

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...

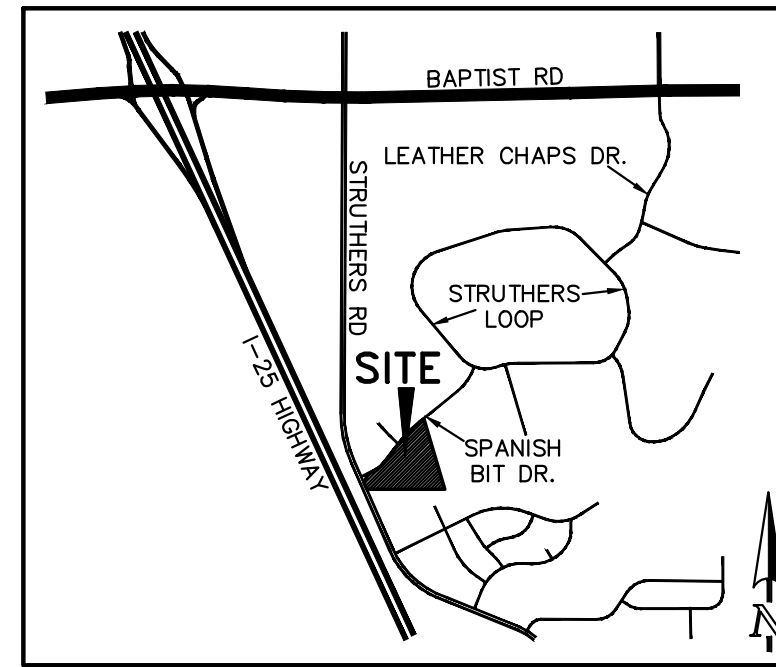
URBAN LANDING
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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, SHALL BE MAINTAINED 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, TRACTS AND LANDSCAPING ON-SITE 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 PROVIDED 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. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0286G AND 08041C0287G, DATED DECEMBER 7, 2018.
13. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA.
14. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
15. 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...
16. HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
17. 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.
18. 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...
19. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS...
20. URBAN LANDING HOA WILL MAINTAIN SITE RETAINING WALLS.
21. THE URBAN LANDING HOA WILL MAINTAIN ALL FENCING, SCREEN WALLS, LANDSCAPING AND ENTRY SIGNAGE WITHIN THE TRACTS SHOWN ON THIS PLAN...
22. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.0.2 & 2.5.3.4 RESPECTIVELY...
23. 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. 19-471)...
24. 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...
25. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS...
26. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR ANY UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS...
27. NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS CURRENTLY EXIST ON THE PROPERTY.



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

SITE DATA:

Table with 2 columns: SITE DATA and values. Includes existing zoning (R-4), tax schedule (7136001045), total area (6.57 acres), development schedule (Fall 2024), number of lots (49), total lot area (3.19 acres), gross density (7.46 du/ac), net density (15.36 du/ac), private roads (0.85 acres), private open space (2.00 acres), and private pond (0.54 acres).

URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES

Table with 3 columns: USE, PRINCIPAL USES, and NOTES. Lists various uses like dwellings, recreation amenities, family care home, district utilities, accessory uses, temporary uses, and special uses.

B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS

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

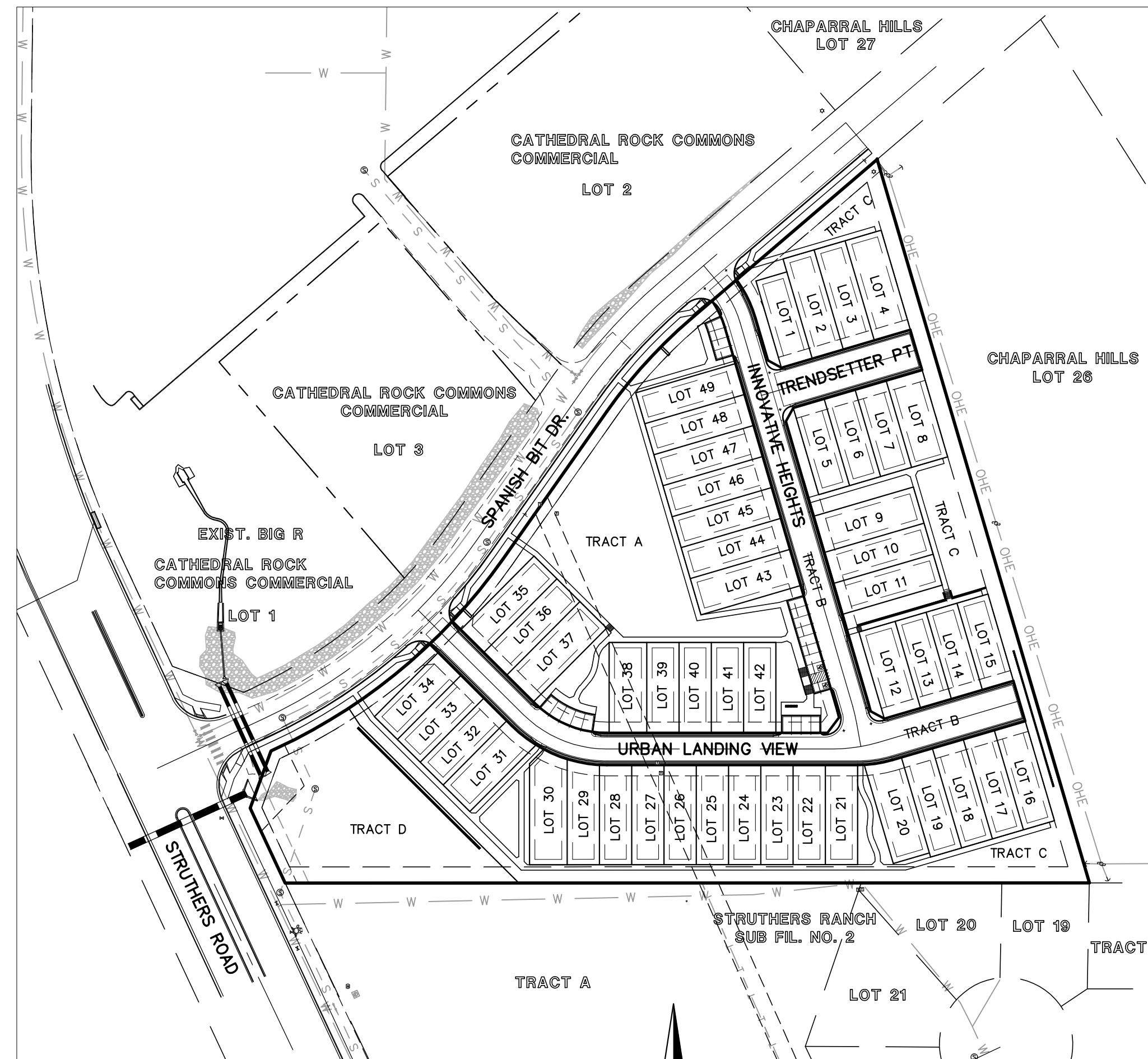
Why is this 5 ft? All of the typical show a minimum front setback of 14 ft. which is consistent with the previous submittal.

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

Table with 5 columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, and JUSTIFICATION. Lists modifications for private roads, urban local roads, and public roads.

LAND USE AND TRACT TABLE

Table with 6 columns: LOTS/TRACT, AREA (SF), AREA (AC.), LAND USE, OWNERSHIP/MAINTENANCE, and USE %. Lists land use details for lots 1-49 and various tracts.



KEY MAP
SCALE: 1" = 100'

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

PCD NO. PUDSP243

CLASSIC CONSULTING logo and project information: URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET. Includes designer (MAW), scale (1"=VARIES), date (8/30/24), and contact info for Classic Consulting.

URBAN LANDING

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

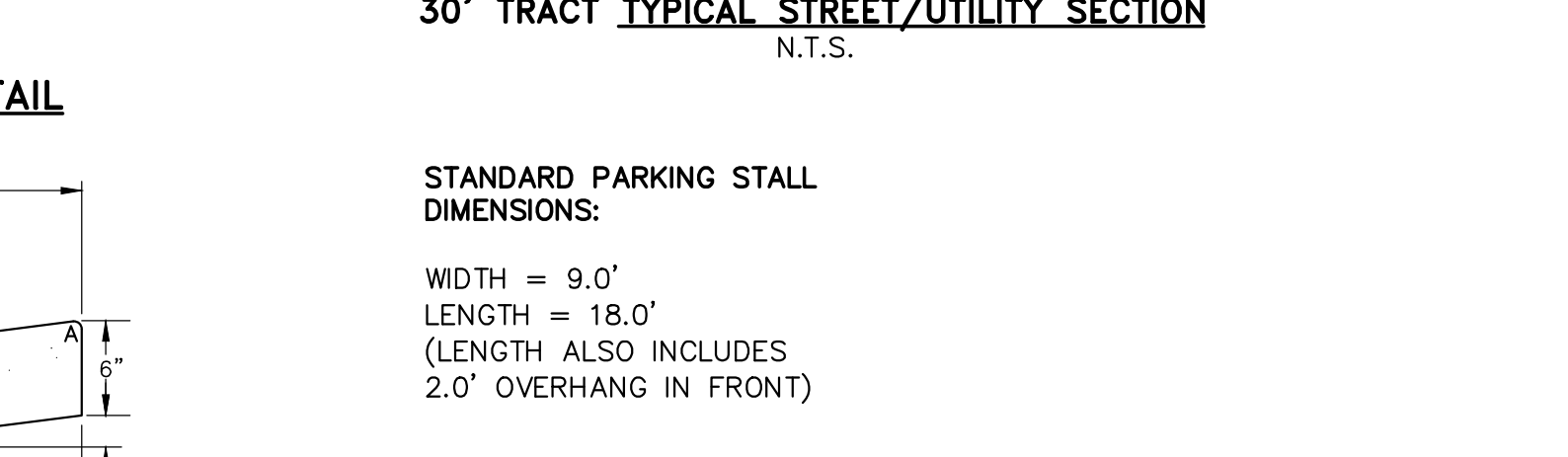
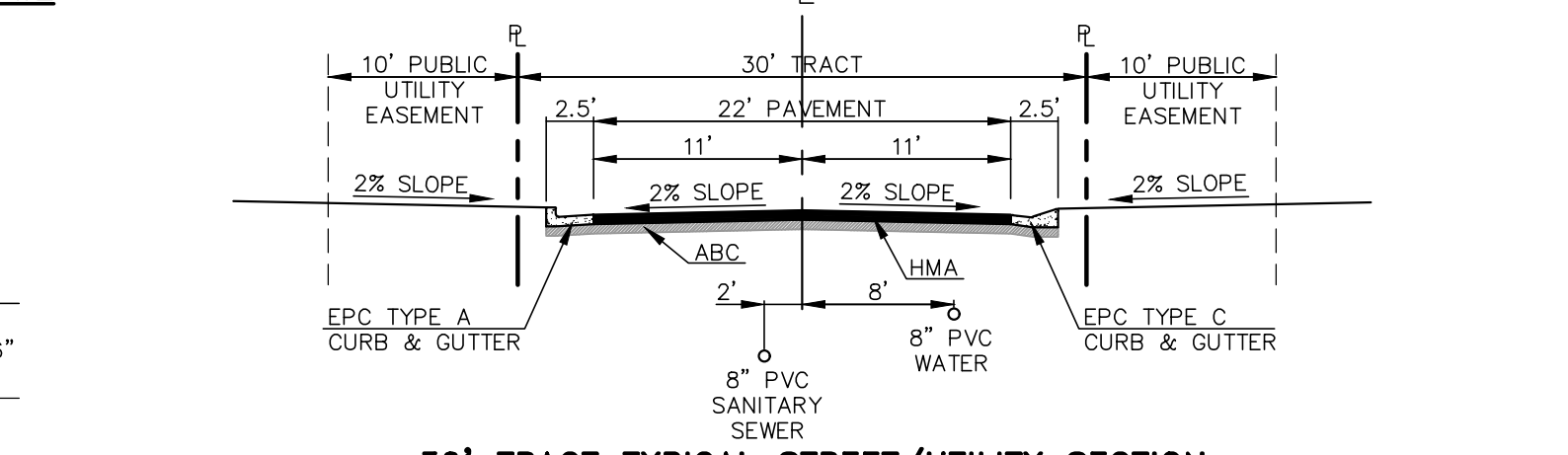
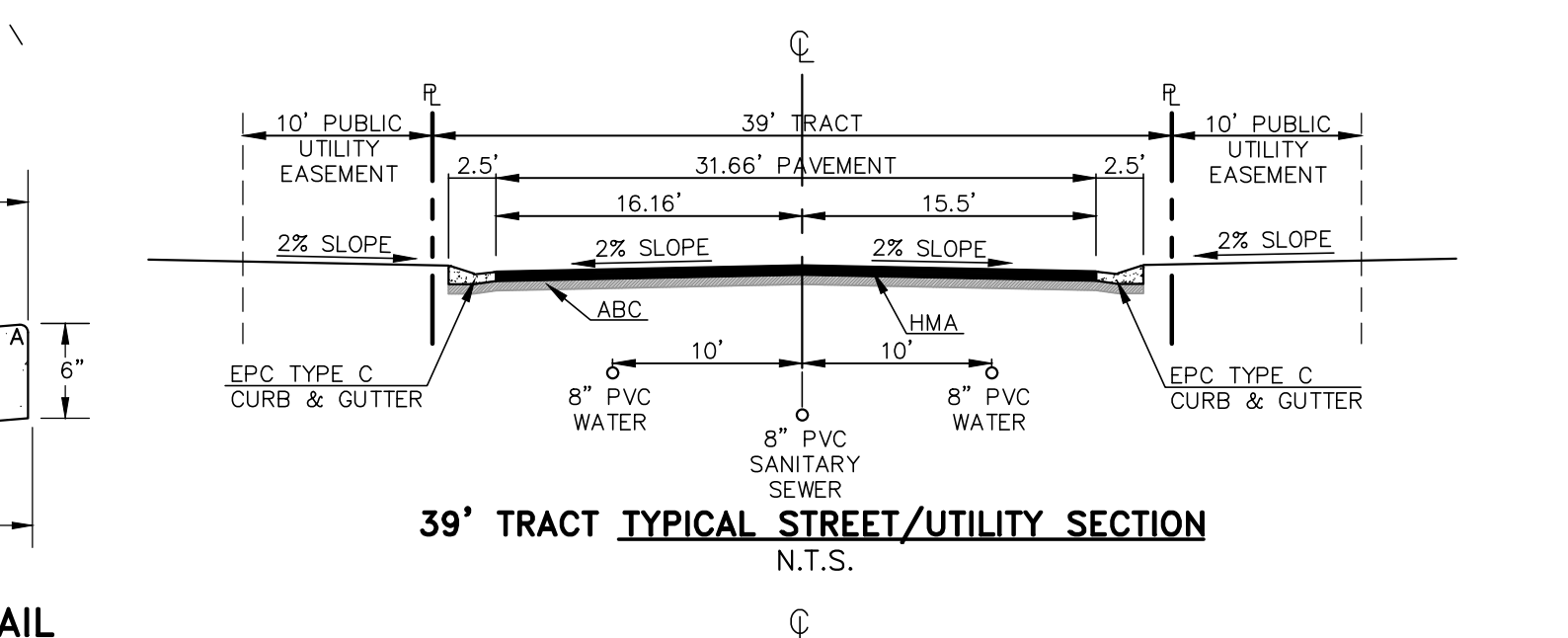
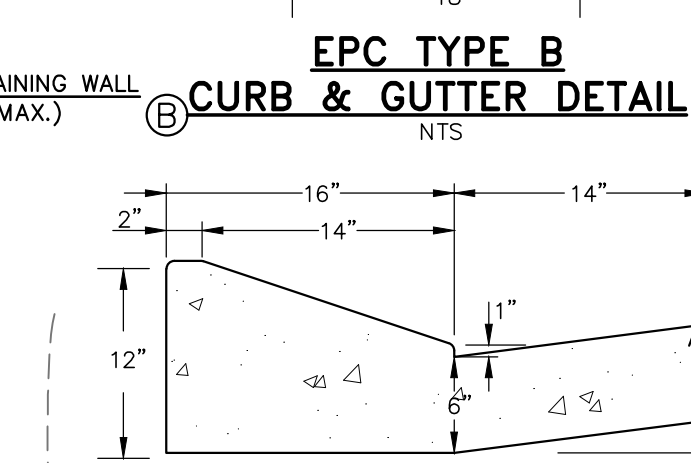
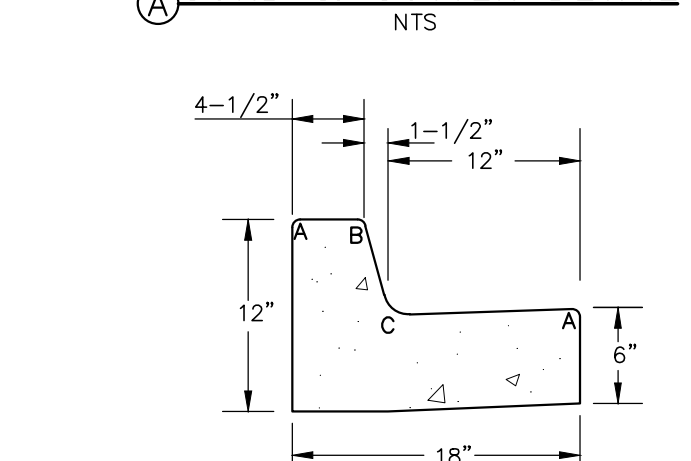
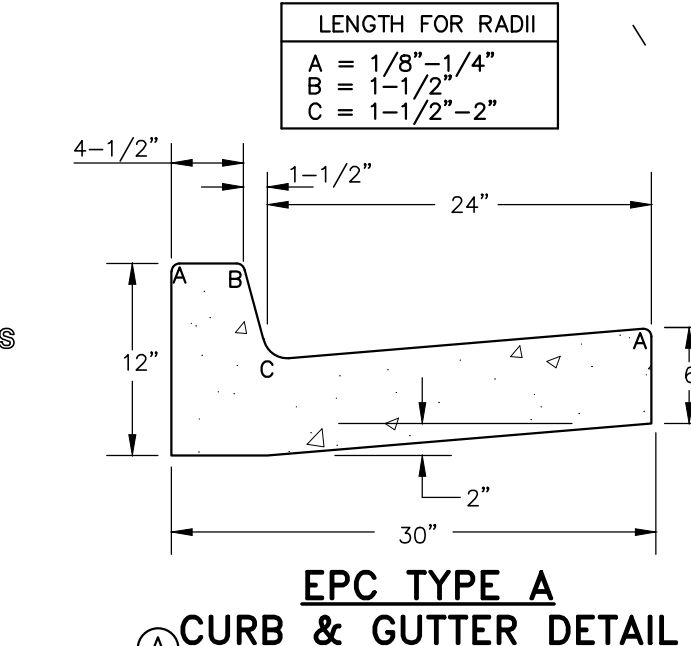
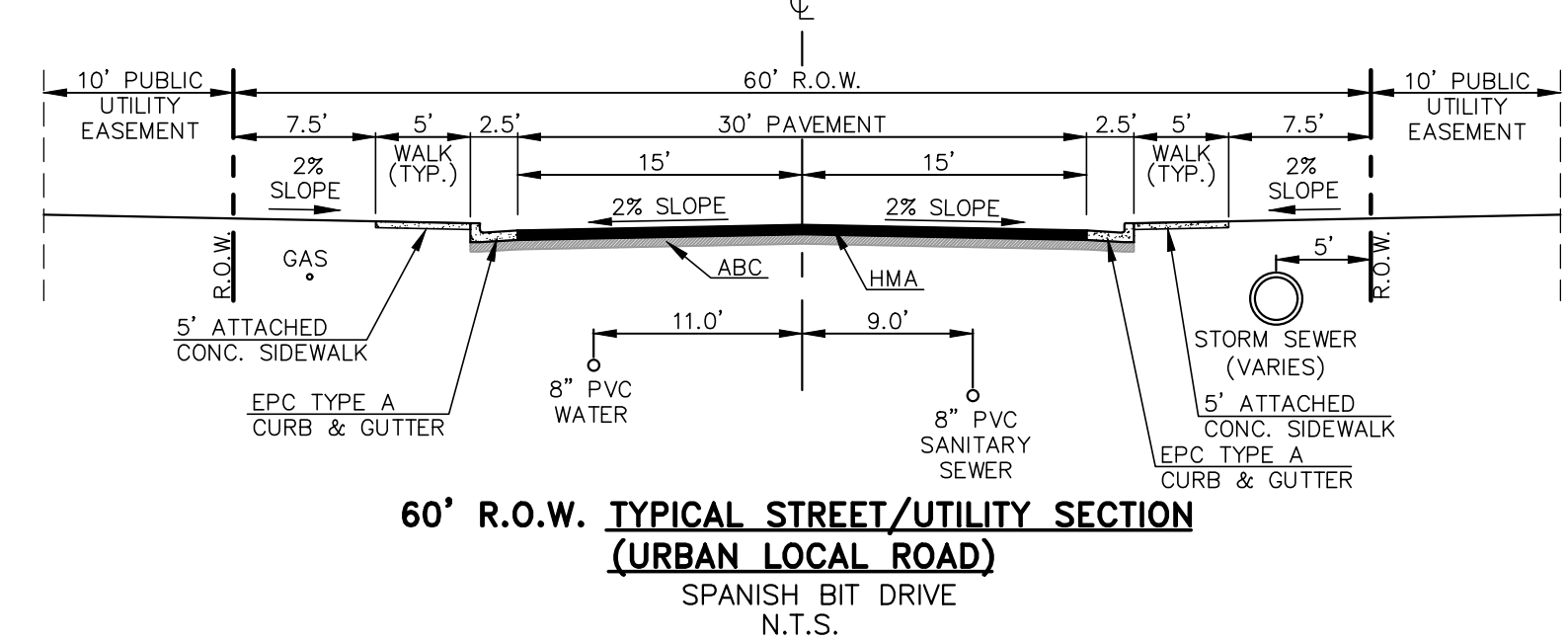
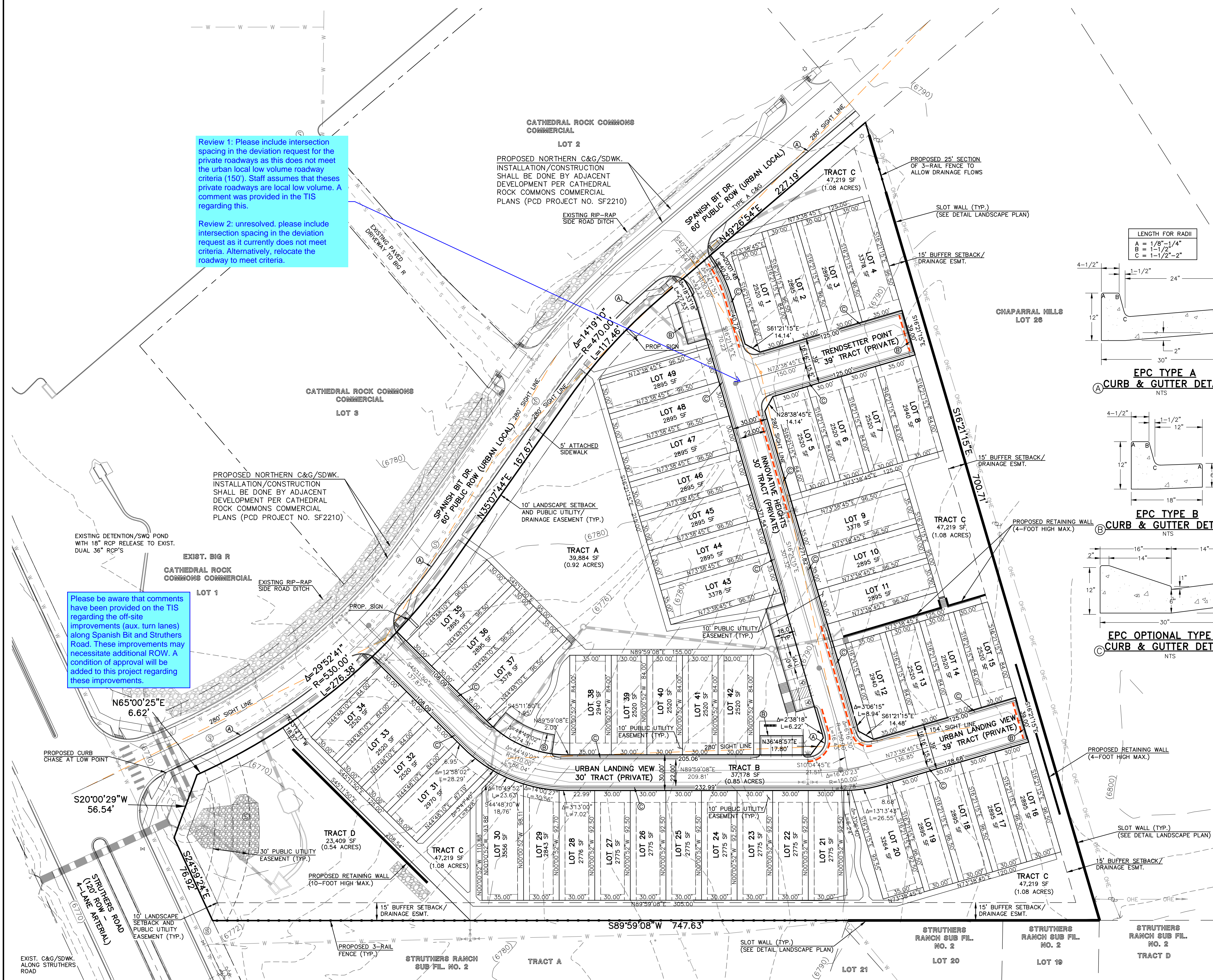
LEGEND

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	- · - · -

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

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

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



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.

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

PCD NO. PUDSP243

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)

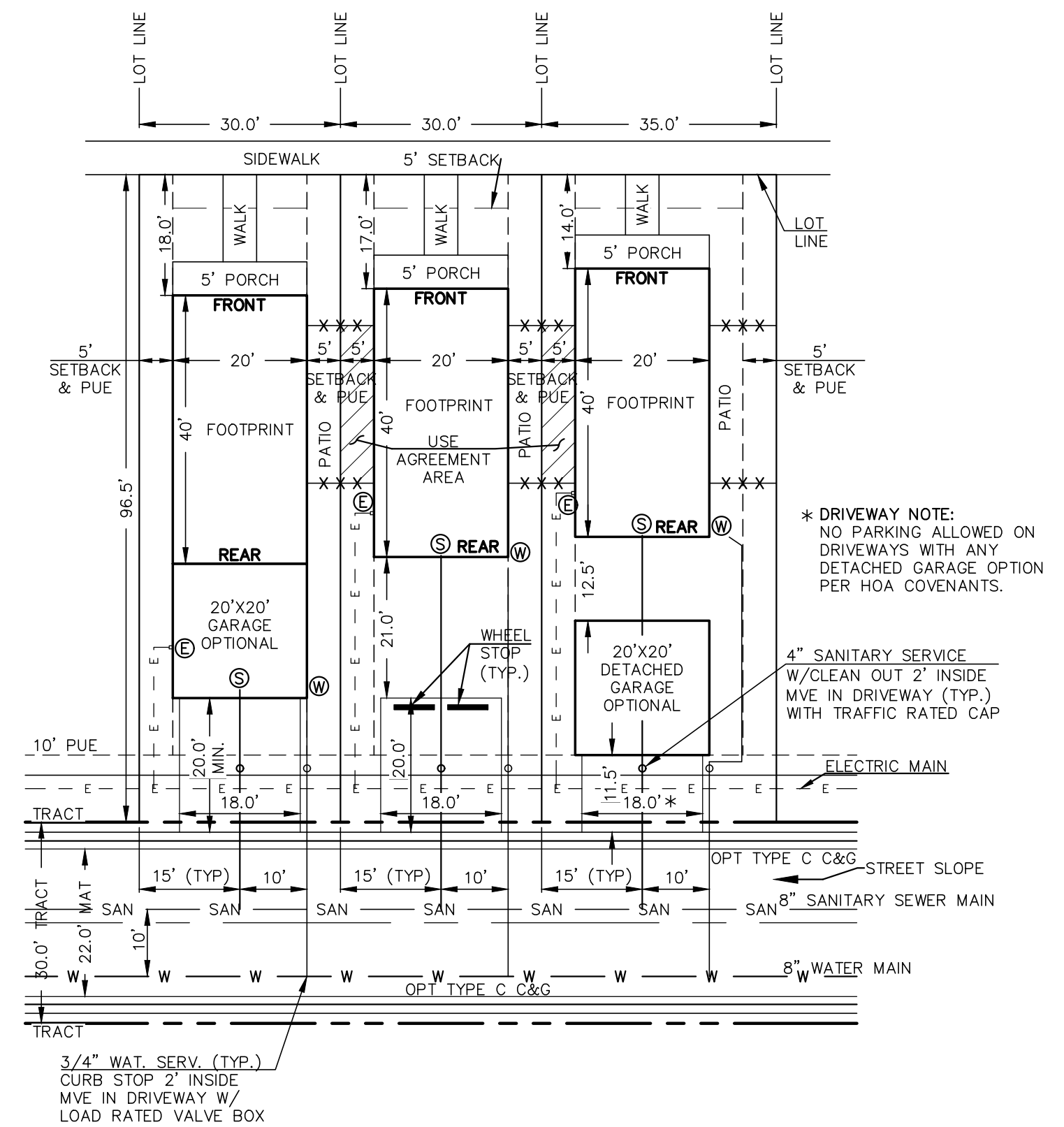
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URBAN LANDING

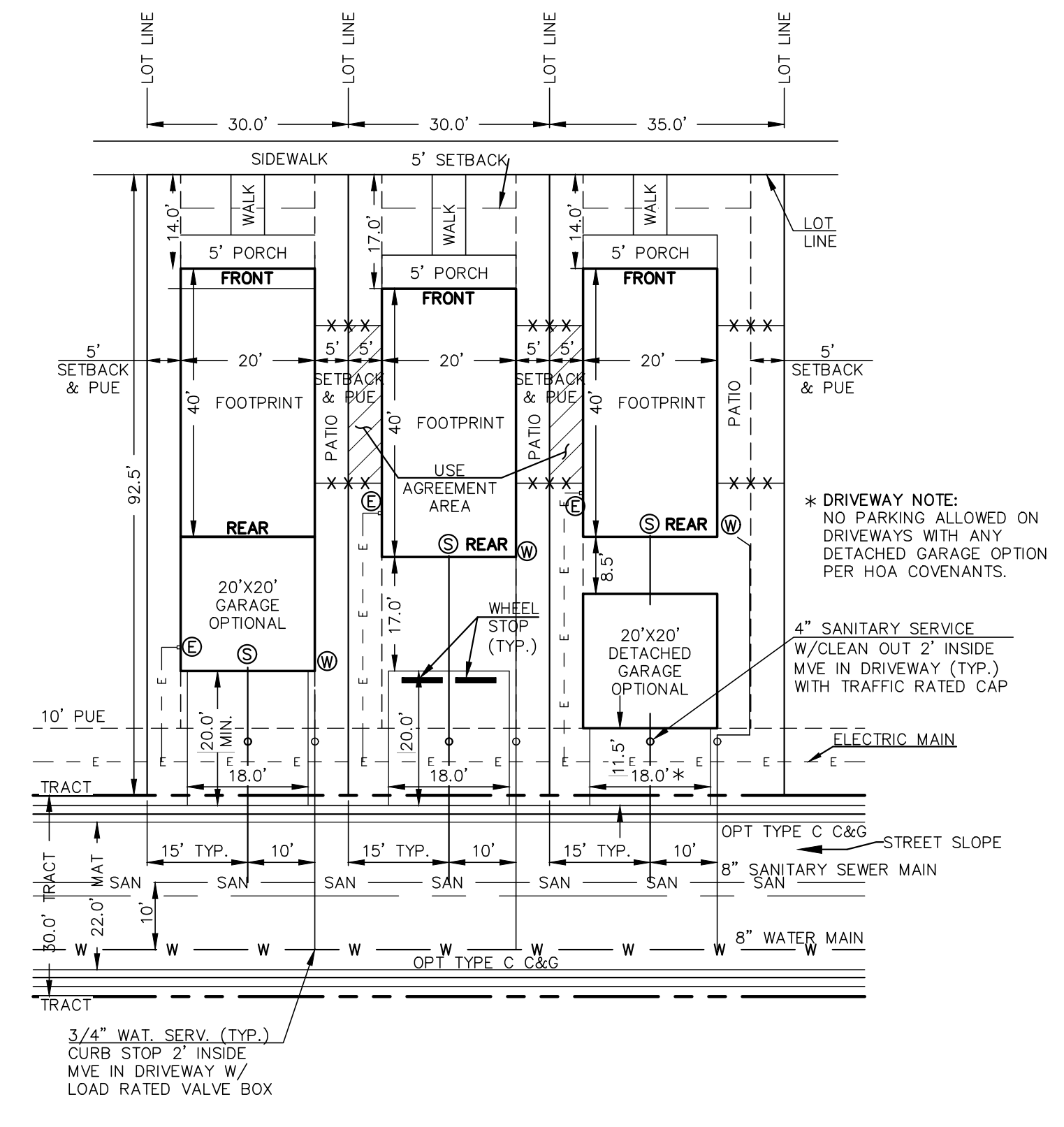
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

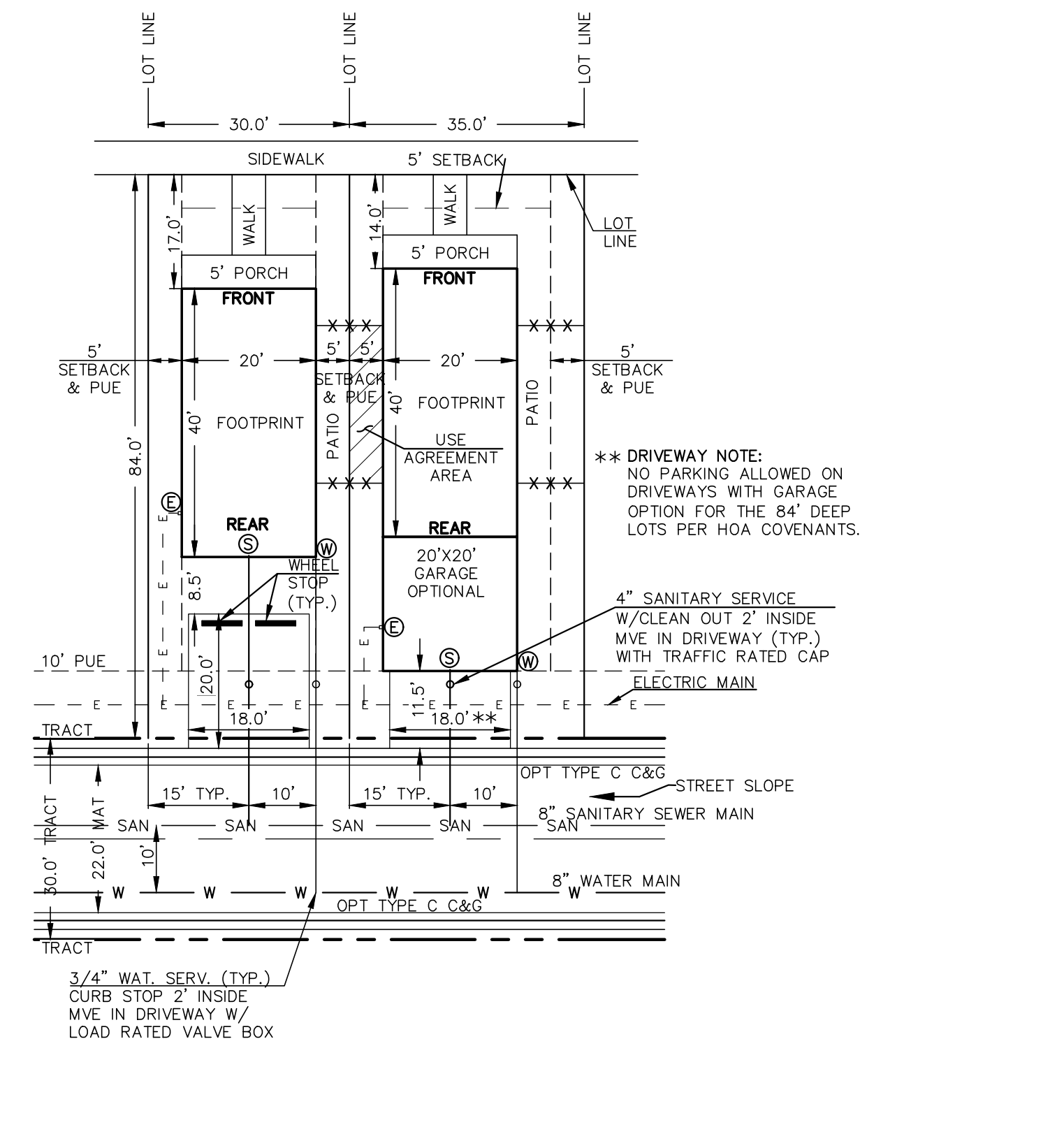
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



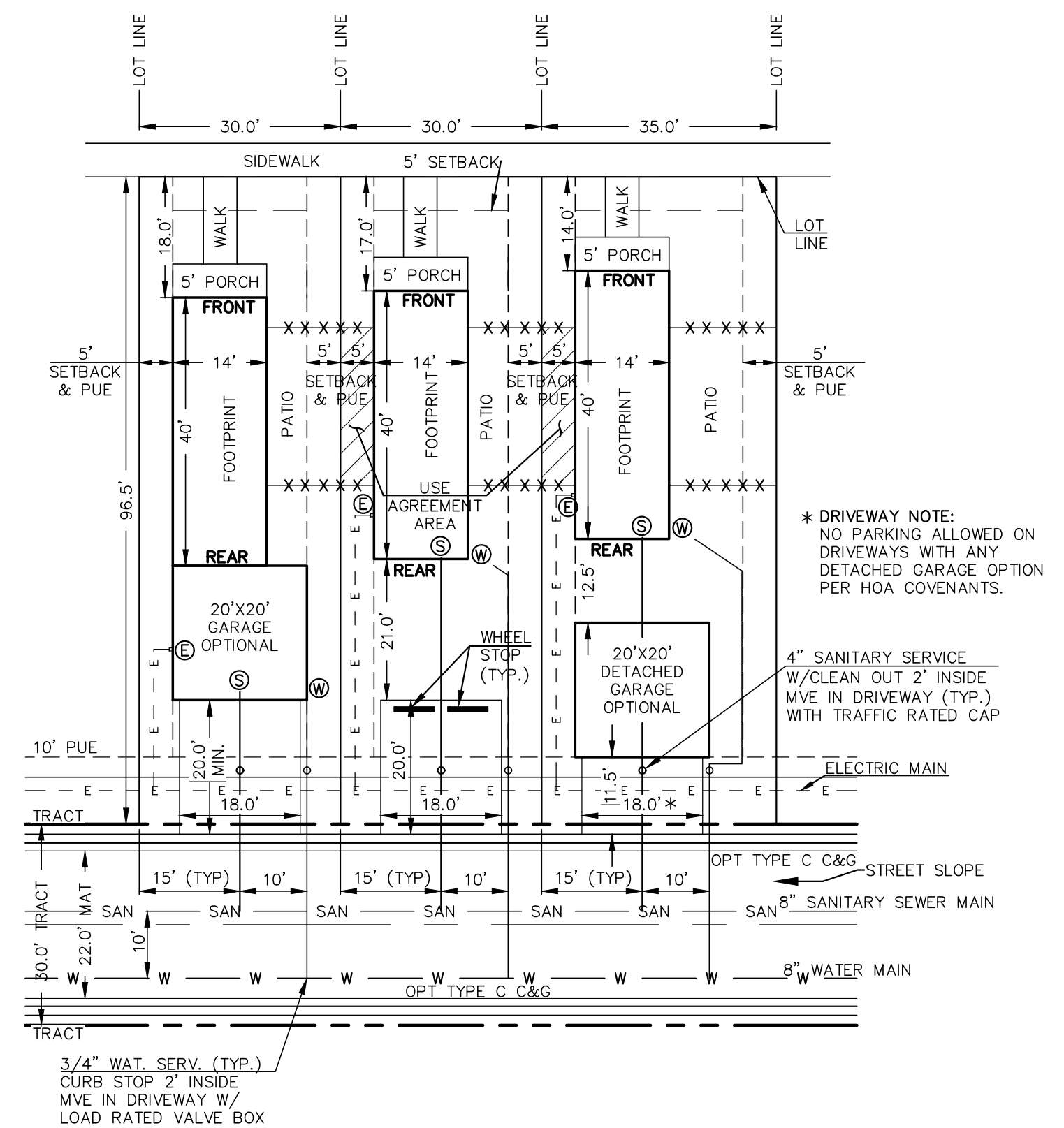
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/20'x40' BUILDING)



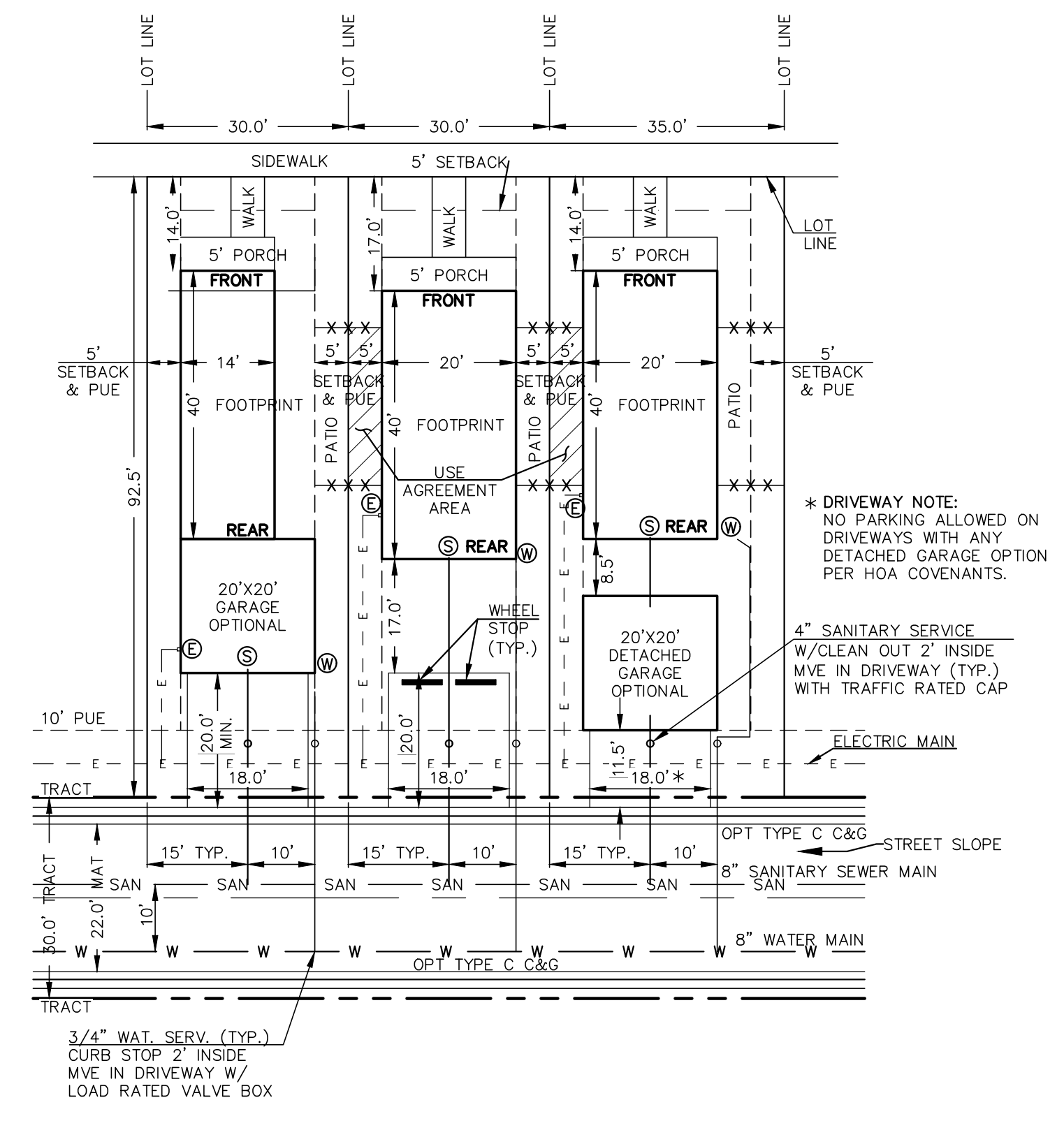
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/20'x40' BUILDING)



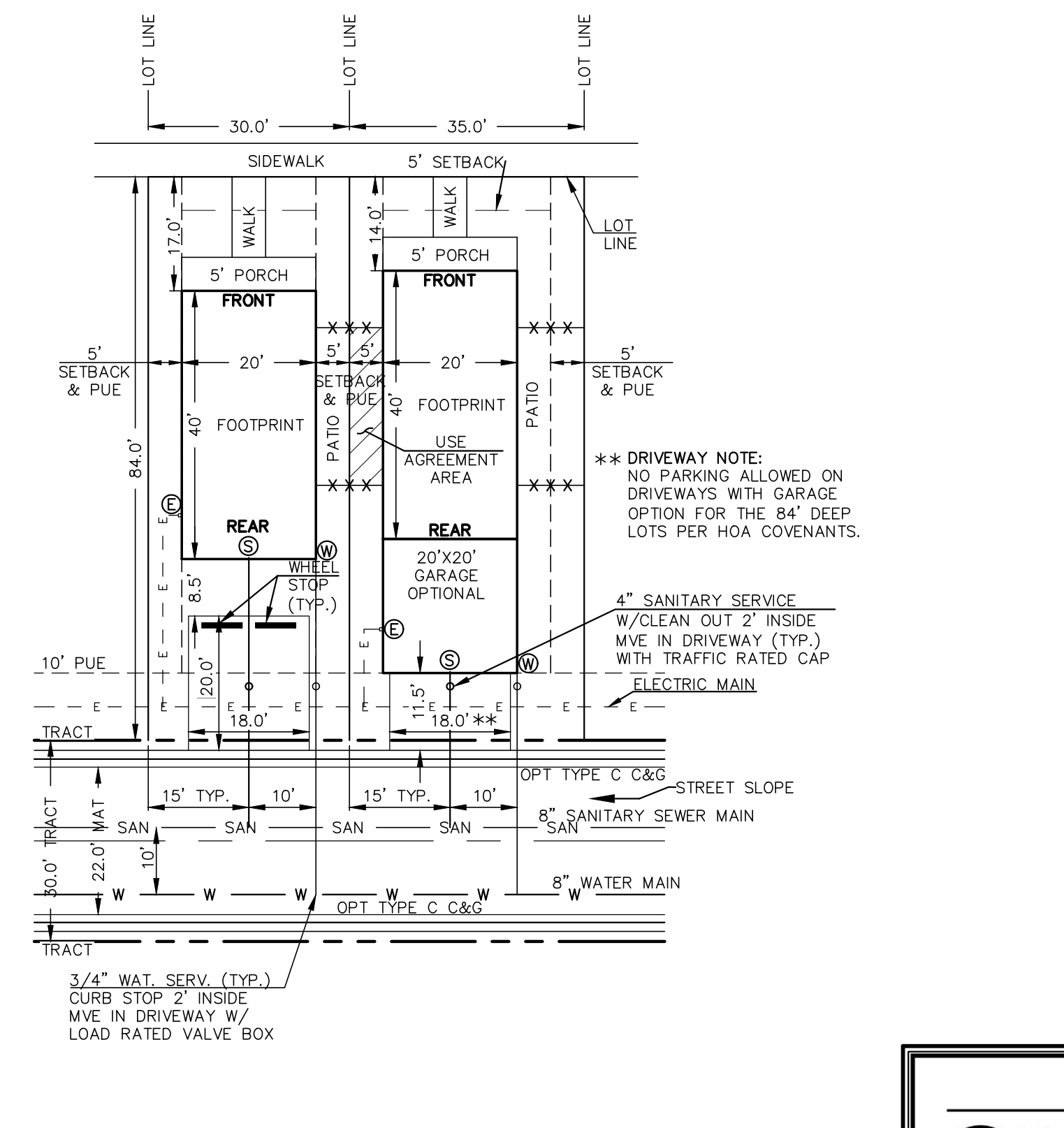
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/20'x40' BUILDING)



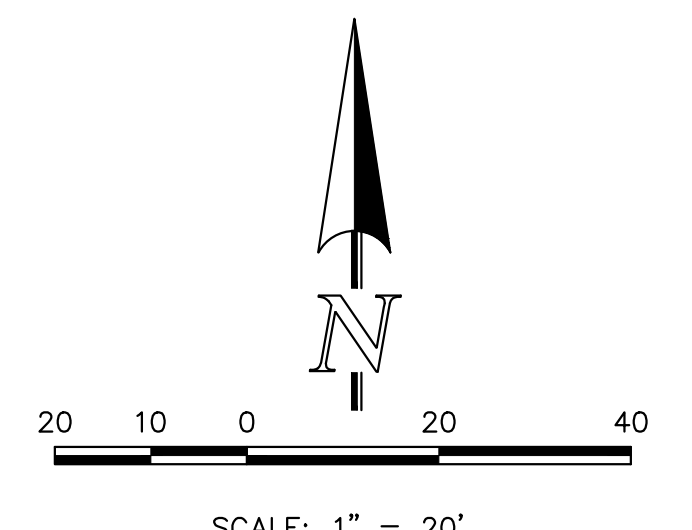
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/14'x40' BUILDING)



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)

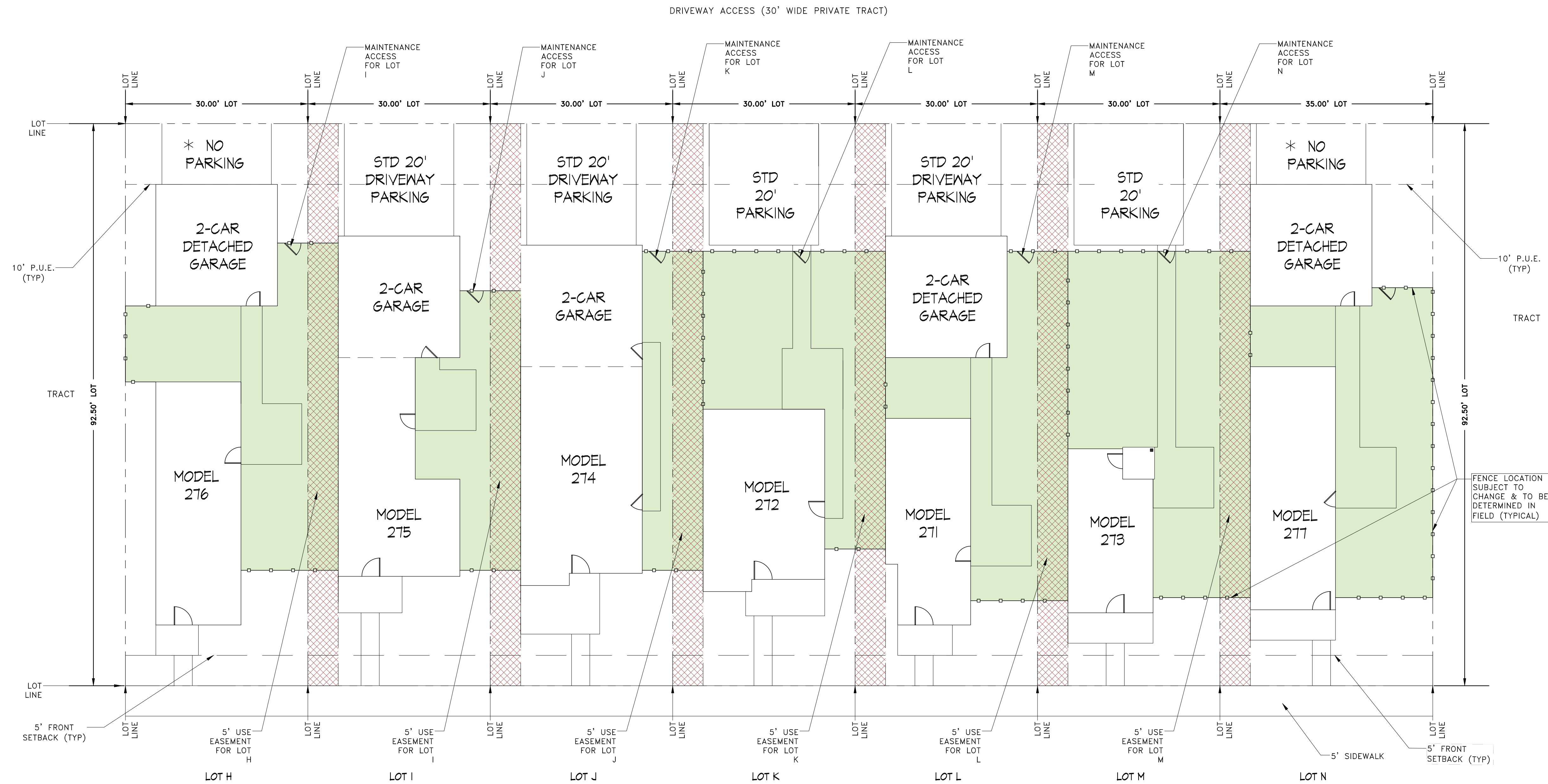
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URBAN LANDING

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

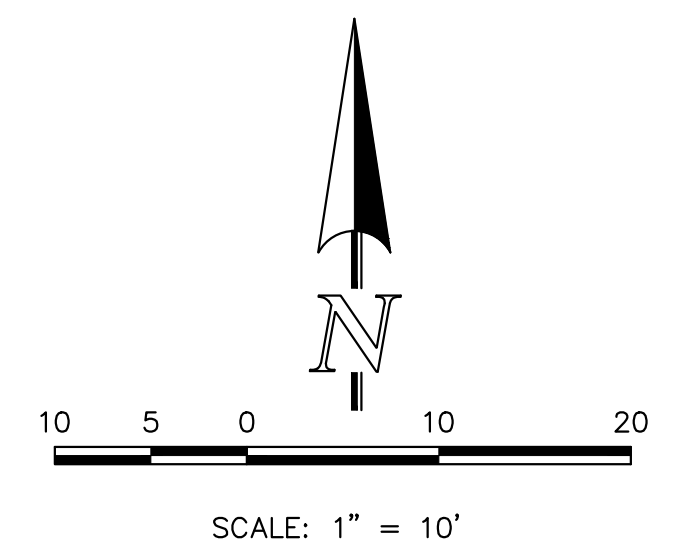
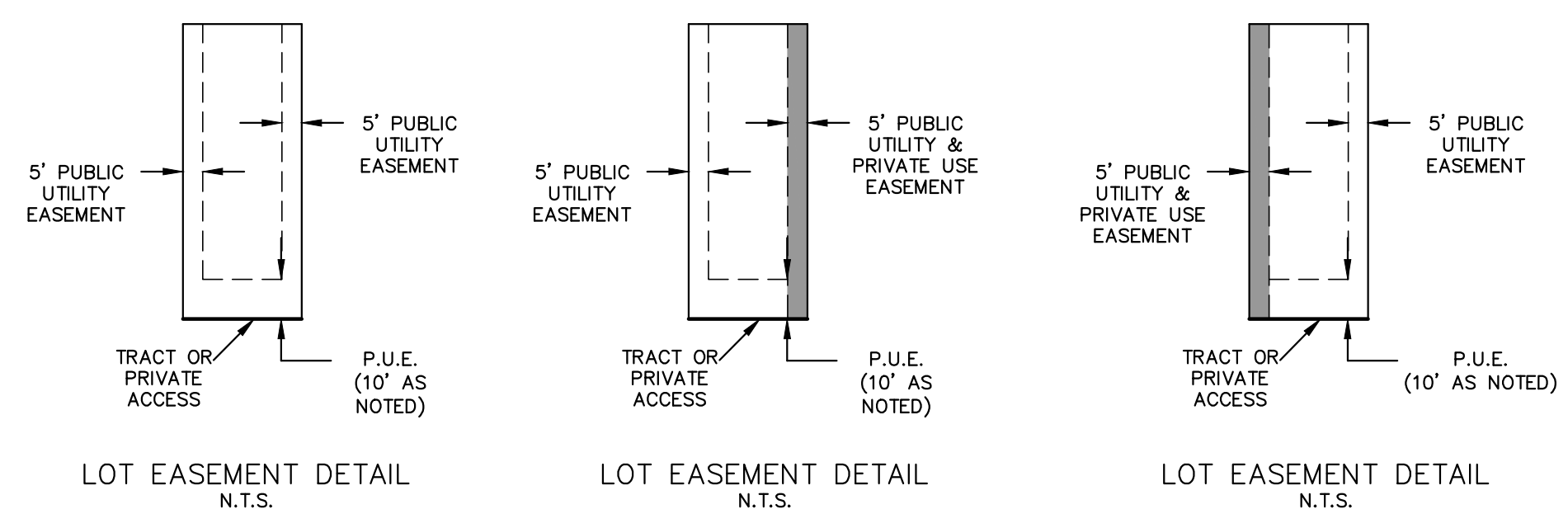
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

"USE" EASEMENT & "MAINTENANCE" ACCESS EXHIBIT



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

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.



		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
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

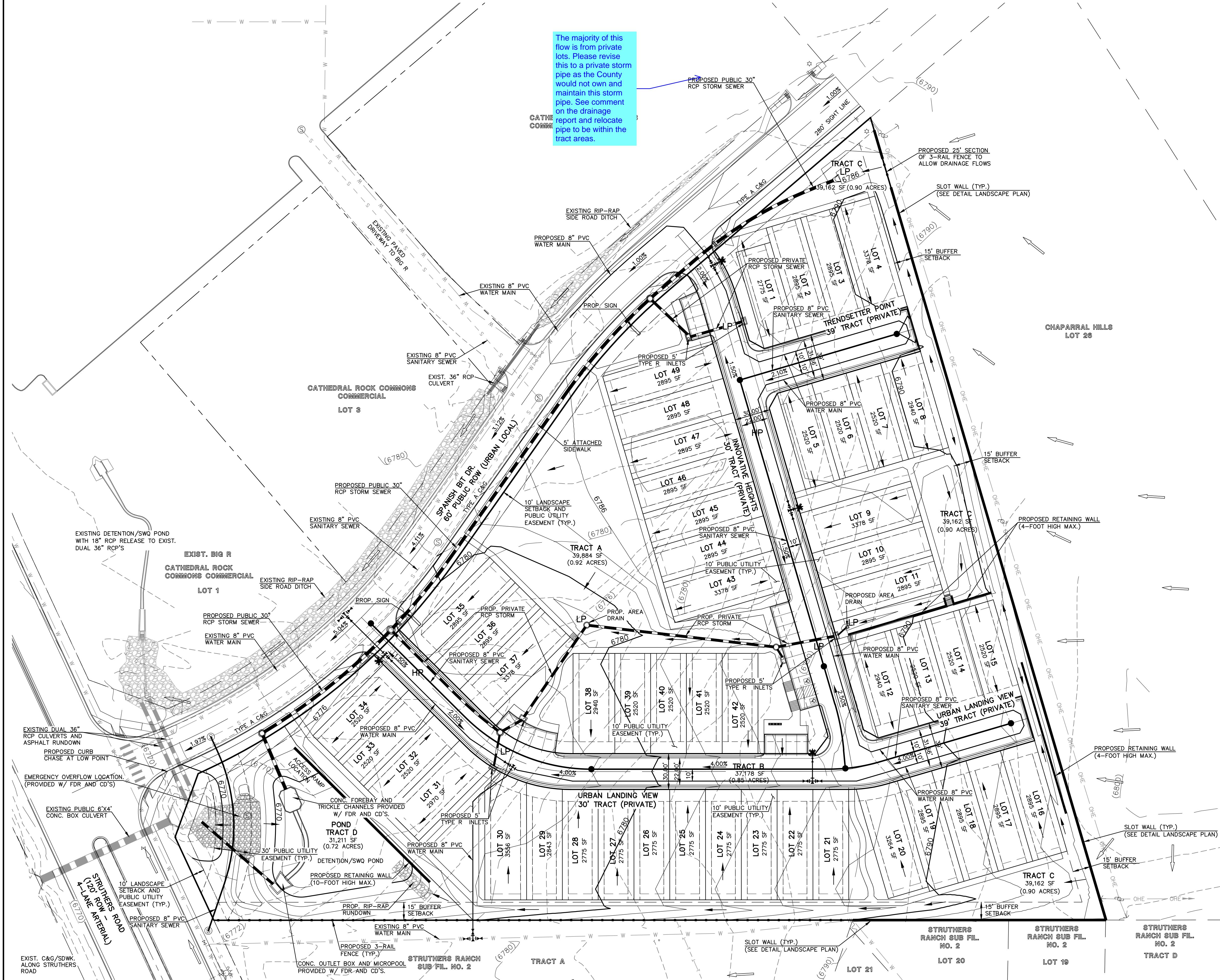
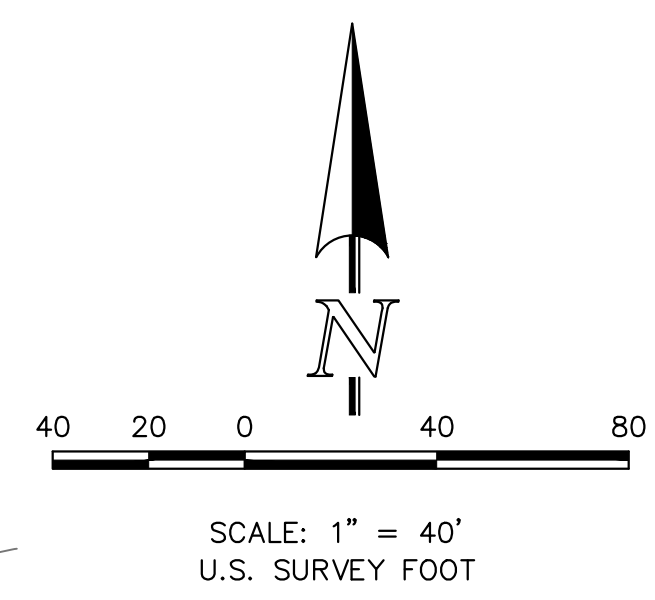
The majority of this flow is from private lots. Please revise this to a private storm pipe as the County would not own and maintain this storm pipe. See comment on the drainage report and relocate pipe to be within the tract areas.

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.



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Colorado Springs, Colorado 80903

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(719) 785-0799 (Fax)

PCD NO. PUDSP243

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

V:\130801\URBAN LANDING\DEVELOPMENT\06 - 130801-UT AND GR.dwg, 9/19/2024 10:52:43 AM, 1:1

URBAN LANDING

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN

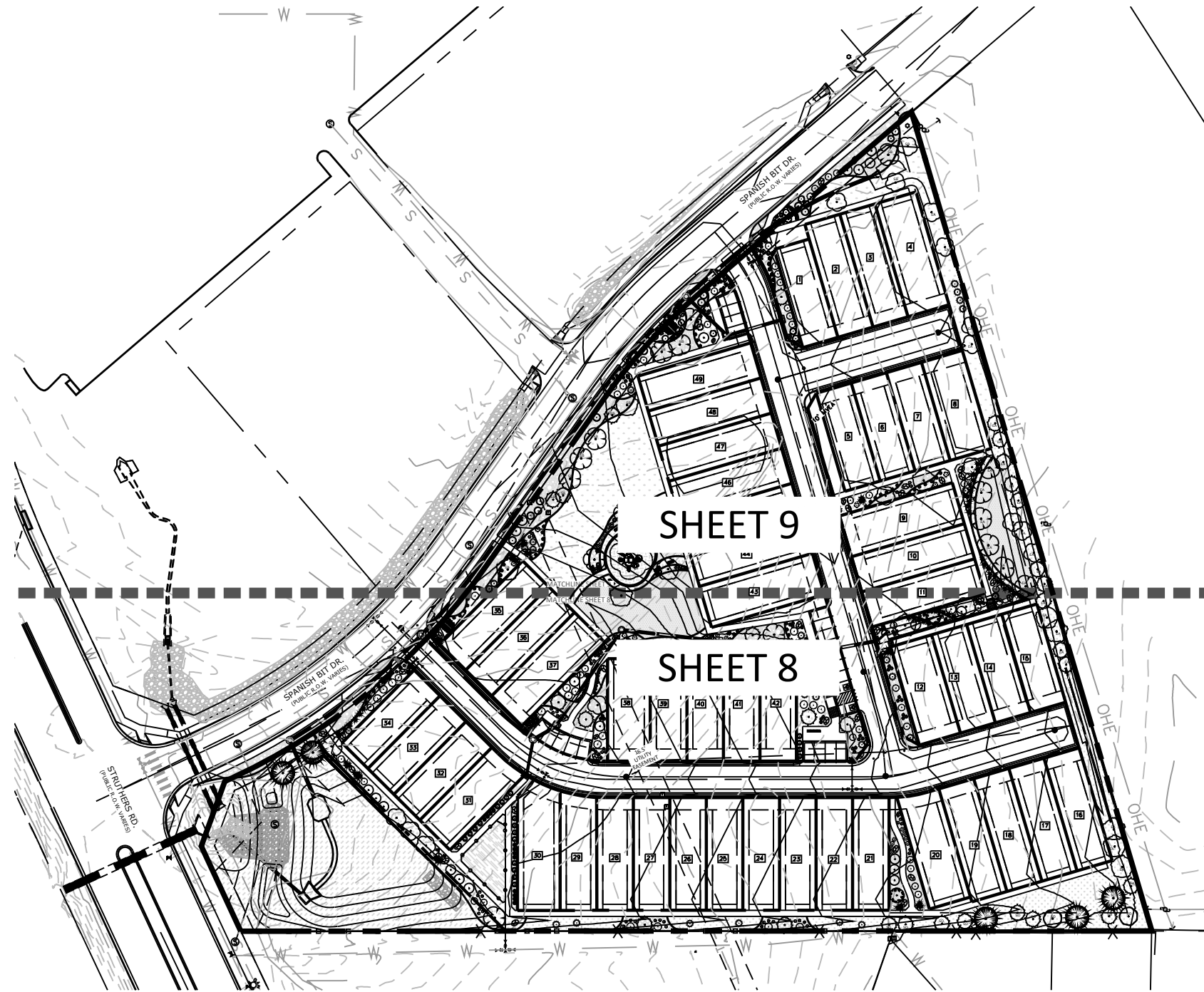


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LANDSCAPE NOTES

- 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.
NITROGEN 0 LBS/1000SF
PHOSPHORUS (P205) 0 LBS/1000SF
POTASSIUM (K2O) 0 LBS/1000SF
SULFUR (SO4-S) 0 LBS/1000SF
MANGANESE 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 PROVIDED 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 STEEL 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 SOD/STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOUNDARIES SHOWN ON PLAN ARE TO BE 12" CURB 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 DEDICATED PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



PLANT SCHEDULE

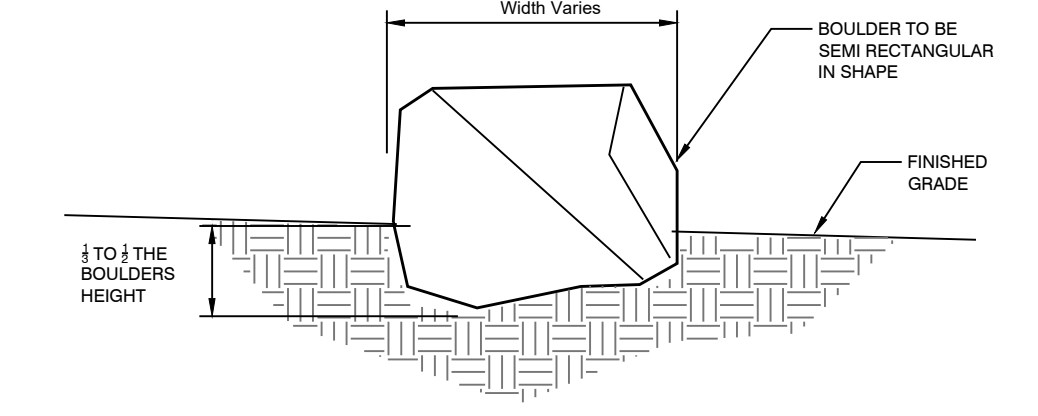
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
STREET TREE								
Af	18	Acer ginnala 'Flame' / Flame Amur Maple	20'	18"	2" Cal.	B&B		
Mc	11	Malus x 'Centzam' TM / Centurion Crabapple	20'	18"	2" Cal.	B&B		
Ms	18	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15"	2" Cal.	B&B		
Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10'	6"	2" Cal.	B&B		
DECIDUOUS TREES								
Mt	2	Malus x 'Thunderchild' / Thunderchild Crabapple	20'	15"	2" Cal.	B&B		
EVERGREEN TREES								
Pg	29	Picea pungens 'Glauca' / Blue Colorado Spruce	45'	15"	8" HT	B&B		
Pa	27	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25'	6"	8" HT	B&B		
Pd	5	Pinus ponderosa / Ponderosa Pine	20'	40"	6" HT	CONT		
SHRUBS								
Cd	47	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3.5'	2.5"	5 GAL	CONT	Xeric	
Fne	2	Forestiera neomexicana / New Mexican Privet	12'	12"	5 GAL	CONT	Xeric	
Jb	20	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	15'	4"	5 GAL	CONT	Nonx	
Jbs	9	Juniperus squamata 'Blue Star' / Blue Star Juniper	1'	3"	5 GAL	CONT	Nonx	
Pmo	11	Physocarpus monogynus / Mountain Ninebark	6'	5"	5 GAL	CONT	Xeric	
Pbe	23	Prunus besseyi / Sand Cherry	6'	6"	5 GAL	CONT	Xeric	
Rar	22	Rhus aromatica / Fragrant Sumac	4'	8"	5 GAL	CONT	Xeric	
EVERGREEN SHRUBS								
Ps2	44	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4'	5'-6"	#1 CONT	CONT	Xeric	
Pmm	20	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3"	5 GAL	CONT	Xeric	
Psy	4	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6"	5 GAL	CONT	Nonx	
GRASSES								
Bgr	56	Bouteloua gracilis / Blue Grama	3'	2"	1 GAL	CONT	Xeric	
Bgb	91	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Blonde	3'	2"	1 GAL	CONT	Xeric	
Cxa	25	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2"	1 GAL	CONT	Nonx	
Fgl	62	Festuca glauca / Blue Fescue	1'	1"	1 GAL	CONT	Nonx	
Pvu	86	Panicum virgatum 'Heavy Metal' / Blue Switch Grass	4'	2"	1 GAL	CONT	Nonx	
Snb	12	Sorghastrum nutans / Indian Grass	5'	4"	1 GAL	CONT	Xeric	
ANNUALS/PERENNIALS								
Aau	70	Agastache aurantiaca / Giant Hyssop	1.5'	1"	1 GAL	CONT	Xeric	
Epo	14	Euphorbia polychroma / Cushion Spurge	2'	3"	1 GAL	CONT	Xeric	

CONCEPT PLANT SCHEDULE

1-1/2" ROCK MULCH	19,418 sf
ROCK COBBLE	26,173 sf
BLUEGRASS SOD Fescue - Buffalo grass Blend	15,494 sf
WOOD MULCH: GORILLA HAIR, CASCADE	1,883 sf
NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,471 sf
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 Hydrosed @ 19.3 PLS/acre	44,924 sf
TAN BREEZE	1,675 sf
WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	14,086 sf
PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH-BROWN	1,403 sf

NOTES:

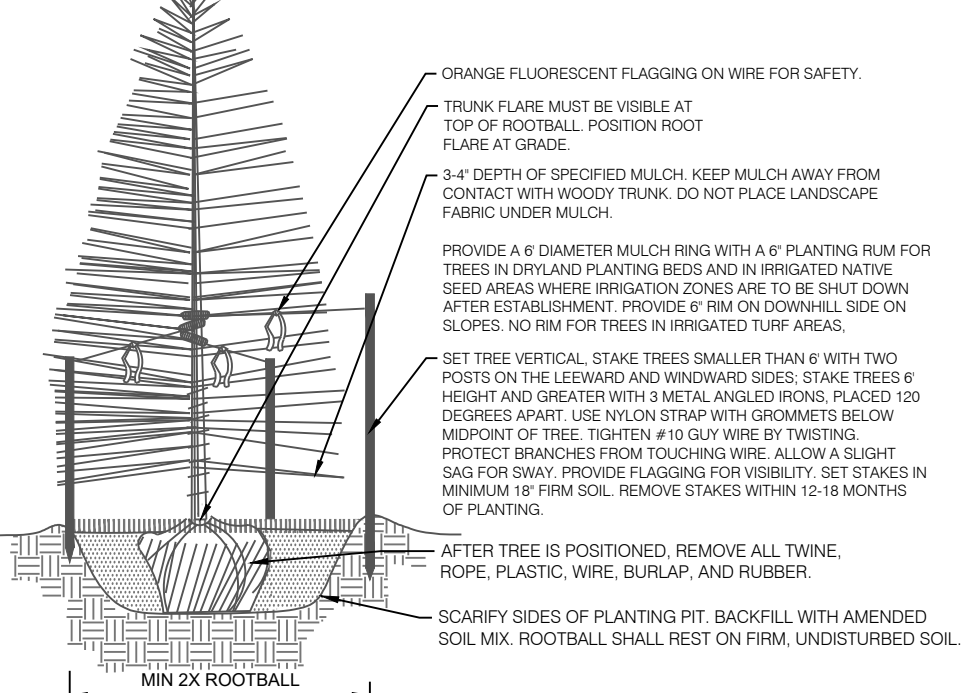
- BOULDERS TO BE SILICA STONE.
- LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
- BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
- BOULDERS NEED TO BE PROTECTED FROM SCRAPPING AND FRACTURING DURING TRANSPORT.
- BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



1 LANDSCAPE BOULDER

N.T.S. 3294-08

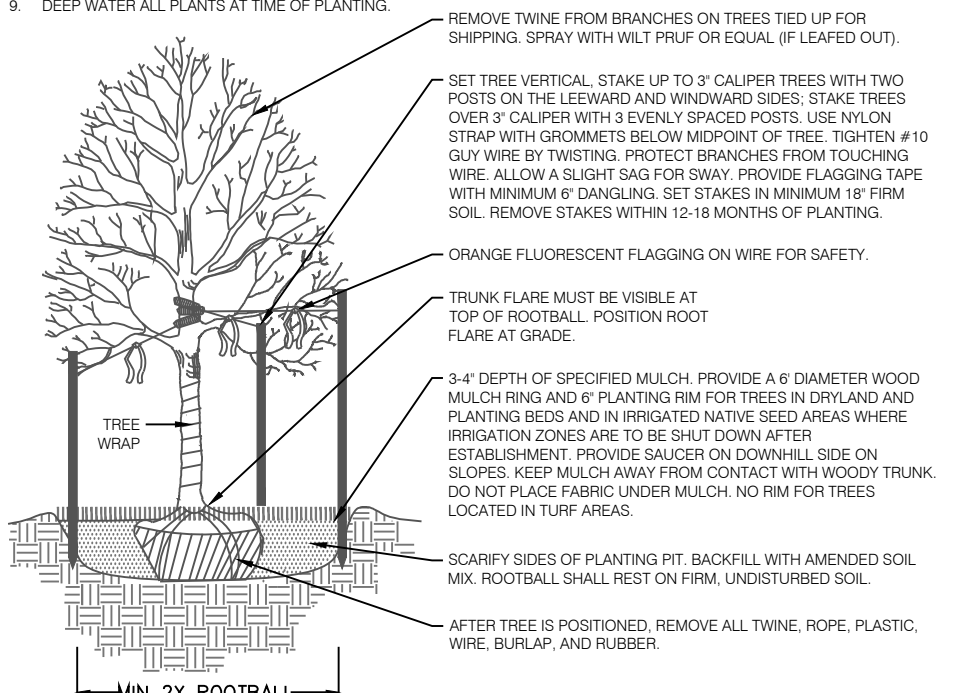
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 10 COMPACT (PREFERABLY CLASSIFIED) AND 20 NATIVE AND/OR IMPORTED TOPSOIL.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PRUNE AND TRIM TREE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE WATERED AT TIME OF PLANTING.



2 CONIFEROUS TREE PLANTING DETAIL

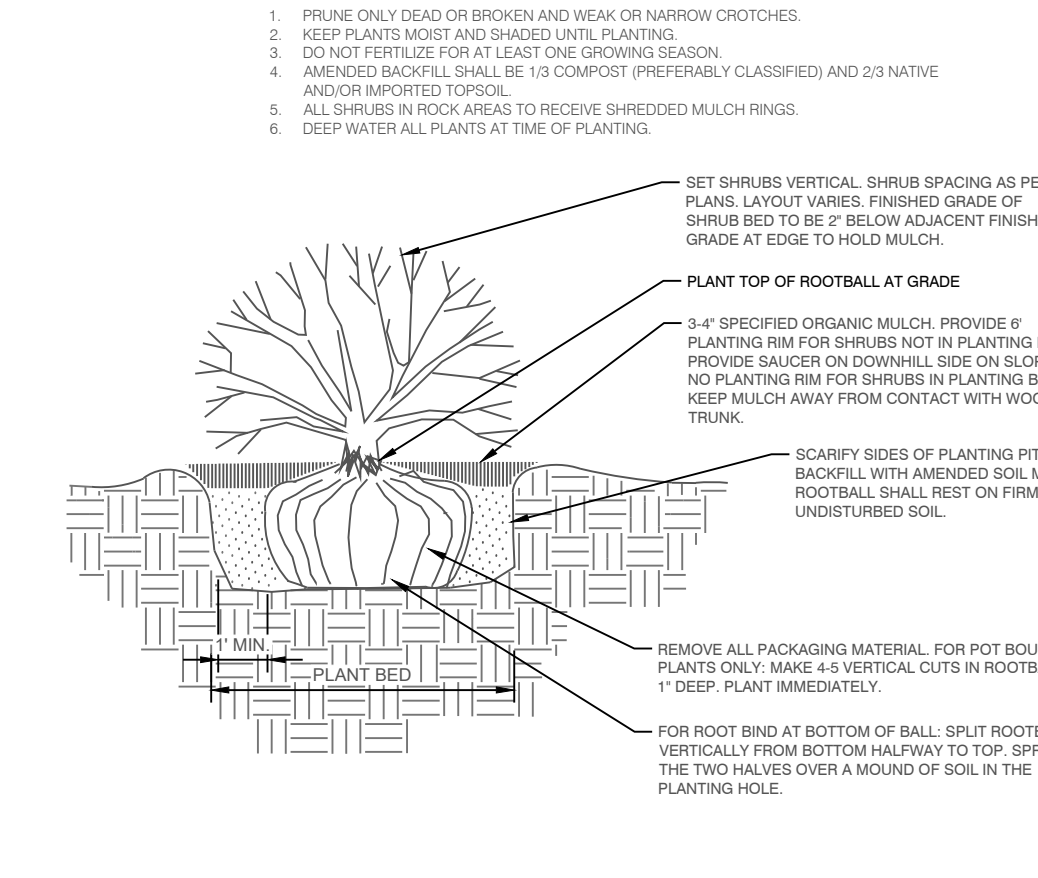
NTS 3294-08

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND NEAR OR NARROW CROTCHES, SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGAIN UNTIL AFTER ESTABLISHMENT PERIOD. USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 10 COMPACT (PREFERABLY CLASSIFIED) AND 20 NATIVE AND/OR IMPORTED TOPSOIL.
- PRUNE AND TRIM TREE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



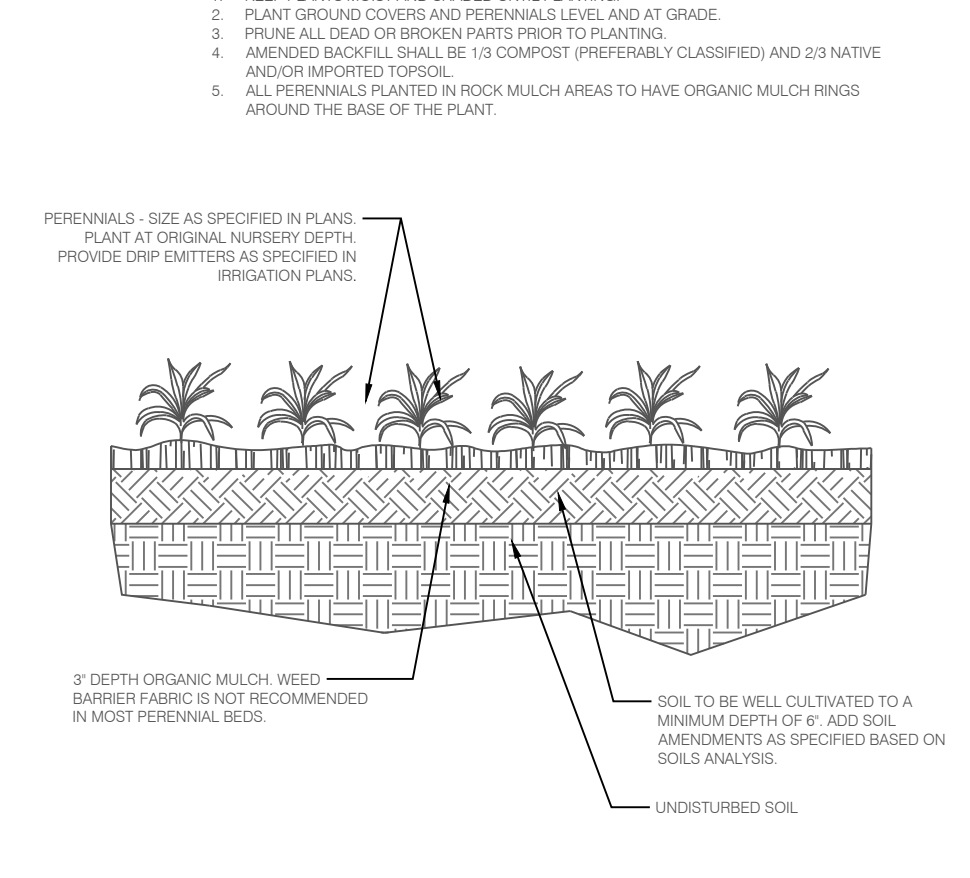
3 DECIDUOUS TREE PLANTING DETAIL

NTS 3294-08



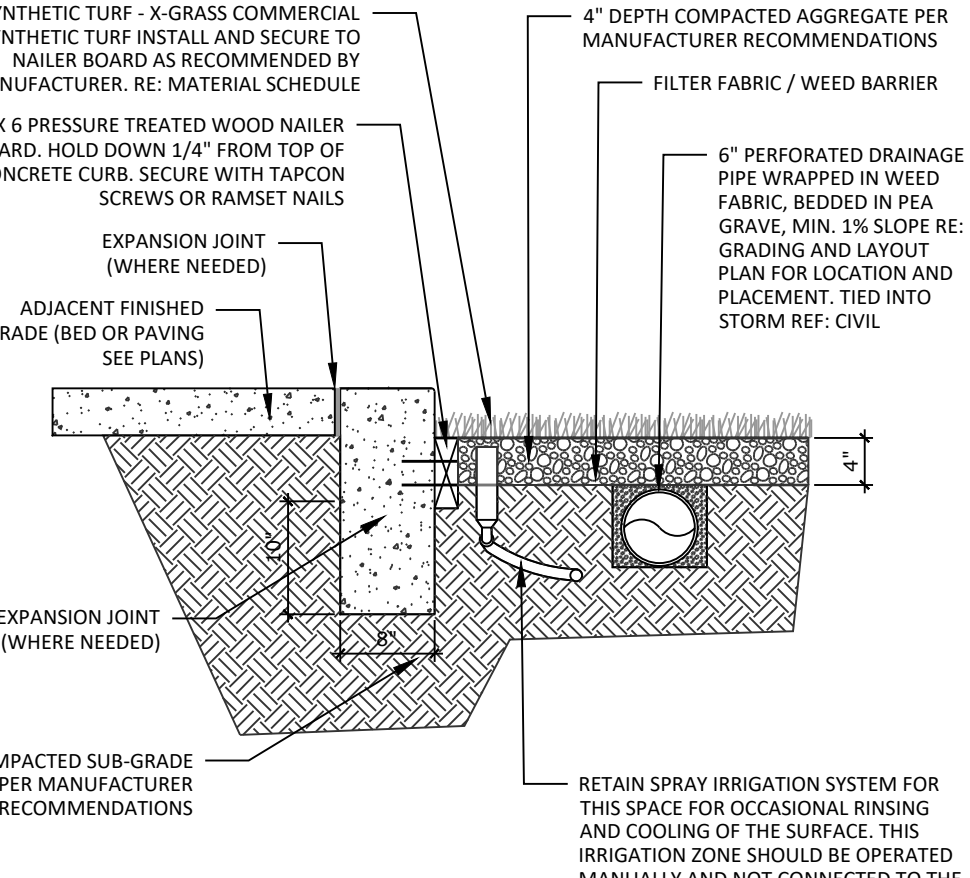
4 SHRUB PLANTING DETAIL

NTS 3294-08



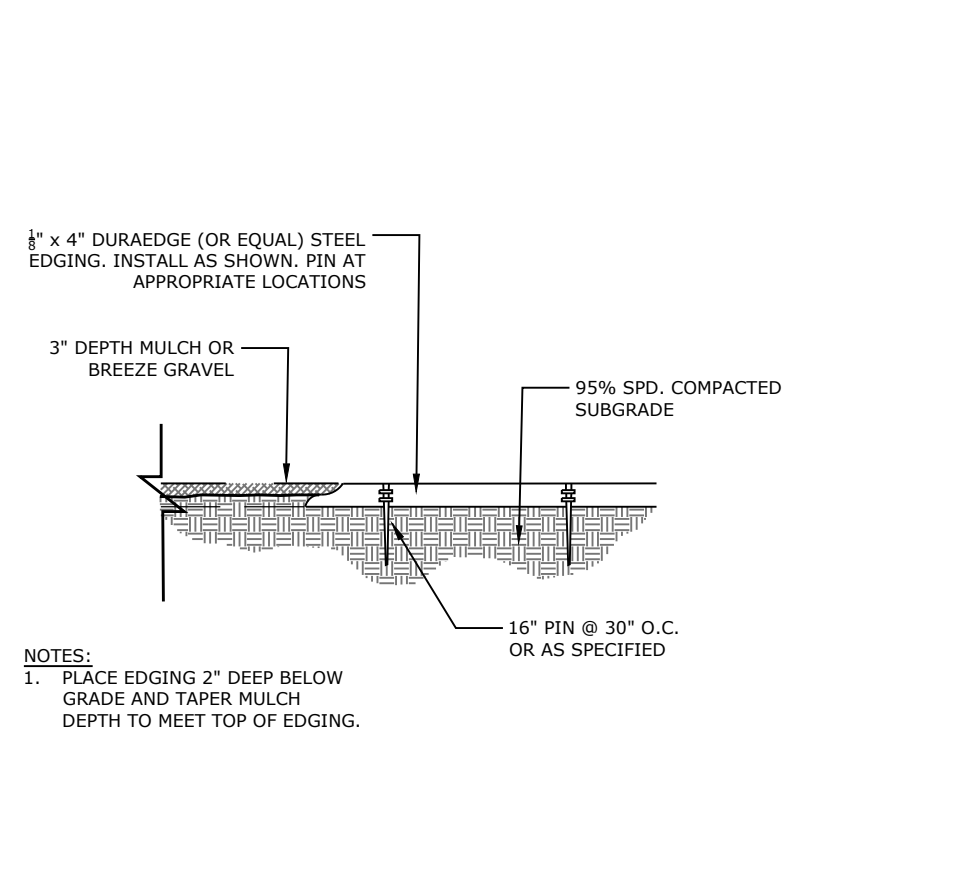
5 PERENNIAL/GROUND COVER PLANTING DETAIL

NTS 3294-08



6 SYNTHETIC TURF

NTS P-VRA-32 3294-10-09



7 STEEL EDGING

NTS 3294-10-09

LANDSCAPE REQUIREMENTS

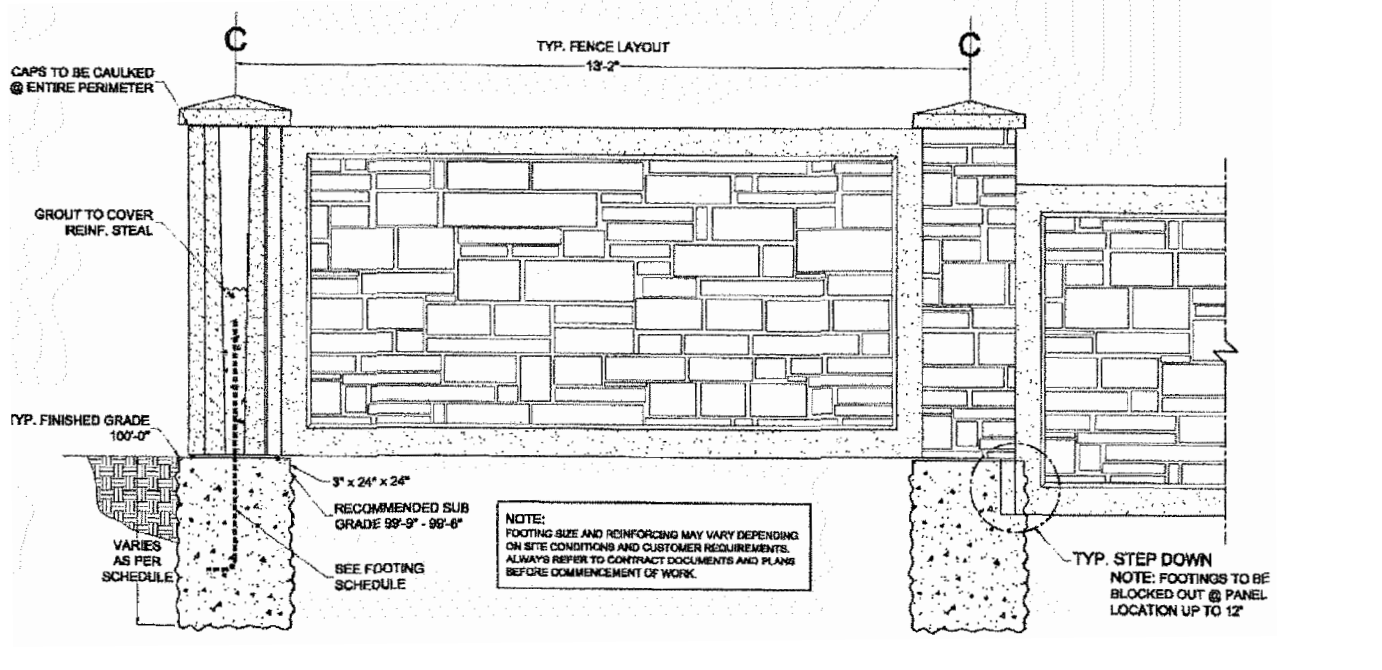
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Spanish Bit Drive	Non-Arterial	10' / 10'	769'	1 / 30'	25 / 25

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%

Landscaping 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%



8 6\"/>

NTS 3294-10-09

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

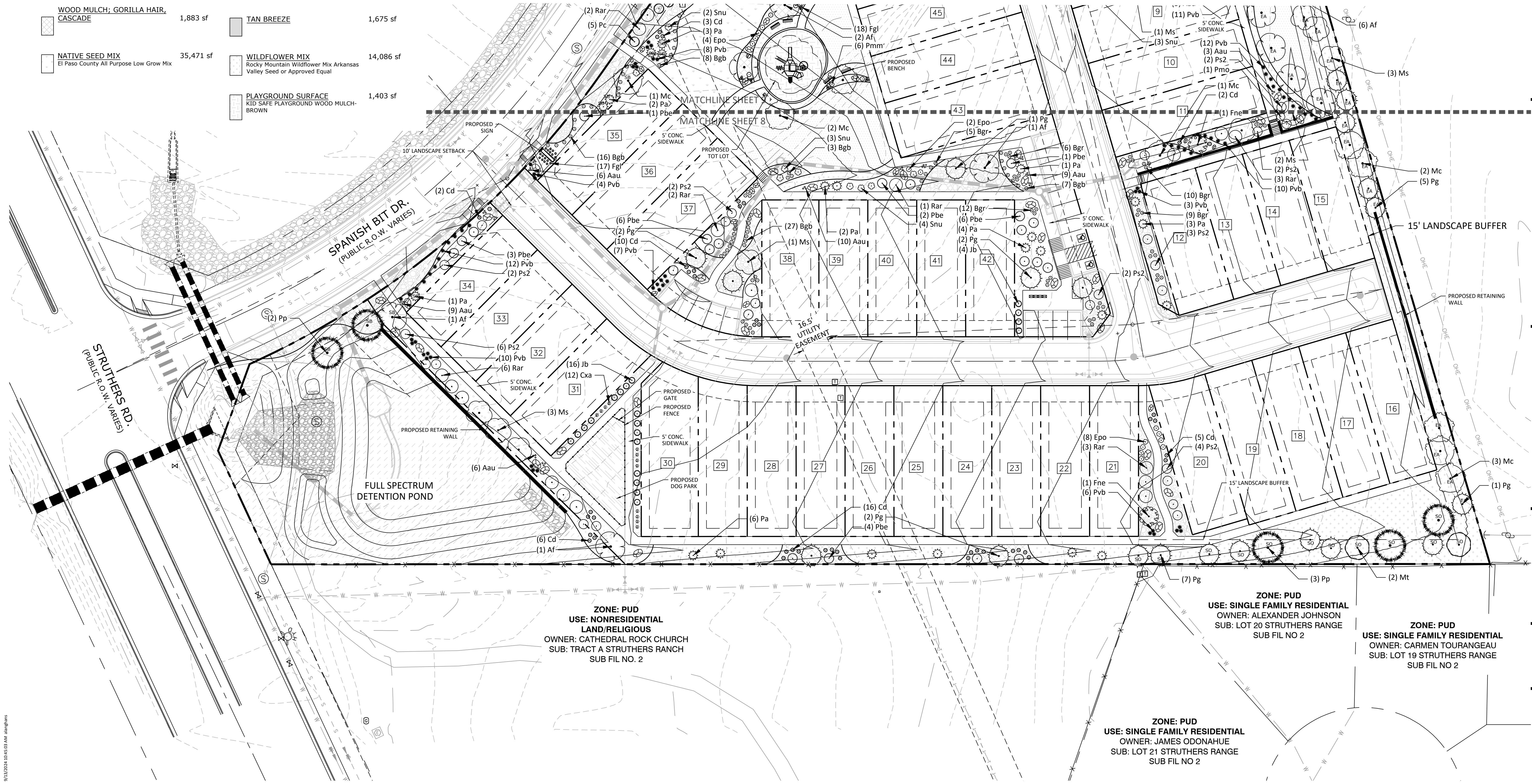
DATE: 09/12/2024 BY: A.LANGHANS

LANDSCAPE DETAILS & NOTES

7 OF 9
CPC #

CONCEPT PLANT SCHEDULE

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

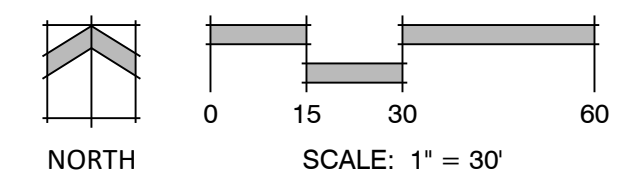


ZONE: PUD
USE: NONRESIDENTIAL LAND/RELIGIOUS
OWNER: CATHEDRAL ROCK CHURCH
SUB: TRACT A STRUTHERS RANCH
SUB FIL NO. 2

ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL
OWNER: 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

ZONE: PUD
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JAMES ODONAHUE
SUB: LOT 21 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	

SHEET TITLE

8

8 OF 9

CPC #

