

GENERAL PROVISIONS SECTION:

- A. AUTHORITY. THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- B. APPLICABILITY. THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
- C. ADOPTION. THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR URBAN LANDING IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN; IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
- D. RELATIONSHIP TO COUNTY REGULATIONS. THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF URBAN LANDING, PROVIDED HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF THE PASO COUNTY, SHALL BE APPLICABLE.
- E. ENFORCEMENT. TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
- F. CONFLICT. WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
- G. MAXIMUM LEVEL OF DEVELOPMENT. THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OF SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
- H. PROJECT TRACKING. AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
- I. OVERALL PROJECT STANDARDS. THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES

USE	PRINCIPAL USES	NOTES
DWELLINGS – SINGLE FAMILY DETACHED DWELLINGS – ACCESSORY DWELLING UNIT ABOVE DETACHED GARAGE OPTION GARAGE – ATTACHED OR DETACHED	5' SIDEYARD SETBACKS	
OPEN SPACE, PARKS AND TRAILS RECREATION AMENITIES	5' SIDEYARD SETBACKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	SUCH AS TRAILS, WALKS, PARKS	
DISTRICT UTILITIES / DETENTION FACILITIES	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.	
	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
	ACCESSORY USES	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION SOLAR ENERGY SYSTEMS DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED) FENCE, WALL OR HEDGE ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES MAILBOXES	FOR PERSONAL USE ONLY	
	TEMPORARY USES	
MODEL HOME / SUBDIVISION SALES OFFICE CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE YARD OR GARAGE SALES	ONLY WHEN ASSOCIATED WITH A PERMITTED USE	
	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 URBAN LANDING PUD DEVELOPMENT PLAN & PRELIMINARY PLAN.		
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.3.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.3.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		

- B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS
- BUILDING SETBACKS: (SEE TYPICAL LOT DETAIL – SHEET 4)
- FRONT YARD (FACING LANDSCAPE TRACT): 5' MIN. (SEE TYPICAL LOT DETAIL – SHEET 4)
- SIDE YARD: 5'
- REAR YARD (FACING PRIVATE ROAD): 10' MIN. (SEE TYPICAL LOT DETAIL – SHEET 4)
- CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT
- LANDSCAPE SETBACKS:
- ADJACENT TO EXISTING RESIDENTIAL USE: 15' BUFFER
- ADJACENT TO PUBLIC RIGHT-OF-WAY: 10' BUFFER
- EASEMENTS: SEE TYPICAL LOT DETAIL – SHEET 4
- MINIMUM LOT WIDTH: 30 FEET
- MAXIMUM BUILDING HEIGHT: 30 FEET
- MAXIMUM LOT COVERAGE: 70 PERCENT
- OFF STREET PARKING:
- 2-CAR GARAGE OR 2 PARKING STALLS ON EACH LOT
- 22 GUEST PARKING STALLS (INCLUDING 2 HANDICAP STALLS)
- NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

- C. LOT LINES:
- THE PUD DEVELOPMENT & PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
 - 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 THIS PLAN.
 - MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLAT WITHOUT REQUIRING AN AMENDMENT TO THIS PLAN.
- E. STREETS:
- STREETS WITHIN URBAN LANDING PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY (CURB AND GUTTER TYPE, ASPHALT PAVEMENT THICKNESS, SIGNAGE). ALL PRIVATE STREETS SHALL BE PAVED WITH CURB AND GUTTER WITH OWNERSHIP AND MAINTENANCE BY THE URBAN LANDING HOA.
- F. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:
- COVENANTS FOR URBAN LANDING 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.
- G. ACCESS LIMITATION:
- THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO SPANISH BIT DRIVE OR STRUTHERS ROAD.

Why is this 5 ft? All of the typical show a minimum front setback of 14 ft. which is consistent with the previous submittal.

PLEASE SEE BOTH REVISED SHEETS 4&5 FOR TYPICAL BLDG. CONFIGURATIONS. NOT MANY UNITS MAY NOT BE CONSTRUCTED USING THIS MIN. SETBACK, HOWEVER, THIS IS A PUD AND THE 5' PROVIDES THE MOST FLEXIBILITY FOR THIS PRODUCT. ALSO, THE SETBACK IS NOW SHOWN TO THE PATIO AS THE PATIO IS COVERED AND PART OF THE UNIT.

PURPOSE AND INTENT:

URBAN LANDING PUD DEVELOPMENT PLAN & PRELIMINARY PLAN IS A PROPOSED 49 LOT DETACHED SINGLE-FAMILY COMMUNITY COMPRISED OF DISTINCT RESIDENTIAL CLUSTERS UTILIZING PRIVATE STREETS TO ACCESS REAR LOADED PARKING, GARAGE AND HOMES.

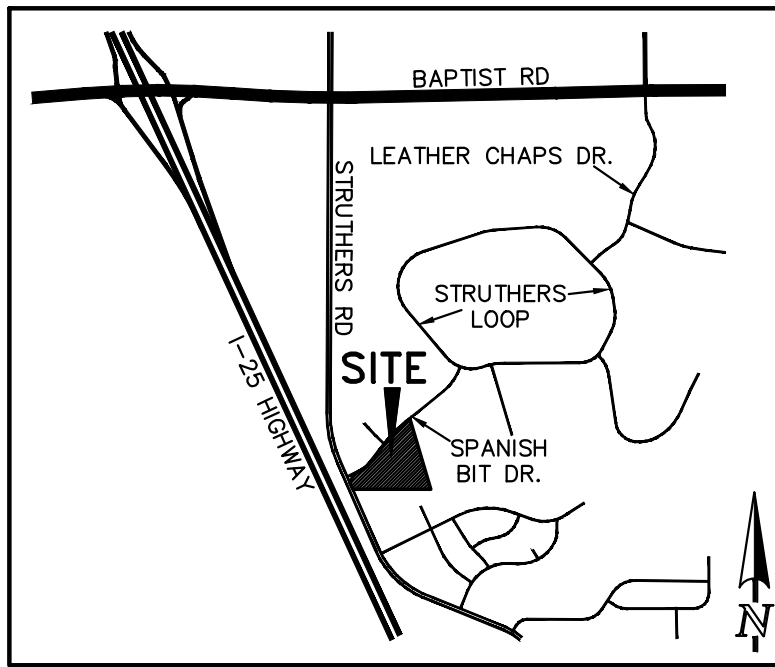
GENERAL NOTES:

- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ECM, THE DRAINAGE CRITERIA MANUAL (DCM), AND THE DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- ALL PUBLIC STREETS (SPANISH BIT DR.) 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.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS OR TOWN OF MONUMENT, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- ALL PRIVATE STREETS, TRACTS AND LANDSCAPING ON-SITE SHALL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA.
- ALL LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY (SPANISH BIT DR.) SHALL BE MAINTAINED BY THE URBAN LANDING HOA.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE URBAN LANDING DEVELOPMENT WITH ALL UTILITIES INSTALLED BY THE DEVELOPER:
WATER: DONALA WATER AND SANITATION DISTRICT
WASTEWATER: DONALA WATER AND SANITATION DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
GAS: GAS SERVICE NOT PROPOSED WITHIN THIS SUBDIVISION
- PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS:
a. FRONT (BLDG. FRONT): FIVE (5) FEET
b. SIDE: FIVE (5) FEET PER TYPICAL LOT DETAILS – SEE SHEET 4)
c. REAR (STREET SIDE): TEN (10) FEET
- ALL OPEN SPACE/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
- ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE MIN. 5' WIDTH CONCRETE UNLESS OTHERWISE NOTED.
- DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AND SHALL BE LIMITED TO A TOTAL OF FORTY-NINE (49) SINGLE FAMILY DETACHED LOTS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0286G AND 08041C0287G, DATED DECEMBER 7, 2018.
- ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA.
- SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT DATED JULY 12, 2024 INCLUDE THE POTENTIAL FOR COLLAPSIBLE/EXPANSIVE SOILS, SEASONAL GROUNDWATER AND RADON. MITIGATION (IF REQUIRED) DESCRIBED IN THIS REPORT INCLUDE: OVEREXCAVATION BENEATH FOUNDATIONS, SUBSURFACE PERIMETER DRAINS AROUND FOUNDATIONS, INCREASED VENTILATION OF BASEMENT/CRAWL SPACE. THIS REPORT IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
- SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. URBAN LANDING HOA WILL MAINTAIN SITE RETAINING WALLS.
- URBAN LANDING HOA WILL MAINTAIN ALL FENCING, SCREEN WALLS, LANDSCAPING AND SIGNAGE WITHIN THE TRACTS SHOWN ON THIS PLAN. THESE FACILITIES SHALL BE TRUSTED BY THE DEVELOPER. A DETAIL OF THESE FACILITIES IS ON THE ATTACHED SCAPE PLAN. ALL FENCING WITHIN LOTS TO BE OWNED AND MAINTAINED BY INDIVIDUAL OWNER.
- LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES AS ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.6.2 & 2.5.3.4 RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-477), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THIS PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; WATER RESOURCES/WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT; TRAFFIC IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES MOOSE (E.G., PREBLE'S MEADOW LUMPY).
- EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.
- NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS CURRENTLY EXIST ON THE PROPERTY.

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



APPLICANT/DEVELOPER/
PROPERTY OWNER

ELITE PROPERTIES OF AMERICA, INC.
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. JOE LOIDLDT
(719) 592-9333

PROPERTY ADDRESS

TBD SPANISH BIT DRIVE
COLORADO SPRINGS, CO 80921

CCES
RESPONSES

APPLICANT REPRESENTATION

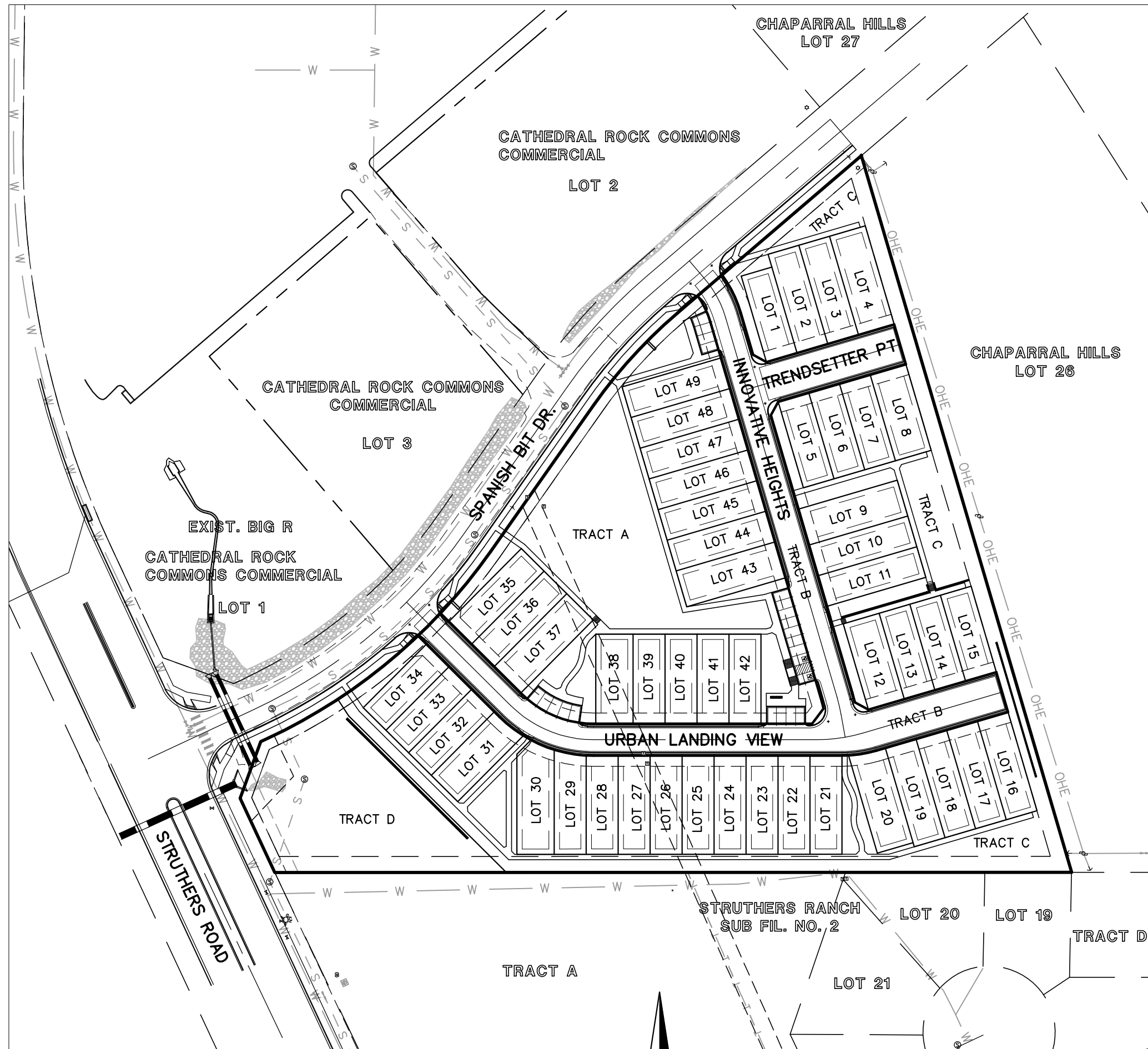
CLASSIC CONSULTING
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. MARC A. WHORTON, P.E.
(719) 785-2802

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

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE HOA.
2 LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	
3 ECM SECTION 2.2.4.B.7, FIGURE 2-17, TABLE 2-7 ECM SECTION 2.3.8	URBAN LOCAL (LOW VOLUME) CROSS SECTION ROADWAY TERMINATION CUL-DE-SAC REQUIRED	24' PAVED WIDTH, 12' LANE WIDTH CUL-DE-SAC AT ANY DEAD-END ROADWAY	22' PAVED WIDTH (MIN.) 11' LANE WIDTH (MIN.) SHORT DEAD-END PRIVATE ROADWAY DOES NOT TRIGGER TURN-AROUND PER MONUMENT FIRE AND FIRE CODE.	A SMALLER PRIVATE ROAD CROSS SECTION STILL MEETS THE INTENT OF COUNTY LOCAL ROAD STD. THE SHORT DEAD-END PRIVATE ROADS ALLOW FOR ADEQUATE RESIDENT ACCESS WITH NO TURN-AROUND REQ. PER FIRE CODE.
4 8.4.4.C PUBLIC ROADS REQ. LDC CHAPTER	LOT AREA AND DIMENSIONS	LOTS TO HAVE FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIGURATION AND COMMUNITY DESIGN REFLECT THE NEED FOR PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.

LAND USE AND TRACT TABLE

LOTS/TRACT	AREA (SF)	AREA (AC.)	LAND USE	OWNERSHIP/MAINTENANCE	USE %
LOTS 1-49	139,018	3.19	SINGLE FAMILY DETACHED DWELLINGS	INDIVIDUAL PROPERTY OWNER	48.5%
A	39,884	0.92	OPEN SPACE, LANDSCAPE, UTILITIES	URBAN LANDING HOA	14.0%
B	37,178	0.85	PRIVATE ROAD, PUBLIC ACCESS, UTILITIES	URBAN LANDING HOA	12.9%
C	39,162	0.90	OPEN SPACE, LANDSCAPE, UTILITIES	URBAN LANDING HOA	13.7%
D	31,211	0.72	DETENTION POND, OPEN SPACE, UTILITIES	URBAN LANDING HOA	10.9%
TOTAL	286,453	6.58			100.0%



KEY MAP
SCALE: 1" = 100'

SITE DATA:

EXISTING ZONING:	R-4
TAX SCHEDULE NO.:	7136001045
TOTAL AREA:	6.57 ACRES
DEVELOPMENT SCHEDULE:	FALL 2024
NUMBER OF LOTS:	49
TOTAL LOT AREA:	3.19 ACRES (48.5%)
GROSS DENSITY:	7.46 DU/AC
NET DENSITY (W/O PRIVATE ROADS AND TRACTS):	15.36 DU/AC
PRIVATE ROADS (TRACT B)	0.85 ACRES (12.9%)
PRIVATE OPEN SPACE (TRACTS A&C) USEABLE	2.00 ACRES (30.4%)
PRIVATE POND (TRACT D)	0.54 ACRES (8.2%)

LAND OWNER CERTIFICATION:

IN WITNESS WHEREOF: ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____, A.D.

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO } ss

COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

BOARD OF COUNTY COMMISSIONER 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.

BY: _____ EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

COVER SHEET	SHEET 1 OF 9
LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT	SHEET 2 OF 9
SITE PLAN SHEET	SHEET 3 OF 9
TYPICAL LOT DETAIL SHEET	SHEET 4 OF 9
LOT USE EASEMENT & MAINTENANCE ACCESS	SHEET 5 OF 9
PRELIMINARY GRADING & UTILITY PLAN	SHEET 6 OF 9
PRELIMINARY LANDSCAPE PLAN & DETAILS	SHEETS 7-9 OF 9

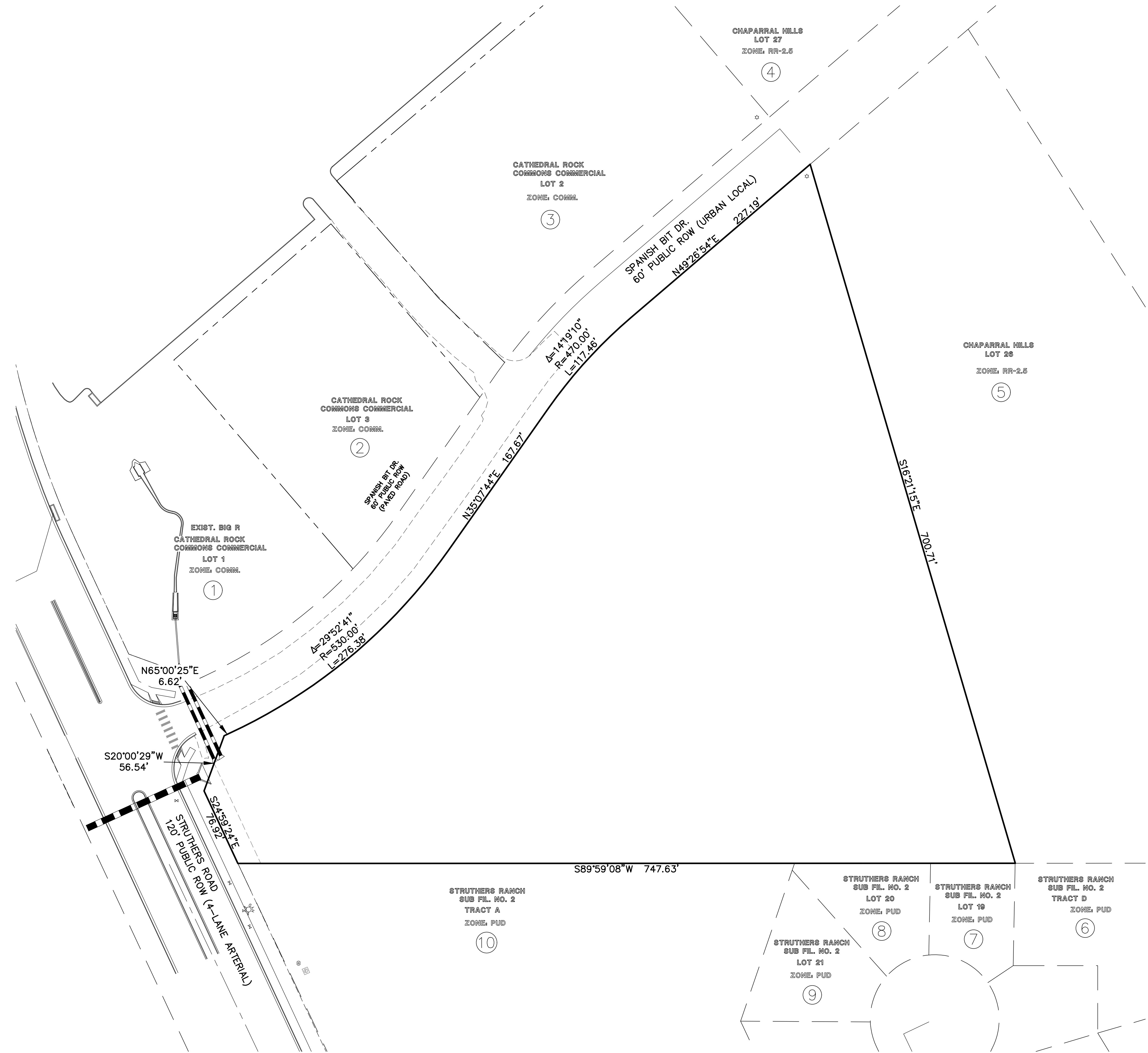
PCD NO. PUDSP243

CLASSIC CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)		URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET	
DESIGNED BY	MAW	SCALE	DATE 8/30/24
DRAWN BY	MAW	(H) 1"=VARIES	SHEET 1 OF 9
CHECKED BY	(V) 1"= N/A	JOB NO.	1308.01

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO, SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGAL DESCRIPTION:

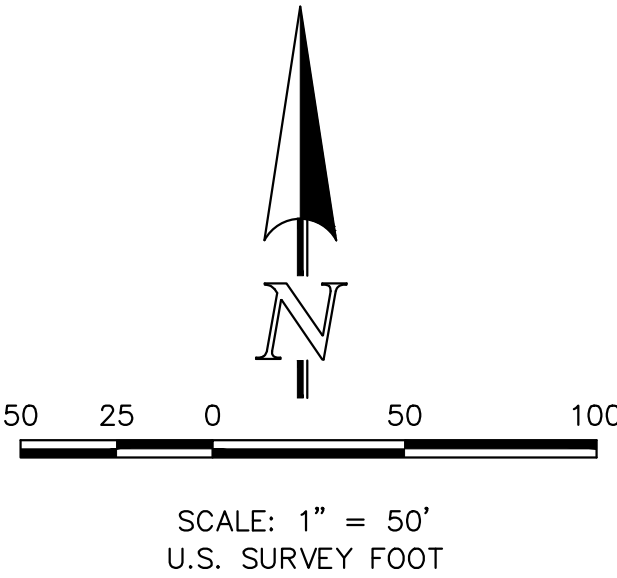
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, CHAPARRAL HILLS, AS RECORDED IN PLAT BOOK T-2 AT PAGE 2 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89 DEGREES 59 MINUTES 08 SECONDS W ON SAID SOUTH LINE, 880.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF A TRACT DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK 1969 AT PAGE 746 UNDER RECEPTION NO. 301954 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 24 DEGREES 59 MINUTES 35 SECONDS W, ON SAID NORTHEASTERLY LINE, 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SPANISH BIT DRIVE AS PLATTED IN SAID CHAPARRAL HILLS; THENCE ALONG THE SAID SOUTHEASTERLY LINE OF SPANISH BIT DRIVE FOR THE FOLLOWING FIVE COURSES, N 65 DEGREES 00 MINUTES 25 SECONDS E, 166.60 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 52 MINUTES 41 SECONDS, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 276.38 FEET; THENCE N 35 DEGREES 07 MINUTES 44 SECONDS E, 167.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 10 SECONDS, HAVING A RADIUS OF 470.00 FEET; AN ARC DISTANCE OF 117.46 FEET; THENCE N 49 DEGREES 26 MINUTES 54 SECONDS E, 227.19 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26, CHAPARRAL HILLS; THENCE S 16 DEGREES 21 MINUTES 15 SECONDS E, 700.71 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 AT RECEPTION NO. 207000186, EL PASO COUNTY, COLORADO.

CONTAINING 6.576 ACRES "NET" (286,453 SQUARE FEET), MORE OR LESS.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	STORE MASTER FUNDING VIII LLC	100 BIG R STREET	PUEBLO, CO 81001
2	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINDING OAKS DRIVE	COLORADO SPRINGS, CO 80919
3	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINDING OAKS DRIVE	COLORADO SPRINGS, CO 80919
4	SCHANEL FAMILY LIVING TRUST	795 STRUTHERS LOOP	COLORADO SPRINGS, CO 80921
5	PAUL A. KRAUSE	795 SPANISH BIT DRIVE	COLORADO SPRINGS, CO 80921
6	STRUTHERS RANCH HOMEOWNERS ASSOCIATION	2760 N ACADEMY BLVD #302	COLORADO SPRINGS, CO 80917
7	CARMEN L. TOURANGEAU	14737 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
8	ALEXANDER JOEL JOHNSON	14747 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
9	JAMES PATRICK RYAN ODOHAUE	14748 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
10	CATHEDRAL ROCK CHURCH	590 HIGHWAY 105 SUITE 190	MONUMENT, CO 80132



PCD NO. PUDSP243



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
LEGAL BOUNDARY MAP AND
ADJACENT OWNERS LIST

DESIGNED BY	MAW	SCALE	DATE	8/30/24
DRAWN BY	MAW	(H) 1"= 50'	SHEET	2 OF 9
CHECKED BY		(V) 1"= N/A	JOB NO.	1308.01

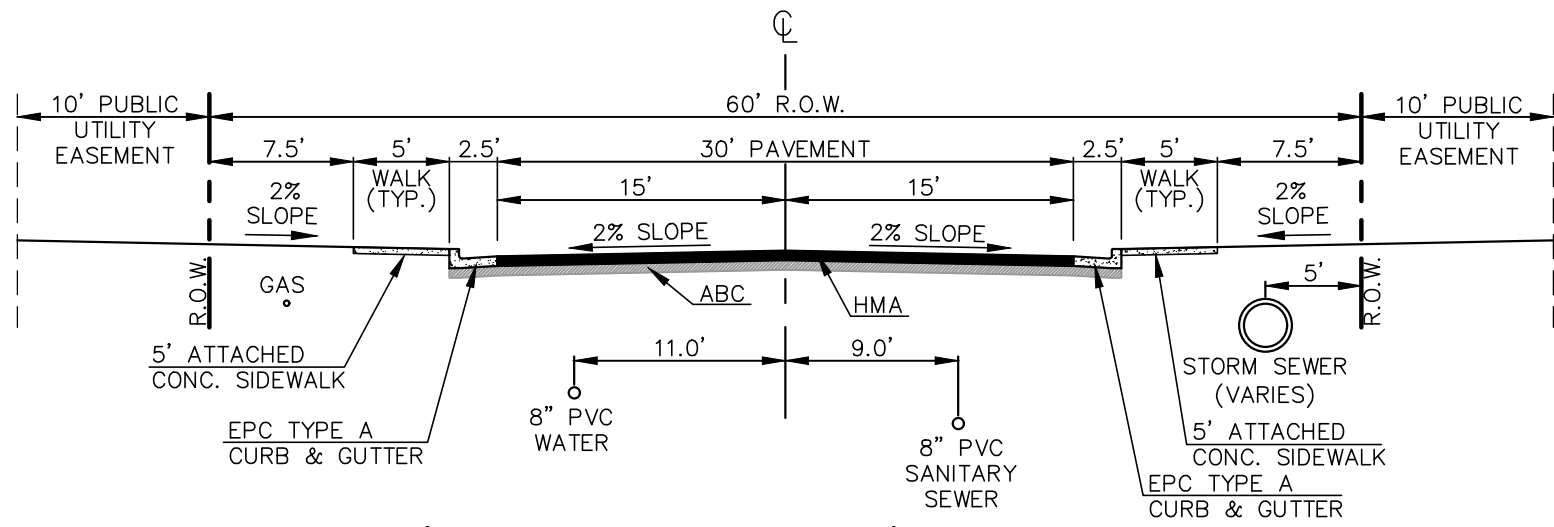
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Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



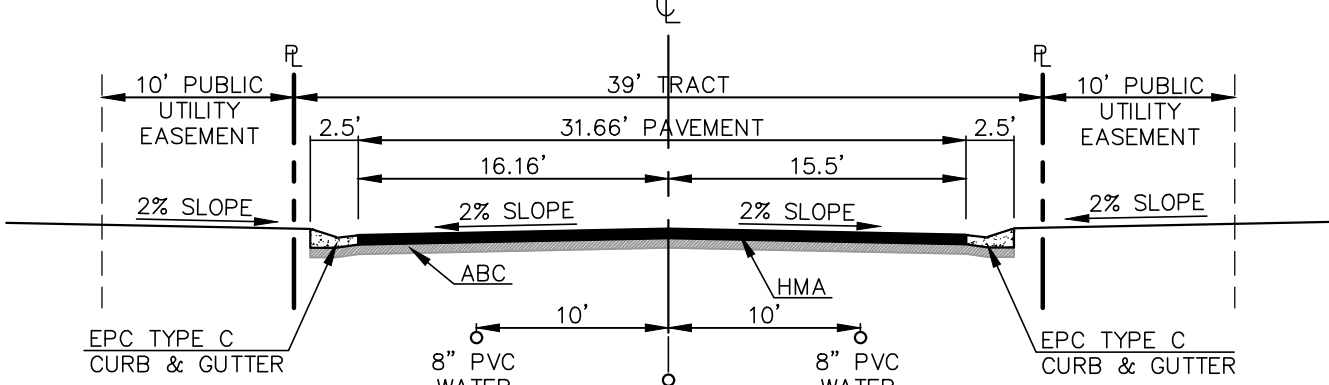
URBAN LANDING
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LEGEND

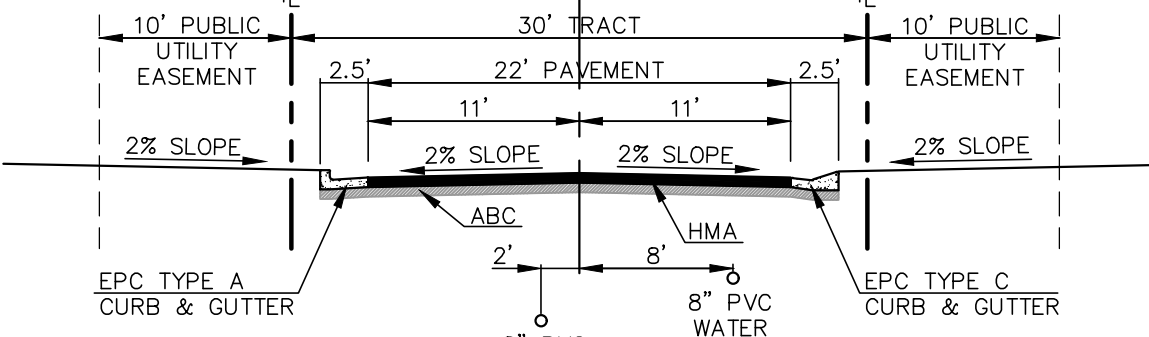
BOUNDARY LINE	
PROPERTY LINE	
EASEMENT SETBACK LINE	
LINE OF SIGHT	
NO PARKING SIGNED OR STRIPED CURB	
EXISTING WATER LINE	W W
EXISTING SANITARY SEWER	S S S S
EXISTING STORM LINE	
SITE DISTANCE LINE	



60' R.O.W. TYPICAL STREET/UTILITY SECTION
(URBAN LOCAL ROAD)
SPANISH BIT DRIVE
N.T.S.



39' TRACT TYPICAL STREET/UTILITY SECTION
N.T.S.



30' TRACT TYPICAL STREET/UTILITY SECTION
N.T.S.

STANDARD PARKING STALL
DIMENSIONS:

WIDTH = 9.0'
LENGTH = 18.0'
(LENGTH ALSO INCLUDES
2.0' OVERHANG IN FRONT)

SIDEWALK NOTE:

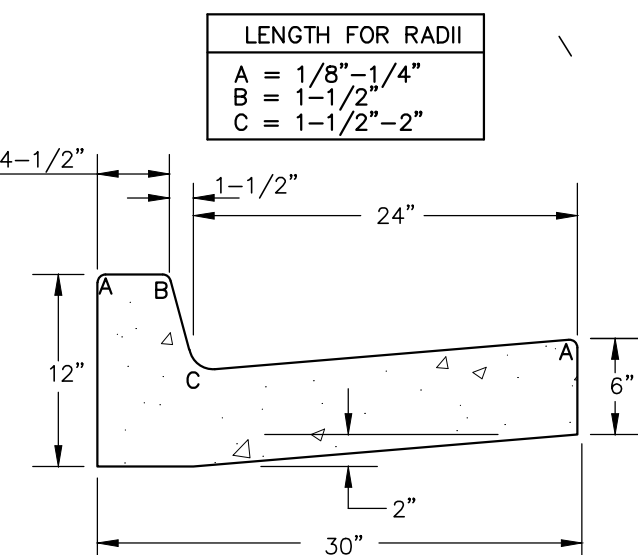
ALL SIDEWALKS ADJACENT
TO PARKING STALLS ARE
7' WIDE TO ACCOUNT FOR
2' VEHICLE OVERHANG.

EASEMENT NOTE:

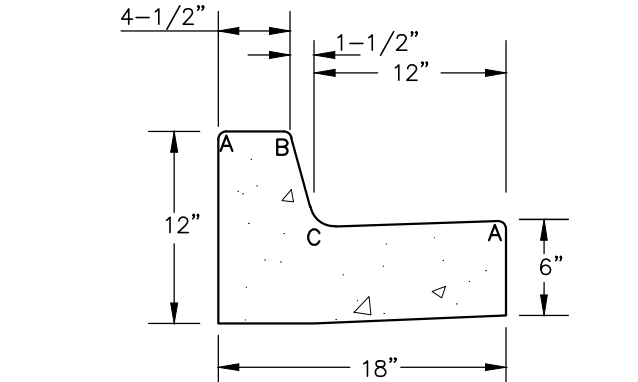
ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL
HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS
OTHERWISE NOTED:

5' SIDE YARD PUBLIC UTILITY ESMT.
10' REAR YARD PUBLIC UTILITY ESMT.

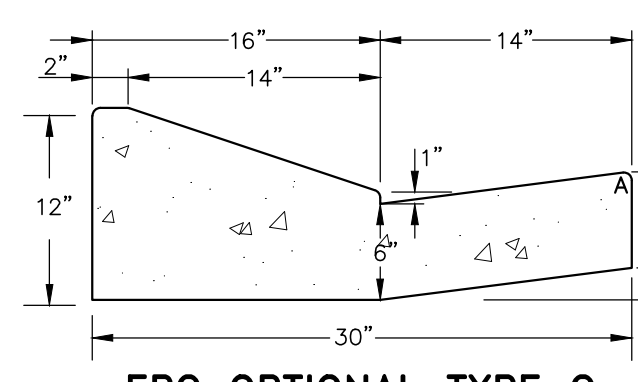
SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.



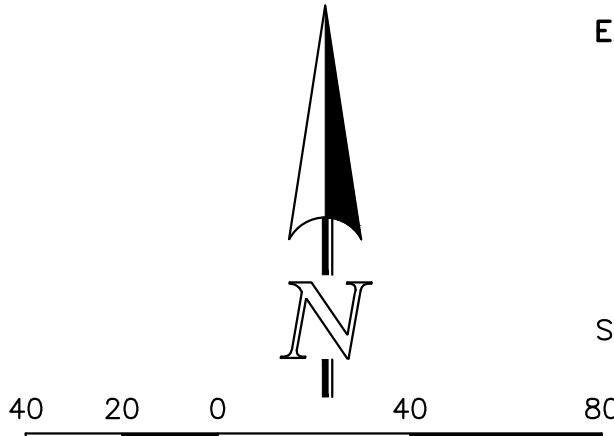
EPC TYPE A
CURB & GUTTER DETAIL
N.T.S.



EPC TYPE B
CURB & GUTTER DETAIL
N.T.S.



EPC OPTIONAL TYPE C
CURB & GUTTER DETAIL
N.T.S.



SCALE: 1" = 40'
U.S. SURVEY FOOT

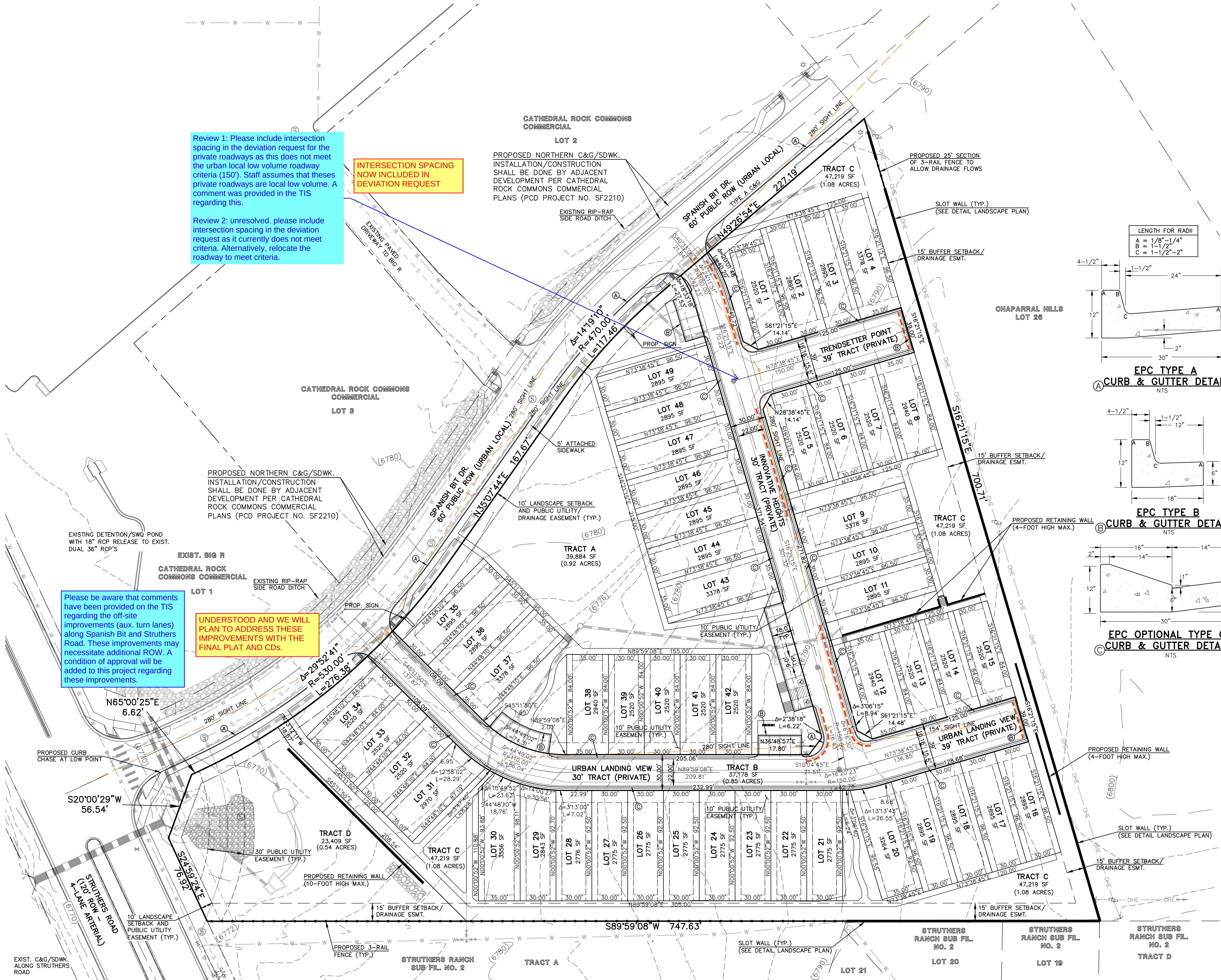
PCD NO. PUDSP243



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
SITE PLAN SHEET

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 40'	SHEET	3 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

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Review 1: Please include intersection spacing in the deviation request for the private roadways as this does not meet the urban local low volume roadway criteria (150'). Staff assumes that these private roadways are local low volume. A comment was provided in the TIS regarding this.

Review 2: unresolved, please include intersection spacing in the deviation request as it currently does not meet criteria. Alternatively, relocate the roadway to meet criteria.

INTERSECTION SPACING NOW INCLUDED IN DEVIATION REQUEST

CATHEDRAL ROCK COMMONS COMMERCIAL
LOT 2
PROPOSED NORTHERN C&G/SDWK.
INSTALLATION/CONSTRUCTION SHALL BE DONE BY ADJACENT DEVELOPMENT PER CATHEDRAL ROCK COMMONS COMMERCIAL PLANS (PCD PROJECT NO. SF2210)
EXISTING RIP-RAP SIDE ROAD DITCH

PROPOSED 25' SECTION OF 3-RAIL FENCE TO ALLOW DRAINAGE FLOWS

SLOT WALL (TYP.) (SEE DETAIL LANDSCAPE PLAN)

15' BUFFER SETBACK/ DRAINAGE ESMT.

CHAPARRAL HILLS LOT 28

PROPOSED RETAINING WALL (4-FOOT HIGH MAX.)

PROPOSED RETAINING WALL (4-FOOT HIGH MAX.)

SLOT WALL (TYP.) (SEE DETAIL LANDSCAPE PLAN)

15' BUFFER SETBACK/ DRAINAGE ESMT.

PROPOSED NORTHERN C&G/SDWK.
INSTALLATION/CONSTRUCTION SHALL BE DONE BY ADJACENT DEVELOPMENT PER CATHEDRAL ROCK COMMONS COMMERCIAL PLANS (PCD PROJECT NO. SF2210)

EXISTING DETENTION/SWG POND WITH 18" RCP RELEASE TO EXIST. DUAL 36" RCP'S

EXIST. BIG R
CATHEDRAL ROCK COMMONS COMMERCIAL
LOT 1
EXISTING RIP-RAP SIDE ROAD DITCH

Please be aware that comments have been provided on the TIS regarding the off-site improvements (aux. turn lanes) along Spanish Bit and Struthers Road. These improvements may necessitate additional ROW. A condition of approval will be added to this project regarding these improvements.

UNDERSTOOD AND WE WILL PLAN TO ADDRESS THESE IMPROVEMENTS WITH THE FINAL PLAT AND CDS.

N65°00'25"E 6.62'

S20°00'29"W 56.54'

TRACT D 23,409 SF (0.54 ACRES)

TRACT C 47,219 SF (1.08 ACRES)

TRACT B 37,178 SF (0.85 ACRES)

TRACT C 47,219 SF (1.08 ACRES)

TRACT D

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

SLOT WALL (TYP.) (SEE DETAIL LANDSCAPE PLAN)

LOT 21

LOT 20

LOT 19

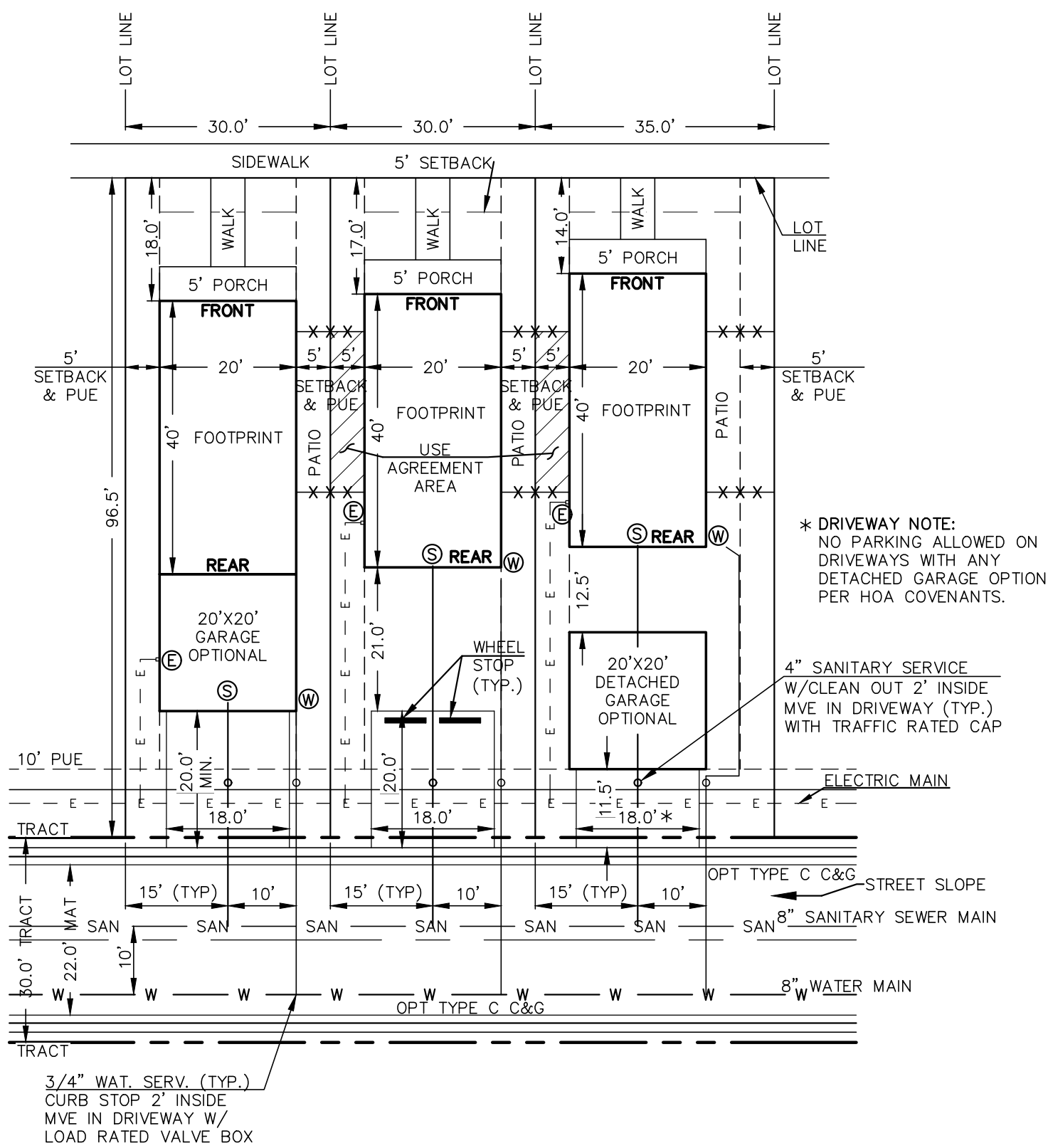
TRACT D

EXIST. C&G/SDWK. ALONG STRUTHERS ROAD

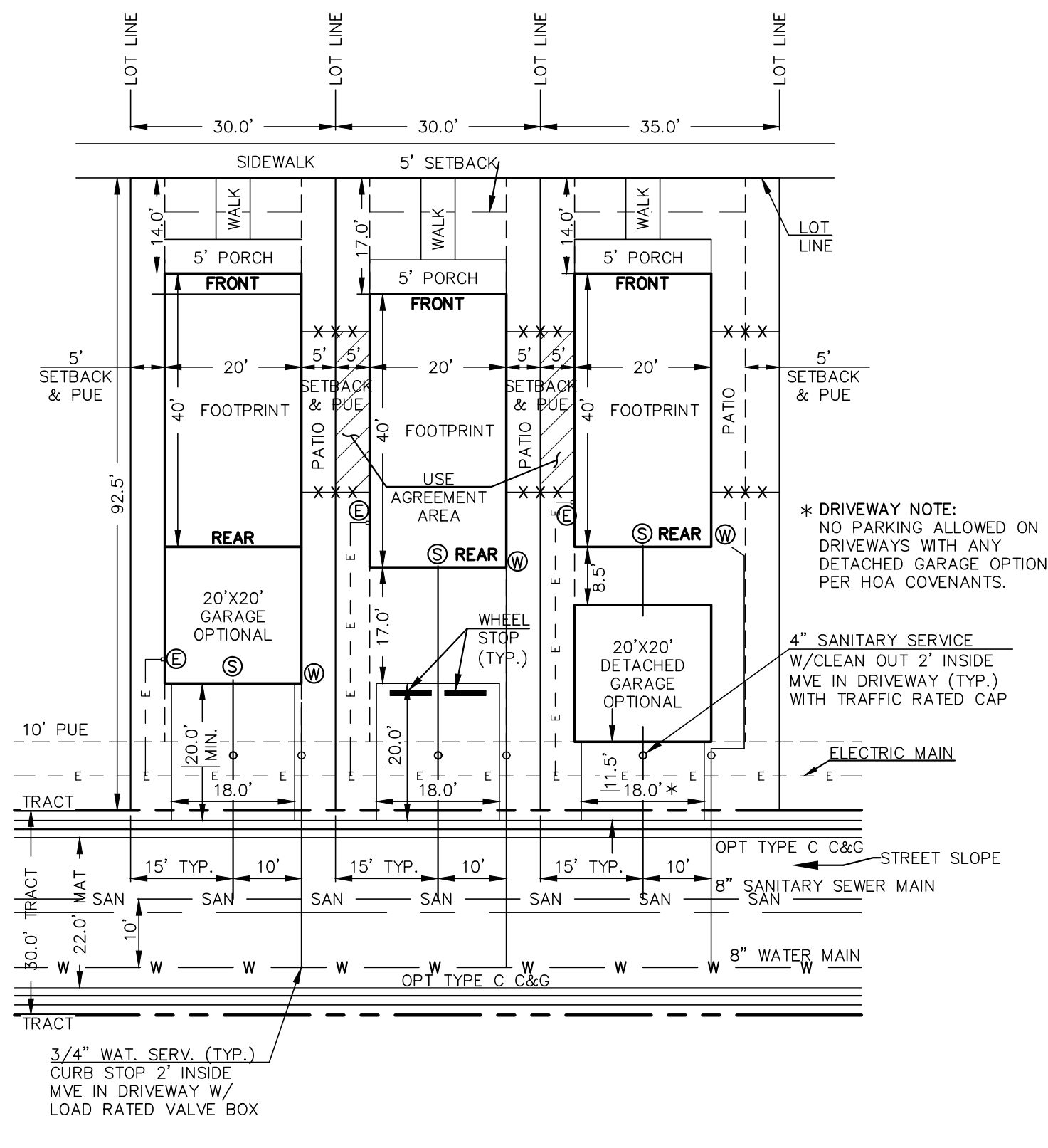
PROPOSED 3-RAIL FENCE (TYP.)

URBAN LANDING
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

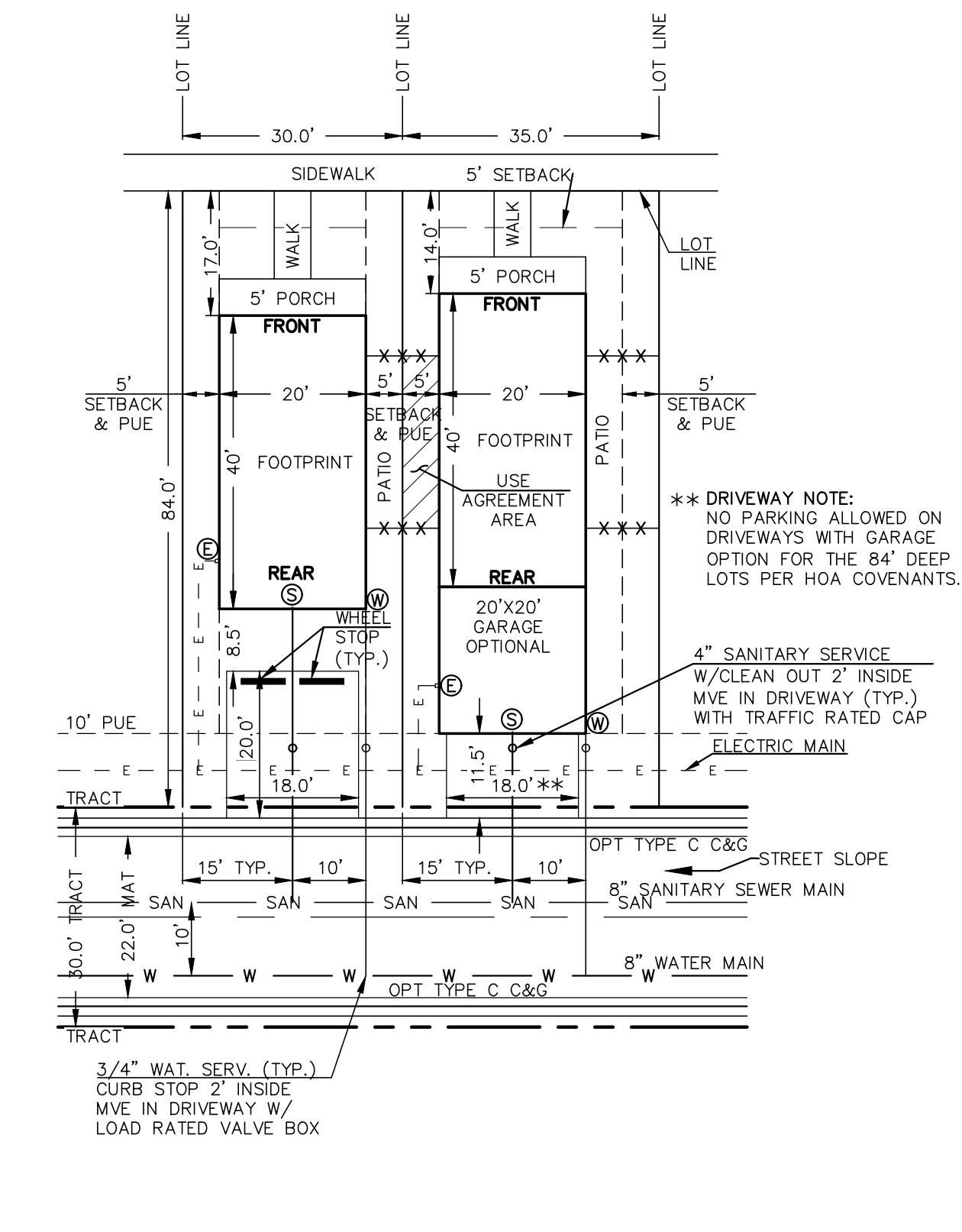
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



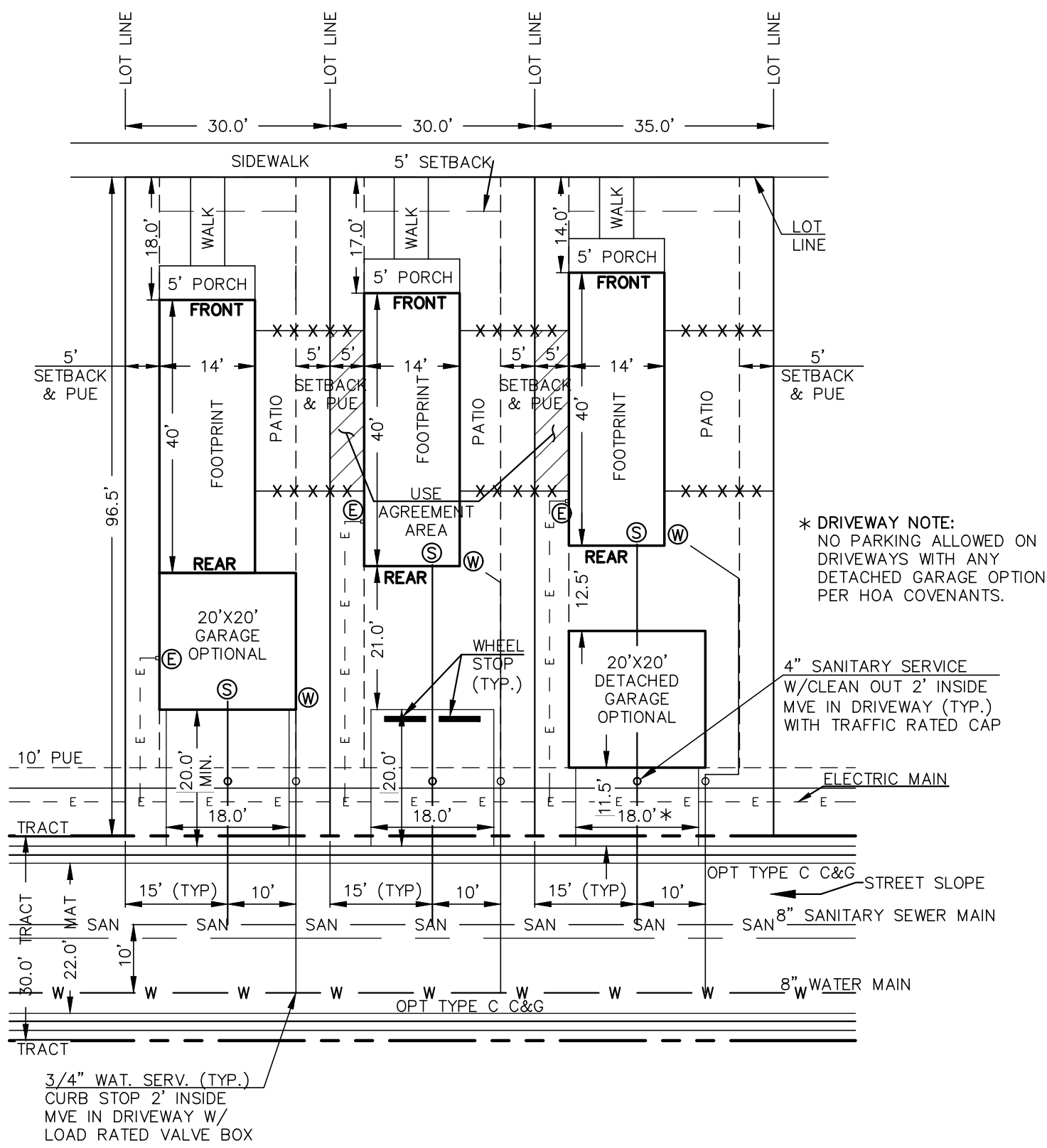
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/20'x40' BUILDING)



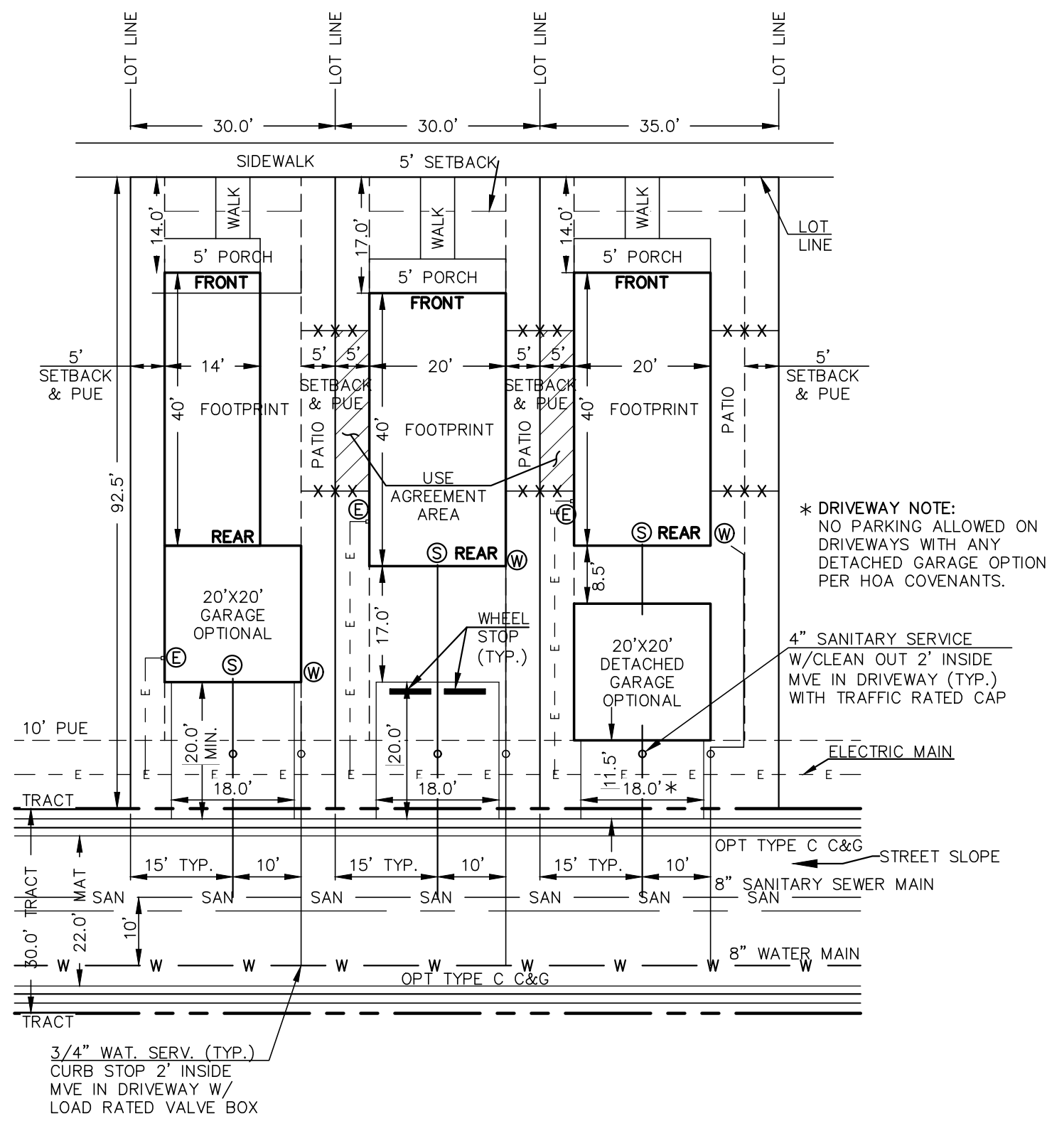
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/20'x40' BUILDING)



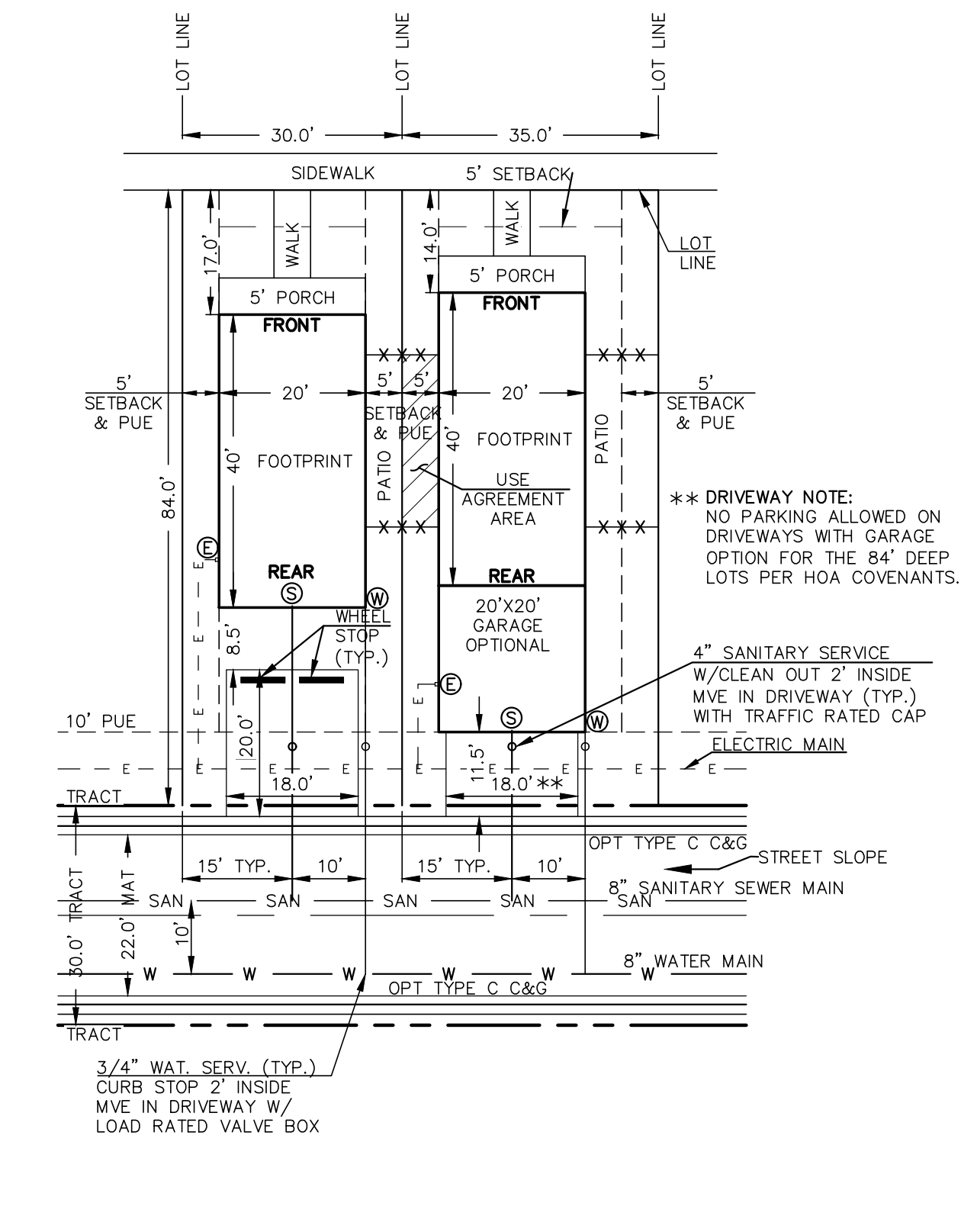
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/20'x40' BUILDING)



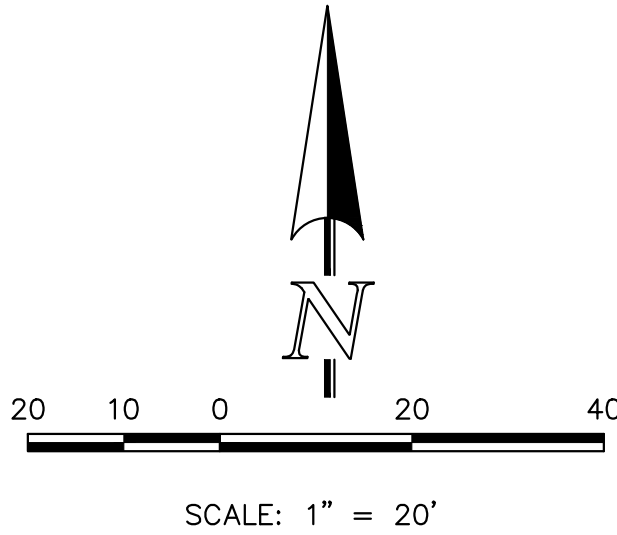
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/14'x40' BUILDING)



PCD NO. PUDSP243



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN

PUD SITE PLAN SHEET
TYPICAL LOT LAYOUTS

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1"= 20'	SHEET	4 OF 9
CHECKED BY		(V) 1"= N/A	JOB NO.	1308.01

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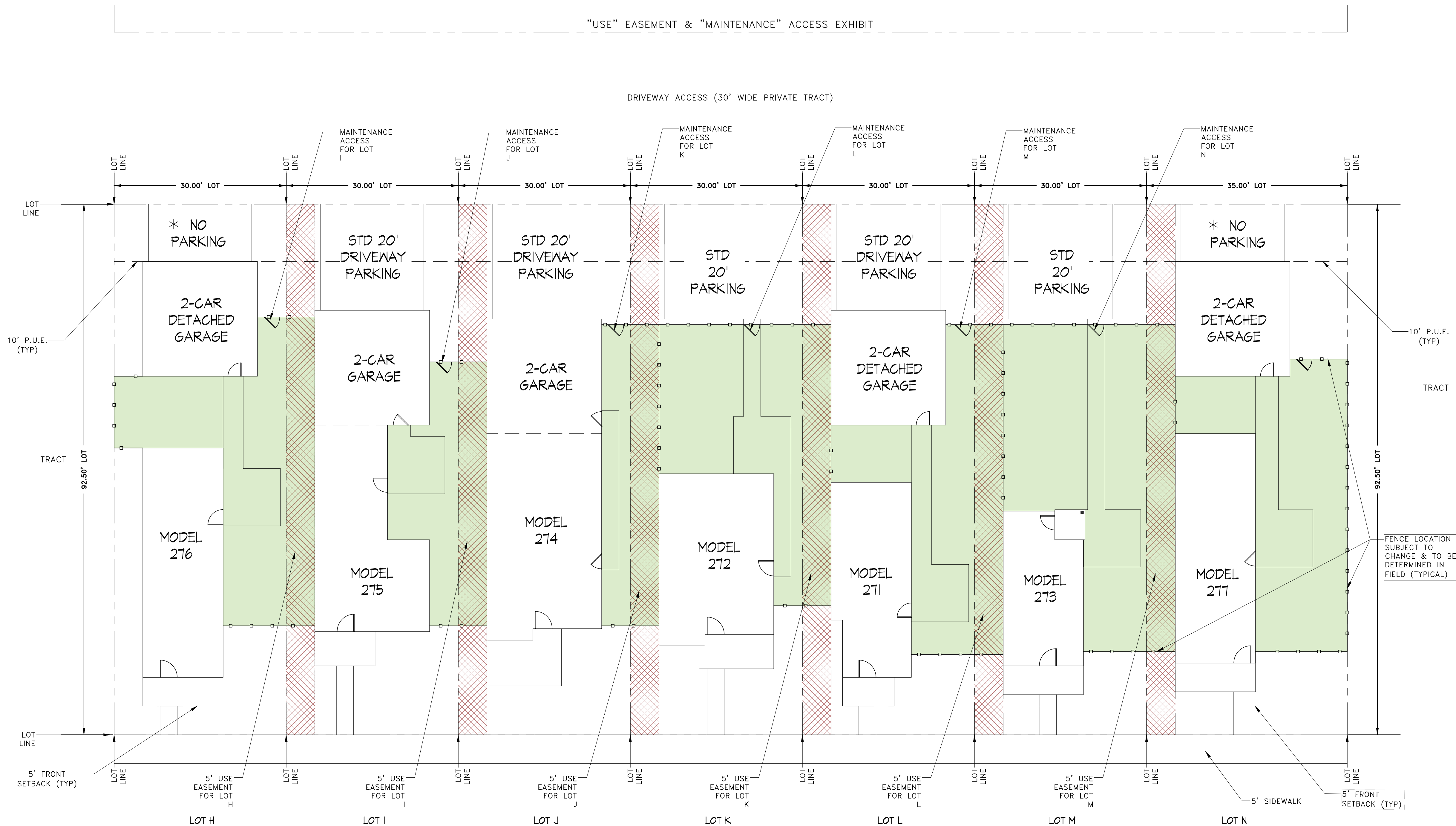
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(719) 785-0799 (Fax)



URBAN LANDING

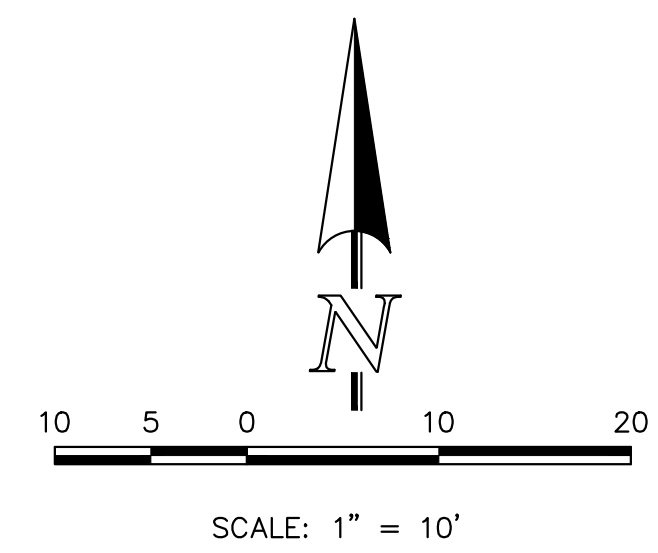
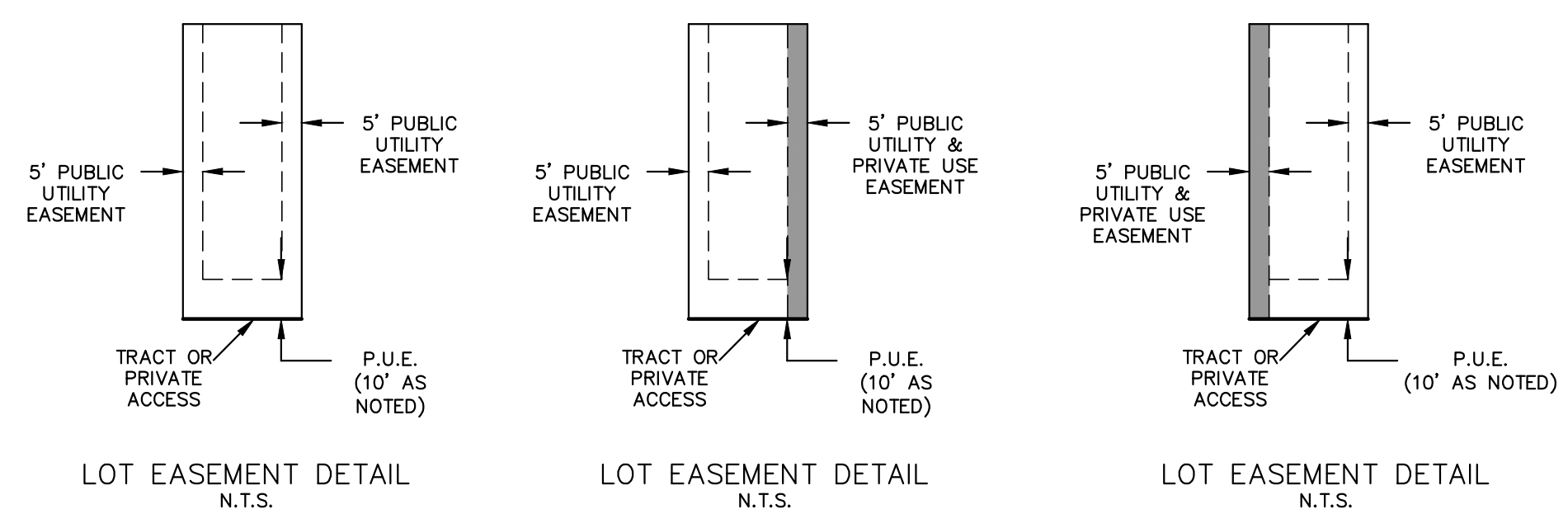
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



* DRIVEWAY NOTE:
NO PARKING ALLOWED ON
DRIVEWAYS WITH ANY
DETACHED GARAGE OPTION
PER HOA COVENANTS.

- NOTES:
- ONE GATE PER FENCED AREA; LOCATE AT THE DRIVEWAY ACCESS SIDE AND ONTO PROPERTY OWNER'S LOT.
 - HOUSE PLANS, SIDEWALKS & FENCE LOCATIONS ON THIS DOCUMENT WILL VARY AND ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.



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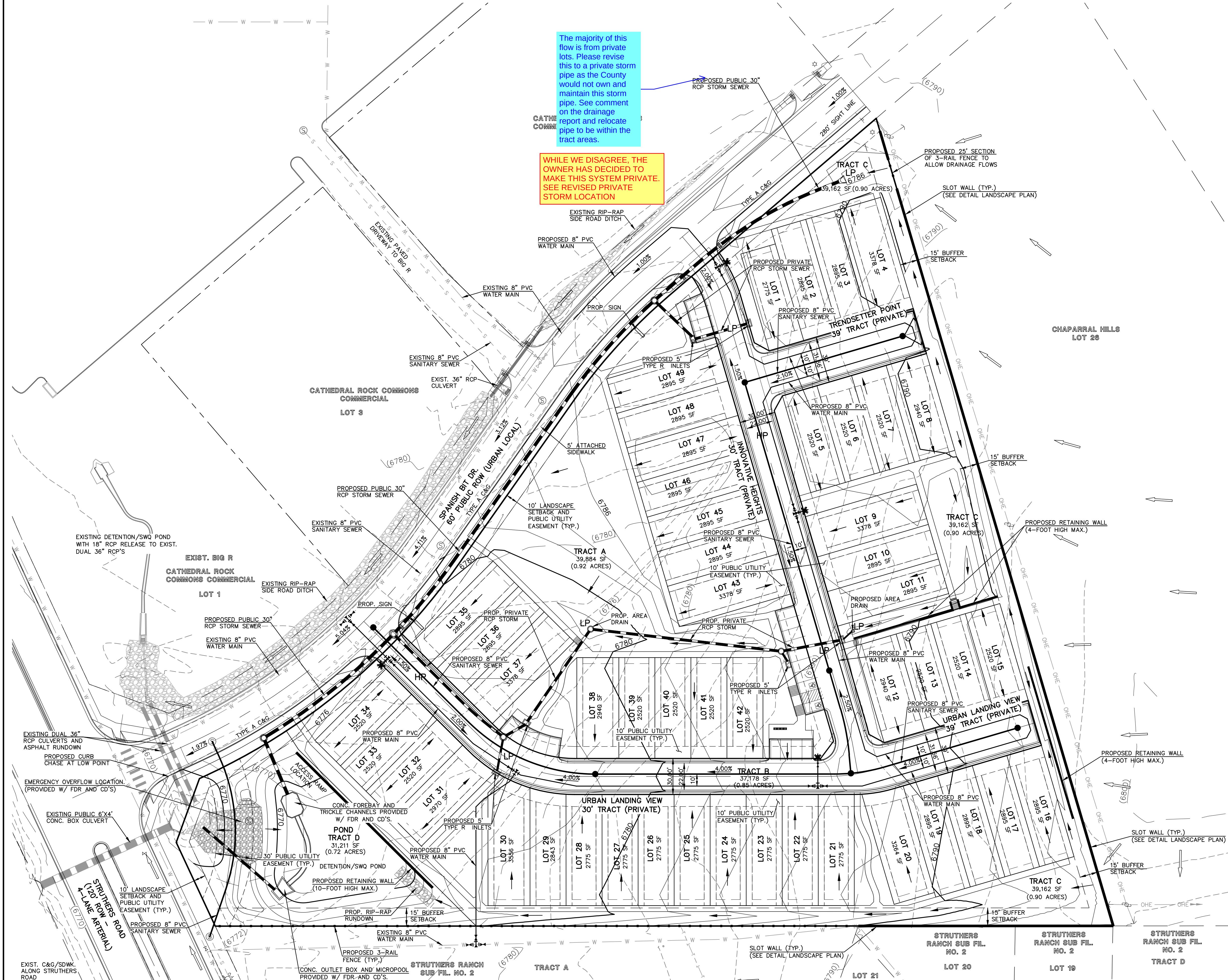
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(719) 785-0799 (Fax)

PCD NO. PUDSP243

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
PUD SITE PLAN SHEET
LOT USE EASEMENT & MAINTENANCE ACCESS

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1"= 10'	SHEET	5 OF 9
CHECKED BY		(V) 1"= N/A	JOB NO.	1308.01

URBAN LANDING
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL
- PROPOSED HIGH POINT
- PROPOSED LOW POINT

- EASEMENT NOTES
- ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 - 5' SIDE YARD PUBLIC UTIL./DRAINAGE ESMT.
 - 5' FRONT BUILDING SETBACK ESMT.
 - 10' REAR YARD PUBLIC UTIL./DRAINAGE ESMT.
- SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.

SCALE: 1" = 40'
U.S. SURVEY FOOT



URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN PRELIMINARY GRADING AND UTILITY PLAN					
DESIGNED BY	MAW	SCALE	DATE	4/01/2024	
DRAWN BY	MAW	(H) 1"= 40'	SHEET	6	OF 9
CHECKED BY		(V) 1"= N/A	JOB NO.	1308.01	

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PCD NO. PUDSP243



URBAN LANDING

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN

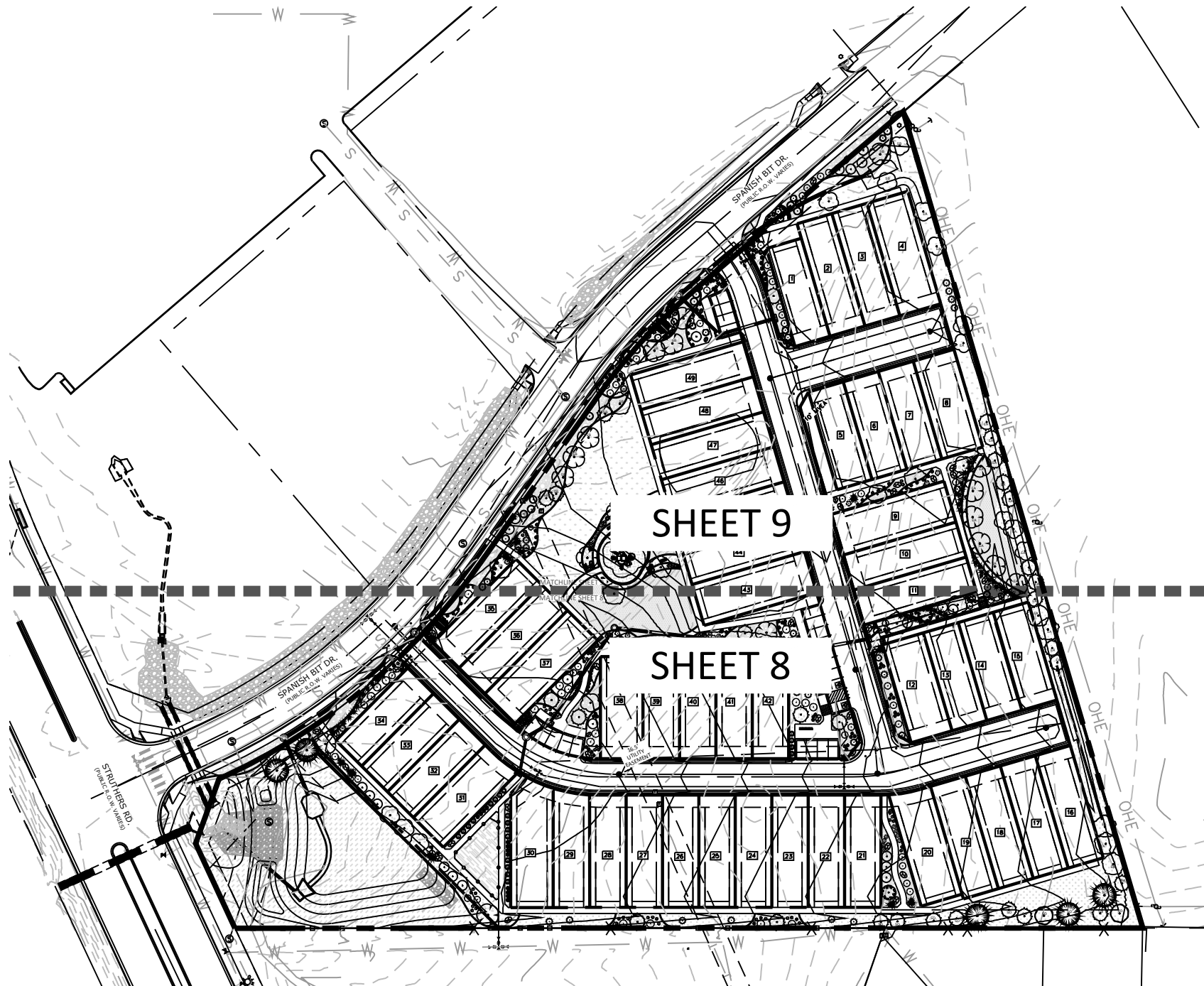
LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM. ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
STREET TREE								
	Af	18	Acer ginnala 'Flame' / Flame Amur Maple	20'	18"	2" Cal.	B&B	
	Mc	11	Malus x 'Centzam' TM / Centurion Crabapple	20'	18"	2" Cal.	B&B	
	Ms	18	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15"	2" Cal.	B&B	
	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	6"	2" Cal.	B&B	

DECIDUOUS TREES

	Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15"	2" Cal.	B&B	
--	----	---	---	-----	-----	---------	-----	--

EVERGREEN TREES

	Pg	29	Picea pungens 'Glaucia' / Blue Colorado Spruce	45'	15"	8" HT	B&B	
	Pa	27	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25'	6"	8" HT	B&B	
	Pp	5	Pinus ponderosa / Ponderosa Pine	20'	40"	6" HT	CONT	

SHRUBS

	Cd	47	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3.5'	2.5"	5 GAL	CONT	Xeric
	Fne	2	Forestiera neomexicana / New Mexican Privet	12'	12"	5 GAL	CONT	Xeric
	Jb	20	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	15'	4"	5 GAL	CONT	
	Jbs	9	Juniperus squamata 'Blue Star' / Blue Star Juniper	1'	3"	5 GAL	CONT	Nonx
	Pmo	11	Physocarpus monogynus / Mountain Ninebark	6'	5"	5 GAL	CONT	Xeric
	Pbe	23	Prunus besseyi / Sand Cherry	6'	6"	5 GAL	CONT	Xeric
	Rar	22	Rhus aromatica / Fragrant Sumac	4'	8"	5 GAL	CONT	Xeric

EVERGREEN SHRUBS

	Ps2	44	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4'	5'-6"	#1 CONT	CONT	Xeric
	Pmm	20	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3"	5 GAL	CONT	Xeric
	Psy	4	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6"	5 GAL	CONT	Nonx

GRASSES

	Bgr	56	Bouteloua gracilis / Blue Grama	3'	2"	1 GAL	CONT	Xeric
	Bgb	91	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Blonde	3'	2"	1 GAL	CONT	Xeric
	Cxa	25	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2"	1 GAL	CONT	Nonx
	Fgl	62	Festuca glauca / Blue Fescue	1'	1"	1 GAL	CONT	Nonx
	Pvu	86	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4'	2"	1 GAL	CONT	Nonx
	Snb	12	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL	CONT	Xeric

ANNUALS/PERENNIALS

	Aau	70	Agastache aurantiaca / Giant Hyssop	1.5'	1"	1 GAL	CONT	Xeric
	Epo	14	Euphorbia polychroma / Cushion Spurge	2'	3"	1 GAL	CONT	Xeric

CONCEPT PLANT SCHEDULE

1-1/2" ROCK MULCH 19,418 sf

ROCK COBBLE 26,173 sf

BLUEGRASS SOD 15,494 sf
Fescue - Buffalo grass Blend

WOOD MULCH: GORILLA HAIR, CASCADE 1,883 sf

NATIVE SEED MIX 35,471 sf
El Paso County All Purpose Low Grow Mix

SYNTHETIC TURF 7,045 sf

DETENTION SEED MIX 44,924 sf
All-Purpose Detention Mix
Big Bluestem - 20%
Blue Grama - 10%
Green Needlegrass - 10%
Western Wheatgrass - 20%
Sideoats Grama - 10%
Switchgrass - 10%
Prairie Sandreed - 10%
Yellow Indiangrass - 10%
Seeding will be in compliance with SCM Ch. 5
Hydrosed @ 19.3 PLS/acre

TAN BREEZE 1,675 sf

WILDFLOWER MIX 14,086 sf
Rocky Mountain Wildflower Mix
Arkansas Valley Seed or Approved Equal

PLAYGROUND SURFACE 1,403 sf
KIT: SATELITE PLAYGROUND WOOD MULCH-BROWN

LANDSCAPE REQUIREMENTS

Landscape Setbacks

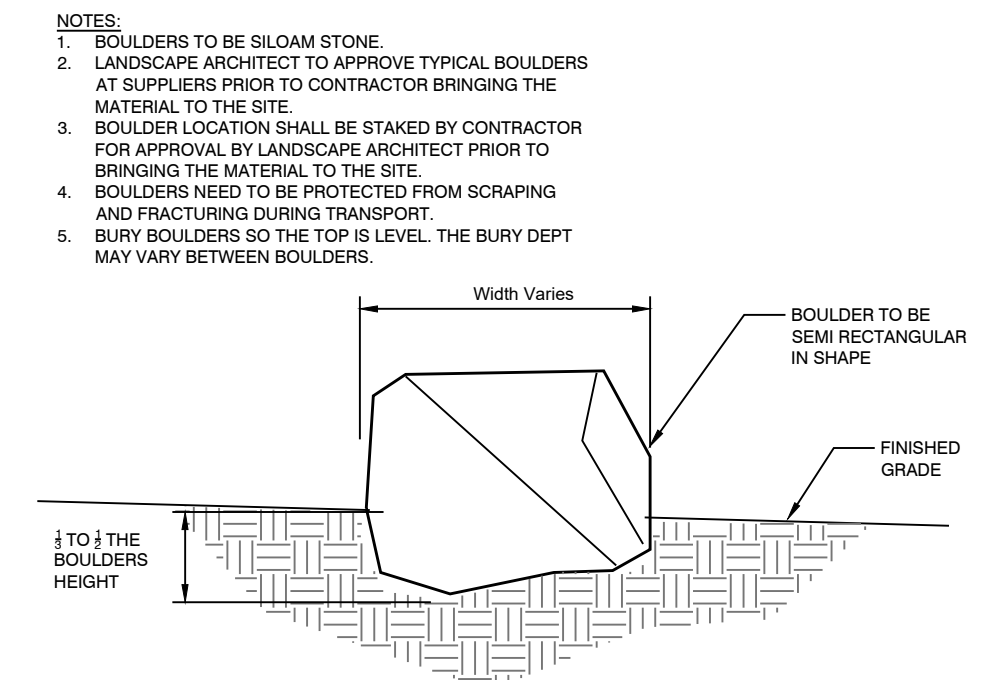
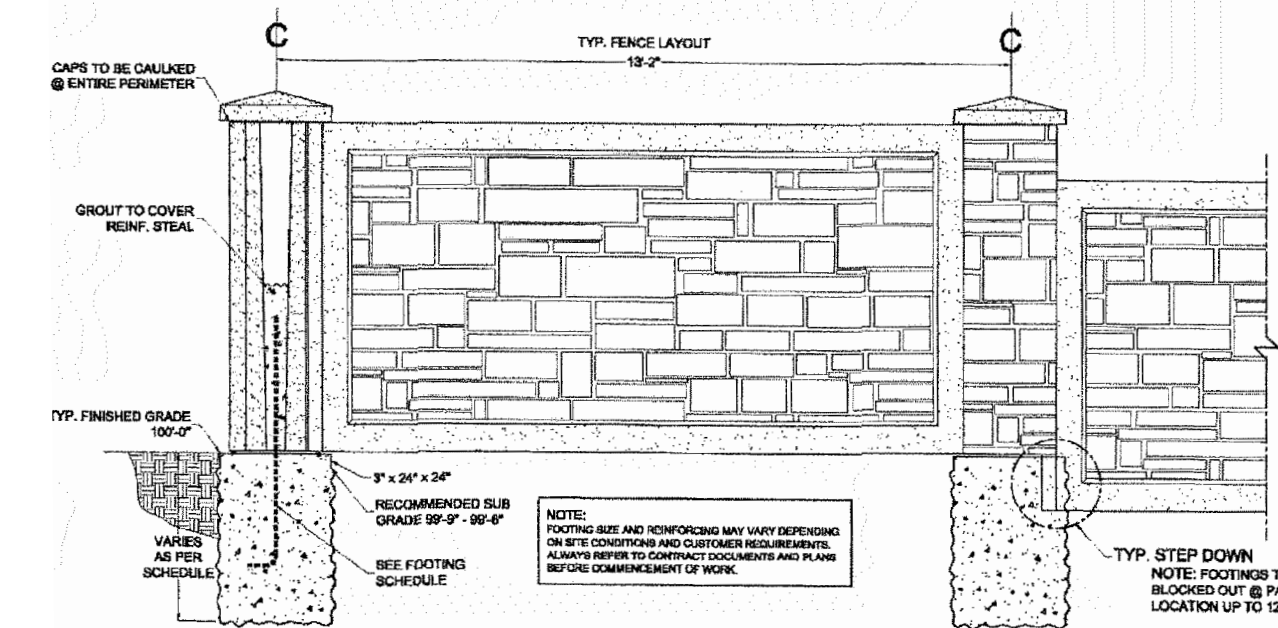
See Code Section/Policy 7.4.320 & 317

Street Name or Property Line	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Spanish Bit Drive	Non-Arterial	10' / 10'	769'	1 / 30'	25 / 25
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
x / x	x/x	SB	75% / 75%		

Landscape Buffer & Screens

See Code Section/Policy 7.4.323 & 317

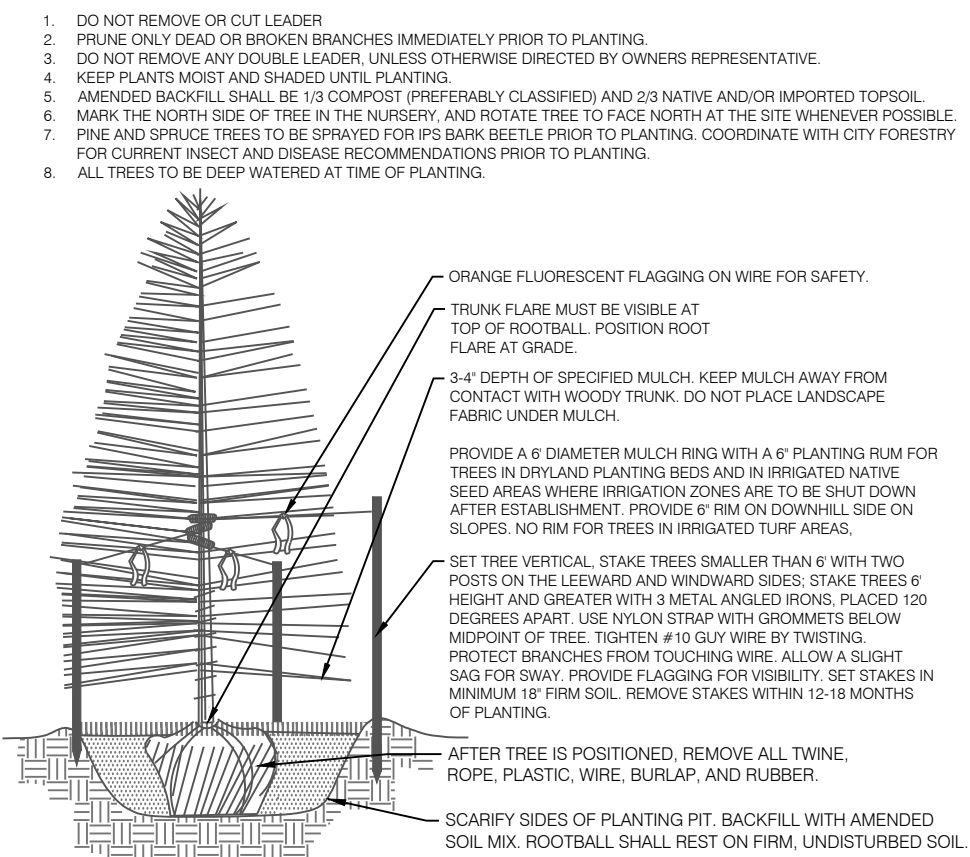
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25) Required / Provided
East Boundary	15' / 15'	700'	28 / 30
South Boundary	15' / 15'	212'	9 / 12
Evergreen Trees Req. (33%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.	
10 / 14	EA	75% / 100%	
3 / 10	SO	75% / 100%	



1 LANDSCAPE BOULDER

N.T.S.

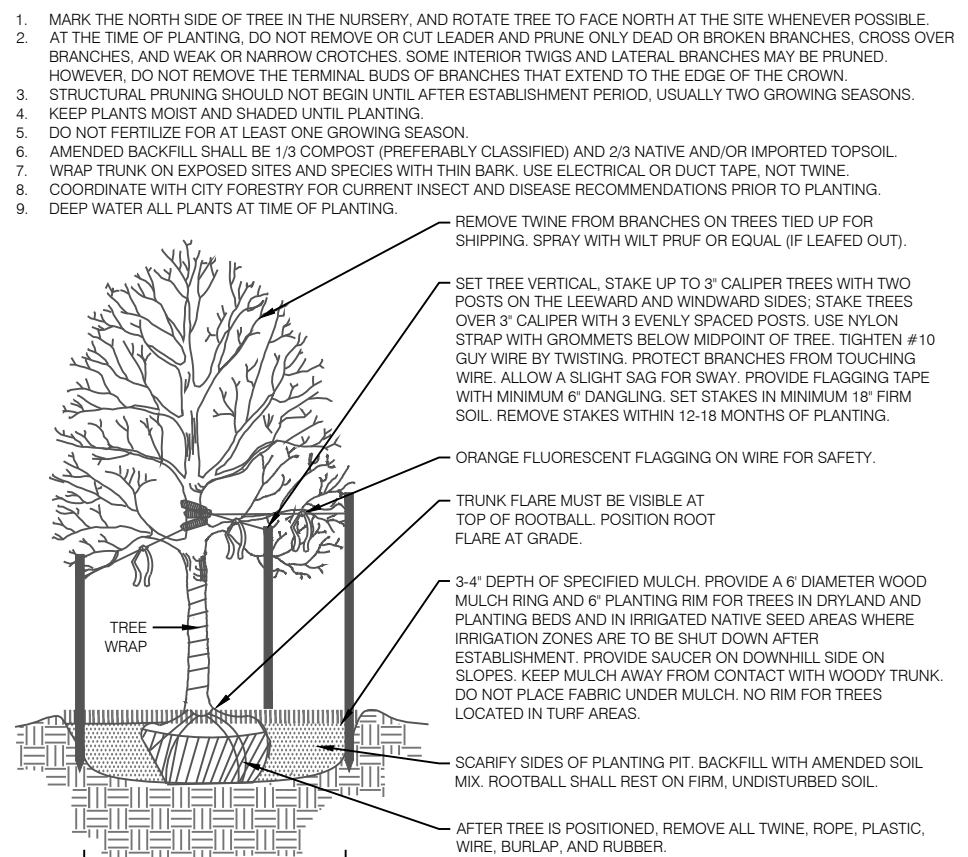
3294-08



2 CONIFEROUS TREE PLANTING DETAIL

N.T.S.

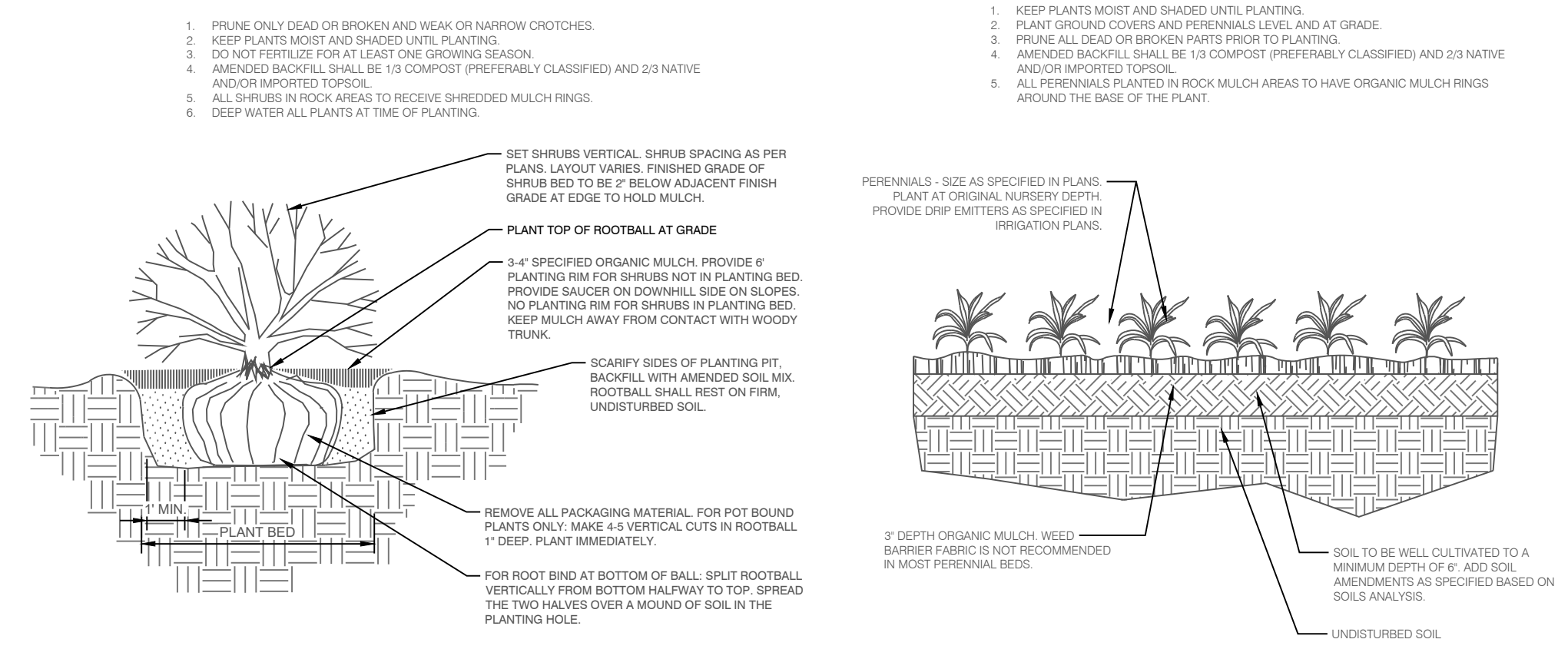
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3 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

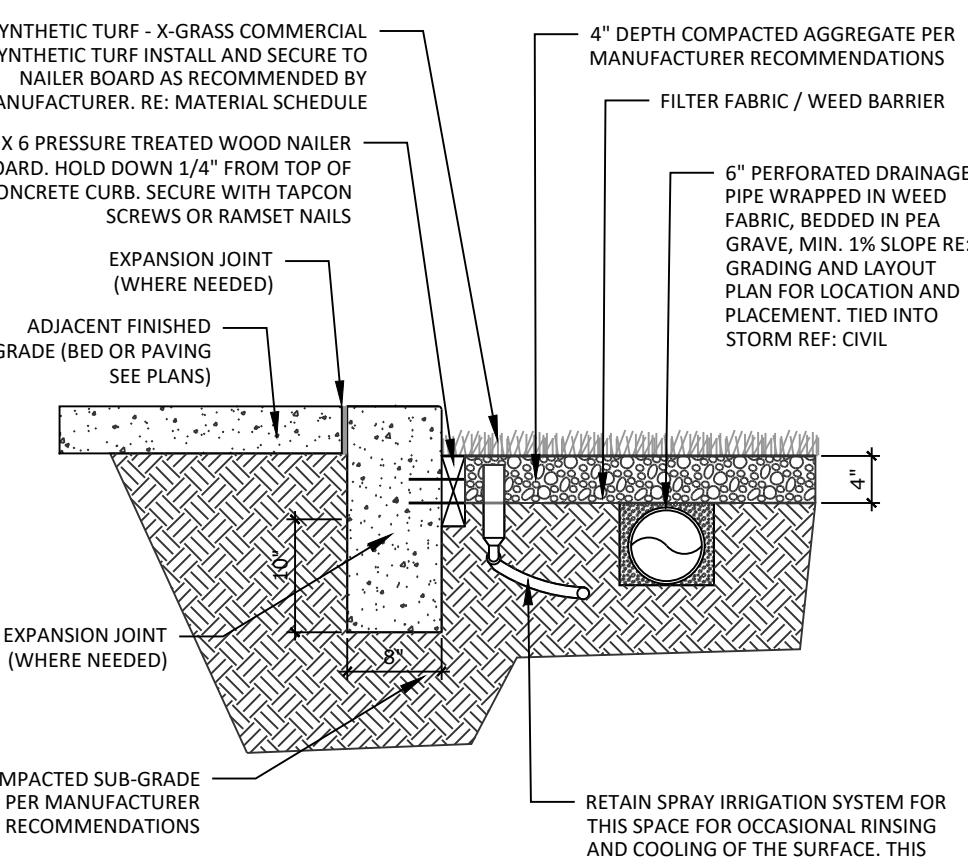
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4 SHRUB PLANTING DETAIL

N.T.S.

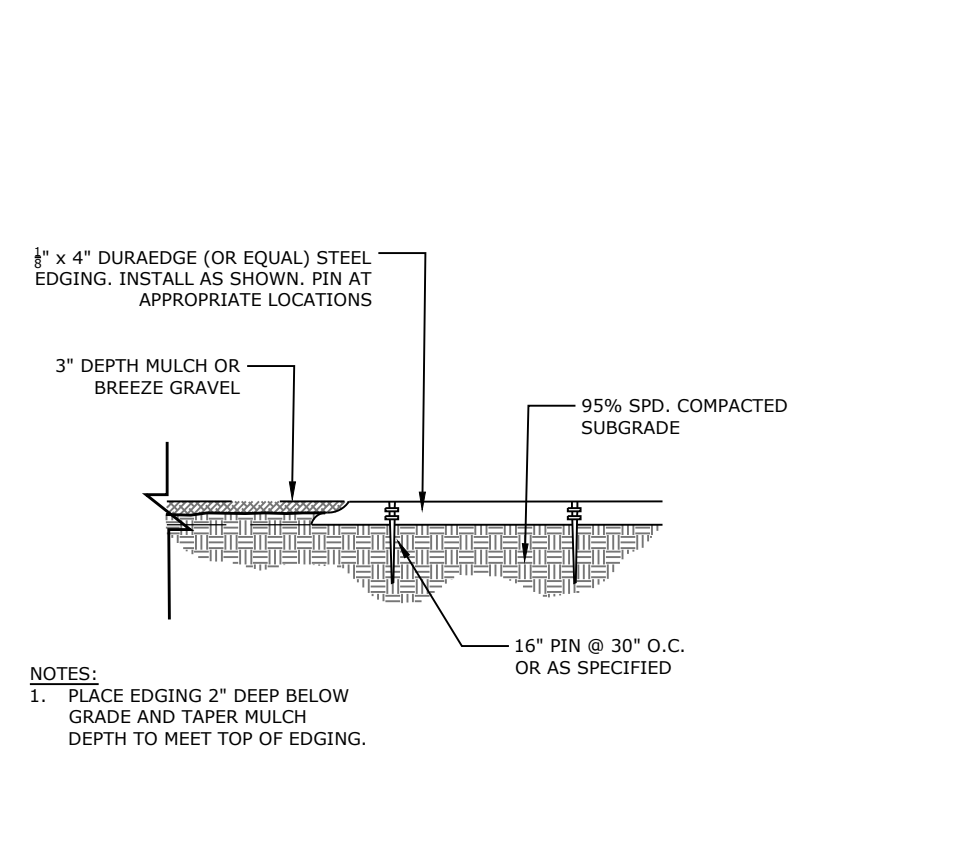
3294-08



6 SYNTHETIC TURF

N.T.S.

3294-08



7 STEEL EDGING

N.T.S.

3294-109

8 6' CONCRETE SLOT WALL

N.T.S.

3294-109



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN LANDING

FINAL LANDSCAPE PLAN

SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

ENTITLEMENT

DATE: 05/15/2024 BY: A.LANGHANS
09/12/2024 BY: A.LANGHANS

LANDSCAPE DETAILS & NOTES

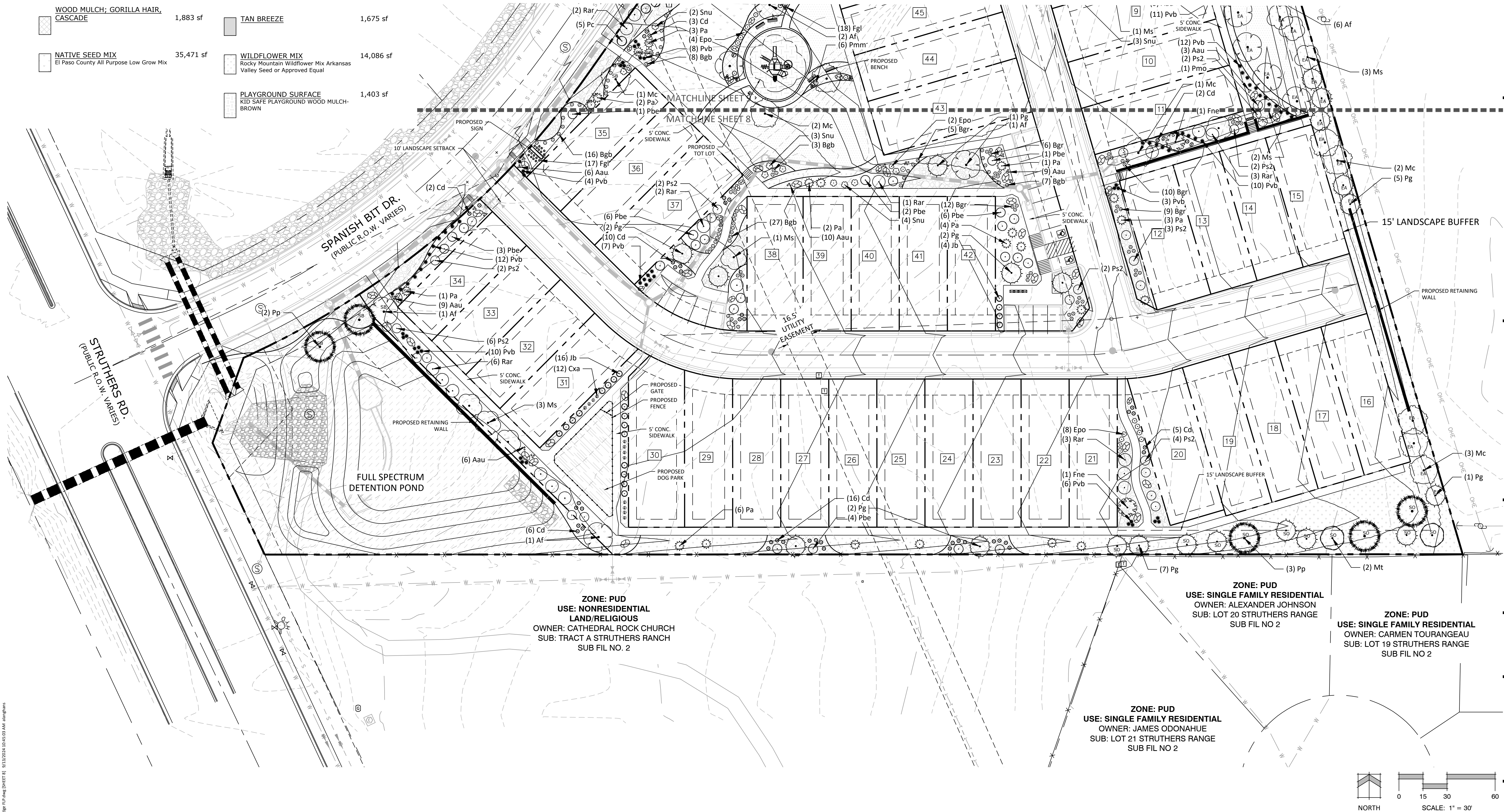
7

7 OF 9

CPC #

CONCEPT PLANT SCHEDULE

	SYNTHETIC TURF	7,045 sf
	1-1/2" ROCK MULCH	19,418 sf
	ROCK COBBLE	26,173 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	15,494 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	1,883 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,471 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	44,924 sf
	TAN BREEZE	1,675 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	14,086 sf
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH- BROWN	1,403 sf



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Colorado Springs, CO 80903

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URBAN
LANDING

FINAL LANDSCAPE
PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A. LANGHANS

ENTITLEMENT

DATE: 05/15/2024 BY: A. LANGHANS
09/12/2024 BY: A. LANGHANS

SHEET TITLE

8

8 OF 9

CPC #

CONCEPT PLANT SCHEDULE

	1-1/2" ROCK MULCH	19,418 sf		SYNTHETIC TURF	7,045 sf
	ROCK COBBLE	26,173 sf		DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	44,924 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	15,494 sf		TAN BREEZE	1,675 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	1,883 sf		WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	14,086 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,471 sf		PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH- BROWN	1,403 sf

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: CC
USE: PLANNED COMMERCIAL
STORE

ZONE: RR2
USE: SINGLE FAMILY RESIDENTIAL
OWNER: PAUL DRAUSE
SUB: LOT 26 CHAPARRAL HILLS



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IN ASSOCIATION WITH

URBAN
LANDING

FINAL LANDSCAPE
PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

STAMP

ENTITLEMENT

DATE: 05/15/2024 BY: A.LANGHANS
09/12/2024 BY: A.LANGHANS

ISSUE / REVISION

SHEET TITLE

9
9 OF 9

CPC #

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