

**LEGAL DESCRIPTION:**

TRACT 9B 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. 218057356 AND AFFIDAVIT OF CLARIFICATION RECORDED UNDER RECEPTION NO. 218057356 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 9A 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. 218057356 AND AFFIDAVIT OF CLARIFICATION RECORDED UNDER RECEPTION NO. 218057356 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 PROVISIONS 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, COLORADO.

USE	PRINCIPAL USES	NOTES
DEWELINGS - SINGLE FAMILY DETACHED	WITH 3' OR 5' SIDEWALK SETBACKS	
OPEN SPACE, PARKS AND TRAILS	SUCH AS TRAILS, WALKS, PARKS	
RECREATION AMENITIES	THESE USES ARE CONTROLLED BY STATE LAW AND LOCAL ORDINANCES AND ARE SUBJECT TO THE ENROLLMENT OF RESIDENTS / EMPLOYEES.	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITIES.	
DISTRICT UTILITIES, DETENTION PONDS	ACCESS ROADS AND UTILITIES.	
ANNUAL KEEPING	FOR PERSONAL USE ONLY.	
RESIDENTIAL HOME OCCUPATION	FOR PERSONAL USE ONLY.	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY.	
ENGINE, WELD OR REPAIR	FOR PERSONAL USE ONLY.	
REPAIR AND MAINTENANCE	FOR PERSONAL USE ONLY.	
HAZARDOUS WASTE	FOR PERSONAL USE ONLY.	
MODEL HOME / SUBDIVISION SALES OFFICE	TEMPORARY USES	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE	
TRAIL OR GARAGE SALES	SPECIAL USES	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND LOCAL ORDINANCES AND ARE SUBJECT TO THE ENROLLMENT OF RESIDENTS / EMPLOYEES.	
CHURCH FACILITY - STEALTH	THESE USES ARE CONTROLLED BY STATE LAW AND LOCAL ORDINANCES AND ARE SUBJECT TO THE ENROLLMENT OF RESIDENTS / EMPLOYEES.	

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 517, OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED). APPROVAL SET OUT IN CHAPTER 521 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).  
3. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 522 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).

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 (30) 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: 3 FOOT OR 5 FEET (SEE TYPICAL LOT DETAIL ON SHEET 2 & 3).  
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 PLANS 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.

PDD FILE NO.: PUDSP-19-004

**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 FILING NO. 1 AND FILING NO. 2**

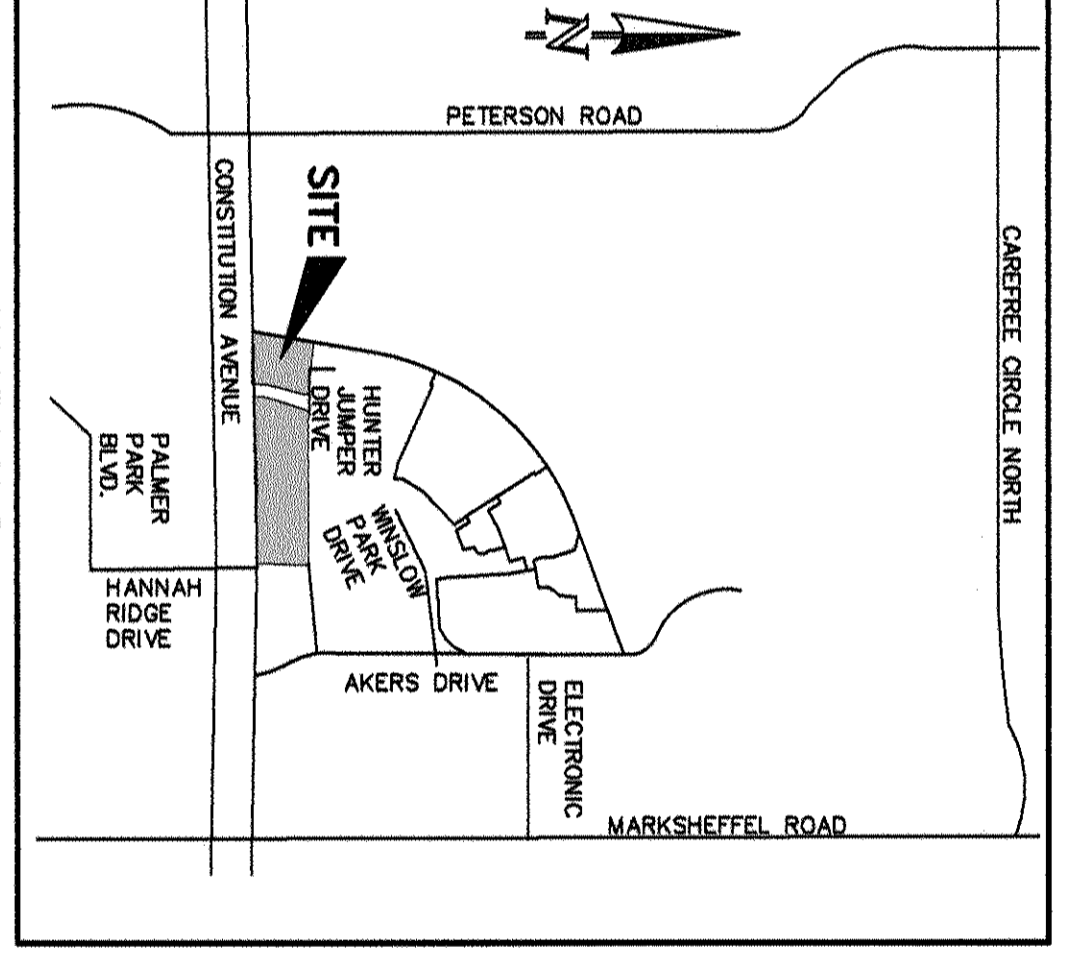
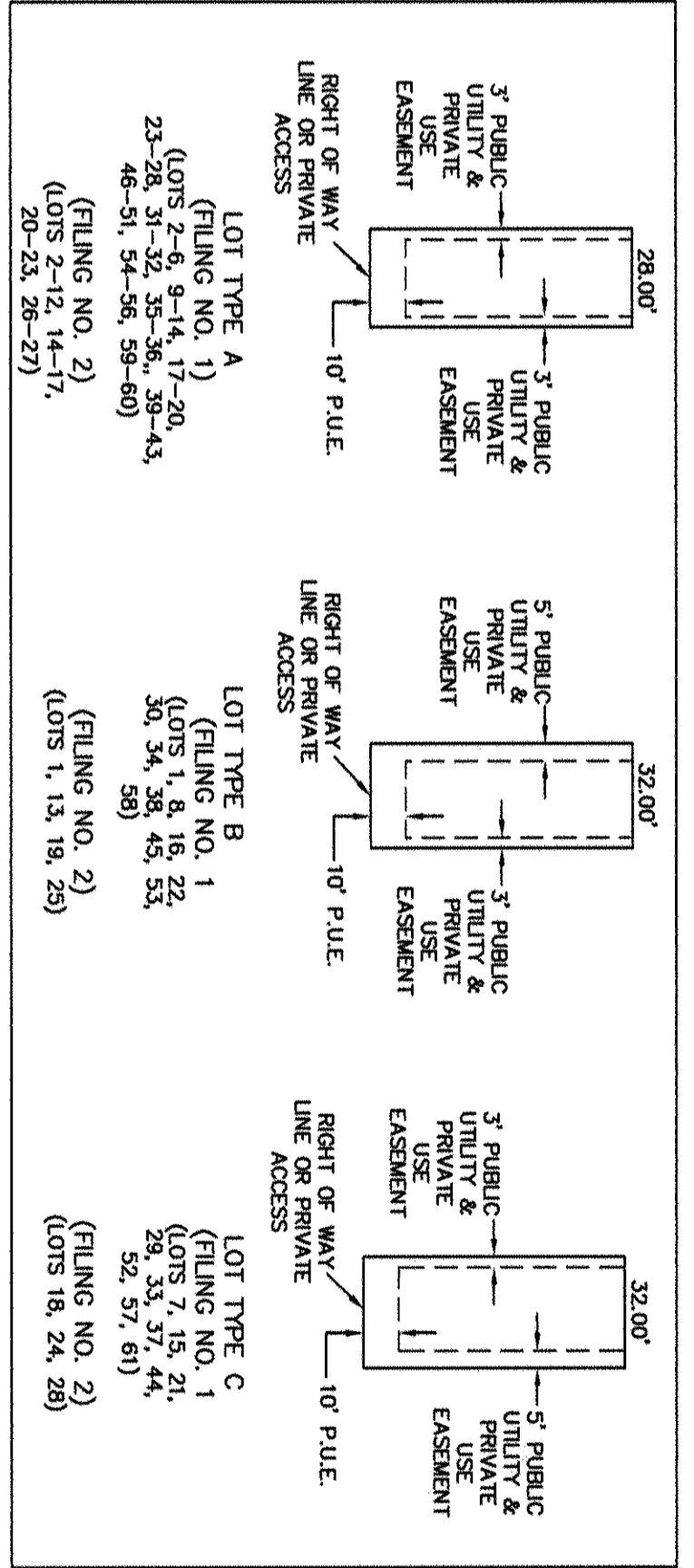
**MIDTOWN COLLECTION AT HANNAH RIDGE DEVELOPMENT GUIDELINES: (CONTINUED)**

6. 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 COMPLETES 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 PROVISIONS 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, SHAMNEE 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 THREE (3) 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. 0804100752G, 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 TRIANGLE 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 9A & 9B EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

**TYPICAL LOT DETAILS**



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

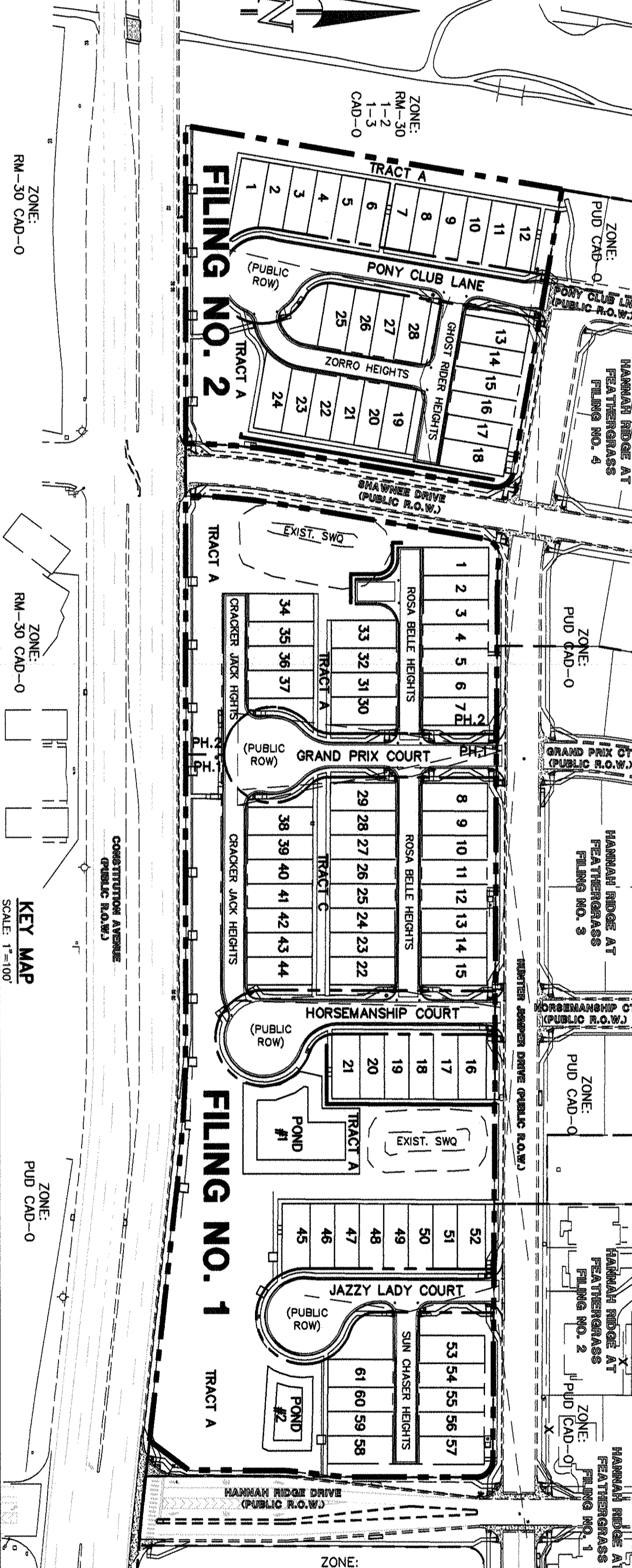
**PROPERTY DEVELOPER**  
ELITE PROPERTIES OF AMERICA, INC.  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
MR. JIM BOUTON  
(719) 592-5333

**PROPERTY ADDRESS**  
0 CONSTITUTION AVENUE  
COLORADO SPRINGS, CO 80922

**APPLIC CONSULTING ENGINEERS**  
CLASSIC CONSULTING ENGINEERS  
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/DC SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1.8.4.4.C PUBLIC ROADS REQ. DIMENSIONS	1.8.4.4.C.1 PRIVATE ROADS STANDARDS	LOTS TO HAVE 75 FEET OF FRONTAGE ON A PUBLIC ROAD	NOT HAVE DIRECT FRONTAGE ON A PUBLIC ROAD	THE PROPOSED UNIQUE LOT DESIGN REFLECTS THE NEED FOR SHARED PRIVATE CONNECTION TO PUBLIC STREETS, DEAD END THURGOODS, SHRIMPED INTERSECTION RESTRICTIONS FOR FIRE APPARATUS ACCESS.
3.2.3.8.A THURGOODS	4.2.2.5.F INTERSECTION SPACING	MINIMUM 175' INTERSECTION SPACING	REDUCE INTERSECTION SPACING	NO PARKING WITHIN THE LINES
5.2.3.3 PARKING RESTRICTIONS		PARKING ALLOWED ON PUBLIC RIGHT-OF-WAYS	NO PARKING WITHIN THE LINES	



**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%

**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 OR INTERSECTION THAT WILL FACILITATE A FUTURE CONSTITUTION BLVD. CROSSING ONCE THE SIGNAL IS WARRANTED AND SOUTH SIDE OF CONSTITUTION BLVD. PEDESTRIAN CROSSING OF THE 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 SHAMNEE DRIVE AND CONSTITUTION BLVD. INTERSECTION RECENTLY RECONSTRUCTED AS A % MOVEMENT INTERSECTION WILL NOT BE SIGNALIZED, SO PEDESTRIAN CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THERE ARE NO PERMETER SIDEWALKS, PEDESTRIAN RAMPS OR CURB AND GUTTER ALONG THE PERIMETER OF THE EXISTING CONSTITUTION BLVD. ARE AT PETERSON ROAD OR MARKSHEFFEL ROAD.

**OWNER CERTIFICATION:**  
I, Elite Properties of America, Inc. (A ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE INSURER, OR LICENSED BY THE STATE OF Colorado, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY Elite Properties of America, Inc.

**NOTARIZED SIGNATURE:**  
Christine L. Lister  
CHRISTINE L. LISTER  
NOTARY PUBLIC  
STATE OF COLORADO  
COMMISSION EXPIRES: 01/01/2025

**OR NAME OF ATTORNEY AND REGISTRATION NUMBER:**  
N/A

**COUNTY CERTIFICATION:**  
THIS RESONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE EL PASO COUNTY (BOARD RESOLUTION OR MOTION # 12-110-120-15) (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

**DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT:**  
[Signature]  
DATE: 12/17/19

**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'LOOK, M. THIS 20 DAY OF DECEMBER, A.D., AND IS DULY RECORDED AT RECEPTION NO. 219159878 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BROEMANN, RECORDER

**BY: DEPUTY:**  
[Signature]

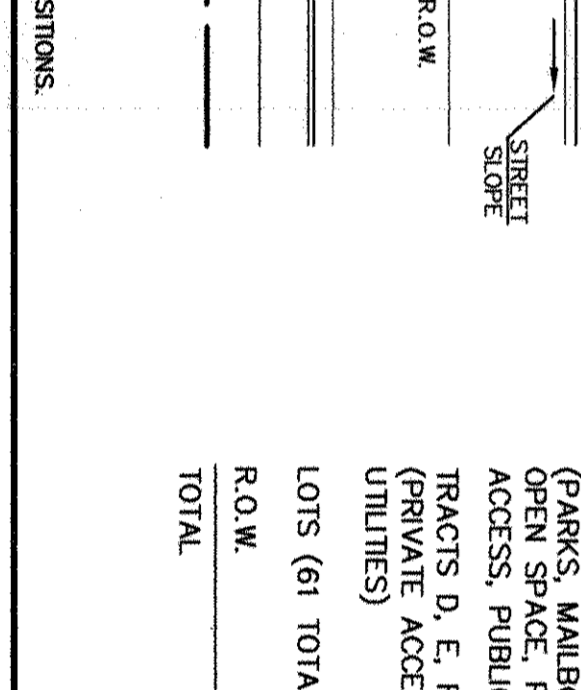
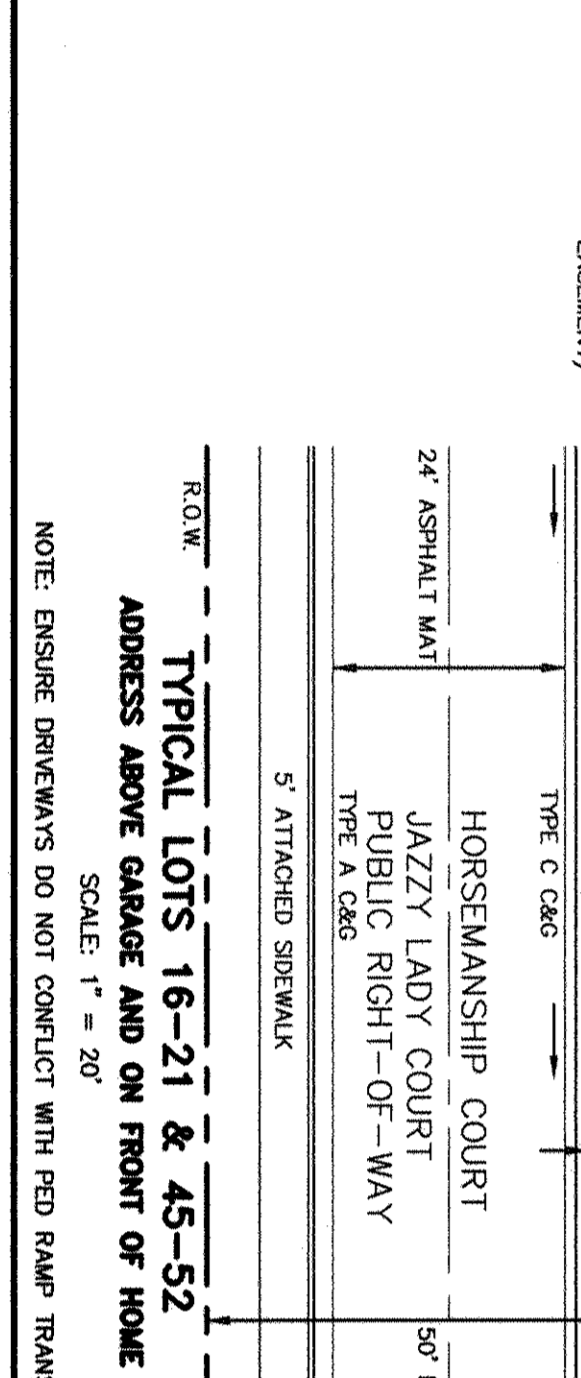
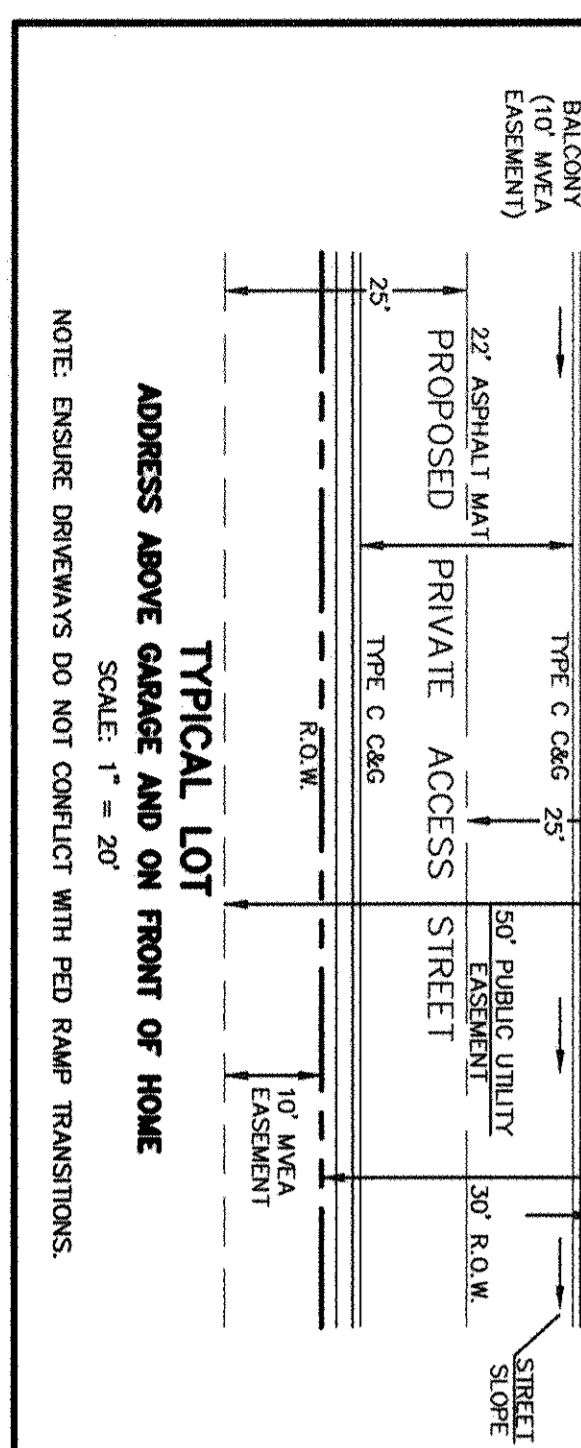
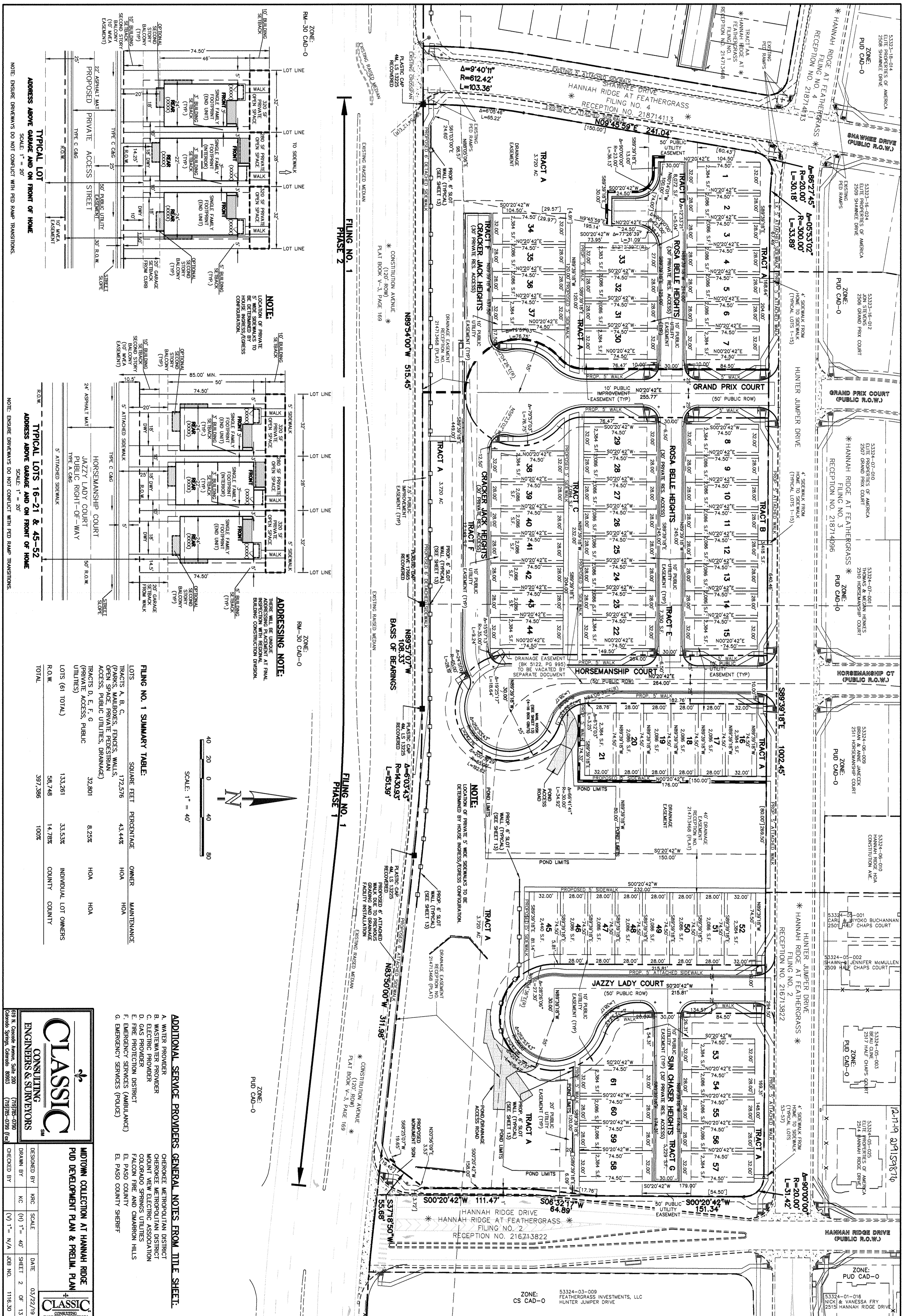
**SHEET INDEX**

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**CLASSIC CONSULTING**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0793 (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 (4) T=VARIES SHEET 1 OF 13  
CHECKED BY: (V) 1"= N/A JOB NO. 1116.30



**FLING 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	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	COUNTY
	58,748	14.78%	COUNTY	COUNTY
TOTAL	397,386	100%		

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

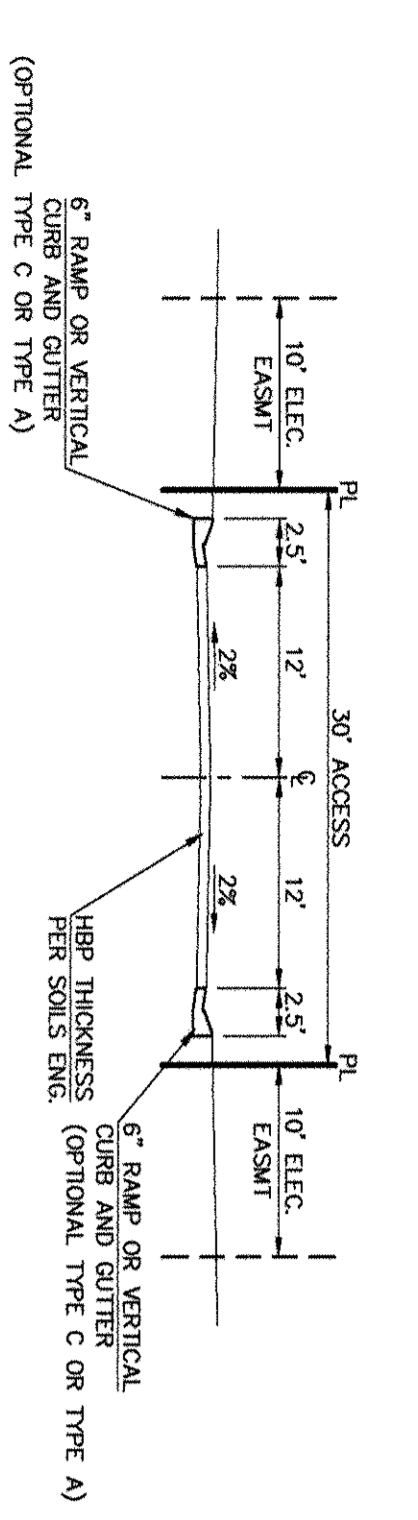
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0799 (fax)  
(719)785-0799 (cell)

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

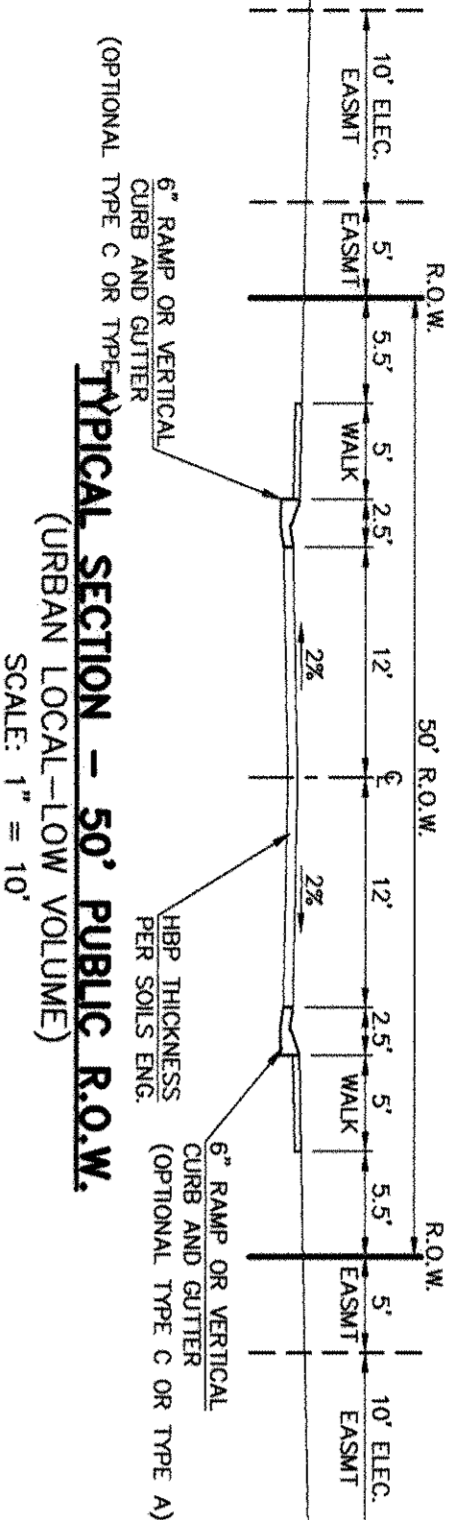
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1" = 40'	02/22/19
CHECKED BY	(V) 1" = N/A	SHEET 2 OF 13	
	DOB NO.		1116.30

- ADDITIONAL SERVICE PROVIDERS 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)
- CHEROKEE METROPOLITAN DISTRICT  
CHEROKEE METROPOLITAN DISTRICT  
MOUNT VIEW ELECTRIC ASSOCIATION  
COLORADO SPRINGS UTILITIES  
FALCON FIRE AND CHARRON HILLS  
EL PASO COUNTY  
EL PASO COUNTY SHERIFF

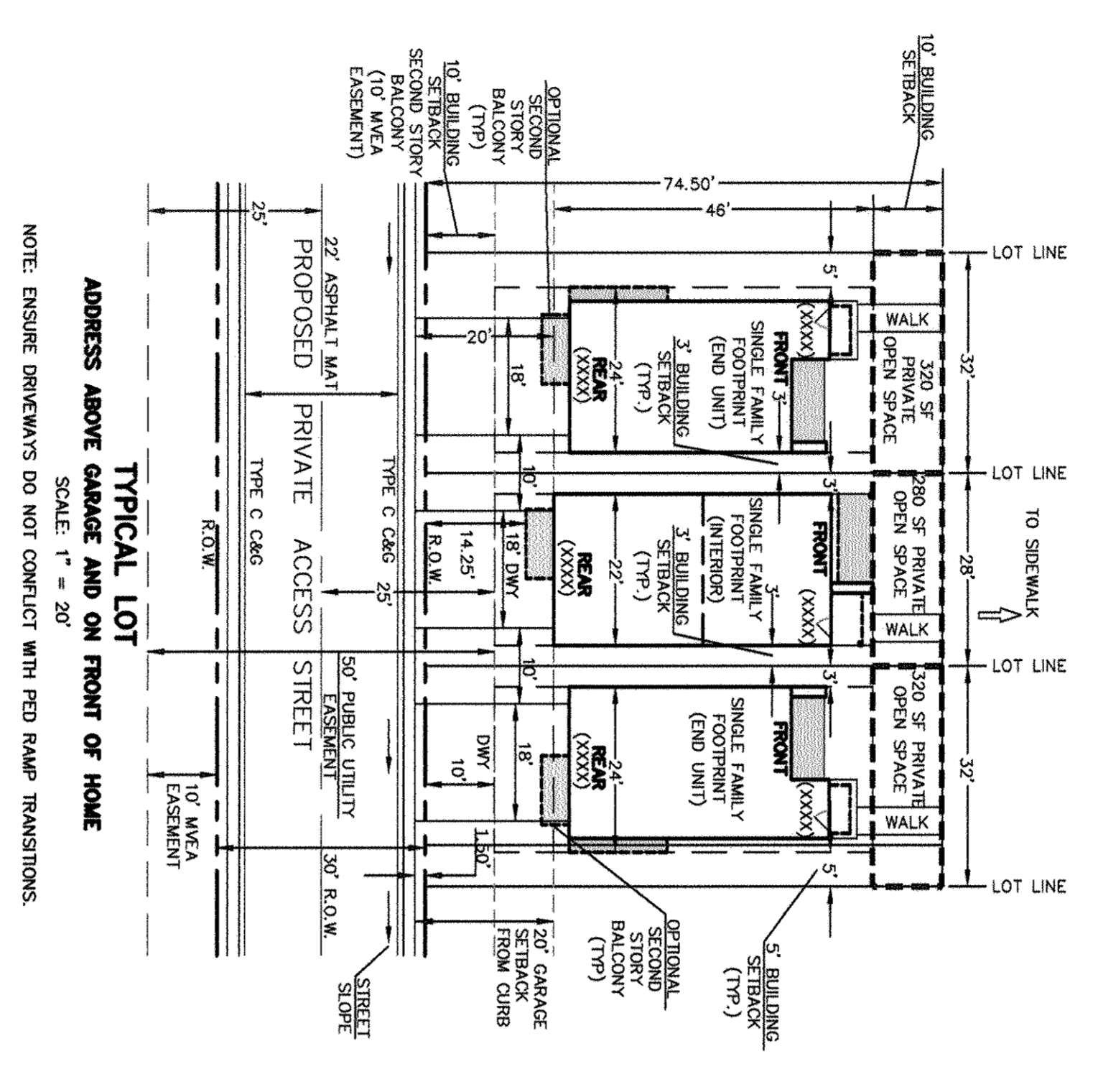
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAAMP TRANSITIONS.



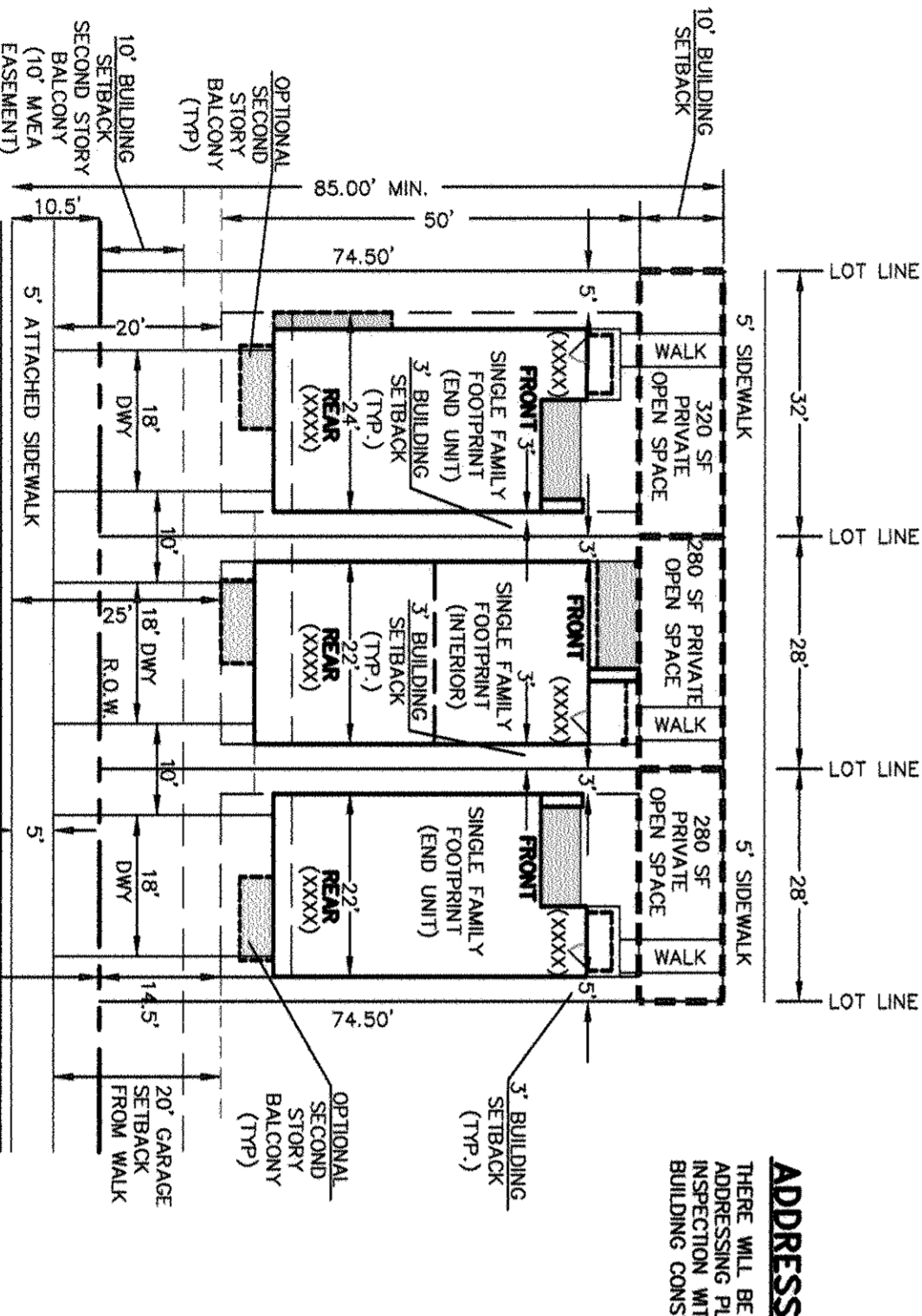
**TYPICAL SECTION - 30' PRIVATE ACCESS**  
SCALE: 1" = 10'



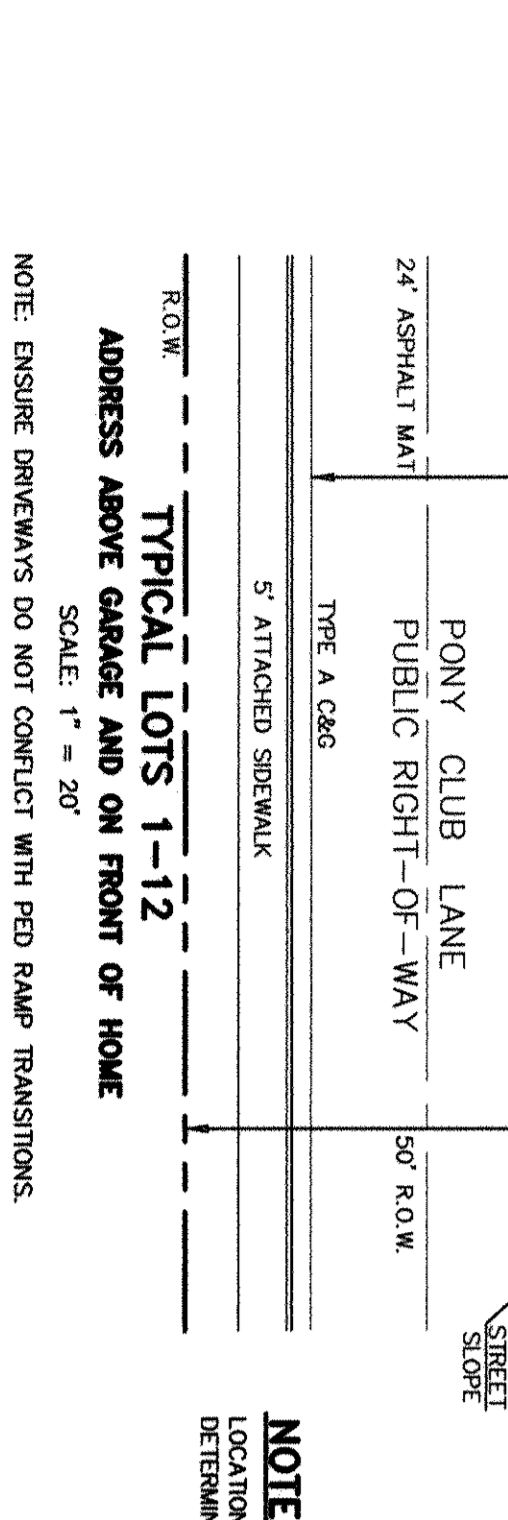
**TYPICAL SECTION - 50' PUBLIC R.O.W.**  
SCALE: 1" = 10'



**TYPICAL LOT**  
SCALE: 1" = 20'



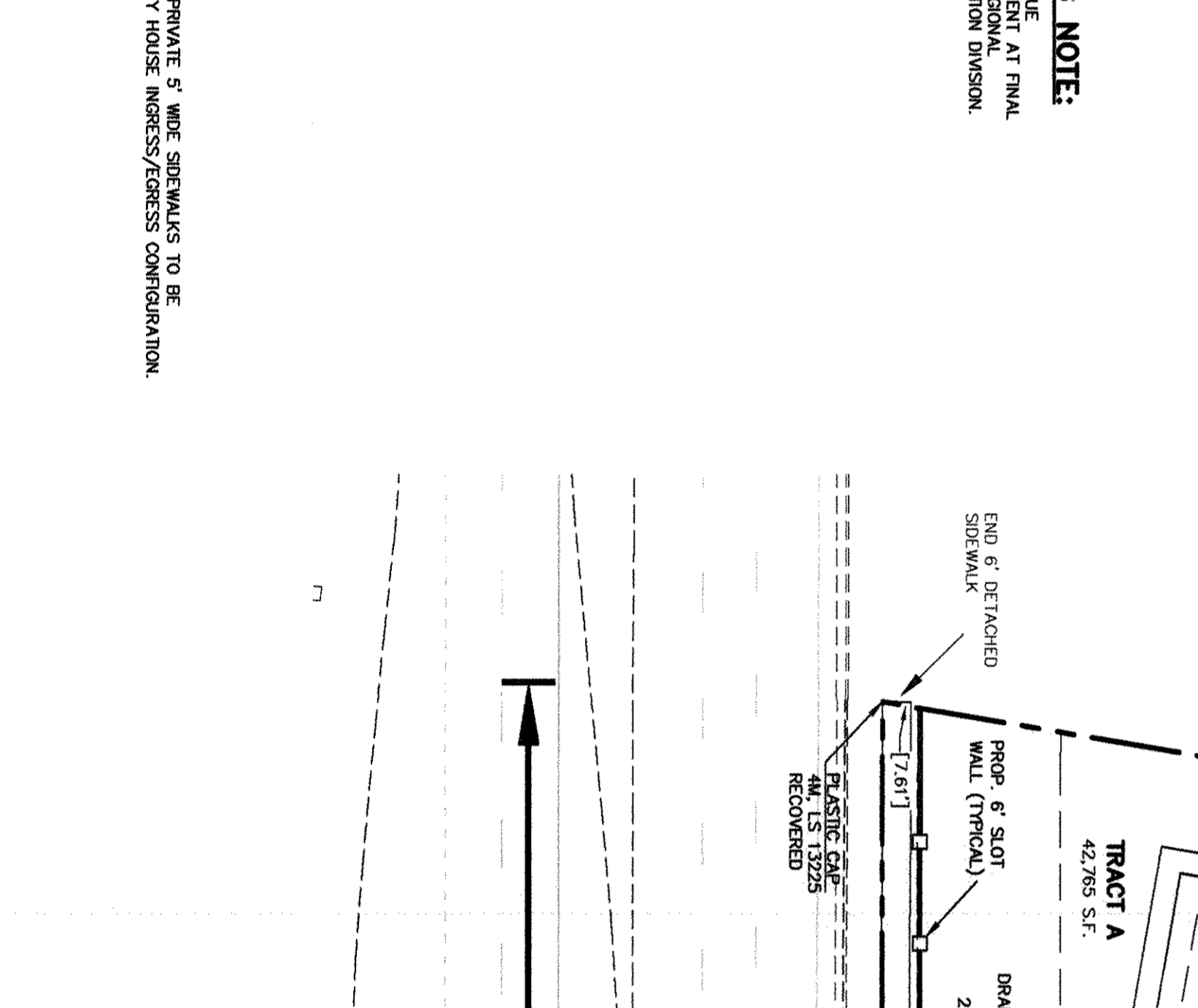
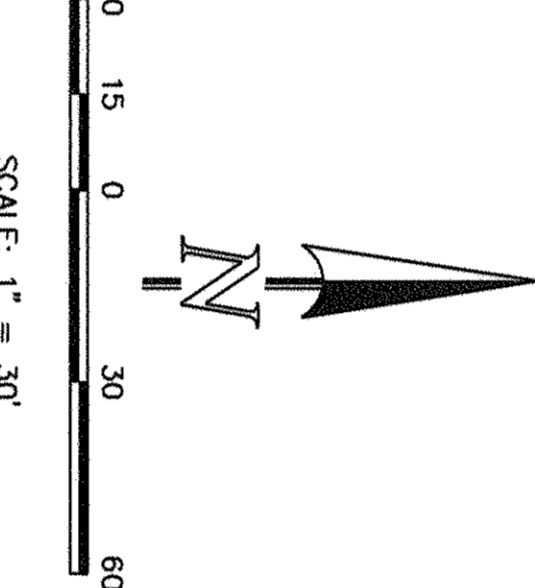
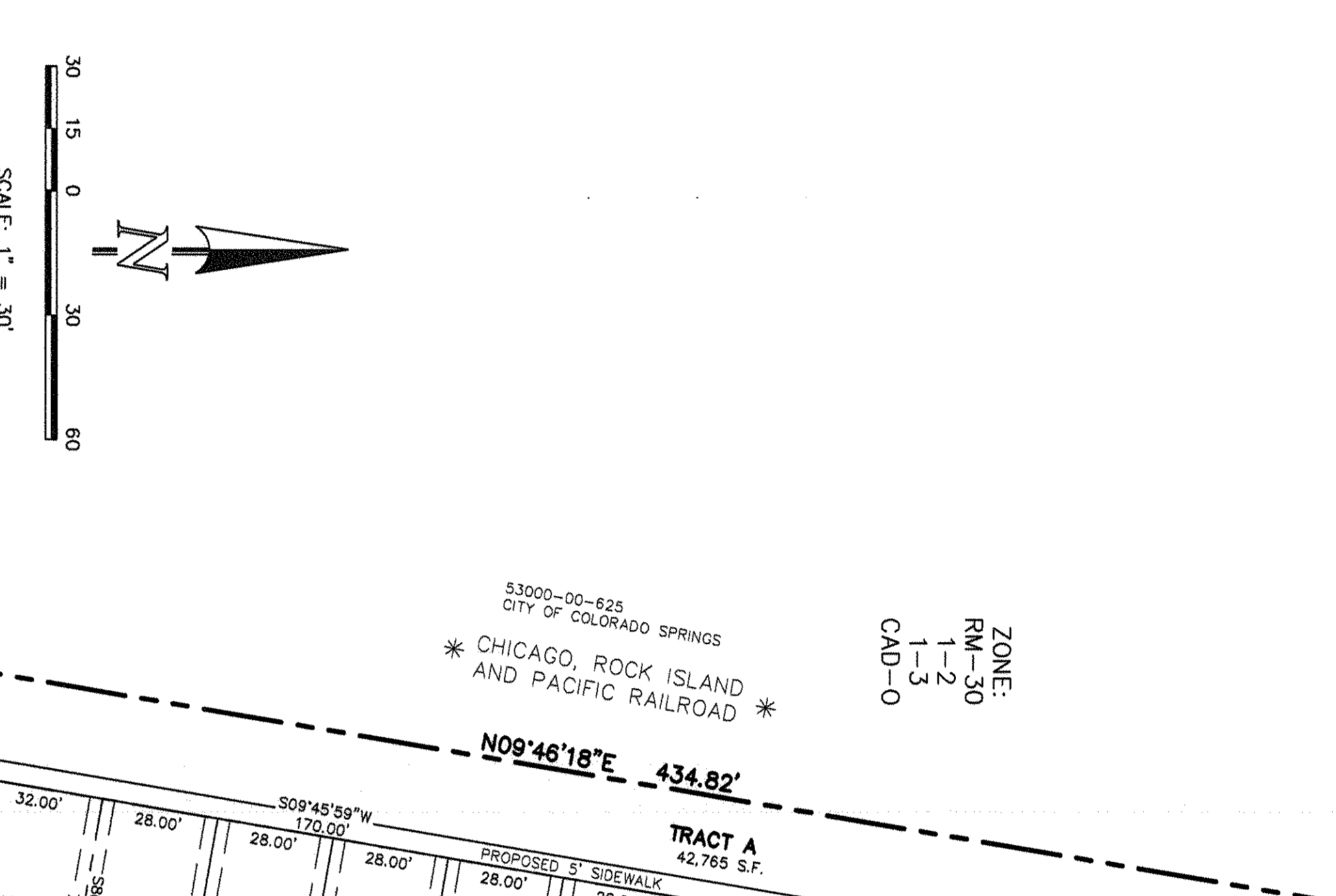
**TYPICAL LOTS 1-12**  
SCALE: 1" = 20'



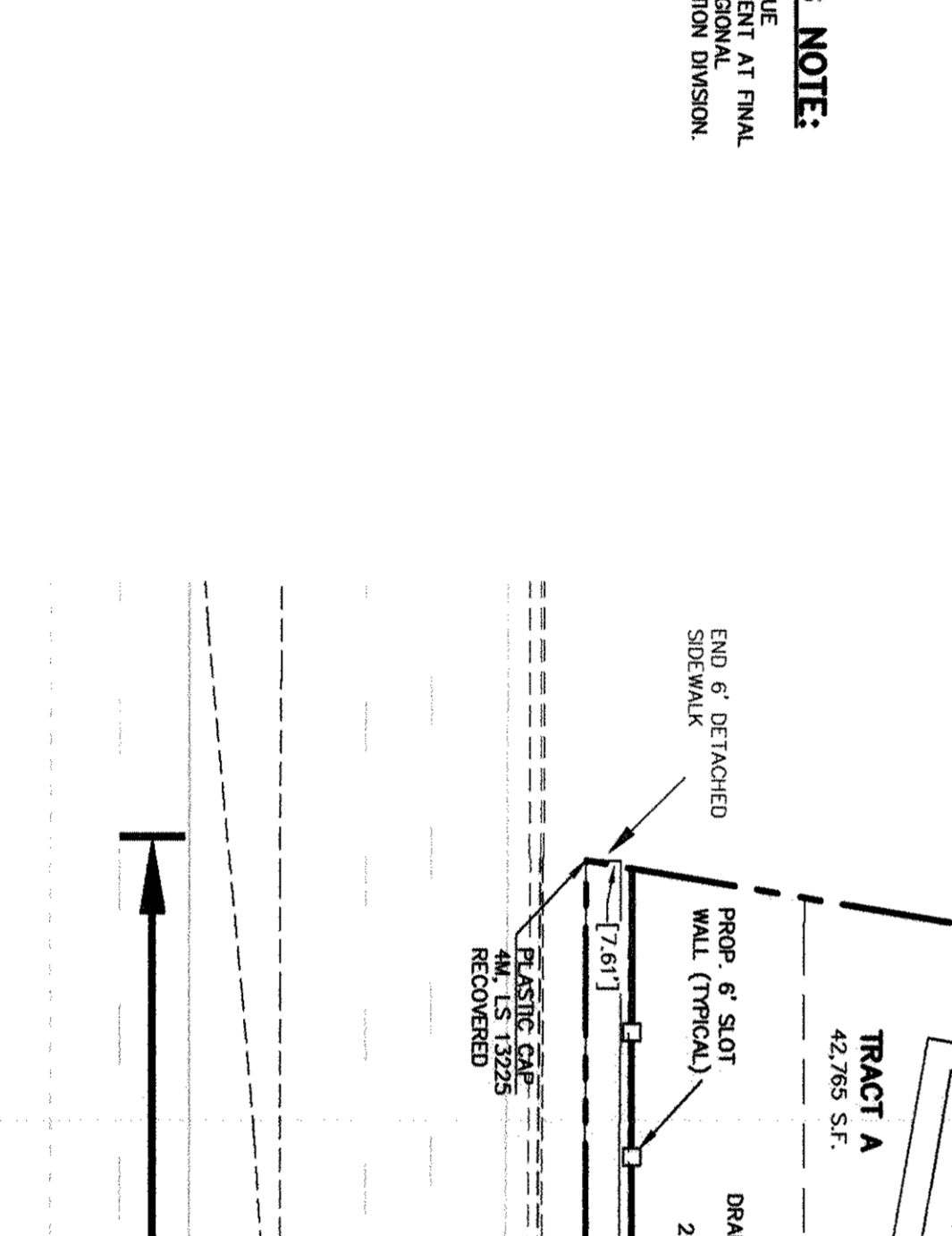
**ADDRESSING NOTE:**  
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

**FILING NO. 2 SUMMARY TABLE:**

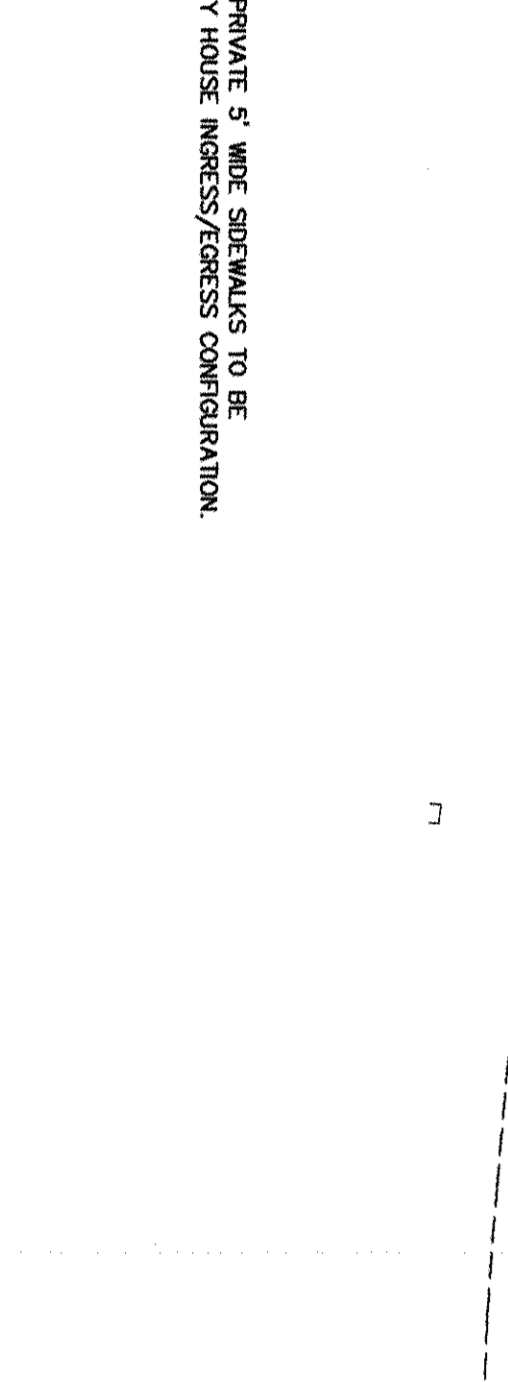
LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	45,842	32.29%	HOA	HOA
TRACT D (PRIVATE ACCESS, PUBLIC UTILITIES)	11,716	8.25%	HOA	HOA
TRACTS A, B, C, D (TOTAL)	60,877	42.87%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
LOTS (28 TOTAL)	23,564	16.58%	COUNTY	COUNTY
R.O.W.	141,999	100%		
TOTAL				



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



**TYPICAL LOTS 1-12**  
SCALE: 1" = 20'

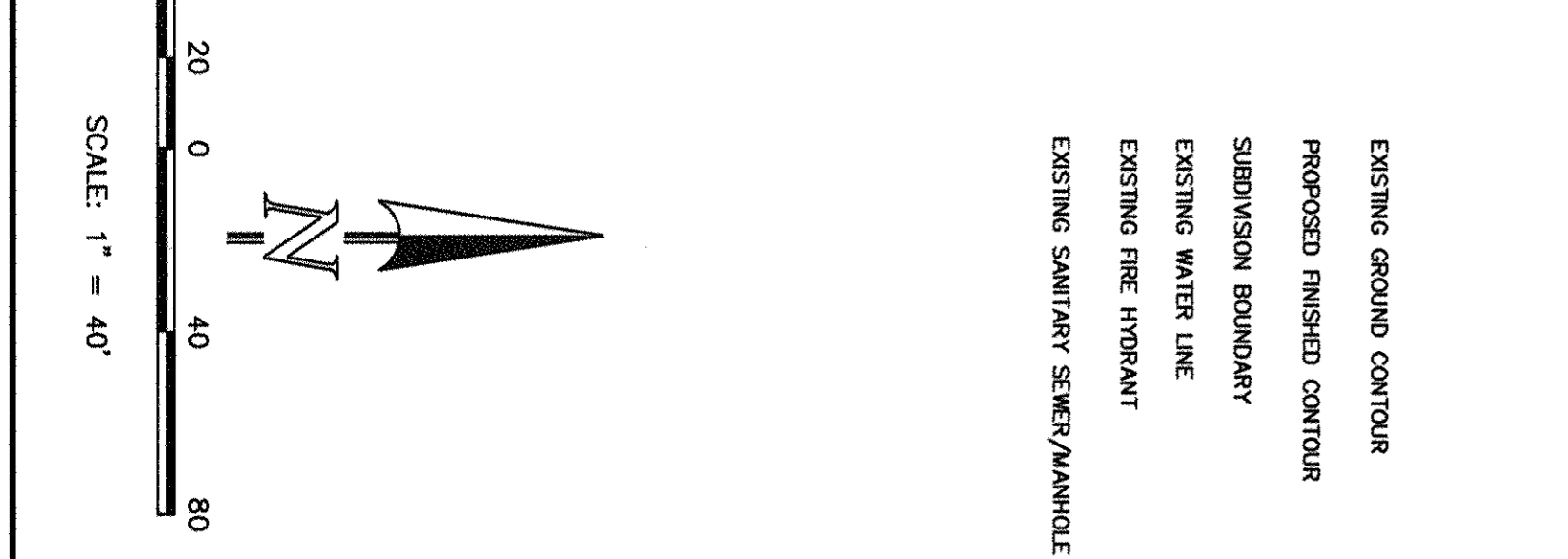
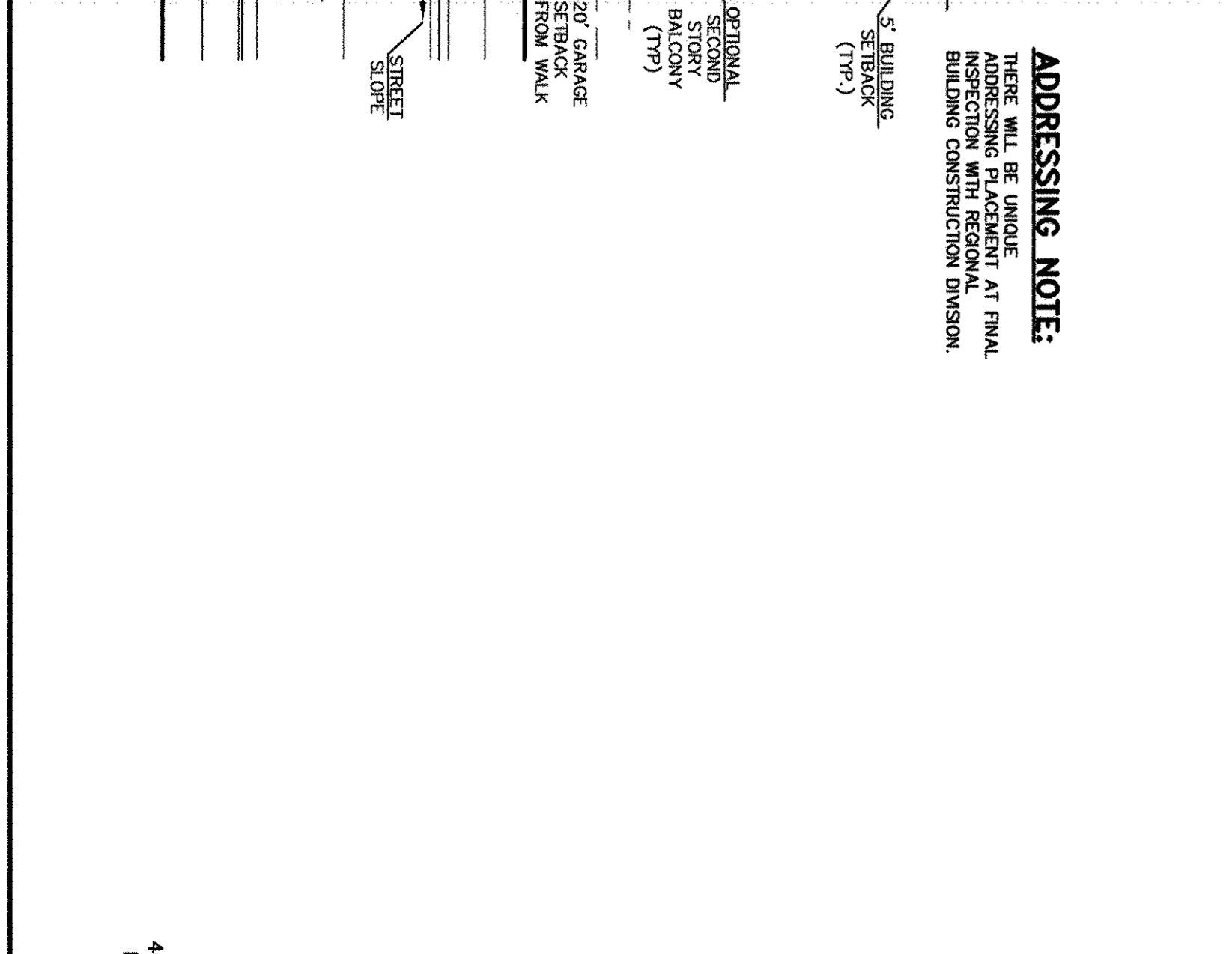
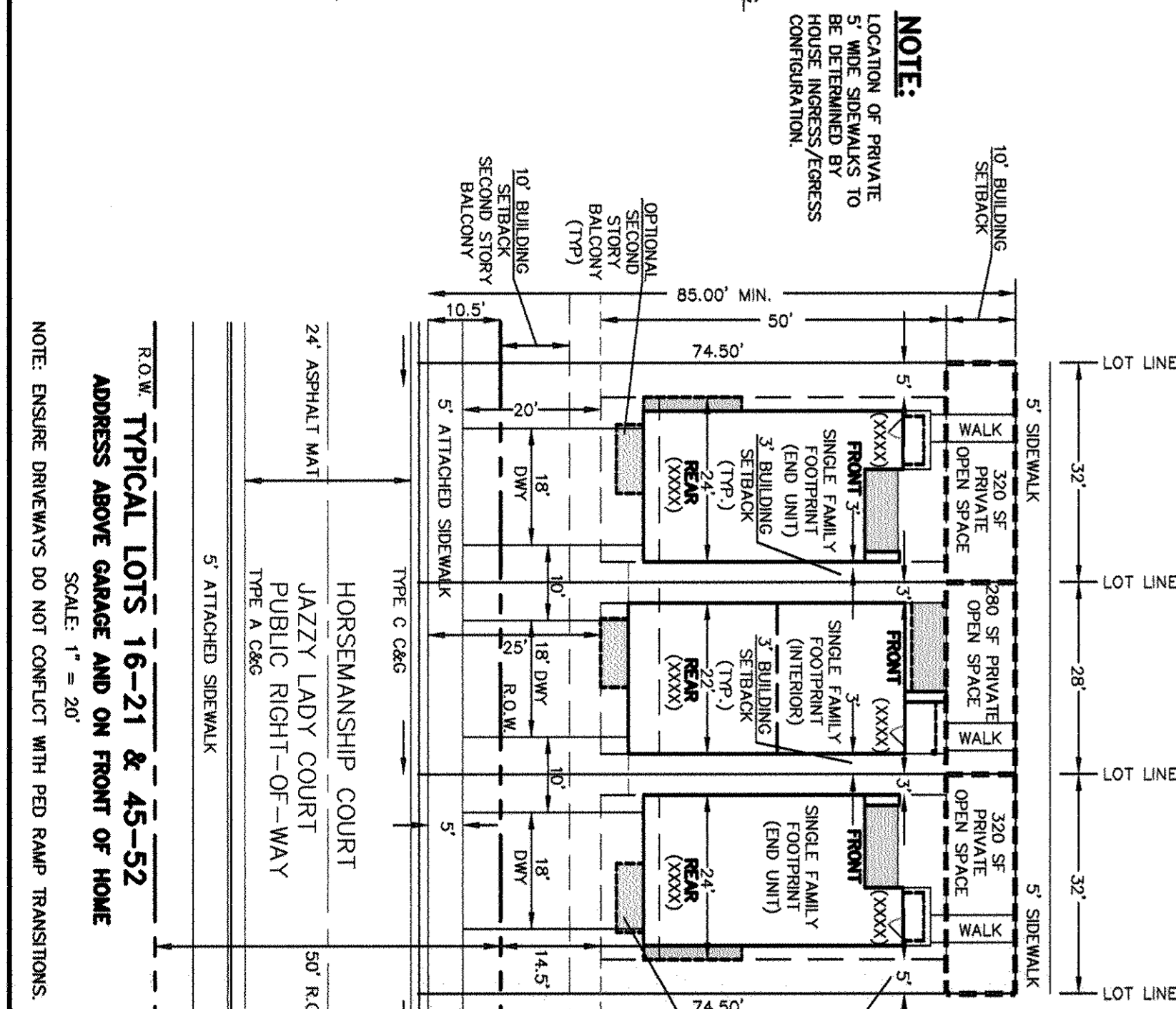
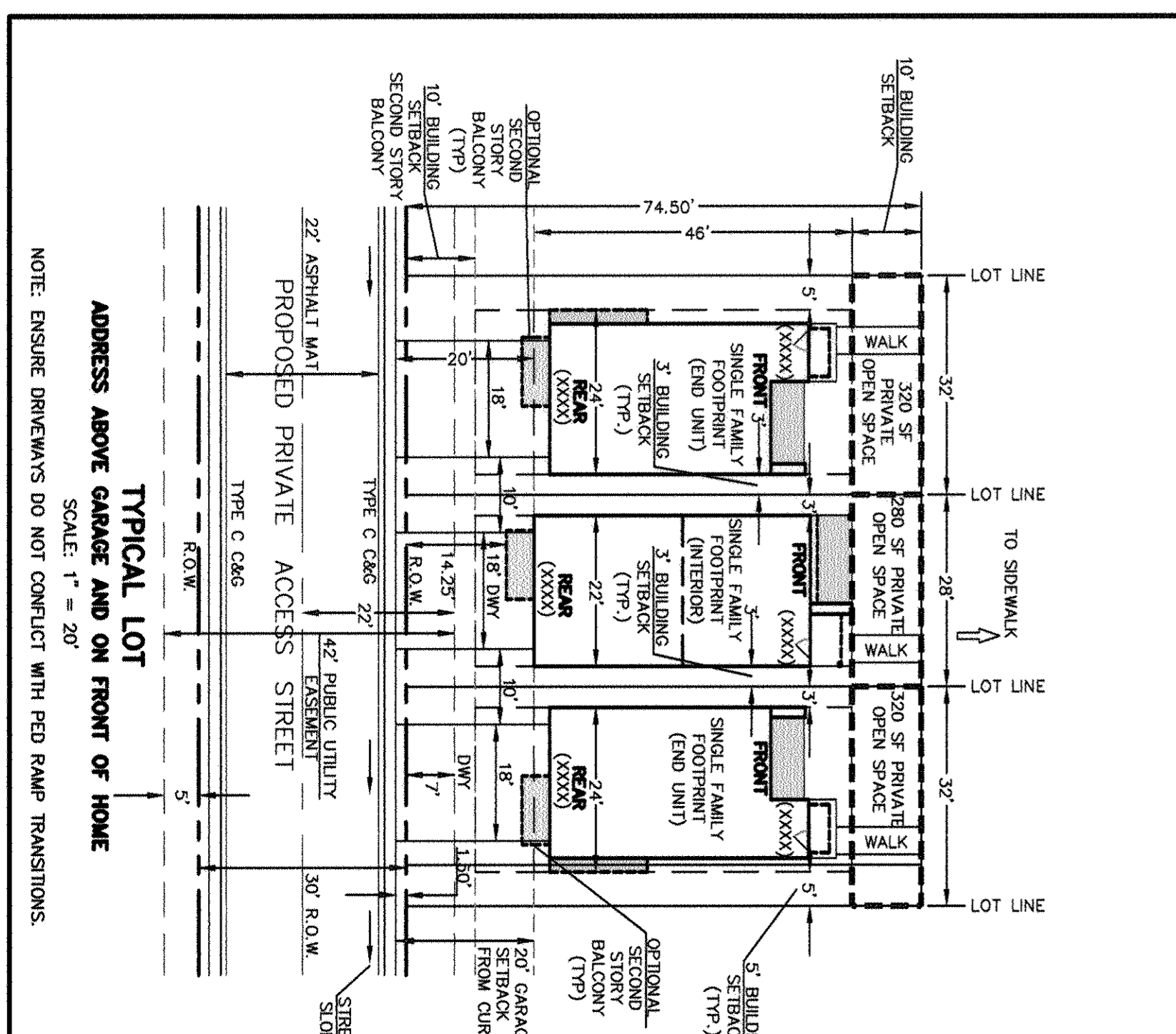
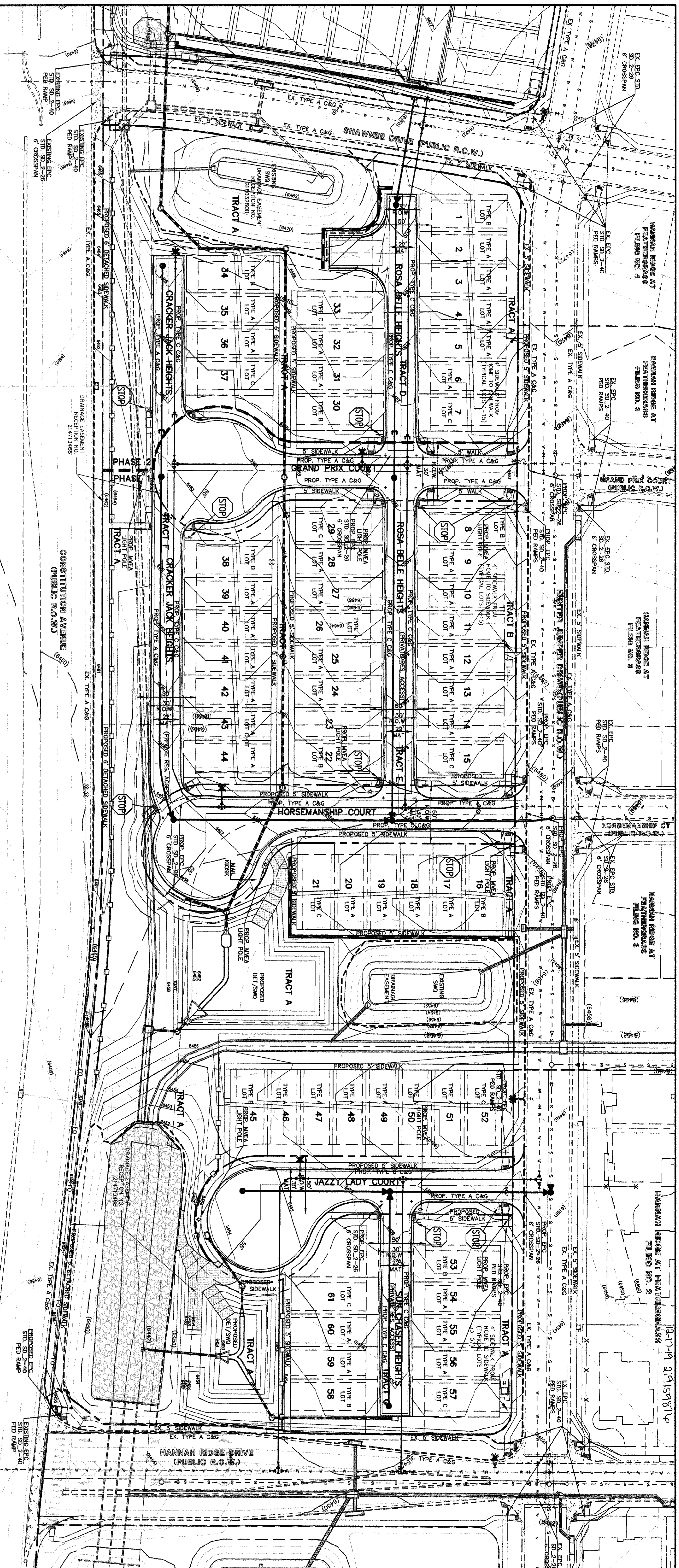


**ADDRESSING NOTE:**  
THERE WILL BE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 795-0790  
FAX (719) 795-0799

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

DESIGNED BY: KRC  
DRAWN BY: KC  
CHECKED BY: (V)  
SCALE: 1" = 30'  
DATE: 03/22/19  
SHEET 3 OF 13  
JOB NO.: 1116.30



**LEGEND:**

- EXISTING GROUND CONTOUR (664.0)
- PROPOSED FINISHED CONTOUR (665.0)
- 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
- EXST. STORM INLET

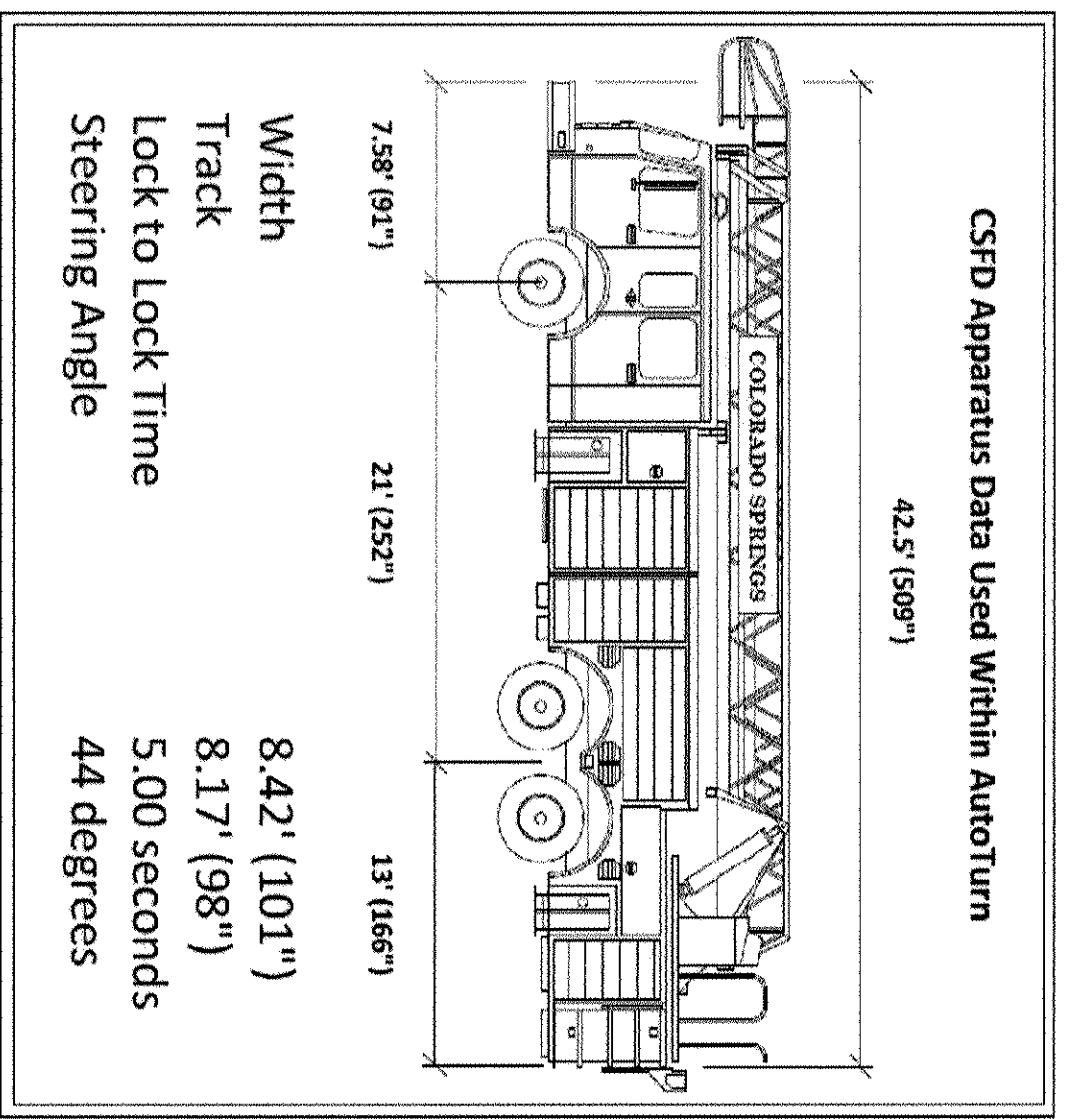
**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

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

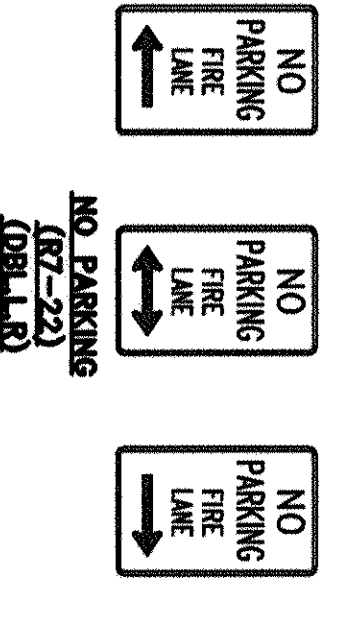
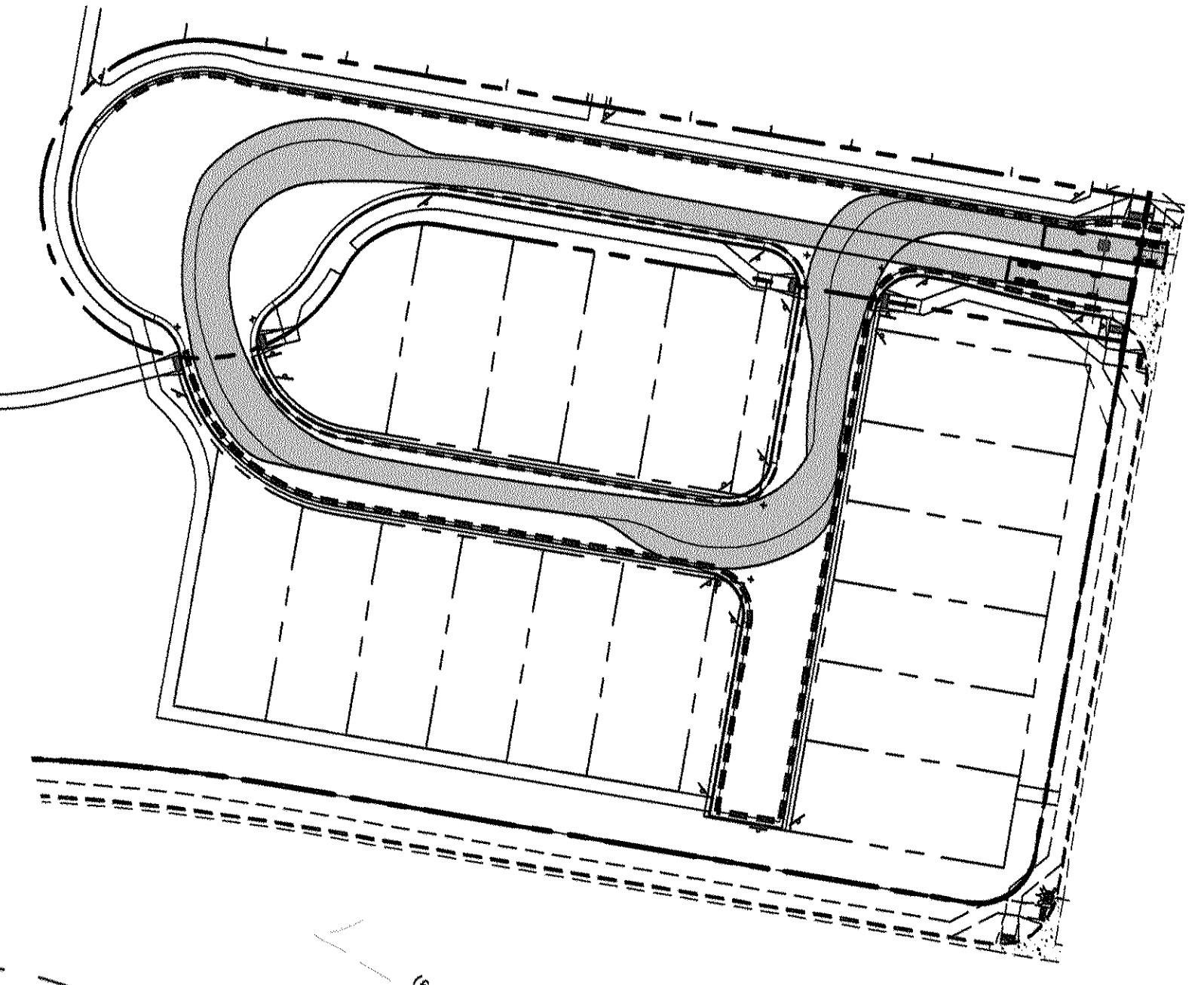
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1" = 40'	03/22/19
CHECKED BY	(V) 1" = N/A	SHEET	4 OF 13
		DWG NO.	1116.30

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

18-174 2195876

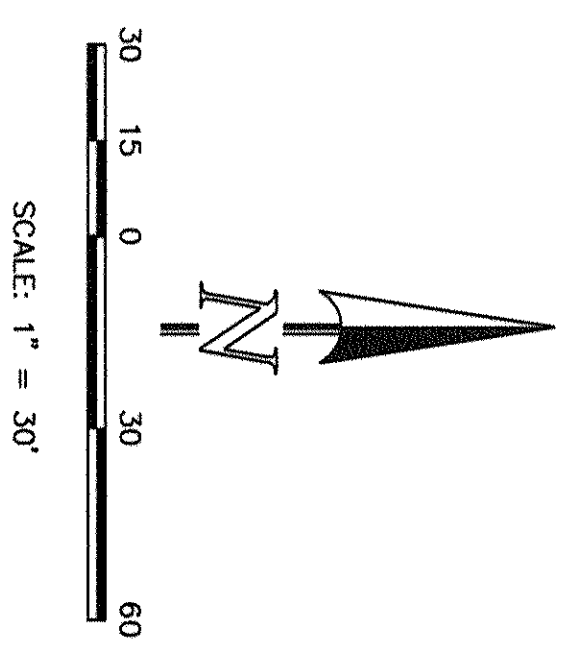
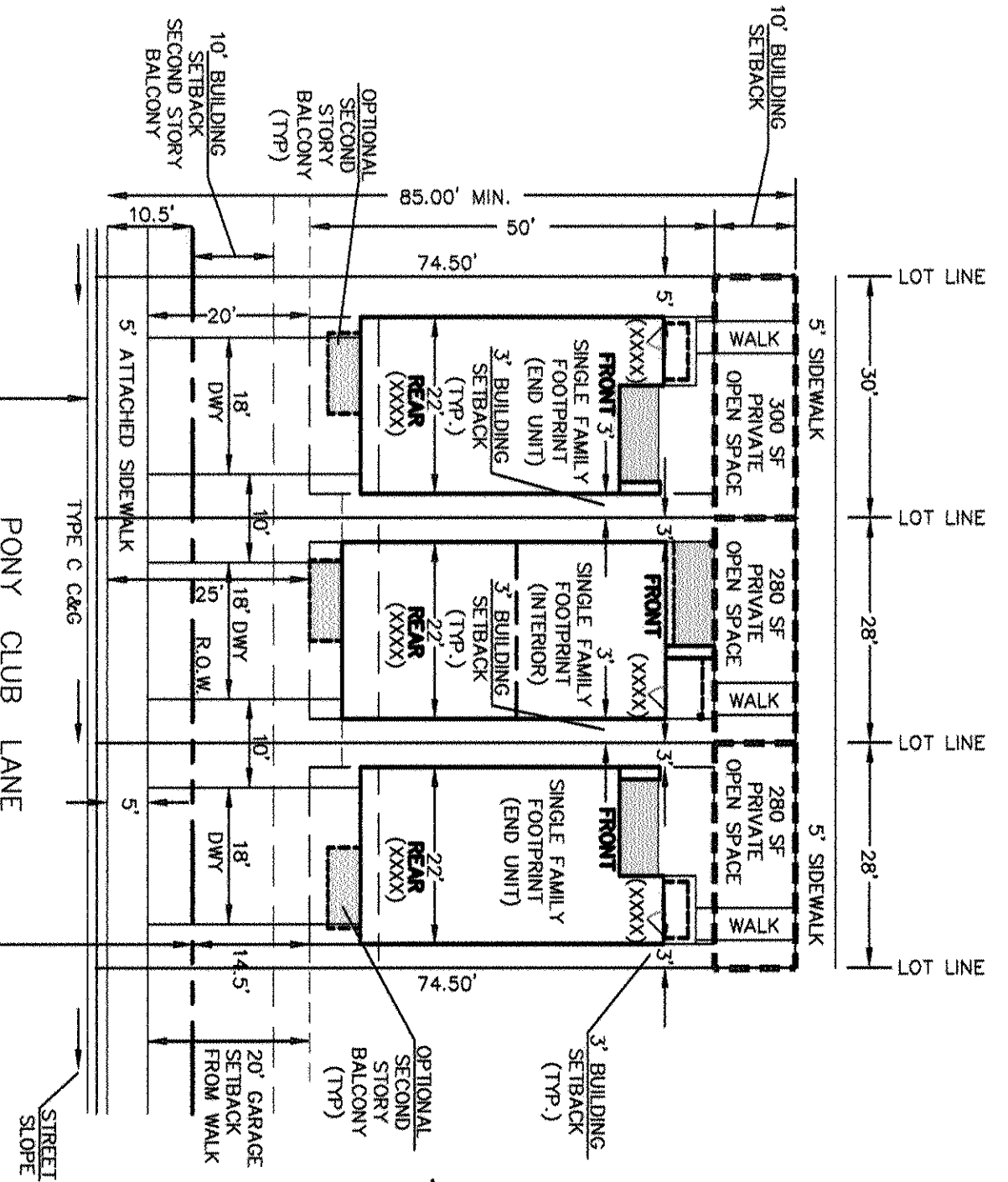


OMARRON HILLS FIRE DEPARTMENT  
(CURRENT CSPD CRITERIA)



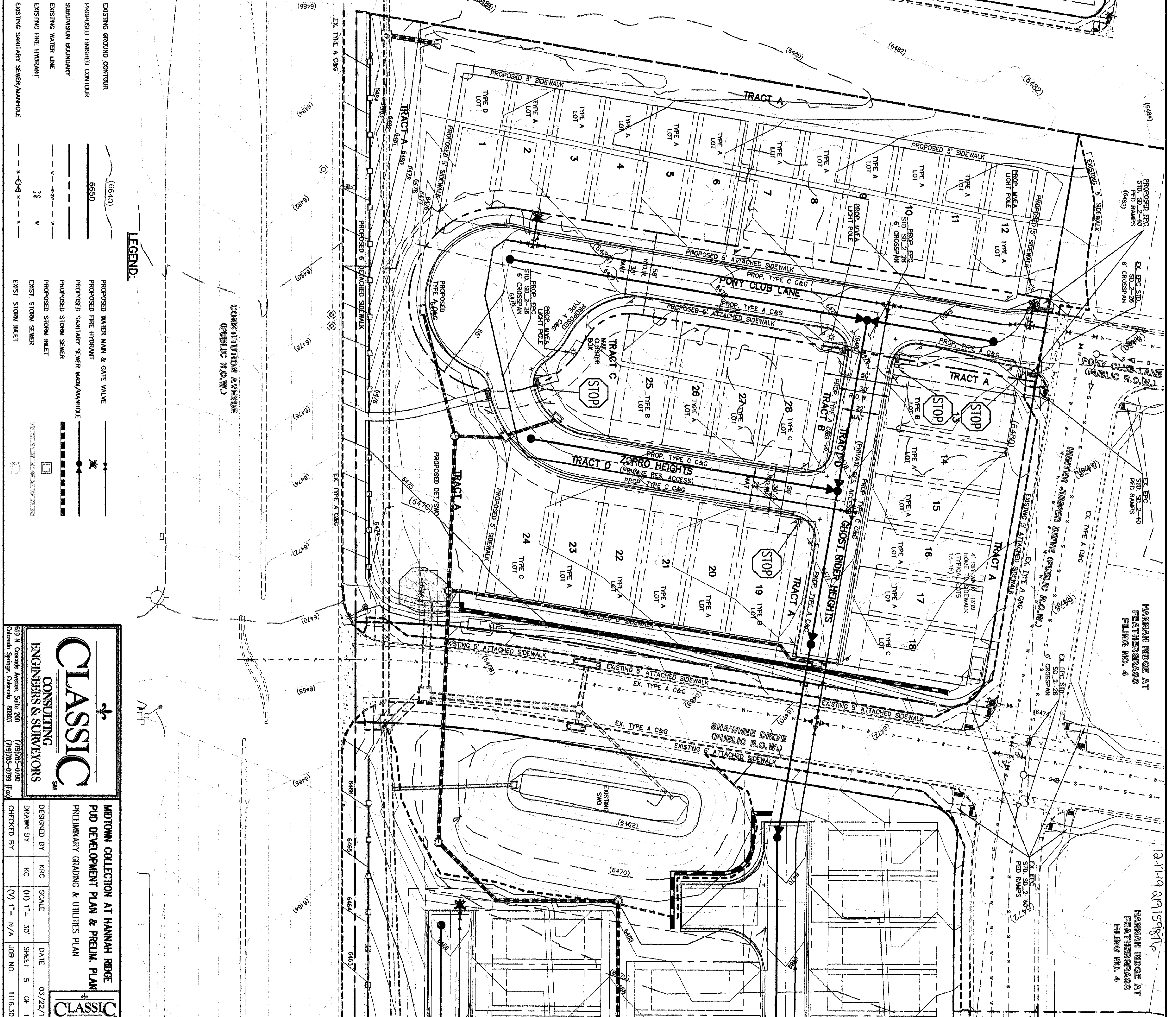
**TYPICAL LOT ADDRESS ABOVE GARAGE AND ON FRONT OF HOME**  
SCALE: 1" = 20'

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



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

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



**LEGEND:**

- EXISTING GROUND CONTOUR (66'40')
- PROPOSED FINISHED CONTOUR (66'50')
- SUBDIVISION BOUNDARY
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER/MANHOLE (3'-04" s - s)
- PROPOSED WATER MAIN & GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER MAN/MAHOLE
- PROPOSED STORM INLET
- EXIST. STORM SEWER
- EXIST. STORM INLET

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**  
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  
PRELIMINARY GRADING & UTILITIES PLAN**

DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	KC	(H) 1" = 30'	03/22/19
CHECKED BY	(V) 1" = N/A	SHEET	5 OF 13
		JOB NO.	1116.30

# MIDTOWN COLLECTION AT HANNAH RIDGE

## COUNTY OF EL PASO, STATE OF COLORADO

### PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

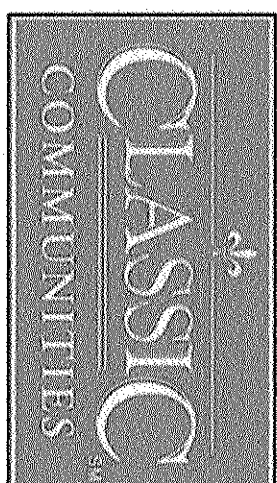
FILING NO. 1 AND FILING NO. 2



**ALL AMERICAN**  
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1825 AEROPLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-637-0315

DATE	REVISION DESCRIPTION
4/2/19	Revised landscape plan due to revised grading
5/17/19	EPIC comment resolution
5/17/19	EPIC comment resolution
10/1/19	EPIC comment resolution (Provide Landscape Materials, Irrigation, and Planting Schedule)
11/6/19	EPIC comment resolution (Landscape Materials)

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 # **1-TS 6 OF 13**  
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### PLANTING LEGEND

NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

ABBV. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>				
ACT	14 Acer latatum	Maple latian	1-1/2"	Z-3, 8SK, LM
FAP	27 Fraxinus americana 'Autumn Purple'	Ash, Autumn Purple	1-1/2"	Z-4, 8SK, M
FRM	24 Fraxinus pennsylvanica 'Marshall'	Ash, Marshall Seedless	1-1/2"	Z-3, 8SK, M
GS4	13 Gleditsia truncanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R.D.F.Z-4, 6SK, L.M
MSR	9 Malus 'Redspur'	Crabapple, Redspur	1-1/2"	F.Z-4, M
MSR	2 Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F.Z-4, 8SK, M
PGR	29 Prunus nigra 'Schubert'	Cherry, German Red	1-1/2"	R.D.F.Z-2, 9SK
<b>EVERGREEN TREES</b>				
FCS	26 Picea abies 'Cupressina'	Spruce, Norway Cupressina	6'	Z-3, 8K
PHE	6 Pinus edulis	Pinus, Pinon	6'	X.R.D.Z-3, 7SK, L
PON	3 Pinus ponderosa	Pinus, Ponderosa	6'	R.D.Z-3, 9SK, L
<b>PERENNIALS</b>				
BAH	31 Berberis thunbergii 'Rosa Glow'	Berberis, Rosa Glow	5 Gal	R.D.Z-4, 7K, L
CCR	4 Cornus alternifolia	Dogwood, Alternate	5 Gal	R.D.F.Z-3, 7SK
CH	18 Cornus alba 'Belknap'	Dogwood, Ivory Halo	5 Gal	R.D.Z-3, 7K
COP	22 Cotoneaster acutifolia	Cotoneaster, peeling	5 Gal	R.D.Z-4, 10K
PBS	31 Pannus Besseri 'Pamree Bulles'	Western Sandcherry 'Pamree Bulles'	5 Gal	F.Z-3, 9SK, L.M
POG	27 Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R.D.F.Z-2, 10K
RGL	29 Ribus aromaticus 'Gold finger'	Spiraea, Gold finger	5 Gal	R.D.F.Z-2, 10K
SBG	40 Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal	R.D.Z-3, 8SK, L
SPG	20 Spiraea x bumalda 'Goldflame'	Spiraea, Goldflame	5 Gal	R.D.Z-3, 7SK
SPV	32 Spiraea x vanhouttei	Spiraea, Vanhouttei	5 Gal	R.D.Z-3, 7SK, M
<b>EVERGREEN SHRUBS</b>				
JRU	55 Juniperus chinensis	Juniper, Buffalo	5 Gal	R.D.Z-3, 8SK, L
JUA	48 Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R.D.Z-3, 7SK
PGS	7 Picea pungens 'Glaucous 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
[Pattern]	1-1/2" CHAMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	32,870 SF
[Pattern]	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	17,706 SF
[Pattern]	4.5" 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NO. 1 SHOWN BUT TO BE ADDED AT ANGLES OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	1,395 SF
[Pattern]	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF	TBD
[Pattern]	IRRIGATED NATIVE SEED LOW GROW MAX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	136,566 SF
[Pattern]	NON-IRRIGATED NATIVE SEED (WETLAND MAX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	TBD
[Pattern]	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS)	
[Pattern]	KENTUCKY BLUEGRASS SOD	19,618 SF
[Pattern]	DECORATIVE BOULDER	140 TOTAL
[Pattern]	STEEL EDGING	1,444 LF

### LANDSCAPE REQUIREMENTS

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	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
<b>Internal Landscaping (LI)</b>					
Net Site Area (SF)	Percent Min.	Internal Area	(SF) Req. / Prov.	Internal Trees (1/500 SF)	
541,878 SF	27.094 SF	27,094 / 189,294	54/54		
Shrub Substitutions	Ornamental grass	Satobak	Percent Ground	Plane Cov. Req. / Prov.	
Req. / Prov.	Req. / Prov.	Abbr.	75%/75%		
0/0	0/0	IL			
<b>LANDSCAPE BUFFERS &amp; SCREENS (LB)</b>					
Street Name / Boundary	Width (ft.)	Linear Req. / Prov.	Tree Req. / Prov.	Evergreen Trees Req. (33%) / Prov.	
Hannah Ridge Drive	15' / 15'	396'	26/26	9/26	
Length of Obstacle	Buffer Noted on Plan (LB)	Percent Ground	Plane Cov. Req. / Prov.		
NA	LB	75% / 75%			

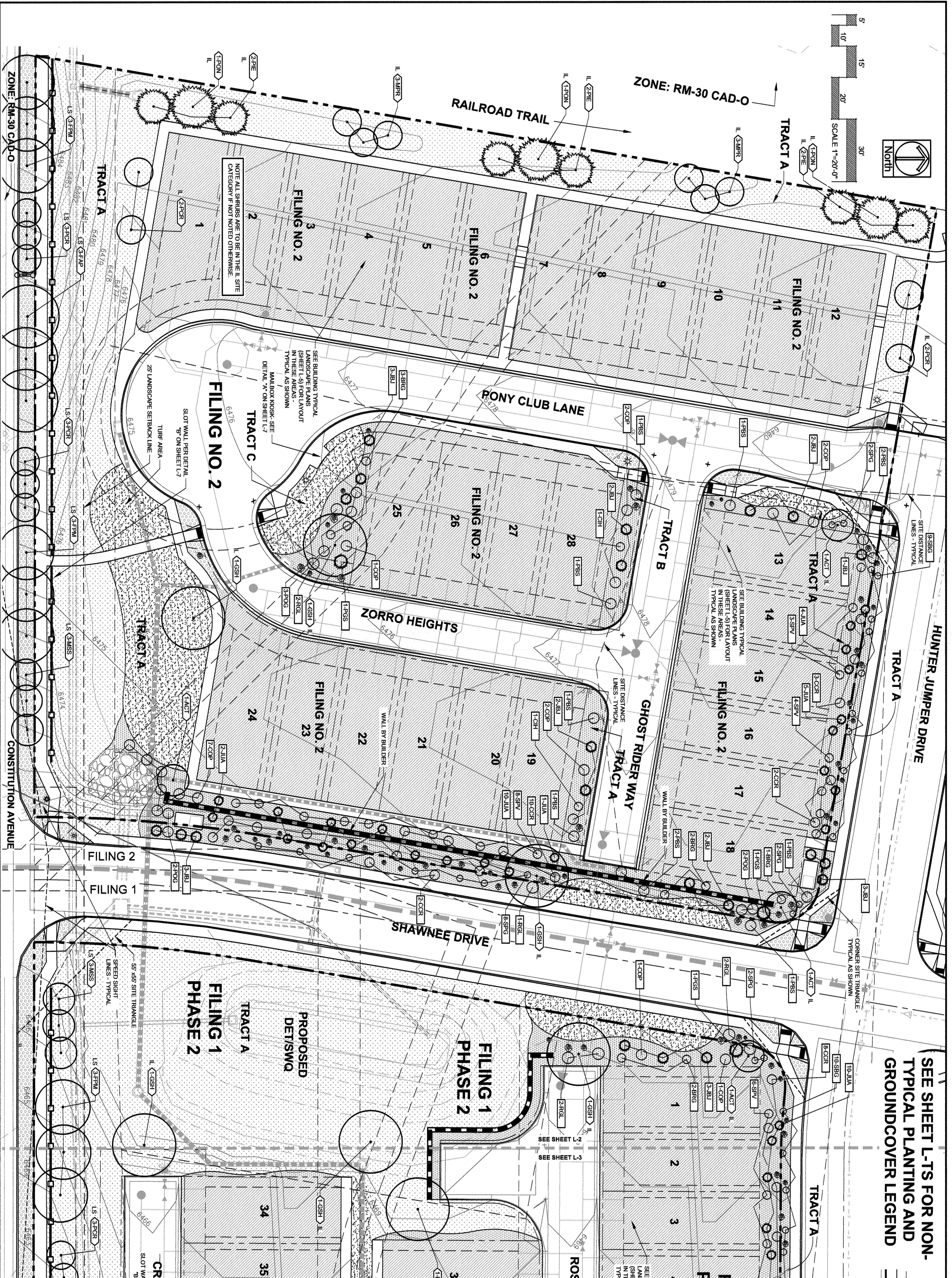
### PROJECT SITE DATA

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.





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  
 719-637-0313

DATE	REVISION DESCRIPTION
03/19/19	Initial design
04/15/19	Revised landscape plan per site to include grading
05/15/19	Site plan revision
06/15/19	Site plan revision
07/15/19	Site plan revision
08/15/19	Site plan revision
09/15/19	Site plan revision
10/15/19	Site plan revision
11/15/19	Site plan revision
12/15/19	Site plan revision

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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

**LANDSCAPE PLAN**  
 SHEET # L-2 8 OF 13  
 JOB NUMBER 2409-1218  
 DATE 3/20/19  
 DRAWN BY MMS  
 DRAWING DESCRIPTION



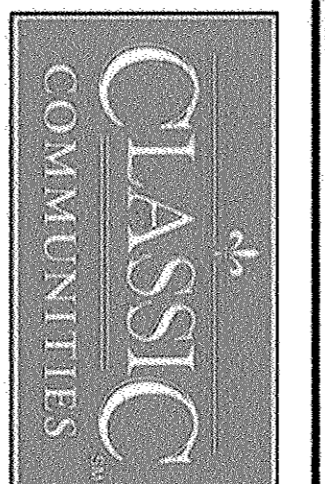
10-17-19  
2/19/15/18/19



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1825 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-0313

DATE	REVISION DESCRIPTION
02/19/19	Final landscape plan for the residential portions
02/19/19	Final landscape plan for the commercial portions
02/19/19	Final landscape plan for the parking areas
02/19/19	Final landscape plan for the amenity areas
02/19/19	Final landscape plan for the site entrance
02/19/19	Final landscape plan for the site exit
02/19/19	Final landscape plan for the site perimeter
02/19/19	Final landscape plan for the site interior
02/19/19	Final landscape plan for the site exterior
02/19/19	Final landscape plan for the site overall

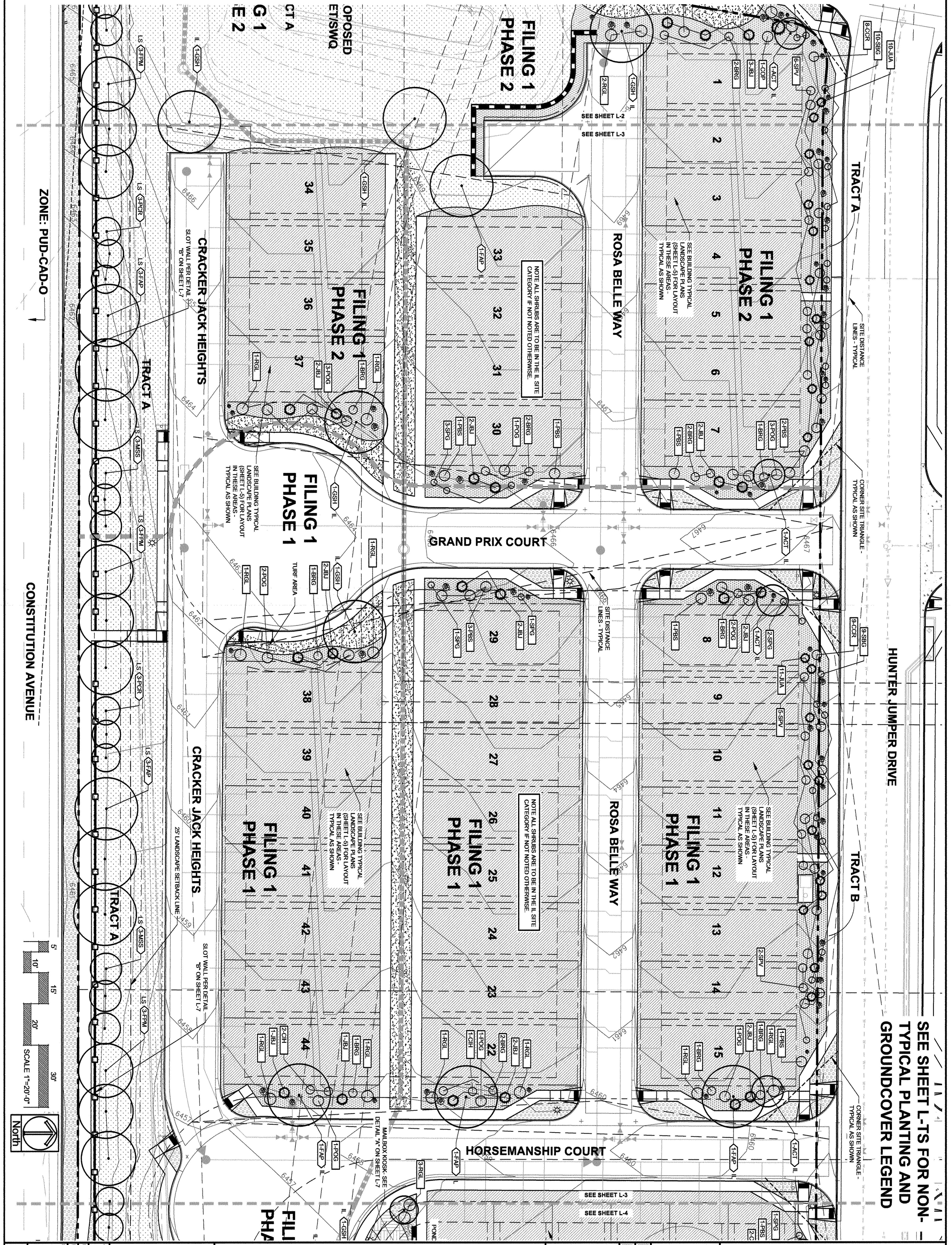
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**MIDTOWN COLLECTION AT HANNAH RIDGE**  
County of El Paso, State of Colorado  
PUD Development plan and preliminary plan  
Filing no. 1 and Filing no. 2

JOB NUMBER: 2409-1218  
DATE: 3/20/19  
DRAWING BY: MIB  
DRAWING DESCRIPTION: LANDSCAPE PLAN  
SHEET # L-3 9 OF 13  
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**SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUND COVER LEGEND**



ZONE: PUD-CAD-O

CONSTITUTION AVENUE

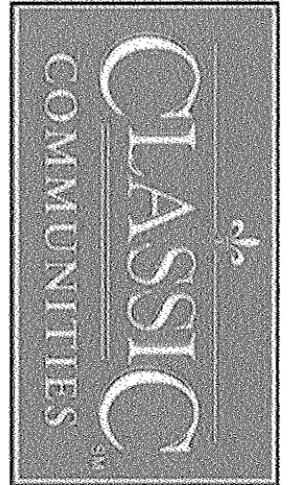
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2/19/2019



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPLAZA DRIVE  
COLORADO SPRINGS, CO 80918  
719-637-0313

DATE	REVISION DESCRIPTION
02/19/19	Initial design and site plan
03/15/19	Site plan revisions
04/15/19	Site plan revisions
05/15/19	Site plan revisions
06/15/19	Site plan revisions
07/15/19	Site plan revisions
08/15/19	Site plan revisions
09/15/19	Site plan revisions
10/15/19	Site plan revisions
11/15/19	Site plan revisions
12/15/19	Site plan revisions

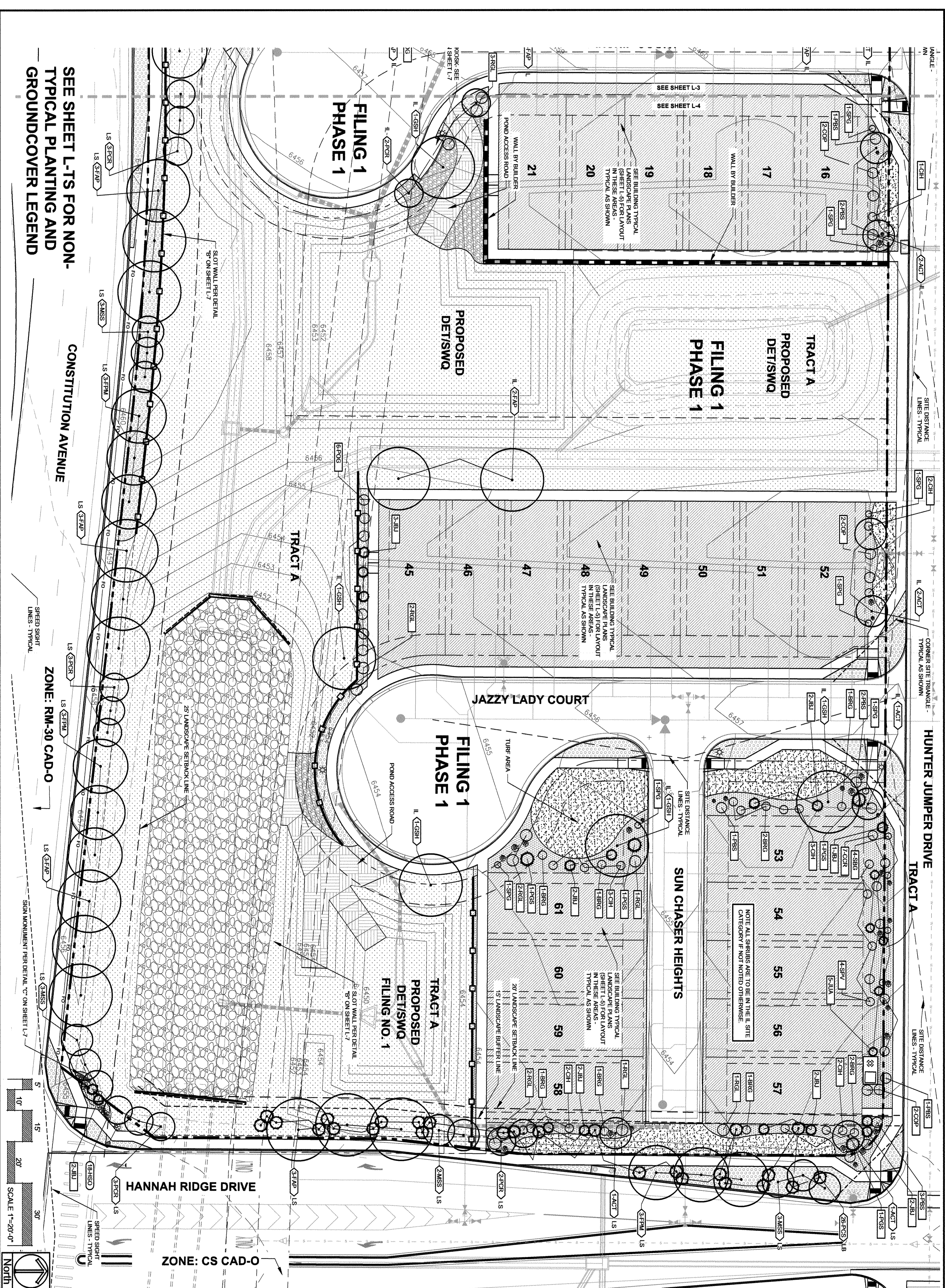
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**MIDTOWN COLLECTION AT HANNAH RIDGE**  
County of El Paso, State of Colorado  
PUD Development plan and preliminary plan  
Filing no. 1 and Filing no. 2

JOB NUMBER  
**2409-1218**  
DATE  
**3/20/19**  
DRAWN BY  
**MB**  
DRAWING DESCRIPTION  
**LANDSCAPE PLAN**

SHEET #  
**L-4 10 OF 13**  
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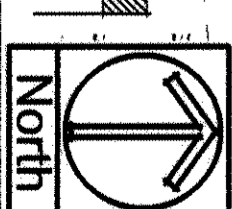
SEE SHEET L-TS FOR NON-TYPICAL PLANTING AND GROUND COVER LEGEND

CONSTITUTION AVENUE

ZONE: RM-30 CAD-O

ZONE: CS CAD-O

SPEED SIGHT LINES - TYPICAL



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

18-7-19 219159816

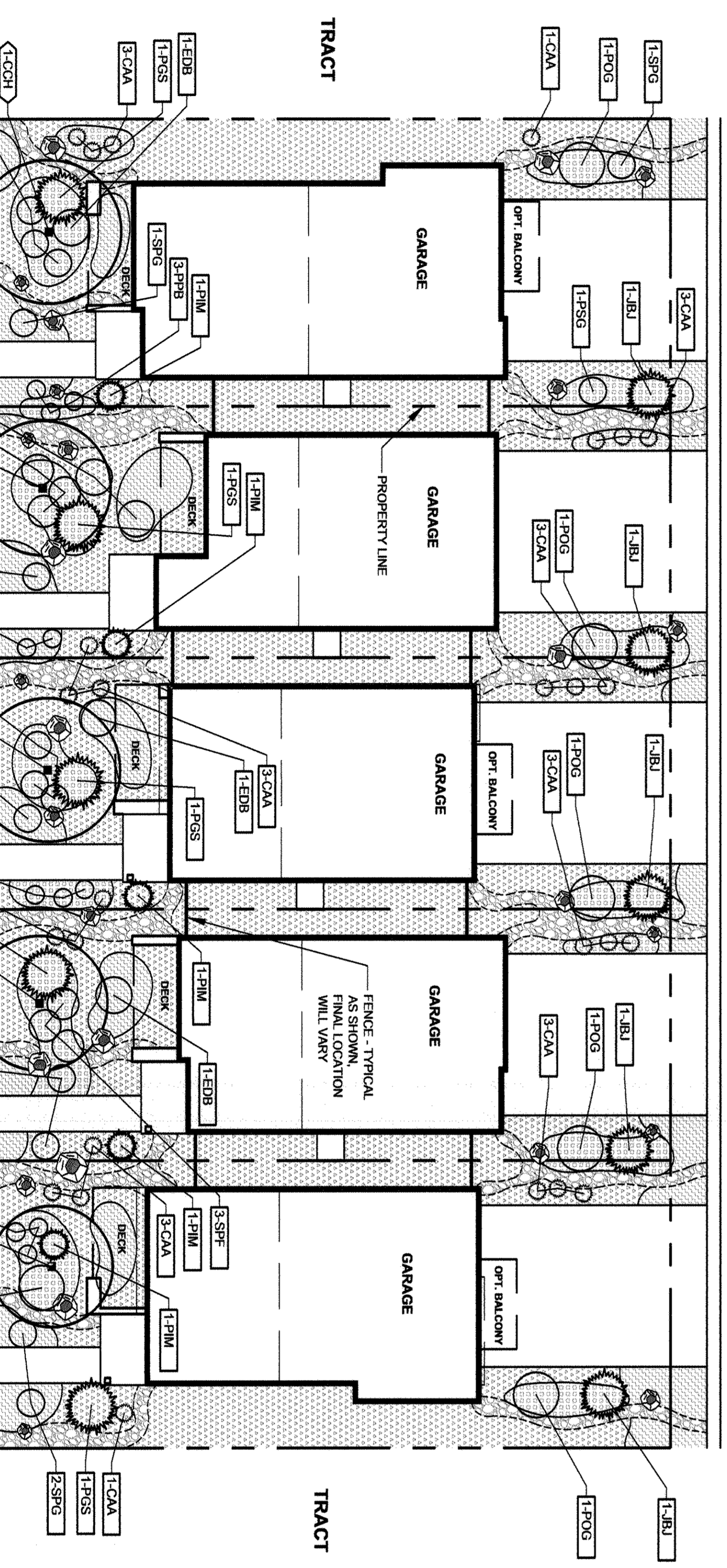


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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
 1925 AEROPLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 719-637-0313

DATE	REVISION DESCRIPTION
03/19/19	Final landscape plan set for review and grading
03/17/19	Final landscape plan set for review and grading
03/15/19	Final landscape plan set for review and grading
03/13/19	Final landscape plan set for review and grading
03/11/19	Final landscape plan set for review and grading
03/09/19	Final landscape plan set for review and grading
03/07/19	Final landscape plan set for review and grading
03/05/19	Final landscape plan set for review and grading
03/03/19	Final landscape plan set for review and grading
03/01/19	Final landscape plan set for review and grading

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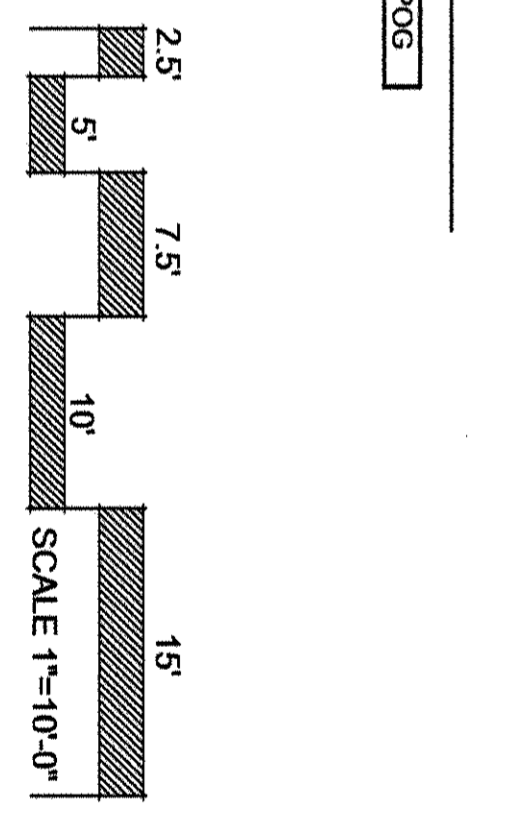
ABBR	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>				
CCH	<i>Crataegus crus-galli</i> 'Inermis'	Hawthorn, Cockspur (Thornless)	2"	
MPP	<i>Malus 'Profusion'</i>	Crabapple, Profusion	2"	
MSS	<i>Malus 'Spring Snow'</i>	Crabapple, Spring Snow	2"	
<b>DECIDUOUS SHRUBS</b>				
EDB	<i>Euonymus alatus</i> 'Compactus'	Burning Bush, Dwarf	5 Gal	
POG	<i>Potentilla fruticosa</i> 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	<i>Potentilla fruticosa</i> 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	<i>Potentilla 'Sutters Gold'</i>	Potentilla, Sutters Gold	5 Gal	
SPE	<i>Spiraea x bumalda</i> 'Froehel'	Spiraea, Froehel	5 Gal	
SPG	<i>Spiraea x bumalda</i> 'Goldmound'	Spiraea, Goldmound	5 Gal	
<b>EVERGREEN SHRUBS</b>				
JBU	<i>Juniperus Sabina</i>	Juniper, Buffalo	5 Gal	
PIM	<i>Pinus mugo</i> 'Stowmound'	Pine, Stowmound Mugo	5 Gal	
PGS	<i>Pinus pungens</i> 'Glaucia globosa'	Spruce, Globe Blue	5 Gal	
<b>ORNAMENTAL GRASSES</b>				
CAA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	1 Gal	



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

SYMBOL	DESCRIPTION
[Symbol]	PLANT ABBREVIATION
[Symbol]	TREE CALLOUT
[Symbol]	SHRUB & ORN. GRASS CALLOUT
[Symbol]	PERENNIAL CALLOUT
[Symbol]	PLANT QUANTITY

SYMBOL	DESCRIPTION
[Symbol]	DECIDUOUS TREE
[Symbol]	ORNAMENTAL TREE
[Symbol]	EVERGREEN TREE
[Symbol]	DECIDUOUS SHRUB
[Symbol]	EVERGREEN SHRUB
[Symbol]	ORNAMENTAL SHRUB
[Symbol]	PERENNIALS



**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

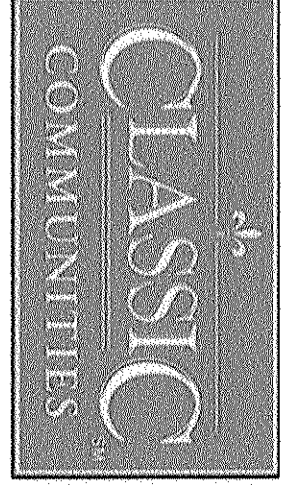
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 DATE: 3/20/19  
 DRAWN BY: MB  
 DRAWING DESCRIPTION: LANDSCAPE PLAN - BUILDING TYPICALS  
 SHEET #: L-5 11 OF 13  
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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-0313

DATE	REVISION DESCRIPTION
09/19/13	Proposed landscape plan (see to be issued grading plan)
09/19/13	ERIC comment resolution
09/19/13	ERIC comment resolution
09/19/13	ERIC comment resolution (Gravel Mulch/Grass Seed) (see to be issued grading plan)
11/04/13	ERIC comment resolution (Landscape Signs) (see to be issued grading plan)
	Eric Whiting, Project Landscape Architect

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**

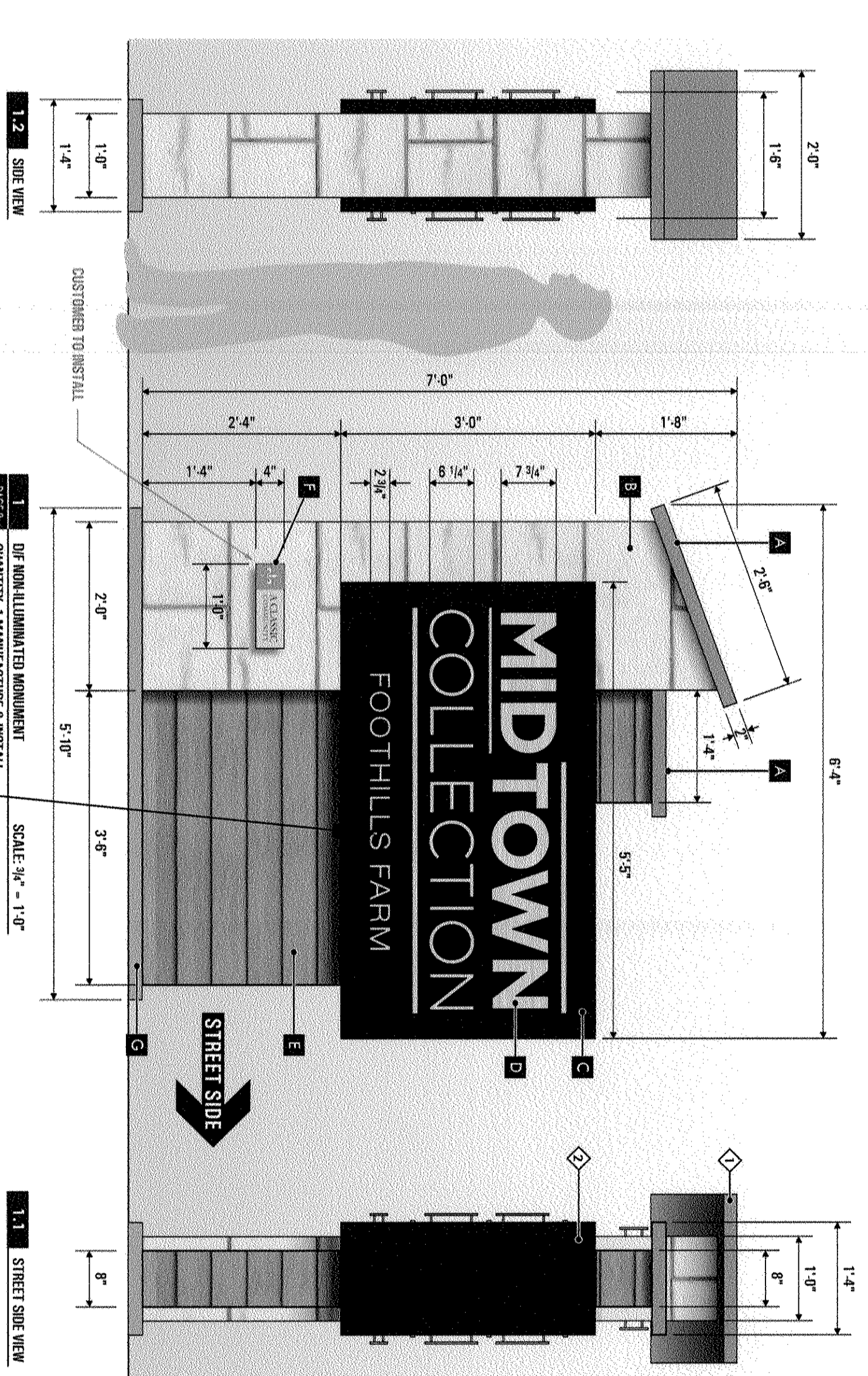
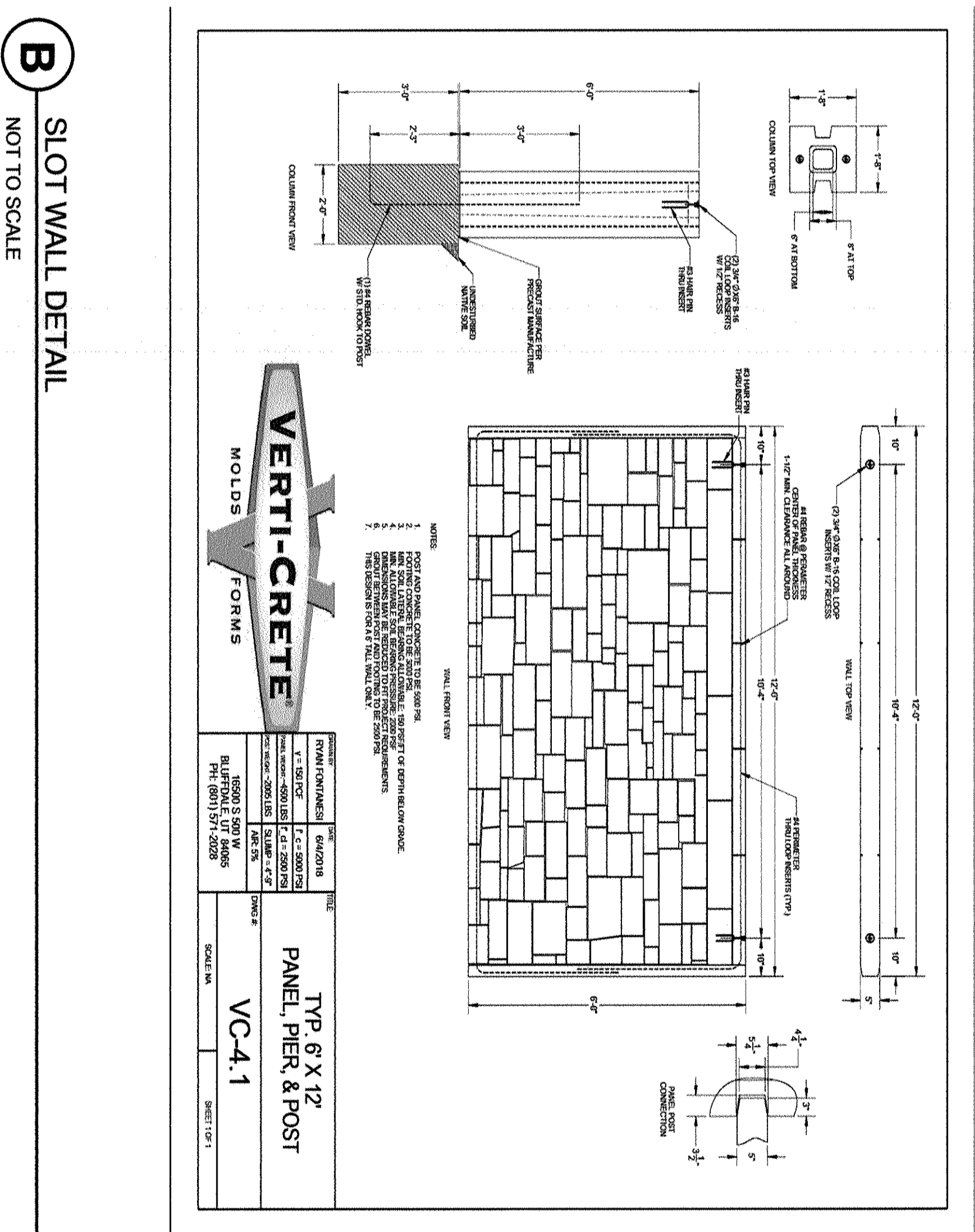
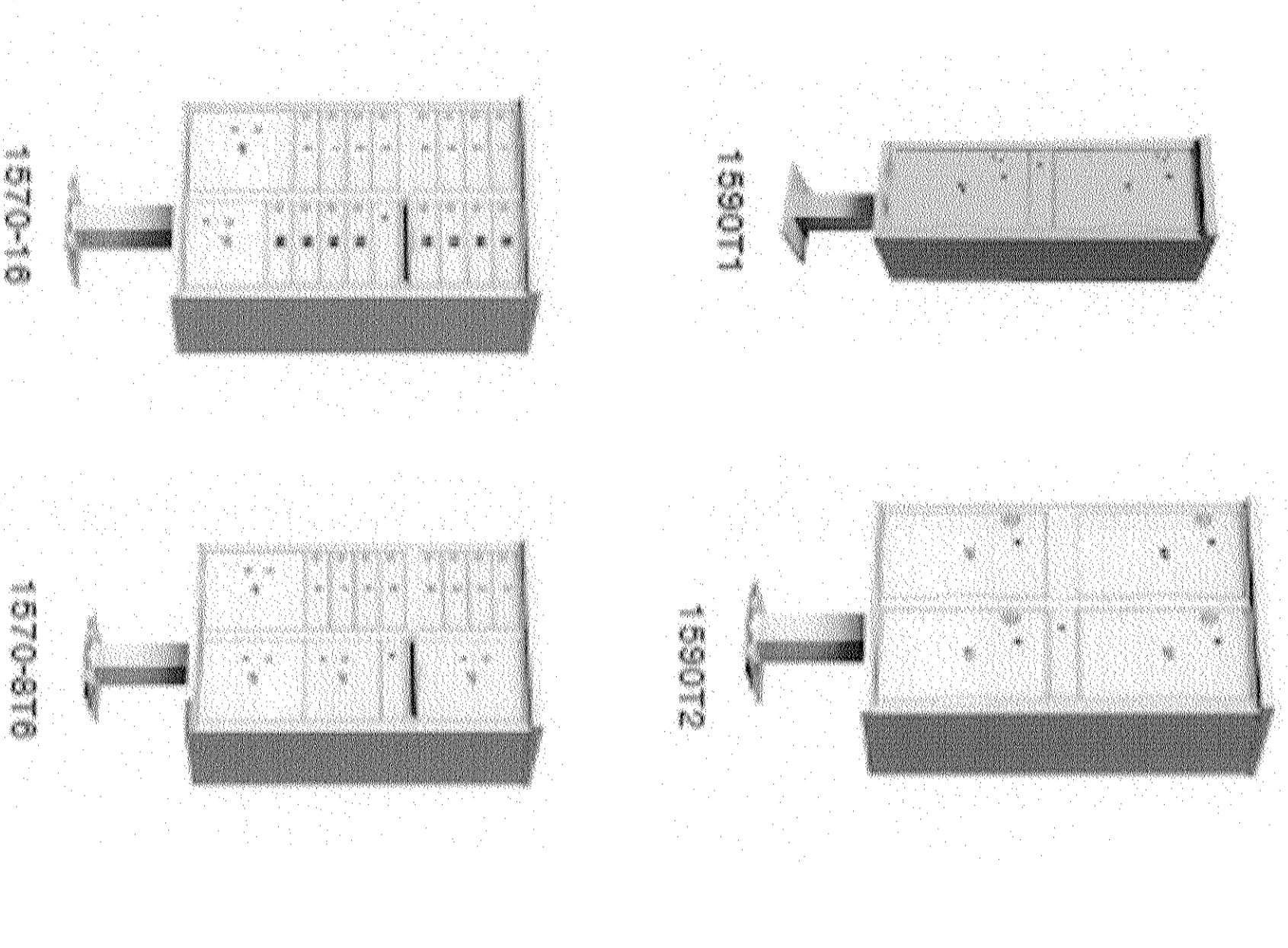
DATE  
**3/20/19**

DRAWN BY  
**MB**

DRAWING DESCRIPTION  
**DETAILS**

SHEET #  
**L-7 13 OF 13**

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

**SCOPE OF WORK:**  
MANUFACTURE & INSTALL (1) ONE MONUMENT SIGN  
CUSTOMER TO SUPPLY & INSTALL SIGN POSTS AND LAP BRACKETS

**FABRICATION SPECIFICATIONS:**

<b>A</b> CAP	MATERIAL: ALUMINUM FINISH: POLISHED
<b>B</b> STONE BASE	PANEL: SET COLOR KEY STYLING: CUSTOMER PROVIDED ATTACHMENT: STAMP OF (17)
<b>C</b> CABINET	MATERIAL: BRICK FINISH: BRICK ATTACHMENT: STAMP OF (17)
<b>D</b> P.C.A.	MATERIAL: ALUMINUM FINISH: POLISHED ATTACHMENT: STAMP OF (17)
<b>E</b> BASE	TYP: 6\"/>

**COLOR KEY**

PAINT	SHERWIN WILLIAMS SPANCO 70057178
PAINT	SHERWIN WILLIAMS SLECK S34111
WALL	DIGITAL PRINT

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09/19/13	Proposed landscape plan (see to be issued grading plan)
2		