

REVISED

REVISED Phase 1 Preliminary Plan

# Retreat at PRAIRIERIDGE FILING NO. 1

## A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

# PRELIMINARY PLAN

DECEMBER 2023

**Soil and Geology Conditions:**  
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downslope Creep:(name lots or location of area)  
 •Rockfall Source:(name lots or location of area)  
 •Rockfall Runout Zone:(name lots or location of area)  
 •Potentially Seasonally High Groundwater:(name lots or location of area)  
 •Other Hazard:  
 In Areas of High Groundwater:  
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

ADDED

ADDED

use standard note and customize please

### GENERAL NOTES:

- ALL SIDEWALKS SHOWN ON PRELIMINARY PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- ALL TRAILS TO BE NON-MOTORIZED TRAILS.
- TRAILS LABELED AS "COUNTY REGIONAL TRAIL" WILL BE MAINTAINED BY EL PASO COUNTY.
- LANDSCAPING IN PUBLIC-RIGHTS-OF-WAY WILL BE MAINTAINED BY PRAIRIERIDGE METROPOLITAN DISTRICT.
- DEVELOPER SHALL ANALYZE THE NEED TO PROVIDE ALL NECESSARY OFFSITE ROAD IMPROVEMENTS, WHICH MAY INCLUDE IMPROVEMENTS IN THE CITY OF COLORADO SPRINGS, TO PROVIDE AN APPROPRIATE LEVEL OF SERVICE TO THIS DEVELOPMENT. IF OFFSITE ROAD IMPROVEMENTS ARE NECESSARY, THEY WILL BE SPECIFICALLY OUTLINED PER A SUBDIVISION IMPROVEMENTS AGREEMENT OR DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND EL PASO COUNTY.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATION. UPON ACCEPTANCE EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- 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 PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTIONS (RESOLUTION NO.19-471), OR ANY AMENDMENT T OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOK REVISI SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPE.....
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE THE PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE P REVISI  
 WATER: FAWWA  
 WASTEWATER: FAWWA  
 GAS: COLORADO SPRINGS UTILITIES GAS  
 ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. SUCH NOISE WALL IS TO BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN 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.
- IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE GEOLOGIC CONSTRAINTS SHEET)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.

17. 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. Maintenance and water rights are the responsibility of the developer and [x] metropolitan district, or [y] property owner's association.

18. ADD Note regarding flexibility to move phases and number of lots not needing an amendment

### TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	REVISI E	OWNERSHIP/MAINTENANCE
A	271,397	6.23	DELIVERY, UTILITY, BUFFER	PRAIRIERIDGE METRO DISTRICT 1
B	115,272	2.65	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
C	19,875	0.46	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
D	28,260	0.65	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
E	10,241	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
F	12,433	0.29	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
G	10,331	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
H	64,555	1.48	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
I	19,596	0.45	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
J	14,407	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 3
K	241,053	5.53	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1

Future Development Tracts

Include Geohazard Note

Please review title work exceptions identify easements/ water rights that will remain and be vacated or subordinate

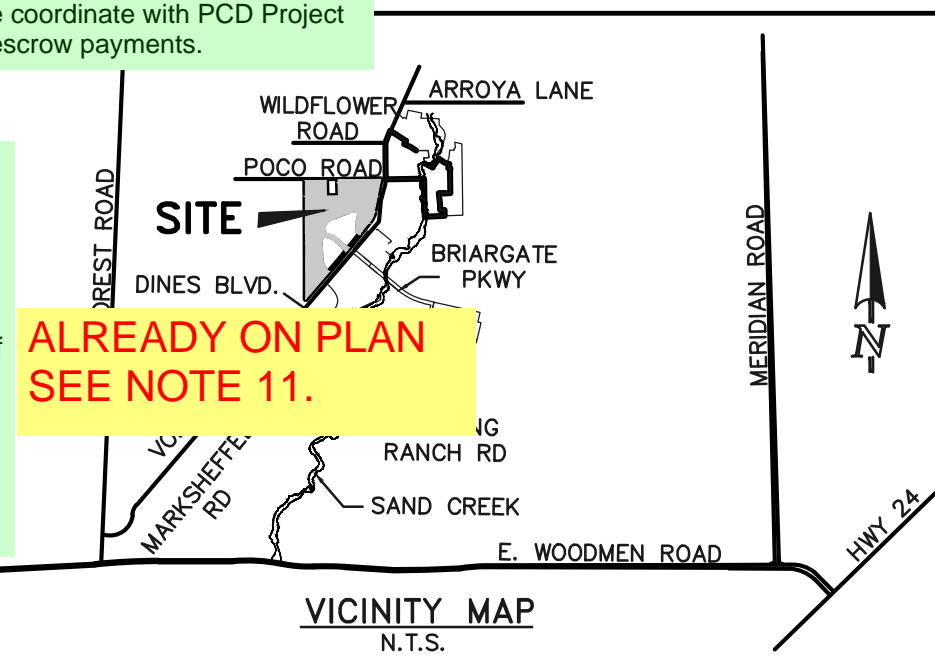
depict trees to be preserved w/ nets as no build/no disturbance please

Designation and location of any proposed school, park and pond  
All proposed and existing fire hydrant or cistern locations.

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

NOTED

Environmental:  
 Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of 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 Mouse).



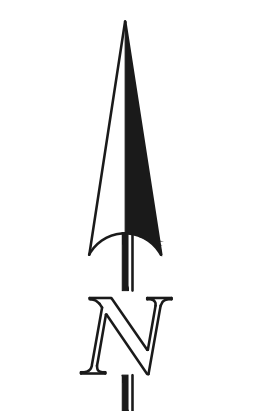
ALREADY ON PLAN SEE NOTE 11.

DEVELOPER WORKING WITH CSU GAS TO SERVICE THE ENTIRE SITE OTHER THAN 2.5 AC. LOTS.



REVISED TEXT

these need to be future development tracts within the prelim plan the roads bisect them



draw phase lines please. Add a note phase lines may change at final plat stage; no amendment needed

### SITE DATA

TAX ID NUMBERS: PORTION OF 52280-00-024 & 52280-00-025  
 TOTAL AREA: 108.89 ACRES  
 DEVELOPMENT SCHEDULE: FALL 2024  
 SKETCH PLAN: SKP 22-225  
 CURRENT ZONING: RR-5  
 PROPOSED ZONING: RS-6000, RR-2.5, & RR-0.5  
 CURRENT USE: AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: AGRICULTURE GRAZING/VACANT SINGLE FAMILY RESIDENTIAL  
 PROPOSED GROSS DENSITY: 1.99 DU/AC (217 LOTS/108.89 AC)  
 PROPOSED NET DENSITY: 3.19 DU/AC (217 LOTS/67.92 AC)  
 LANDSCAPE SETBACKS: VOLLMER ROAD: 50 FT BUFFER  
 BRIARGATE PKWY: 25 FT BUFFER

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attached and or detached

phases\* number of lots per phase/density

### ZONE DIMENSIONAL STANDARDS

ZONE	MIN. LOT SIZE	MAX. BUILDING HEIGHT	MAX. LOT COVERAGE	MIN. LOT WIDTH AT FRONT SETBACK LINE	FRONT BUILDING SETBACK	SIDE BUILDING SETBACK	REAR BUILDING SETBACK
RS-6000	6,000 SF	30'	40%/45%	50'	25'	5'	25'
RR-2.5	2.5 ACRES	30'	NONE	200'	25'	15'	25'
RR-0.5	21,780 SF	30'	NONE	100'	25'	10'	25'

ADDED

### LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY LOTS	67.92	62.4%
ROAD ROW	22.43	20.6%
PARKS	8.65	7.9%
OPEN SPACE/BUFFER TRACTS	3.66	3.4%
DRAINAGE/DETENTION	6.23	5.7%
TOTAL	108.89	100%

### PROJECT TEAM

OWNER: CLASSIC SRJ LAND, LLC  
 2138 FLYING HORSE CLUB DR.  
 COLORADO SPRINGS, CO 80921  
 (719) 592-9333  
 MR. LOREN MORELAND

APPLICANT/CIVIL CONSULTANT: CLASSIC CONSULTING  
 619 N. CASCADE AVE. SUITE 200  
 COLORADO SPRINGS, CO 80903  
 (719) 785-2802  
 MR. MARC A. WHORTON, P.E.

LANDSCAPE CONSULTANT: NES  
 619 N. CASCADE AVE. SUITE 200  
 COLORADO SPRINGS, CO 80903  
 (719) 471-0073  
 MS. JENNIFER SHAGIN, ASLA

LANDSCAPE CONSULTANT: ALL AMERICAN  
 1925 AEROPOLAZA DRIVE  
 COLORADO SPRINGS, CO 80916  
 (719) 637-0313  
 MR. MIKE BERTA

REVISED

Does she work at NES still?

REVISED

### SHEET INDEX:

- COVER SHEET SHEET 1 OF 28
- LEGAL BOUNDARY & ADJACENT OWNERS EXHIBIT SHEET 2 OF 28
- PRELIMINARY PLAN SHEET 3 OF 28
- PRELIMINARY PLAN SHEET 4 OF 28
- PRELIMINARY PLAN SHEET 5 OF 28
- PRELIMINARY PLAN SHEET 6 OF 28
- PRELIMINARY PLAN SHEET 7 OF 28
- PRELIMINARY PLAN SHEET 8 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 9 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 10 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 11 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 12 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 13 OF 28
- PRELIMINARY GRADING & UTILITY PLAN SHEET 14 OF 28
- PRELIMINARY LANDSCAPE PLANS & DETAILS SHEETS 15-27 OF 28
- GEOLOGIC CONSTRAINTS EXHIBIT SHEET 28 OF 28

PCD NO. SP-23-009

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

PRAIRIERIDGE FILING NO. 1		PRELIMINARY PLAN		TITLE SHEET	
DESIGNED BY	MAW	SCALE	DATE	12/19/2023	
DRAWN BY	ESO	(H) 1" = N/A	SHEET	1 OF 28	
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10		



REVISED

ADDED



# PRAIRIERIDGE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

## PRELIMINARY PLAN

NOVEMBER 2023

### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING ALSO A PORTION OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89°08'28"E, A DISTANCE OF 1326.68 FEET.

**COMMENCING** AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S83°37'56"W, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AND BEING THE **POINT OF BEGINNING**;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. THENCE S09°36'29"W, A DISTANCE OF 114.58 FEET;
2. THENCE S11°14'07"W, A DISTANCE OF 1052.73 FEET;
3. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°41'41"W, HAVING A DELTA OF 27°06'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 612.03 FEET;

THENCE N51°40'51"W, A DISTANCE OF 164.68 FEET;

THENCE N02°32'52"E, A DISTANCE OF 287.73 FEET;

THENCE N09°57'35"E, A DISTANCE OF 387.95 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°57'35"W, HAVING A DELTA OF 31°02'16", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 289.82 FEET;

THENCE S68°55'19"W, A DISTANCE OF 583.95 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 51°38'50", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 482.26 FEET;

THENCE S6°41'04"E, A DISTANCE OF 85.77 FEET;

THENCE S33°40'16"E, A DISTANCE OF 83.58 FEET;

THENCE S75°49'05"E, A DISTANCE OF 133.78 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 25°22'53", A RADIUS OF 550.00 FEET, AND A DISTANCE OF 243.64 FEET;

THENCE S50°26'12"E, A DISTANCE OF 510.67 FEET;

THENCE S81°43'37"E, A DISTANCE OF 57.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S38°19'09"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 202.05 FEET;

THENCE N19°48'18"W, A DISTANCE OF 58.88 FEET;

THENCE N50°26'12"W, A DISTANCE OF 209.25 FEET;

THENCE N45°44'11"W, A DISTANCE OF 146.44 FEET;

THENCE N50°26'12"W, A DISTANCE OF 158.55 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 25°22'53", A RADIUS OF 420.00 FEET, AND A DISTANCE OF 186.05 FEET;

THENCE N75°49'05"W, A DISTANCE OF 151.10 FEET;

THENCE S56°42'05"W, A DISTANCE OF 60.49 FEET;

THENCE S24°11'13"W, A DISTANCE OF 81.84 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S85°25'43"E, HAVING A DELTA OF 07°35'39", A RADIUS OF 770.00 FEET, AND A DISTANCE OF 102.06 FEET;

THENCE S03°01'22"E, A DISTANCE OF 571.21 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 46°22'30", A RADIUS OF 535.00 FEET, AND A DISTANCE OF 433.03 FEET;

THENCE S49°23'52"E, A DISTANCE OF 6.63 FEET;

THENCE N85°36'08"E, A DISTANCE OF 42.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD;

THENCE S40°36'08"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,266.97 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N00°07'28"W, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE N89°13'54"E, ON SAID WEST LINE, A DISTANCE OF 2,611.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28;

THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

THENCE ON THE SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:

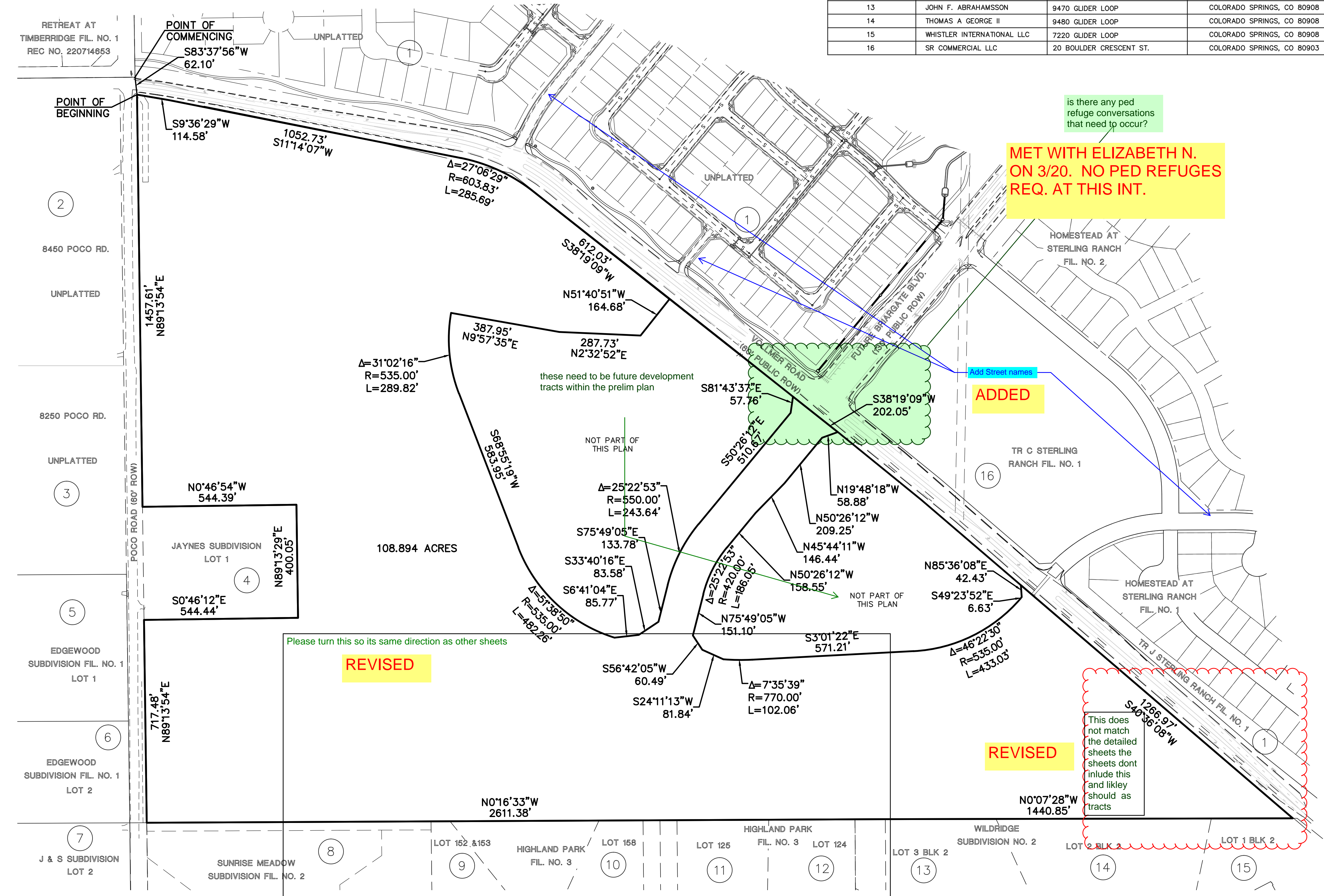
1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO A POINT OF SAID NORTH LINE;

THENCE N89°13'54"E, A DISTANCE OF 1,457.61 FEET TO THE **POINT OF BEGINNING**.

THE DESCRIPTION ABOVE PRODUCES A CALCULATED AREA OF 4,743,462 SQUARE FEET, (108.894 ACRES) OF LAND MORE OR LESS.

### ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	SR LAND LLC	20 BOULDER CRESCENT ST STE. 102	COLORADO SPRINGS, CO 80903
2	AMELIA SNYDER	8450 POCO ROAD	COLORADO SPRINGS, CO 80908
3	MCCALL TERRILL J	8250 POCO ROAD	COLORADO SPRINGS, CO 80908
4	DANIEL W. SMITH	8225 POCO ROAD	COLORADO SPRINGS, CO 80908
5	KENNETH L. YODER	8190 POCO ROAD	COLORADO SPRINGS, CO 80908
6	VALONE FAMILY TRUST	8170 POCO ROAD	COLORADO SPRINGS, CO 80908
7	RAUL REYES	8150 POCO ROAD	COLORADO SPRINGS, CO 80908
8	ROKES LIVING TRUST	8155 POCO ROAD	COLORADO SPRINGS, CO 80908
9	PLATINUM AURORA TRUST	PO BOX 64110	COLORADO SPRINGS, CO 80962
10	THREE OAKS LIVING TRUST	4503 CLARK FORK PL.	COLORADO SPRINGS, CO 80923
11	CHEDID M BASSAM	2341 LIMERICK CT.	COLORADO SPRINGS, CO 80921
12	AUSTIN ROFF	10132 OAK KNOLL TERRACE	COLORADO SPRINGS, CO 80920
13	JOHN F. ABRAHAMSSON	9470 GLIDER LOOP	COLORADO SPRINGS, CO 80908
14	THOMAS A GEORGE II	9480 GLIDER LOOP	COLORADO SPRINGS, CO 80908
15	WHISTLER INTERNATIONAL LLC	7220 GLIDER LOOP	COLORADO SPRINGS, CO 80908
16	SR COMMERCIAL LLC	20 BOULDER CRESCENT ST.	COLORADO SPRINGS, CO 80903



MET WITH ELIZABETH N. ON 3/20. NO PED REFUGES REQ. AT THIS INT.

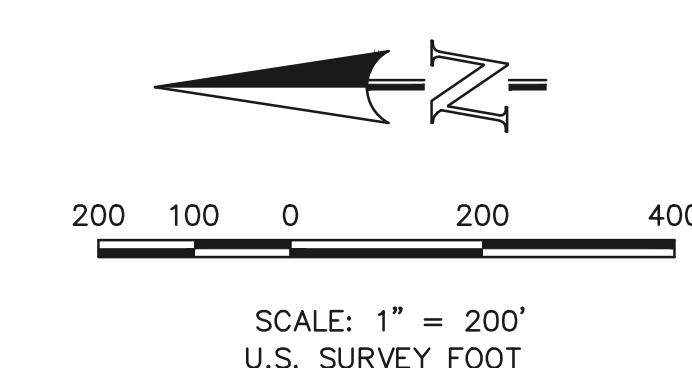
is there any ped refuge conversations that need to occur?

ADDED

REVISÉ

REVISÉ

This does not match the detailed sheets the sheets dont include this and likely should as tracts



PRAIRIERIDGE FILING NO. 1			
PRELIMINARY PLAN			
LEGAL BOUNDARY EXHIBIT AND ADJACENT OWNERS			
DESIGNED BY	MAW	SCALE	DATE 12/19/2023
DRAWN BY	ESO	(H) 1" = 200'	SHEET 2 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO. 1305.10

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



N:\130510\DRAWINGS\DEVELOPMENT\130510-SP-02.dwg, 12/19/2023, 1:51:44 PM, 1:11



Map Content	
1	Title Block and Reference Information
Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s) (1/4), section, township and range in which the subdivision is located. If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.	
The words "PRELIMINARY PLAN" clearly stated,	

ADD ALL SHEETS PER CHECKLIST

REVISED

REMOVED FROM THIS SHEET. LABELED ON THE GRADING/UTILITY SHEETS.

ADDED

ADDED TYP. LABELS

NOW ADDED

YES, 3-RAIL FENCE.

REVISED

NOW LABELED

REVISED

THE PRIVATE DRAINAGE ESMTS. HAVE TRIBUTARY AREA ONLY FROM THE ADJACENT LOT(S).

THE PUBLIC DRAINAGE ESMTS. CONTAIN FLOWS FROM NORTH OF POCO ROAD AND THE ROAD ITSELF.

Why are some drainage easements public and some private?

Not able to read sheet numbers. Please lighten

SHEET INDEX N.T.S.

REVISED

MATCHLINE~ (SEE SHEET 4)

MATCHLINE~ (SEE SHEET 5)

TRIED TO ADJUST BUT STILL NO GODD PLACE WHERE IT IS NOT SO CLUTTERED.

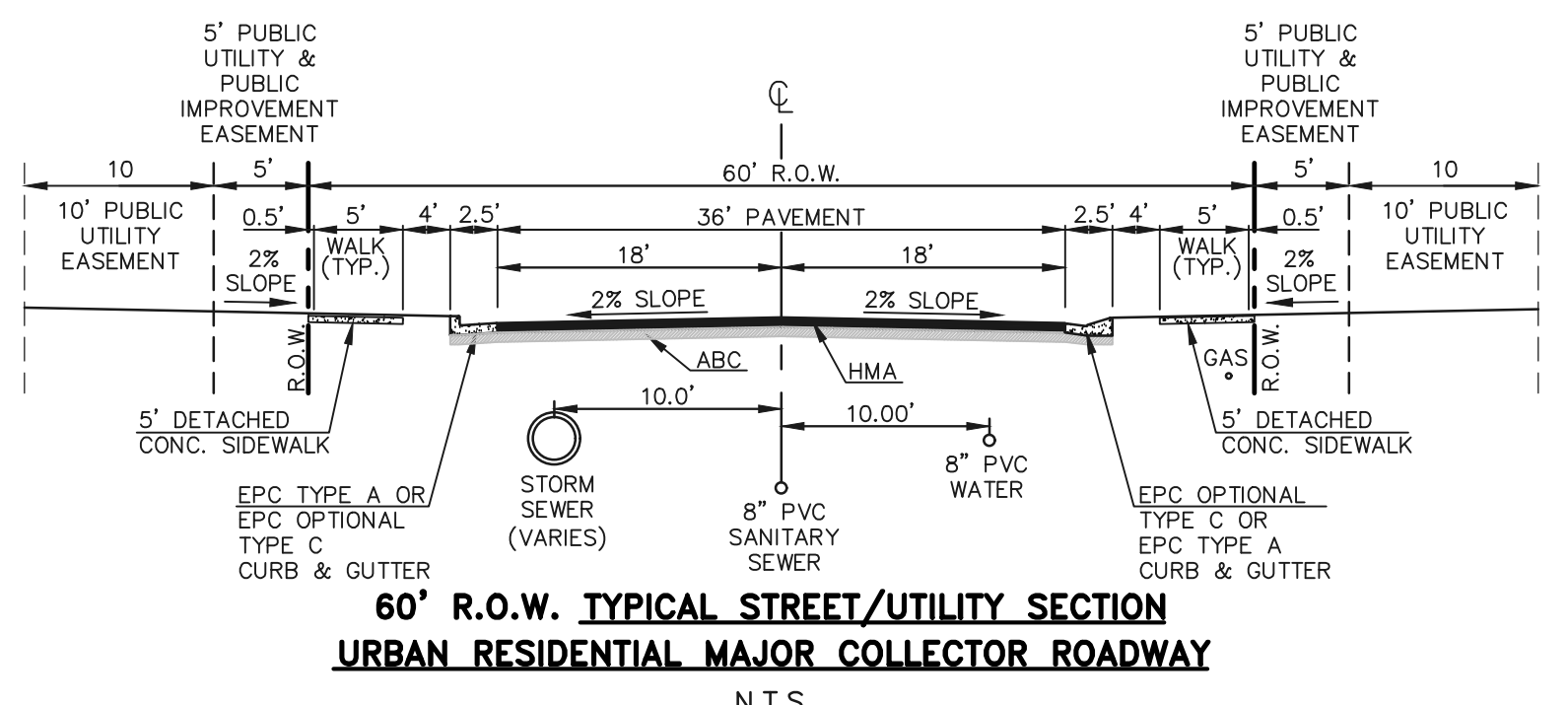
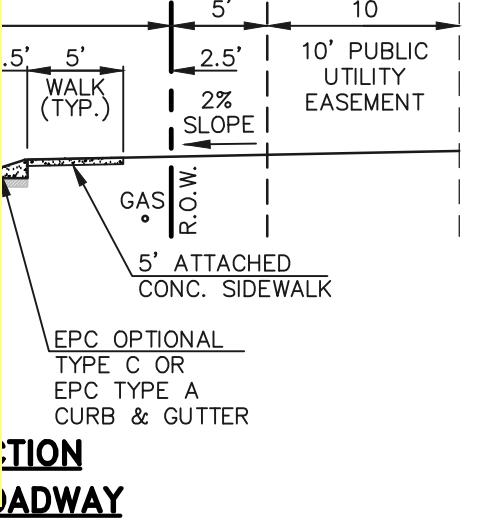
move to hear you can use a leader so this is not so compressed

is this a sidewalk trail?

label tract and move lot label over- tract is appropriate for the drainage... which should be maintained by district

ORIGINALLY THIS WAS NOT A TRACT. THE WEST HALF OF LOT 57 WAS A DRAINAGE ESMT. AS LABELED.

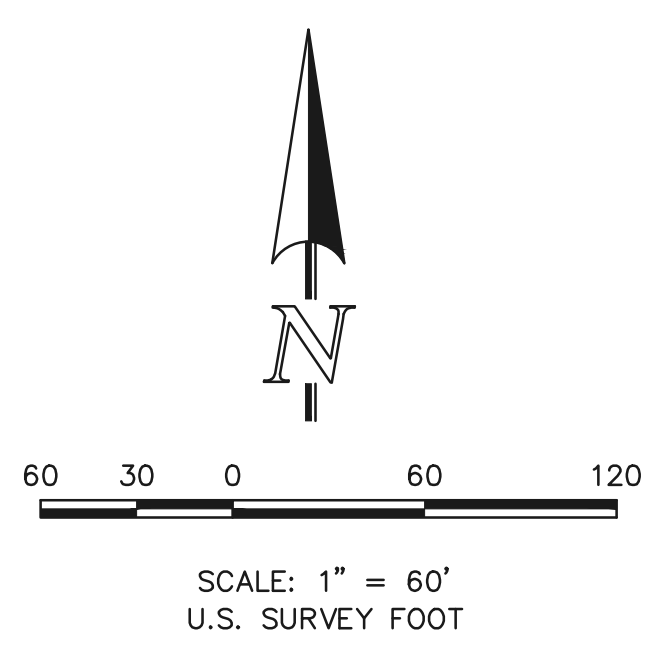
HOWEVER, WE HAVE REVISED THIS AREA TO BE A TRACT NOW TO ACCOMMODATE THE NATURAL DRAINAGE AREA AND TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT.



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

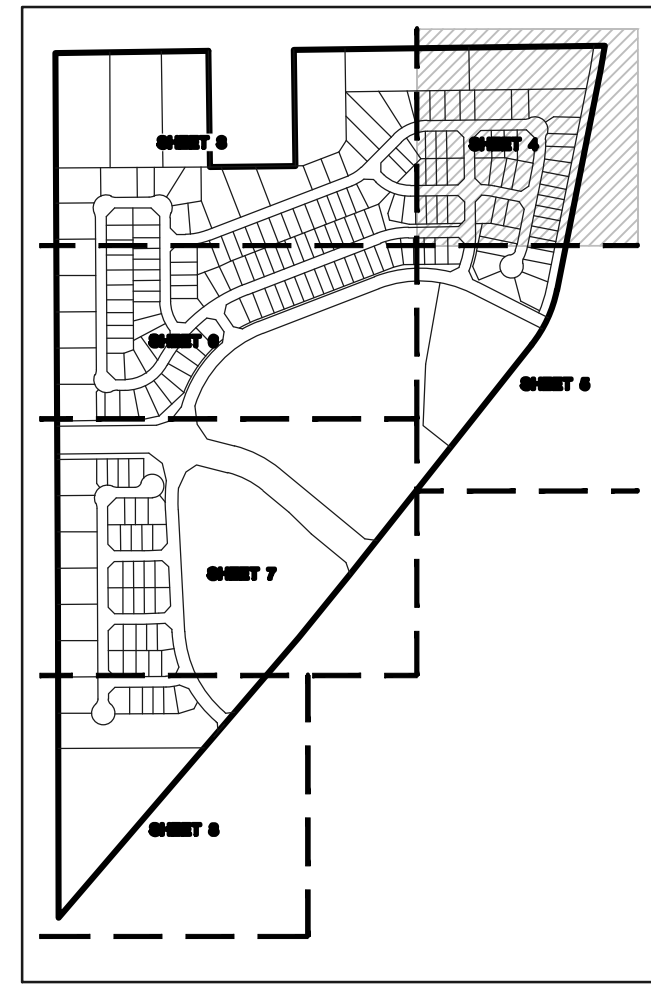
DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	3 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

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

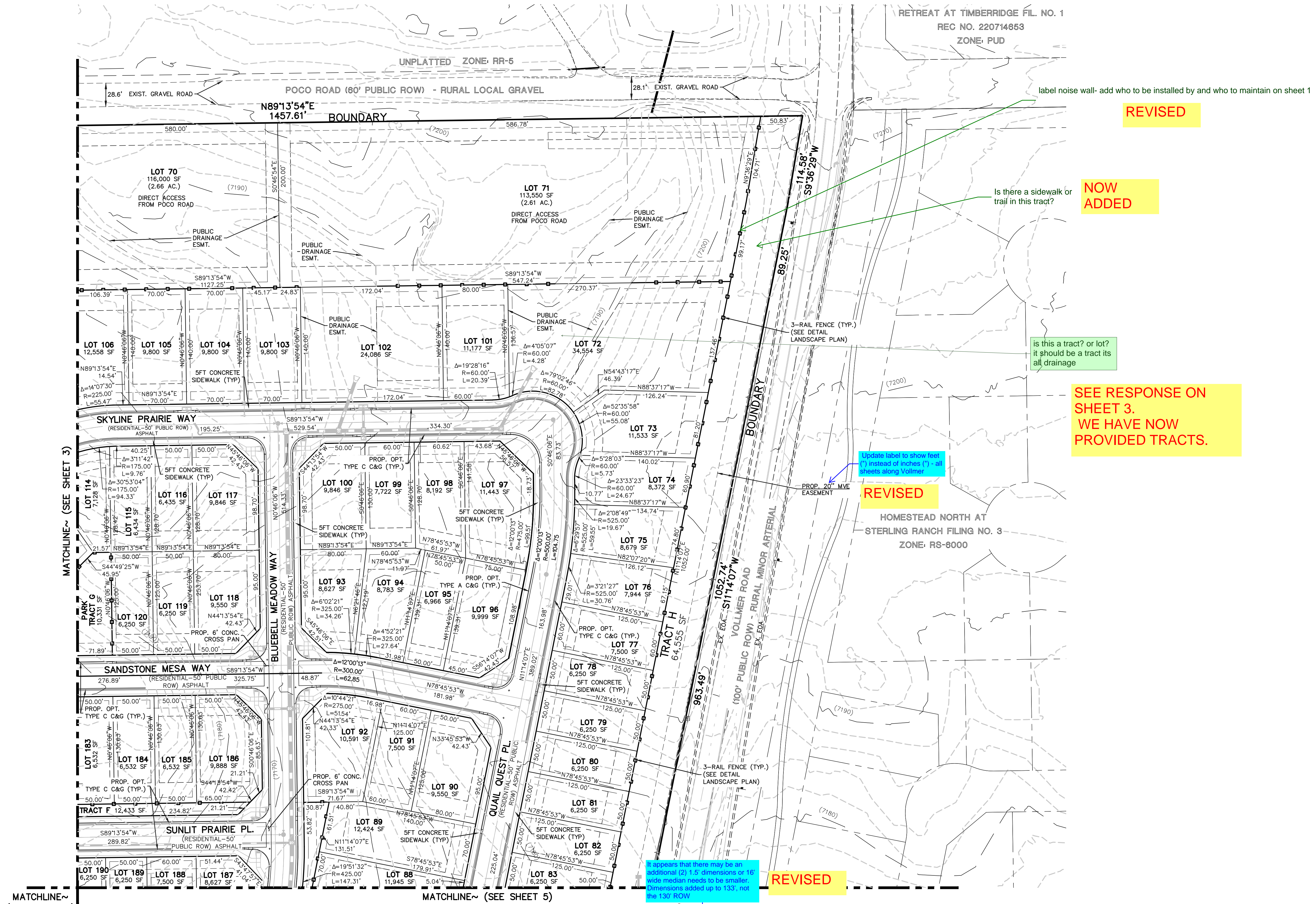


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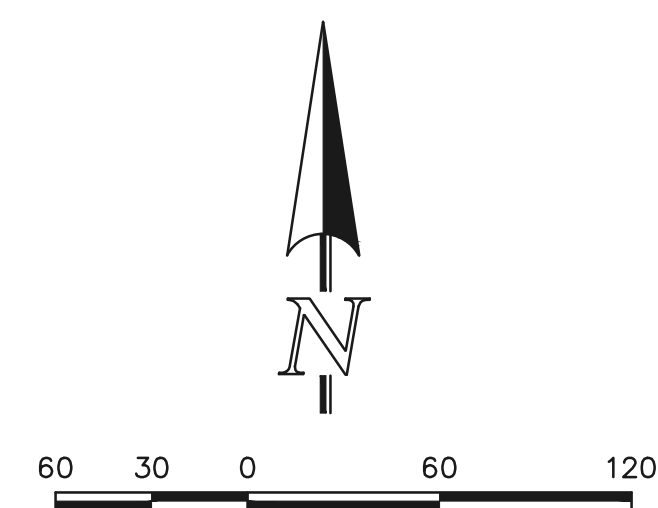


SHEET INDEX  
N.T.S.

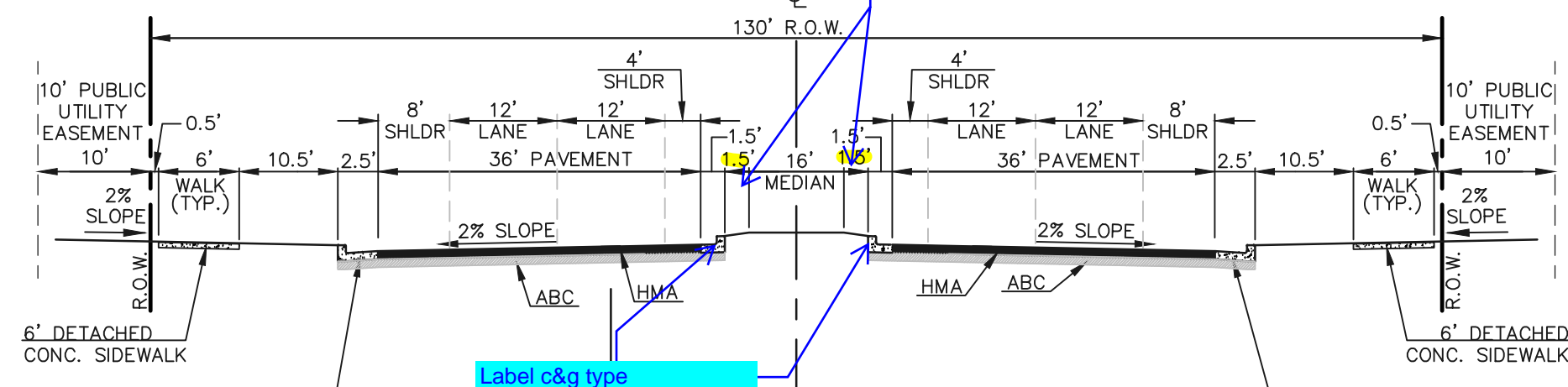


MATCHLINE~ (SEE SHEET 6)

MATCHLINE~ (SEE SHEET 5)



SCALE: 1" = 60'  
U.S. SURVEY FOOT



130' R.O.W. TYPICAL STREET/UTILITY SECTION (BRIARGATE PARK)  
URBAN PRINCIPAL 4-LANE ARTERIAL ROADWAY  
N.T.S.

**MOVED**  
Move section to sheet that shows Briargate.



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

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

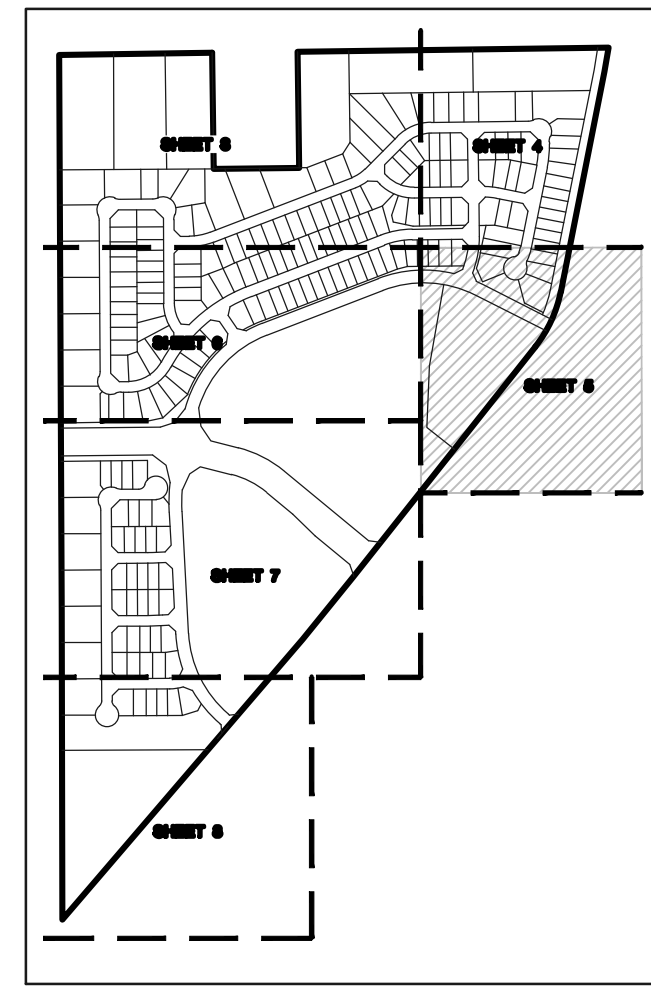
N:\130510\DRAWINGS\DEVELOPMENT\130510-SP-03-08.dwg, 12/19/2023 2:16:12 PM, 1:1



MATCHLINE~ (SEE SHEET 3)

MATCHLINE~ (SEE SHEET 4)

label noise wall- add who to be installed by and who to maintain on sheet 1



SHEET INDEX  
N.T.S.



ADDED

REVISED

REVISED

we cant leave off  
sliver of land less  
than 35 acres it should  
be an illegal parcel.  
add this to be  
FUTURE  
DEVELOPMENT  
tract or Park

MATCHLINE~ (SEE SHEET 5)

NOT PART OF THIS PLAN

Delete Future - all sheets  
REVISED

REVISED

Fix cut off text

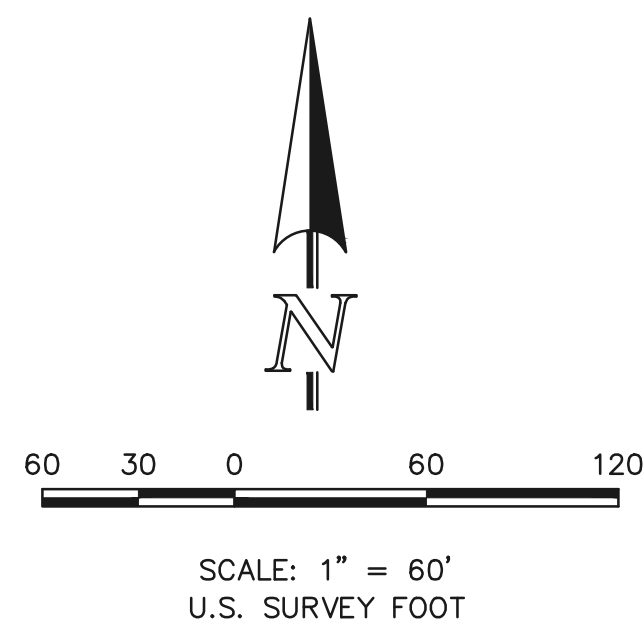
is there a trail or  
sidewalk in this tract?

ADDED

The location and proposed ownership of wetlands, watercourses, bodies of water, irrigation ditches, and laterals,

Add labels per  
checklist -state to  
remain or be  
removed; these  
are natural  
features - should  
they be preserved  
per Code Chapter  
8; and per SKP  
process

REVISED



MATCHLINE~ (SEE SHEET 7)

NOT PART OF THIS PLAN

PROP. 30" MVE AND UTILITY EASEMENT

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1  
ZONE: RS-8000



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN



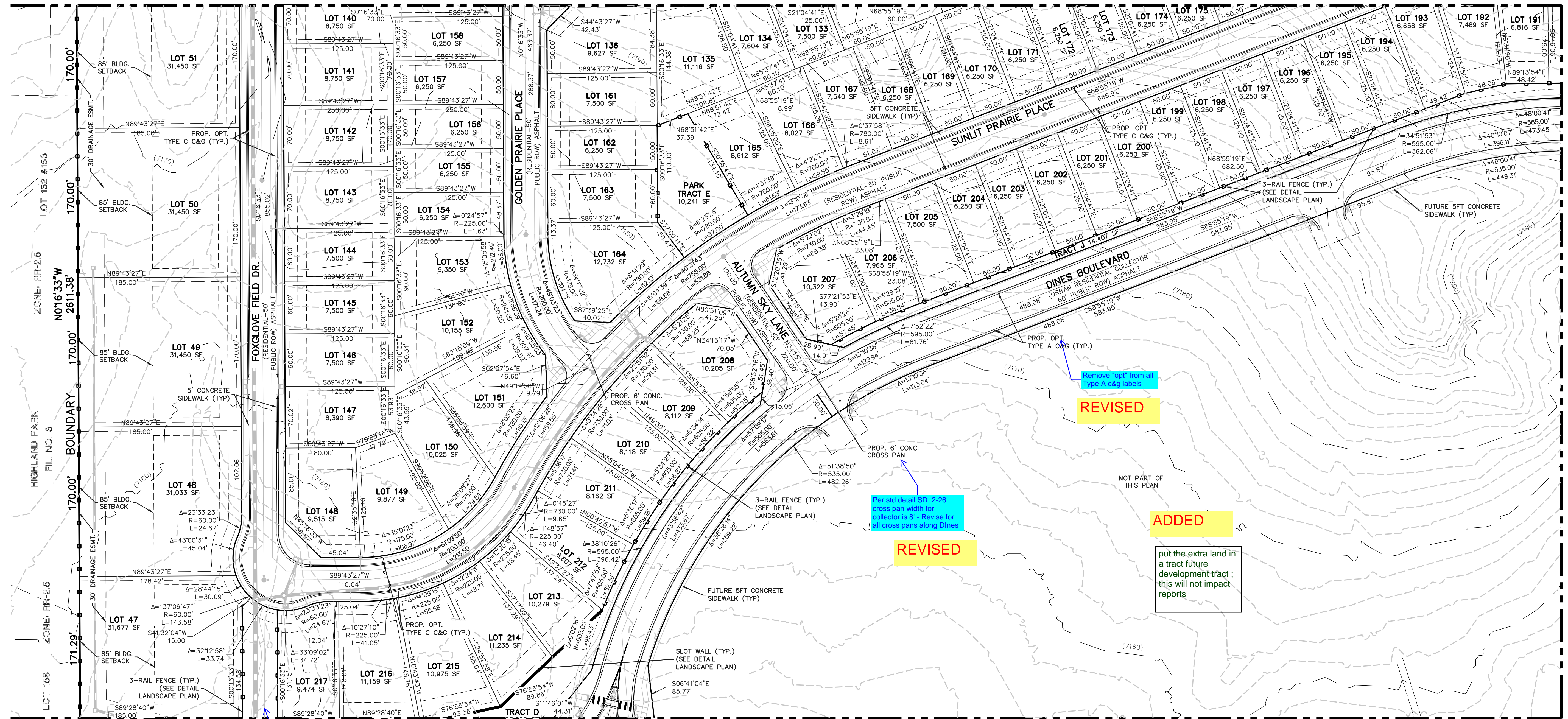
DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	5 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

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

N:\2023\DRAWINGS\DEVELOPMENT\130510-SP-03-08.dwg, 12/19/2023 2:17:32 PM, 1:1



MATCHLINE~ (SEE SHEET 3)



MATCHLINE~ (SEE SHEET 5)

MATCHLINE~ (SEE SHEET 7)

Label if this is lot, easement, tract, etc.

**ADDED**

Remove 'opt' from all Type A C&G labels

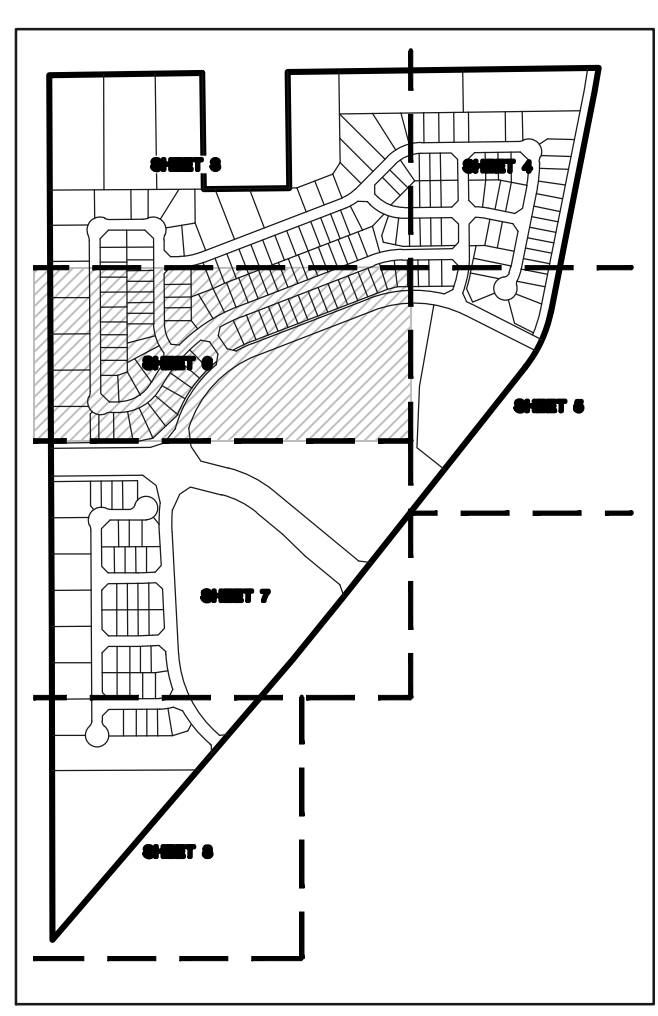
**REVISED**

Per std detail SD-2-26 cross pan width for collector is 8' - Revise for all cross pans along Dines

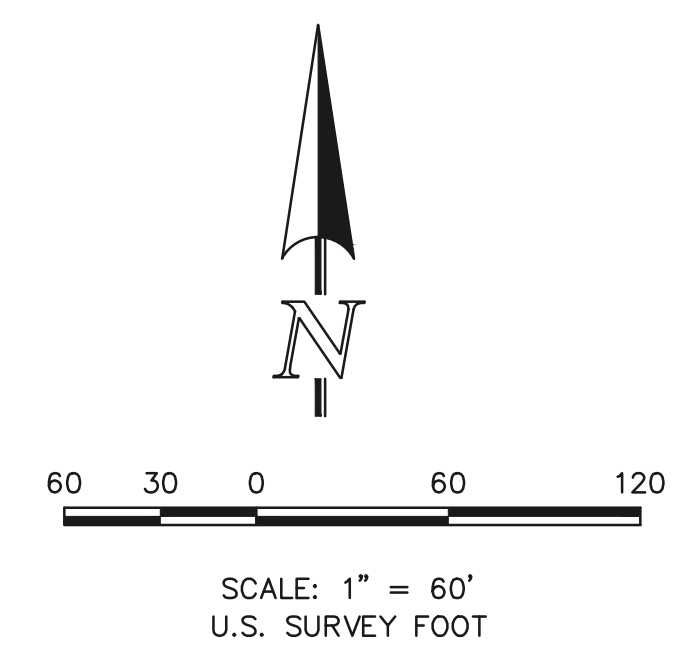
**REVISED**

**ADDED**

put the extra land in a tract future development tract; this will not impact reports



SHEET INDEX N.T.S.



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

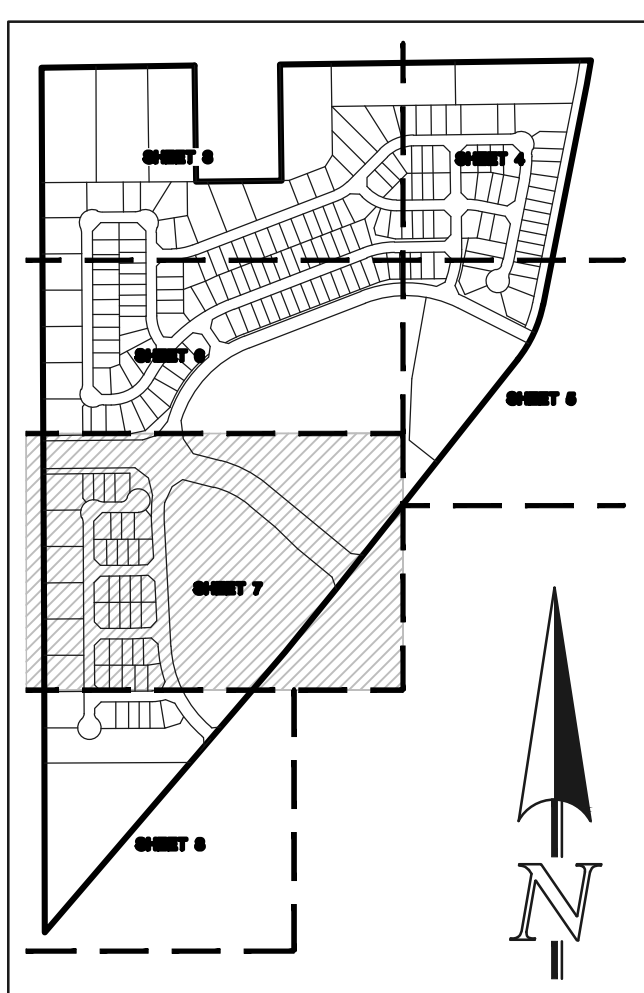
DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	6 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

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

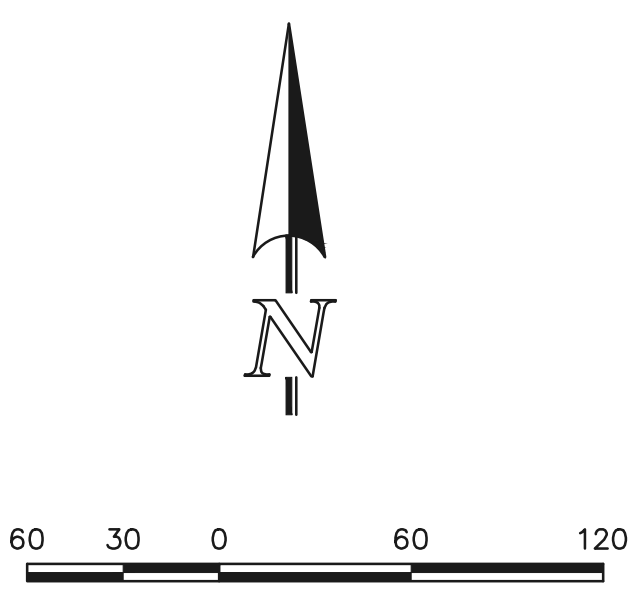


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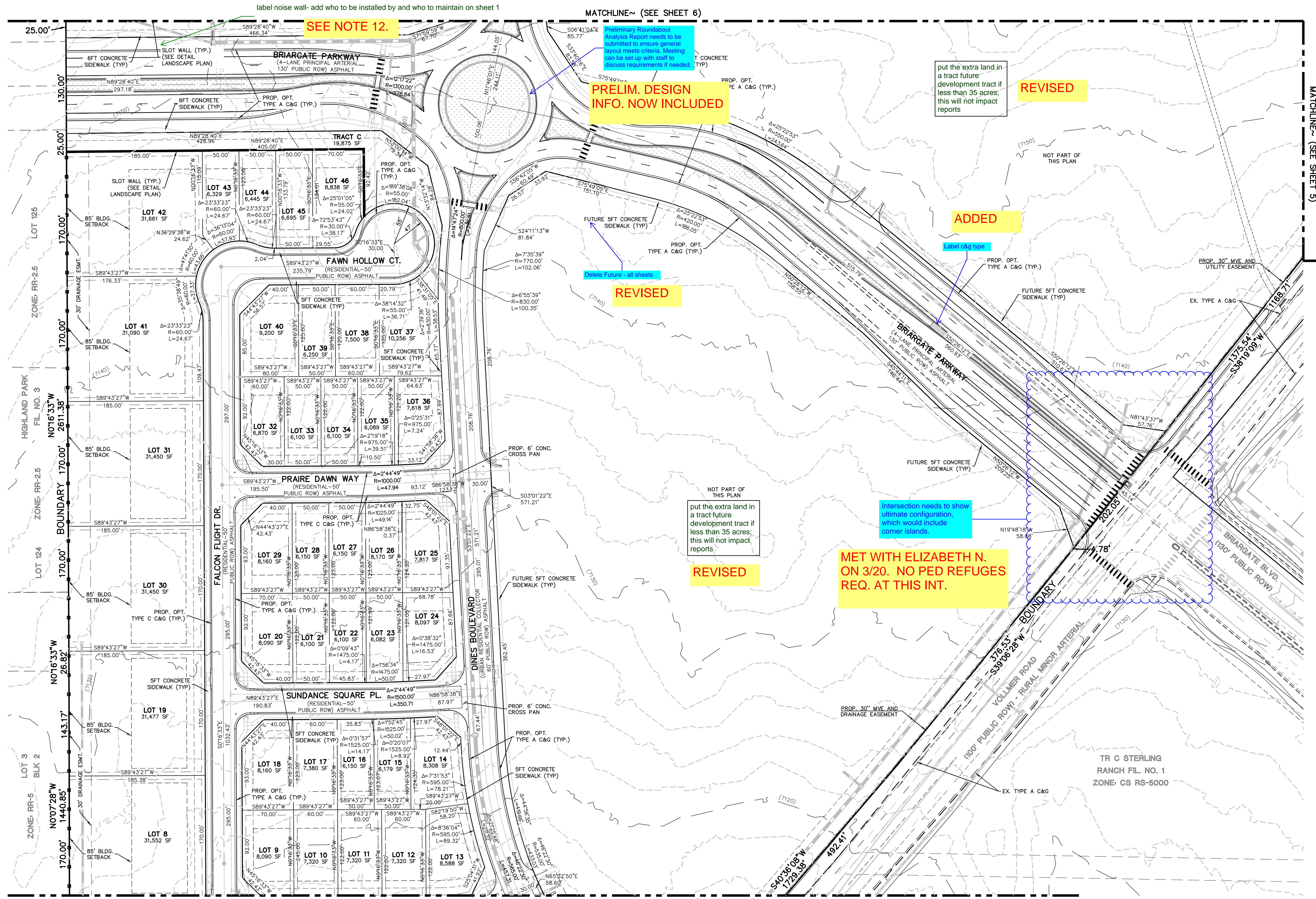




SHEET INDEX  
N.T.S.



SCALE: 1" = 60'  
U.S. SURVEY FOOT



SEE NOTE 12.

MATCHLINE~ (SEE SHEET 6)

PRELIM. DESIGN  
INFO. NOW INCLUDED

REVISÉ

ADDED

REVISÉ

REVISÉ

MET WITH ELIZABETH N.  
ON 3/20. NO PED REFUGES  
REQ. AT THIS INT.

MATCHLINE~ (SEE SHEET 8)



PRAIERIDGE FILING NO. 1  
PRELIMINARY PLAN

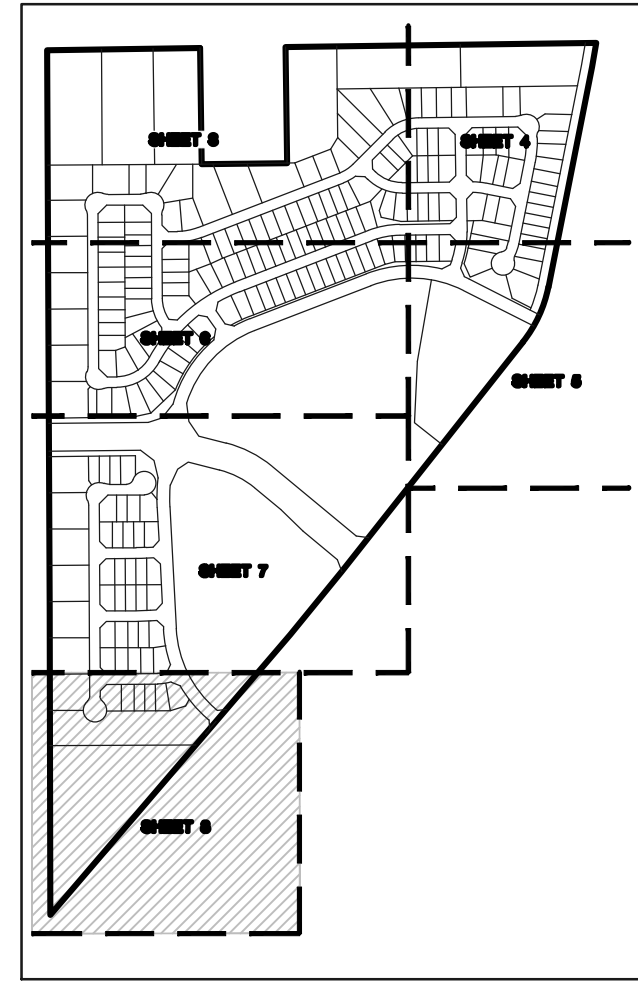
DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	7 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

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

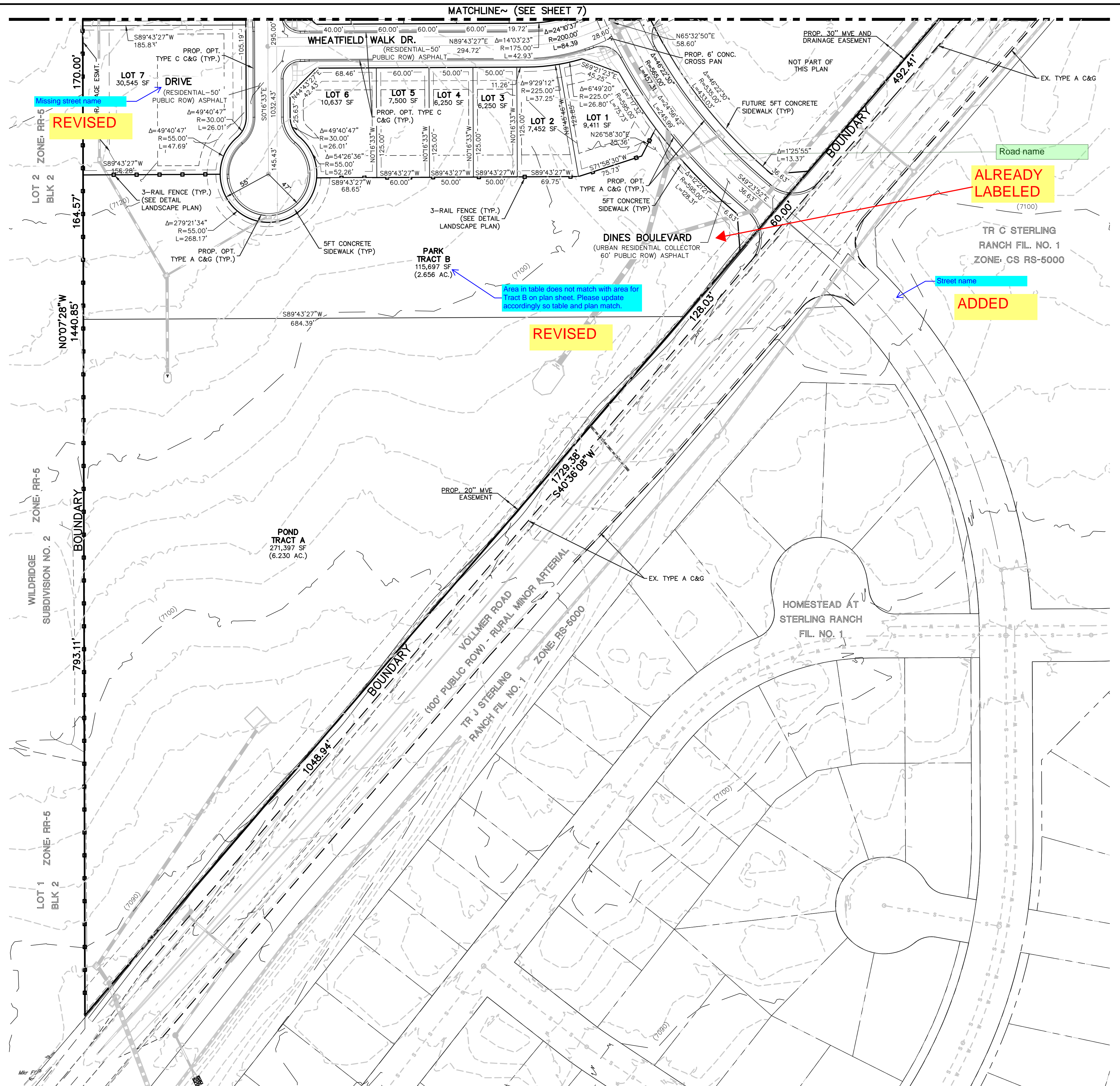
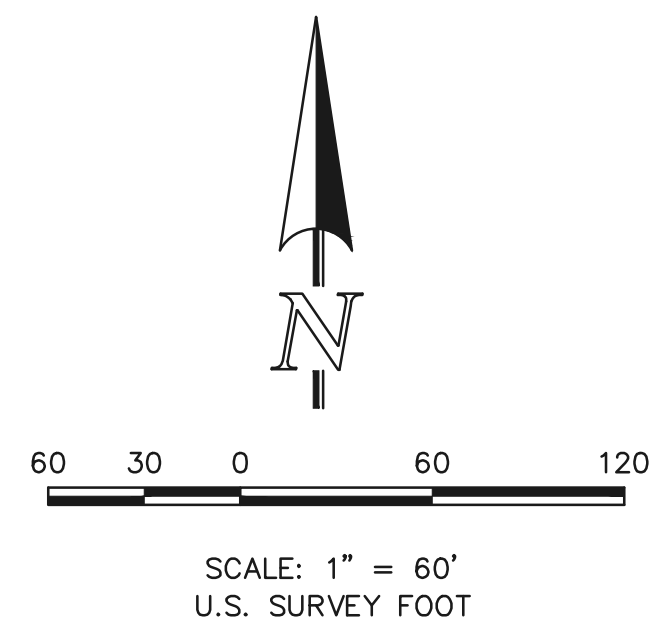


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SHEET INDEX  
N.T.S.

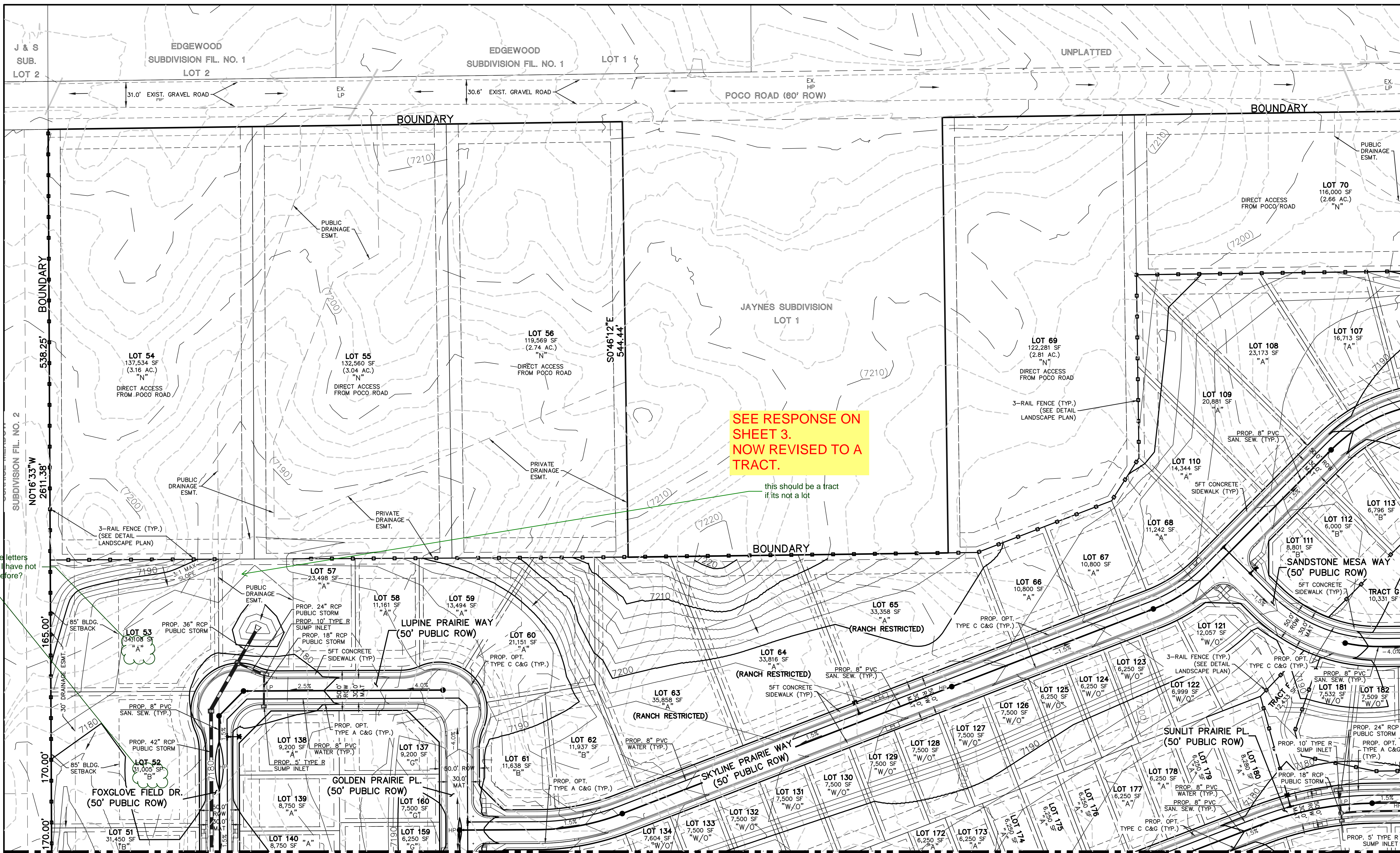


	<b>PRAIRIERIDGE FILING NO. 1</b> <b>PRELIMINARY PLAN</b>				
	DESIGNED BY	MAW	SCALE	DATE	12/19/2023
	DRAWN BY	ESO	(H) 1" = 60'	SHEET	8 OF 28
	CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

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

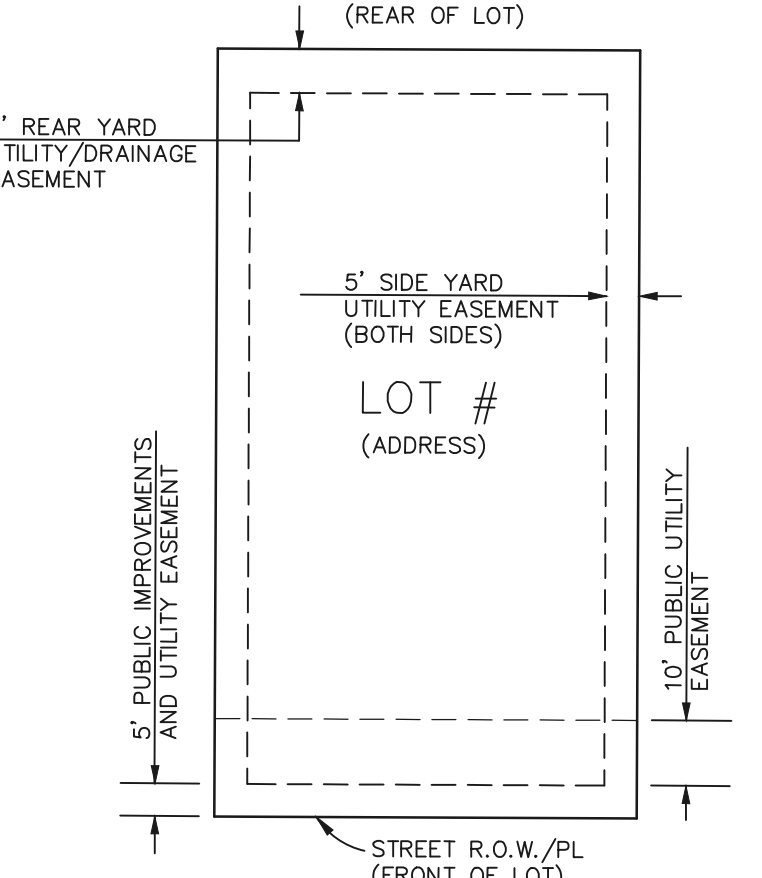
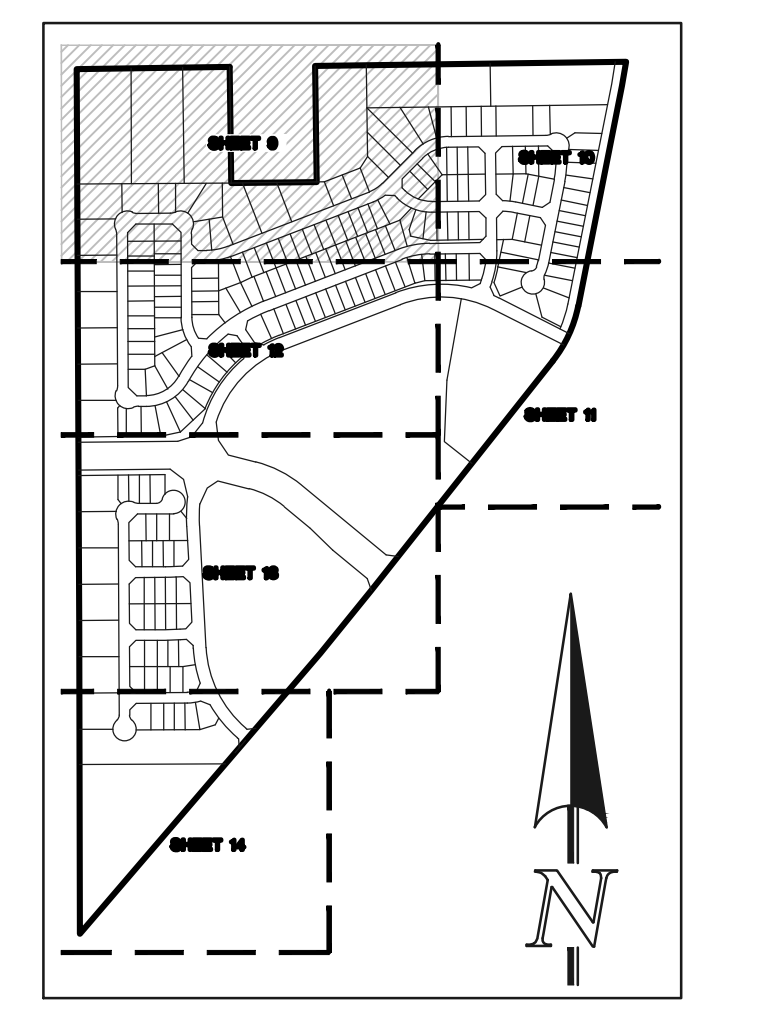
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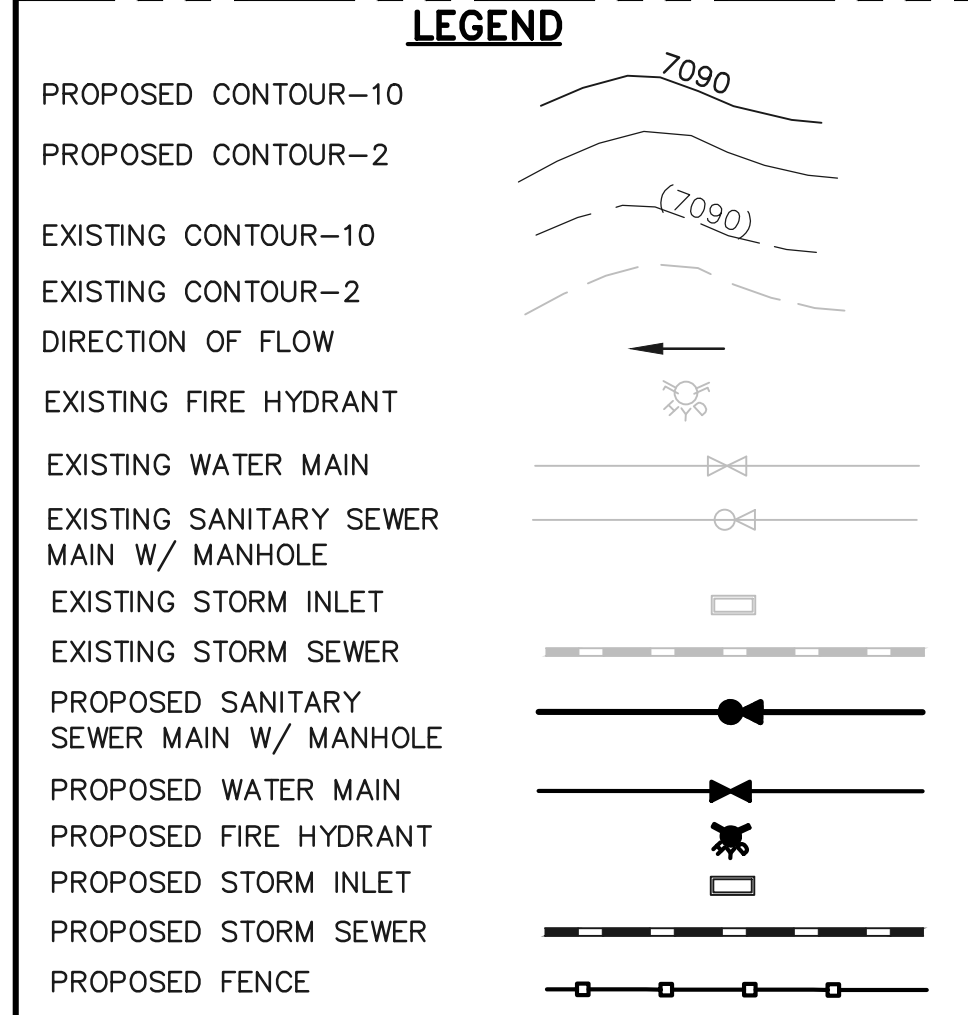
SEE RESPONSE ON SHEET 3. NOW REVISED TO A TRACT.

What do the letters represent? I have not seen that before?



- NOTES:
- 1.) DIMENSIONS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS.
  - 2.) SEE PLANS FOR EASEMENTS WITHIN TRACTS.
  - 3.) DEPENDING UPON FINAL UTILITY DESIGN, SOME OF THE SIDE AND REAR EASEMENTS MAY NOT BE UTILIZED.
  - 4.) UTILITY EASEMENT USE WITHIN FOREST MITIGATION AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE.

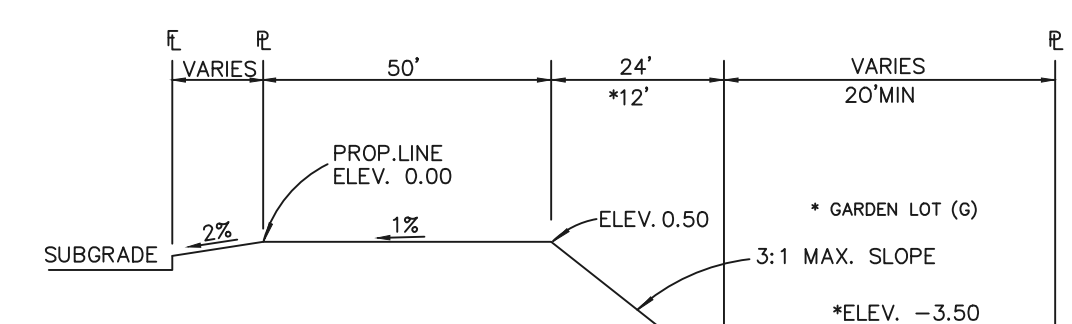
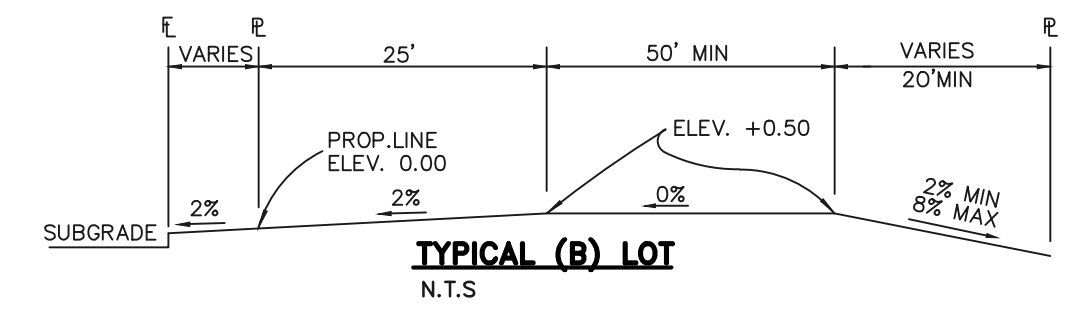
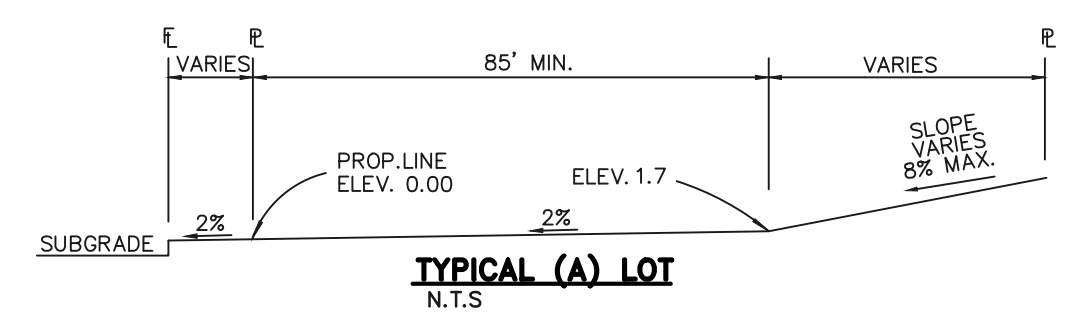
- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPIC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



See comments on previous sheets and address on grading & utility sheets.

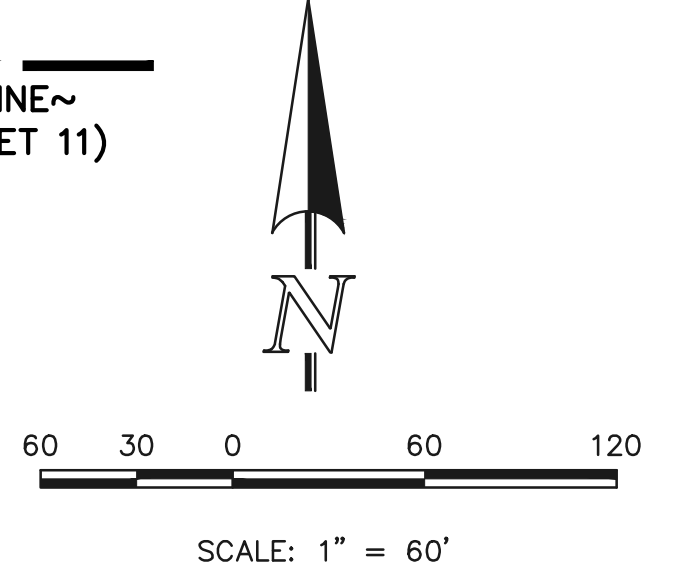
REVISED

MATCHLINE~ (SEE SHEET 12)



- TYPICAL WALKOUT LOT (W/O) OR GARDEN (G) N.T.S.
- TYPICAL NATURAL LOT (N) NO OVERLOT GRADING TO TAKE PLACE (NATURAL)
- TYPICAL TRANSITION LOT (T) PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)

MATCHLINE~ (SEE SHEET 11)

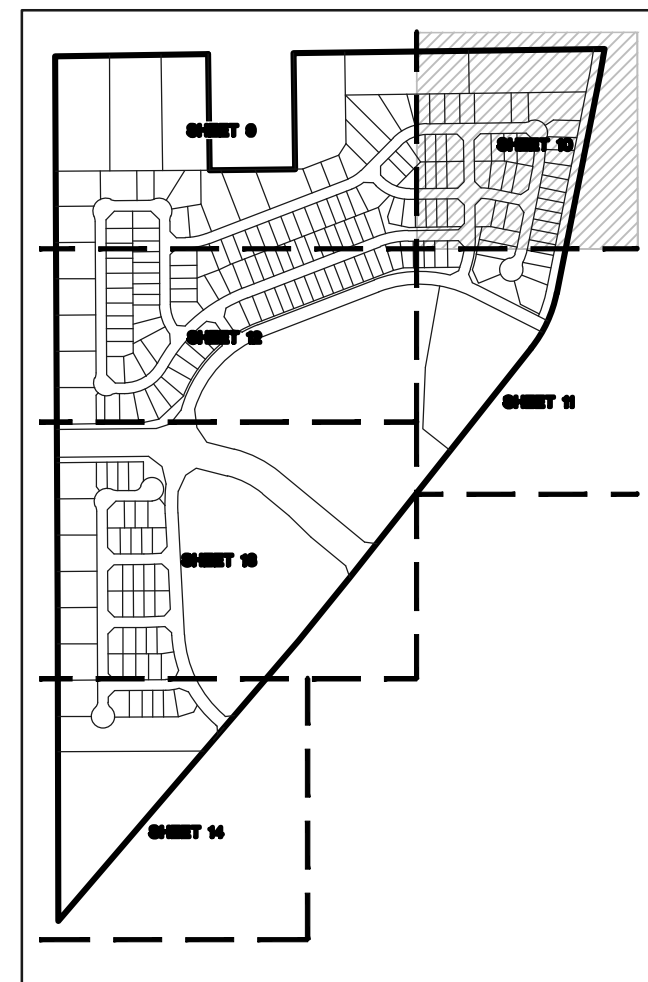


PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	PRA	SCALE	DATE 12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET 9 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10

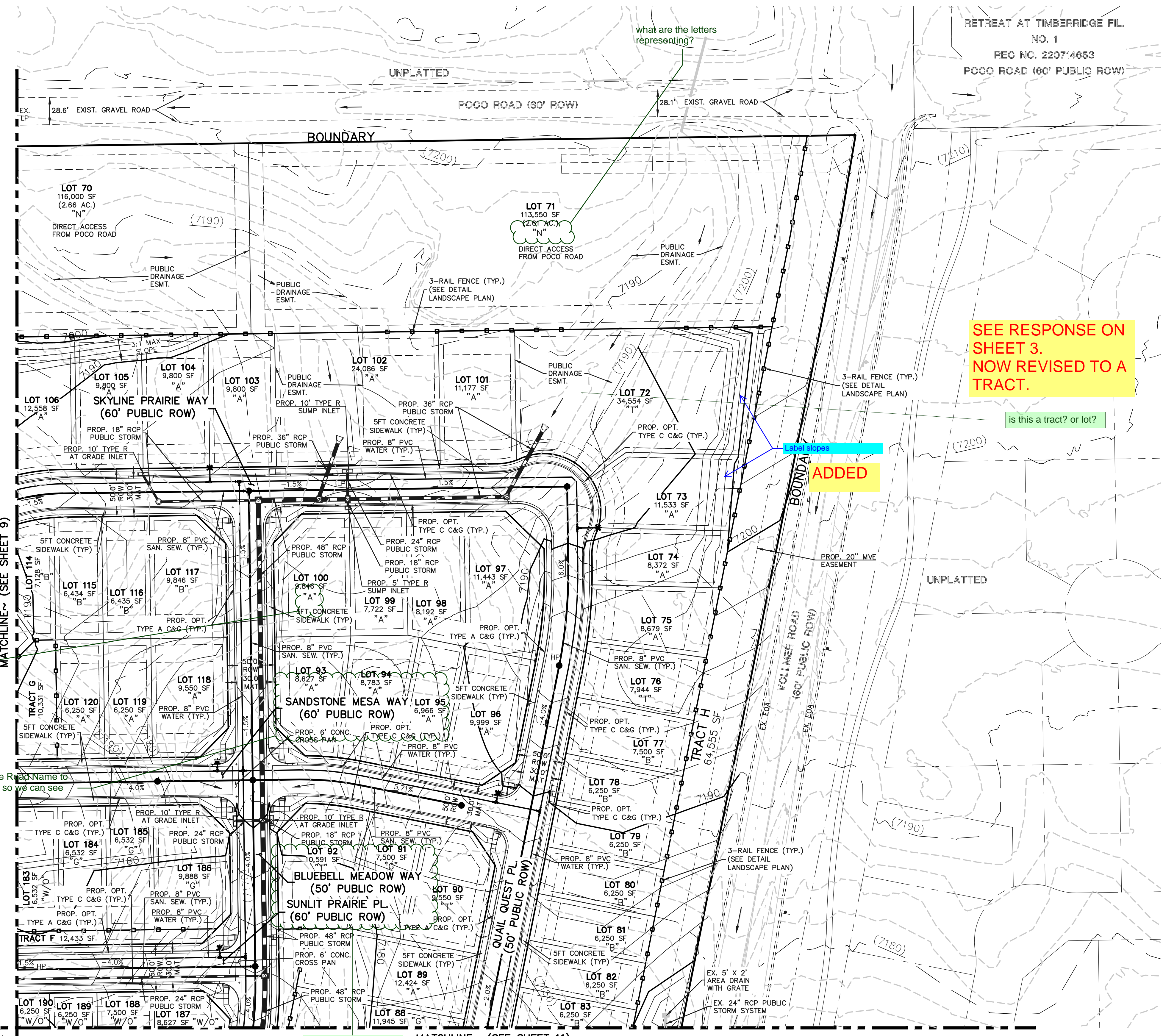
N:\130510\DRAWINGS\DEVELOPMENT\130510-PG-P1-09-14.dwg - 12/19/2023 2:28:02 PM, 1:1



RETREAT AT TIMBERRIDGE FIL.  
NO. 1  
REC NO. 220714653  
POCO ROAD (80' PUBLIC ROW)



SHEET INDEX  
N.T.S.



SEE RESPONSE ON SHEET 3.  
NOW REVISED TO A TRACT.

is this a tract? or lot?

ADDED

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

TYPICAL LOT GRADING TYPE  
SEE REVISED SHEET 10

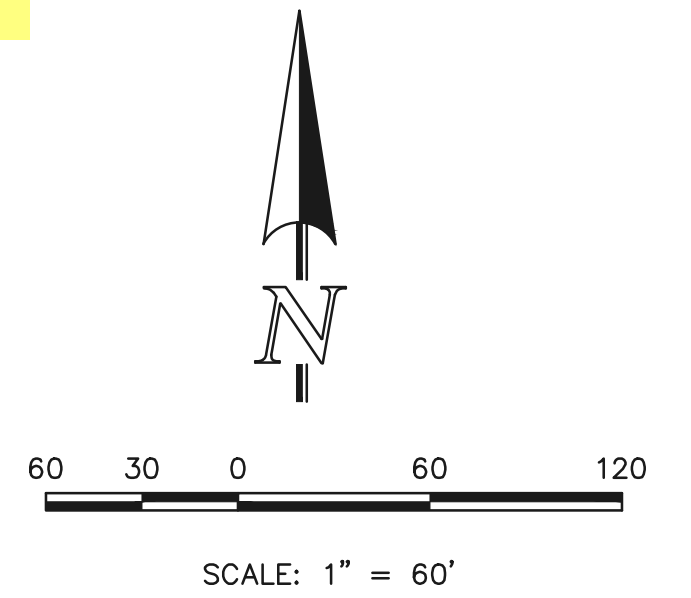
LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- 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 FENCE

MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)

REVISED



PRAIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

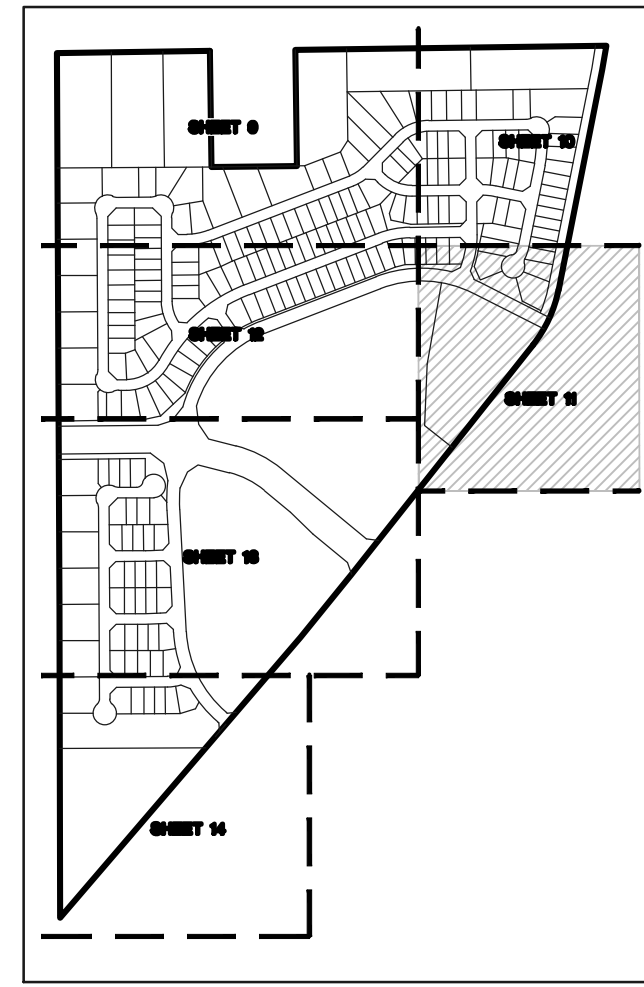
DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	10 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

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SHEET INDEX  
N.T.S.

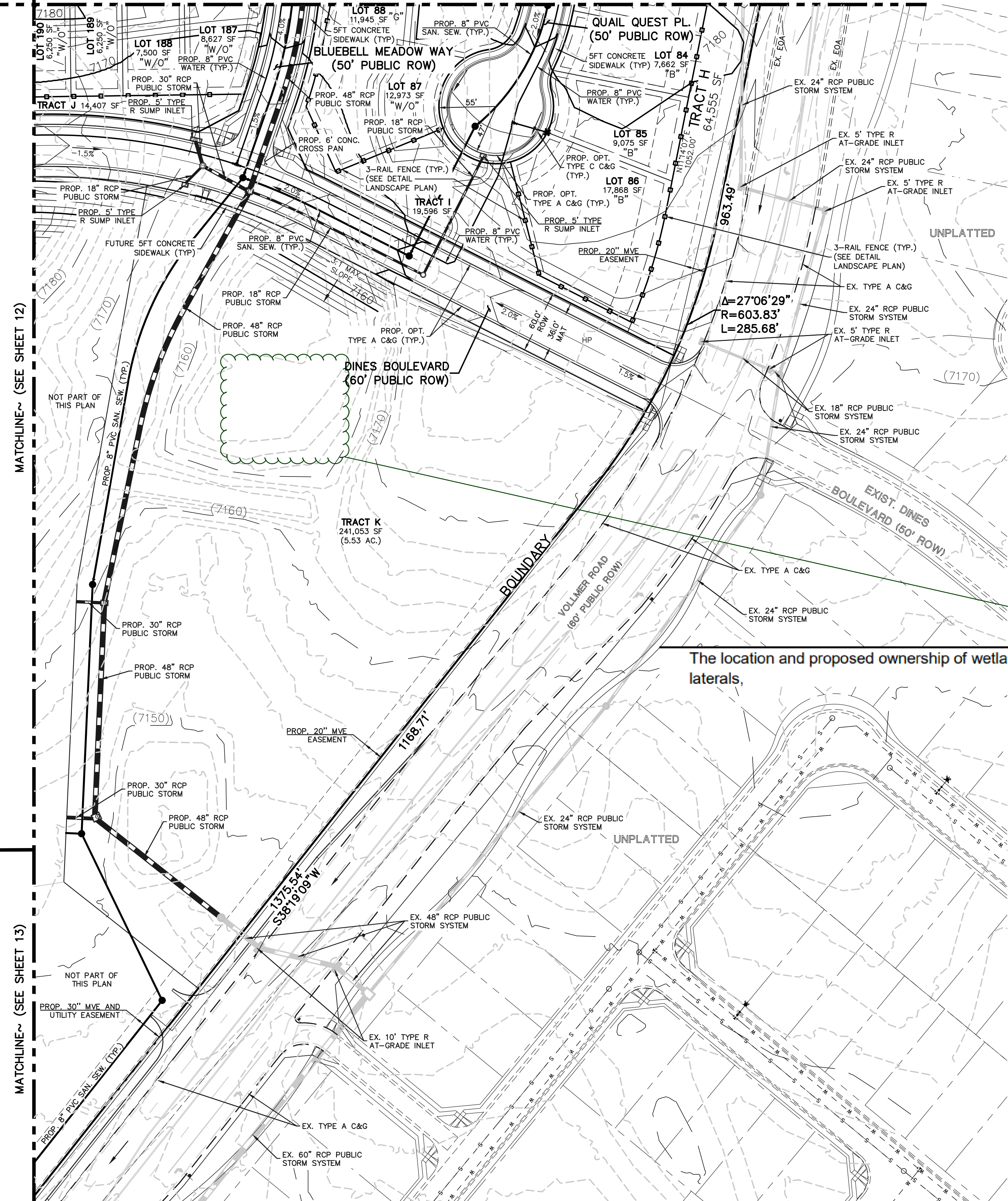
**LEGEND**

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- 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 FENCE

- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

MATCHLINE~ (SEE SHEET 9)

MATCHLINE~ (SEE SHEET 10)

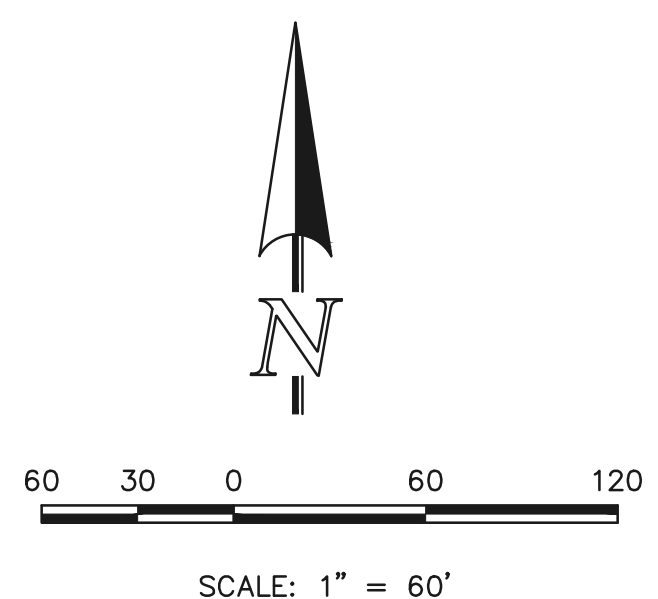


MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 13)

**SEE REVISED.  
THIS STOCK POND WILL BE  
FILLED IN AND GRADED  
OVER WITH A FORMAL  
PARK AND LANDSCAPING.**

The location and proposed ownership of wetlands, watercourses, bodies of water, irrigation ditches, and laterals,



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN



DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	11 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

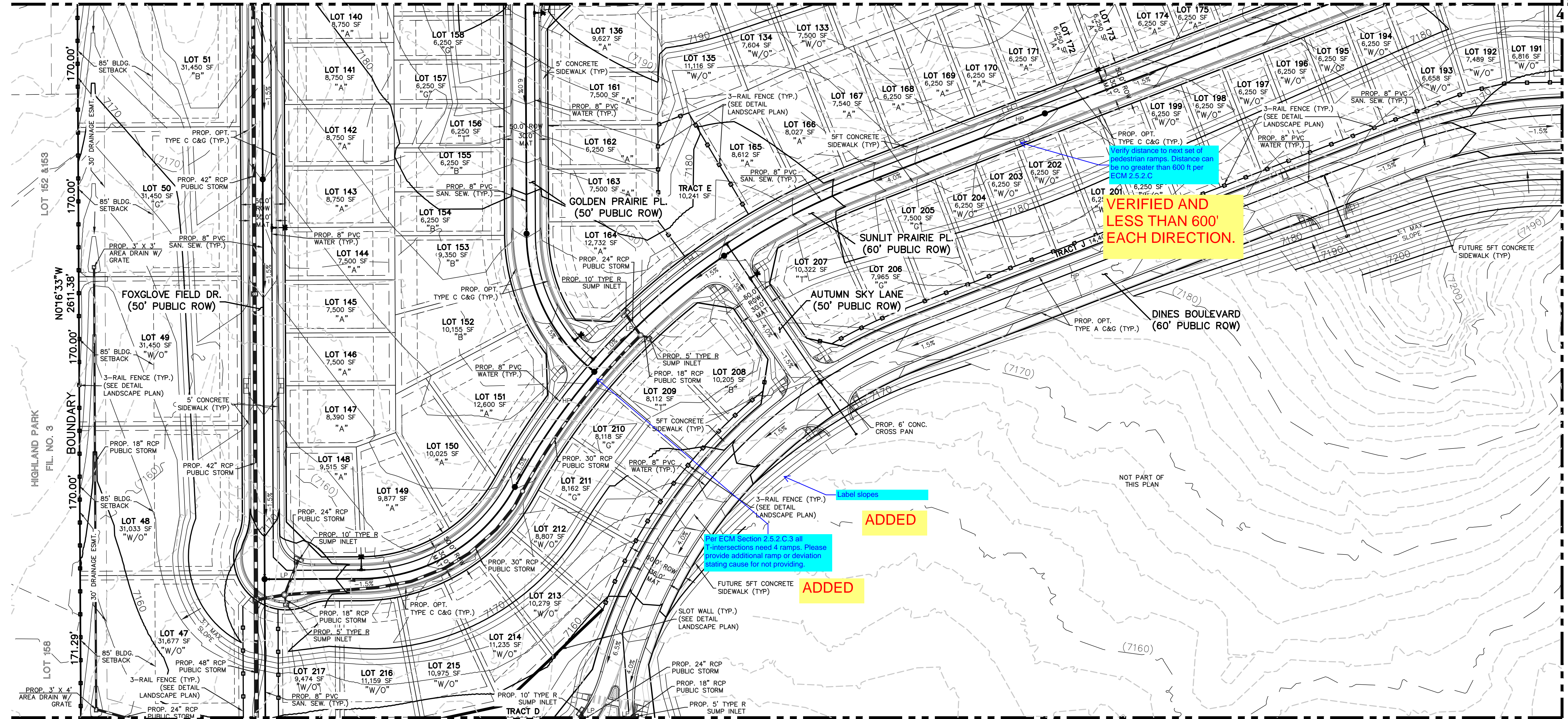
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

N:\2023\DRAWINGS\DEVELOPMENT\130510-PG-FI-09-14.dwg - 12/19/2023 3:01:22 PM, 1:1



MATCHLINE~ (SEE SHEET 10)

MATCHLINE~ (SEE SHEET 9)



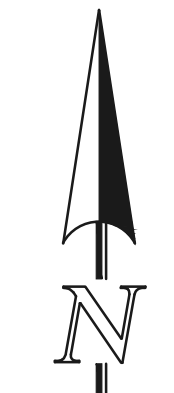
MATCHLINE~ (SEE SHEET 11)

MATCHLINE~ (SEE SHEET 13)

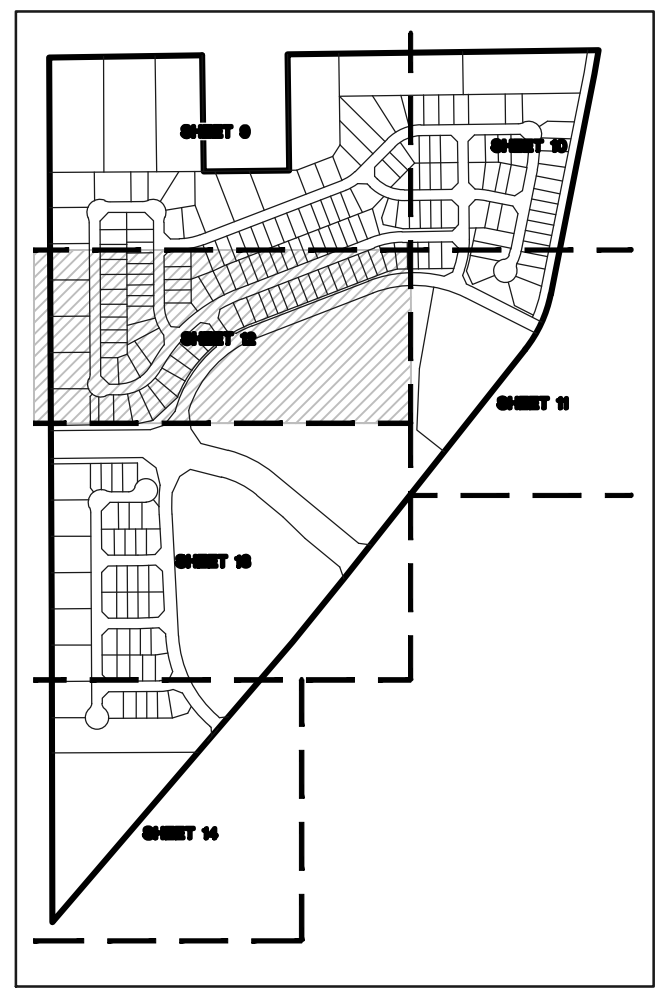
LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- 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 FENCE

NOTES:  
 1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS  
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



SCALE: 1" = 60'



SHEET INDEX N.T.S.



PRAIERIDGE FILING NO. 1  
 PRELIMINARY PLAN  
 PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1"= 60'	SHEET	12 OF 28
CHECKED BY	(V) 1"= N/A	JOB NO.	1305.10	

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

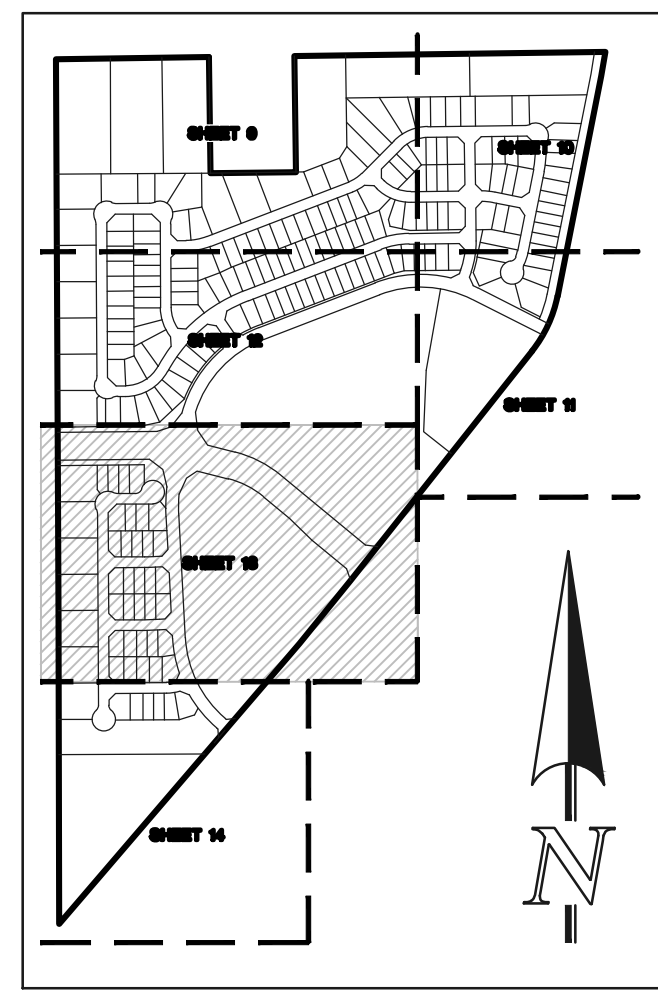


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MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)



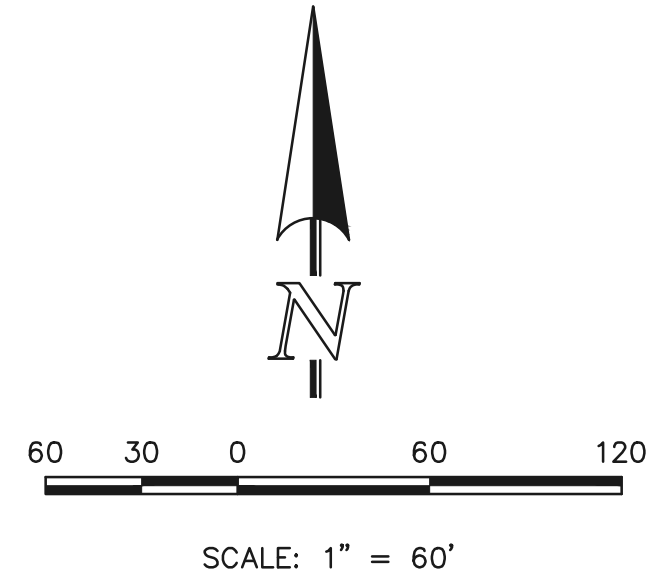
SHEET INDEX  
N.T.S.

LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- 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 FENCE

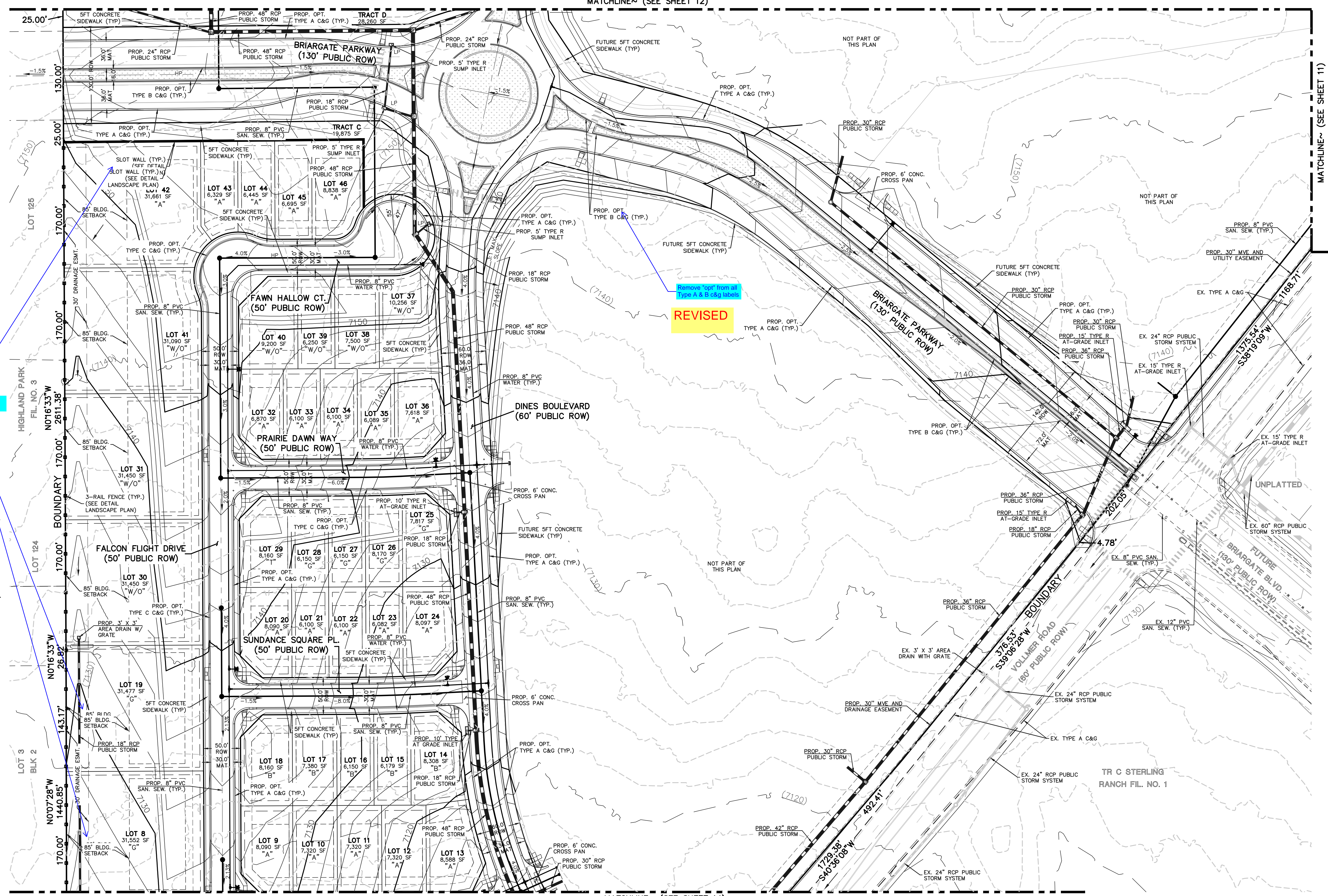
REVISED

Double notes. Please delete one set



SCALE: 1" = 60'

- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



Remove "opt" from all Type A & B c&g labels  
REVISED

MATCHLINE~ (SEE SHEET 14)



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	13 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

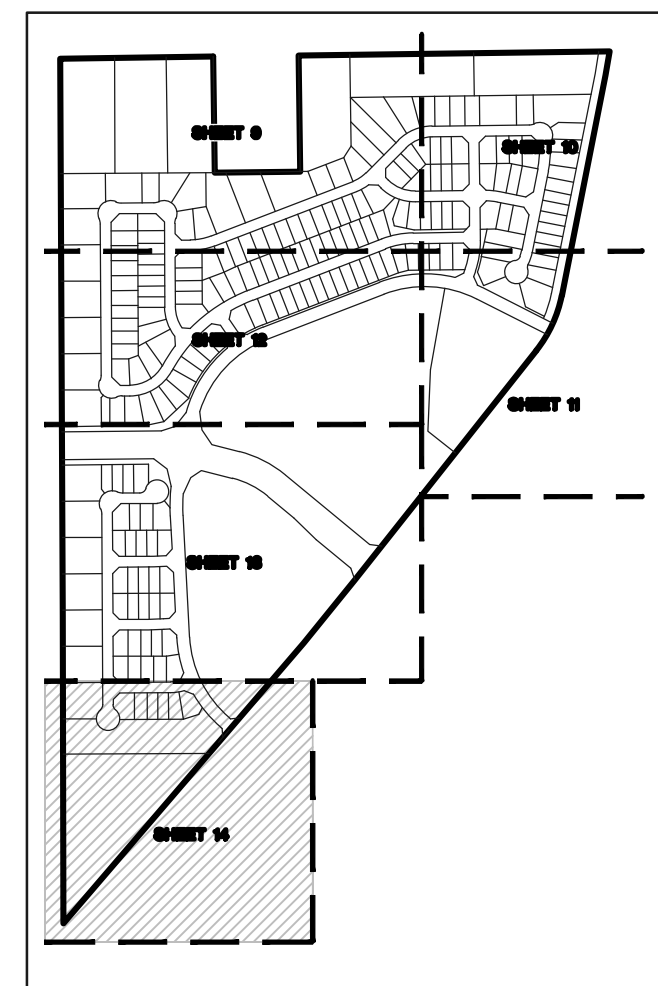
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799(Fax)



N:\130510\DRAWINGS\DEVELOPMENT\130510-PG-P1-09-14.dwg - 12/19/2023 3:13:35 PM, 11



MATCHLINE~ (SEE SHEET 13)

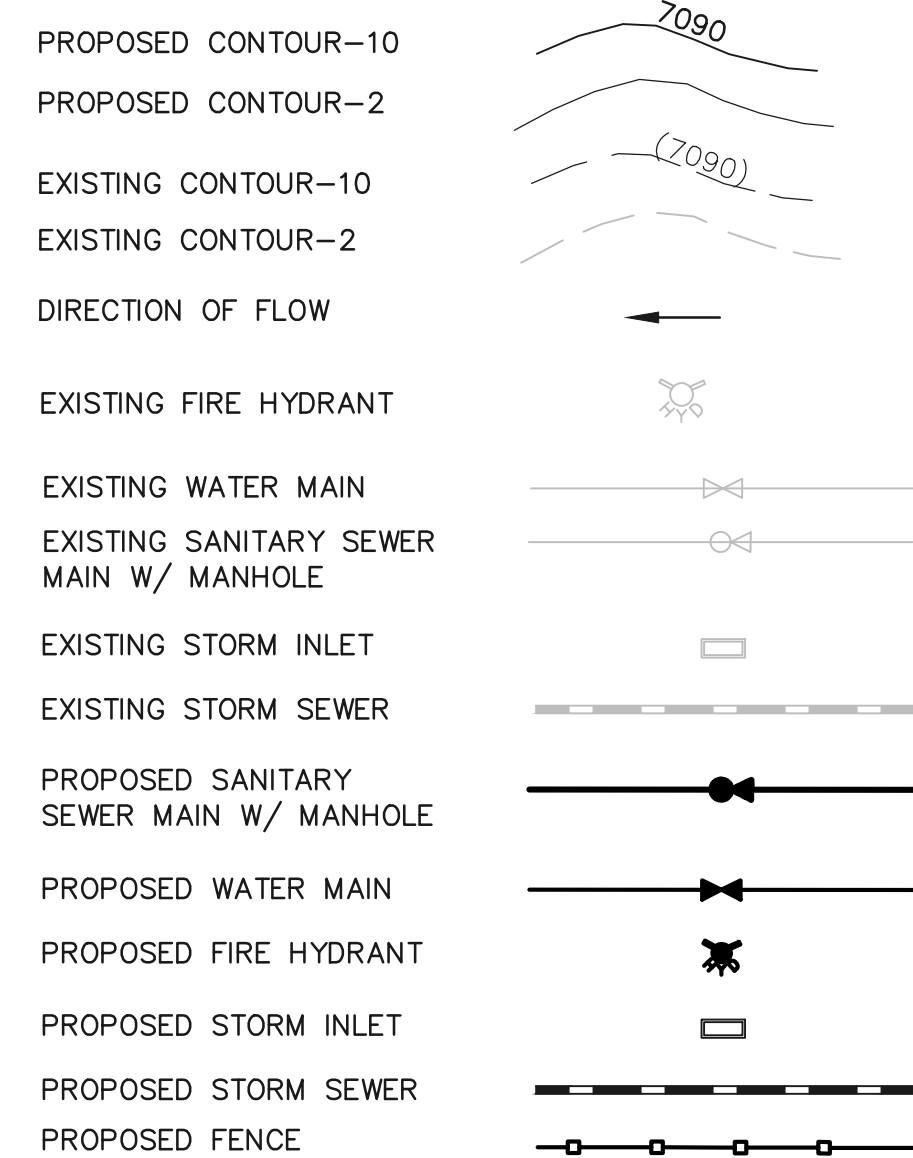


SHEET INDEX  
N.T.S.

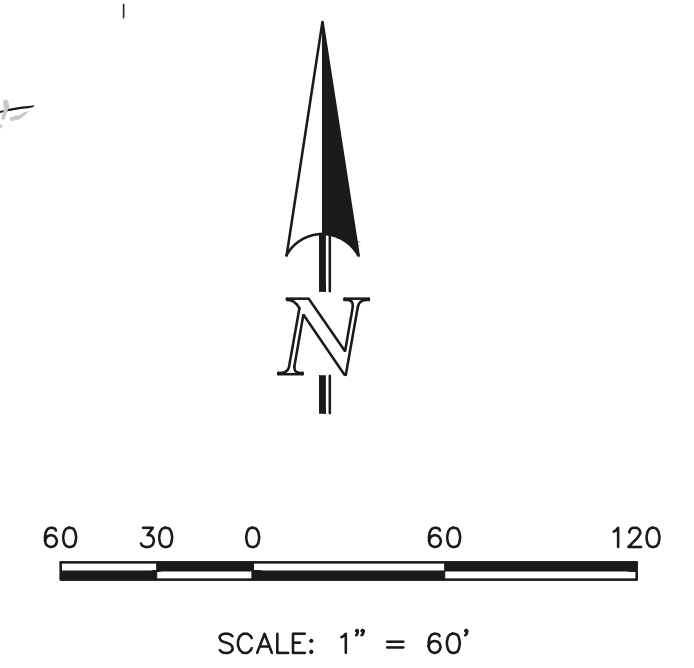
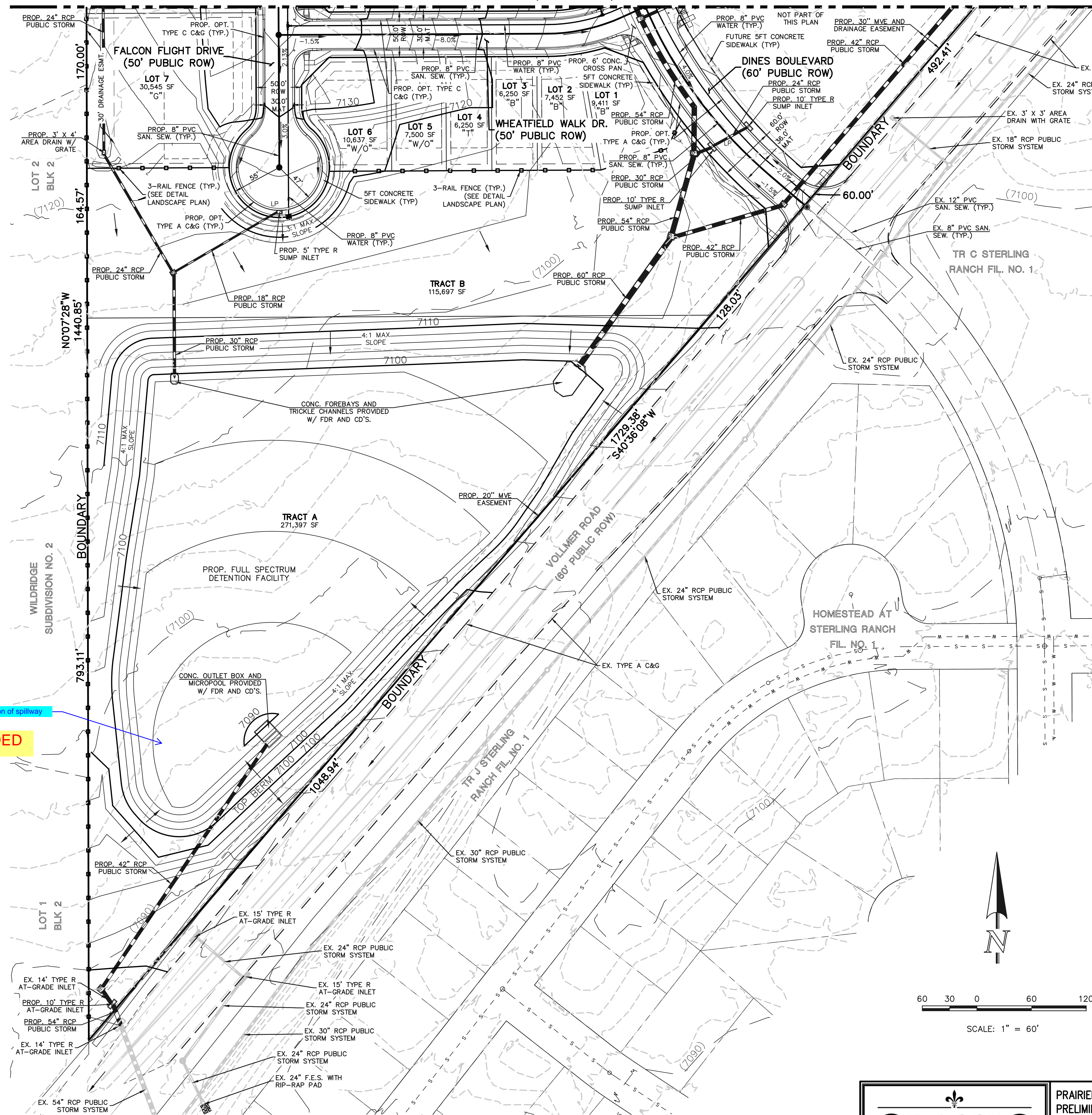


- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
  2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

**LEGEND**



Show location of spillway  
**ADDED**



	<b>PRAIRIERIDGE FILING NO. 1</b> PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN				
	DESIGNED BY	PRA		SCALE	DATE
	DRAWN BY	ESO	(H) 1" = 60'	SHEET	14 OF 28
	CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

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

N:\130510\DRAWINGS\DEVELOPMENT\130510-PG-FI-09-14.dwg - 12/19/2023 3:14:27 PM, 1:1



TITLE BLOCK

Map Content	
1	Title Block and Reference Information
	Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. If the subdivision is a replat of a previously approved subdivision, the replat information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.
	The words "PRELIMINARY PLAN" clearly stated,
	Name, address and telephone number of the owner of record located in the lower right hand corner,
	Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,



DATE	REVISION DESCRIPTION

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**PRAIRIE RIDGE FILING 1**  
 VOLLMER ROAD AND BRIARGATE PARKWAY  
 COLORADO SPRINGS, CO

CALLOUT KEY	
	PLANT ABBREVIATION
	SITE CATEGORY ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

PLANT SYMBOL KEY	
	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
VOLLMER ROAD	Minor Arterial	20'/20'	1,304'	1/25	52.2 / 52
BRIARGATE PARKWAY (North side)	Major Arterial	25'/25'	429'	1/20	21.5 / 22
BRIARGATE PARKWAY (South side)	Major Arterial	25'/25'	466'	1/20	23.3 / 23
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		
0 / 0	0 / 0	LS	75% / 75%		

**PLANT AND TREE WARRANTY NOTE**

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

**UTILITY NOTE**

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**SITE CONDITIONS NOTE**

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

**LANDSCAPE IRRIGATION NOTE**

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN ROCK OR WOOD MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.

**IRRIGATION SYSTEM DESCRIPTION**

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

SHEET 15 OF 28

JOB NUMBER  
2720-1123

DATE  
12/7/2023

DRAWN BY  
MB

DRAWING DESCRIPTION  
TITLE SHEET

SHEET #  
L-TS

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DATE	REVISION DESCRIPTION

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PRAIRIE RIDGE FILING 1  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

SHEET 16 OF 28

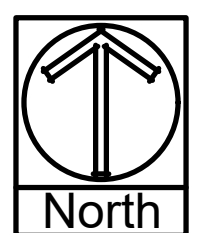
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2720-1123

DATE 12/7/2023

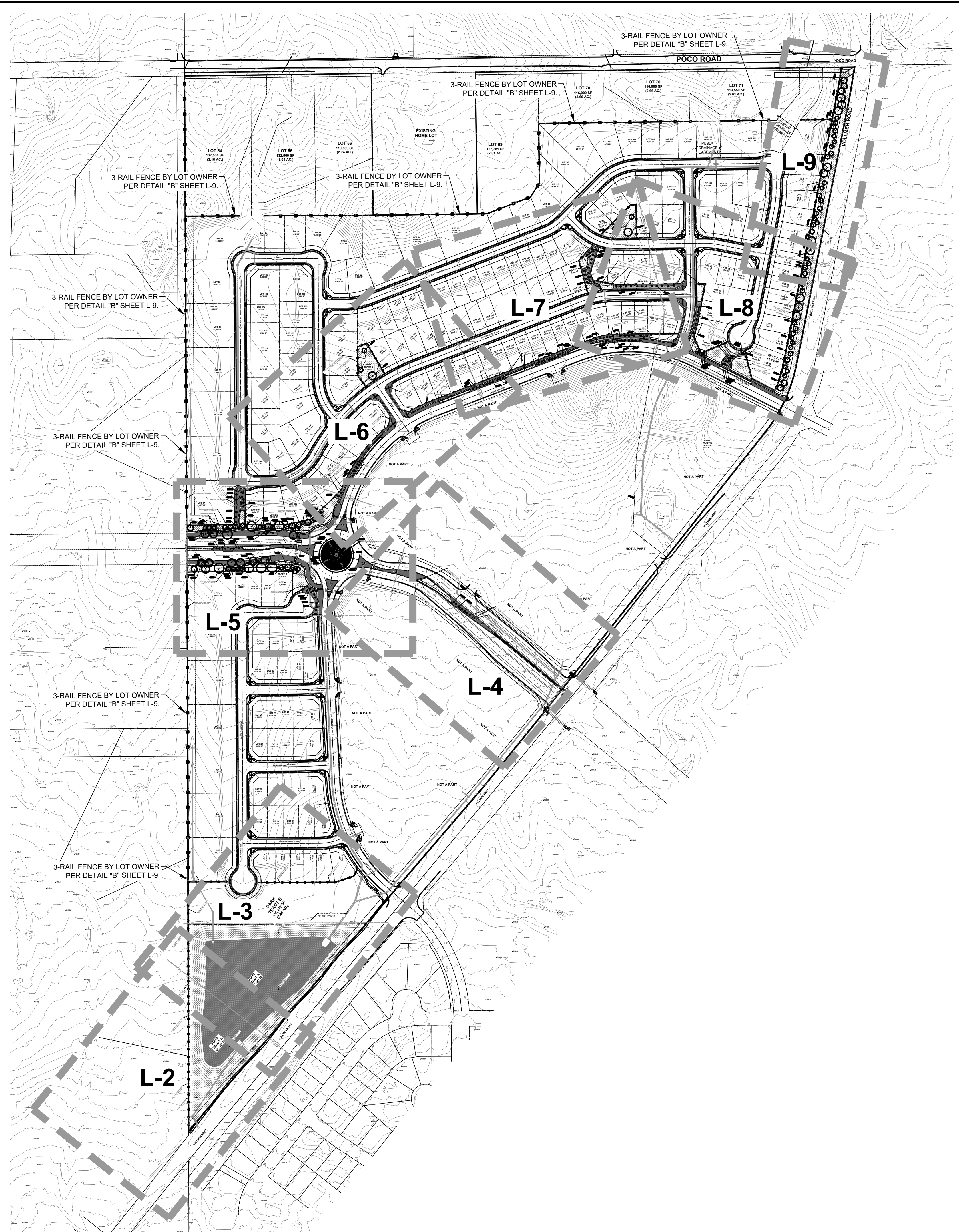
DRAWN BY MB

DRAWING DESCRIPTION  
PRELIMINARY  
OVERALL - LANDSCAPE  
PLAN

SHEET #  
L-1



NOT TO SCALE



**PLANTING LEGEND**

Notes Key:  
X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant  
Z=Zone, K=Altitude, Water Use Inch / year, D=Dry (13-20"), A=Adaptable (18-28")  
S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
ABM	23	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG
MSS	32	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG
TAL	7	Tilia americana	Linden, American	1-1/2"	Z=4, 8K,S,SIG
<b>EVERGREEN TREES</b>					
PIP	11	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	33	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
<b>DECIDUOUS SHRUBS</b>					
ARB	27	Aronia melanocarpa	Chokeberry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SIG
BRG	23	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG
PBS	6	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K,A,SIG
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG
SPG	15	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	R,DE,Z=3,7.5K,A,S,SIG
<b>EVERGREEN SHRUBS</b>					
JBJ	64	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JCS	15	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal	R,DE,Z=5, 7.5K,A,D,SIG
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG
<b>ORNAMENTAL GRASSES</b>					
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R,DE,Z=5, 7K,D,SIG

**GROUNDCOVER LEGEND**

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	TBD LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	41,148 SF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	10,286 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	32,729 SF
	DECORATIVE BOULDER	43 TOTAL
	KENTUCKY BLUEGRASS SOD	6,790 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES).	269,620 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX (AT POND BOTTOM).	145,550 SF

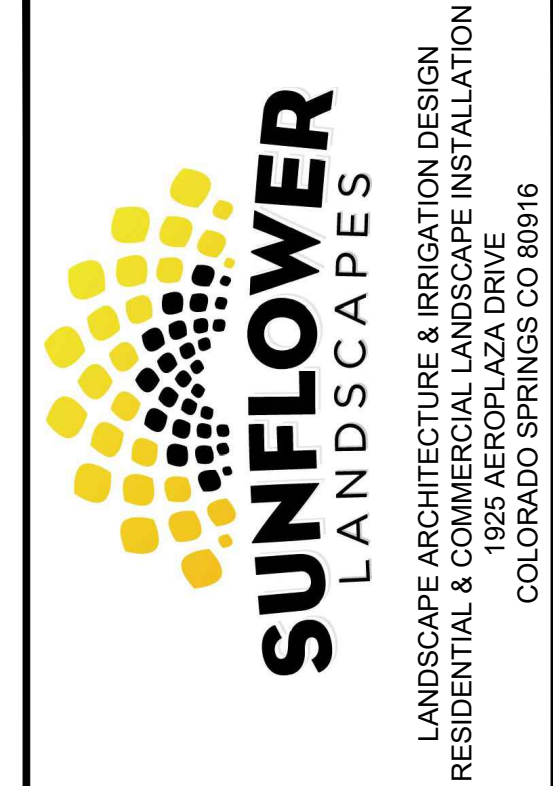
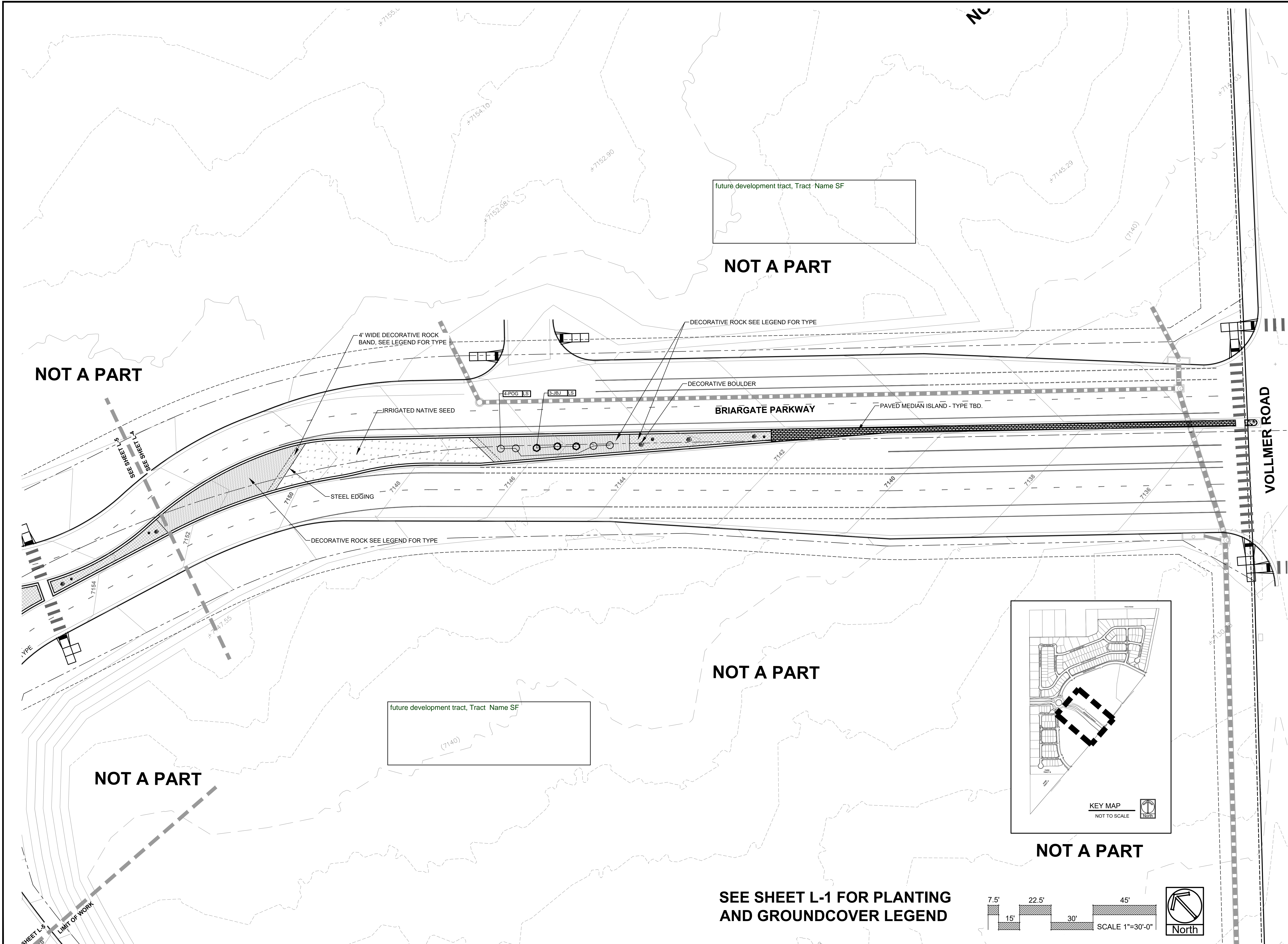












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**PRAIRIE RIDGE FILING 1**  
 VOLLMER ROAD AND BRIARGATE PARKWAY  
 COLORADO SPRINGS, CO

SHEET 19 OF 28

JOB NUMBER 2720-1123  
 DATE 12/7/2023  
 DRAWN BY MIB  
 DRAWING DESCRIPTION PRELIMINARY LANDSCAPE PLAN  
 SHEET # L-4  
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future development tract, Tract Name SF

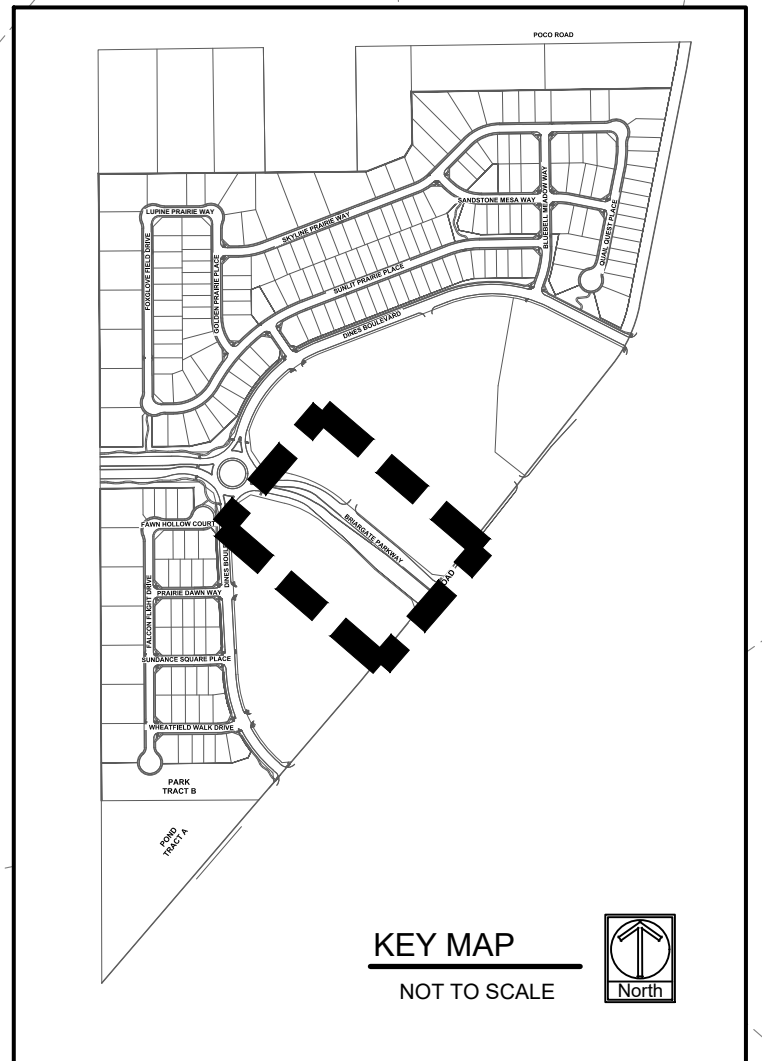
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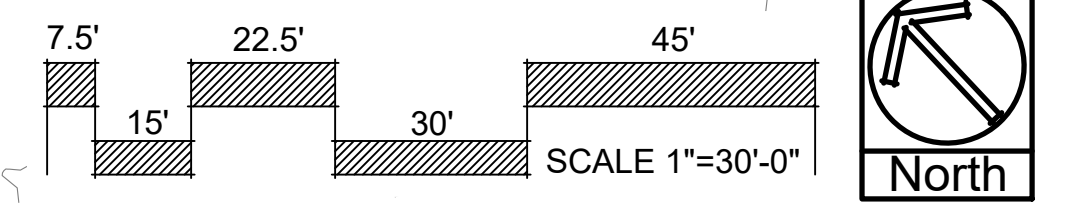
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future development tract, Tract Name SF



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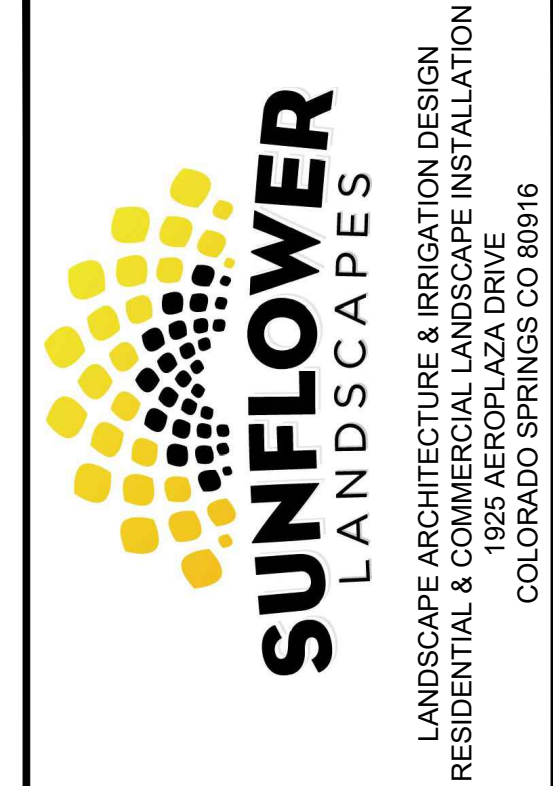
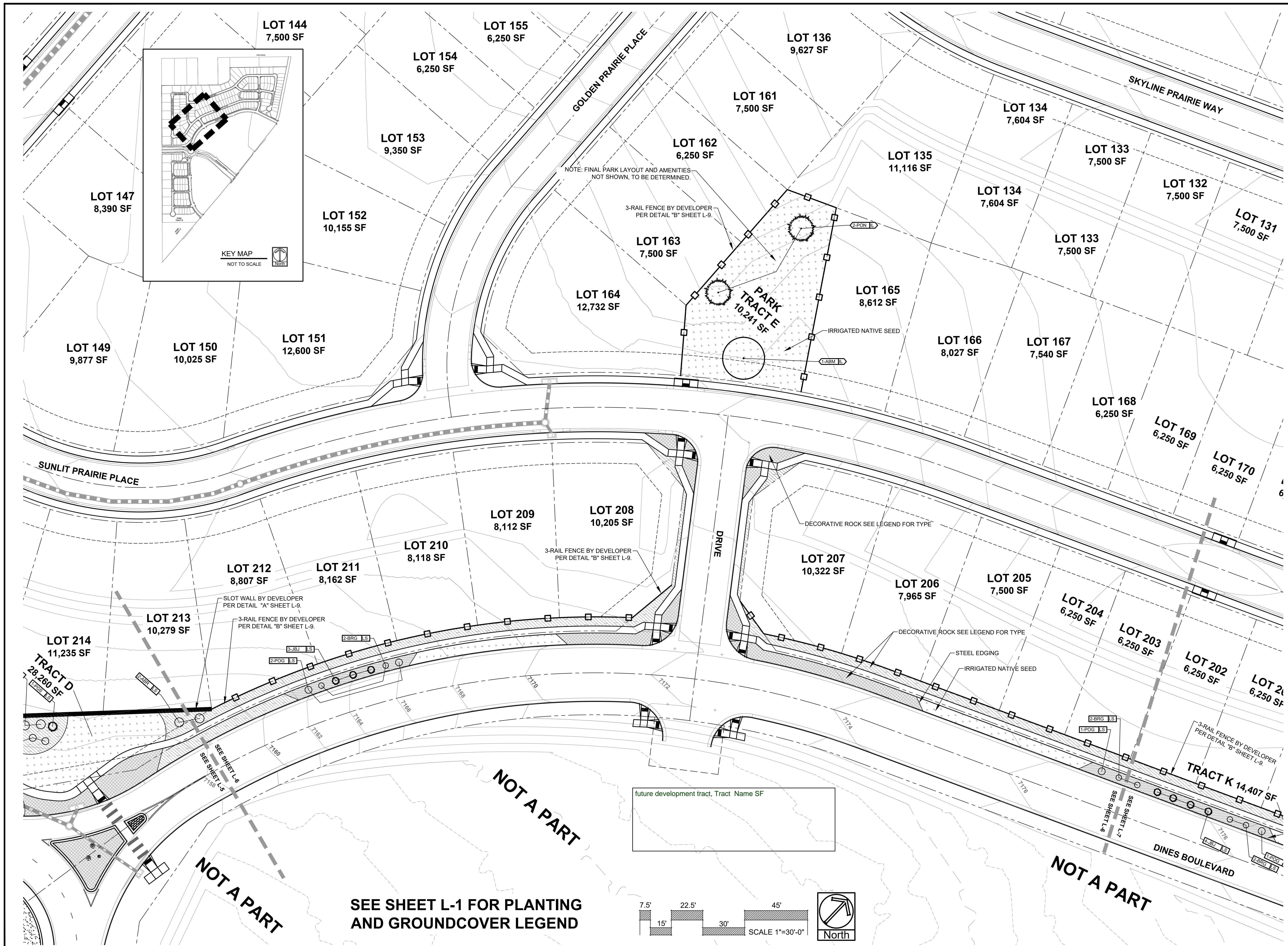
SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND











DATE	REVISION DESCRIPTION

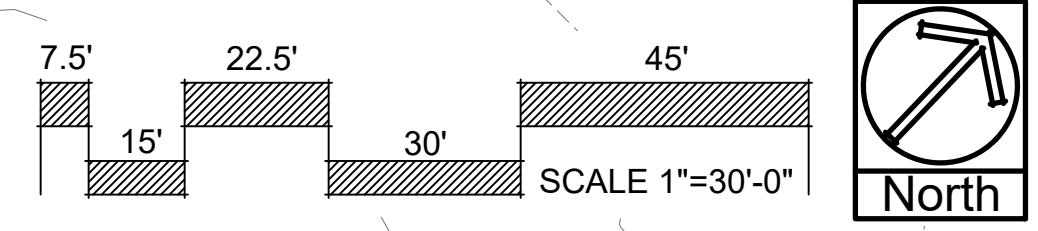
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**PRAIRIE RIDGE FILING 1**  
 VOLLMER ROAD AND BRIARGATE PARKWAY  
 COLORADO SPRINGS, CO

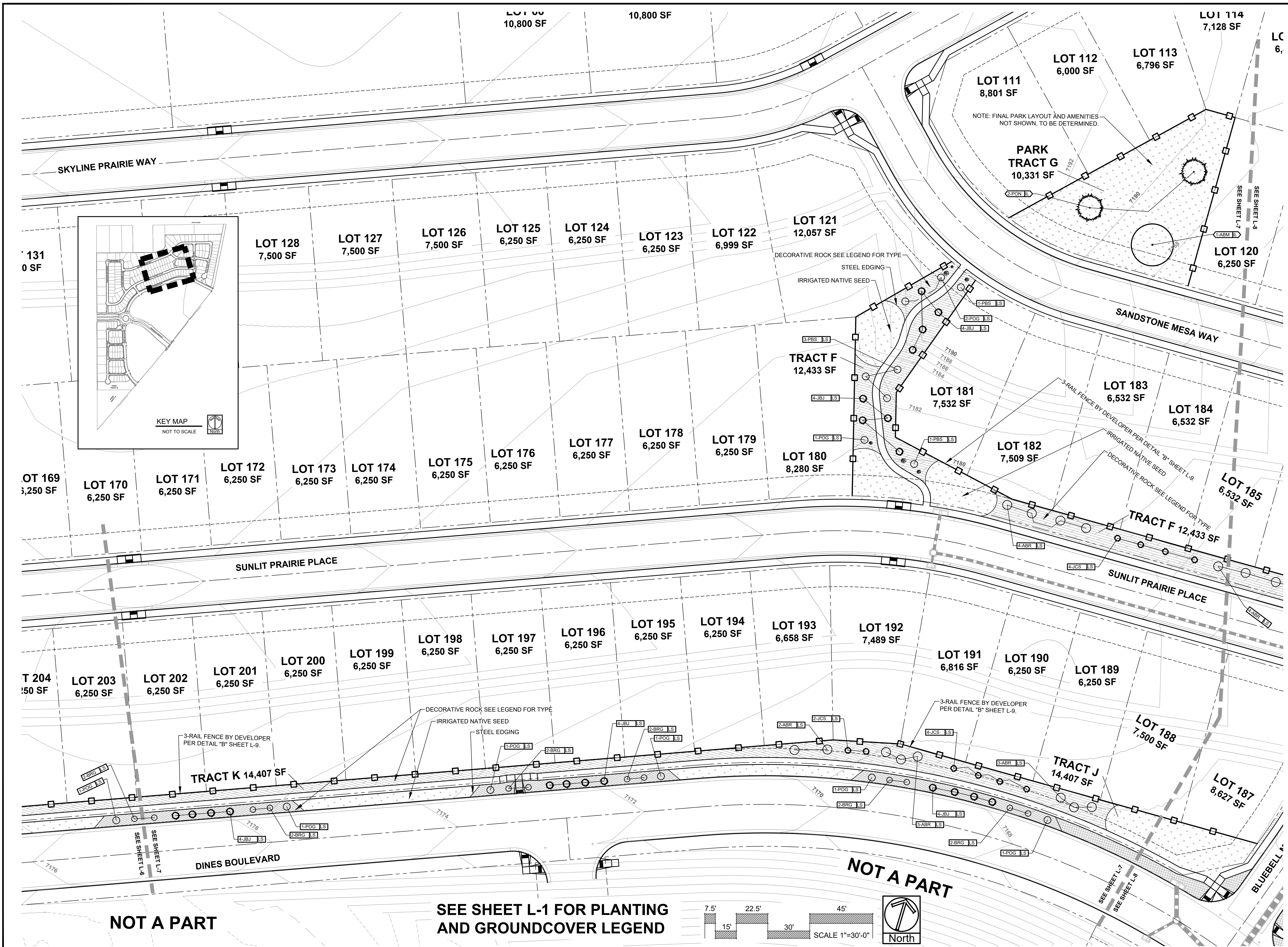
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JOB NUMBER 2720-1123
DATE 12/7/2023
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SHEET # L-6
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SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



future development tract, Tract Name SF





**SUNFLOWER**  
LANDSCAPES

LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS CO 80916

DATE	REVISION DESCRIPTION

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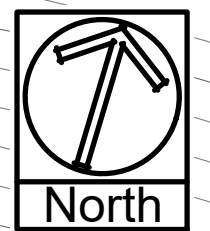
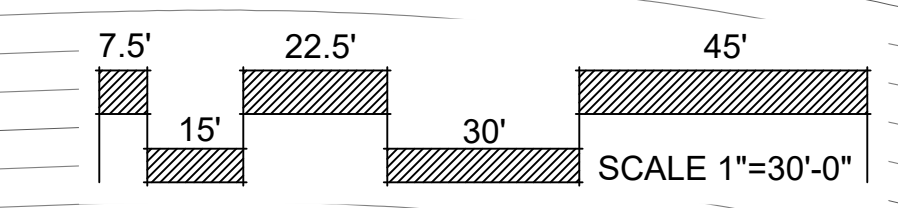


**PRAIRIE RIDGE FILING 1**  
 VOLLMER ROAD AND BRIARGATE PARKWAY  
 COLORADO SPRINGS, CO

SHEET 22 OF 28
JOB NUMBER 2720-1123
DATE 12/7/2023
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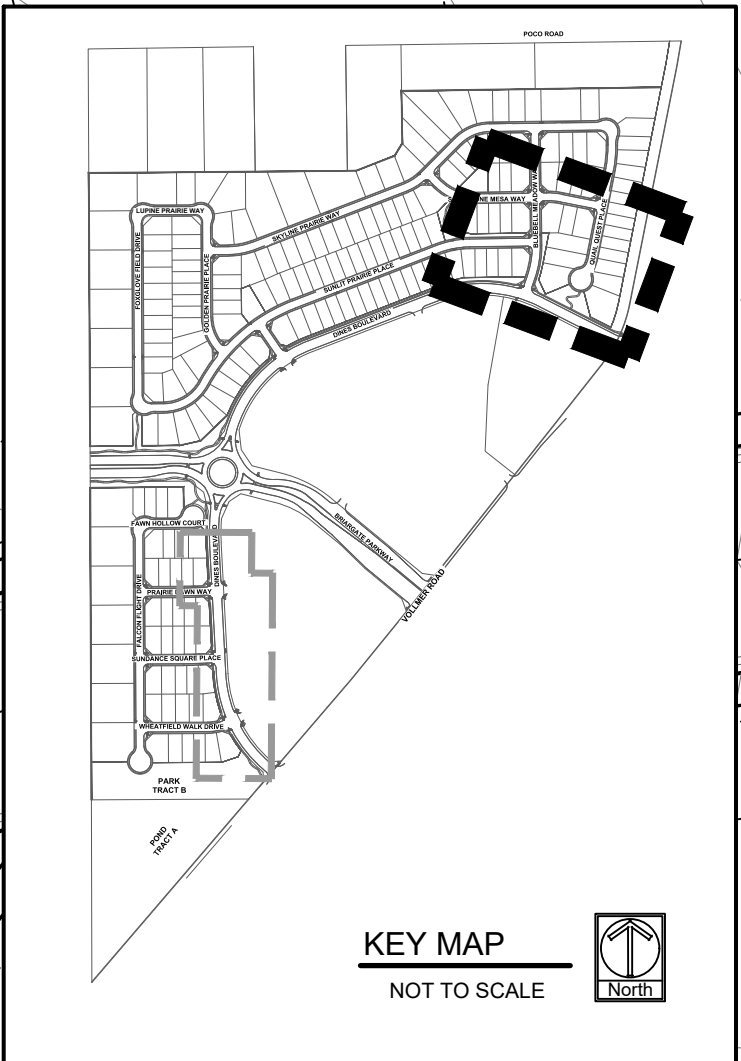
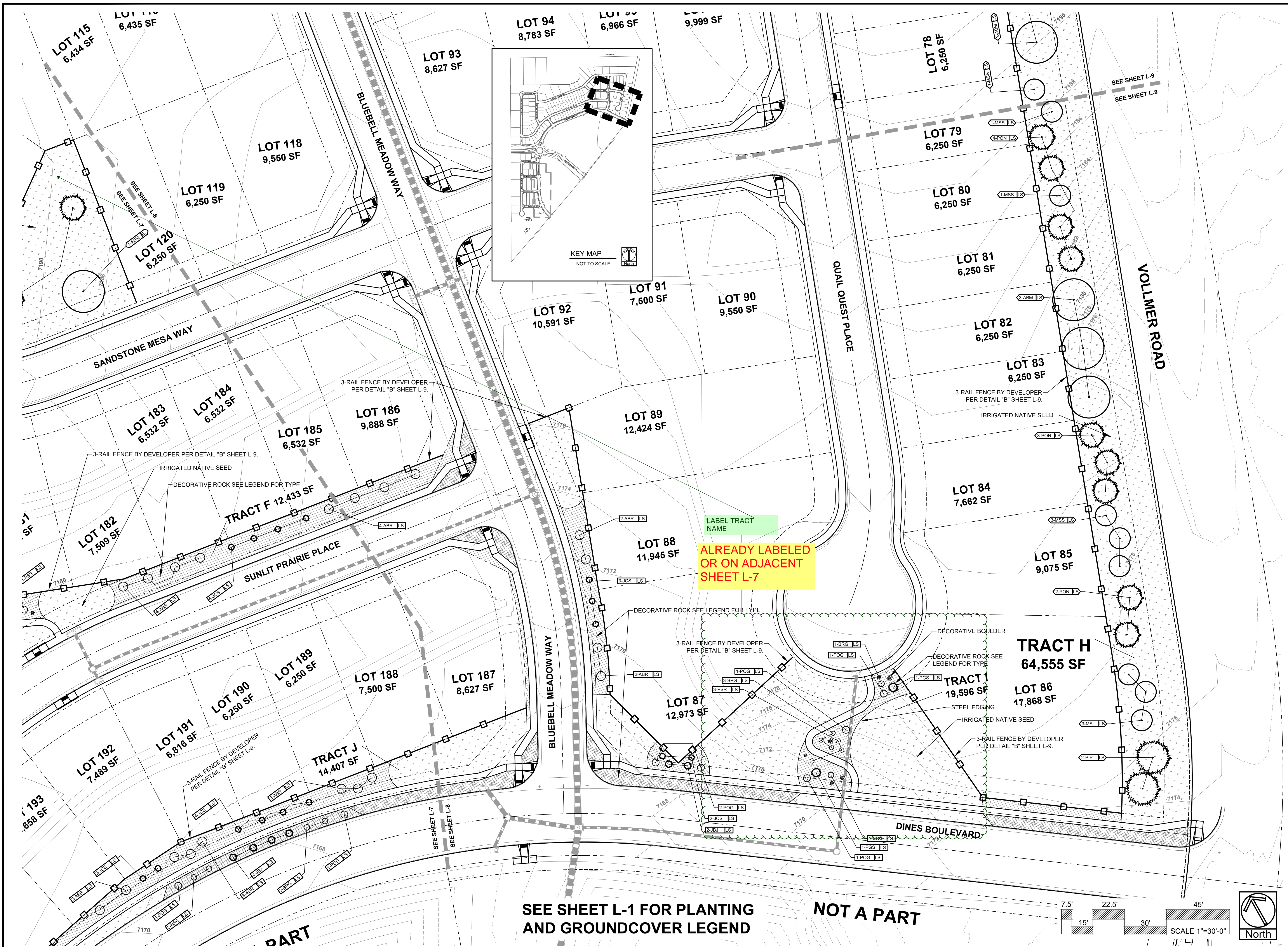
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SEE SHEET L-1 FOR PLANTING  
AND GROUNDCOVER LEGEND



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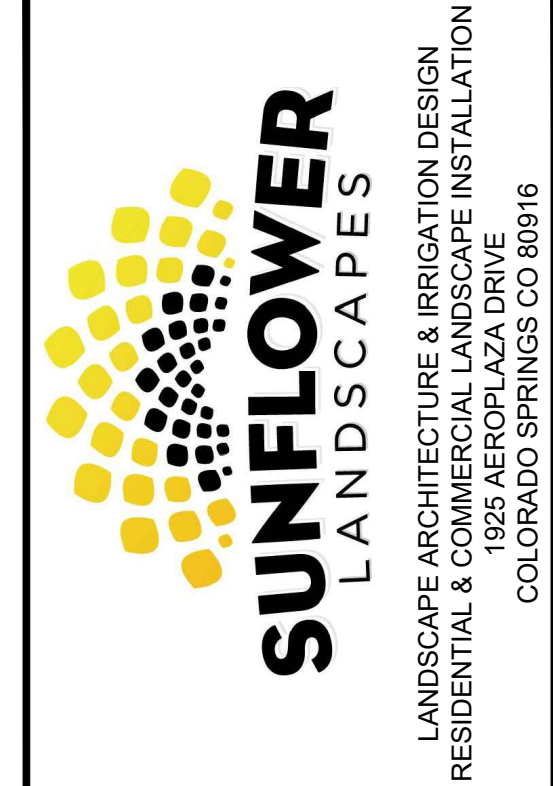
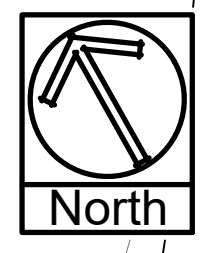
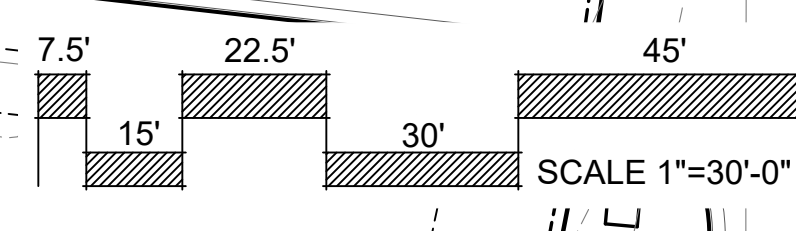




ALREADY LABELED  
OR ON ADJACENT  
SHEET L-7

SEE SHEET L-1 FOR PLANTING  
AND GROUNDCOVER LEGEND

NOT A PART



DATE	REVISION DESCRIPTION

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PRAIRIE RIDGE FILING 1  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

SHEET 23 OF 28
JOB NUMBER 2720-1123
DATE 12/7/2023
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**PRAIRIE RIDGE FILING 1**  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

SHEET 24 OF 28

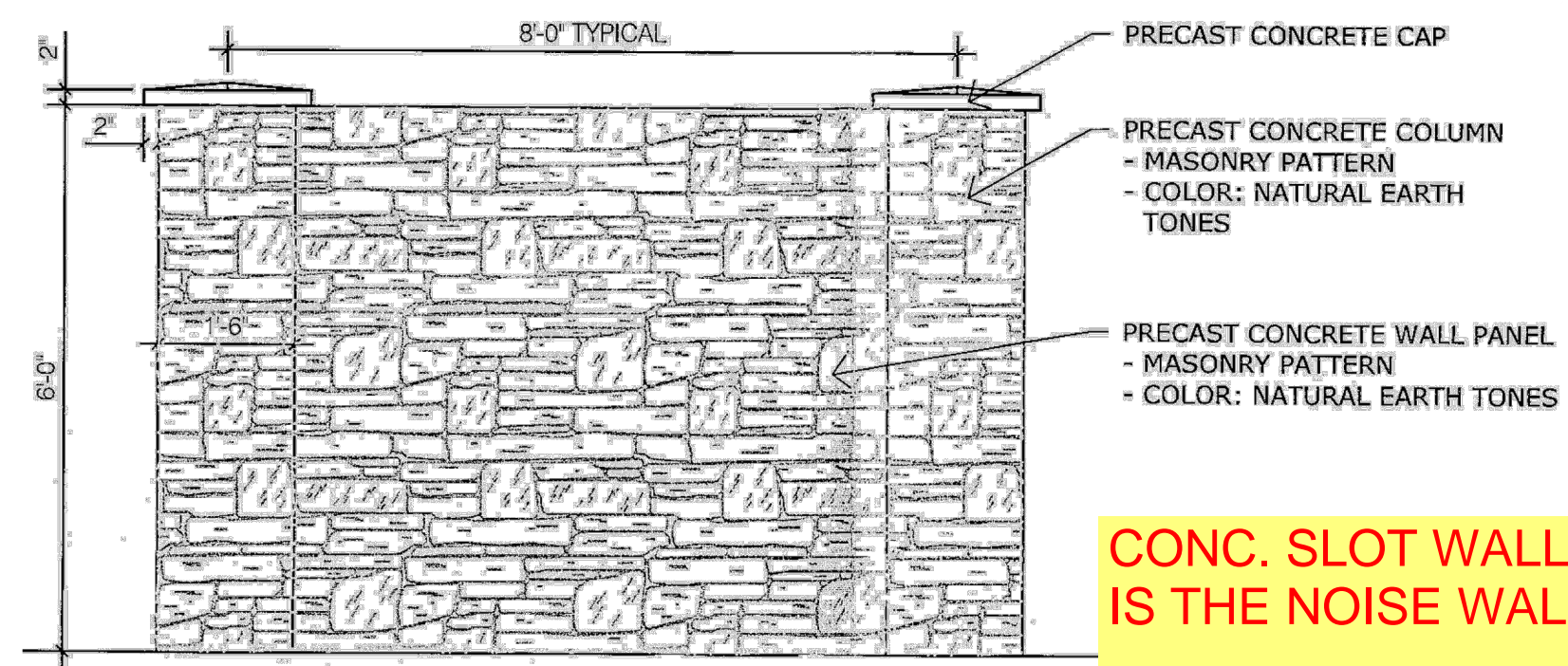
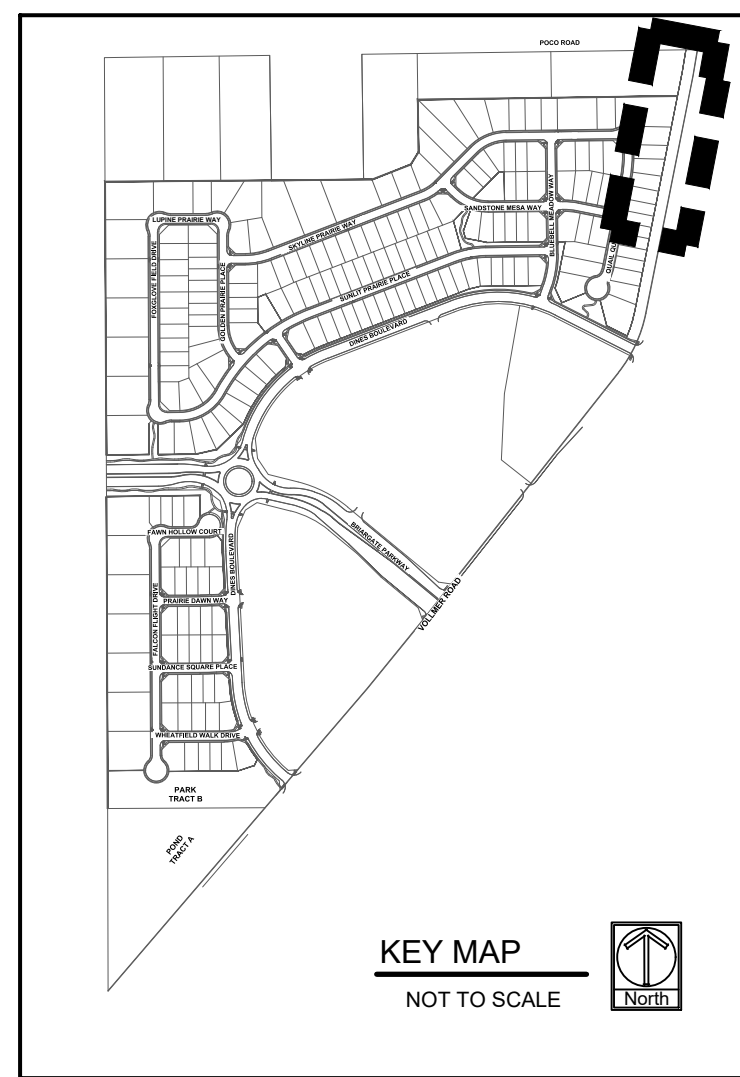
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2720-1123

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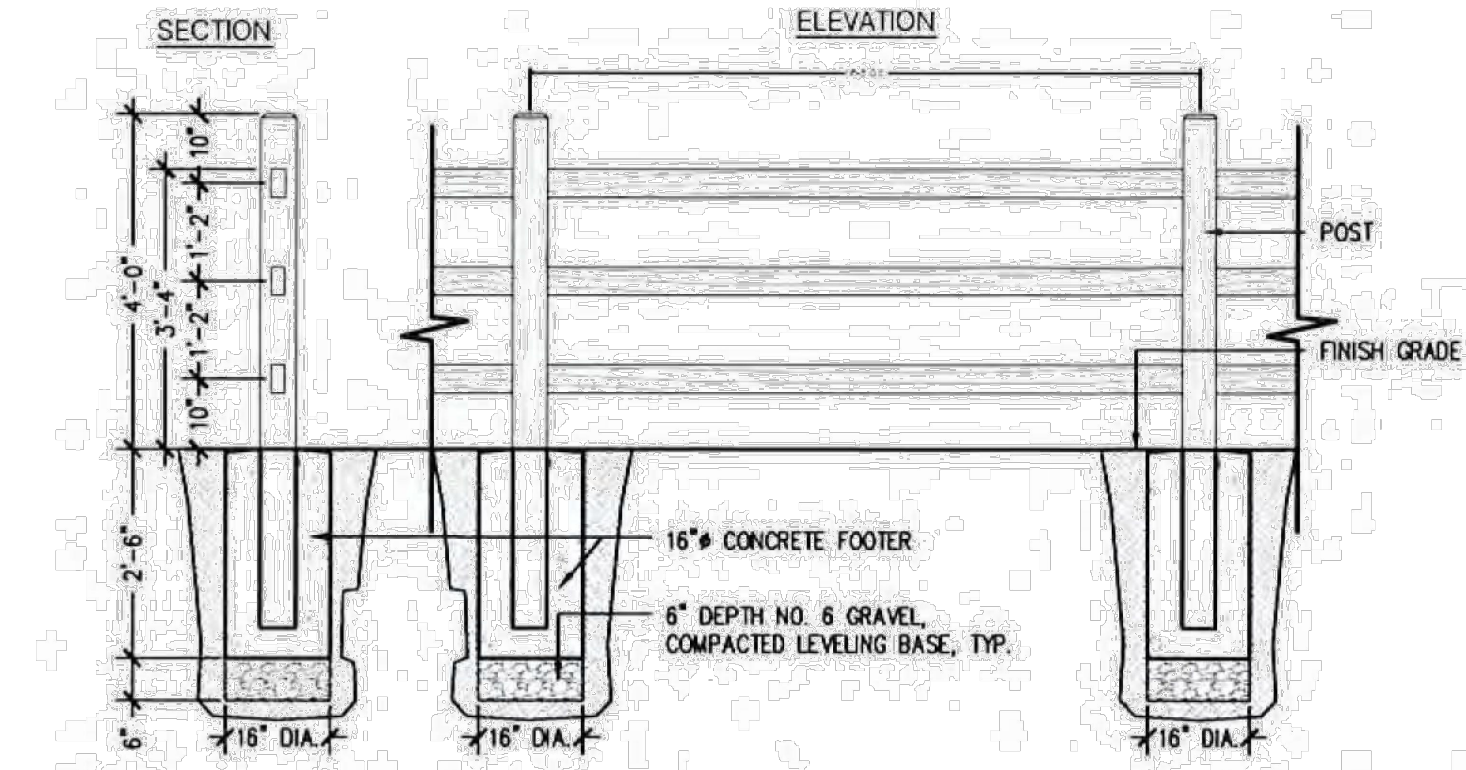
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**PRELIMINARY  
LANDSCAPE PLAN**

SHEET #  
**L-9**  
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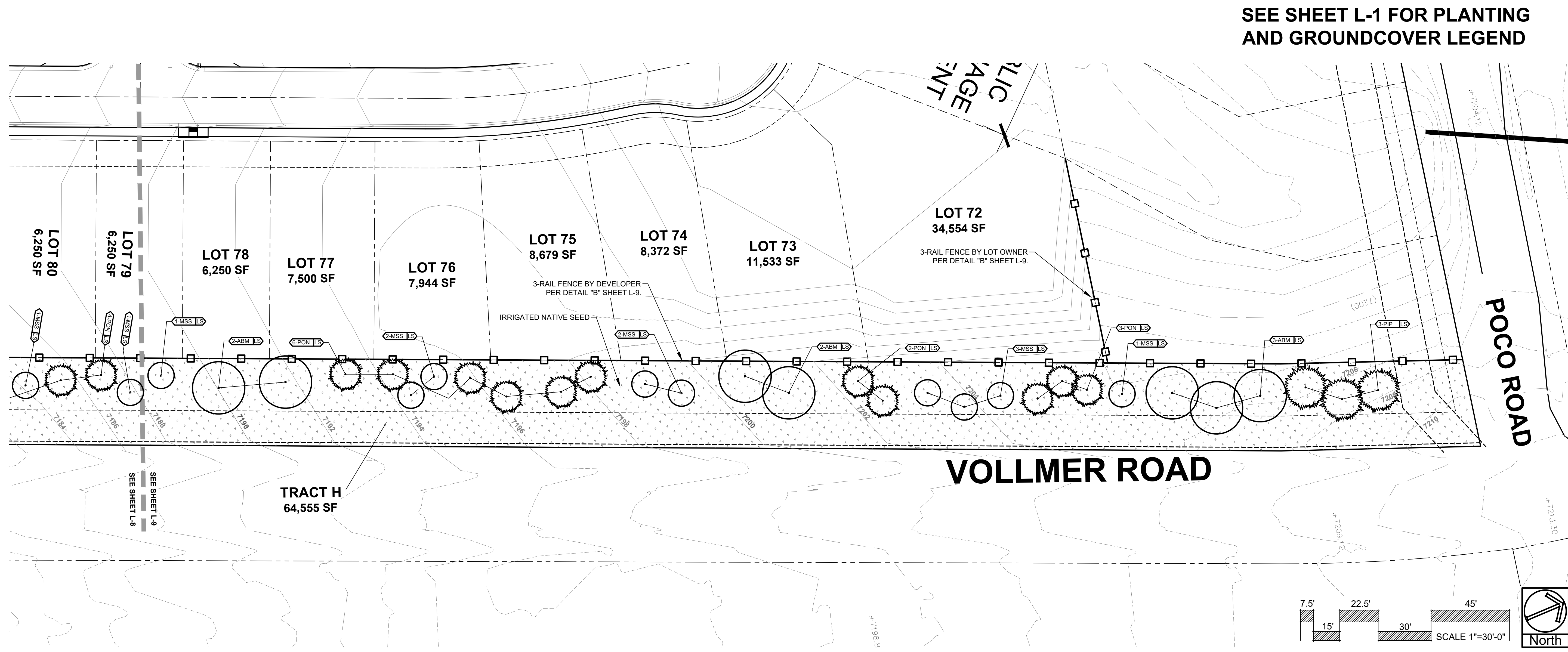
**CONC. SLOT WALL IS THE NOISE WALL**

**A** 6' PRECAST CONC. SLOT WALL AND NOISE WALL?  
NOT TO SCALE

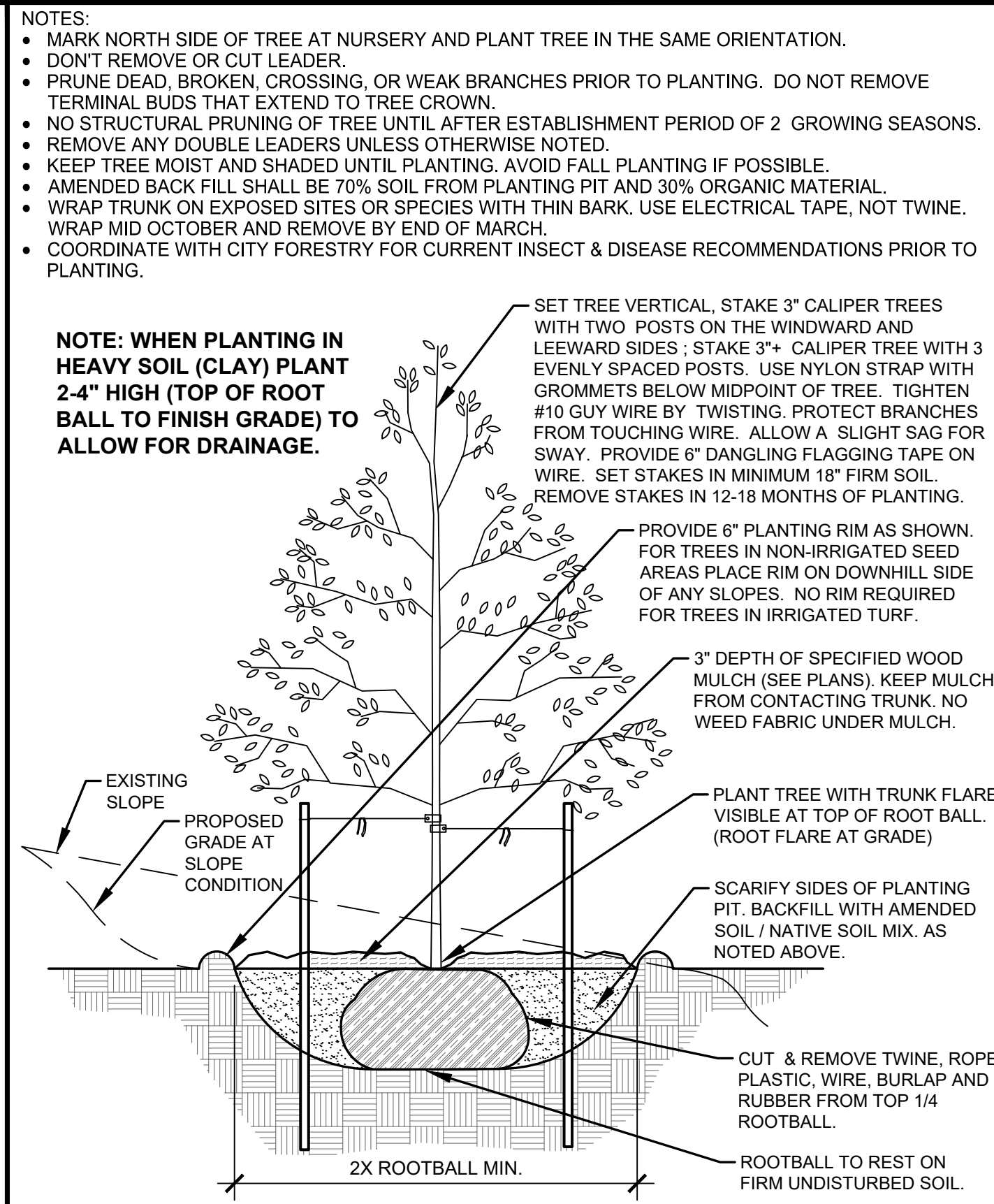


**B** CONCRETE 3 RAIL FENCE  
NOT TO SCALE

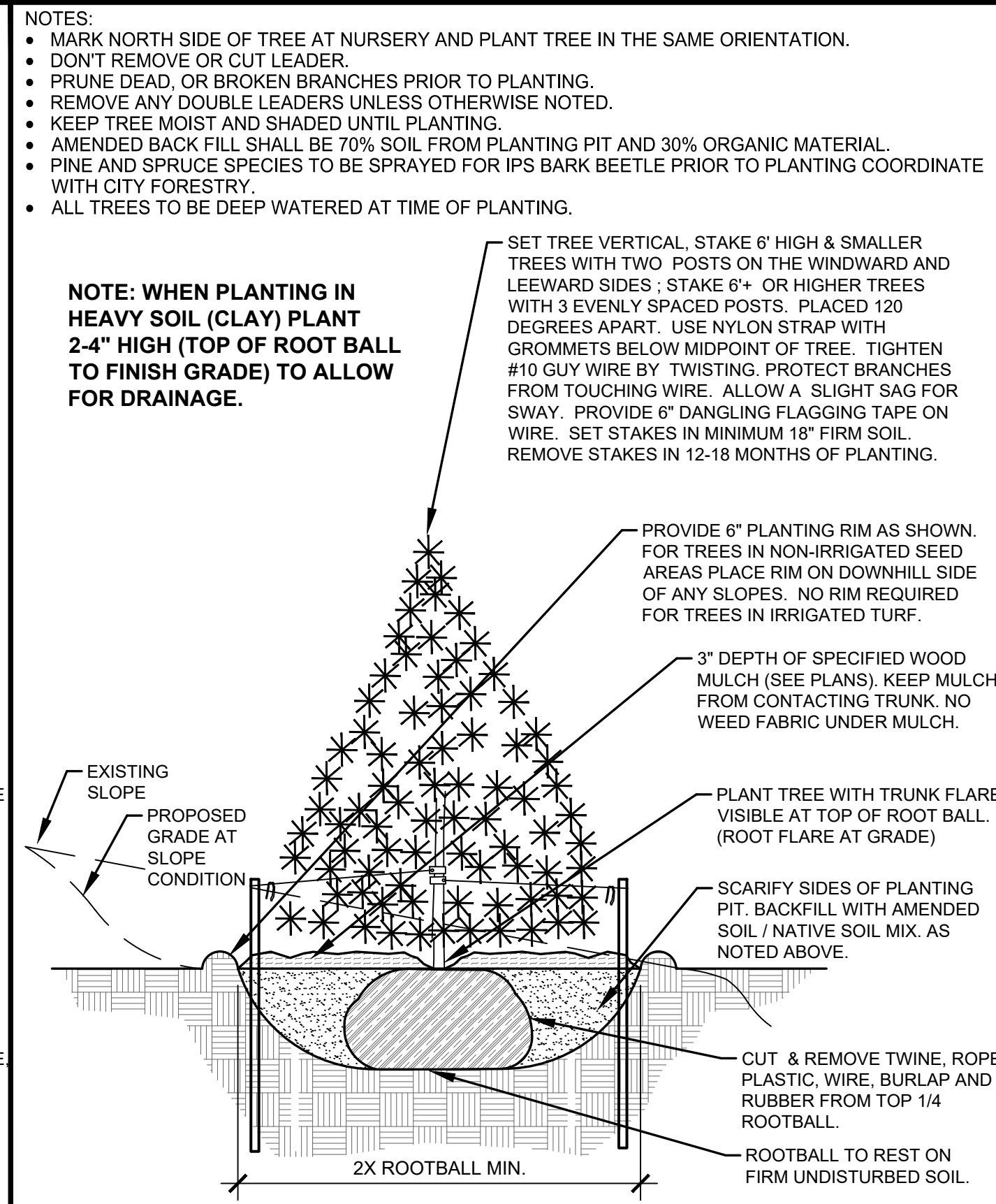
\* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.



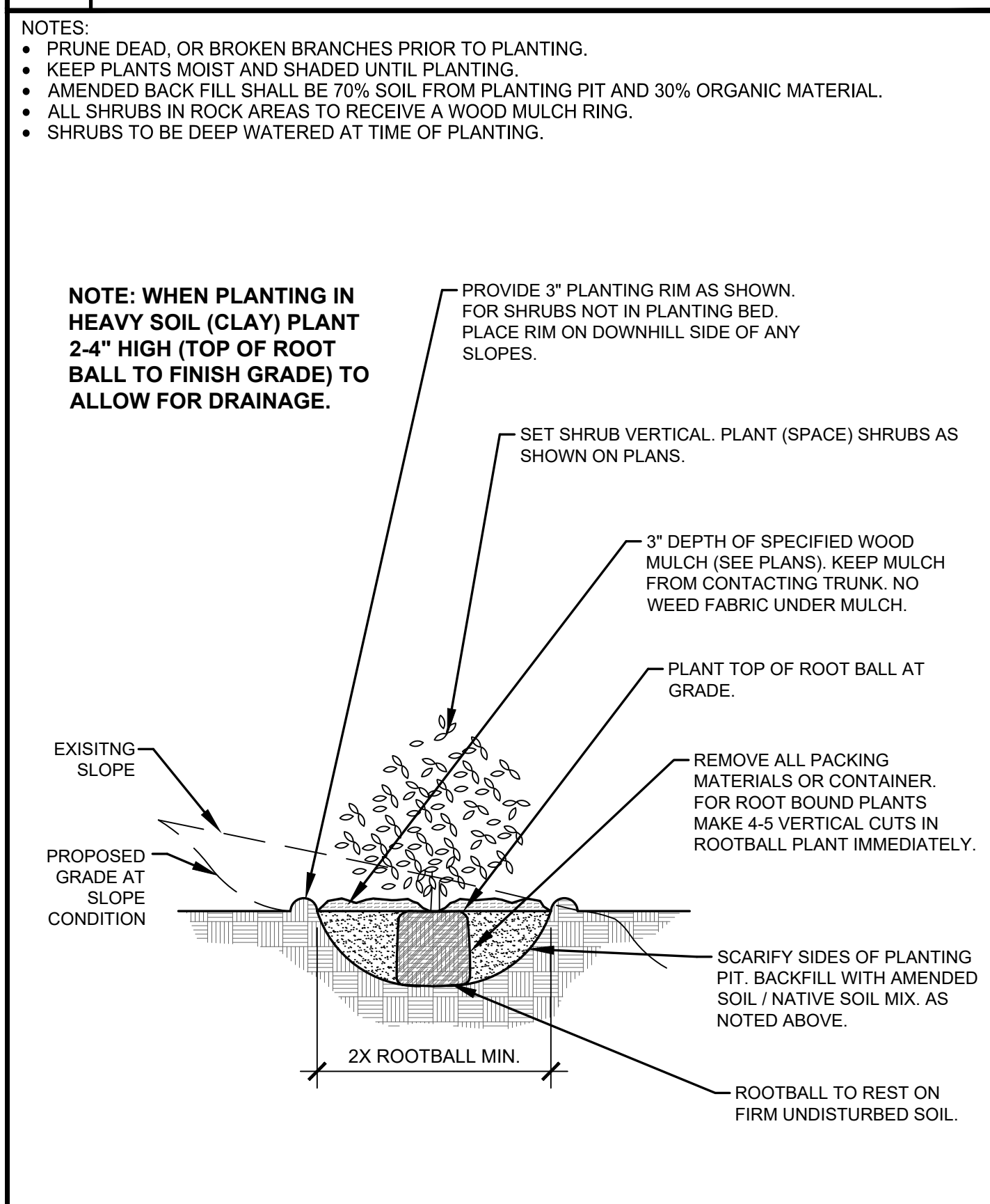




**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE



**C SHRUB PLANTING DETAIL**  
NOT TO SCALE

**LANDSCAPE CONTRACTOR NOTES**

- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO INCLUDE:
  - PLANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY.
  - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
  - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

**LANDSCAPE INSTALLATION NOTES**

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 8" TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- TREES NOT TO BE PLACED ABOVE OR WITHIN 6' OF GAS, WATER, SEWER, STORM DRAINS OR ELECTRICAL UTILITIES. PLANTS NOT TO BE INSTALLED 3' OF ANY UTILITY BOXES THAT NEED TO BE ACCESSED FOR UTILITY MAINTENANCE.

**EXISTING TREE PROTECTION (IF APPLICABLE)**  
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.  
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.

**BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**  
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:  
-- ASTROBRAND PERMETHRIN  
-- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURER'S GUIDELINES

**SLOPE PROTECTION (IF APPLICABLE)**  
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

**SEEDING NOTES**

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS.

-BUFFALGRASS	25%
-GRAMA, BLUE	20%
-GRAMA, SIDECATS	29%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-DROPSSEED, SAND	1%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

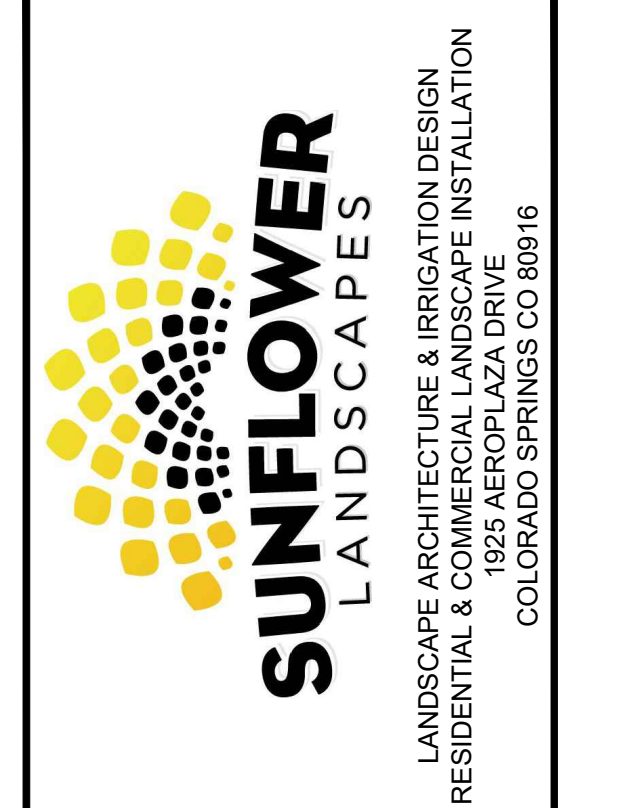
IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS (AT POND BOTTOM).

-BIG BLUESTEM	20%	-SWITCHGRASS	10%
-GRAMA, BLUE	10%	-PRAIRIE SANDREED	10%
-GREEN NEEDLEGRASS	10%	-YELLOW INDIANGRASS	10%
-WHEATGRASS WESTERN	20%	-GRAMA SIDECATS	10%

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.



DATE	REVISION DESCRIPTION

FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



**PRAIRIE RIDGE FILING 1**  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

SHEET 25 OF 28

JOB NUMBER  
**2720-1123**

DATE  
12/7/2023

DRAWN BY  
MB

DRAWING DESCRIPTION  
**PLANTING DETAILS & NOTES**

SHEET #  
**L-10**

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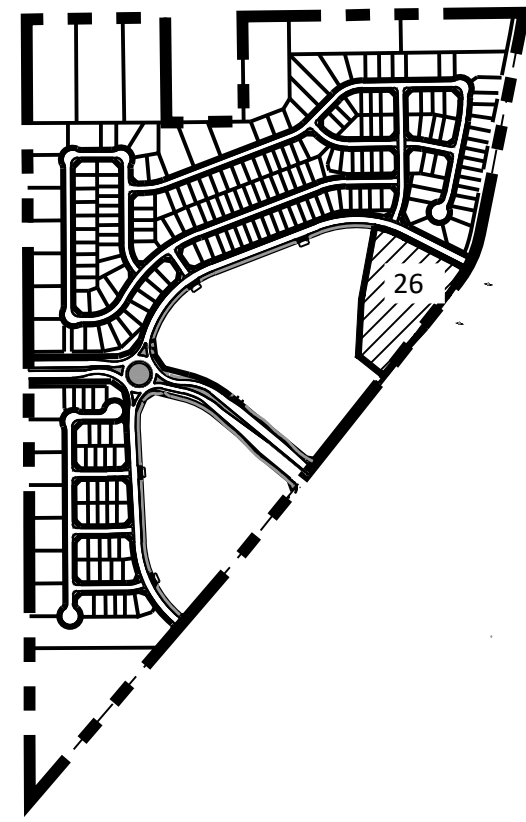


# PRAIRIERIDGE FILING NO. 1

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

#### KEY MAP

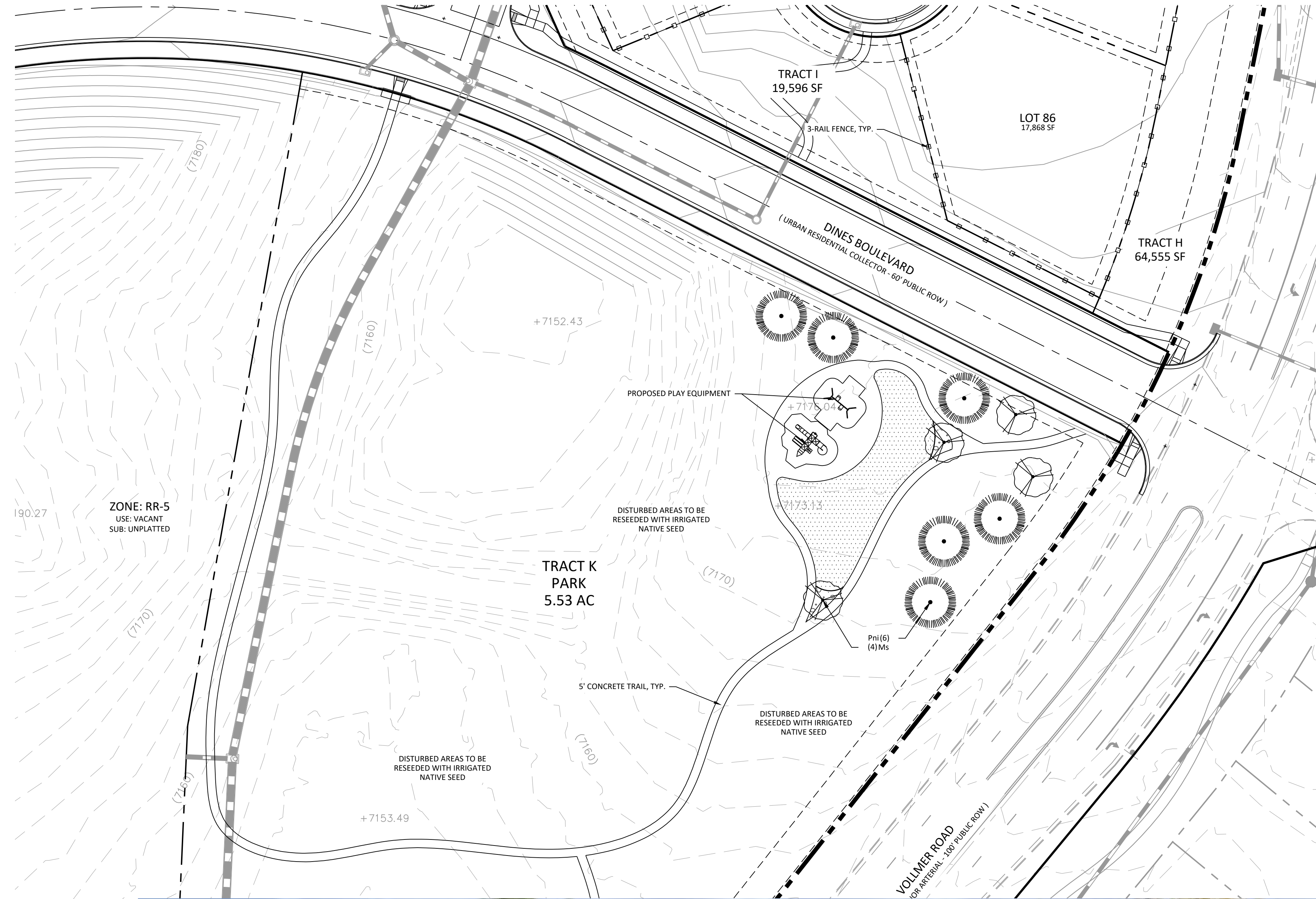


#### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
<b>EVERGREEN TREES</b>							
	Pni	15	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
<b>ORNAMENTAL TREES</b>							
	Ms	12	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	1.5" Cal.	B&B

#### GROUND COVER LEGEND

	KENTUCKY BLUEGRASS SOD	8,815 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	302 sf



**AS DISCUSSED UPON DEVELOPMENT THERE WILL NOT BE ANY WATER IN THIS STOCK POND. IT WILL BE CONVERTED TO A FORMAL PARK WITH LANDSCAPING.**

**WE ARE HOWEVER SAVING THE FEW TREES WITH RAPTOR NESTS IN THEM.**

Preservation of pond and rapture nest trees was agreed at SKP hearing; please label trees that are to be protected and pond;

update letter of intent



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

PROJECT INFO

**PRAIRIERIDGE FILING NO. 1**  
PRELIMINARY PLAN

DATE: 12/20/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

#### NORTH PARK SITE

**26**

26 OF 28

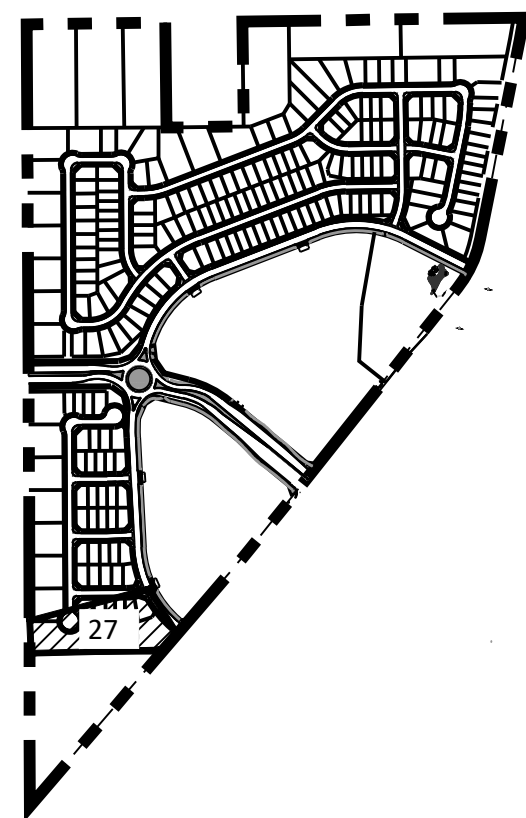


# PRAIRIERIDGE FILING NO. 1

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

KEY MAP



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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EVERGREEN TREES

	Pni	15	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
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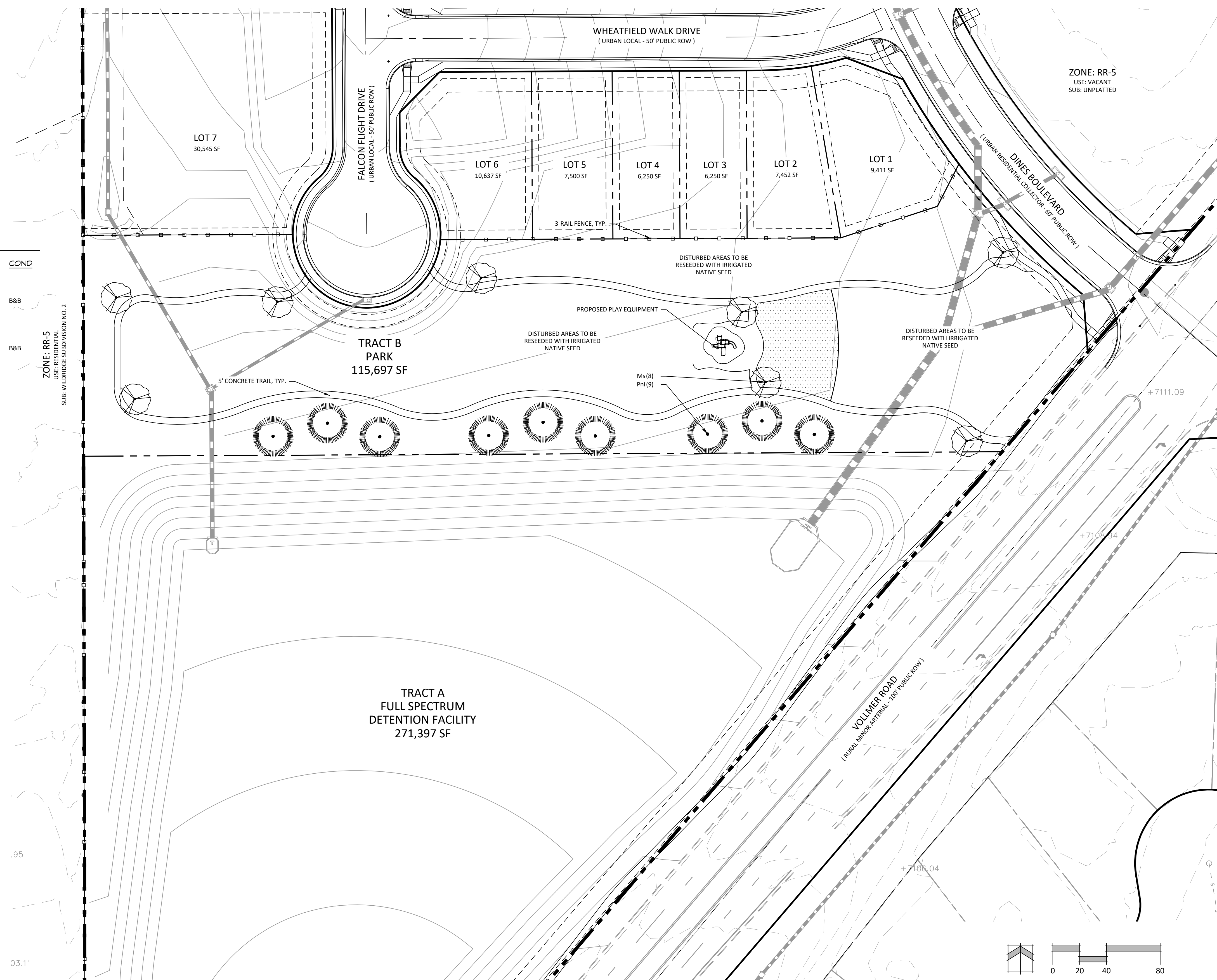
ORNAMENTAL TREES

	Ms	12	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	1.5" Cal.	B&B
--	----	----	--	-----	-----	-----------	-----

GROUND COVER LEGEND

KENTUCKY BLUEGRASS SOD 8,815 sf

ROCK MULCH 302 sf  
1-1/2" BLUE GLACIER ROCK



P:\Clients\3\Haynes Property\Drawings\LA\Act\1\EP\Haynes Property\_LS Park Design.dwg (Park-2) 12/19/2023 6:18:51 PM BPERKINS

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
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## PRAIRIERIDGE FILING NO. 1

### PRELIMINARY PLAN

DATE: 12/20/2023  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. PERKINS

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:

#### SOUTH PARK SITE

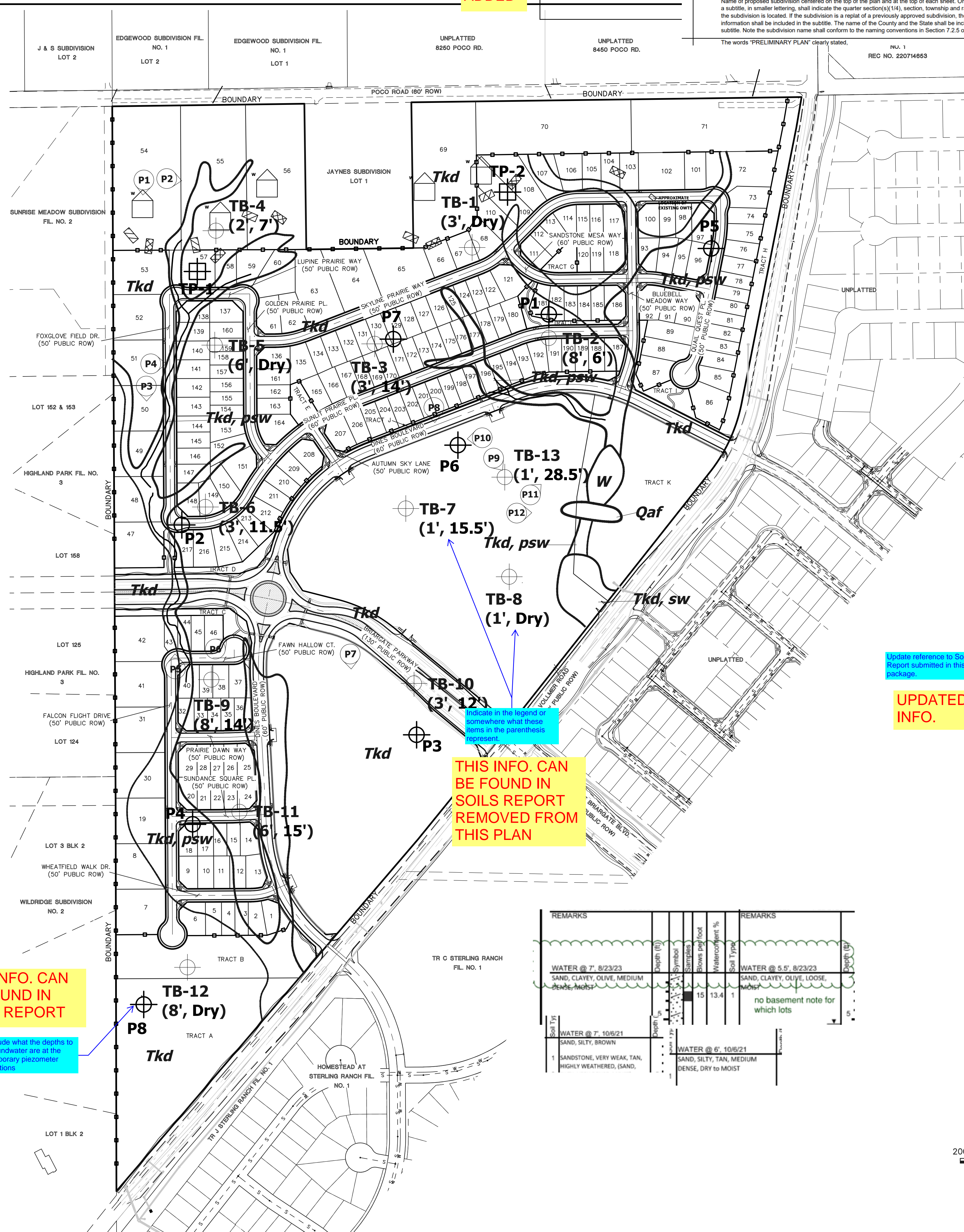
**27**  
27 OF 28



ADDED

all sheets have title per checklist

Title Block and Reference Information  
Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s), section, township and range in which the subdivision is located. If the subdivision is a reprint of a previously approved subdivision, the reprint information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.  
The words "PRELIMINARY PLAN" clearly stated.  
NO. 1  
REC NO. 220714863



Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep: (name lots or location of area)  
•Rockfall Source: (name lots or location of area)  
•Rockfall Runout Zone: (name lots or location of area)  
•Potentially Seasonally High Groundwater: (name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

UPDATED INFO.

NOTE ADDED TO TITLE SHEET

Update legend to include all items shown on map

add note here or first page identify constraint and hazards for the lots and identify mitigation: no basements; overlot grading; no build zone etc

- LEGEND
- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE; MAN-MADE FILL DEPOSITS
  - Qes - EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE; WIND DEPOSITED SANDS
  - Qoc1 - OLD ALLUVIUM ONE OF LATE-MIDDLE PLEISTOCENE AGE; OLDER TERRACE DEPOSIT
  - h - HYDROCOMPACTION
  - sw - SEASONAL SHALLOW GROUNDWATER AREA
  - TB - APPROXIMATE TEST BORING LOCATION AND NUMBER

Update reference to Soils Report submitted in this package

UPDATED INFO.

REFERENCE:  
SOILS AND GEOLOGY STUDY  
STERLING RANCH EAST - FILING NO. 5  
PRELIMINARY PLAN  
COLORADO SPRINGS, CO  
PREPARED BY:  
ENTECH ENGINEERING, INC.  
DATED JUNE 27, 2023

several borings indicate water at 5-7' these should be mitigated by avoidance of basements likley

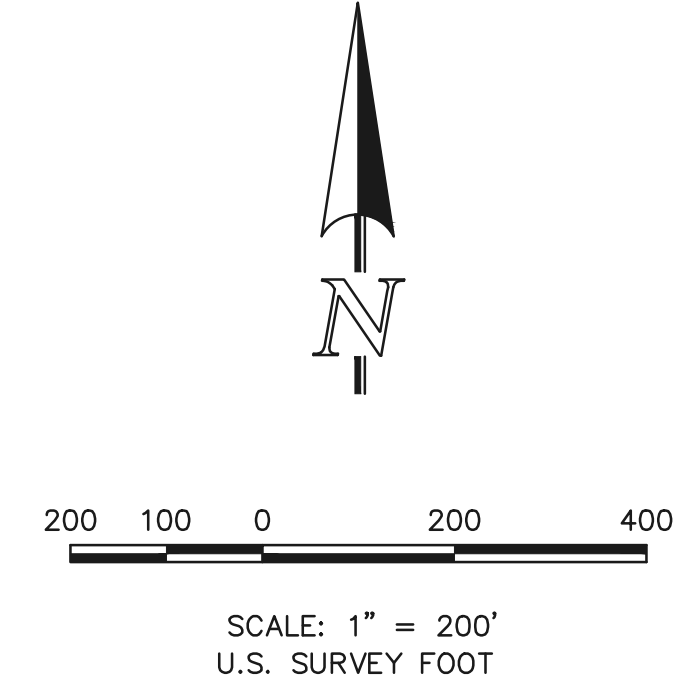
MITIGATION METHODS CAN BE FOUND IN SOILS REPORT

THIS INFO. CAN BE FOUND IN SOILS REPORT REMOVED FROM THIS PLAN

THIS INFO. CAN BE FOUND IN SOILS REPORT

Include what the depths to groundwater are at the temporary piezometer locations

REMARKS	Depth (ft)	Symbol	Blowes per foot	Watercontent %	Soil Type	REMARKS
WATER @ 7' 8/23/23 SAND, CLAYEY, OLIVE, MEDIUM DENSE, MOIST						WATER @ 5' 5' 8/23/23 SAND, CLAYEY, OLIVE, LOOSE, MOIST no basement note for which lots
WATER @ 7' 10/6/21 SAND, SILTY, BROWN						WATER @ 6' 10/6/21 SAND, SILTY, TAN, MEDIUM DENSE, DRY TO MOIST



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
GEOLOGIC CONSTRAINTS EXHIBIT

**CLASSIC CONSULTING**

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 200'	SHEET	28 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	1305.10

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

N:\2025\DRAWINGS\DEVELOPMENT\130510-SP-28.dwg, 12/19/2023, 3:22:18 PM, 1:1