

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. 214061663 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. 214061663 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:

Table with columns: USE, PRINCIPAL USES, NOTES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED, RECREATION AMENITIES, FAMILY CARE HOME, DISTRICT UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, SOLAR ENERGY SYSTEMS, MODEL HOME, CONSTRUCTION EQUIPMENT STORAGE, FENCE, MAILBOXES, SPECIAL USES, CMRS FACILITY - STEALTH.

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.
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
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
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
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 UNIT 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.

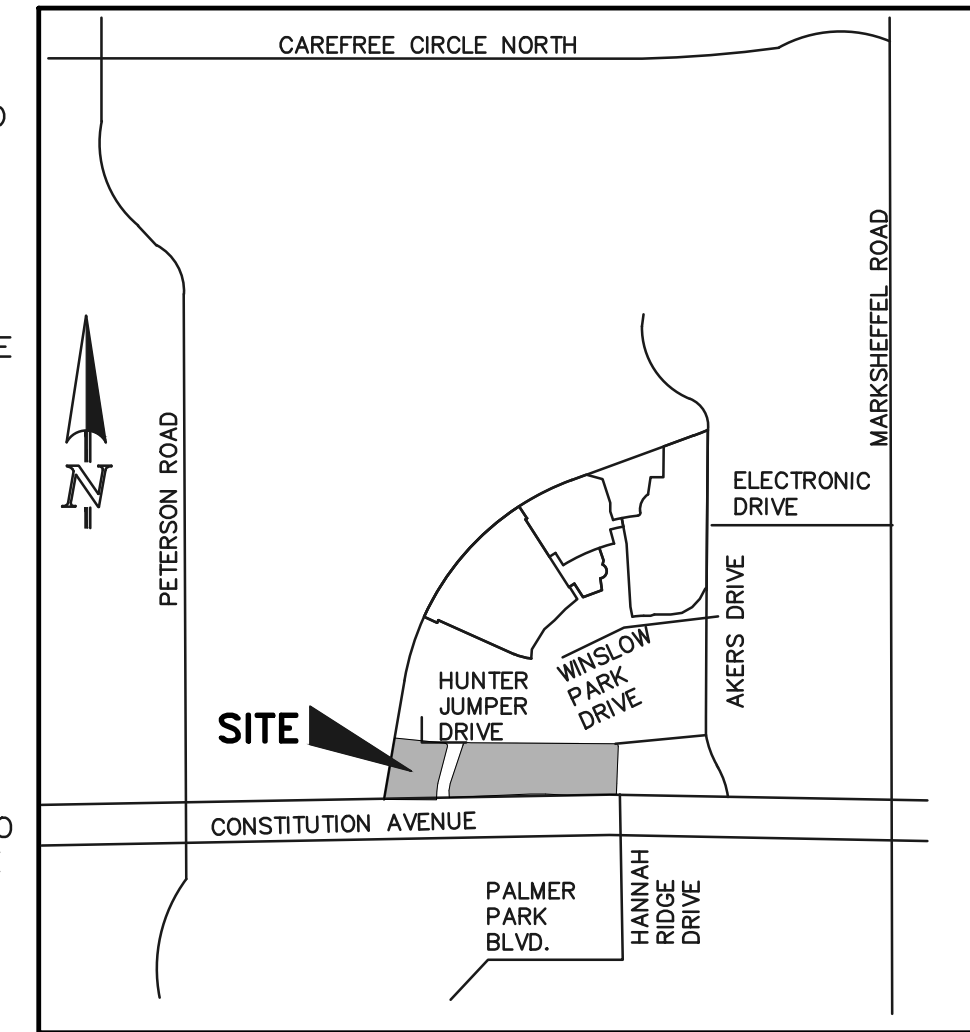
L. PRIVATE ROADS:

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 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 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

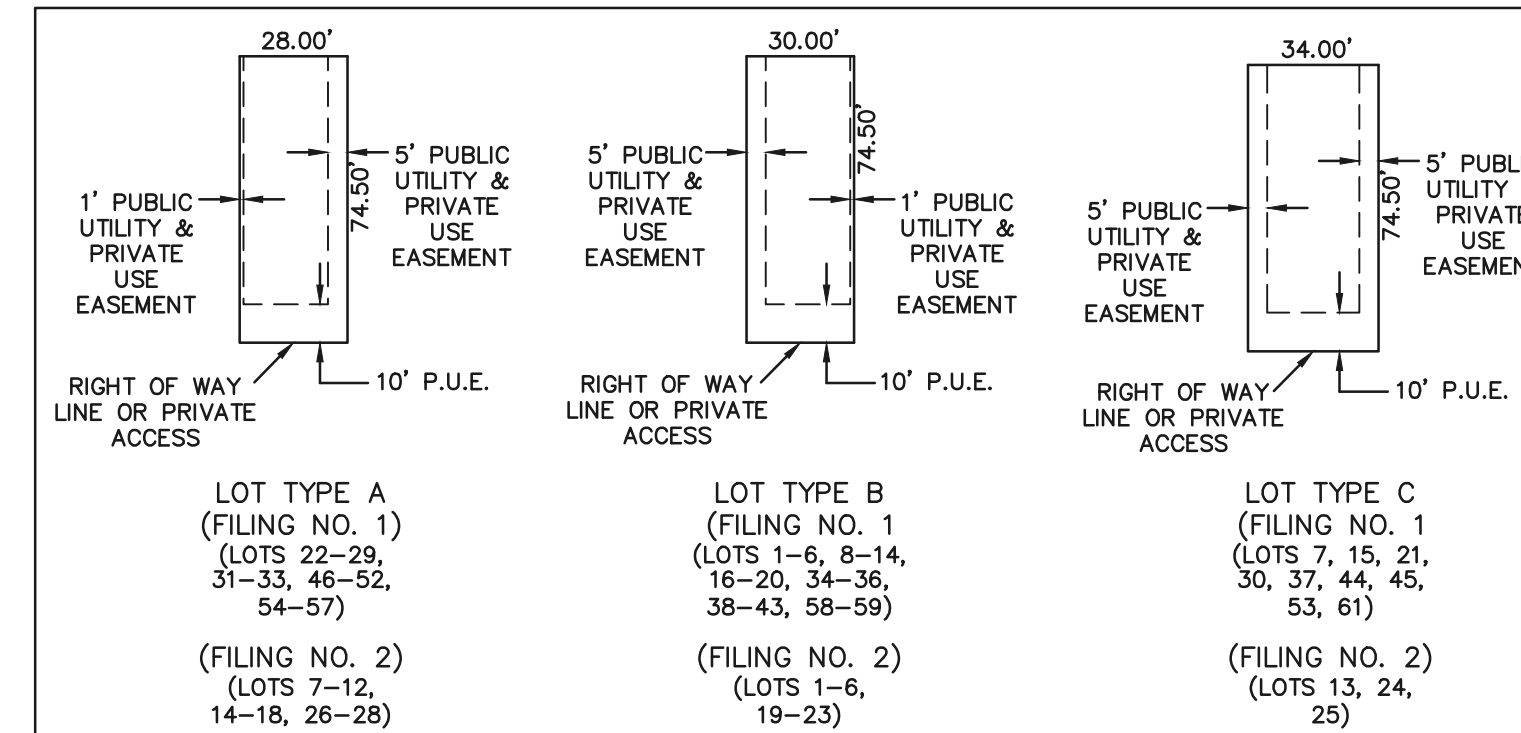
O CONSTITUTION AVENUE
COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

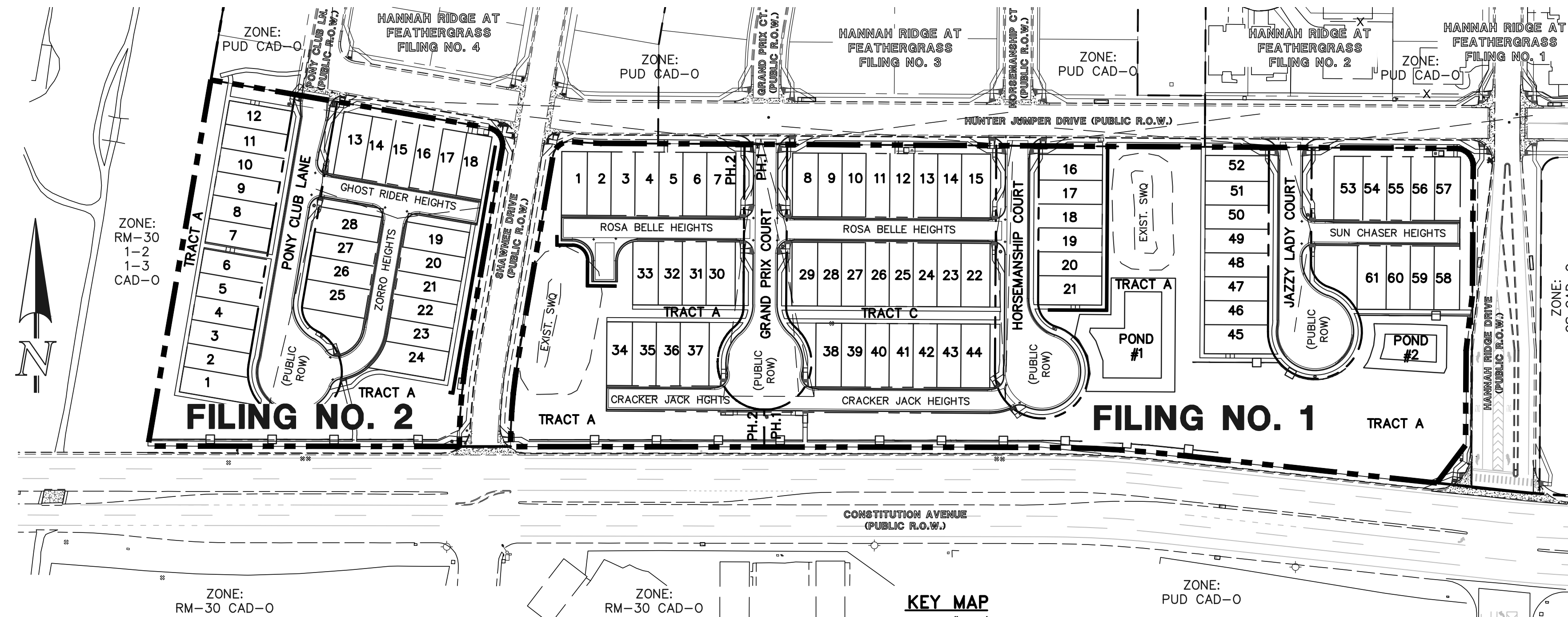
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

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

Table with columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Rows include: 1. 8.4.4.C PUBLIC ROADS REQ., 2. 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS, 3. 2.3.8.A TURNAROUNDS, 4. 2.2.5.E INTERSECTION SPACING, 5. 2.3.3 PARKING RESTRICTIONS.



TYPICAL LOT DETAILS NOT TO SCALE



KEY MAP SCALE: 1"=100'

DEVELOPMENT DATA:

Table with columns: EXISTING ZONING, TAX SCHEDULE NO., TOTAL AREA, NUMBER OF LOTS, TOTAL LOT AREA, AVERAGE LOT SIZE, MINIMUM LOT SIZE, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, GROSS DENSITY, NET DENSITY, ROW (PUBLIC), PRIVATE ROADWAY TRACTS, TOTAL OPEN SPACE, MAXIMUM LOT COVERAGE.

NOTE: THIS COMMUNITY WILL BE PROVIDING ALL SIDEWALK ALONG ITS PERIMETER STREET FRONTAGE, INCLUDING ALL ADA PEDESTRIAN RAMPS FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP ON THE WEST SIDE OF THE CONSTITUTION BLVD. AND HANNAH RIDGE DR. INTERSECTION THAT WILL FACILITATE A FUTURE CONSTITUTION BLVD. CROSSING ONCE THE SIGNAL IS WARRANTED AND INSTALLED AND ADDITIONAL SIDEWALK IS INSTALLED WITH ADJACENT DEVELOPMENT ON THE SOUTH SIDE OF CONSTITUTION BLVD. PEDESTRIAN CROSSING OF THIS ARTERIAL INTERSECTION IS NOT PROPOSED AT THIS TIME DUE TO SAFETY CONCERNS RELATED TO CROSSING A CURRENTLY UNSIGNALIZED INTERSECTION AND NO RECEIVING FACILITIES BEING PRESENT. SIMILARLY, THE SHAWNEE DRIVE AND CONSTITUTION BLVD. INTERSECTION RECENTLY RECONSTRUCTED AS A 1/4 MOVEMENT INTERSECTION WILL NOT BE SIGNALIZED, SO PEDESTRIAN CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THERE ARE NO PERIMETER SIDEWALKS, PEDESTRIAN RAMPS OR CURB AND GUTTER ALONG THE PERIMETER OF THE EXISTING CIMARRON EAST RIDGE PARK. THE CLOSEST SIGNALIZED INTERSECTIONS FOR CROSSING CONSTITUTION BLVD. ARE AT PETERSON ROAD OR MARKSHEFFEL ROAD.

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 ZONING 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 )
) ss
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

BY: DEPUTY

SHEET INDEX

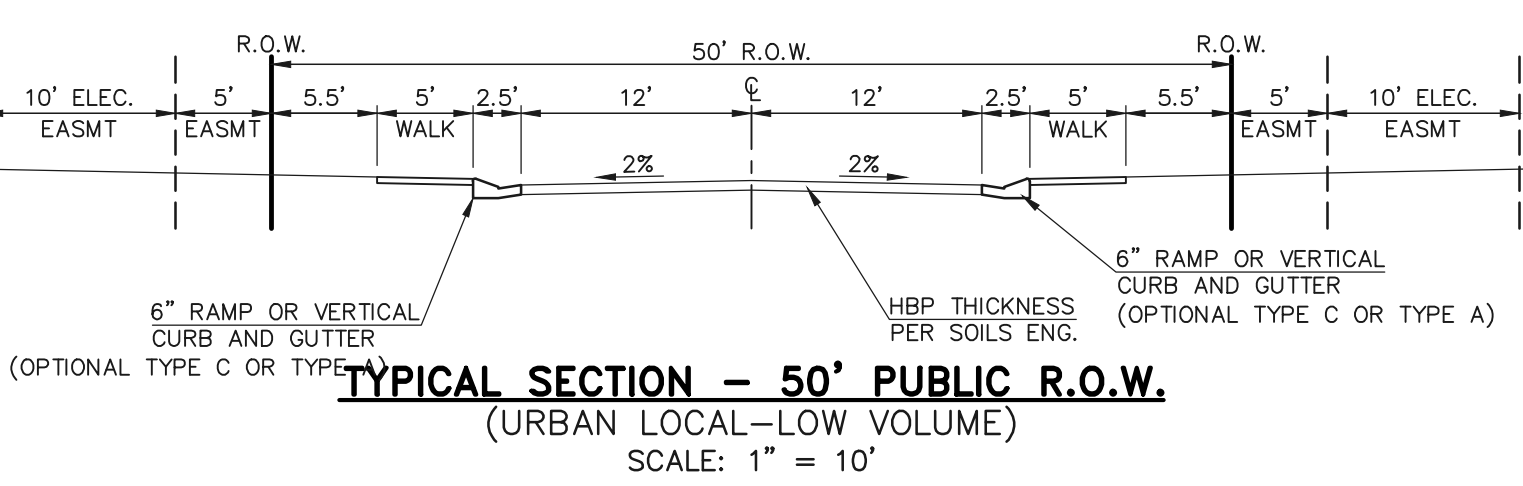
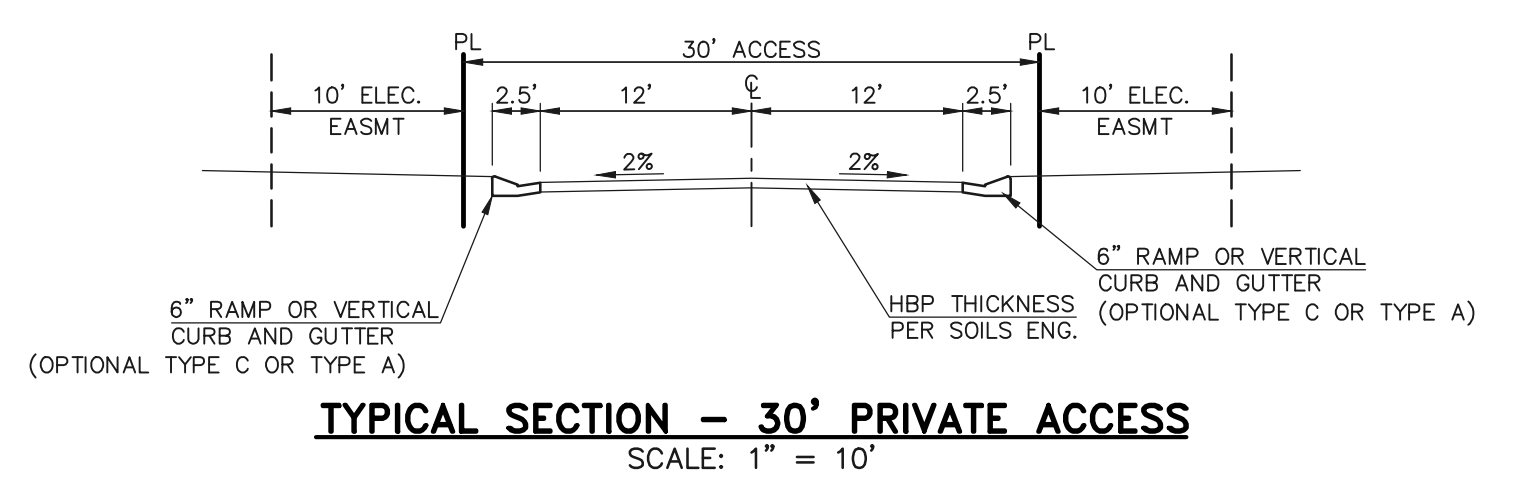
Table listing sheet numbers and titles: COVER SHEET, PUD & PRELIMINARY PLAN, PRELIMINARY GRADING & UTILITIES PLAN, LANDSCAPE TITLE SHEET, LANDSCAPE PLAN - OVERALL, LANDSCAPE PLAN, LANDSCAPE PLAN - BUILDING TYPICALS, PLANTING DETAILS AND NOTES.



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
DRAWN BY: KC
CHECKED BY: (V) 1"= N/A
JOB NO.: 1116.30

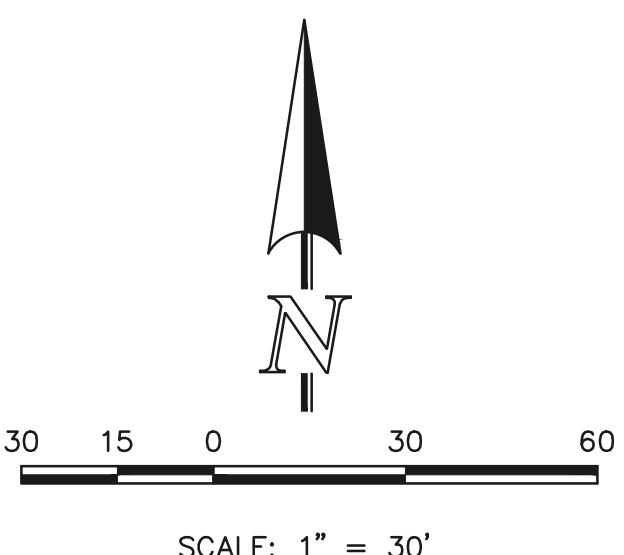
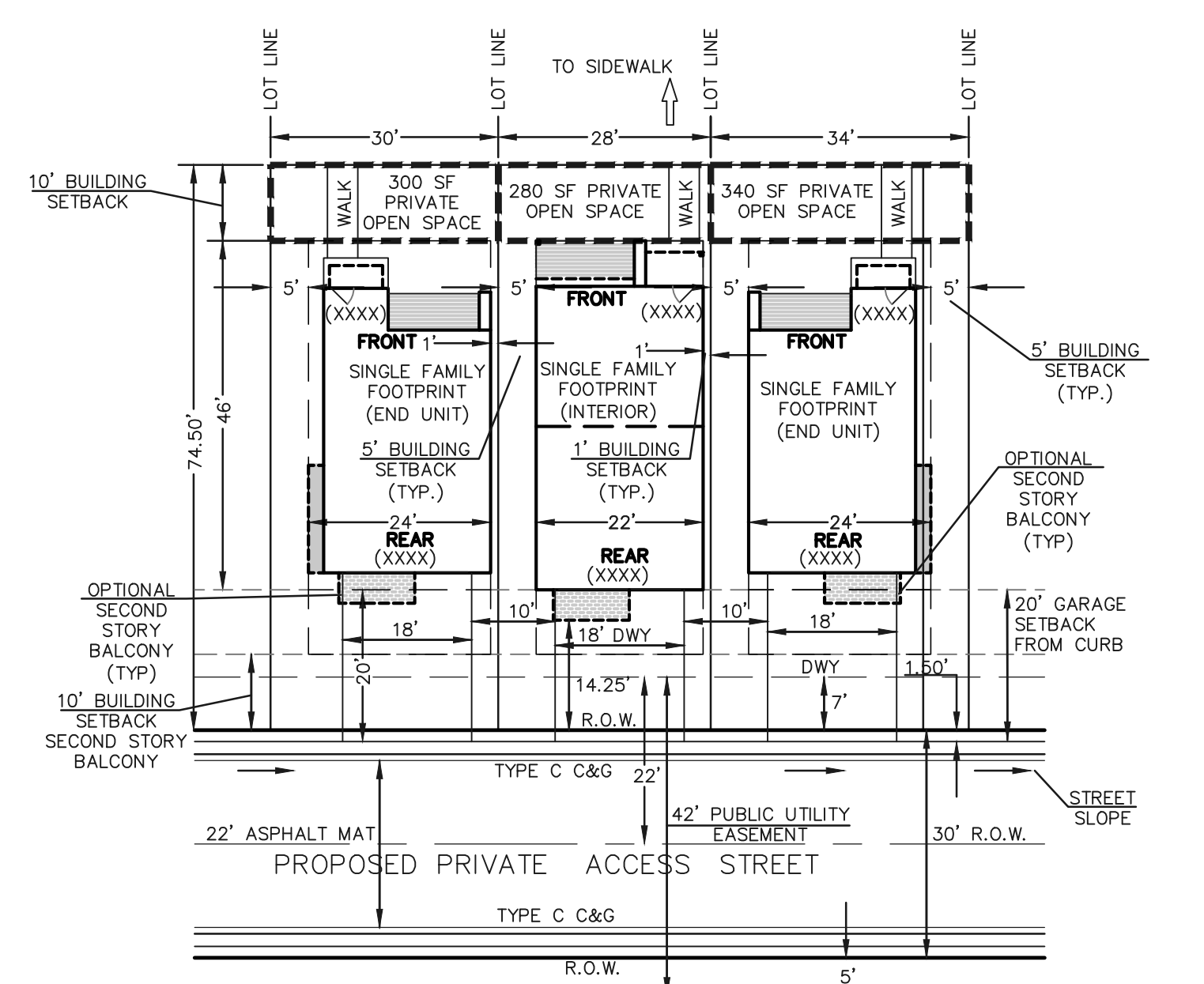




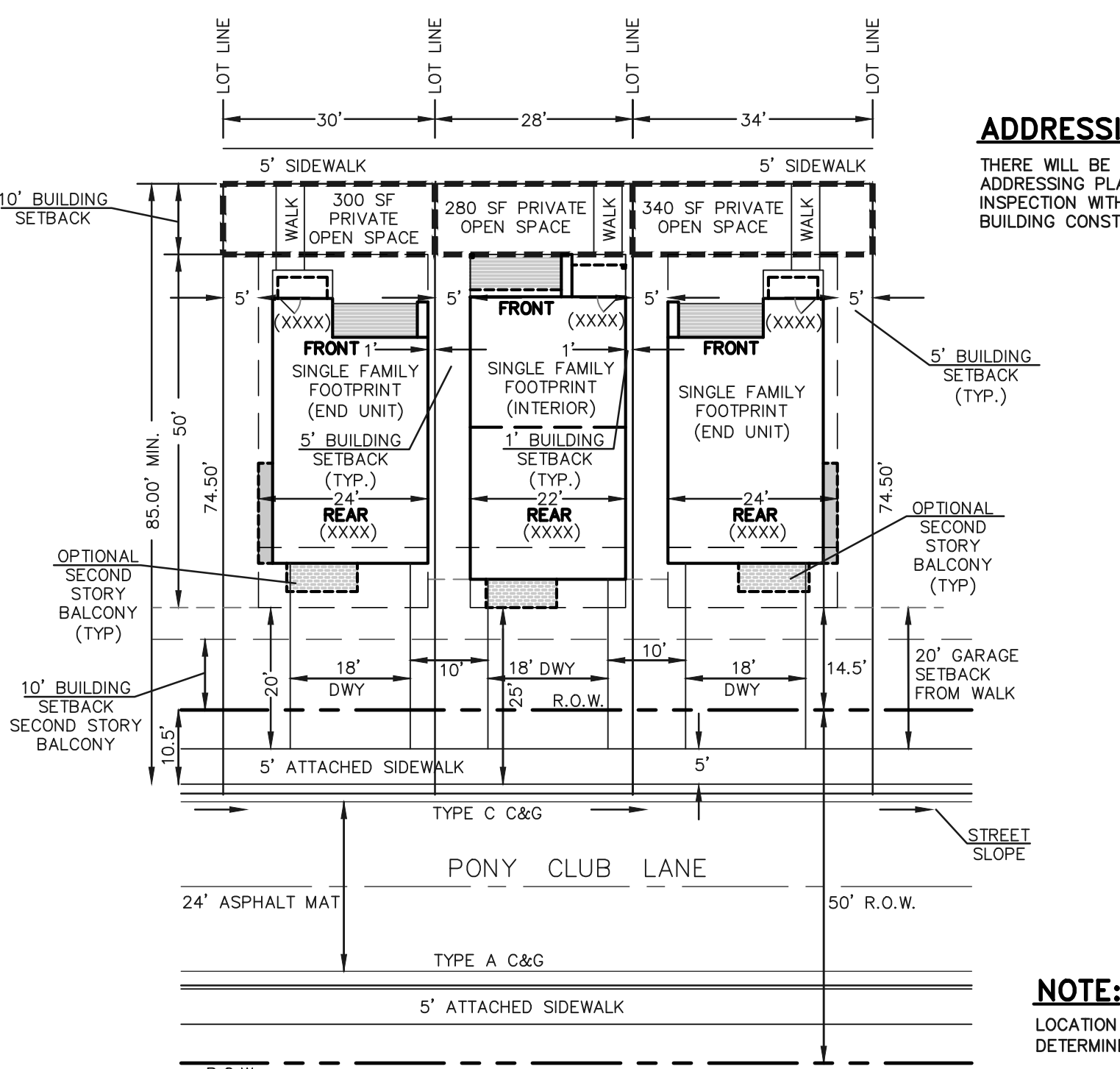


**FILING NO. 2 SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	45,842	32.29%	HOA	HOA
TRACT D (PRIVATE ACCESS, PUBLIC UTILITIES)	11,716	8.25%	HOA	HOA
LOTS (28 TOTAL)	60,877	42.87%	INDIVIDUAL LOT OWNERS	
R.O.W.	23,564	16.59%	COUNTY	COUNTY
TOTAL	141,999	100%		



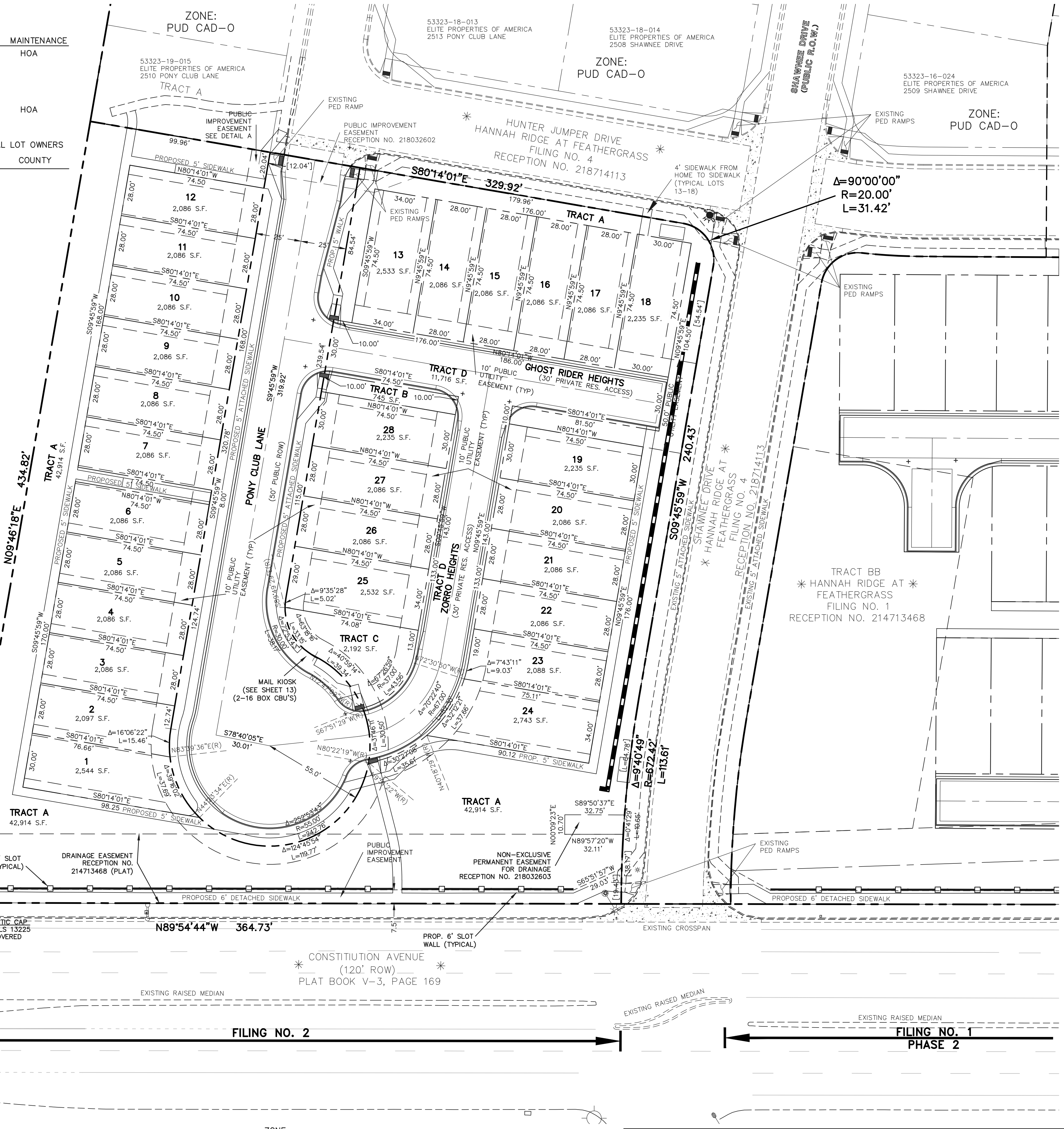
**ADDRESSING NOTE:**  
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.



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

ZONE:  
RM-30  
1-2  
1-3  
CAD-0

33000-00-625  
CITY OF COLORADO SPRINGS  
\* CHICAGO, ROCK ISLAND  
AND PACIFIC RAILROAD \*



FILING NO. 2

FILING NO. 1  
PHASE 2

ZONE:  
RM-30 CAD-0

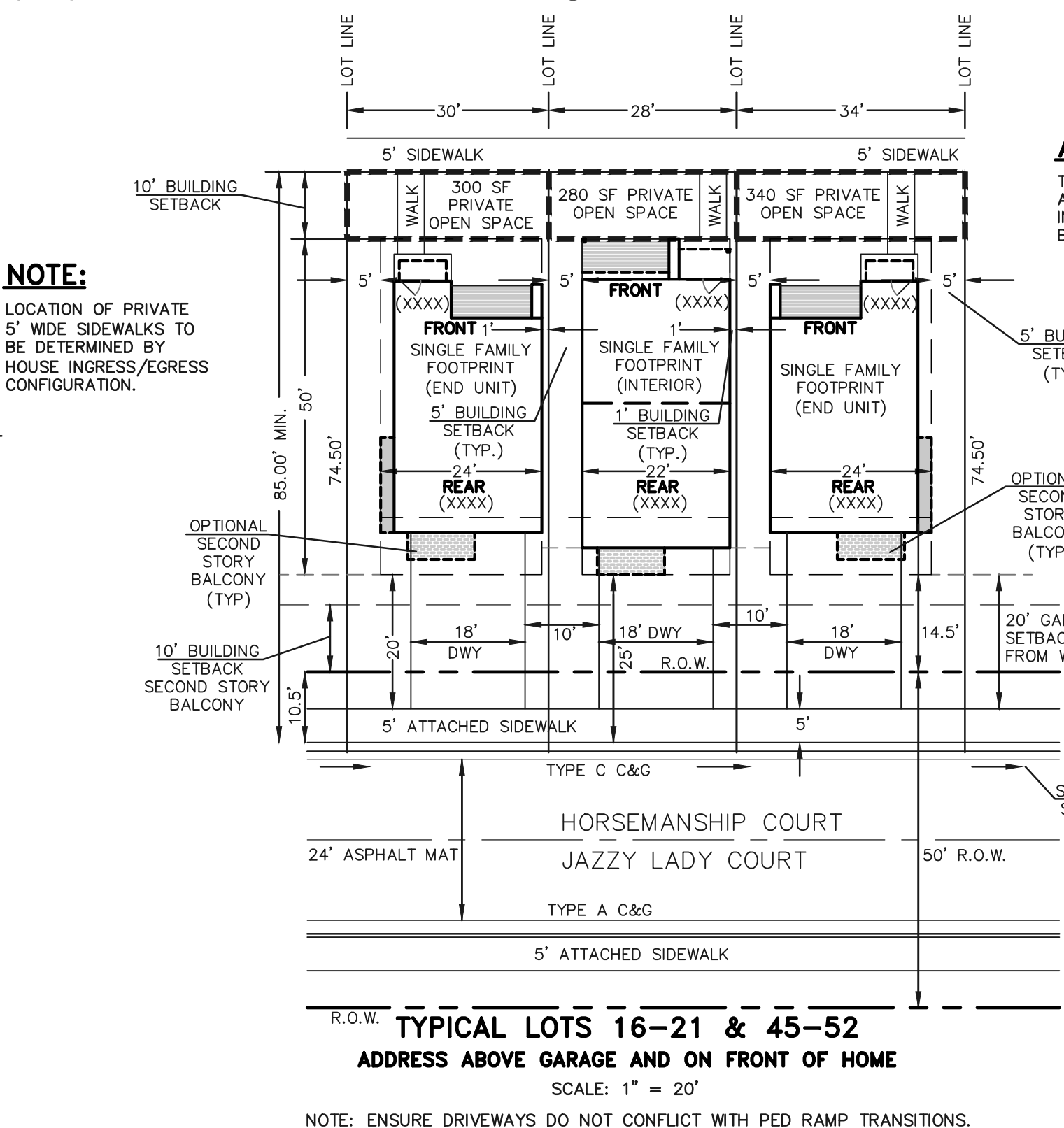
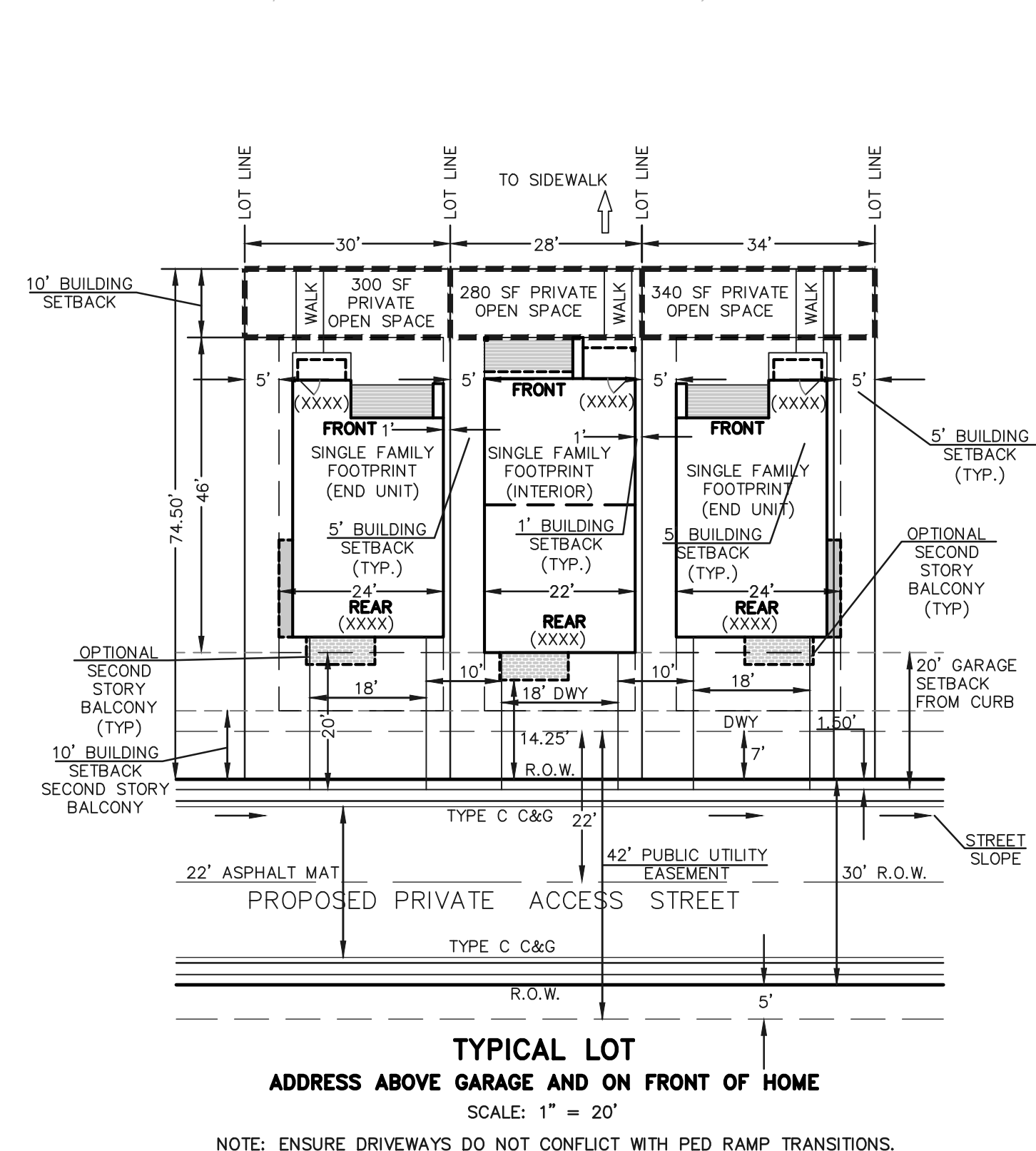
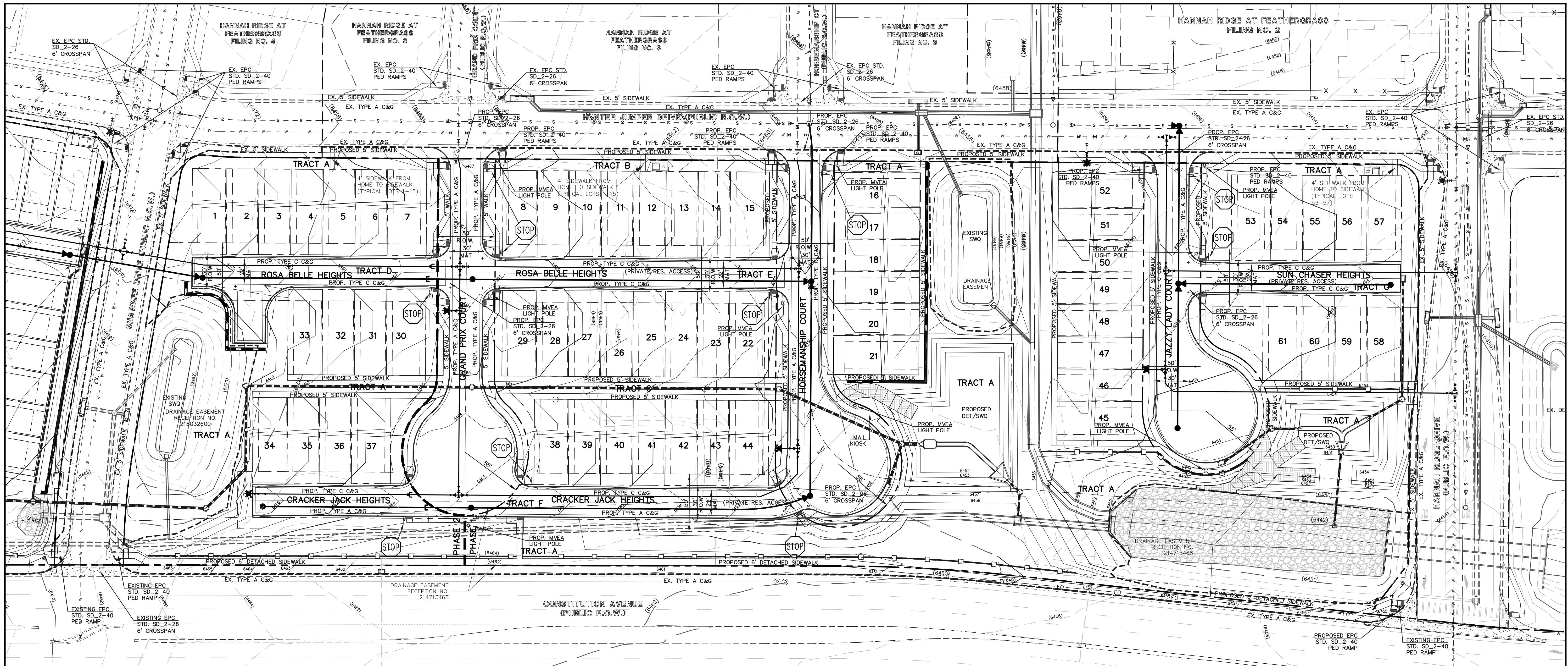
**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

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

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	3 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)

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**LEGEND:**

- EXISTING GROUND CONTOUR (6640)
- PROPOSED FINISHED CONTOUR (6650)
- SUBDIVISION BOUNDARY
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER/MANHOLE
- PROPOSED WATER MAIN & GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MAIN/MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXIST. STORM SEWER
- EXIST. STORM INLET

**ADDRESSING NOTE:**  
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

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

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

**TYPICAL LOTS 16-21 & 45-52**  
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME  
SCALE: 1" = 20'

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

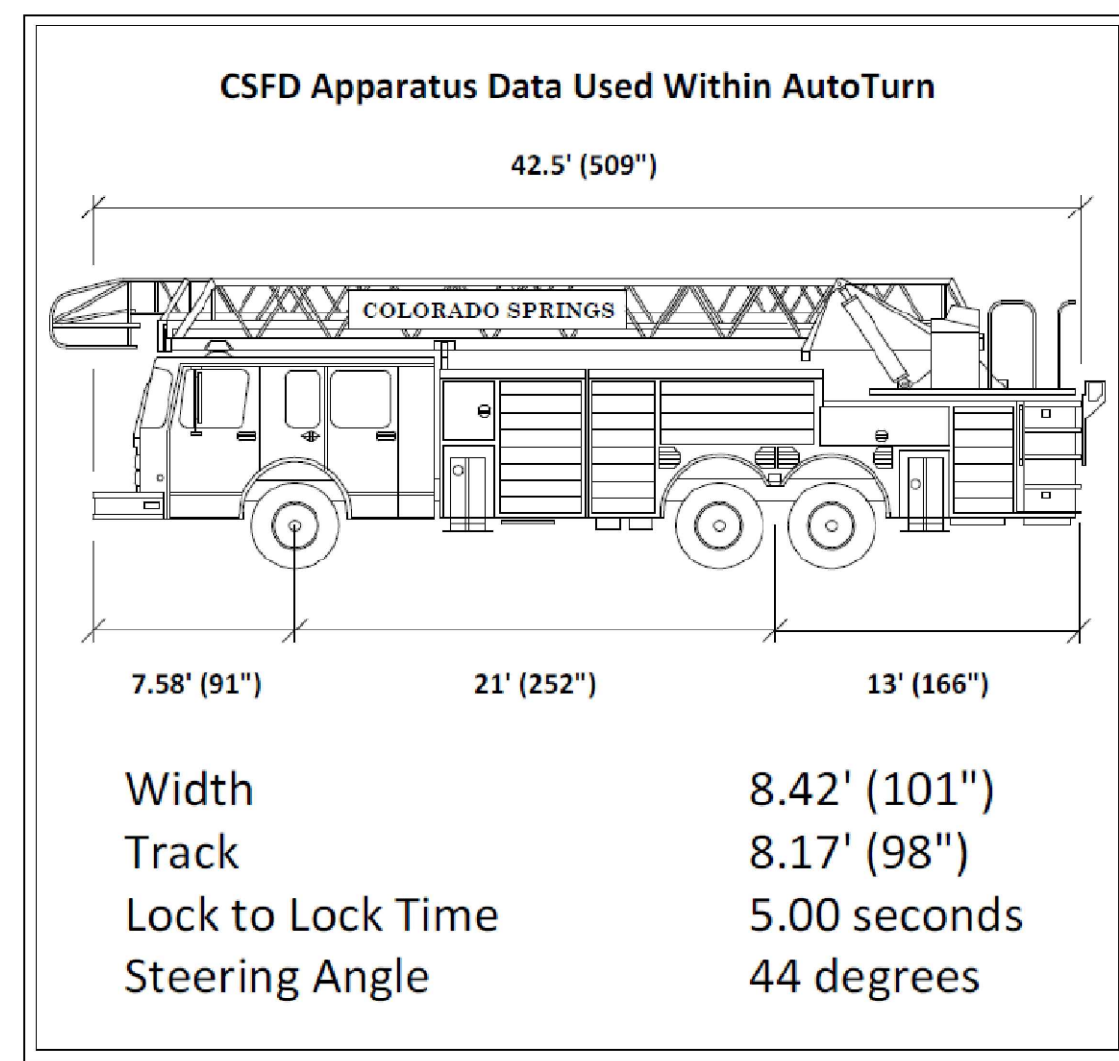
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

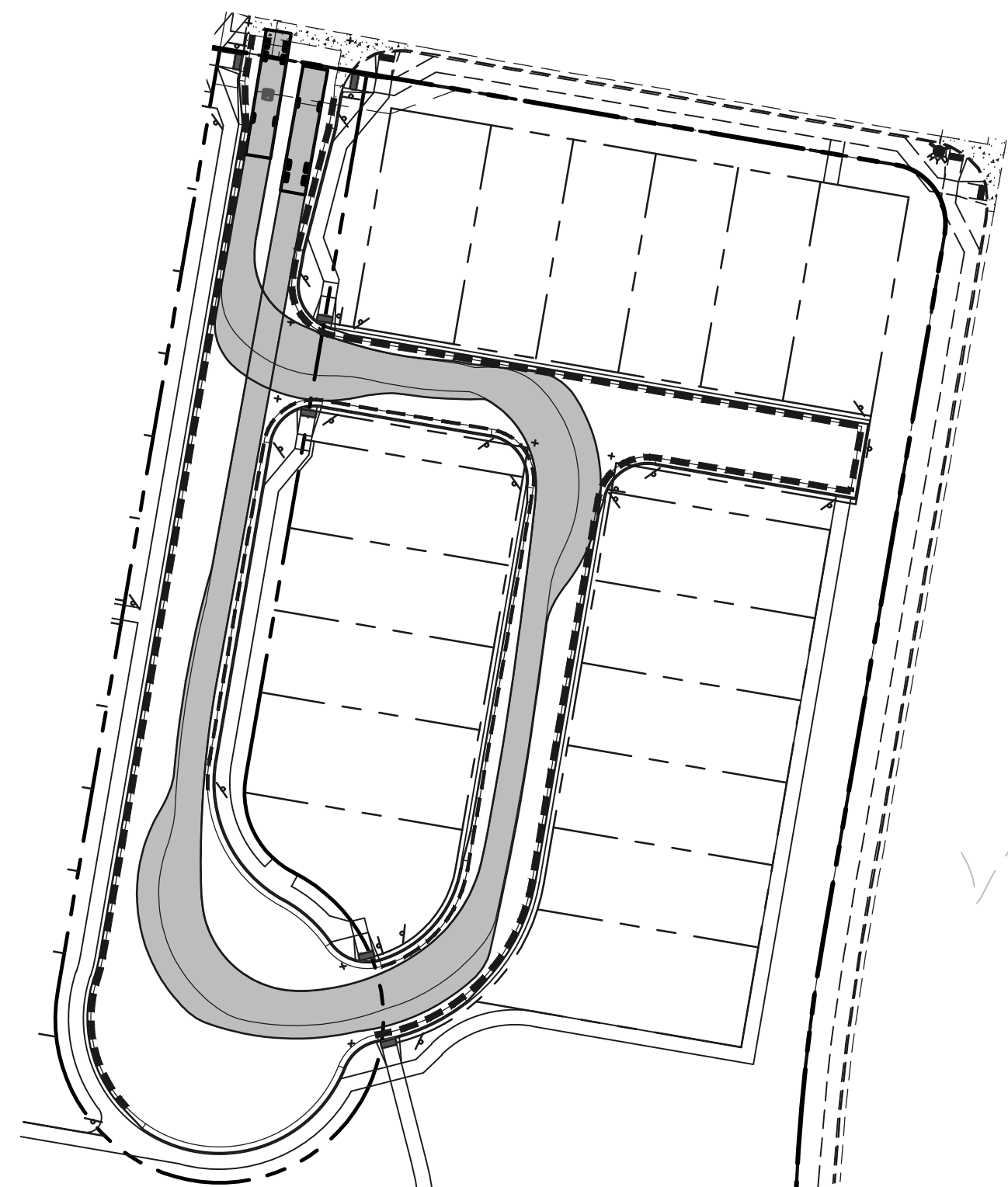
DESIGNED BY: KRC SCALE: DATE: 03/22/19  
DRAWN BY: KC (H) 1" = 40' SHEET 4 OF 13  
CHECKED BY: (V) 1" = N/A JOB NO. 1116.30

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

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CIMARRON HILLS FIRE DEPARTMENT  
(CURRENT CSFD CRITERIA)



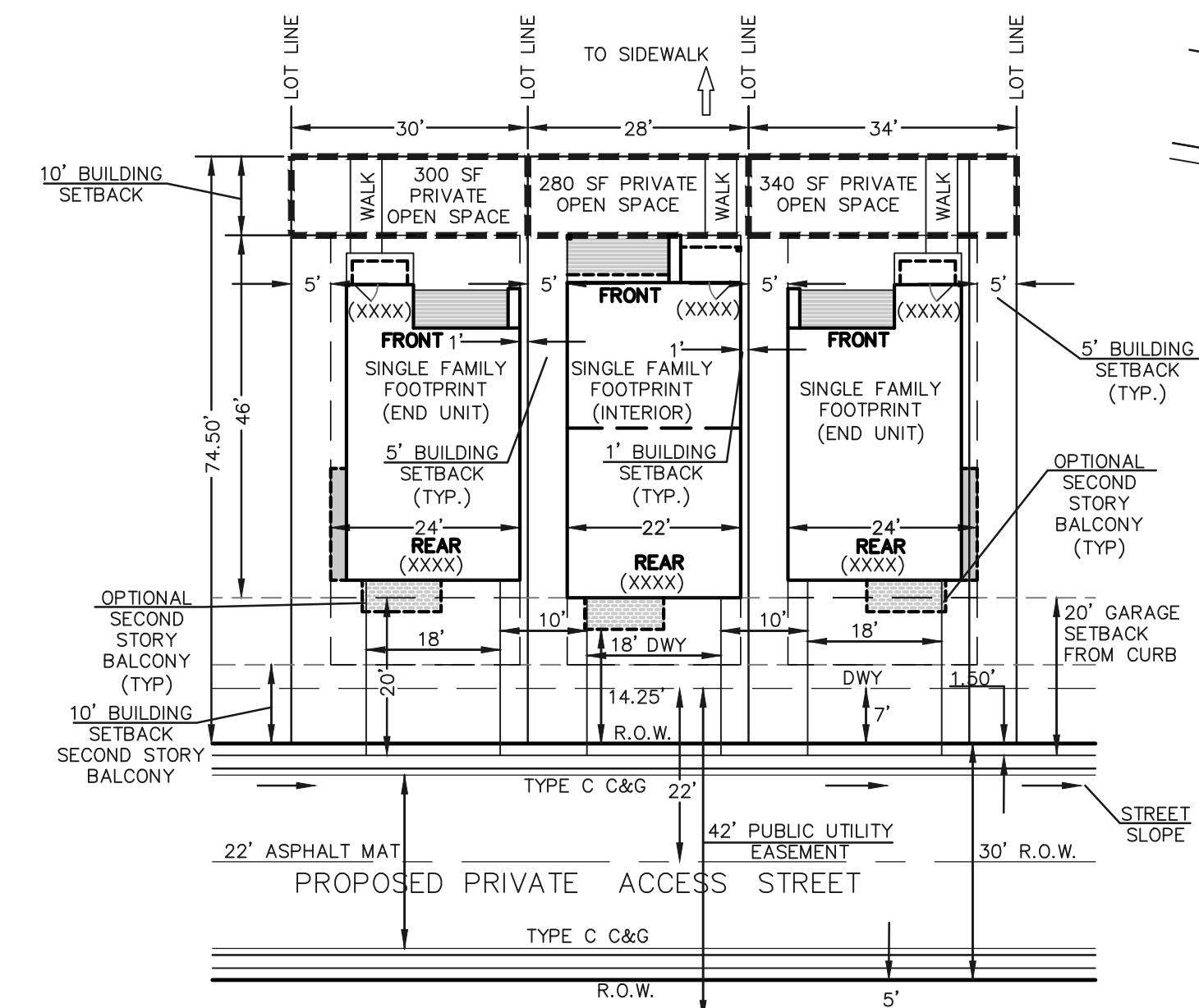
**FIRE ACCESS ROUTE EXHIBIT**

SCALE: 1" = 50'

"NO PARKING" FIRE LANE SIGNS  
(PER CSFD CURRENT CRITERIA)  
(AT NO TIME SHALL VEHICLES BE PARKED  
IN THE FIRE LANE THAT ACCESS THIS SITE.)



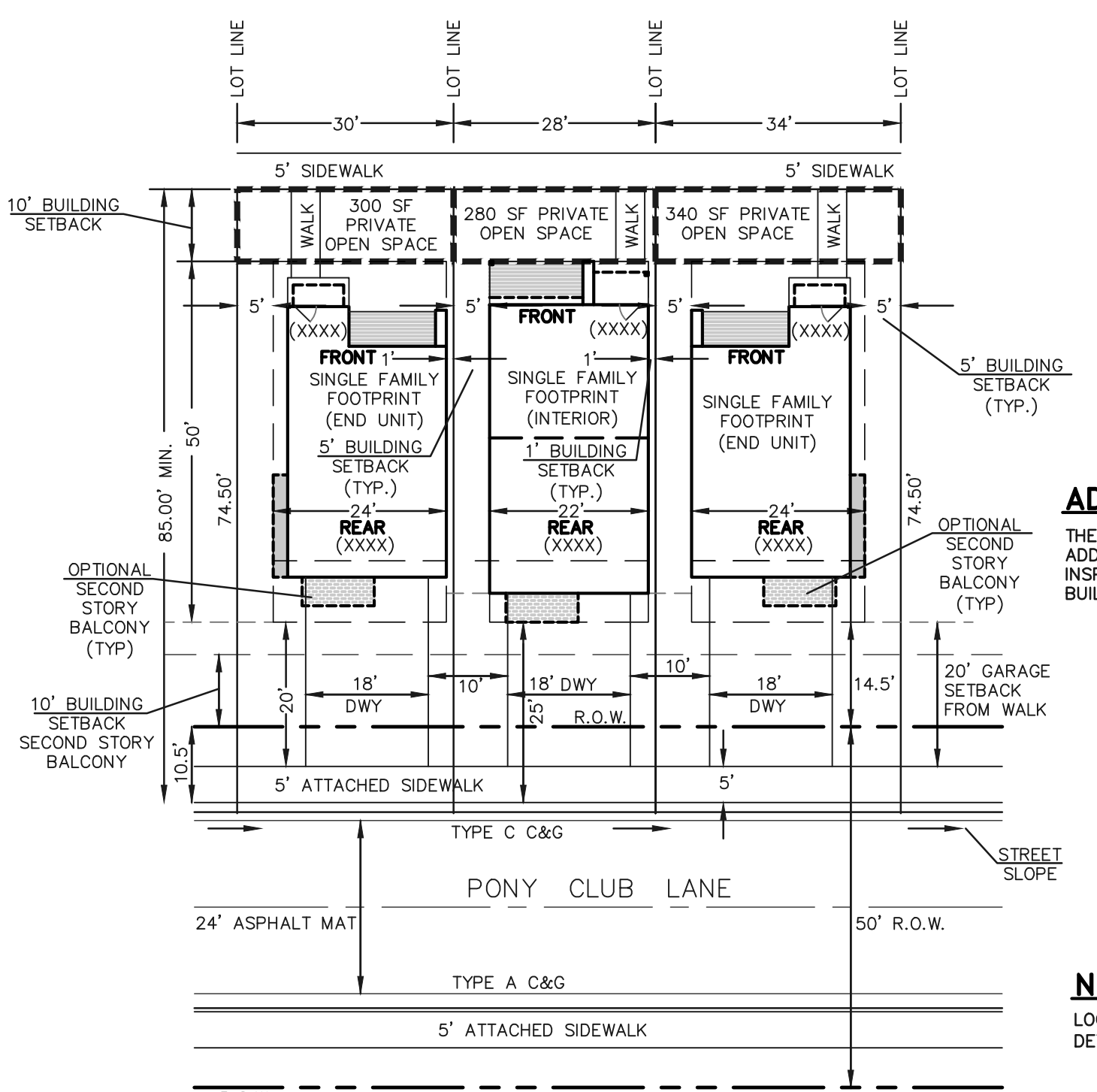
NO PARKING  
(R7-22)  
(DBL L.R.)



**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'

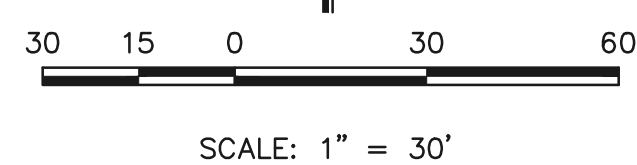
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

**ADDRESSING NOTE:**

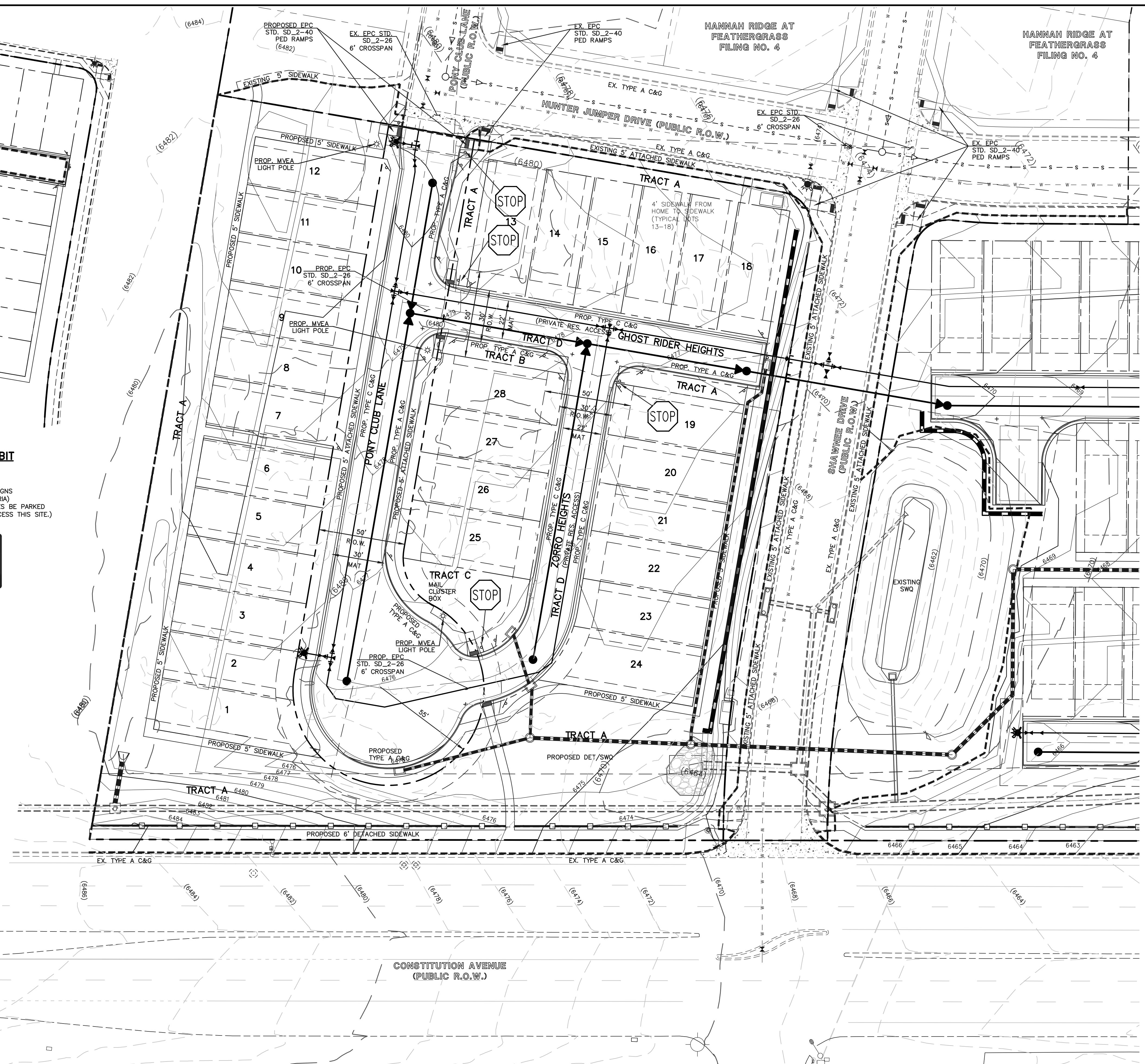
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

**NOTE:**

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



SCALE: 1" = 30'



**LEGEND:**

EXISTING GROUND CONTOUR	(6640)	PROPOSED WATER MAIN & GATE VALVE	—+—+—+—+—+—+—+—+—+—
PROPOSED FINISHED CONTOUR	6650	PROPOSED FIRE HYDRANT	—●—●—●—●—●—●—●—●—●—
SUBDIVISION BOUNDARY	---	PROPOSED SANITARY SEWER MAIN/MANHOLE	—+—+—+—+—+—+—+—+—+—
EXISTING WATER LINE	—w—+—w—+—w—+—w—+—w—+—w—+—w—	PROPOSED STORM SEWER	—+—+—+—+—+—+—+—+—+—
EXISTING FIRE HYDRANT	—w—+—w—+—w—+—w—+—w—+—w—+—w—	PROPOSED STORM INLET	□
EXISTING SANITARY SEWER/MANHOLE	—s—o—s—o—s—o—s—o—s—o—s—o—	EXIST. STORM SEWER	—+—+—+—+—+—+—+—+—+—
		EXIST. STORM INLET	□

619 N. Cascade Avenue, Suite 200  
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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" = 30'	SHEET	5 OF 13
CHECKED BY	(V)	1" = N/A	JOB NO.	1116.30

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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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



DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading, wells and paving.
5/17/19	EPC comment revisions
9/16/19	EPC comment revisions
10/1/19	EPC comment revisions (revise landscape from wells moving loc's and del pond access ramps added)

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

**LANDSCAPE REQUIREMENTS**

**LANDSCAPE SETBACKS (LS)**

Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Constitution 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%

**LANDSCAPE BUFFERS & SCREENS (LB)**

Street Name / Boundary	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Prov. Buffer Trees (1/15')	Evergreen Trees Req. (33%) / Prov.
Hannah Ridge Drive	15' / 15'	396'	26/26	9/26

Length 6' Opaque Struct. Req. / Prov.	Buffer Noted on Plan (LB)	Percent Ground Plane Cov. Req./ Prov.
NA	LB	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

Notes Key:  
 X=Xeric plant, R=Rabbit Resistant, D=Deer Resistant, F=Firewise plant  
 Z=Zone, K=Altitude, Water Use L=Low, M= Moderate H=High

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
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, Marshal 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
<b>EVERGREEN TREES</b>					
PCS	26	Picea abies 'Cupressina'	Spruce, Norway Cupressina	6"	Z=3, 8K
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
<b>DECIDUOUS SHRUBS</b>					
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'	Spirea, Goldflame	5 Gal	R,D,Z=3, 7.5K
SPG	20	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,D,Z=3, 7.5K
SPV	32	Spiraea x vanhouttei	Spirea, Vanhouttei	5 Gal	R,D,Z=3, 7.5K, M
<b>EVERGREEN SHRUBS</b>					
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 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M
<b>PERENNIALS</b>					
HSD	18	Hemerocallis 'Stella d'oro'	Daylily, Stella d'oro	1 Gal	R,D,Z=3,10K,M

**GROUND COVER LEGEND**  
 NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	32,670 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	17,706 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)	1,395 SF
	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)	136,566 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	19,618 SF
	DECORATIVE BOULDER	140 TOTAL
	STEEL EDGING	1,444 LF

JOB NUMBER  
**2409-1218**

DATE  
 3/20/19

DRAWN BY  
 MB

DRAWING DESCRIPTION  
**TITLE SHEET  
 - LANDSCAPE**

SHEET #  
**L-TS 6 OF 13**

**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.

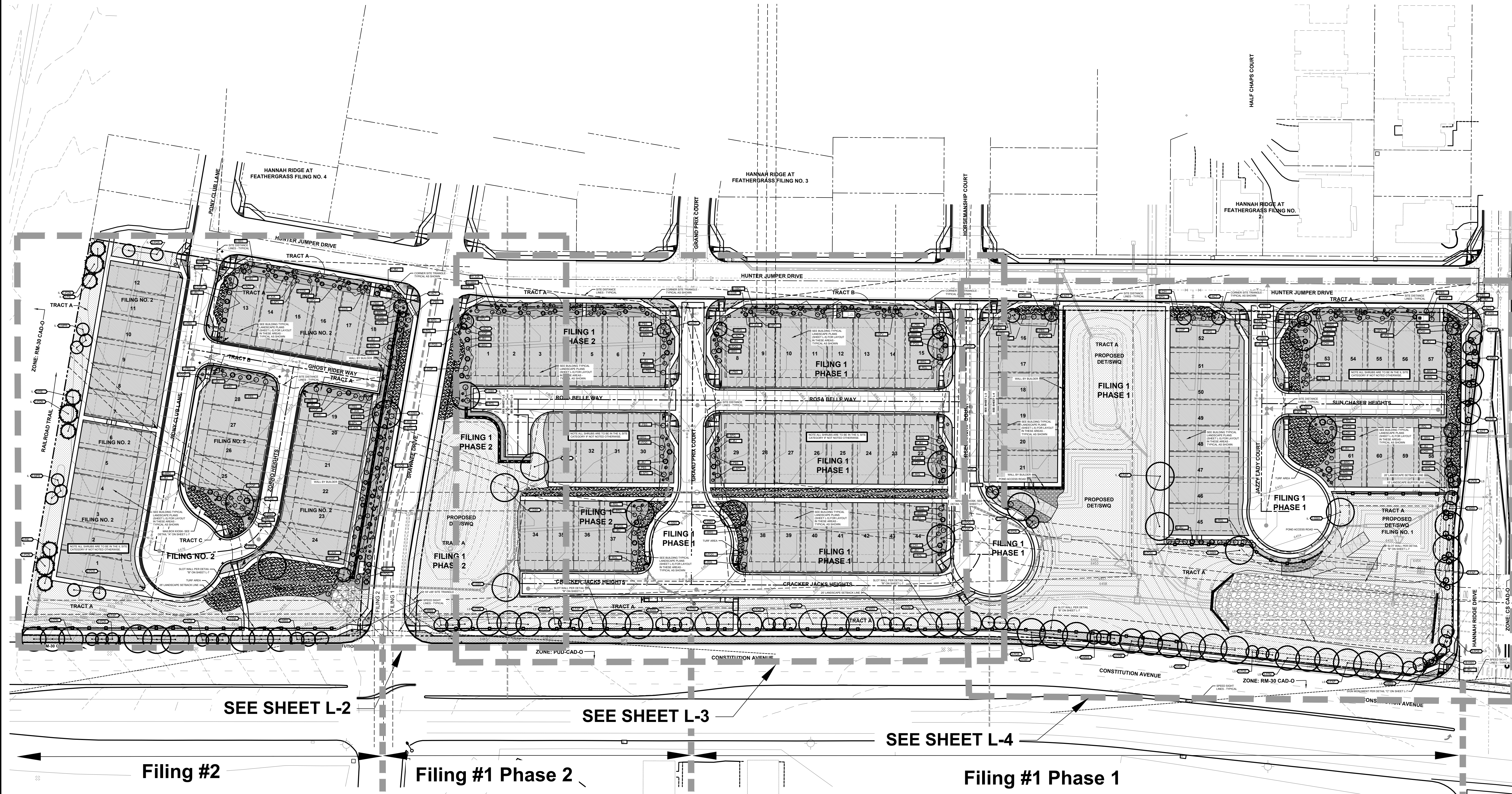
**CALLOUT KEY**

- PLANT ABBREVIATION
- (12-ADA) 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.**



SEE SHEET L-2

SEE SHEET L-3

SEE SHEET L-4

Filing #2

Filing #1 Phase 2

Filing #1 Phase 1

**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-6313

DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading, walls and paving.
5/17/19	EPC comment revisions
9/16/19	EPC comment revisions
10/1/19	EPC comment revisions (revise landscape from walls moving loc's and det pond access ramps added)

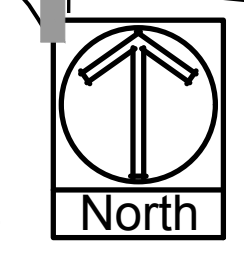
- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



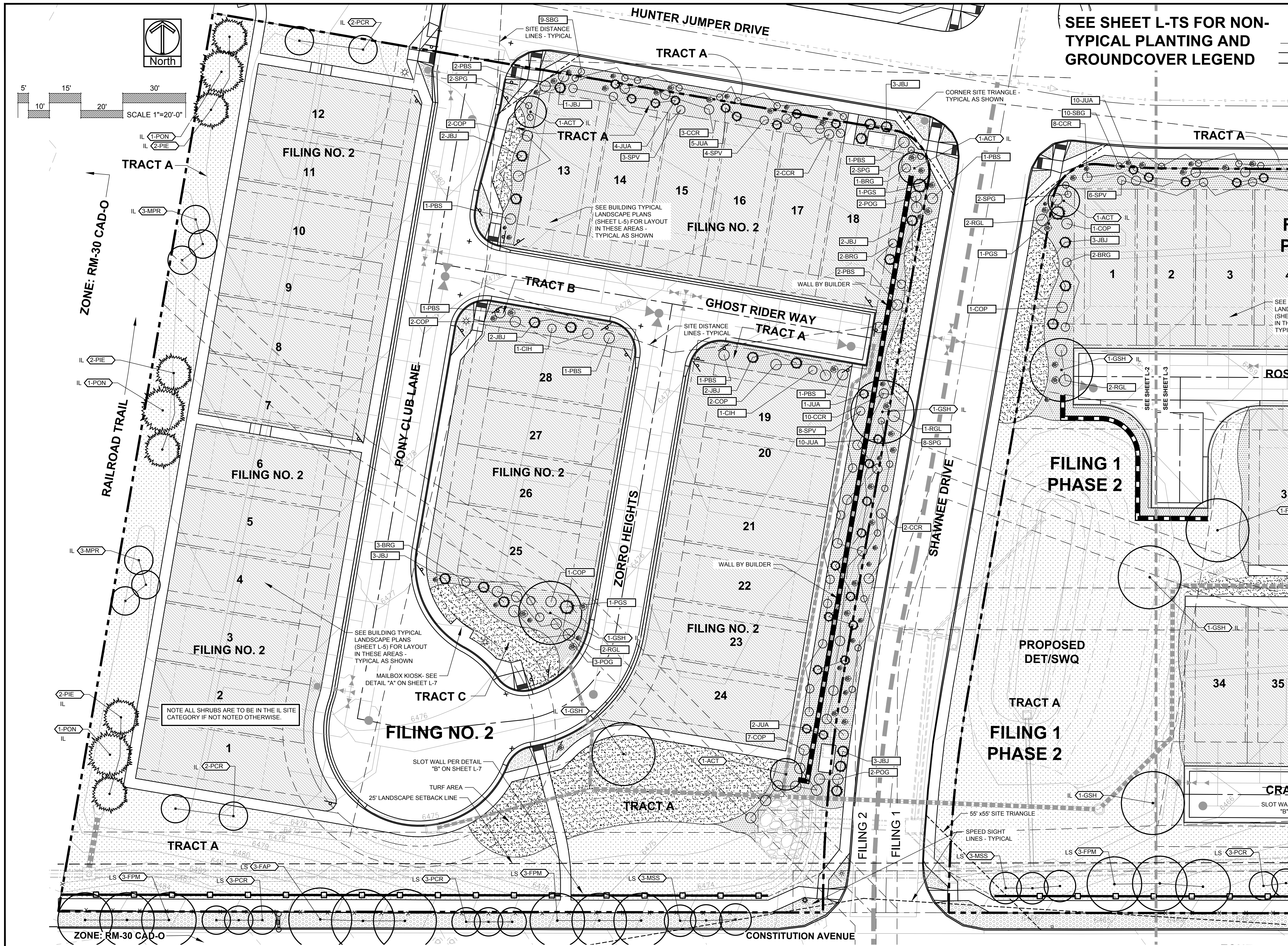
**MIDTOWN COLLECTION AT HANNAH RIDGE**  
County of El Paso, State of Colorado  
PUD Development plan and preliminary plan  
Filing no. 1 and Filing no. 2

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

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NOT TO SCALE



SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND

**ALL AMERICAN**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1925 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-587-6313

DATE	REVISION DESCRIPTION
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 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
SHEET #	L-2 8 OF 13

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SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUND COVER LEGEND



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1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.537.4313

DATE	REVISION DESCRIPTION
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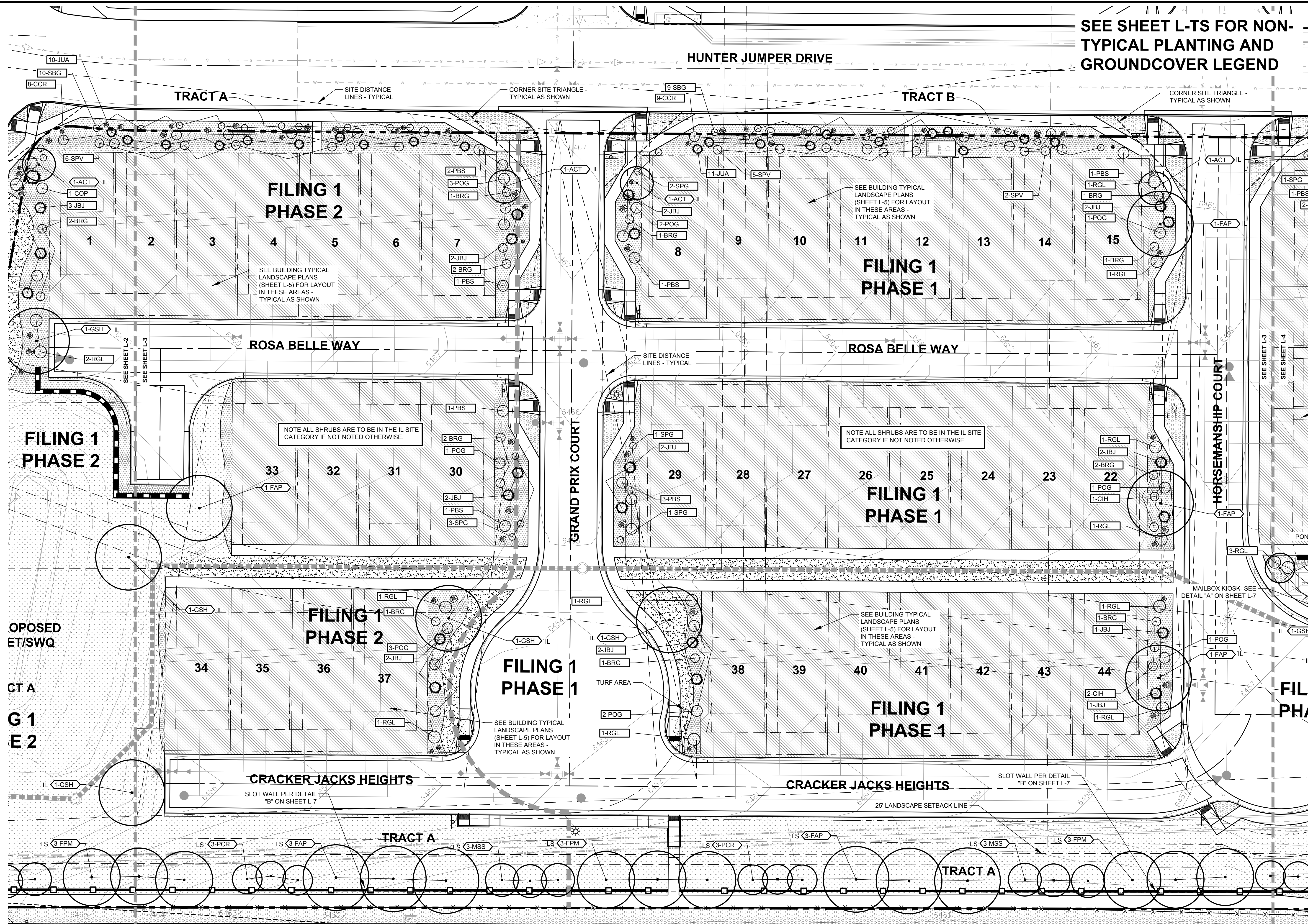
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County of El Paso, State of Colorado  
PUD Development plan and preliminary plan  
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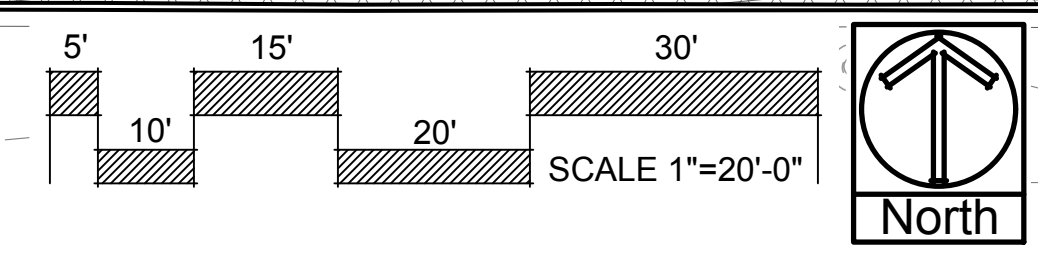
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DATE	3/20/19
DRAWN BY	MB
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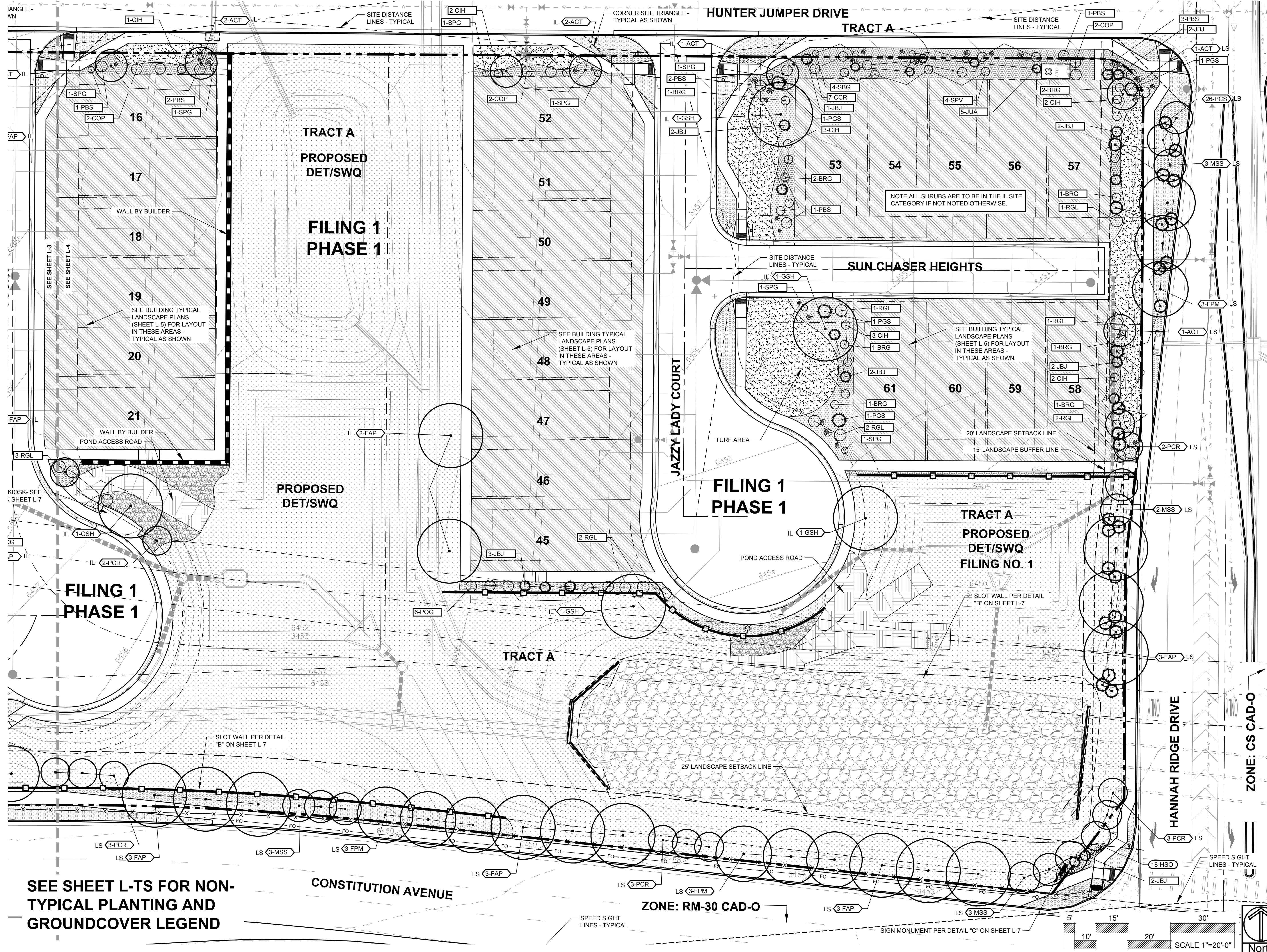
SHEET #  
L-3 9 OF 13  
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ZONE: PUD-CAD-O

CONSTITUTION AVENUE





SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUNDCOVER LEGEND



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-6313

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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

ZONE: CS CAD-O

ZONE: RM-30 CAD-O

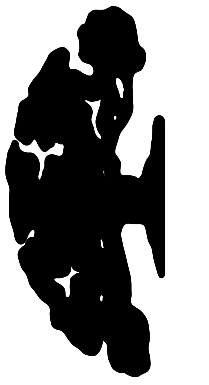
JOBS NUMBER: 2409-1218  
DATE: 3/20/19  
DRAWN BY: MIB  
DRAWING DESCRIPTION: LANDSCAPE PLAN  
SHEET #: L-4 10 OF 13  
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# MIDTOWN COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

FILING NO. 1 AND FILING NO. 2



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1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-6313

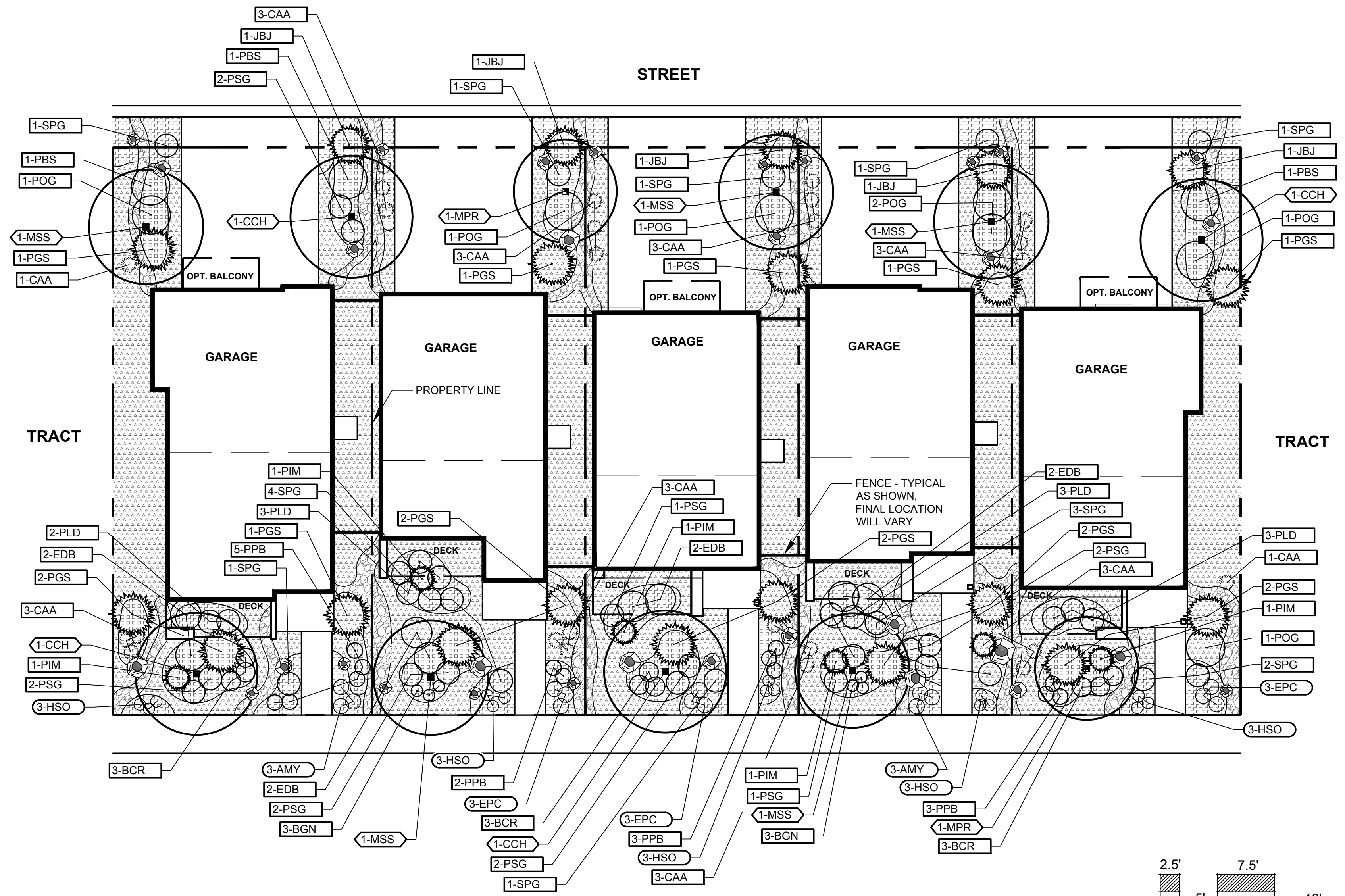
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**MIDTOWN COLLECTION AT HANNAH RIDGE**  
County of El Paso, State of Colorado  
PUD Development plan and preliminary plan  
Filing no. 1 and Filing no. 2

JOB NUMBER 2409-1218  
DATE 3/20/19  
DRAWN BY MB  
DRAWING DESCRIPTION  
**LANDSCAPE PLAN - BUILDING TYPICALS**  
SHEET #  
**L-5 11 OF 13**  
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### PLANTING LEGEND (FOR THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>				
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	2"	
MPR	Malus 'Profusion'	Crabapple, Profusion	2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	2"	
<b>DECIDUOUS SHRUBS</b>				
BCR	Berberis thunbergii 'Crimson pygmy'	Barberry, Crimson pygmy	5 Gal	
BGN	Berberis thunbergii 'Golden nugget'	Barberry, Golden nugget	5 Gal	
EDB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 Gal	
PBS	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	
PLD	Physocarpus opulifolius 'Little Devil'	Ninebark Little Devil	5 Gal	
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	Potentilla fruticosa 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	
<b>EVERGREEN SHRUBS</b>				
JB	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glauca globosa'	Spruce, Globe Blue	5 Gal	
<b>ORNAMENTAL GRASSES</b>				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	
<b>PERENNIALS</b>				
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	

### GROUNDCOVER LEGEND (FOR THIS SHEET ONLY)

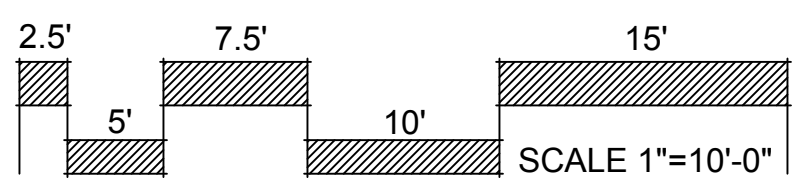
SYMBOL	DESCRIPTION
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	BERM (NOT SHOWN)
	DECORATIVE BOULDER
	STEEL EDGING

#### CALLOUT KEY

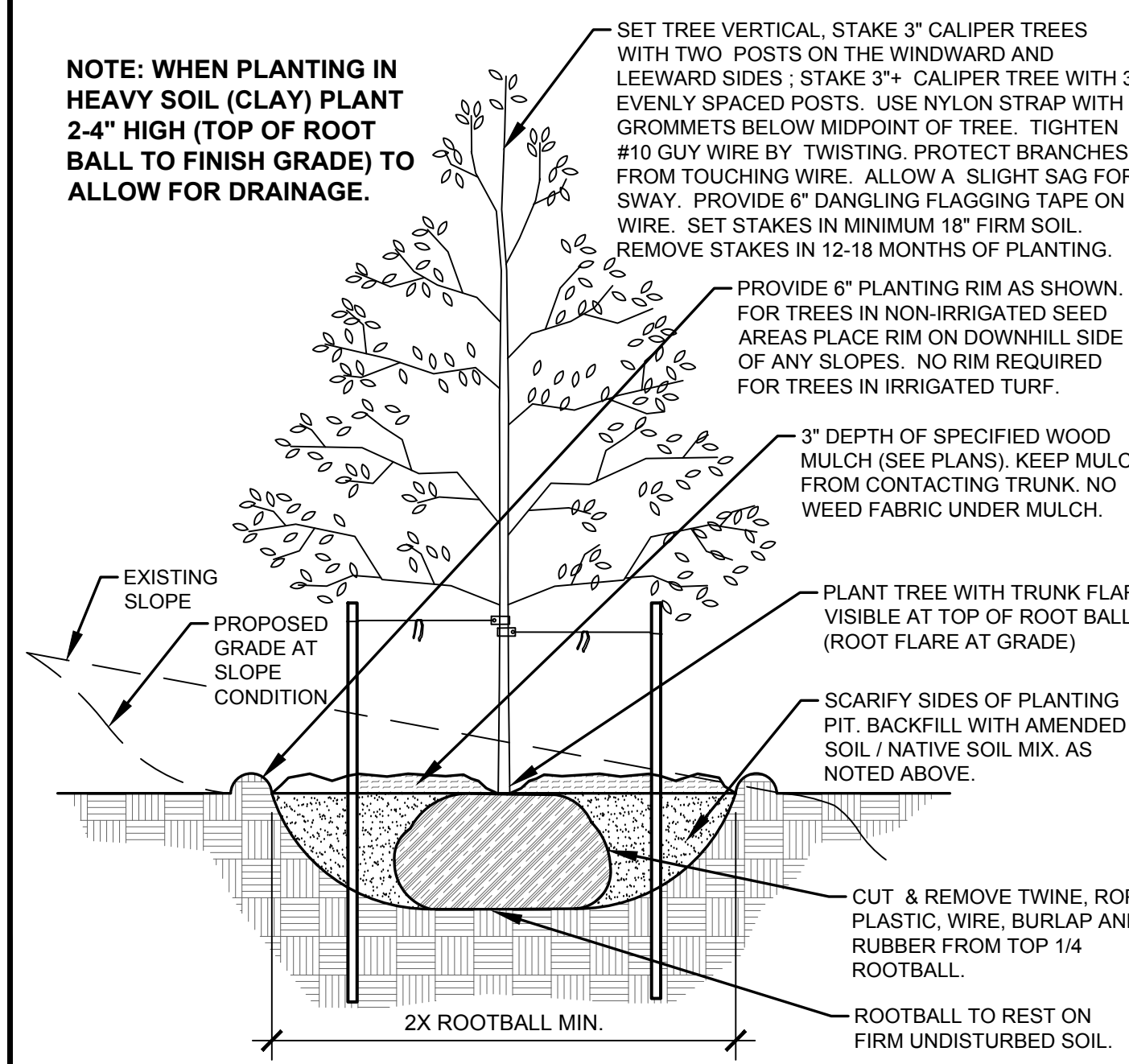
	PLANT ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

#### PLANT SYMBOL KEY

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

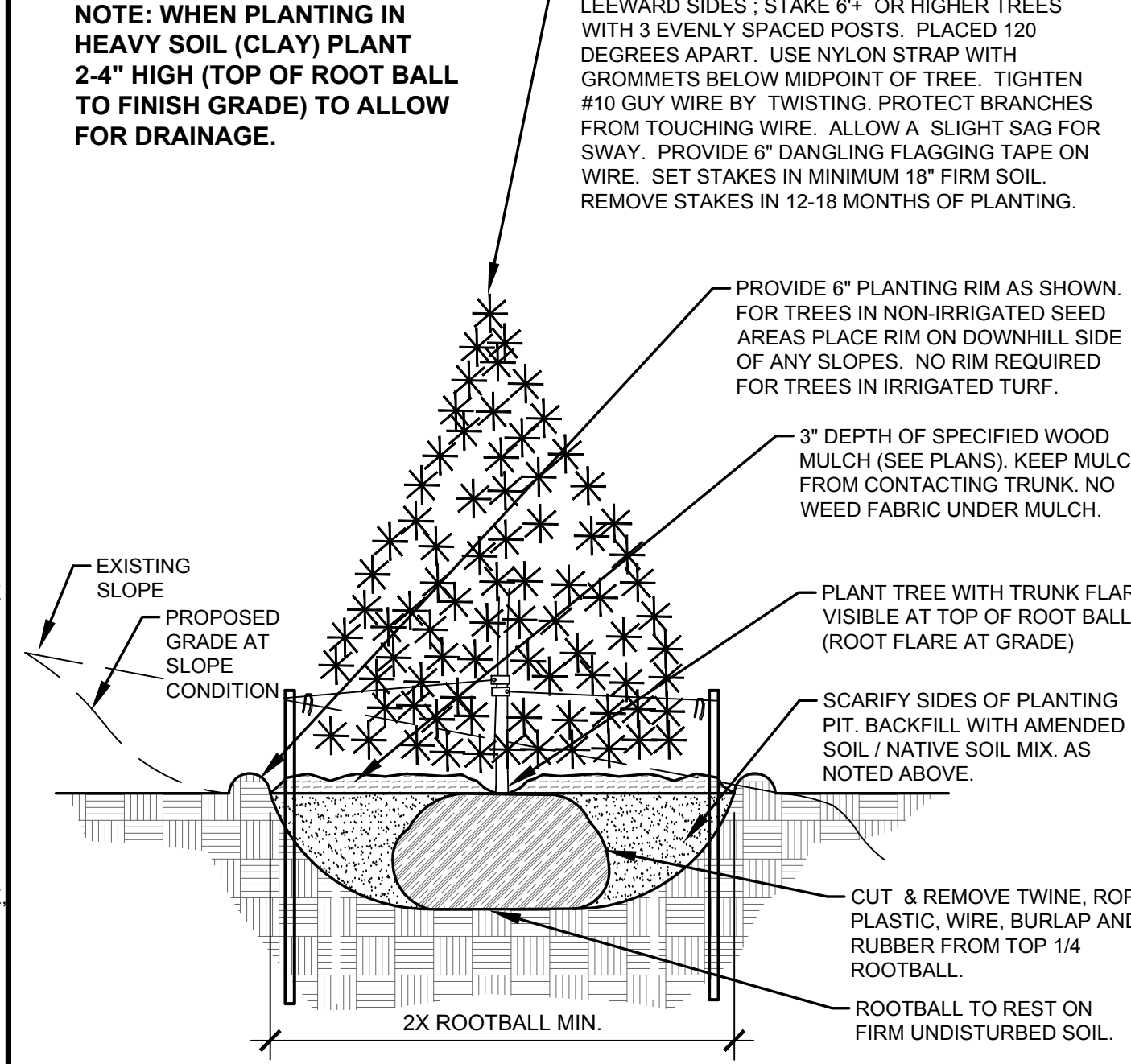


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T REMOVE OR CUT LEADER.
  - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT 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.



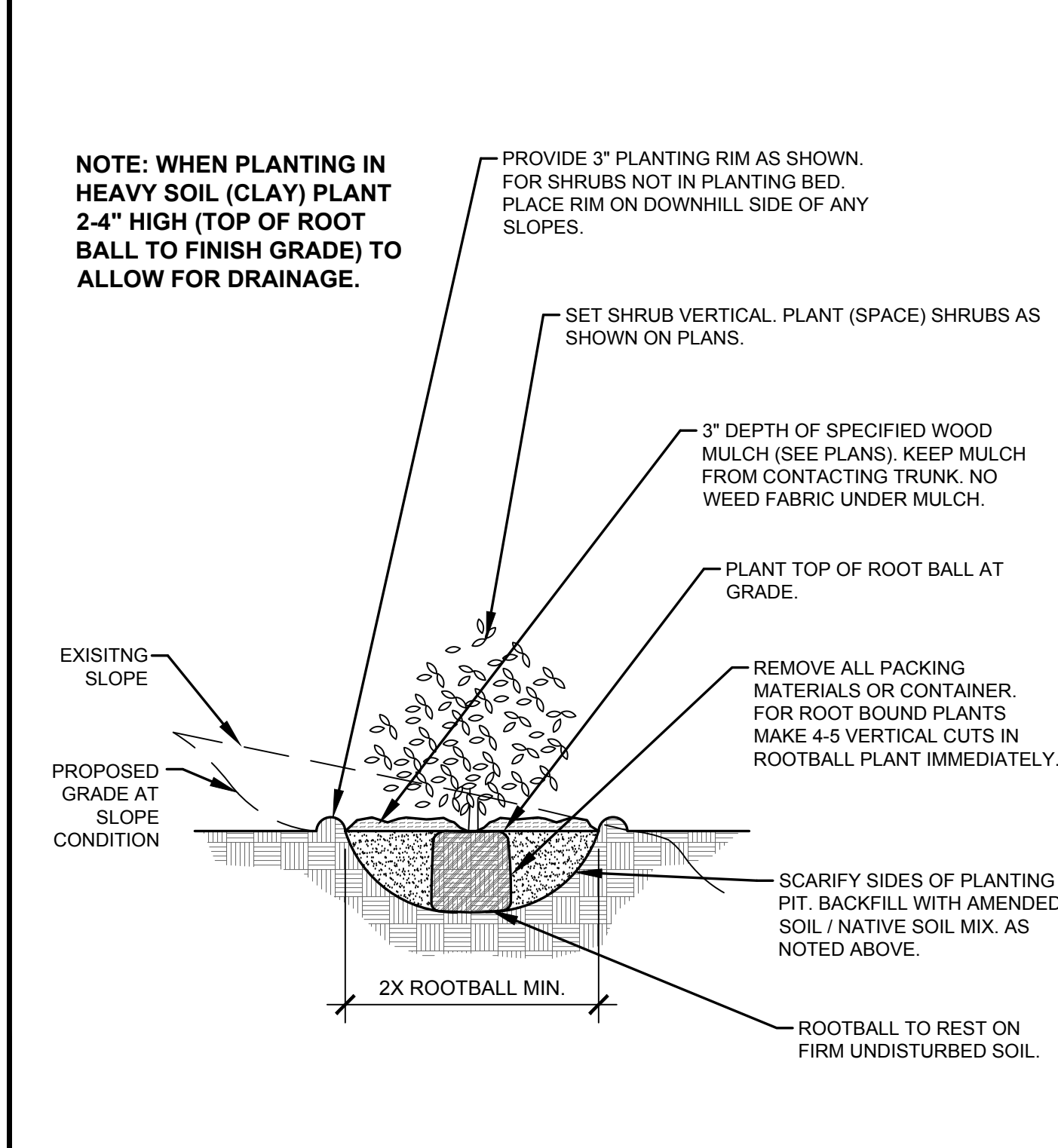
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- 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.



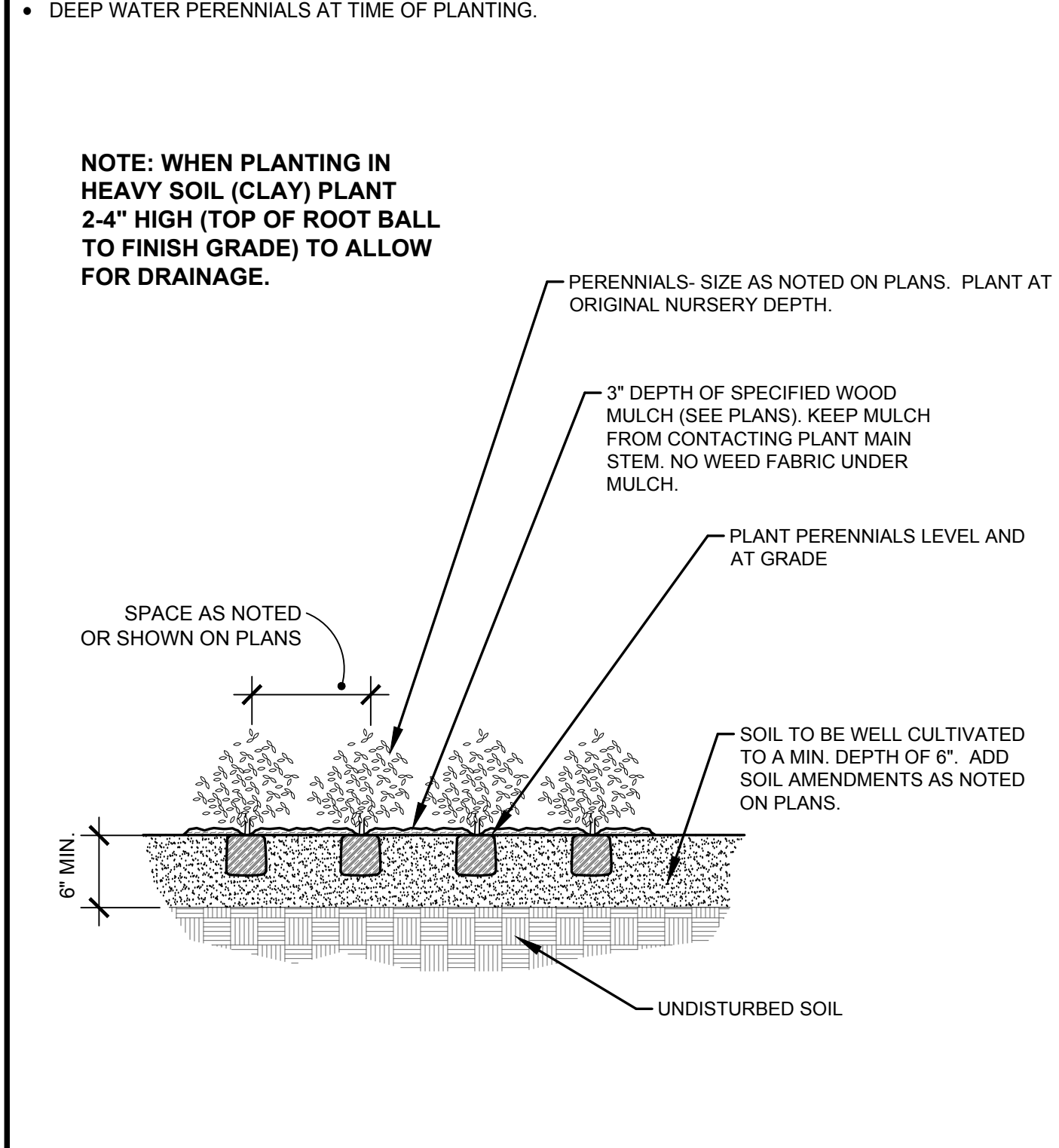
**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN 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:
- 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 REMOVED / 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 DOWNSPOUTS 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:  
- ASTROGRAND PERMETHRIN  
- 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 MANUFACTURER'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./1000 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 1000 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 SEED 2.5%
  - WHEATGRASS, STREAMBANK 16% ALKALAI SACATON 1.5%
  - BOTTLEBRUSH, SQUIRRELTAIL 13% FOWL MANNAGRASS 1%
  - CANADIAN WILDBIRD 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./1000 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 1000 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.

**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-587-6313

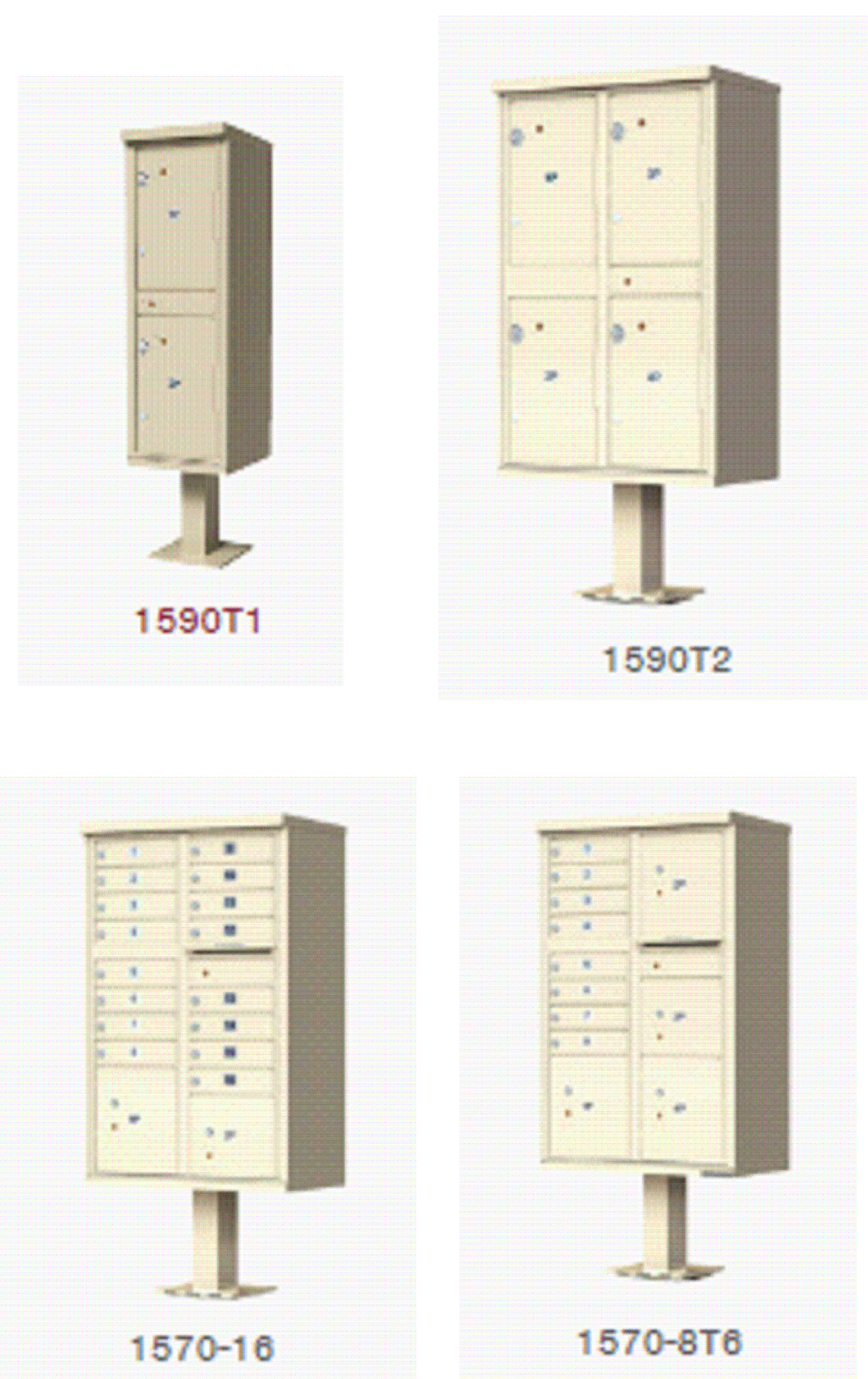
DATE	REVISION DESCRIPTION
4/3/19	Revised landscape plan due to revised grading walls and paving.
5/17/19	EPC comment revisions
9/16/19	EPC comment revisions
10/1/19	EPC comment revisions (revise landscape from walls moving loc's and del pond access ramp, add)

- FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

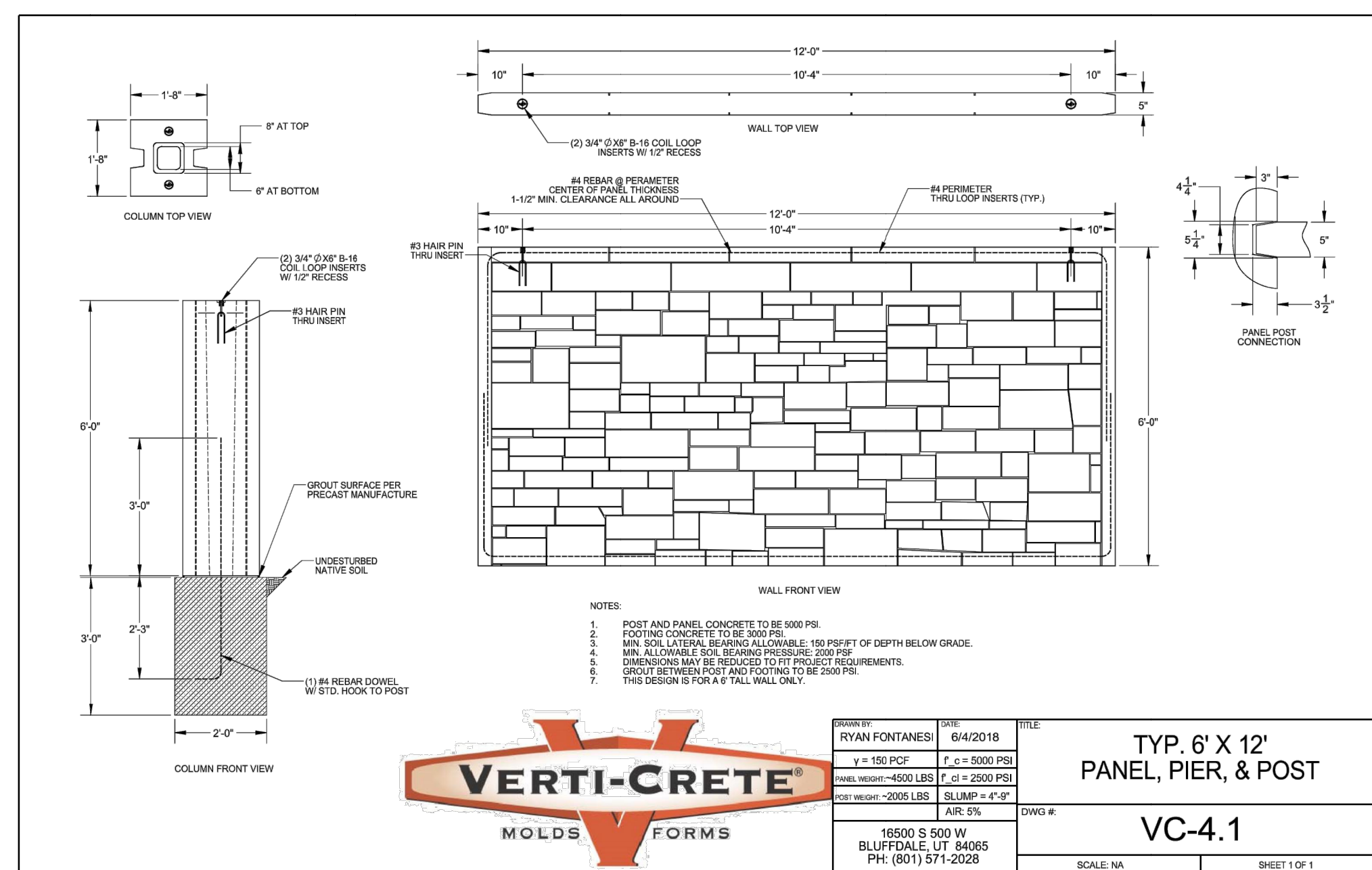
**CLASSIC**  
COMMUNITIES

**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

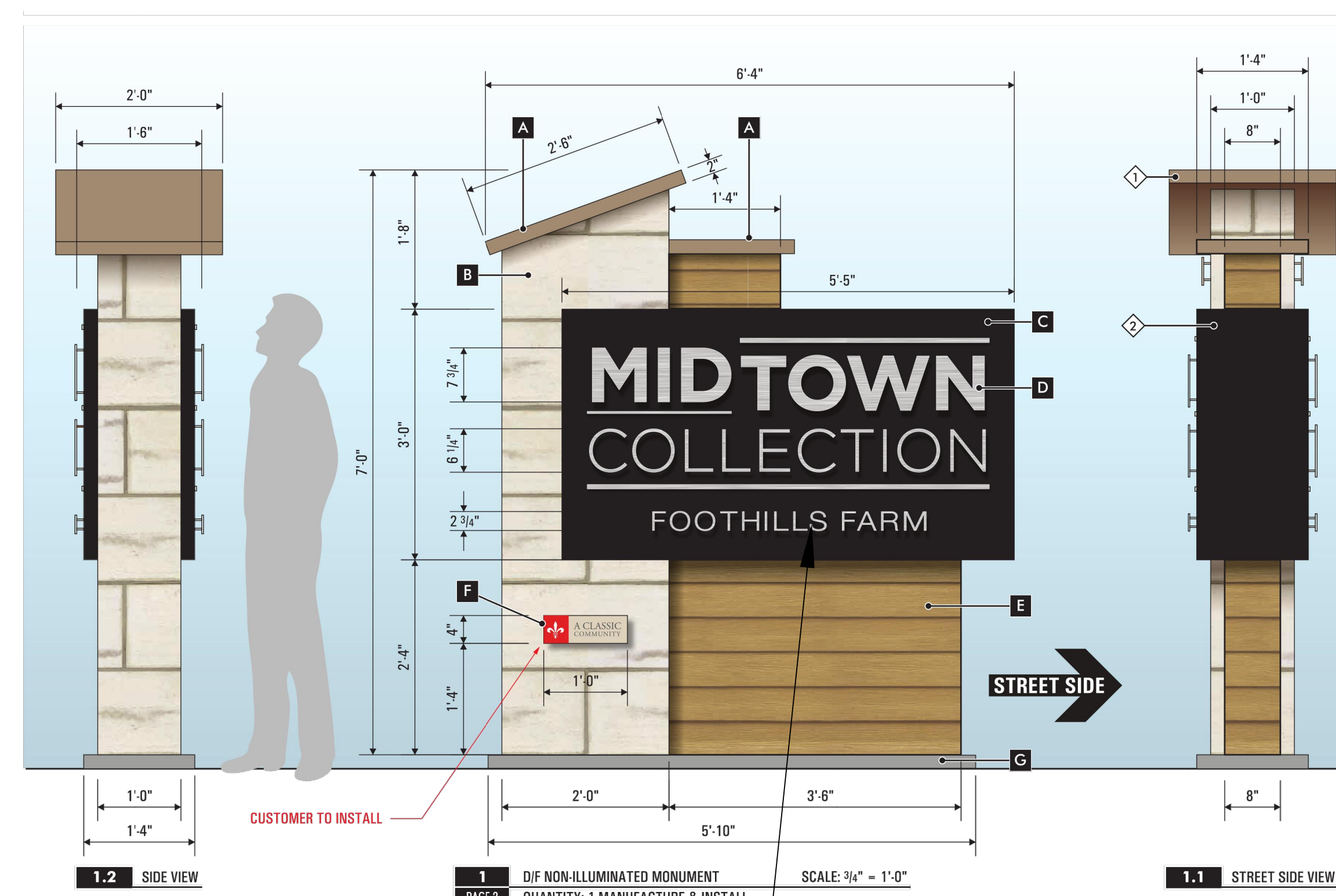
JOB NUMBER	2409-1218
DATE	3/20/19
DRAWN BY	MB
DRAWING DESCRIPTION	PLANTING DETAILS & NOTES
SHEET #	L-6 12 OF 13



**A** PROPOSED MAIL KIOSK  
NOT TO SCALE



**B** SLOT WALL DETAIL  
NOT TO SCALE



**NOTE: SIGN NAME TO READ AT HANNAH RIDGE (NOT FOOTHILLS FARM).**

**C** MONUMENT SIGN DETAIL  
NOT TO SCALE

**SCOPE OF WORK:**  
MANUFACTURE & INSTALL (1) DIE NON-ILLUMINATED MONUMENT SIGN WITH FLAT CUT OUT LETTERS CABINET ON A STEEL AND CEMENT BOARD BASE.

**CUSTOMER TO SUPPLY & INSTALL STONE VENEER AND LAP BOARD**

PERMITTING | SIGN AREA: 16.5H'  
**FINAL ELECTRICAL CONNECTION NOT INCLUDED**

**FABRICATION SPECIFICATIONS**

<b>A</b> CAP	MATERIAL: ALUMINUM PAINT: SEE COLOR KEY FINISH: SATIN
<b>B</b> STONE BASE	TYPE: STONE VENEER (BY CUSTOMER) SUPPLIER: ENVIRONMENTAL STONE STYLE/COLOR: MERCER AMARGOSA
<b>C</b> CABINET	MATERIAL: ALUMINUM PAINT: SEE COLOR KEY FINISH: SATIN
<b>D</b> F.C.D.	MATERIAL: ALUMINUM THICKNESS: 1/4" FINISH: BRUSHED STAND-OFF: FLUSH & 1"
<b>E</b> BASE	TYPE: HARDIPLANK SUPPLIER: CEDARMILL/LAUREN TAN STYLE/COLOR: CEDARMILL/LAUREN TAN SUBSTRATE: CEMENT BOARD OVER STEEL (BY YESCO)
<b>F</b> PANEL	MATERIAL: ALUMINUM (CUSTOMER INSTALL) THICKNESS: 1/4" LAYER: 1st SURFACE COLOR: DIGITAL PRINT ATTACHMENT: STAND-OFF (1")
<b>G</b> FOOTING	MATERIAL: CONCRETE SIZE: AS REQUIRED PER ENGINEERING

**COLOR KEY**

PAINT	SHERWIN WILLIAMS #SW607 TRUSTY TAN
PAINT	SHERWIN WILLIAMS BLACK (SATIN)
VINYL	DIGITAL PRINT

**YESCO**  
Denver Region  
11220 E. 53rd Avenue, Suite 300  
Denver, CO 80239  
303.375.0933  
Colorado Springs  
5011 Lot Drive  
Colorado Springs, CO 80919  
719.265.0103

CLIENT: MIDTOWN COLLECTION  
ADDRESS: 3985 Corporate Drive Suite 200  
CITY/STATE/ZIP: Colorado Springs CO 80919

ACCOUNT EXECUTIVE: STEVE HECK  
DESIGNER: HERM MEDINA  
ORDERING DATE: 09.28.2018

DESIGN NUMBER: ART18209 R11

PAGE: 2 OF 2

**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.587.4313

DATE	REVISION DESCRIPTION
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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	DETAILS
SHEET #	L-7 13 OF 13

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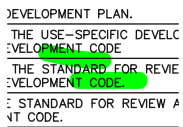
# PUD V\_3 Planning Only.pdf Markup Summary 10-16-2019

## dsdparsons (5)

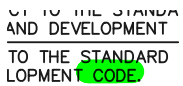


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"As amended" Add after every reference to land dev code



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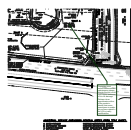


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See detail on Page X



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Depict the pond access easement for maintenance please. It looks like there is little open space and most of it is all drainage. Perhaps do an approximate outline of the ponds to identify that some open space is usable as you have stated in the LOI to justify modifications