

# 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

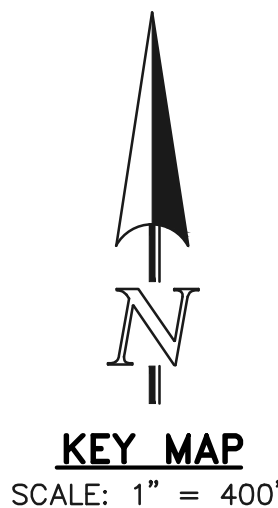
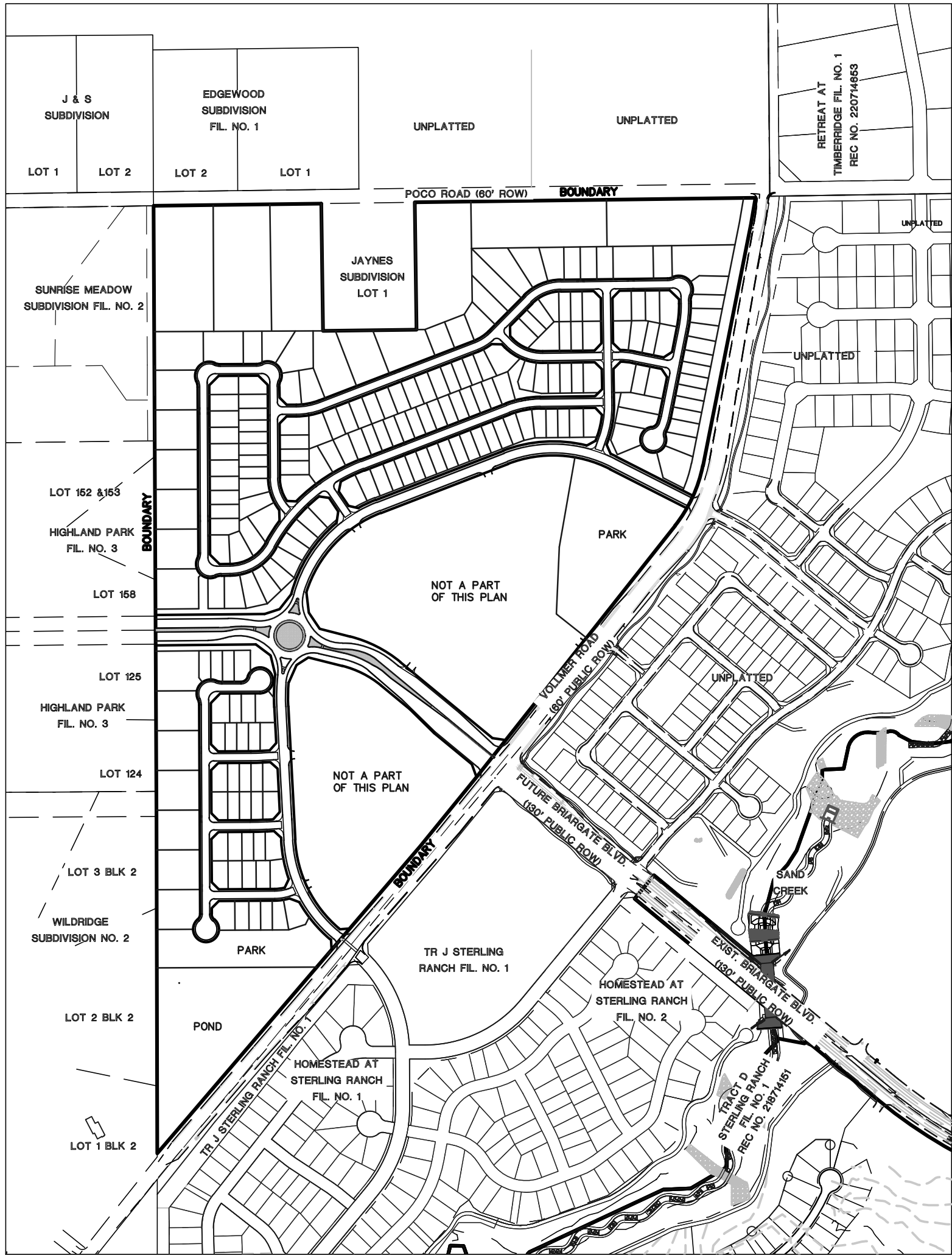
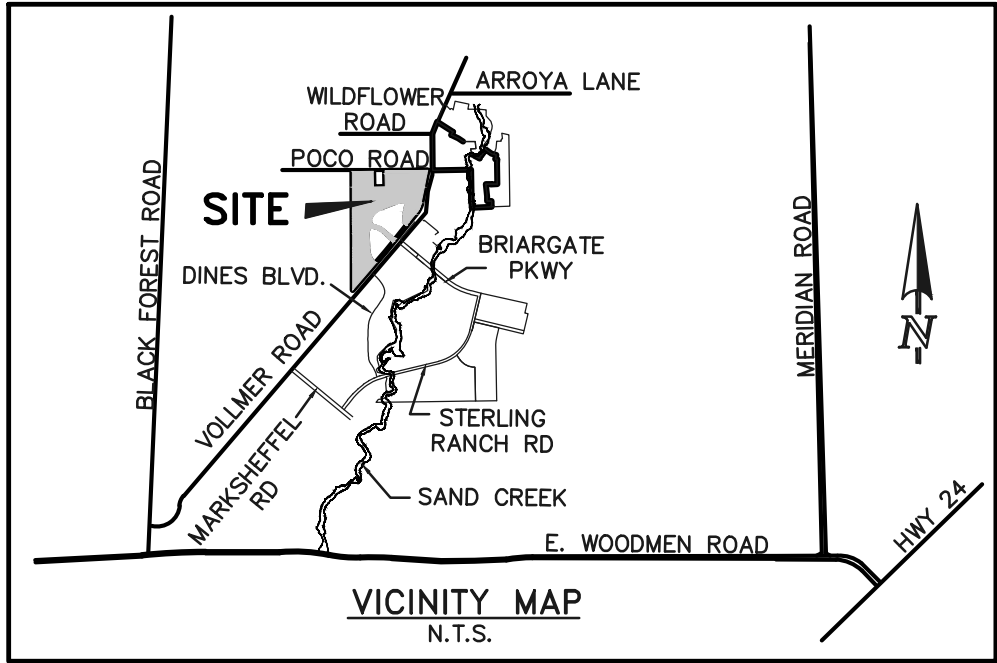
DECEMBER 2023

### 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 AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL 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 FOLLOWING UTILITY PROVIDERS WILL SERVE THE PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:  
WATER: 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.

### TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
A	271,397	6.23	DETENTION, TRAILS, UTILITIES, 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



### 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
PROPOSED USE:	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

### 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'

### 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

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### PCD NO.



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

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

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

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

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 NORTHEASTERLY 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;

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 N00°16'33"W, 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;

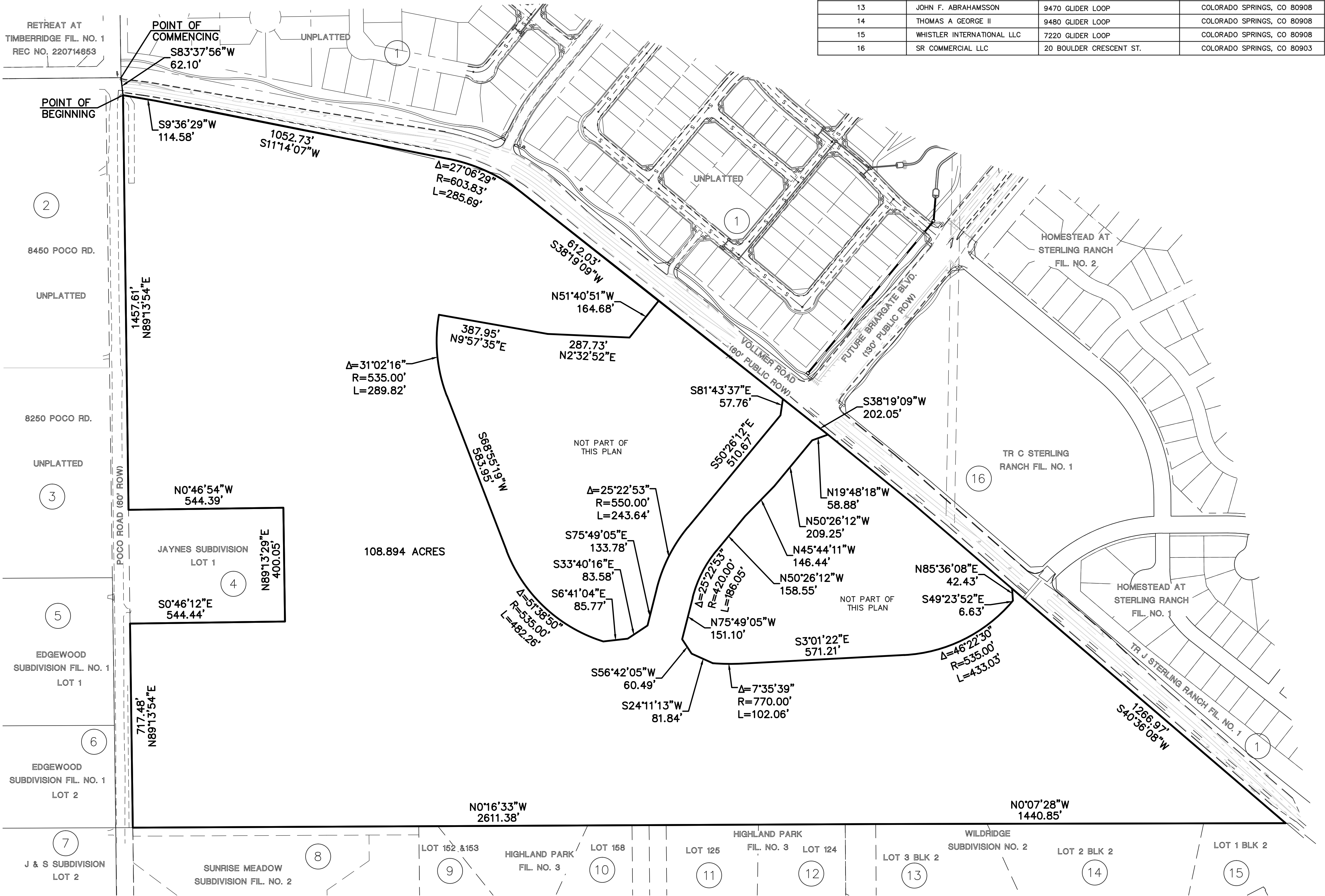
THENCE N89°13'54"E, ON SAID NORTH LINE, A DISTANCE OF 717.48 FEET TO THE EXTERIOR BOUNDARY OF LOT 1 OF JAYNES SUBDIVISION RECORDED IN PLAT BOOK X-3 AT PAGE 96;

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.



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

LEGAL BOUNDARY EXHIBIT AND  
ADJACENT OWNERS

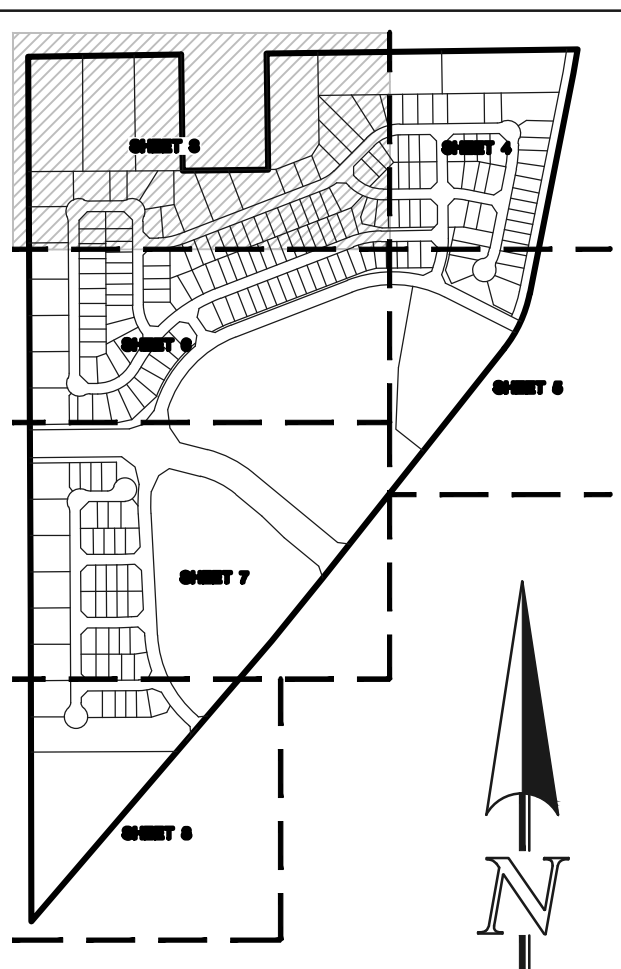
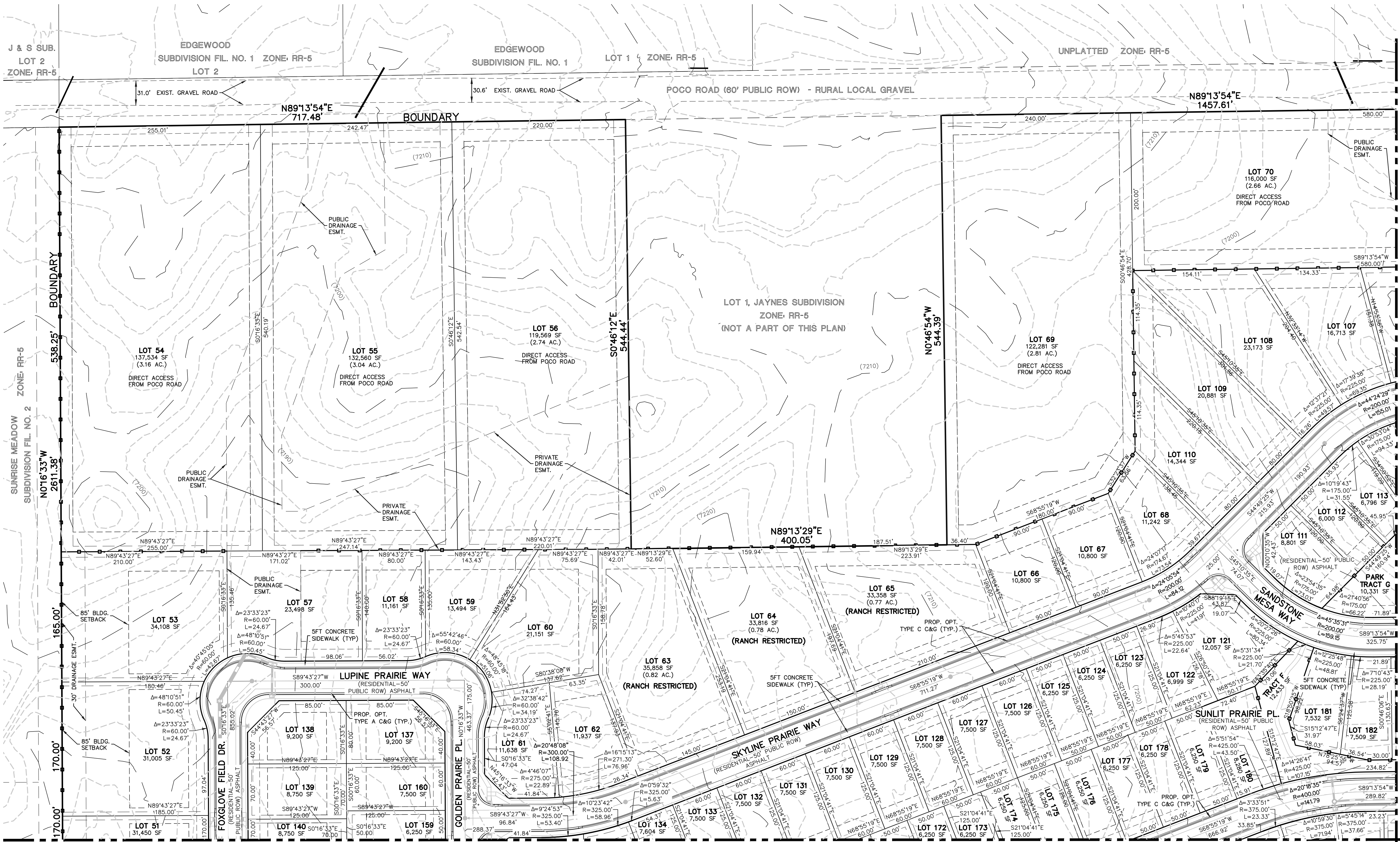
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

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

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

CLASSIC  
CONSULTING

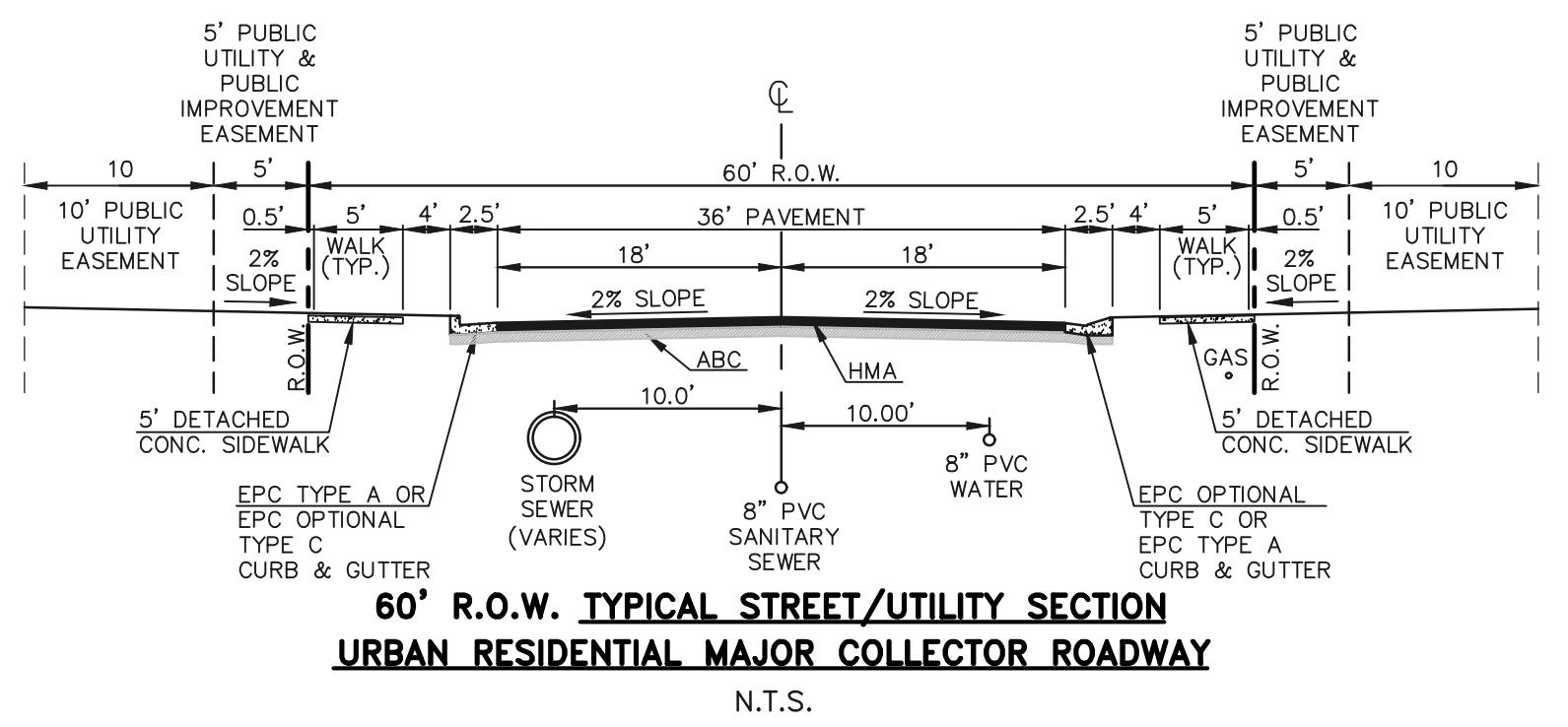
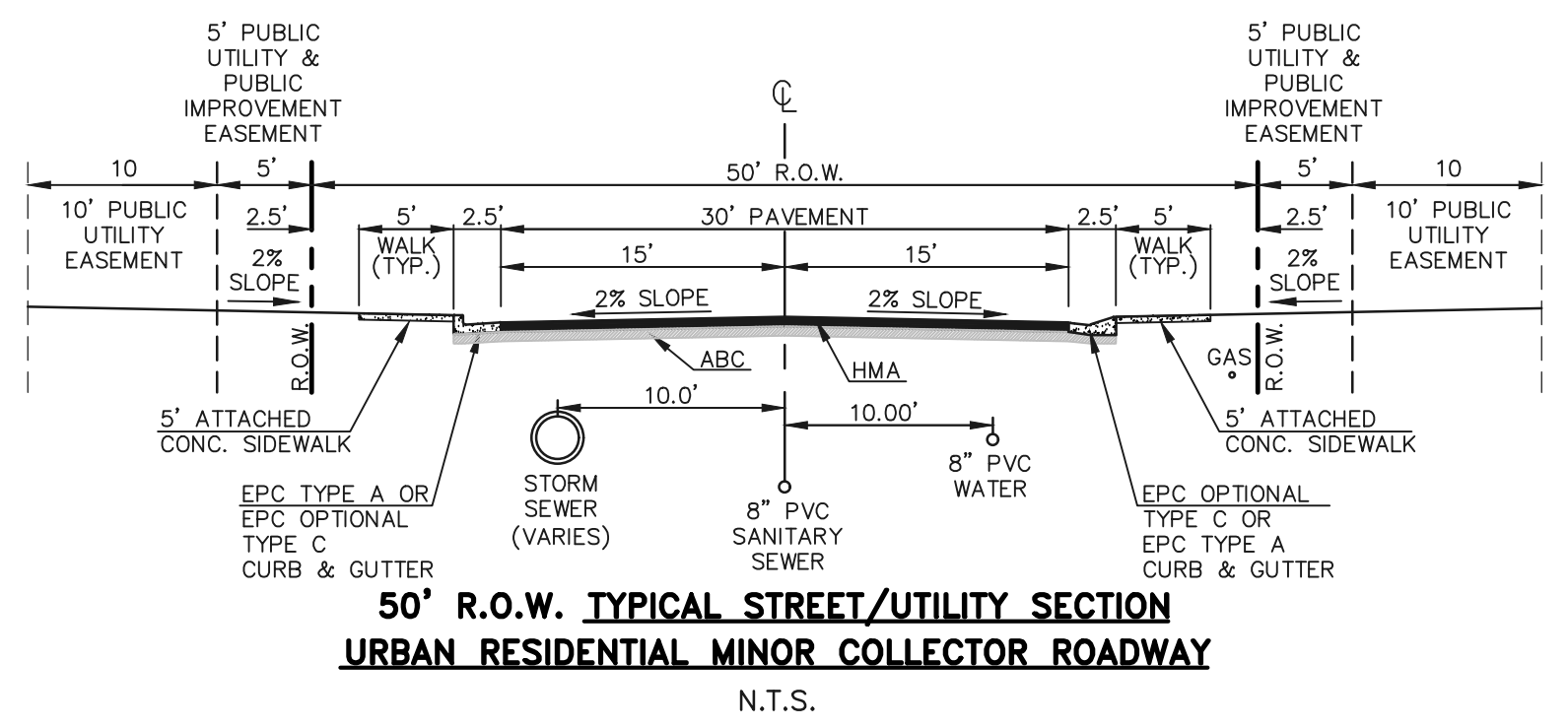
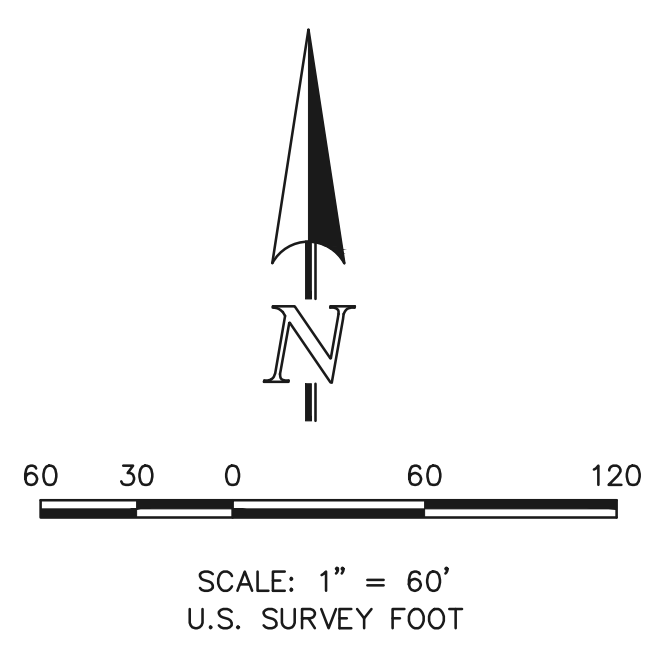




SHEET INDEX  
N.T.S.

MATCHLINE~ (SEE SHEET 4)

MATCHLINE~ (SEE SHEET 5)



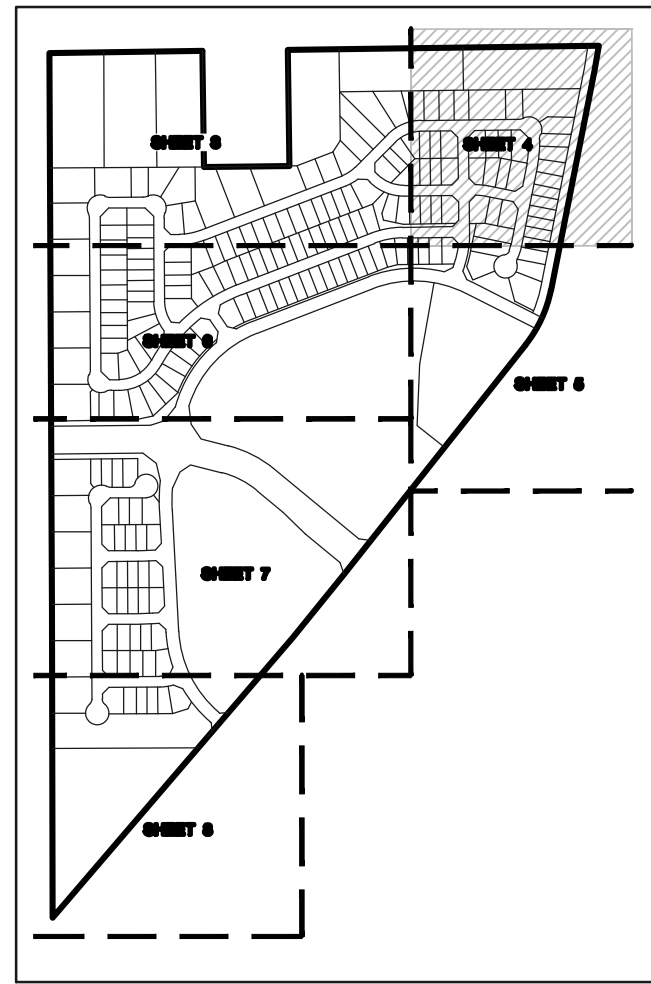
PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

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CHECKED BY	(V) 1"= N/A	JOB NO.	1305.10	

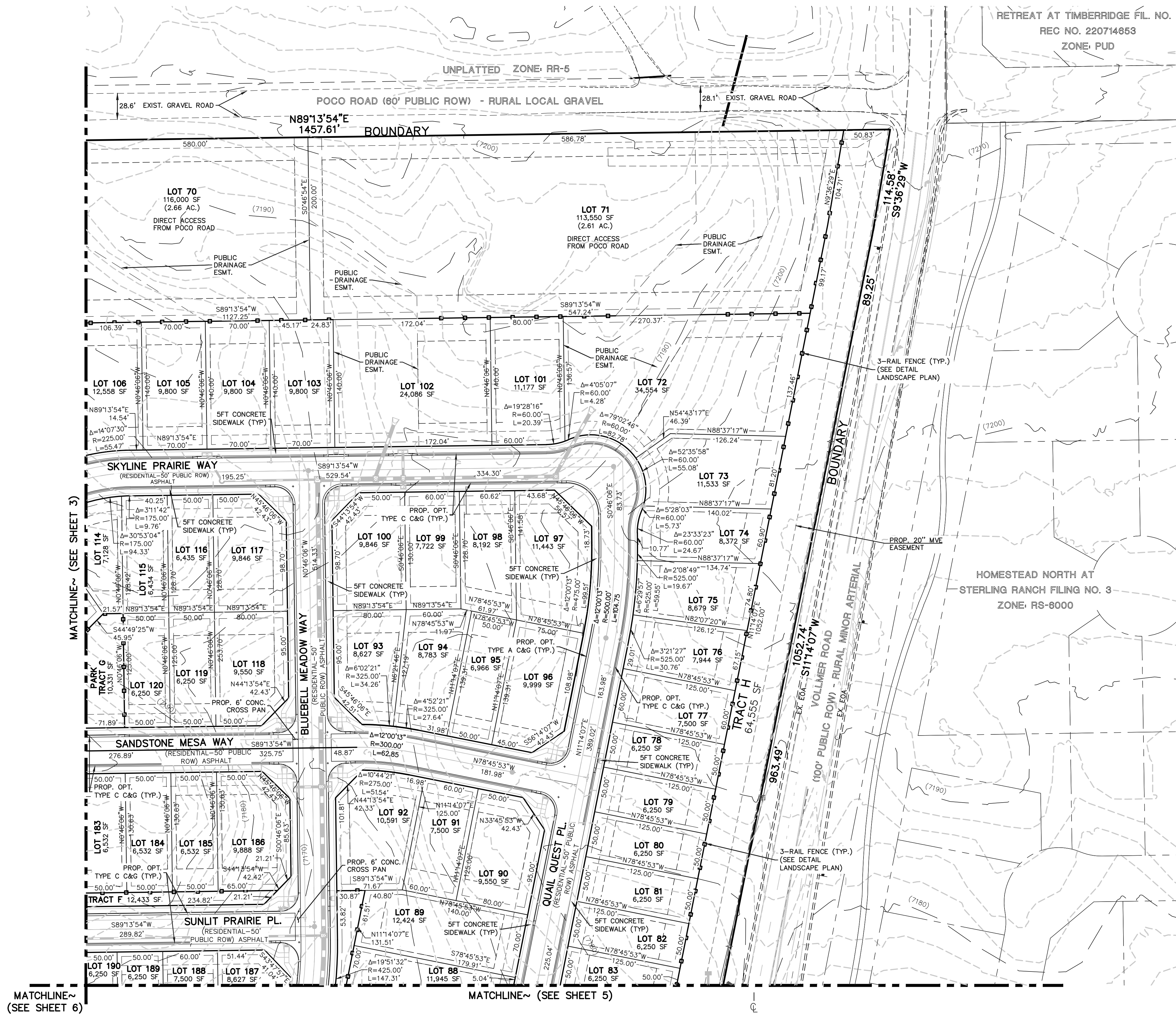
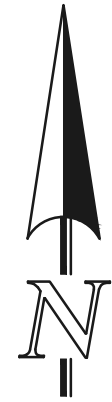
619 N. Cascade Avenue, Suite 200  
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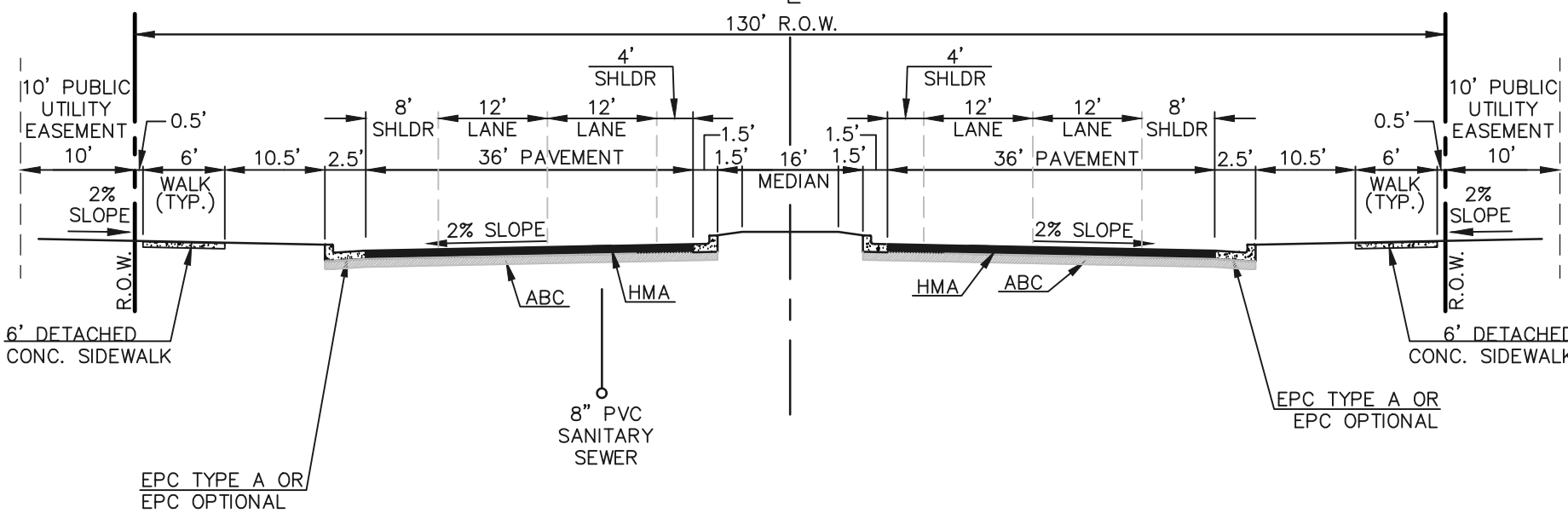
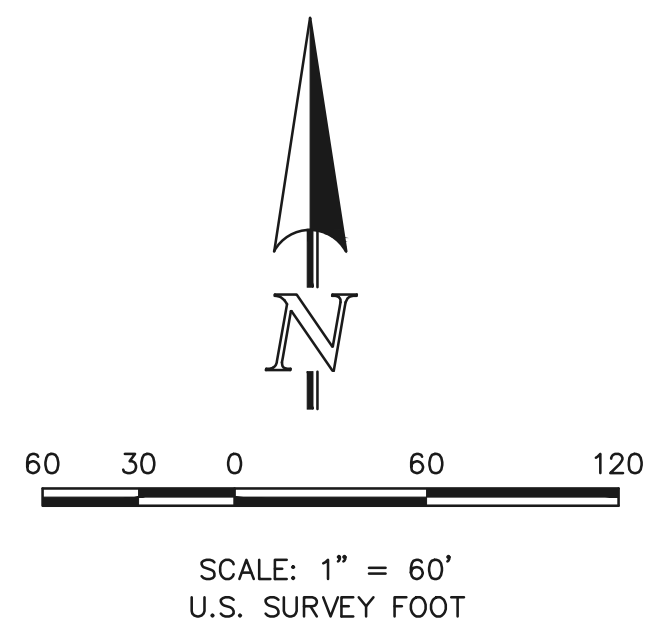


SHEET INDEX  
N.T.S.



MATCHLINE~  
(SEE SHEET 6)

MATCHLINE~ (SEE SHEET 5)



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



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  
Colorado Springs, Colorado 80903  
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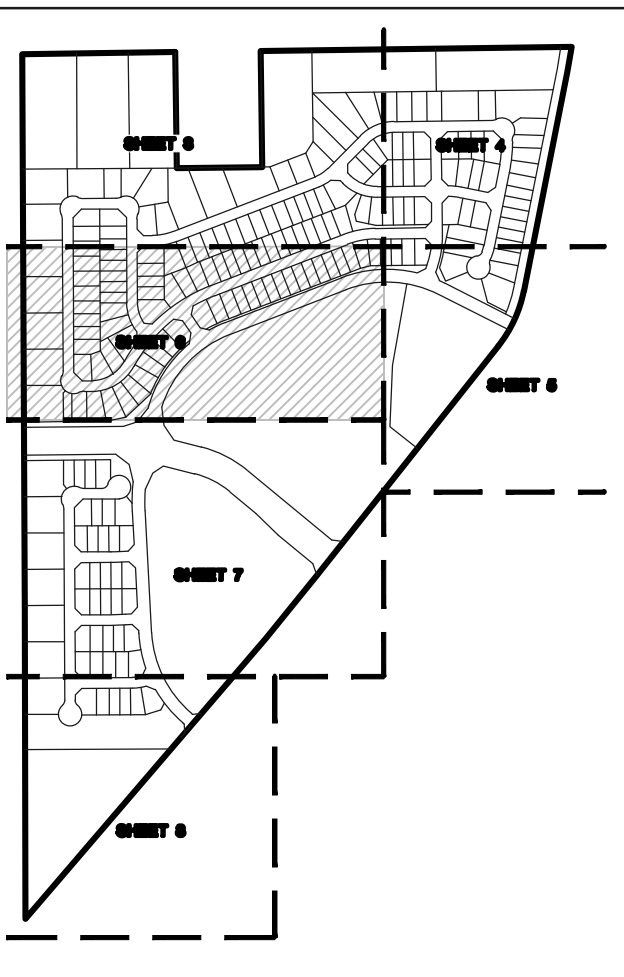








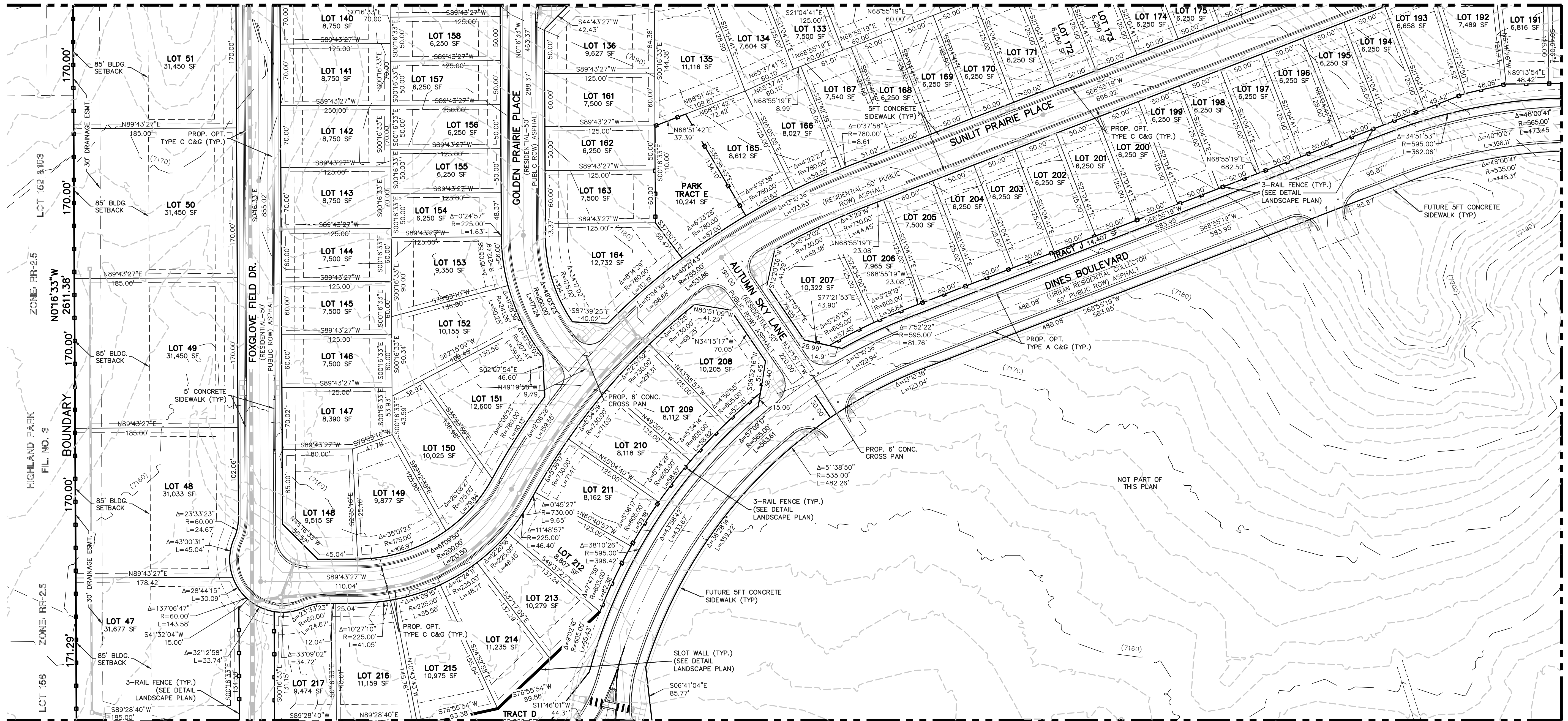
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SHEET INDEX  
N.T.S.



MATCHLINE~ (SEE SHEET 3)



MATCHLINE~ (SEE SHEET 7)

MATCHLINE~ (SEE SHEET 5)



60 30 0 60 120

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



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

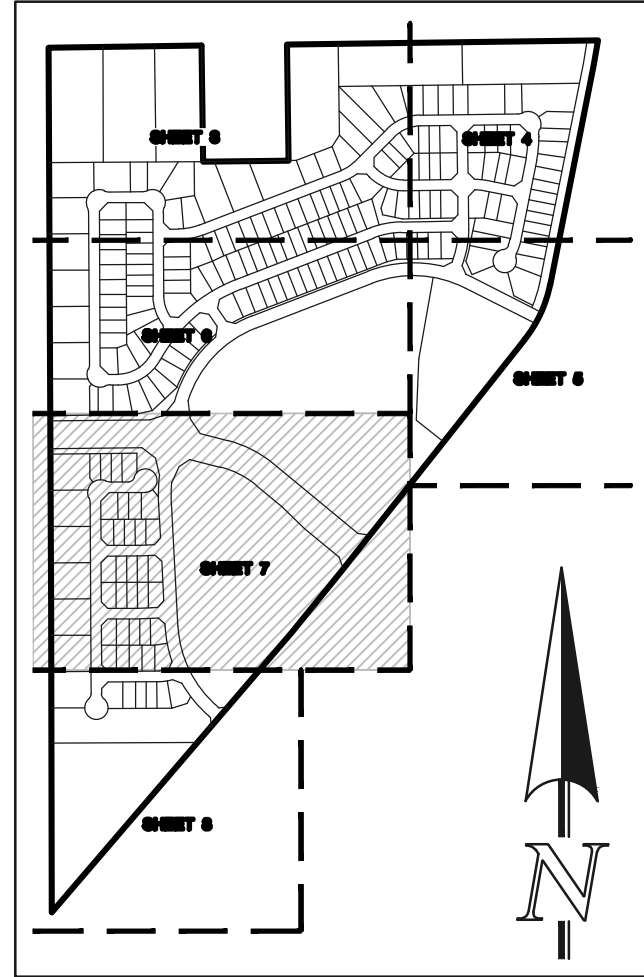


DESIGNED BY	MAW	SCALE	DATE	12/19/2023
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CHECKED BY		(V) 1" = N/A	JOB NO.	1305.10

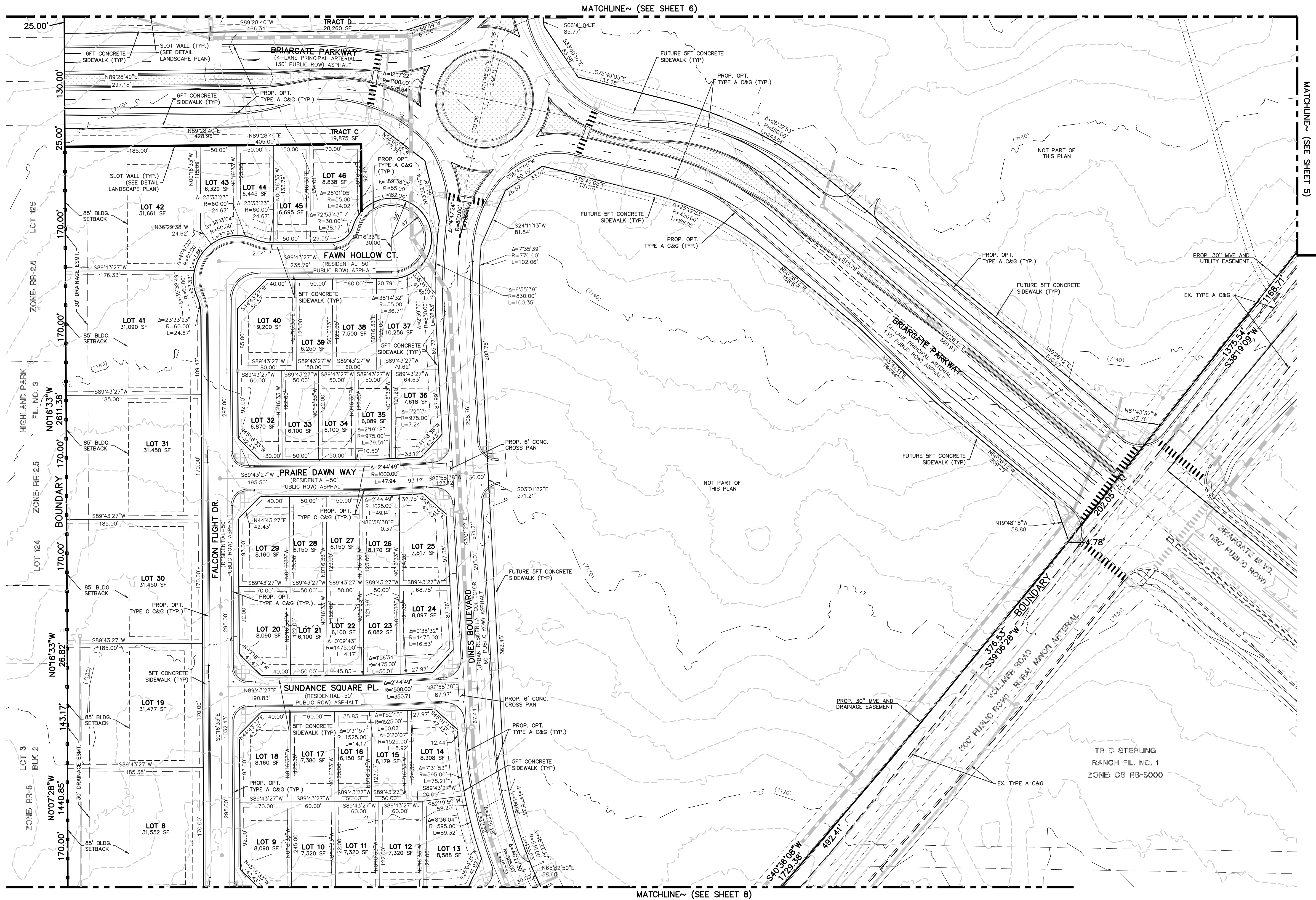
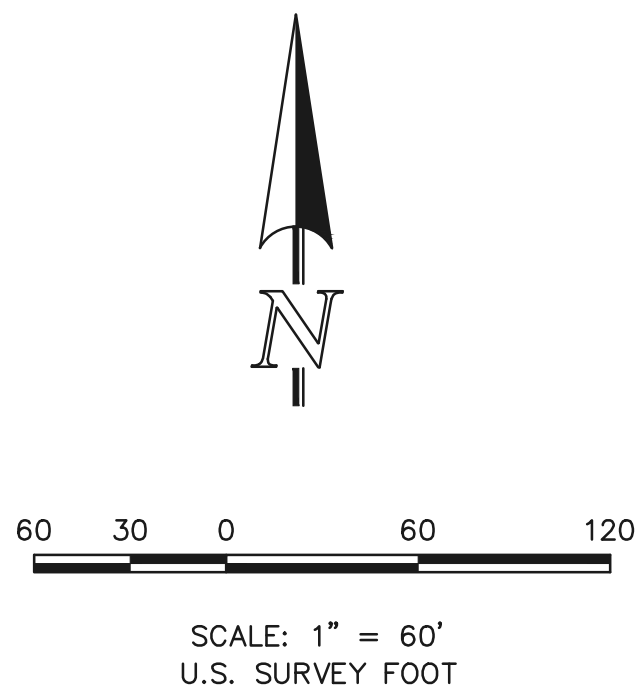
619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)



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SHEET INDEX  
N.T.S.



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN

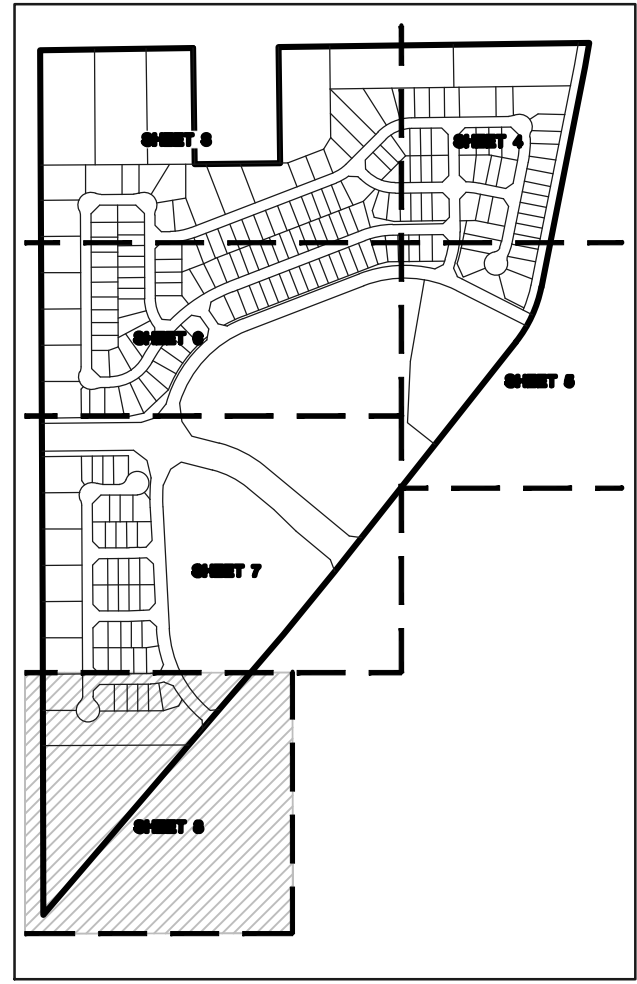
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

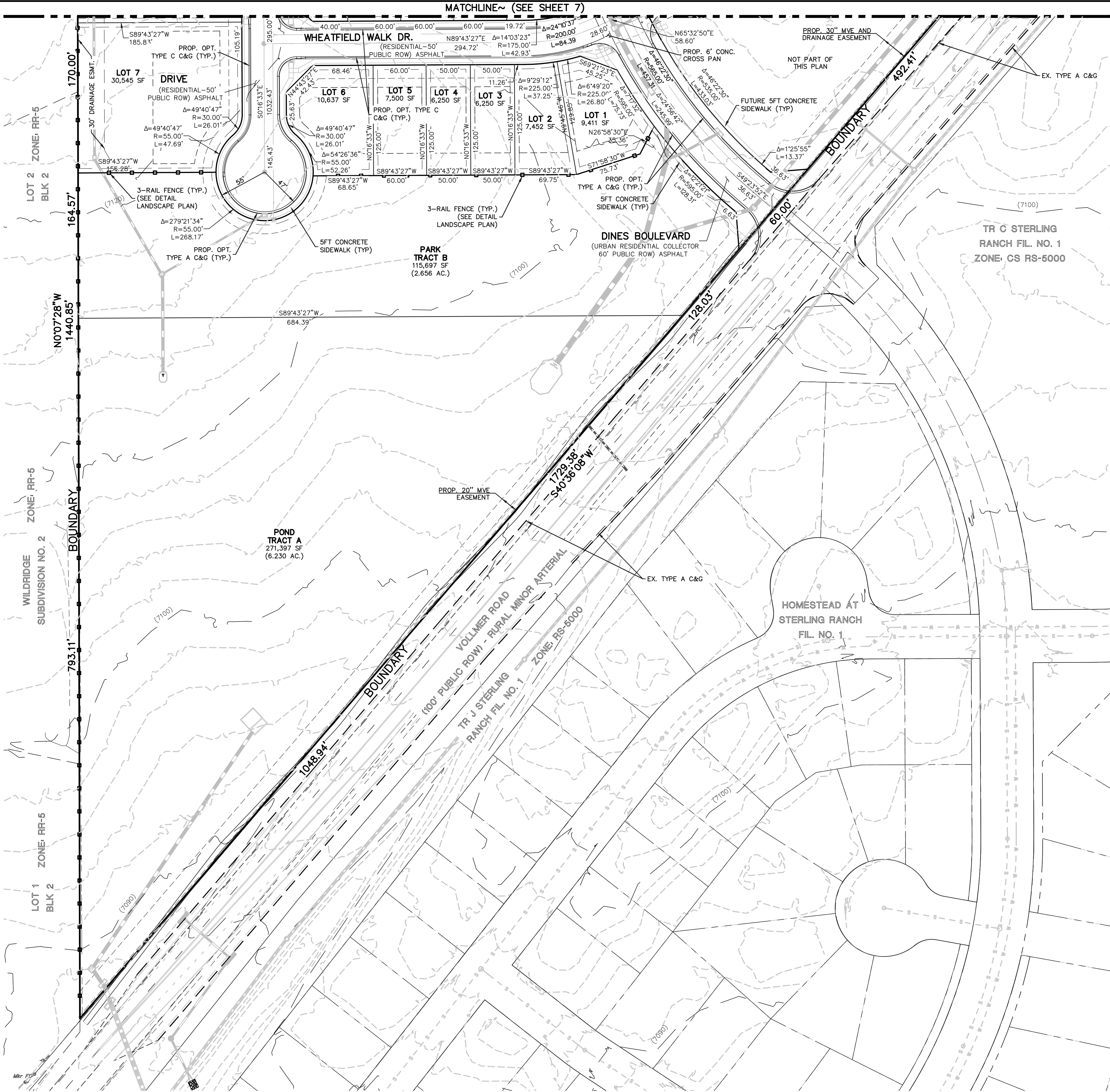
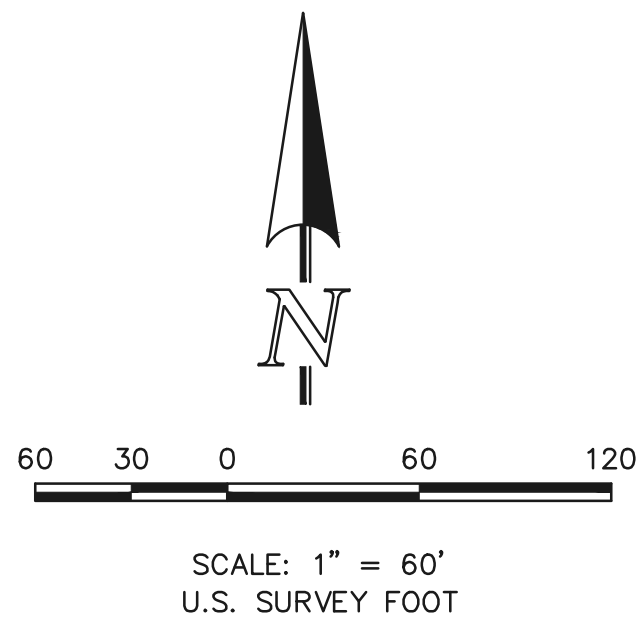
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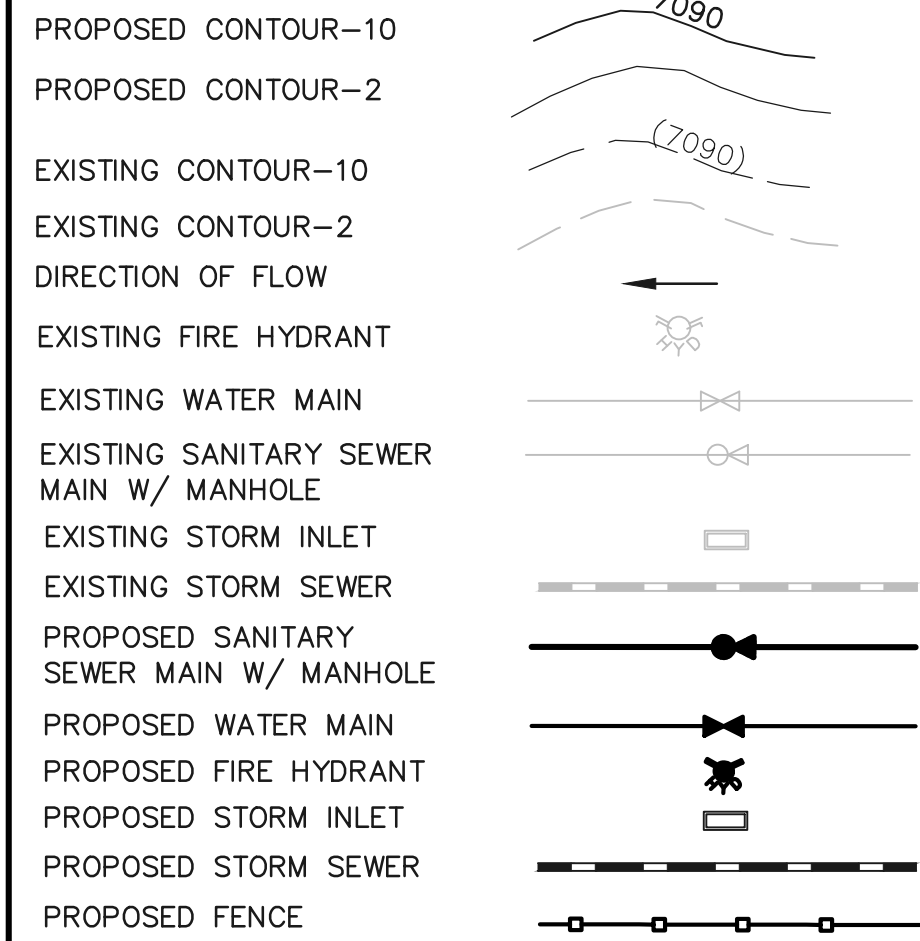
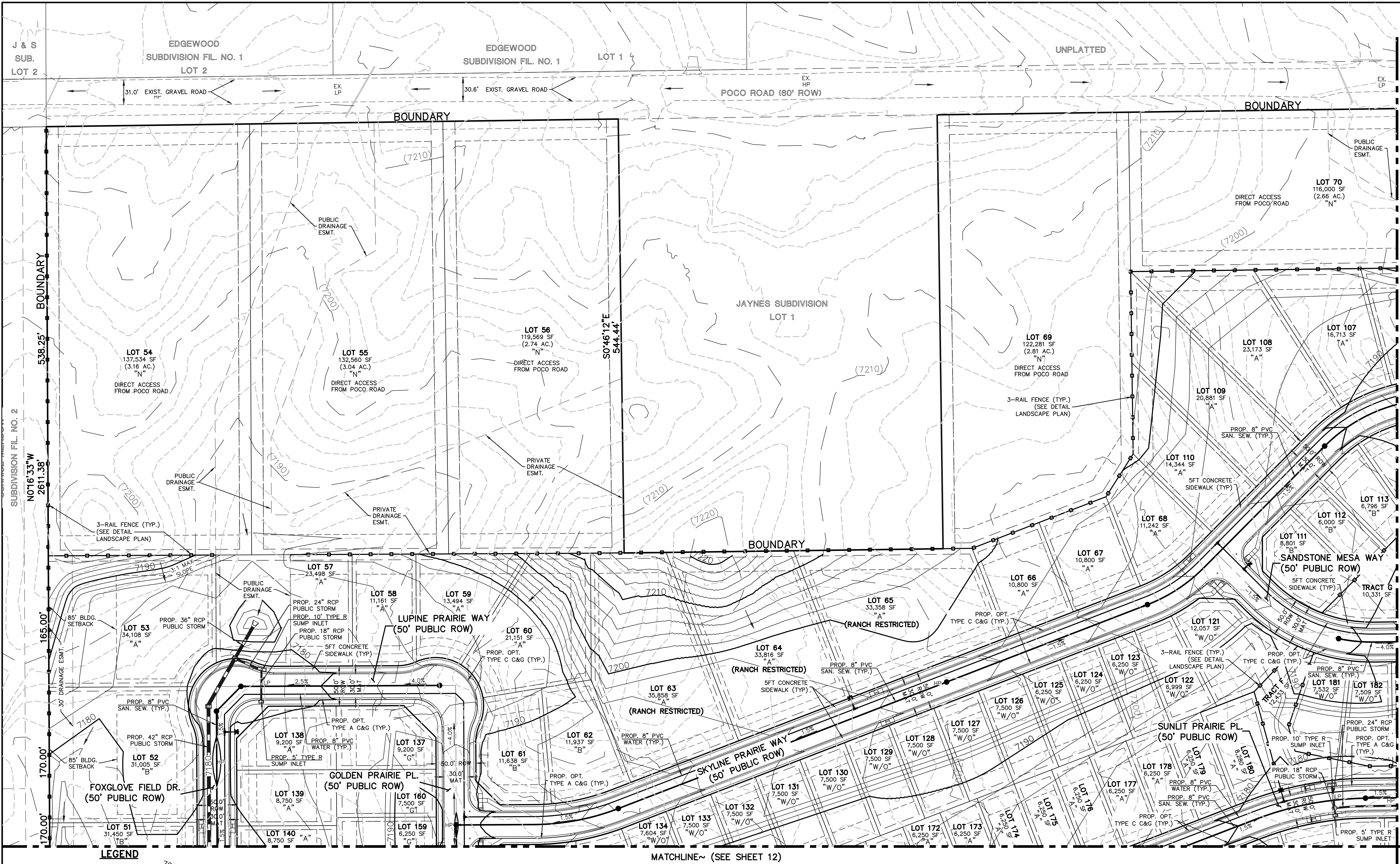
SHEET INDEX  
N.T.S.



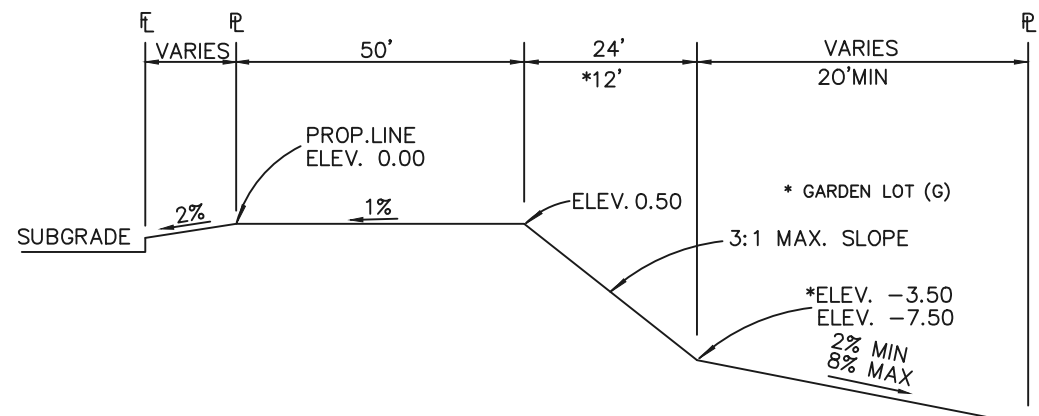
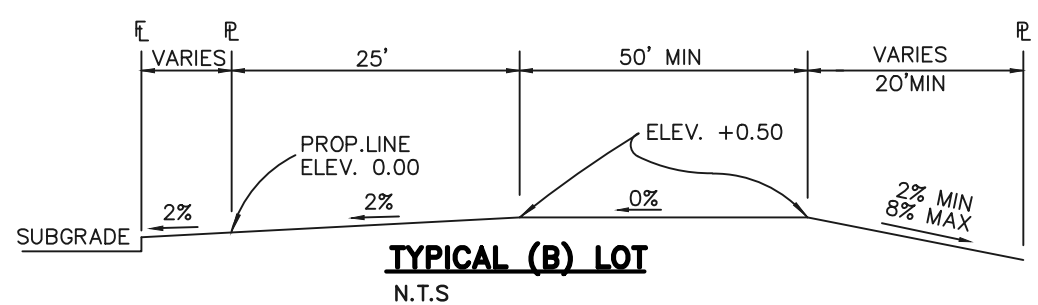
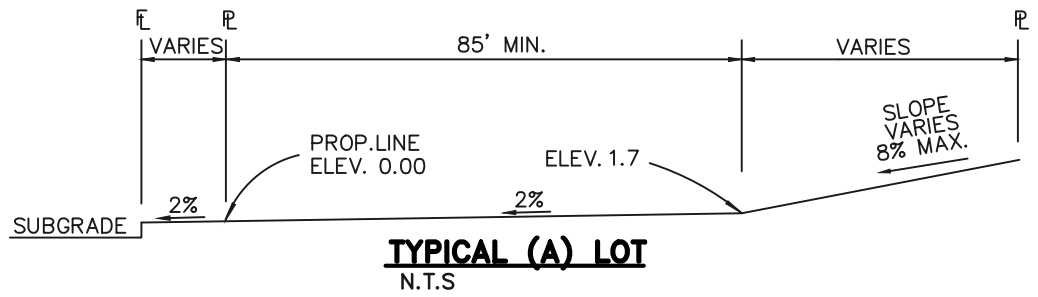
 <b>CLASSIC CONSULTING</b> <small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</small>	PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN				 <b>CLASSIC CONSULTING</b>
	DESIGNED BY	MAW	SCALE	DATE	
	DRAWN BY	ESO	(H) 1"= 60'	SHEET 8 OF 28	
	CHECKED BY		(V) 1"= N/A	JOB NO. 1305.10	
			12/19/2023		



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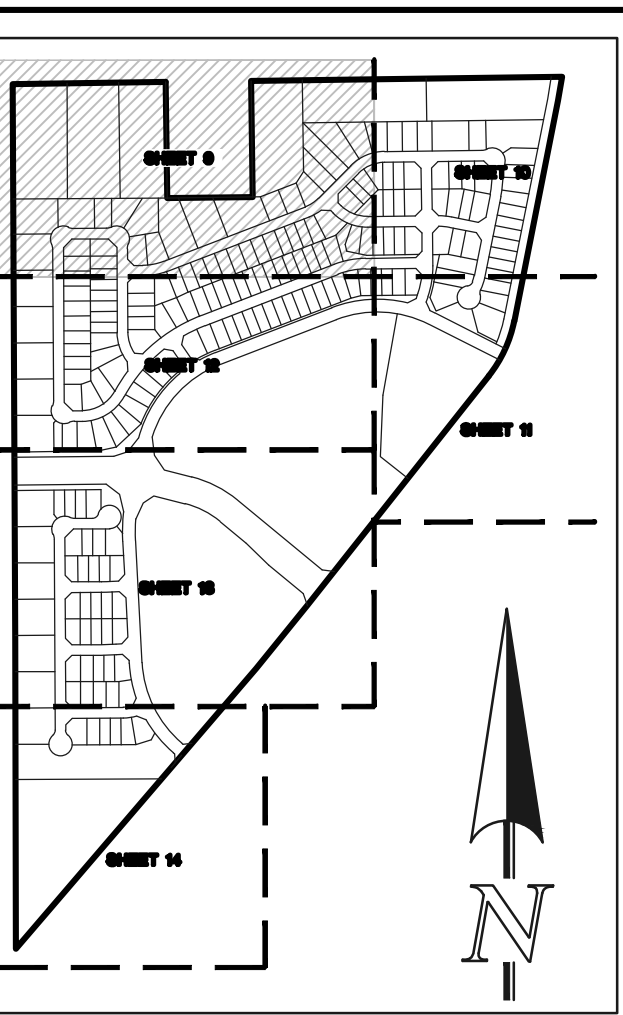


MATCHLINE~ (SEE SHEET 12)



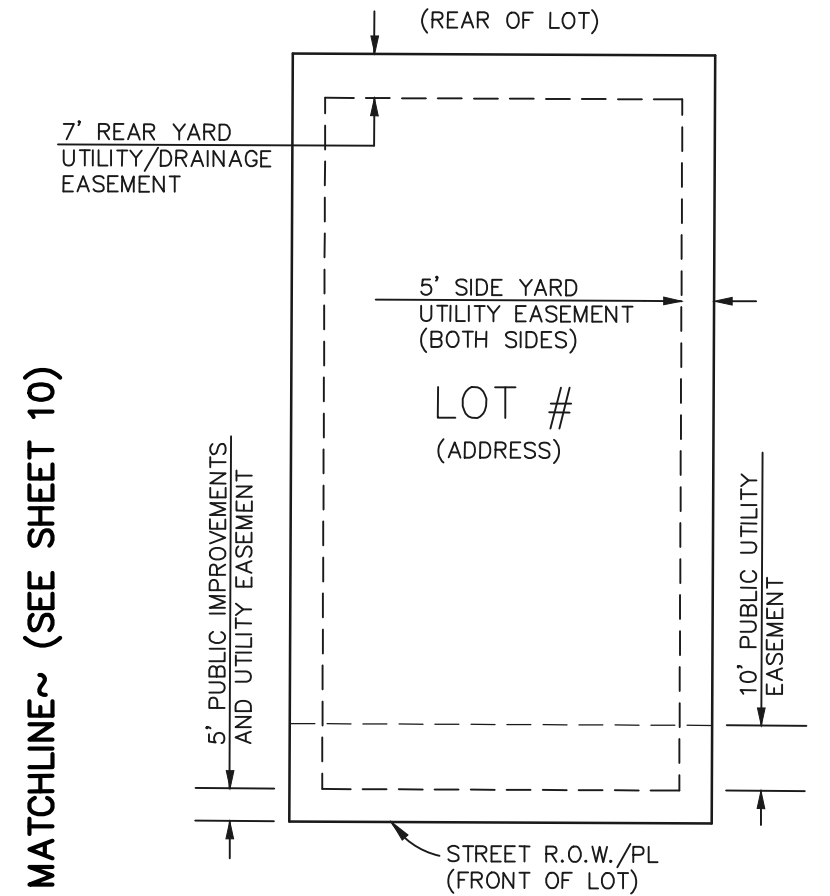
**TYPICAL NATURAL LOT (N)**  
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

**TYPICAL TRANSITION LOT (T)**  
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE  
BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



SHEET INDEX  
N.T.S.

MATCHLINE~ (SEE SHEET 10)

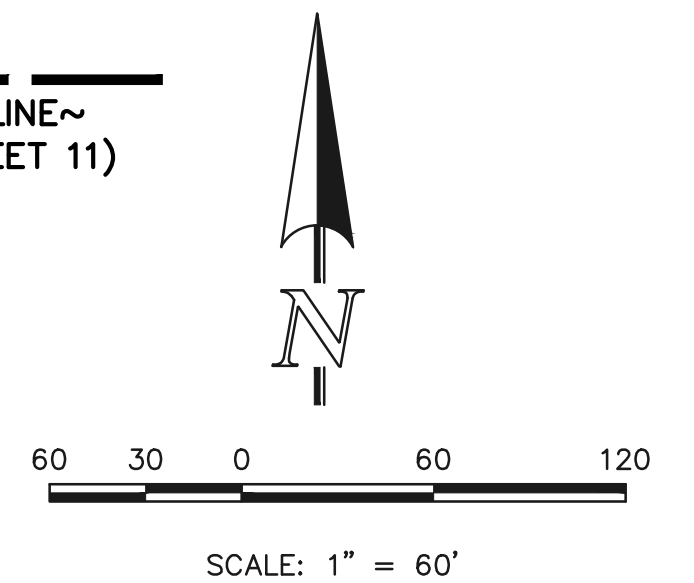


**DETAIL: TYPICAL LOT EASEMENTS**  
N.T.S.

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 OPTIMUM 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 11)



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

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 9 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO. 1305.10

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SHEET INDEX  
N.T.S.



- NOTES:
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### 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

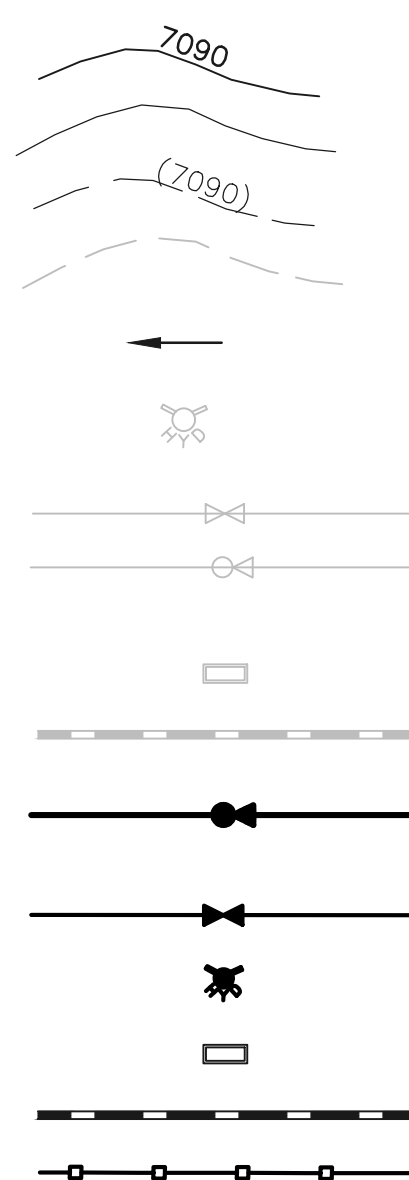
PROPOSED SANITARY  
SEWER MAIN W/ MANHOLE

PROPOSED WATER MAIN  
PROPOSED FIRE HYDRANT

PROPOSED STORM INLET

PROPOSED STORM SEWER

PROPOSED FENCE



MATCHLINE~  
(SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)



SCALE: 1" = 60'

RETREAT AT TIMBERRIDGE FIL.  
NO. 1  
REC NO. 220714853  
POCO ROAD (80' PUBLIC ROW)

MATCHLINE~ (SEE SHEET 9)

BOUNDARY

MATCHLINE~  
(SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)



SCALE: 1" = 60'

RETREAT AT TIMBERRIDGE FIL.  
NO. 1  
REC NO. 220714853  
POCO ROAD (80' PUBLIC ROW)

MATCHLINE~ (SEE SHEET 9)

BOUNDARY

 CLASSIC<sup>SM</sup>  
CONSULTING

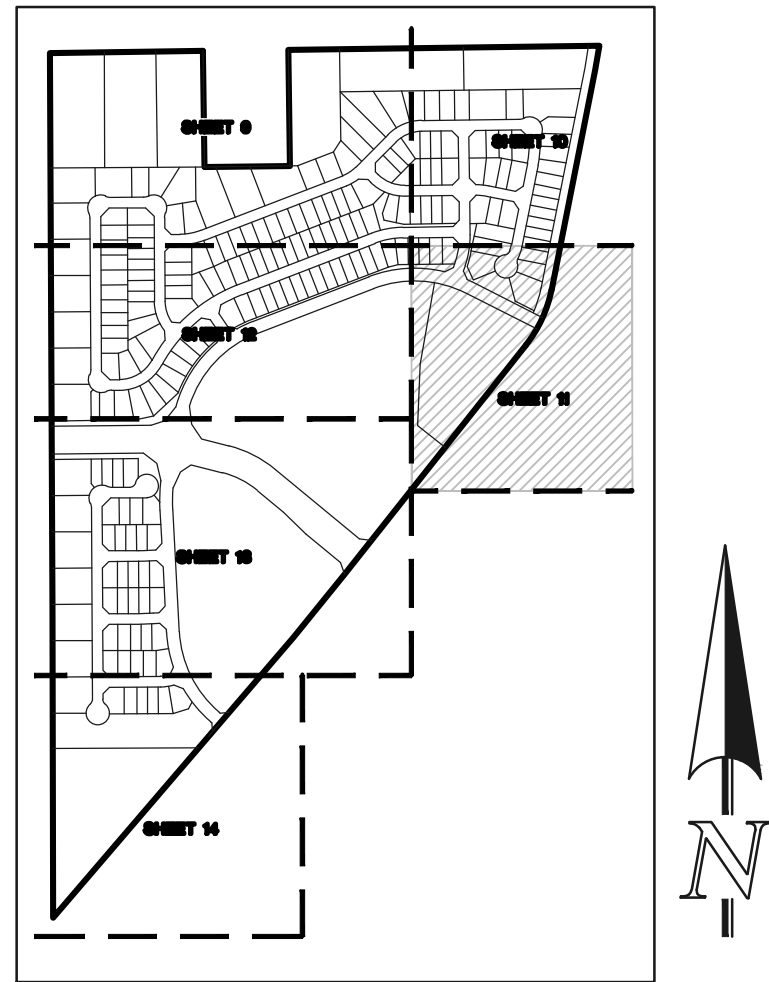
PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

DESIGNED BY	PRA	SCALE	DATE	12/19/2023
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

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

**CLASSIC<sup>SM</sup>**  
CONSULTING





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:

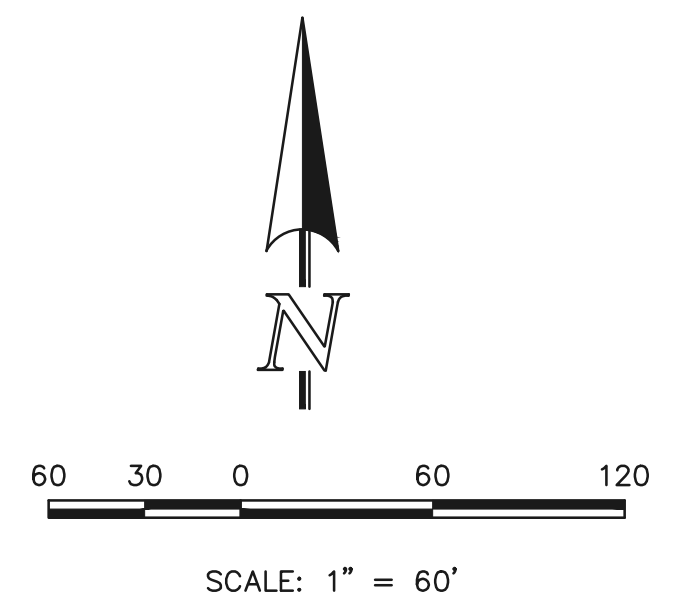
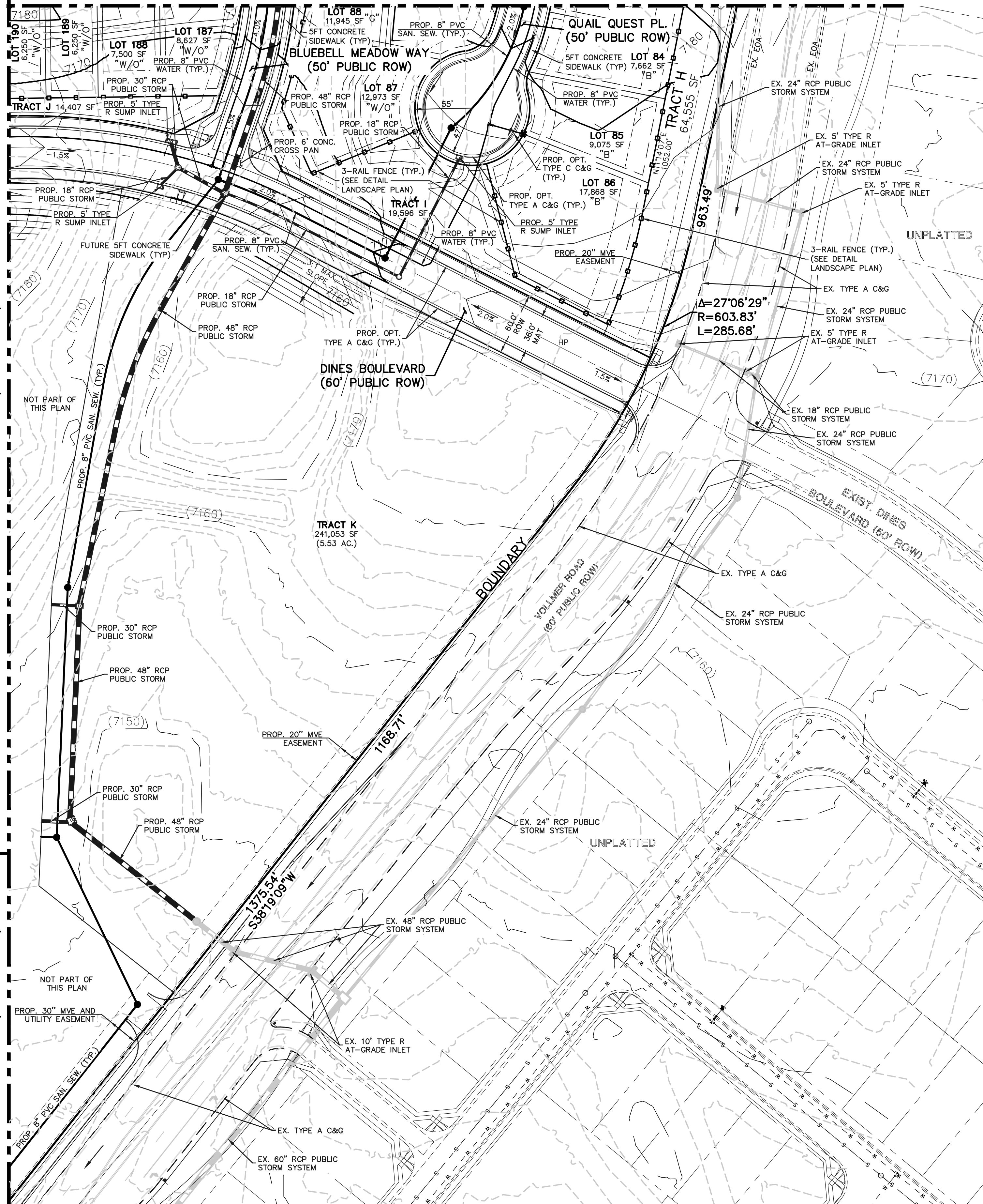
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

MATCHLINE~ (SEE SHEET 9)

MATCHLINE~ (SEE SHEET 10)

MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 13)



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

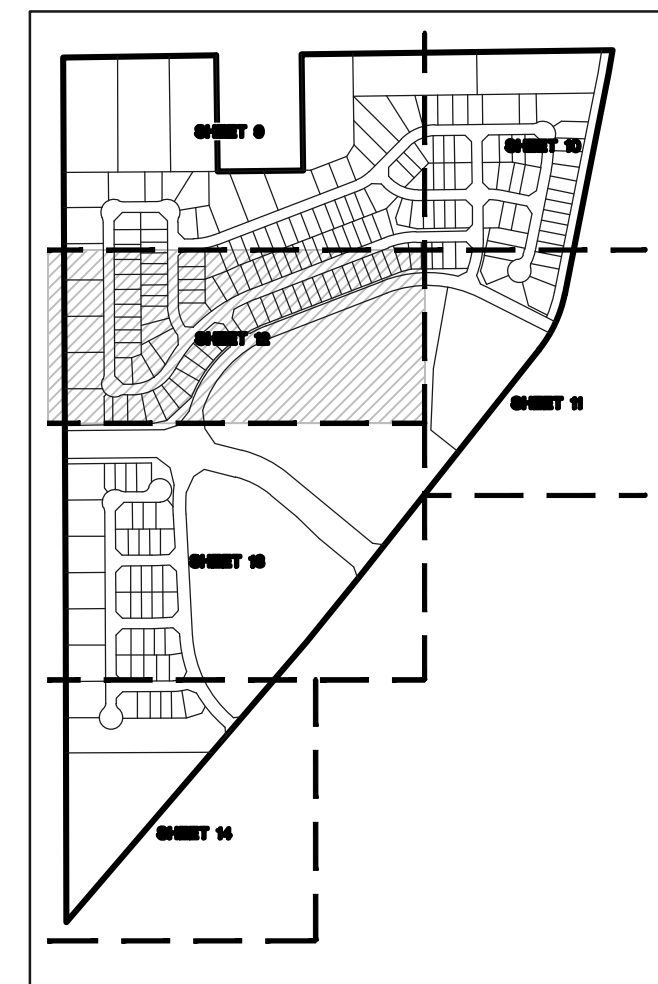
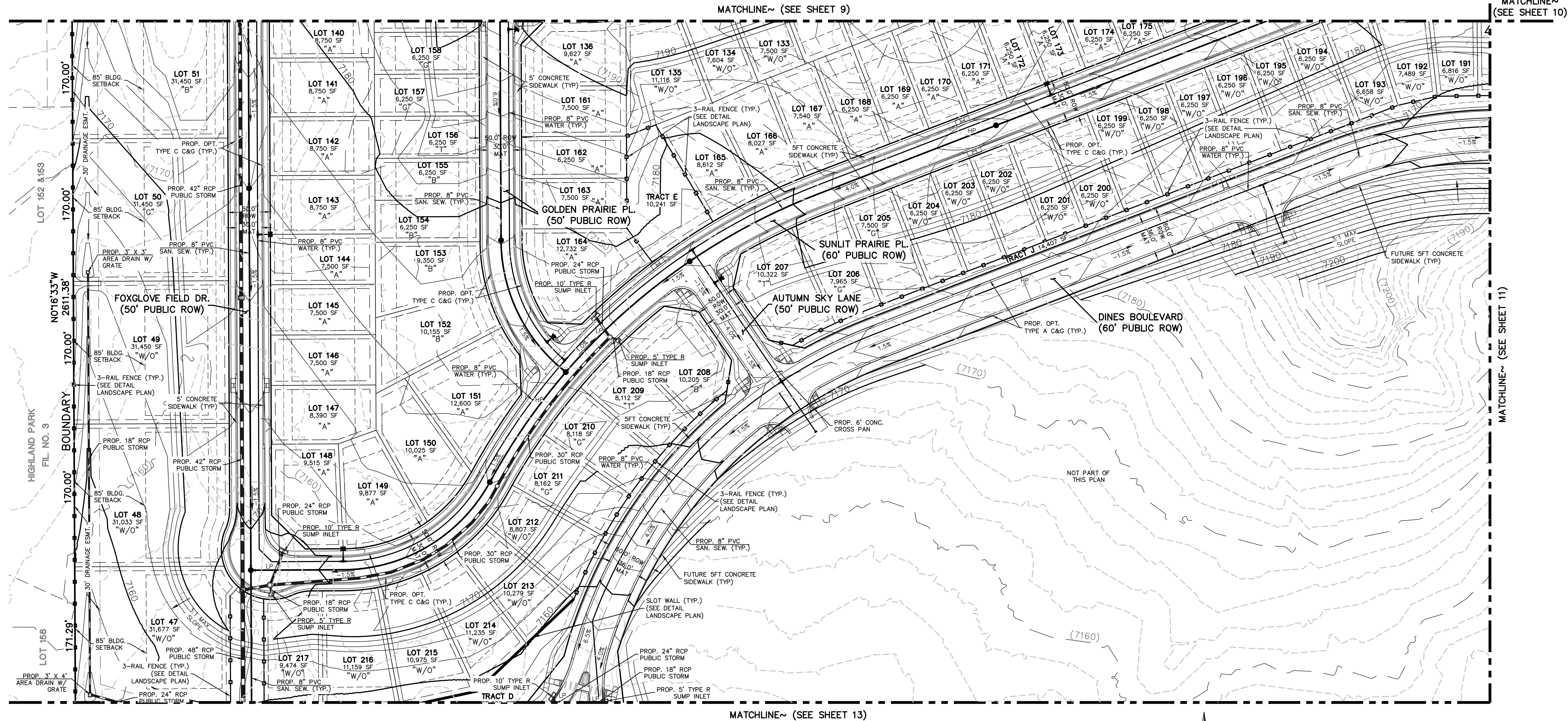
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

619 N. Cascade Avenue, Suite 200  
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(719)785-0799(Fax)





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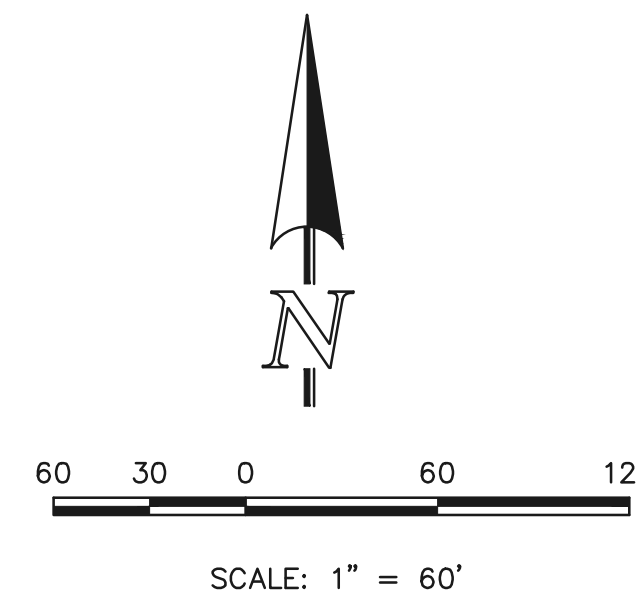


SHEET INDEX  
N.T.S.

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	

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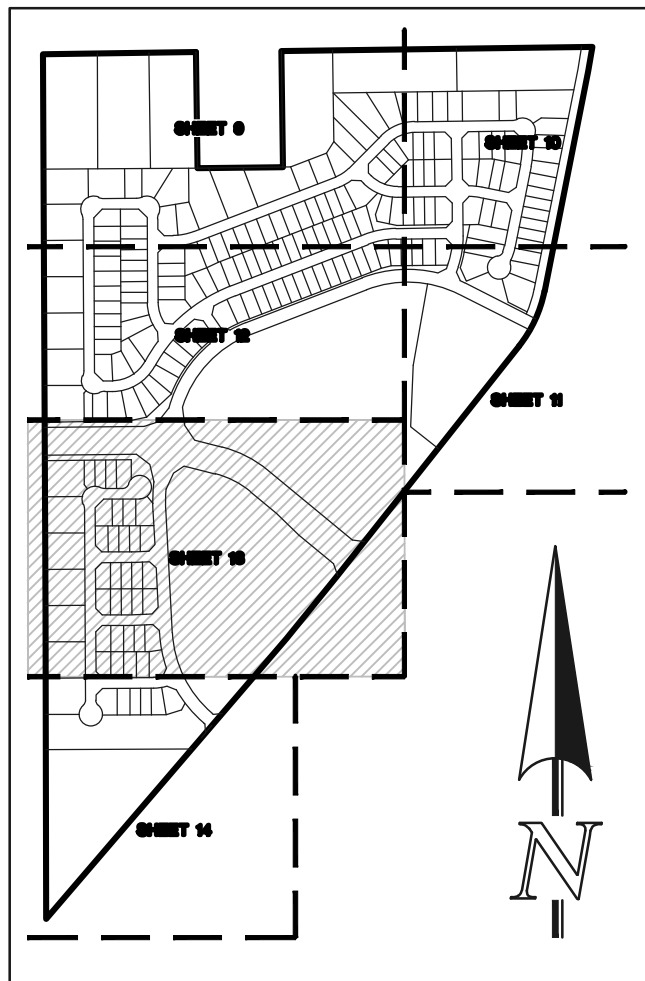
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PRELIMINARY PLAN  
PRELIMINARY GRADING & UTILITY PLAN

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	

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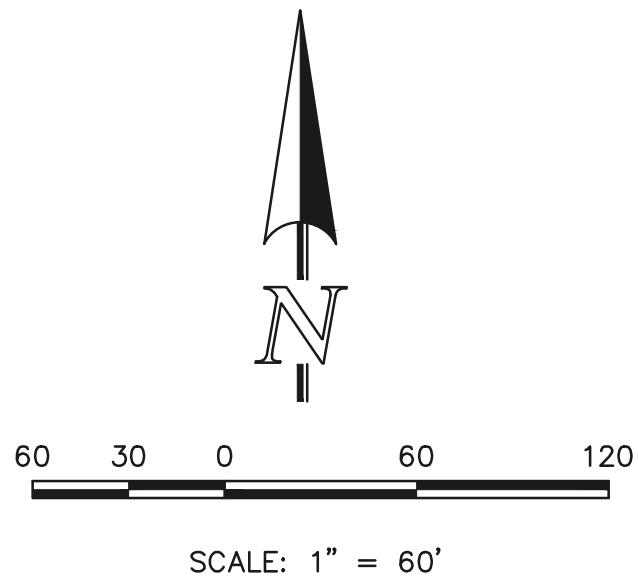




SHEET INDEX  
N.T.S.

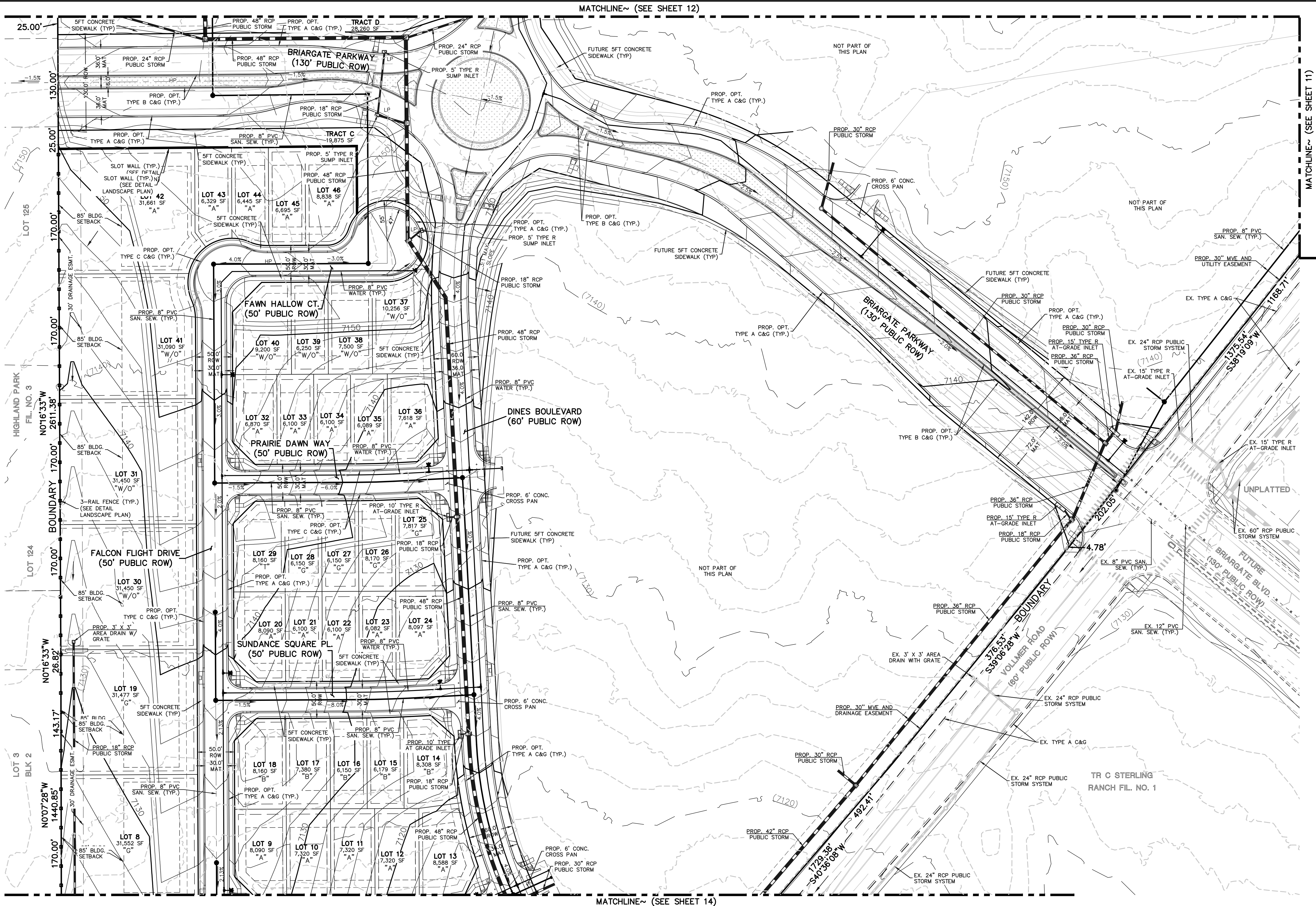
LEGEND

- 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



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

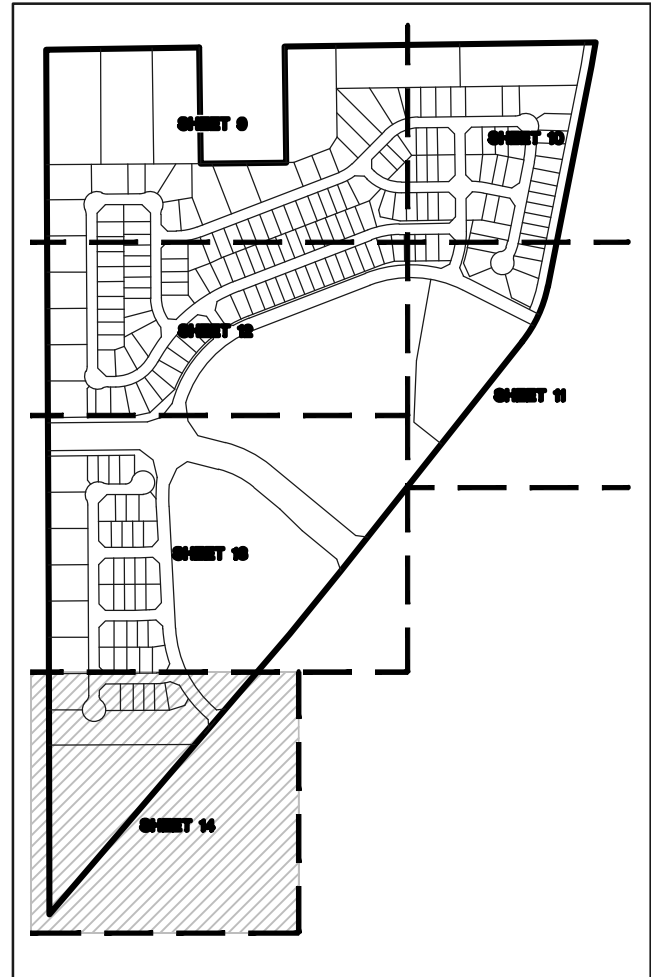
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CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

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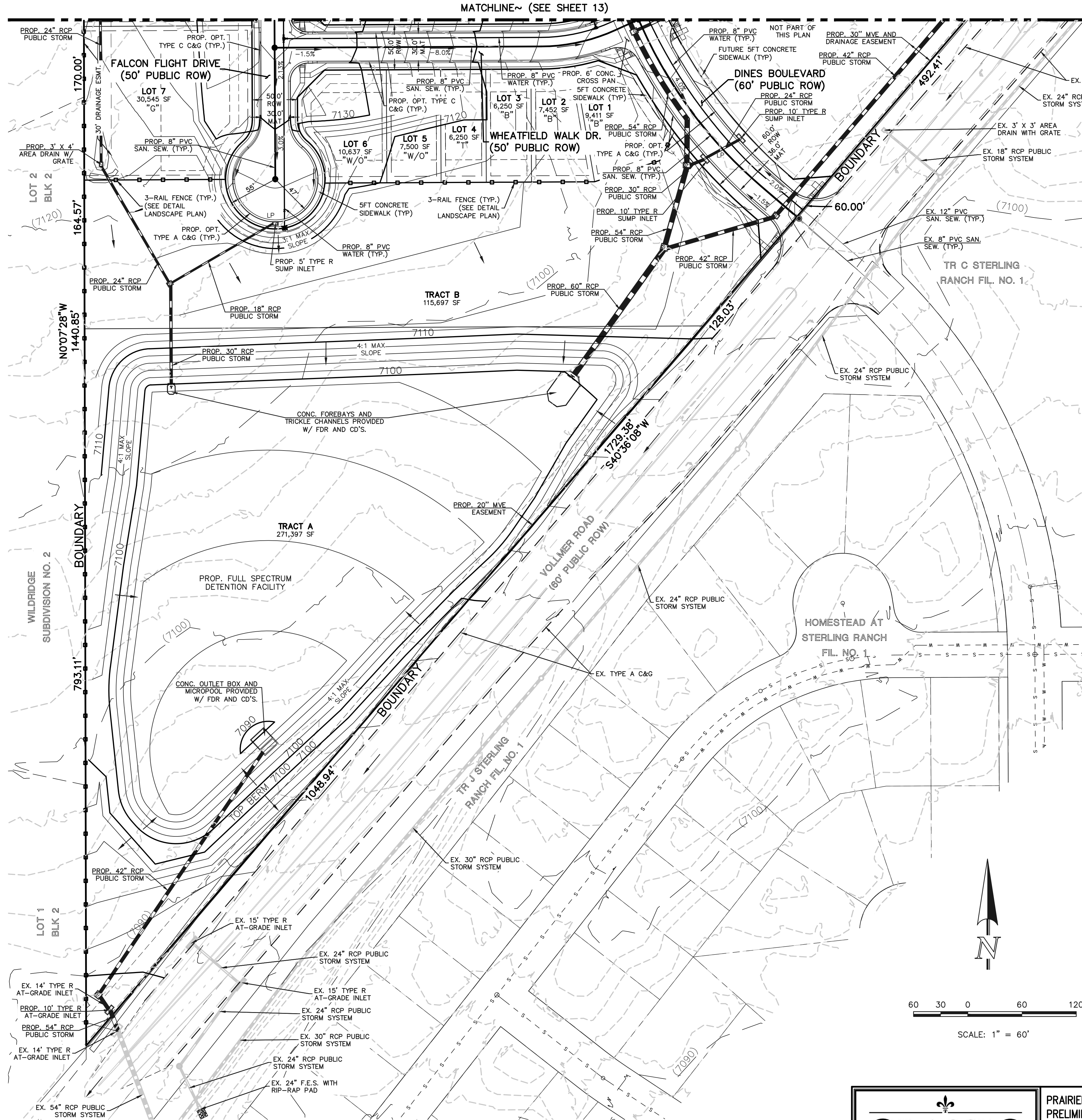
SHEET INDEX  
N.T.S.



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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	



60 30 0 60 120

SCALE: 1" = 60'



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	14 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	1305.10

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





DATE	REVISION DESCRIPTION


☐ FOR CONSTRUCTION


☒ NOT FOR CONSTRUCTION

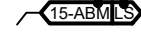


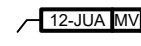
PRAIRIE RIDGE FILING 1  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO


CALLOUT KEY


 PLANT ABBREVIATION

 SITE CATEGORY ABBREVIATION

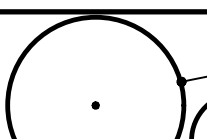
 TREE CALLOUT


 SHRUB & ORN. GRASS CALLOUT


 PERENNIAL CALLOUT

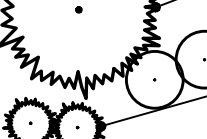
 PLANT QUANTITY


PLANT SYMBOL KEY

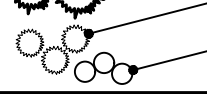
 DECIDUOUS TREE

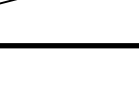
 ORNAMENTAL TREE

 EVERGREEN TREE

 DECIDUOUS SHRUBS

 EVERGREEN SHRUBS

 ORNAMENTAL GRASSES

 PERENNIALS

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 FIT 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.

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.

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 REQUIREMENTS

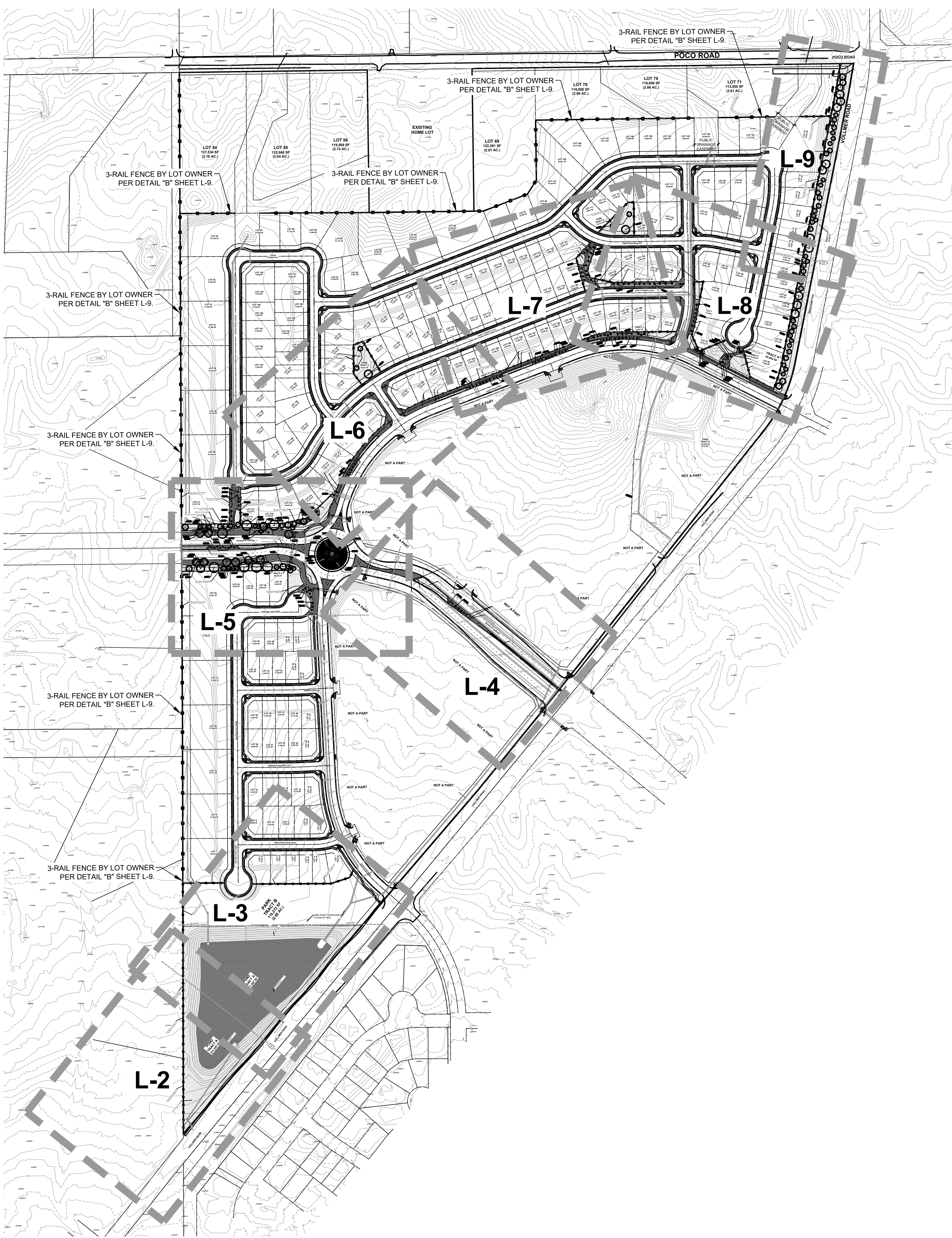
LANDSCAPE SETBACKS (LS)

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%		

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.

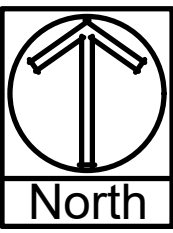




PLANTING LEGEND				
<div>Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use Inch / year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)</div>				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
ABM	23	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"
MSS	32	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"
TAL	7	Tilia americana	Linden, American	1-1/2"
EVERGREEN TREES				
PIP	11	Picea pungens	Spruce, Colorado Blue	6'
PON	33	Pinus ponderosa	Pine, Ponderosa	6'
DECIDUOUS SHRUBS				
ARB	27	Aronia melanocarpa	Chokeberry, Black	5 Gal
BRG	23	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal
PBS	6	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal
POG	42	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal
SPG	15	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal
EVERGREEN SHRUBS				
JBJ	64	Juniperus Sabina	Juniper, Buffalo	5 Gal
JCS	15	Juniperus chinensis 'Spartan'	Juniper, Spartan	5 Gal
PGS	7	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal
ORNAMENTAL GRASSES				
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal

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

NOT TO SCALE



DATE	REVISION DESCRIPTION

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

SHEET 16 OF 28

JOB NUMBER	2720-1123
DATE	12/7/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY OVERALL - LANDSCAPE PLAN
SHEET #	L-1





**SUNFLOWER**  
LANDSCAPES

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

[illegible]

<input type="checkbox"/>	FOR CONSTRUCTION
<input checked="" type="checkbox"/>	NOT FOR CONSTRUCTION



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

SHEET 17 OF 28

JOB NUMBER  
2720-1123

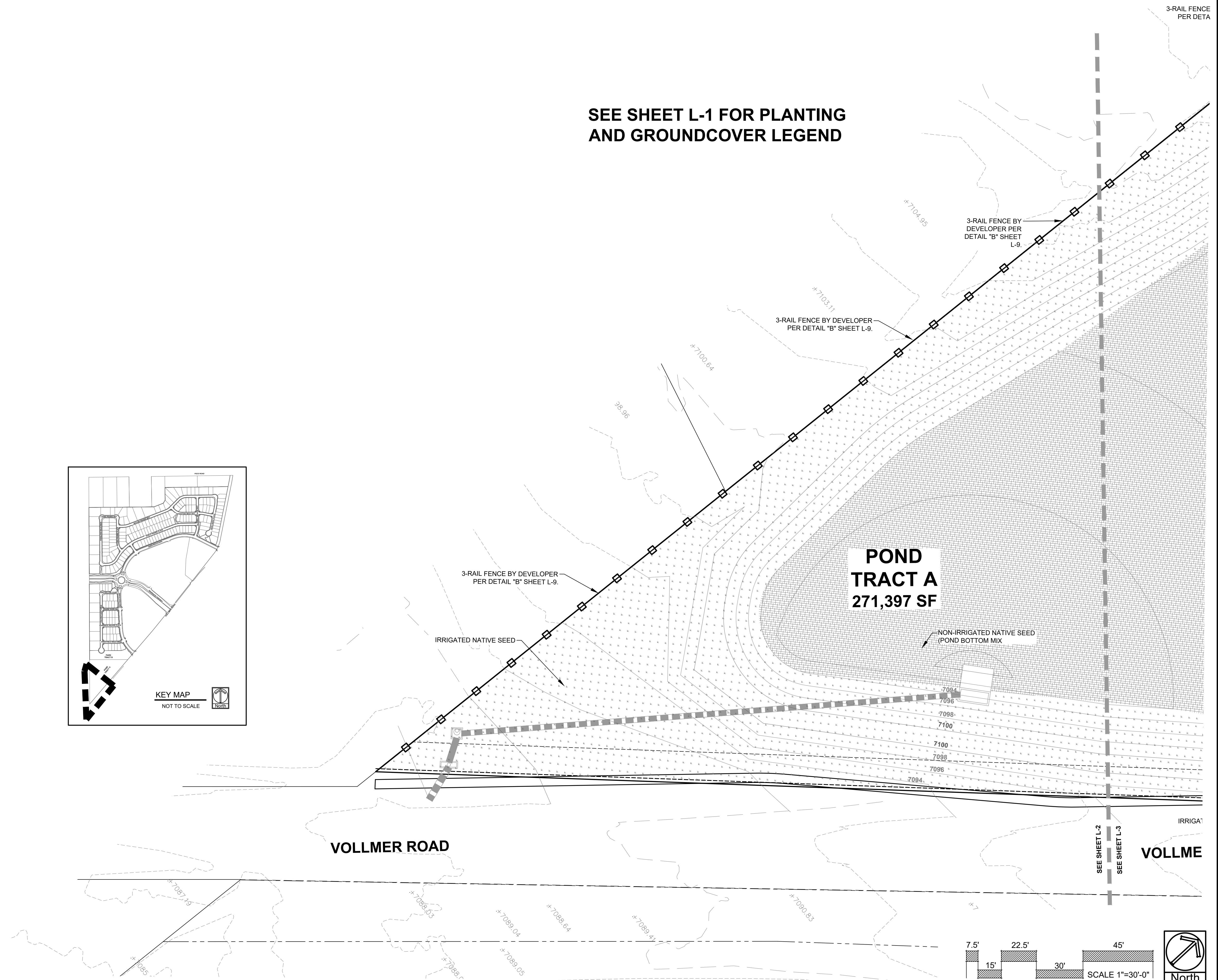
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DRAWN BY MB

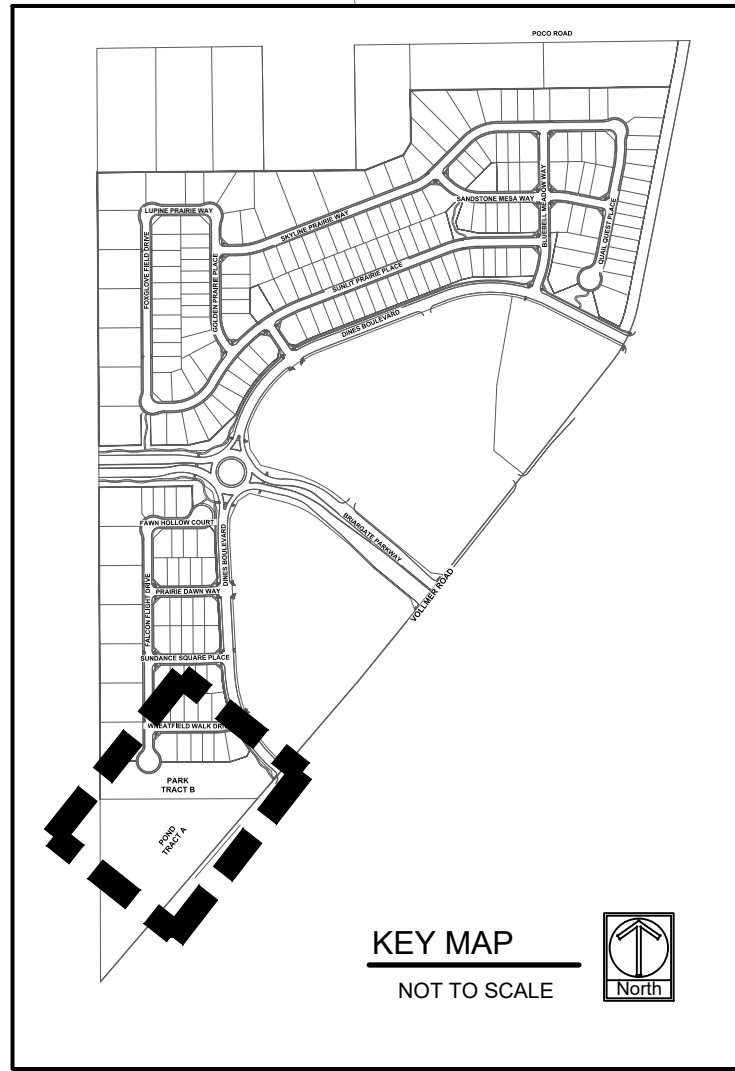
### DRAWING DESCRIPTION

PRELIMINARY  
LANDSCAPE PLAN

SHEET #  
**L-2**  
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3-RAIL FENCE BY DEVELOPER  
PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY DEVELOPER  
PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY LOT OWNER  
PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY DEVELOPER  
PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY DEVELOPER  
PER DETAIL "B" SHEET L-9.

3-RAIL FENCE BY DEVELOPER  
PER DETAIL "B" SHEET L-9.

ON-IRRIGATED NATIVE SEED  
POND BOTTOM MIX

NON-IRRIGATED NATIVE SEED  
(POND BOTTOM MIX)

IRRIGATED  
NATIVE SEED

IRRIGATED NATIVE SEED

VOLLMER ROAD

**PARK  
TRACT B  
115,272 SF  
(2.65 AC.)**

**POND  
TRACT A  
271,397 SF**

**SEE SHEET L-1 FOR PLANTING  
AND GROUNDCOVER LEGEND**

SEE PARK LANDSCAPE  
PLANS BY NES.

FALCON FLIGHT DRIVE

WHEATFIELD WALK DRIVE

DINES BOULEVARD

LOT 9  
8,090 SF

LOT 10  
7,320 SF

LOT 11  
7,320 SF

LOT 12  
7,320 SF

LOT 13  
8,588 SF

LOT 6  
10,637 SF

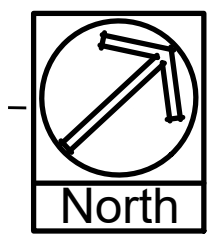
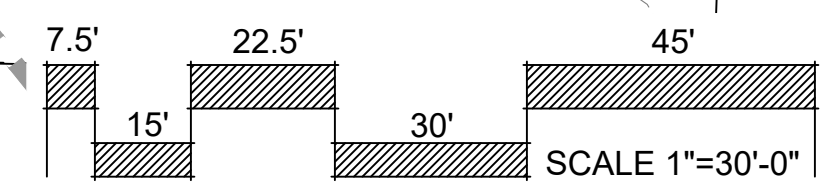
LOT 5  
7,500 SF

LOT 4  
6,250 SF

LOT 3  
6,250 SF

LOT 2  
7,452 SF

LOT 1  
9,836 SF



DATE	REVISION DESCRIPTION

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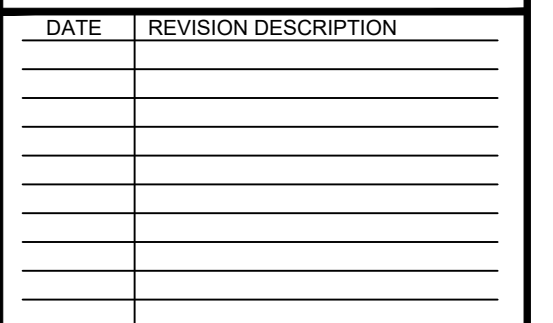


**PRAIRIE RIDGE FILING 1**  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

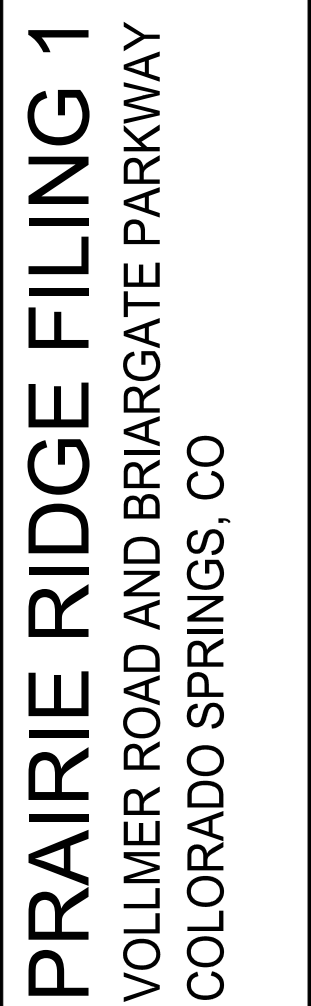
SHEET 18 OF 28
JOB NUMBER 2720-1123
DATE 12/7/2023
DRAWN BY MB
DRAWING DESCRIPTION PRELIMINARY LANDSCAPE PLAN
SHEET # L-3

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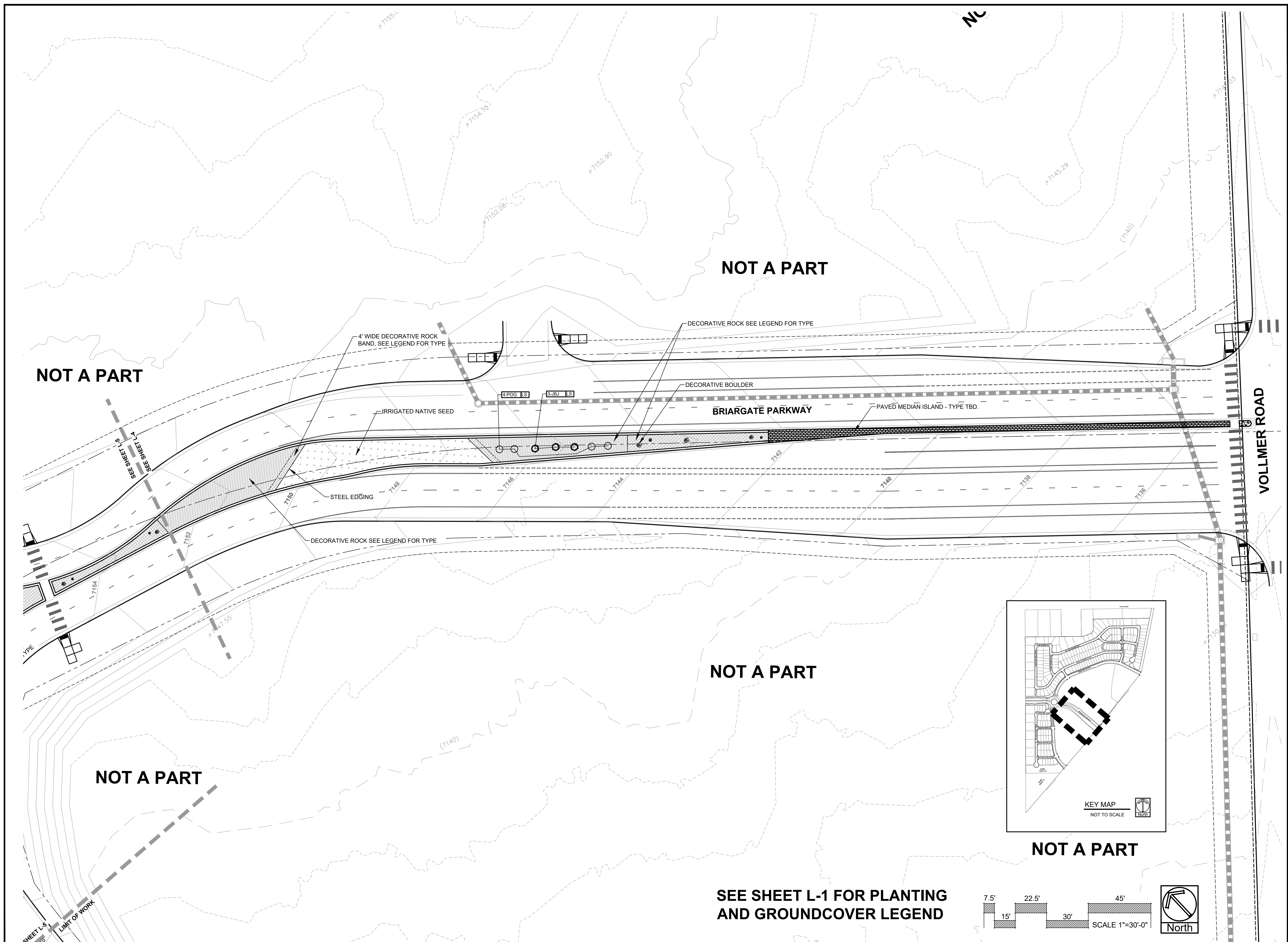




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**L-4**  
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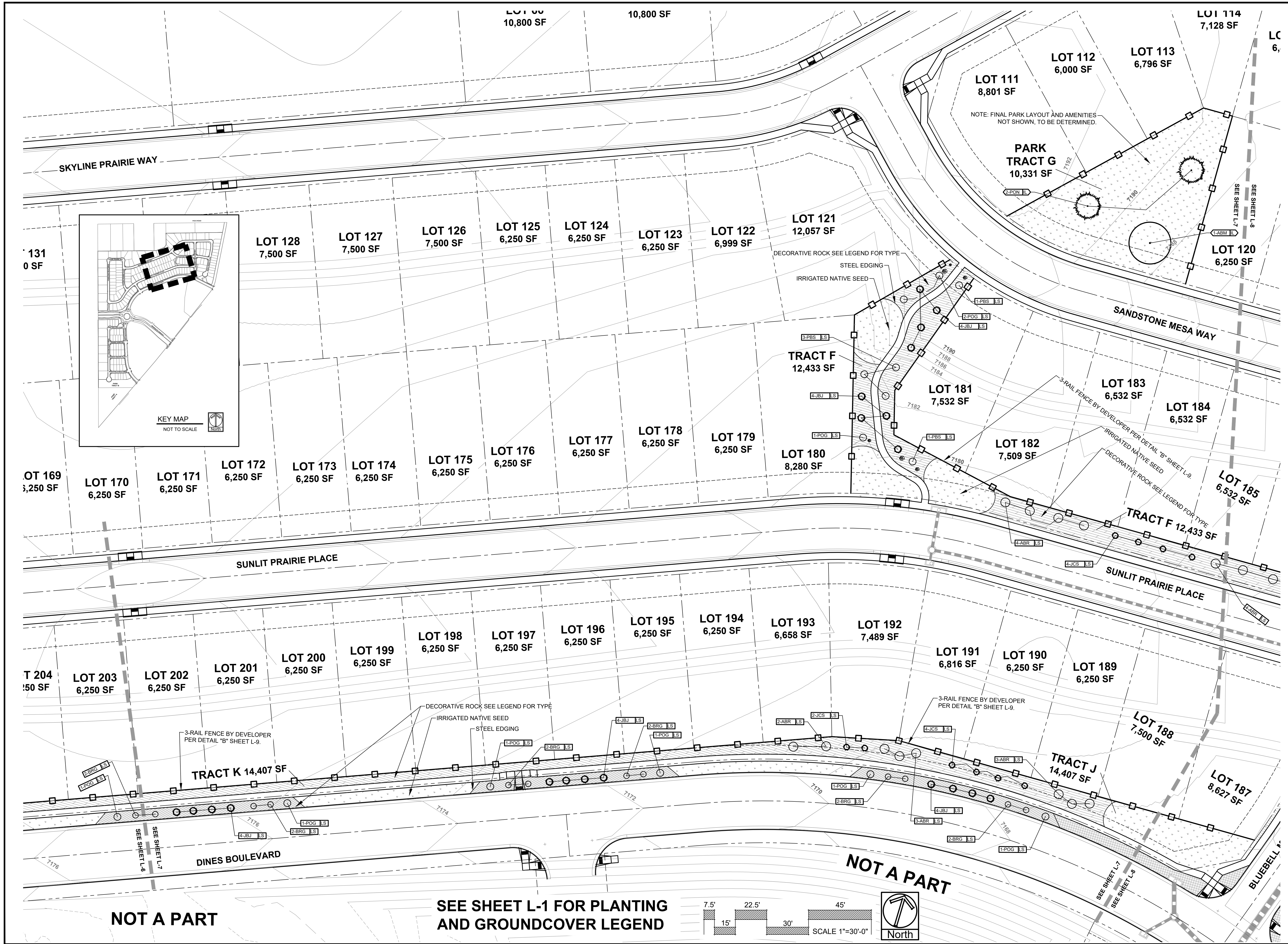












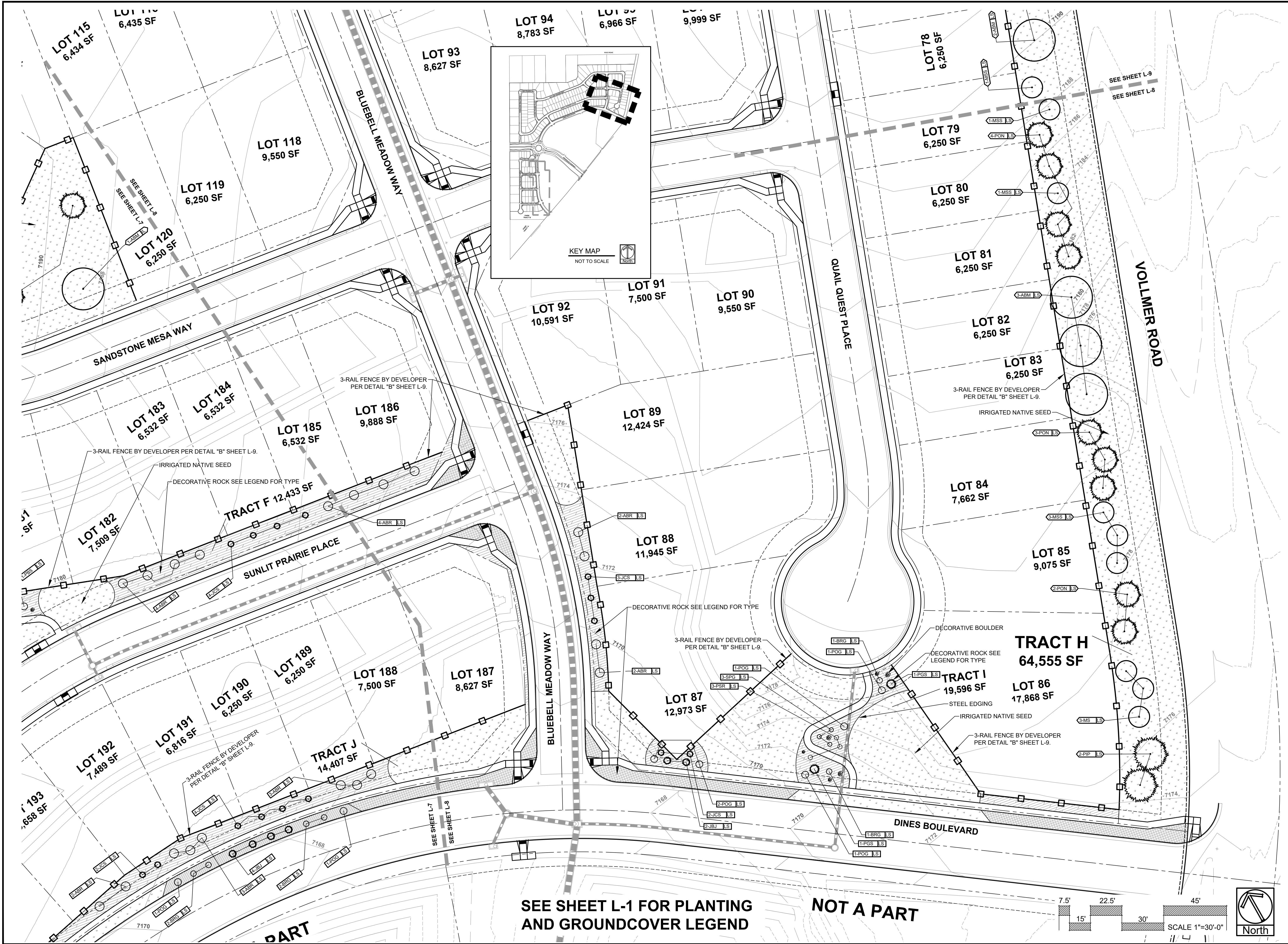
DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION  
☒ NOT FOR CONSTRUCTION



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





**SUNFLOWER**  
LANDSCAPES

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

DATE	REVISION DESCRIPTION

☐ FOR CONSTRUCTION  
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**CLASSIC**  
COMMUNITIES

**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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MB

DRAWING DESCRIPTION  
PRELIMINARY  
LANDSCAPE PLAN

SHEET #  
L-8

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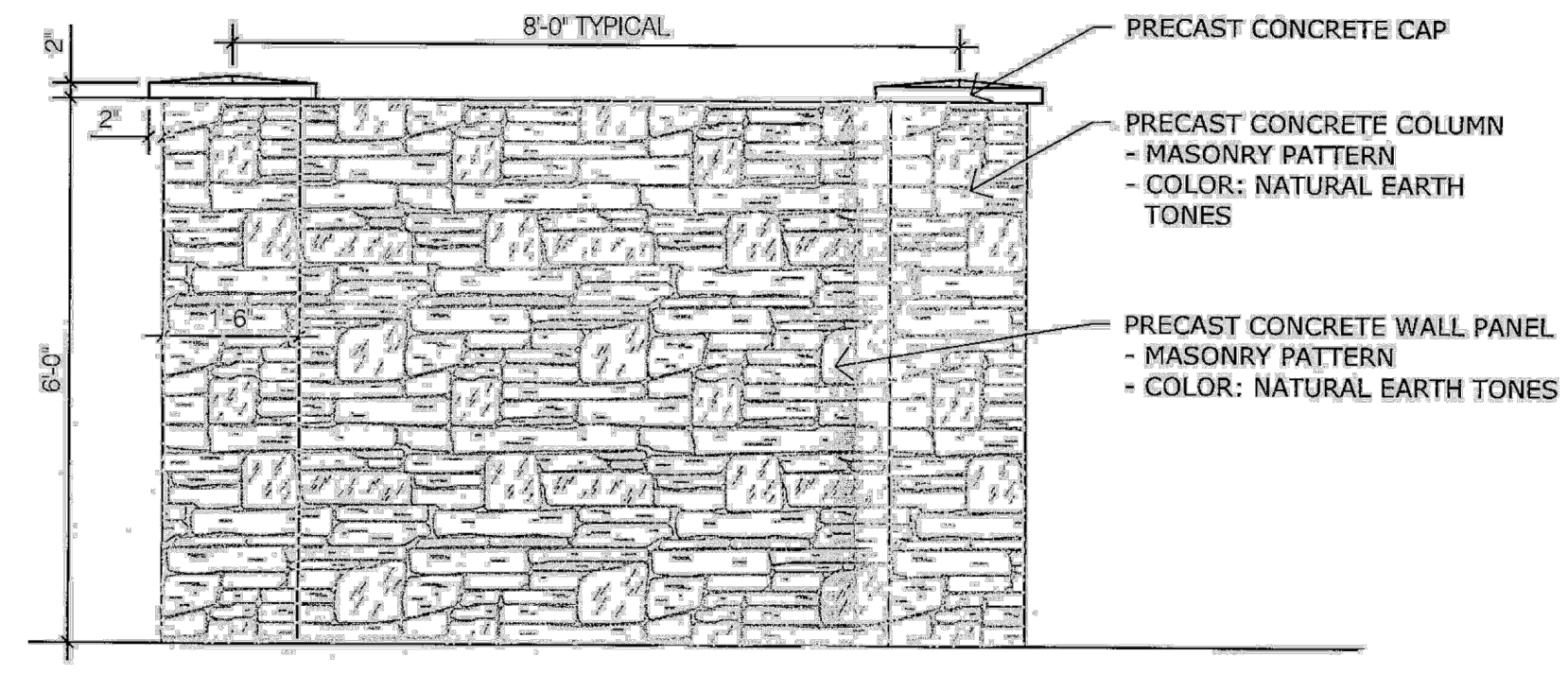
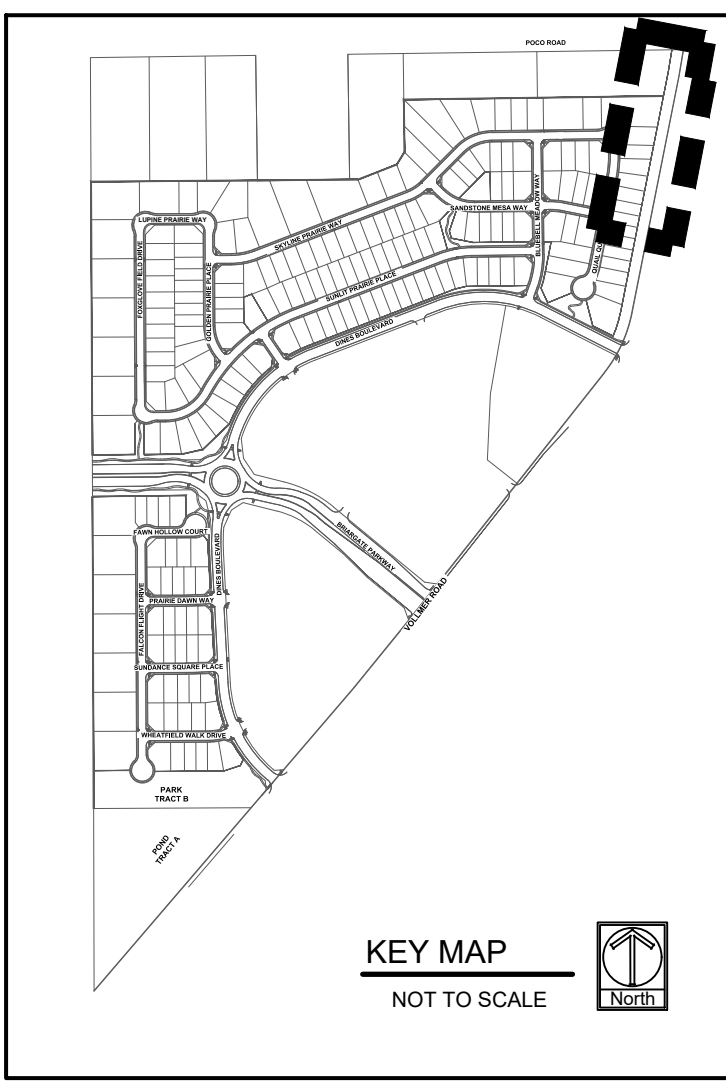


PRAIRIE RIDGE FILING 1  
VOLLMER ROAD AND BRIARGATE PARKWAY  
COLORADO SPRINGS, CO

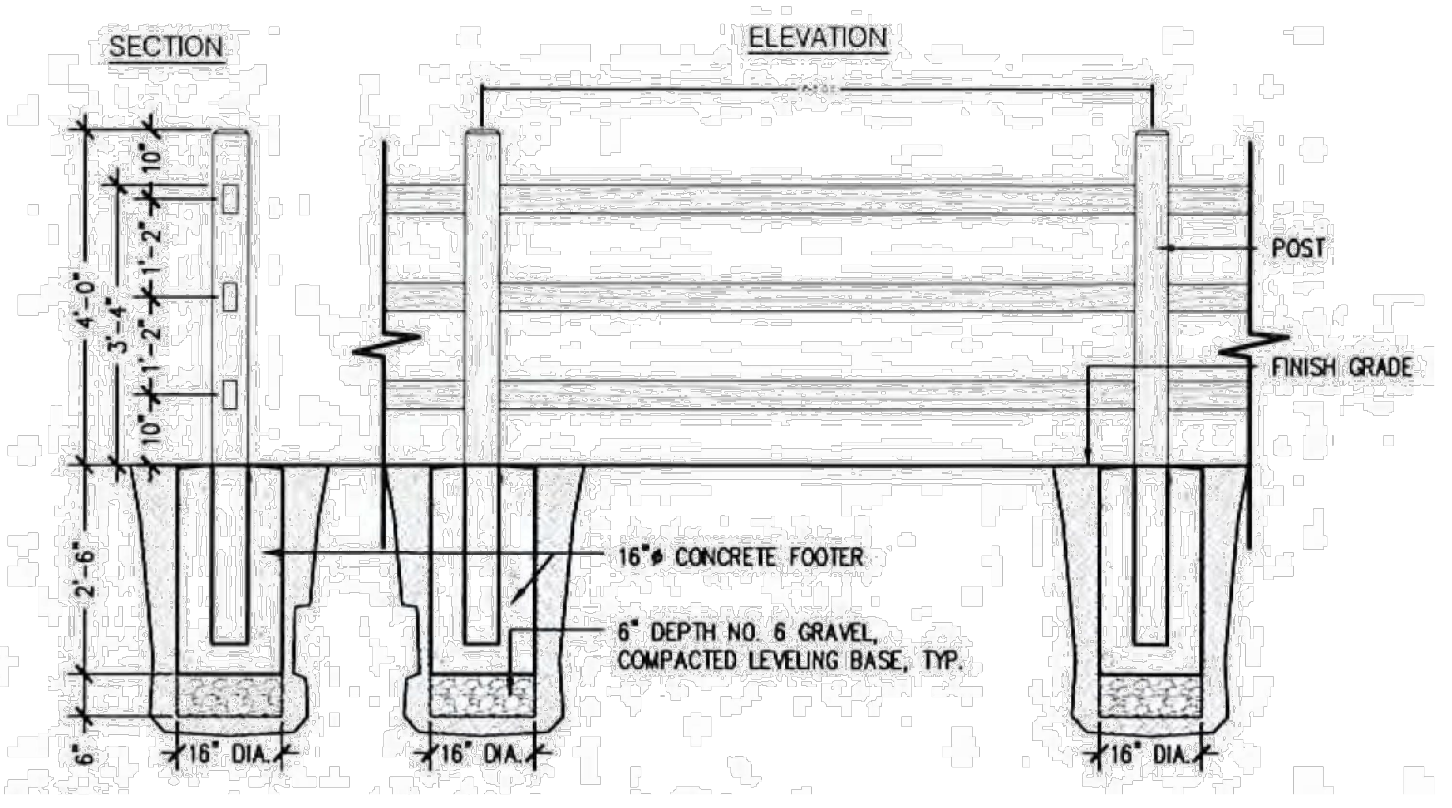
SHEET 24 OF 28

JOB NUMBER	2720-1123
DATE	12/7/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-9

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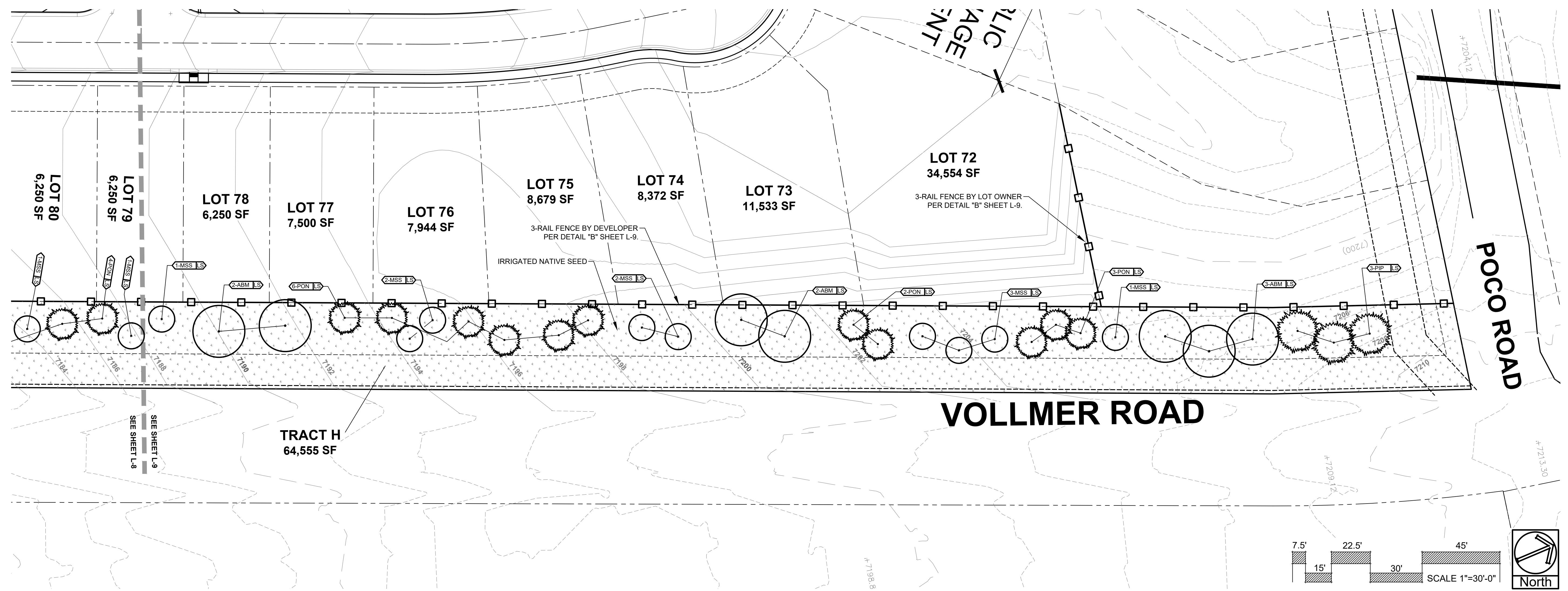
**A** 6' PRECAST CONC. SLOT WALL  
NOT TO SCALE



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

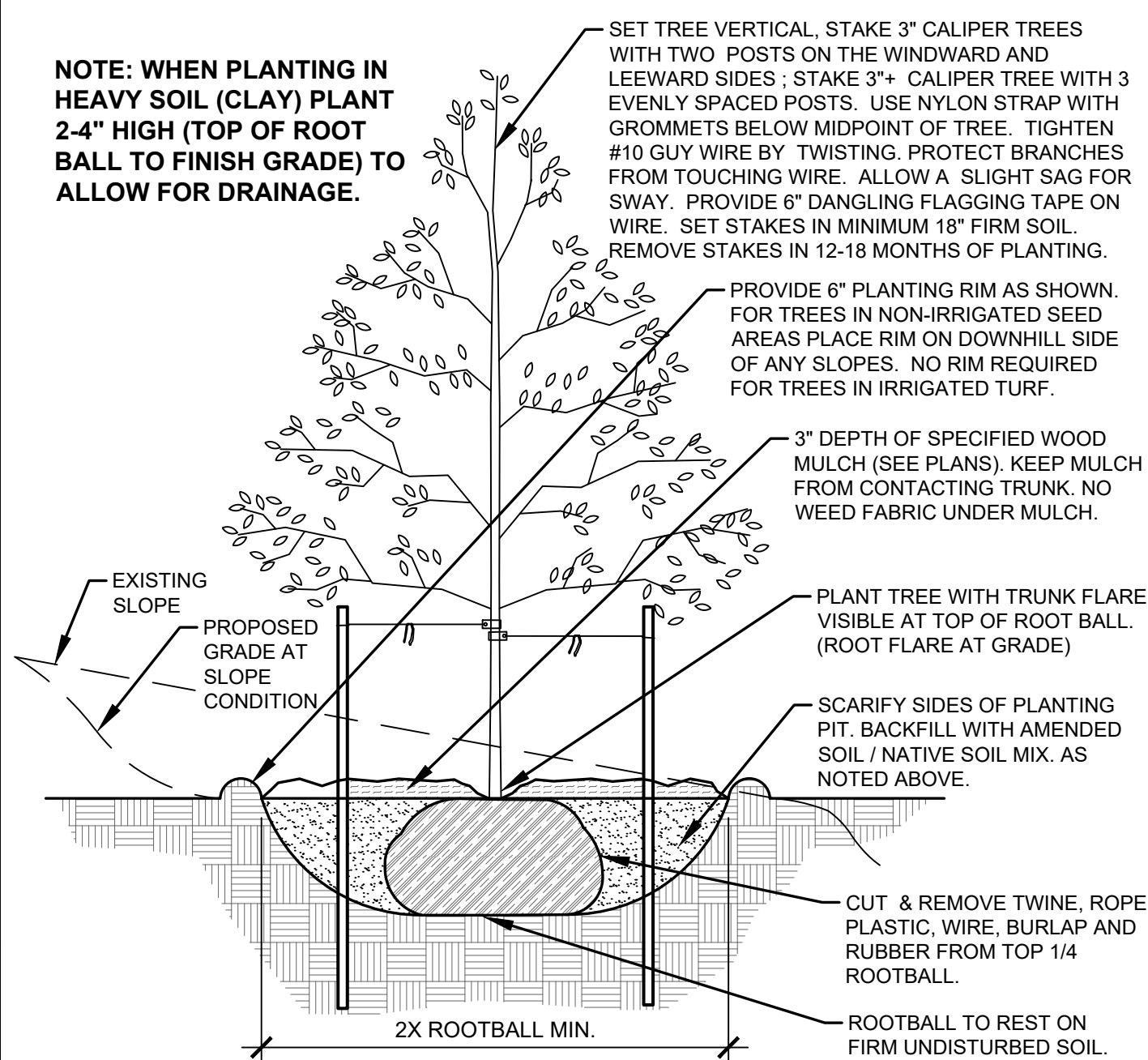
\* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.

SEE SHEET L-1 FOR PLANTING  
AND GROUNDCOVER LEGEND



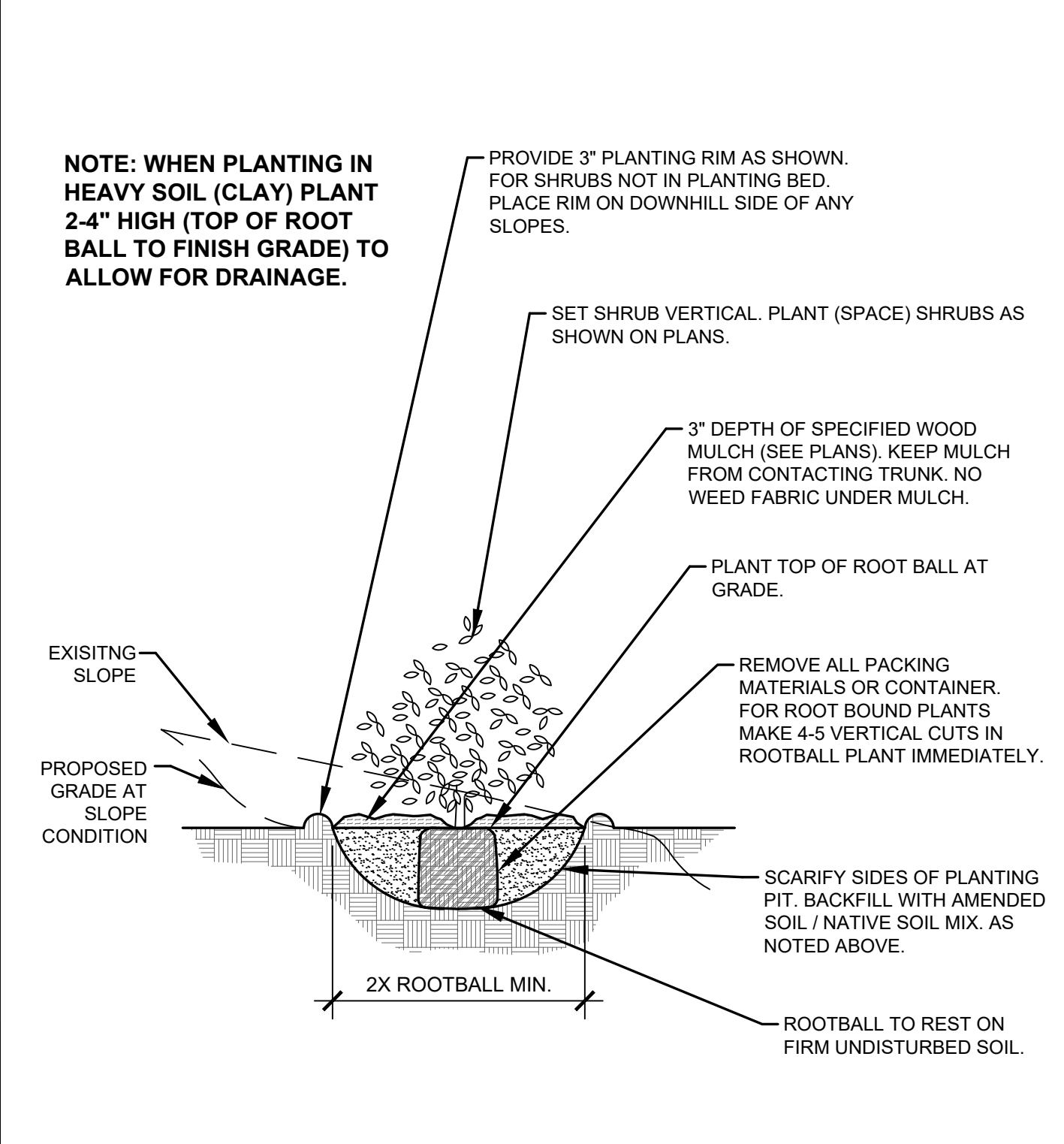


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T REMOVE OR CUT LEADER.
  - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
  - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
  - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



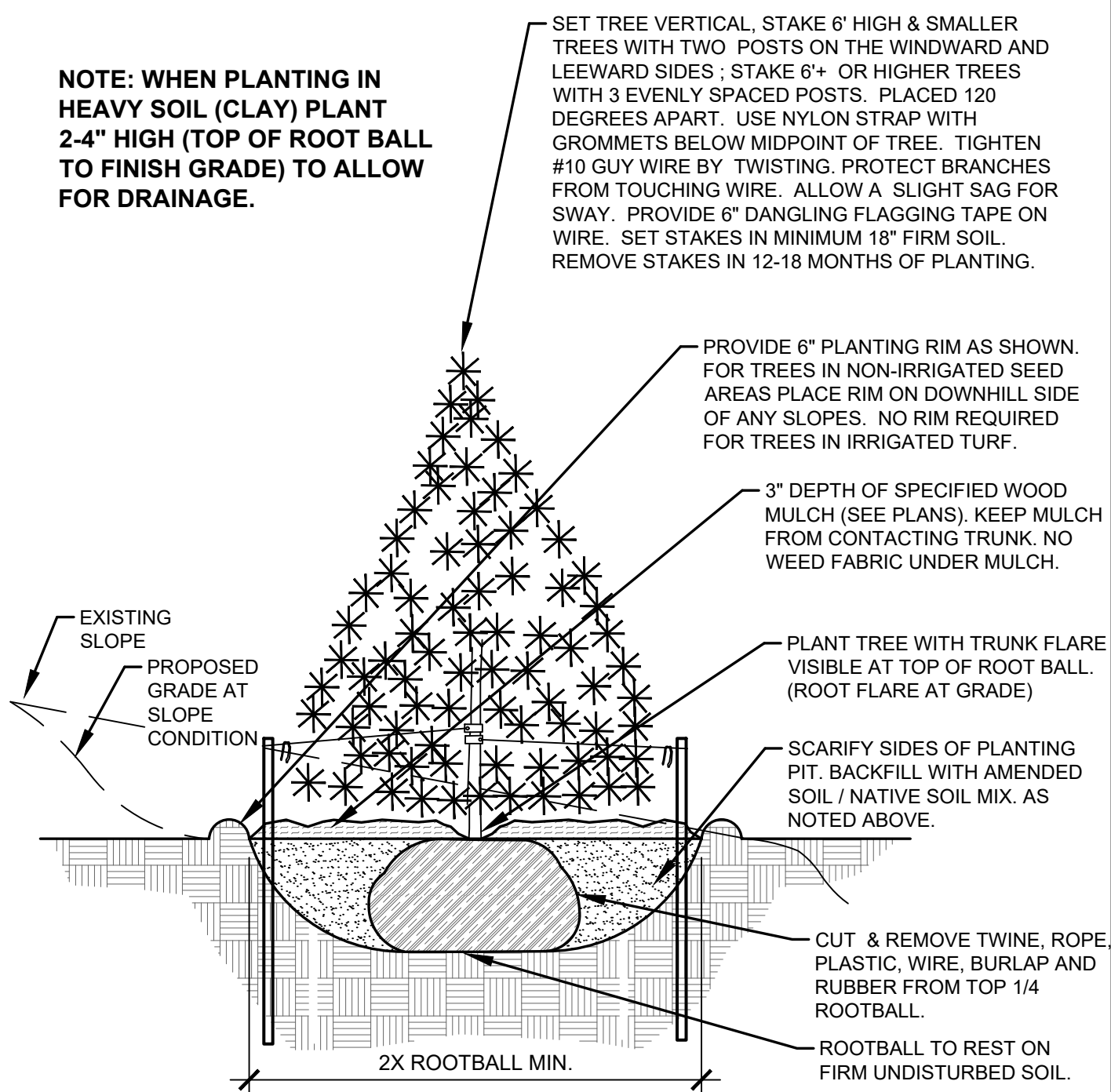
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
  - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



**C** SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
  - DON'T REMOVE OR CUT LEADER.
  - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
  - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
  - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
  - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



**B** EVERGREEN TREE 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 MANUFACTURE'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 OWNER'S 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 'B' 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 PERMITHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'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 MANUFACTURE'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.

-BUFFALOGRASS	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

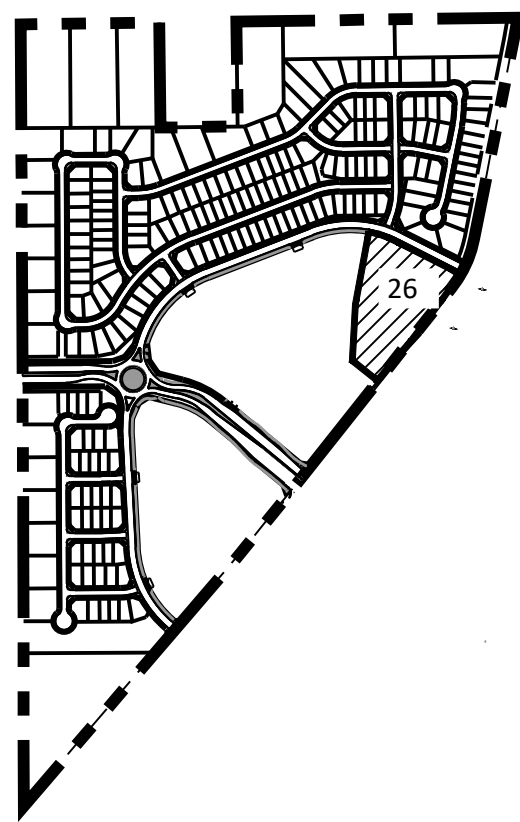
SHEET 25 OF 28

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

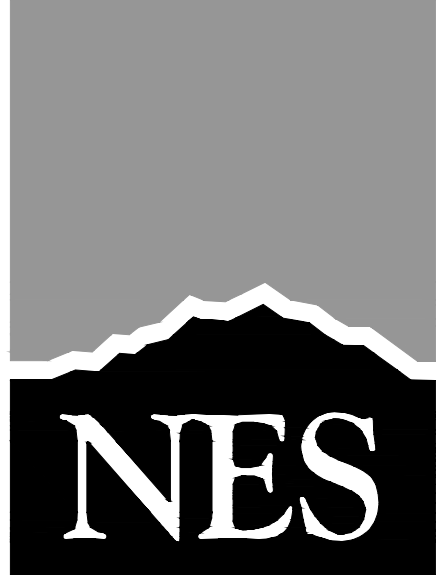


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	15	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
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 1-1/2" BLUE GLACIER ROCK	302 sf



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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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

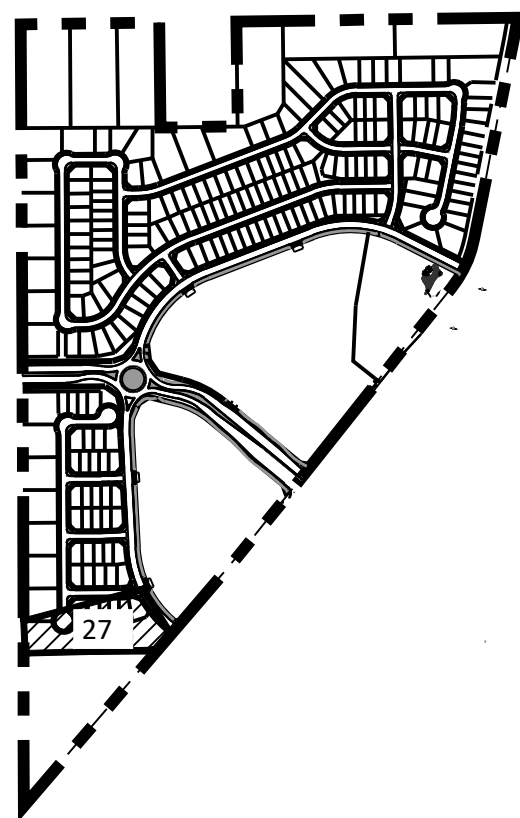
26

26 OF 28



PRAIRIERIDGE FILING NO. 1  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN

KEY MAP

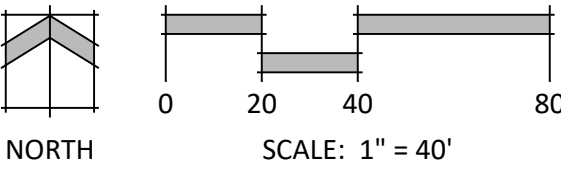
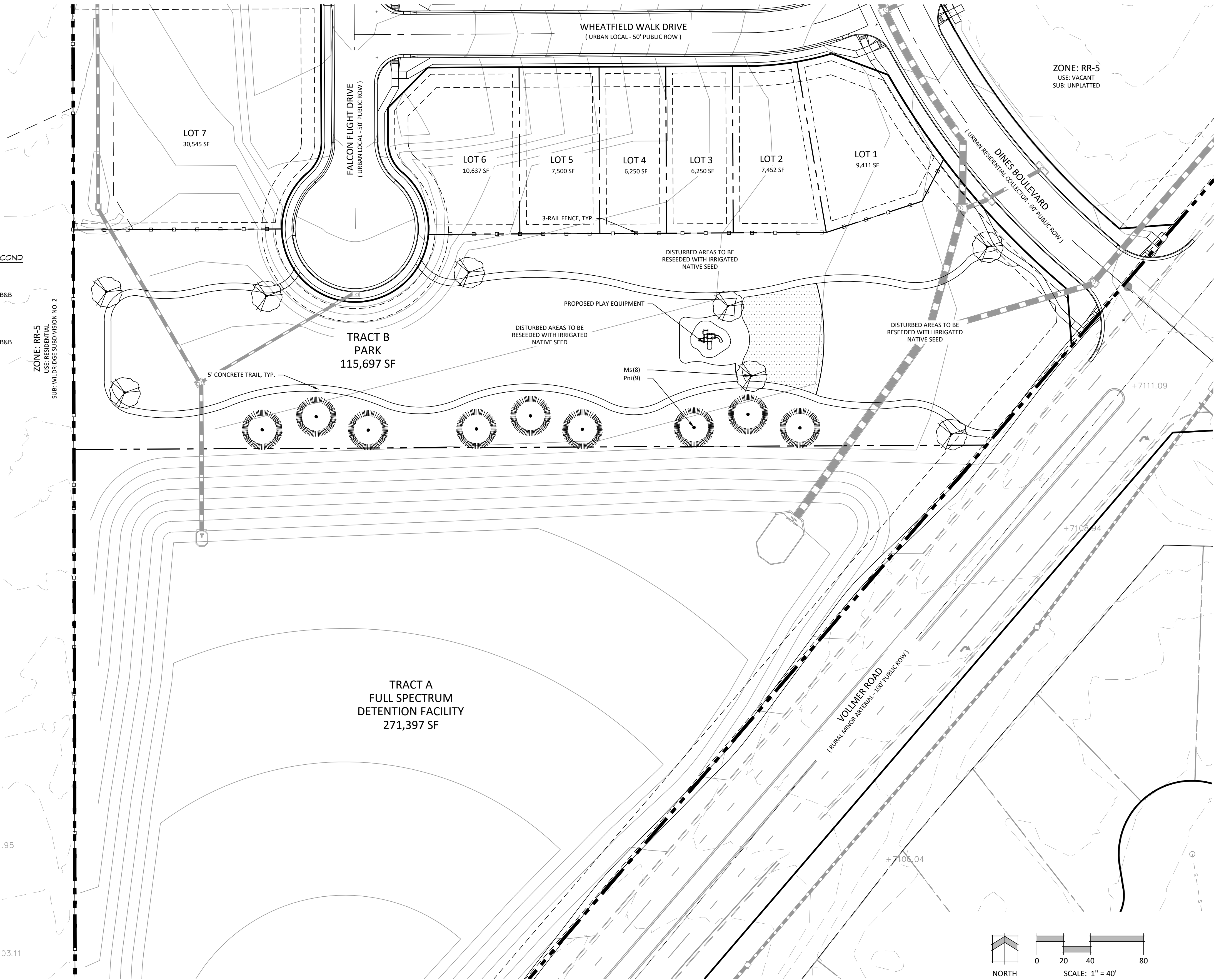


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	15	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
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 1-1/2" BLUE GLACIER ROCK	302 sf



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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:

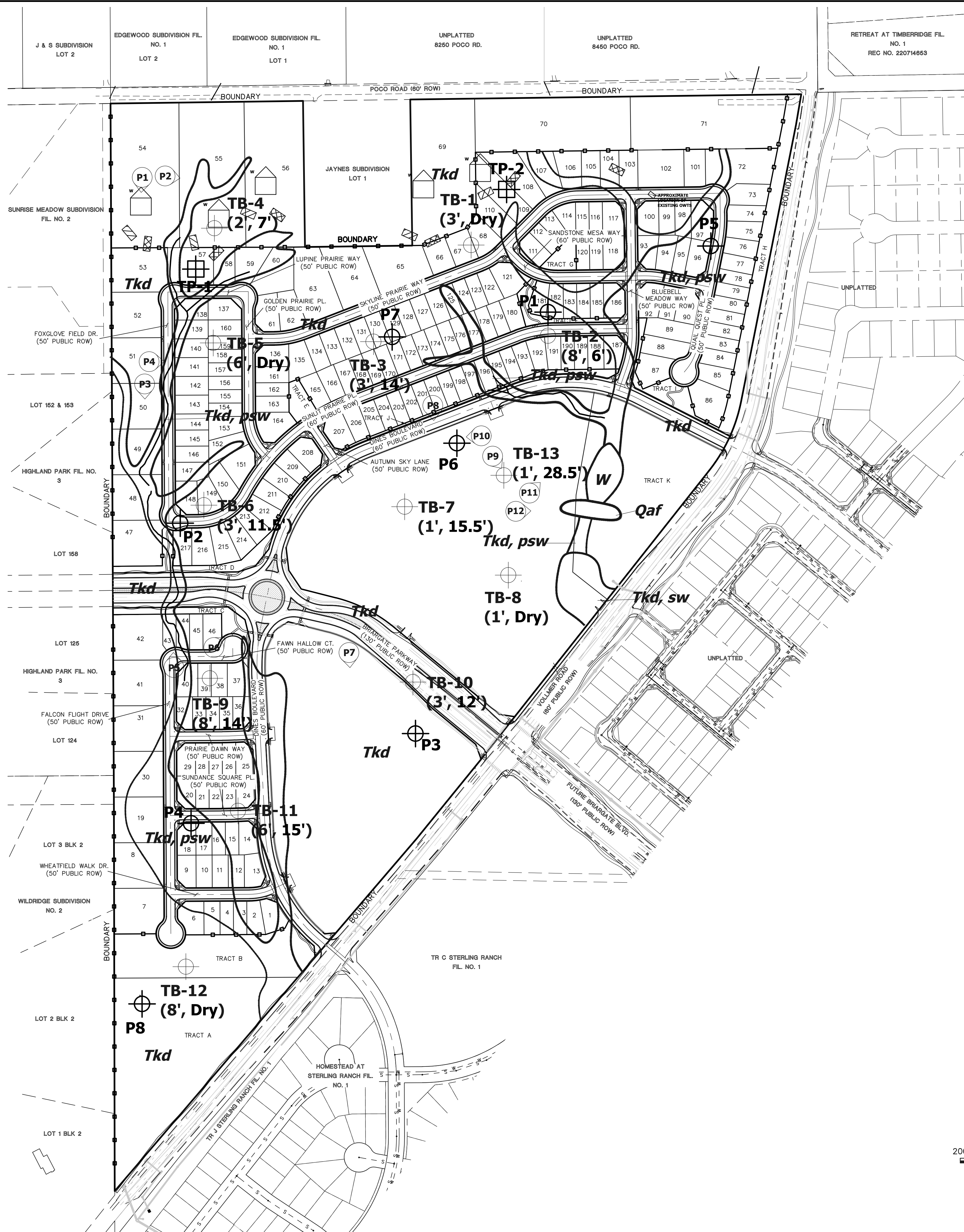
SOUTH PARK SITE

27

27 OF 28



N:\10510\DRAWINGS\DEVELOPMENT\10510-SP-28.dwg, 12/19/2023 3:22:18 PM, 1:1

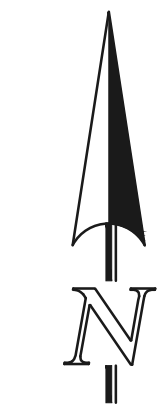


#### LEGEND

- Qaf - ARTIFICIAL FILL OF HOLOCENE AGE;  
MAN-MADE FILL DEPOSITS
- Qes - EOLIAN SAND OF HOLOCENE AND PLEISTOCENE AGE;  
WIND DEPOSITED SANDS
- Qao1 - 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

#### 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



200 100 0 200 400

SCALE: 1" = 200'  
U.S. SURVEY FOOT



PRAIRIERIDGE FILING NO. 1  
PRELIMINARY PLAN  
GEOLOGIC CONSTRAINTS EXHIBIT

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

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