

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...

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

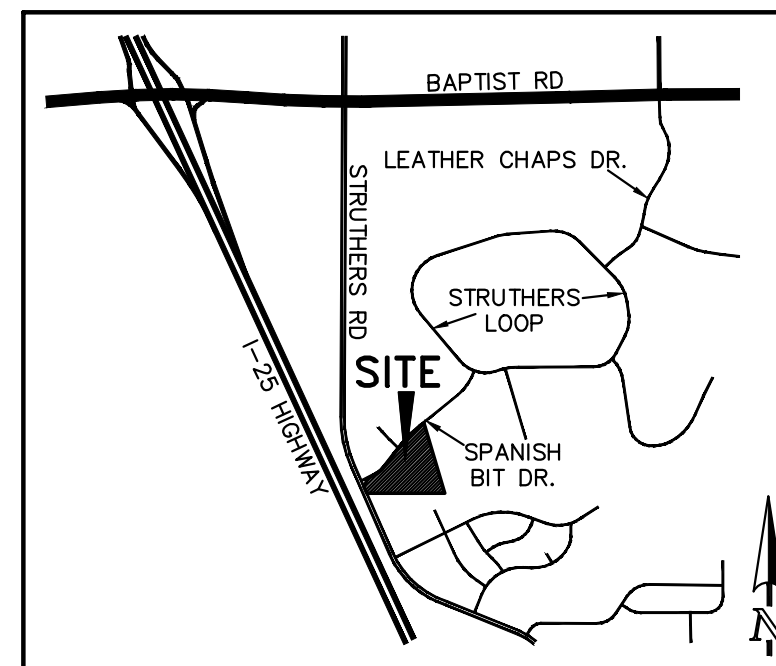
PURPOSE AND INTENT:

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...

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

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

Table with 5 columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Contains 4 rows of modifications for private roads, utility easements, and public roads.

LAND USE AND TRACT TABLE

Table with 5 columns: LOTS/TRACT, AREA (SF), AREA (AC.), LAND USE, OWNERSHIP/MAINTENANCE, USE %. Contains 5 rows of land use data for lots 1-49.

URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES

Table with 3 columns: USE, PRINCIPAL USES, NOTES. Lists various permitted uses such as dwellings, recreation amenities, accessory uses, and special uses.

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)

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.

D. 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).

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.

G. ACCESS LIMITATION:

- THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO SPANISH BIT DRIVE OR STRUTHERS ROAD.

SITE DATA:

Table with 2 columns: SITE DATA, VALUE. Lists 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), average lot size (2,836 SF), minimum lot size (2,520 SF), minimum lot width (30.0'), minimum lot depth (84.0'), gross density (7.46 DU/AC), net density (15.36 DU/AC), private roads (0.85 ACRES), private open space (2.54 ACRES), total useable open space (1.82 ACRES), maximum lot coverage (70%).

ELITE PROPERTIES OF AMERICA, INC.
JOE LOIDLDT

LANDOWNER'S SIGNATURE

STATE OF COLORADO)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MAY, 2024, A.D. BY JOE LOIDLDT OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: NOTARY PUBLIC

OWNER CERTIFICATION:

I / WE, CAPSTONE TITLE, A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY AT THE TIME OF THIS APPLICATION.

SIGNATURE

STATE OF COLORADO)
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF MAY, 2024, A.D. BY

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

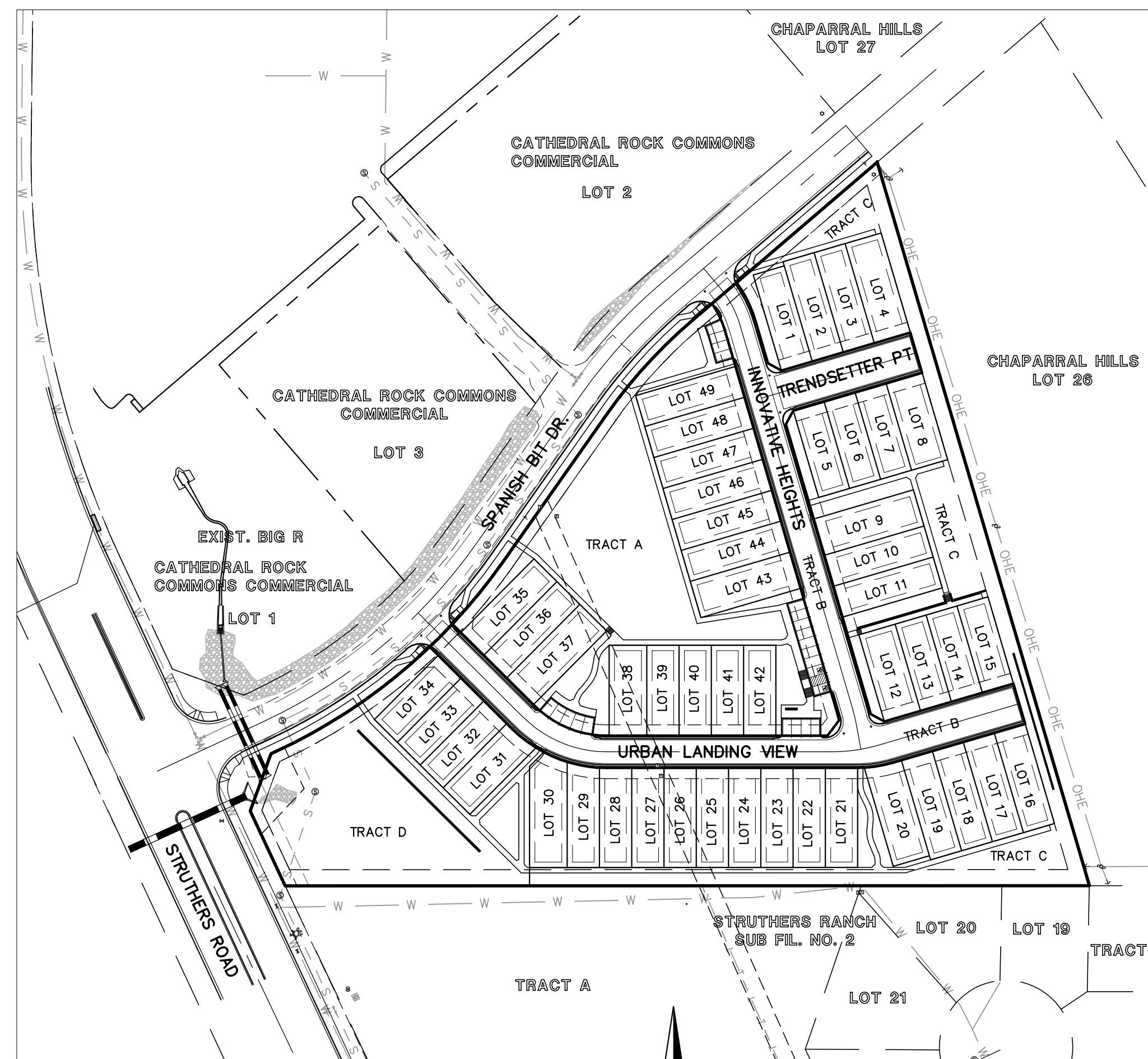
CLERK AND RECORDER CERTIFICATION:

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 with 2 columns: SHEET INDEX, SHEET NO. Lists sheet 1 (COVER SHEET), sheet 2 (LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT), sheet 3 (SITE PLAN SHEET), sheet 4 (TYPICAL LOT DETAIL SHEET), sheet 5 (LOT USE EASEMENT & MAINTENANCE ACCESS), sheet 6 (PRELIMINARY GRADING & UTILITY PLAN), sheet 7 (PRELIMINARY LANDSCAPE PLAN & DETAILS), sheet 8 (PCD NO. PUDSPXXX).



KEY MAP
SCALE: 1" = 100'

CLASSIC CONSULTING logo and contact information: 619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903. Phone: (719) 785-0790. Fax: (719) 785-0799.

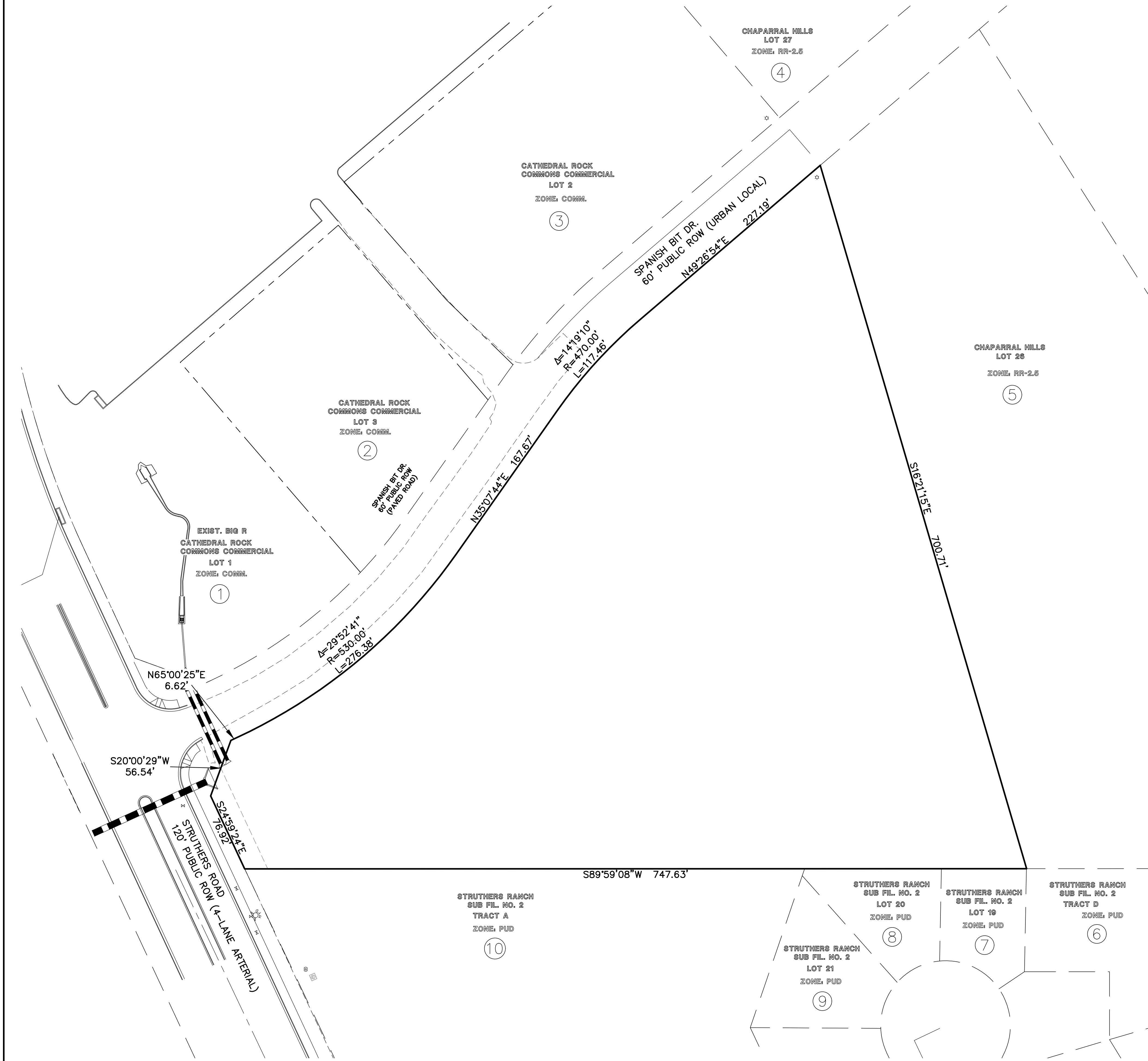
URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
TITLE SHEET

Table with 4 columns: DESIGNED BY (MAW), SCALE ((H) 1"=VARIES), DATE (4/01/2024), DRAWN BY (MAW), 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:

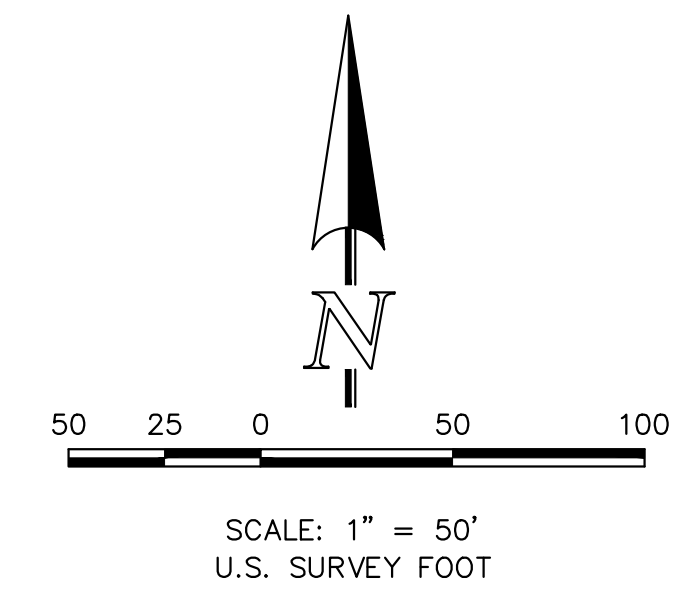
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

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. PUDSPXXX



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

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

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

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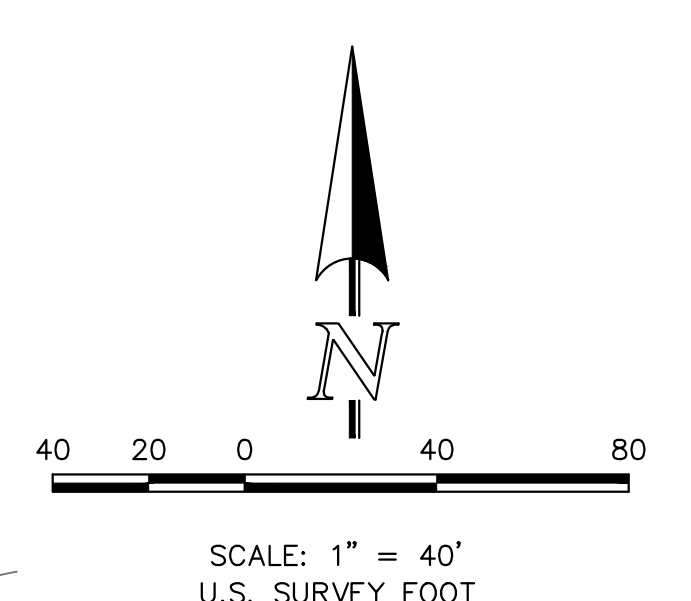
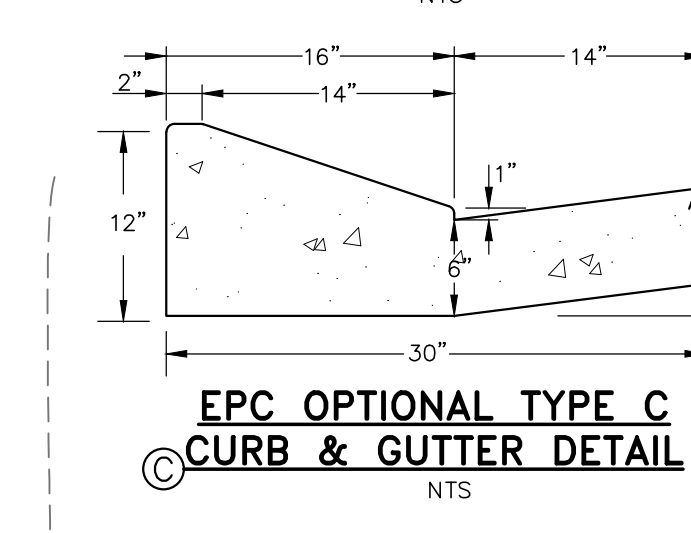
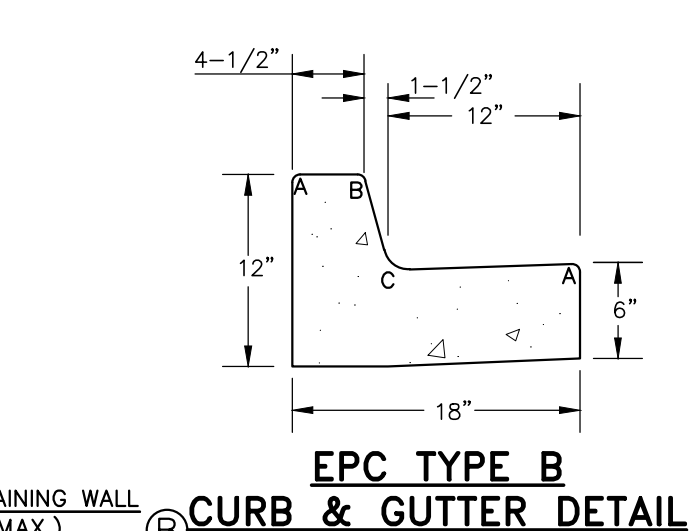
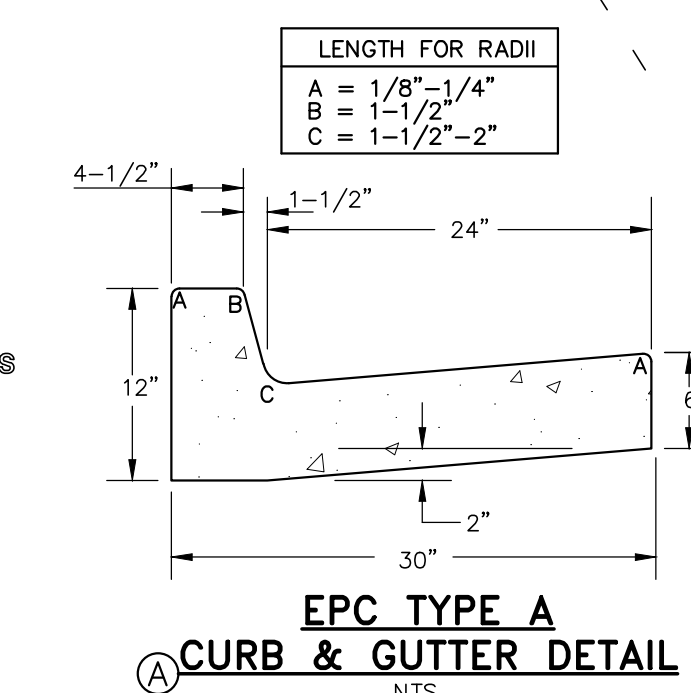
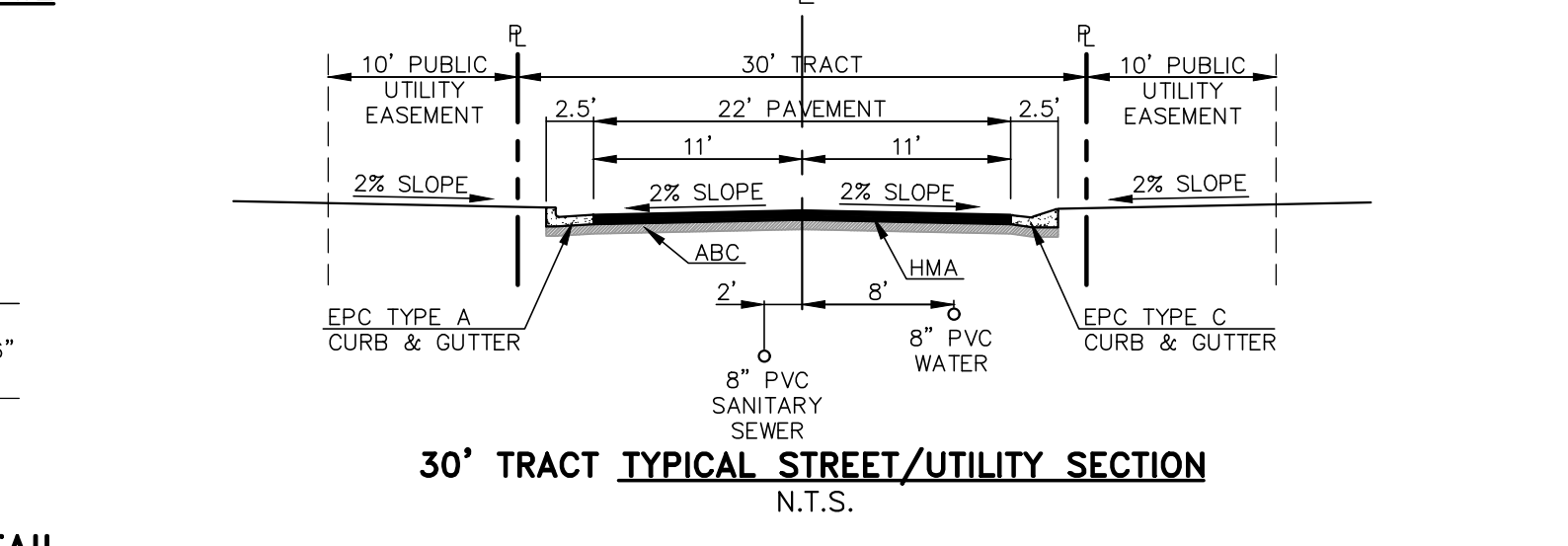
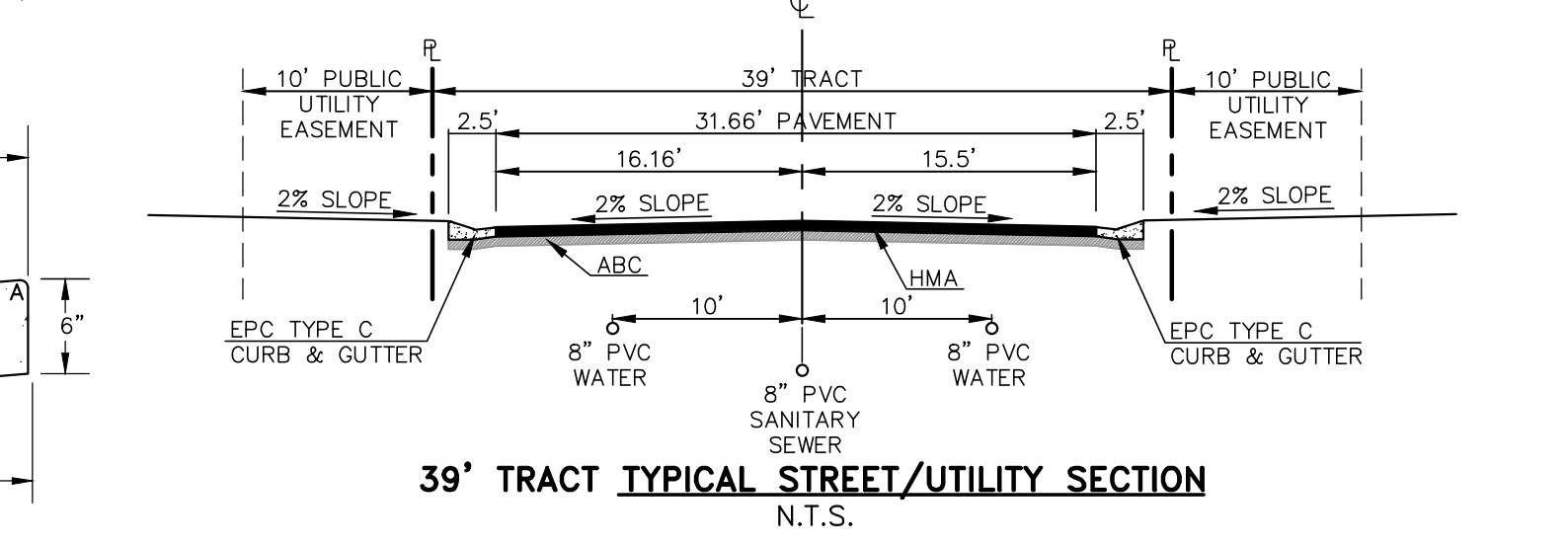
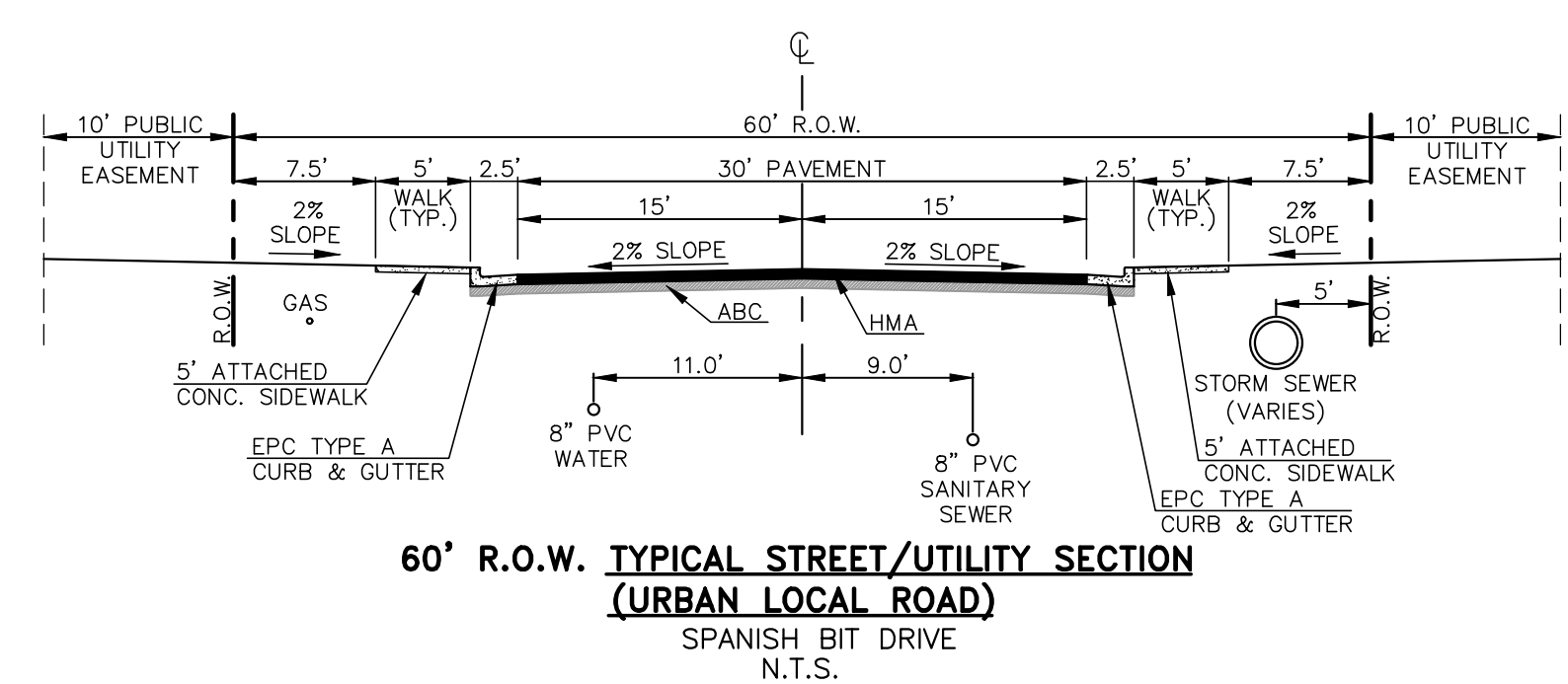
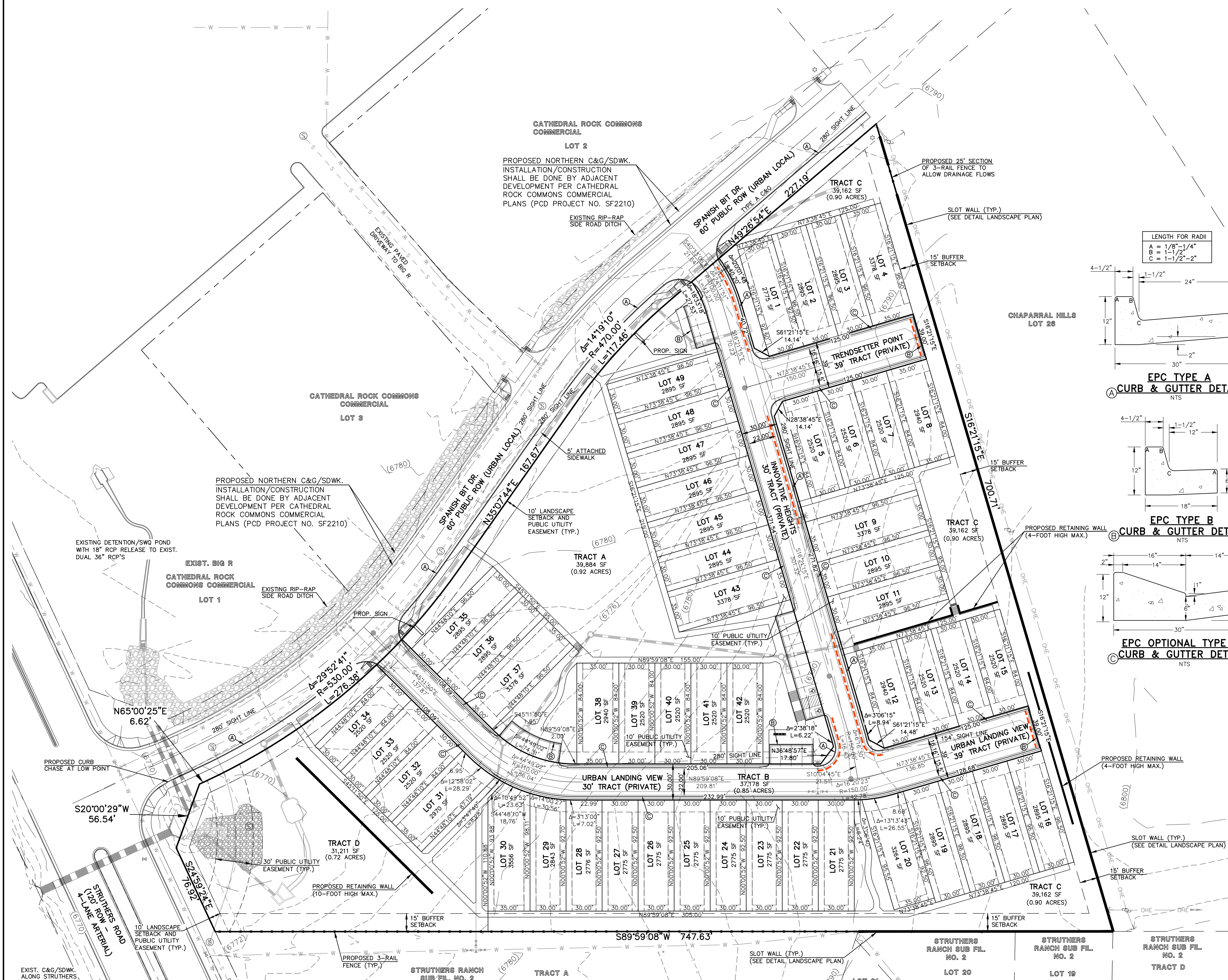
URBAN LANDING

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	
EXISTING SANITARY SEWER	
EXISTING STORM LINE	



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.

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
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

PCD NO. PUDSPXXX

STRUTHERS RANCH SUB FIL. NO. 2
LOT 20

STRUTHERS RANCH SUB FIL. NO. 2
LOT 19

STRUTHERS RANCH SUB FIL. NO. 2
TRACT D

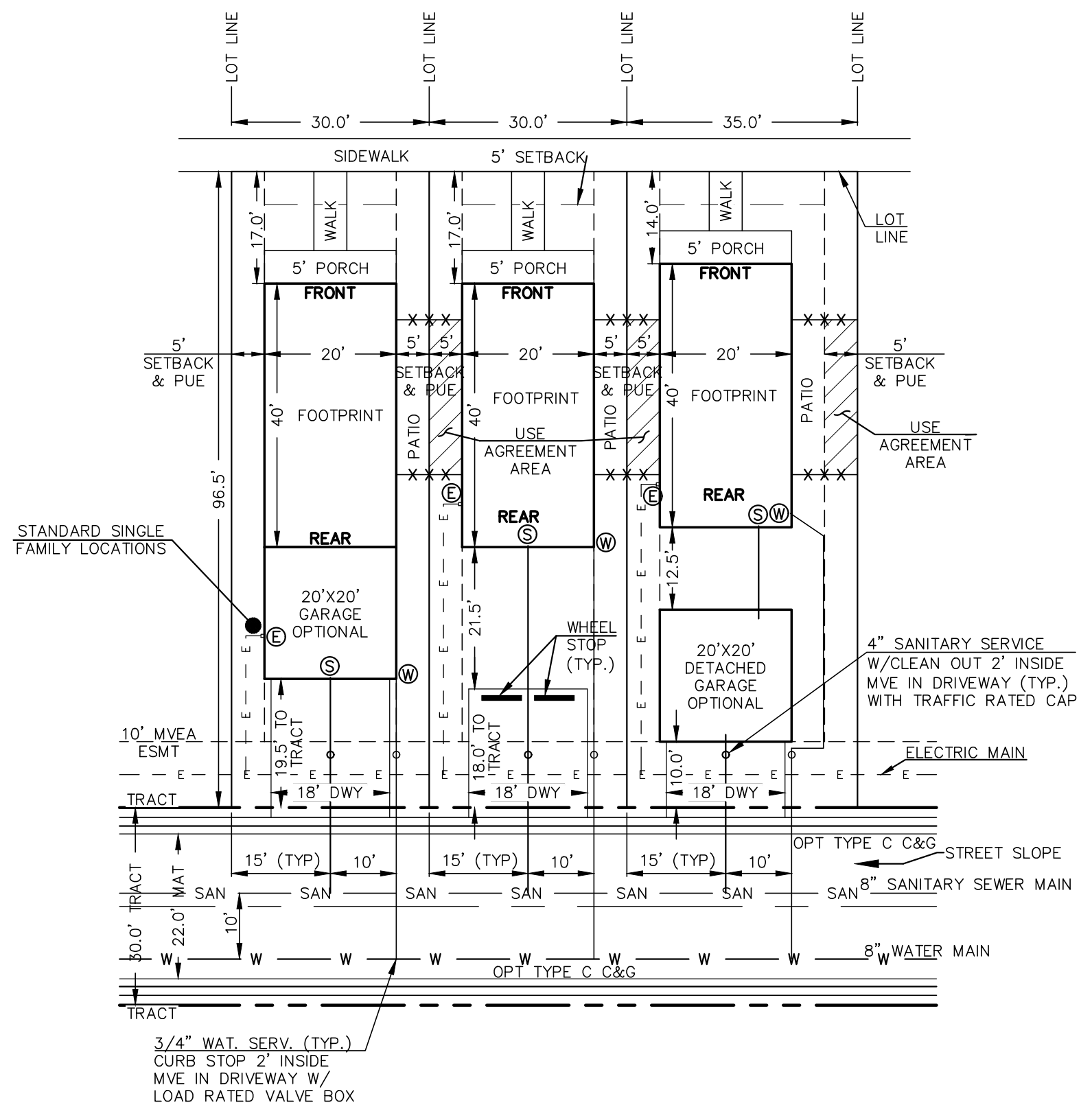
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URBAN LANDING

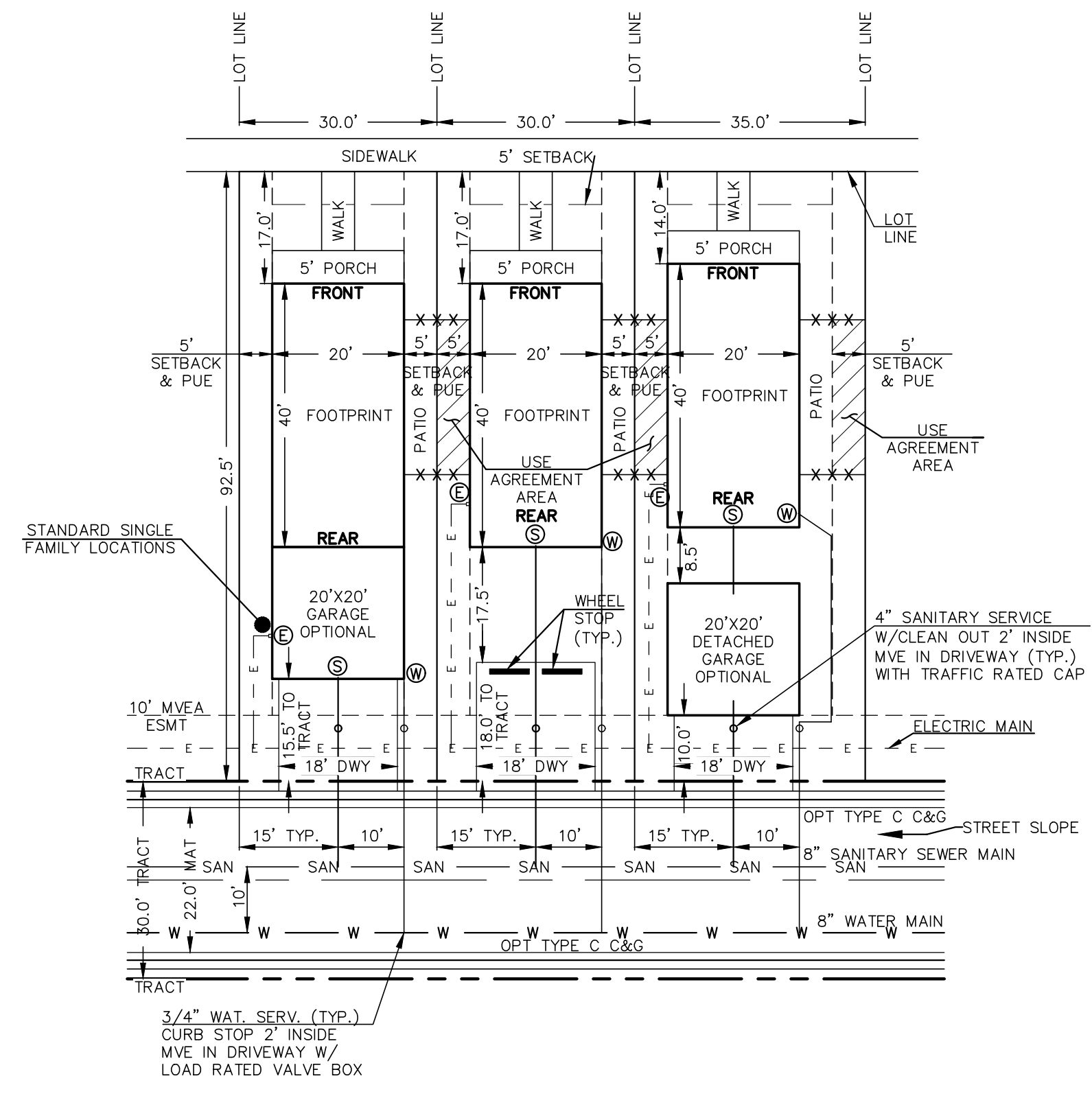
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

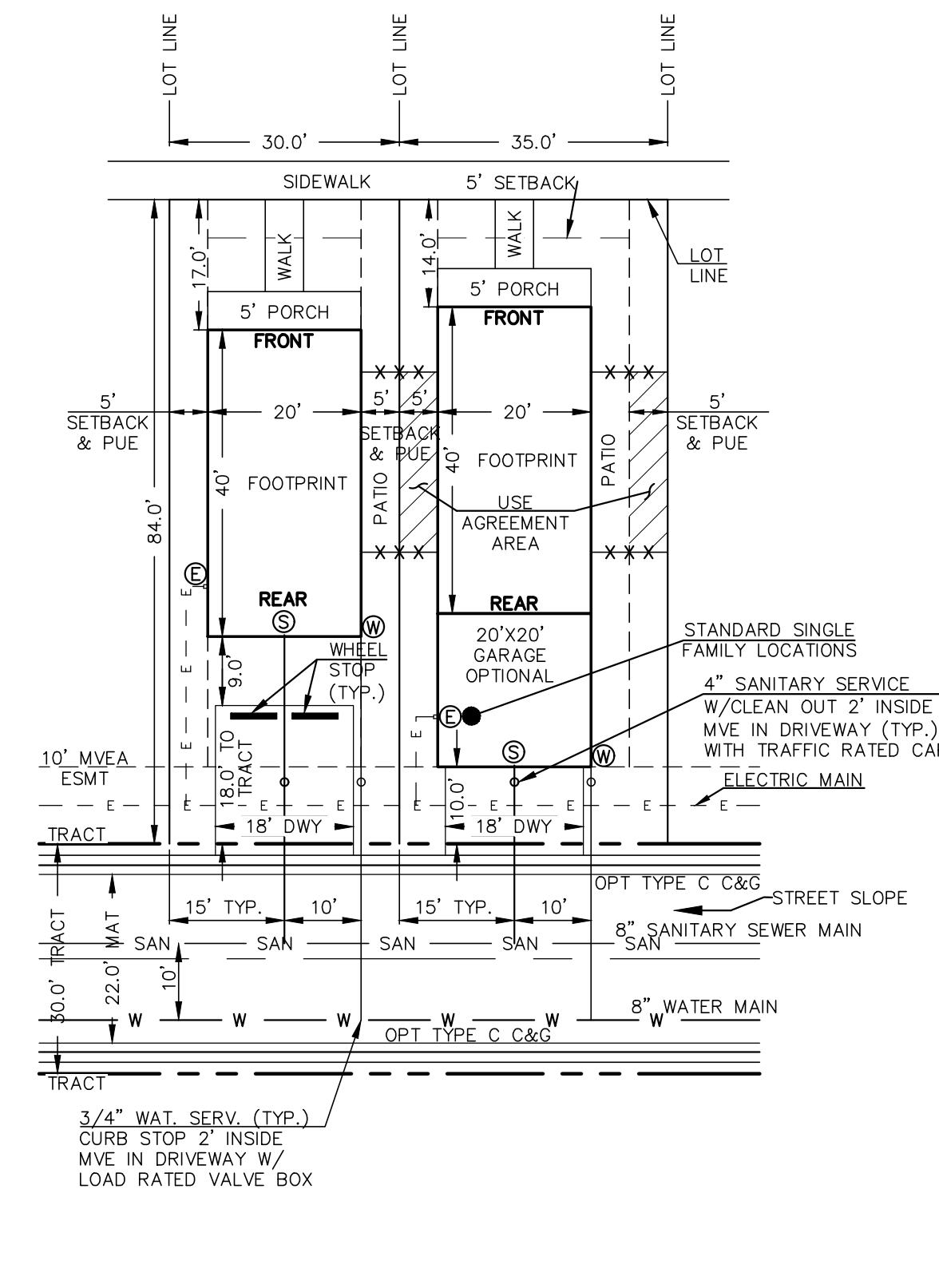
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



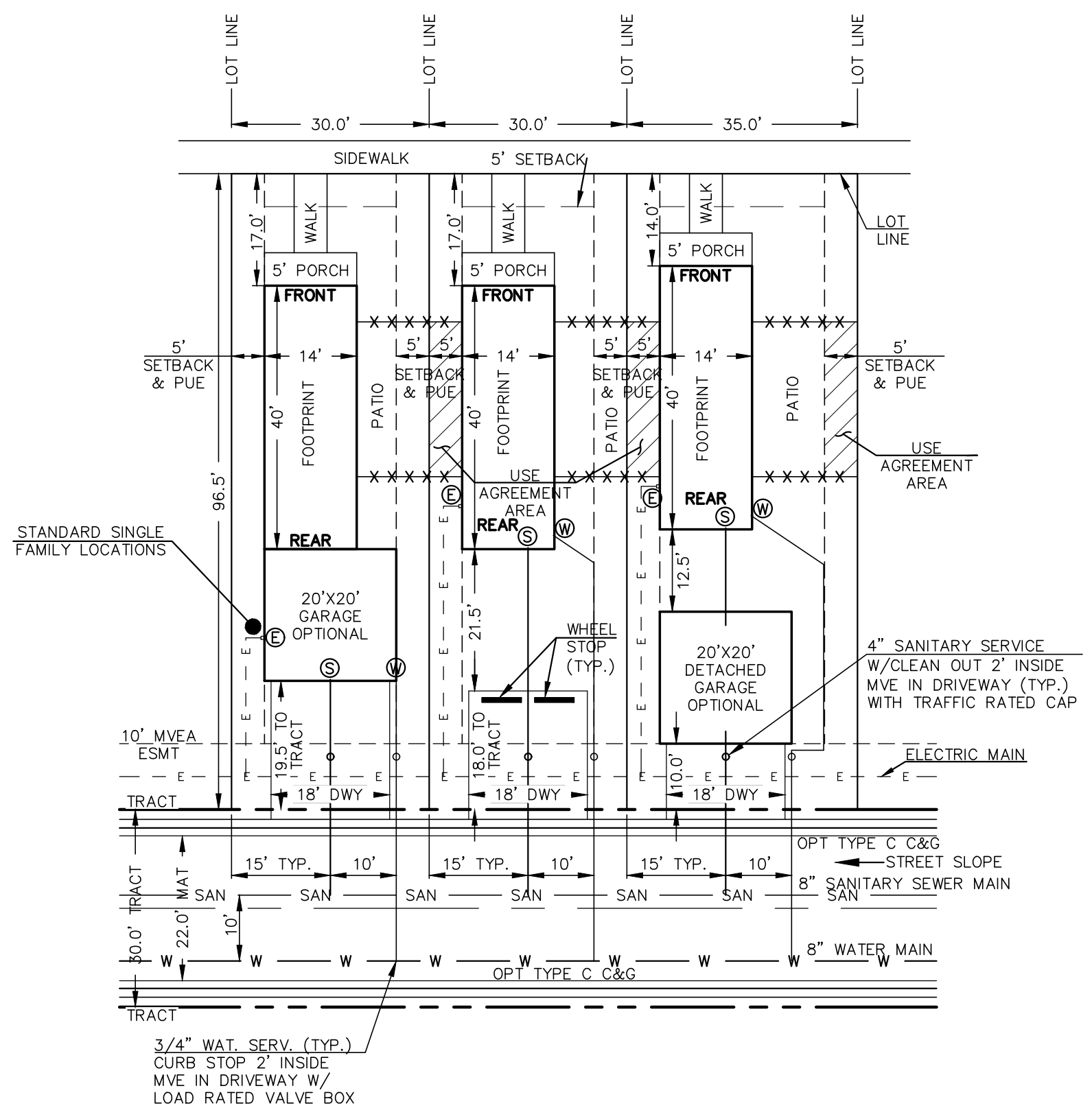
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
96.5'X30' OR 96.5'X35' LOT W/20'X40' BUILDING



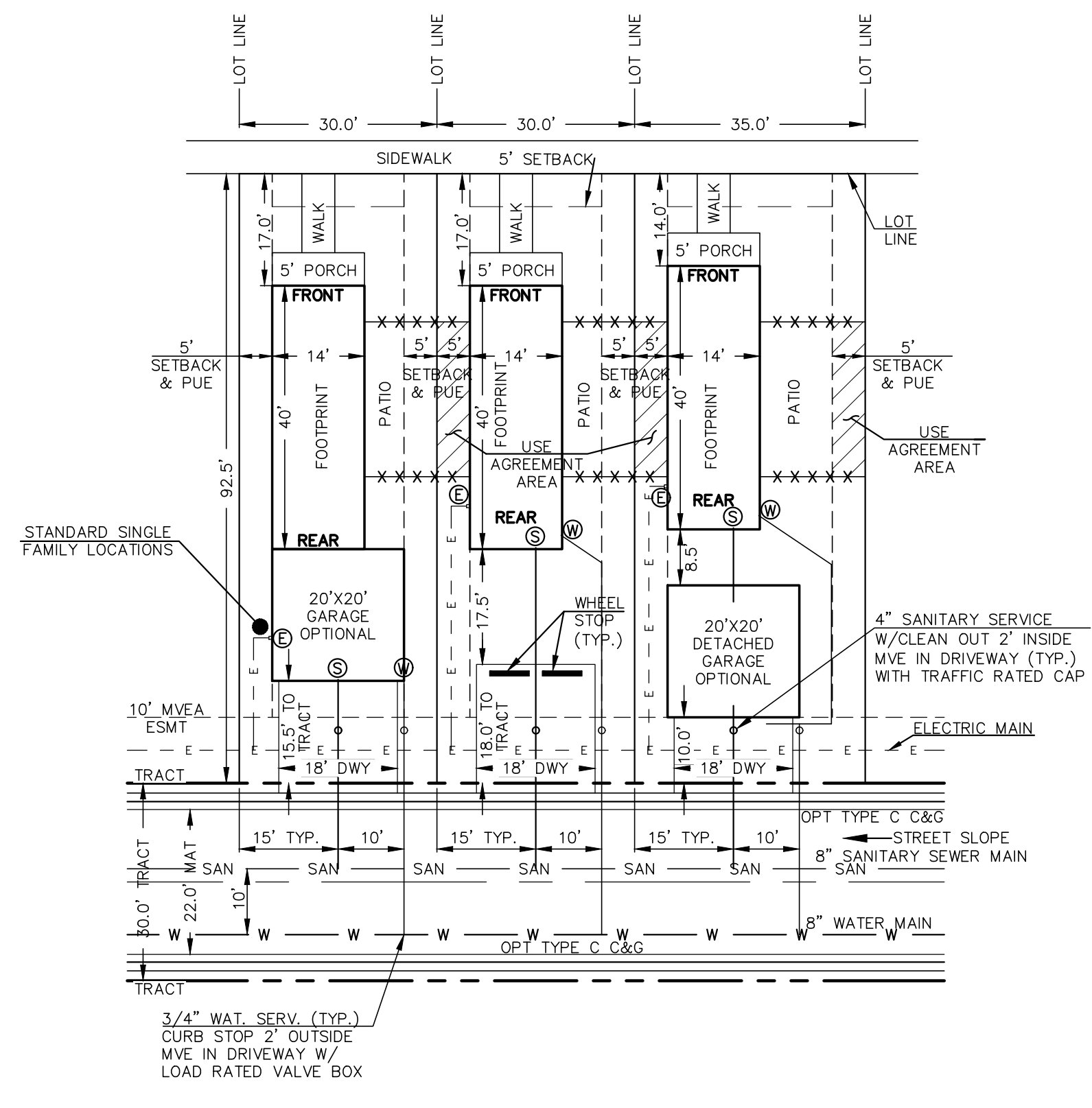
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
92.5'X30' OR 92.5'X35' LOT W/20'X40' BUILDING



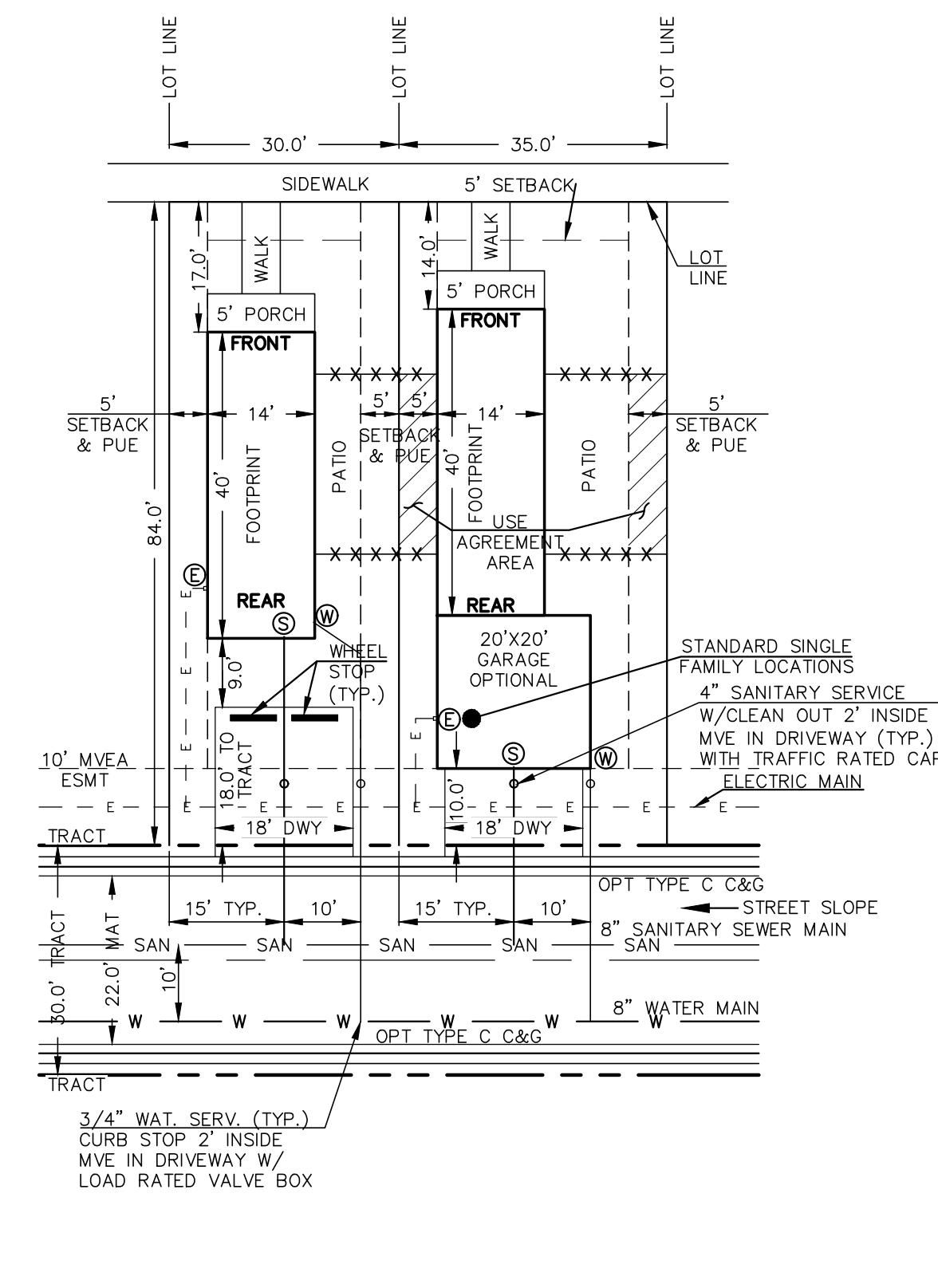
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
84'X30' OR 84'X35' LOT W/20'X40' BUILDING



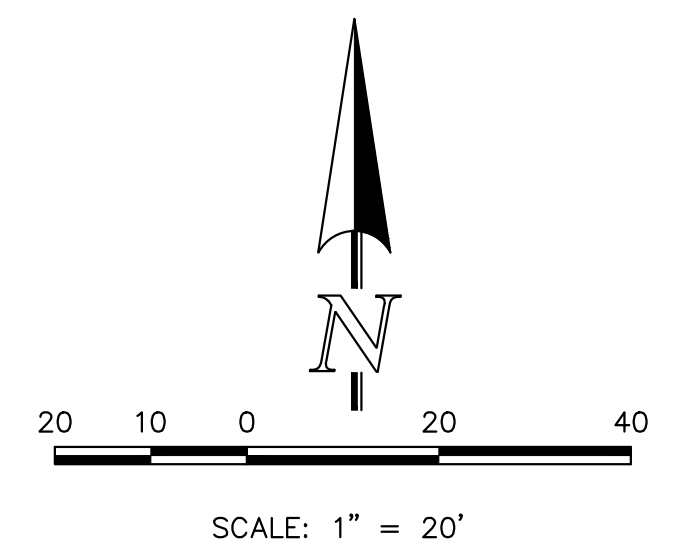
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
96.5'X30' OR 96.5'X35' LOT W/14'X40' BUILDING



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



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

PCD NO. PUDSPXXX

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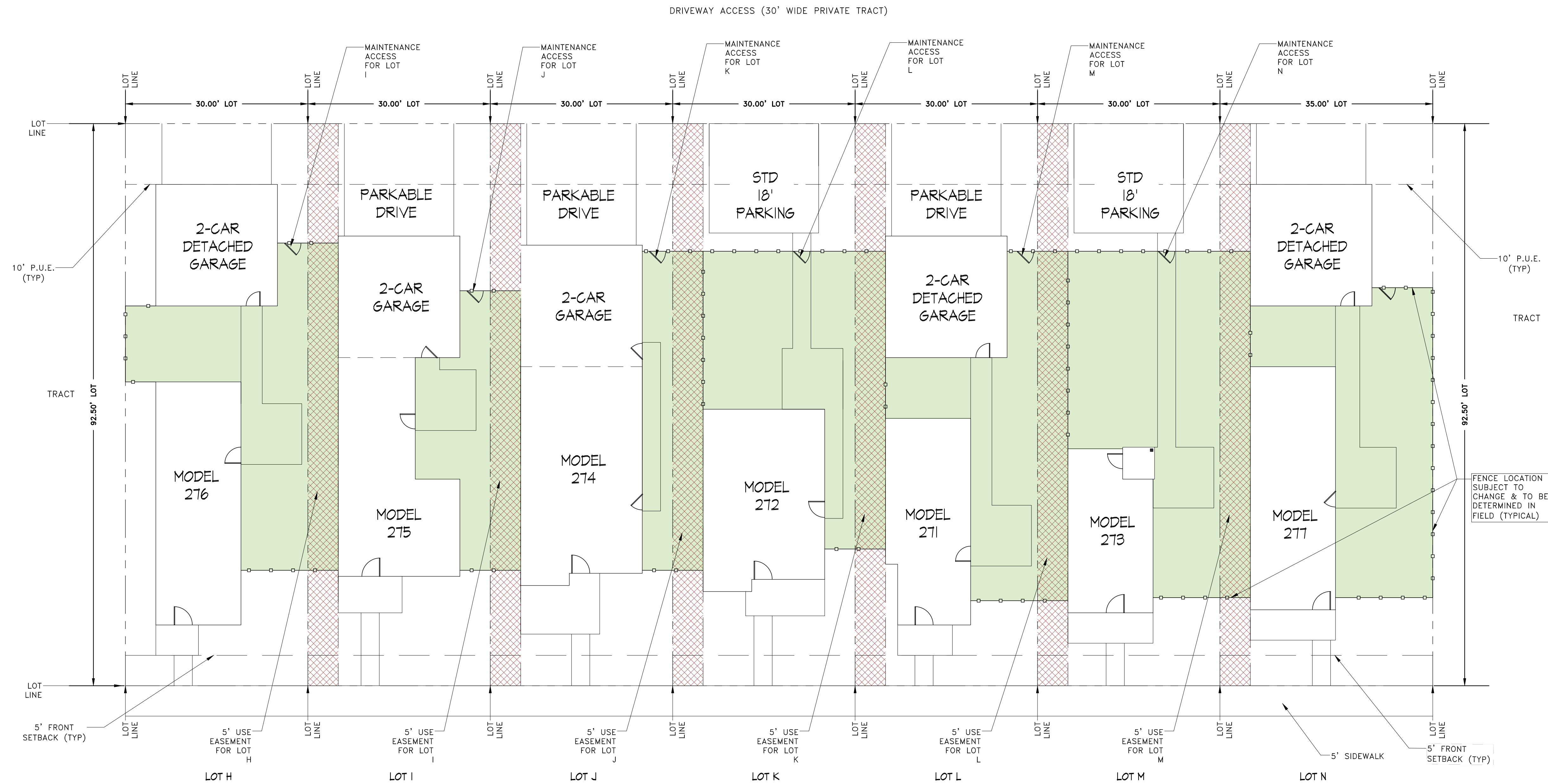
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URBAN LANDING

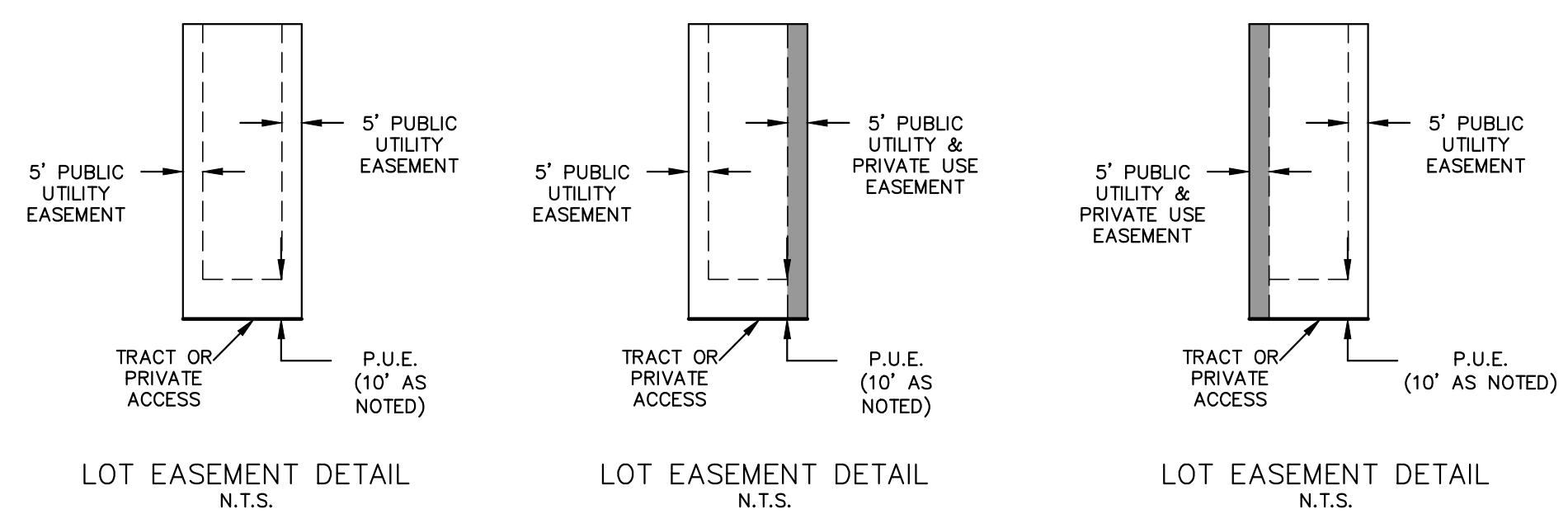
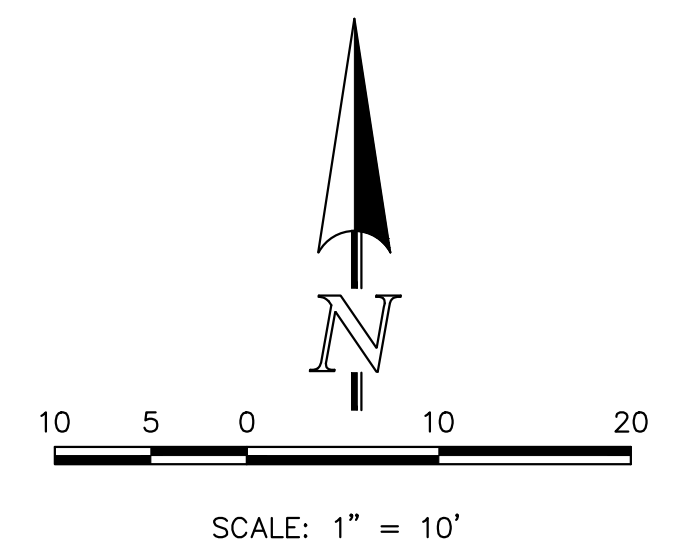
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

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.



		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)	

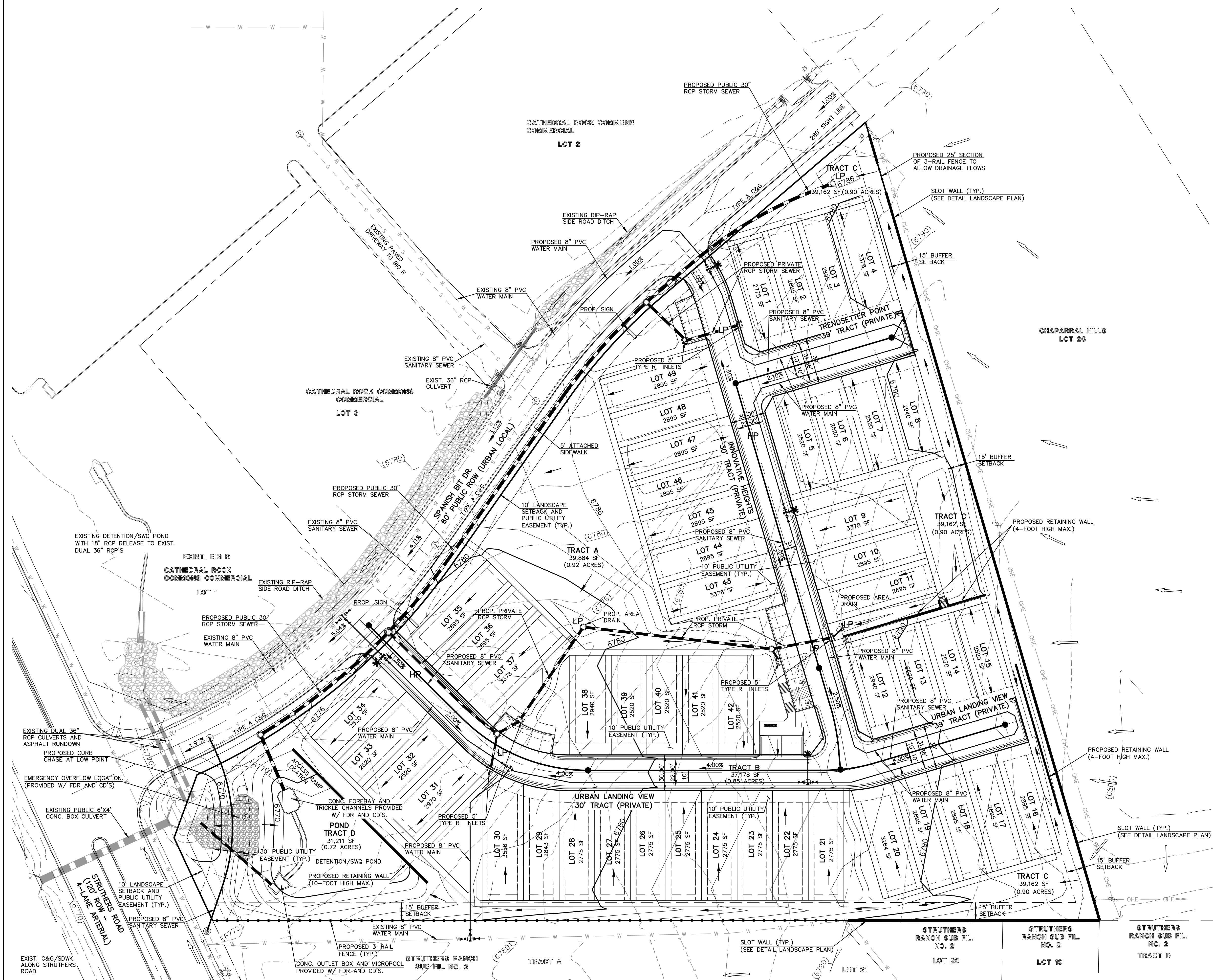
PCD NO. PUDSPXXX

V:\130801\DRAWINGS\DEVELOPMENT\05-130801-SP-05 LOT USE DETAILS.dwg, 5/9/2024 11:35:45 AM, 1:1

URBAN LANDING

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

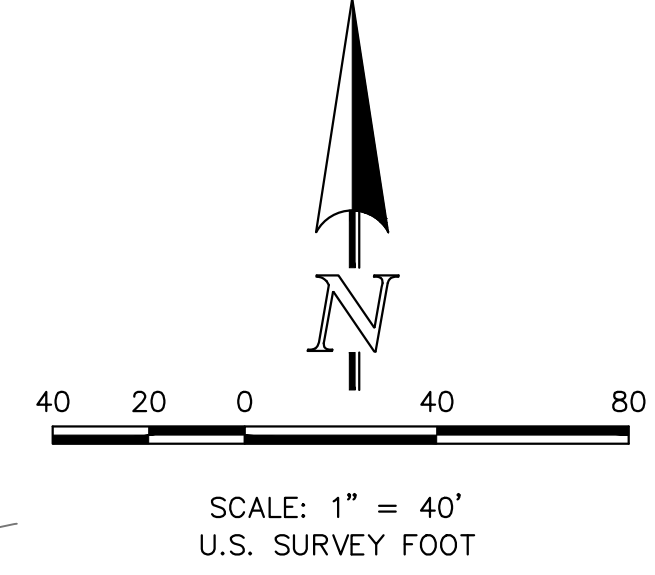
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



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.



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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	

PCD NO. PUDSPXXX

STRUTHERS RANCH SUB FIL. NO. 2
LOT 20

STRUTHERS RANCH SUB FIL. NO. 2
LOT 19

STRUTHERS RANCH SUB FIL. NO. 2
TRACT D

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URBAN LANDING

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN



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

Tel. 719.471.0073
Fax 719.471.0267

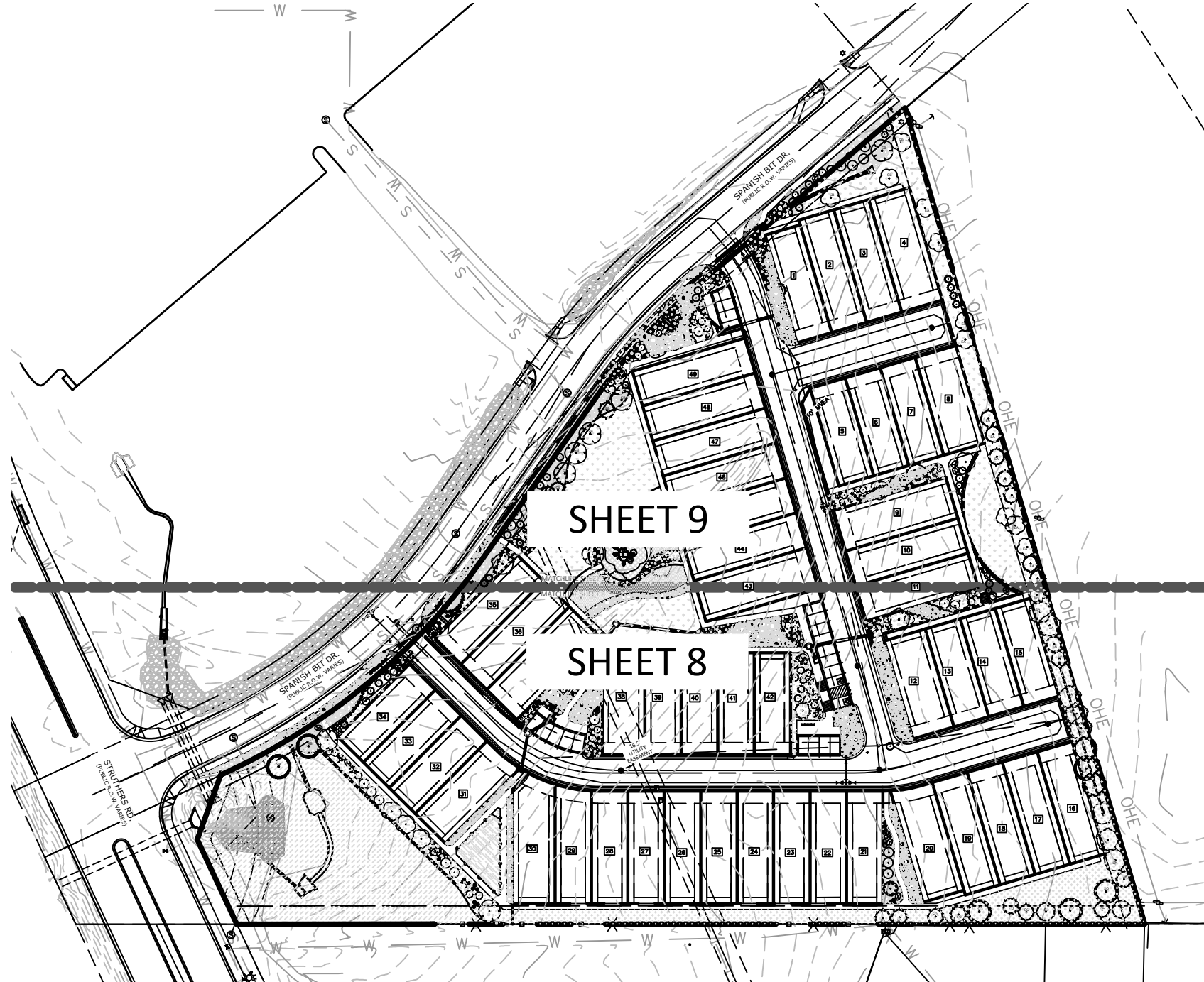
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LANDSCAPE NOTES

- 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:
SOIL ANALYSIS:
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 FIBRATED 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

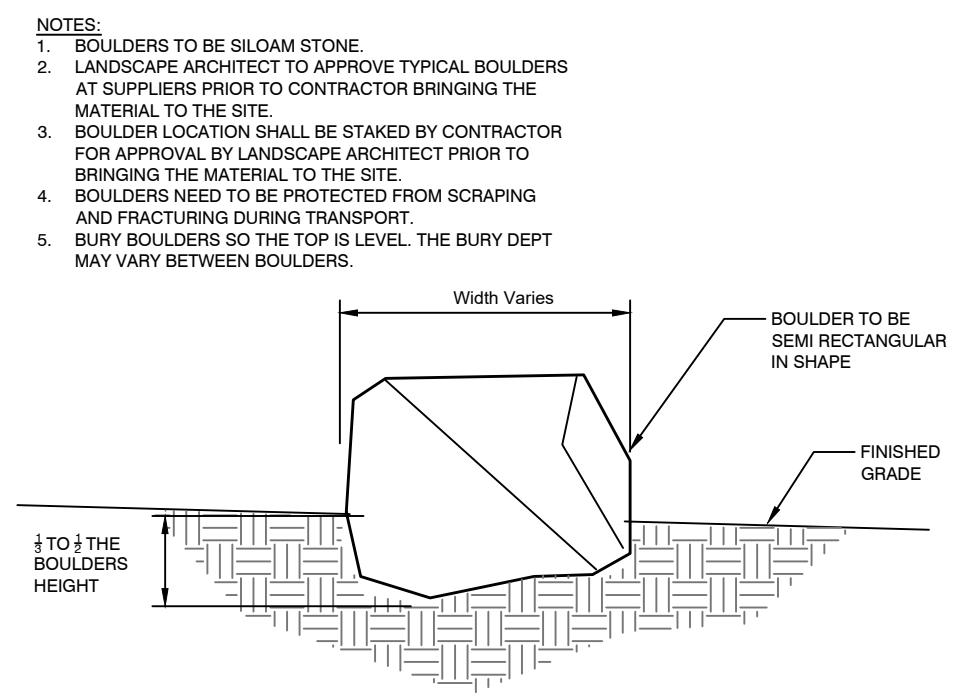
Evergreen Trees Req. (33%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
10 / 14	EA	75% / 100%
3 / 10	SO	75% / 100%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
STREET TREE								
	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	
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	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	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
SHRUBS								
	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
EVERGREEN SHRUBS								
	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
GRASSES								
	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
	Cva	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
ANNUALS/PERENNIALS								
	Aau	113	Agastache aurantica / Giant Hyssop	1.5'	1"	1 GAL.	CONT	Xeric
	Epo	15	Euphorbia polychroma / Cushion Spurge	2'	3"	1 GAL.	CONT	Xeric

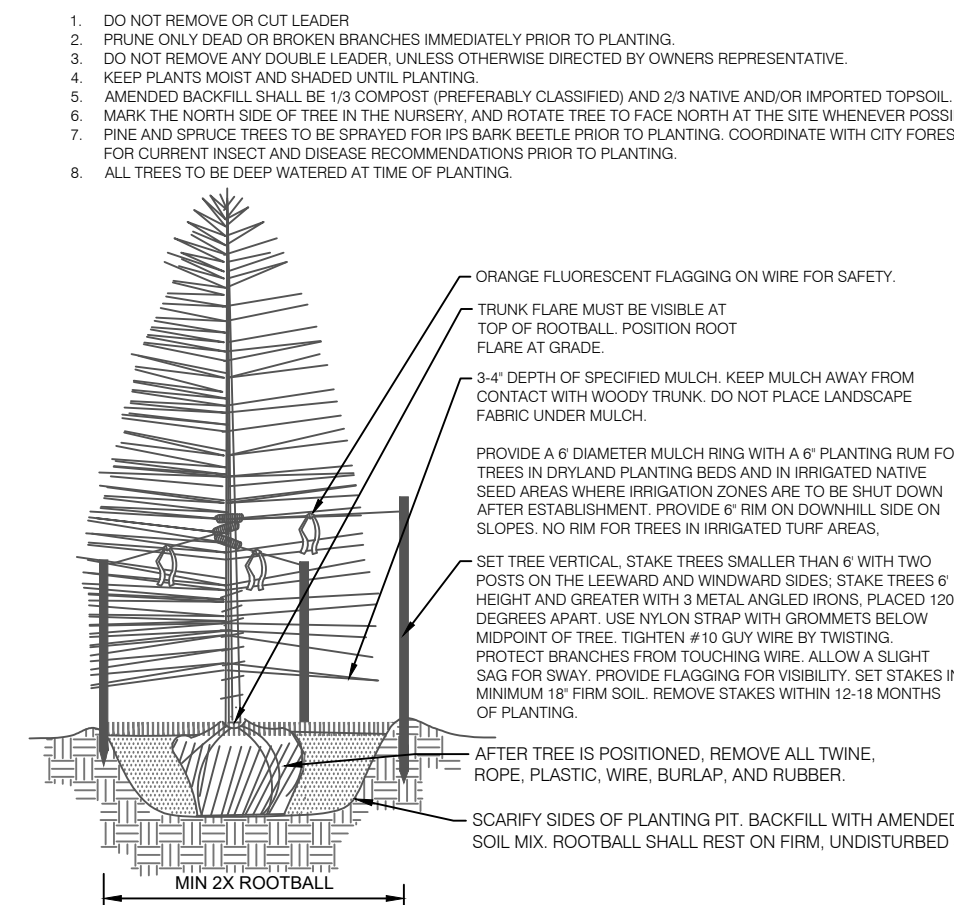
CONCEPT PLANT SCHEDULE

	1-1/2" ROCK MULCH	18,851 sf
	ROCK COBBLE	26,162 sf
	BLUEGRASS SOD Fescue - 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 QUARTZ BREEZE	311 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf



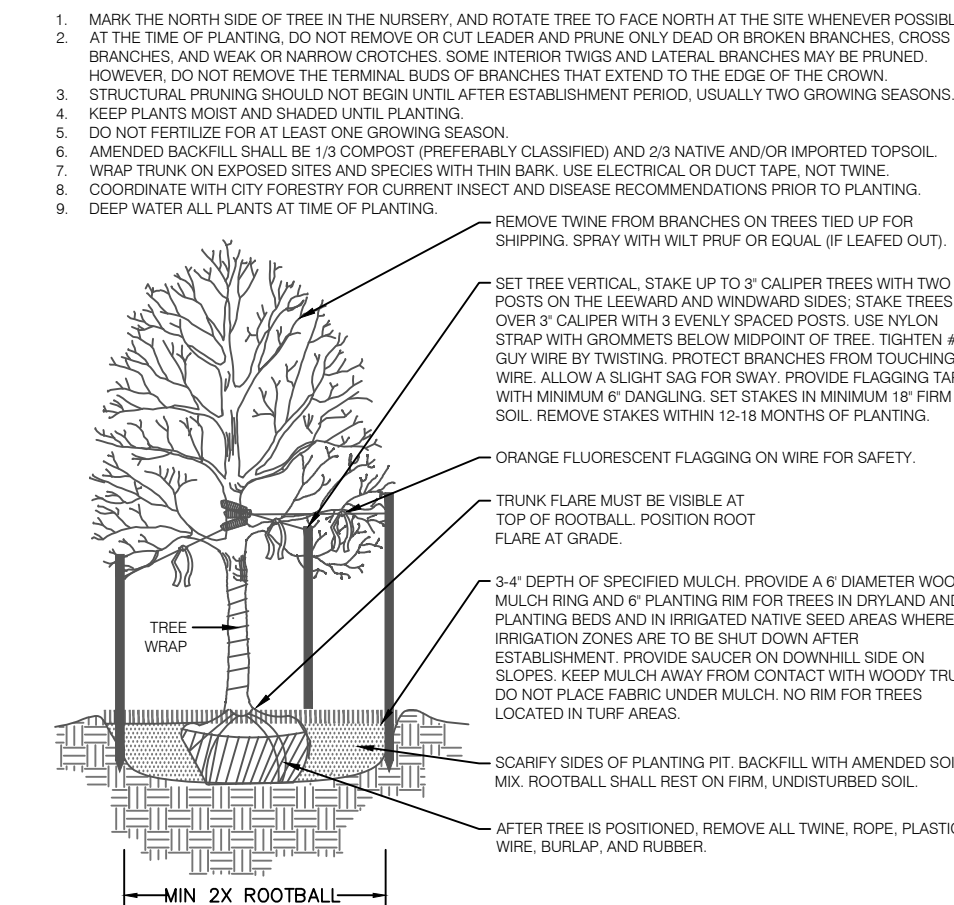
1 LANDSCAPE BOULDER

N.T.S. 3294-08



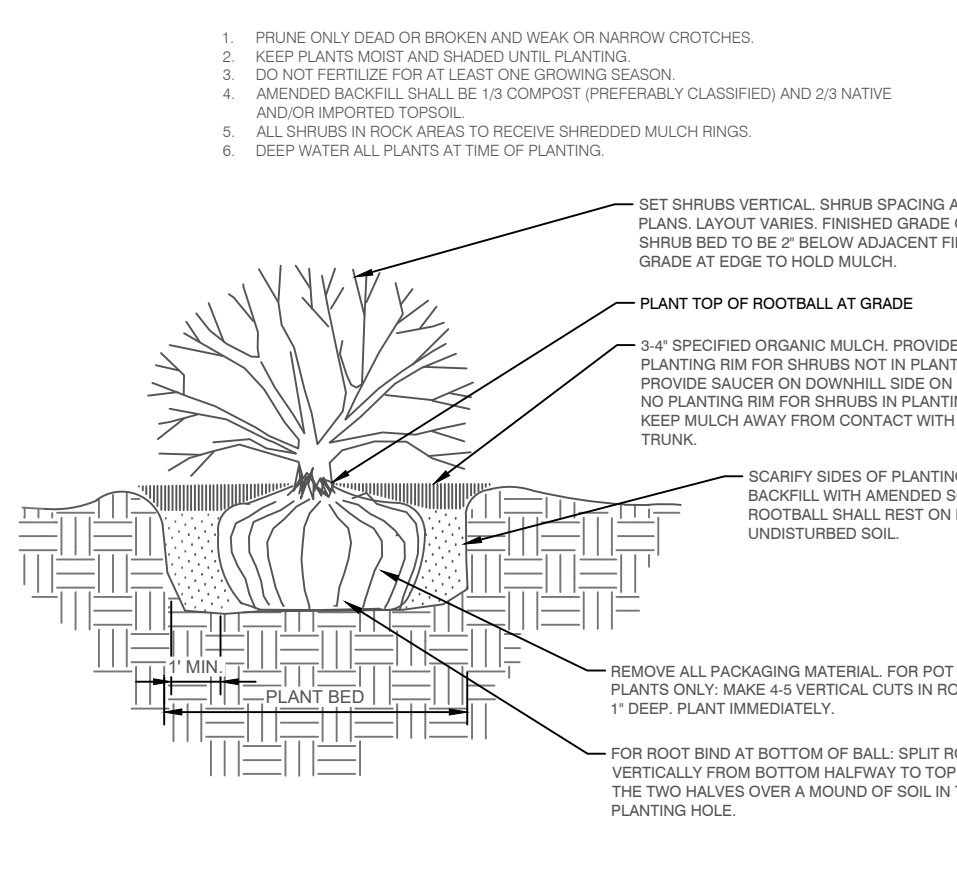
2 CONIFEROUS TREE PLANTING DETAIL

N.T.S.



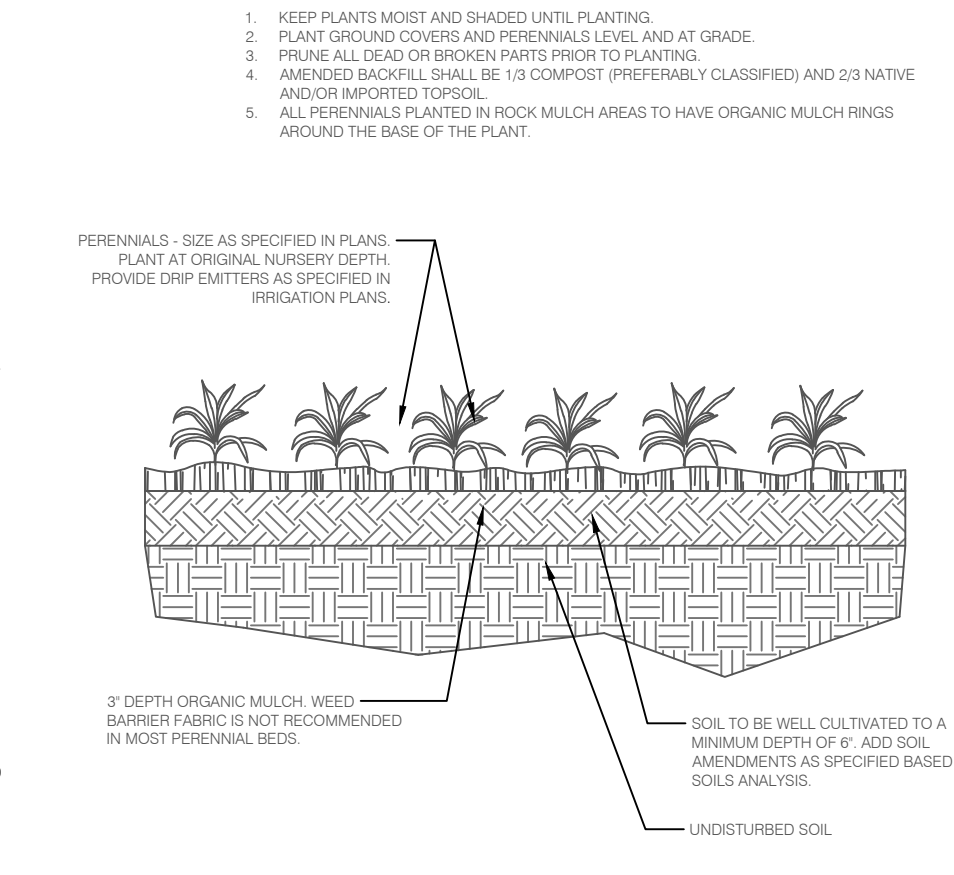
3 DECIDUOUS TREE PLANTING DETAIL

N.T.S.



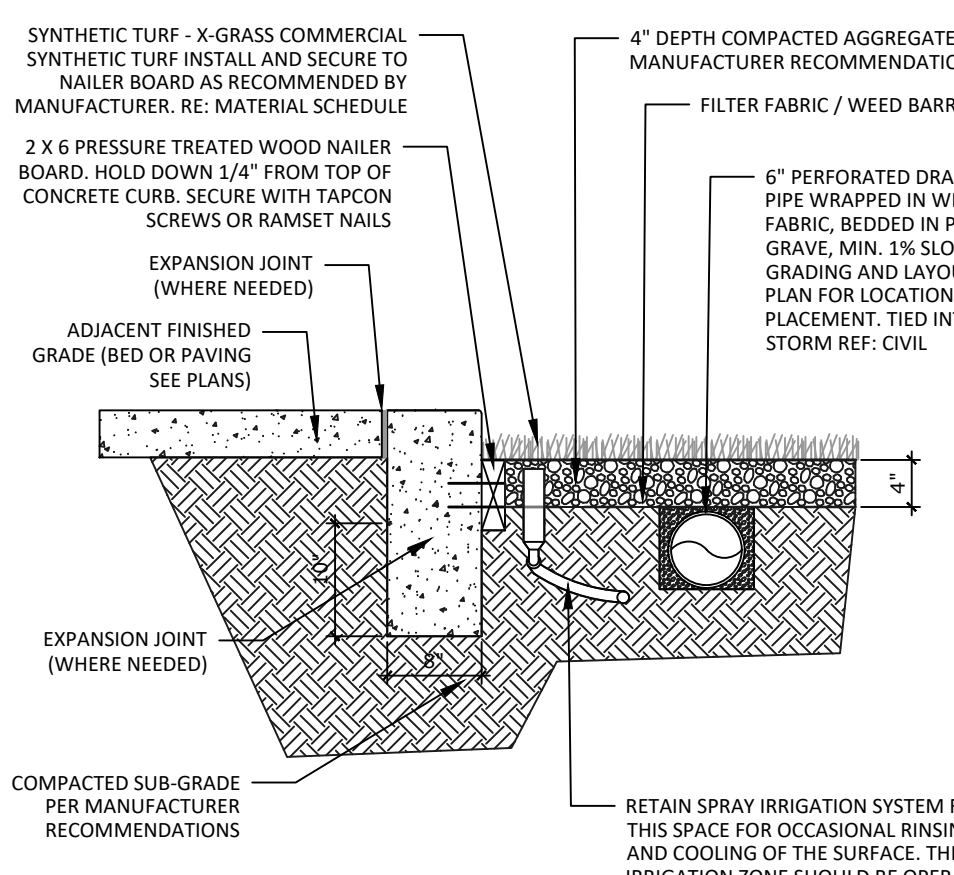
4 SHRUB PLANTING DETAIL

N.T.S.



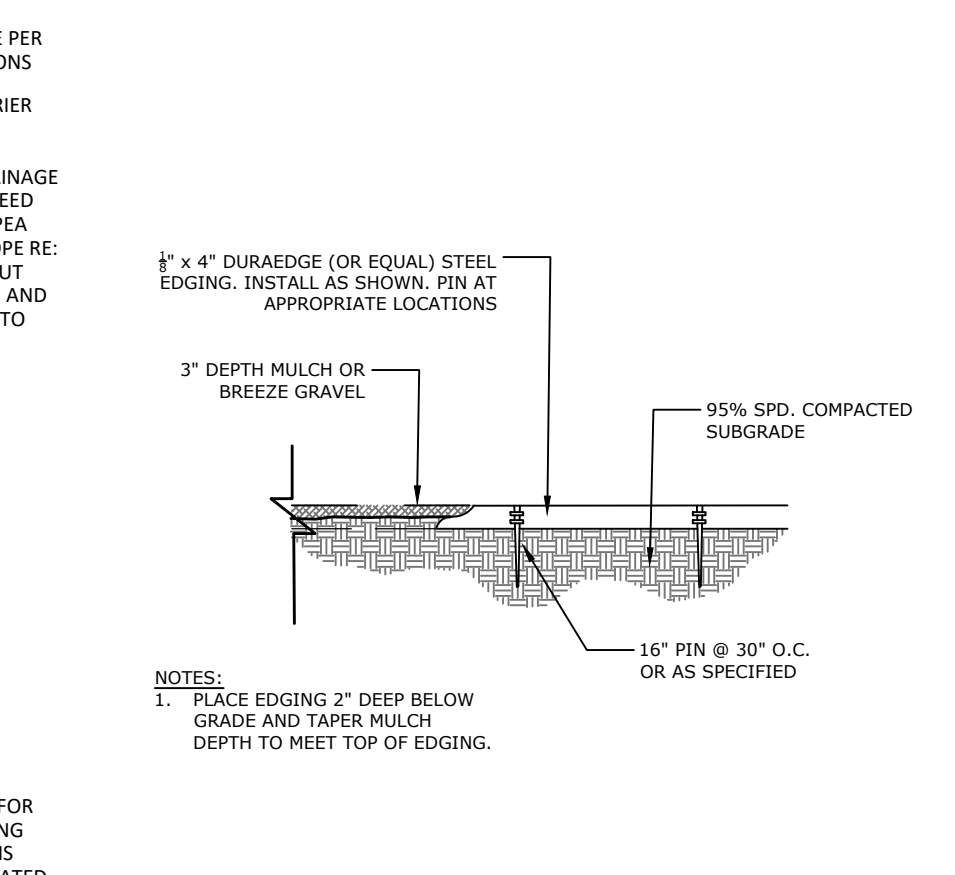
5 PERENNIAL/GROUNDCOVER PLANTING DETAIL

N.T.S.



6 SYNTHETIC TURF

N.T.S. P-VRA-32



7 STEEL EDGING

N.T.S. 3294-13-09

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

LANDSCAPE DETAILS & NOTES

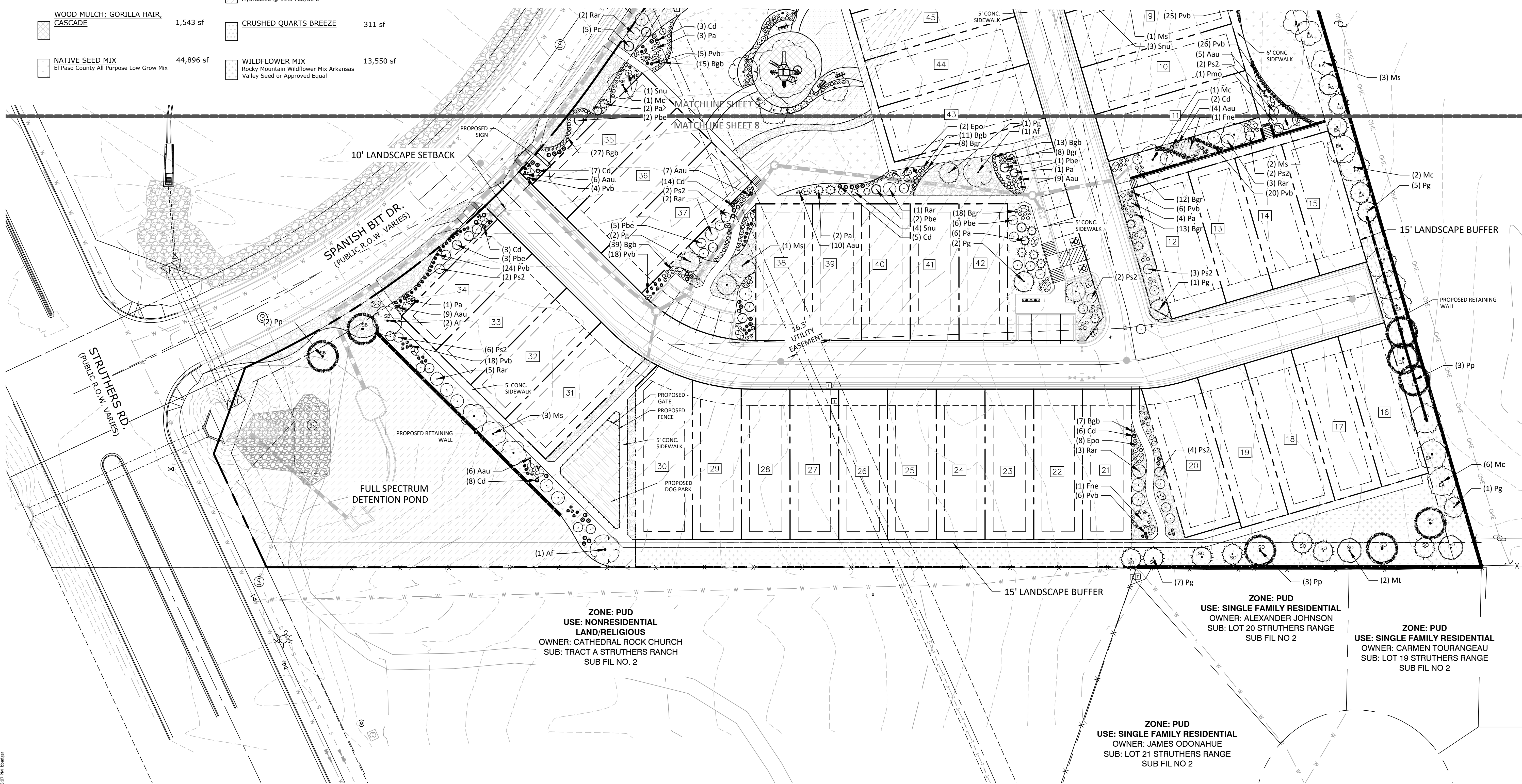
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7 OF 9

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 QUARTZ 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			



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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 #

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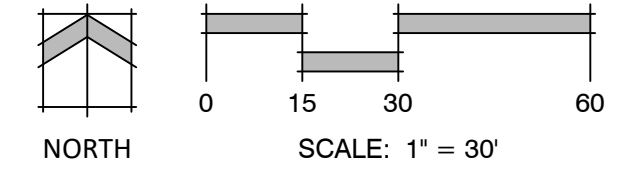
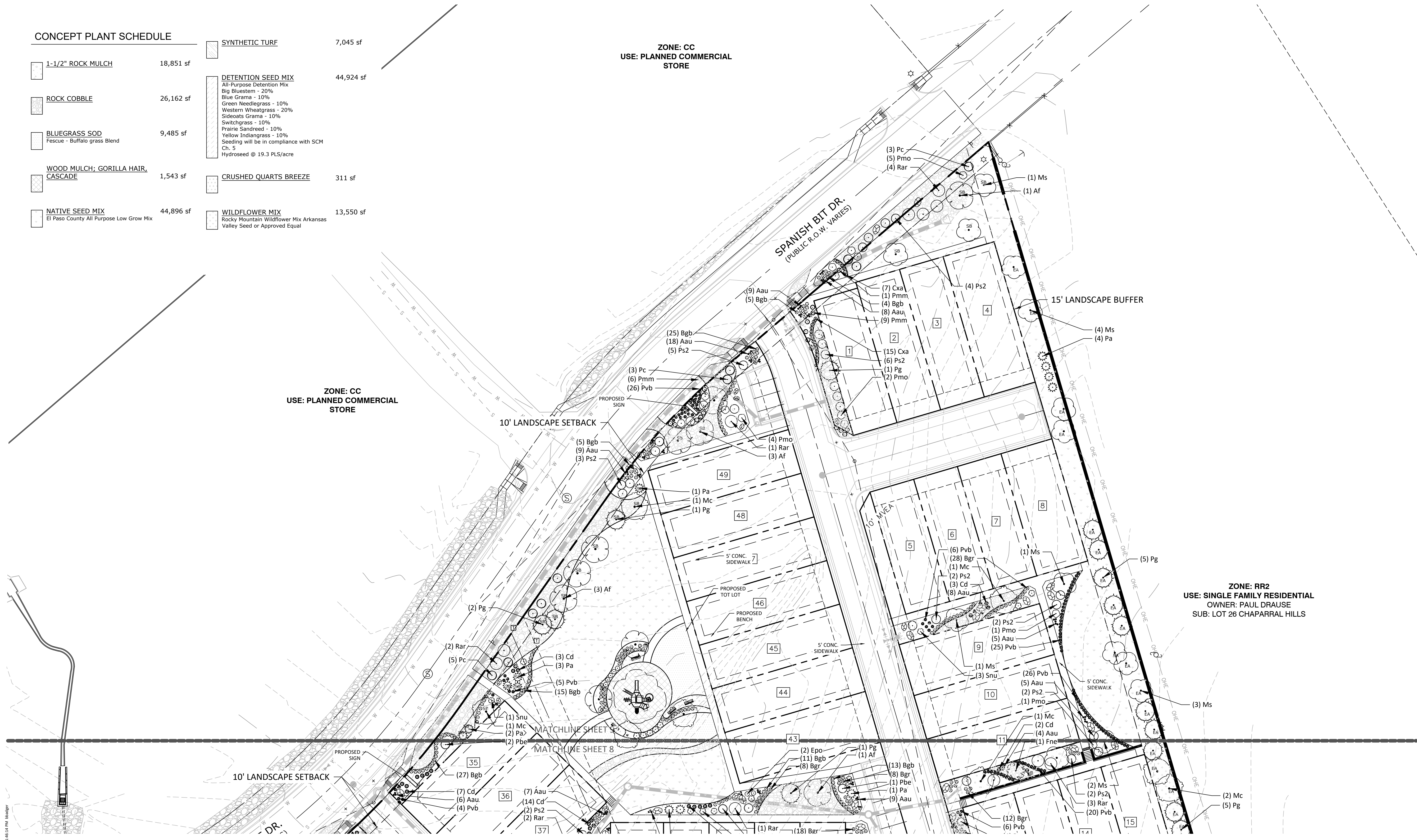
CONCEPT PLANT SCHEDULE

	18,851 sf		7,045 sf
	26,162 sf		44,924 sf
	9,485 sf		311 sf
	1,543 sf		13,550 sf
	44,896 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
PROJECT MGR: B. SWENSON
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ENTITLEMENT

DATE: 05/15/2024
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SHEET TITLE

9

9 OF 9

CPC #

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