN COLLECTION AT HANNAH RIDGE

County of El Paso, State of Colorado
PUD Development plan and preliminary plan
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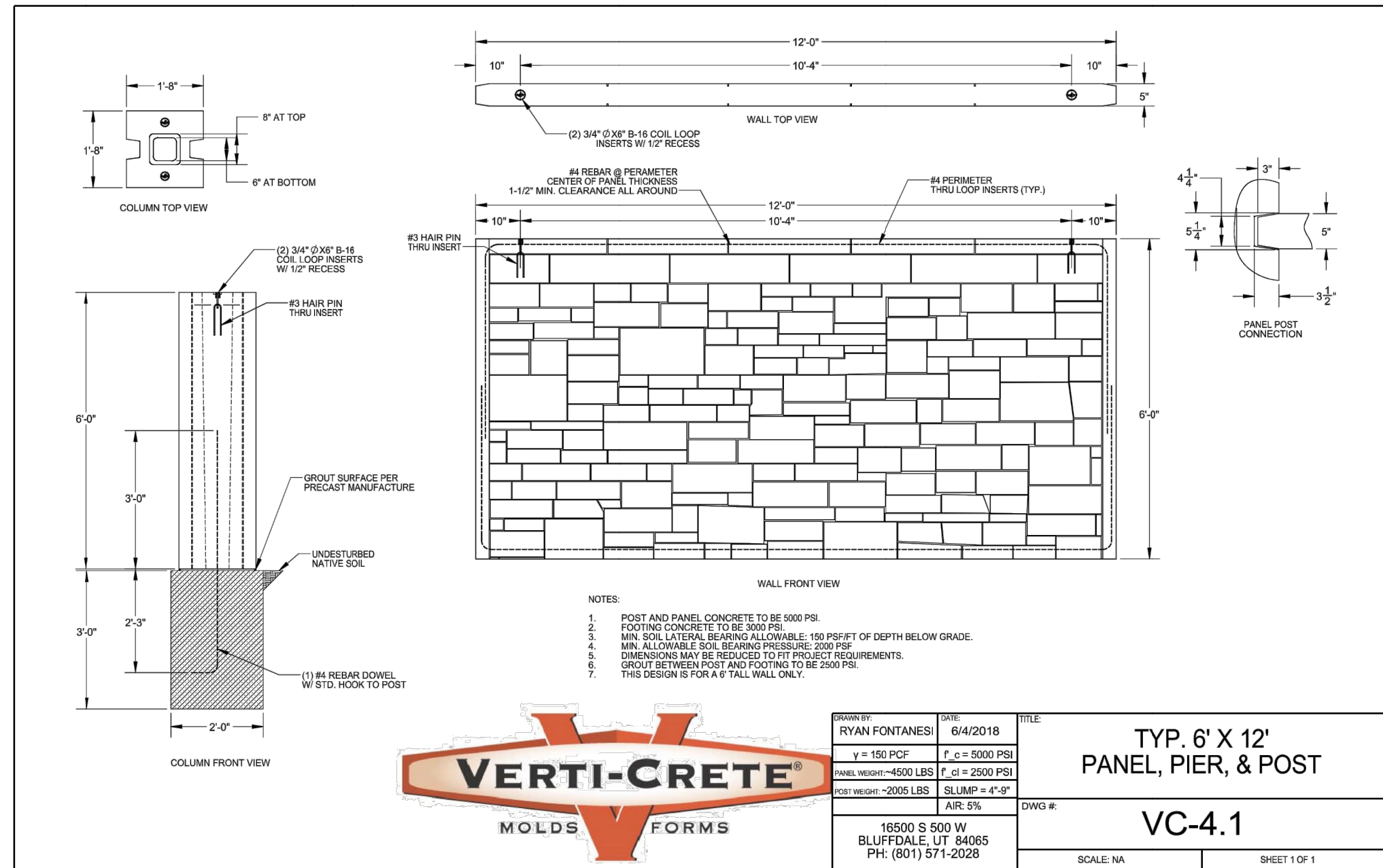
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**PLANTING DETAILS
& NOTES**

SHEET #

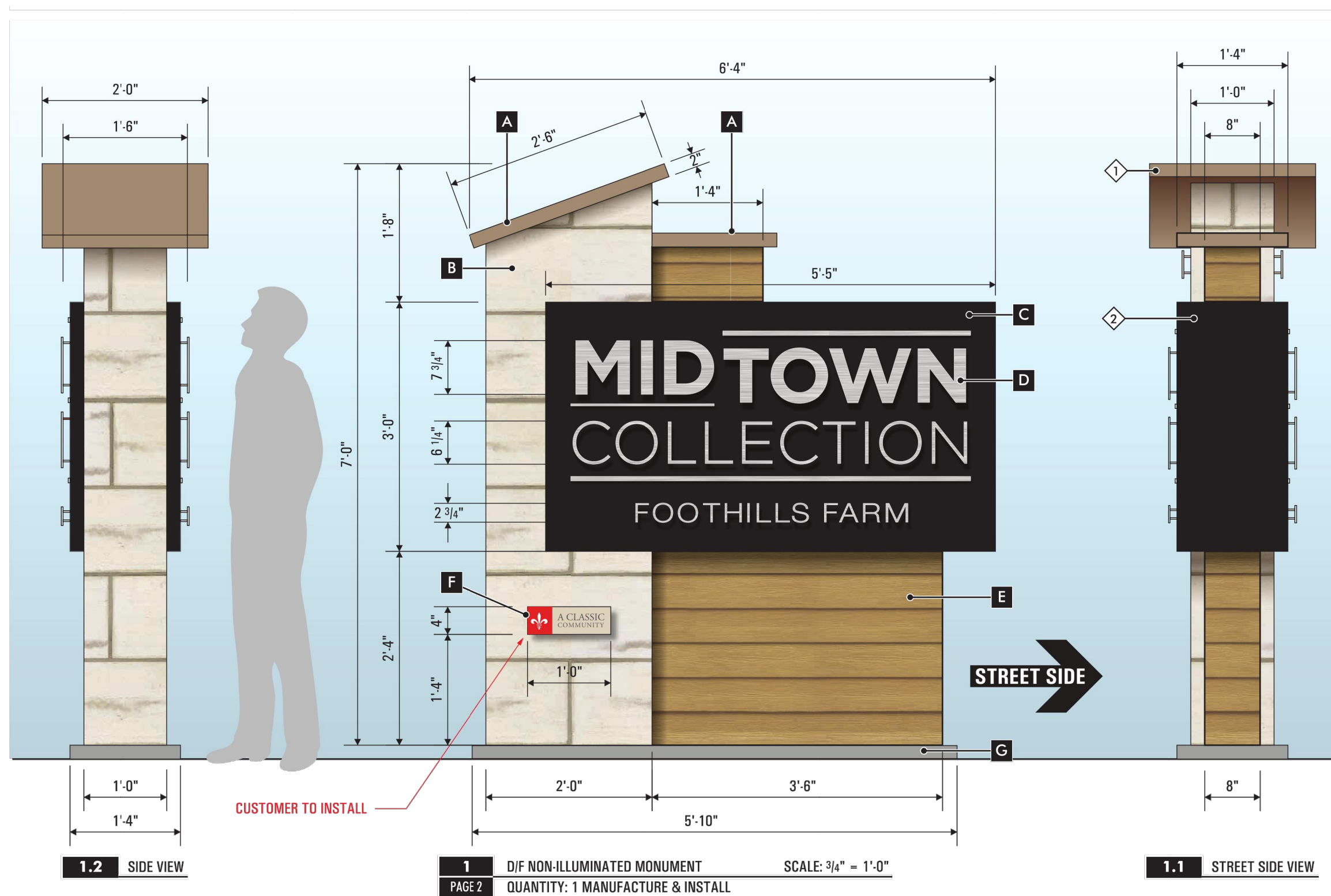
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NOT TO SCALE

NOT TO SCALE



NOT TO SCALE

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MIDTOWN COLLECTION AT HANNAH RIDGE

County of El Paso, State of Colorado
PUD Development plan and preliminary plan
Filing no. 1 and Filing no. 2

Filing no. 1 and Filing no. 2

SHEET #

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