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

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.

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.

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.

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

PROJECT TRACKING. AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS. THE STANDARD ZONING REQUIREMENTS OF EL PASO COUNT DEVELOPMENT CODE, AS AMENDED, INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DI ACCESSORY AND TEMPORARY USES, AND USE BY SPECIAL REVIEW AND VARIANCE PROCESS! APPLY TO THIS PUD, EXCEPT AS MODIFIED HEREIN.

Landscaping within URBAN LANDING DEVELOPMENT GUIDELINES: the private roads? A. PERMITTED USES AND STRUCTURES PRINCIPAL USES DWELLINGS - SINGLE FAMILY DETACHED DWELLINGS WITH O'OR 5' SIDEYARD SETBACKS ACCESSORY DWELLING UNIT ABOVE Delete the reference to 0 DETACHED GARAGE OPTION ATTACHED OR DETACHED WITH 5' SIDEYARD SETBAKCS | Setbacks OPEN SPACE, PARKS AND TRAILS SUCH AS TRAILS, WALKS, PARKS REMOVED RECREATION AMENITIES FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP THESE USES ARE CONTROLLED BY S RULES AND REGULATIONS. AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS. TO INCLUDE DETENTION FACILITIES AND ASSOCIATED DISTRICT UTILITIES / DETENTION FACILITIES ACCESS ROADS AND UTILITY LINES. **ACCESSORY USES** ANIMAL KEEPING UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED. RESIDENTIAL HOME OCCUPATION FOR PERSONAL USE ONLY SOLAR ENERGY SYSTEMS DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED FENCE, WALL OR HEDGE ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES MAILBOXES TEMPORARY USES MODEL HOME / SUBDIVISION SALES OFFICE ONLY WHEN ASSOCIATED WITH A PERMITTED USE CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE YARD OR GARAGE SALES FAMILY CARE HOME, CHILD CARE CENTER, OR THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER GROUP HOME ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS. CMRS FACILITY - STEALTH . ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE URBAN LANDING PUD DEVELOPMENT PLAN & PRELIMINARY PLAN. DEPMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CF Sec. 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED) PERMITTED TE REVISED ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN Sec. 5.3.1 (COUNTY LAND DEVELOPMENT CODE (AS AMENDED) 4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN Sec. 5.3.2 OF THE EL PASO COUNTY LAND DEVELOPM This will need to be more specific. I recommend just B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS naking the setback 14 ft. BUILDING SETBACKS: (SEE TYPICAL LOT DETAIL - SHEET 4) FRONT YARD (FACING LANDSCAPE TRACT): 14'-17' (SEE TYPICAL LOT DETAIL - SHEET 4)

SIDE YARD: 5'

This will not be a sufficient enough

driveway. Cars will project into the

Why is this note here?

oads will be owned /

maintained by HOA.

Previous note indicates

setback for cars to park in the

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 E REVISED PLANS ADJACENT TO PUBLIC I D NOTES ADDED EASEMENTS: SEE TYPICAL **ELATED TO PARKING** MINIMUM LOT SIZE: 2,520

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.

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.

MINOR ADJUSTMENTS TO LOT LINES AND TRACT AREAS CAN BE MADE WITH THE FINAL PLAT WITHOUT

REQUIRING AN AMENDMENT TO THIS PLAN.

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.

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.

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

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RAN PUD DEVELOPMENT PLAN & PRELIMINARY PLANSITE PUD DEVELOPMENT PLAN & PRELIMINARY PLANSITE PUD 1 TO PUD IN SECTION B.

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, 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.

2. ALL PUBLIC STREETS (SPANISH BIT DR.) SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY 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, 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.

4. 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. 5. ALL PRIVATE STREETS AND TRACTS SHALL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA.

6. ALL LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY (SPANISH BIT DR.) SHALL BE MAINTAINED BY THE URBAN LANDING HOA.

7. THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE URBAN LANDING DEVELOPMENT WITH ALL UTILITIES INSTALLED BY THE DEVELOPER:

WASTEWATER: DONALA WATER AND SANITATION DISTRICT ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

WATER: DONALA WATER AND SANITATION DISTRICT

GAS: GAS SERVICE NOT PROPOSED WITHIN THIS SUBDIVISION 8. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS HEREBY VESTEREMOVED

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.

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

10. ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE MIN. 5' WIDTH CONCRETE UNLESS

FORTY-NINE (49) SINGLE FAMILY DETACHED LOTS. $^{\circ}$. The Planning and community development director shall have the ability to $^{\circ}$ GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 20% OF DIMENSIONAL STANDARD LISTED ON

HIS PUD DEVELOPMENT PLAN & PRELIMINARY PLAN ON A CASE BY CASE BASIS.) 13. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0286G AND 08041C0287G, DATED DECEMBER 7, 2018.

14. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOA. 15. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.

16. GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT

DATED MAY 3, 2021 INCLUDE THE POTENTIAL FOR GROUNDWATER AFFECTING UTILITY INSTALLATIONS. THIS REPORT IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

17. HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.

18. 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.

19. 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

20. ADA COMPLIANCE: APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS. THE

SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

21. URBAN LANDING HOA WILL MAINTAIN SITE RETAINING WALLS.

22. 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.

23. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS

24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER FMOVED DRS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY

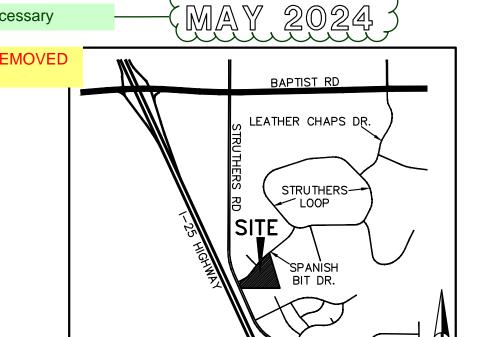
FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. 25. PRIVATE ROADS: THE PRIVATE ROADS ARE SHOWN ON THIS PLAN ARE NOT TO BE

MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

DEPARTMENT: TRANSPORTATIO PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

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 JUMPING

28. 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.



VICINITY MAP

CATEGORY

LDC CHAPTER 8.4.4(E)(2) PRIVATE ROADS USE OF PRIVATE

STANDARDS

LOCAL (LOW

SECTION

TYPICAL URBAN

VOLUME) CROSS

LOT AREA AND

DIMENSIONS

3.19

0.92

0.85

0.90

0.72

6.58

2 LDC CHAPTER 8.4.4(E)(3) PRIVATE ROADS

LAND USE AND TRACT TABLE

139,018

39.884

37.178

39,162

31,211

286,453

AREA (SF) AREA (AC.)

REQUIRE WAIVER

LDC/ECM SECTION

ECM SECTION 2.2.4.B.7

8.4.4.C PUBLIC ROADS

REQ. LDC CHAPTER

LOTS/TRACT

LOTS 1-49

Α

В

С

TOTAL

Delete this note

Identify the

FIGURE 2-17 AND ECM

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

JUSTIFICATION

BY THE HOA.

OWNERSHIP / MAINTENANCE

URBAN LANDING HOA

URBAN LANDING HOA

URBAN LANDING HOA

URBAN LANDING HOA

INDIVIDUAL PROPERTY OWNER

Chaparral Hills /

LOT 27

PRIVATE ROADS PROVIDE MORE

FLEXIBILITY FOR THE DEVELOPMEN

TO ACCOMMODATE THE UNIQUE

THE SITE. THE PRIVATE ROADS

WILL BE OWNED AND MAINTAINED

A SMALLER PRIVATE ROAD CROSS

DESIGN WILL ACHIEVE THE GOAL OF

PROVIDING BOTH RESIDENTS AND

EMERGENCY RESPONDERS ACCESS.

SECTION AND COMPACT ROAD

THE PROPOSED UNIQUE LOT

COMMUNITY DESIGN REFLECT

CONNECT TO PUBLIC STREETS.

USE %

48.5%

14.0%

12.9%

13.7%

10.9%

100.0%

CHAPARRAL HILLS

LOT 26

LOT 20 LOT 19

Sub fil. No.,2

LOT 21

CONFIGURATION AND

THE NEED FOR PRIVATE

ROADWAYS THAT DIRECTLY

COMMUNITY HOMES PROPOSED ON

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

Much of this information is duplicative of

Section B. Please consolidate.

EXISTING ZONING: R-4TAX SCHEDULE NO. 7136001045 TOTAL AREA: 6.57 ACRES **DEVELOPMENT SCHEDULE:** FALL 2024 NUMBER OF LOTS: TOTAL LOT AREA: 3.19 ACRES (48.5%) AVERAGE LOT SIZE: 2,836 SF 2,520 SF MINIMUM LOT SIZE: MINIMUM LOT WIDTH: 30.0 MINIMUM LOT DEPTH 84.0 GROSS DENSITY: 7.46 DU/AC DENSITY (W/O PRIVATE ROADS AND TRACTS): 15.36 DU/AC PRIVATE ROADS (TRACT) 0.85 ACRES (12.9%) PRIVATE OPEN SPACE/POND (TRACTS) 2.54 ACRES (38.6%)

(NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

1.82 ACRES (27.7%)

ANY, TITLE

THAT TITLE

DO HEREBY

 \sim

For PUD, use land owner certification block below. Title company certification block is not required. LAND OWNER CERTIFICATION LA IN WITNESS WHEREOF: ST HAS EXECUTED THESE PRESENTS THIS DAY OF A.D., A COLORADO LIMITED LIABILITY COMPANY OF AUTHORIZED AGENT, MANAGER WI STATE OF COLORADO

TOTAL USEABLE OPEN SPACE

MAXIMUM LOT COVERAGE:

REVISED

MY COUNTY OF _ SIGNED BEFORE ME ON

(NOTARY'S OFFICIAL SIGNATURE)

SITE DATA:

(TITLE OF OFFICE)

COUNTY CERTIFICATION:

BOARD OF COUNTY COMMISSIONER

(COMMISSION EXPIRATION)

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND (BOARD RESOLUTION OR IN THE ACCORDANCE WITH THE (DATE) APPROVING THE PUD AND ALL

APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

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__ ___, 20___, A.D., AND IS DULY RECORDED AT RECEPTION NO. _OF THE RECORDS OF EL PASO COUNTY,

EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

COLORADO.

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

(719)785-0799 (Fax)

PCD NO. PUDSPXXX

OF 9



619 N. Cascade Avenue, Suite 200

olorado Springs, Colorado 80903

URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN

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

DATE

DATE

TRACT A KEY MAP SCALE: 1" = 100'

CATHEDRAL ROCK COMMONS COMMERCIAL CATHEDRAL ROCK COMMONS COMMERCIAL LOT 3 exi**s**t. Big R TRACT A CATHEDRAL ROCK Commons Commercial

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

O MEET COUNTY BE CONSTRUCTED AND ROADWAY TERMINATIONS

PRIVATE ROADS SHALL ROAD WIDTH AND

LAND USE

PRIVATE ROAD PUBLIC ACCESS LITHLITIES

DETENTION POND, OPEN SPACE, UTILITIES

SINGLE FAMILY DETACHED DWELLINGS

OPEN SPACE, LANDSCAPE, UTILITIES

OPEN SPACE, LANDSCAPE, UTILITIES

MODIFICATION

PRIVATE ROADS PROPOSED

TO SERVE THIS COMMUNITY

(SEE 3 AND 4 BELOW)

22' PAVED WIDTH (MIN.)

1' LANE WIDTH (MIN.)

LOTS UTILIZING PRIVATE

FROM A PUBLIC ROAD

NOT HAVE DIRECT

SHARED DRIVEWAYS WILL

FRONTAGE ON OR ACROSS

STANDARD

LIMITED.

STANDARDS

|ROADS SHALL BE

MAINTAINED TO ECM

24' PAVED WIDTH,

12' LANE WIDTH

LOTS TO HAVE

ACCESS FROM A

PUBLIC ROAD

FRONTAGE ON AND

-URBAN-LANDING VIEW-TRACT D struthers ranch\

FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL. AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE

26. THE FOLLOWING REPORTS HAVE PEEN SUPMITTED IN ASSOCIATION WITH THIS PLAN FOR THIS SUBDIVISION AND ARE ON FIL REMOVED PLANNING AND COMMUNITY DEVELOPMENT PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWAILK DISPUSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE

27. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES,

29. NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE

HYDRANTS OR CISTERNS CURRENTLY EXIST ON THE PROPERTY

ZONE: PUD

URBAN LANDING

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

ZONE: PUD

STRUTHERS RANCH SUB FIL. NO. 2

ZONE: PUD

LEGAL DESCRIPTION:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN

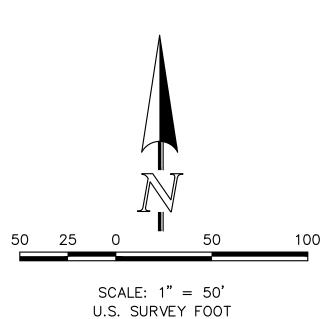
THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89 DEGREES 59 MINUTES 08 SECONDS W ON SAID SOUTH LINE, 880.00 FEET

DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK N 35 DEGREES 07 MINUTES 44 SECONDS E, 167.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 10 SECONDS, HAVING A RADIUS OF 470.00 FEET; AN ARC DISTANCE OF 117.46 FEET; THENCE N 49 DEGREES 26 MINUTES 54 SECONDS E, 227.19 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26, CHAPARRAL HILLS; THENCE S 16 DEGREES 21 MINUTES 15 SECONDS E, 700.71 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 AT RECEPTION NO. 207000186, EL PASO COUNTY, COLORADO.

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

ADJACENT OWNERS

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



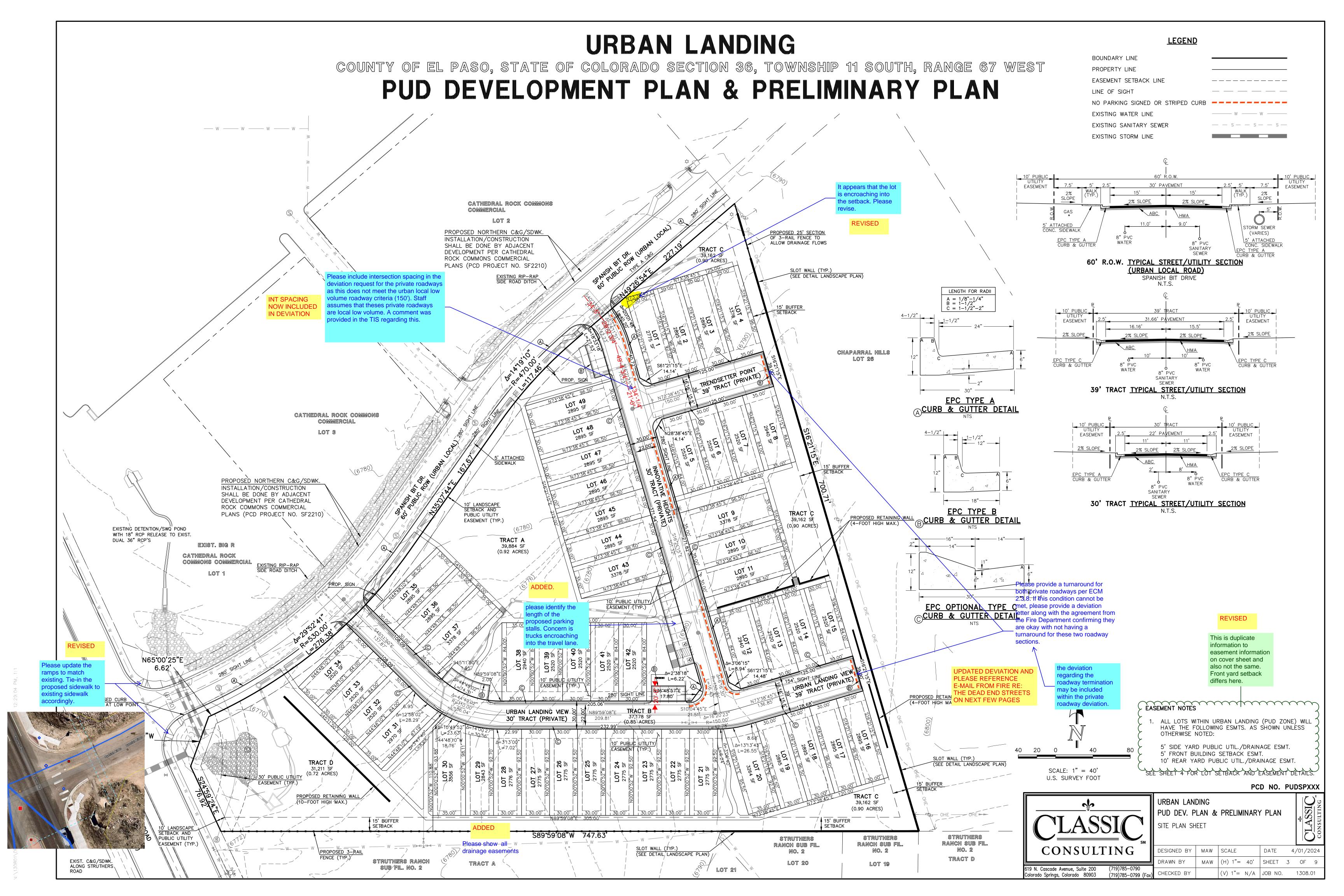
PCD NO. PUDSPXXX



Colorado Springs, Colorado 80903

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

ADJACENT OWNERS LIST DESIGNED BY | MAW | SCALE CHECKED BY (V) 1"= N/A JOB NO.



Marc Whorton

From: Bradley, Jonathan <jbradley@monumentfire.org>

Sent: Tuesday, September 3, 2024 2:02 PM

To: Marc Whorton

Subject: RE: Urban Landing Development

No. They are short enough that it doesn't trigger a turnaround in the fire code.



Jonathan Bradley

Division Chief-Community Risk

Reduction

16055 Old Forest Point, #102 Monument, CO 80132 O 719.484.0911 M 719.244.7428 Proudly serving the Tri-Lakes Region From: Marc Whorton < MWhorton@classicconsulting.net>

Sent: Tuesday, September 3, 2024 1:58 PM

To: Bradley, Jonathan

<jbradley@monumentfire.org>

Subject: RE: Urban Landing Development

Awesome! Thanks again for the quick turn-around. So you have no issues with the short dead-end roads?

Marc A. Whorton, P.E. | Project Manager 719-785-2802 (Desk) 719-492-1220 (Cell) Mwhorton@classicconsulting.net

619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903



From: Bradley, Jonathan < ibradley@monumentfire.org >

Sent: Tuesday, September 3, 2024 12:15 PM

To: Marc Whorton < MWhorton@classicconsulting.net>

Subject: RE: Urban Landing Development

This is great. Thank you for the update. I'll update my comments in EDARP when its available.



Jonathan Bradley

Division Chief-Community Risk

Reduction

16055 Old Forest Point, #102 Monument, CO 80132 O 719.484.0911 M 719.244.7428 Proudly serving the Tri-Lakes Region From: Marc Whorton

< MWhorton@classicconsulting.net >

Sent: Tuesday, September 3, 2024 12:11 PM

To: Bradley, Jonathan

<jbradley@monumentfire.org>

Subject: Urban Landing Development

Fire Marshall Bradley,

Thanks for your review comments on our Urban Landing development.

Please find attached our responses to your comments along with a revised plan and fire truck turning exhibits. You will see this same revised plan come through from County Planning here soon but I just wanted to provide this info. to you direct first and hopefully address all your concerns prior to my resubmittal to the County.

Thanks for your time and let me know if you have any further questions.

Marc A. Whorton, P.E. | Project Manager 719-785-2802 (Desk) 719-492-1220 (Cell) Mwhorton@classicconsulting.net

619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903



MONUMENT FIRE DISTRICT

16055 Old Forest Point, Suite #102 Monument, CO 80132 (719) 484-0911 www.monumentfire.org Proudly serving the Tri-Lakes Region



Jonathan Bradley, Fire Marshal

To: Development Review, El Paso County

From: Jonathan Bradley, Fire Marshal

Subject: Urban Landing PUDSP CCES Responses

Date: July 31, 2024

The Monument Fire District has reviewed the PUD development plan for Urban Landing. Based on our initial review of site access, water supply, and fire mitigation, we have the following comments.

Request answers to questions:

Yes. 22' asphalt mat and 24.3' FL-FL

- Are road widths mostly 22' (except Trendsetter Pt and Urban Landing View extension)?
- Does the 5' use easement between every lot in this development provide open access from the
 the street side to the rear of each house? Yes, with man gate access on each lot See sheet 5 of 9

Request action:

- FD prefers EPC Optional Type C curb and Gutter throughout the development (except designated parking areas)due to narrow roadways to allow large fire apparatus to mount the curb while turning or passing without damaging wheels and tires (see page 3 of 9 in PUD Development Plan). Revised all areas to be Type C (ramp) curb except for parking, inlet locations and curb returns
 Evaluate turning radius for attached fire apparatus drawing and determine if proposed
- Evaluate turning radius for attached fire apparatus drawing and determine if proposed roadways will accommodate large vehicle operation. See attached fire access exhibits

Thank you for the opportunity to comment,

Jonathan Bradley

onathan Bradley

Fire Marshal

(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) CHECKED BY

(V) 1"= N/A JOB NO. 1308.01

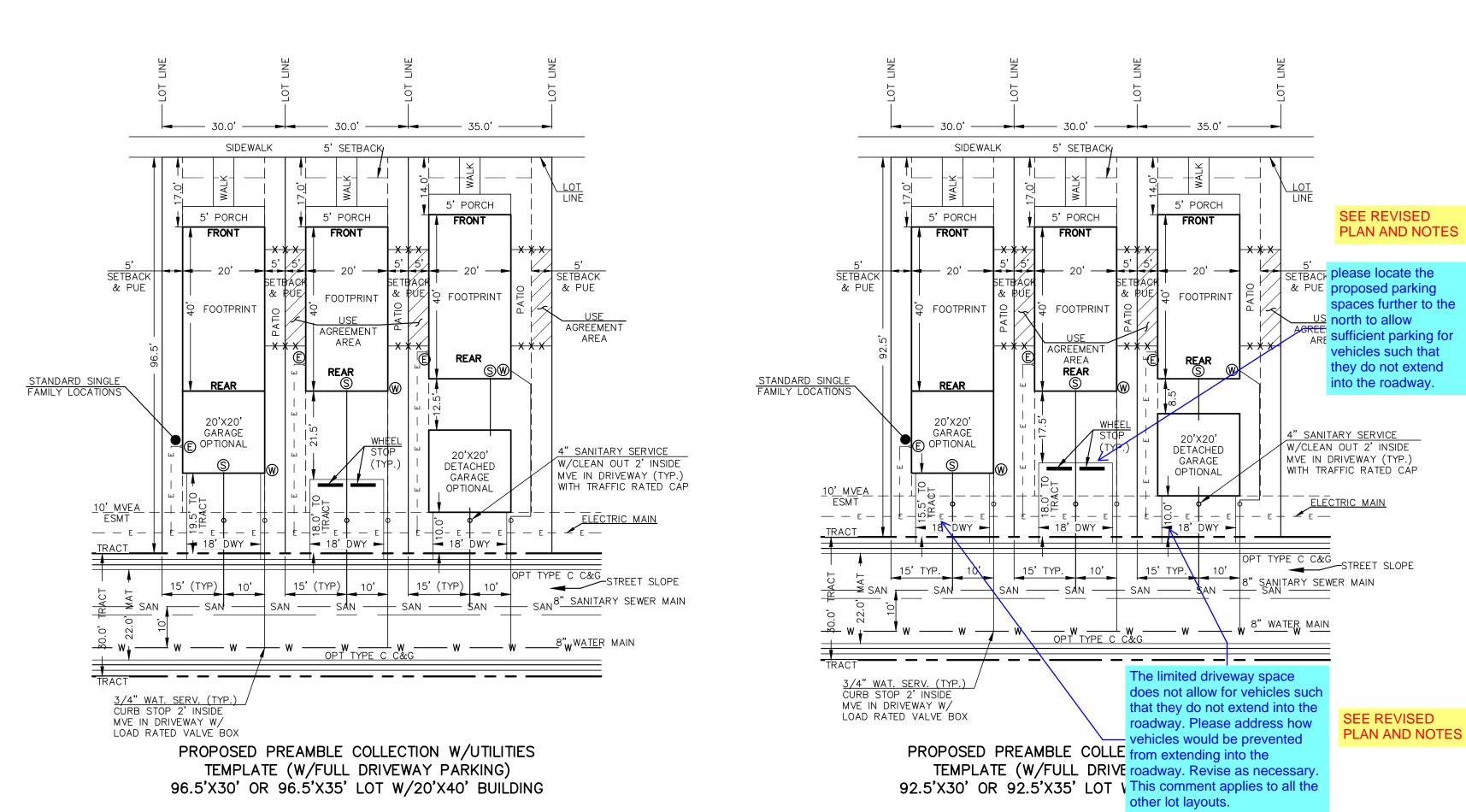


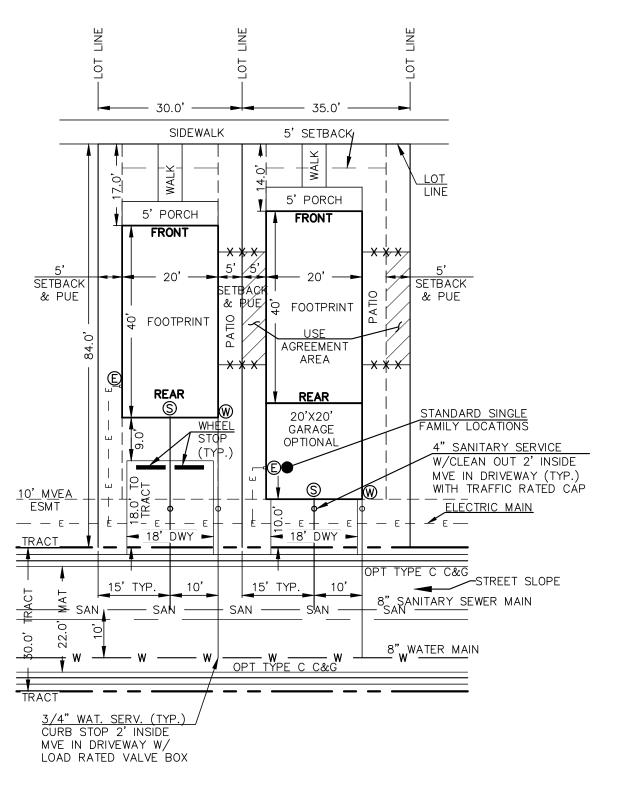
DESIGNED BY MAW SCALE DRAWN BY MAW (H) 1"= 50' SHEET 3 OF 3 (V) 1"= N/A JOB NO. 1308.01

URBAN LANDING

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

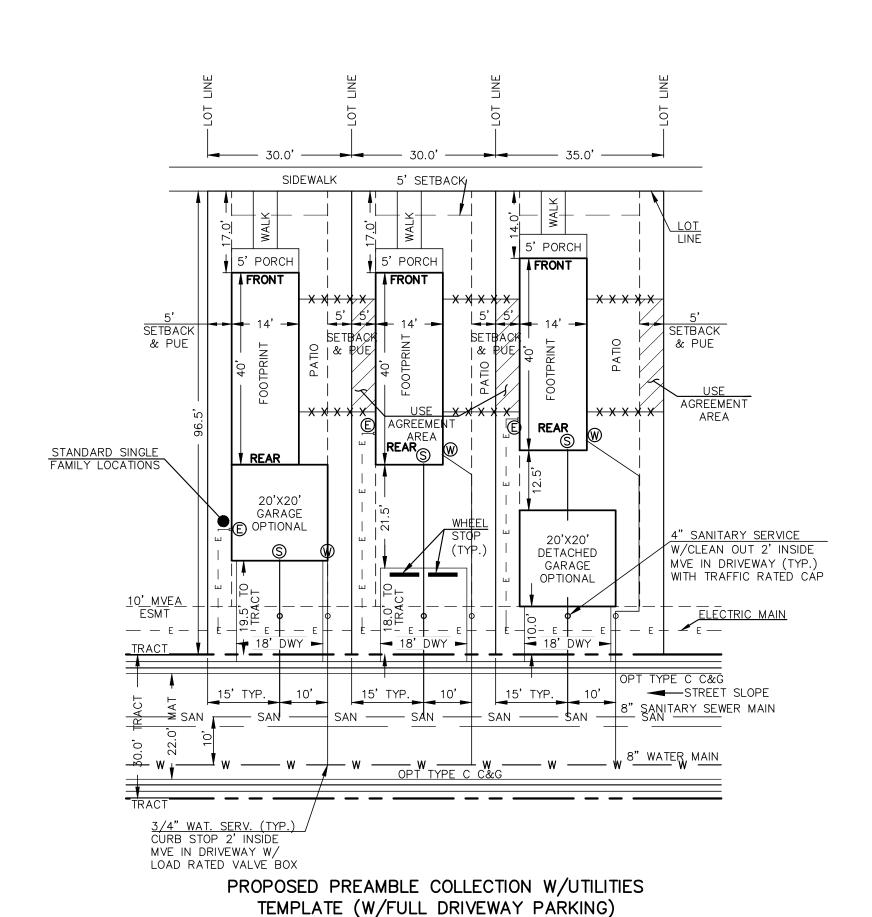
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN





PROPOSED PREAMBLE COLLECTION W/UTILITIES TEMPLATE (W/FULL DRIVEWAY PARKING)

84'X30' OR 84'X35' LOT W/20'X40' BUILDING



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

5' PORCH

BETBACK

√ 5' PORCH

20'X20' GARAGE Ē) OPTIONAL

MVE IN DRIVEWAY W/

LOAD RATED VALVE BOX

& PUE

STANDARD SINGLE FAMILY LOCATIONS

▼ 5' PORCH

A FRONT

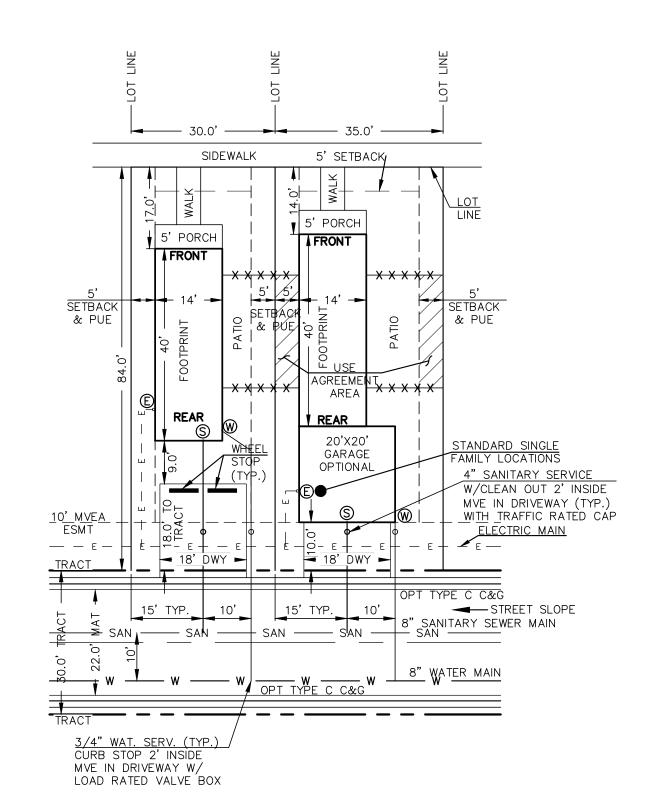
20'X20' DETACHED

AGREEMENT

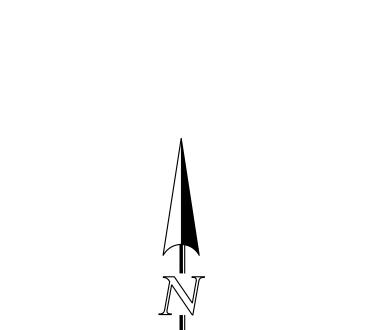
4" SANITARY SERVICE W/CLEAN OUT 2' INSIDE

MVE IN DRIVEWAY (TYP.)

WITH TRAFFIC RATED CAP



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



SCALE: 1" = 20'

PCD NO. PUDSPXXX



619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

COMMUNITY IS ELECTRIC SERVICES ONLY NO GAS SERVICE TO BE PROVIDED

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
PUD SITE PLAN SHEET
TYPICAL LOT LAYOUTS

TYPICAL LOT LAYOUTS

DESIGNED BY MAW SCALE DATE 4/01/2024

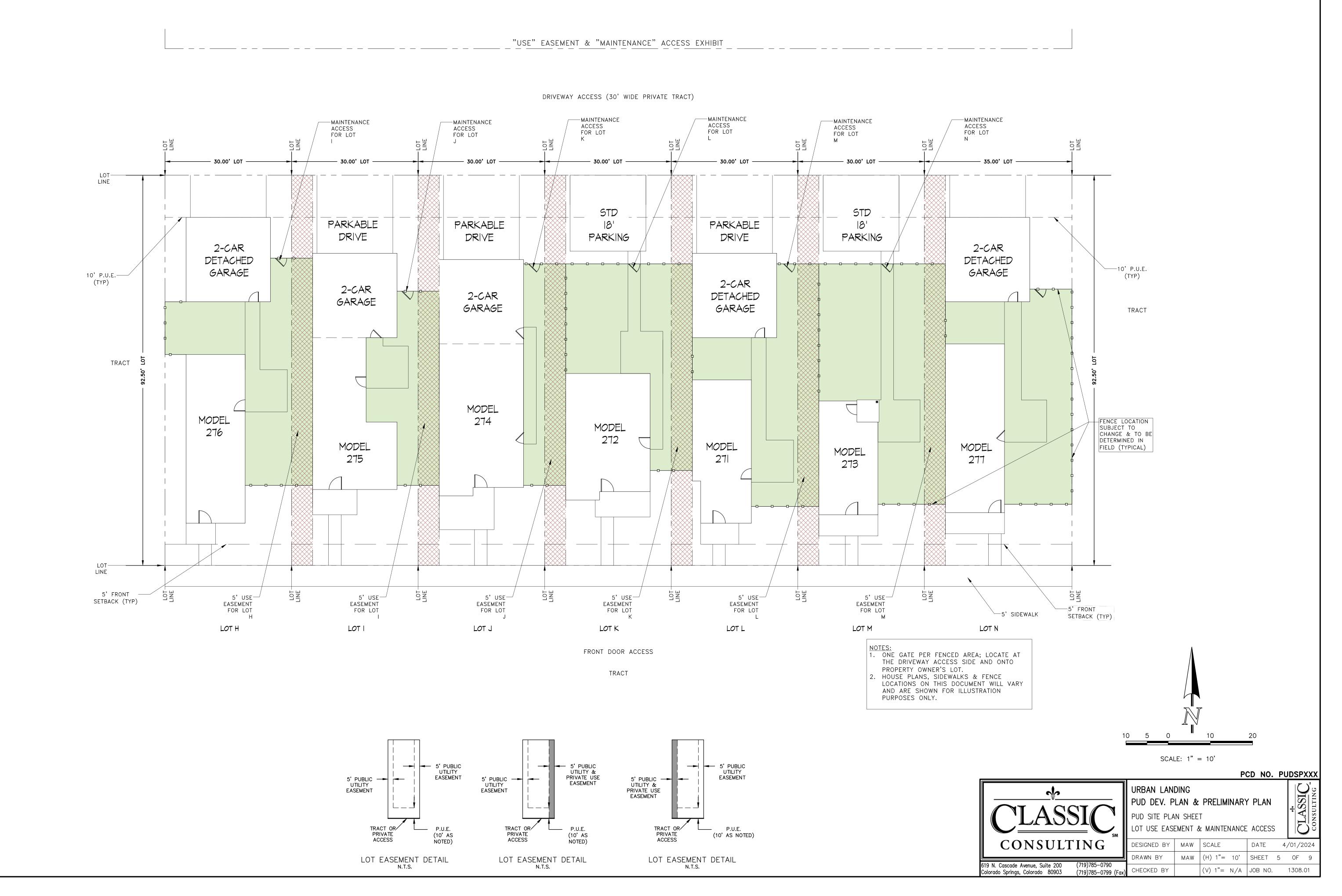
DRAWN BY MAW (H) 1"= 20' SHEET 4 OF 9

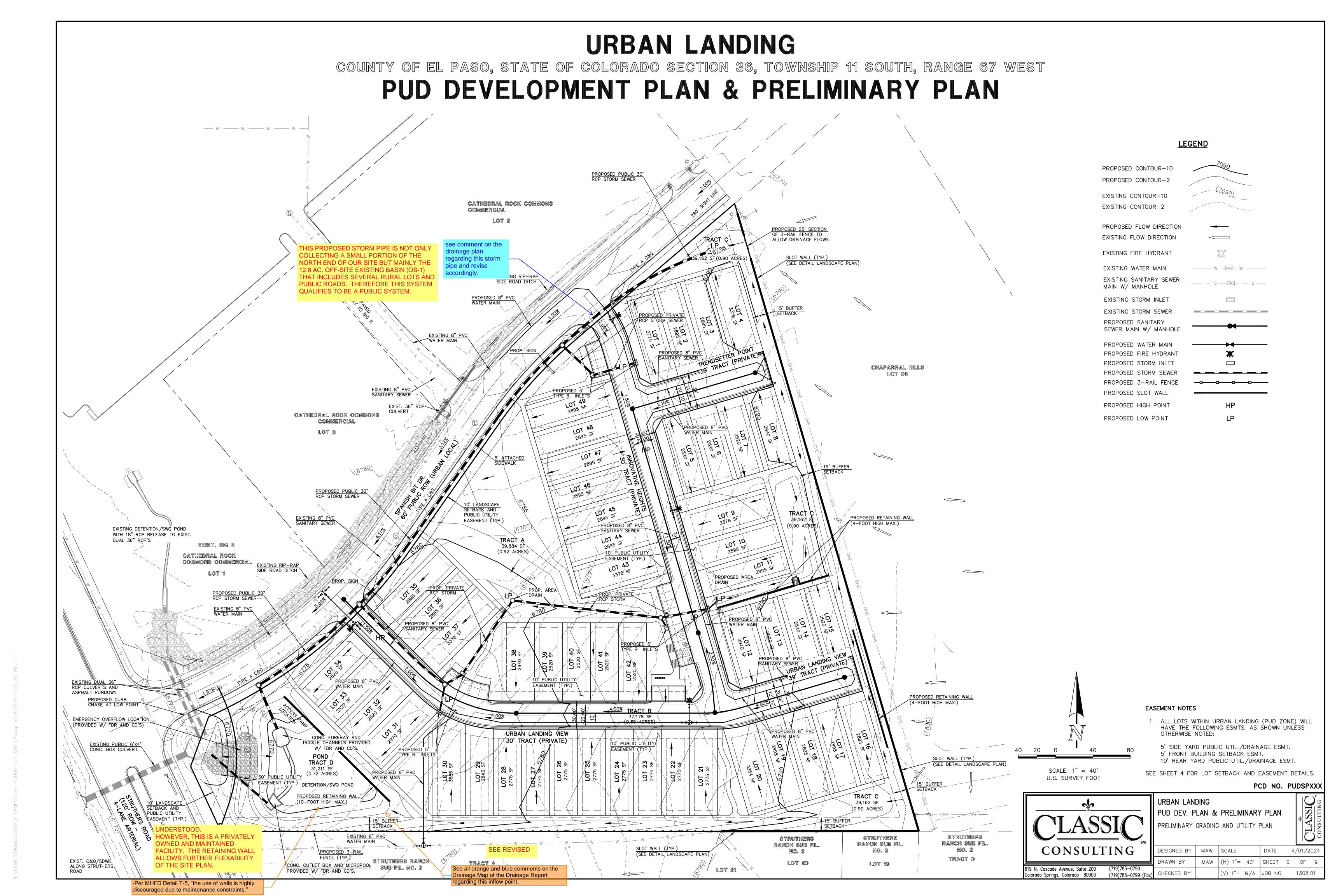
CHECKED BY (V) 1"= N/A JOB NO. 1308.01

URBAN LANDING

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN





URBAN LANDING EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

LANDSCAPE NOTES

SULFUR (SO4-S)

NOTES:

1. BOULDERS TO BE SILOAM STONE.

MATERIAL TO THE SITE.

2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS

3. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR

FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.

4. BOULDERS NEED TO BE PROTECTED FROM SCRAPING

5. BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT

LANDSCAPE BOULDER

PRUNE ONLY DEAD OR BROKEN AND WEAK OR NARROW CROTCHES.

AND/OR IMPORTED TOPSOIL.
ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.

DEEP WATER ALL PLANTS AT TIME OF PLANTING.

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE

AND FRACTURING DURING TRANSPORT.

MAY VARY BETWEEN BOULDERS.

AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE

1. 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

	To be applied as backing in planting pies								
2.	FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.								
		SOD SEED SHRUB-BROADLEAF			SHRUB-CONIFER				
	NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF				
	PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF				
	POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF				

0 LBS/1000SF

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. 3. 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 AVAIL. TILL INTO TOP 8" OF SOIL.
- 5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.

0 LBS/1000SF

- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- 7. 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.
- 8. 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). 9. 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.
- 10. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING. 11. 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
- 12. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES. 13. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- 15. 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
- 16. 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.
- 17. 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
- 18. ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. 19. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- 20. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, _ ROCK BOULDERS UNLESS OTHERWISE SPECIFIED. 21. 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. 22. 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.

- BOULDER TO BE

IN SHAPE

SHRUB BED TO BE 2" BELOW ADJACENT FINISH

3-4" SPECIFIED ORGANIC MULCH, PROVIDE 6

PLANTING RIM FOR SHRUBS NOT IN PLANTING BED

KEEP MULCH AWAY FROM CONTACT WITH WOODY

UNDISTURBED SOIL.

PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBAL

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD

THE TWO HALVES OVER A MOUND OF SOIL IN THE

" DEEP. PLANT IMMEDIATELY.

BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM,

PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES

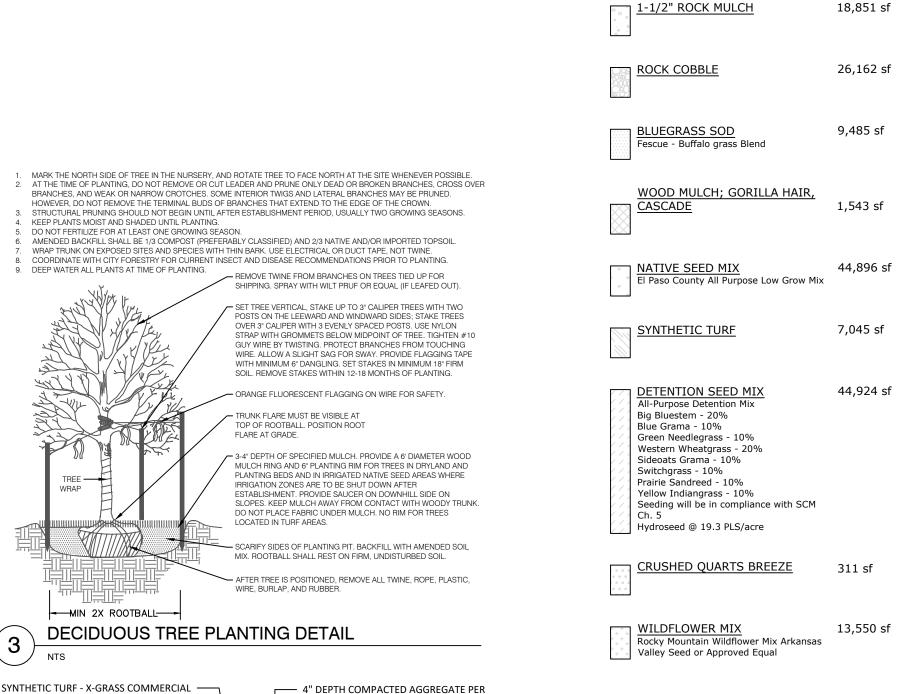
GRADE AT EDGE TO HOLD MULCH.

- PLANT TOP OF ROOTBALL AT GRADE

SEMI RECTANGULAR

- 23. 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.
- 24. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP THE COURSE COURSE



MANUFACTURER RECOMMENDATIONS

FILTER FABRIC / WEED BARRIER

—— 6" PERFORATED DRAINAGE

PIPE WRAPPED IN WEED

FABRIC, BEDDED IN PEA

GRADING AND LAYOUT

PLAN FOR LOCATION AND

PLACEMENT. TIED INTO

STORM REF: CIVIL

- RETAIN SPRAY IRRIGATION SYSTEM FOR

THIS SPACE FOR OCCASIONAL RINSING

AND COOLING OF THE SURFACE. THIS IRRIGATION ZONE SHOULD BE OPERATED

GRAVE, MIN. 1% SLOPE RE

18" x 4" DURAEDGE (OR EQUAL) STEEL EDGING. INSTALL ÀS SHOWN. PIN AT APPROPRIATE LOCATIONS 3" DEPTH MULCH OR — BREEZE GRAVEL — 95% SPD. COMPACTED SUBGRADE OR AS SPECIFIED NOTES: 1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

CONCEPT PLANT SCHEDULE

STEEL EDGING

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section/Policy 7.4.320 & 317

Street Name or	Street	Width (in Ft.)	Linear	Tree/Feet	No. of Trees
Zone Boundary	Classification	Req./Prov.	Footage	Required	Req./ Prov.
Spanish Bit Drive	Non-Arterial	10' / 10'	769'	1/30'	25 / 25
Shrub Substitutes	Ornamental Grass Sub.	Setback Plant Abbr.	Percent (Ground Plane	
/	/				

Shrub Substitutes	Ornamental Grass Sub.	Setback Plant Abbr.	Percent Ground Plane	
Required / Provided	Required / Provided	Denoted on Plan	Veg. Req. / Provided	
x / x	x/x	SB	75% / 75%	

Landscape Buffer & Screens See Code Section/Policy 7.4.323 & 317

SYMBOL CODE QTY BOTANICAL / COMMON NAME

PLANT SCHEDULE

ANNUALS/PERENNIALS

Aau 113 Agastache aurantiaca / Giant Hyssop

Euphorbia polychroma / Cushion Spurge

			See code Section/Foncy 7.4.323 & 317
Street Name or	Width (in Ft.)	Linear	Buffer Trees (1/25')
Property Line	Req. Prov.	Footage	Required /Provided
East Boundary	15' / 15'	700'	28 / 30
South Boundary	15' / 15'	212'	9/12
Evergreen Trees	Buffer Tree Abbr.	Percent	Ground Plane
Req. (33%) /Prov.	Denoted on Plan	Veg. Red	ą. / Prov.
10 / 14	EA	75% /	100%
3 / 10	SO	75% /	100%

Acer ginnala 'Flame' / Flame Amur Maple

کی ک			, ,						TIO	
\bigcirc	Мс	16	Malus x 'Centzam' TM / Centurion Crabapple	20`	18`	2" Cal.	B&B		IN ASSOCIATIO	
\bigcirc	Ms	16	Malus x 'Spring Snow' / Spring Snow Crabapple	20`	15`	2" Cal.	B&B	-	ĭ	
\bigcirc	Pc	11	Prunus x cistena / Purple Leaf Sand Cherry	10`	6`	2" Cal.	B&B			
DECIDUO	US TREE	<u>S</u> 2	Malus x 'Thunderchild' / Thunderchild Crabapple	20`	15`	2" Cal.	B&B			L
EVERGREE	EN TREES	<u>s</u>								
\odot	Pg	29	Picea pungens 'Glauca' / Blue Colorado Spruce	45`	15`	8` HT	В&В			FIN
7.4	Pa	25	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	25`	6`	8` HT	B&B			
0	Рр	9	Pinus ponderosa / Ponderosa Pine	20`	40`	6` HT	CONT			
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND	XERIC	NFO	
SHRUBS	Cd	53	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	3.5`	2.5`	5 GAL	CONT	Xeric	PROJECT INFO	DATE: PROJECT M PREPARED
6. 3. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5.	Fne	2	Forestiera neomexicana / New Mexican Privet	12`	12`	5 GAL	CONT	Xeric		
$\tilde{\bigcirc}$	_		DI	- >	>				I	

2" Cal. B&B

1 GAL CONT Xeric

1 GAL

WHITE	Cu	33	,-p	3.3	2.5	3 6/12	COIL	ACTIC
5722 825	Fne	2	Forestiera neomexicana / New Mexican Privet	12`	12`	5 GAL	CONT	Xeric
$\overline{\odot}$	Pmo	13	Physocarpus monogynus / Mountain Ninebark	6`	5`	5 GAL	CONT	Xeric
\odot	Pbe	17	Prunus besseyi / Sand Cherry	6`	6`	5 GAL	CONT	Xeric
\odot	Rar	19	Rhus aromatica / Fragrant Sumac	4`	8`	5 GAL	CONT	Xeric
RGRE	EN SHRU	JBS						
\odot	Ps2	47	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	4`	5`-6`	#1 CONT	CONT	Xeric
NOUVE NOUVE	Pmm	16	Pinus mugo `Mops` / Mops Mugo Pine	3,	3`	5 GAL	CONT	Xeric
SSES								
	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
\sum	Cxa	22	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT	NonX
W	Pvb	187	Panicum virgatum `Heavy Metal` / Blue Switch Grass	4`	2`	1 GAL	CONT	NonX
$\widetilde{\mathbb{S}}$	Snu	18	Sorghastrum nutans / Indian Grass	5`	4`	1 GAL	CONT	Xeric

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

Fax 719.471.0267

Tel. 719.471.0073

www.nescolorado.com

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URBAN **LANDING**

INAL LANDSCAPE SPANISH BIT DRIVE

05/15/2024 B. SWENSON A.LANGHANS

ENTITLEMENT

A.LANGHANS 05/15/2024 BY

LANDSCAPE DETAILS &

SHRUB PLANTING DETAIL

PERENNIAL/GROUNDCOVER PLANTING DETAIL

DO NOT REMOVE OR CUT LEADER
 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.

FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

CONIFEROUS TREE PLANTING DETAIL

PERENNIALS - SIZE AS SPECIFIED IN PLANS. -

PROVIDE DRIP EMITTERS AS SPECIFIED IN

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.

AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE

5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS

DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOI MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY

- 3-4" DEPTH OF SPECIFIED MULCH, KEEP MULCH AWAY FROM

TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON

- SET TREE VERTICAL, STAKE TREES SMALLER THAN 6' WITH TWO

POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6'
HEIGHT AND GREATER WITH 3 METAL ANGLED IRONS, PLACED 120

DEGREES APART, USE NYI ON STRAP WITH GROMMETS BELOW

PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT

AFTER TREE IS POSITIONED. REMOVE ALL TWINE,

ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

SAG FOR SWAY PROVIDE ELAGGING FOR VISIBILITY SET STAKES IN

MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS

- SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED

SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

MINIMUM DEPTH OF 6". ADD SOIL

SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS,

TRUNK FLARE MUST BE VISIBLE AT

FABRIC UNDER MULCH.

TOP OF ROOTBALL POSITION ROOT

MANUALLY AND NOT CONNECTED TO THE IRRIGATION CONTROL SYSTEM.

SYNTHETIC TURF INSTALL AND SECURE TO

MANUFACTURER. RE: MATERIAL SCHEDULE

2 X 6 PRESSURE TREATED WOOD NAILER -

BOARD. HOLD DOWN 1/4" FROM TOP OF

CONCRETE CURB. SECURE WITH TAPCON

ADJACENT FINISHED -

SEE PLANS)

GRADE (BED OR PAVING

EXPANSION JOINT (WHERE NEEDED)

COMPACTED SUB-GRADE

PER MANUFACTURER

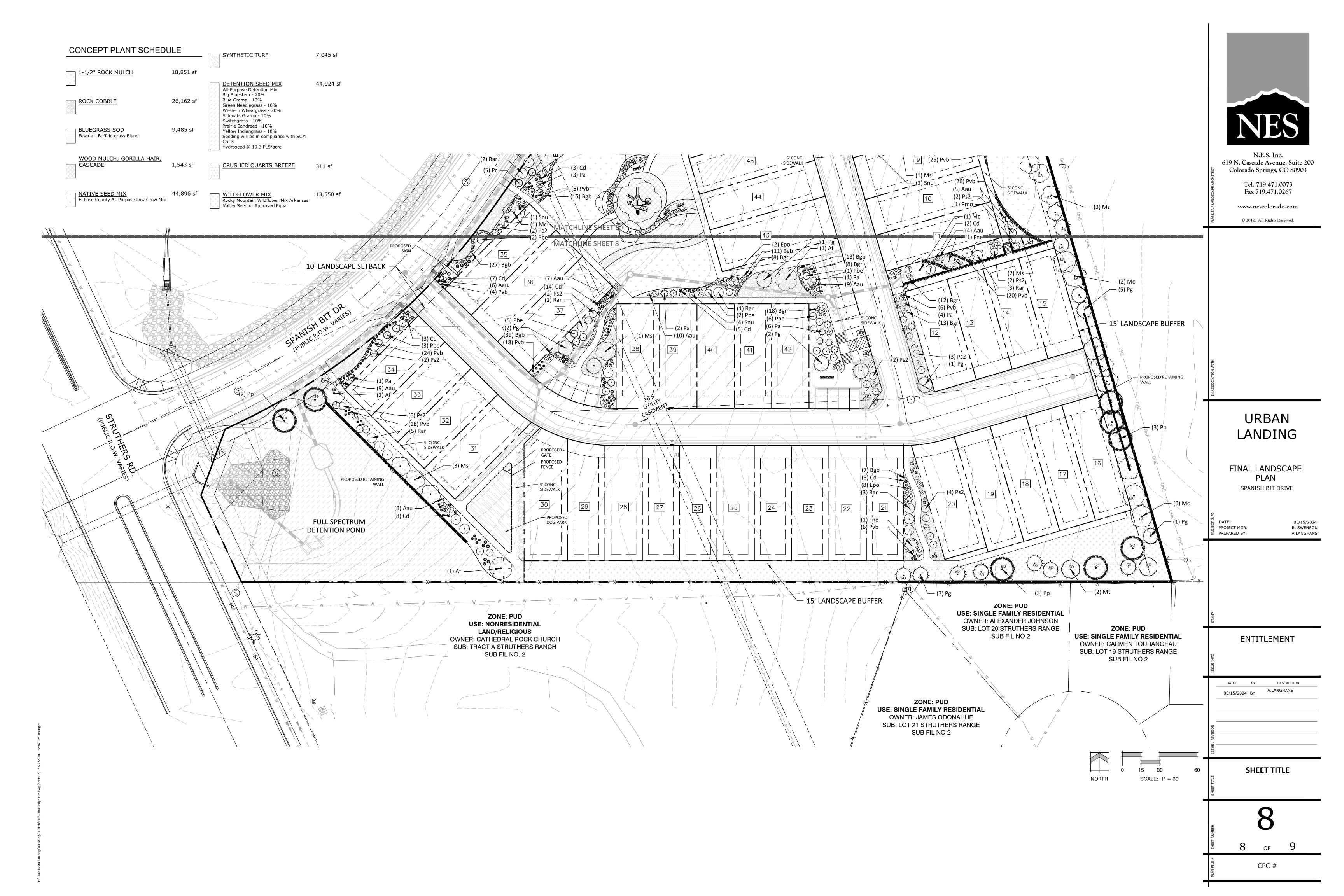
RECOMMENDATIONS

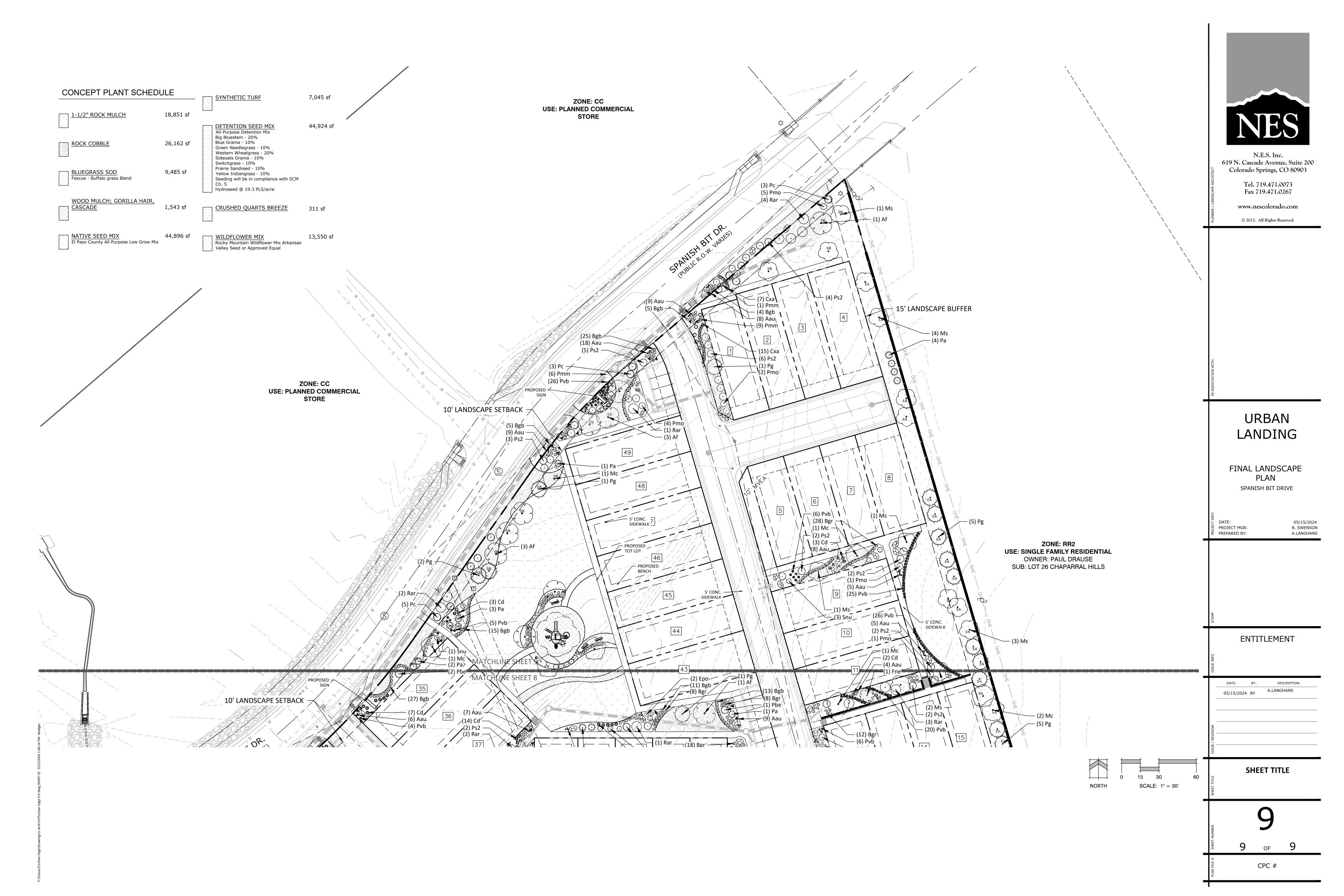
SCREWS OR RAMSET NAILS

EXPANSION JOINT -

(WHERE NEEDED)

NAILER BOARD AS RECOMMENDED BY





V1_PUD Development Plan_comments.pdf Markup Summary

Daniel Torres (13)



Subject: Highlight Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 9:44:39 AM

Status: Color: Layer: Space:



Subject: Highlight Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 9:44:41 AM

Status: Color: Layer: Space:



Subject: Callout Page Label: [1] SH3 Author: Daniel Torres

Date: 8/12/2024 9:51:22 AM

Status: Color: Layer: Space:

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

Subject: Polylength Measurement

Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 10:52:50 AM

Status: Color: Layer: Space:

134'-1/4"



Subject: Callout Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 11:13:57 AM

Status: Color: Layer: Space:

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 theses private roadways are local low volume. A comment was provided in the TIS regarding this.



Subject: Callout Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 11:00:37 AM

Status: Color: Layer: Space:

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



Subject: Image Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 10:57:27 AM

Status: Color: Layer: Space:



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

Status: Color: Layer: Space:

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



Subject: Length Measurement

Page Label: [1] SH3 Author: Daniel Torres Date: 8/12/2024 12:05:42 PM

Status: Color: Layer: Space:

20'-0"



Subject: Callout Page Label: [1] SH3 Author: Daniel Torres

Date: 8/12/2024 12:07:19 PM

Status: Color: Layer: Space:

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



Subject: Callout

Page Label: [1] 4 - Details Author: Daniel Torres Date: 8/8/2024 9:29:49 AM

Status: Color: Layer: Space:

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



Subject: Callout

Page Label: [1] 4 - Details Author: Daniel Torres Date: 8/8/2024 9:35:58 AM

Status: Color: Layer: Space:

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

other lot layouts.



Subject: Callout Page Label: [1] SH6 Author: Daniel Torres Date: 8/12/2024 11:25:55 AM

Status: Color: Layer: Space: see comment on the drainage plan regarding this storm pipe and revise accordingly.

Glenn Reese - EPC Stormwater (2)



Subject: SW - Textbox with Arrow

Page Label: [1] SH6

Author: Glenn Reese - EPC Stormwater

Date: 8/6/2024 11:27:12 AM

Status: Color: ■ Layer: Space: See all orange and blue comments on the Drainage Map of the Drainage Report regarding this inflow point.



Subject: SW - Textbox with Arrow

Page Label: [1] SH6

Author: Glenn Reese - EPC Stormwater

Date: 8/6/2024 11:26:36 AM

Status: Color: ■ Layer: Space: -Per MHFD Detail T-5, "the use of walls is highly discouraged due to maintenance constraints."

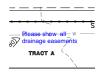
HaoVo (2)



Subject: Callout Page Label: [1] SH3 Author: HaoVo

Date: 8/8/2024 1:46:21 PM

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



Subject: Callout Page Label: [1] SH3 Author: HaoVo

Date: 8/6/2024 1:23:42 PM

Status: Color: Layer: Space: Please show all drainage easements

Ryan Howser (21)



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 3:33:34 PM

Status: Color: Layer: Space:



Subject: Owner Certification Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 4:11:11 PM

Status: Color: ■ Layer: Space: For PUD, use land owner certification block below. Title company certification block is not required.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

HAS EXECUTED THESE PRESENTS THIS ____ DAY OF ___

20___ A.D. , A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO COUNTY OF

SIGNED BEFORE ME ON

___, 20____

Y _____

(NAME(S) OF INDIVIDUAL(S) MAKING

STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:08:01 PM

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

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 1:22:41 PM

Status: Color: ■ Layer: Space: Landscaping within the private roads?



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:27:10 PM

Status: Color: Layer: Space:

.....

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:27:12 PM

Status: Color: Layer: Space:

.....

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:27:15 PM

Status: Color: Layer: Space:

Subject: Planner

Page Label: [1] Layout1

Author: Ryan Howser

Date: 8/6/2024 4:27:54 PM

Status: Color: ■ Layer: Space: Identify the mitigation strategies.

Withy is this note here?
Prievous note indicates
roads will be owned /
maintained by HOA.

5 AND WHAT IS DEPICTED ON THE
THE LOT SUZES FOR EACH LOT.

REQUES

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:29:20 PM

Status: Color: Layer: Space: Why is this note here? Previous note indicates roads will be owned / maintained by HOA.

. WIH LE PASU CUONITY STANDARDS BY DEDICATION AND MANITEANING.

G REPORTS HAVE BEEN SUBMITTED IN AS NO ARE ON FILE AT THE COUNTY PLANN TRANSPORTATION IMPACT STUDY, PREJUNGT, WASTEWATER DISPOST, AND STATE - ERMIT REQUIREMENTS, AND OTHER AGENCIES INCLUMINED TO, SRADO DEPARTMENT OF TRANSPORTATION FISH AND MULDIE SERVICE REGARDING

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:29:34 PM

Status: Color: Layer: Space:



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:30:58 PM

Status: Color: ■ Layer: Space: Much of this information is duplicative of Section B. Please consolidate.



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/6/2024 4:50:51 PM

Status: Color: ■ Layer: Space: This will need to be more specific. I recommend just making the setback 14 ft.



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 1:23:58 PM

Status: Color: ■ Layer: Space: Delete this note



.....

Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 4:05:15 PM

Status: Color: ■ Layer: Space: This will not be a sufficient enough setback for cars to park in the driveway. Cars will project into the roads.



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 4:07:03 PM

Status: Color: Layer: Space:



Subject: Planner Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 4:07:31 PM

Status: Color: ■ Layer: Space: Delete the reference to 0' setbacks

OF THE URBAN L/ Subject: Planner Sec. 5.2.2 2. Sec. 5.2.2 of Page Label: [1] Layout1 Author: Ryan Howser Date: 8/7/2024 4:09:25 PM 3. PERMITTED TEM CHAPTER 5.2.1 OF Status: Color: Layer: Space: Subject: Planner CHAPTER 5.1.7 OI 3 DEPMITTED TEN Page Label: [1] Layout1 C Sec. 5.3.1 OI Author: Ryan Howser Sec. 5.3.1 Date: 8/7/2024 4:09:39 PM 4. PERMITTED SPI CHAPTER 5.2.2 O Status: Color: Layer: Space: CHAPIER 5.2.1 C Subject: Planner Sec. 5.3.2 4. PERMITTED SP Page Label: [1] Layout1 Sec. 5.3.2 Author: Ryan Howser Date: 8/7/2024 4:09:49 PM Status: Color: Layer: Space: Subject: Planner URBAN LANDIN Not necessary Page Label: [1] Layout1 OPMENT PLAN & P Author: Ryan Howser Date: 8/7/2024 4:11:33 PM Status: Color: Layer: Space: Subject: Planner This is duplicate information to easement Page Label: [1] SH3 information on cover sheet and also not the same. Author: Ryan Howser Front yard setback differs here.

Date: 8/6/2024 4:32:30 PM

Status: Color: Layer: Space: