

RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024

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 DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE FOLLOWING UTILITY PROVIDERS WILL SERVE RETREAT AT PRAIRIERIDGE FILINGS 1-3 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
WATER: FAWMA (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD - INDIVIDUAL WELLS BY LOT OWNER)
WASTEWATER: FAWMA (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD - INDIVIDUAL SEPTIC SYSTEMS BY LOT OWNER)
GAS: COLORADO SPRINGS UTILITIES GAS (EXCEPT THE 2.5 AC. LOTS ACCESSING POCO ROAD - GAS SERVICE BY BLACK HILLS ENERGY)
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: 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 AND VOLLMER ROAD 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.
- 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 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.
- SOILS AND GEOLOGY CONDITIONS:
THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY FOR JAYNES PROPERTY PRELIMINARY PLAN, POCO ROAD AND VOLLMER ROAD" PREPARED BY ENTECH ENGINEERING, INC., DATED NOVEMBER 21, 2023) IN FILE NUMBER SP239 AVAILABLE AT THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.
~ POTENTIAL SEASONALLY SHALLOW GROUNDWATER (psw) ~ label lots, and identify mitigation or need for further study to determine mitigation at final plat for lots impacted
~ SEASONALLY WET AREA (sw) ~ correct name
~ AREAS OF PONDED/FLOWING WATER (w) ~
SEE SHEET 28 FOR GEOLOGIC CONSTRAINTS MAP
IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AND UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT.
- 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 THE PRAIRIERIDGE METRO DISTRICT.
- THE PHASING/FILING LINES SHOWN ON THIS PLAN MAY NOT REFLECT THE EXACT SEQUENCE OF DEVELOPMENT. FILING SIZE AND DEVELOPMENT TIMING ARE MARKET DRIVEN AND WE REQUEST THIS FLEXIBILITY WITH NO FUTURE PLAN AMENDMENTS REQUIRED.
- NO PROPOSED SCHOOL SITES PROPOSED WITHIN THIS PROPERTY. NO EXISTING FIRE HYDRANTS OR CISTERNS CURRENTLY EXIST ON THE PROPERTY.

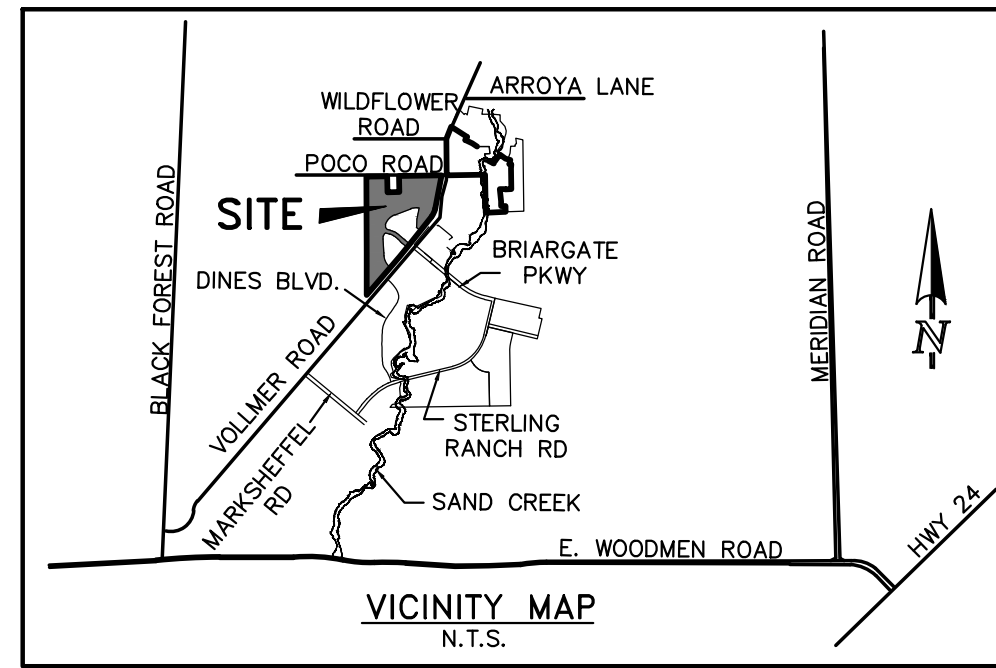
PROJECT TEAM

OWNER/DEVELOPER: 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
MR. BLAINE PERKINS

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



SITE DATA

TAX ID NUMBERS: PORTION OF 52280-00-024 & 52280-00-025

TOTAL AREA: 142.13 ACRES

DEVELOPMENT SCHEDULE: FALL 2024

SKETCH PLAN: SKP225

CURRENT ZONING: RR-5

PROPOSED ZONING: RS-6000, RR-2.5, & RR-0.5 (FUTURE DEVELOPMENT TRACTS TO BE REZONED AT A LATER DATE)

CURRENT USE: AGRICULTURE GRAZING/VACANT

PROPOSED USE: SINGLE FAMILY RESIDENTIAL (DETACHED)

LANDSCAPE SETBACKS:
VOLLMER ROAD: 50 FT BUFFER
BRIARGATE PKWY: 25 FT BUFFER

FILING 1
PROPOSED GROSS DENSITY: 1.47 DU/AC (46 LOTS/31.24 AC)
PROPOSED NET DENSITY: 3.97 DU/AC (46 LOTS/11.58 AC)
(DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)

FILING 2
PROPOSED GROSS DENSITY: 2.76 DU/AC (165 LOTS/59.76 AC)
PROPOSED NET DENSITY: 4.29 DU/AC (165 LOTS/38.42 AC)
(DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)

FILING 3
PROPOSED GROSS/NET DENSITY: 0.35 DU/AC (6 LOTS/17.02 AC)
(2.5 AC. RURAL LOTS ACCESS FROM EXISTING POCO ROAD)

TOTAL
PROPOSED GROSS DENSITY: 1.99 DU/AC (217 LOTS/108.93 AC)
PROPOSED NET DENSITY: 3.19 DU/AC (217 LOTS/67.93 AC)
(DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)

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 (DETACHED) LOTS	67.02	47.2%
PUBLIC ROAD RIGHT-OF-WAY	22.45	15.8%
PARKS	8.64	6.1%
OPEN SPACE/BUFFER TRACTS	3.65	2.6%
DRAINAGE/DETENTION	7.14	5.0%
FUTURE DEVELOPMENT TRACTS	33.23	23.3%
TOTAL	142.13	100.0%

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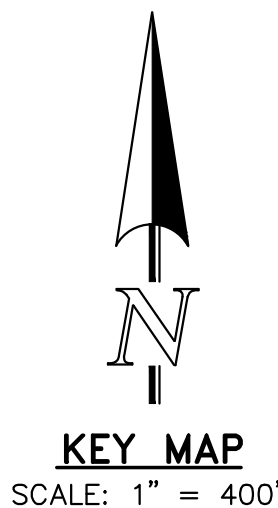
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TRACT TABLE

FILING	TRACT	AREA (SF)	AREA (AC.)	USE	OWNERSHIP/MAINTENANCE
FILING 1	A	271,397	6.23	DETENTION POND, TRAILS, UTILITIES, BUFFER	PRAIRIERIDGE METRO DISTRICT 1
	B	115,247	2.65	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	C	19,875	0.46	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	D	577,481	13.26	FUTURE DEVELOPMENT TRACT	CLASSIC SRJ LAND, LLC
FILING 2	A	28,260	0.65	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	B	14,407	0.33	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	C	19,596	0.45	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	D	64,101	1.47	OPEN SPACE, BUFFER LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	E	12,433	0.29	OPEN SPACE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	F	10,331	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	G	10,241	0.24	PARK, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	H	12,298	0.28	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	I	12,886	0.30	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	J	14,296	0.33	DRAINAGE, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	K	240,599	5.52	PARK, BUFFER, LANDSCAPE, UTILITIES	PRAIRIERIDGE METRO DISTRICT 1
	L	870,112	19.97	FUTURE DEVELOPMENT TRACT	CLASSIC SRJ LAND, LLC

PCD NO. SP239

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
TITLE SHEET

update

DESIGNED BY MAW SCALE DATE 12/19/2023

DRAWN BY MAW (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)

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024

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°03'29"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°08'29", A RADIUS OF 603.83 FEET AND A DISTANCE OF 285.69 FEET;
4. THENCE S38°19'09"W, A DISTANCE OF 1,375.53 FEET;
5. THENCE S39°06'28"W, A DISTANCE OF 376.53 FEET;
6. THENCE S40°36'08"W, A DISTANCE OF 1,729.38 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:

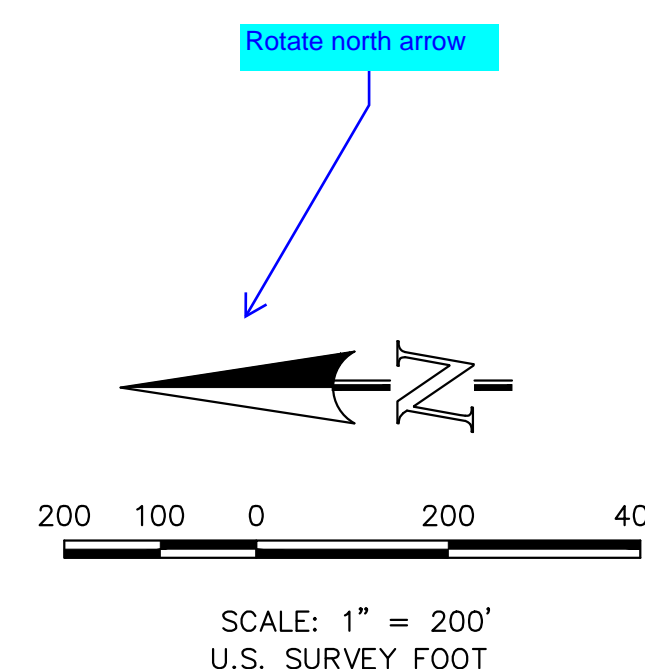
1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO A POINT OF SAID NORTH LINE;


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 6,191,054 SQUARE FEET, (142,12705 ACRES) OF LAND MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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






CLASSIC CONSULTING

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

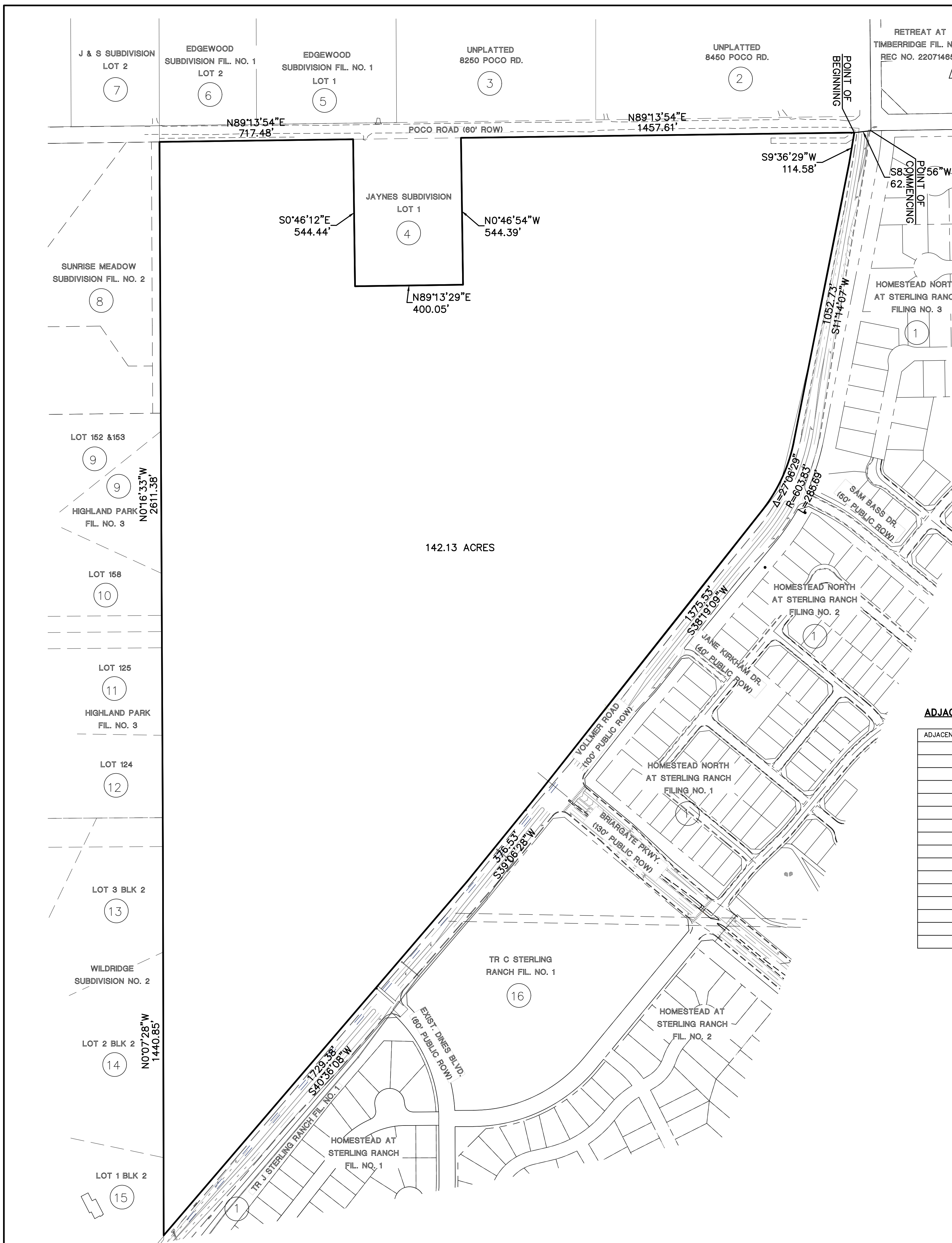
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
LEGAL BOUNDARY MAP AND
ADJACENT OWNERS LIST



CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(H) 1" = N/A	SHEET	2 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	1.305.10

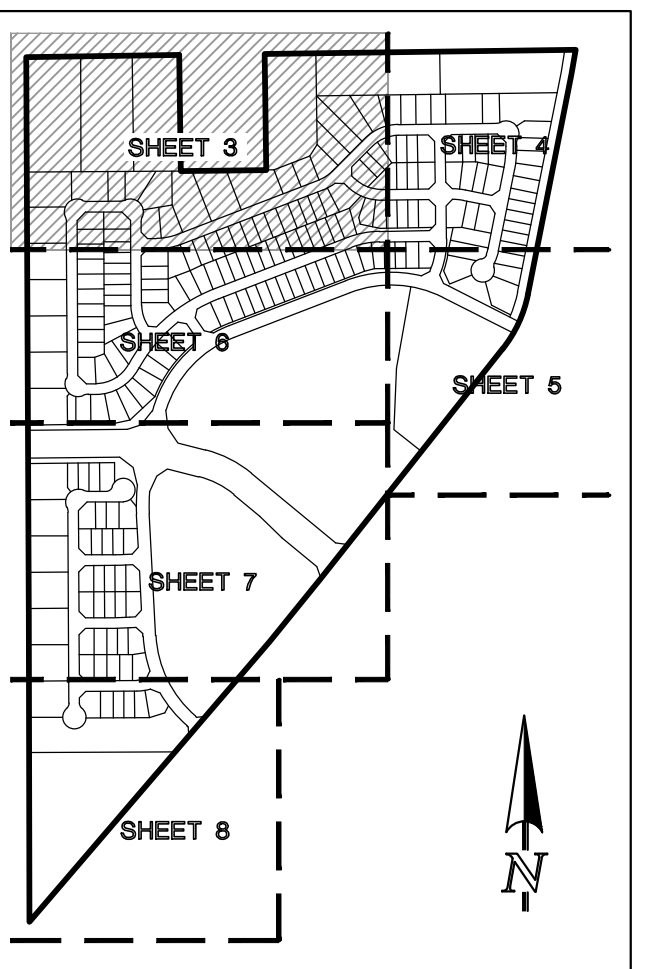
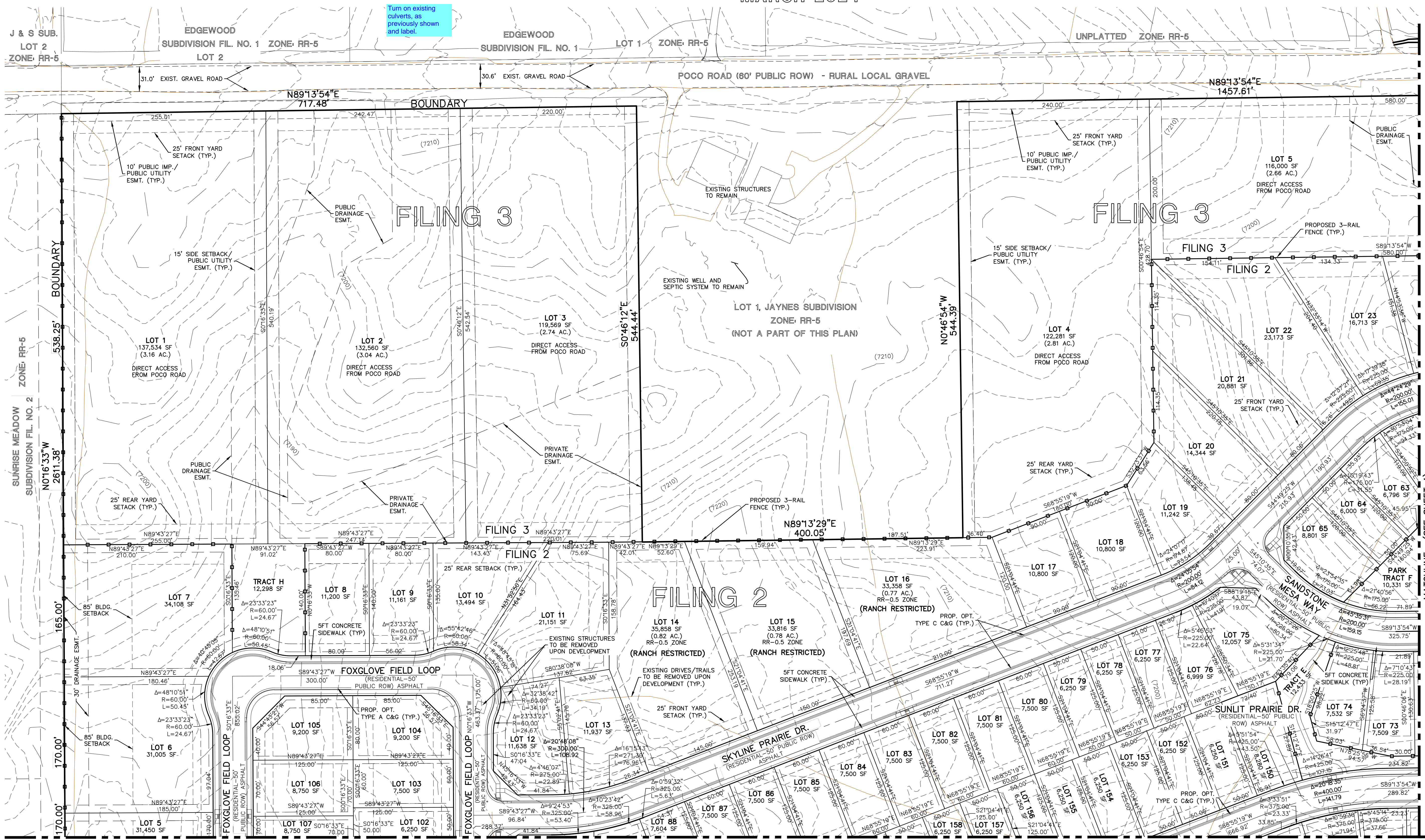


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PRELIMINARY PLAN

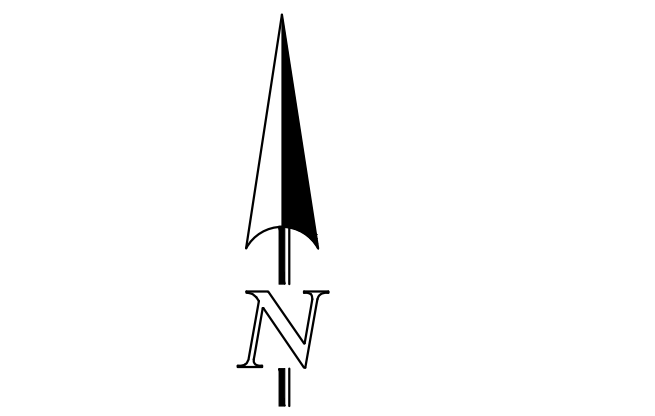
MARCH 2024



SHEET INDEX
N.T.S.


EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- LOTS 5-7 & 14-16 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.



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

MATCHLINE~ (SEE SHEET 6)



CLASSIC CONSULTING

RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2 & 3

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

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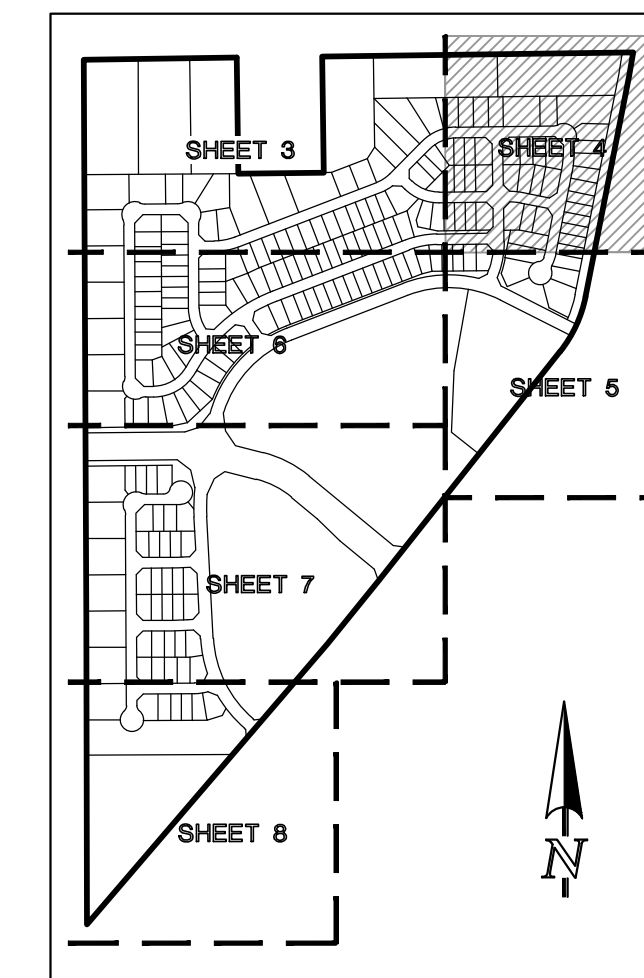
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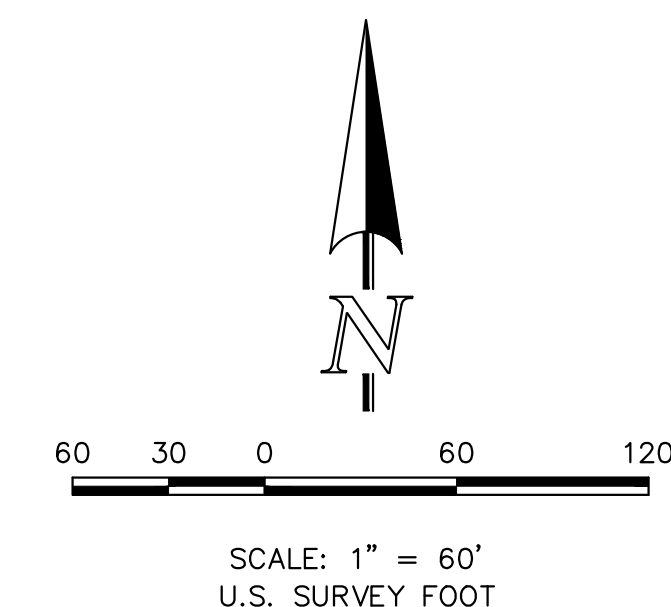
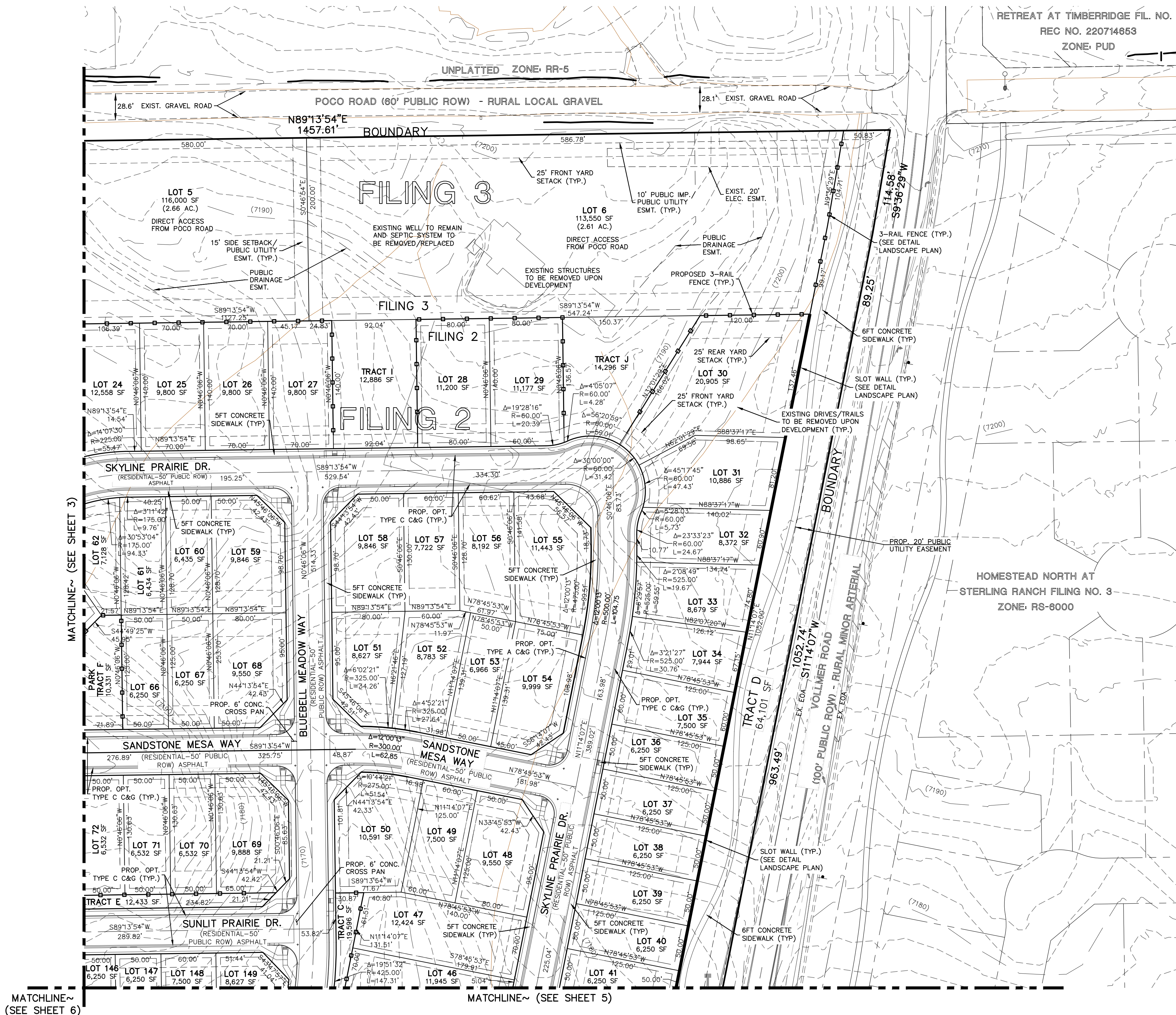
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RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2 & 3

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET	4 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1.305.10	

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



V:\130510\DRAWINGS\DEVELOPMENT\130510-99-03-08 REV.dwg, 4/7/2024 3:33:54 PM, 1:1

RETREAT AT PRAIRIERIDGE FILINGS 1-3

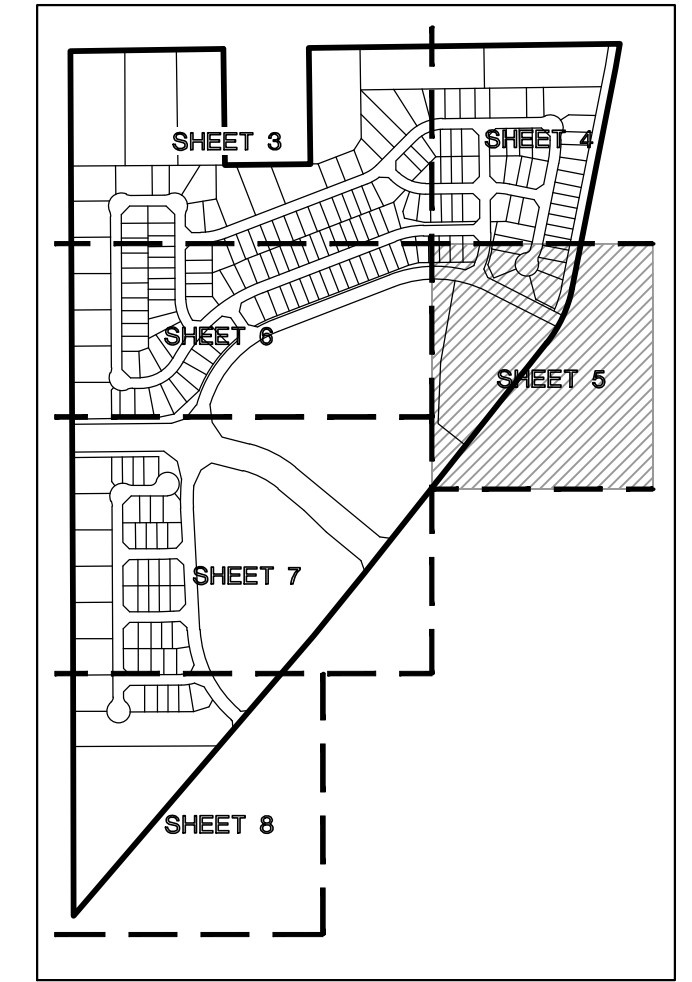
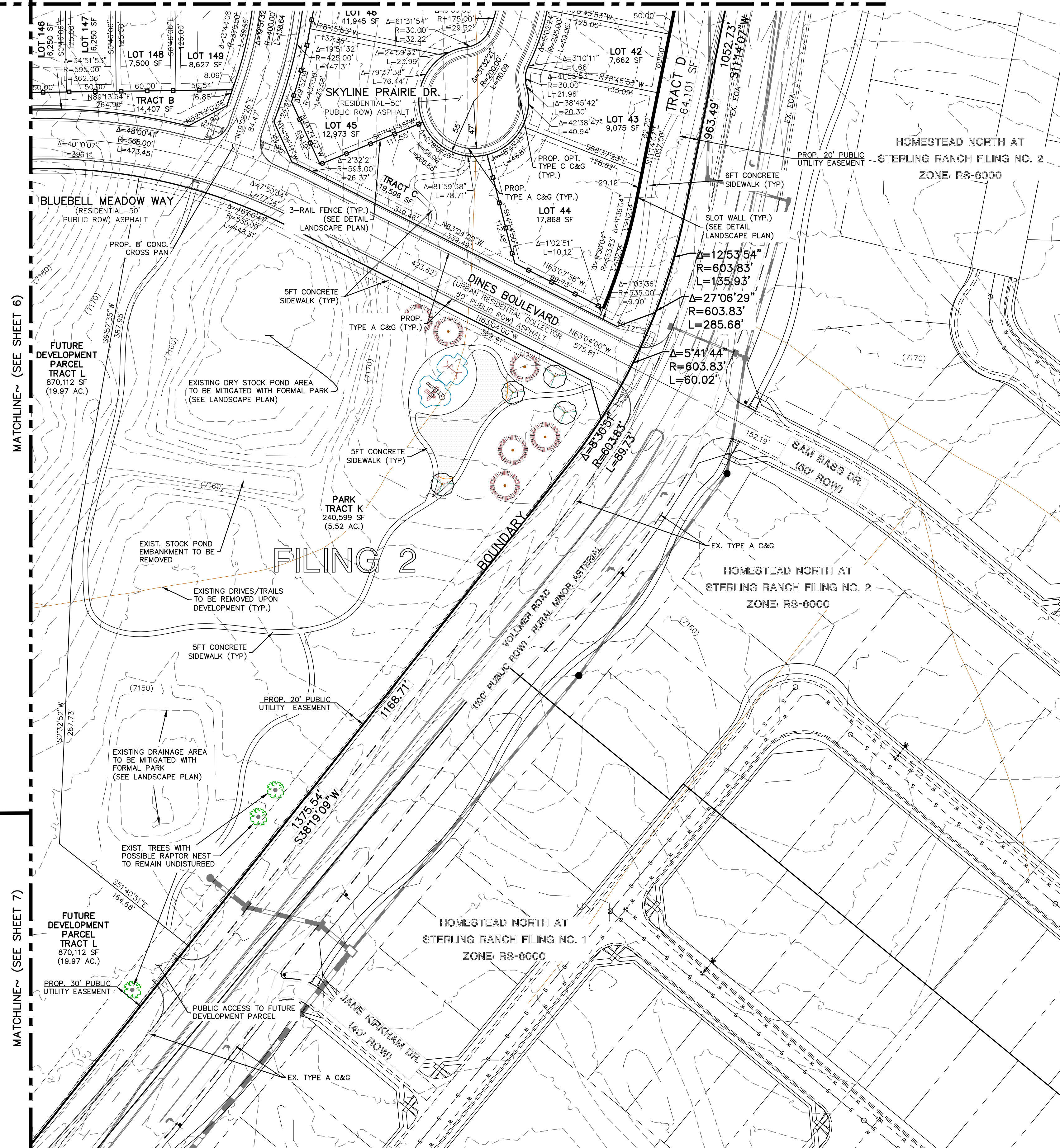
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024

MATCHLINE~ (SEE SHEET 3)

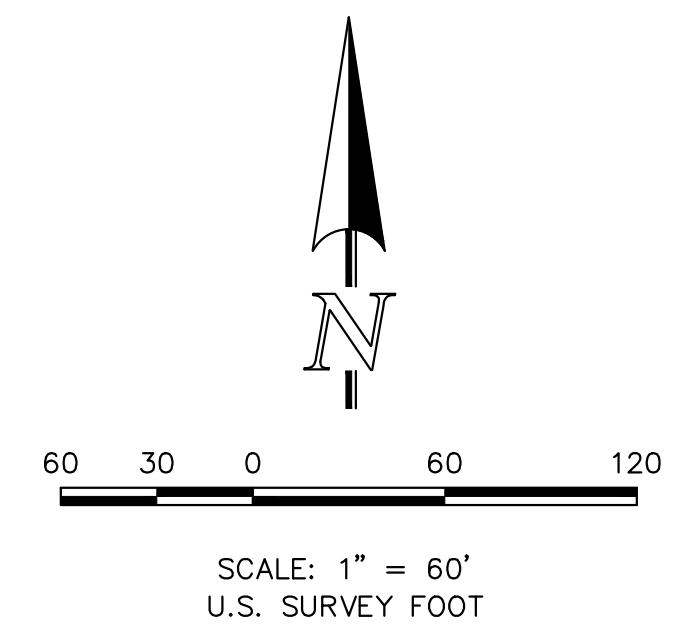
MATCHLINE~ (SEE SHEET 4)



SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
 5' FRONT PUBLIC IMP. ESMT.
 15' FRONT PUBLIC UTIL. ESMT.
 7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 2

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(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)



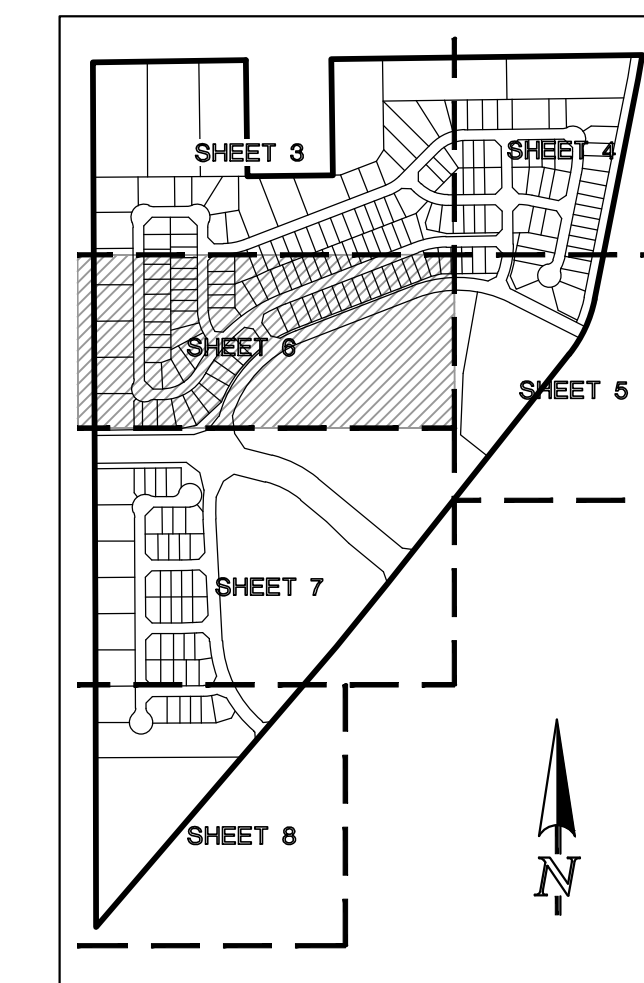
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

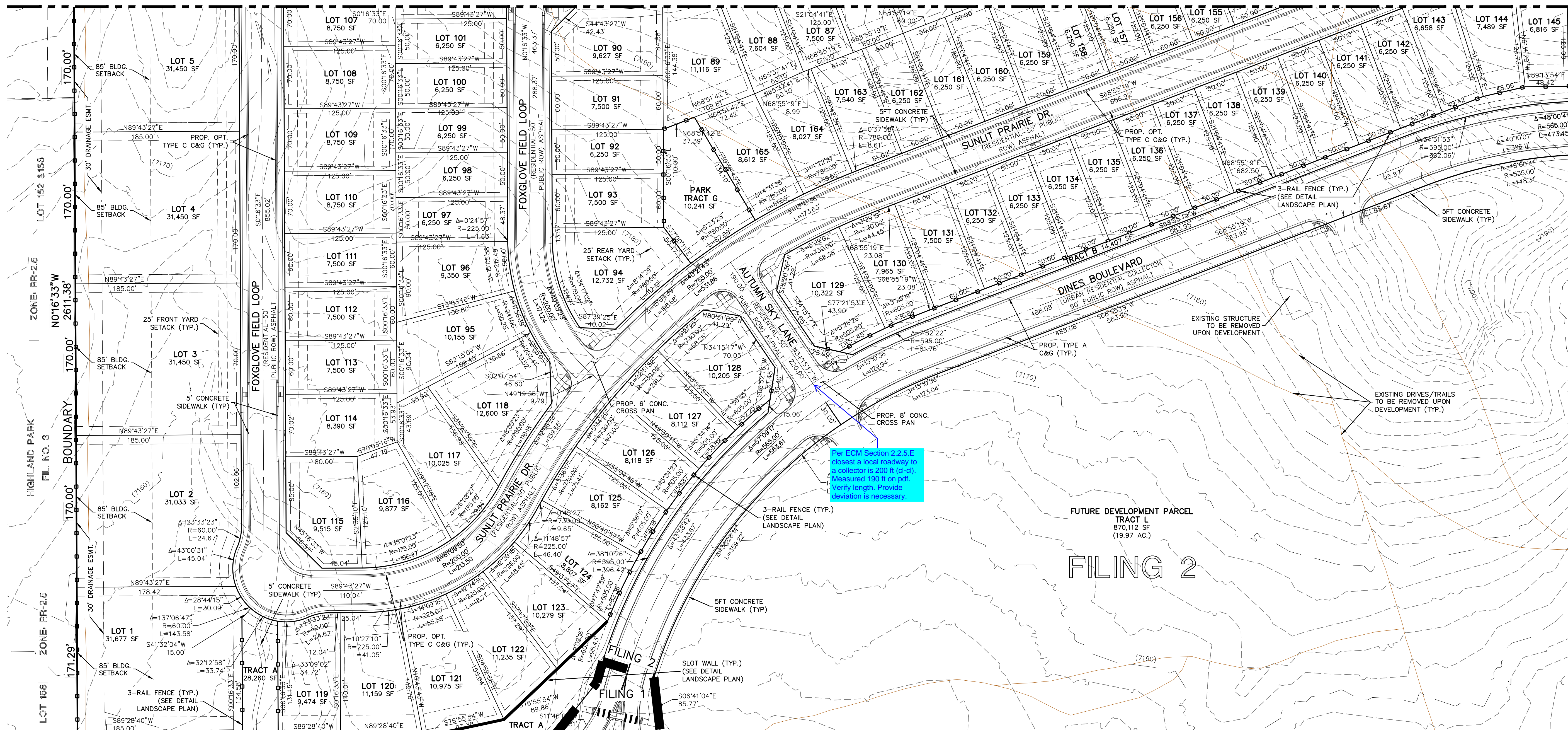
PRELIMINARY PLAN

MARCH 2024



SHEET INDEX
N.T.S.

MATCHLINE~ (SEE SHEET 3)

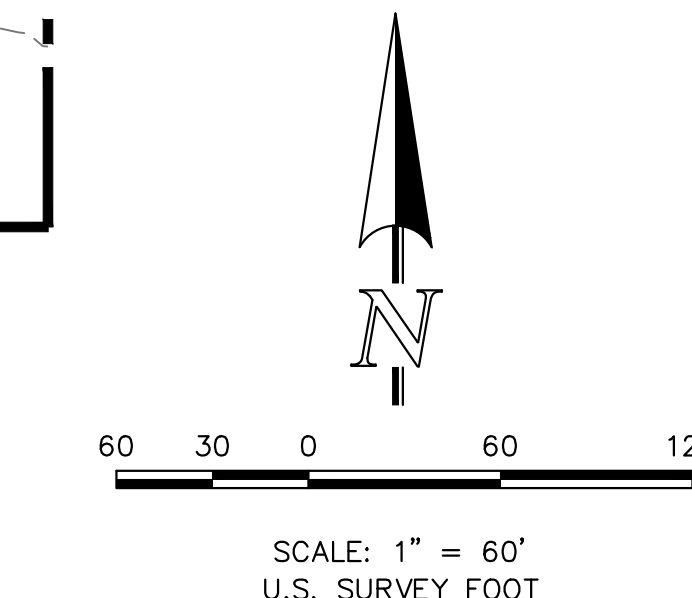
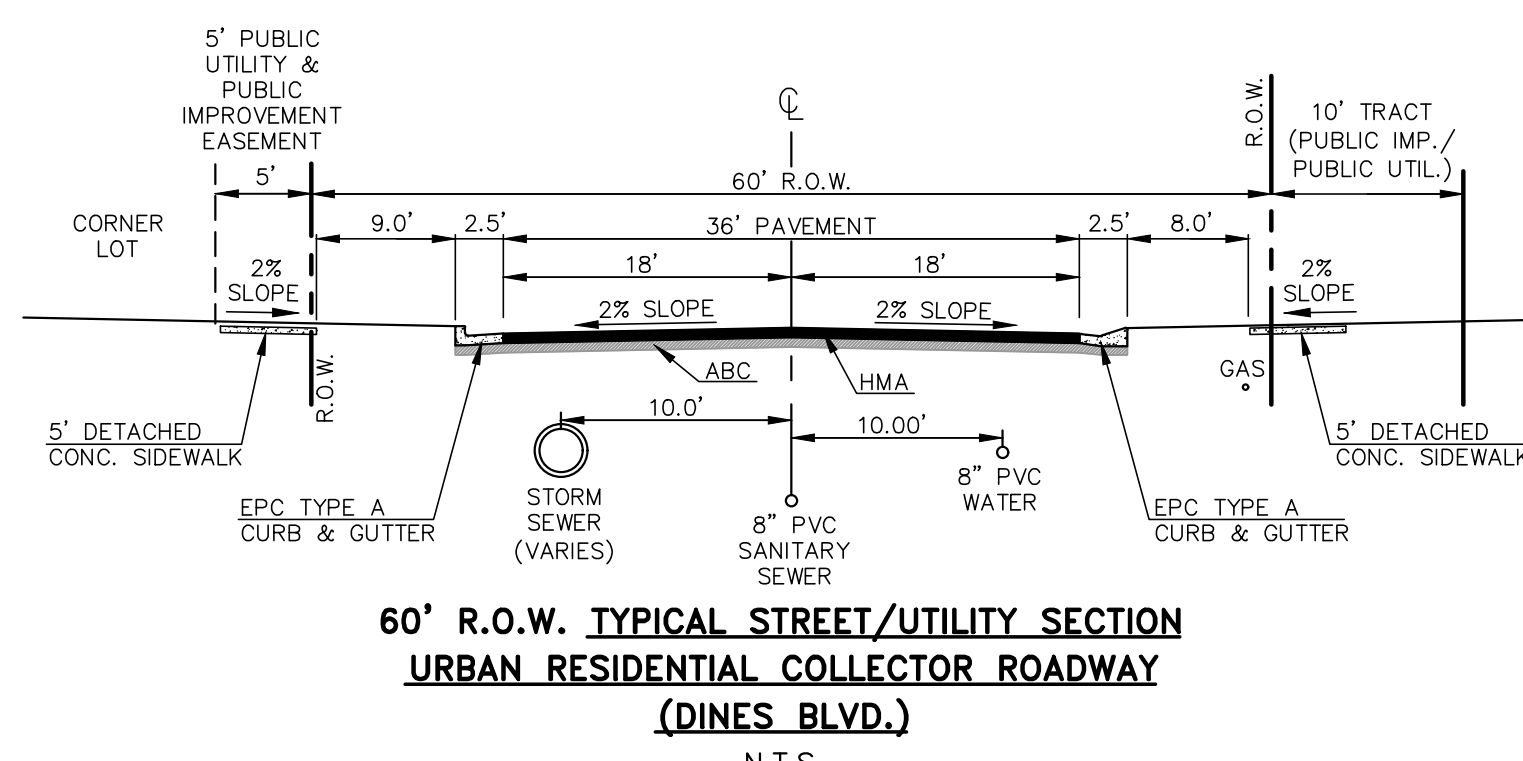
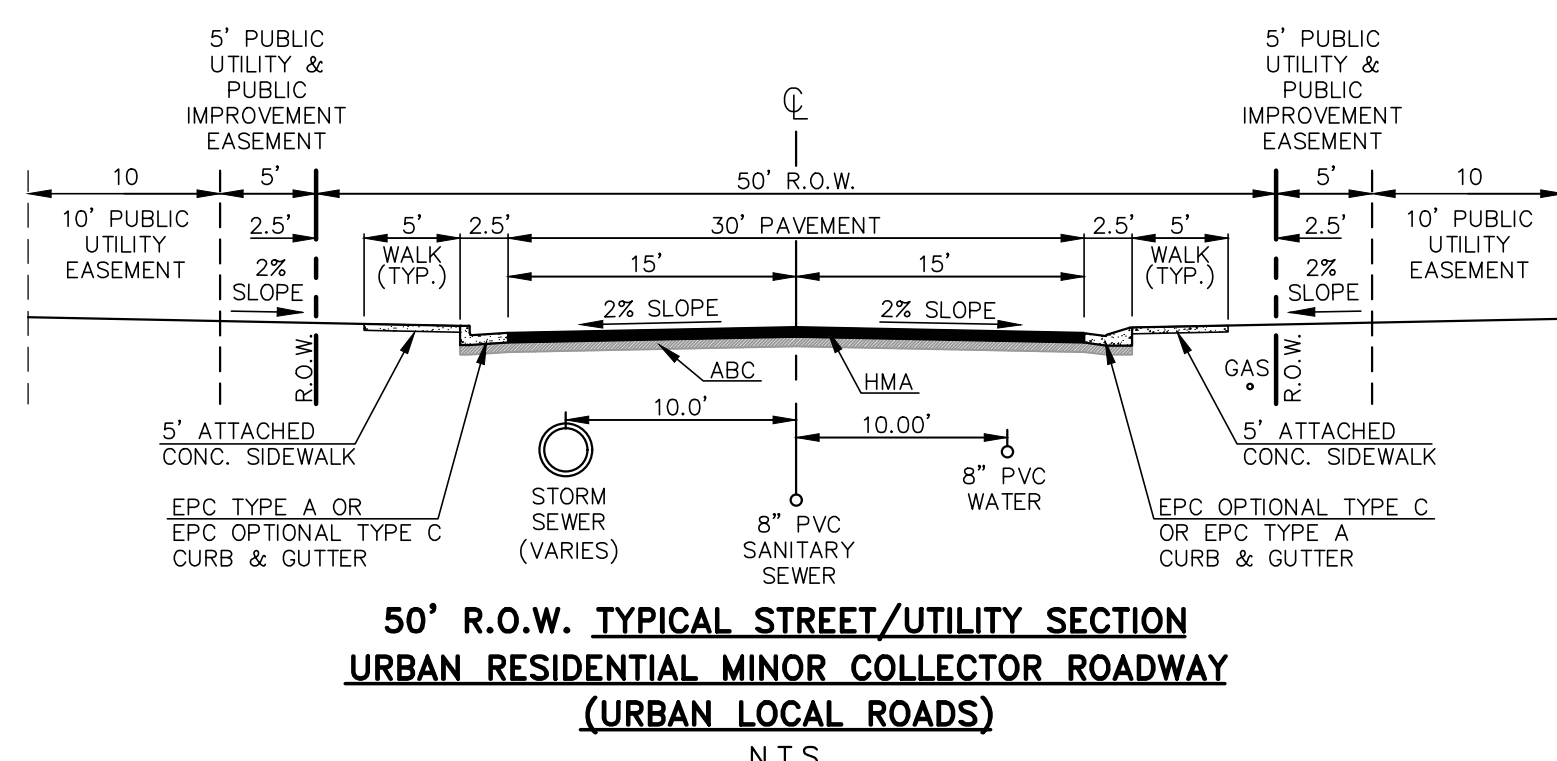


EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- LOTS 1-5 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

MATCHLINE~ (SEE SHEET 5)

MATCHLINE~ (SEE SHEET 7)



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Colorado Springs, Colorado 80903

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1 & 2

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

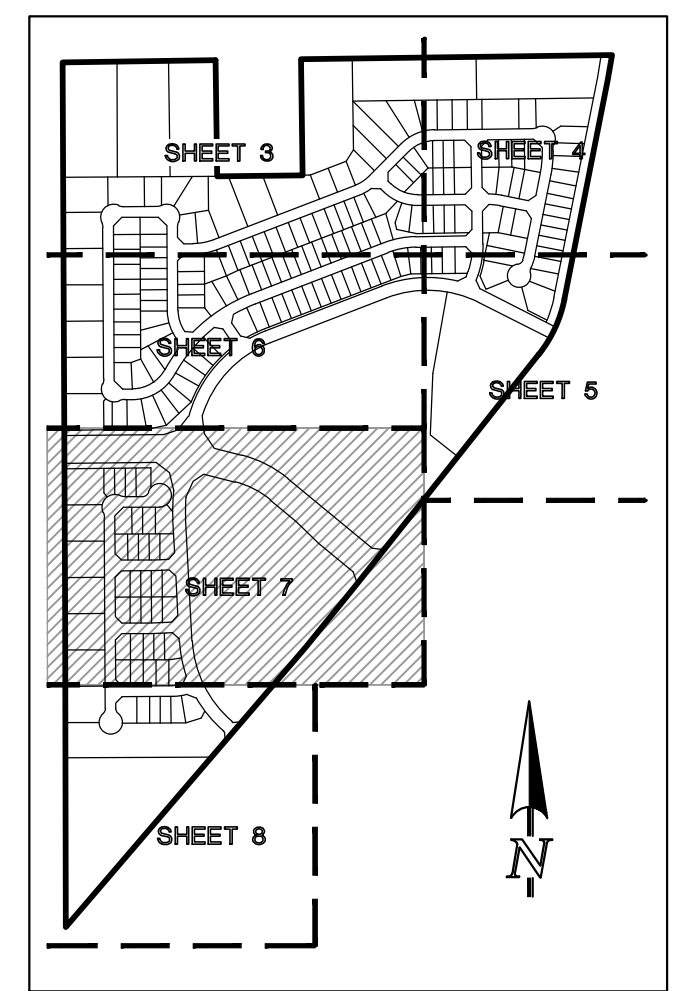
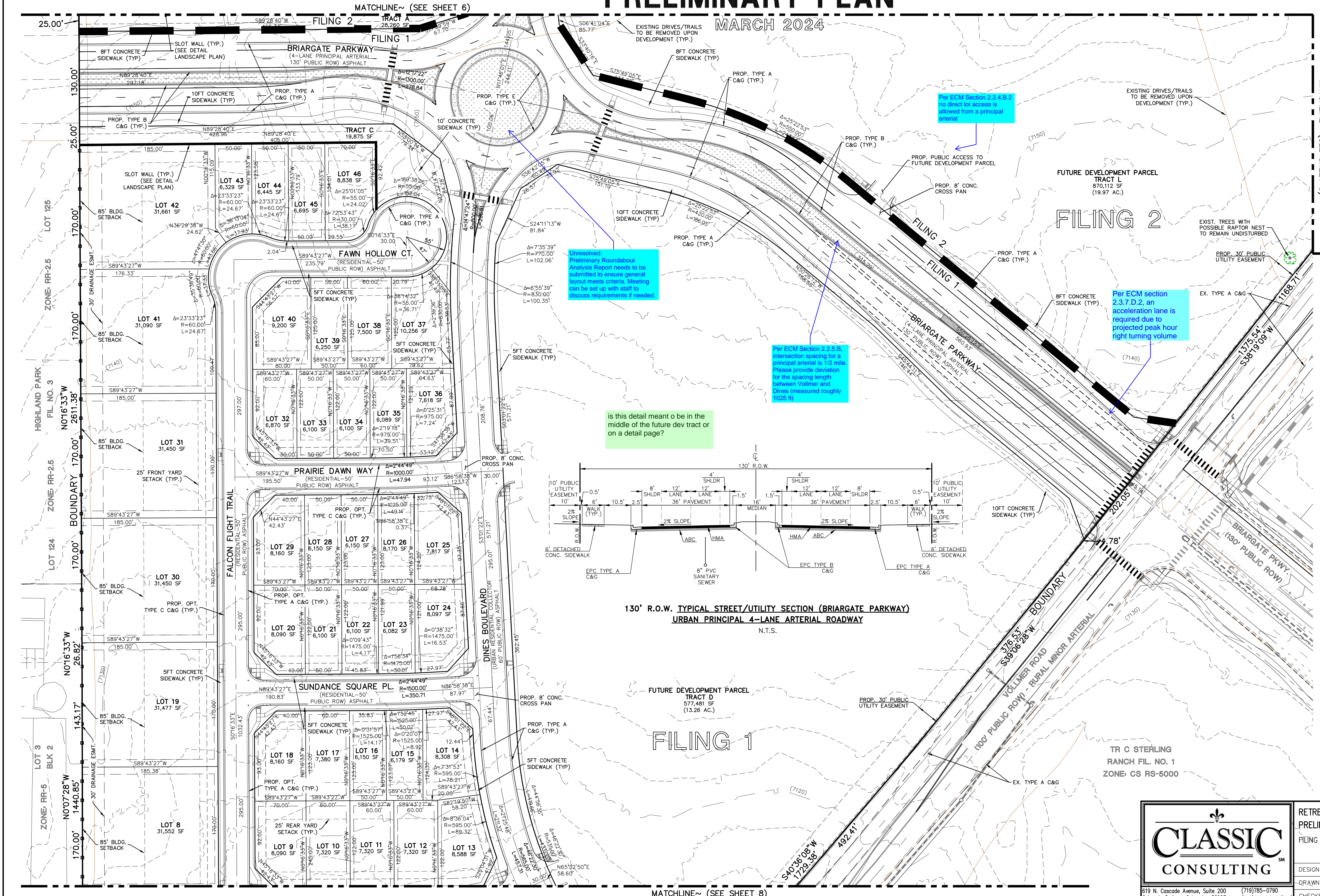
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

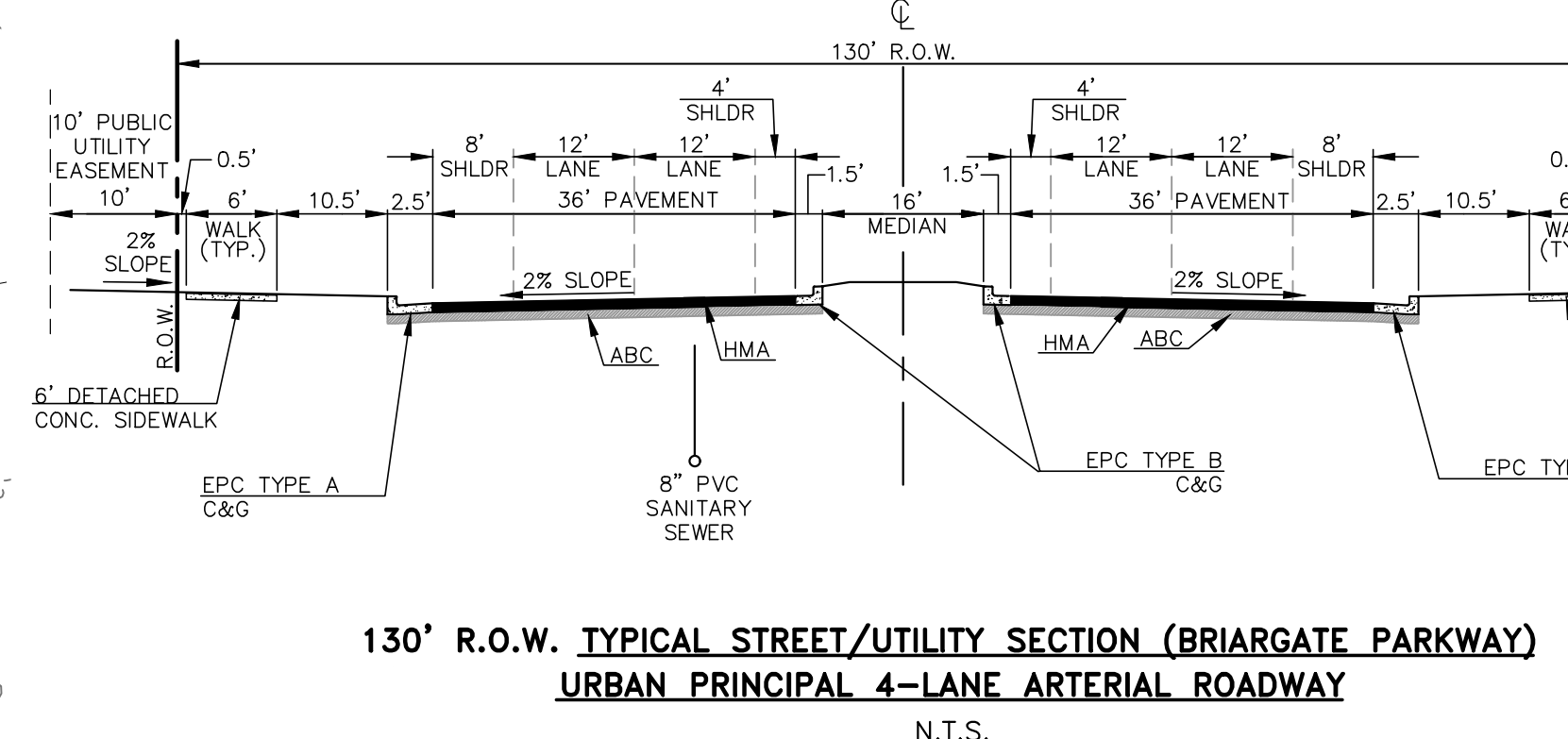
MARCH 2024



SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
7' REAR PUBLIC UTIL./ DRAINAGE ESMT.
- LOTS 8, 19, 30-31, 41-42 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



is this detail meant to be in the middle of the future dev tract or on a detail page?

Per ECM section 2.3.7.D.2, an acceleration lane is required due to projected peak hour right turning volume

Per ECM Section 2.2.5.B, intersection spacing for a principal arterial is 1/2 mile. Please provide deviation for the spacing length between Vollmer and Dines (measured roughly 1025 ft)

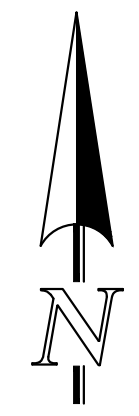
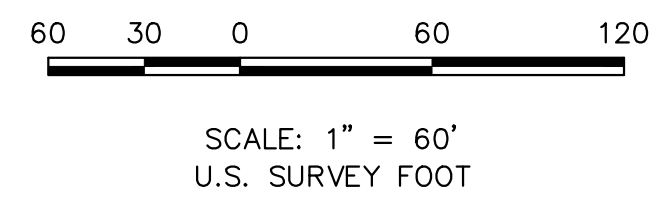
Unresolved: Preliminary Roundabout Analysis Report needs to be submitted to ensure general layout meets criteria. Meeting can be set up with staff to discuss requirements if needed.

Per ECM Section 2.2.4.B.2 no direct lot access is allowed from a principal arterial



RETREAT AT PRAIRIERIDGE FILINGS 1-3 PRELIMINARY PLAN FILING 1 & 2			
DESIGNED BY	MAW	SCALE	DATE 12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET 7 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1.305.10

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



MATCHLINE~ (SEE SHEET 8)

MATCHLINE~ (SEE SHEET 5)

MATCHLINE~ (SEE SHEET 6)

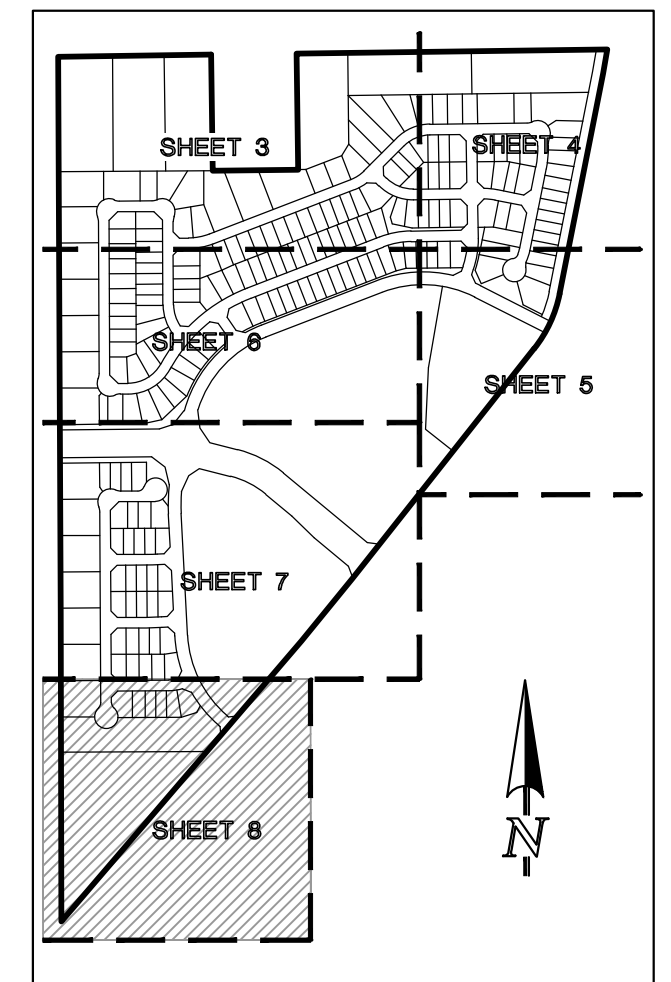
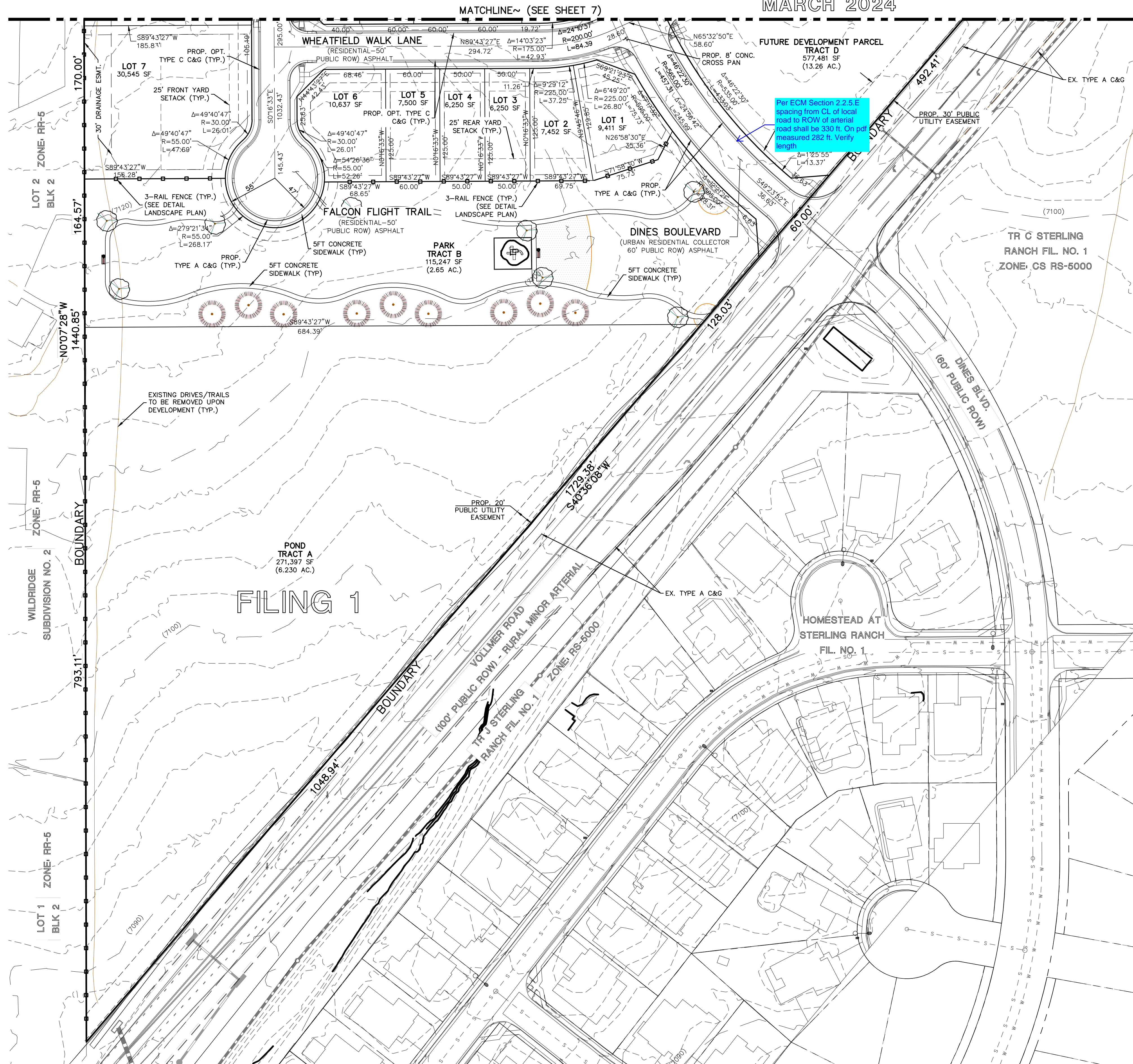
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

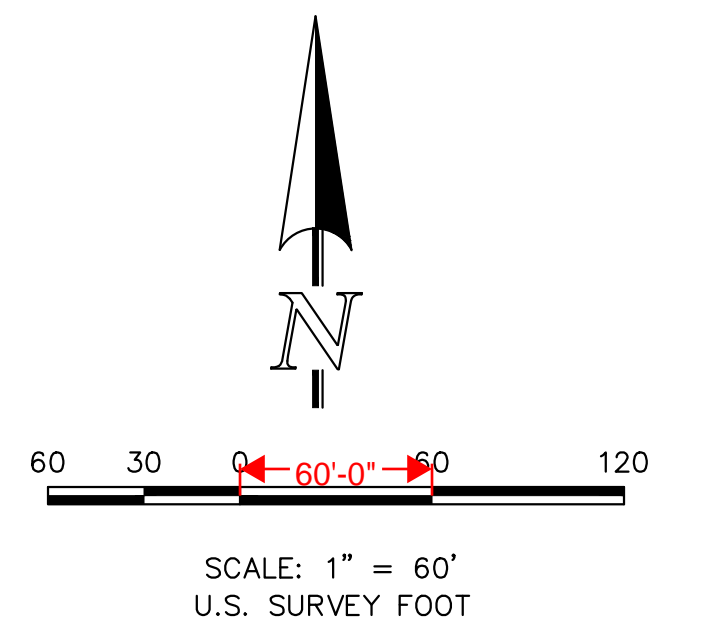
MARCH 2024



SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- LOT 7 (RR-0.5 ZONE) HAS THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
FILING 1

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET	8 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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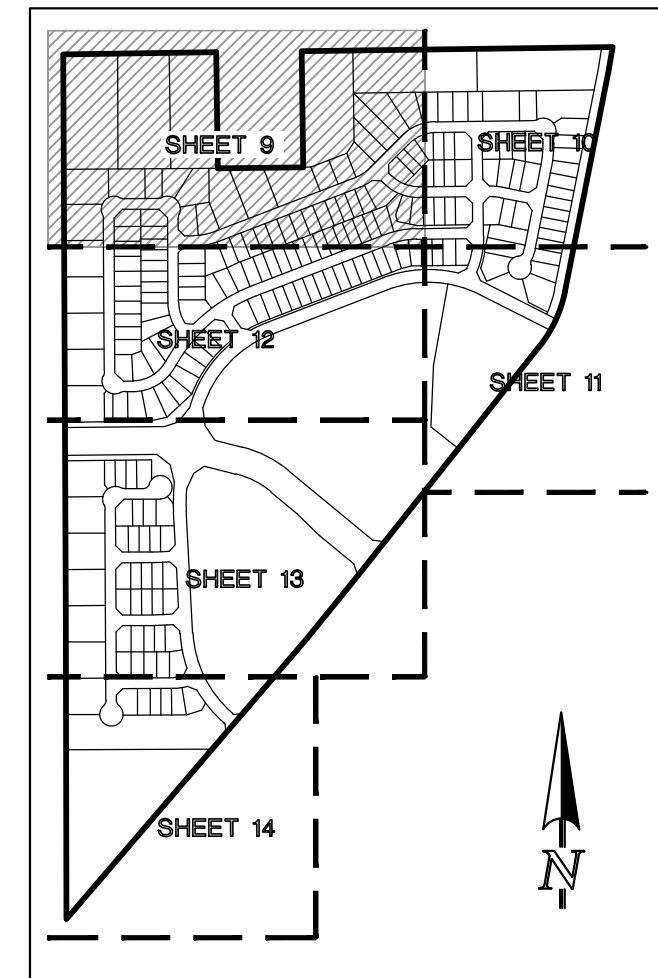
CLASSIC
CONSULTING

RETREAT AT PRAIRIERIDGE FILINGS 1-3

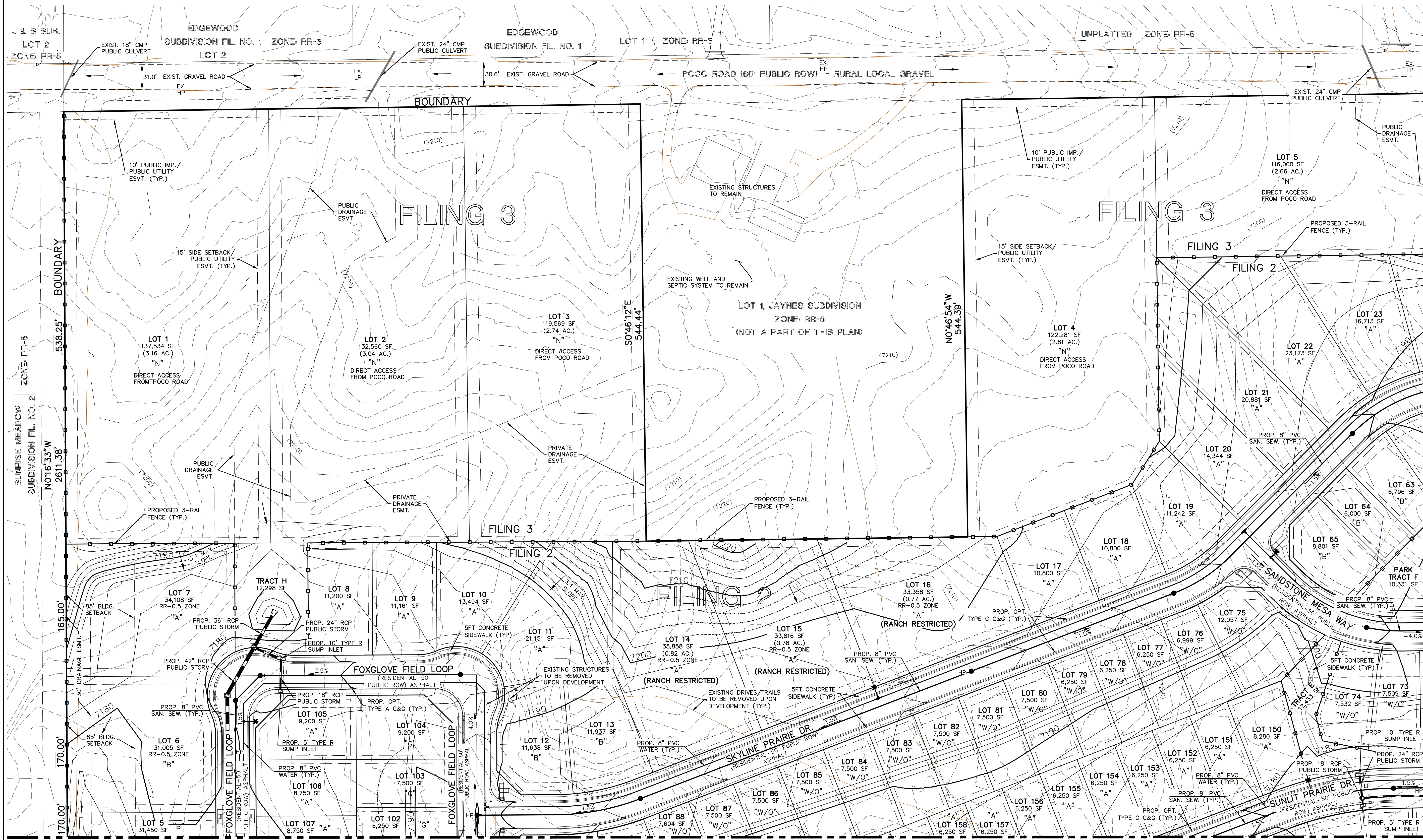
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TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024

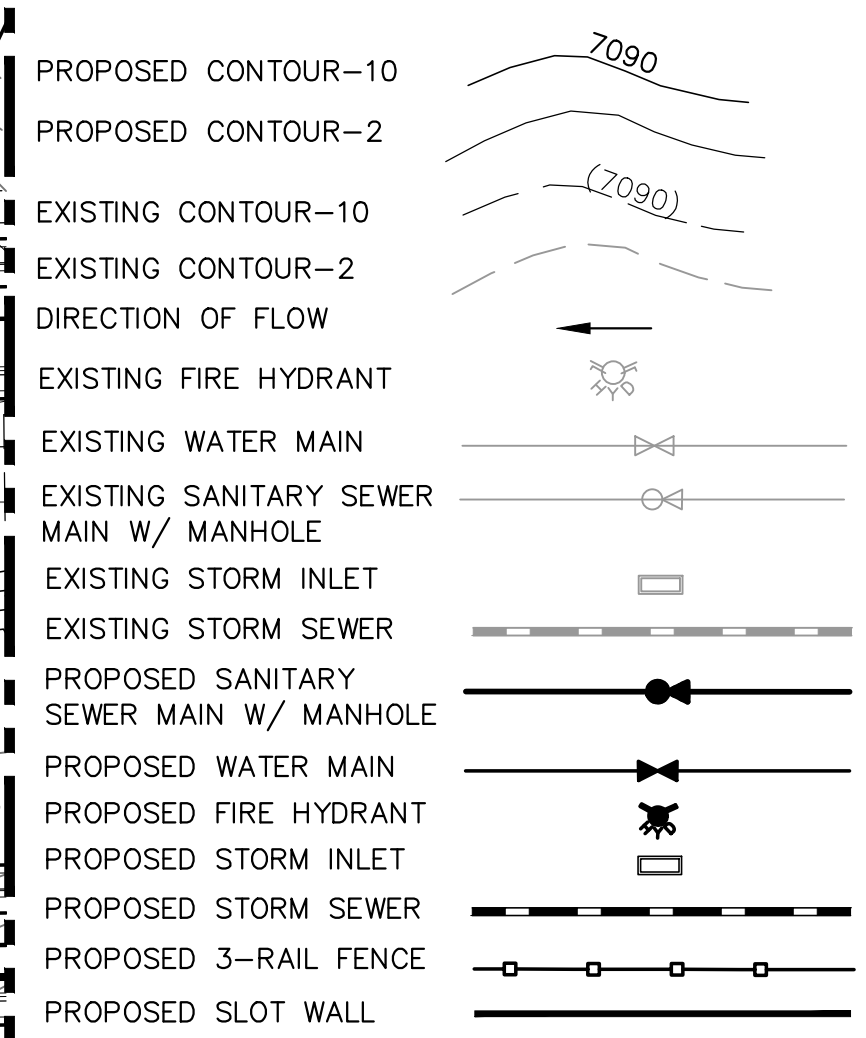


SHEET INDEX
N.T.S.

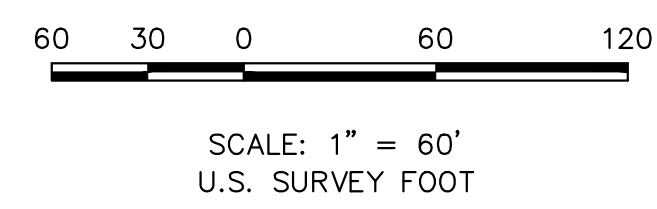
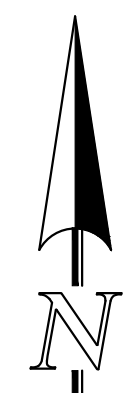


- EASEMENT NOTES**
- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
 - LOTS 5-7 & 14-16 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
 - ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.

LEGEND



MATCHLINE~ (SEE SHEET 6)



RETREAT AT PRAIRIERIDGE FILINGS 1-3 PRELIMINARY PLAN PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	MAW	SCALE	DATE 12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET 9 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1.305.10

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

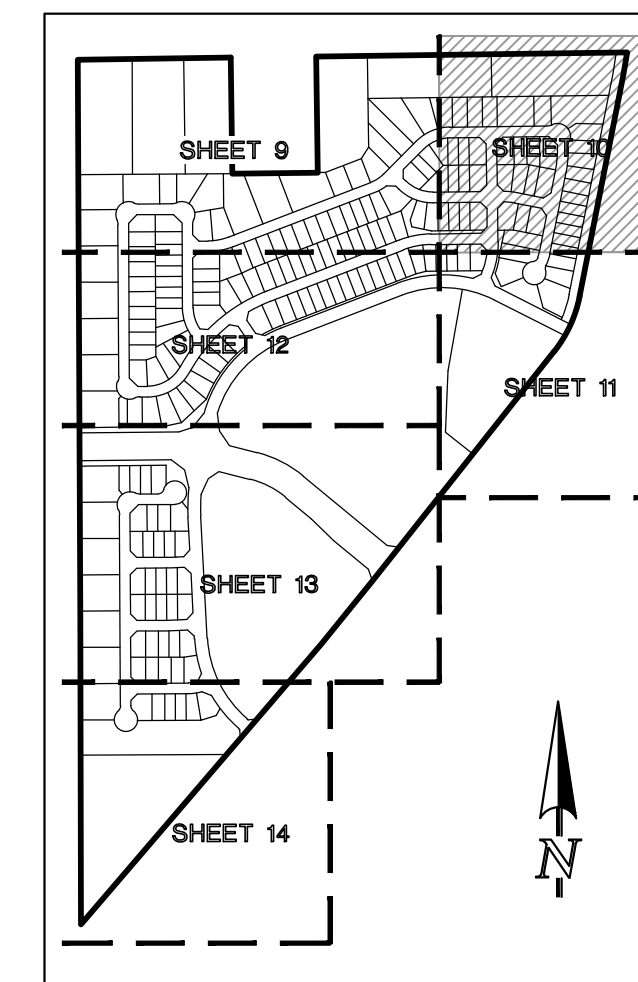
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

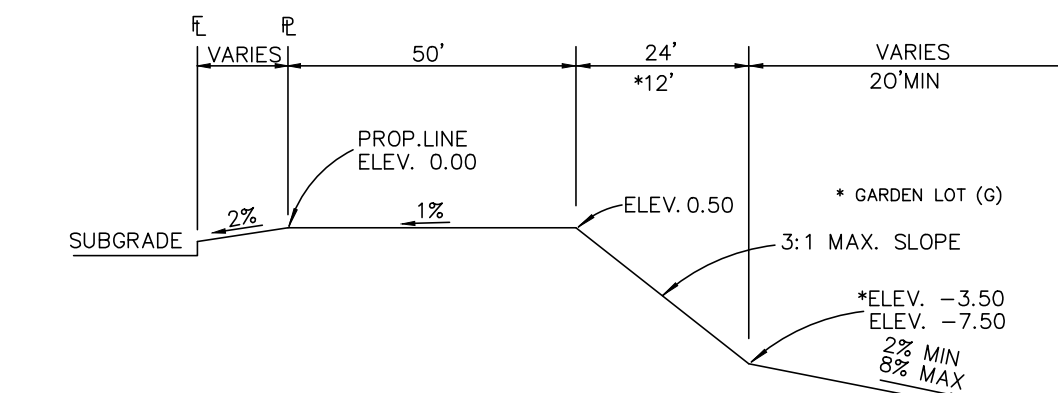
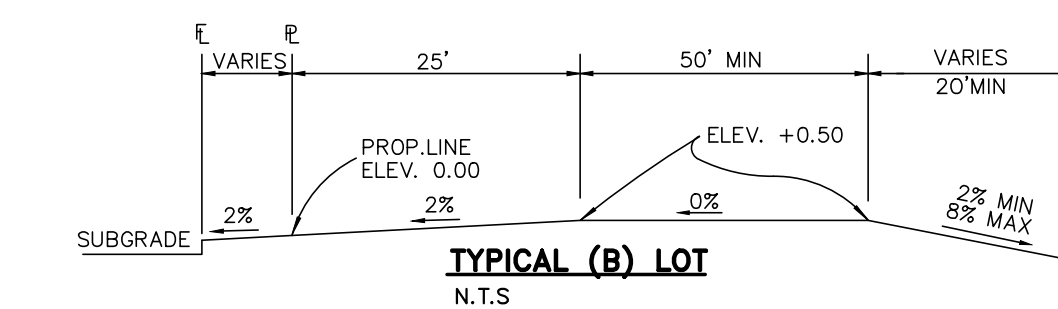
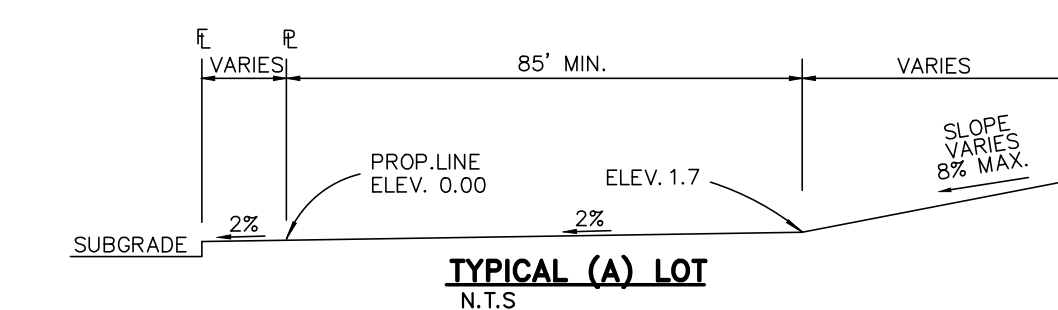
MARCH 2024



SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- ALL LOTS WITHIN FILING 3 (RR-2.5 ZONE) WILL HAVE ESMTS. AS SHOWN AND LABELED.

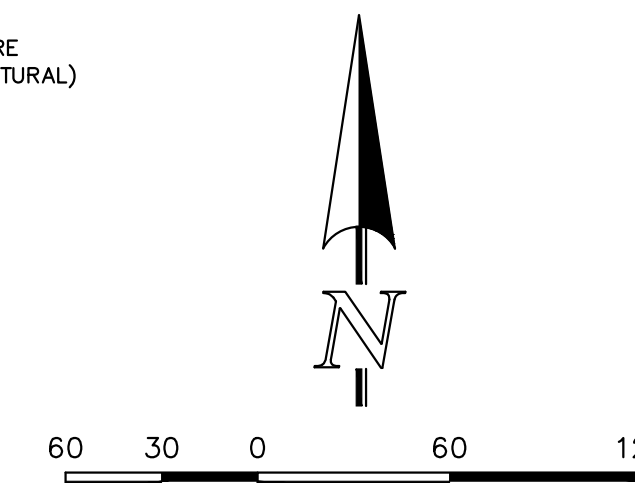


TYPICAL NATURAL LOT (N)

NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

TYPICAL TRANSITION LOT (T)

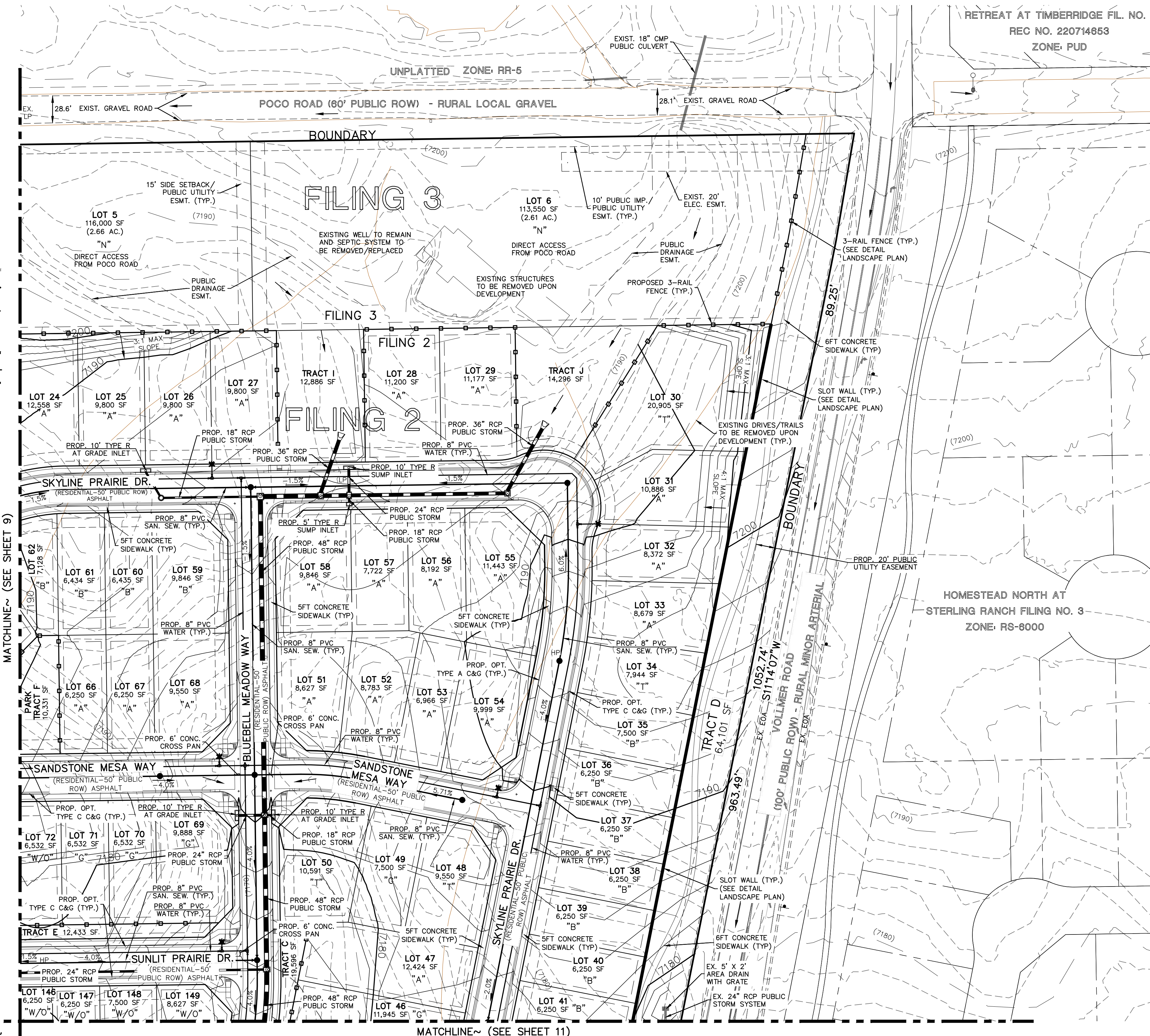
PARTIAL OVERLOT GRADING TO TAKE PLACE TO ENSURE BUILDABLE AREA AND PROPER DRAINAGE (MOSTLY NATURAL)



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

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 3-RAIL FENCE
- PROPOSED SLOT WALL



MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 2 & 3

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

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RETREAT AT PRAIRIERIDGE FILINGS 1-3

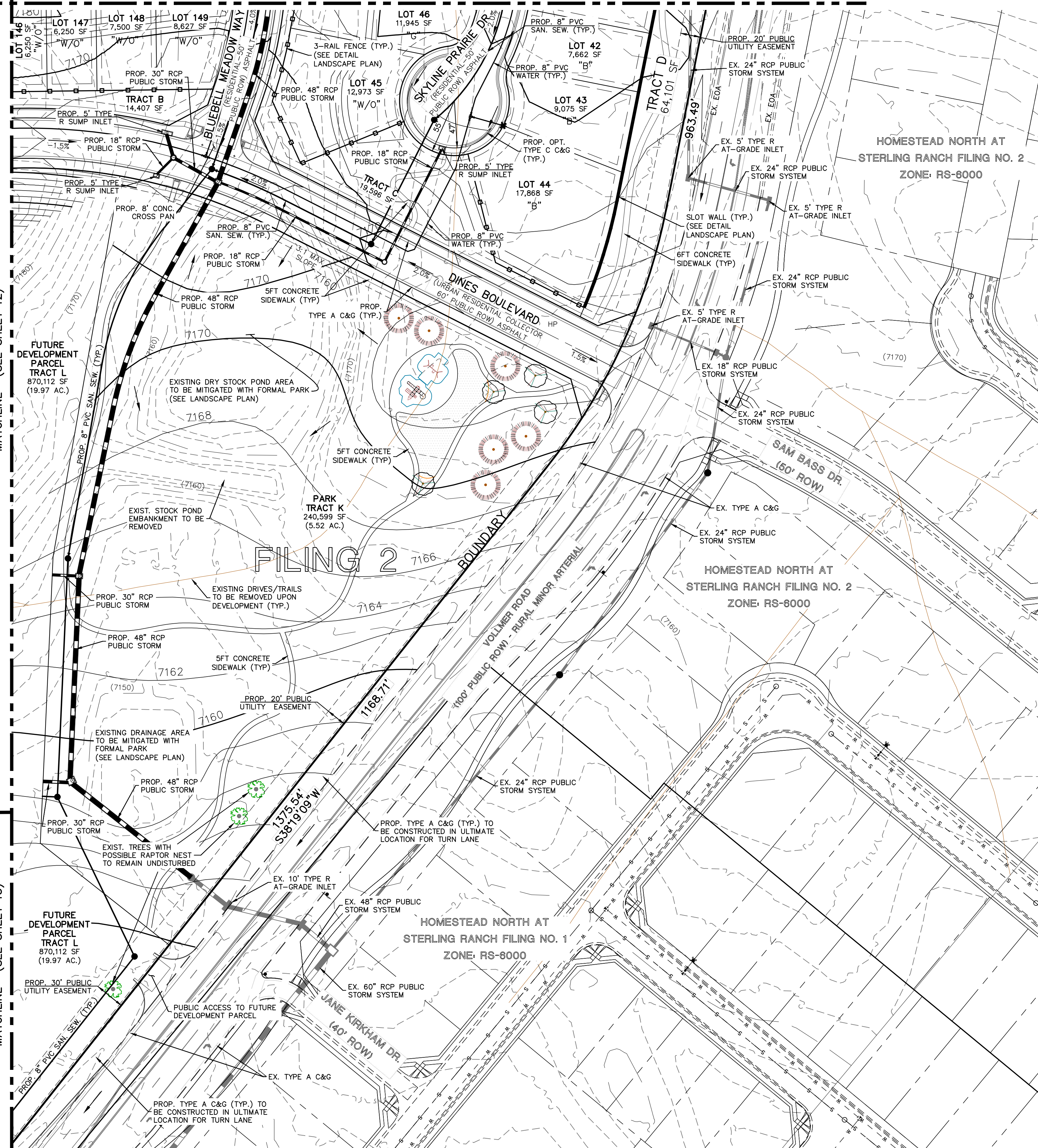
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
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PRELIMINARY PLAN

MARCH 2024

MATCHLINE~ (SEE SHEET 9)

MATCHLINE~ (SEE SHEET 10)



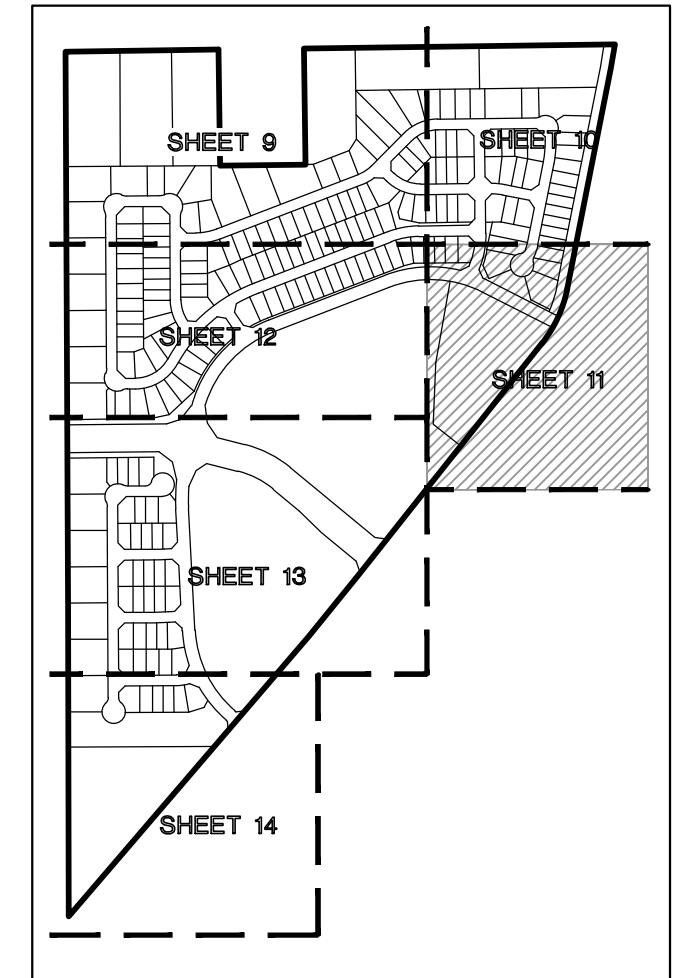
LEGEND

- 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 3-RAIL FENCE
- PROPOSED SLOT WALL

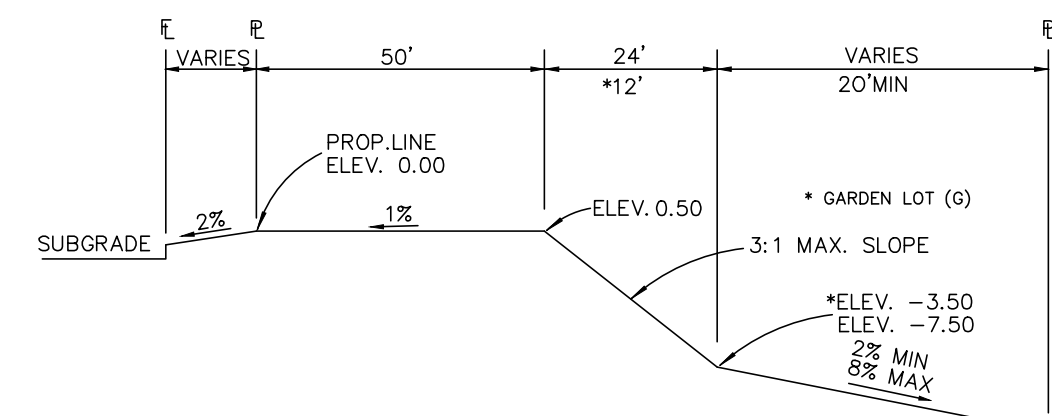
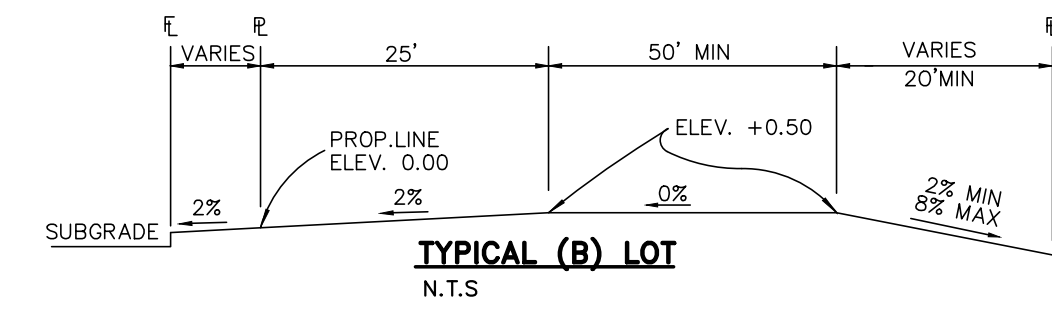
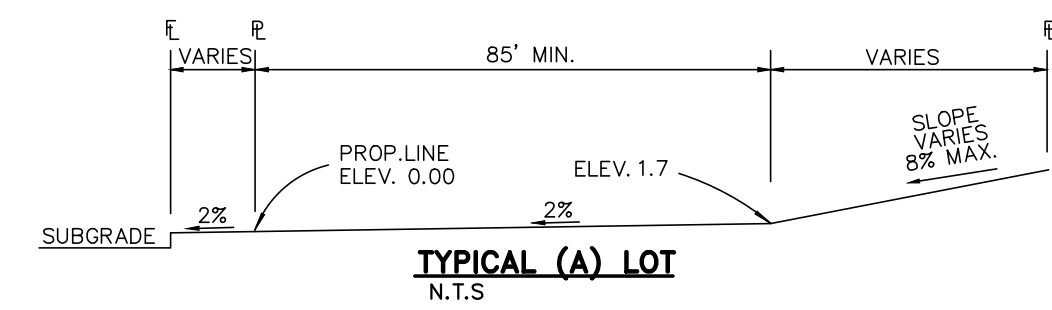
EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:

- 5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
- 5' FRONT PUBLIC IMP. ESMT.
- 15' FRONT PUBLIC UTIL. ESMT.
- 7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



SHEET INDEX
N.T.S.

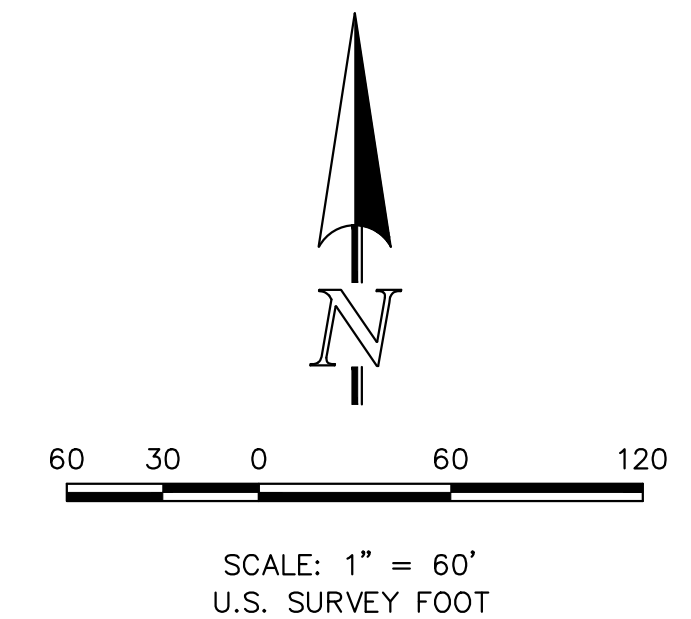


TYPICAL NATURAL LOT (N)

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)



RETREAT AT PRAIRIERIDGE FILINGS 1-3

PRELIMINARY PLAN

PRELIMINARY GRADING & UTILITY PLAN

FILING 2

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

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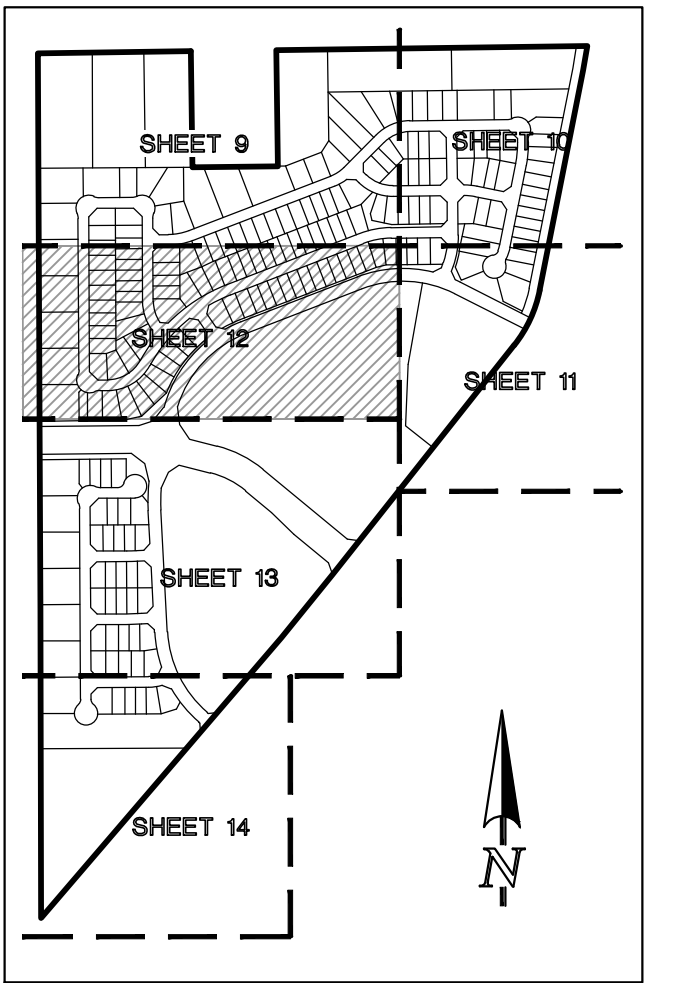
CLASSIC CONSULTING

RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

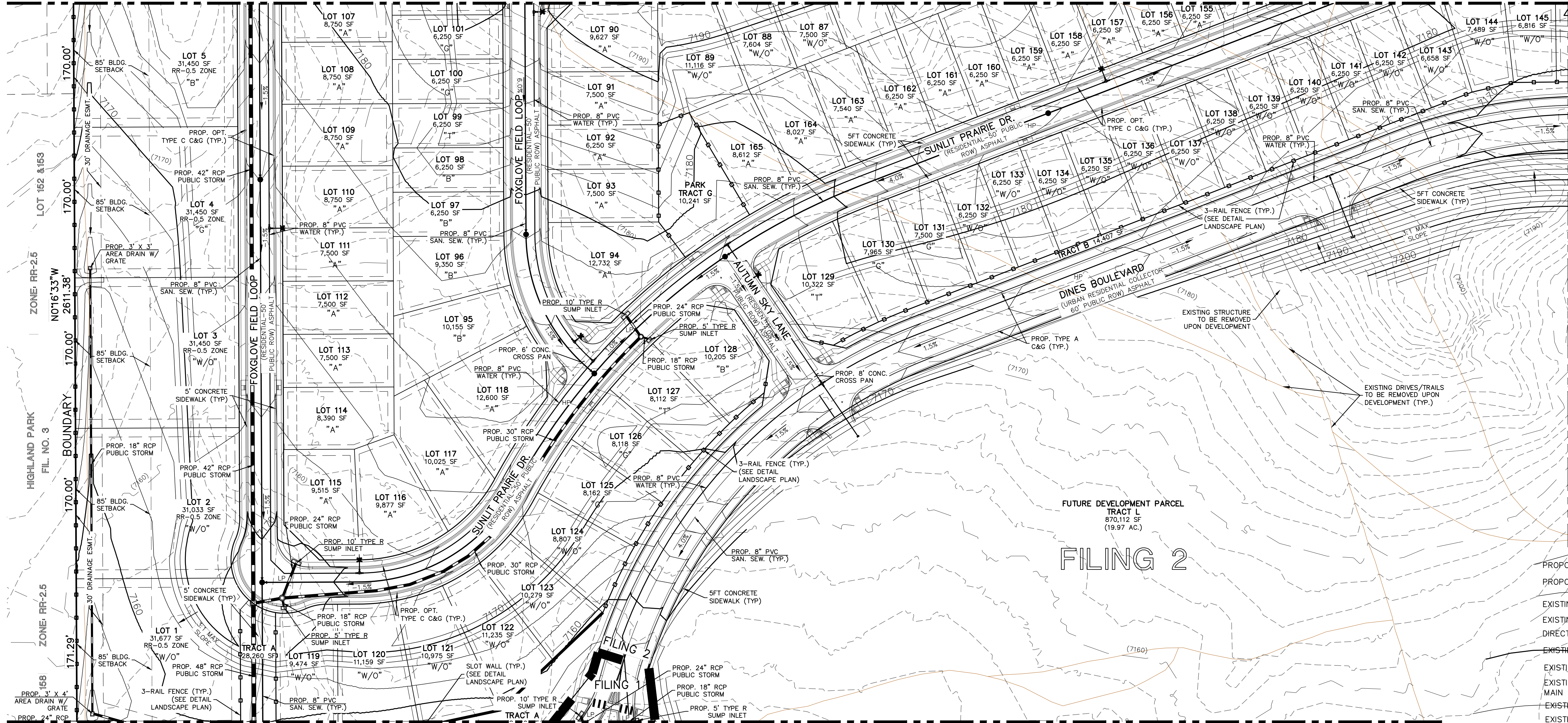
PRELIMINARY PLAN

MARCH 2024



SHEET INDEX
N.T.S.

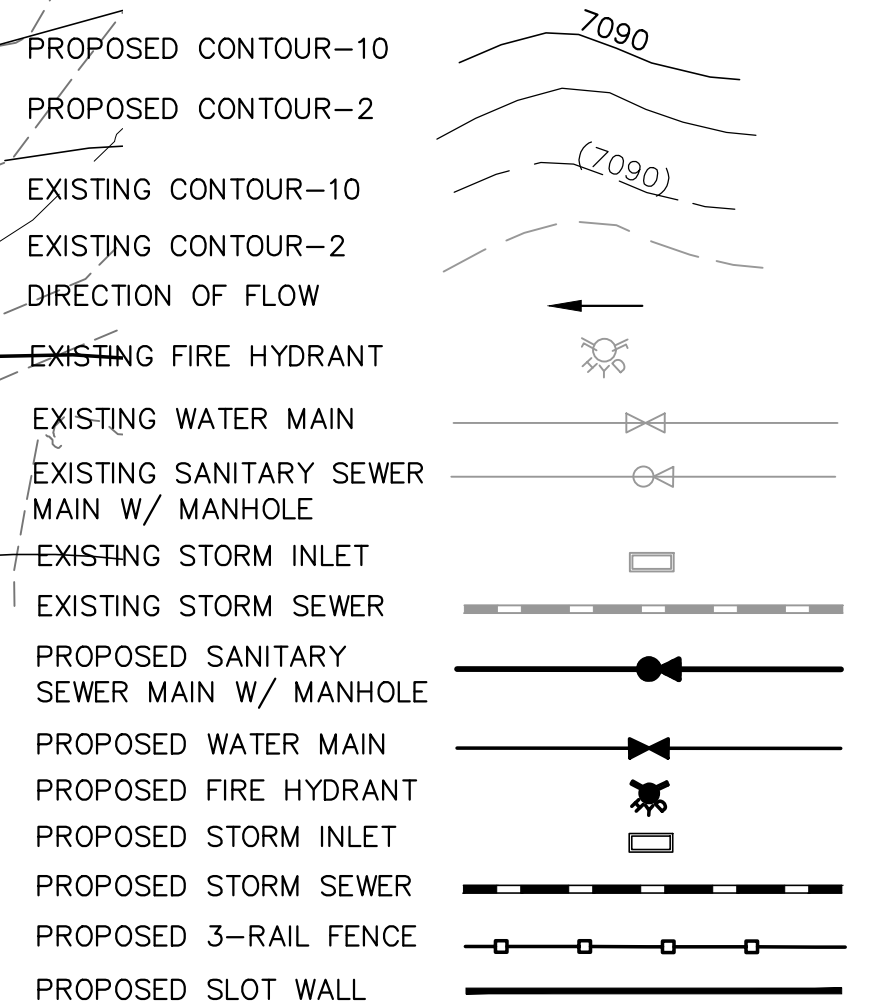
MATCHLINE~ (SEE SHEET 9)



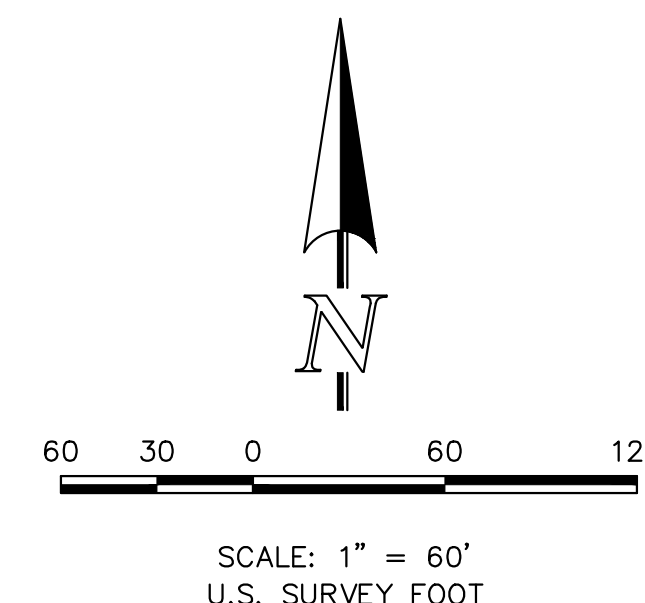
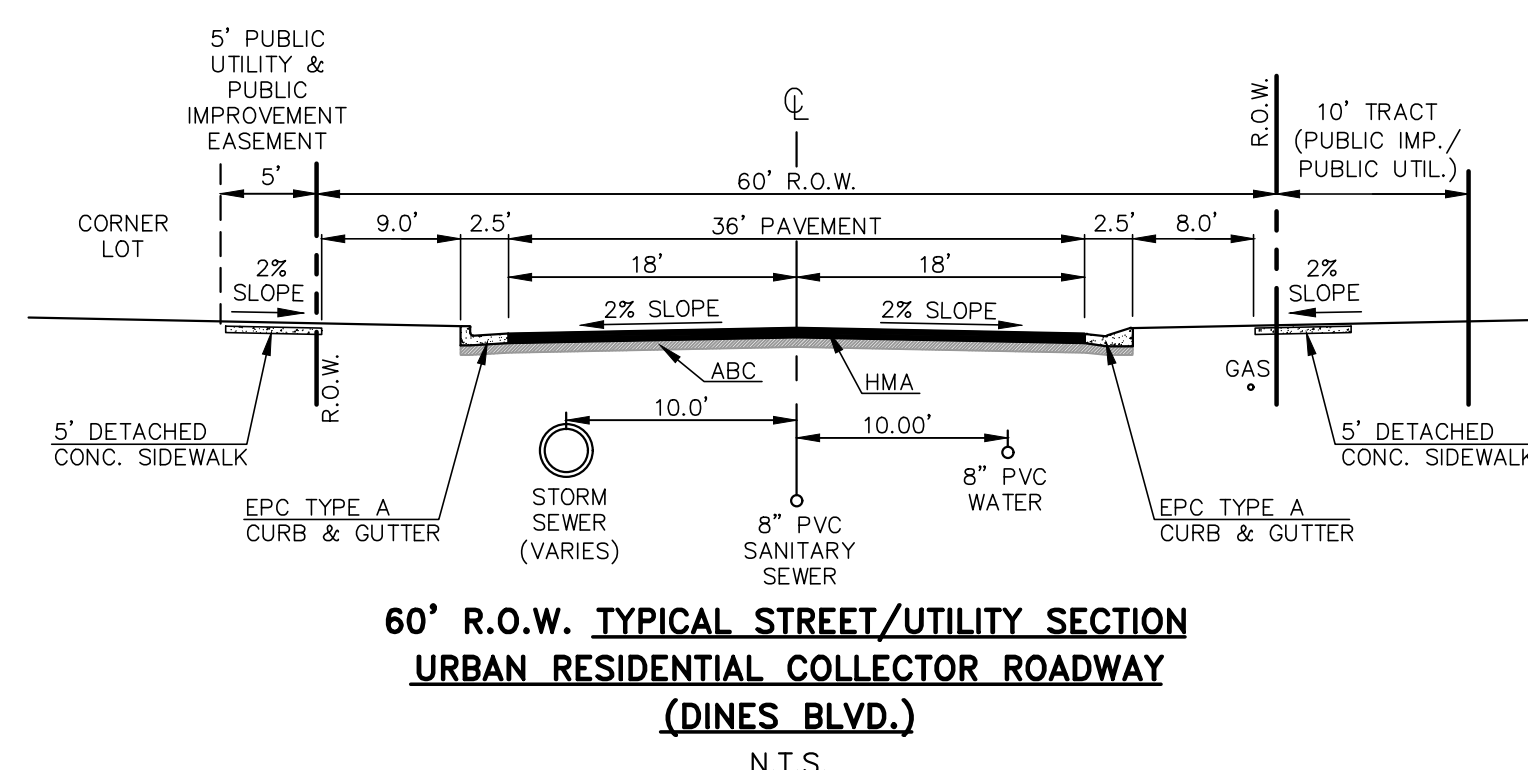
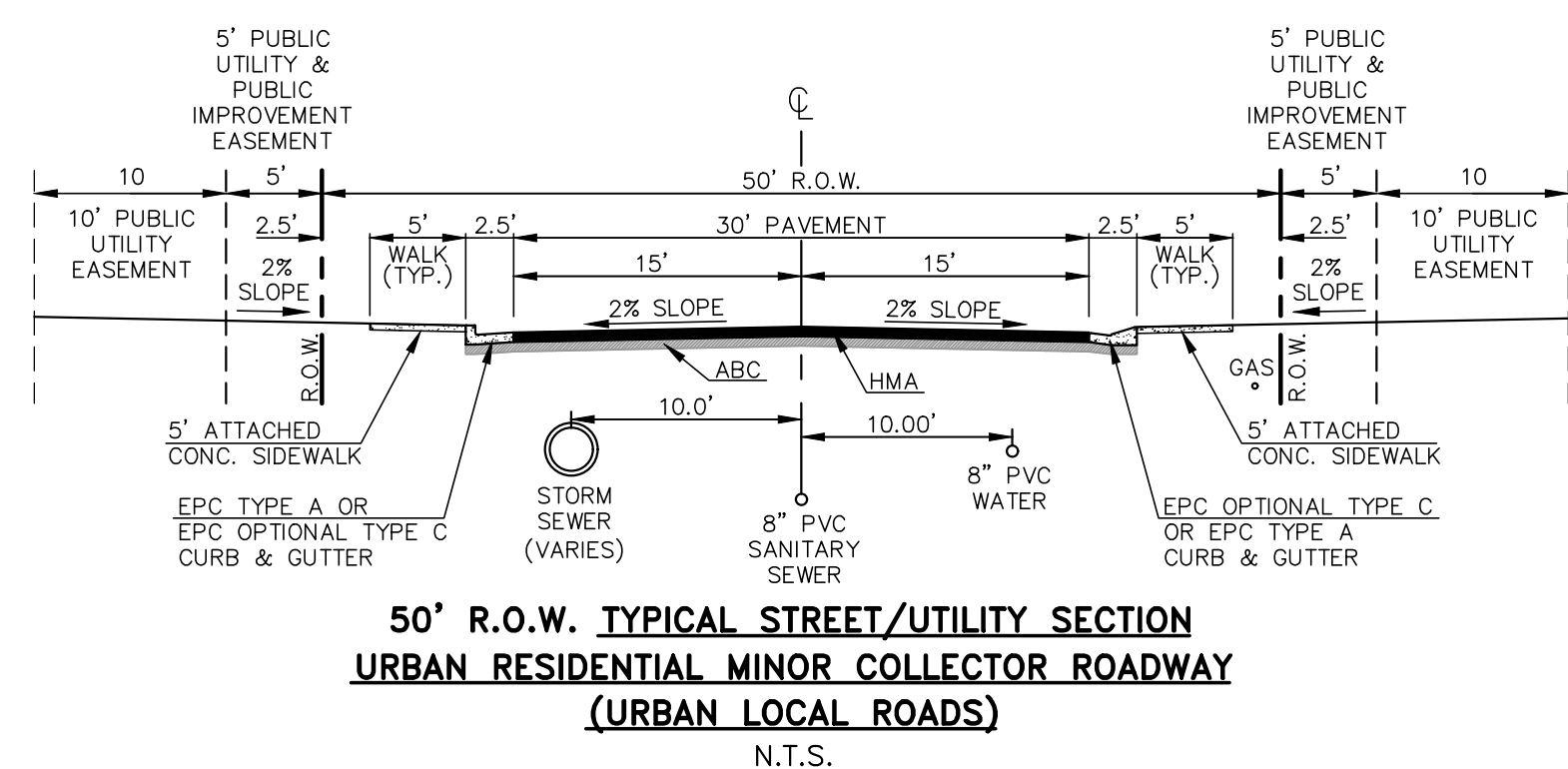
EASEMENT NOTES

- ALL LOTS WITHIN FILING 2 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
- LOTS 1-5 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

LEGEND



MATCHLINE~ (SEE SHEET 13)



RETREAT AT PRAIRIERIDGE FILINGS 1-3

PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 1 & 2

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET	12 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1.305.10	

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

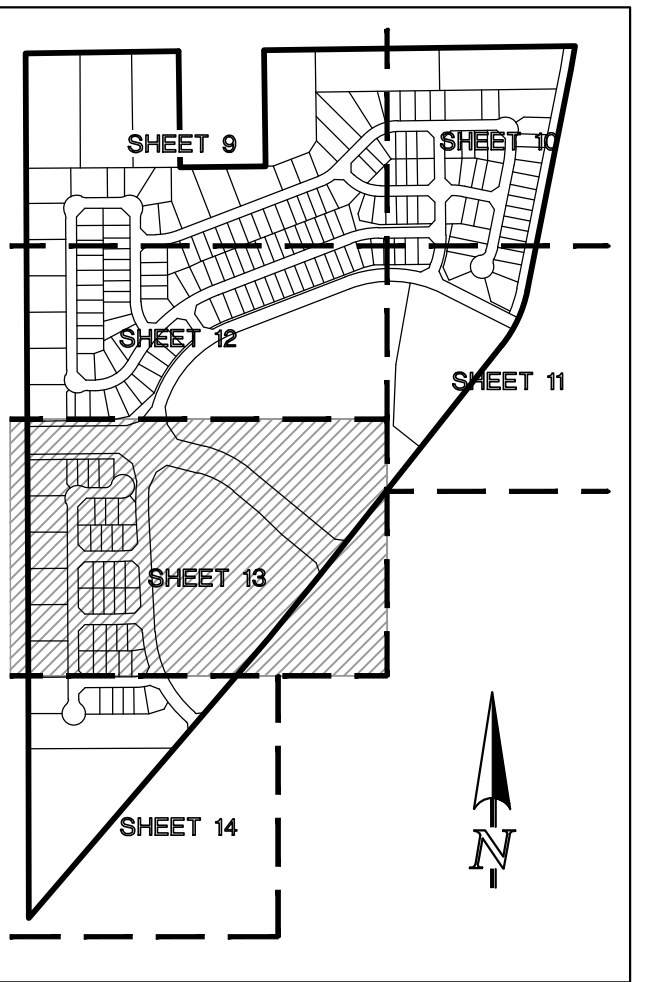
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

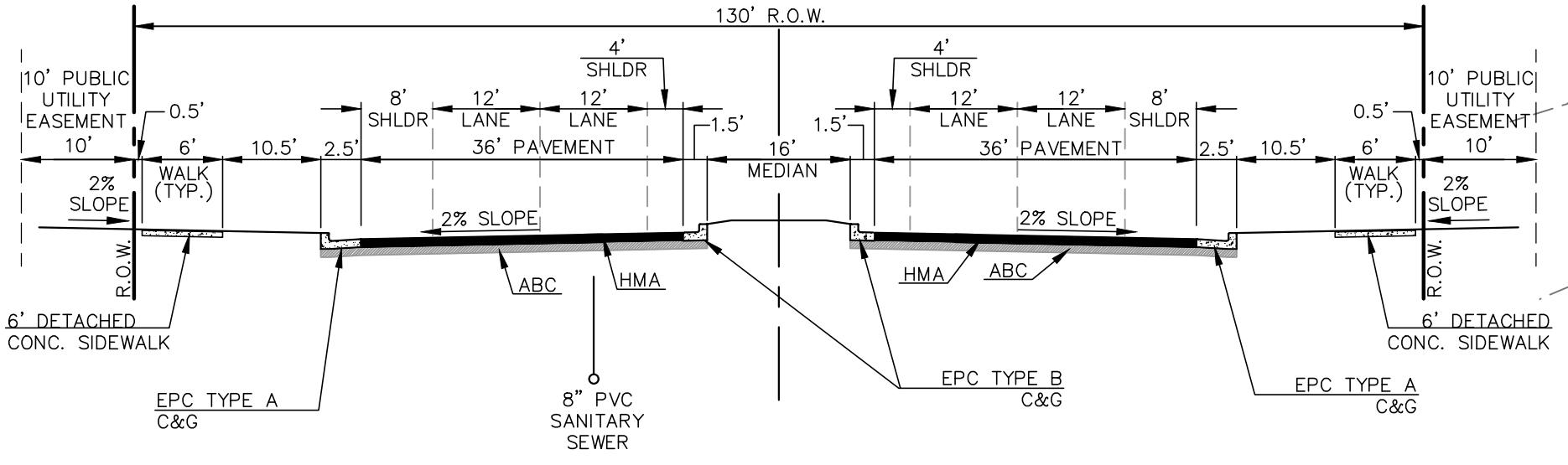
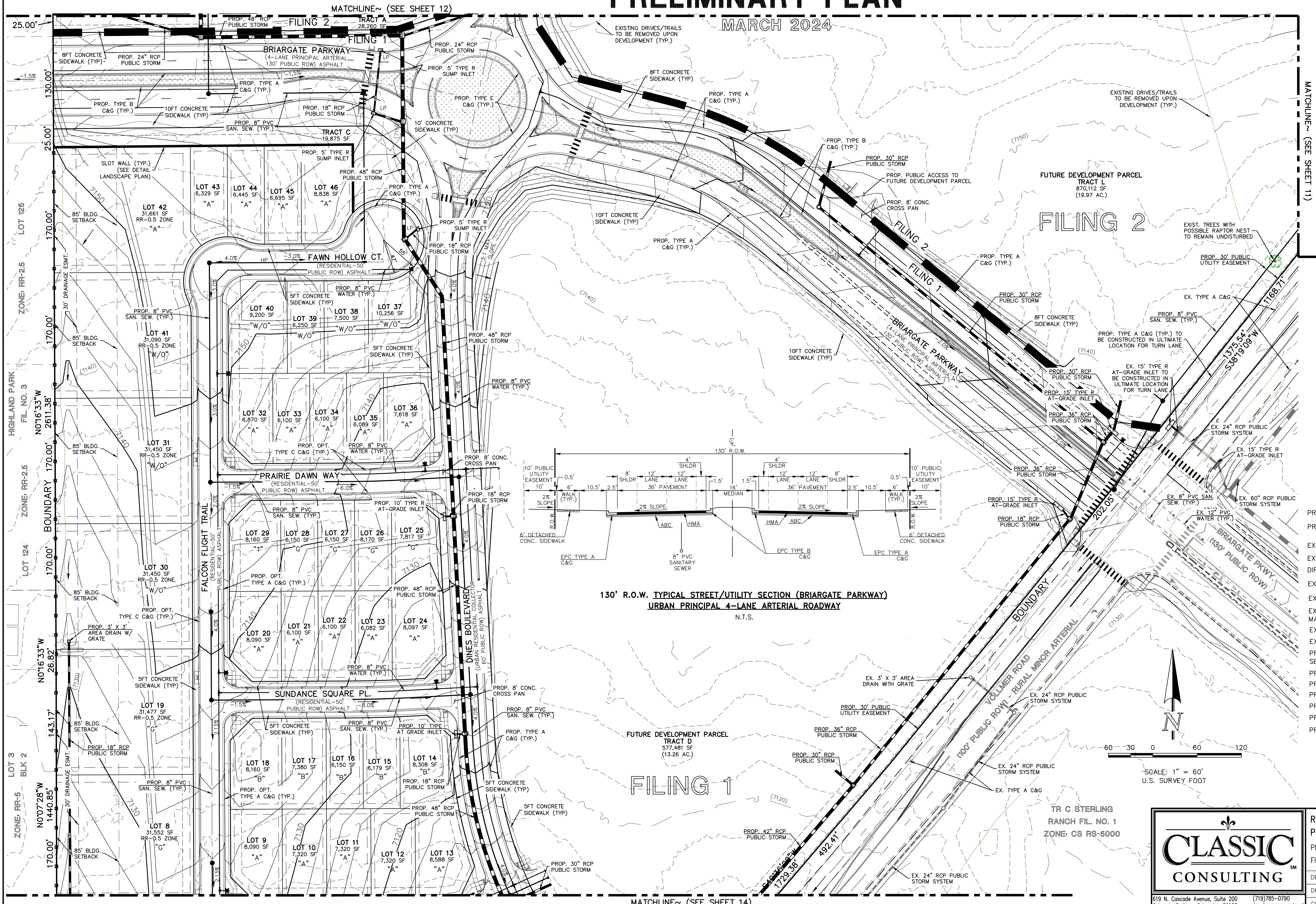
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

PRELIMINARY PLAN

MARCH 2024

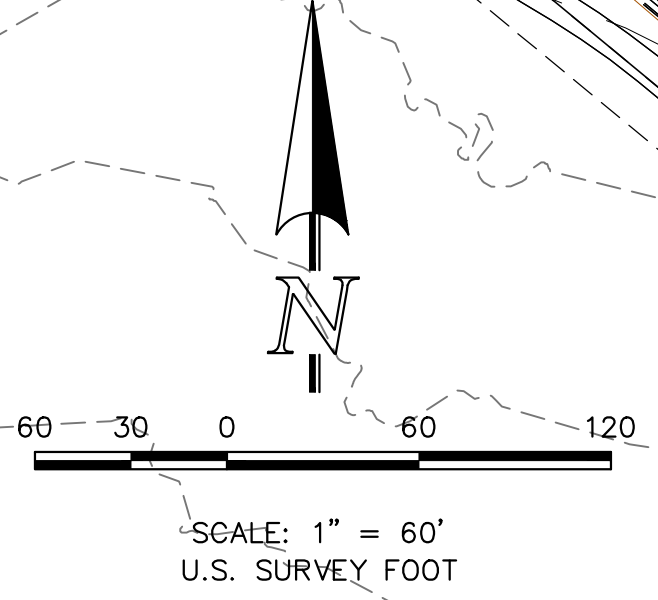
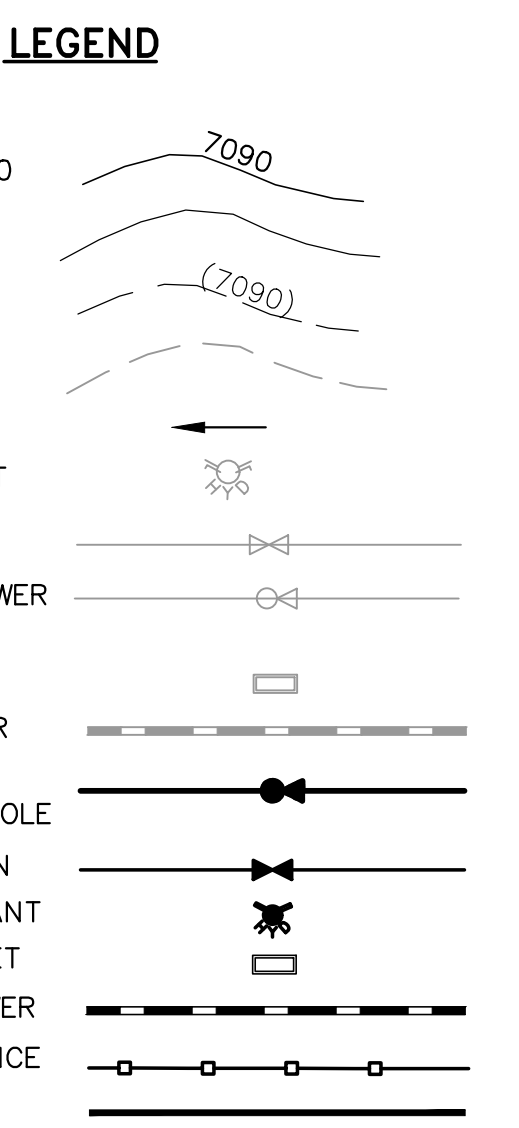


SHEET INDEX
N.T.S.



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

- EASEMENT NOTES**
- ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.
 - LOTS 8, 19, 30-31, 41-42 (RR-0.5 ZONE) HAVE THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.



RETREAT AT PRAIRIERIDGE FILINGS 1-3			
PRELIMINARY PLAN			
PRELIMINARY GRADING & UTILITY PLAN			
FILING 1 & 2			
DESIGNED BY	MAW	SCALE	DATE 12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET 13 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)

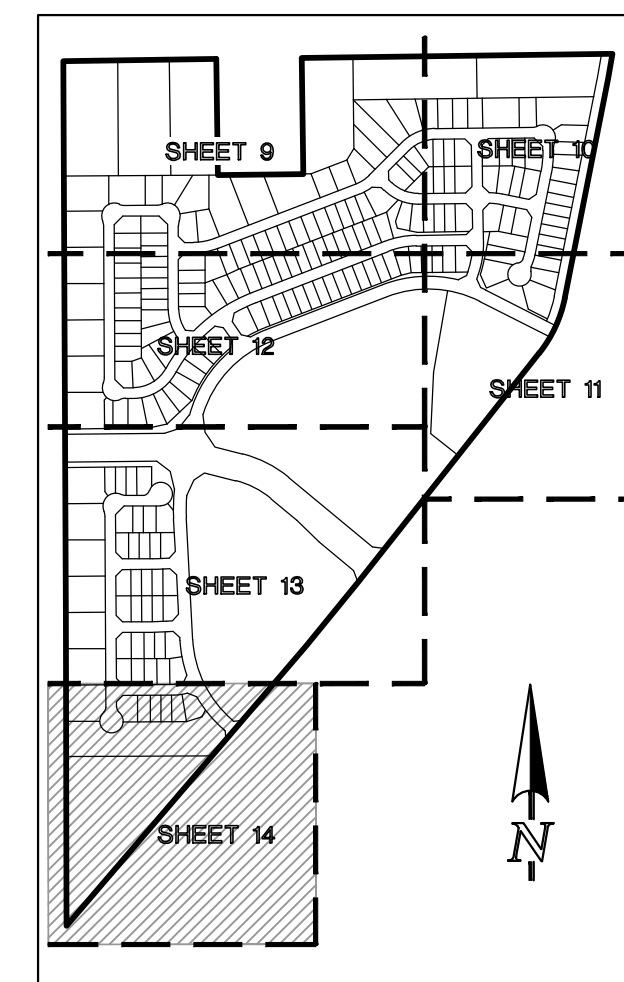
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

MARCH 2024

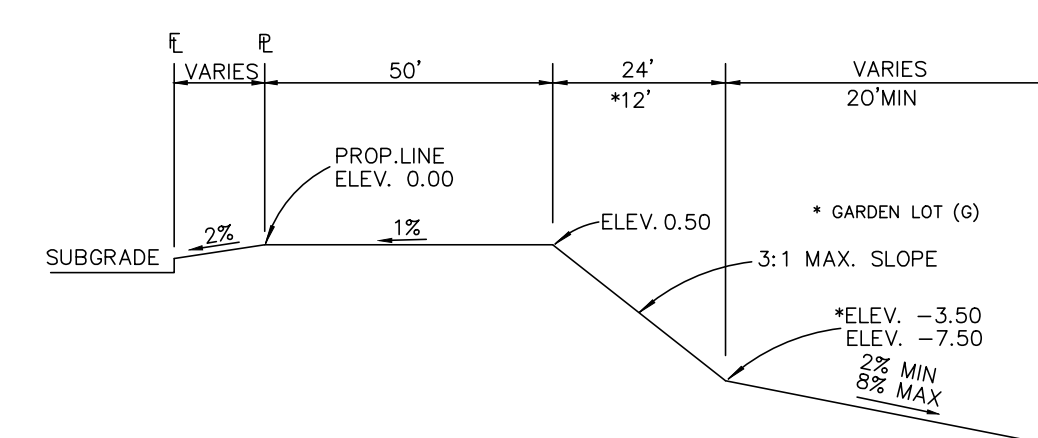
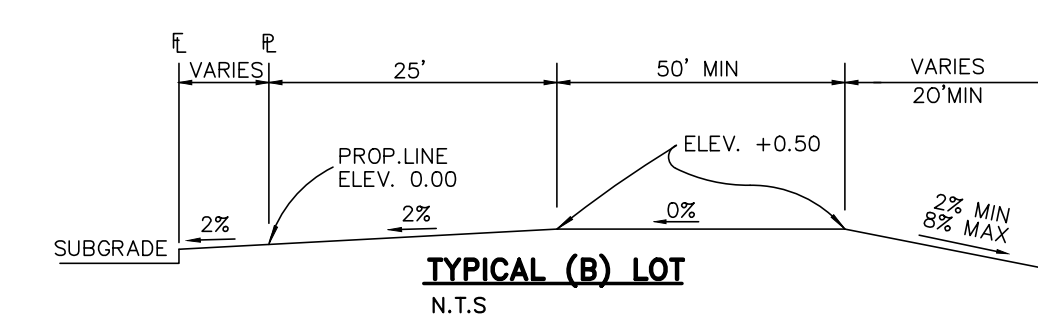
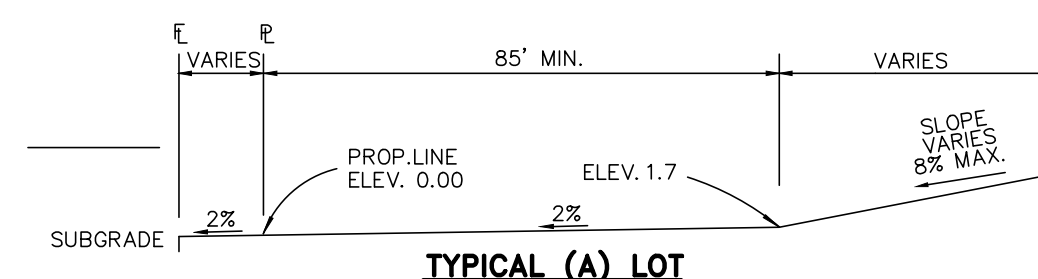


SHEET INDEX
N.T.S.

EASEMENT NOTES

- ALL LOTS WITHIN FILING 1 (RS-6000 ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
7' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

- LOT 7 (RR-0.5 ZONE) HAS THE FOLLOWING ESMTS. AS SHOWN:
10' SIDE YARD PUBLIC UTIL./ DRAINAGE ESMT.
5' FRONT PUBLIC IMP. ESMT.
15' FRONT PUBLIC UTIL. ESMT.
10' REAR YARD PUBLIC UTIL./ DRAINAGE ESMT.

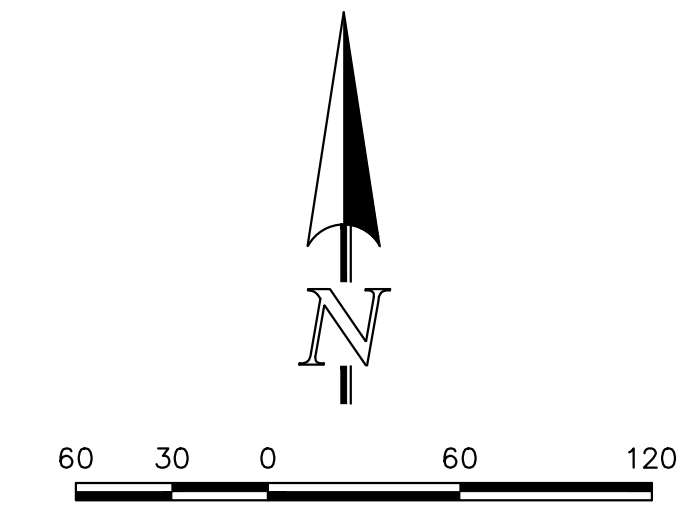
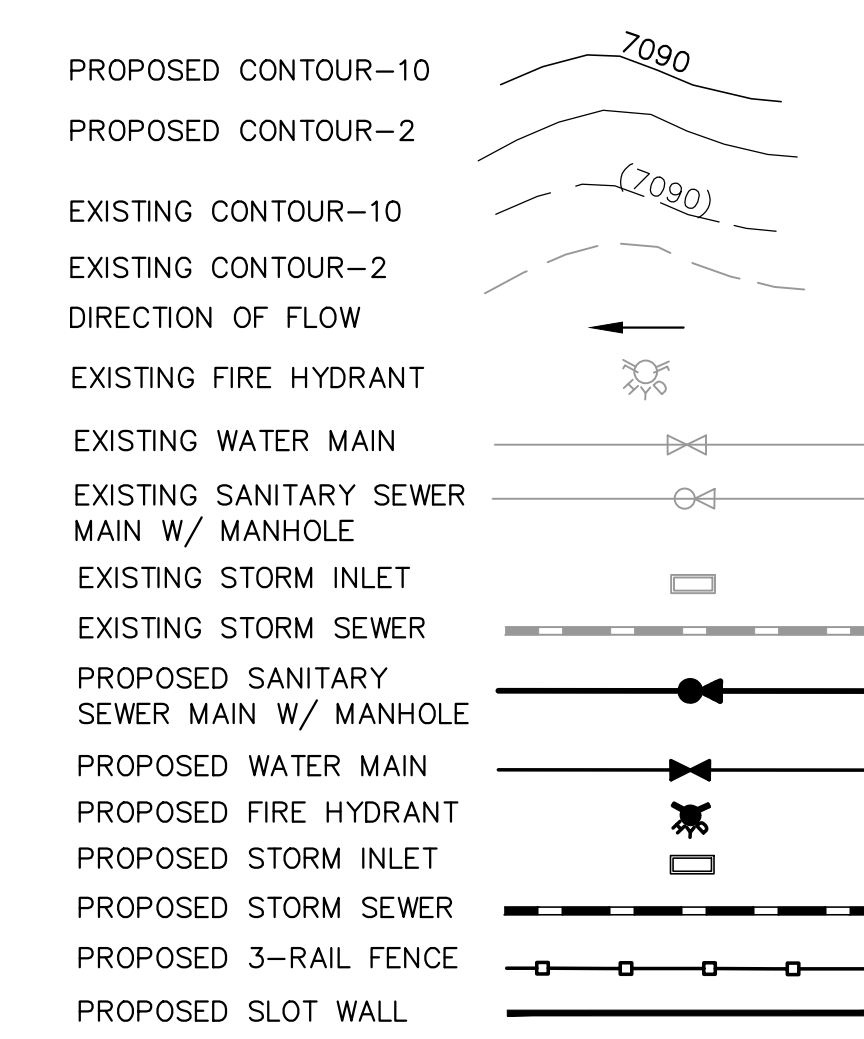


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

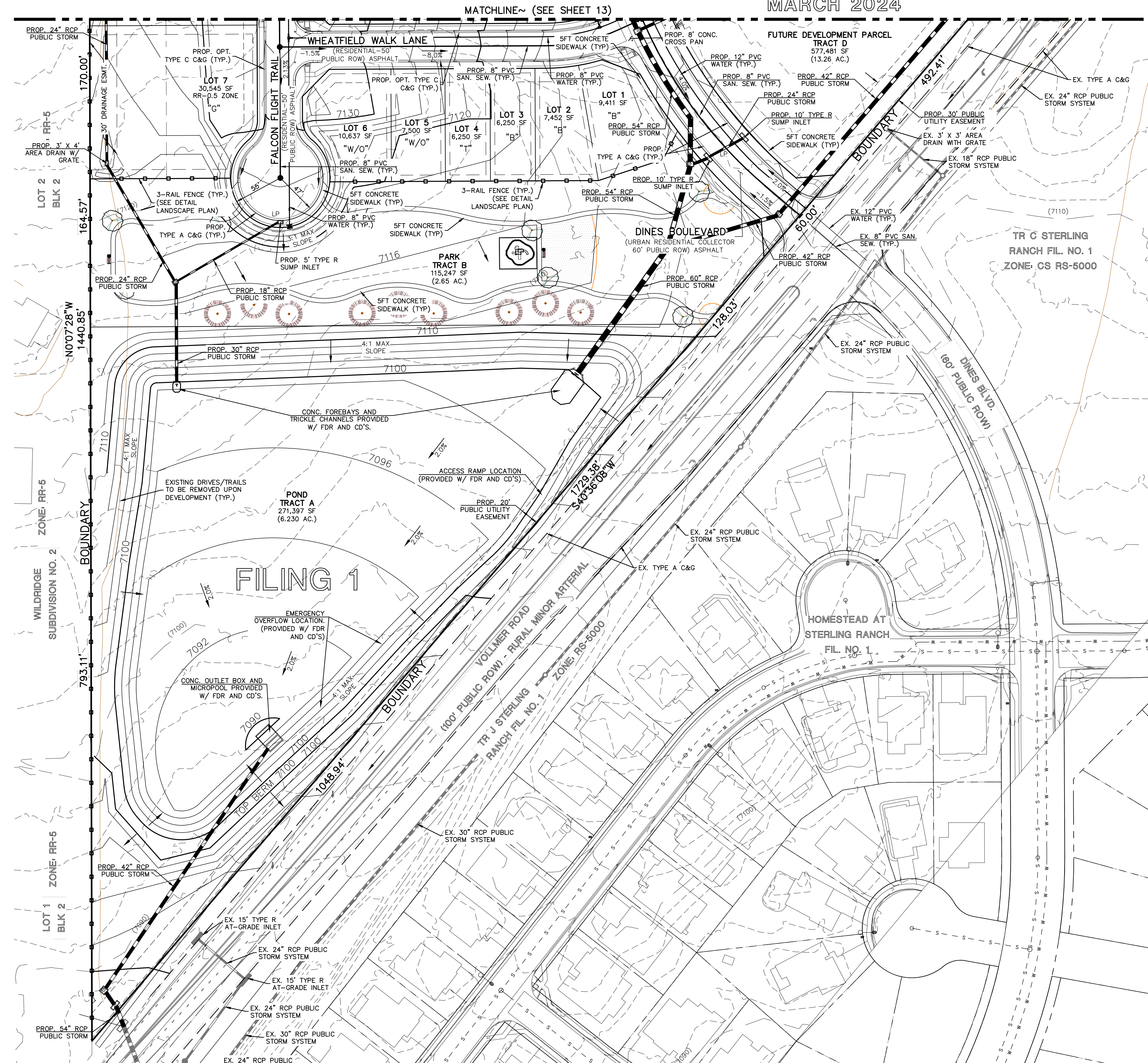
TYPICAL NATURAL LOT (N)
NO OVERLOT GRADING TO TAKE PLACE (NATURAL)

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

LEGEND



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



RETREAT AT PRAIRIERIDGE FILINGS 1-3
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN
FILING 1

DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	MAW	(H) 1" = 60'	SHEET	14 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10	

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

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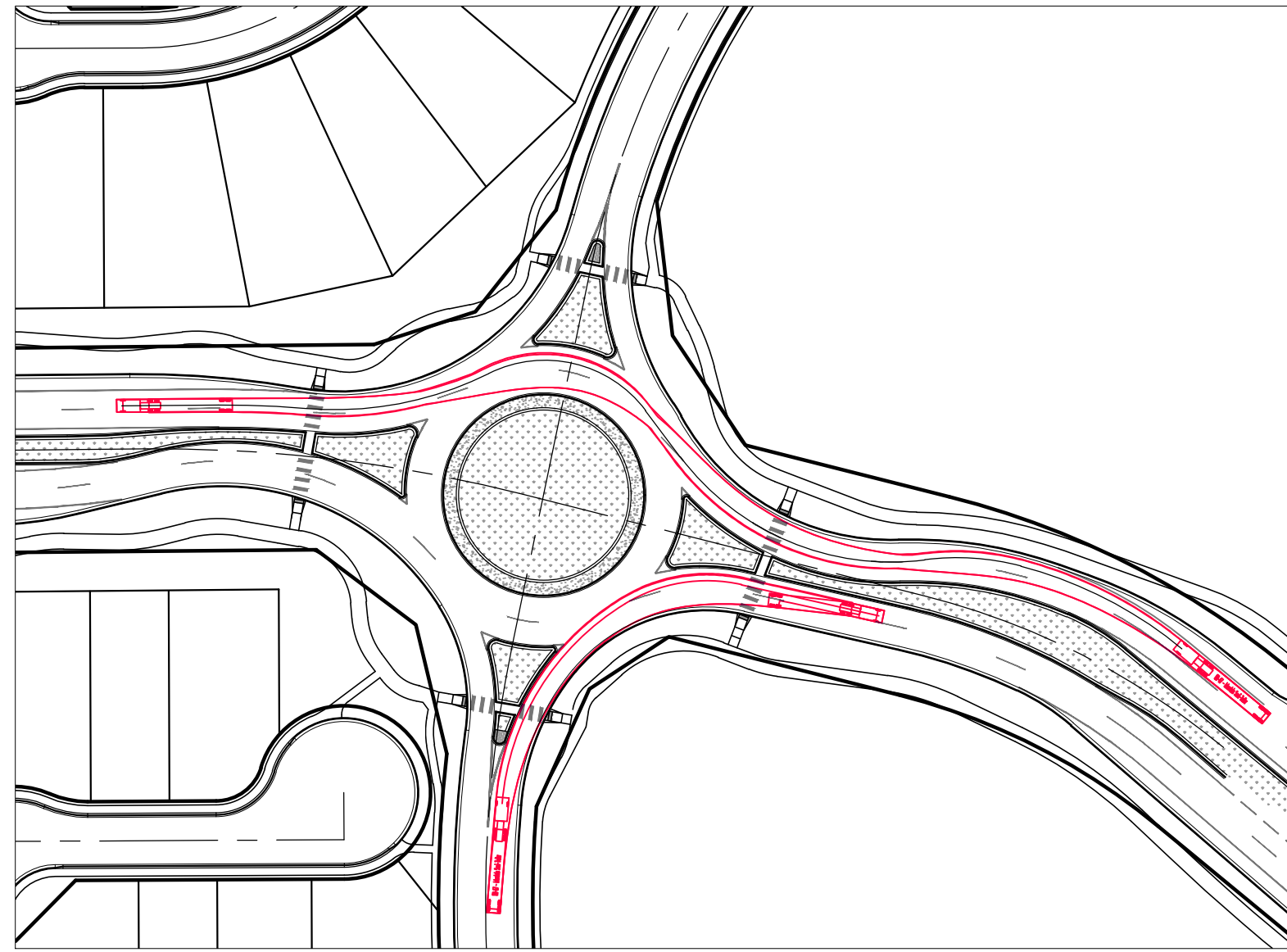
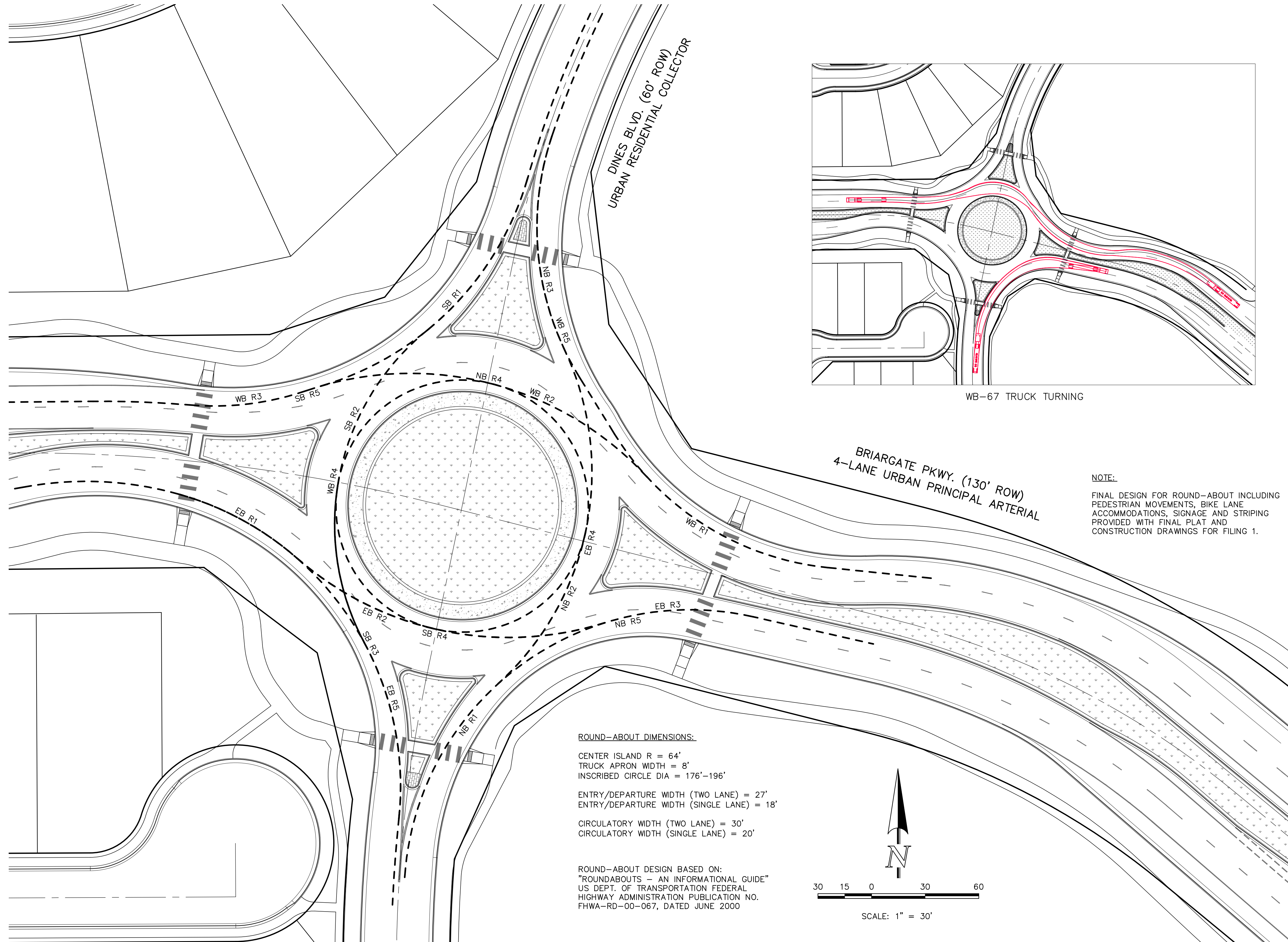
RETREAT AT PRAIRIERIDGE FILINGS 1-3

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

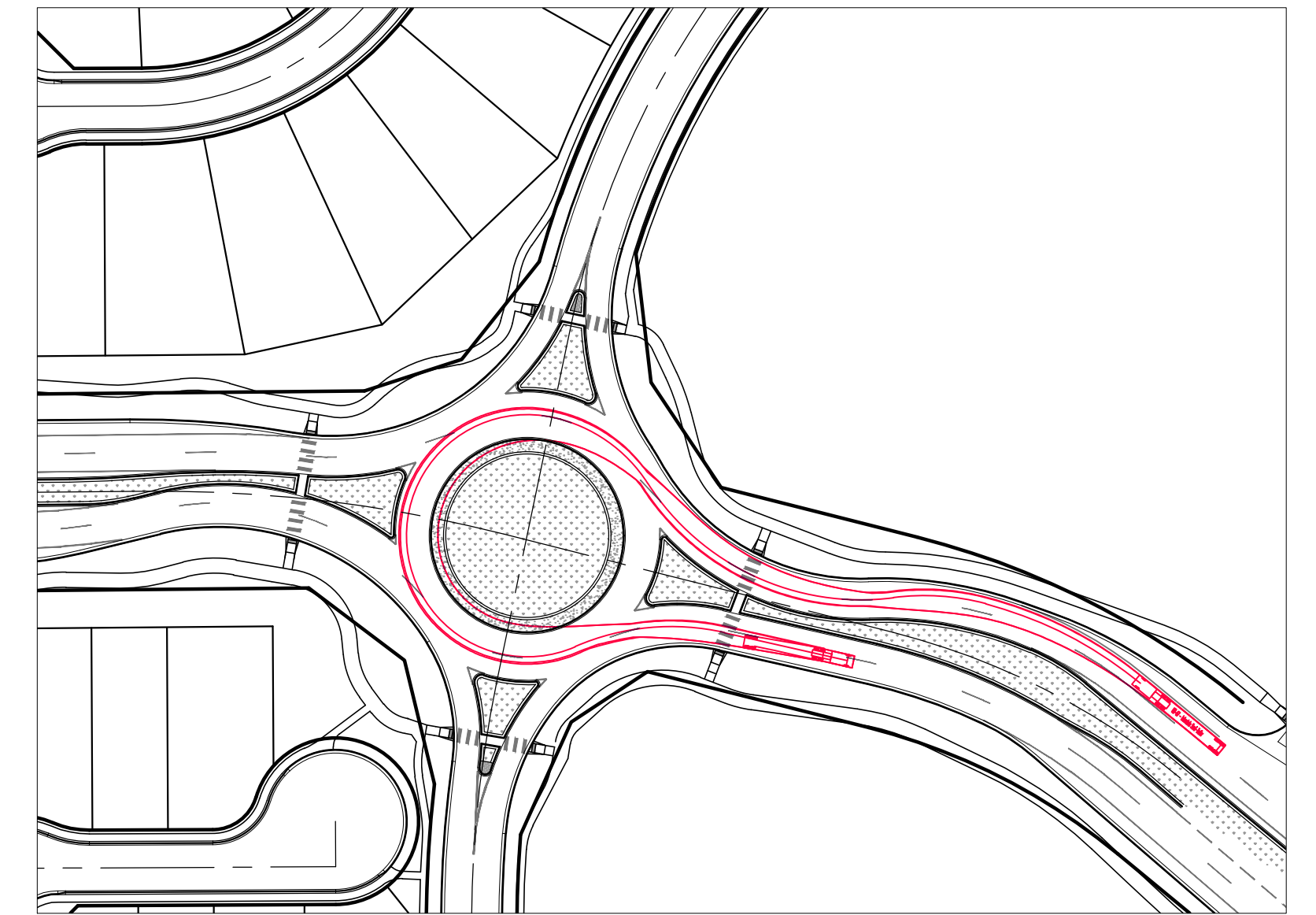
PRELIMINARY PLAN

MARCH 2024

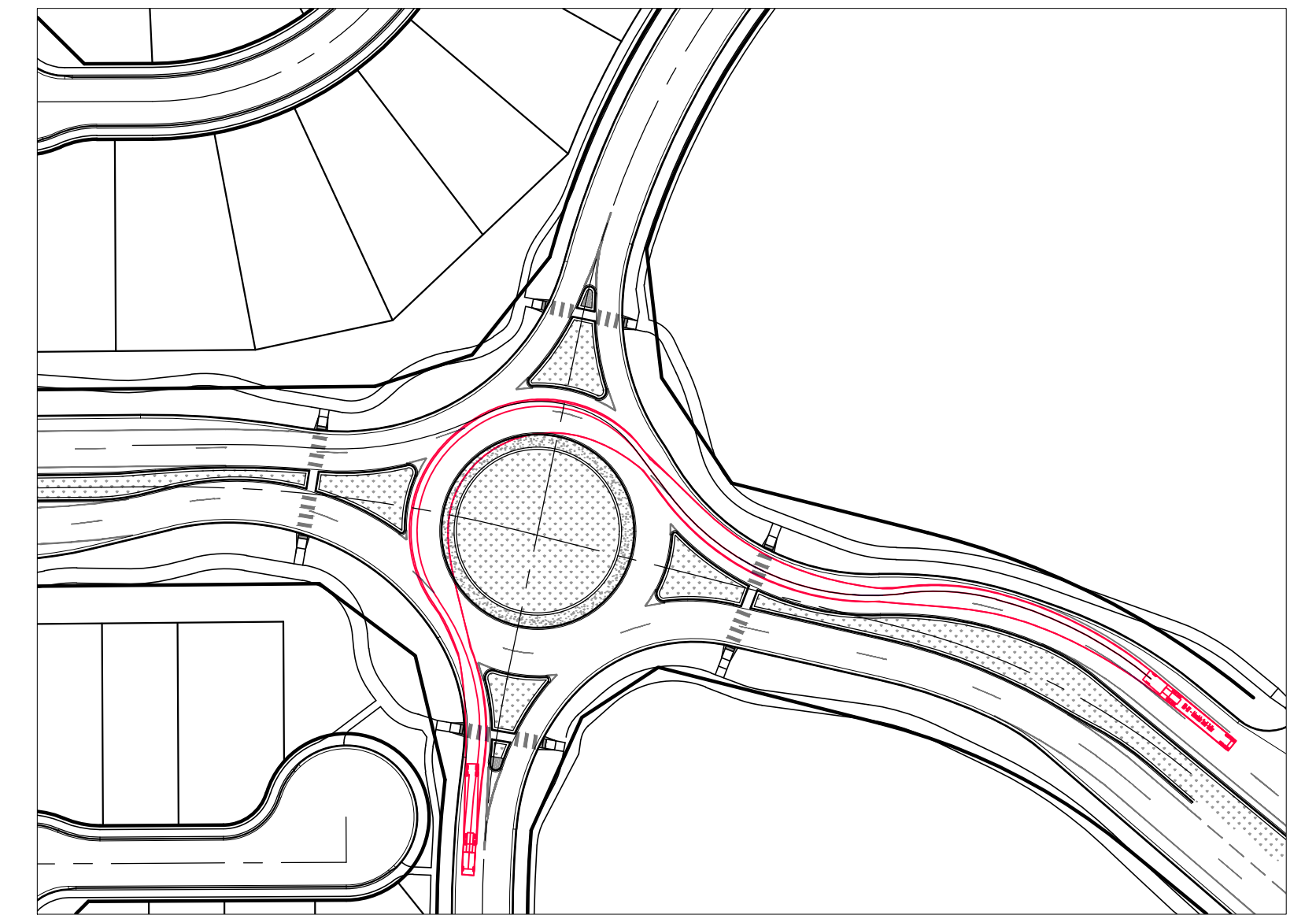
	FASTEST PATH (ALL DIRECTIONS)							
	WEST BOUND R (FT)	MPH	SOUTH BOUND R (FT)	MPH	EAST BOUND R (FT)	MPH	NORTH BOUND R (FT)	MPH
R1 Entry	159	24.4	160	24.5	160	24.5	160	24.5
R2 Circulating	180	23.8	140	21.0	180	23.8	160	22.4
R3 Exit	160	24.5	165	24.9	160	24.5	160	24.5
R4 Left turn	70	14.8	70	14.8	70	14.8	70	14.8
R5 Right turn	170	23.1	160	22.4	160	22.4	160	22.4



WB-67 TRUCK TURNING



WB-67 TRUCK TURNING



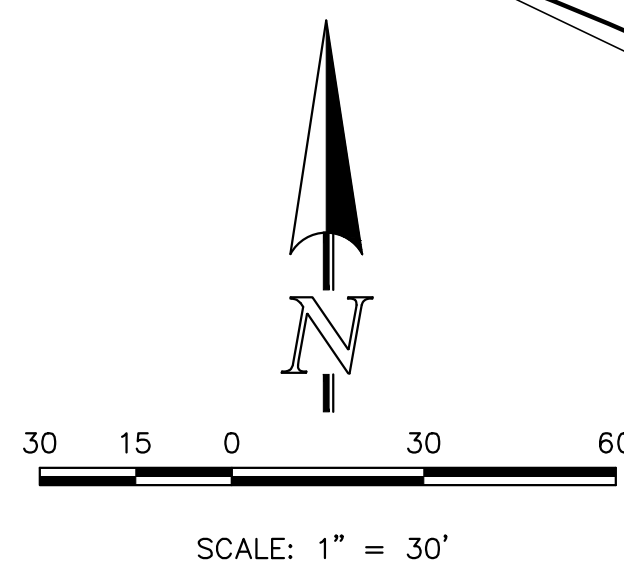
WB-67 TRUCK TURNING

NOTE:
FINAL DESIGN FOR ROUND-ABOUT INCLUDING
PEDESTRIAN MOVEMENTS, BIKE LANE
ACCOMMODATIONS, SIGNAGE AND STRIPING
PROVIDED WITH FINAL PLAT AND
CONSTRUCTION DRAWINGS FOR FILING 1.

ROUND-ABOUT DIMENSIONS:

- CENTER ISLAND R = 64'
- TRUCK APRON WIDTH = 8'
- INSCRIBED CIRCLE DIA = 176'-196'
- ENTRY/DEPARTURE WIDTH (TWO LANE) = 27'
- ENTRY/DEPARTURE WIDTH (SINGLE LANE) = 18'
- CIRCULATORY WIDTH (TWO LANE) = 30'
- CIRCULATORY WIDTH (SINGLE LANE) = 20'

ROUND-ABOUT DESIGN BASED ON:
"ROUNDABOUTS - AN INFORMATIONAL GUIDE"
US DEPT. OF TRANSPORTATION FEDERAL
HIGHWAY ADMINISTRATION PUBLICATION NO.
FHWA-RD-00-067, DATED JUNE 2000

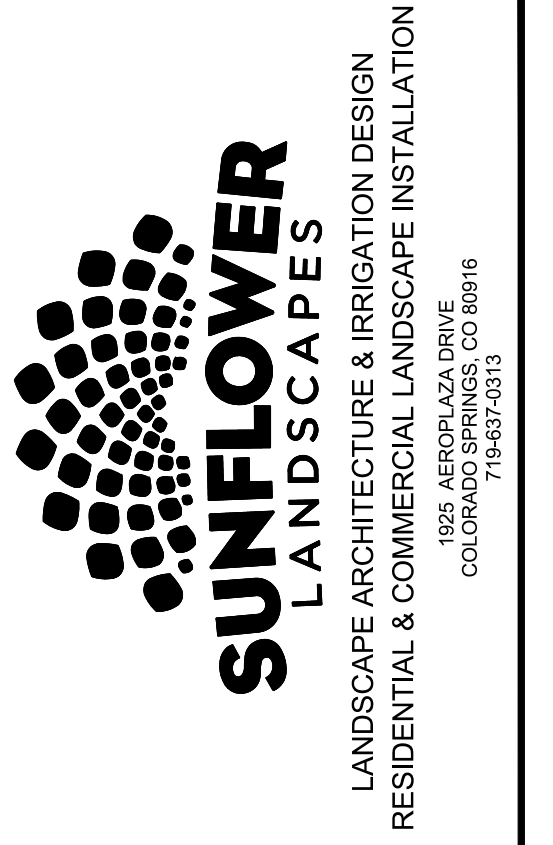


	RETREAT AT PRAIRIERIDGE FILINGS 1-3			
	PRELIMINARY PLAN			
PRELIMINARY ROUND-ABOUT DESIGN				
DESIGNED BY	MAW	SCALE	DATE	4/15/24
DRAWN BY	MAW	(H) 1" = 30'	SHEET 14A	OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	1305.10
<small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</small>				

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DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
 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.

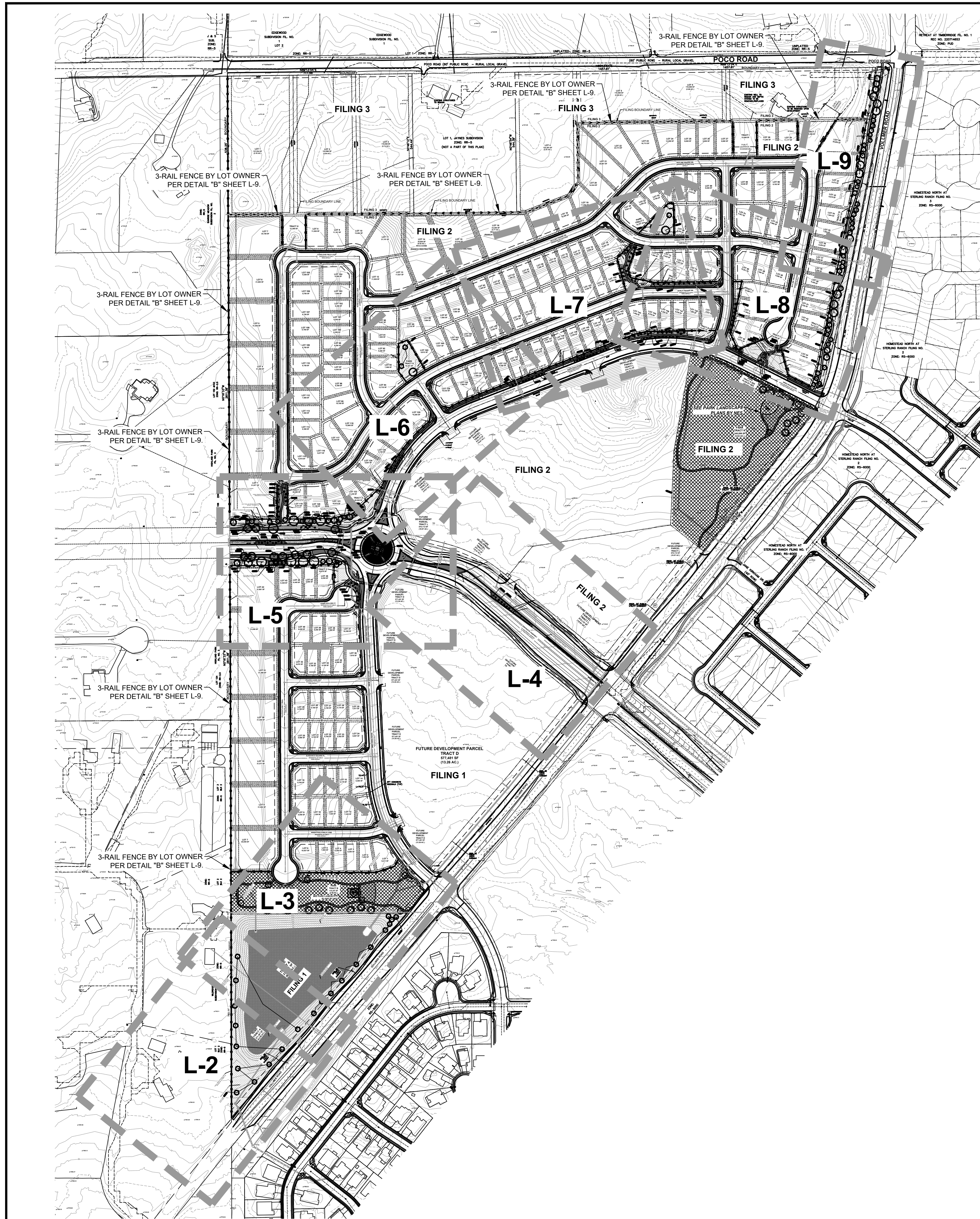
IRRIGATION SYSTEM DESCRIPTION

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.

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.

JOB NUMBER 2720-1123
 DATE 1/5/2023
 DRAWN BY MB
 DRAWING DESCRIPTION
TITLE SHEET
 SHEET #
L-TS
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https://library.municode.com/co/el_paso_county/ordinances/land_development_code?nodeid=1274351

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 (38"+) SIG=Signature plant (City of Colorado Springs)

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	24	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S, SIG
MSS	30	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
EVERGREEN TREES					
PIP	11	Picea pungens	Spruce, Colorado Blue	6'	R, DE, Z=3, 10K, S, SIG
PON	32	Pinus ponderosa	Pine, Ponderosa	6'	R, DE, Z=3, 9.5K, D, SIG
PON	22	Pinus ponderosa	Pine, Ponderosa	Spade trees 6'-12'+	R, DE, Z=3, 9.5K, D, SIG
DECIDUOUS SHRUBS					
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
EVERGREEN SHRUBS					
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
ORNAMENTAL GRASSES					
PSR	14	Panicum virgatum 'Rebraun'	Switch grass 'Rebraun'	1 Gal	R, DE, Z=5, 7K, D, SIG

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,770 LF
	1-1/2" BLUE GLACIER ROCK 3" IN DEPTH WITH WEED FABRIC	40,348 SF
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	10,240 SF
	3" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC	31,721 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).	259,226 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
4/16/2024	2nd Submittal revisions / updates

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

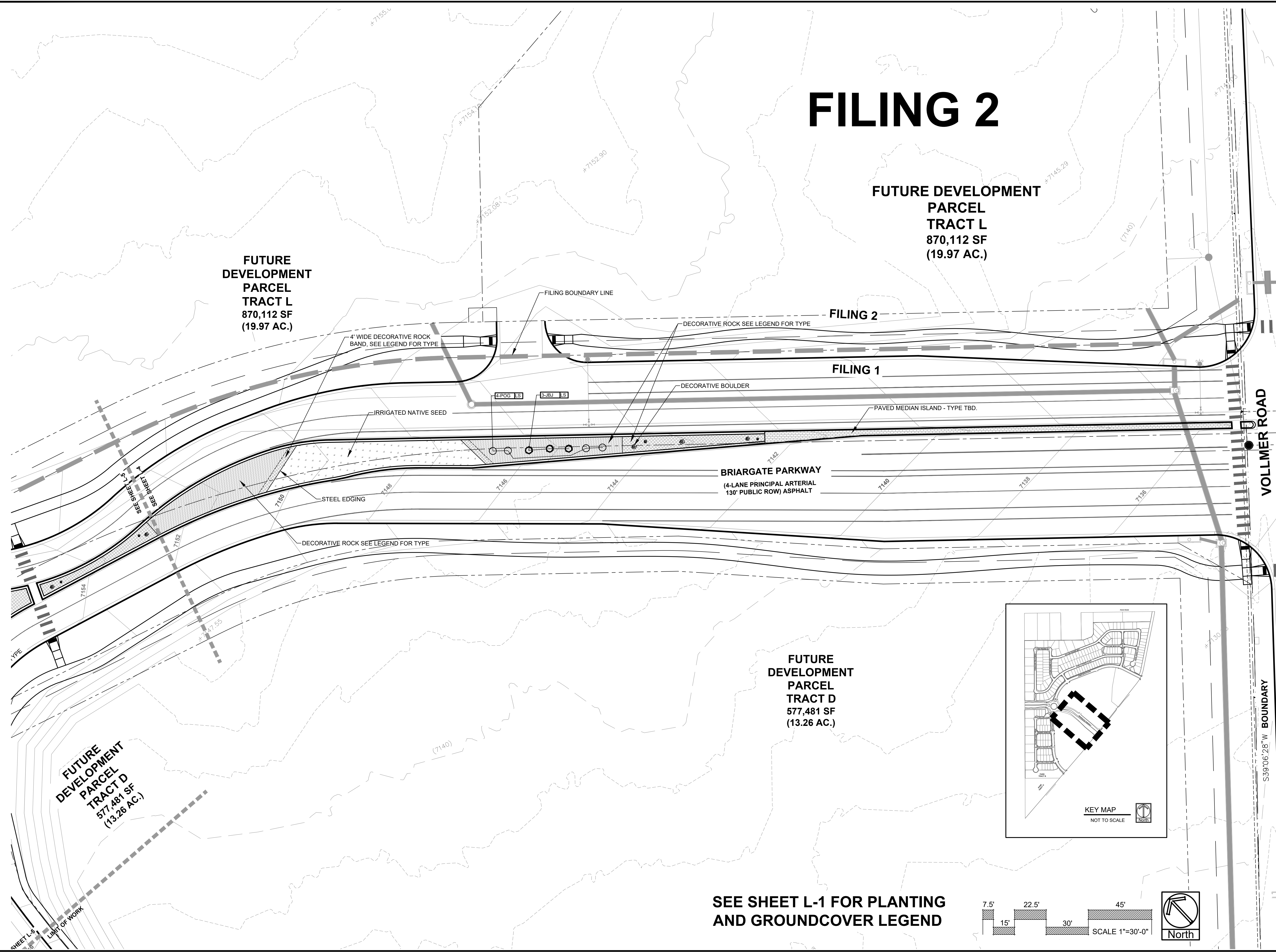
FILING 2

**FUTURE DEVELOPMENT
PARCEL
TRACT L
870,112 SF
(19.97 AC.)**

**FUTURE DEVELOPMENT
PARCEL
TRACT L
870,112 SF
(19.97 AC.)**

**FUTURE DEVELOPMENT
PARCEL
TRACT D
577,481 SF
(13.26 AC.)**

**FUTURE DEVELOPMENT
PARCEL
TRACT D
577,481 SF
(13.26 AC.)**



**SUNFLOWER
LANDSCAPES**
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1922 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-0313

DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

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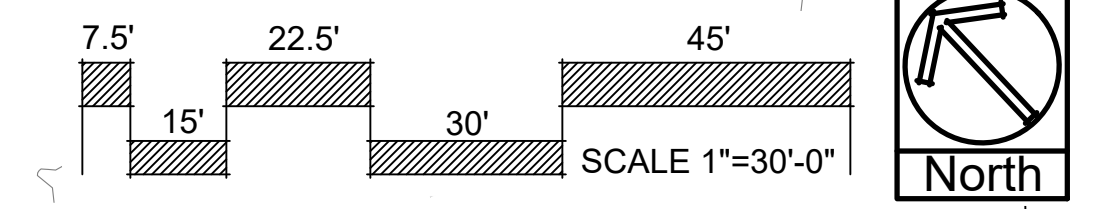


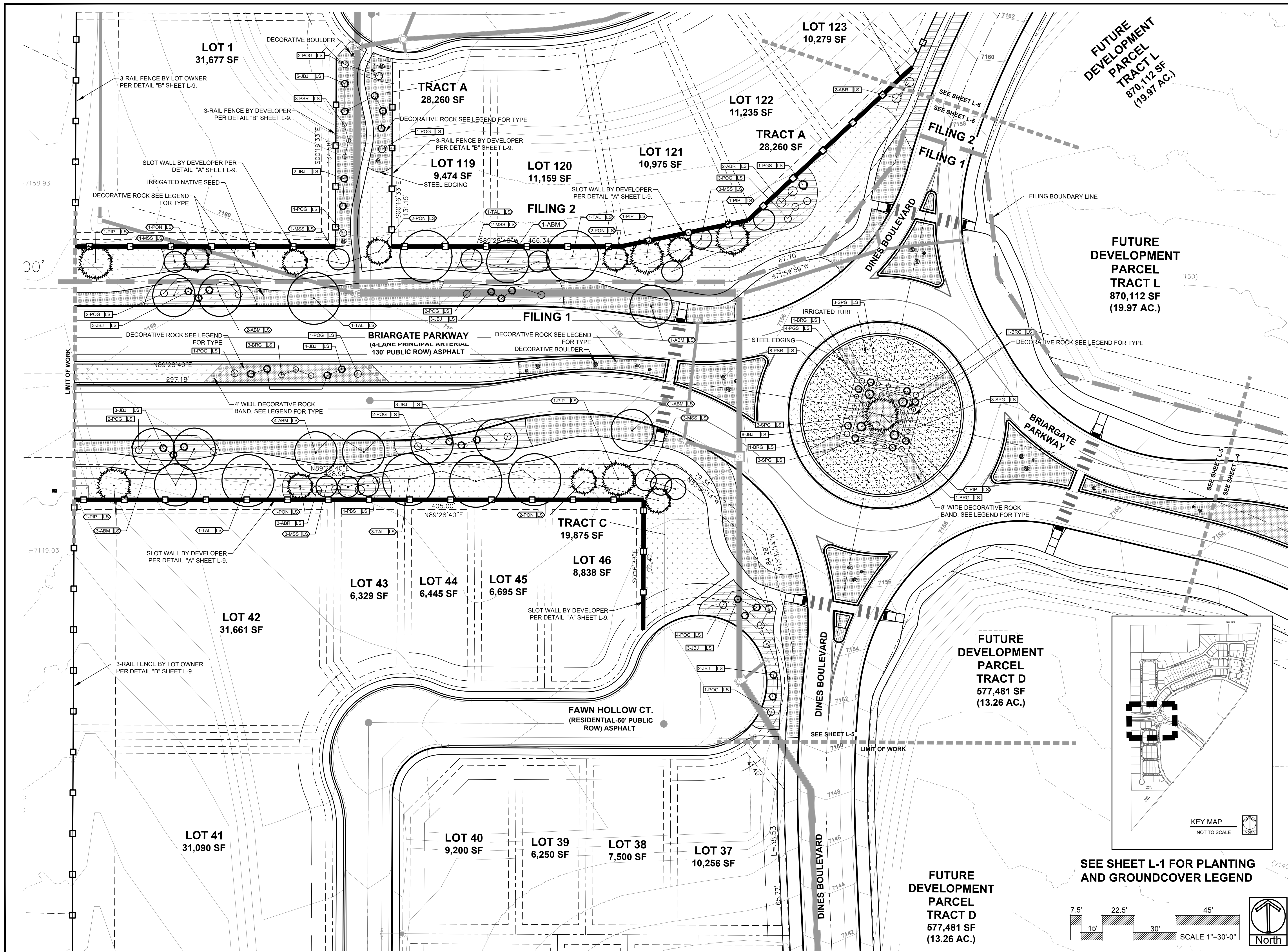
RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO



JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-4

**SEE SHEET L-1 FOR PLANTING
AND GROUND COVER LEGEND**





DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

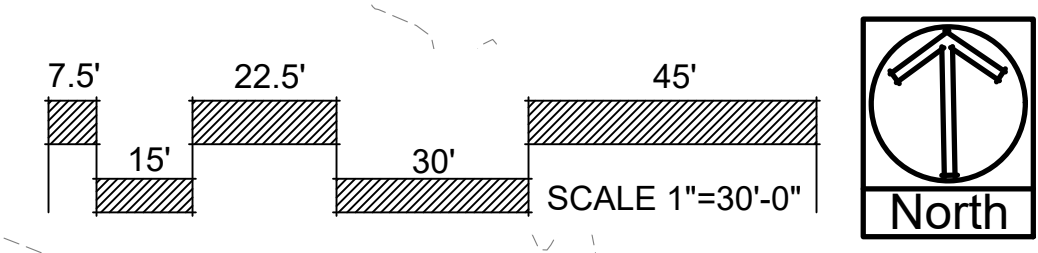
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RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-5

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



FUTURE DEVELOPMENT PARCEL TRACT D
 577,481 SF
 (13.26 AC.)

FUTURE DEVELOPMENT PARCEL TRACT L
 870,112 SF
 (19.97 AC.)

FUTURE DEVELOPMENT PARCEL TRACT L
 870,112 SF
 (19.97 AC.)

TRACT C
 19,875 SF

TRACT A
 28,260 SF

TRACT A
 28,260 SF

LOT 1
 31,677 SF

LOT 42
 31,661 SF

LOT 41
 31,090 SF

LOT 123
 10,279 SF

LOT 122
 11,235 SF

LOT 121
 10,975 SF

LOT 120
 11,159 SF

LOT 119
 9,474 SF

LOT 43
 6,329 SF

LOT 44
 6,445 SF

LOT 45
 6,695 SF

LOT 46
 8,838 SF

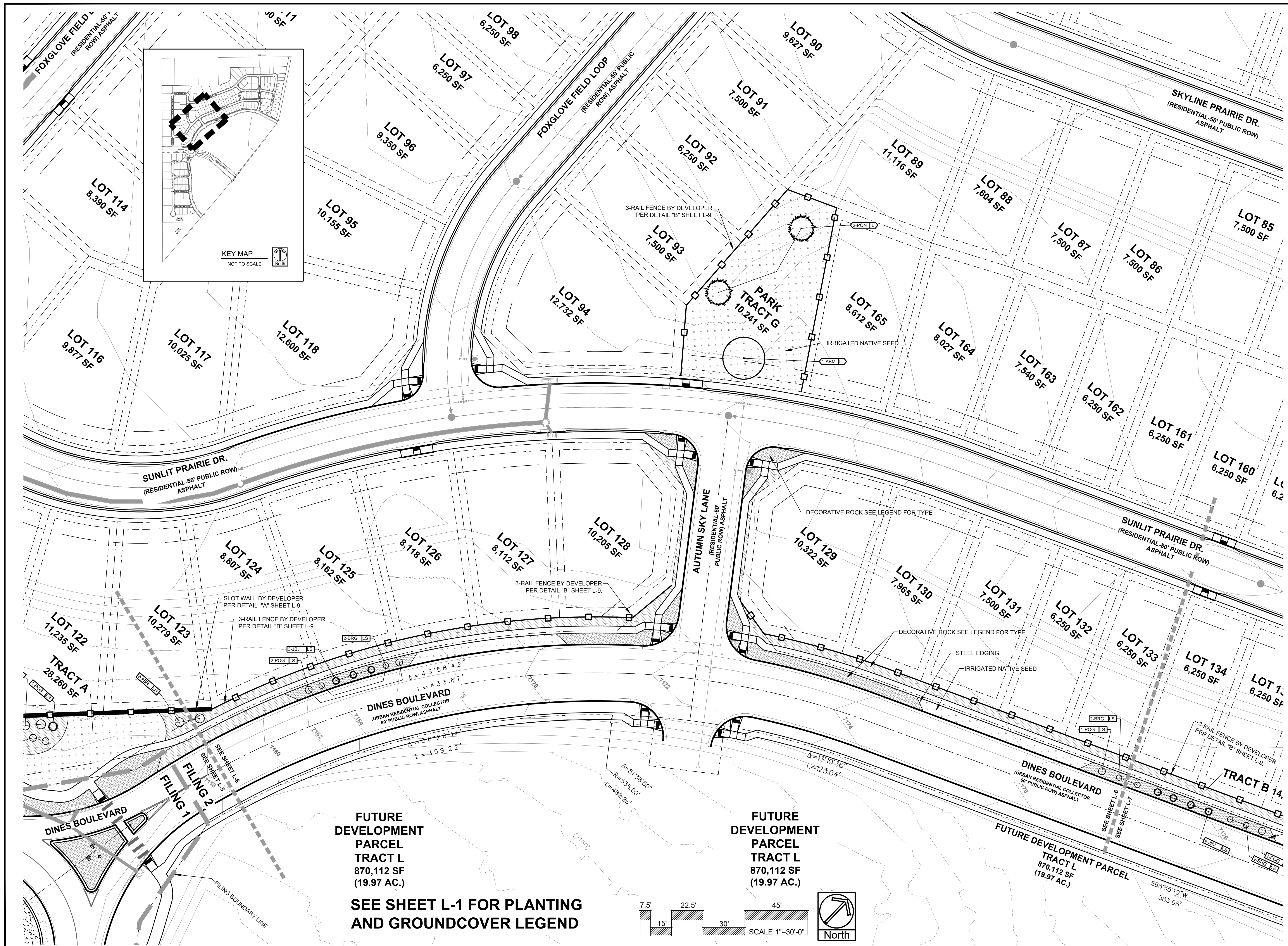
LOT 40
 9,200 SF

LOT 39
 6,250 SF

LOT 38
 7,500 SF

LOT 37
 10,256 SF

FUTURE DEVELOPMENT PARCEL TRACT D
 577,481 SF
 (13.26 AC.)



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

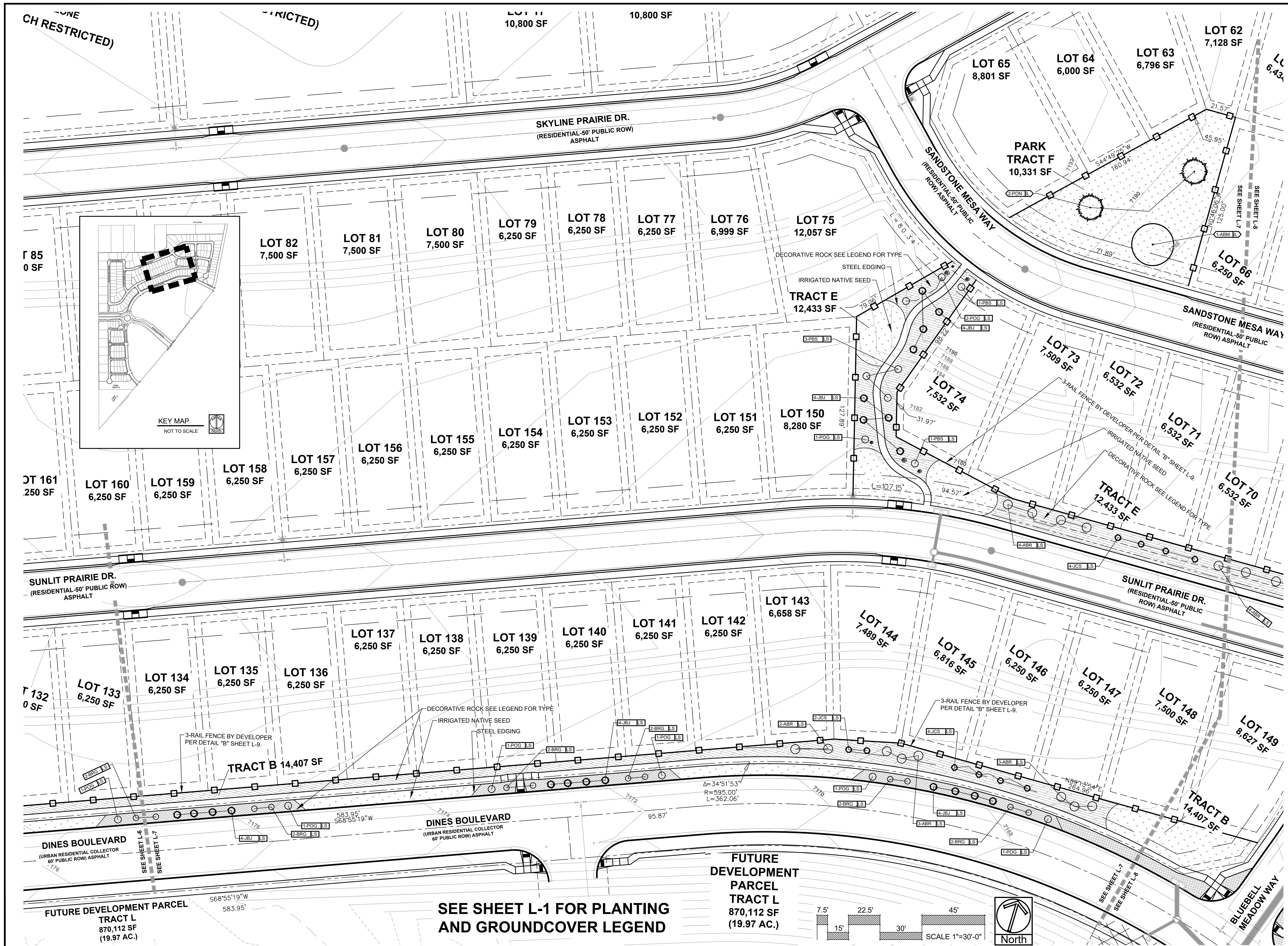
JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-6

FUTURE DEVELOPMENT PARCEL TRACT L
 870,112 SF (19.97 AC.)

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

SCALE 1"=30'-0"

North



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

JOB NUMBER 2720-1123
 DATE 1/5/2023
 DRAWN BY MB
 DRAWING DESCRIPTION PRELIMINARY LANDSCAPE PLAN

SHEET # L-7
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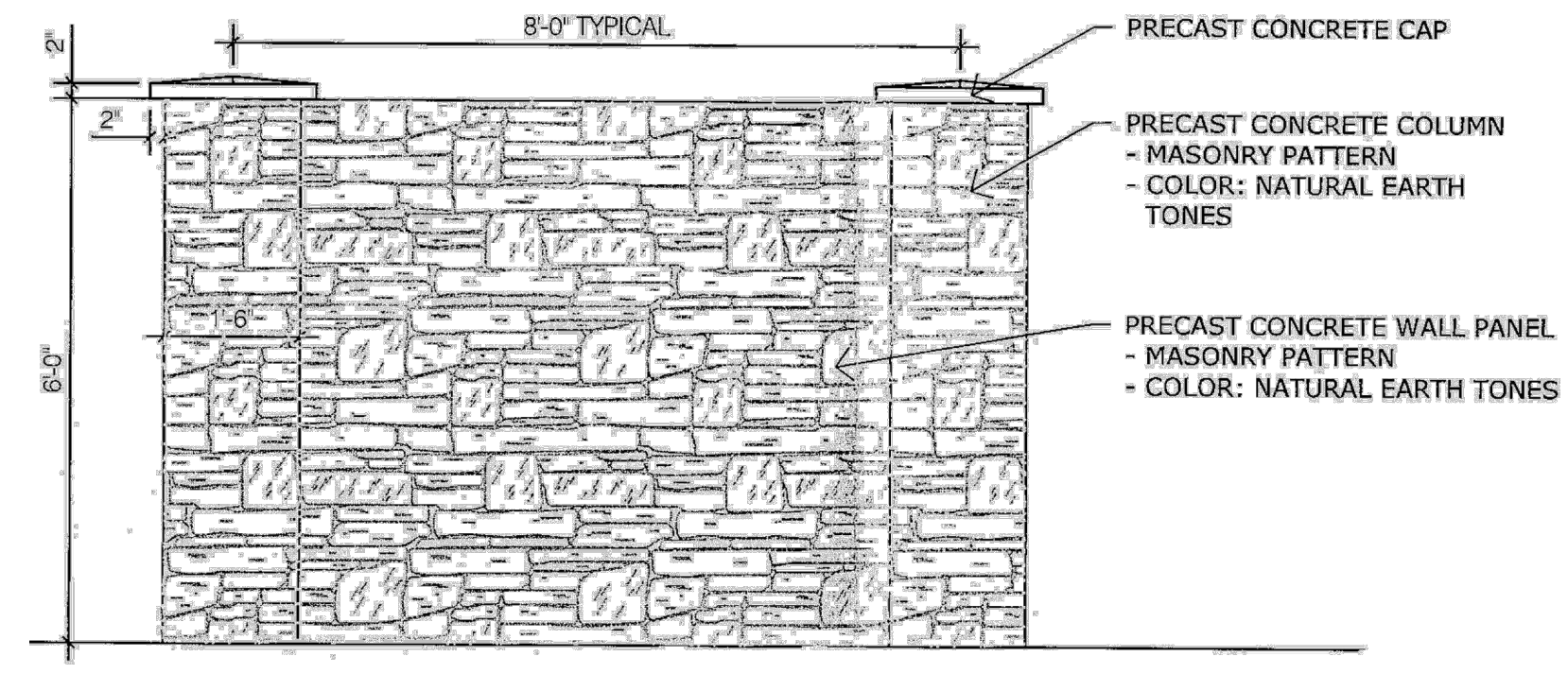
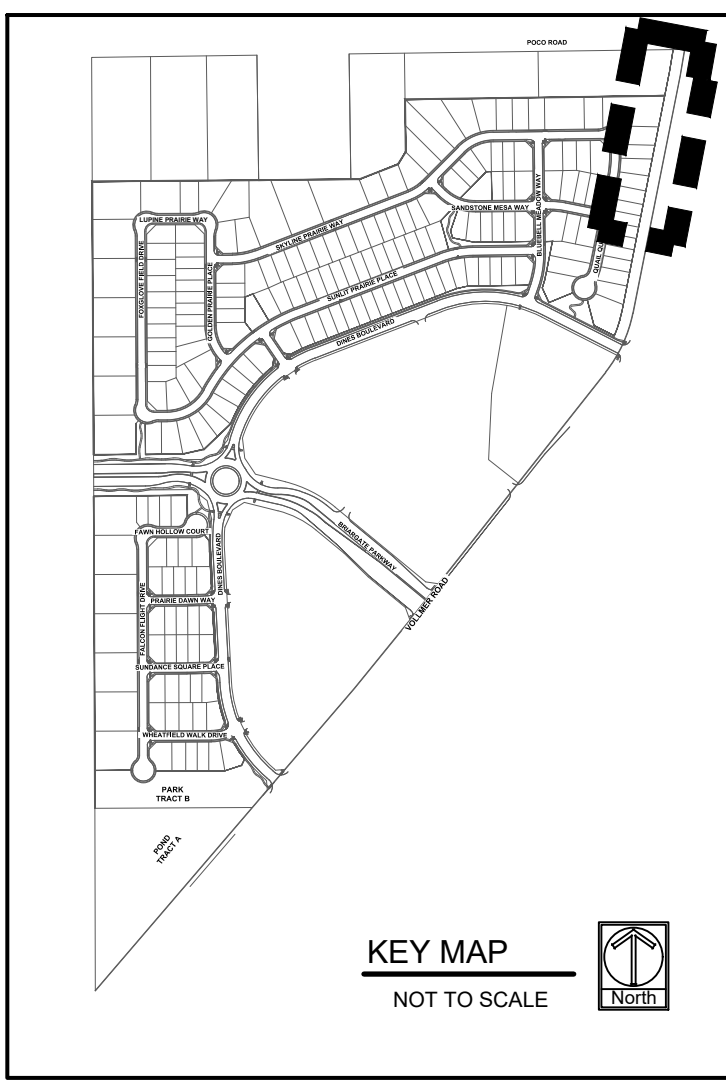
DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates

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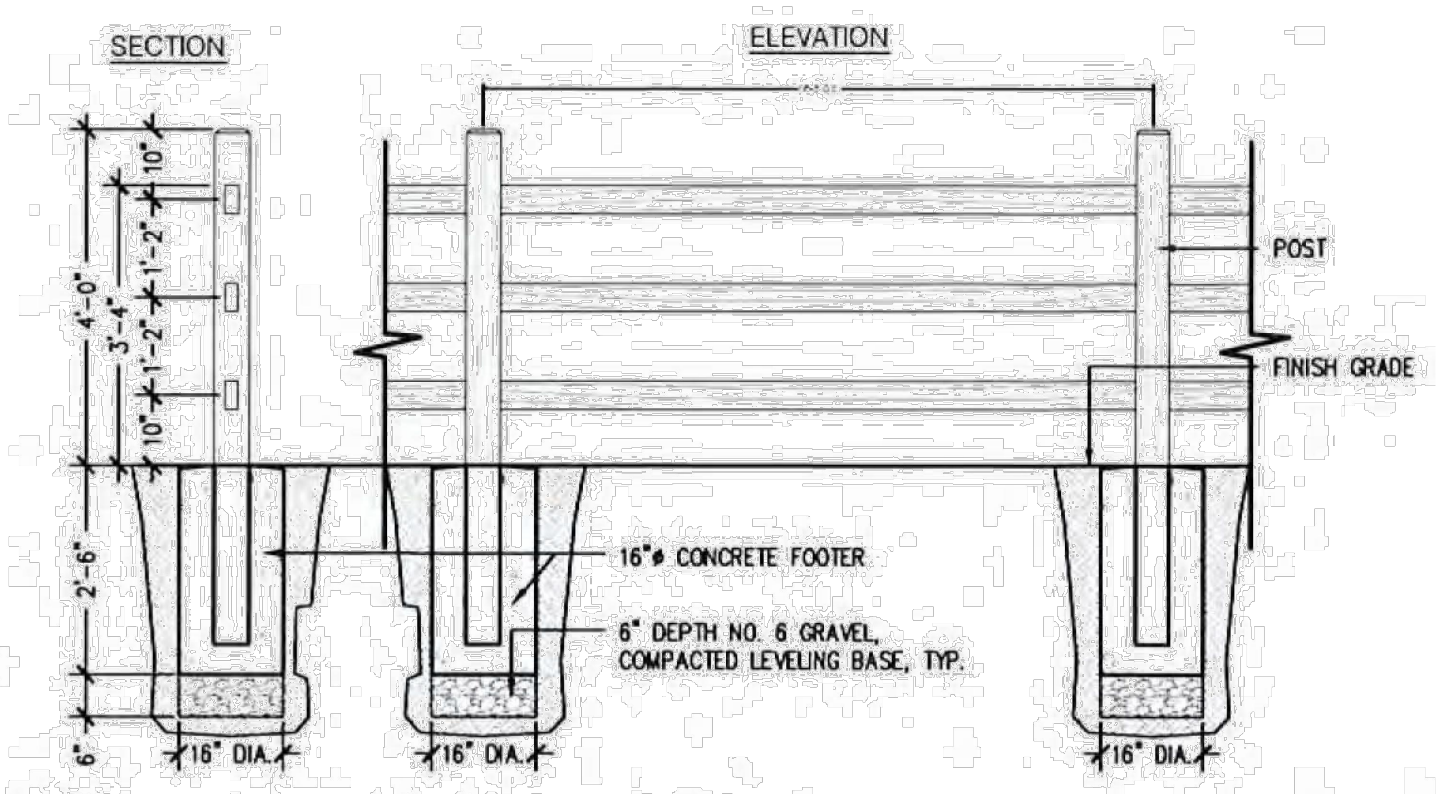


RETREAT AT PRAIRIERIDGE FILINGS 1-3
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-9
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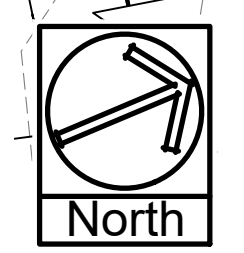
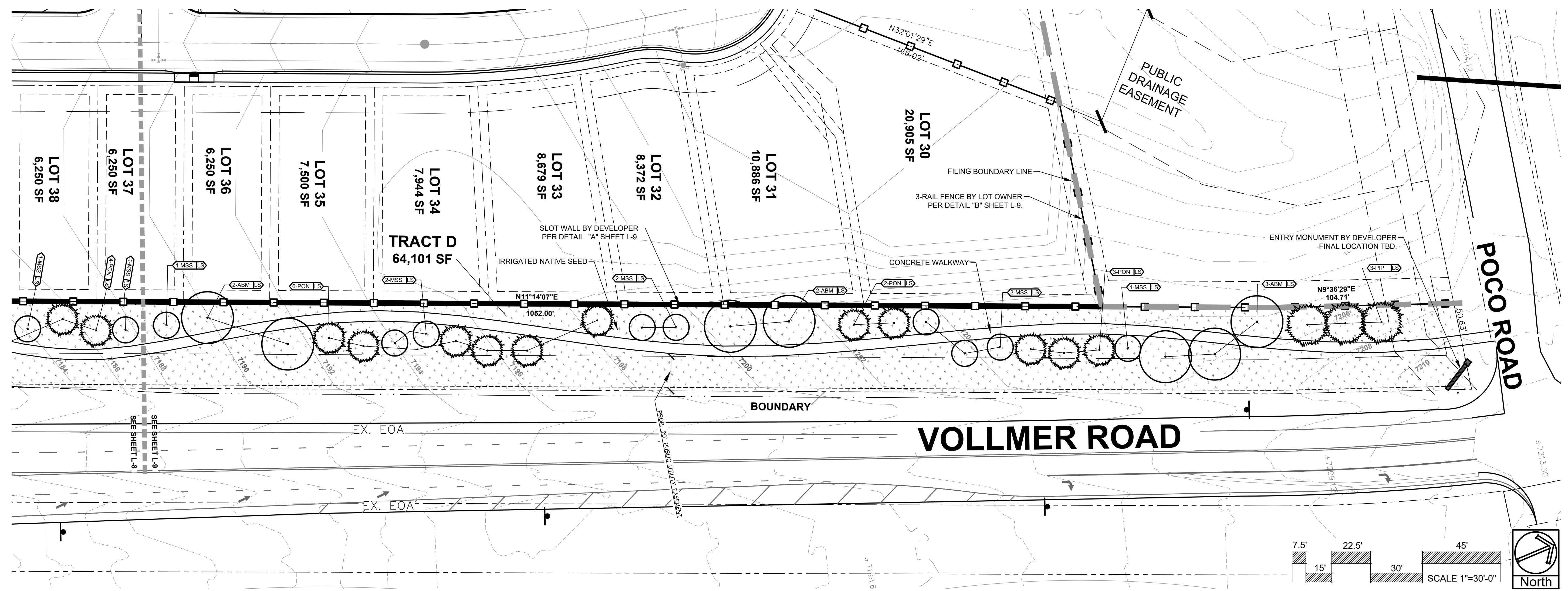
A 6' PRECAST CONC. SLOT WALL
 NOT TO SCALE

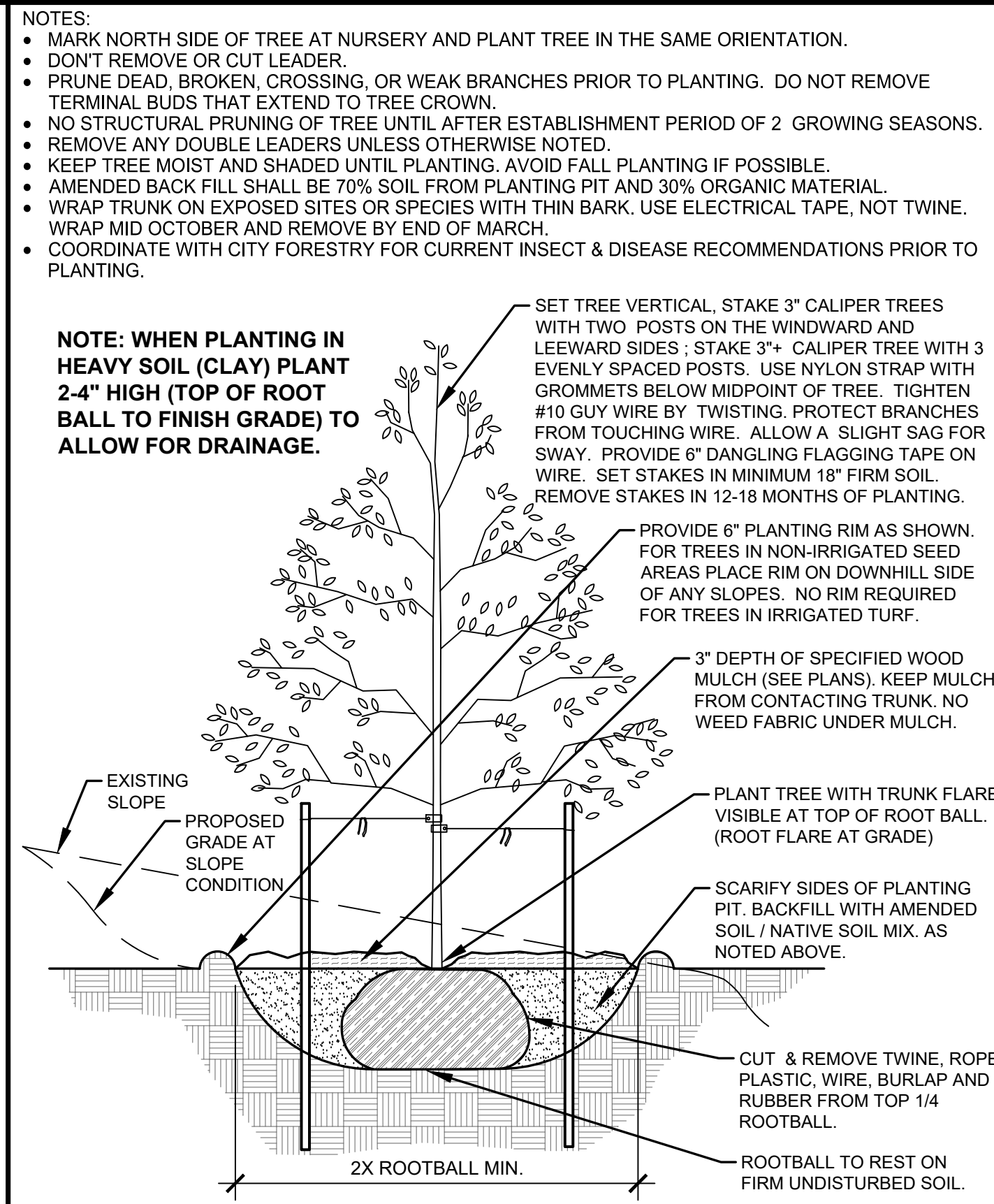


B CONCRETE 3 RAIL FENCE
 NOT TO SCALE

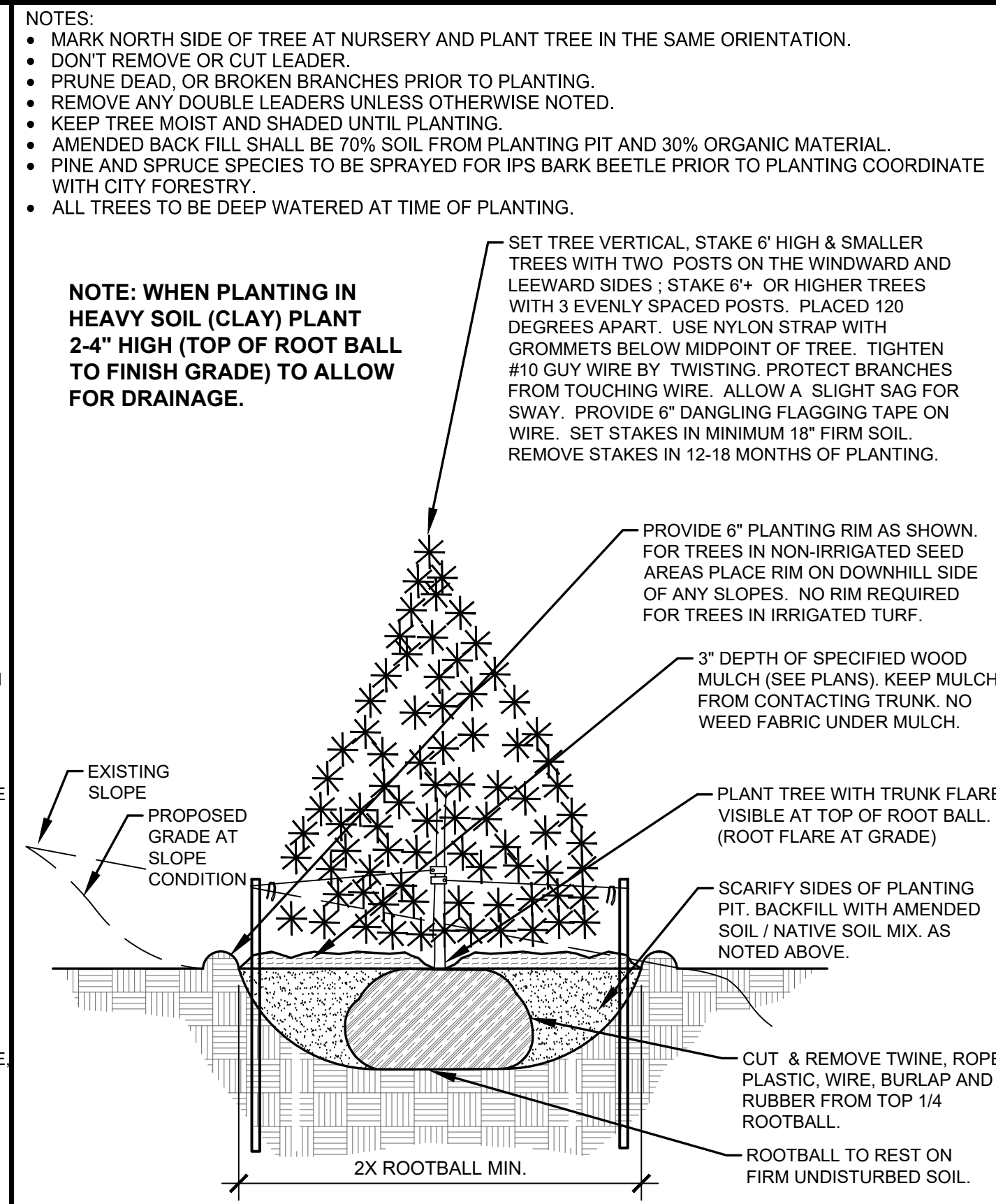
* NOTE SEE OVERALL SHEET L-1 FOR CALLOUTS FOR FENCES OR WALLS NOT SHOWN ON 30 SCALE SHEETS.

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

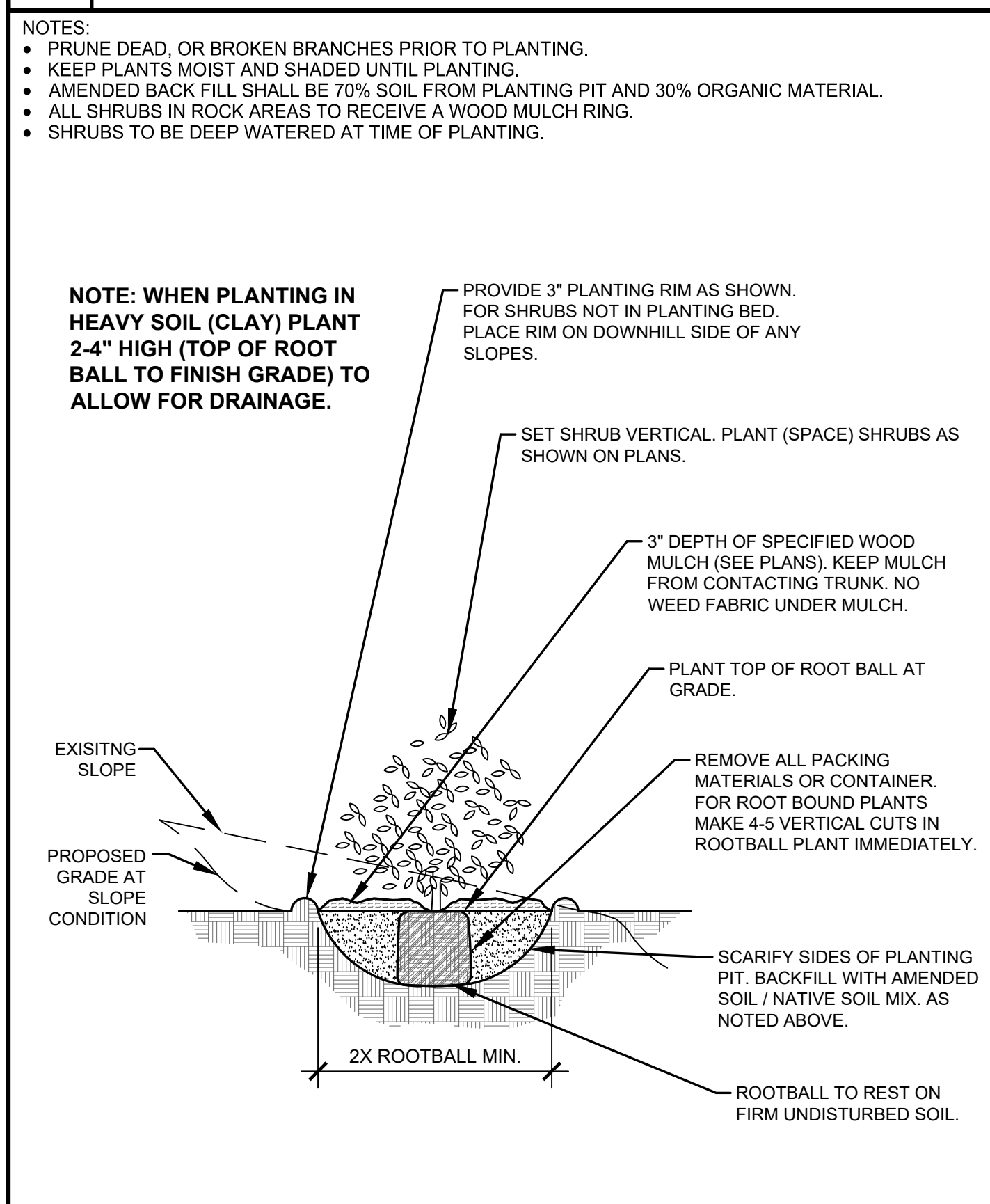




A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



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 FILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' 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 FILLED INTO TOP 6" OF SOIL.
- IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE FILLED / 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 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 4-6" 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, SIDEWAYS	29%
-GREEN NEEDLEGRASS	5%
-WHEATGRASS, WESTERN	20%
-DROPSIED, 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 FILLED 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 SIDEWAYS	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 FILLED 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 SEEDDED WITH THE ALL PURPOSE MIX USING A ONE STEP HYDRO-MULCH.

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



DATE	REVISION DESCRIPTION
4/16/2024	2nd Submittal revisions / updates.

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RETREAT AT PRAIRIERIDGE FILINGS 1-3
VOLLMER ROAD AND BRIARGATE PARKWAY
COLORADO SPRINGS, CO

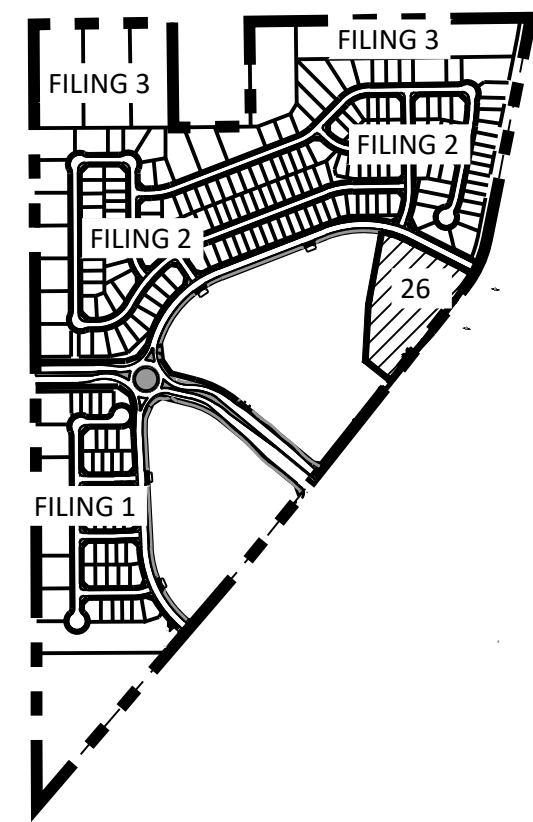
JOB NUMBER	2720-1123
DATE	1/5/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PLANTING DETAILS & NOTES
SHEET #	L-10
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RETREAT AT PRAIRIERIDGE FILINGS 1-3

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP

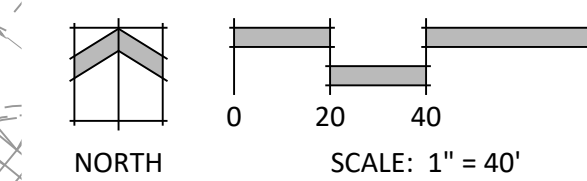


PLANT SCHEDULE FILING 2 TRACT K

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	6	Pinus nigra / Austrian Black Pine	60'	40'	6' HT	B&B
ORNAMENTAL TREES							
	Ms	4	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	1.5" Cal.	B&B

GROUND COVER LEGEND FILING 2 TRACT K

	KENTUCKY BLUEGRASS SOD	4,671 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	302 sf



P:\Client\2\Haynes Property Drawings\LA\Act\1\EP\Haynes Property_LS Park Design.dwg (Park-1) 4/12/2024 2:51:57 PM BREKINS



N.E.S. Inc.
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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:
04/08/2024	BP	PER COUNTY REVIEW COMMENTS

NORTH PARK SITE

26

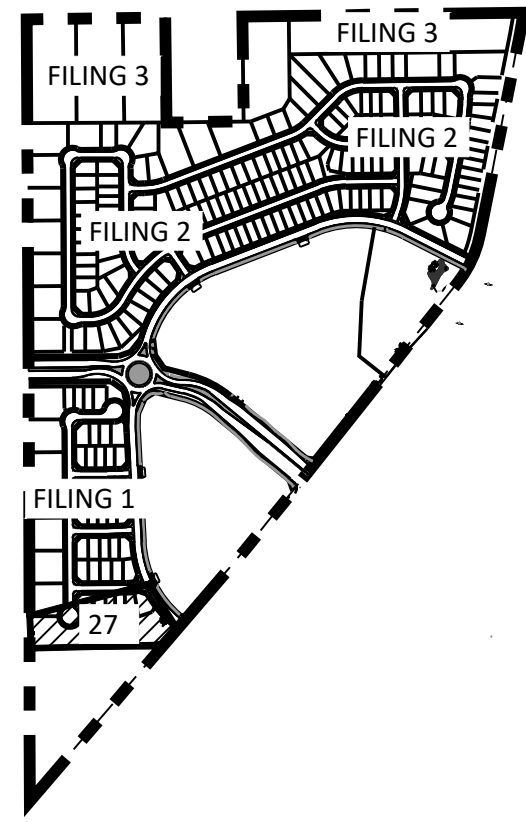
26 OF 28

RETREAT AT PRAIRIERIDGE FILINGS 1-3

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP

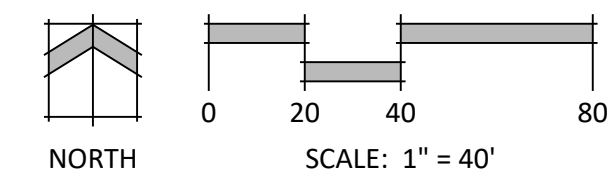
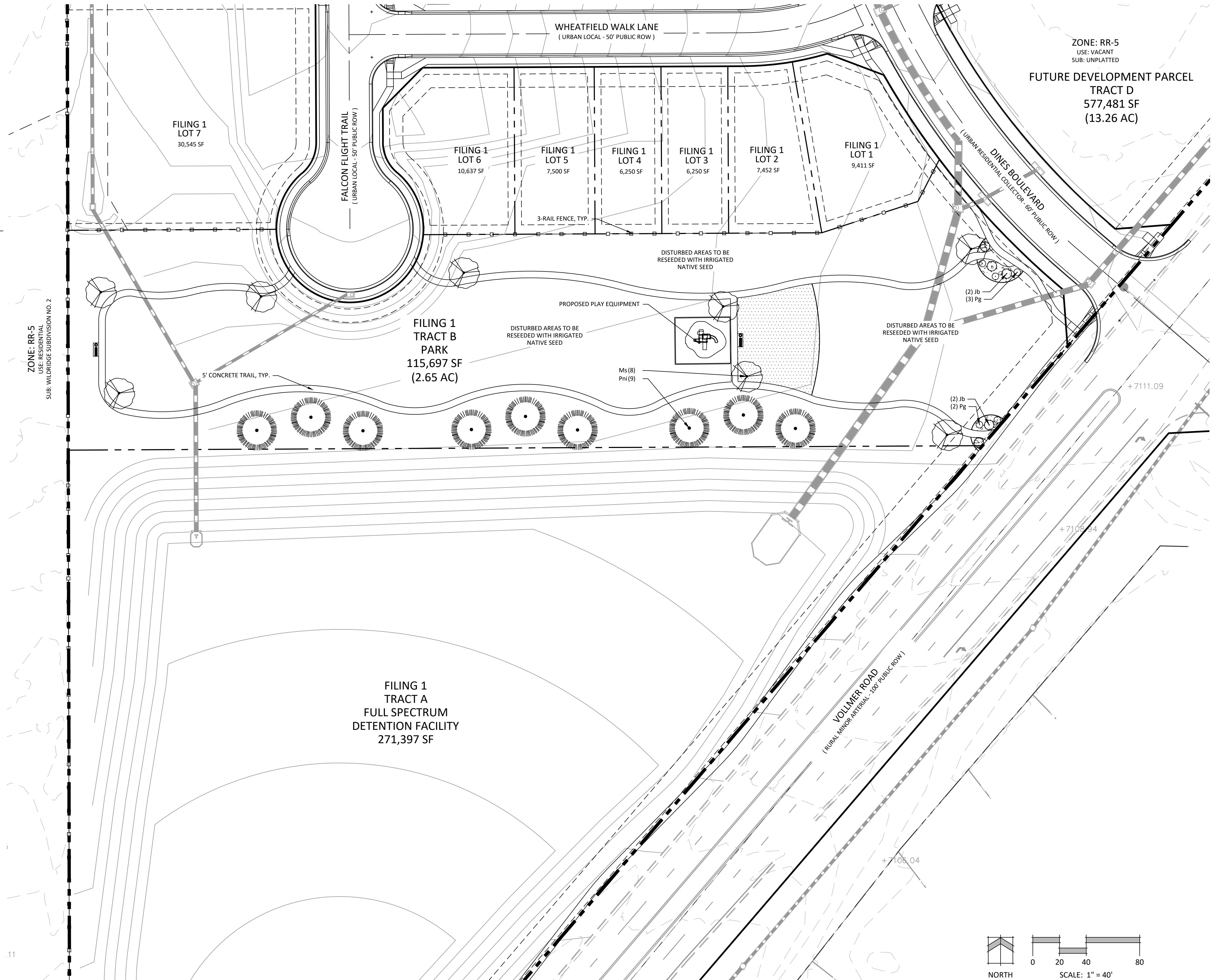


PLANT SCHEDULE FILING 1 TRACT B

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
EVERGREEN TREES							
	Pni	9	Pinus nigra / Austrian Black Pine	60'	40'	6' HT	B&B
ORNAMENTAL TREES							
	Ms	8	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	1.5" Cal.	B&B
SHRUBS							
	Jb	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	2'	10'	5 GAL	CONT
	Pg	5	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	5'	5'	5 GAL	CONT

GROUND COVER LEGEND FILING 1 TRACT B

	KENTUCKY BLUEGRASS SOD	4,231 sf
	ROCK MULCH 1-1/2" BLUE GLACIER ROCK	716 sf



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PRAIRIERIDGE FILING NO. 1

PRELIMINARY PLAN

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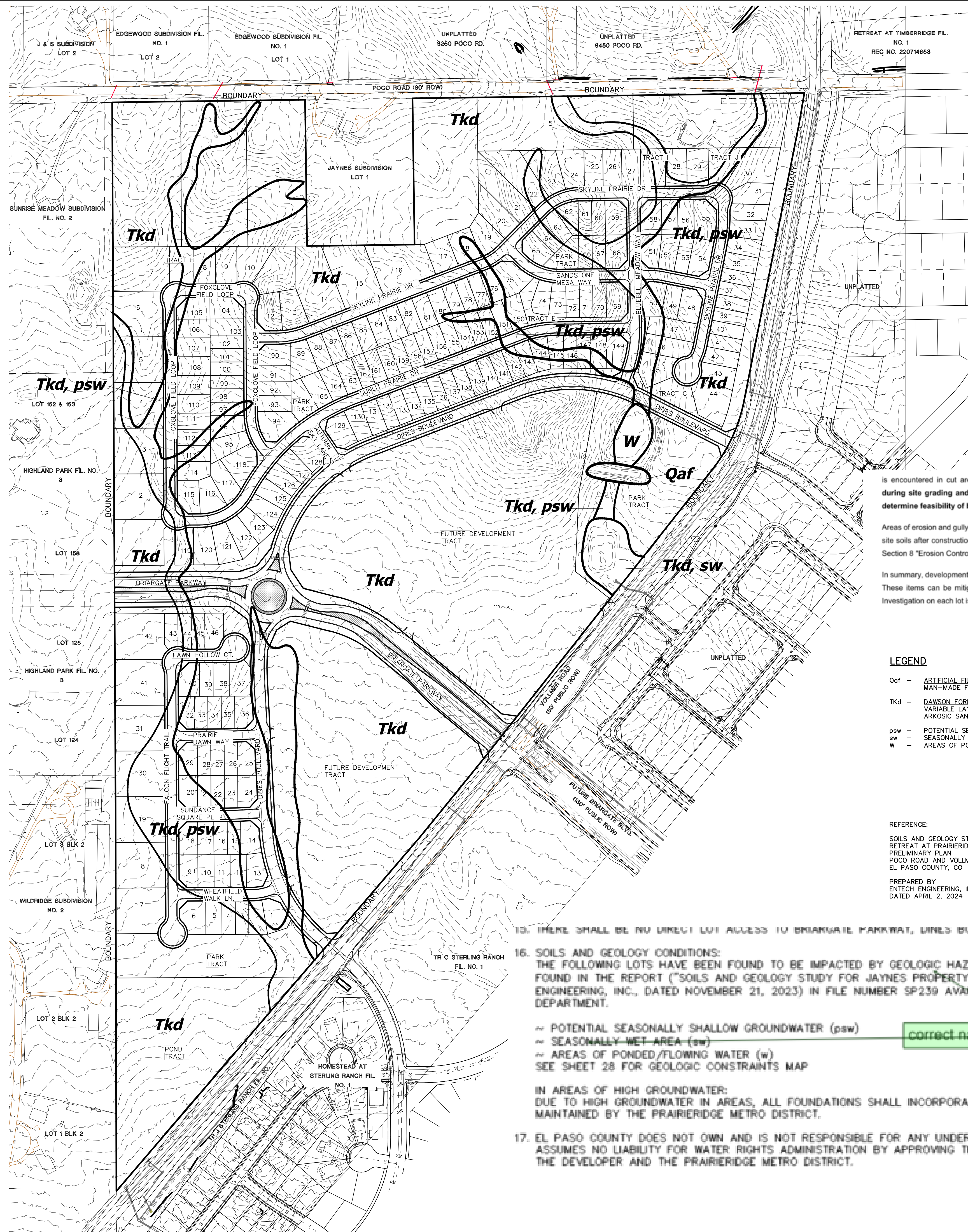
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
04/08/2024	BP	PER COUNTY REVIEW COMMENTS

SOUTH PARK SITE

27

27 OF 28



TITLE BLOCK repeat comment

this will be required at final plat; specif lots will need to be identified that are not able to dewater and shall not have basements

REPEAT COMMENT- This is a requirement for lots to identify mitigation on prelim plan which will be carried over to plat. Counter staff will not search in reports. Meggan maybe mentioning in HBA meeting

is encountered in cut areas during construction. Additional investigation will be required during site grading and after grading has been completed to evaluate building sites to determine feasibility of below grade livable areas.

Areas of erosion and gulying may require the construction of check dams and revegetation of the site soils after construction. General recommendations for erosion control are discussed under Section 8 "Erosion Control".

In summary, development of the site can be achieved if the items mentioned above are mitigated. These items can be mitigated through proper design and construction or through avoidance. Investigation on each lot is recommended prior to construction.

LEGEND

- Qaf - ARTIFICIAL FILL OF QUATERNARY AGE; MAN-MADE FILL DEPOSITS
- Tkd - DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE; VARIABLE LAYER OF SHEETWASH AND RESIDUAL SOIL DEPOSITS OVERLAYING ARKOSIC SANDSTONE WITH SILTSTONE AND CLAYSTONE LENSES
- psw - POTENTIAL SEASONALLY SHALLOW GROUNDWATER AREA
- sw - SEASONALLY WET AREA
- W - AREAS OF PONDED/FLOWING WATER

REFERENCE:

- SOILS AND GEOLOGY STUDY RETREAT AT PRAIRIERIDGE FILINGS 1-3 PRELIMINARY PLAN POCO ROAD AND VOLLMER ROAD EL PASO COUNTY, CO
- PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 2, 2024

15. THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARCLAY PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.

16. SOILS AND GEOLOGY CONDITIONS:
THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT ("SOILS AND GEOLOGY STUDY FOR JAYNES PROPERTY - PRELIMINARY PLAN, POCO ROAD AND VOLLMER ROAD" PREPARED BY ENTECH ENGINEERING, INC., DATED NOVEMBER 21, 2023) IN FILE NUMBER SP239 AVAILABLE AT THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.

- ~ POTENTIAL SEASONALLY SHALLOW GROUNDWATER (psw)
- ~ SEASONALLY WET AREA (sw)
- ~ AREAS OF PONDED/FLOWING WATER (w)
- SEE SHEET 28 FOR GEOLOGIC CONSTRAINTS MAP

IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AND UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT.

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 THE PRAIRIERIDGE METRO DISTRICT.

correct name

label lots, and identify mitigation or need for further study to determine mitigation at final plat for lots impacted

400

1-3

