

GENERAL PROVISIONS SECTION:

- A. AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE...
B. APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND...
C. ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS...
D. RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF URBAN LANDING...
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...
F. CONFLICT: WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER...
G. MAXIMUM LEVEL OF DEVELOPMENT: THE TOTAL OF DWELLINGS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLANNING OR CONSTRUCTION...
H. PROJECT TRACKING: AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE...
I. OVERALL PROJECT STANDARDS: THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED...

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

Much of this information is duplicative of Section B. Please consolidate.

PURPOSE AND INTENT:

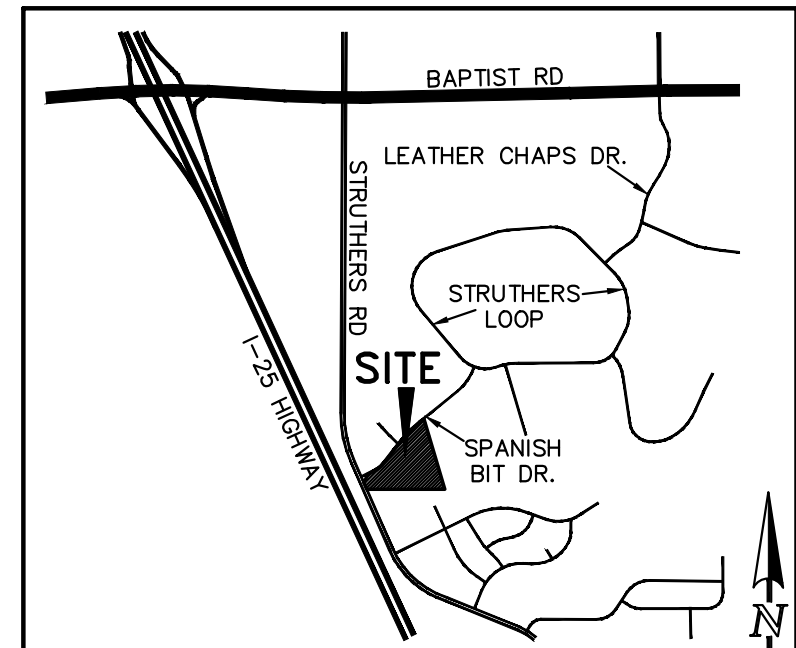
URBAN LANDING PUD DEVELOPMENT PLAN & PRELIMINARY PLAN IS A PROPOSED 49 LOT DETACHED SINGLE-FAMILY COMMUNITY COMPRISED OF DISTINCT RESIDENTIAL CLUSTERS UTILIZING PRIVATE STREETS TO ACCESS REAR LOADED PARKING, GARAGE AND HOMES.

GENERAL NOTES:

- 1. 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...
2. 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...
3. 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...
4. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION...
5. ALL PRIVATE STREETS AND TRACTS SHALL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA...
6. ALL LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY (SPANISH BIT DR.) SHALL BE MAINTAINED BY THE URBAN LANDING HOA...
7. 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...
8. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF 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
9. ALL OPEN SPACE/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
10. ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE MIN. 5' WIDTH CONCRETE UNLESS OTHERWISE NOTED.
11. 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.
12. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN & PRELIMINARY PLAN ON A CASE BY CASE BASIS.

Not necessary

MAY 2024



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

APPLICANT REPRESENTATION

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

Per LDC Sec. 4.2.6.F.8.c, Pond can only be used for open space calculation if the size of the pond comprises less than 10% of the required open space area. I am assuming this is how the "total usable open space" was calculated, but more clarity here would be appreciated.

SITE DATA table with columns for existing zoning, tax schedule no., total area, development schedule, number of lots, total lot area, average lot size, minimum lot size, minimum lot width, minimum lot depth, gross density, net density, private roads, private open space/pond, total useable open space, and maximum lot coverage.

URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES

Table with columns for USE, PRINCIPAL USES, NOTES, and ACCESSORY USES. Includes categories like Dwelling, Recreation Amenities, Family Care Home, District Utilities, Animal Keeping, Residential Home Occupation, Solar Energy Systems, Deck, Fence, Mailboxes, Model Home, Construction Equipment Storage, Yard or Garage Sales, Family Care Home, CMRS Facility, and Notes.

Landscaping within the private roads?

Delete the reference to 0' setbacks

Delete this note

Identify the mitigation strategies.

This will need to be more specific. I recommend just making the setback 14 ft.

This will not be a sufficient enough setback for cars to park in the driveway. Cars will project into the roads.

Why is this note here? Previous note indicates roads will be owned / maintained by HOA.

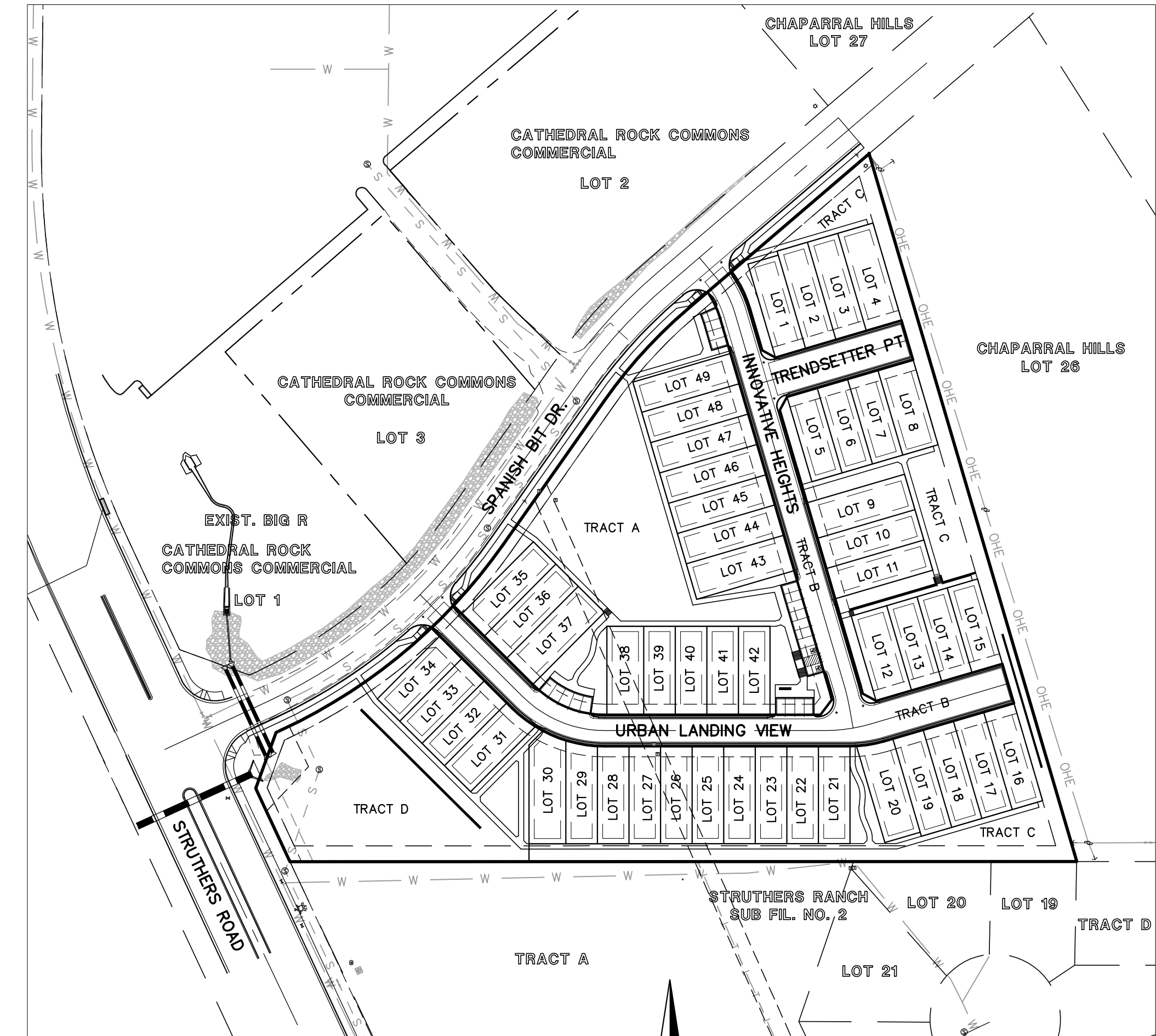
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.F(2)(g))

Table with columns for LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, and JUSTIFICATION. Lists modifications for private roads, typical urban local roads, and public roads.

LAND USE AND TRACT TABLE

Table with columns for LOTS/TRACT, AREA (SF), AREA (AC.), LAND USE, OWNERSHIP/MAINTENANCE, and USE %. Lists details for lots 1-49 and various tracts.

- B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS BUILDING SETBACKS: (SEE TYPICAL LOT DETAIL - SHEET 4)
FRONT YARD (FACING LANDSCAPE TRACT): 14'-17" (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 TO A TRACT
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 SIZE: 2,520 SF
MAXIMUM BUILDING HEIGHT: 30 FEET
MAXIMUM LOT COVERAGE: 70 PERCENT
OFF STREET PARKING:
2-CAR GARAGE OR 2 PARKING STALLS ON EACH LOT
22 QUOTE PARKING STALLS (INCLUDING 2 HANDI-CAP STALLS)
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.
C. LOT LINES:
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 THIS PLAN.
3. 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.



KEY MAP
SCALE: 1" = 100'

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 )
COUNTY OF EL PASO ) ss
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_M. THIS DAY OF 20\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: EL PASO COUNTY CLERK AND RECORDER

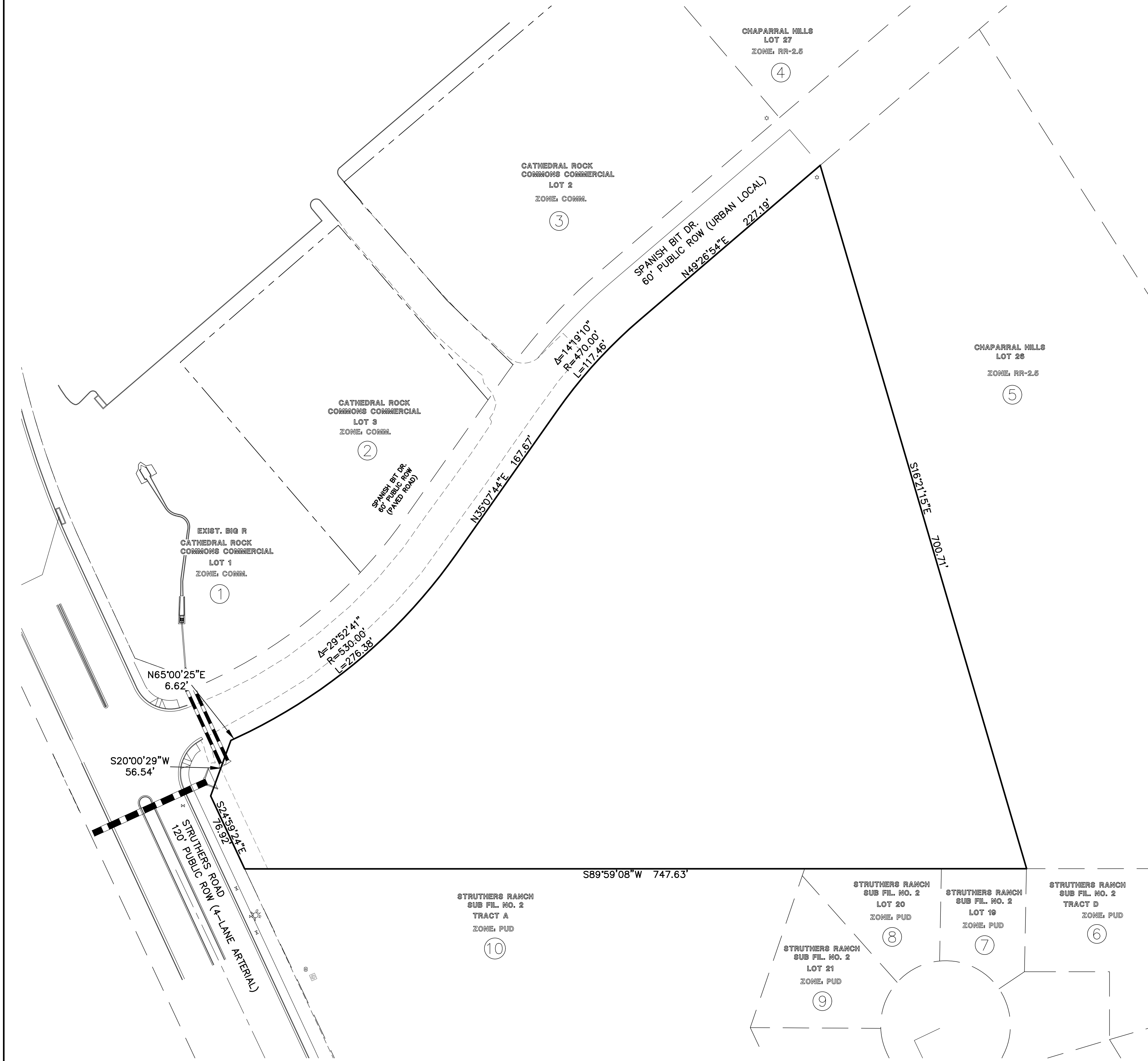
SHEET INDEX table listing various sheets including Cover Sheet, Legal Boundary & Adjacent Owners Exhibit, Site Plan Sheet, Typical Lot Detail Sheet, Lot Use Easement & Maintenance Access, Preliminary Grading & Utility Plan, and Preliminary Landscape Plan & Details.

CLASSIC CONSULTING logo and contact information, including address (619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903), phone numbers ((719) 785-0790, (719) 785-0799 (fax)), and a table with columns for DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE, SHEET, and JOB NO.

# 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 ODONAHUE	14748 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
10	CATHEDRAL ROCK CHURCH	590 HIGHWAY 105 SUITE 190	MONUMENT, CO 80132



50 25 0 50 100

SCALE: 1" = 50'  
U.S. SURVEY FOOT

PCD NO. PUDSPXXX



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

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 50'	SHEET	2 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

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



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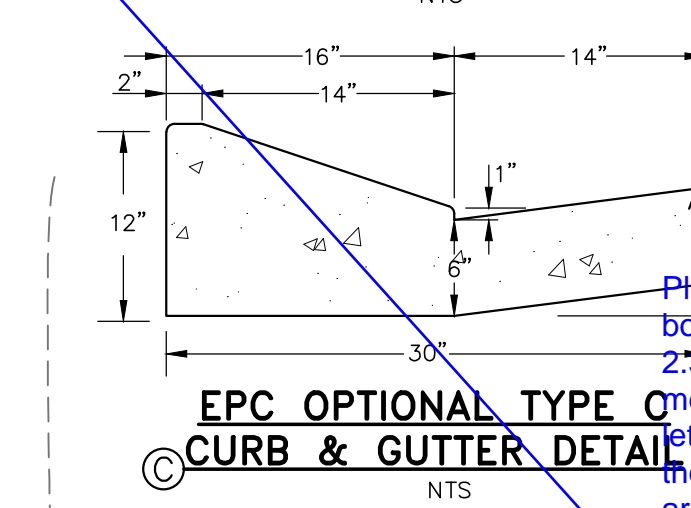
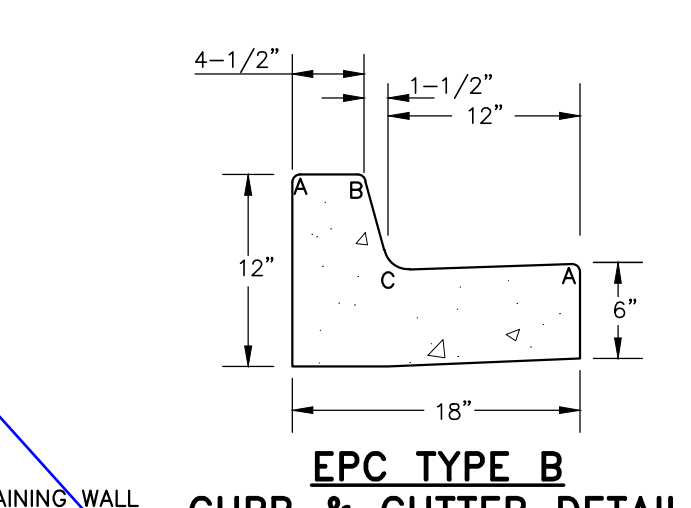
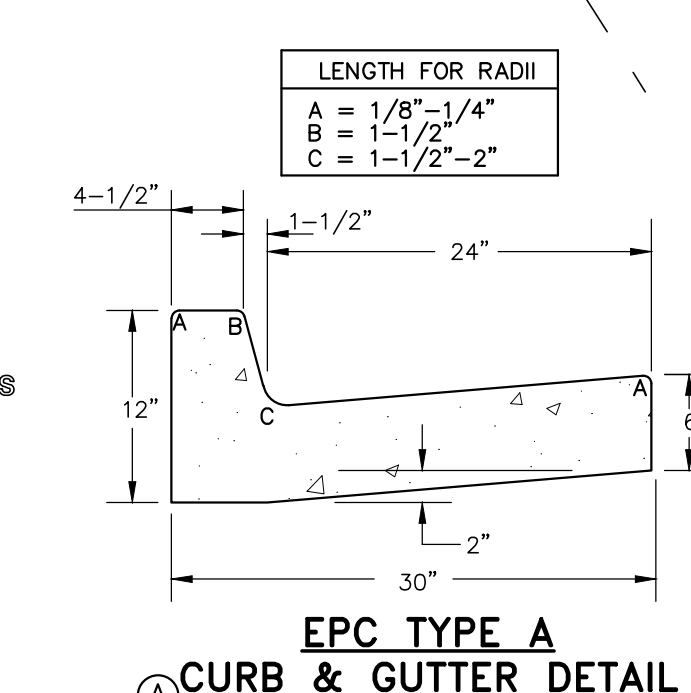
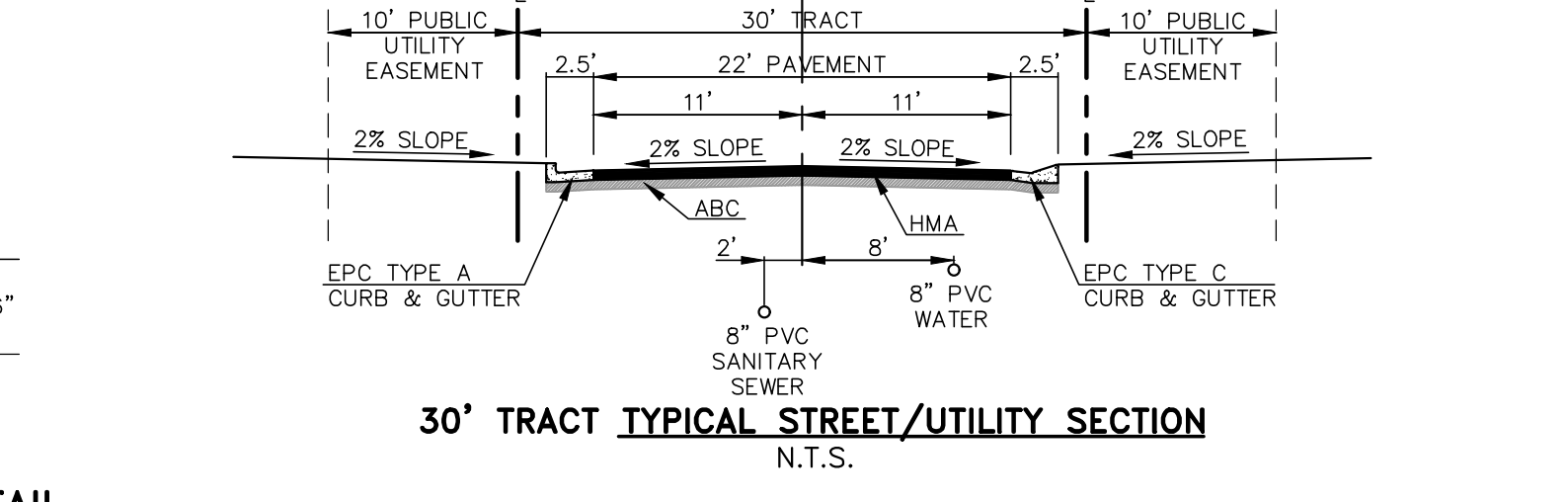
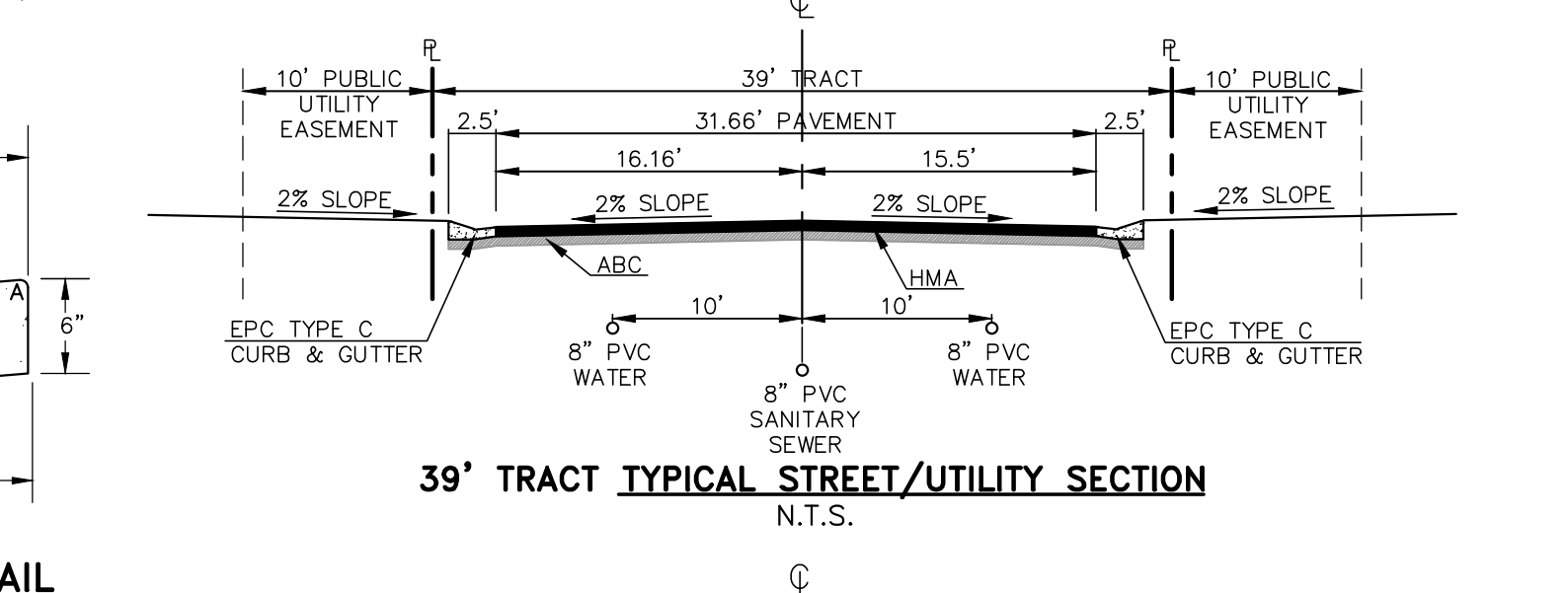
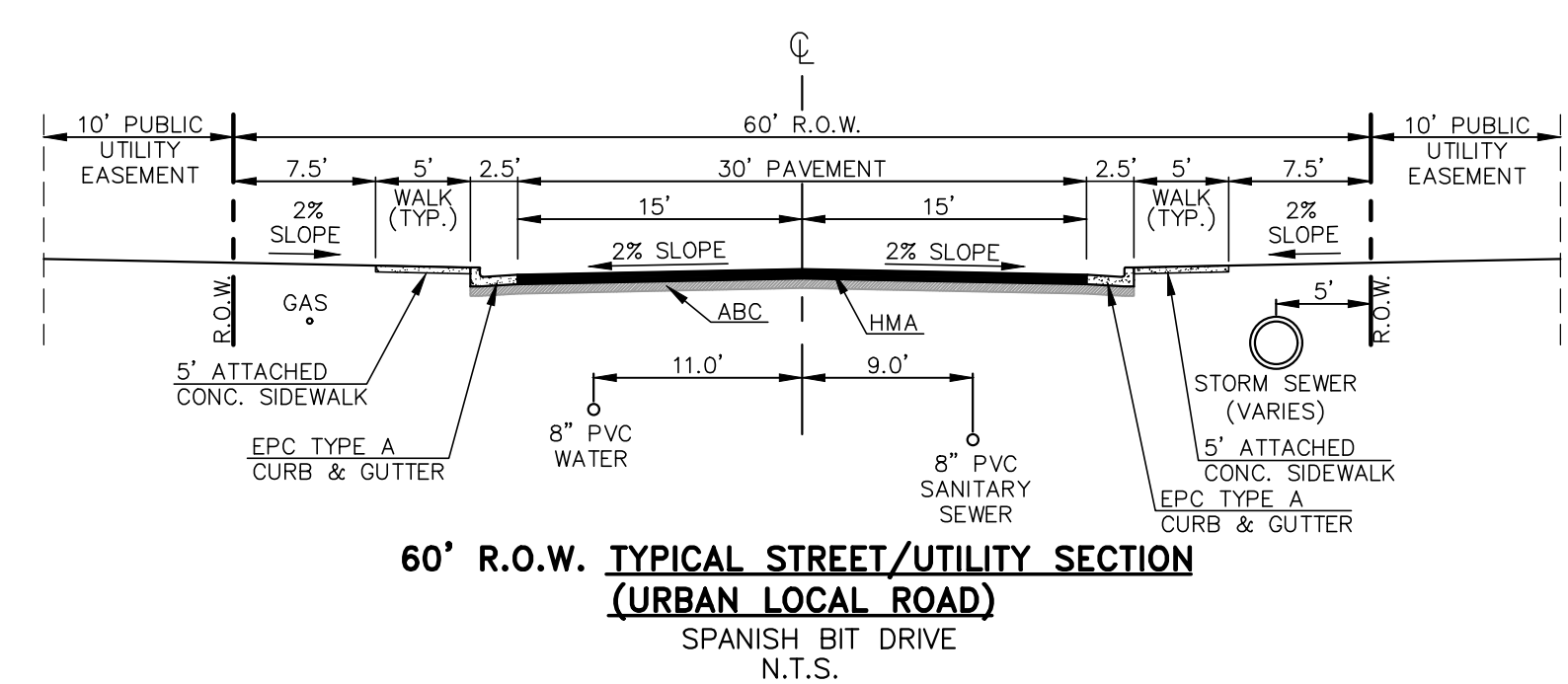
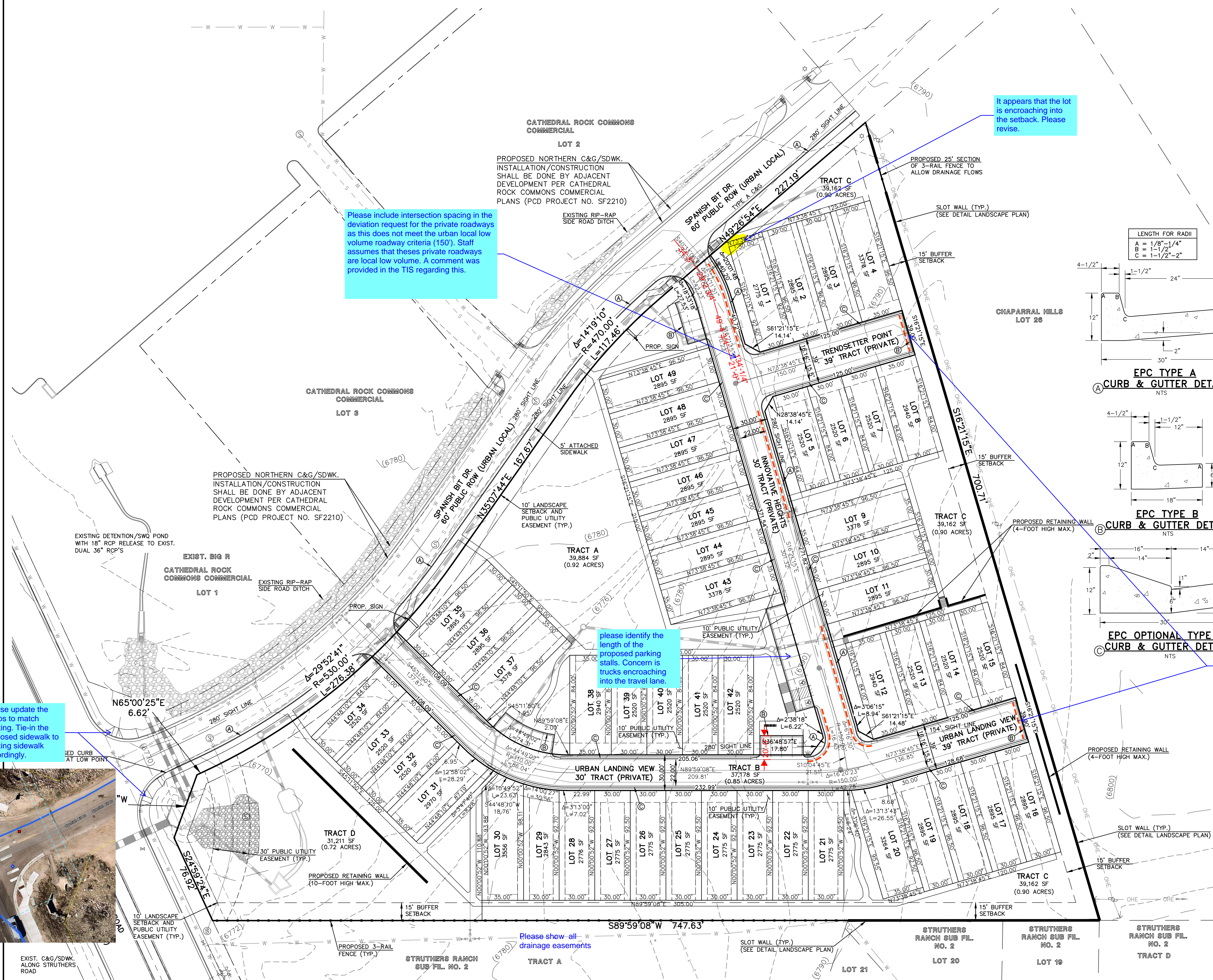
# URBAN LANDING

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 —
EXISTING STORM LINE	—————



Please provide a turnaround for both private roadways per ECM 2.3.8. If this condition cannot be met, please provide a deviation letter along with the agreement from the Fire Department confirming they are okay with not having a turnaround for these two roadway sections.

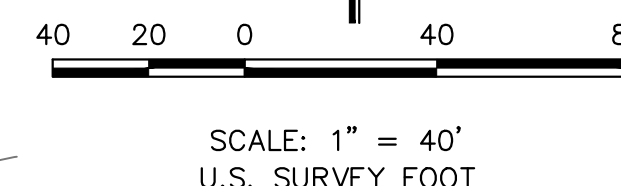
the deviation regarding the roadway termination may be included within the private roadway deviation.

This is duplicate information to easement information on cover sheet and also not the same. Front yard setback differs here.

**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.



PCD NO. PUDSPXXX

**CLASSIC CONSULTING**

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	

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

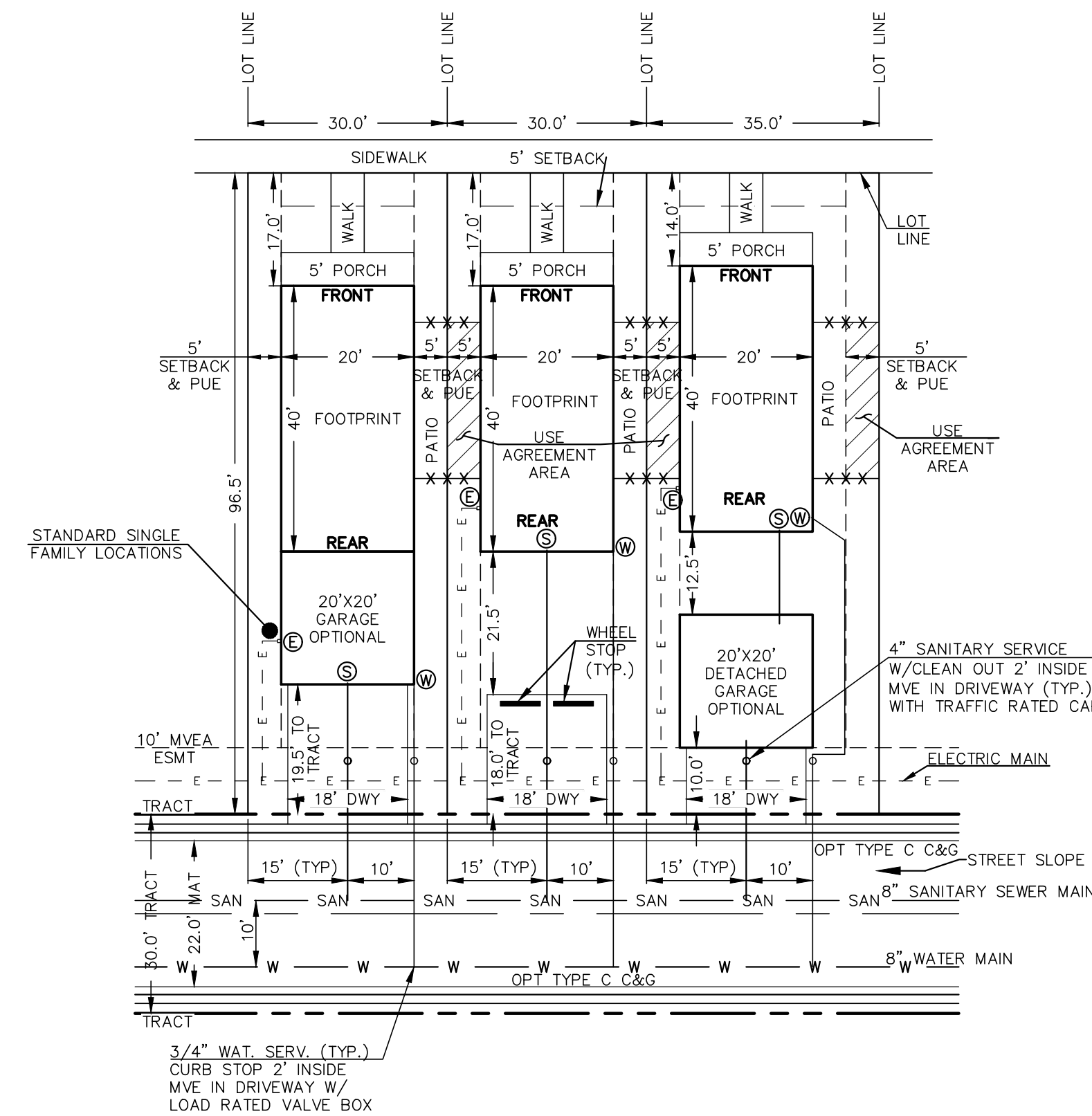
12-29-04 PWD, T1

# URBAN LANDING

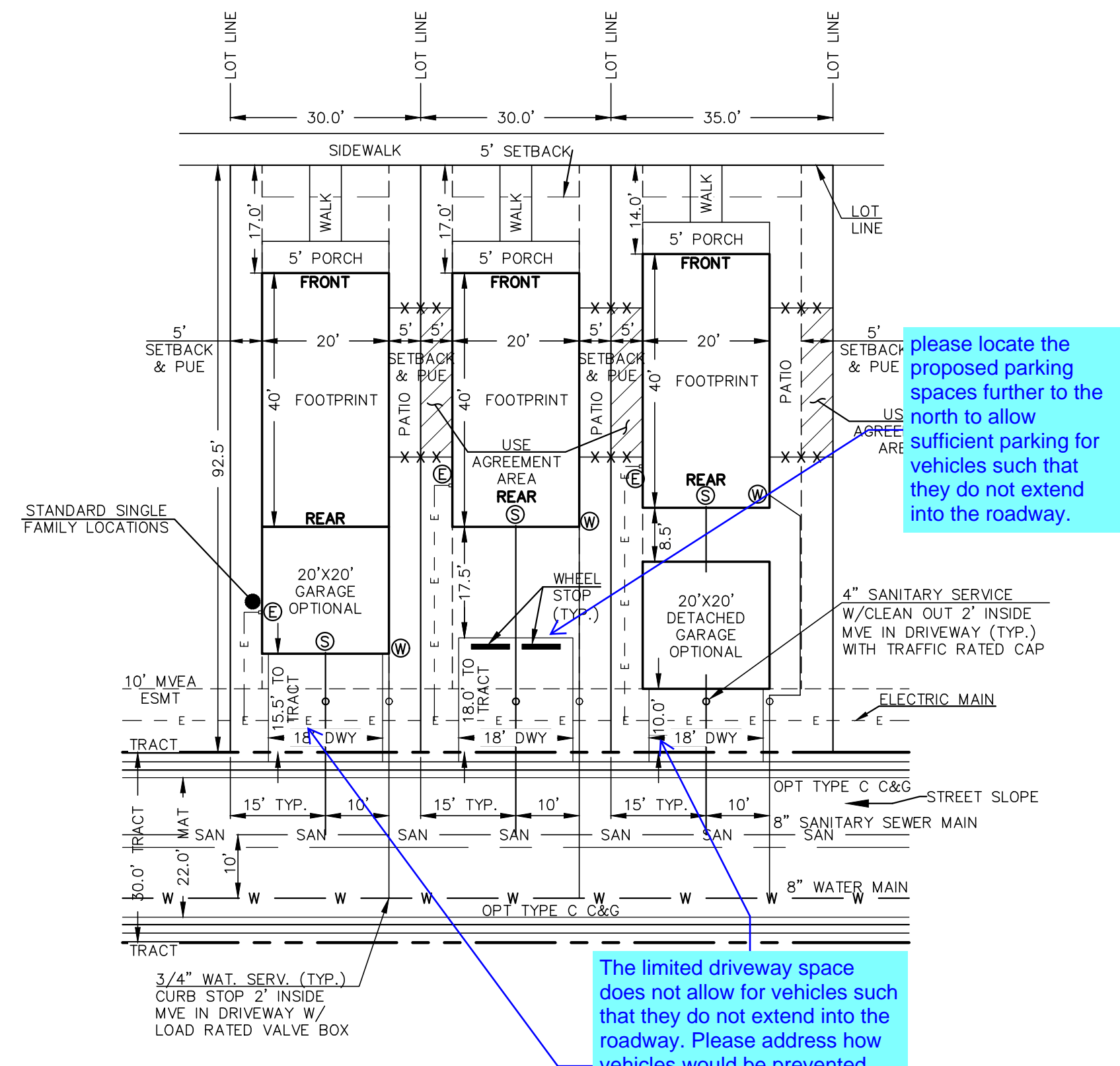
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

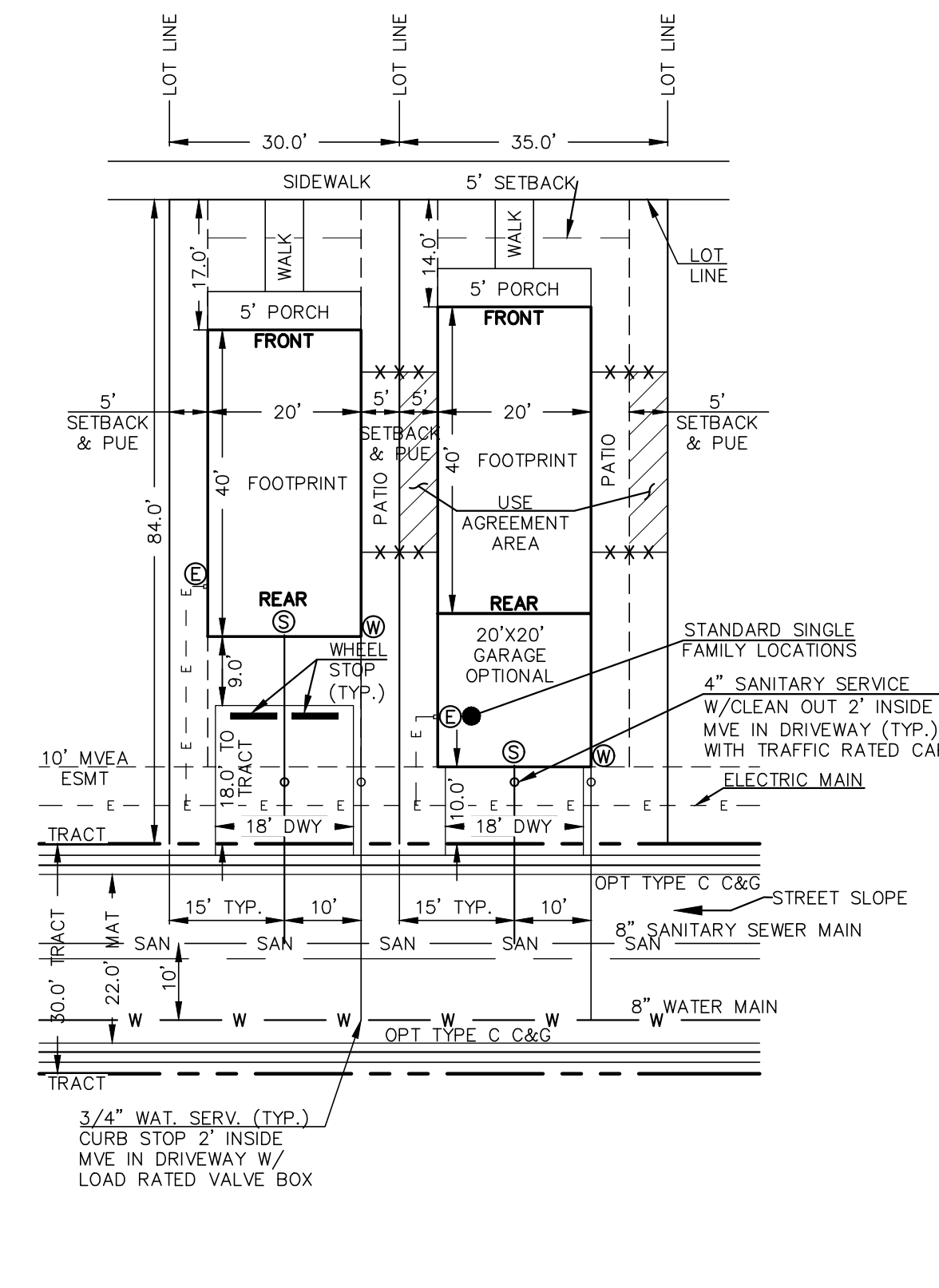
NOTE:  
COMMUNITY IS ELECTRIC SERVICES ONLY.  
NO GAS SERVICE TO BE PROVIDED



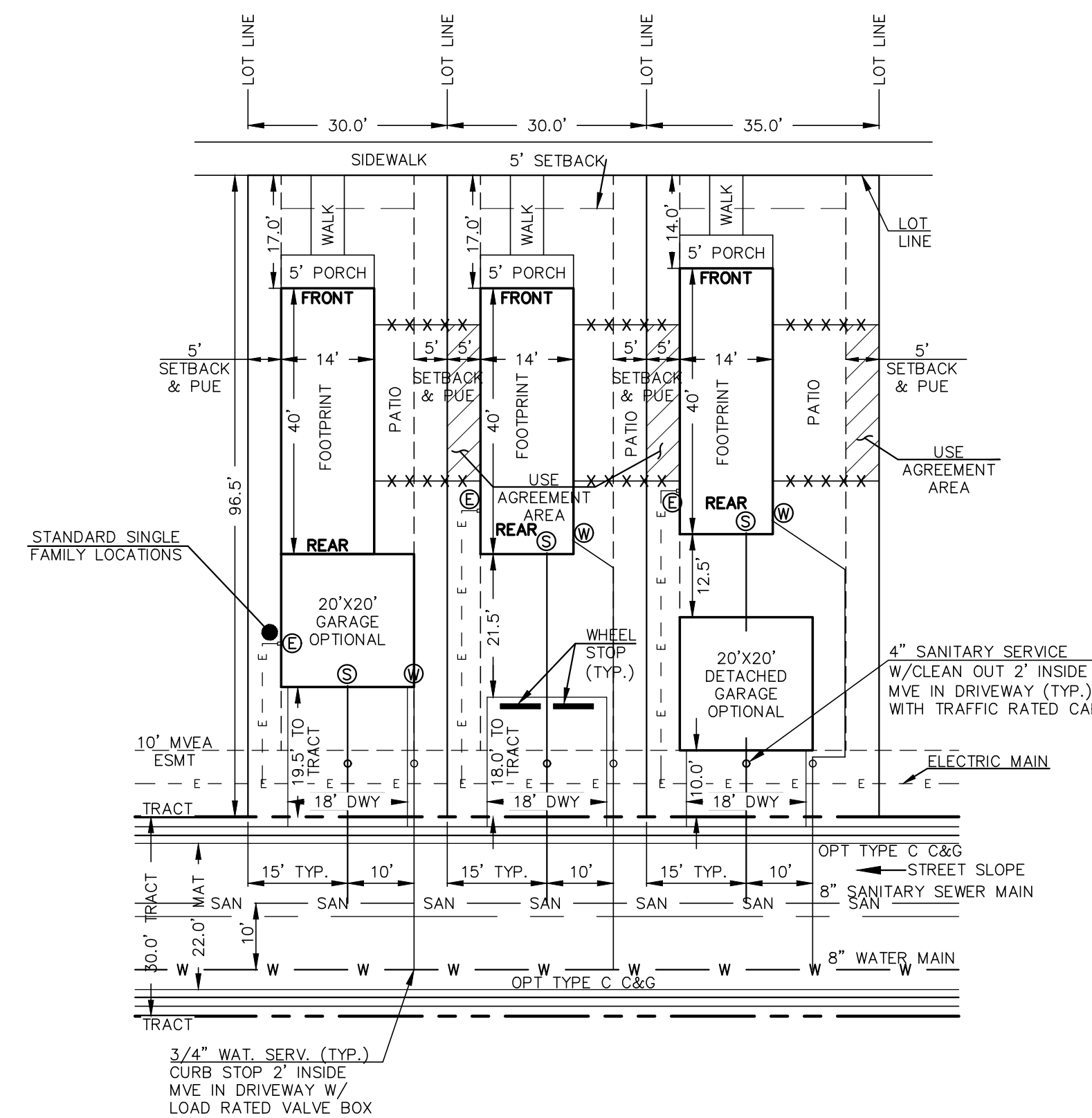
PROPOSED PREAMBLE COLLECTION W/UTILITIES  
TEMPLATE (W/FULL DRIVEWAY PARKING)  
96.5'X30' OR 96.5'X35' LOT W/20'X40' BUILDING



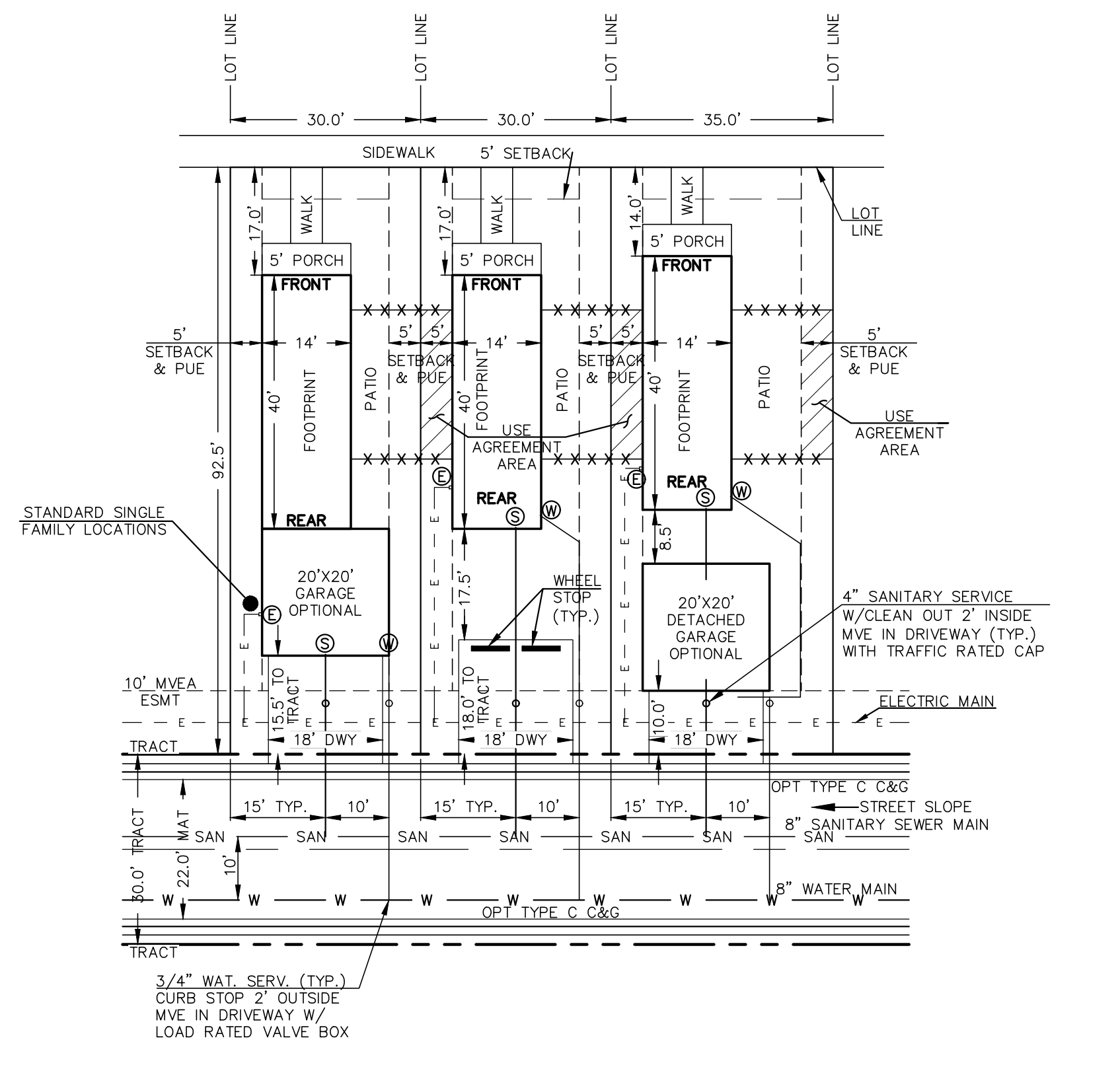
PROPOSED PREAMBLE COLLE  
TEMPLATE (W/FULL DRIVE  
92.5'X30' OR 92.5'X35' LOT



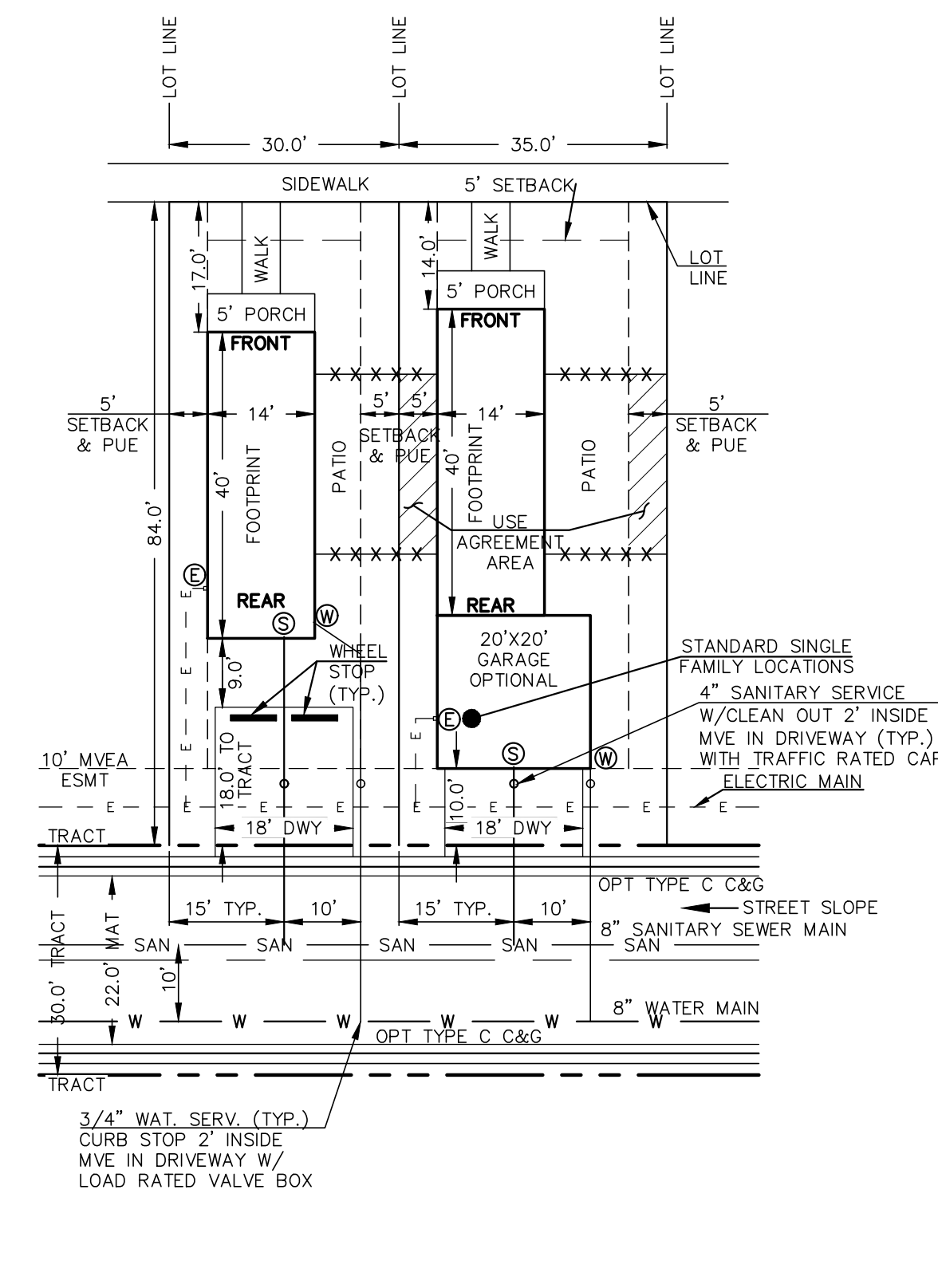
PROPOSED PREAMBLE COLLECTION W/UTILITIES  
TEMPLATE (W/FULL DRIVEWAY PARKING)  
84'X30' OR 84'X35' LOT W/20'X40' BUILDING



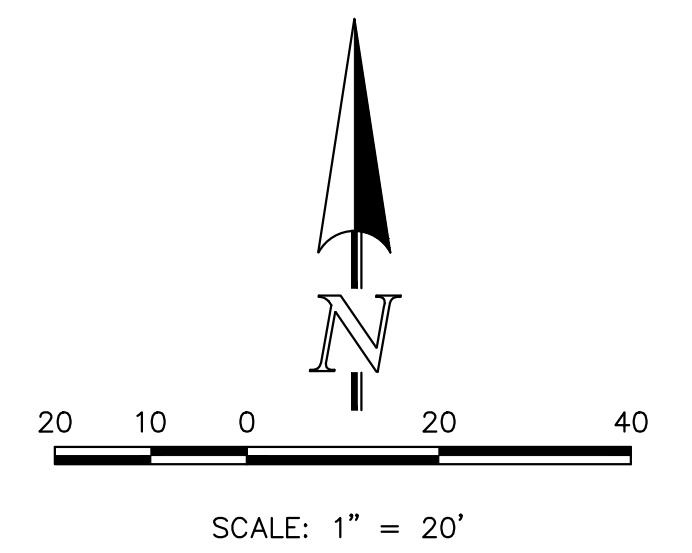
PROPOSED PREAMBLE COLLECTION W/UTILITIES  
TEMPLATE (W/FULL DRIVEWAY PARKING)  
96.5'X30' OR 96.5'X35' LOT W/14'X40' BUILDING




PROPOSED PREAMBLE COLLECTION W/UTILITIES  
TEMPLATE (W/FULL DRIVEWAY PARKING)  
92.5'X30' OR 92.5'X35' LOT W/14'X40' BUILDING



PROPOSED PREAMBLE COLLECTION W/UTILITIES  
TEMPLATE (W/FULL DRIVEWAY PARKING)  
84'X30' OR 84'X35' LOT W/14'X40' BUILDING





**CLASSIC CONSULTING**

PCD NO. PUDSPXXX

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	

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

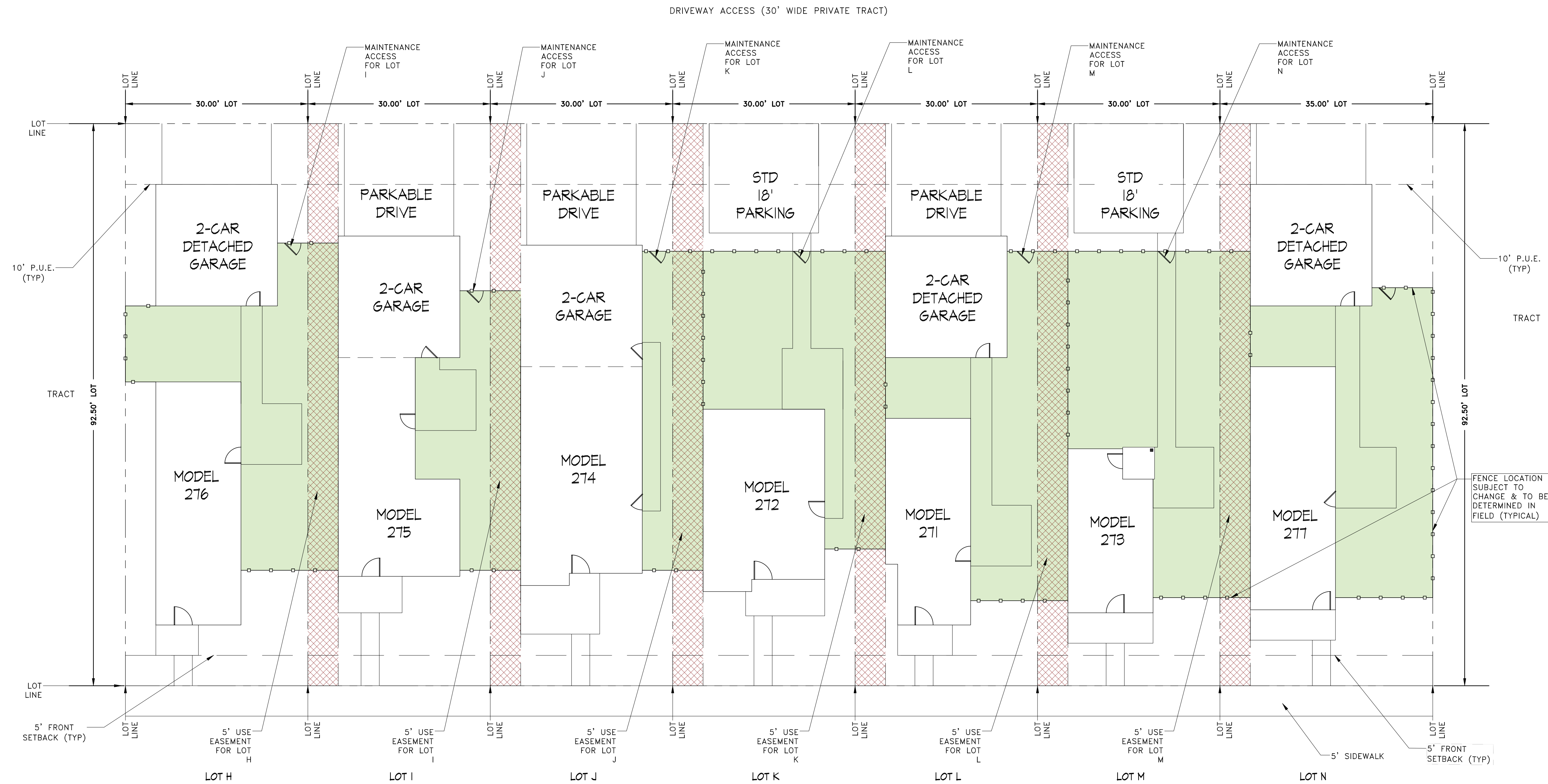
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# URBAN LANDING

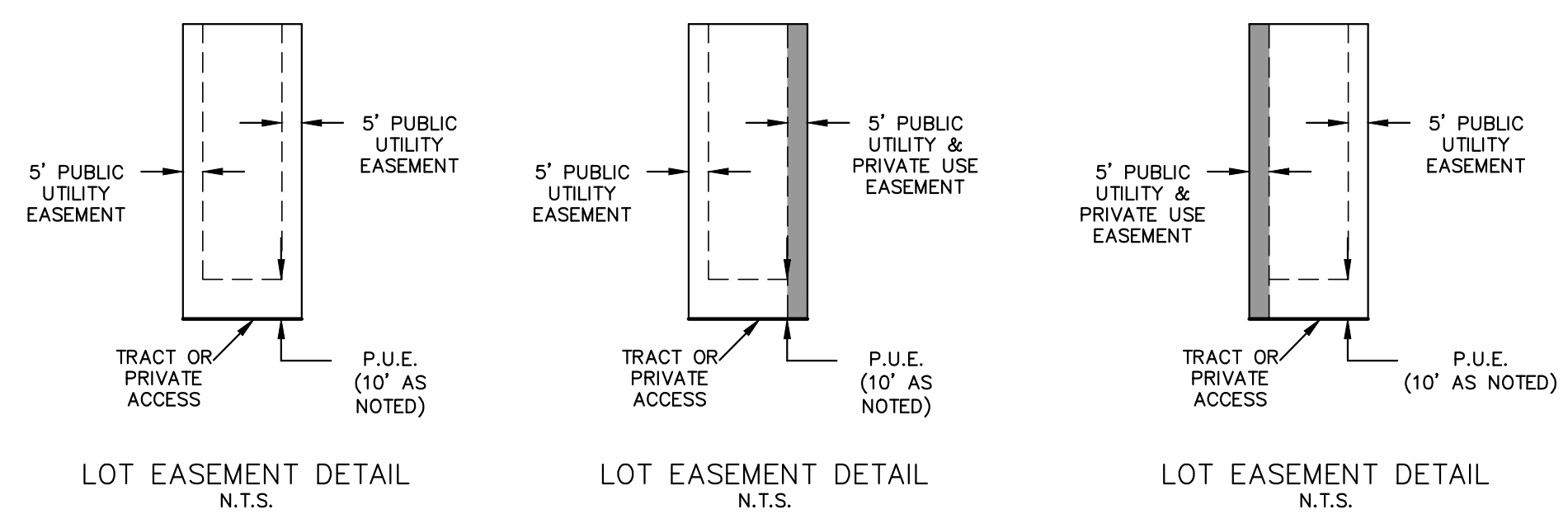
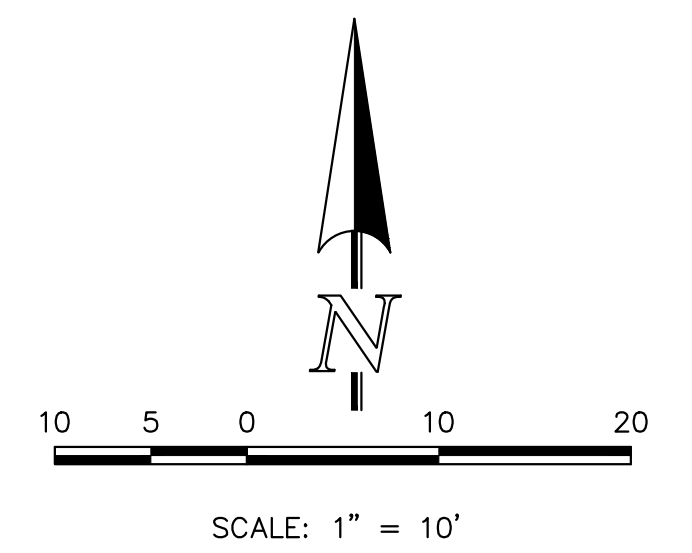
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

"USE" EASEMENT & "MAINTENANCE" ACCESS EXHIBIT



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



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

PCD NO. PUDSPXXX

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

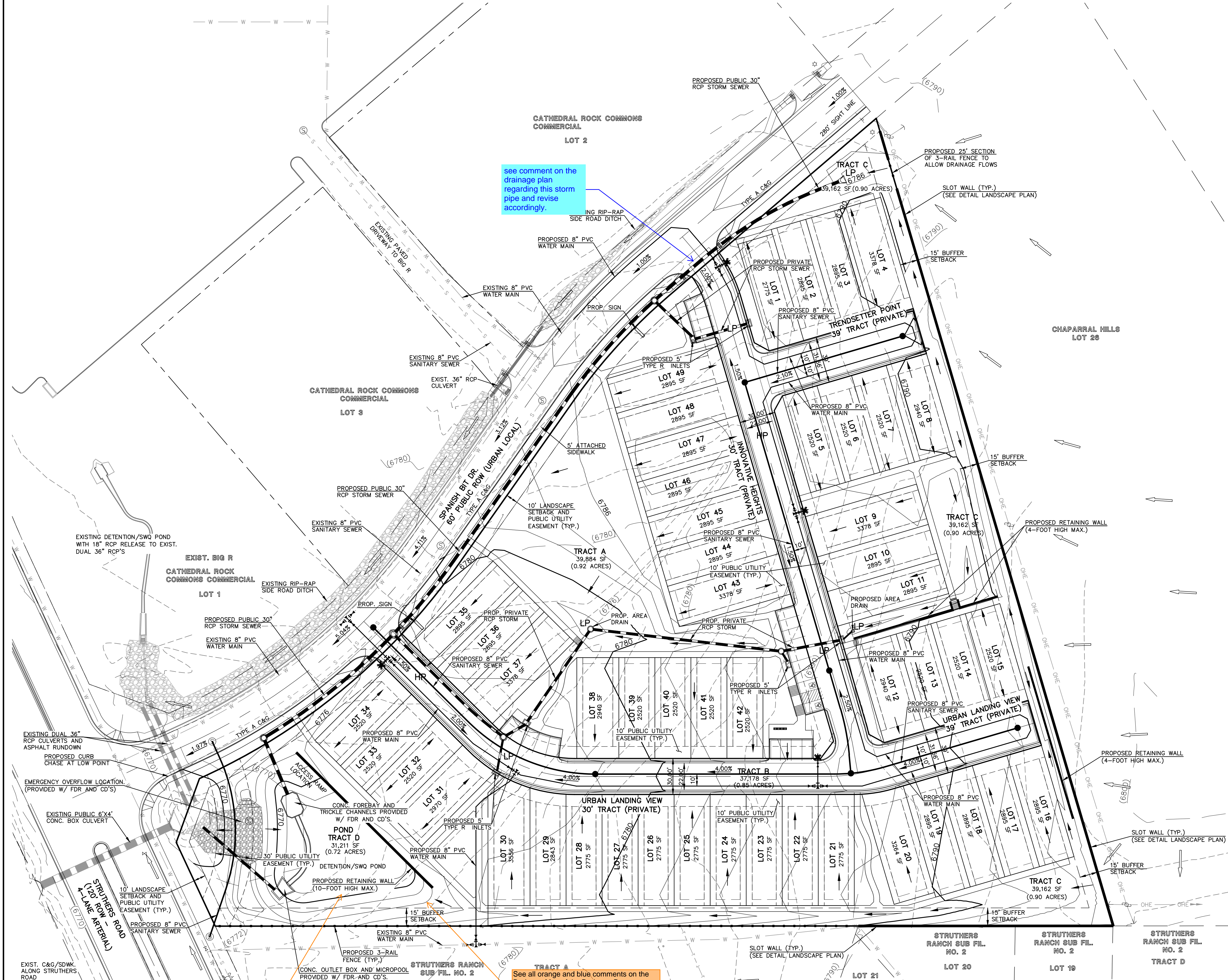
DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 10'	SHEET	5 OF 9
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01

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# URBAN LANDING

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

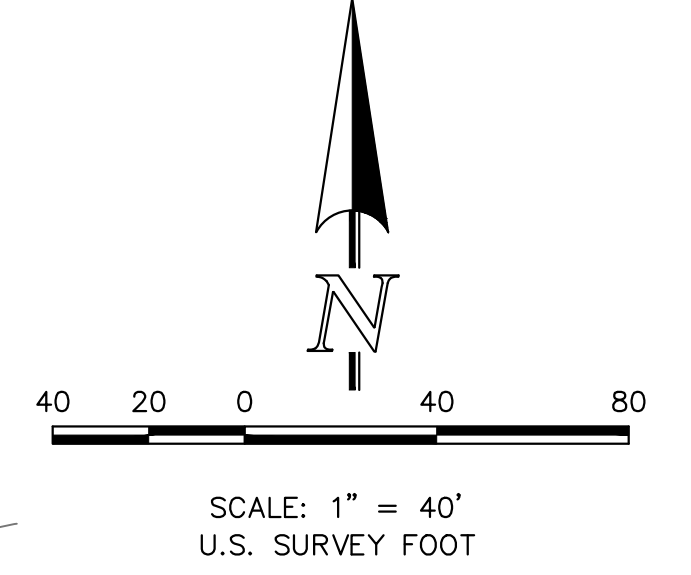
## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



### 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
1. 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.



see comment on the drainage plan regarding this storm pipe and revise accordingly.

See all orange and blue comments on the Drainage Map of the Drainage Report regarding this inflow point.

-Per MHFD Detail T-5, "the use of walls is highly discouraged due to maintenance constraints."

PCD NO. PUDSPXXX



**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	

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

V:\1308\URBAN LANDING\DEVELOPMENT\06 - 130801-UT AND GR.dwg, 6/24/2024 12:31:00 PM, 1:1

# URBAN LANDING

## EL PASO COUNTY, COLORADO

### FINAL LANDSCAPE PLAN



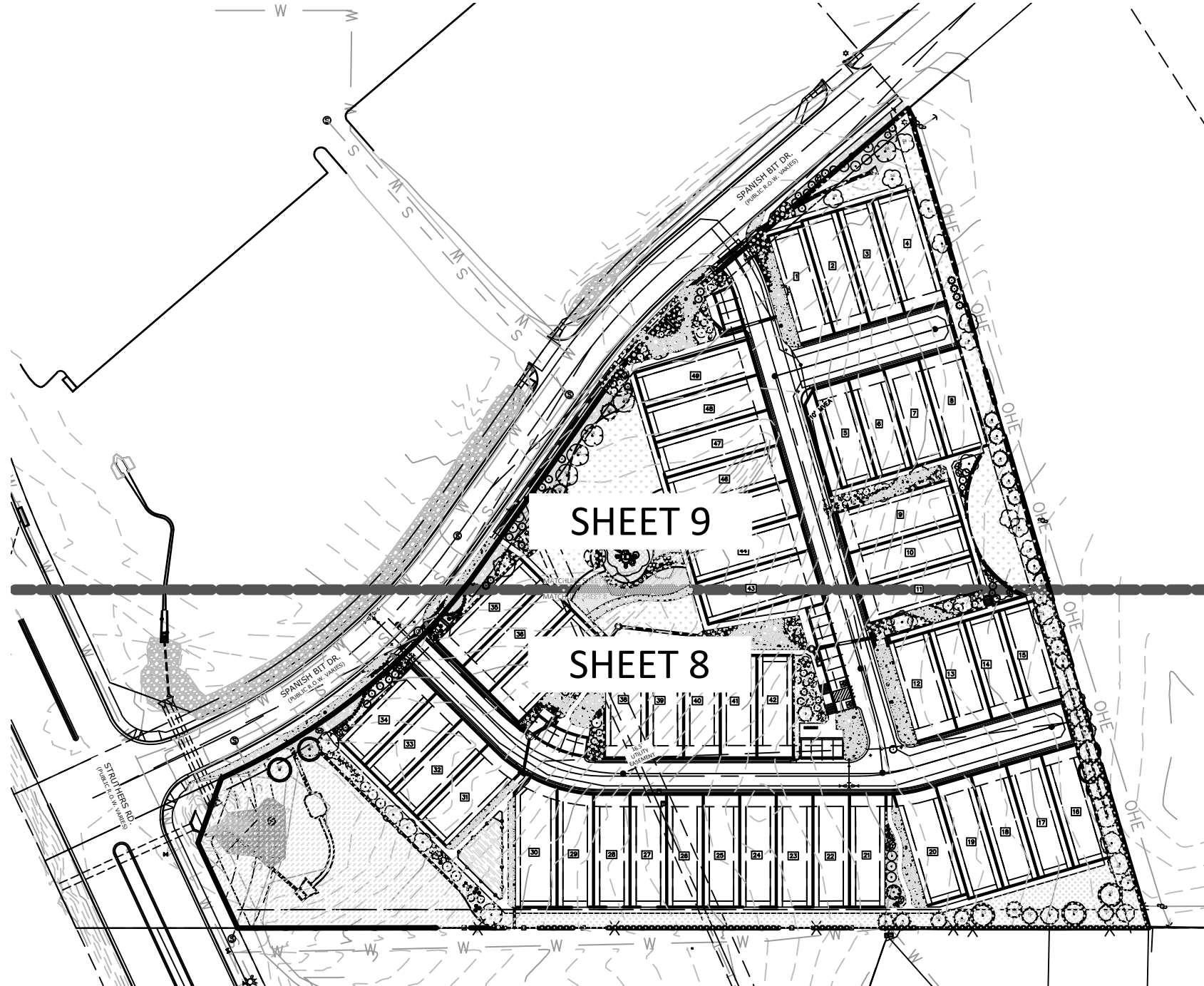
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Fax 719.471.0267  
www.nescolorado.com  
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#### LANDSCAPE NOTES

- 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 CARRON 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 12-12 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 FOR FINAL LANDSCAPE 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



#### LANDSCAPE REQUIREMENTS

##### Landscape Setbacks

Street Name or Zone Boundary	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

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

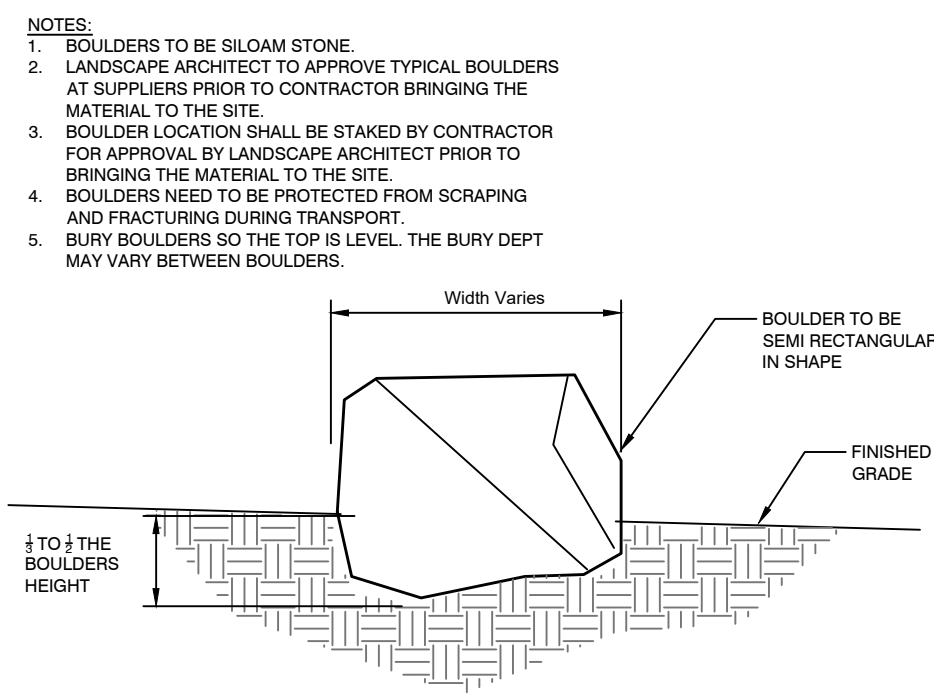
Evergreen Trees Req. (33%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
10 / 14	EA	75% / 100%
3 / 10	SO	75% / 100%

#### PLANT SCHEDULE

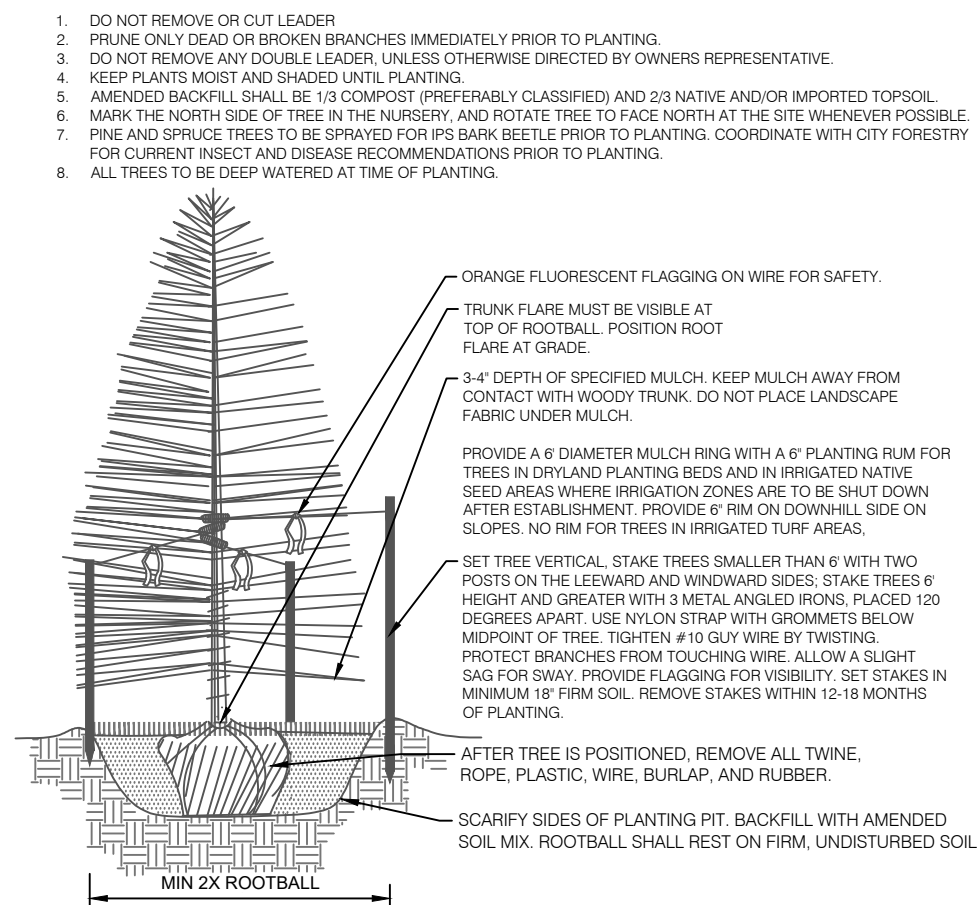
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
<b>STREET TREE</b>								
	Af	14	Acer ginnala 'Flame' / Flame Amur Maple	20'	18"	2" Cal.	B&B	
	Mc	16	Malus x 'Centzam' TM / Centurion Crabapple	20'	18"	2" Cal.	B&B	
	Ms	16	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15"	2" Cal.	B&B	
	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	6"	2" Cal.	B&B	
<b>DECIDUOUS TREES</b>								
	Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15"	2" Cal.	B&B	
<b>EVERGREEN TREES</b>								
	Pg	29	Picea pungens 'Glauca' / Blue Colorado Spruce	45'	15"	8" HT	B&B	
	Pa	25	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25'	6"	8" HT	B&B	
	Pp	9	Pinus ponderosa / Ponderosa Pine	20'	40"	6" HT	CONT	
<b>SHRUBS</b>								
	Cd	53	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
	Pmo	13	Physocarpus monogynus / Mountain Ninebark	6'	5"	5 GAL.	CONT	Xeric
	Pbe	17	Prunus besseyi / Sand Cherry	6'	6"	5 GAL.	CONT	Xeric
	Rar	19	Rhus aromatica / Fragrant Sumac	4'	8"	5 GAL.	CONT	Xeric
<b>EVERGREEN SHRUBS</b>								
	Ps2	47	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4'	5'-6"	#1 CONT	CONT	Xeric
	Pmm	16	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3"	5 GAL.	CONT	Xeric
<b>GRASSES</b>								
	Bgr	124	Bouteloua gracilis / Blue Grama	3'	2"	1 GAL.	CONT	Xeric
	Bgb	149	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Blonde	3'	2"	1 GAL.	CONT	Xeric
	Cxa	22	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2"	1 GAL.	CONT	NonX
	Pvb	187	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4'	2"	1 GAL.	CONT	NonX
	Snu	18	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL.	CONT	Xeric
<b>ANNUALS/PERENNIALS</b>								
	Aau	113	Agastache aurantiaca / Giant Hyssop	1.5'	1"	1 GAL.	CONT	Xeric
	Epo	15	Euphorbia polychroma / Cushion Spurge	2'	3"	1 GAL.	CONT	Xeric

#### CONCEPT PLANT SCHEDULE

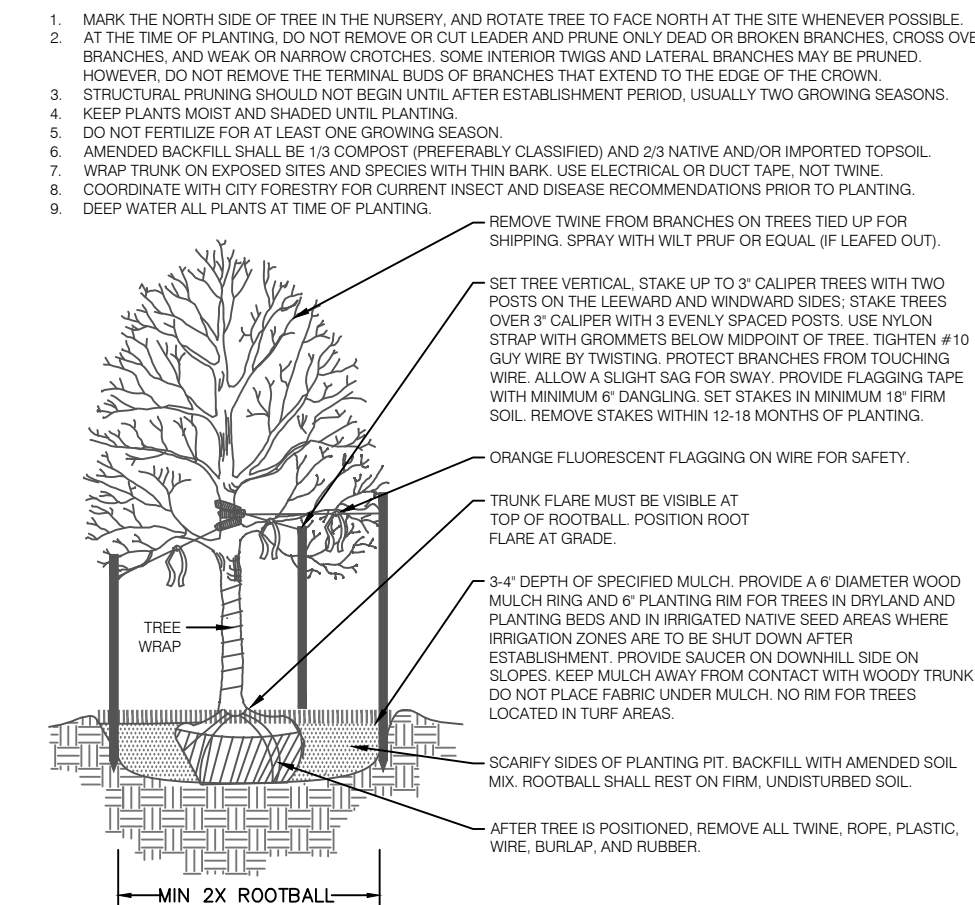
	1-1/2" ROCK MULCH	18,851 sf
	ROCK COBBLE	26,162 sf
	BLUEGRASS SOD Pescue - Buffalo grass Blend	9,485 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	1,543 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	44,896 sf
	SYNTHETIC TURF	7,045 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needgrass - 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
	CRUSHED QUARTS BREEZE	311 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf



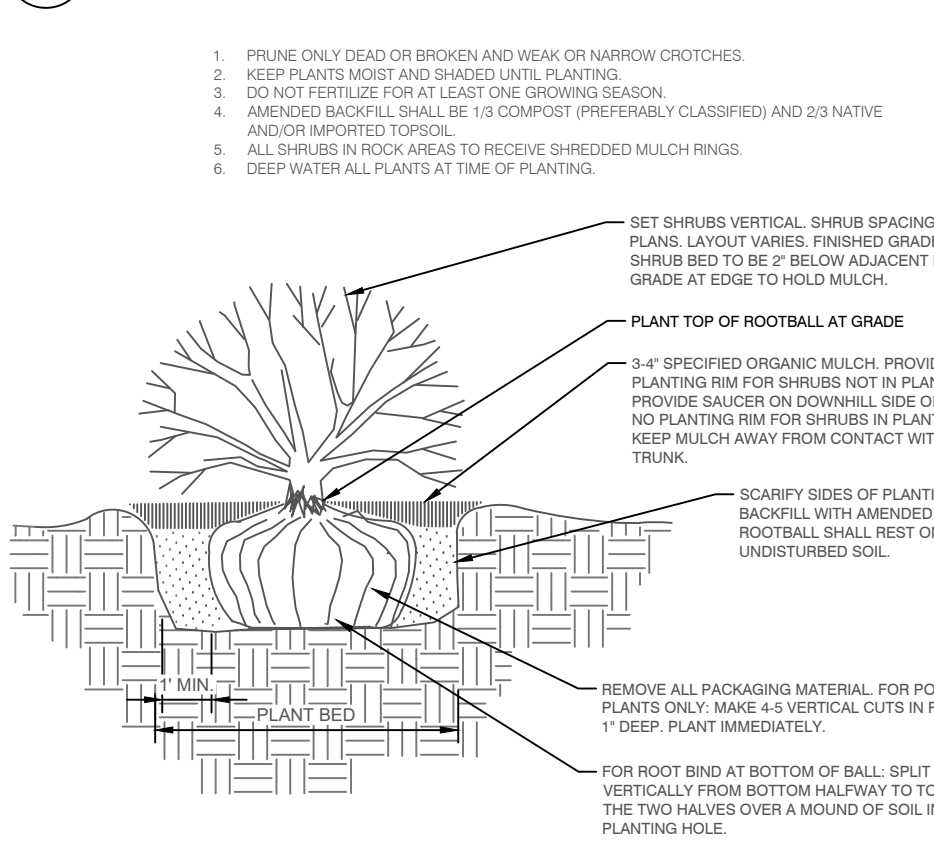
1 LANDSCAPE BOULDER



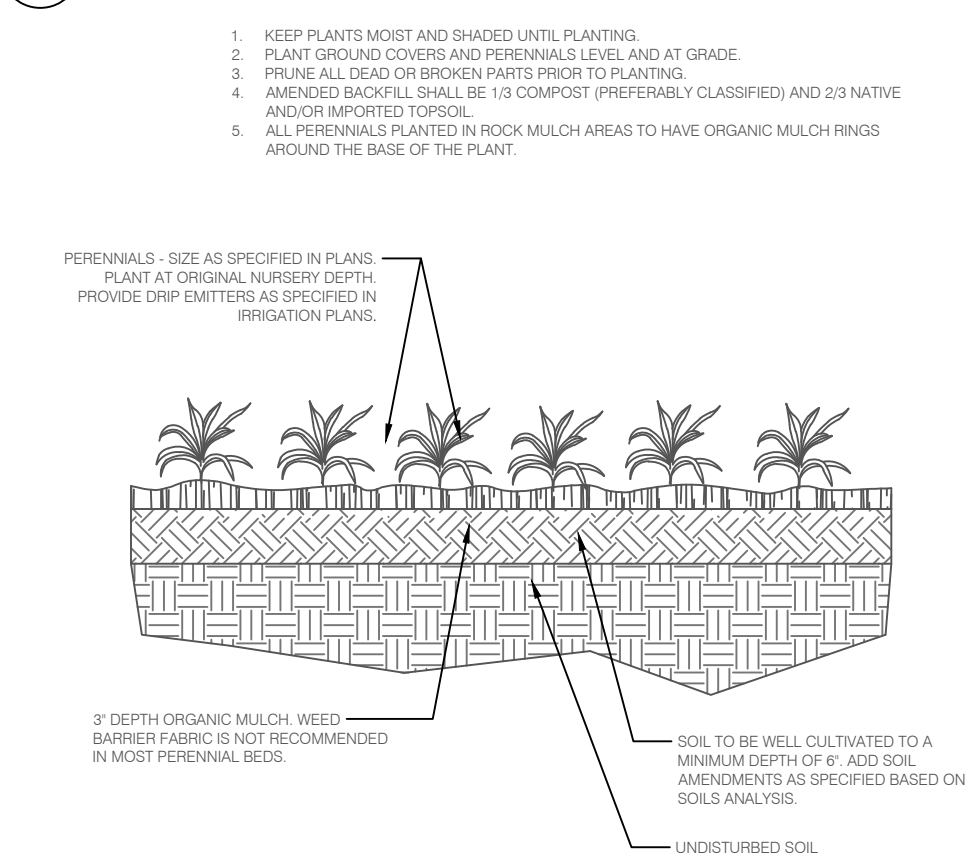
2 CONIFEROUS TREE PLANTING DETAIL



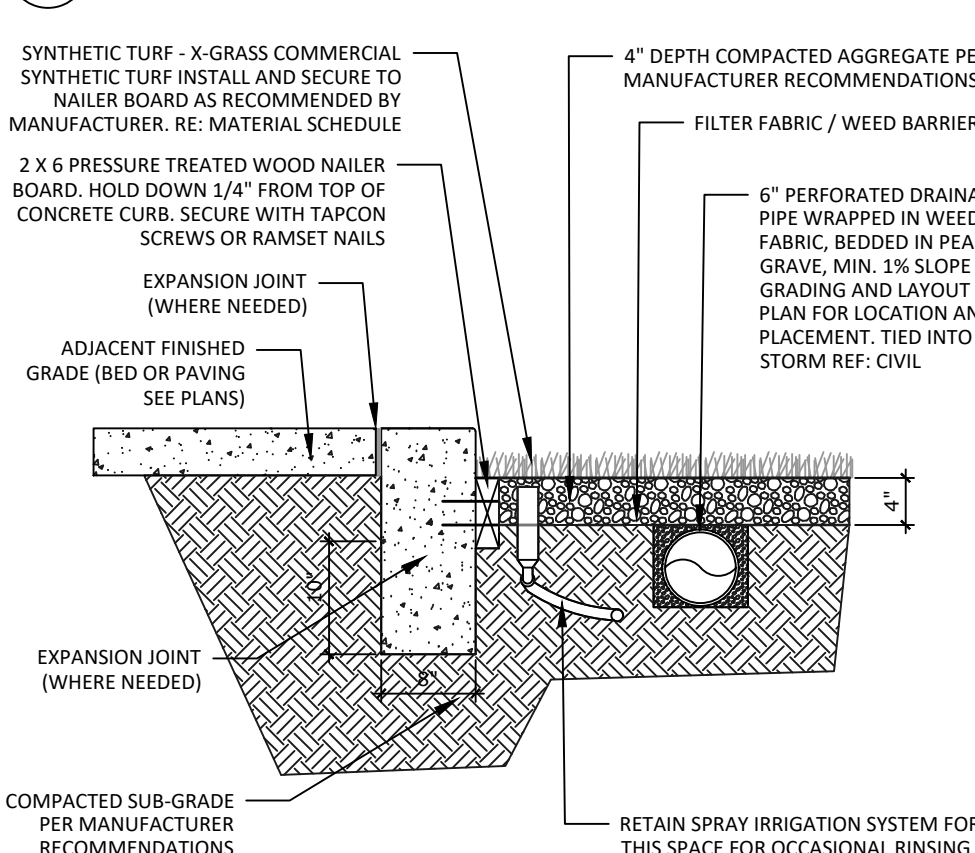
3 DECIDUOUS TREE PLANTING DETAIL



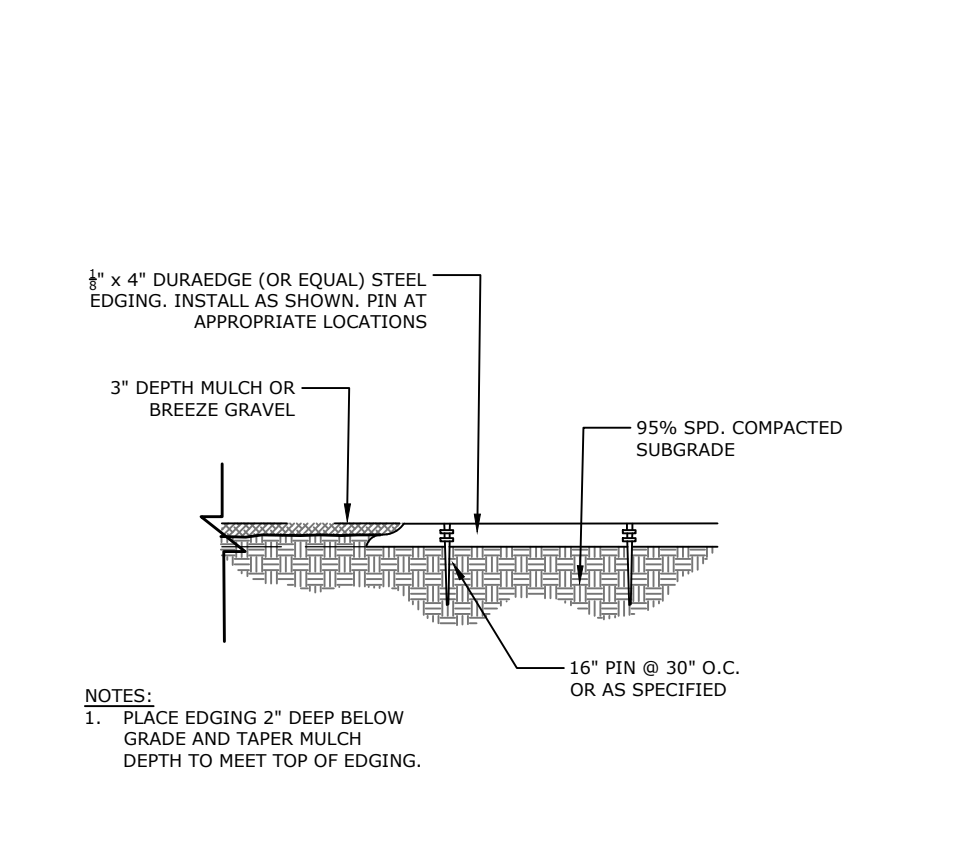
4 SHRUB PLANTING DETAIL



5 PERENNIAL/GROUND COVER PLANTING DETAIL



6 SYNTHETIC TURF



7 STEEL EDGING

## 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  
DESCRIPTION:










#### LANDSCAPE DETAILS & NOTES

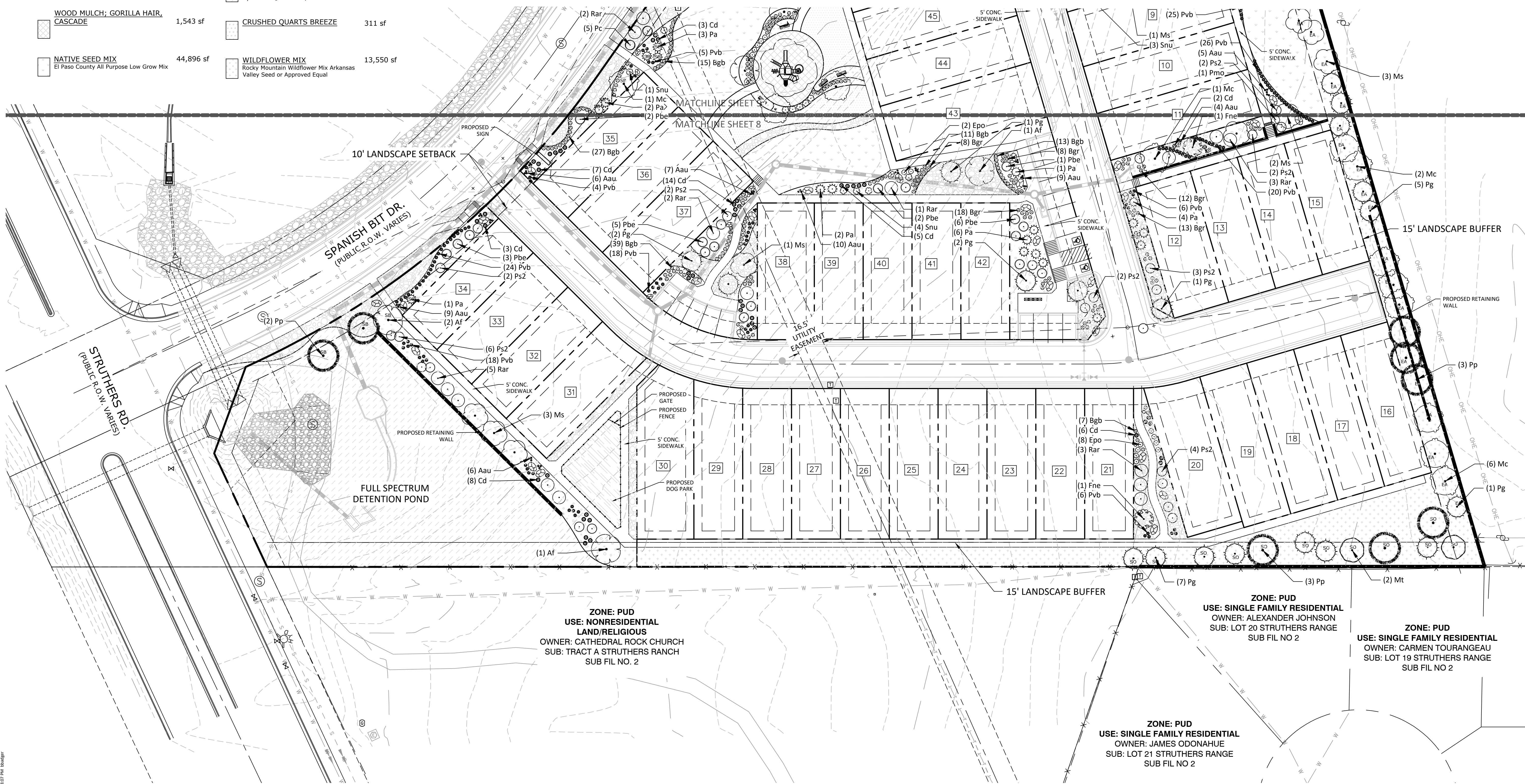
7

7 OF 9

PLAN FILE # CPC #

CONCEPT PLANT SCHEDULE

 1-1/2" ROCK MULCH	18,851 sf	 SYNTHETIC TURF	7,045 sf
 ROCK COBBLE	26,162 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	9,485 sf	 CRUSHED QUARTS BREEZE	311 sf
 WOOD MULCH; GORILLA HAIR, CASCADE	1,543 sf	 WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf
 NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	44,896 sf		

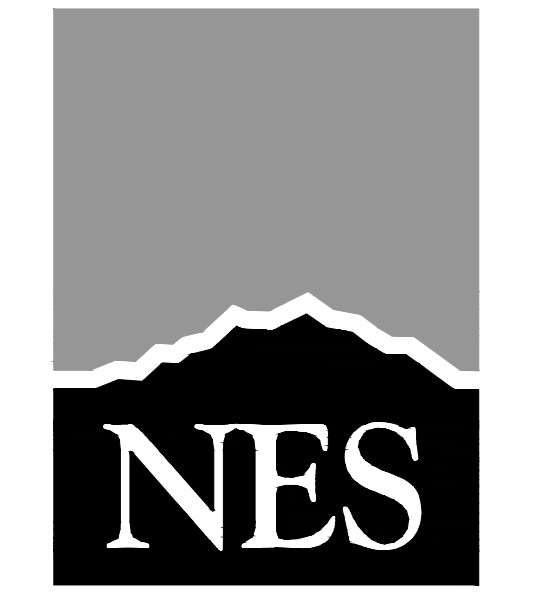
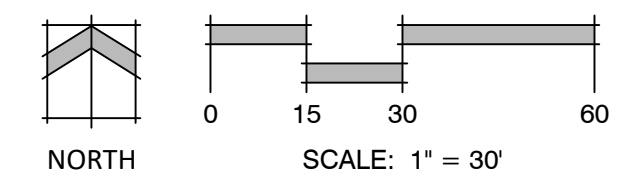


**ZONE: PUD**  
**USE: NONRESIDENTIAL LAND/RELIGIOUS**  
 OWNER: CATHEDRAL ROCK CHURCH  
 SUB: TRACT A STRUTHERS RANCH  
 SUB FIL NO. 2

**ZONE: PUD**  
**USE: SINGLE FAMILY RESIDENTIAL**  
 OWNER: JAMES ODONAHUE  
 SUB: LOT 21 STRUTHERS RANGE  
 SUB FIL NO 2

**ZONE: PUD**  
**USE: SINGLE FAMILY RESIDENTIAL**  
 OWNER: ALEXANDER JOHNSON  
 SUB: LOT 20 STRUTHERS RANGE  
 SUB FIL NO 2

**ZONE: PUD**  
**USE: SINGLE FAMILY RESIDENTIAL**  
 OWNER: CARMEN TOURANGEAU  
 SUB: LOT 19 STRUTHERS RANGE  
 SUB FIL NO 2



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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

SHEET TITLE

8

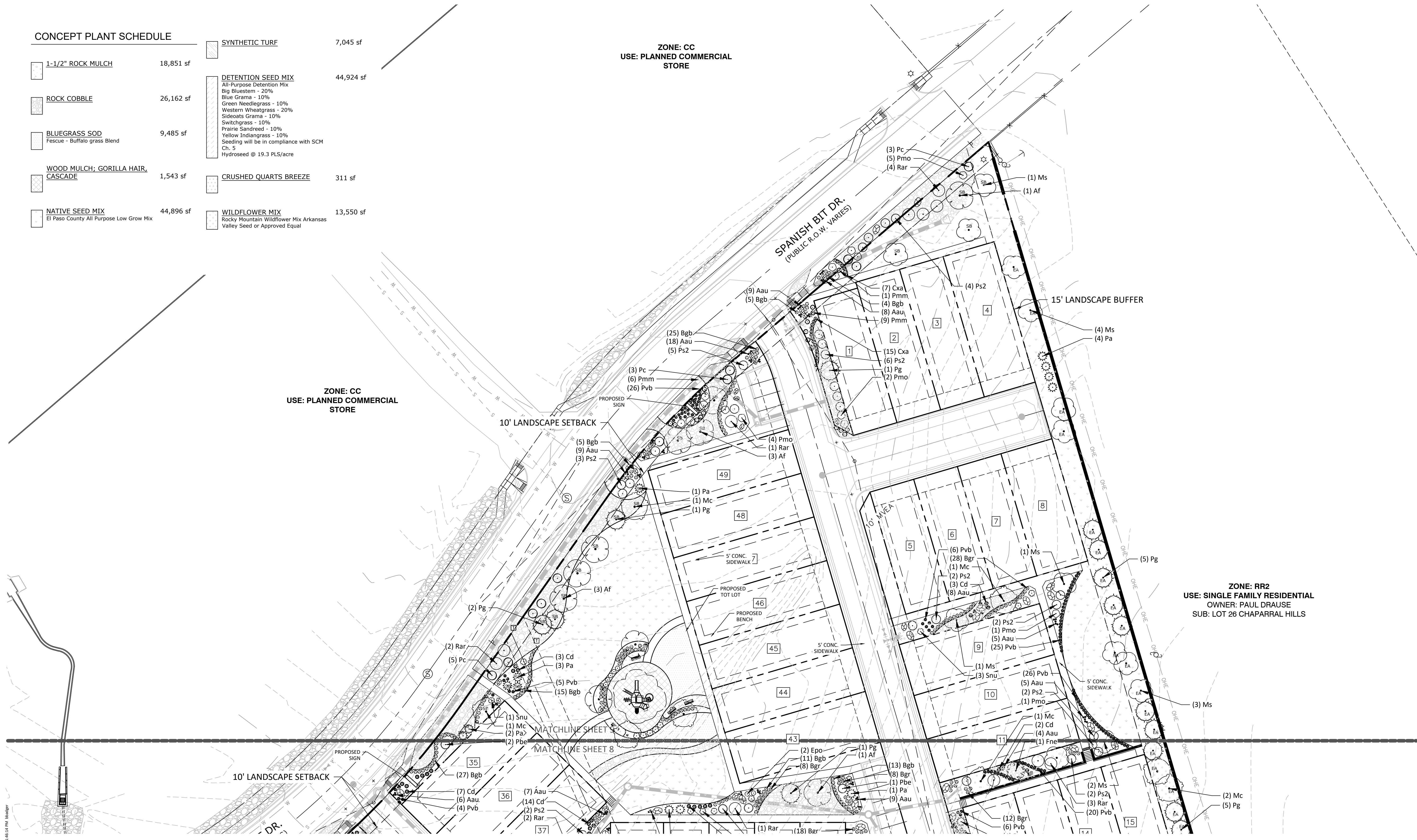
8 OF 9

CPC #



**CONCEPT PLANT SCHEDULE**

	<b>1-1/2" ROCK MULCH</b>	18,851 sf		<b>SYNTHETIC TURF</b>	7,045 sf
	<b>ROCK COBBLE</b>	26,162 sf		<b>DETENTION SEED MIX</b> 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
	<b>BLUEGRASS SOD</b> Fescue - Buffalo grass Blend	9,485 sf		<b>CRUSHED QUARTS BREEZE</b>	311 sf
	<b>WOOD MULCH; GORILLA HAIR, CASCADE</b>	1,543 sf		<b>WILDFLOWER MIX</b> Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf
	<b>NATIVE SEED MIX</b> El Paso County All Purpose Low Grow Mix	44,896 sf			



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**URBAN LANDING**

**FINAL LANDSCAPE PLAN**

SPANISH BIT DRIVE

DATE: 05/15/2024  
PROJECT MGR: B. SWENSON  
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**ENTITLEMENT**

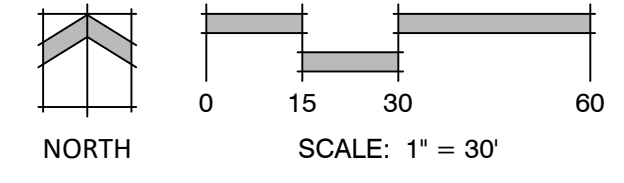
DATE: 05/15/2024 BY: A. LANGHANS

**SHEET TITLE**

**9**

9 OF 9

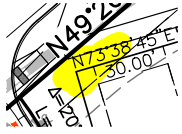
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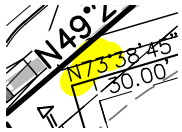
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# V1\_PUD Development Plan\_comments.pdf Markup Summary

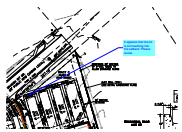
Daniel Torres (13)



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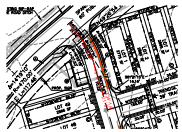


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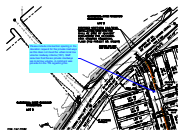
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It appears that the lot is encroaching into the setback. Please revise.



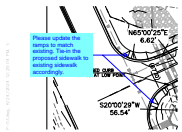
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134'-1/4"



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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.

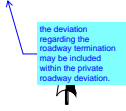


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**Date:** 8/12/2024 11:00:37 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please update the ramps to match existing. Tie-in the proposed sidewalk to existing sidewalk accordingly.

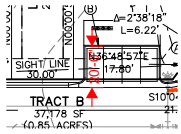


**Subject:** Image  
**Page Label:** [1] SH3  
**Author:** Daniel Torres  
**Date:** 8/12/2024 10:57:27 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Callout  
**Page Label:** [1] SH3  
**Author:** Daniel Torres  
**Date:** 8/12/2024 11:31:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

the deviation regarding the roadway termination may be included within the private roadway deviation.



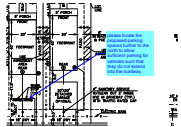
**Subject:** Length Measurement  
**Page Label:** [1] SH3  
**Author:** Daniel Torres  
**Date:** 8/12/2024 12:05:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

20'-0"



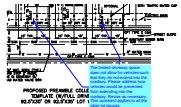
**Subject:** Callout  
**Page Label:** [1] SH3  
**Author:** Daniel Torres  
**Date:** 8/12/2024 12:07:19 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please identify the length of the proposed parking stalls. Concern is trucks encroaching into the travel lane.



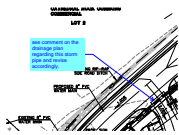
**Subject:** Callout  
**Page Label:** [1] 4 - Details  
**Author:** Daniel Torres  
**Date:** 8/8/2024 9:29:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please locate the proposed parking spaces further to the north to allow sufficient parking for vehicles such that they do not extend into the roadway.



**Subject:** Callout  
**Page Label:** [1] 4 - Details  
**Author:** Daniel Torres  
**Date:** 8/8/2024 9:35:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

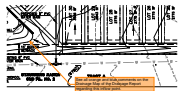
The limited driveway space does not allow for vehicles such that they do not extend into the roadway. Please address how vehicles would be prevented from extending into the roadway. Revise as necessary. This comment applies to all the other lot layouts.



**Subject:** Callout  
**Page Label:** [1] SH6  
**Author:** Daniel Torres  
**Date:** 8/12/2024 11:25:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

see comment on the drainage plan regarding this storm pipe and revise accordingly.

Glenn Reese - EPC Stormwater (2)



**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] SH6  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/6/2024 11:27:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

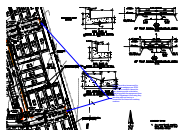
See all orange and blue comments on the Drainage Map of the Drainage Report regarding this inflow point.



**Subject:** SW - Textbox with Arrow  
**Page Label:** [1] SH6  
**Author:** Glenn Reese - EPC Stormwater  
**Date:** 8/6/2024 11:26:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

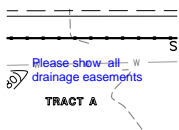
-Per MHFD Detail T-5, "the use of walls is highly discouraged due to maintenance constraints."

HaoVo (2)



**Subject:** Callout  
**Page Label:** [1] SH3  
**Author:** HaoVo  
**Date:** 8/8/2024 1:46:21 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

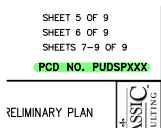
Please provide a turnaround for both private roadways per ECM 2.3.8. If this condition cannot be met, please provide a deviation letter along with the agreement from the Fire Department confirming they are okay with not having a turnaround for these two roadway sections.



**Subject:** Callout  
**Page Label:** [1] SH3  
**Author:** HaoVo  
**Date:** 8/6/2024 1:23:42 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please show all drainage easements

Ryan Howser (21)



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 3:33:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Owner Certification  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:11:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

For PUD, use land owner certification block below.  
 Title company certification block is not required.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

\_\_\_\_\_  
 HAS EXECUTED THESE PRESENTS THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_ A.D. , A COLORADO LIMITED LIABILITY  
 COMPANY

\_\_\_\_\_  
 AUTHORIZED AGENT, MANAGER

STATE OF COLORADO  
 COUNTY OF \_\_\_\_\_

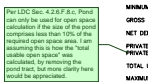
SIGNED BEFORE ME ON  
 \_\_\_\_\_, 20\_\_

BY \_\_\_\_\_  
 (NAME(S) OF INDIVIDUAL(S) MAKING  
 STATEMENT).

\_\_\_\_\_  
 (NOTARY'S OFFICIAL SIGNATURE)

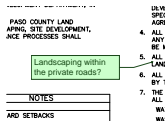
\_\_\_\_\_  
 (TITLE OF OFFICE)

\_\_\_\_\_  
 (COMMISSION EXPIRATION)



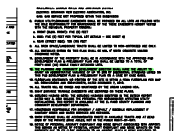
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:08:01 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per LDC Sec. 4.2.6.F.8.c, Pond can only be used for open space calculation if the size of the pond comprises less than 10% of the required open space area. I am assuming this is how the "total usable open space" was calculated, by removing the pond tract, but more clarity here would be appreciated.



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 1:22:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

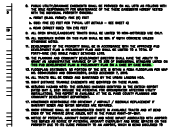
Landscaping within the private roads?



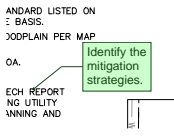
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:27:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:27:12 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

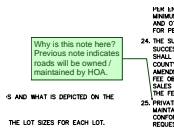


**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:27:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



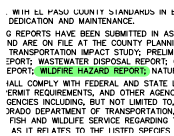
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:27:54 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Identify the mitigation strategies.



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:29:20 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Why is this note here? Previous note indicates roads will be owned / maintained by HOA.

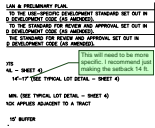


**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:29:34 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:30:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Much of this information is duplicative of Section B. Please consolidate.



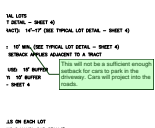
**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:50:51 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This will need to be more specific. I recommend just making the setback 14 ft.



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 1:23:58 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete this note

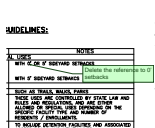


**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:05:15 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This will not be a sufficient enough setback for cars to park in the driveway. Cars will project into the roads.

**USES WITH 0' OR**

**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:07:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:07:31 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete the reference to 0' setbacks

OF THE URBAN L/  
2. PERMITTED ACC  
C Sec. 5.2.2 OF  
3. PERMITTED TEM  
CHAPTER 5.2.1 OF

**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:09:25 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sec. 5.2.2

CHAPTER 5.1.7 OI  
3 PERMITTED TEM  
C Sec. 5.3.1 OI  
4. PERMITTED SPI  
CHAPTER 5.2.2 O

**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:09:39 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sec. 5.3.1

CHAPTER 5.2.1 C  
4. PERMITTED SP  
C Sec. 5.3.2 C

**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:09:49 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Sec. 5.3.2



**Subject:** Planner  
**Page Label:** [1] Layout1  
**Author:** Ryan Howser  
**Date:** 8/7/2024 4:11:33 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Not necessary



**Subject:** Planner  
**Page Label:** [1] SH3  
**Author:** Ryan Howser  
**Date:** 8/6/2024 4:32:30 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This is duplicate information to easement information on cover sheet and also not the same. Front yard setback differs here.