

# URBAN LANDING

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

### 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 PROVISION 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 PUBLIC COMMENT 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	NOTES
<b>PRINCIPAL USES</b>	
DWELLINGS – SINGLE FAMILY DETACHED DWELLINGS – ACCESSORY DWELLING UNIT ABOVE GARAGE – ATTACHED OR DETACHED	5' SIDEYARD SETBACKS 5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES / DETENTION FACILITIES	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
<b>ACCESSORY USES</b>	
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
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
<b>TEMPORARY USES</b>	
MODEL HOME / SUBDIVISION SALES OFFICE CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE YARD OR GARAGE SALES	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
<b>SPECIAL USES</b>	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME CMRS FACILITY – STEALTH	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.
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

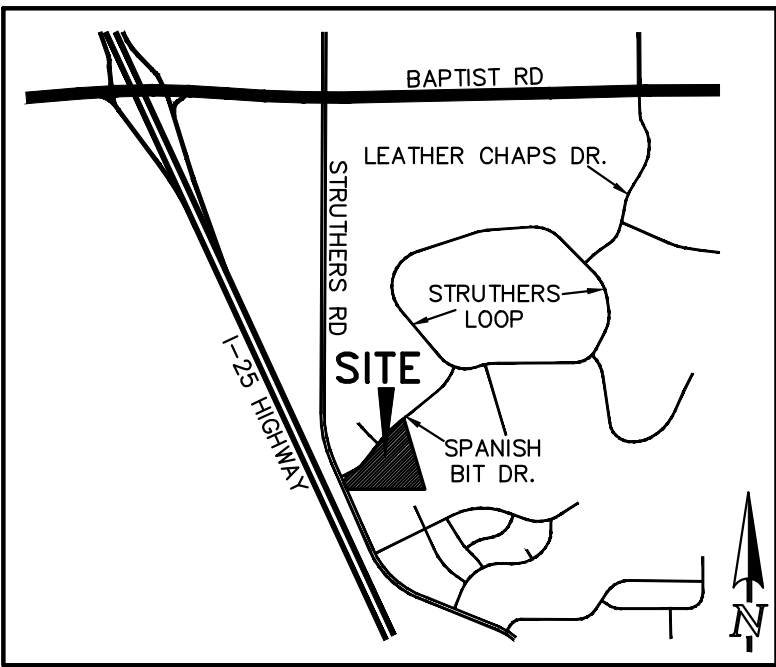
- BUILDING SETBACKS: (SEE TYPICAL LOT DETAIL – SHEET 4)
- FRONT YARD (FACING LANDSCAPE TRACT): 5' MIN. (SEE TYPICAL LOT DETAIL – SHEETS 4&5)
- SIDE YARD: 5'
- REAR YARD (FACING PRIVATE ROAD): 10' MIN. (SEE TYPICAL LOT DETAIL – SHEET 4)
- CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT
- 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 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 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:
- 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.

### 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: DONALD WATER AND SANITATION DISTRICT  
WASTEWATER: DONALD 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 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 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.
- THE URBAN LANDING HOA WILL MAINTAIN ALL FENCING, SCREEN WALLS, LANDSCAPING AND ENTRY SIGNAGE WITHIN THE TRACTS SHOWN ON THIS PLAN. THESE FACILITIES SHALL BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THESE FACILITIES IS ON THE ATTACHED LANDSCAPE PLAN. ALL FENCING WITHIN LOTS TO BE OWNED AND MAINTAINED BY INDIVIDUAL LOT OWNER.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER 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 (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.



VICINITY MAP  
N.T.S.

### APPLICANT/DEVELOPER/ PROPERTY OWNER

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

### PROPERTY ADDRESS

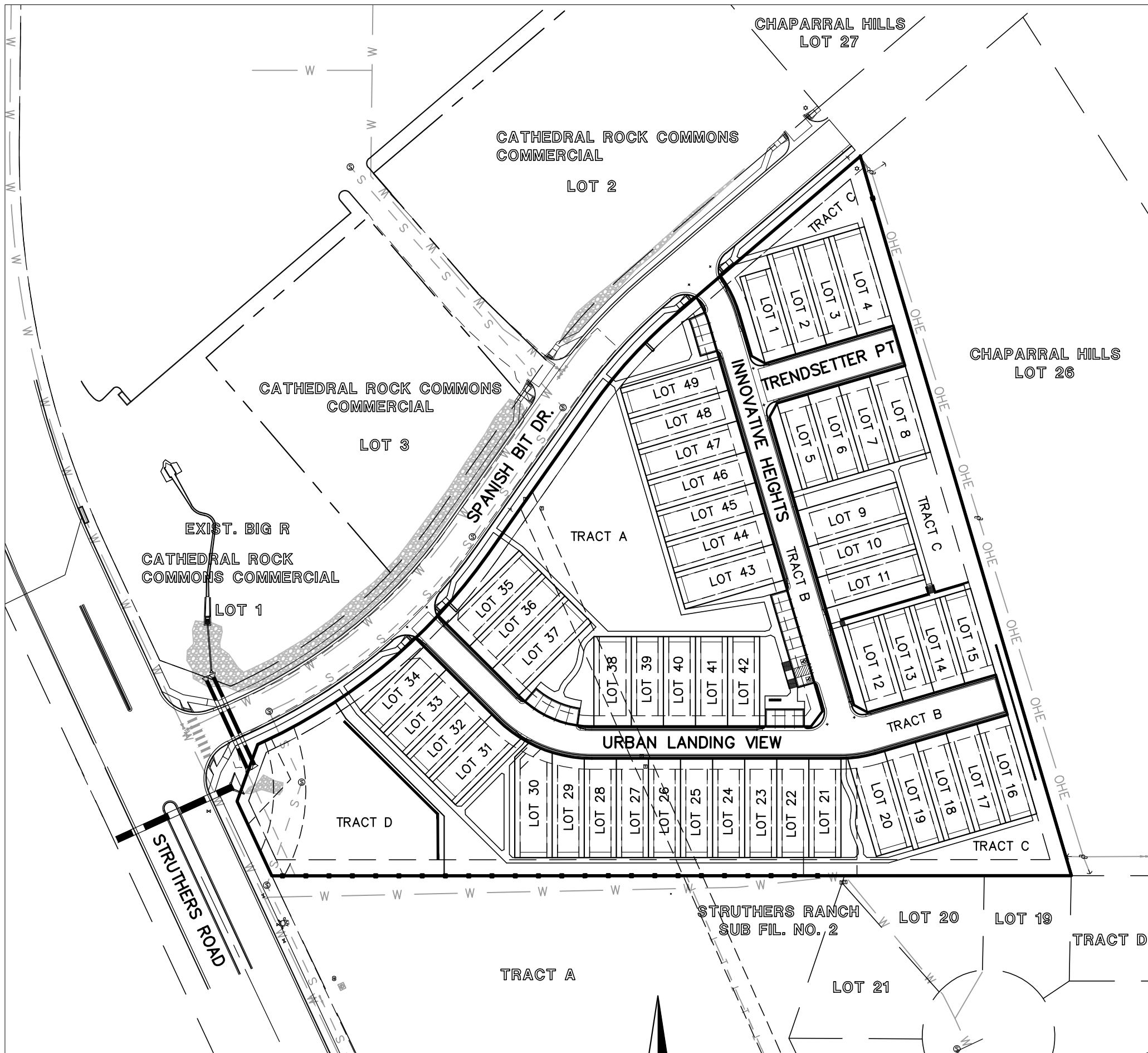
TBD SPANISH BIT DRIVE  
COLORADO SPRINGS, CO 80921

### APPLICANT REPRESENTATION

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

### 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.
5 LDC CHAPTER 6.2.2.B	ROADWAY LANDSCAPE REQUIREMENTS	STREET TREES REQUIRED ON RESIDENTIAL STREETS WITH URBAN DENSITY	NO STREET TREES ARE PROPOSED AS THE STREETS PROVIDE REAR GARAGE ACCESS TO THE LOTS AND THERE IS NO ROOM FOR TREE PLANTINGS	THE PUD ZONE IS INTENDED TO PROVIDE DESIGN FLEXIBILITY TO CREATE COMPACT LAYOUTS WITH MORE COMMON OPEN SPACE. THE LANDSCAPE PLAN INCLUDES AMPLE TREE AND SHRUB PLANTINGS IN COMMON TRACTS AND THE FRONT YARD OF THE LOTS WILL BE LANDSCAPED.



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 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	48,788	1.12	OPEN SPACE, LANDSCAPE, UTILITIES	URBAN LANDING HOA	17.0%
D	21,840	0.50	DETENTION POND, OPEN SPACE, UTILITIES	URBAN LANDING HOA	7.6%
TOTAL	286,453	6.58			100.0%

### 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 }  
COUNTY OF EL PASO } ss  
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 }  
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

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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

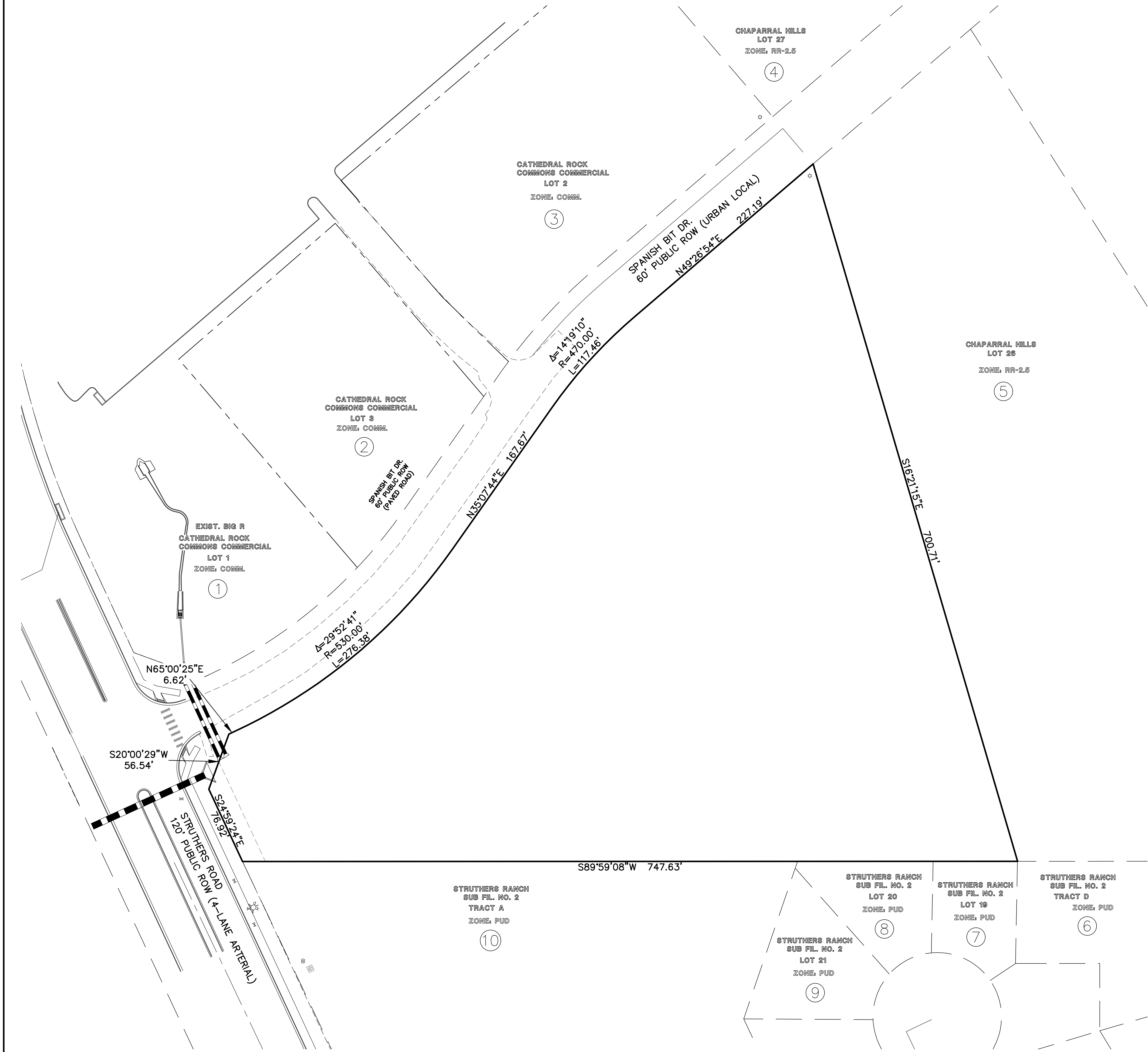
PCD NO. PUDSP243

<b>CLASSIC CONSULTING</b> 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903		<b>URBAN LANDING</b> PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET		<b>CLASSIC CONSULTING</b>	
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:

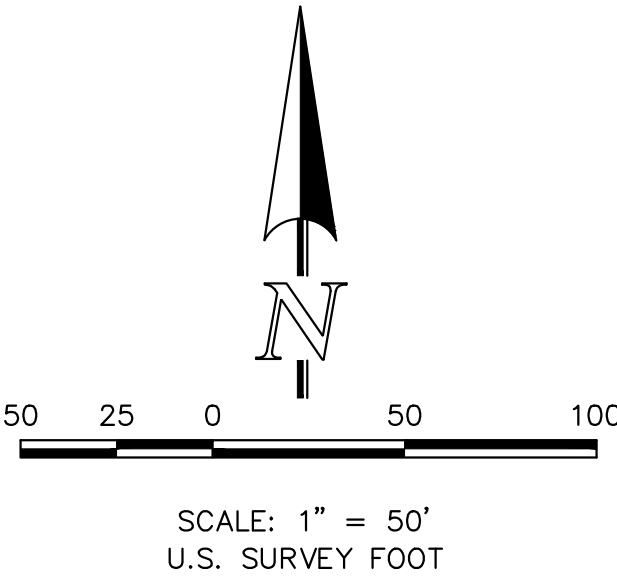
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

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

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

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

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





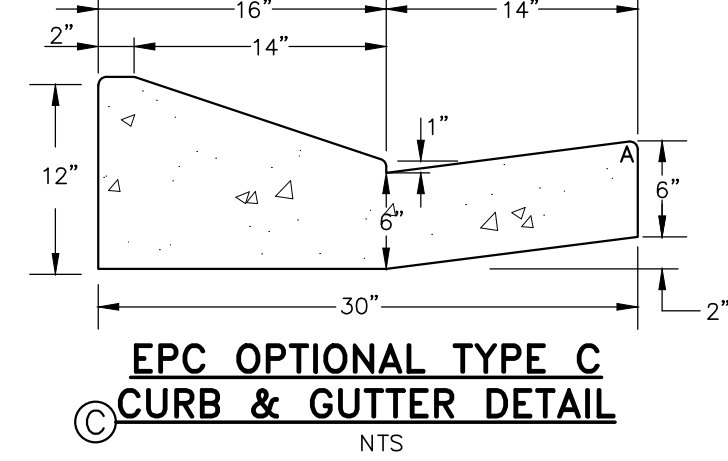
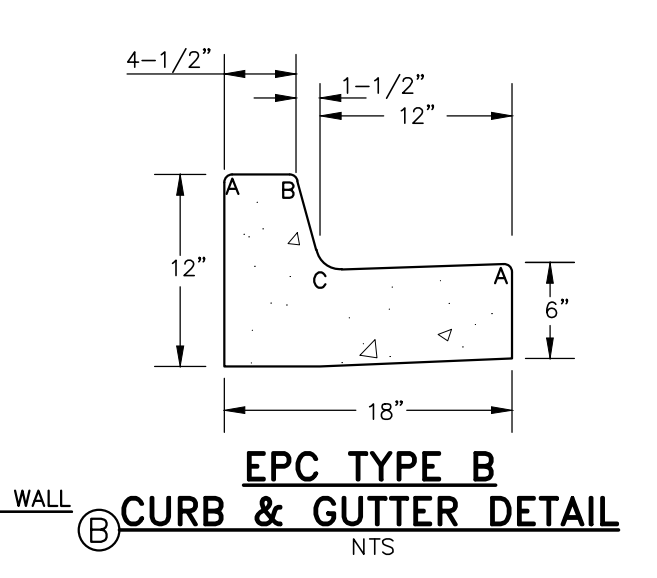
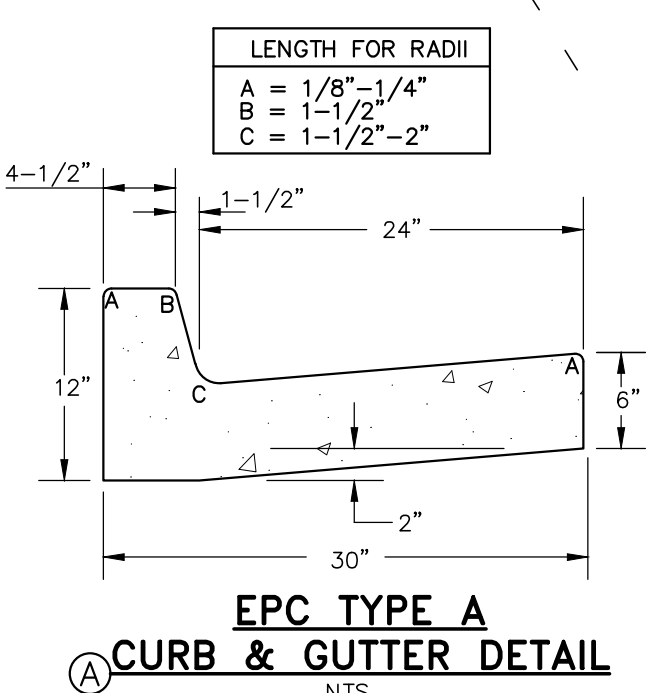
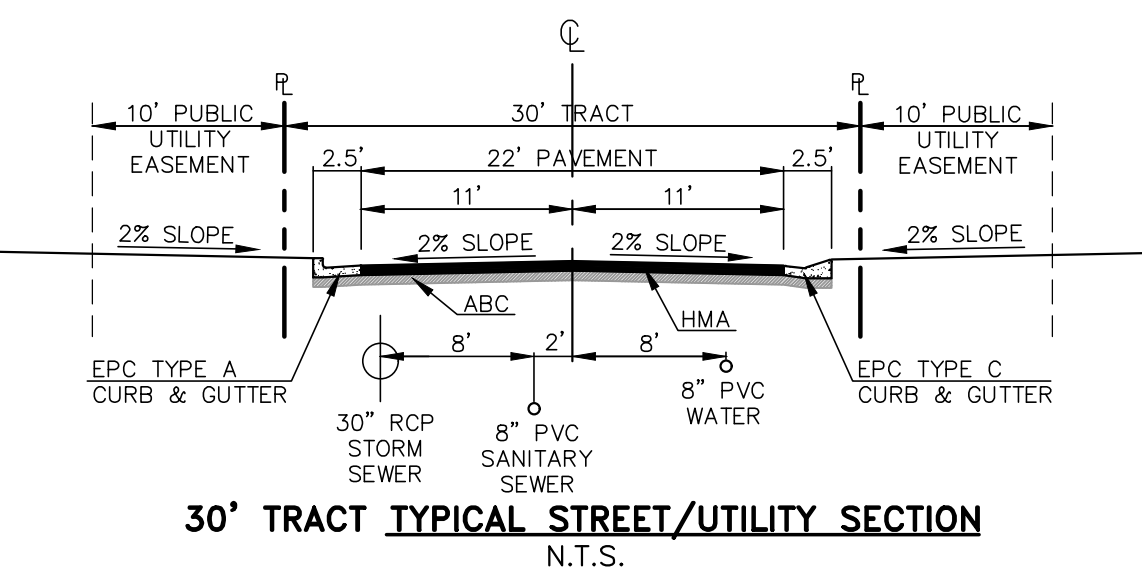
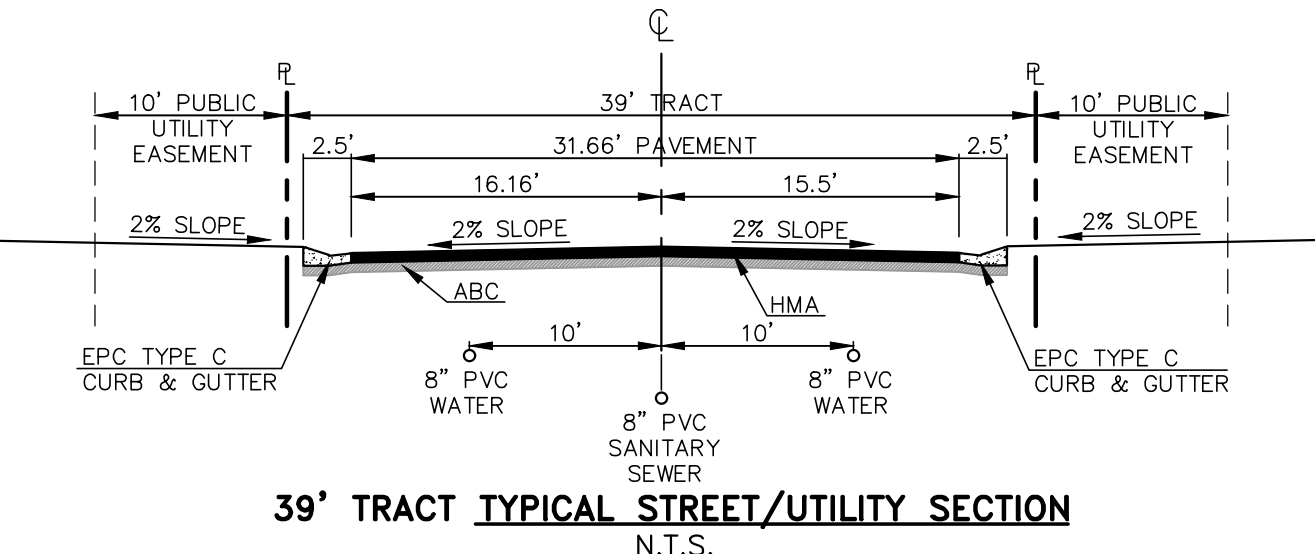
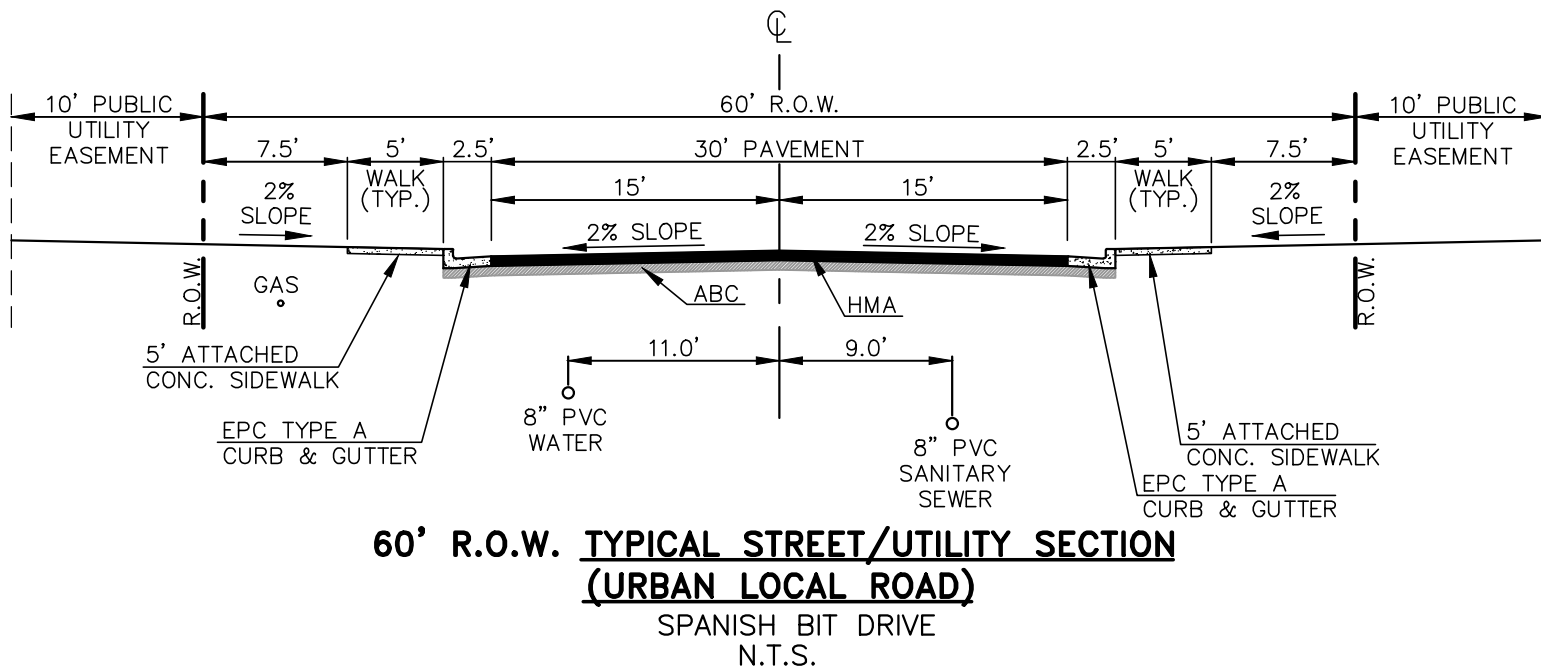
# URBAN LANDING

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

## PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

### LEGEND

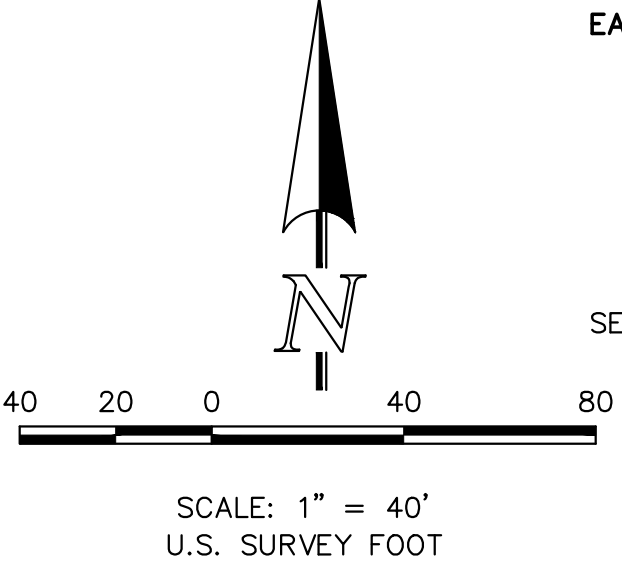
BOUNDARY LINE	—————
PROPERTY LINE	—————
EASEMENT SETBACK LINE	- - - - -
LINE OF SIGHT	—————
NO PARKING SIGNED OR STRIPED CURB	- - - - -
EXISTING WATER LINE	— W — W —
EXISTING SANITARY SEWER	— S — S — S —
EXISTING STORM LINE	—————
SITE DISTANCE LINE	—————



STANDARD PARKING STALL DIMENSIONS:  
WIDTH = 9.0'  
LENGTH = 18.0'  
(LENGTH ALSO INCLUDES 2.0' OVERHANG IN FRONT)

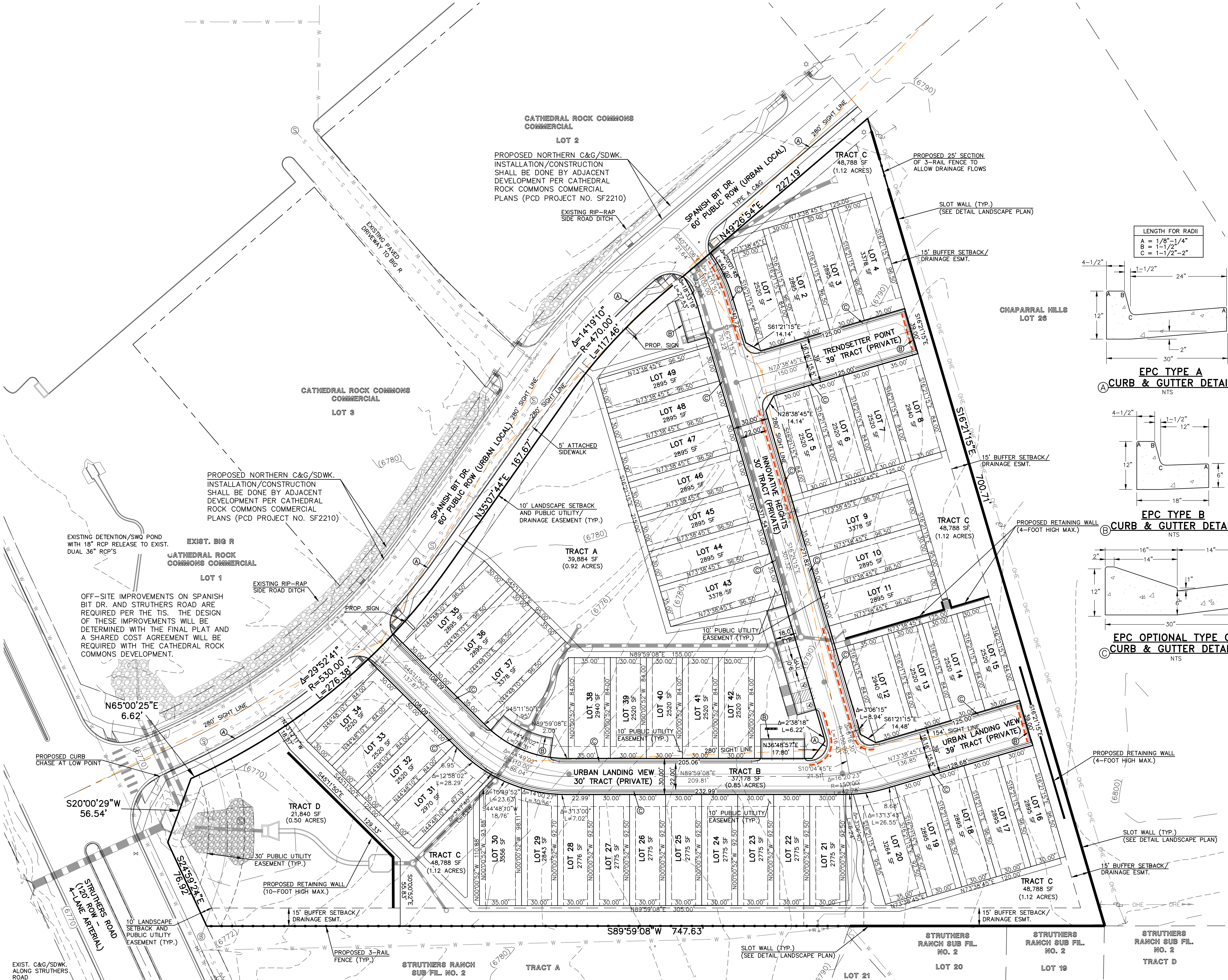
SIDEWALK NOTE:  
ALL SIDEWALKS ADJACENT TO PARKING STALLS ARE 7' WIDE TO ACCOUNT FOR 2' VEHICLE OVERHANG.

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.



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

URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN SITE PLAN SHEET			
DESIGNED BY	MAW	SCALE	DATE
DRAWN BY	MAW	(H) 1"= 40'	SHEET 3 OF 9
CHECKED BY	(V) 1"= N/A	JOB NO.	1308.01

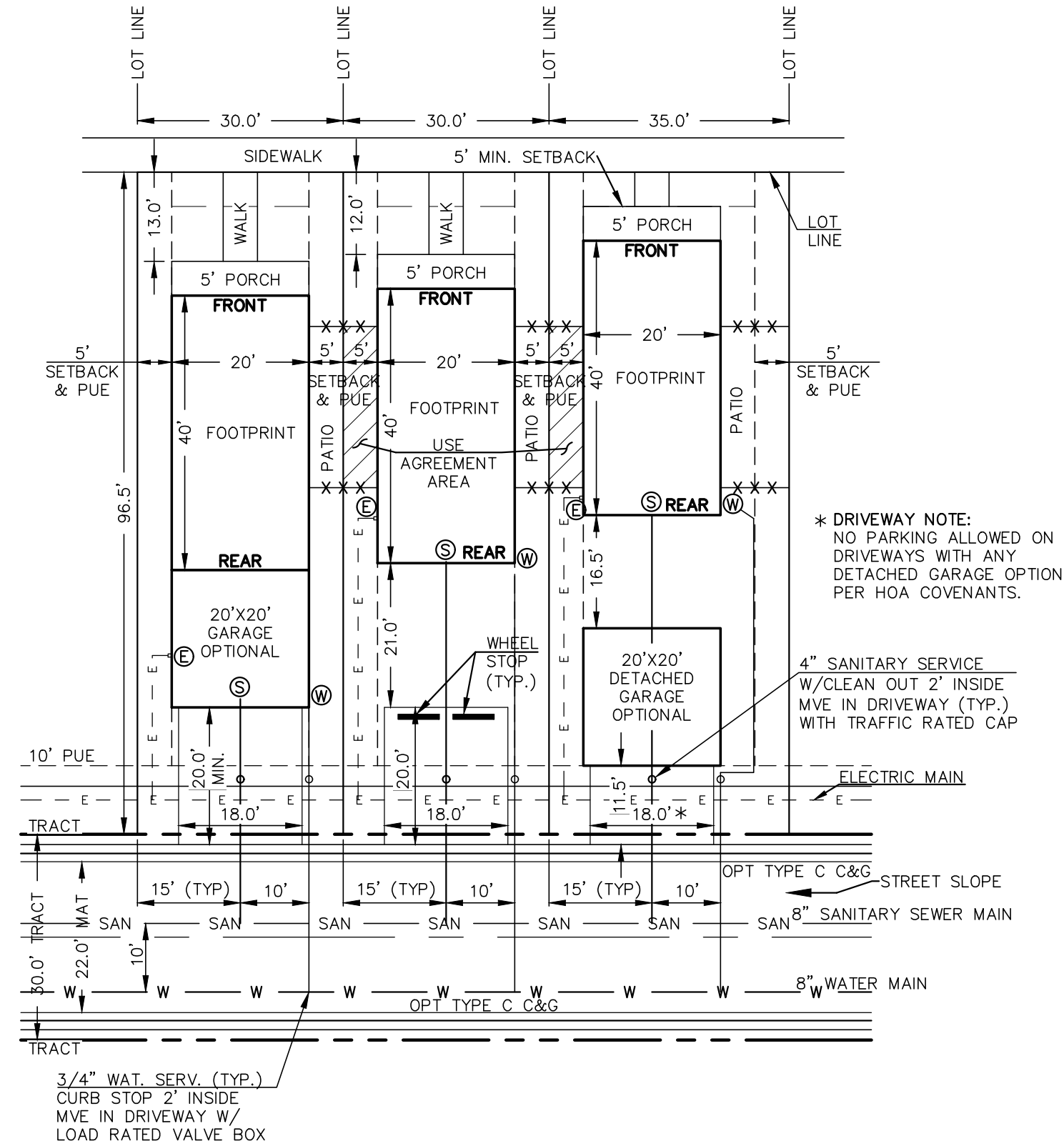


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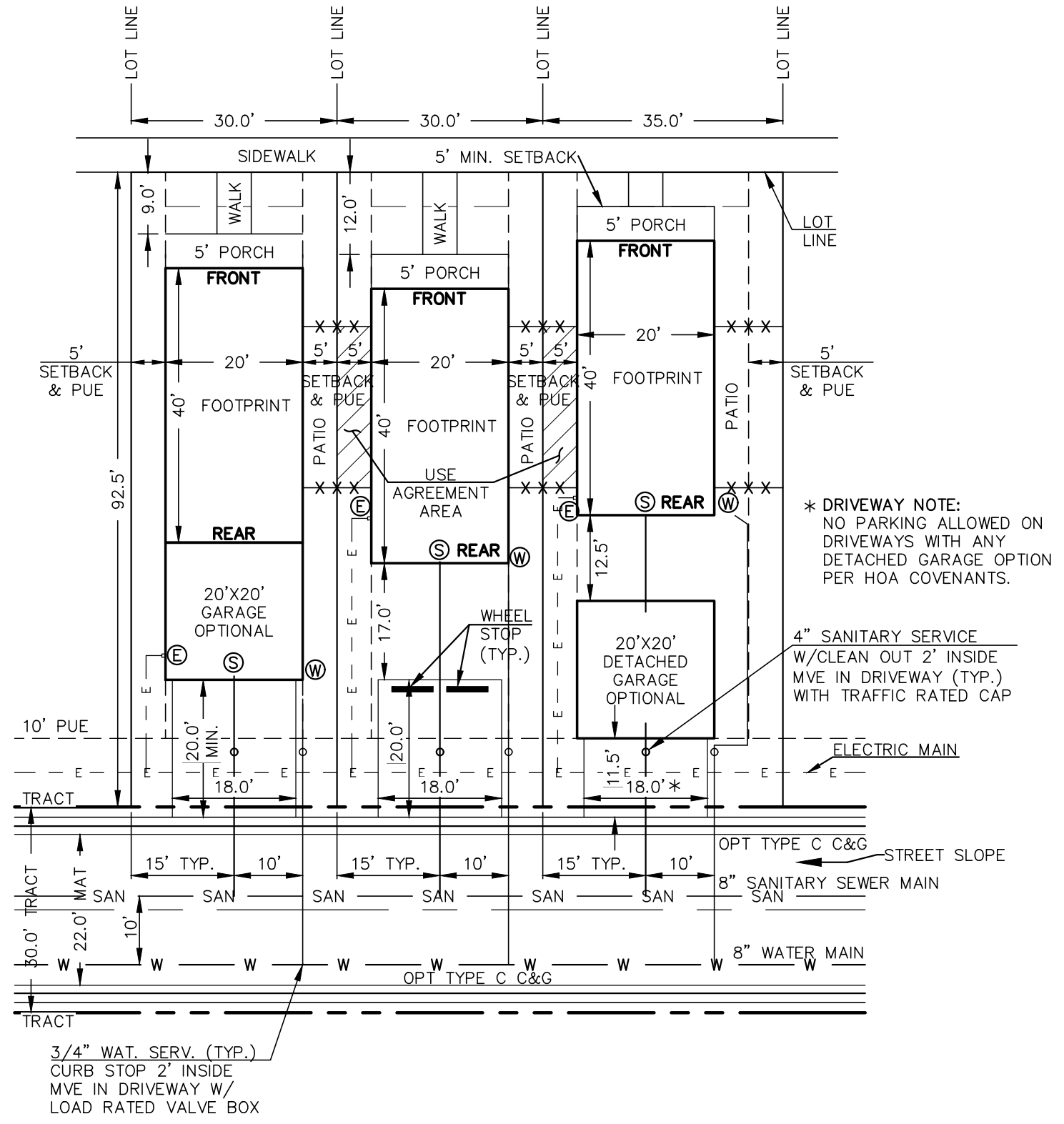


URBAN LANDING  
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

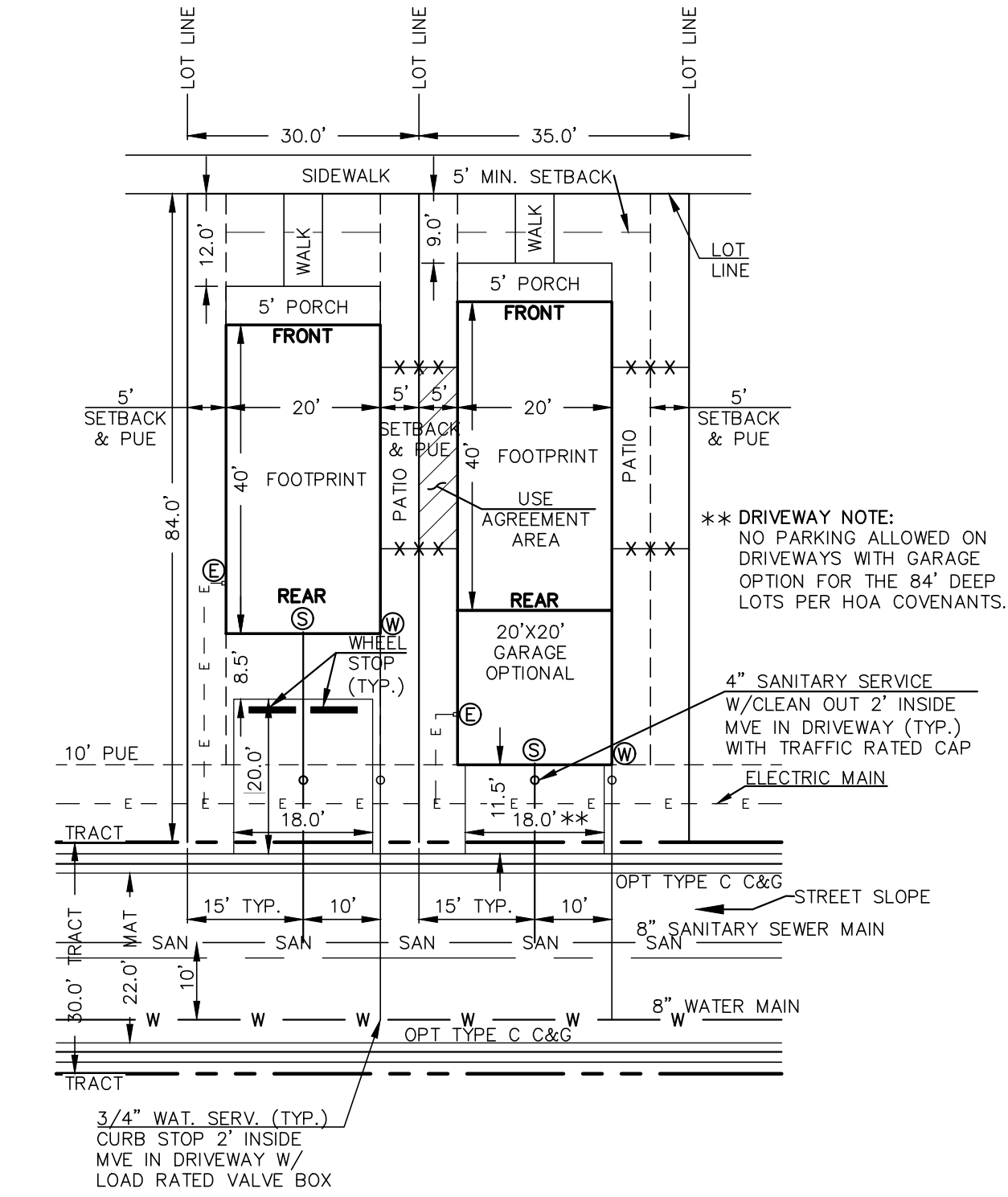
NOTE:  
COMMUNITY IS ELECTRIC SERVICES ONLY.  
NO GAS SERVICE TO BE PROVIDED



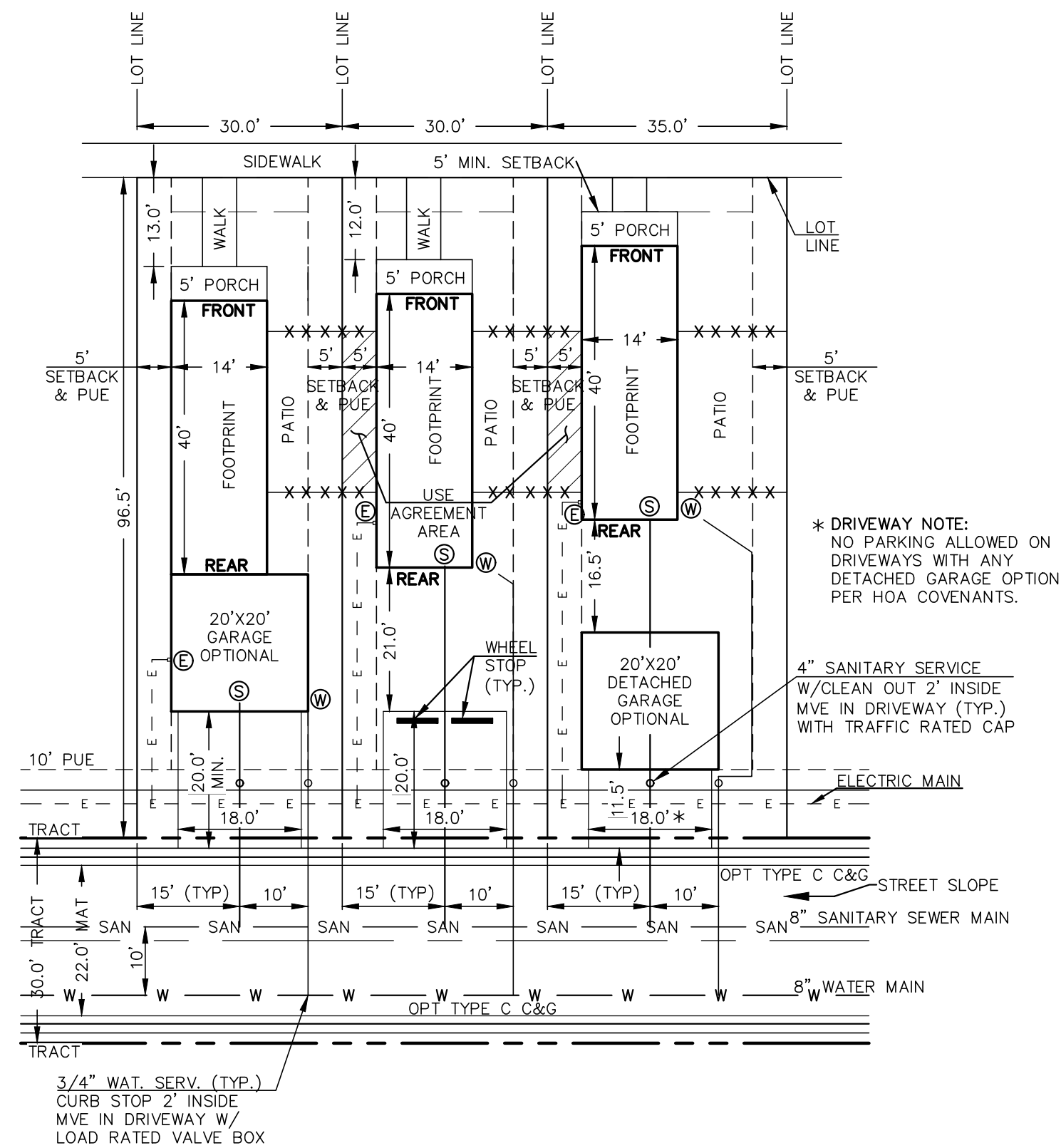
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES  
(96.5' LOT DEPTH W/20'x40' BUILDING)



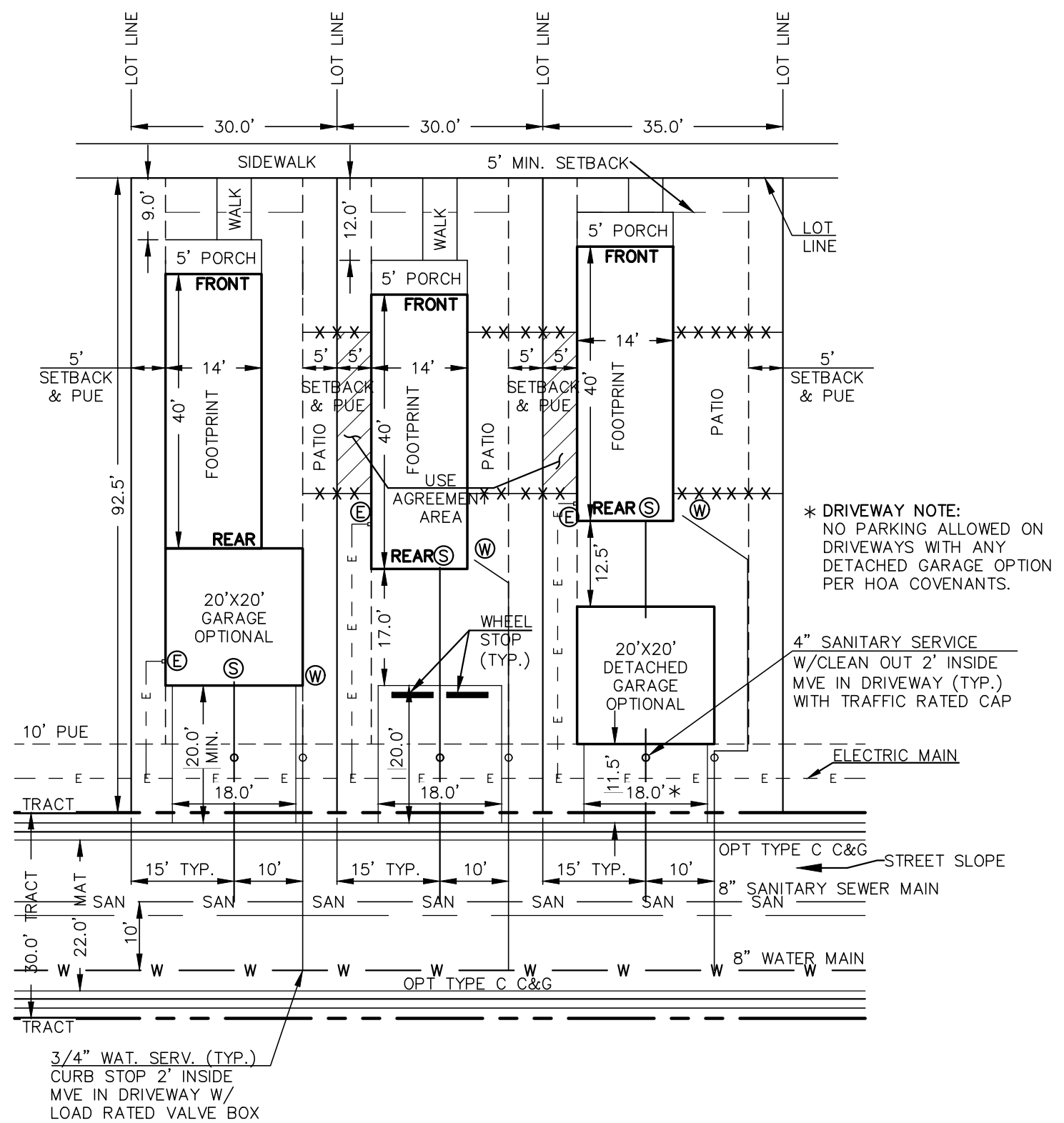
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES  
(92.5' LOT DEPTH W/20'x40' BUILDING)



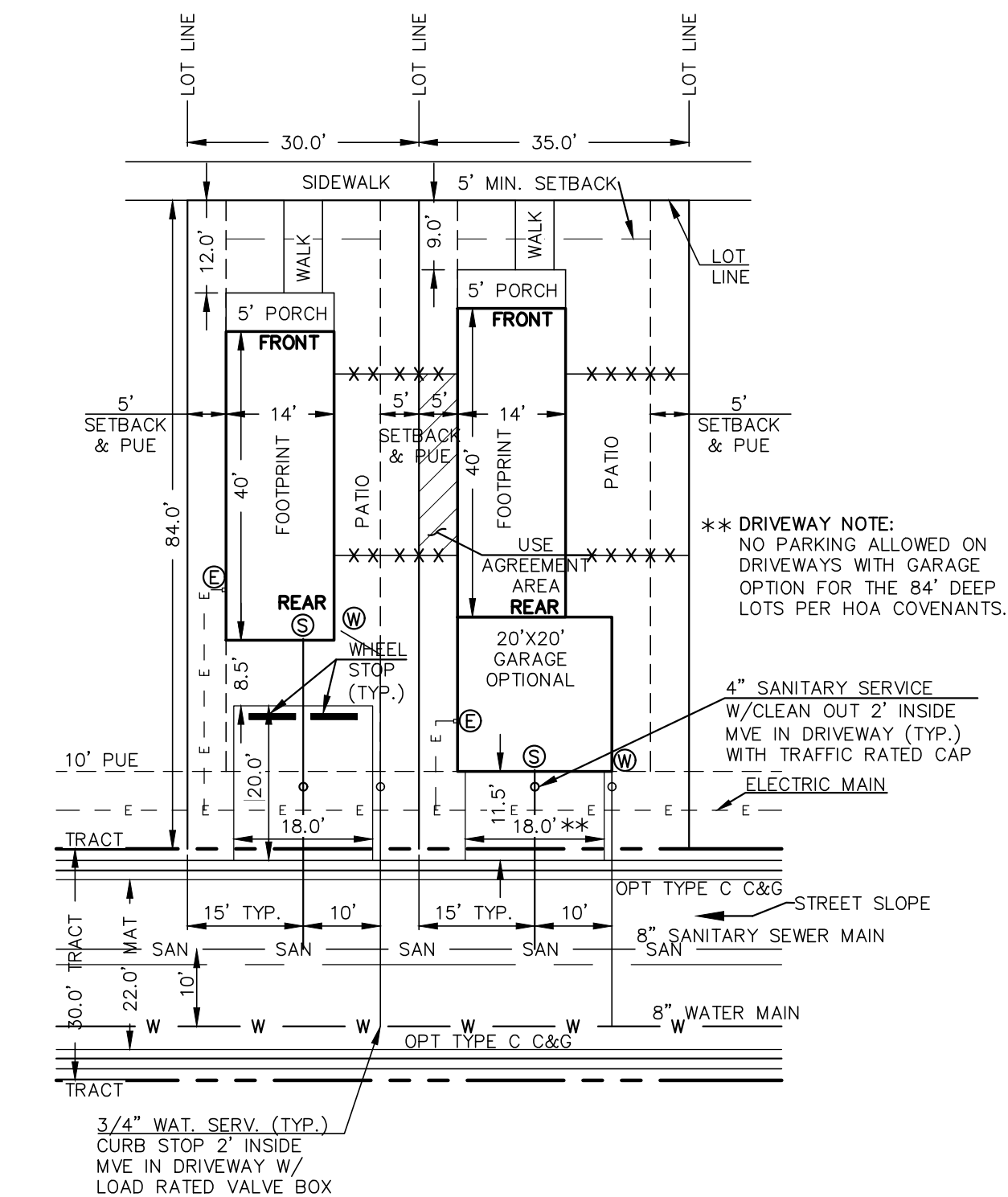
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES  
(84.0' LOT DEPTH W/20'x40' BUILDING)



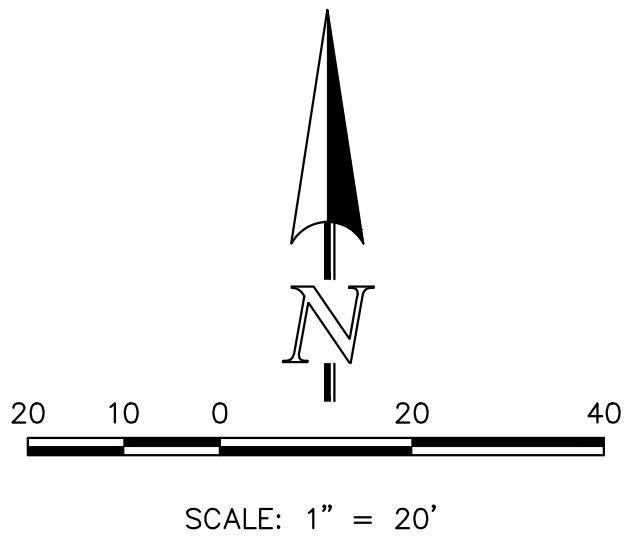
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES  
(96.5' LOT DEPTH W/14'x40' BUILDING)



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	

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

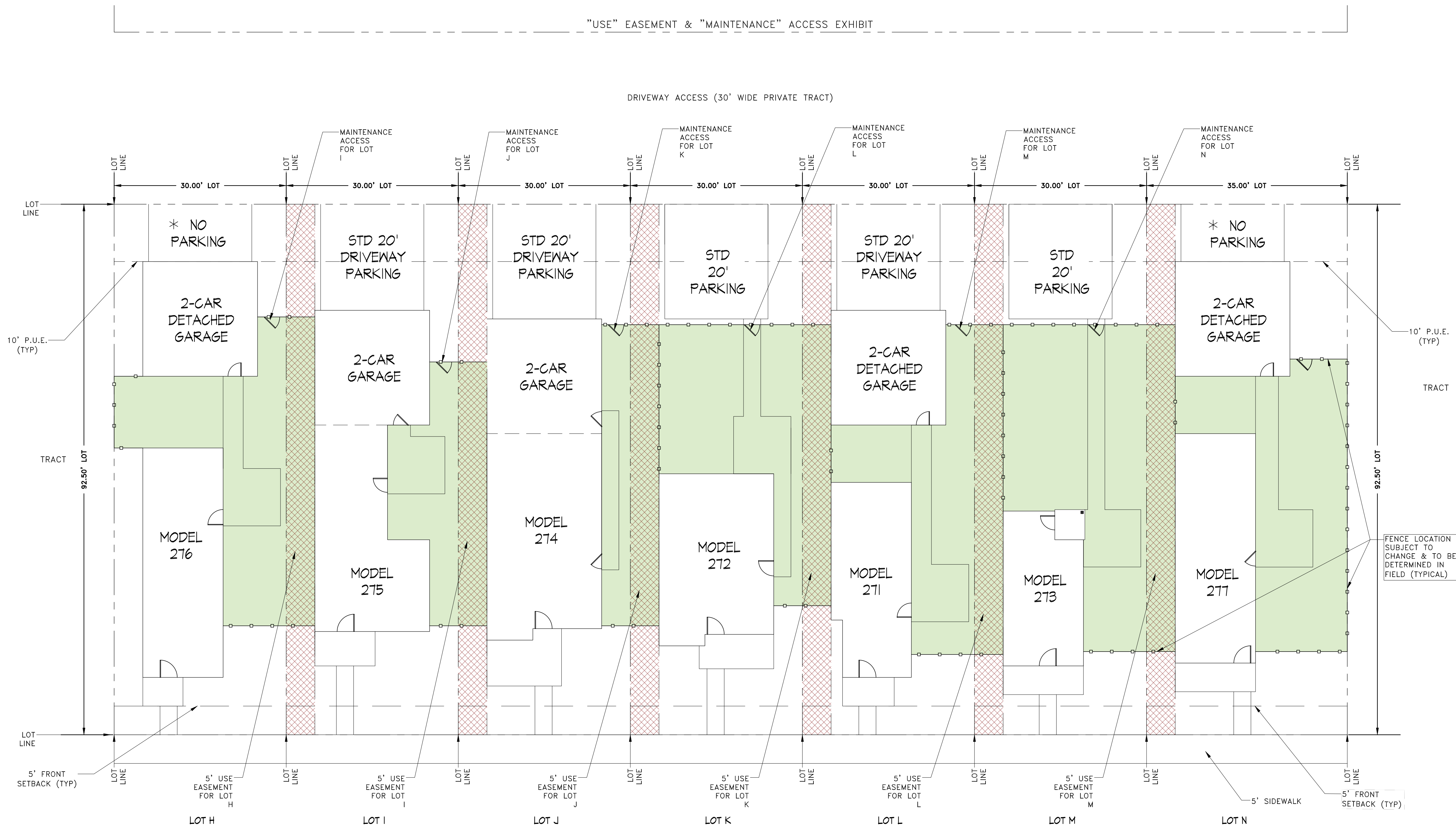
(719)785-0790  
(719)785-0799 (Fax)



URBAN LANDING

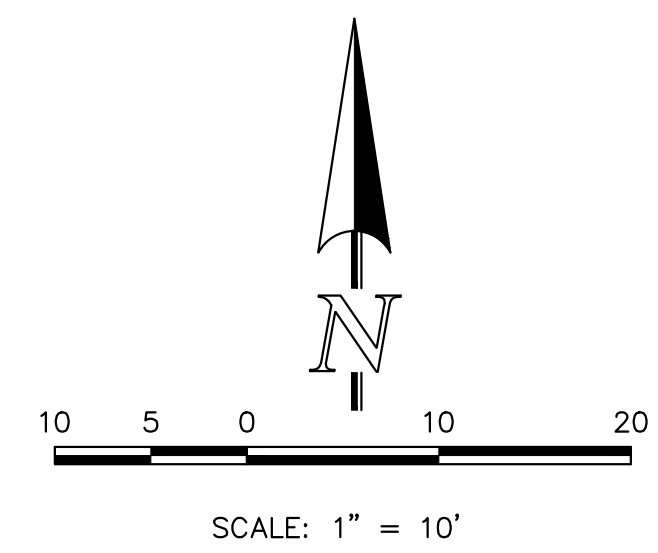
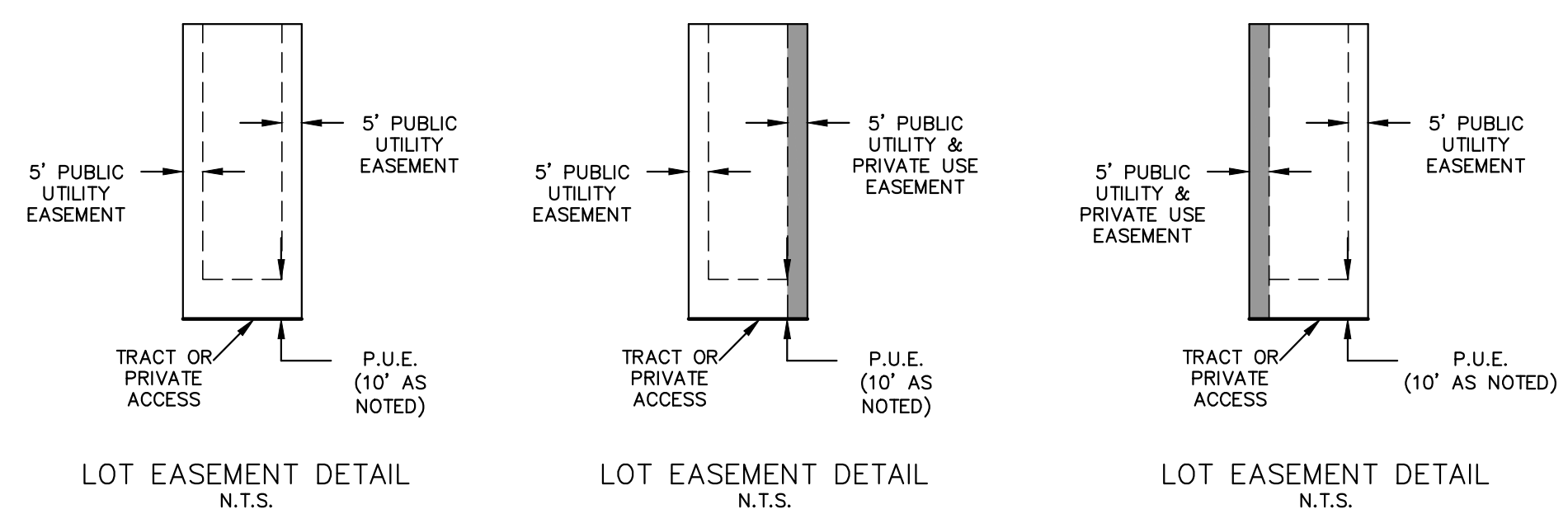
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST


PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



\* 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.






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

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PCD NO. PUDSP243

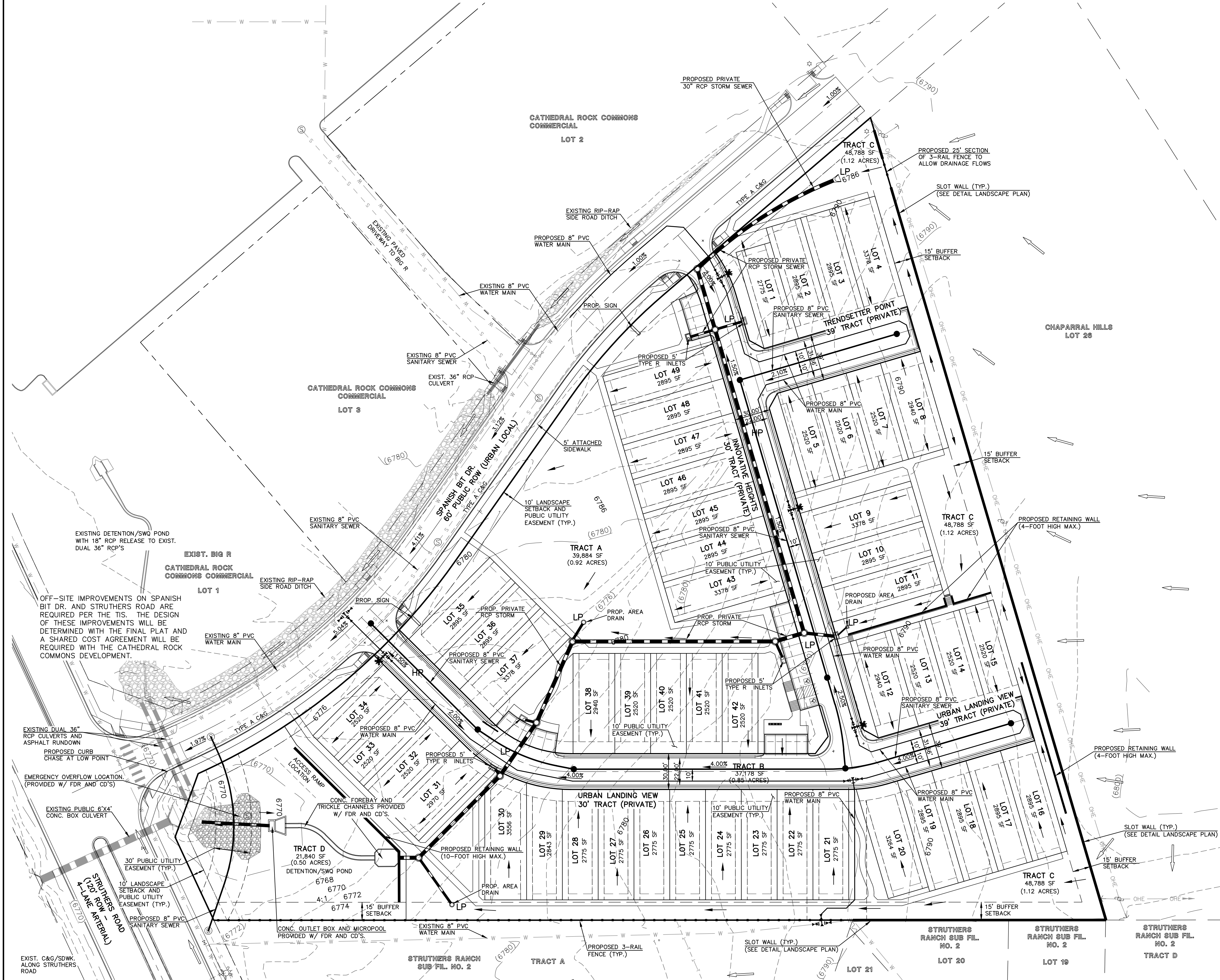
URBAN LANDING  
PUD DEV. PLAN & PRELIMINARY PLAN  
PUD SITE PLAN SHEET  
LOT USE EASEMENT & MAINTENANCE ACCESS

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





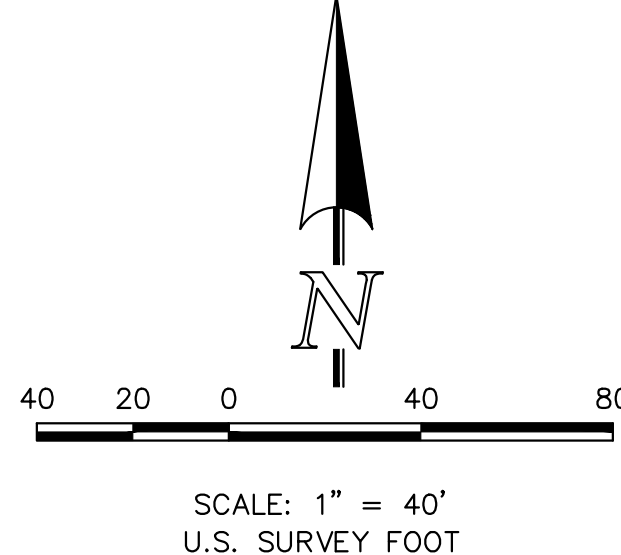
URBAN LANDING  
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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.



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  
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

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

STRUTHERS RANCH SUB FIL. NO. 2

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# URBAN LANDING

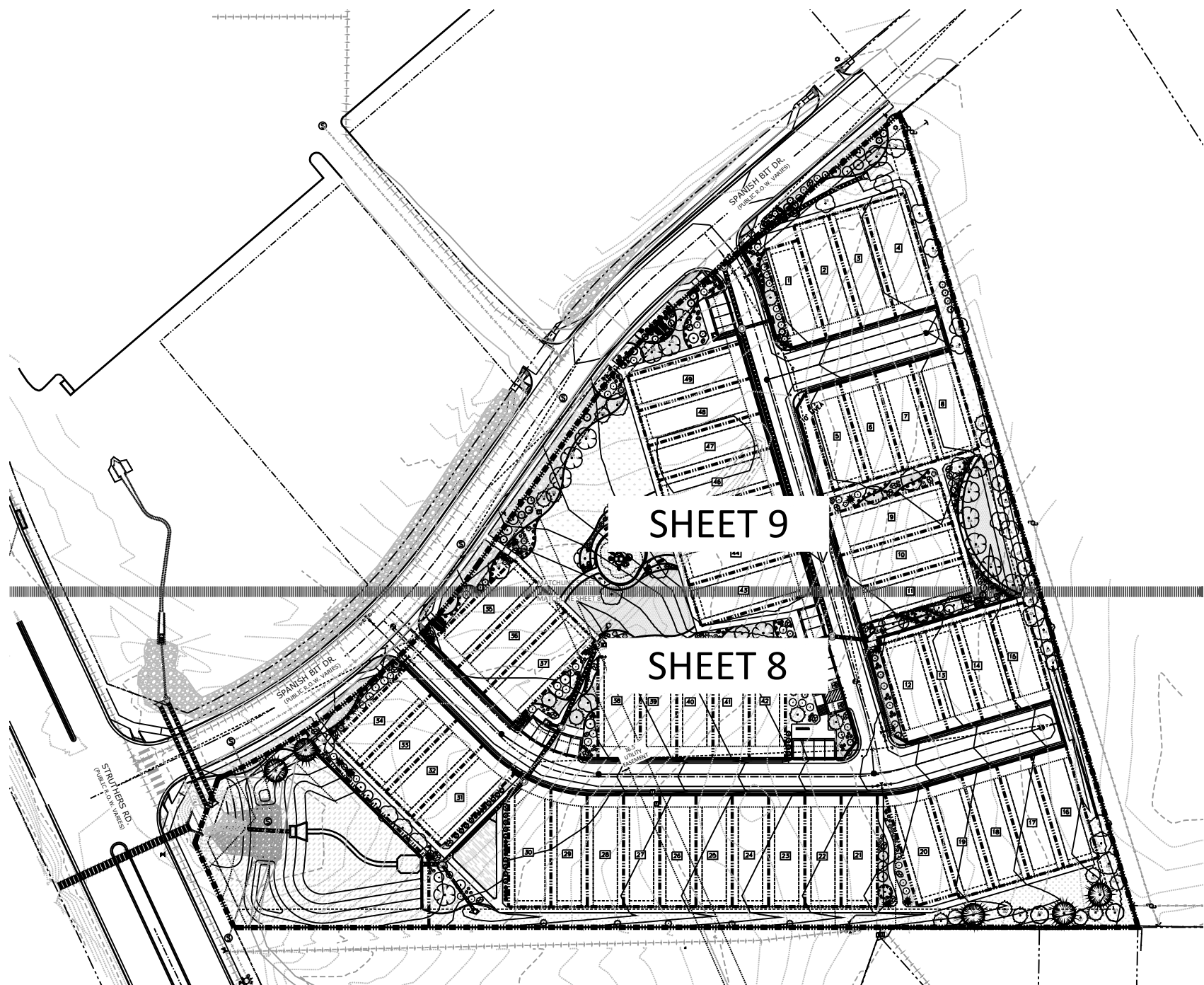
## EL PASO COUNTY, COLORADO

### FINAL LANDSCAPE PLAN

#### LANDSCAPE NOTES

- 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 SHALL BE USED IN THIS APPLICATION. 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.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK OR, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. X 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 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.

#### KEY MAP

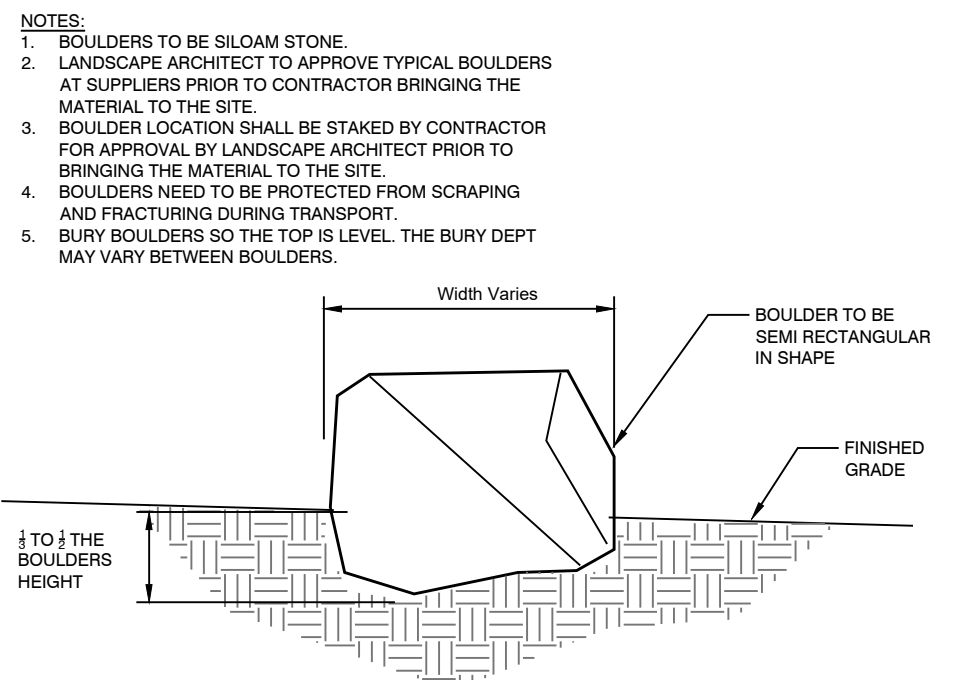


#### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
<strong>STREET TREE</strong>								
	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	
<strong>DECIDUOUS TREES</strong>								
	Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15'	2" Cal.	B&B	
<strong>EVERGREEN TREES</strong>								
	Pg	27	Picea pungens 'Glaucia' / Blue Colorado Spruce	45'	15"	8" HT	B&B	
	Pa	26	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	
<strong>SHRUBS</strong>								
	Cd	31	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
	Jbs	20	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	15'	4"	5 GAL	CONT	Nonx
	Jbs	9	Juniperus squamata 'Blue Star' / Blue Star Juniper	1'	3"	5 GAL	CONT	Nonx
	Pmo	11	Phycosparc monogynus / Mountain Nitebark	6'	5"	5 GAL	CONT	Xeric
	Pbe	19	Prunus besseyi / Sand Cherry	6'	6"	5 GAL	CONT	Xeric
	Rar	22	Rhus aromatica / Fragrant Sumac	4'	8"	5 GAL	CONT	Xeric
<strong>EVERGREEN SHRUBS</strong>								
	Ps2	45	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
<strong>GRASSES</strong>								
	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
	Pvb	86	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4'	2"	1 GAL	CONT	Nonx
	Snu	12	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL	CONT	Xeric
<strong>ANNUALS/PERENNIALS</strong>								
	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

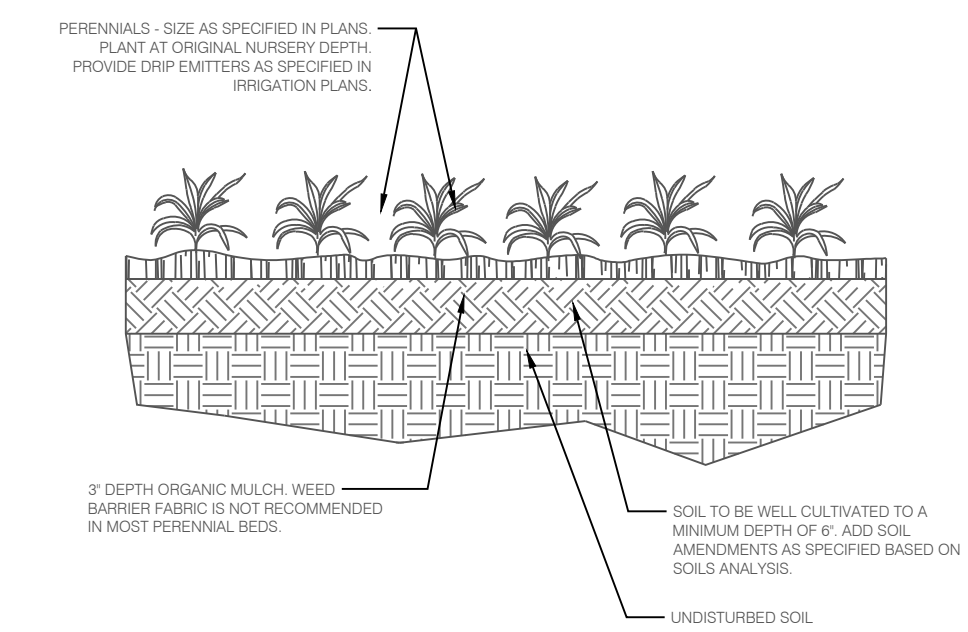
#### CONCEPT PLANT SCHEDULE

	1-1/2" ROCK MULCH	19,709 sf
	ROCK COBBLE	26,066 sf
	BLUEGRASS SOD Tall Fescue Blend	15,499 sf
	WOOD MULCH: GORILLA HAIR CASCADE	854 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf
	SYNTHETIC TURF	7,045 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	43,456 sf
	TAN BREEZE	1,635 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	16,263 sf
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH- BROWN	1,403 sf



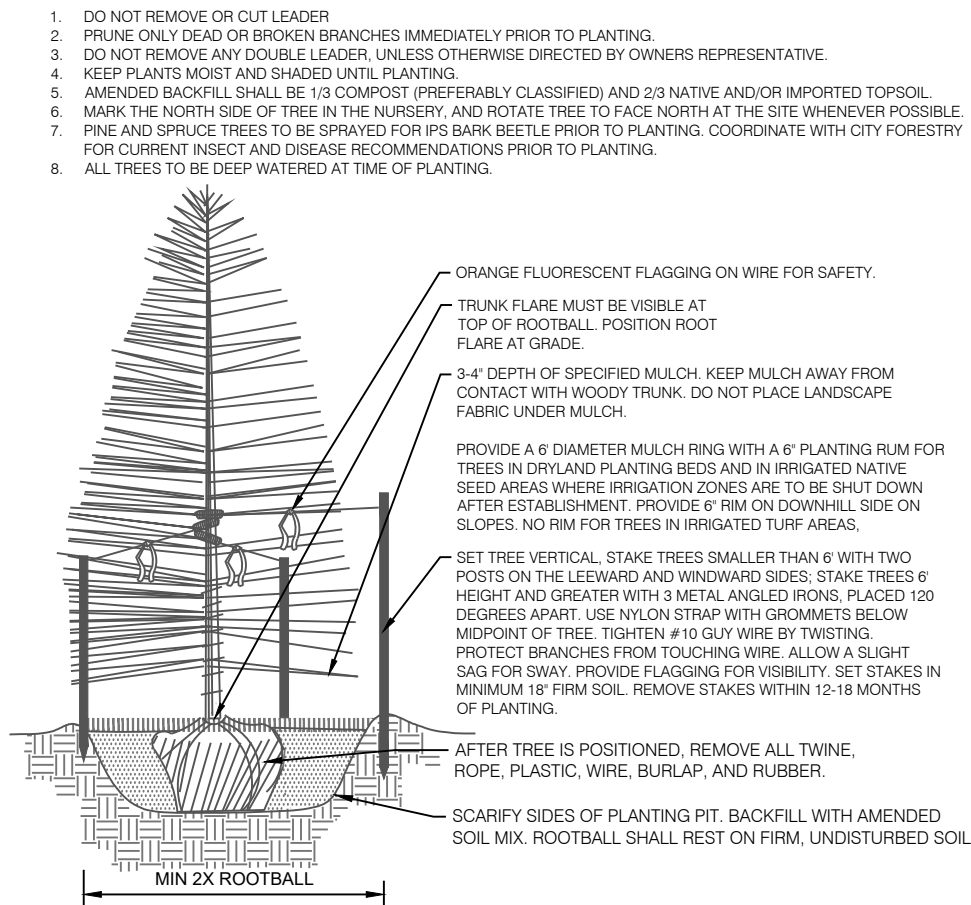
#### 1 LANDSCAPE BOULDER

- N.T.S.
- 3294-08
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



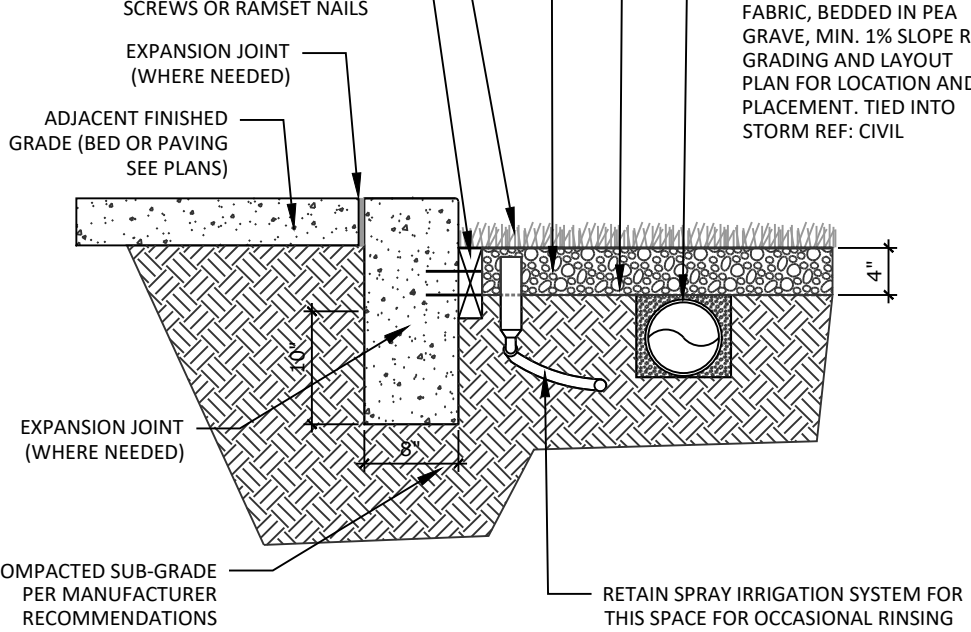
#### 5 PERENNIAL/GROUND COVER PLANTING DETAIL

N.T.S.



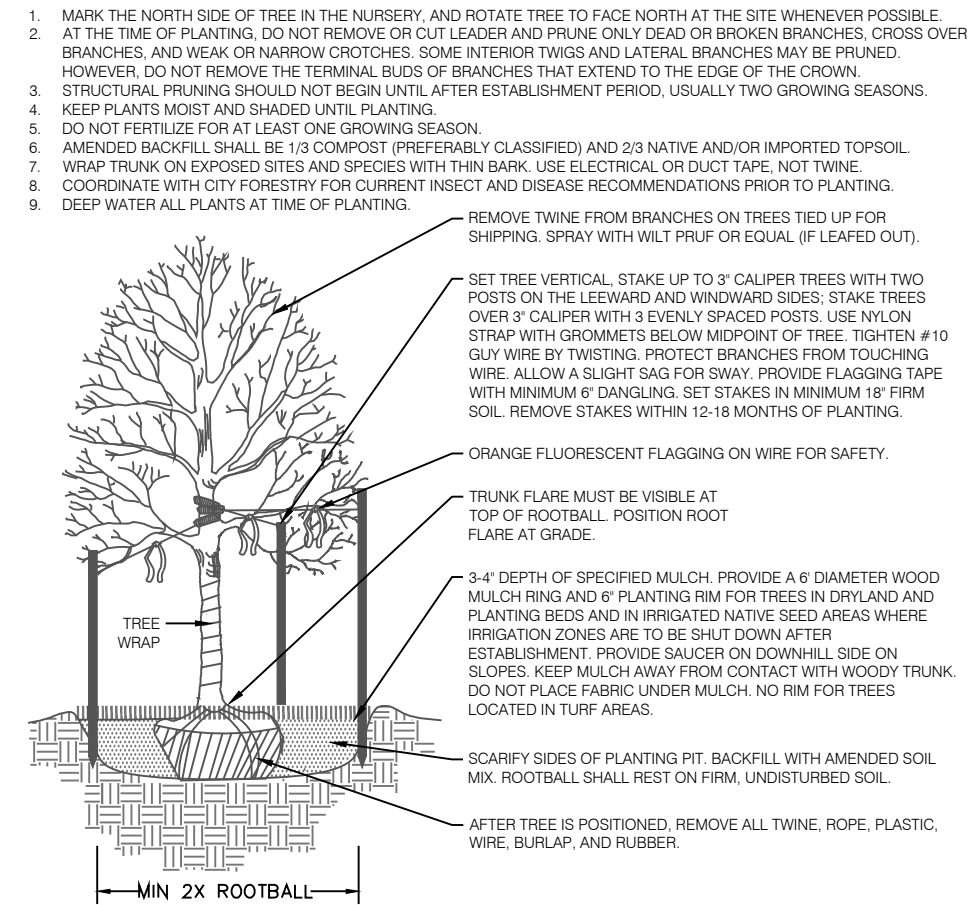
#### 2 CONIFEROUS TREE PLANTING DETAIL

- N.T.S.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



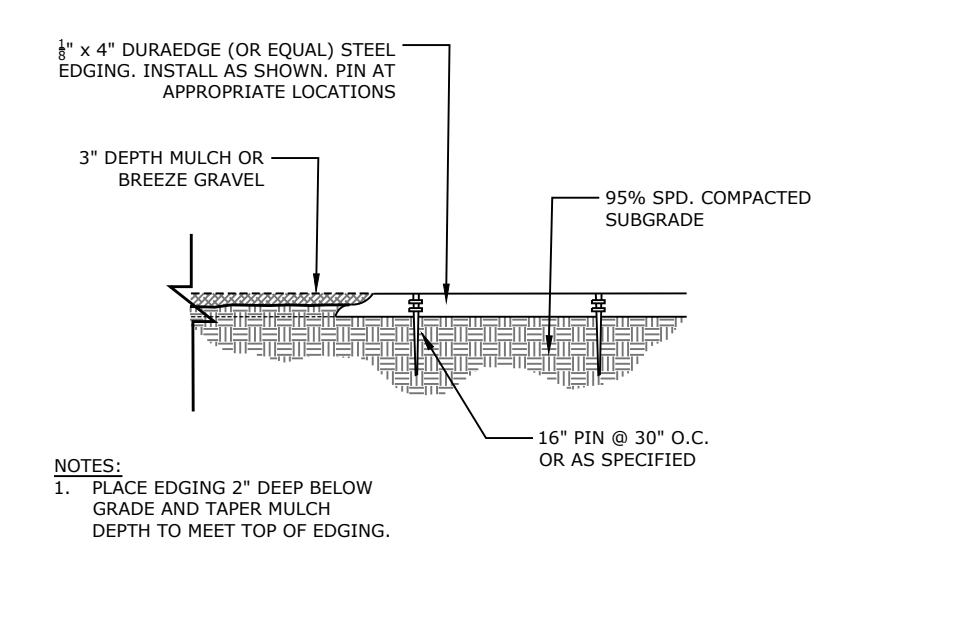
#### 6 SYNTHETIC TURF

N.T.S.



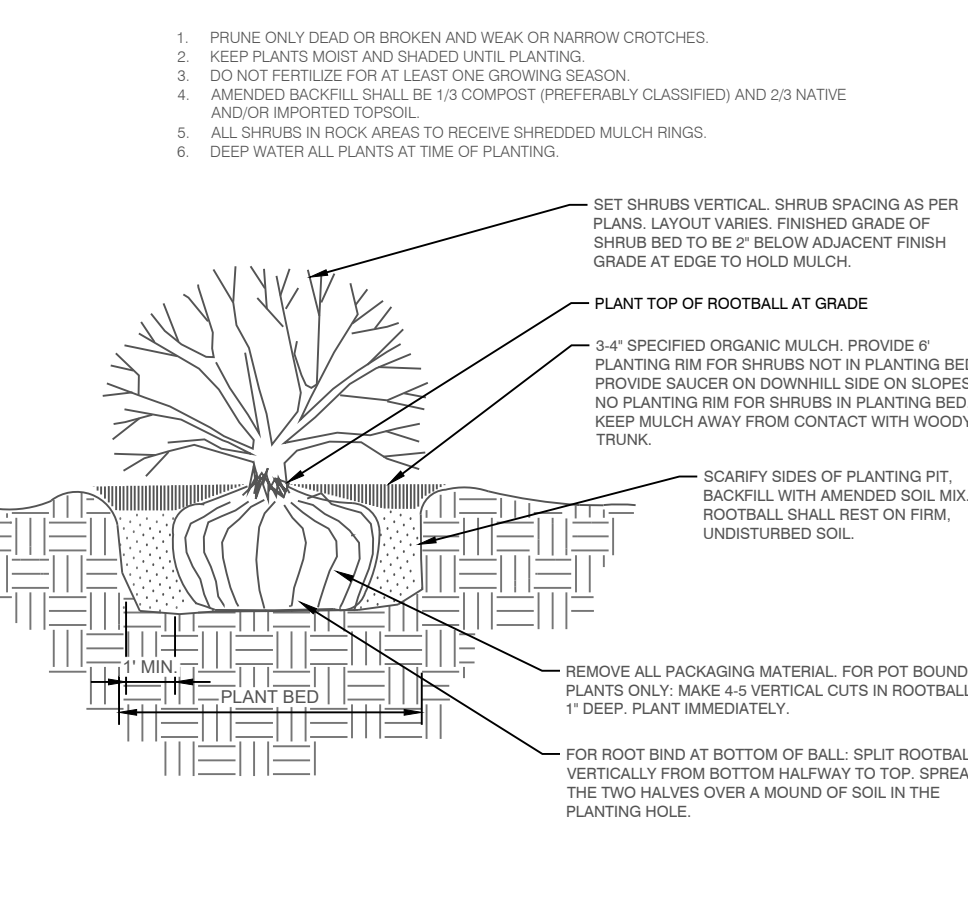
#### 3 DECIDUOUS TREE PLANTING DETAIL

- N.T.S.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



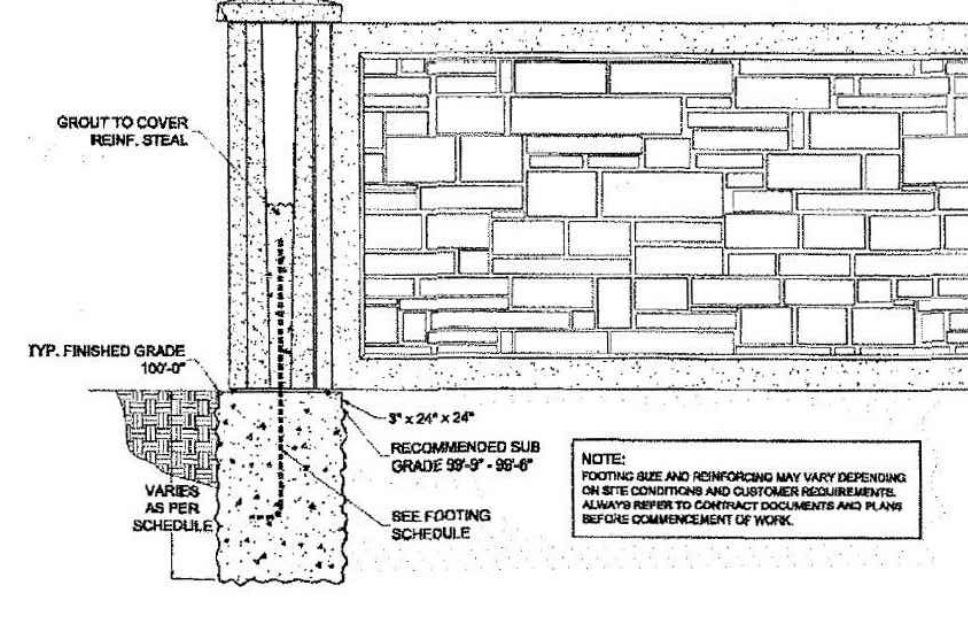
#### 7 STEEL EDGING

N.T.S.



#### 4 SHRUB PLANTING DETAIL

- N.T.S.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  - PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
  - AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
  - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



#### 8 6" CONCRETE SLOT WALL

N.T.S.

#### 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%

\*See PUD modifications table regarding residential street tree requirements



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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## 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  
10/25/2024 BY: A.LANGHANS  
10/28/2024 BY: A.LANGHANS

### LANDSCAPE DETAILS & NOTES

7

7 OF 9

PUDSP243



CONCEPT PLANT SCHEDULE

1-1/2" ROCK MULCH 19,709 sf

ROCK COBBLE 26,066 sf

BLUEGRASS SOD 15,499 sf  
Tall Fescue Blend

WOOD MULCH; GORILLA HAIR, CASCADE 854 sf

NATIVE SEED MIX 35,577 sf  
El Paso County All Purpose Low Grow Mix

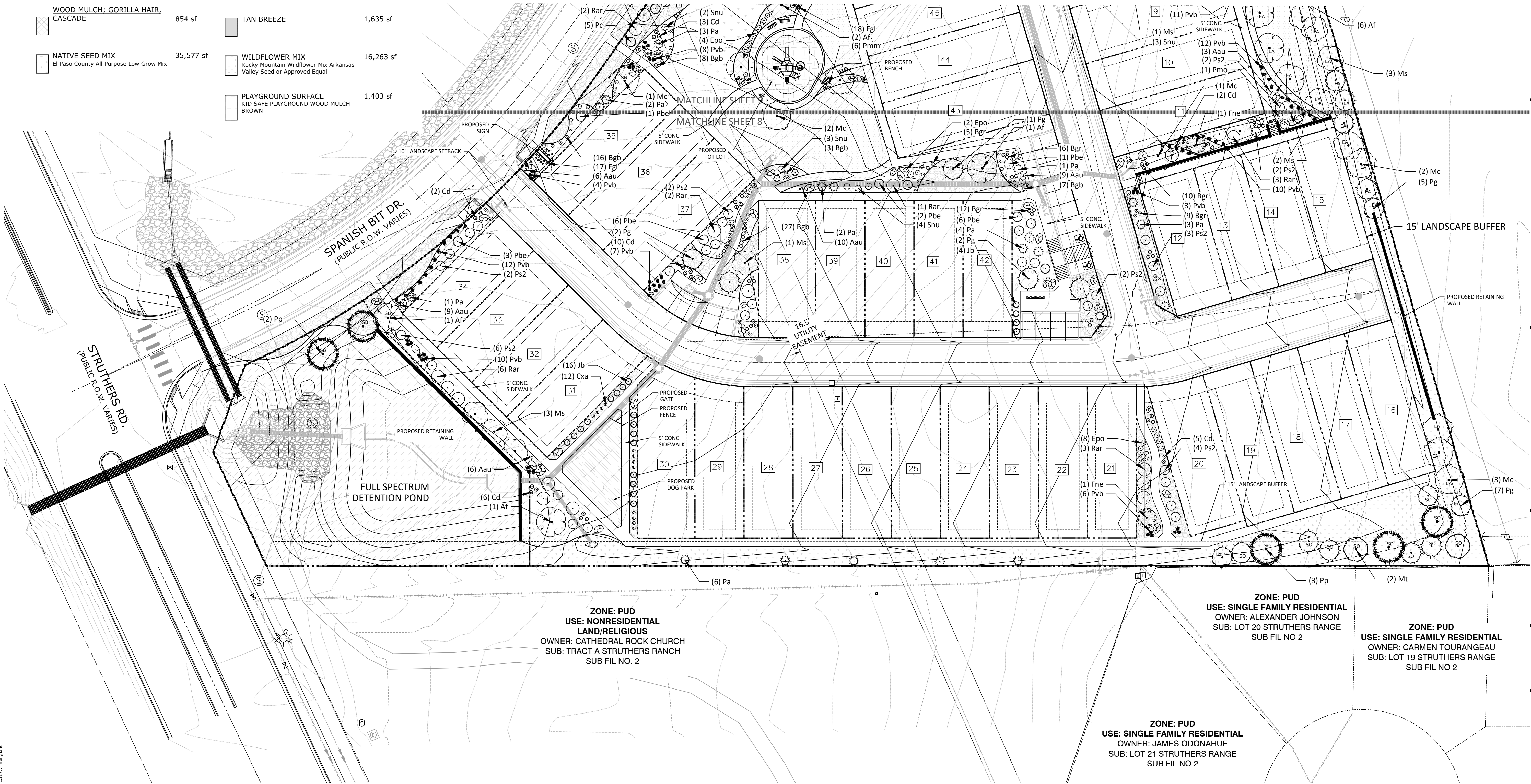
SYNTHETIC TURF 7,045 sf

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

TAN BREEZE 1,635 sf

WILDFLOWER MIX 16,263 sf  
Rocky Mountain Wildflower Mix Arkansas  
Valley Seed or Approved Equal

PLAYGROUND SURFACE 1,403 sf  
KID SAFE PLAYGROUND WOOD MULCH-  
BROWN

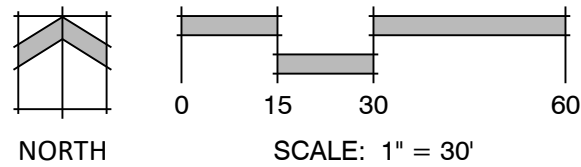


ZONE: PUD  
USE: NONRESIDENTIAL  
LAND/RELIGIOUS  
OWNER: CATHEDRAL ROCK CHURCH  
SUB: TRACT A STRUTHERS RANCH  
SUB FIL NO. 2

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:	BY:	DESCRIPTION:
05/15/2024	BY	A.LANGHANS
09/12/2024	BY	A.LANGHANS
10/25/2024	BY	A.LANGHANS
10/28/2024	BY	A.LANGHANS

SHEET TITLE

8

8 OF 9

PUDSP243



CONCEPT PLANT SCHEDULE

1-1/2" ROCK MULCH	19,709 sf
ROCK COBBLE	26,066 sf
BLUEGRASS SOD Tall Fescue Blend	15,499 sf
WOOD MULCH; GORILLA HAIR, CASCADE	854 sf
NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf

SYNTHETIC TURF	7,045 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	43,456 sf
TAN BREEZE	1,635 sf
WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	16,263 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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URBAN  
LANDING

FINAL LANDSCAPE  
PLAN  
SPANISH BIT DRIVE

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

ENTITLEMENT

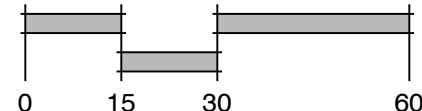
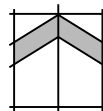
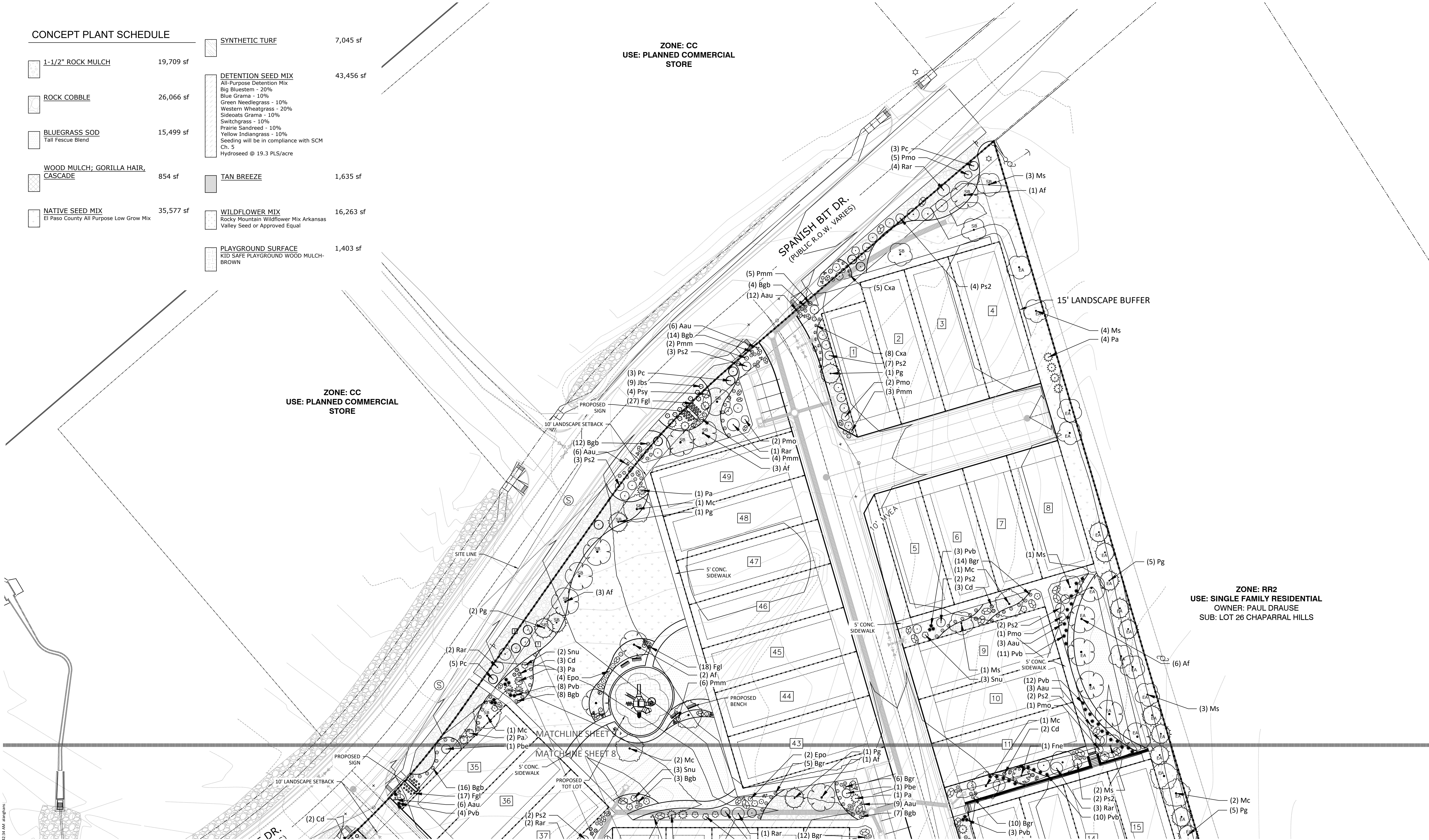
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10/25/2024 BY: A.LANGHANS  
10/28/2024 BY: A.LANGHANS

SHEET TITLE

9

9 OF 9

PUDSP243



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