

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 10 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:

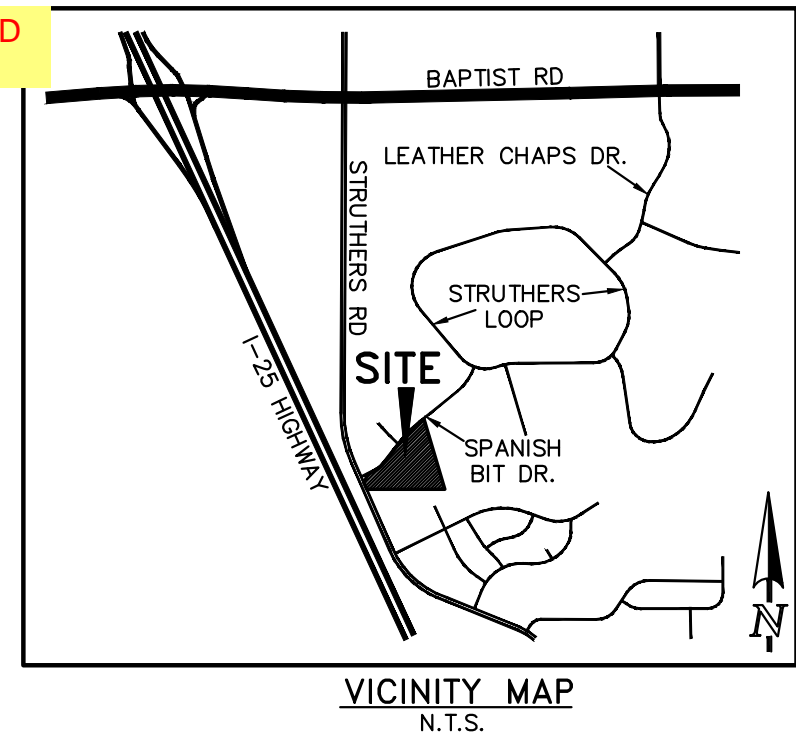
- 1. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS...
2. ALL 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...

URBAN LANDING DEVELOPMENT GUIDELINES:

A. PERMITTED USES AND STRUCTURES

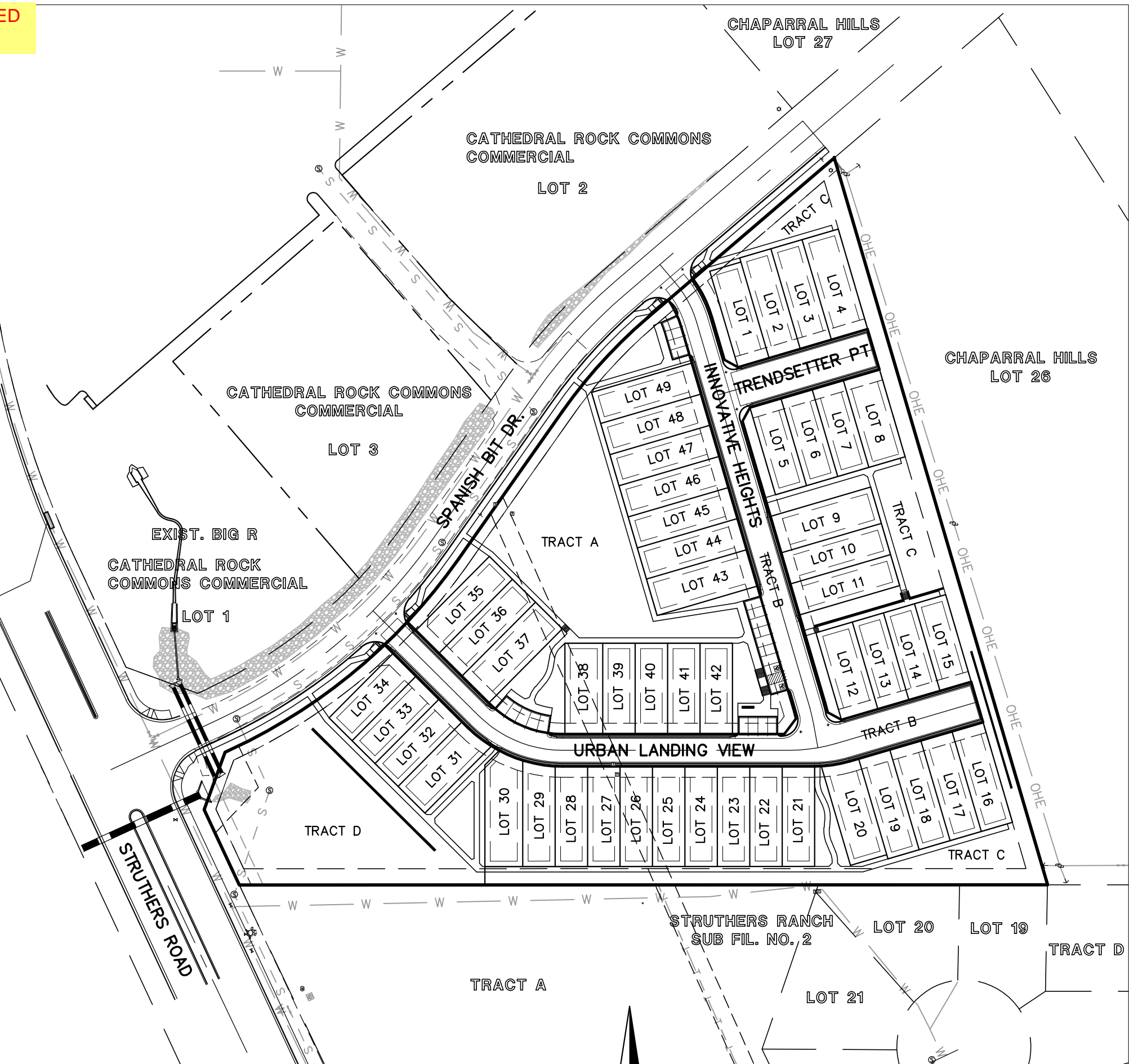
Table with columns: USE, PRINCIPAL USES, NOTES. Rows include DWELLINGS, OPEN SPACE, RECREATION AMENITIES, FAMILY CARE HOME, DISTRICT UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, SOLAR ENERGY SYSTEMS, DECK, FENCE, ANTENNAS, MAILBOXES, MODEL HOME, CONSTRUCTION EQUIPMENT STORAGE, YARD OR GARAGE SALES, SPECIAL USES, CMRS FACILITY, NOTES.

- B. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS BUILDING SETBACKS: (SEE TYPICAL LOT DETAIL - SHEET 4) FRONT YARD (FACING LANDSCAPE TRACT): 14'-17" (SEE TYPICAL LOT DETAIL - SHEET 4) SIDE YARD: 5' REAR YARD (FACING PRIVATE ROAD): 10' MIN. (SEE TYPICAL LOT DETAIL - SHEET 4) CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT LANDSCAPE SETBACKS: ADJACENT TO EXISTING 10' MIN. SEE REVISED PLANS AND NOTES ADDED RELATED TO PARKING ADJACENT TO PUBLIC EASEMENTS: SEE TYPICAL 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.



PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.F(2)(g)) with columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Rows 1-4 detailing modifications to private roads, urban local roads, and public roads.

LAND USE AND TRACT TABLE with columns: LOTS/TRACT, AREA (SF), AREA (AC.), LAND USE, OWNERSHIP/MAINTENANCE, USE %. Rows A-D and TOTAL.



KEY MAP SCALE: 1" = 100'

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

REMOVED LOT SIZE, WIDTH, DEPTH AND COVERAGE INFO. AS IT IS FOUND IN SECTION B.

CCES RESPONSES

APPLICANT/DEVELOPER/PROPERTY OWNER

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

PROPERTY ADDRESS

TBD SPANISH BIT DRIVE COLORADO SPRINGS, CO 80921

APPLICANT REPRESENTATION

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

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

SITE DATA:

Table with columns: SITE DATA, VALUE. Rows include EXISTING ZONING (R-4), TAX SCHEDULE NO. (7136001045), TOTAL AREA (6.57 ACRES), DEVELOPMENT SCHEDULE (FALL 2024), NUMBER OF LOTS (49), TOTAL LOT AREA (3.19 ACRES (48.5%)), 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), 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%)), TOTAL USEABLE OPEN SPACE (1.82 ACRES (27.7%)), MAXIMUM LOT COVERAGE (70%).

REVISED

REVISED

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

LAND OWNER CERTIFICATION form with fields for LA IN WITNESS WHEREOF, ST HAS EXECUTED THESE PRESENTS THIS DAY OF, A.D., A COLORADO LIMITED LIABILITY COMPANY, TH OF AUTHORIZED AGENT, MANAGER, CC, W STATE OF COLORADO, M COUNTY OF, SIGNED BEFORE ME ON, BY, (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT), 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 and Board of County Commissioner signature lines.

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.

EL PASO COUNTY CLERK AND RECORDER

SHEET INDEX

Table with columns: SHEET INDEX, SHEET NO., TITLE. Rows include COVER SHEET, LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT, SITE PLAN SHEET, TYPICAL LOT DETAIL SHEET, LOT USE EASEMENT & MAINTENANCE ACCESS, PRELIMINARY GRADING & UTILITY PLAN, PRELIMINARY LANDSCAPE PLAN & DETAILS.



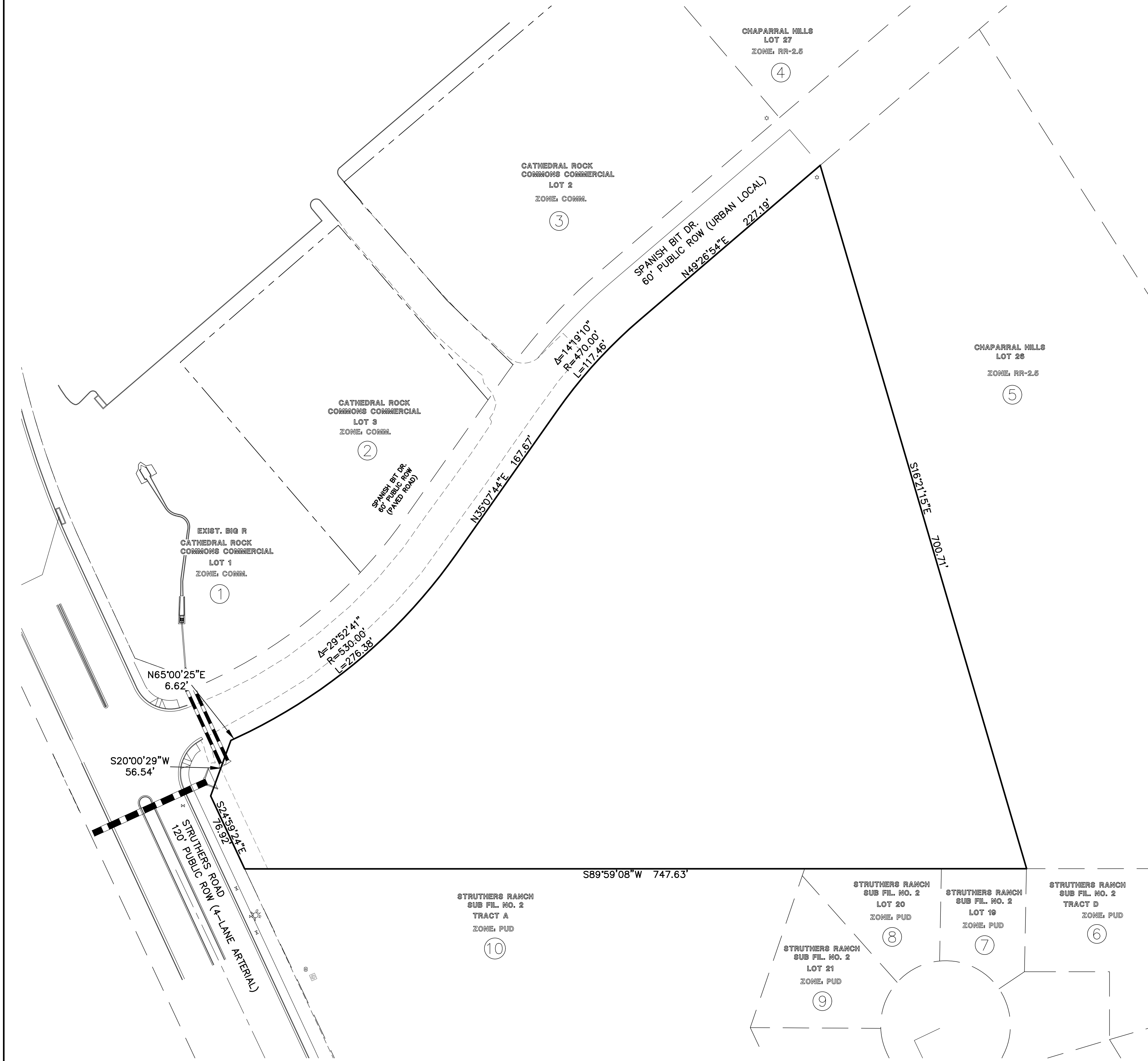
URBAN LANDING PUD DEV. PLAN & PRELIMINARY PLAN TITLE SHEET

Table with columns: DESIGNED BY, DRAWN BY, CHECKED BY, SCALE, DATE, SHEET 1 OF 9, 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:

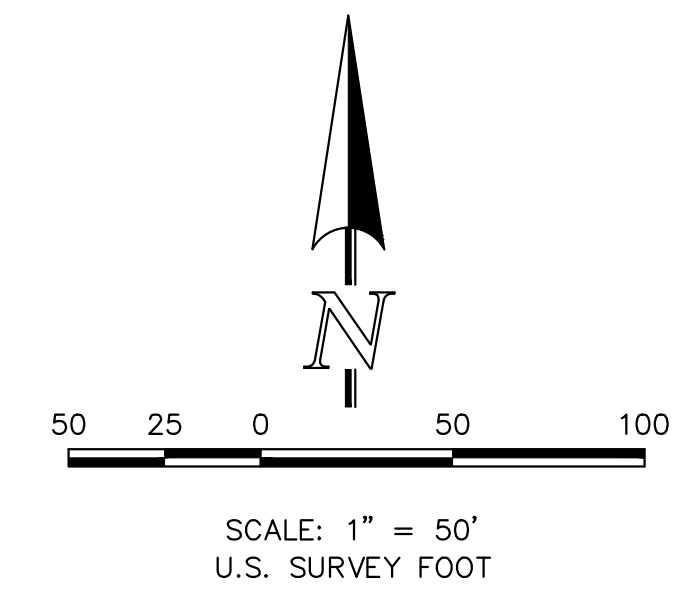
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

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



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

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

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

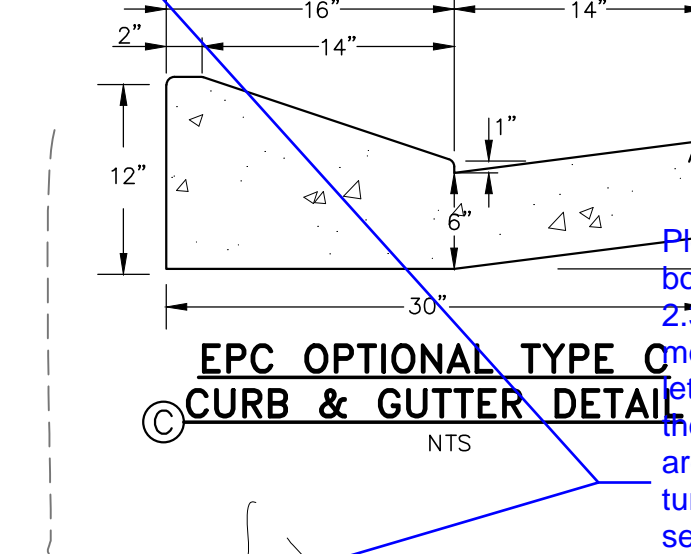
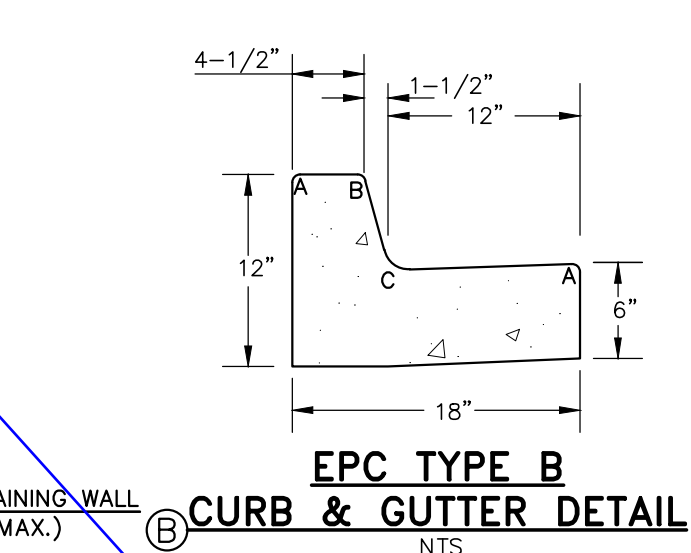
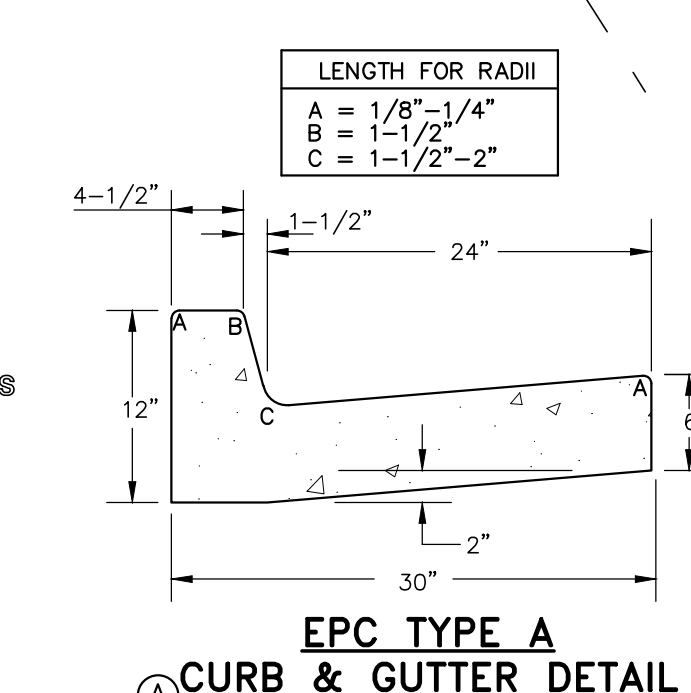
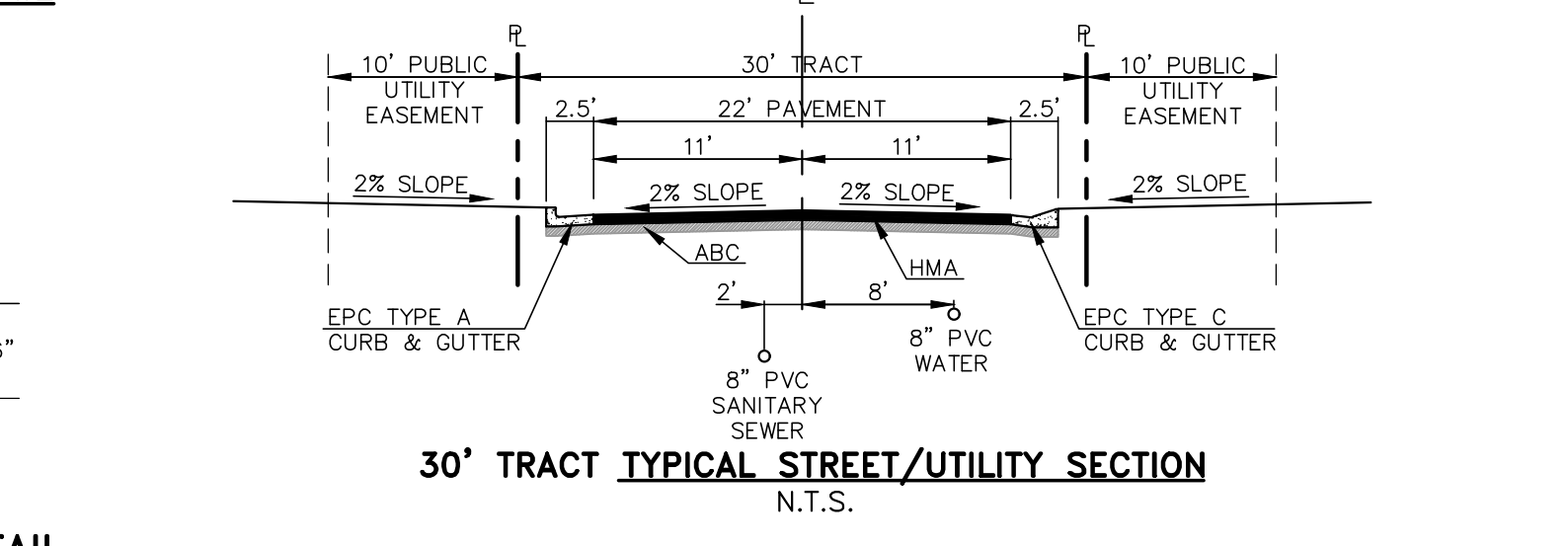
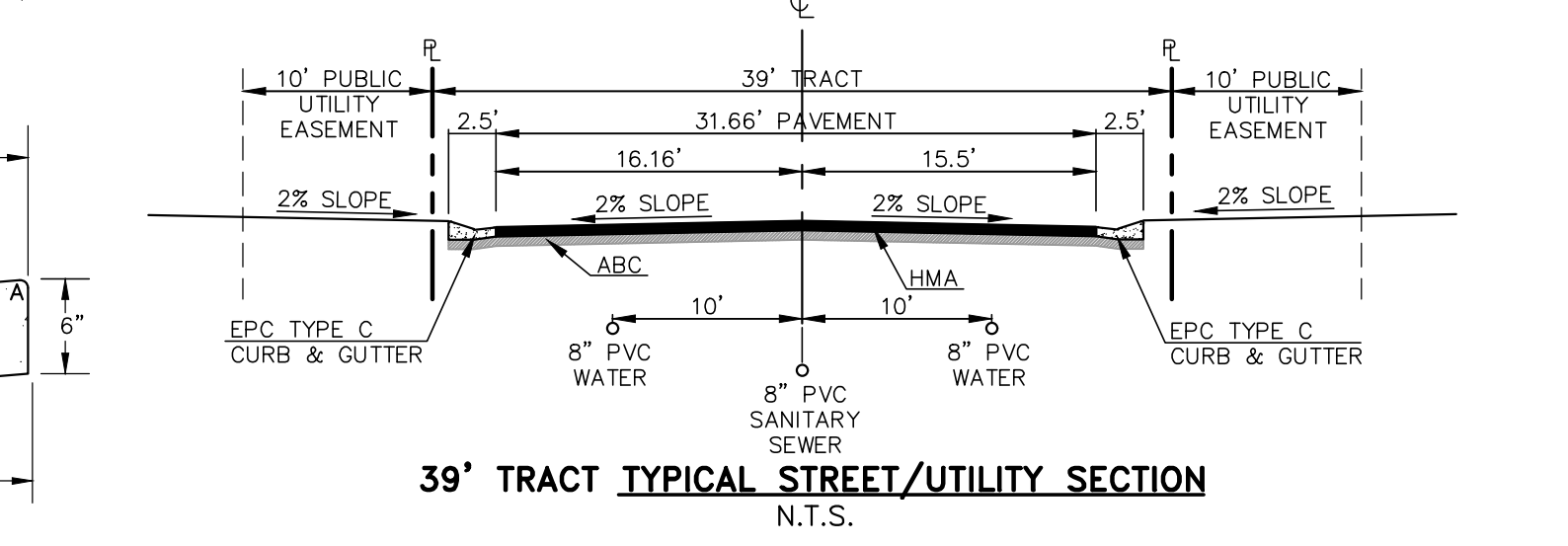
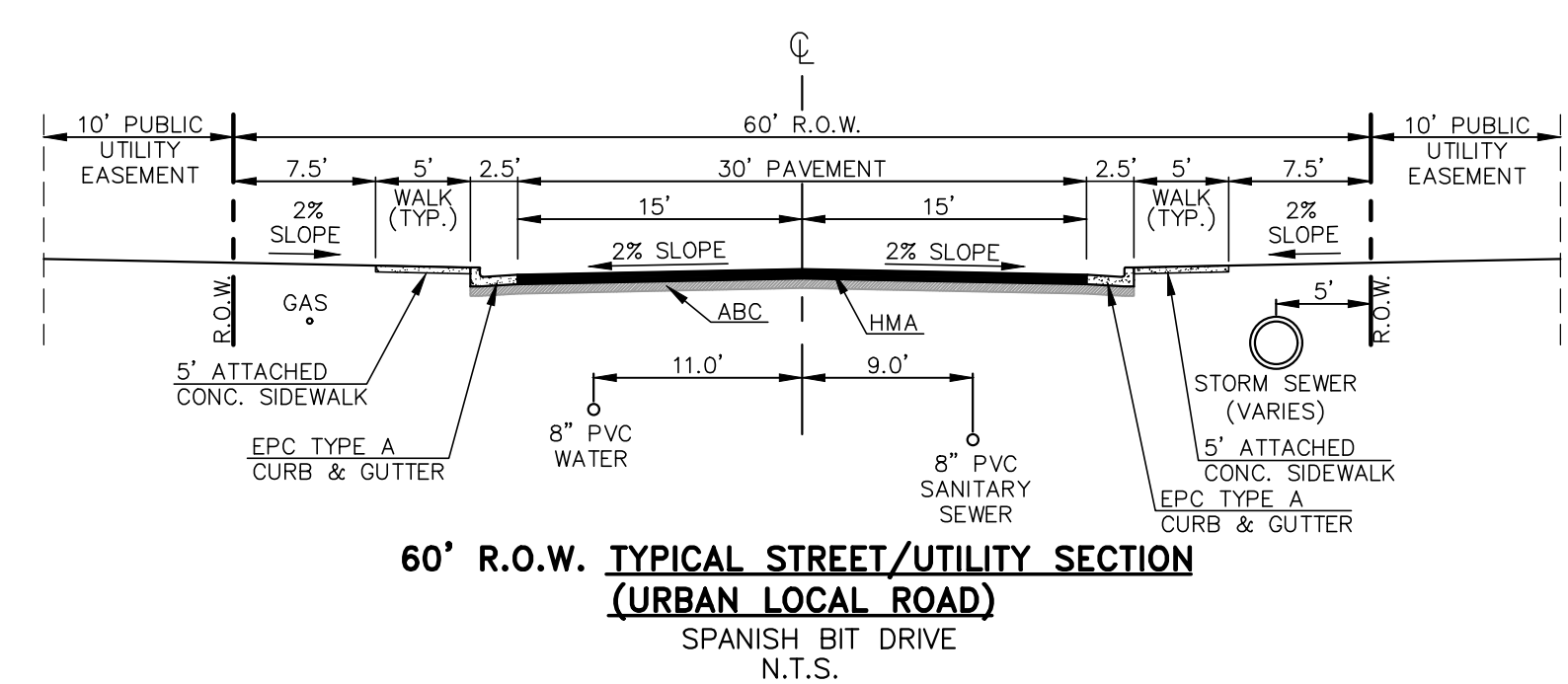
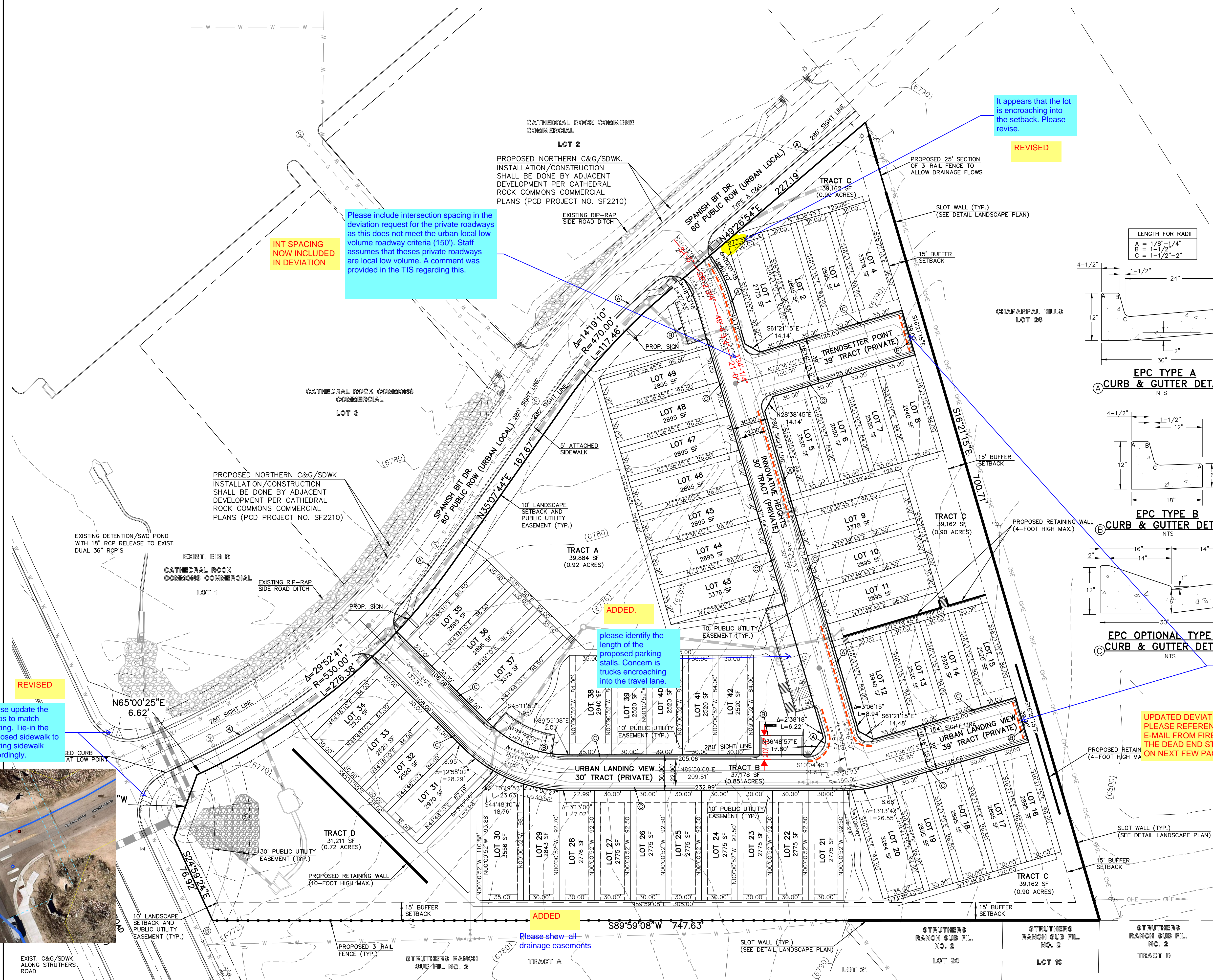
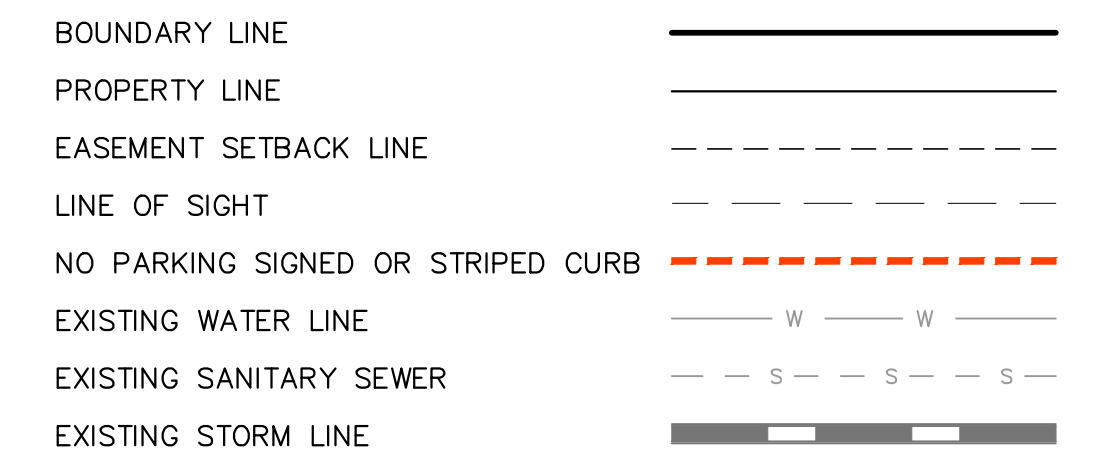
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URBAN LANDING

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LEGEND



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.

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

INT SPACING NOW INCLUDED IN DEVIATION

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

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.

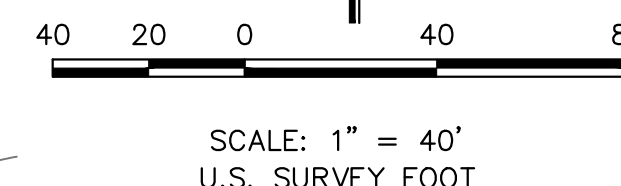
Please update the ramps to match existing. Tie-in the proposed sidewalk to existing sidewalk accordingly.

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

UPDATED DEVIATION AND PLEASE REFERENCE E-MAIL FROM FIRE RE: THE DEAD END STREETS ON NEXT FEW PAGES

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

- EASEMENT NOTES**
- ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 - 5' SIDE YARD PUBLIC UTIL./DRAINAGE ESMT.
 - 5' FRONT BUILDING SETBACK ESMT.
 - 10' REAR YARD PUBLIC UTIL./DRAINAGE ESMT.
- SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.



PCD NO. PUDSPXXX

CLASSIC CONSULTING

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
SITE PLAN SHEET

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 40'	SHEET	3 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

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

12-29-04 P.M. T1

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 <jbradley@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
Date: July 31, 2024

CCES Responses

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 street side to the rear of each house? **Yes, with man gate access on each lot - See sheet 5 of 9**

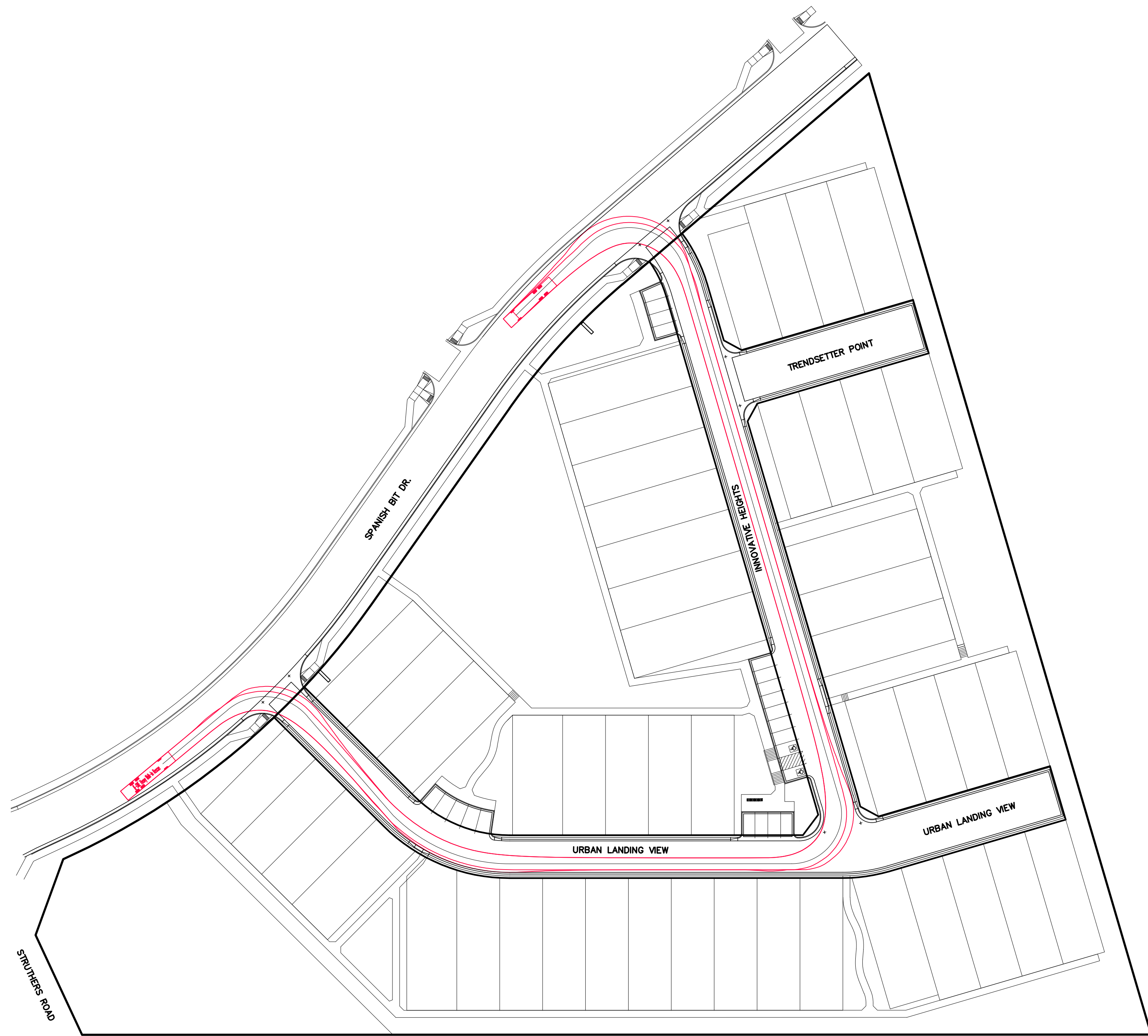
Request action:

- 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 roadways will accommodate large vehicle operation. **See attached fire access exhibits**

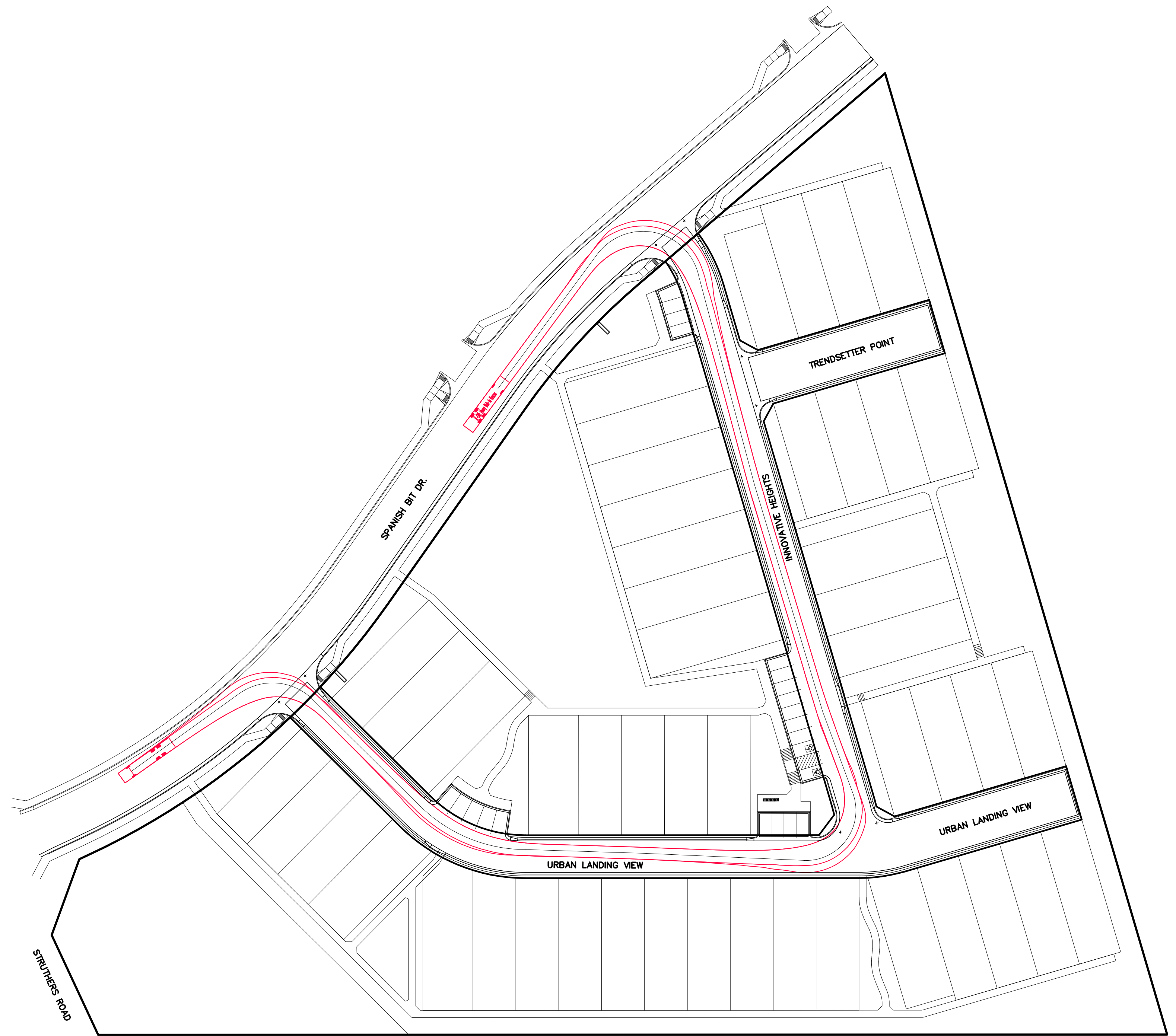
Thank you for the opportunity to comment,

Jonathan Bradley

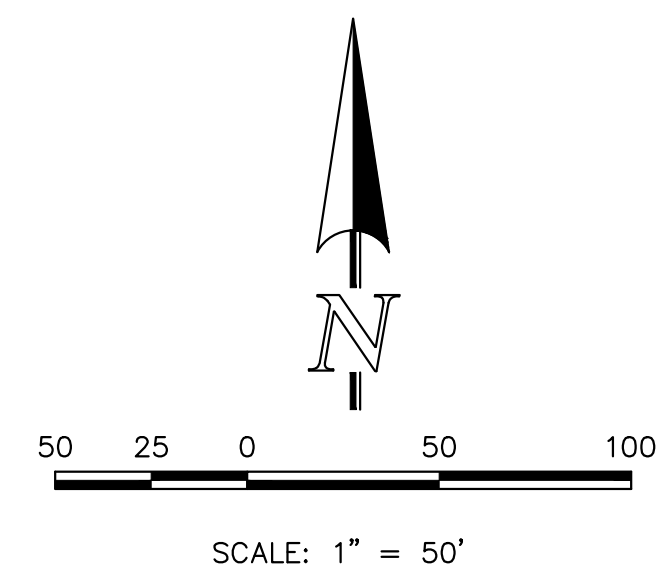
Fire Marshal



FIRE TRUCK SIZE:
8.3' WIDE
43.4' LONG



FIRE TRUCK SIZE:
8.3' WIDE
43.4' LONG

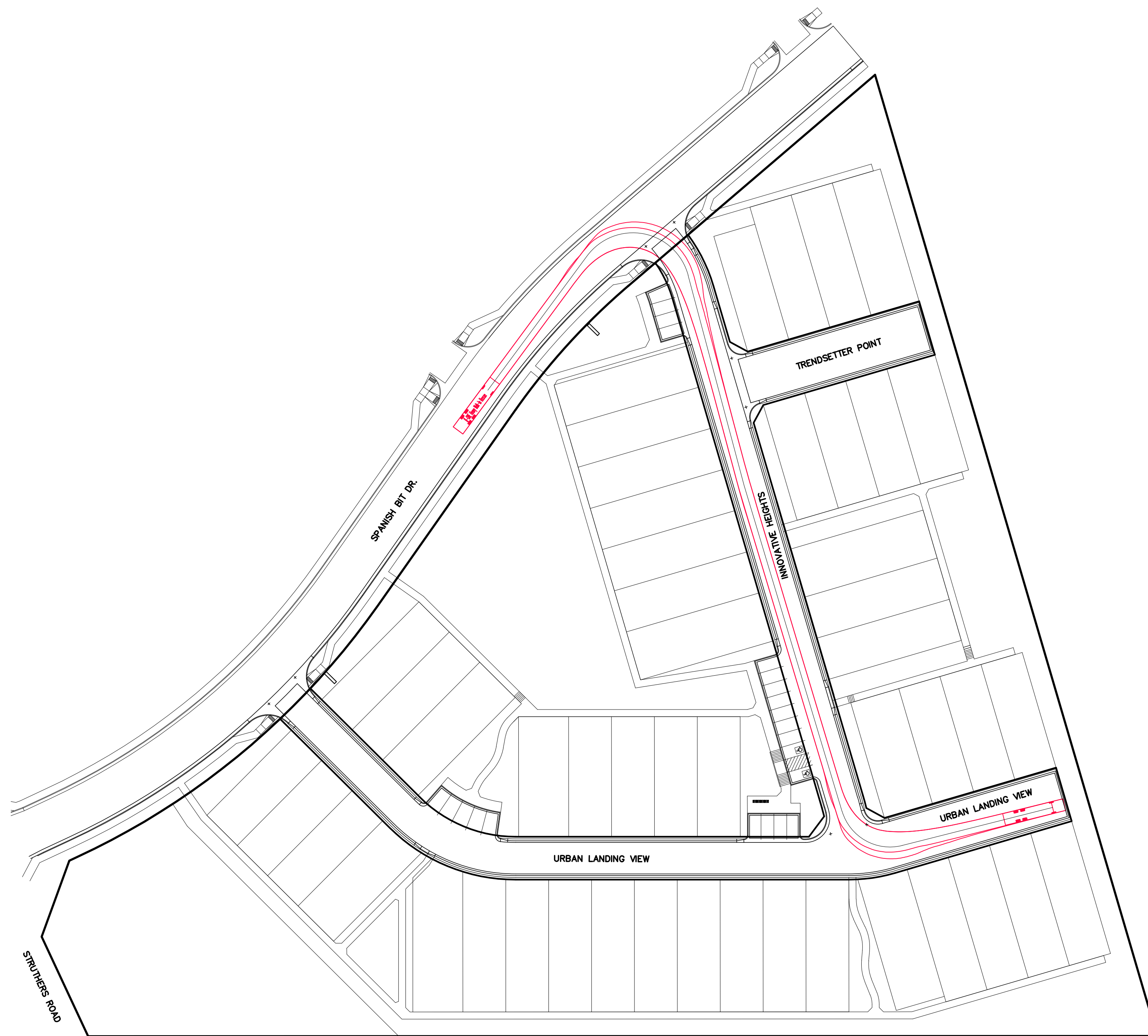


URBAN LANDING
PRELIMINARY PLAN
FIRE TRUCK ACCESS EXHIBIT

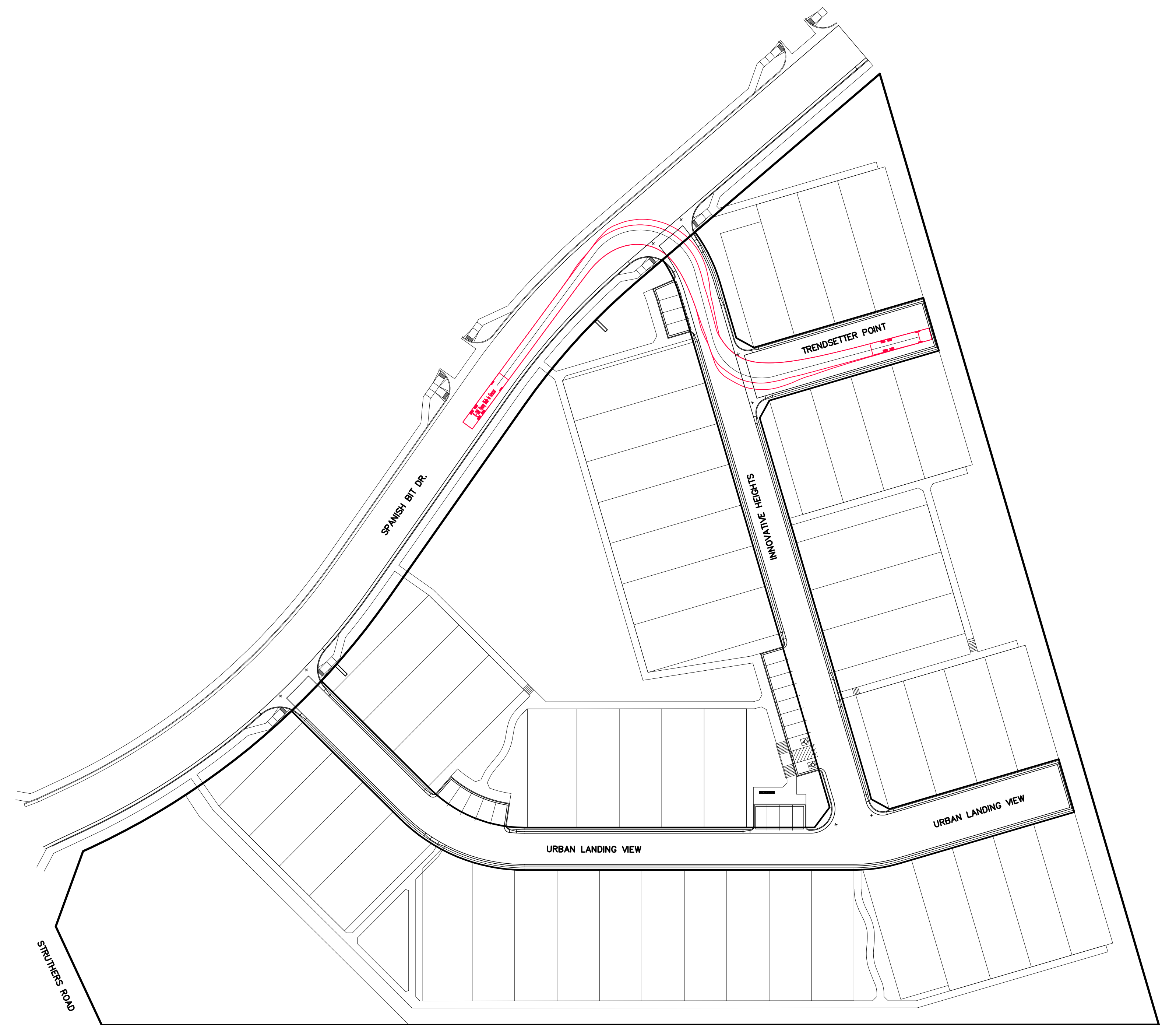


DESIGNED BY	MAW	SCALE	DATE	8/29/24
DRAWN BY	MAW	(H) 1" = 50'	SHEET	1 OF 3
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01

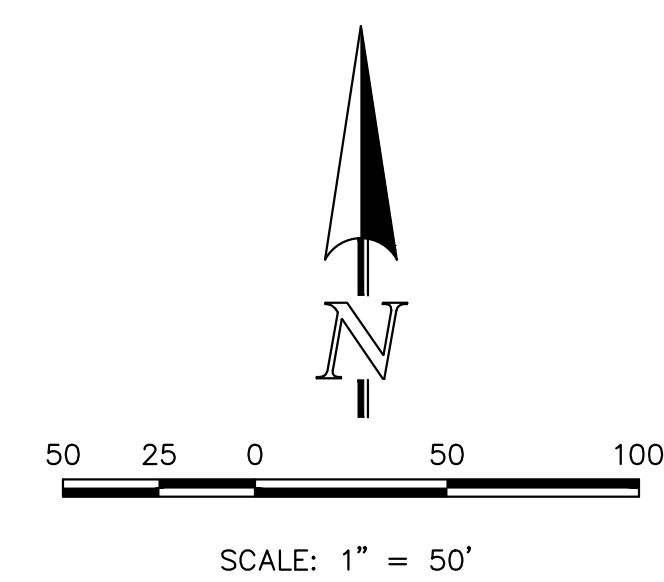
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



FIRE TRUCK SIZE:
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43.4' LONG



FIRE TRUCK SIZE:
8.3' WIDE
43.4' LONG



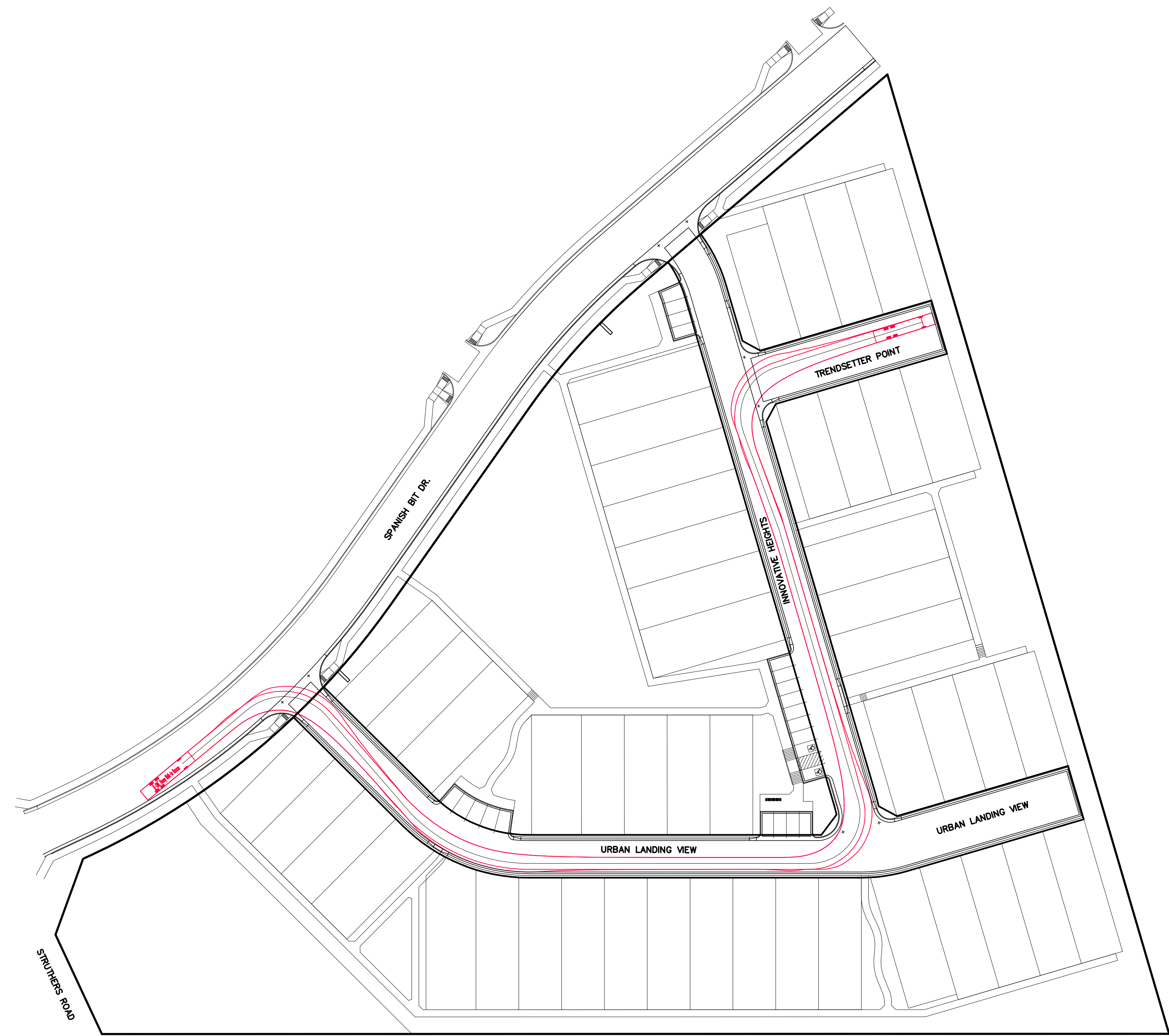
URBAN LANDING
PRELIMINARY PLAN
FIRE TRUCK ACCESS EXHIBIT



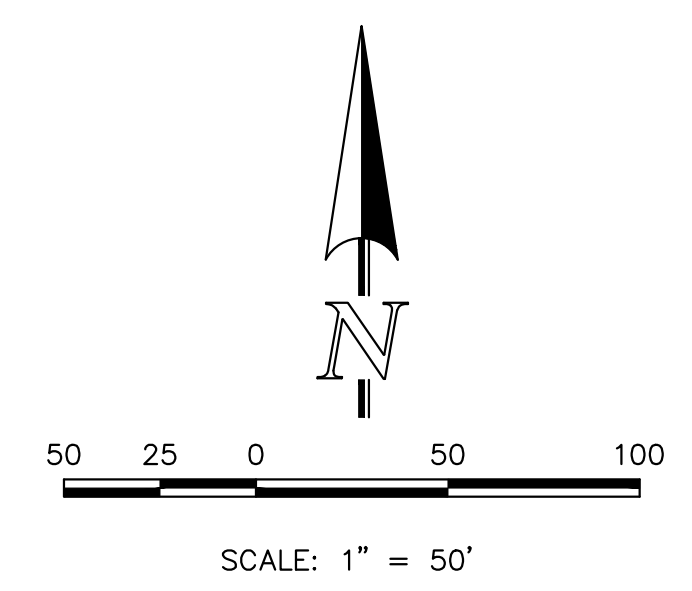
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DRAWN BY	MAW	(H) 1" = 50'	SHEET	2 OF 3
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01


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

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FIRE TRUCK SIZE:
8.3' WIDE
43.4' LONG



URBAN LANDING PRELIMINARY PLAN		FIRE TRUCK ACCESS EXHIBIT			
DESIGNED BY	MAW	SCALE	DATE		
DRAWN BY	MAW	(H) 1" = 50'	SHEET	3 OF 3	
CHECKED BY		(V) 1" = N/A	JOB NO.	1308.01	

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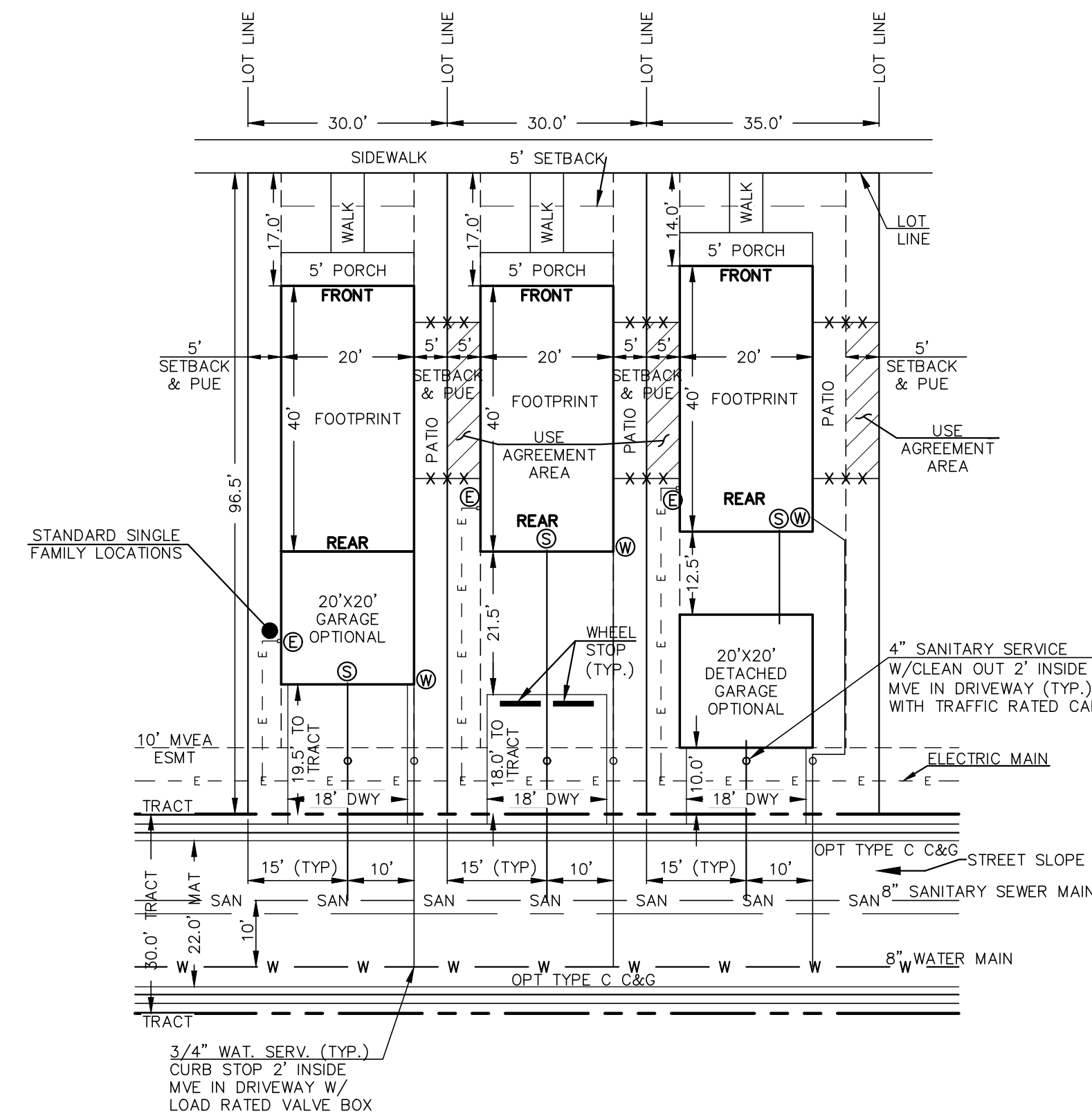
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URBAN LANDING

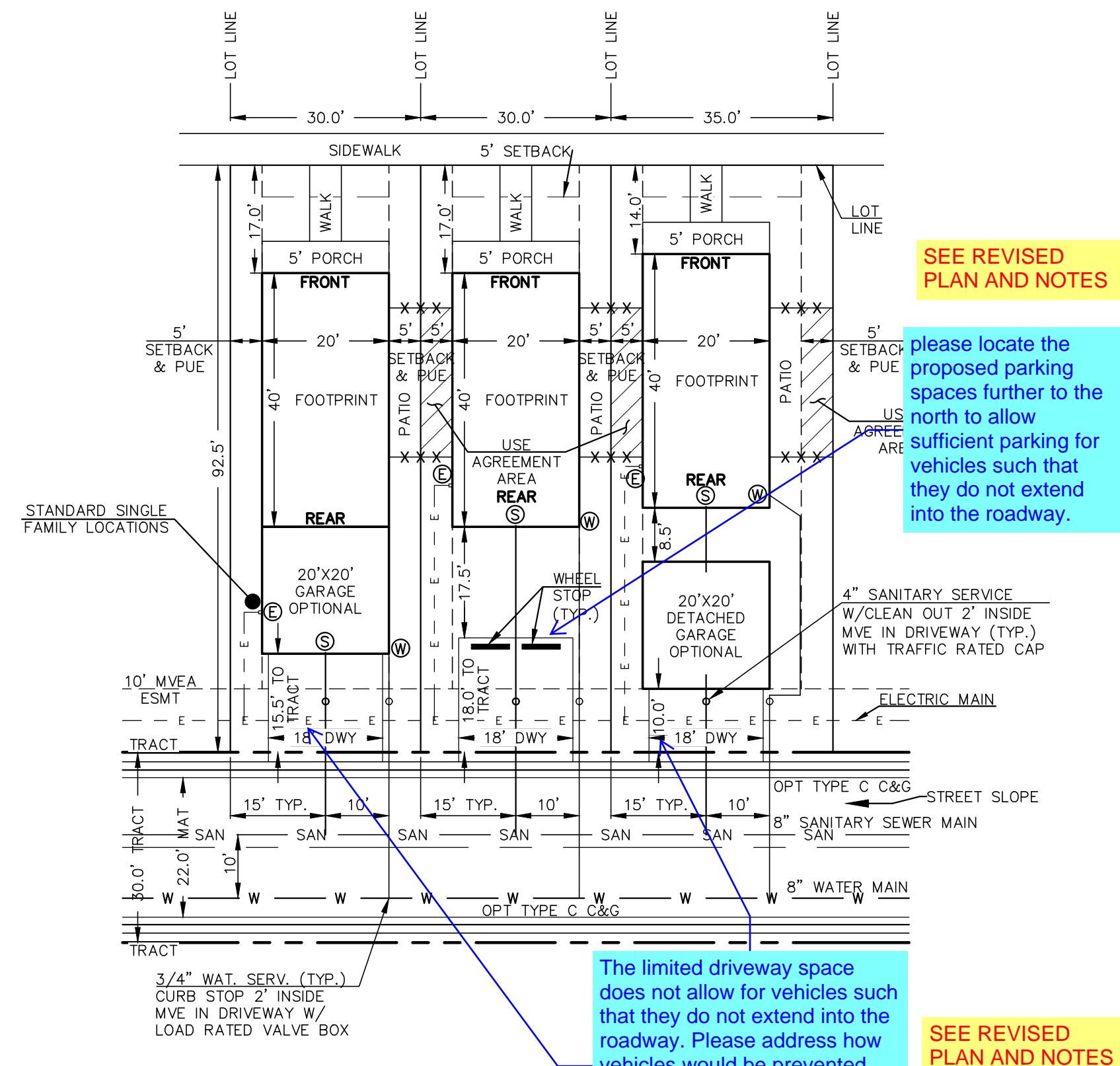
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

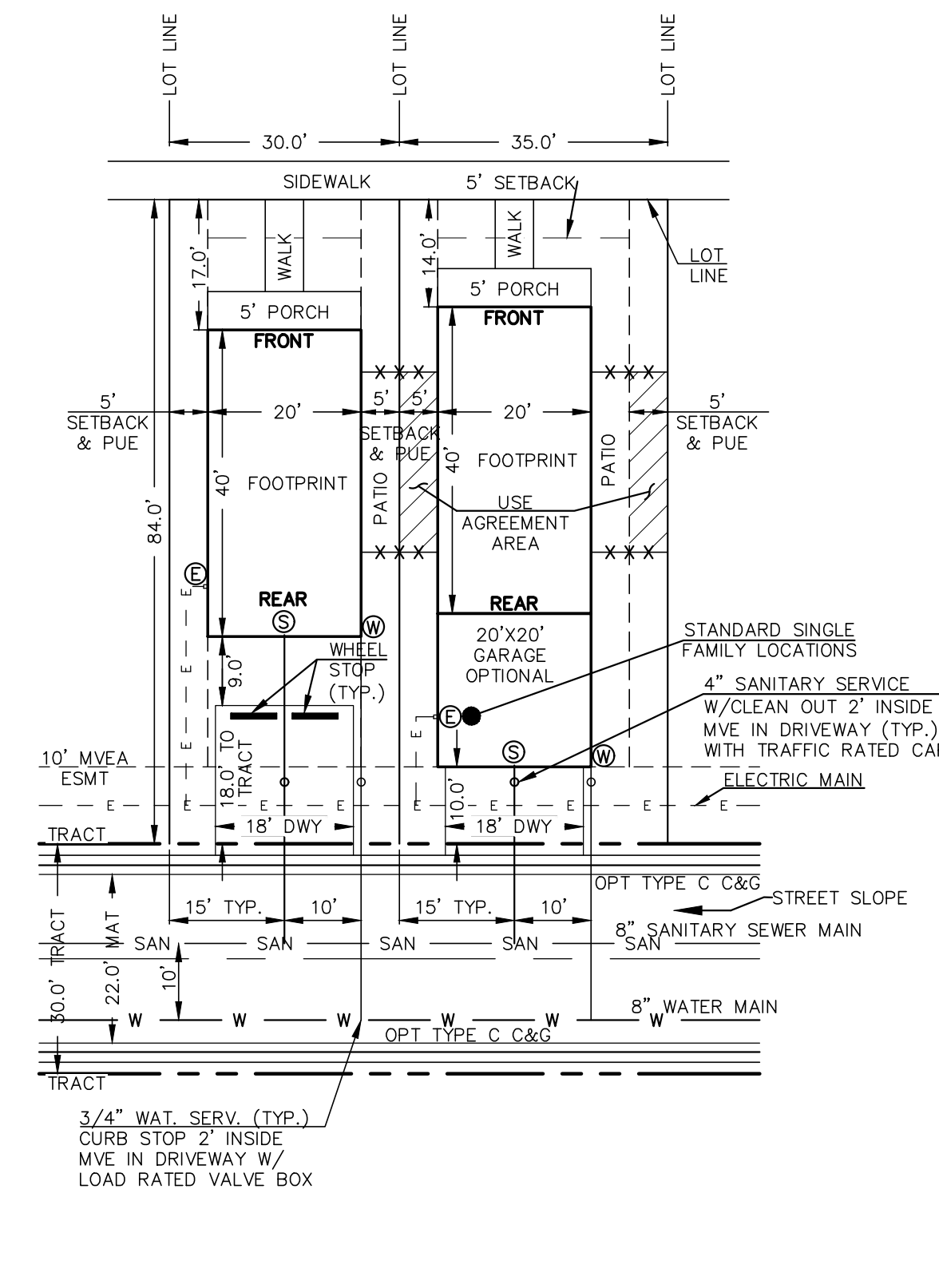
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



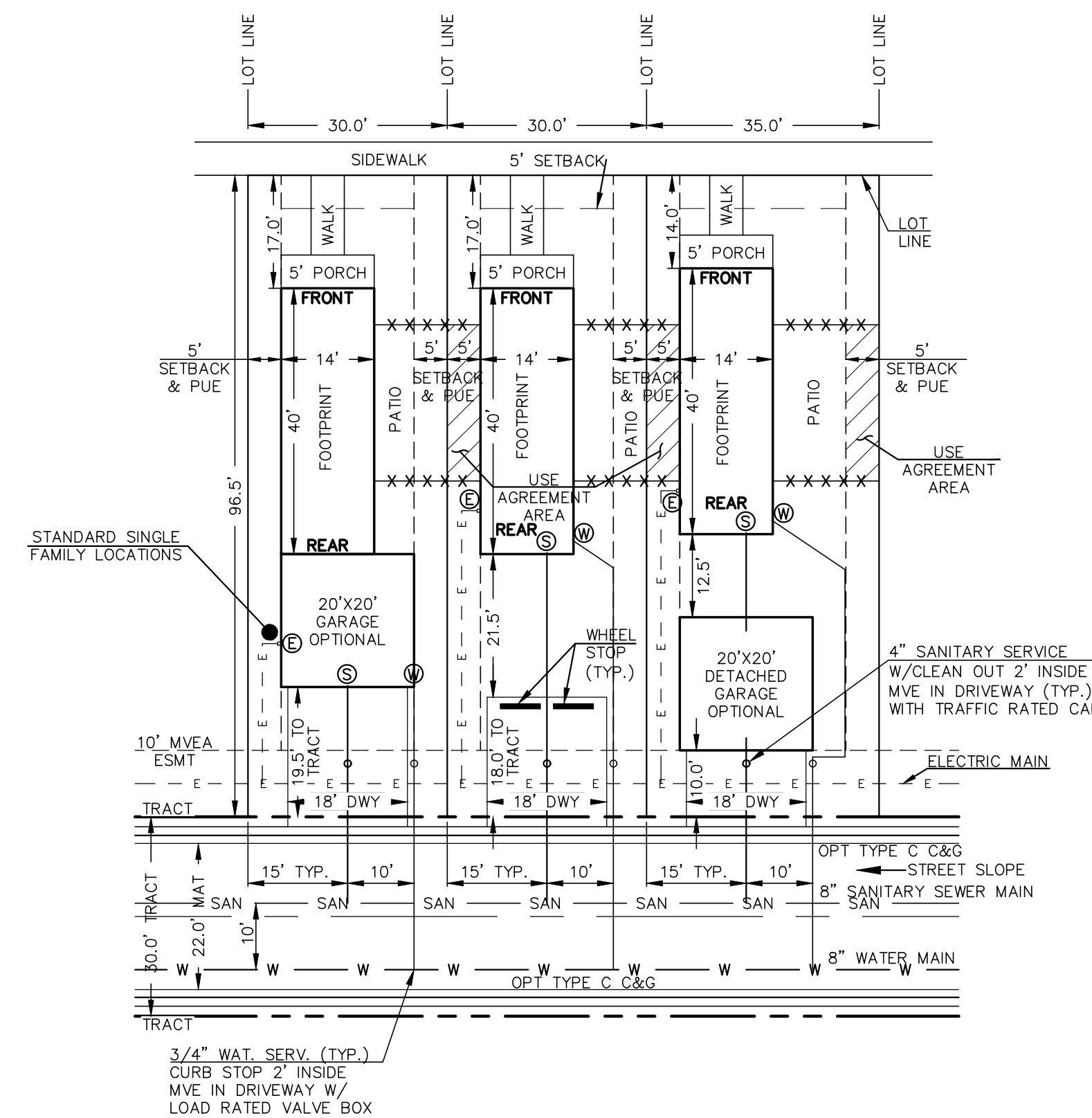
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
96.5'X30' OR 96.5'X35' LOT W/20'X40' BUILDING



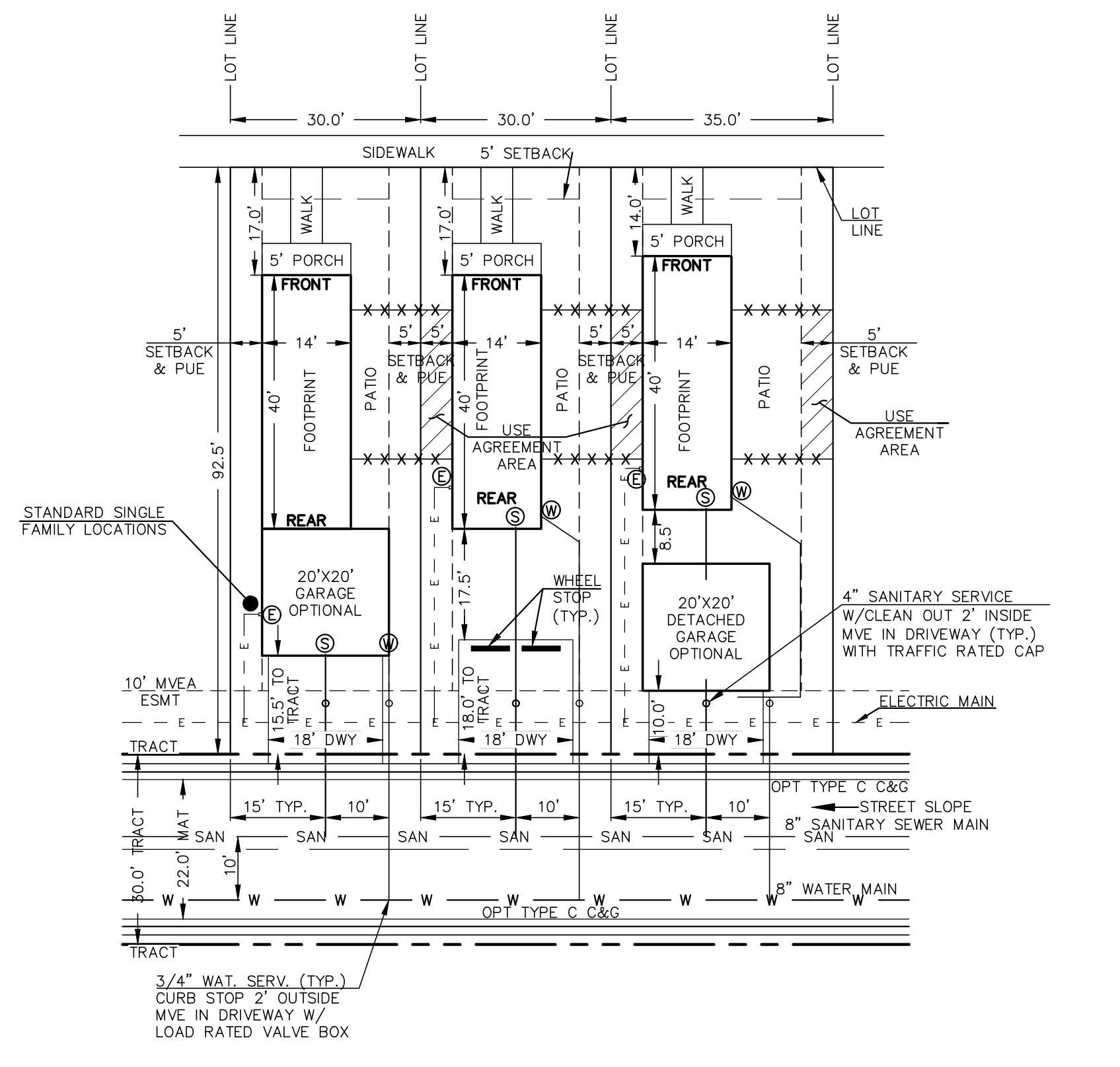
PROPOSED PREAMBLE COLLE
TEMPLATE (W/FULL DRIVE
92.5'X30' OR 92.5'X35' LOT



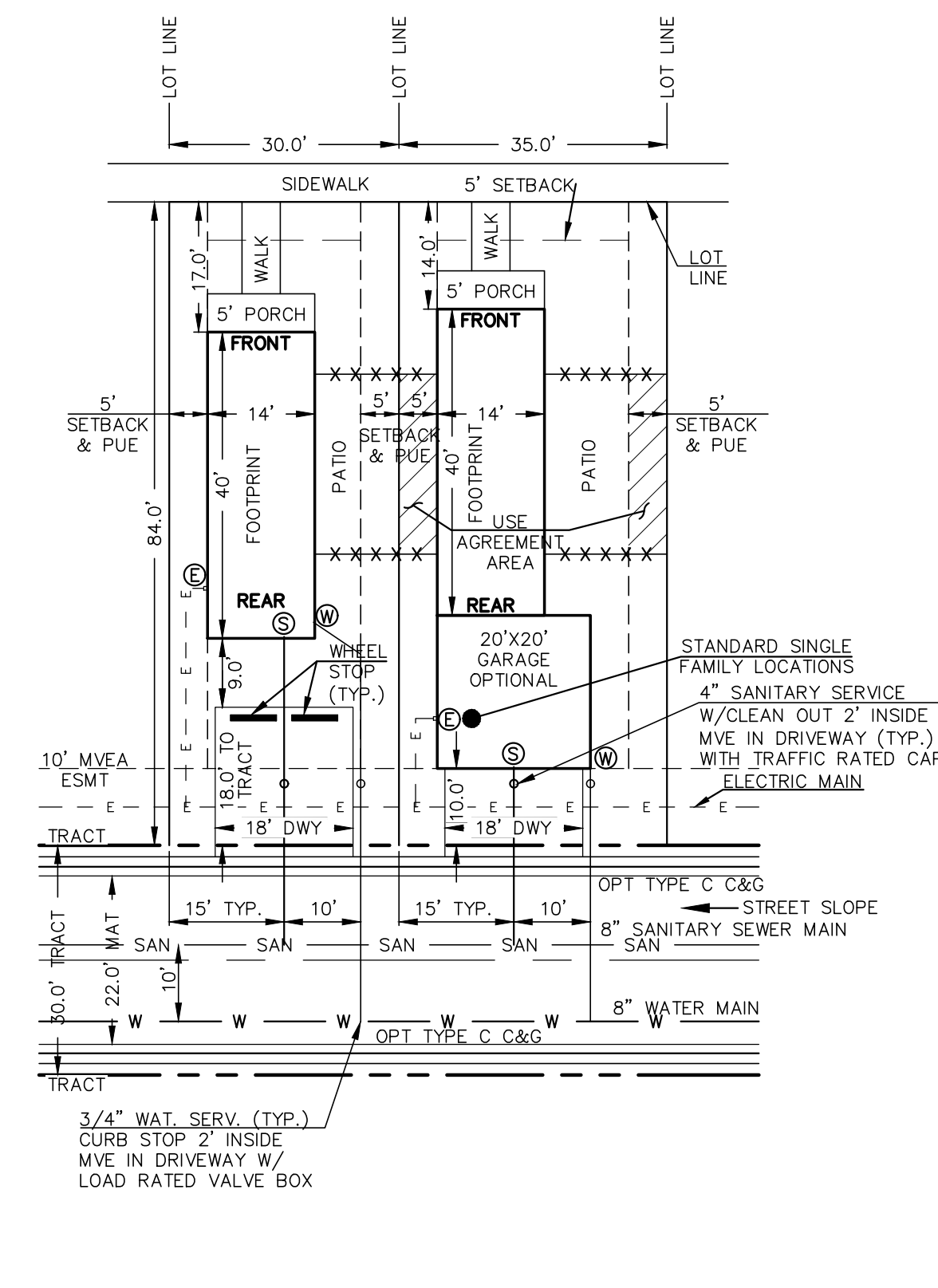
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
84'X30' OR 84'X35' LOT W/20'X40' BUILDING



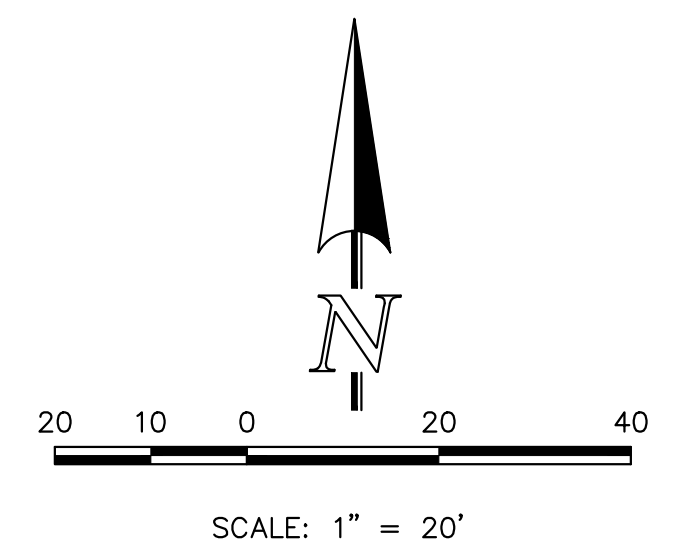
PROPOSED PREAMBLE COLLECTION W/UTILITIES
TEMPLATE (W/FULL DRIVEWAY PARKING)
96.5'X30' OR 96.5'X35' LOT W/14'X40' BUILDING




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



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





CLASSIC CONSULTING

PCD NO. PUDSPXXX

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

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

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

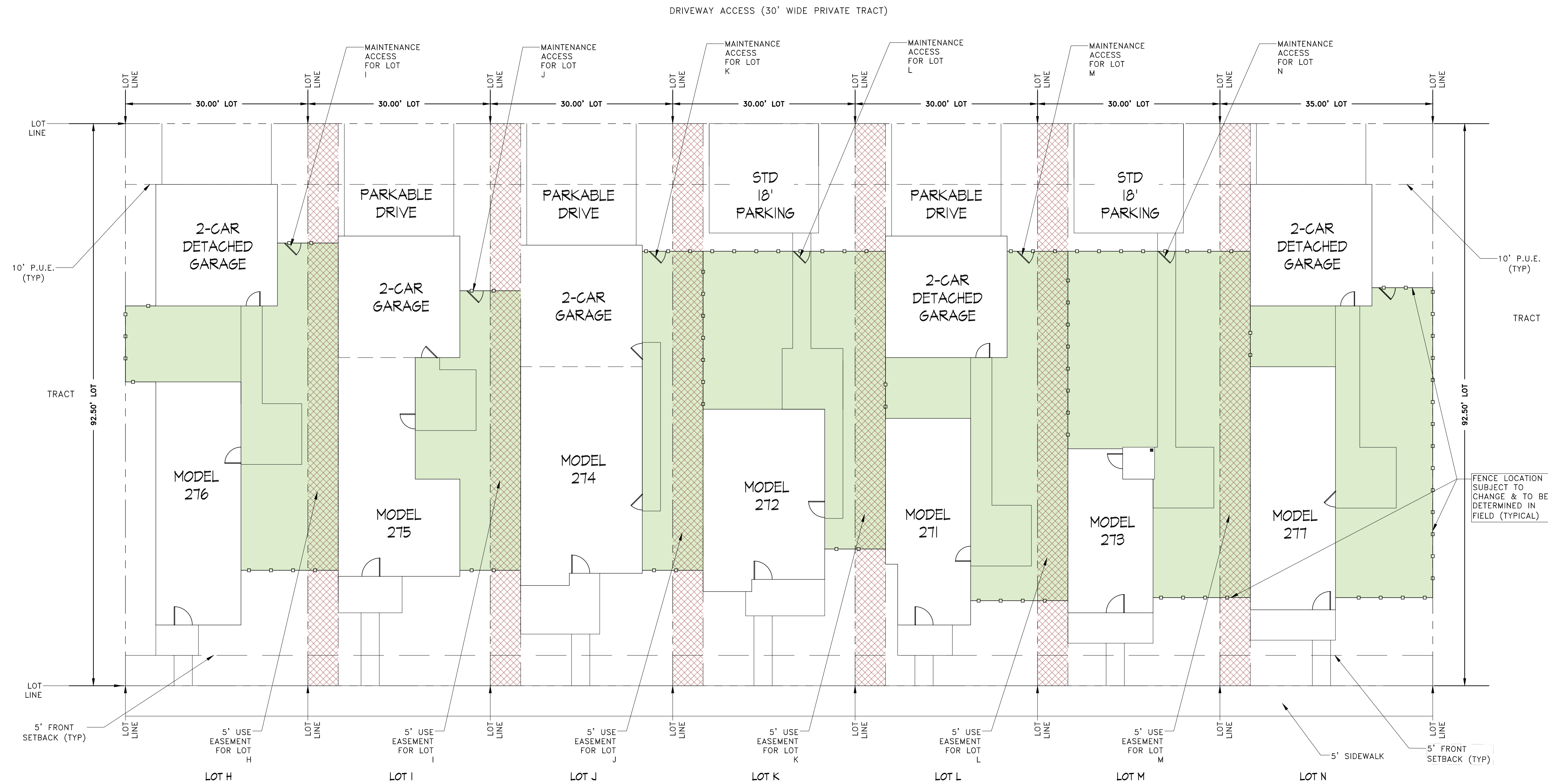
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URBAN LANDING

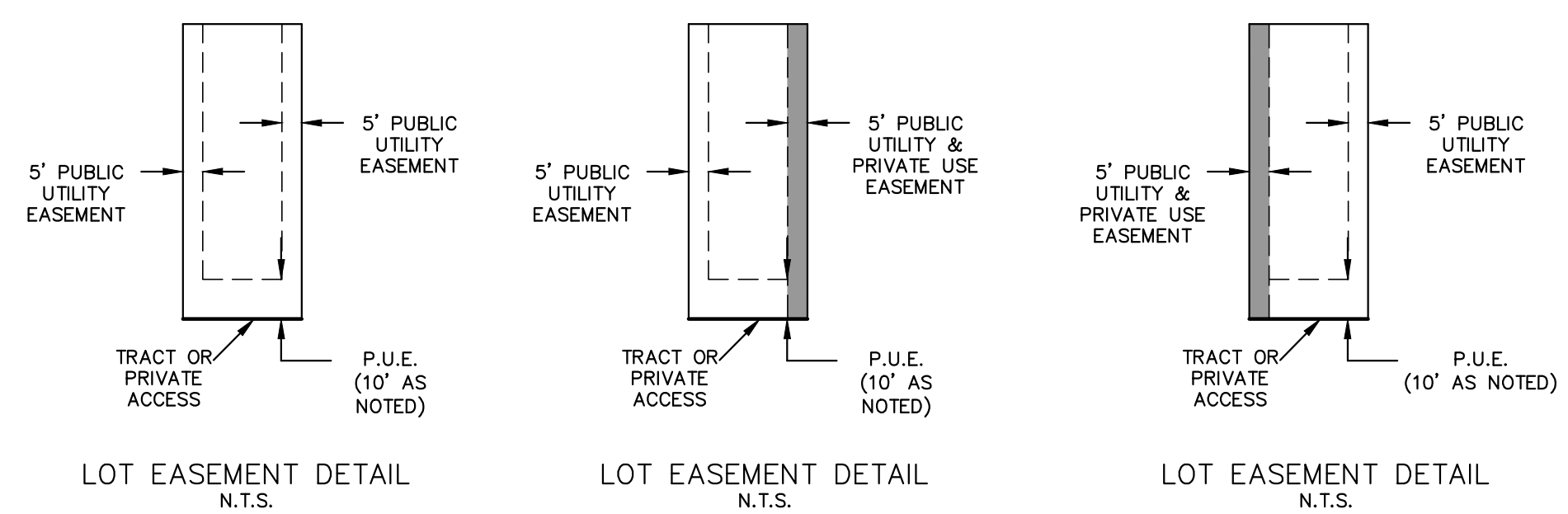
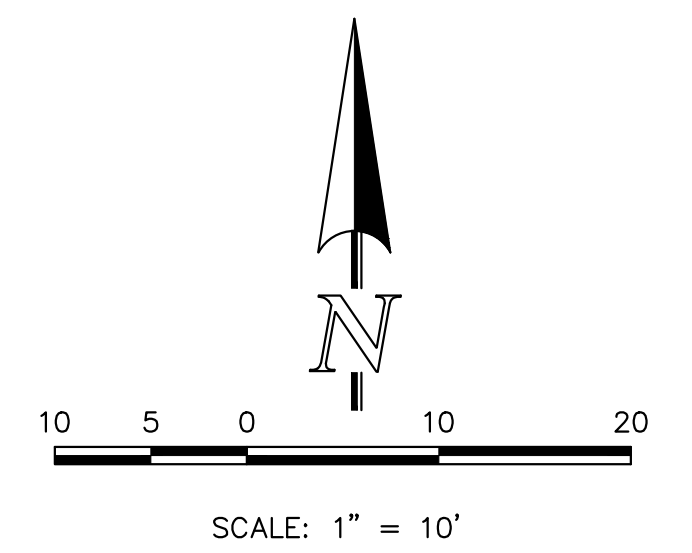
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

"USE" EASEMENT & "MAINTENANCE" ACCESS EXHIBIT



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



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

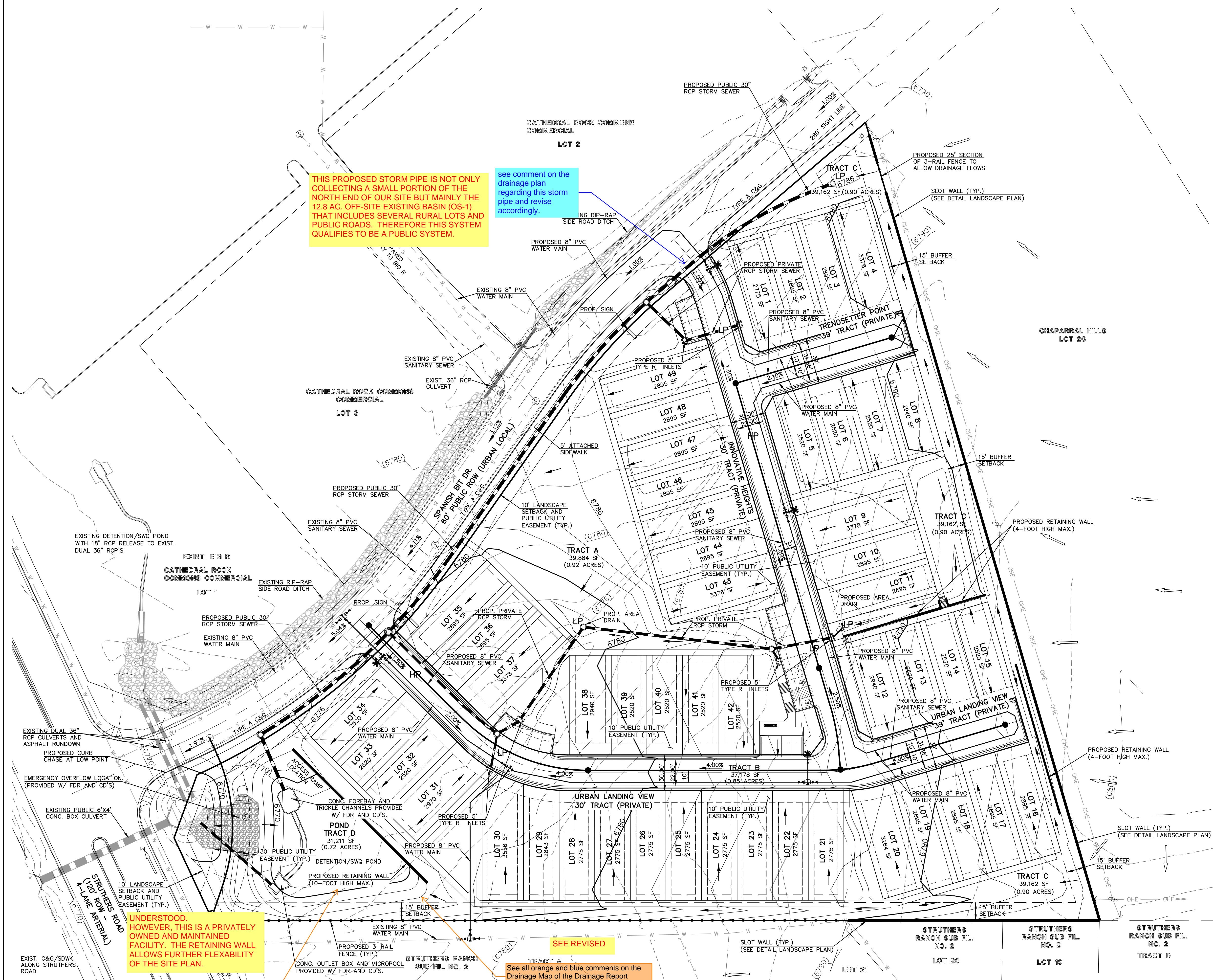


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URBAN LANDING

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

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



THIS PROPOSED STORM PIPE IS NOT ONLY COLLECTING A SMALL PORTION OF THE NORTH END OF OUR SITE BUT MAINLY THE 12.8 AC. OFF-SITE EXISTING BASIN (OS-1) THAT INCLUDES SEVERAL RURAL LOTS AND PUBLIC ROADS. THEREFORE THIS SYSTEM QUALIFIES TO BE A PUBLIC SYSTEM.

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

UNDERSTOOD. HOWEVER, THIS IS A PRIVATELY OWNED AND MAINTAINED FACILITY. THE RETAINING WALL ALLOWS FURTHER FLEXIBILITY OF THE SITE PLAN.

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

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

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.

PCD NO. PUDSPXXX



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
PRELIMINARY GRADING AND UTILITY PLAN

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 40'	SHEET	6 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

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CLASSIC CONSULTING

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

URBAN LANDING

EL PASO COUNTY, COLORADO

FINAL LANDSCAPE PLAN

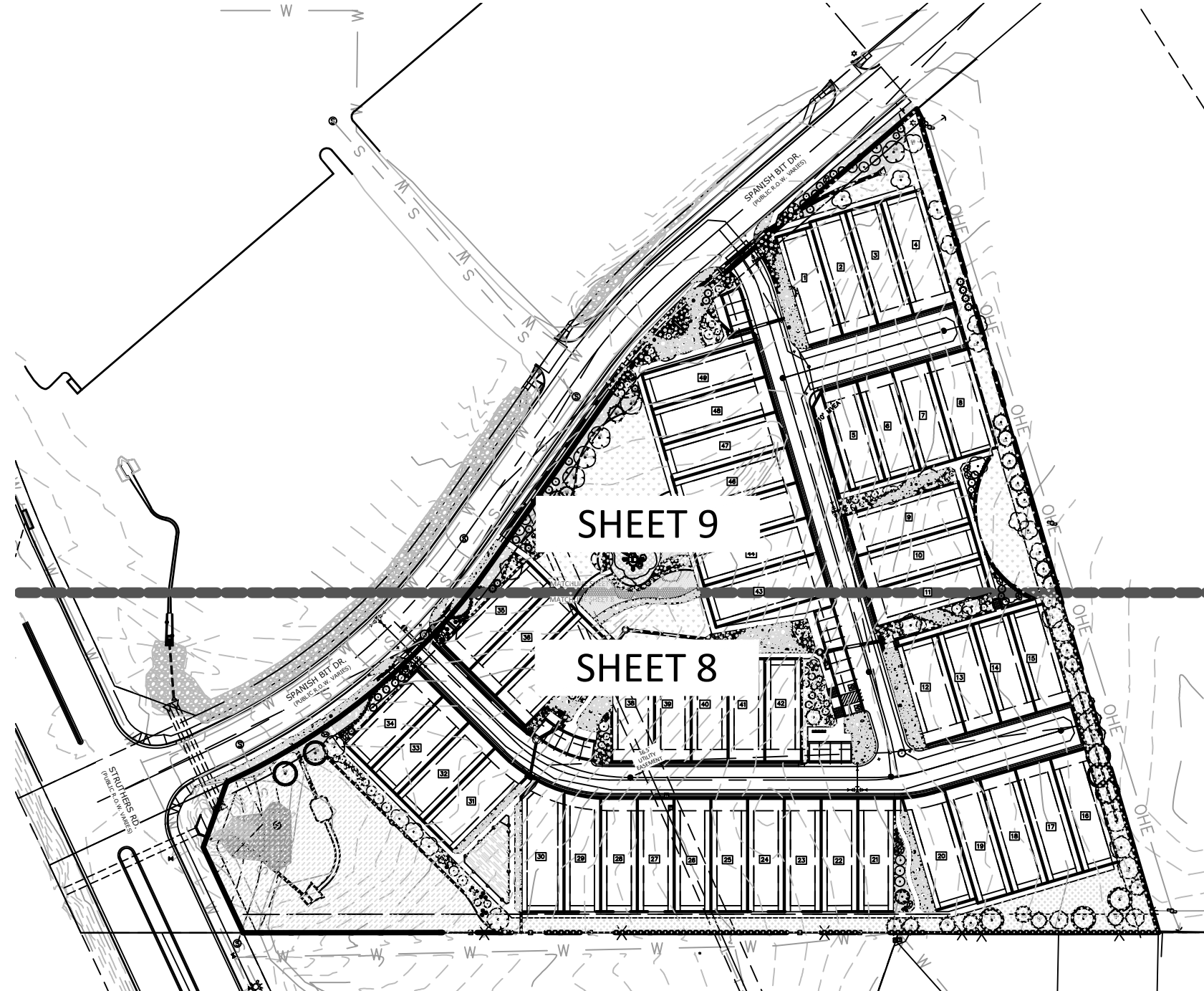


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www.nescolorado.com
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LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
SOIL NUTRIENT DEFICIENCIES:
NITROGEN 0 LBS/1000SF
PHOSPHORUS (P205) 0 LBS/1000SF
POTASSIUM (K2O) 0 LBS/1000SF
SULFUR (S04-S) 0 LBS/1000SF
MANGANESE 0 LBS/1000SF
SHRUB-BROADLEAF 0 LBS/1000SF
SHRUB-CONIFER 0 LBS/1000SF
*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 12-12 CUBIC FEET MINIMUM. ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
- AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.
- UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



LANDSCAPE REQUIREMENTS

Landscape Setbacks

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

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

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided
East Boundary	15' / 15'	700'	28 / 30
South Boundary	15' / 15'	212'	9 / 12

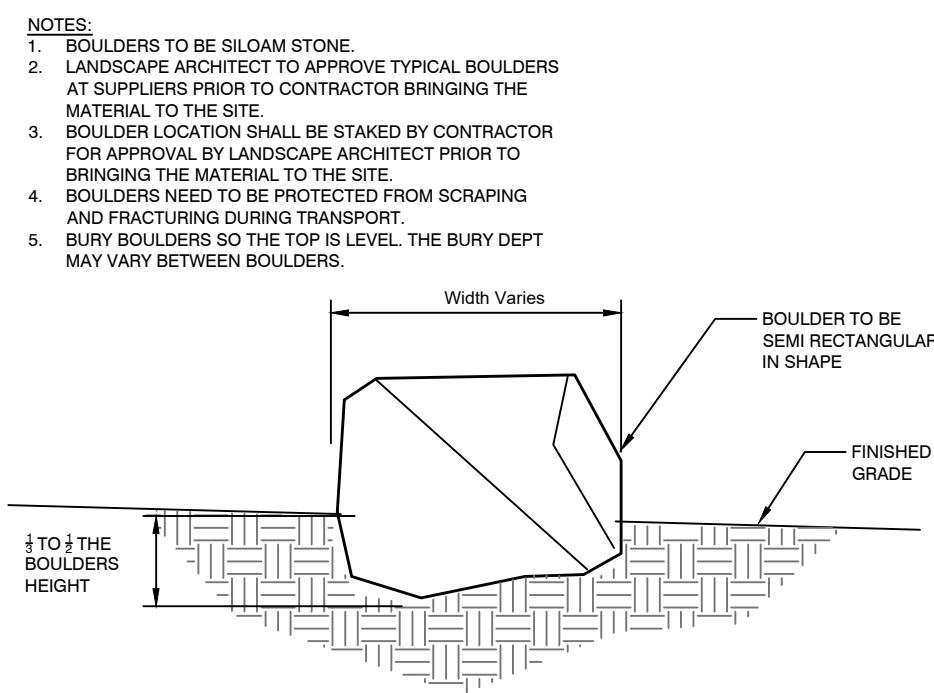
Evergreen Trees Req. (33%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
10 / 14	EA	75% / 100%
3 / 10	SO	75% / 100%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	APPROVED QTY
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

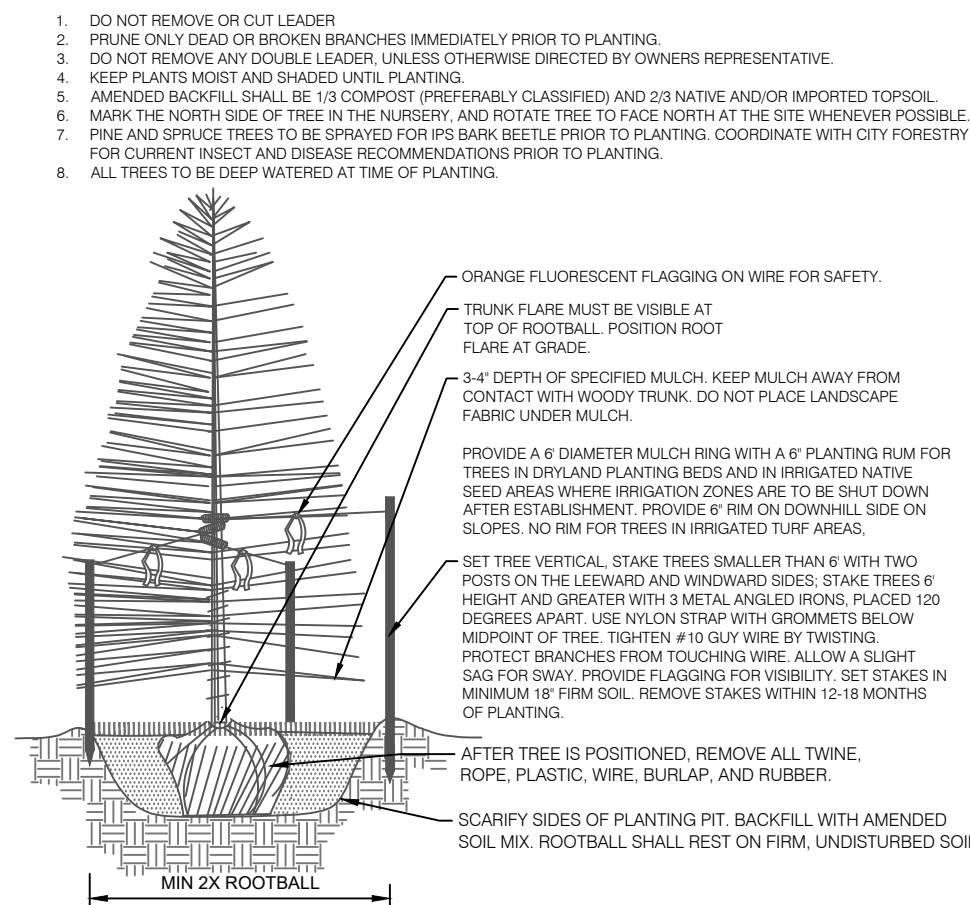
CONCEPT PLANT SCHEDULE

	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



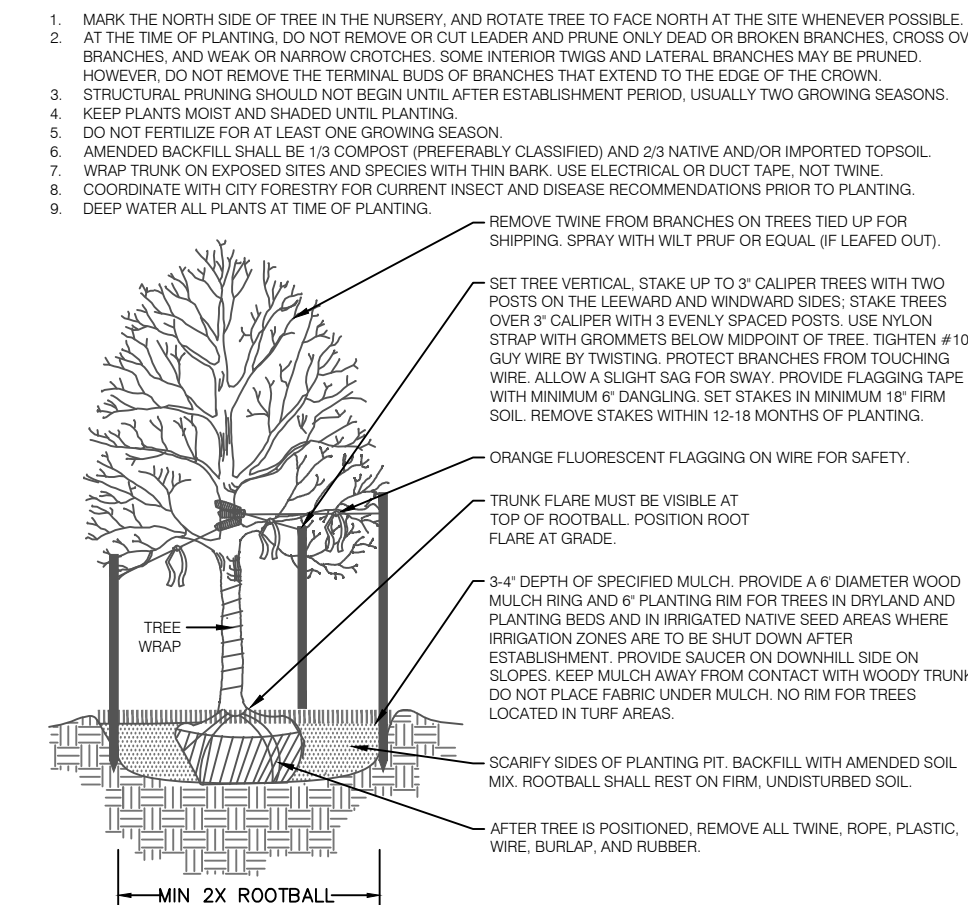
1 LANDSCAPE BOULDER

N.T.S. 3294-08



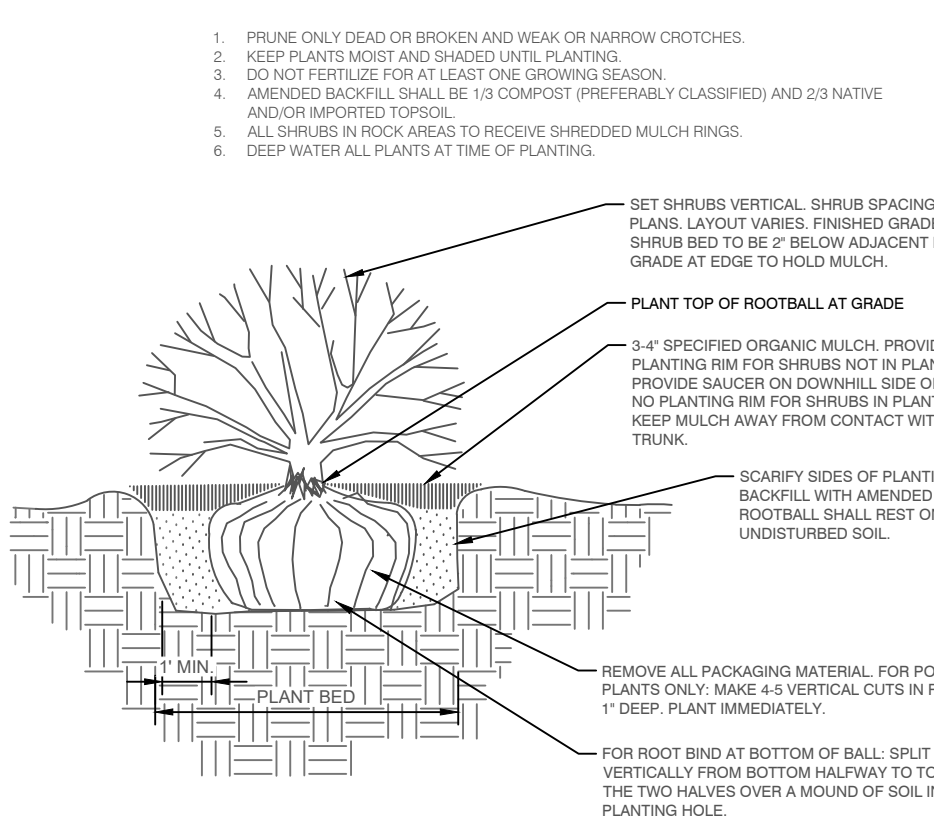
2 CONIFEROUS TREE PLANTING DETAIL

N.T.S.



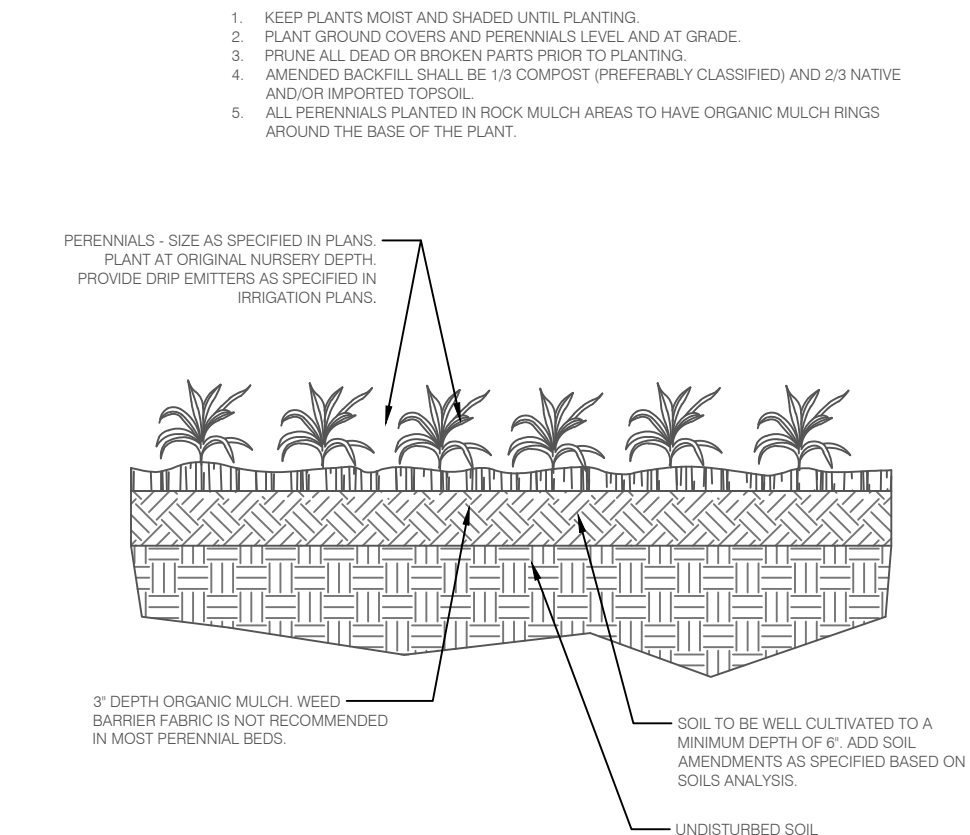
3 DECIDUOUS TREE PLANTING DETAIL

N.T.S.



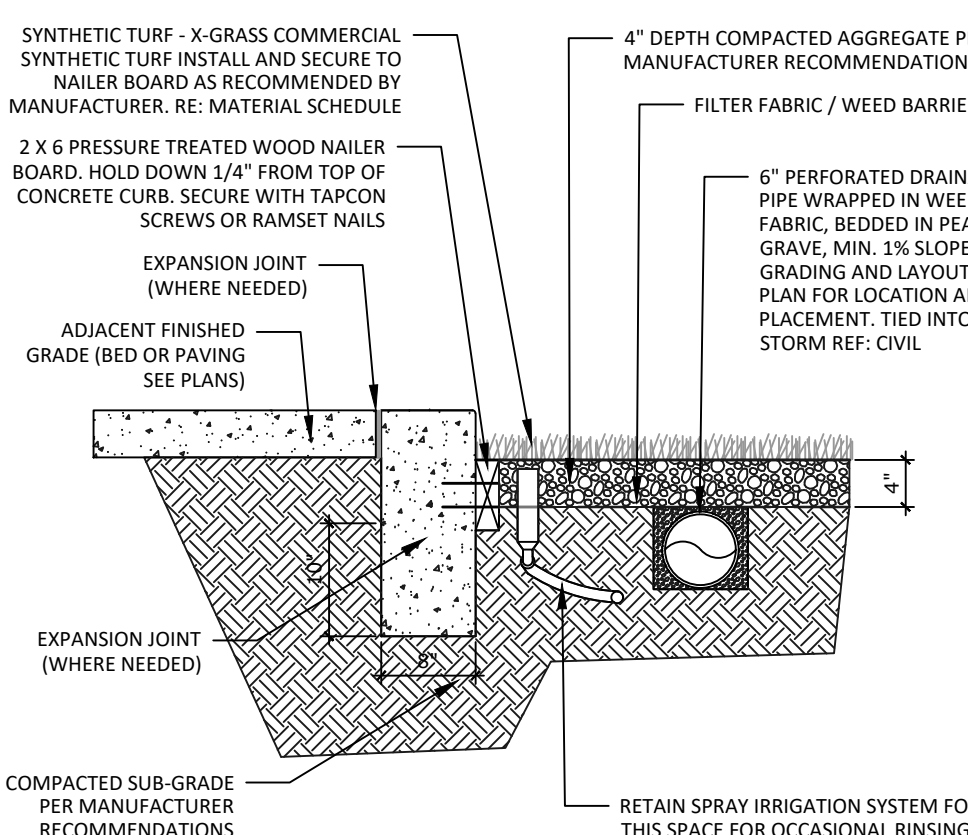
4 SHRUB PLANTING DETAIL

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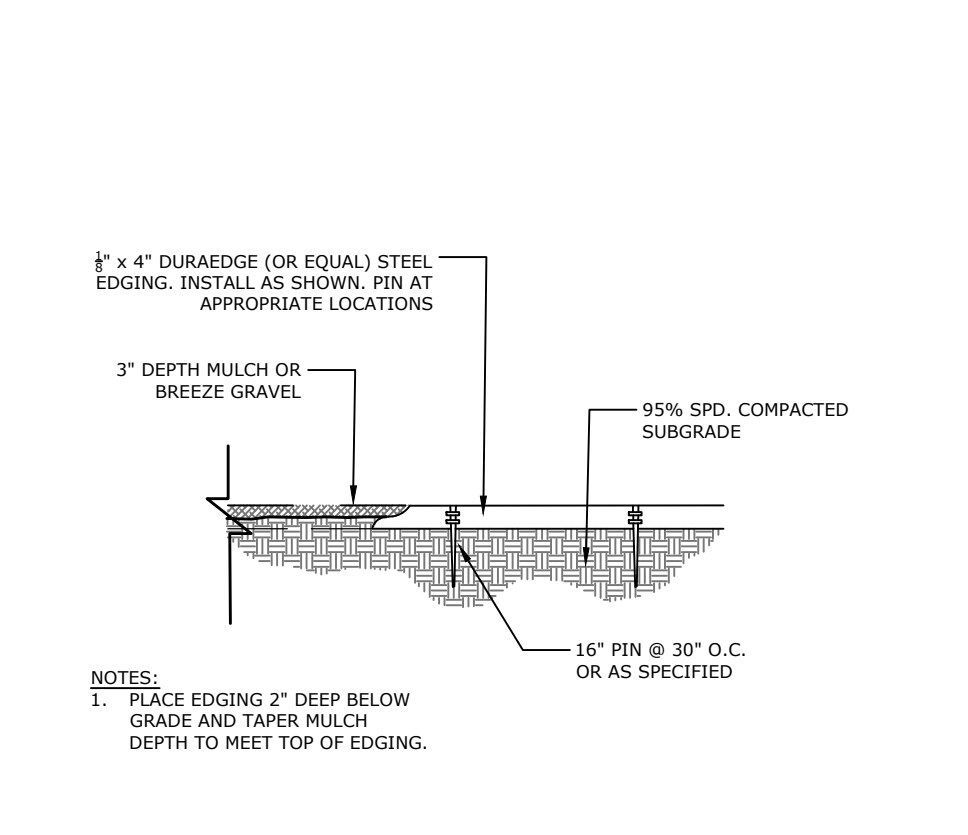
5 PERENNIAL/GROUND COVER PLANTING DETAIL

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

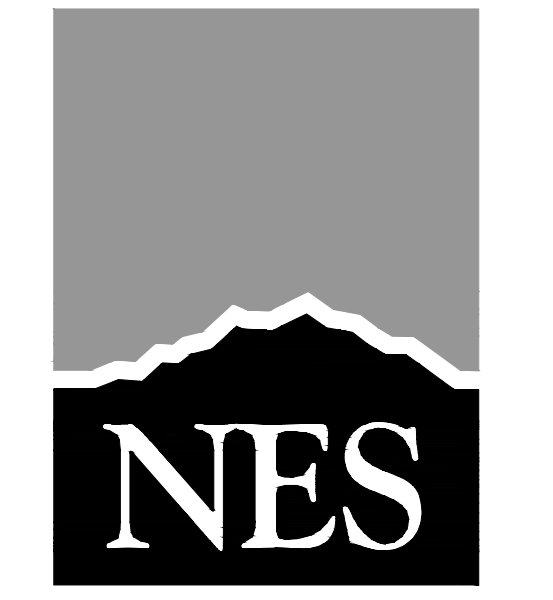
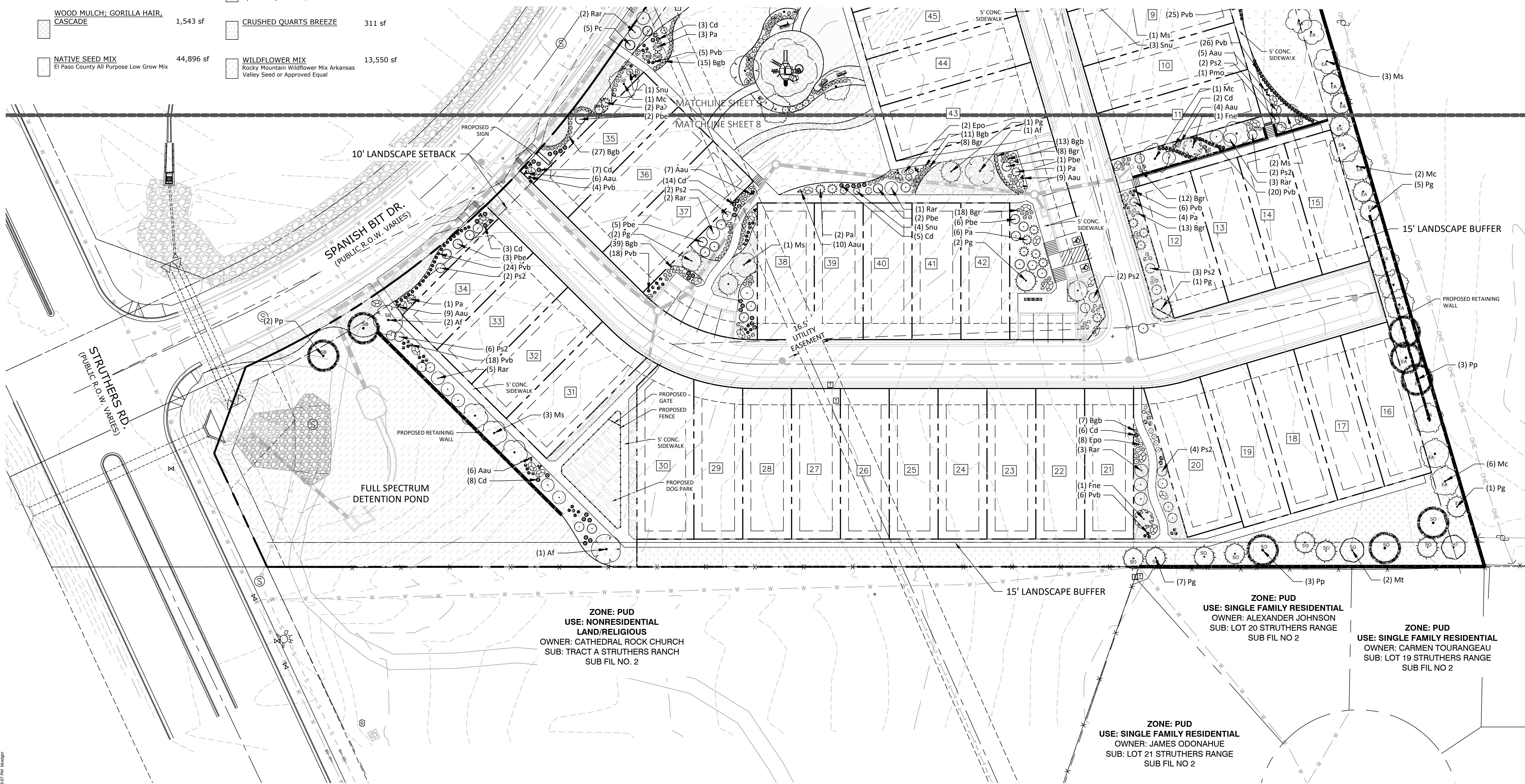
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7 OF 9

PLAN FILE # CPC #

CONCEPT PLANT SCHEDULE

	SYNTHETIC TURF	7,045 sf
	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
	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
	CRUSHED QUARTS BREEZE	311 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	13,550 sf



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www.nescolorado.com
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URBAN LANDING

FINAL LANDSCAPE PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

ENTITLEMENT

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

SHEET TITLE

8

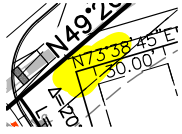
8 OF 9

CPC #

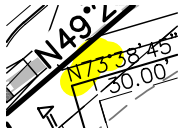
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V1_PUD Development Plan_comments.pdf Markup Summary

Daniel Torres (13)



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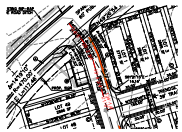


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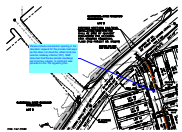
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It appears that the lot is encroaching into the setback. Please revise.



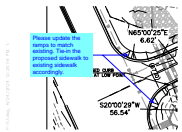
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Space:

134'-1/4"



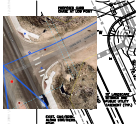
Subject: Callout
Page Label: [1] SH3
Author: Daniel Torres
Date: 8/12/2024 11:13:57 AM
Status:
Color: ■
Layer:
Space:

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

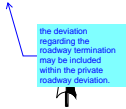


Subject: Callout
Page Label: [1] SH3
Author: Daniel Torres
Date: 8/12/2024 11:00:37 AM
Status:
Color: ■
Layer:
Space:

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

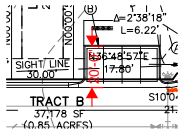


Subject: Image
Page Label: [1] SH3
Author: Daniel Torres
Date: 8/12/2024 10:57:27 AM
Status:
Color: ■
Layer:
Space:



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"



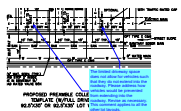
Subject: Callout
Page Label: [1] SH3
Author: Daniel Torres
Date: 8/12/2024 12:07:19 PM
Status:
Color: ■
Layer:
Space:

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



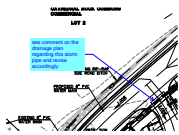
Subject: Callout
Page Label: [1] 4 - Details
Author: Daniel Torres
Date: 8/8/2024 9:29:49 AM
Status:
Color: ■
Layer:
Space:

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:

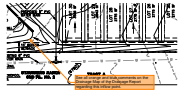
The limited driveway space does not allow for vehicles such that they do not extend into the roadway. Please address how vehicles would be prevented from extending into the roadway. Revise as necessary. This comment applies to all the other lot layouts.



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:

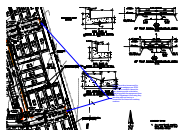
See all orange and blue comments on the Drainage Map of the Drainage Report regarding this inflow point.



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:

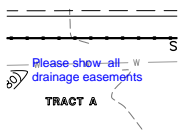
-Per MHFD Detail T-5, "the use of walls is highly discouraged due to maintenance constraints."

HaoVo (2)



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

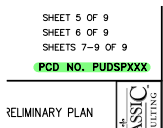
Please provide a turnaround for both private roadways per ECM 2.3.8. If this condition cannot be met, please provide a deviation letter along with the agreement from the Fire Department confirming they are okay with not having a turnaround for these two roadway sections.



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 _____

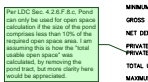
SIGNED BEFORE ME ON
 _____, 20__

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

 (NOTARY'S OFFICIAL SIGNATURE)

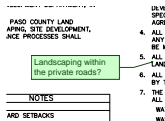
 (TITLE OF OFFICE)

 (COMMISSION EXPIRATION)



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

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



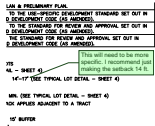
Subject: Planner
Page Label: [1] Layout1
Author: Ryan Howser
Date: 8/7/2024 1:22:41 PM
Status:
Color: ■
Layer:
Space:

Landscaping within the private roads?



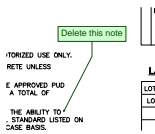
Subject: Planner
Page Label: [1] Layout1
Author: Ryan Howser
Date: 8/6/2024 4:30:58 PM
Status:
Color: ■
Layer:
Space:

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



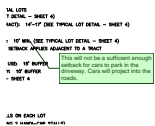
Subject: Planner
Page Label: [1] Layout1
Author: Ryan Howser
Date: 8/6/2024 4:50:51 PM
Status:
Color: ■
Layer:
Space:

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



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

Delete this note

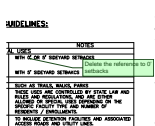


Subject: Planner
Page Label: [1] Layout1
Author: Ryan Howser
Date: 8/7/2024 4:05:15 PM
Status:
Color: ■
Layer:
Space:

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

USES WITH 0' OR

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



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

Delete the reference to 0' setbacks

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

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

Sec. 5.2.2

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

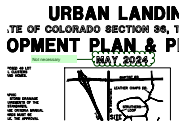
Subject: Planner
Page Label: [1] Layout1
Author: Ryan Howser
Date: 8/7/2024 4:09:39 PM
Status:
Color: ■
Layer:
Space:

Sec. 5.3.1

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

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

Sec. 5.3.2



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

Not necessary



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

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