

Retreat at PRAIRIERIDGE FILING NO. 1

Phase 1 Preliminary Plan

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

PRELIMINARY PLAN

DECEMBER 2023

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

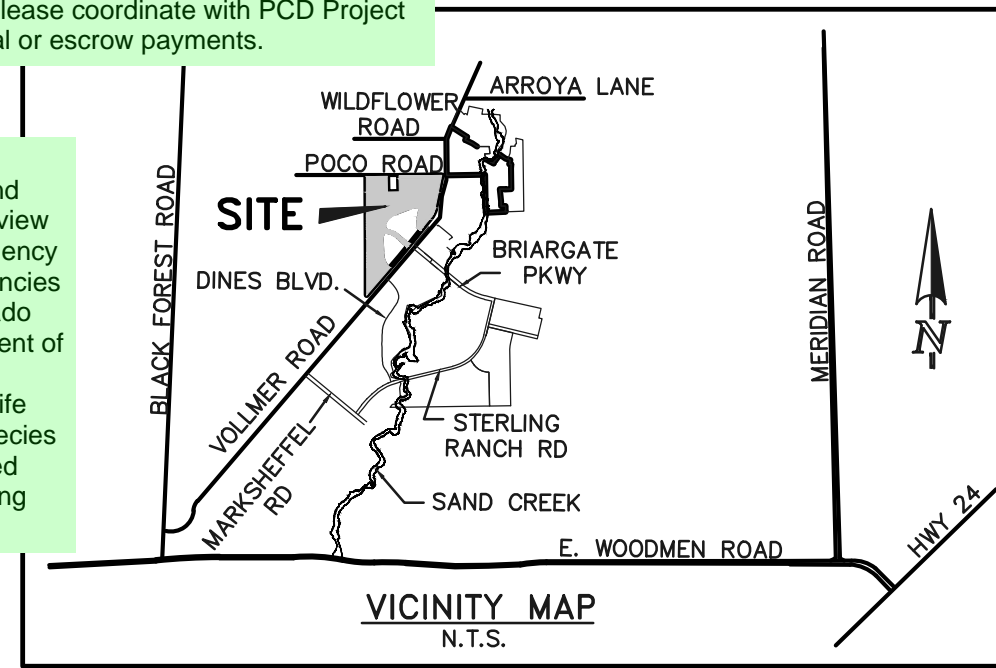
GENERAL NOTES:

- 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 ASSIGNEES 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 THE PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN AREA INSTALLED BY THE DEVELOPER:
 WATER: FAWWA
 WASTEWATER: FAWWA
 GAS: COLORADO SPRINGS UTILITIES GAS
 ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE DISTRICT WILL BUILD AND MAINTAIN A NOISE WALL ALONG LOTS ADJACENT TO BRIARGATE PARKWAY OR REAR LOT LINE OF THE LOTS AS INDICATED ON THE PRELIMINARY PLAN. SUCH NOISE WALL IS TO BE CONSTRUCTED BY THE DEVELOPER. A DETAIL OF THE PROPOSED CONCRETE WALL IS ON ATTACHED LANDSCAPE PLAN.
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- IN AREAS OF SHALLOW GROUNDWATER: DUE TO SHALLOW GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. UNDER DRAINS TO BE MAINTAINED BY THE DISTRICT. (SEE GEOLOGIC CONSTRAINTS SHEET)
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, 7' REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, 5' SIDE PUBLIC EASEMENTS, 5' FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE 10' FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.

use standard note and customize please

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

Environmental:
 Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).



customize note for lots that are on well and septic versus central water wastewater; i think there are 2 different gas providers

SITE DATA

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

attached and or detached

phases* number of lots per phase/density

ZONE DIMENSIONAL STANDARDS

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

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

Does she work at NES still?

17. El Paso County does not own and is not responsible for any underdrains or groundwater discharge systems shown on these plans and assumes no liability for water rights administration by approving these plans. Maintenance and water rights are the responsibility of the developer and [x] metropolitan district, or [y] property owner's association

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

TRACT TABLE

TRACT	AREA (SF)	AREA (AC.)	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

Area in table does not match with area for Tract B on plan sheet. Please update accordingly so table and plan match.

Future Development Tracts

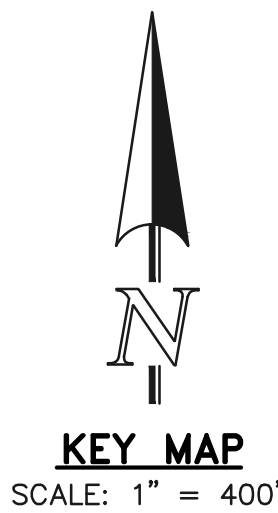
Include Geohazard Note

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

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



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



SHEET INDEX:

COVER SHEET	SHEET 1 OF 28
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PCD NO. SP-23-009

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

PRAIRIERIDGE FILING NO. 1
 PRELIMINARY PLAN
 TITLE SHEET

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



PRAIRIERIDGE FILING NO. 1

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

PRELIMINARY PLAN

NOVEMBER 2023

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE 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:

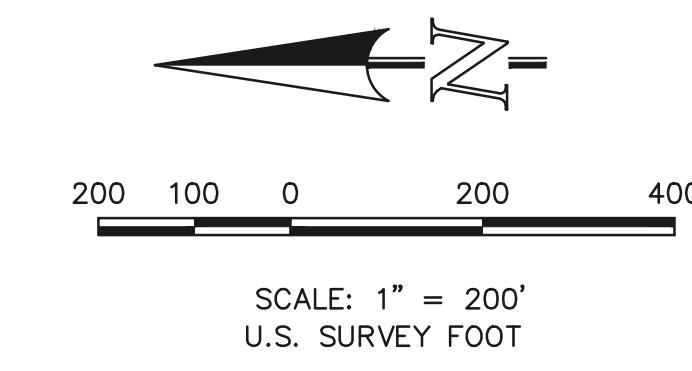
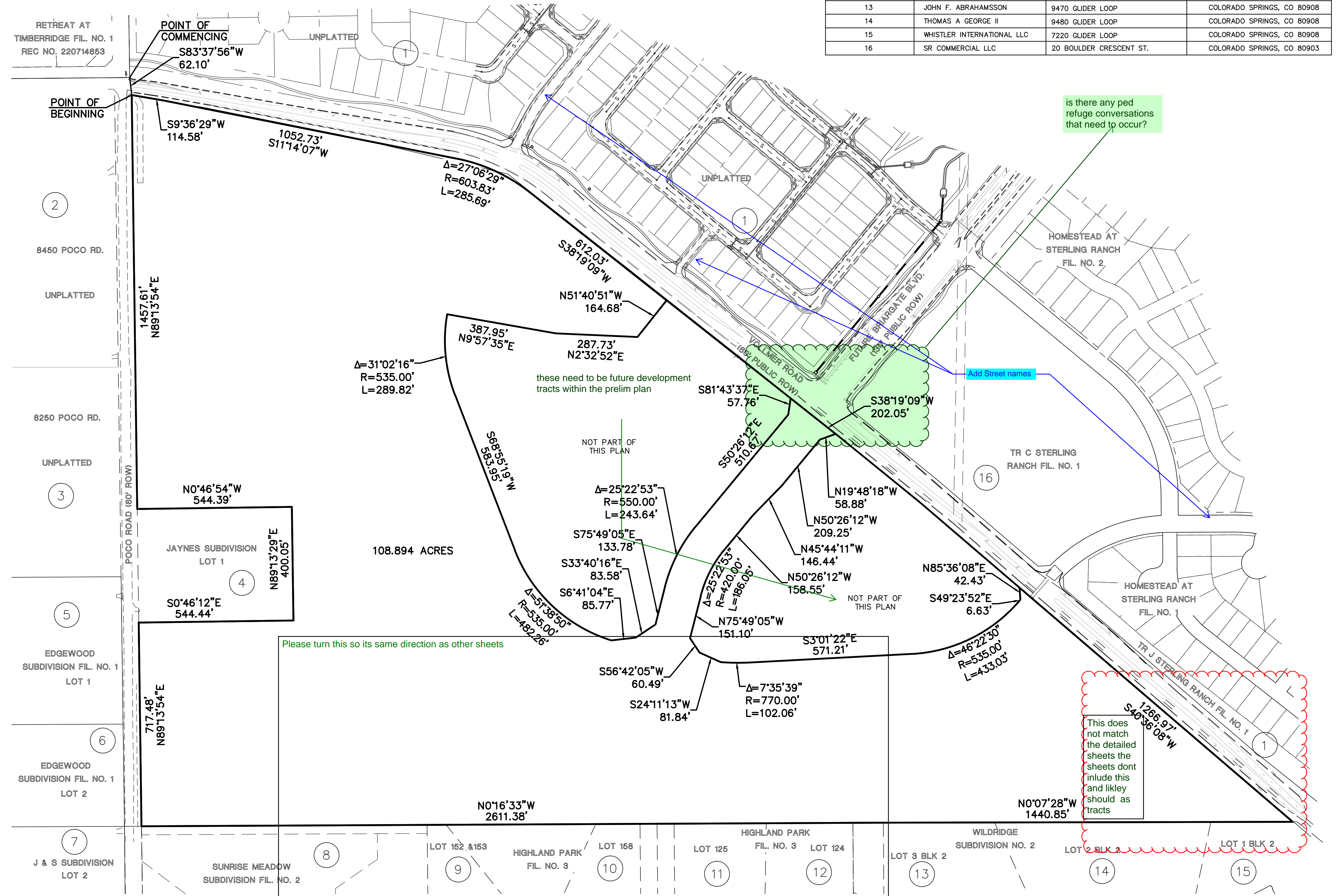
1. THENCE S00°46'12"E, A DISTANCE OF 544.44 FEET;
2. THENCE N89°13'29"E, A DISTANCE OF 400.05 FEET;
3. THENCE N00°46'54"W, A DISTANCE OF 544.39 FEET TO A POINT OF SAID NORTH LINE;

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.

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



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

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

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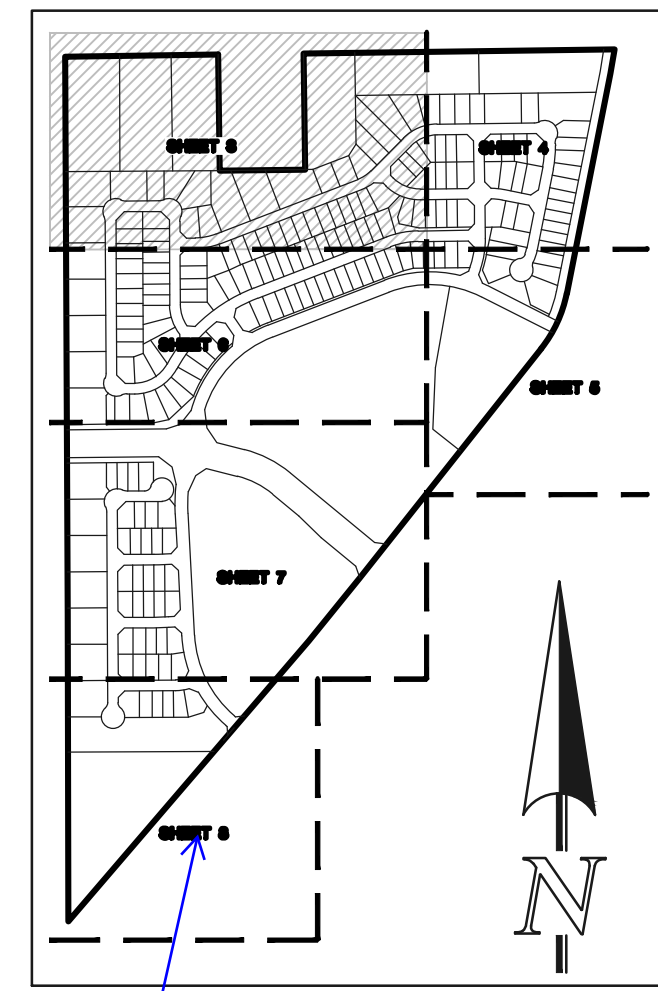
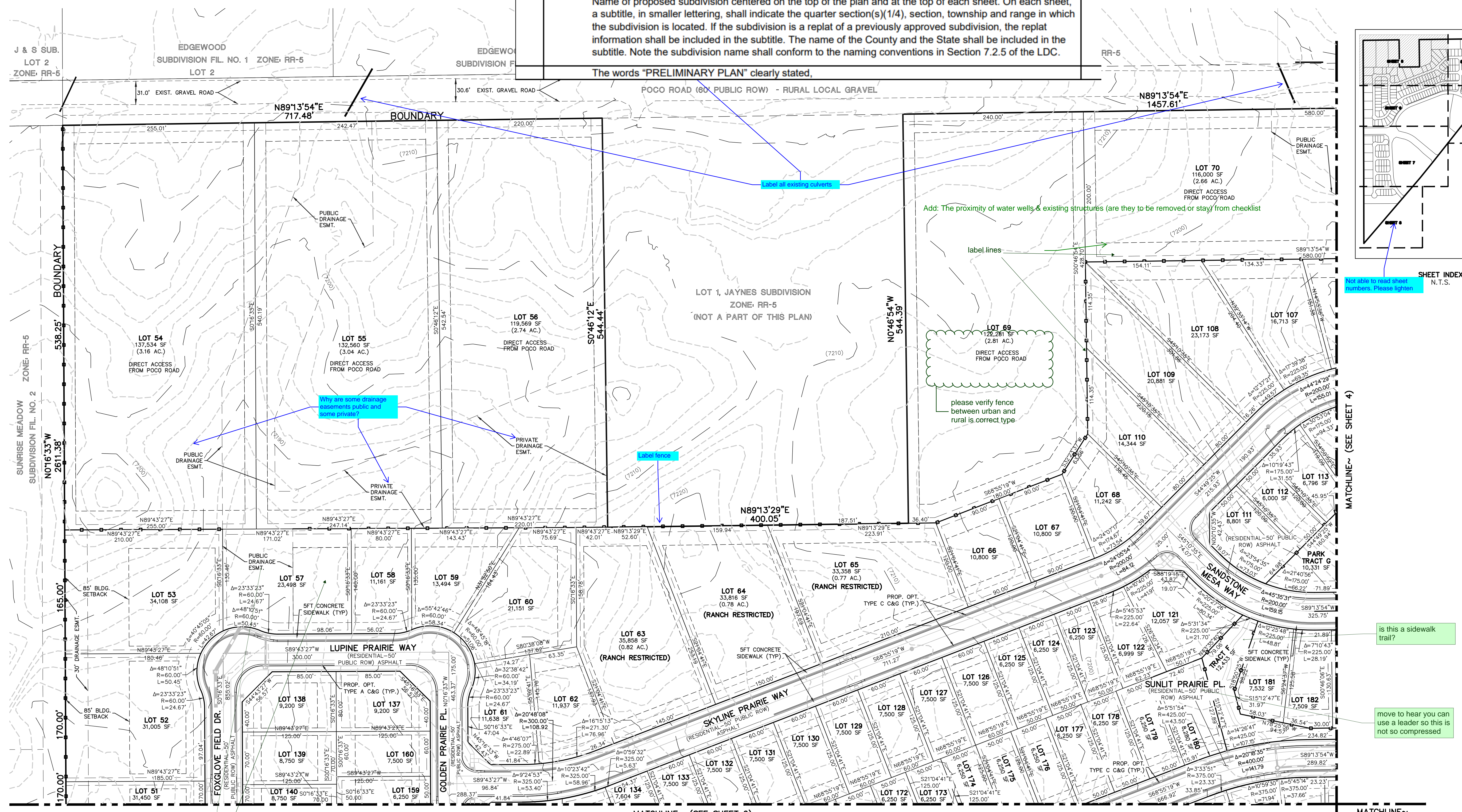
Map Content

1 Title Block and Reference Information

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

The words "PRELIMINARY PLAN" clearly stated,

ADD ALL SHEETS PER CHECKLIST



Not able to read sheet numbers. Please lighten

SHEET INDEX N.T.S.

Why are some drainage easements public and some private?

Label fence

Add: The proximity of water wells & existing structures (are they to be removed or stay) from checklist

please verify fence between urban and rural is correct type

MATCHLINE~ (SEE SHEET 4)

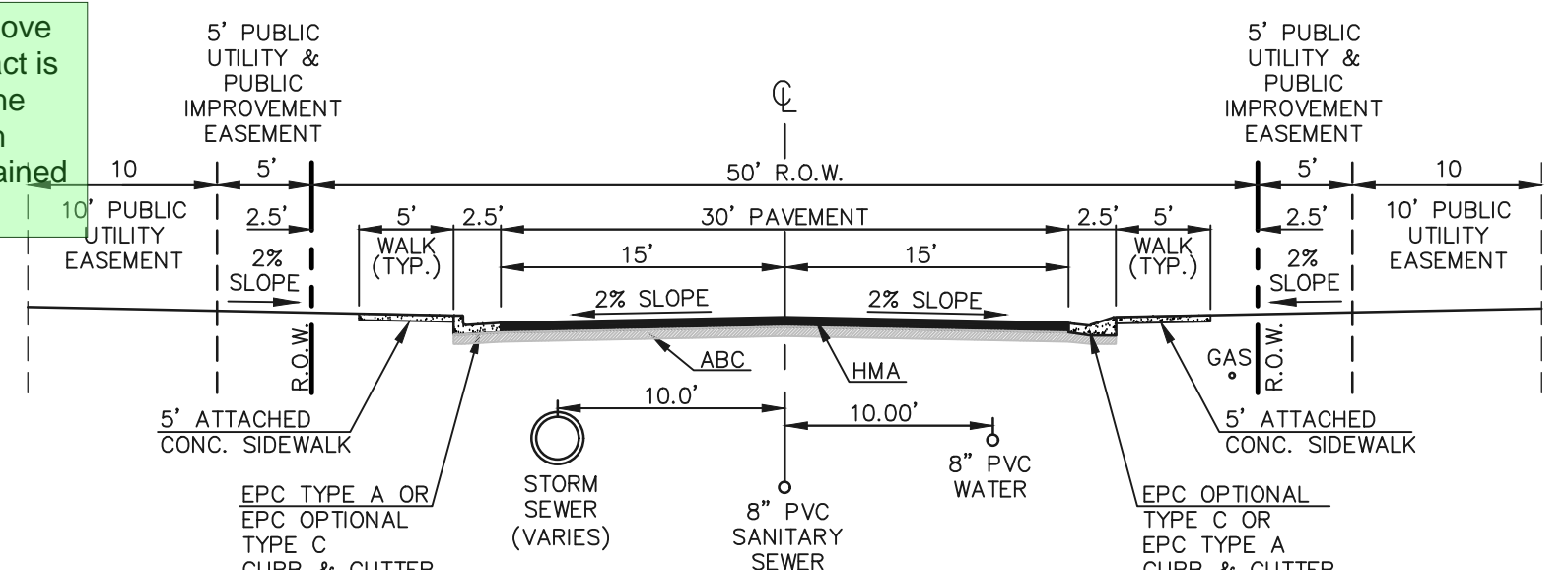
is this a sidewalk trail?

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

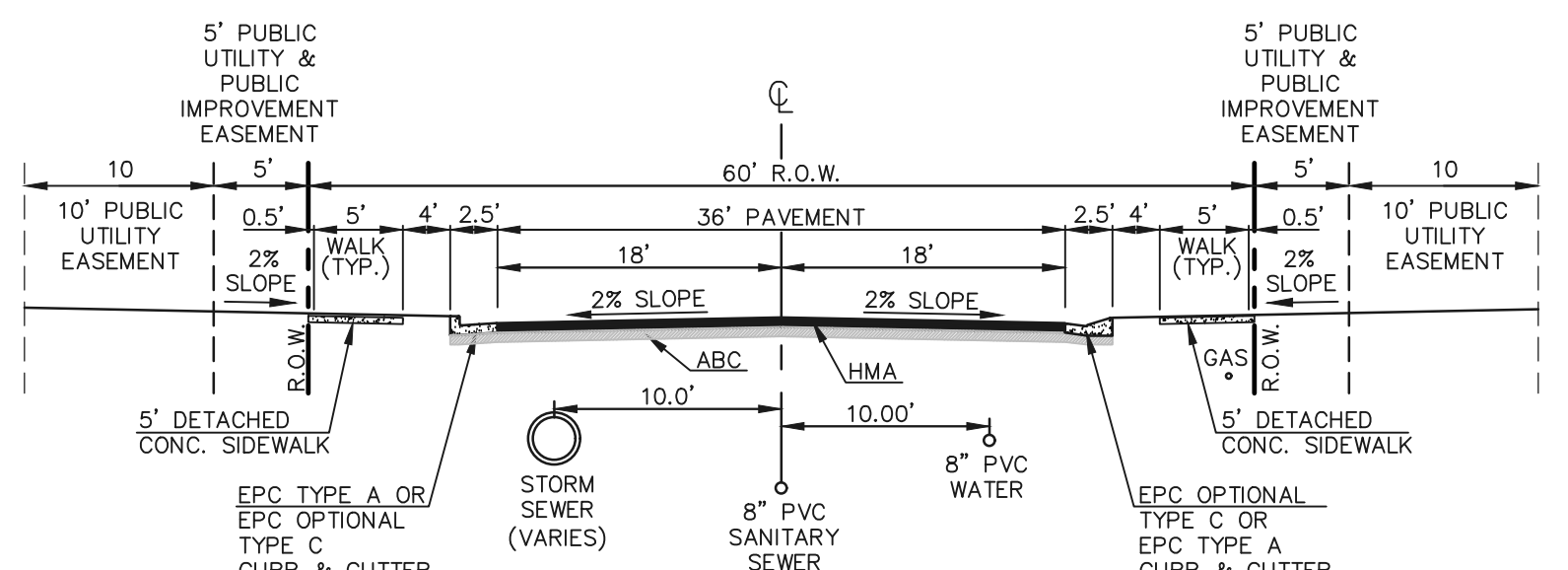
MATCHLINE~ (SEE SHEET 6)

MATCHLINE~ (SEE SHEET 5)

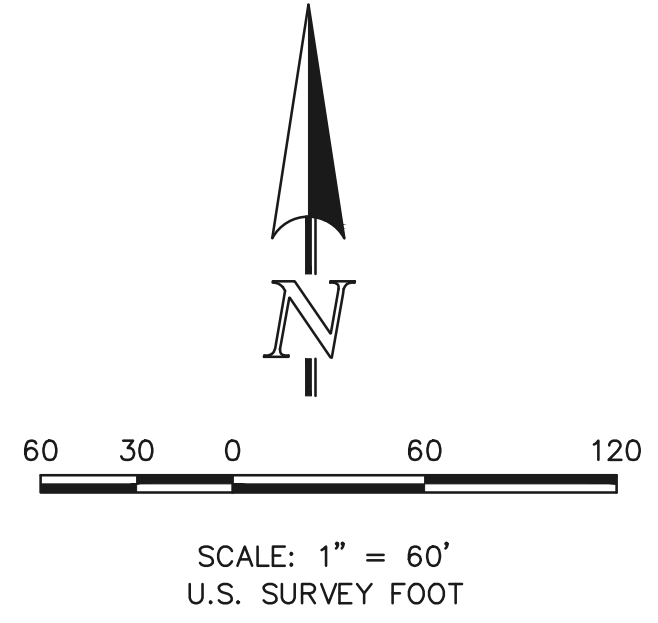
label tract and move lot label over- tract is appropriate for the drainage... which should be maintained by district



50' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN RESIDENTIAL MINOR COLLECTOR ROADWAY N.T.S.



60' R.O.W. TYPICAL STREET/UTILITY SECTION URBAN RESIDENTIAL MAJOR COLLECTOR ROADWAY N.T.S.



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



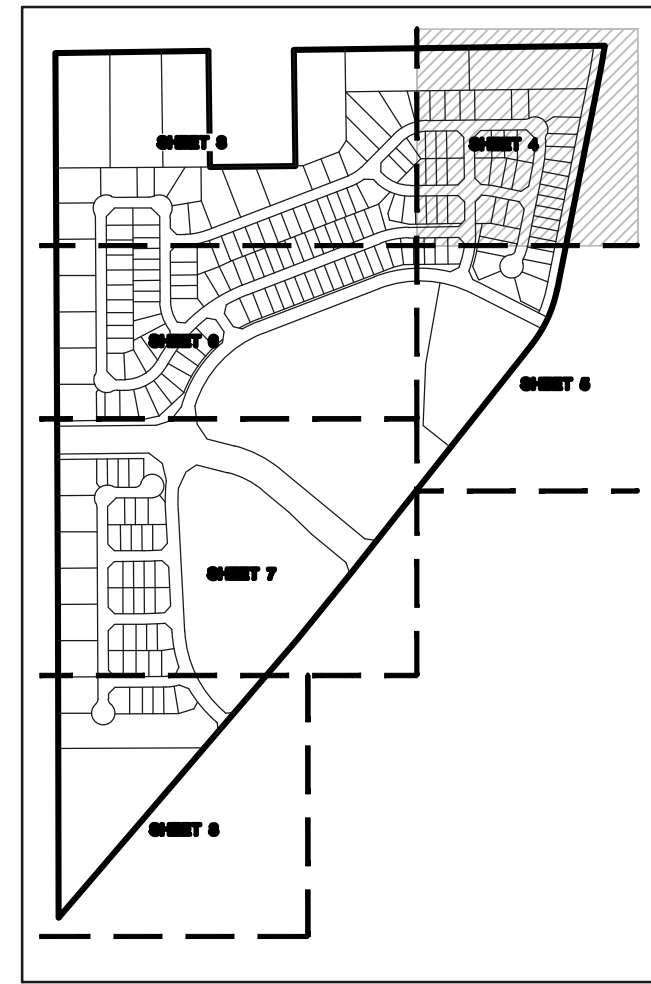
PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN

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

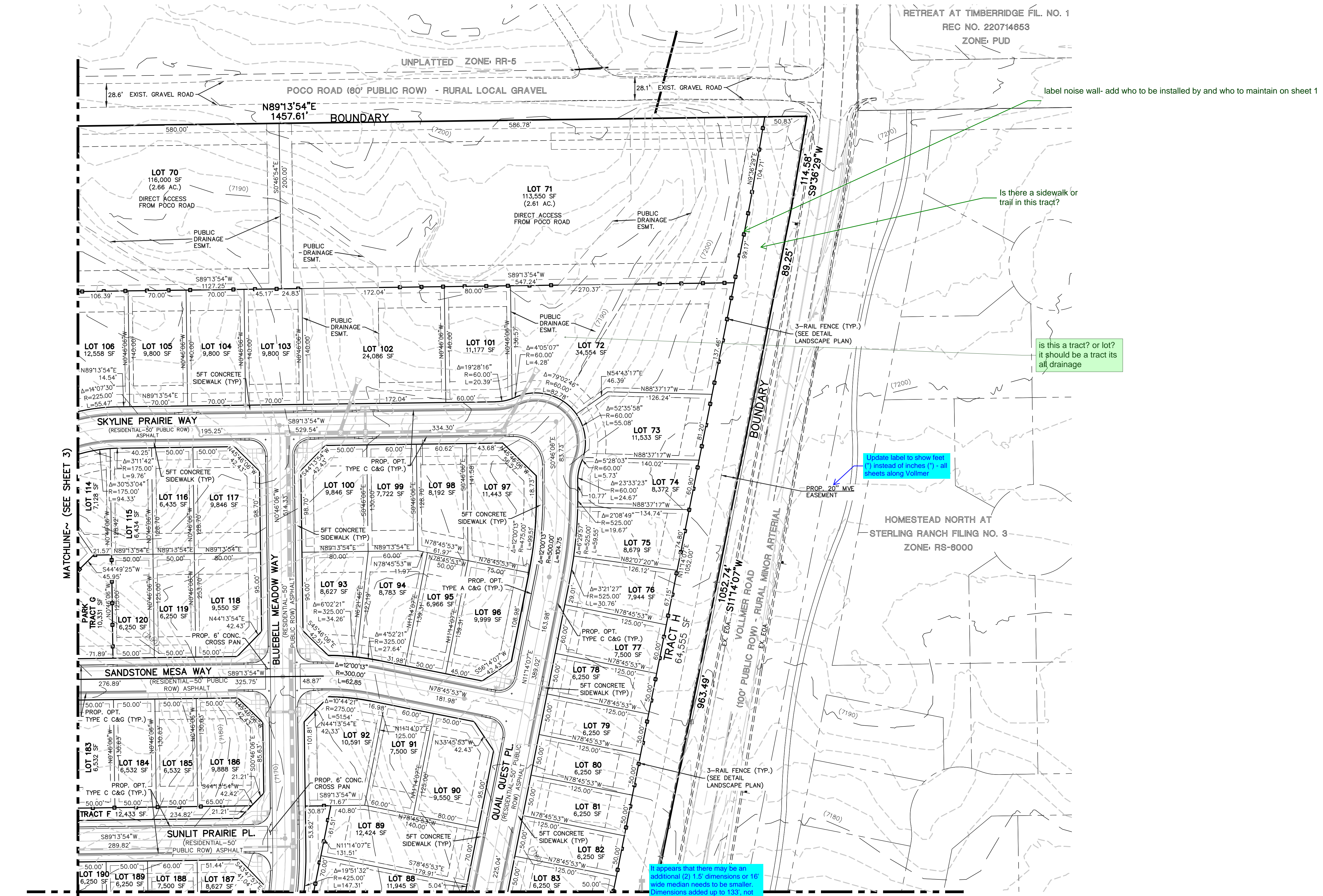
619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)



N:\130510\DRAWINGS\DEVELOPMENT\130510-SP-03-08.dwg, 12/19/2023 2:13:57 PM, 1:1

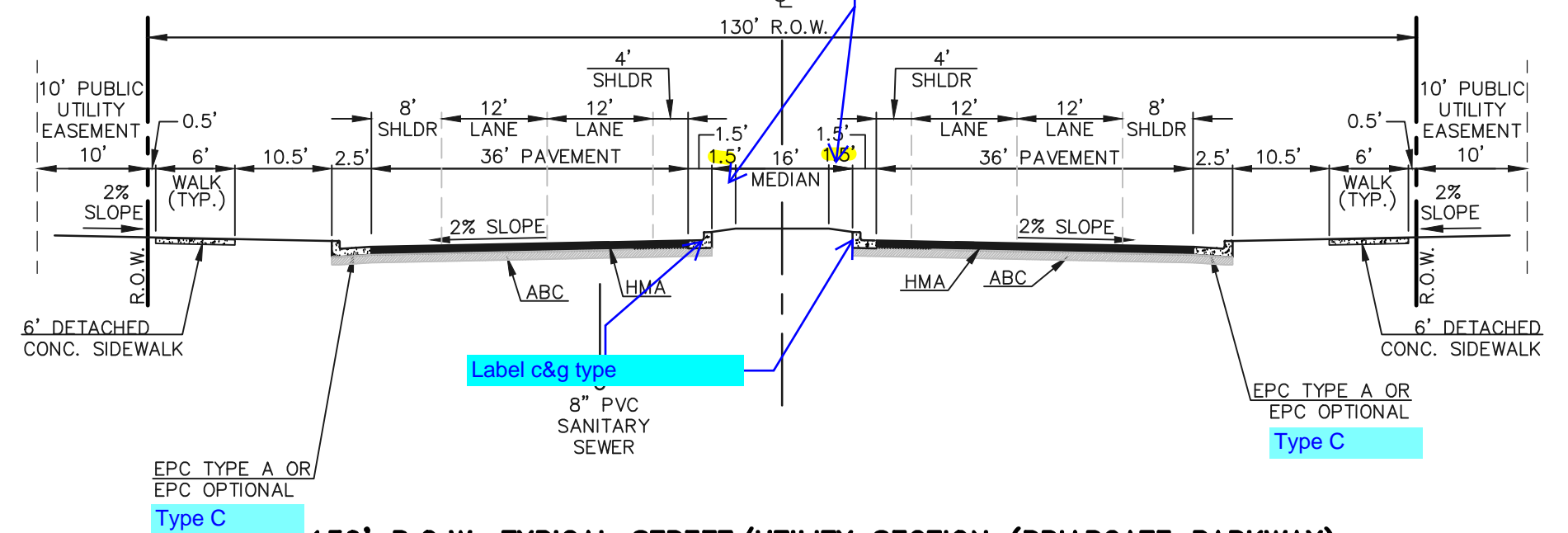
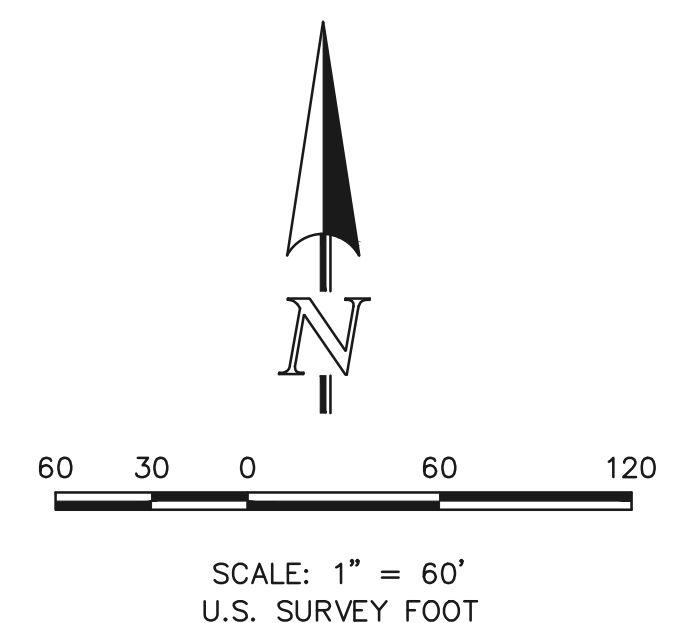


SHEET INDEX
N.T.S.



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.

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

Is there a sidewalk or trail in this tract?

is this a tract? or lot? it should be a tract its all drainage

Update label to show feet (') instead of inches (") - all sheets along Vollmer

It appears that there may be an additional (2) 1.5' dimensions at 16' wide median needs to be smaller. Dimensions added up to 133', not the 130' ROW

Move section to sheet that shows Briargate.



PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN

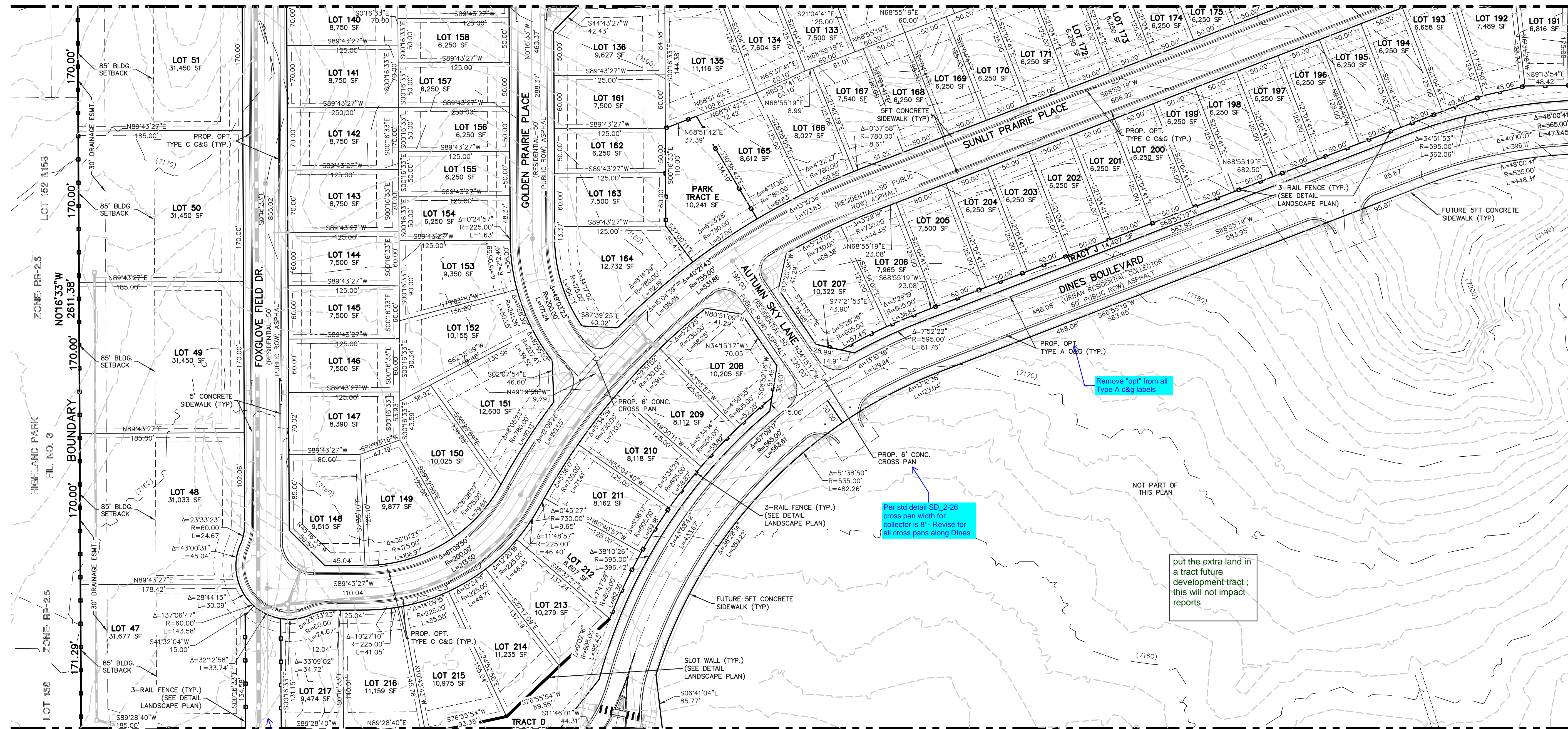
DESIGNED BY	MAW	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

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



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

MATCHLINE~ (SEE SHEET 3)



MATCHLINE~ (SEE SHEET 5)

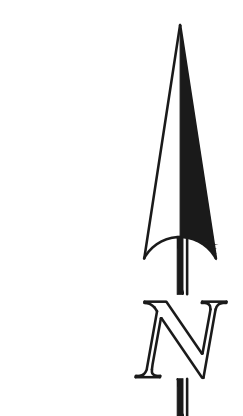
MATCHLINE~ (SEE SHEET 7)

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

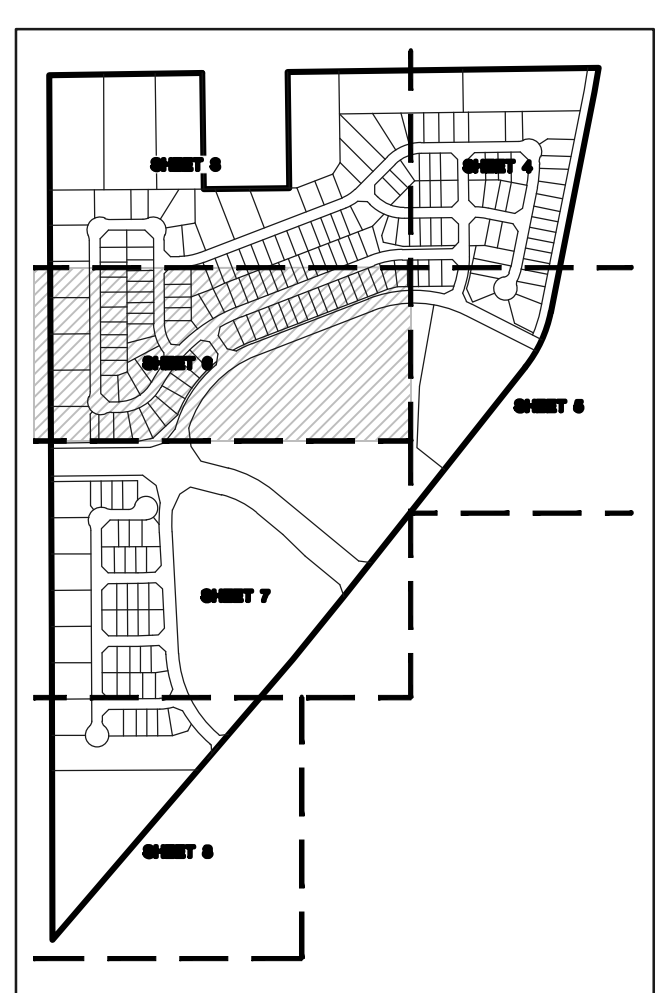
Remove 'opt' from all Type A c&g labels

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

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



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



SHEET INDEX N.T.S.



PRAIRIERIDGE FILING NO. 1 PRELIMINARY PLAN

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

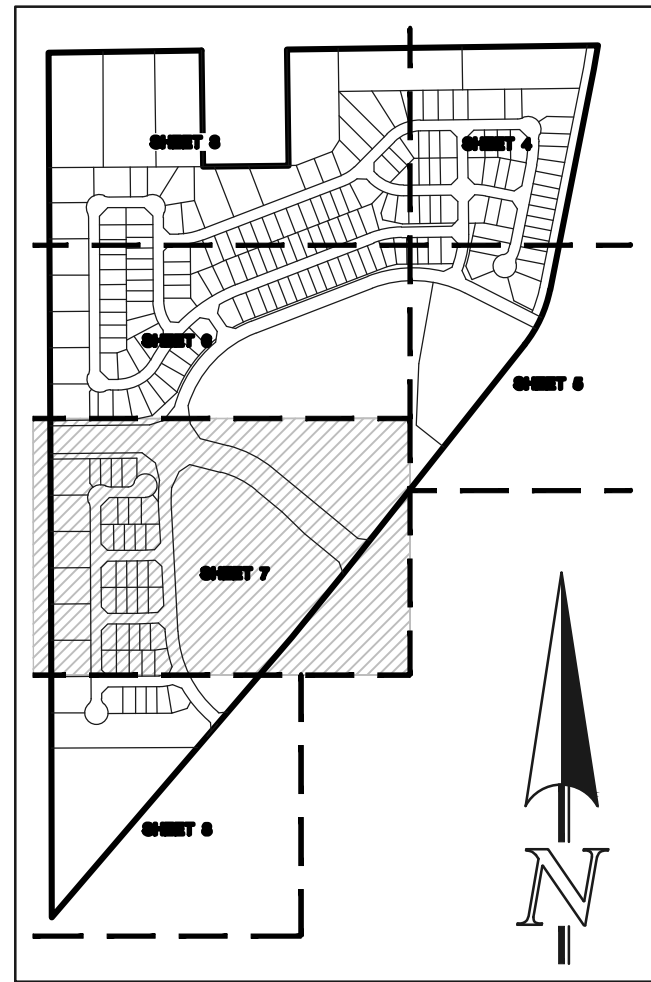
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799(Fax)



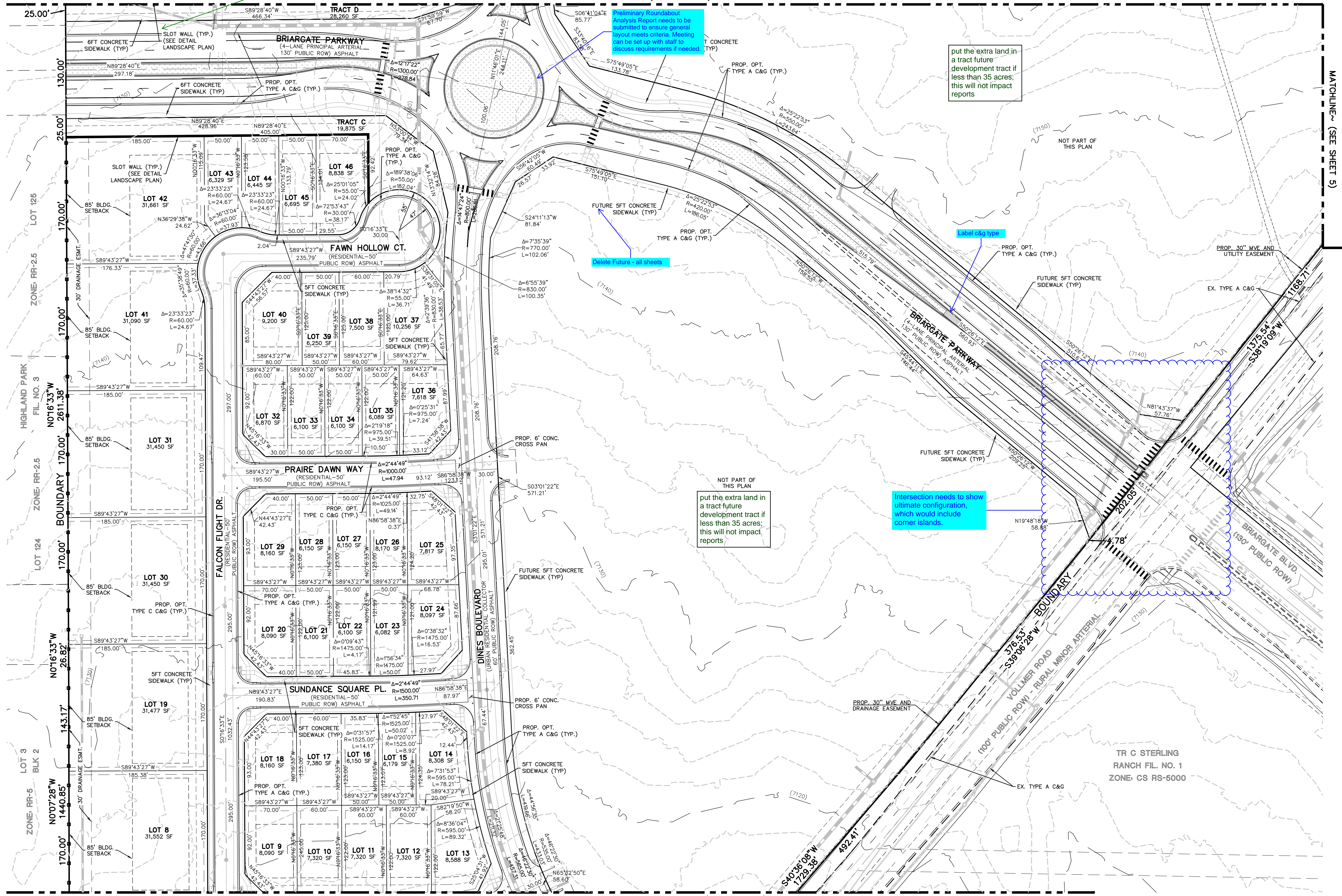
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label noise wall- add who to be installed by and who to maintain on sheet 1

MATCHLINE~ (SEE SHEET 6)



SHEET INDEX
N.T.S.



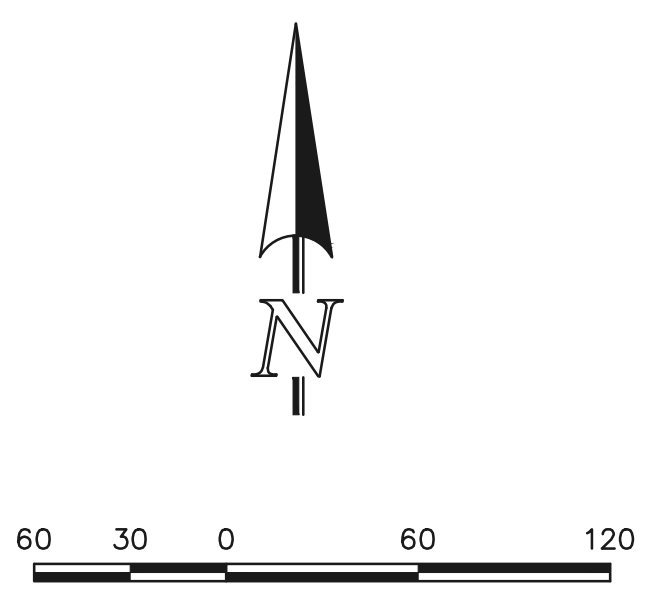
put the extra land in a tract future development tract if less than 35 acres; this will not impact reports

Delete Future - all sheets

Label c&g type

put the extra land in a tract future development tract if less than 35 acres; this will not impact reports

Intersection needs to show ultimate configuration, which would include corner islands.



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

MATCHLINE~ (SEE SHEET 8)

MATCHLINE~ (SEE SHEET 5)



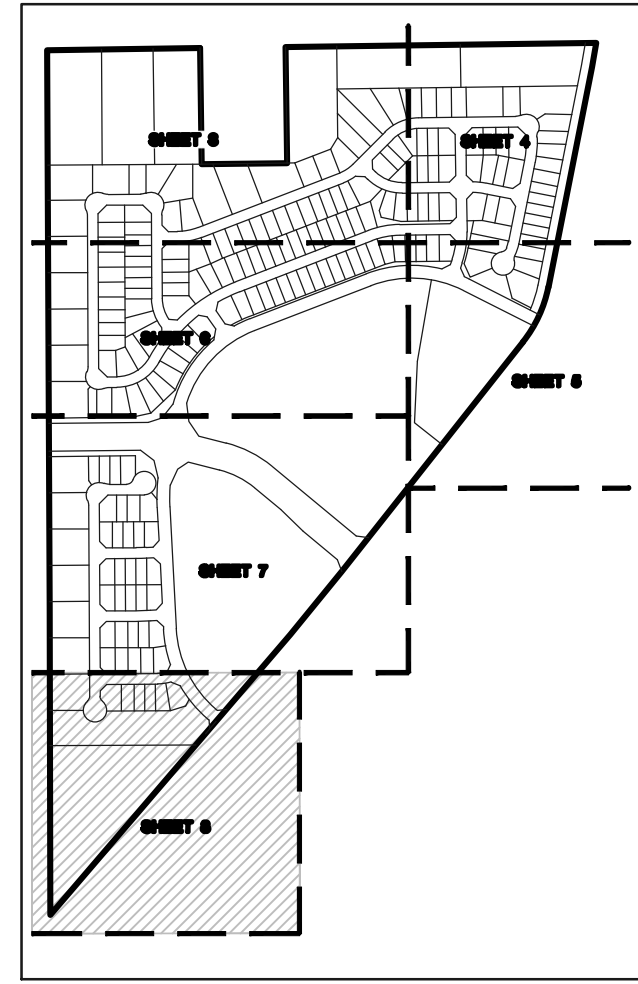
PRAIERIDGE FILING NO. 1
PRELIMINARY PLAN

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

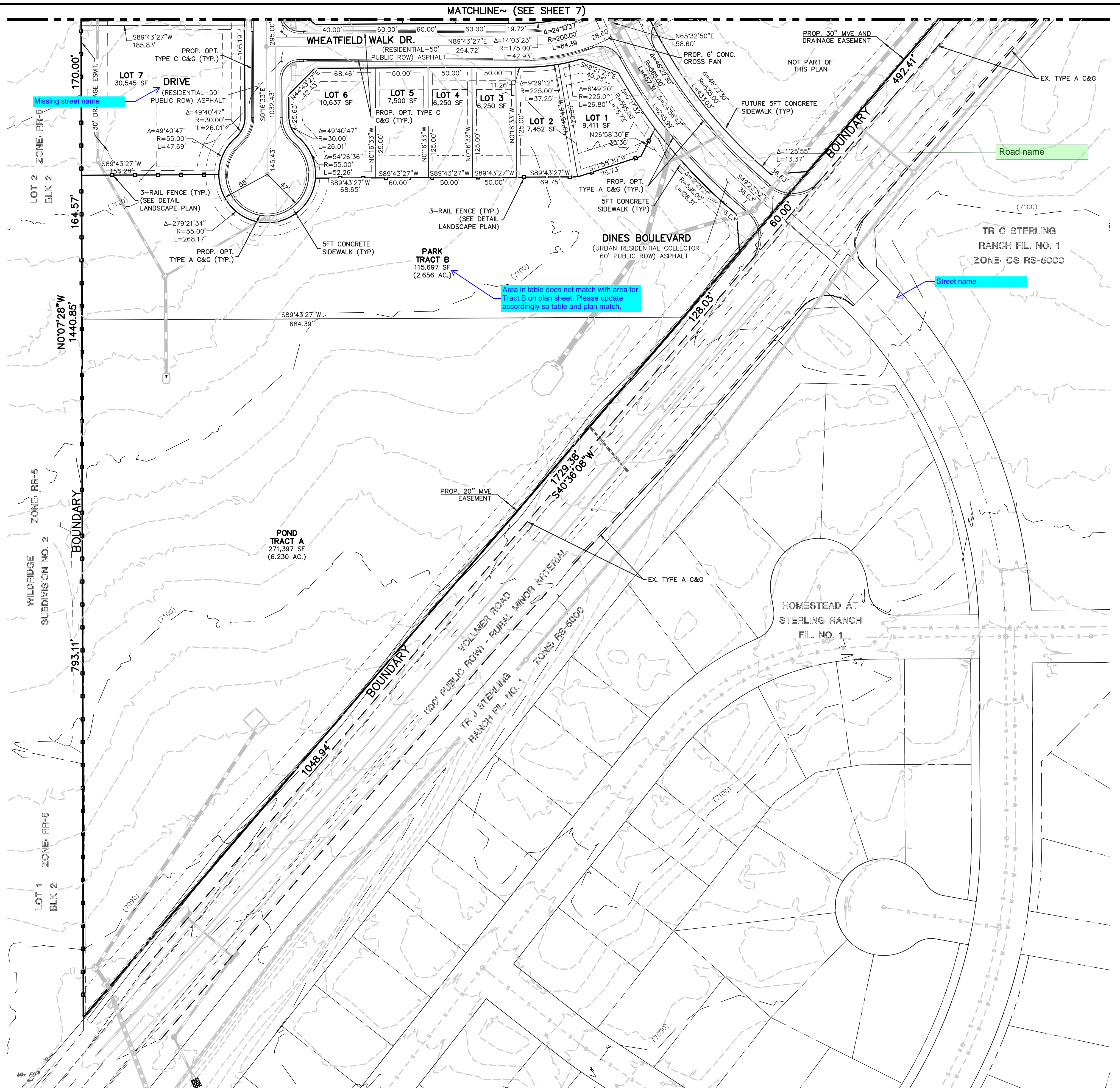
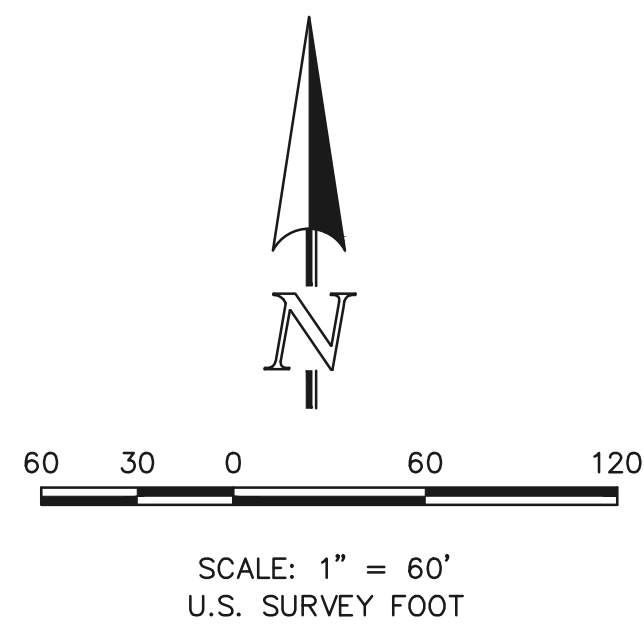
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



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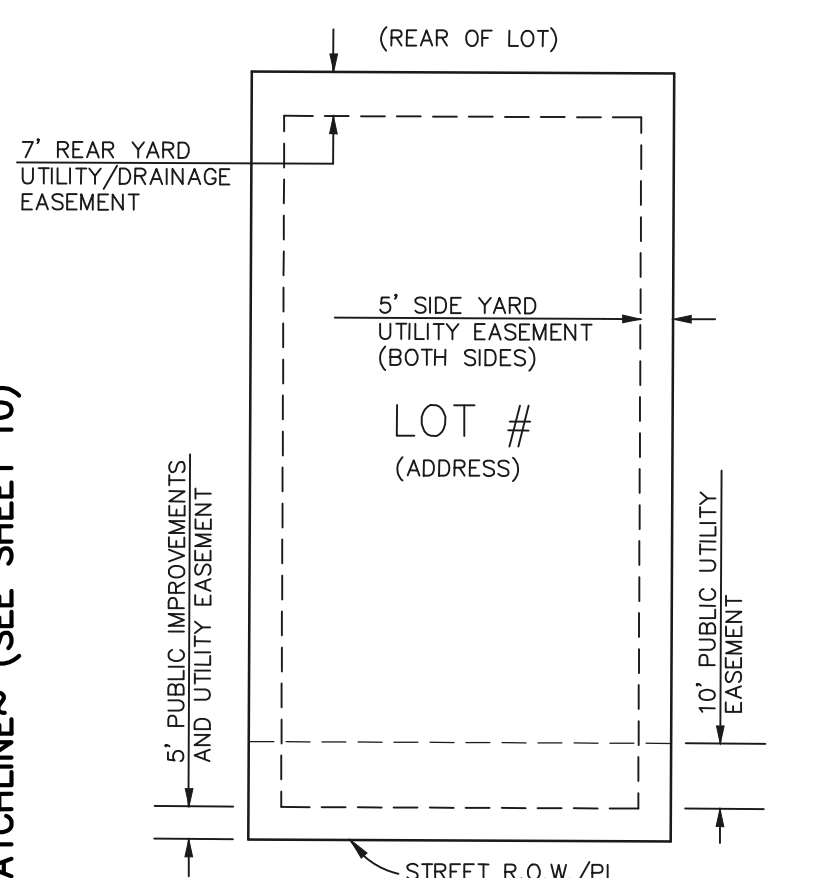
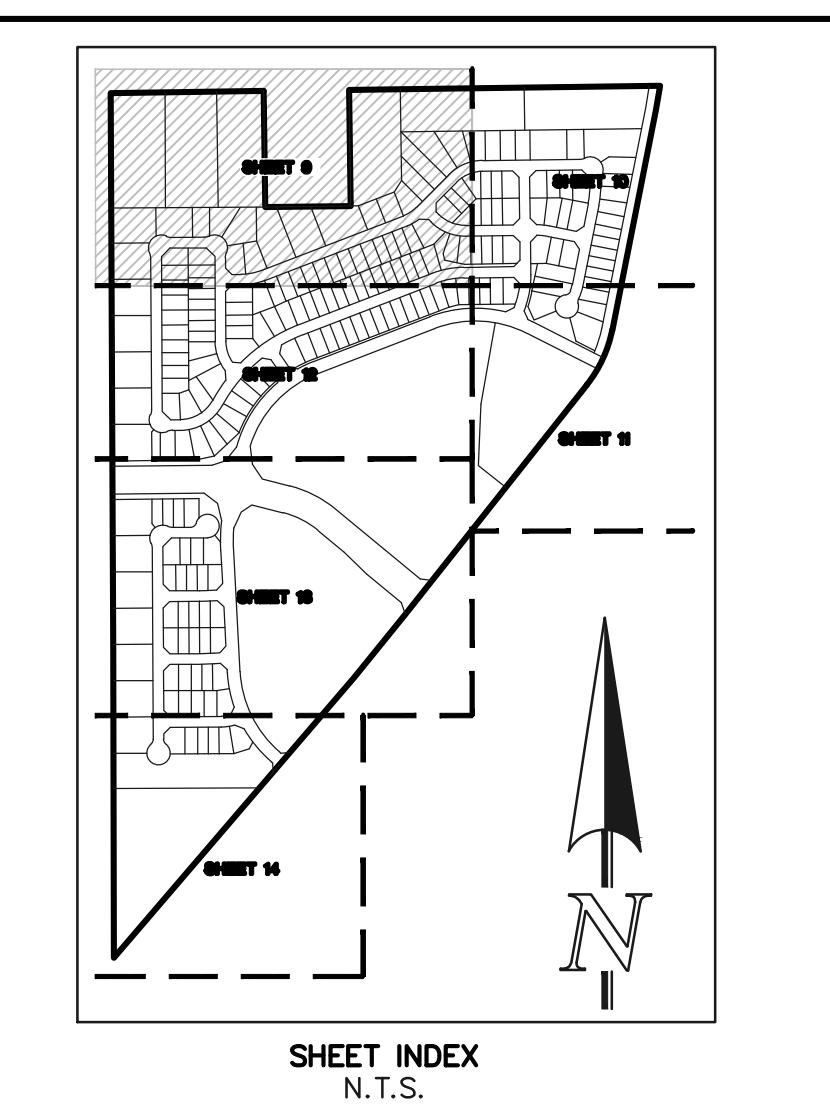
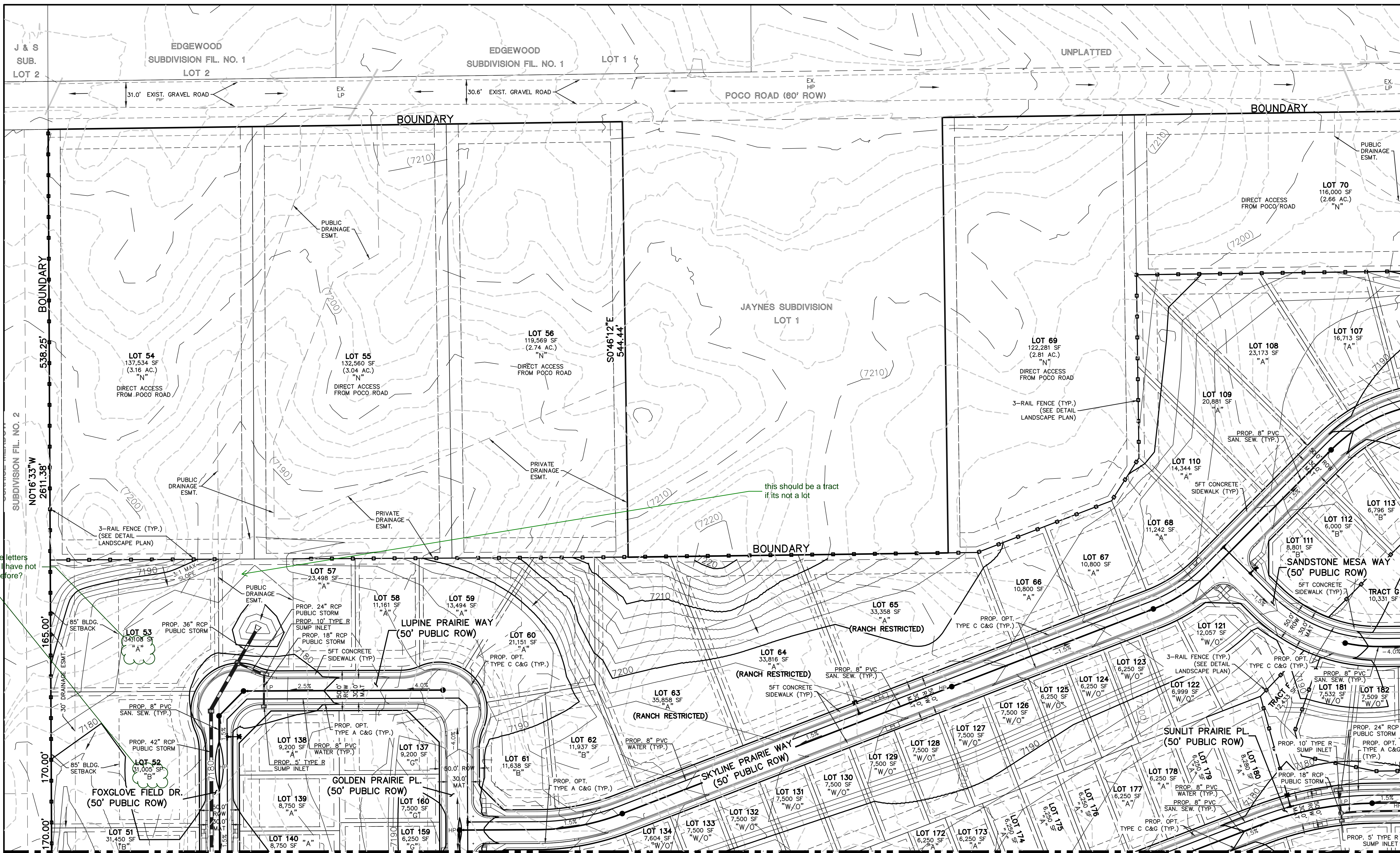
SHEET INDEX
N.T.S.



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

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

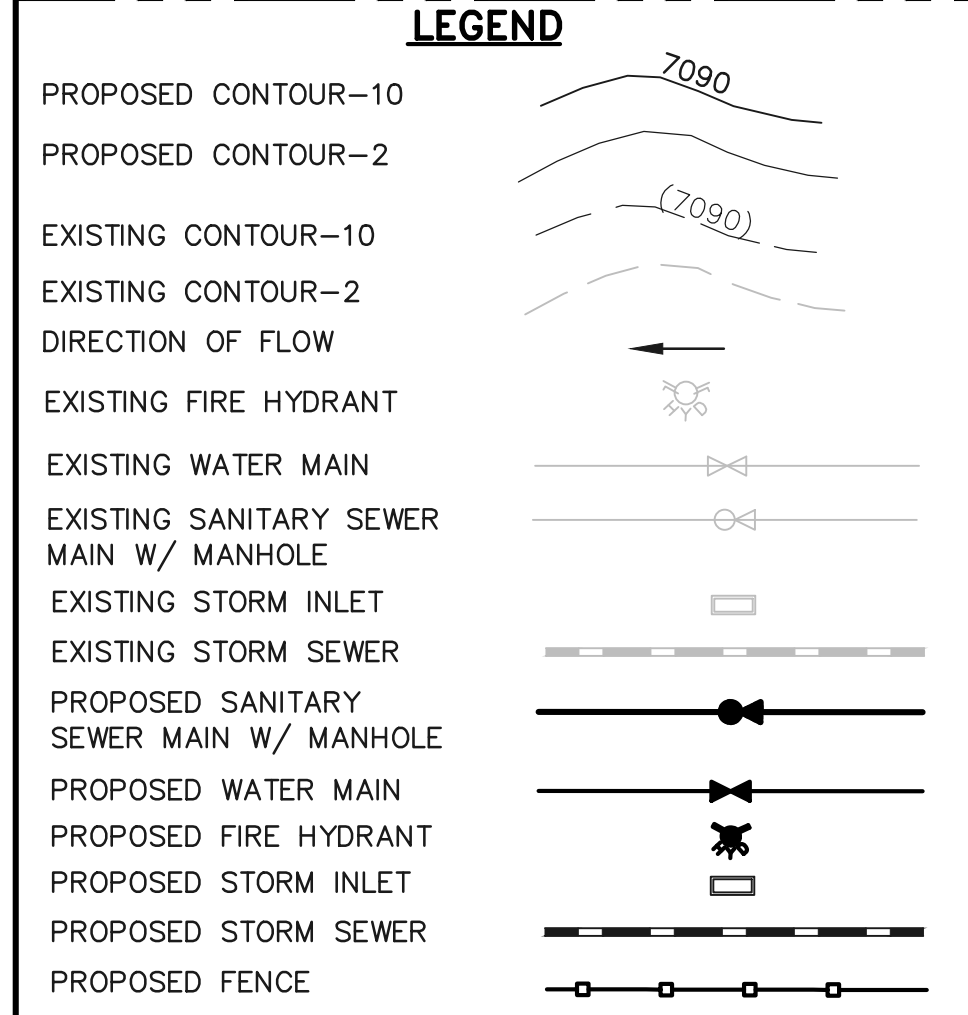
N:\130510\DRAWINGS\DEVELOPMENT\130510-SP-03-08.dwg, 12/19/2023 2:25:51 PM, 1:1



- 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.

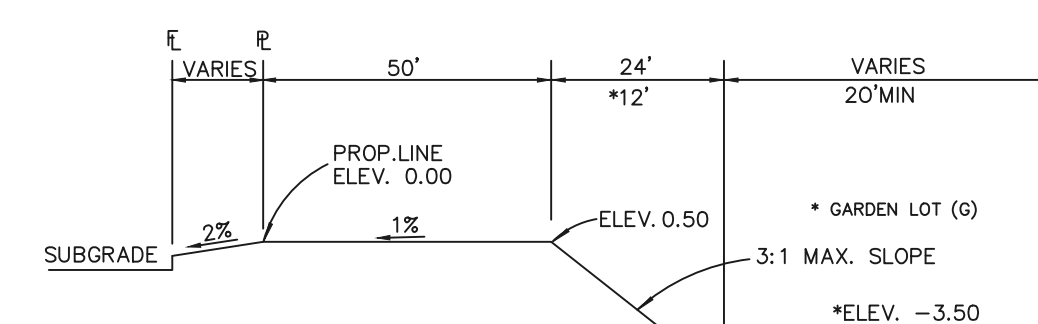
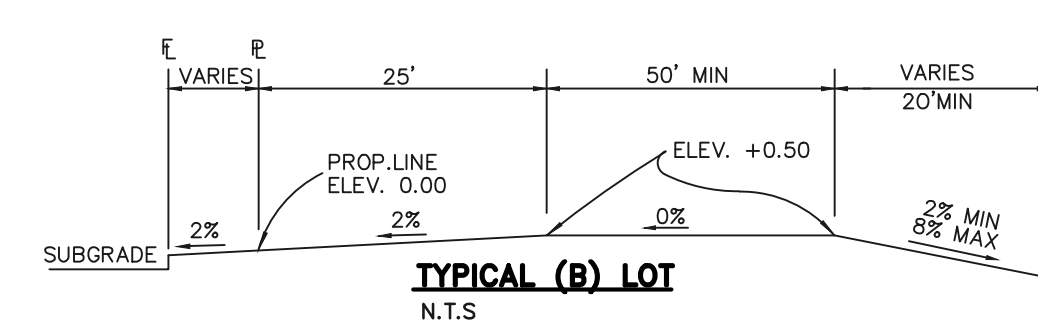
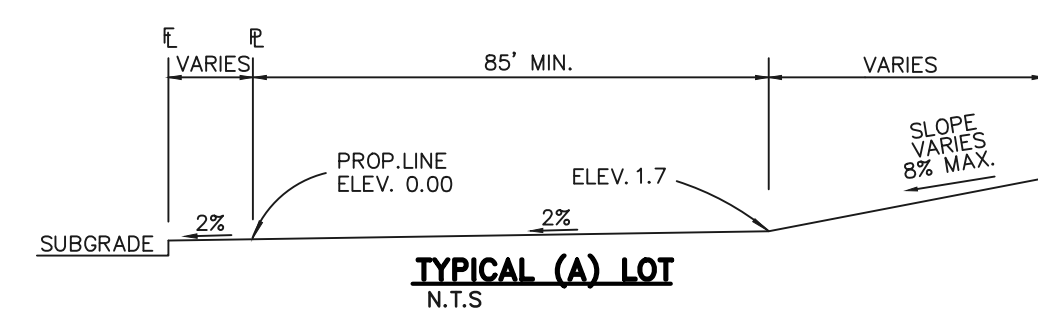
- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

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



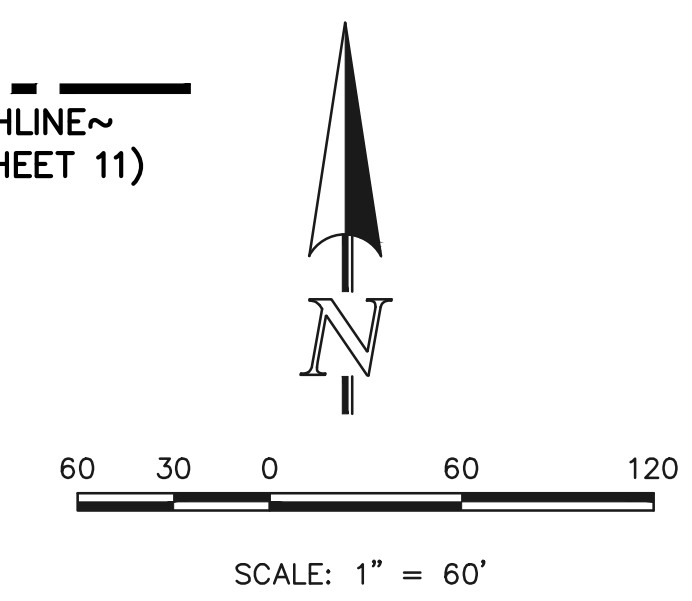
See comments on previous sheets and address on grading & utility sheets.

MATCHLINE~ (SEE SHEET 12)



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

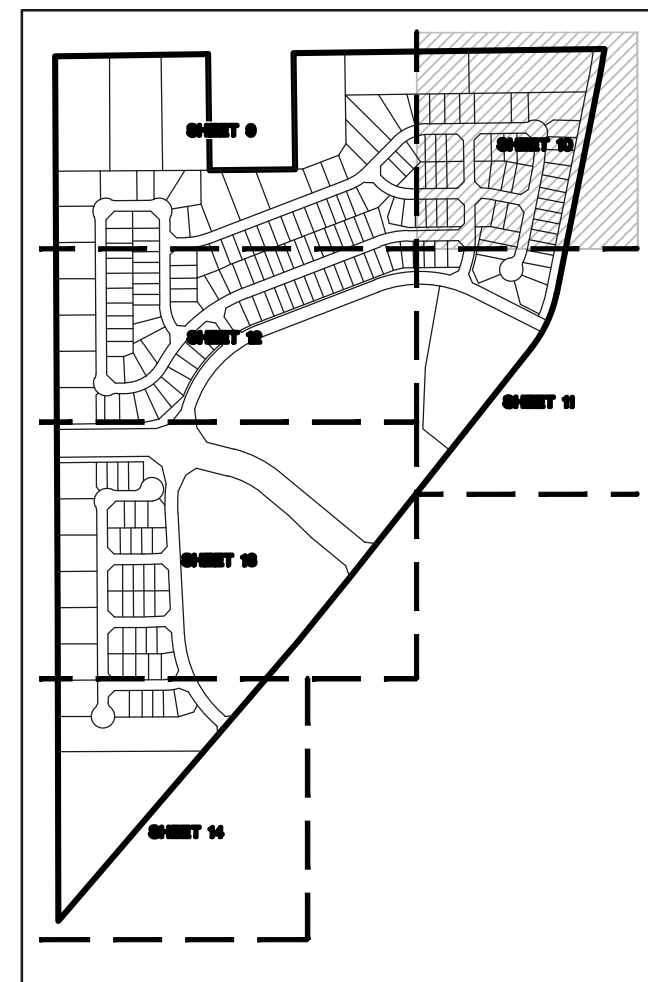
MATCHLINE~ (SEE SHEET 11)



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

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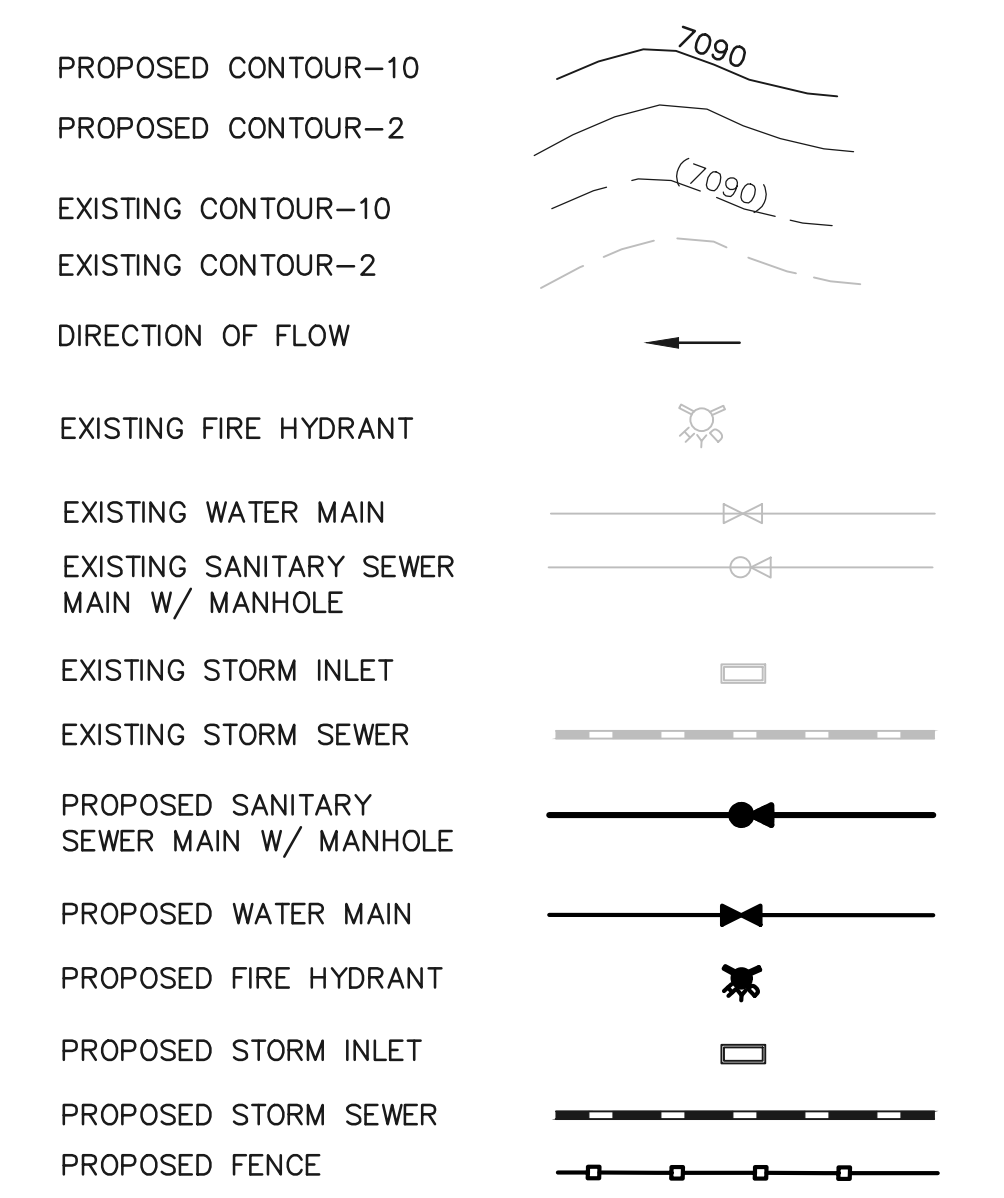
RETREAT AT TIMBERRIDGE FIL.
NO. 1
REC NO. 220714653
POCO ROAD (80' PUBLIC ROW)



SHEET INDEX
N.T.S.

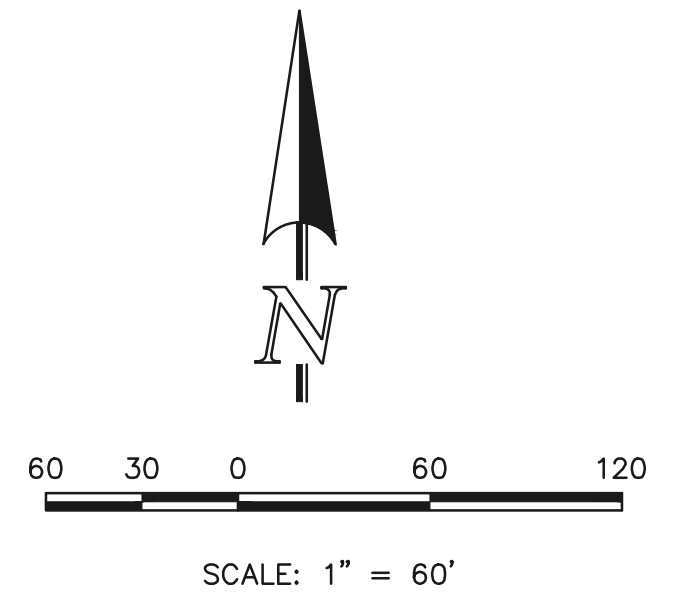
- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT

LEGEND



MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)

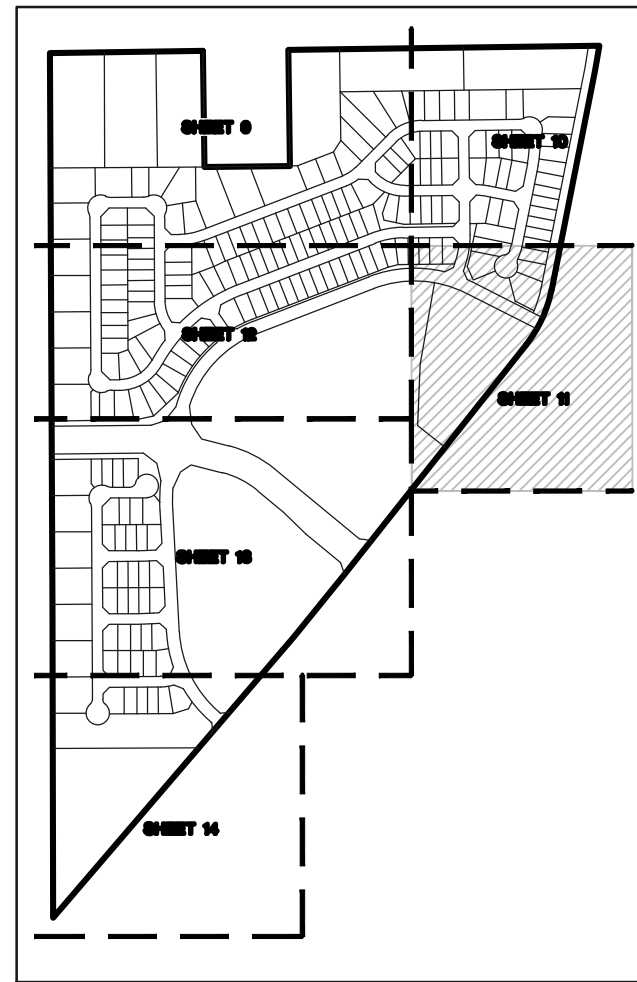


PRAIERIDGE FILING NO. 1
PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITY PLAN

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



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SHEET INDEX
N.T.S.

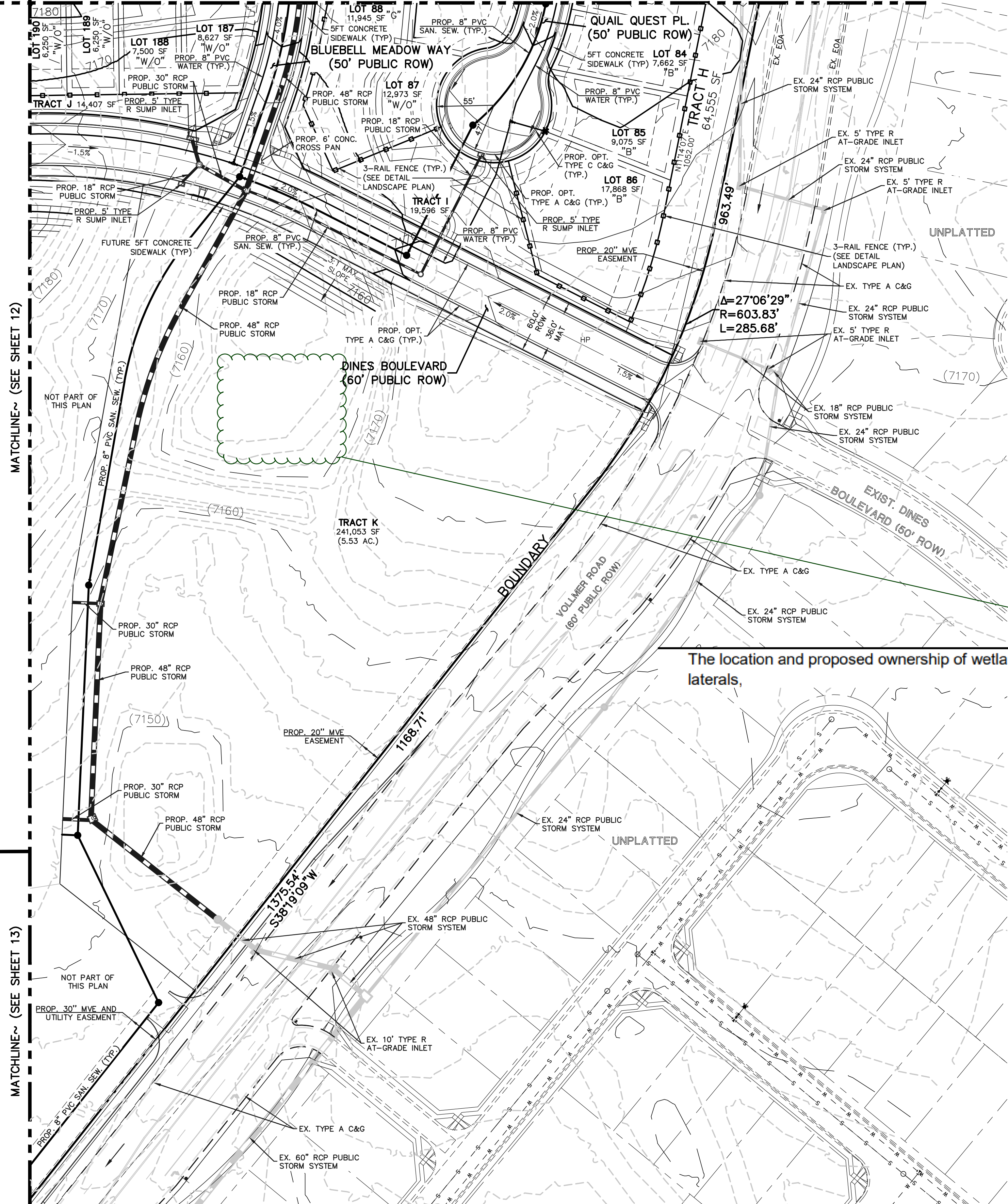
LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED FENCE

- NOTES:**
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
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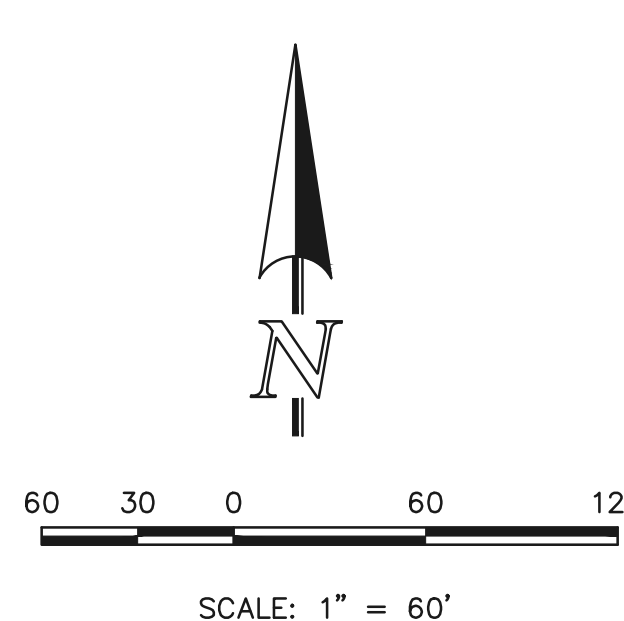
MATCHLINE~ (SEE SHEET 9)

MATCHLINE~ (SEE SHEET 10)



MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 13)



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

Add labels/ checklist



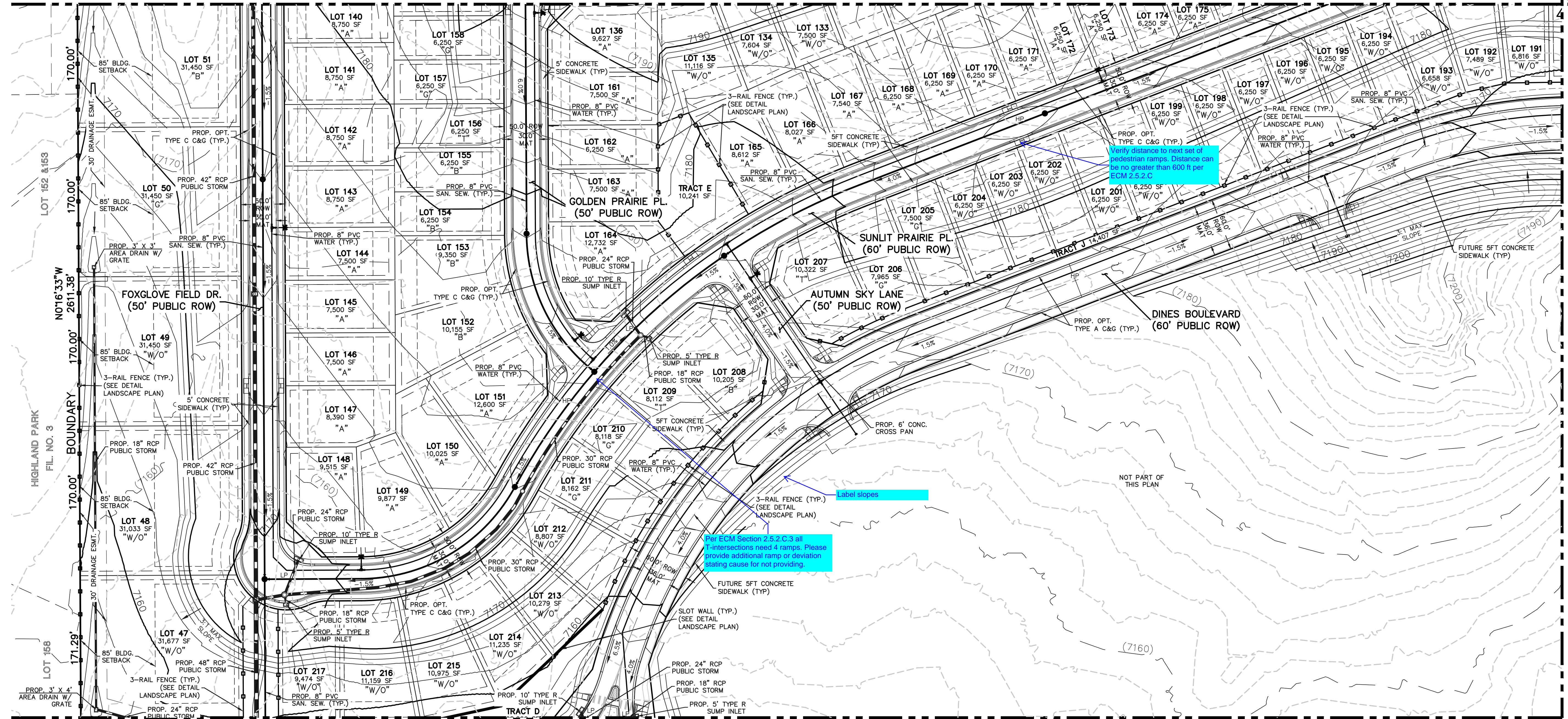
PRAIRIERIDGE FILING NO. 1			
PRELIMINARY PLAN			
PRELIMINARY GRADING & UTILITY PLAN			
DESIGNED BY	PRA	SCALE	DATE 12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET 11 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	1305.10

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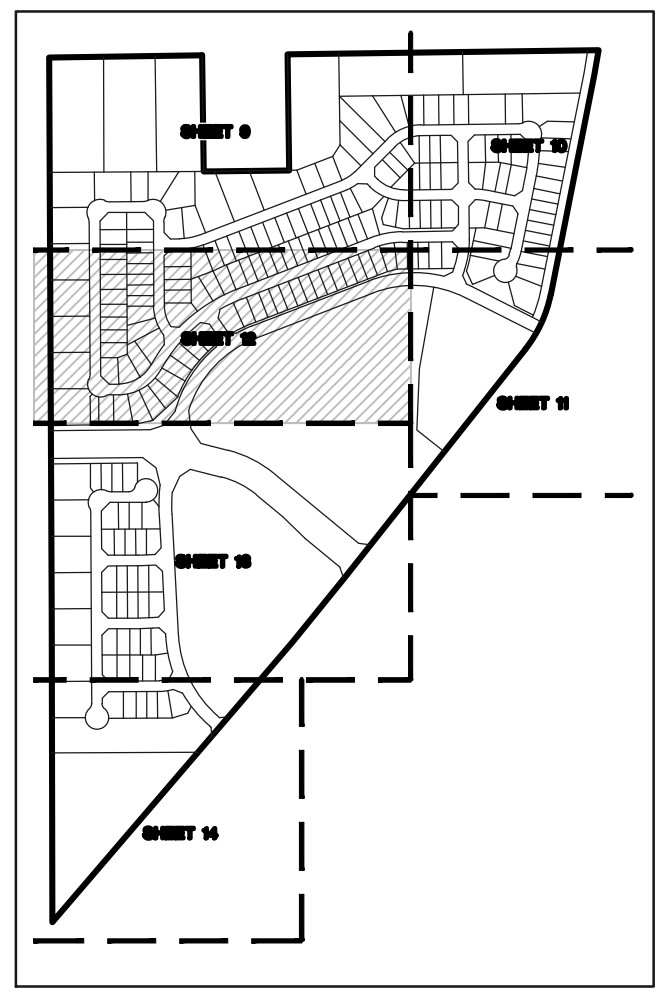
MATCHLINE~ (SEE SHEET 10)

MATCHLINE~ (SEE SHEET 9)



MATCHLINE~ (SEE SHEET 11)

MATCHLINE~ (SEE SHEET 13)



LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
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NOTES:
 1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
 2. ALL PROPOSED STORM ALIGNMENT AND INLET SIZING IS PRELIMINARY. FINAL DESIGN TO BE PROVIDED WITH CD'S AND FINAL DRAINAGE REPORT



SCALE: 1" = 60'



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

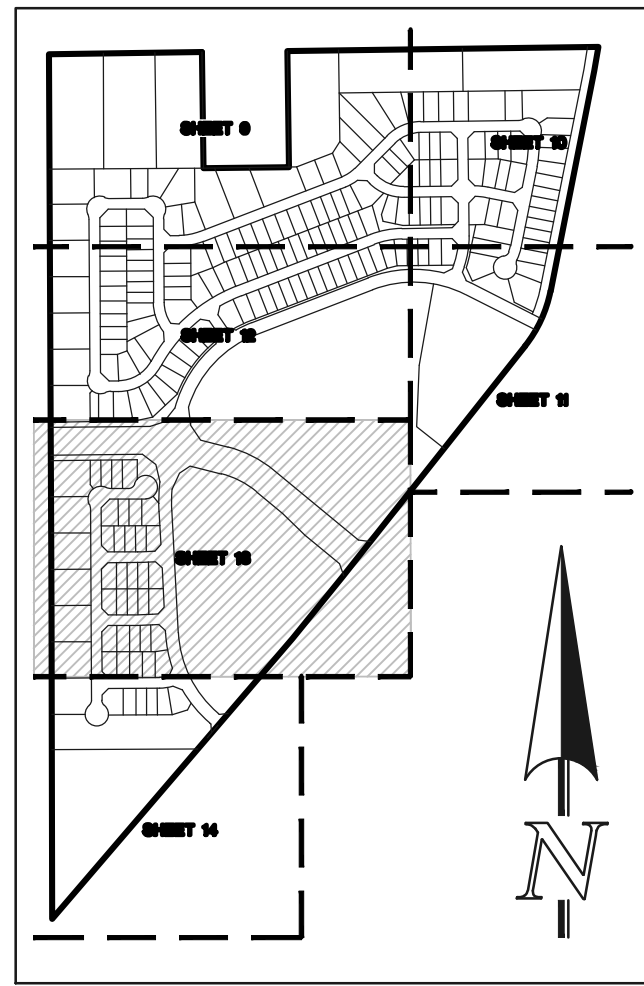
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DRAWN BY	ESO	(H) 1"= 60'	SHEET	12 OF 28
CHECKED BY	(V) 1"= N/A	JOB NO.	1305.10	

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

N:\2023\DRAWINGS\DEVELOPMENT\130510-PG-FI-09-14.dwg - 12/19/2023 3:01:50 PM, 1:1

MATCHLINE~ (SEE SHEET 12)

MATCHLINE~ (SEE SHEET 11)

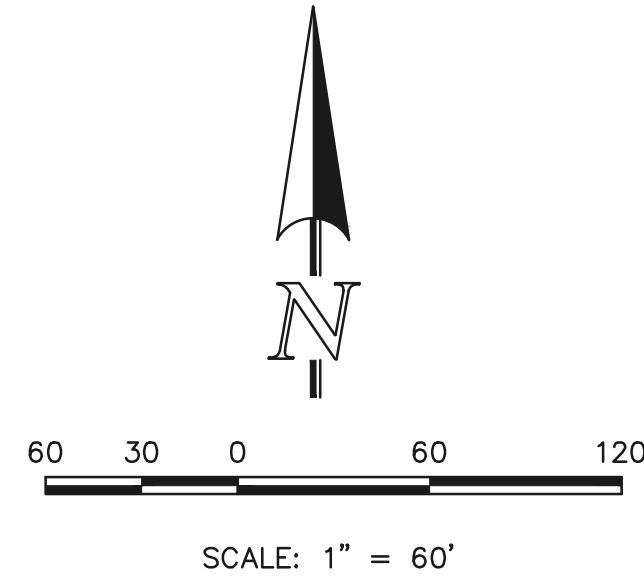


SHEET INDEX
N.T.S.

LEGEND

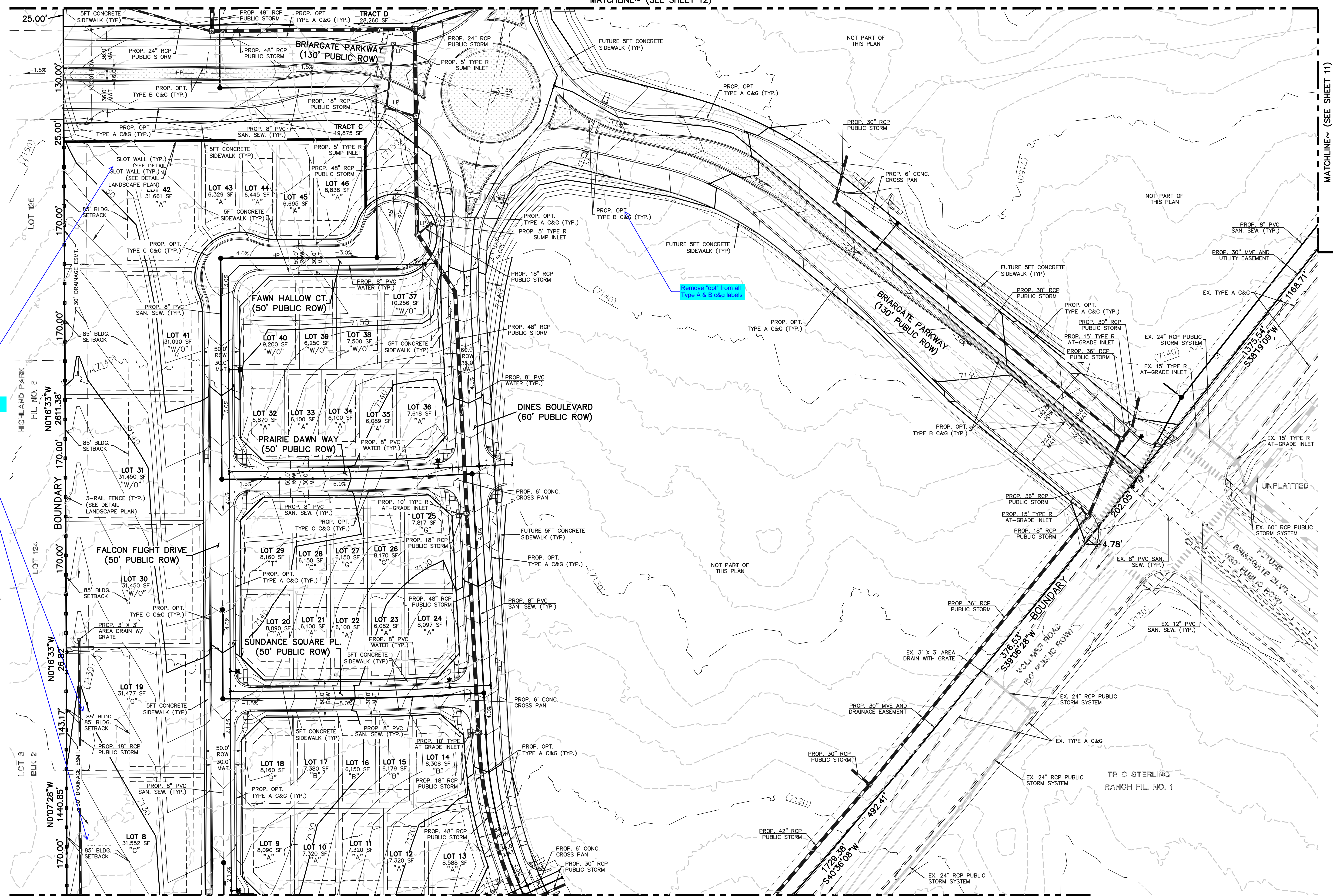
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- DIRECTION OF FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED FENCE

Double notes. Please delete one set



SCALE: 1" = 60'

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



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

MATCHLINE~ (SEE SHEET 14)



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

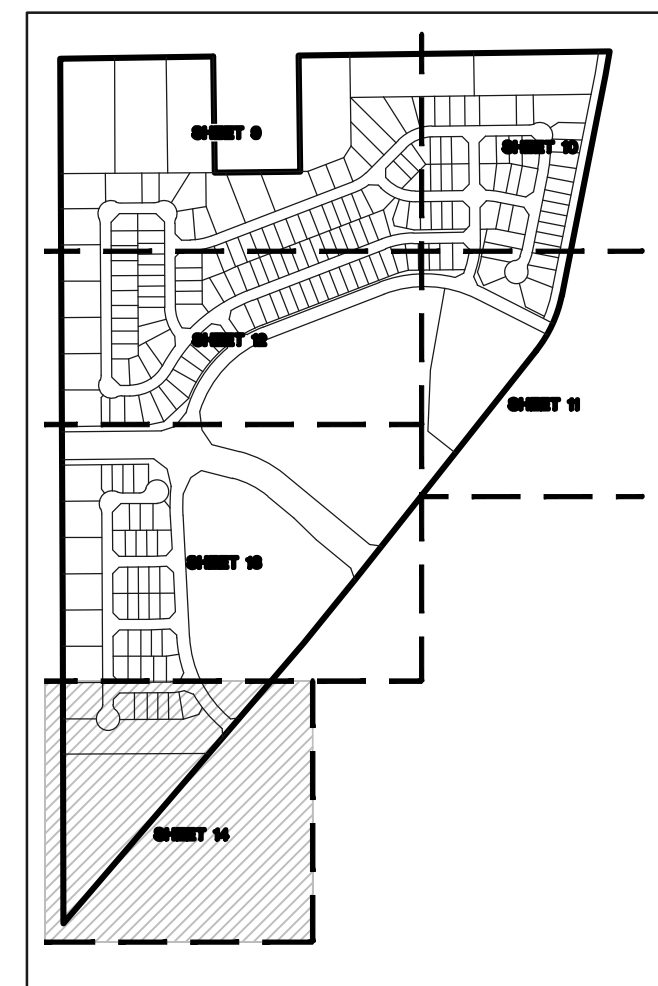
DESIGNED BY	PRA	SCALE	DATE	12/19/2023
DRAWN BY	ESO	(H) 1" = 60'	SHEET	13 OF 28
CHECKED BY	(V)	1" = N/A	JOB NO.	1305.10

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
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N:\130510\DRAWINGS\DEVELOPMENT\130510-PG-P1-09-14.dwg - 12/19/2023 3:13:35 PM, 11

MATCHLINE~ (SEE SHEET 13)

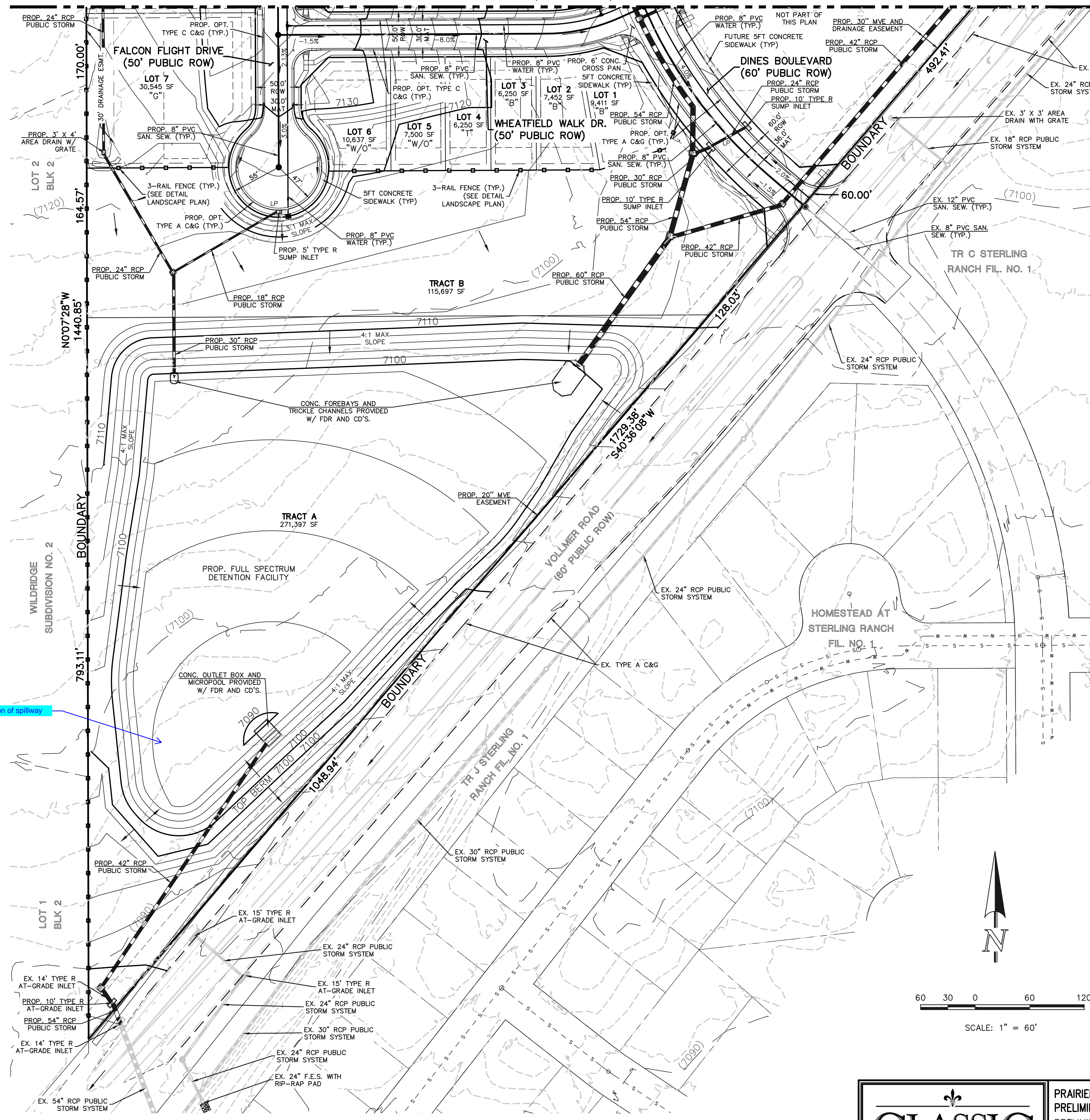
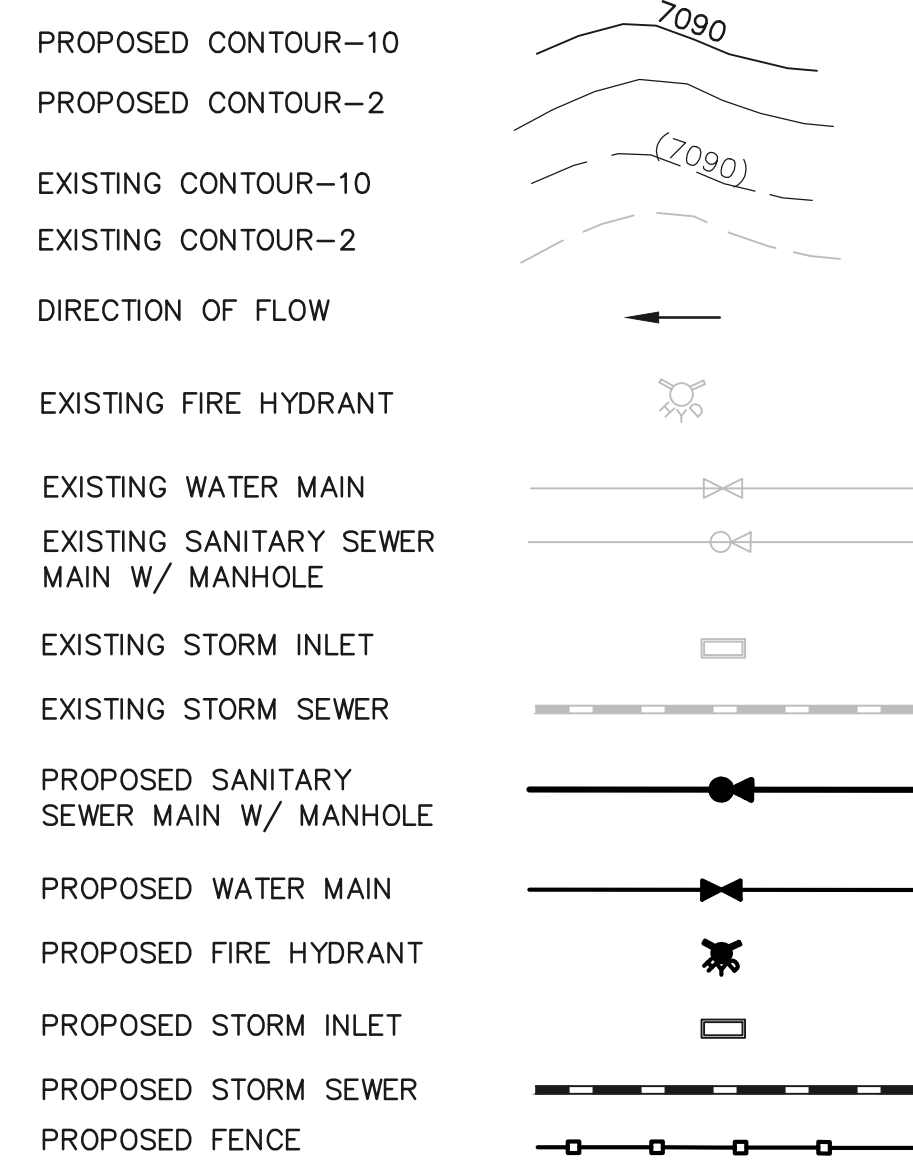


SHEET INDEX
N.T.S.

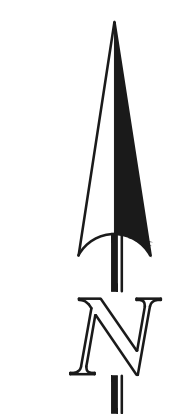


- NOTES:
1. ALL TYPE C CURB & GUTTER IS THE OPTIONAL TYPE C CURB & GUTTER PER EPC STANDARDS
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LEGEND



Show location of spillway



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	

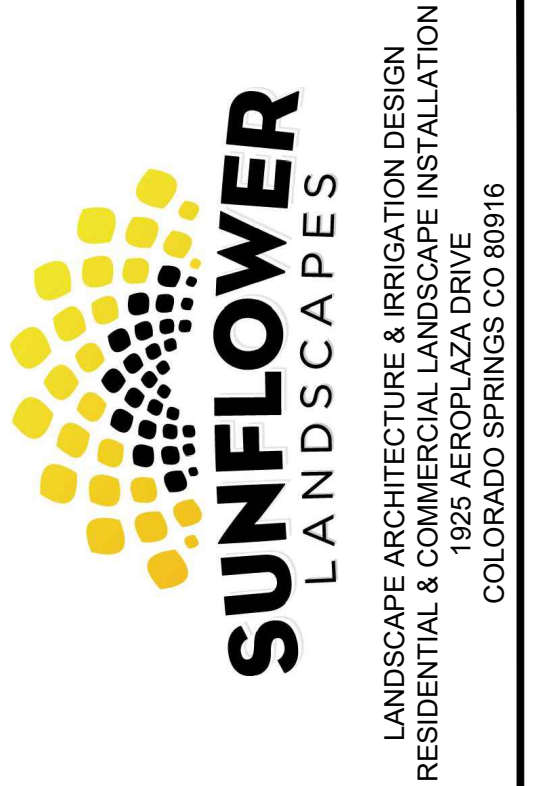
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



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

TITLE BLOCK

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



DATE	REVISION DESCRIPTION

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

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 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

UTILITY NOTE

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

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

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

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

SITE CONDITIONS NOTE

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

LANDSCAPE IRRIGATION NOTE

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

IRRIGATION SYSTEM DESCRIPTION

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

DATE	REVISION DESCRIPTION

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



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

SHEET 17 OF 28

JOB NUMBER
2720-1123

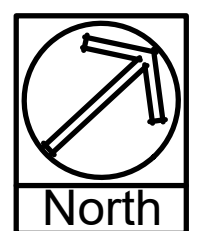
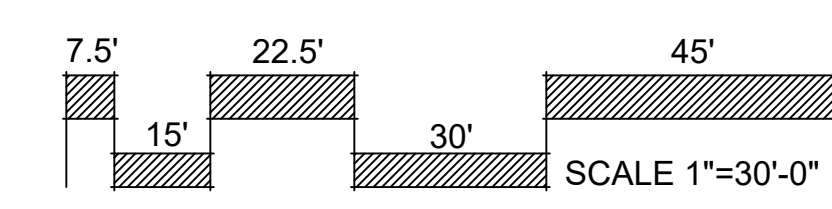
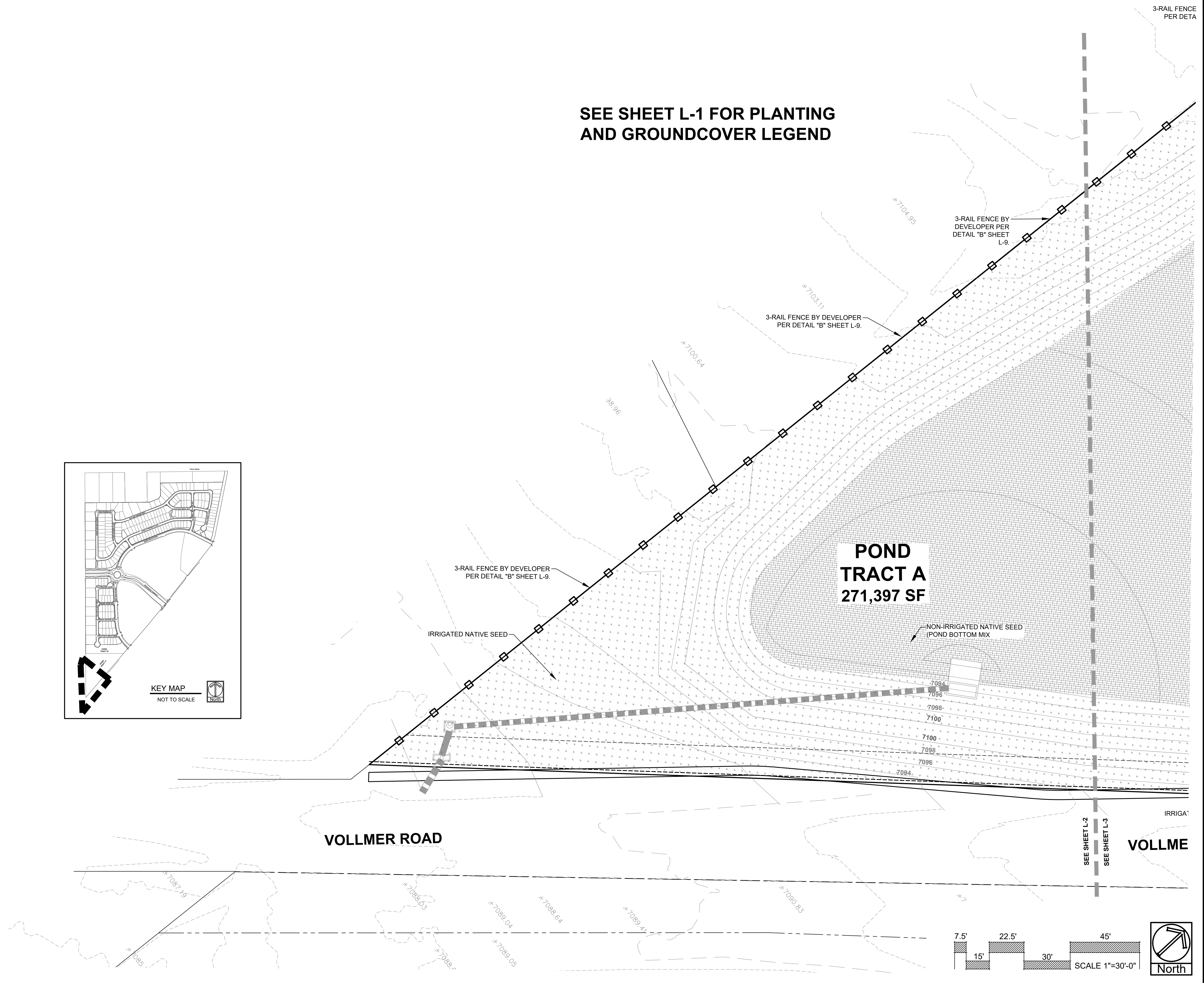
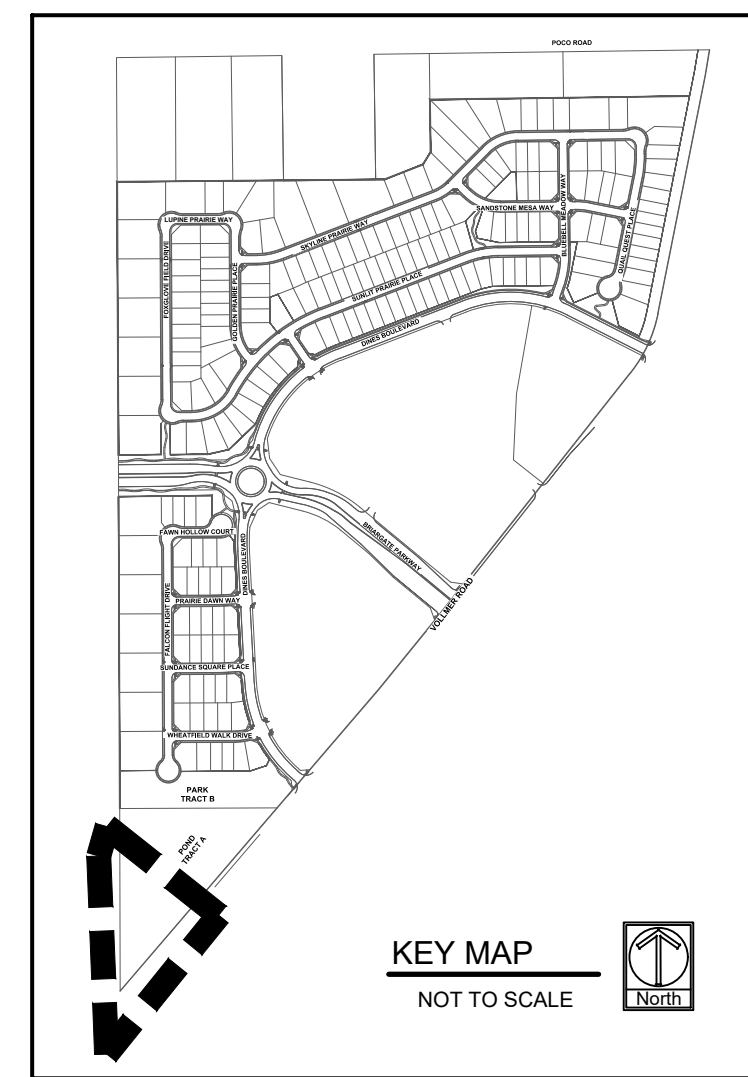
DATE 12/7/2023

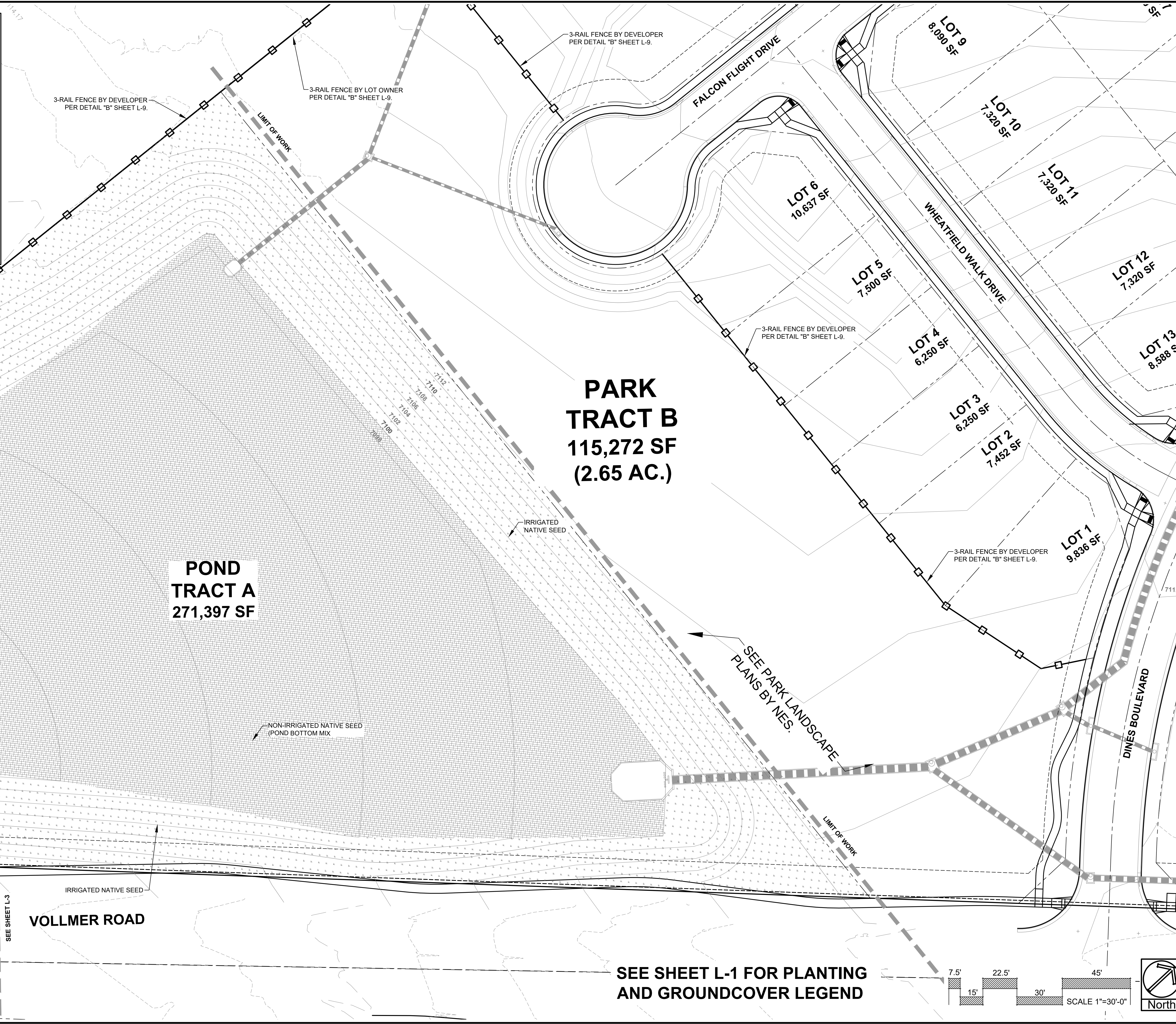
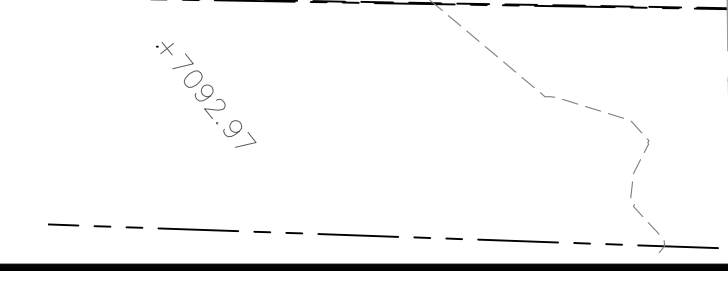
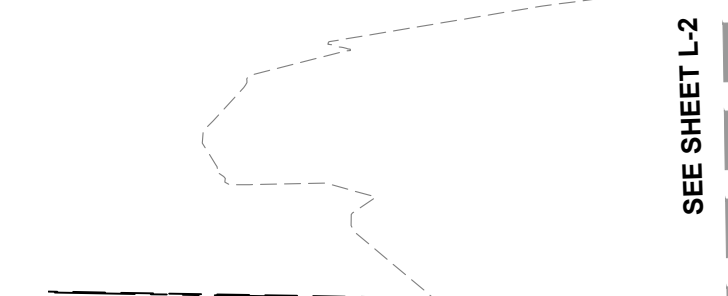
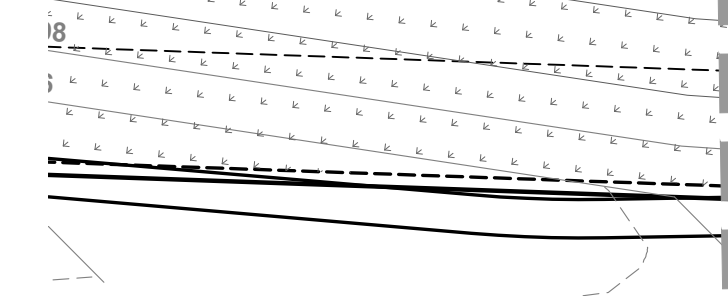
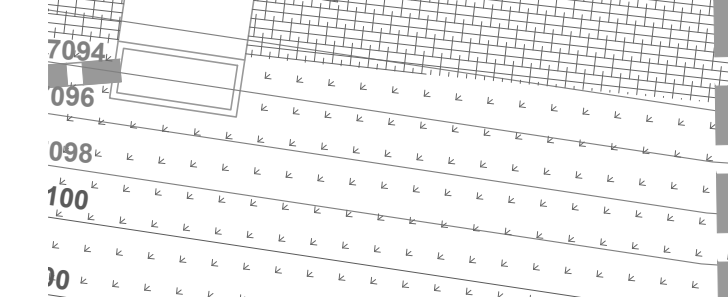
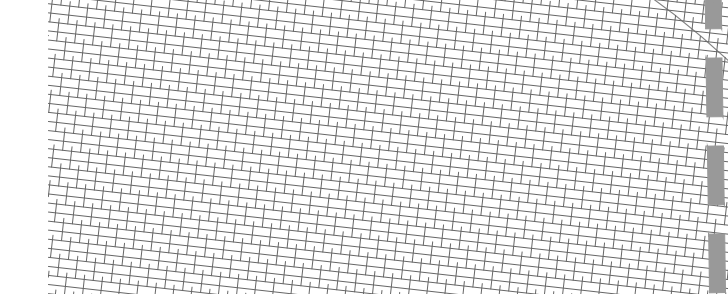
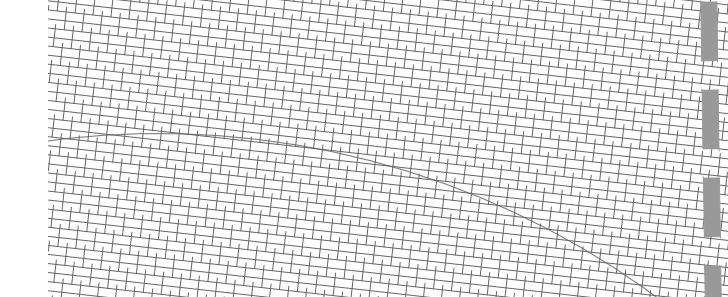
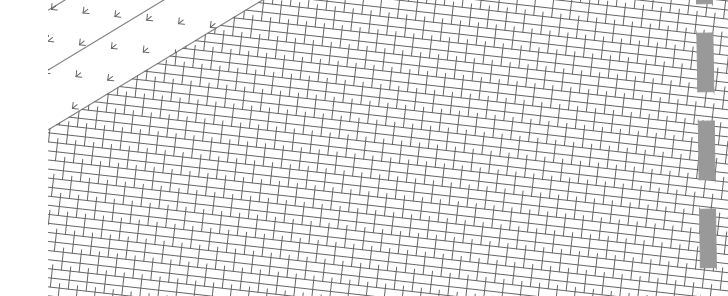
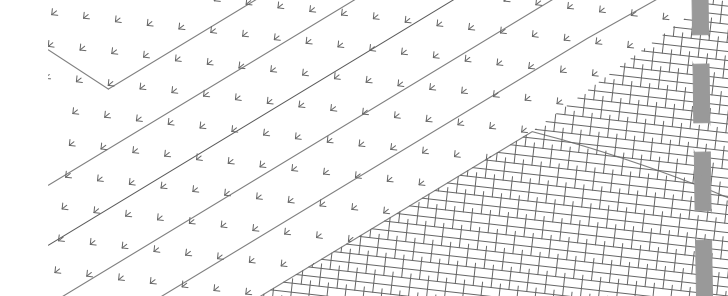
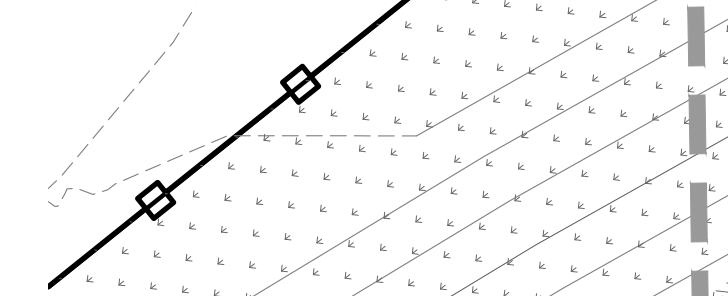
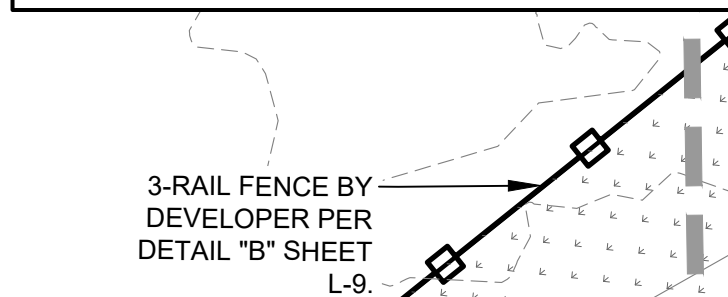
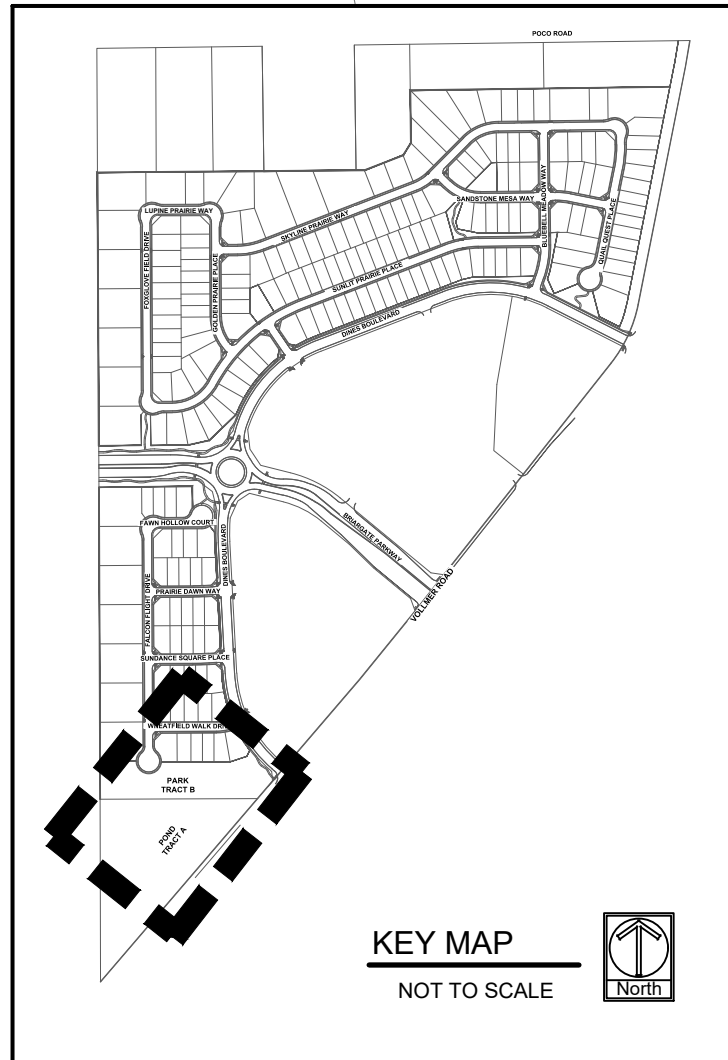
DRAWN BY MIB

DRAWING DESCRIPTION
**PRELIMINARY
LANDSCAPE PLAN**

SHEET #
L-2
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**SEE SHEET L-1 FOR PLANTING
AND GROUND COVER LEGEND**





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

DATE	REVISION DESCRIPTION

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 NOT FOR CONSTRUCTION

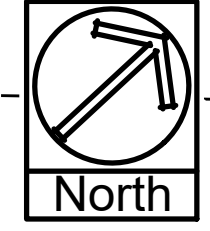
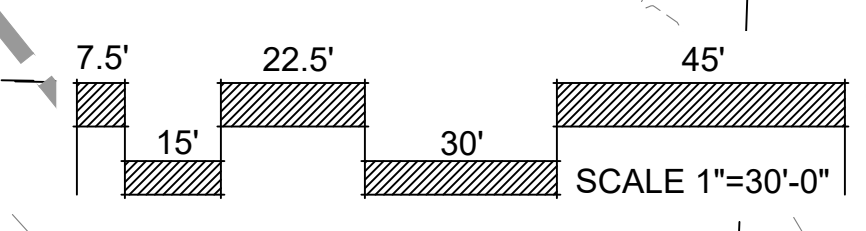
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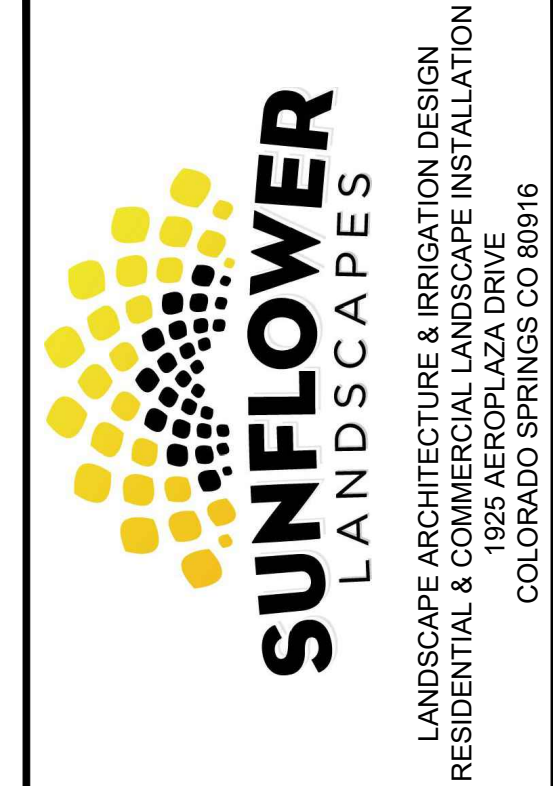
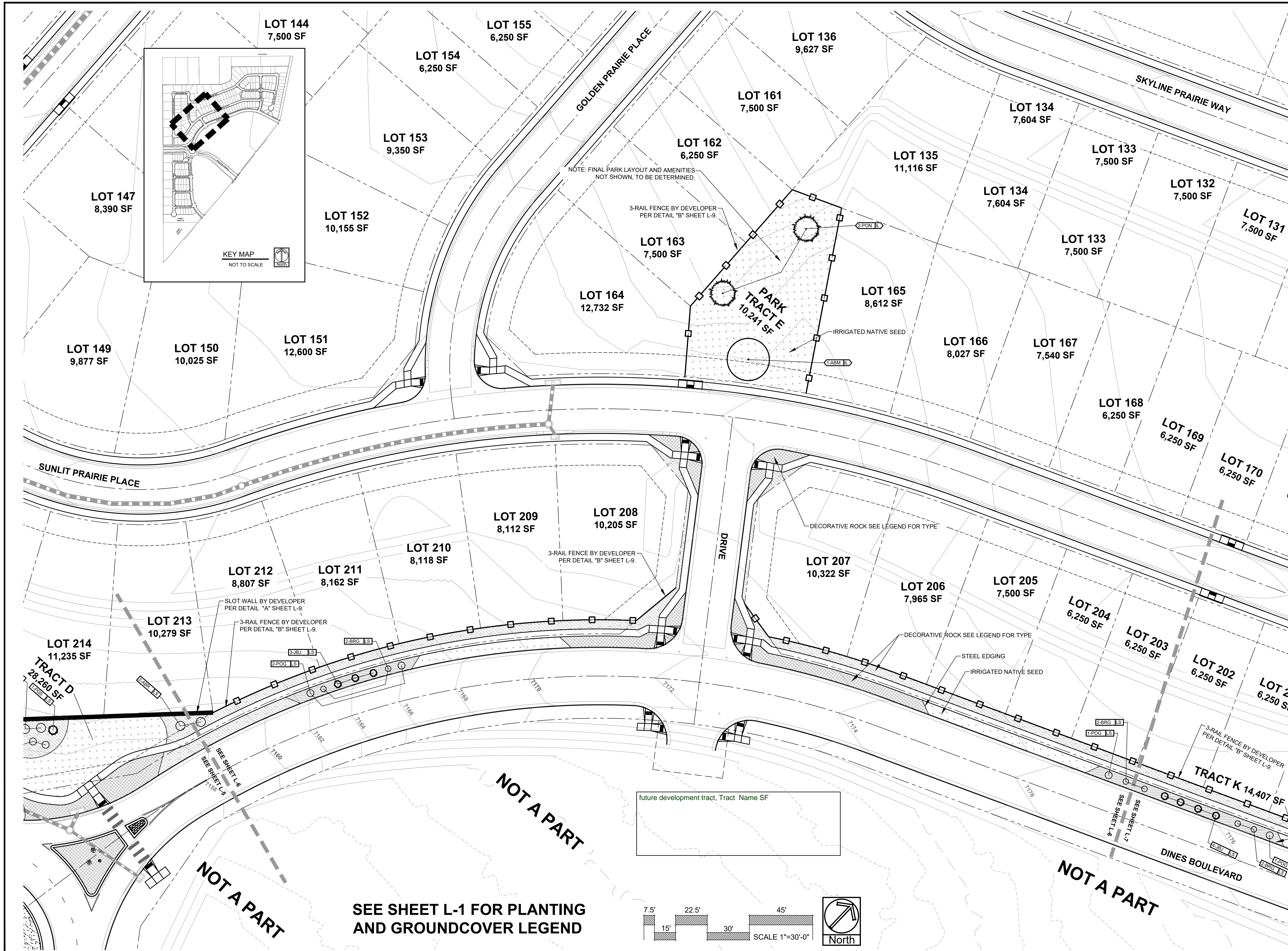
PRAIRIE RIDGE FILING 1
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

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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SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND





DATE	REVISION DESCRIPTION

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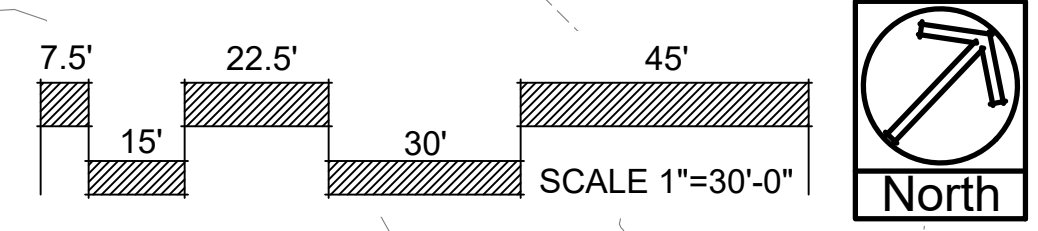


PRAIRIE RIDGE FILING 1
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

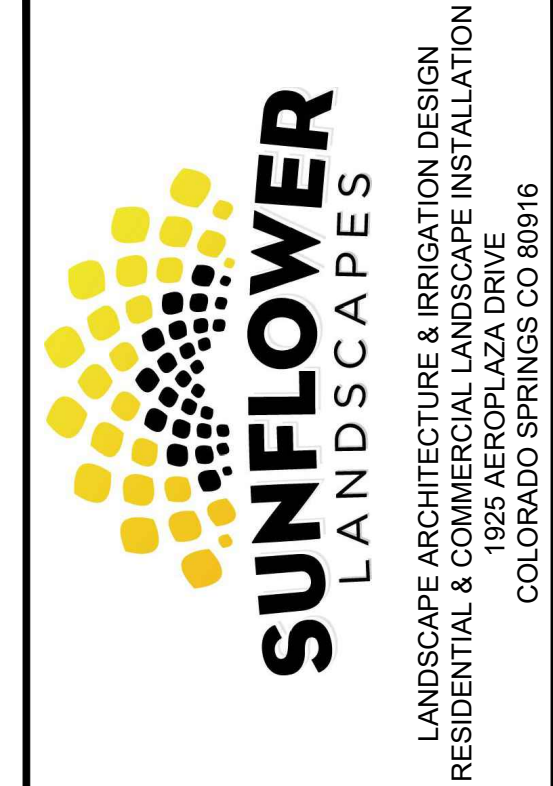
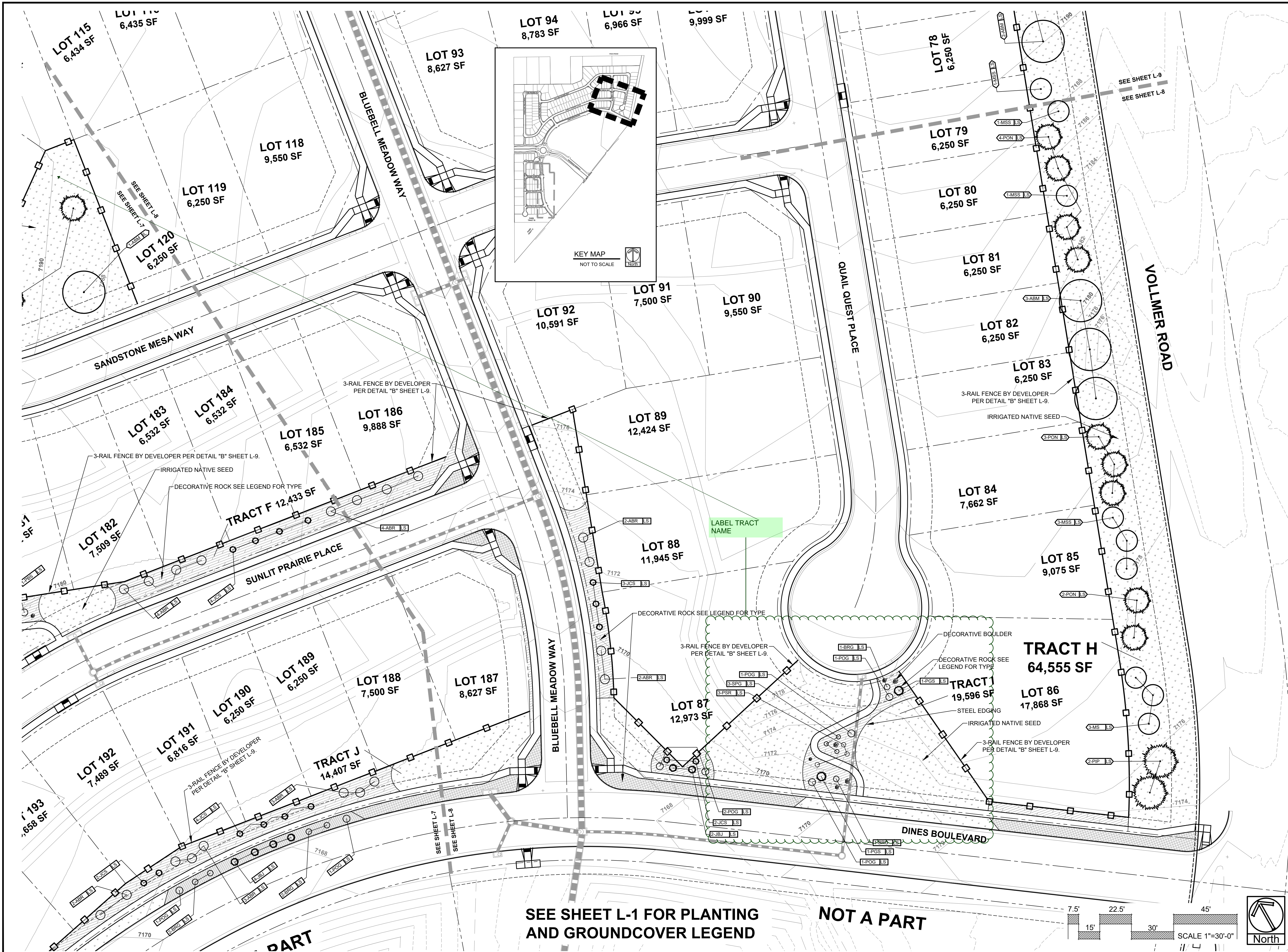
SHEET 21 OF 28

JOB NUMBER	2720-1123
DATE	12/7/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-6

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND



future development tract, Tract Name SF



DATE	REVISION DESCRIPTION

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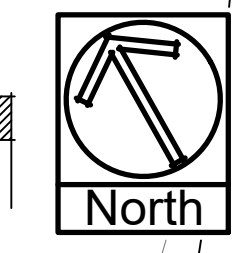
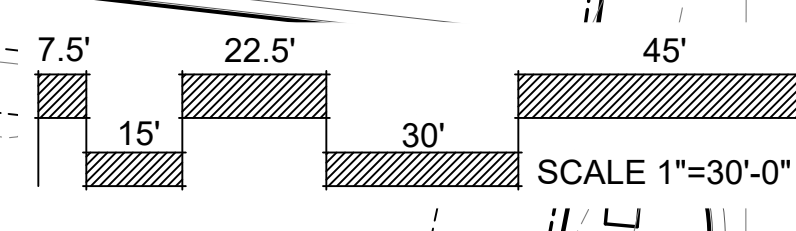


PRAIRIE RIDGE FILING 1
 VOLLMER ROAD AND BRIARGATE PARKWAY
 COLORADO SPRINGS, CO

SHEET 23 OF 28	
JOB NUMBER	2720-1123
DATE	12/7/2023
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-8

SEE SHEET L-1 FOR PLANTING AND GROUNDCOVER LEGEND

NOT A PART



DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



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

SHEET 24 OF 28

JOB NUMBER
2720-1123

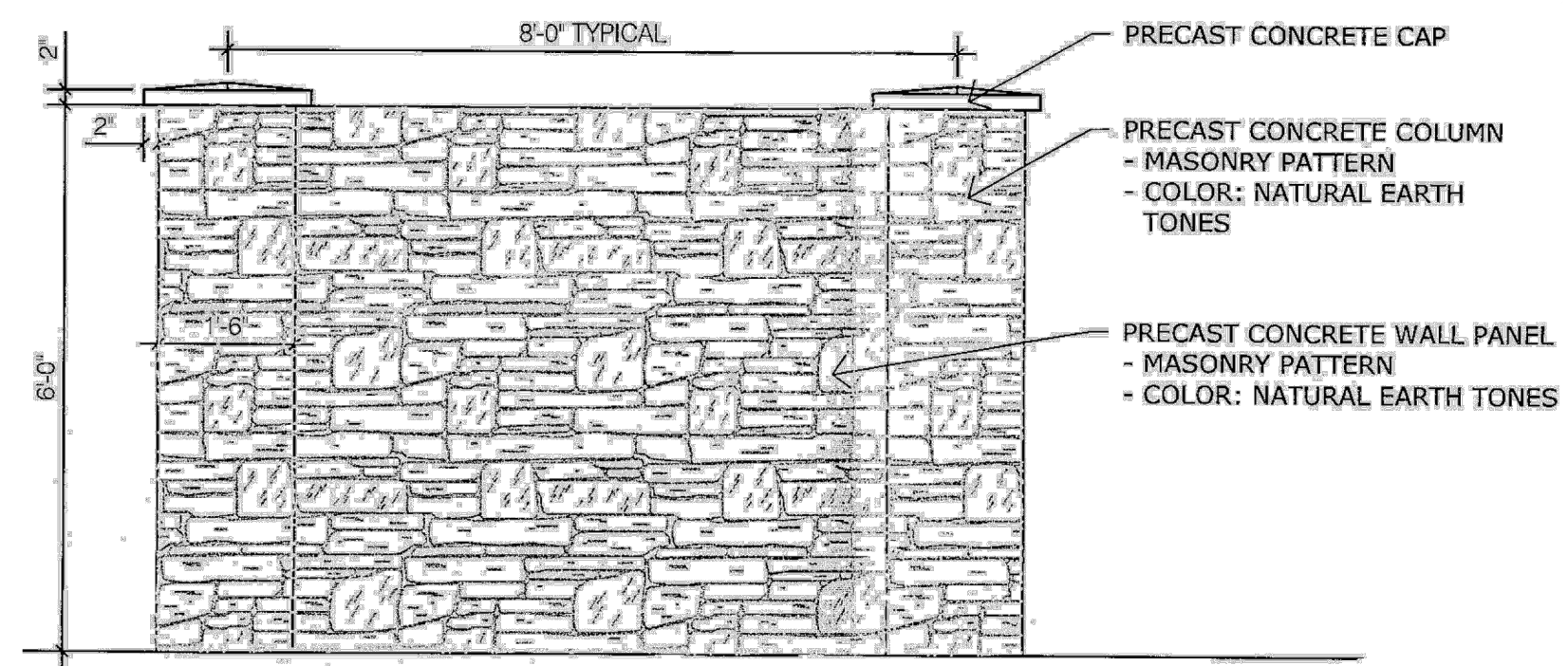
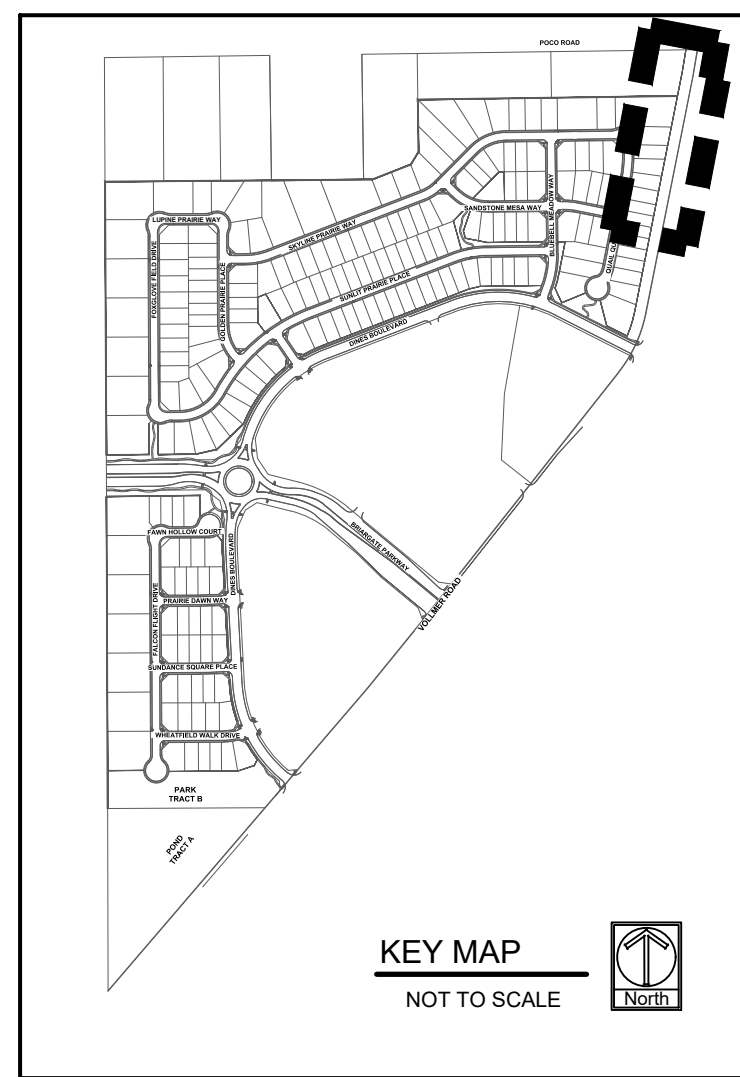
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DRAWING DESCRIPTION
**PRELIMINARY
LANDSCAPE PLAN**

SHEET #
L-9

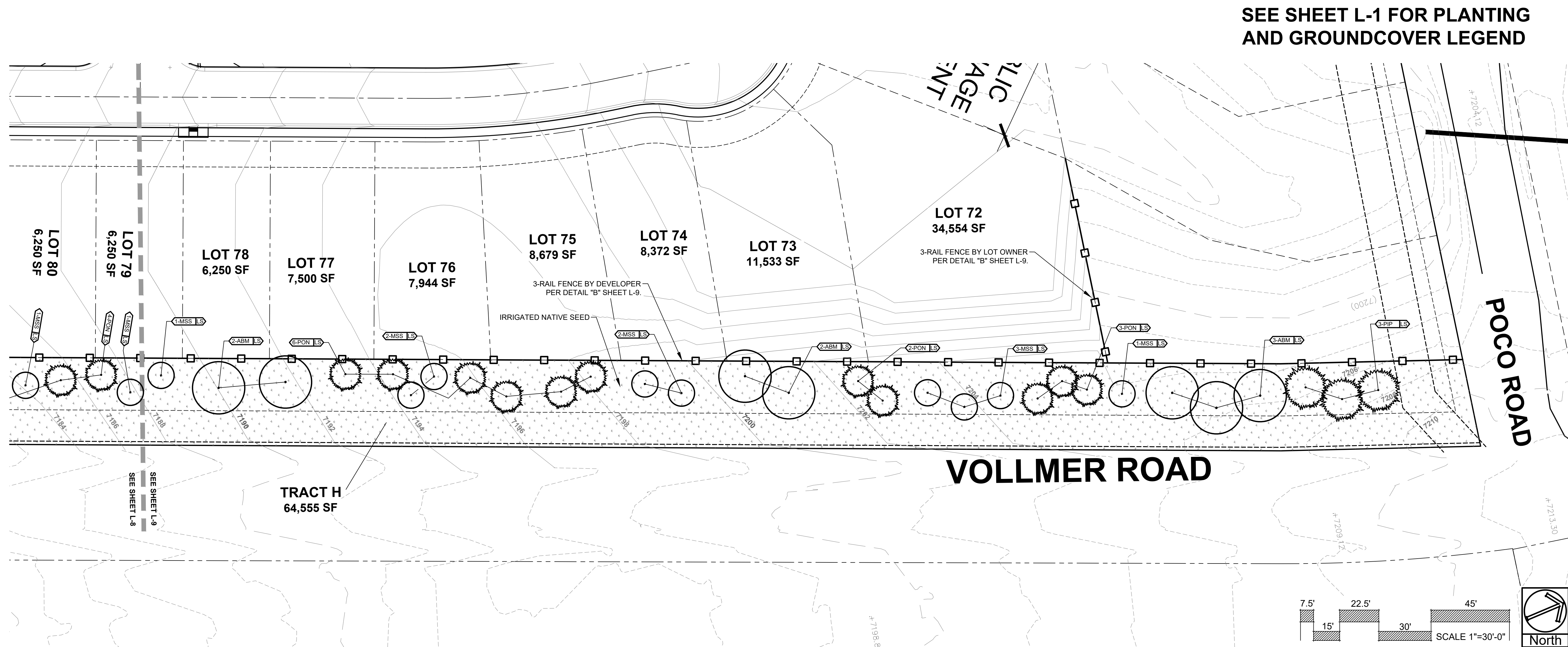
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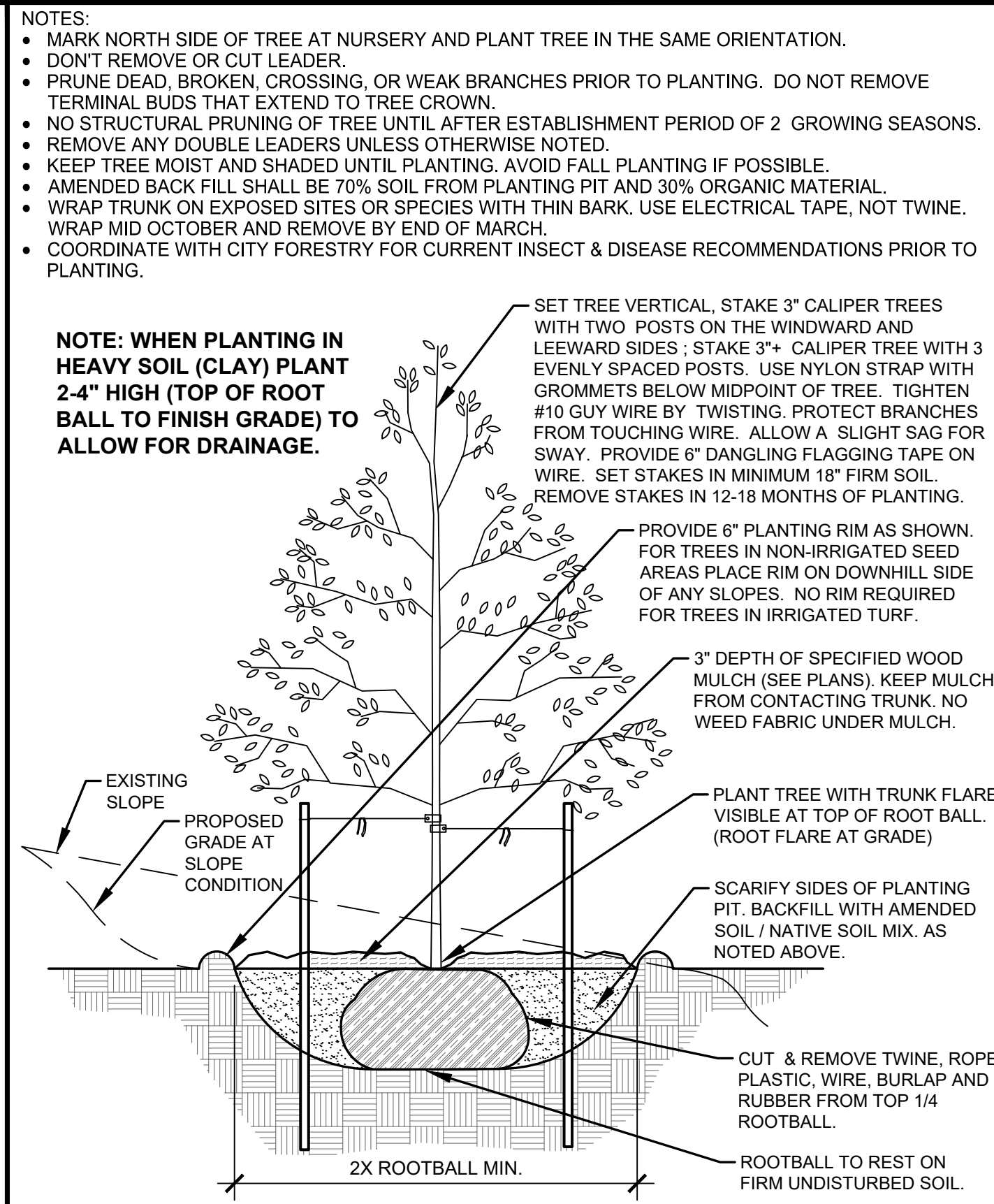


A 6' PRECAST CONC. SLOT WALL AND NOISE WALL?
NOT TO SCALE

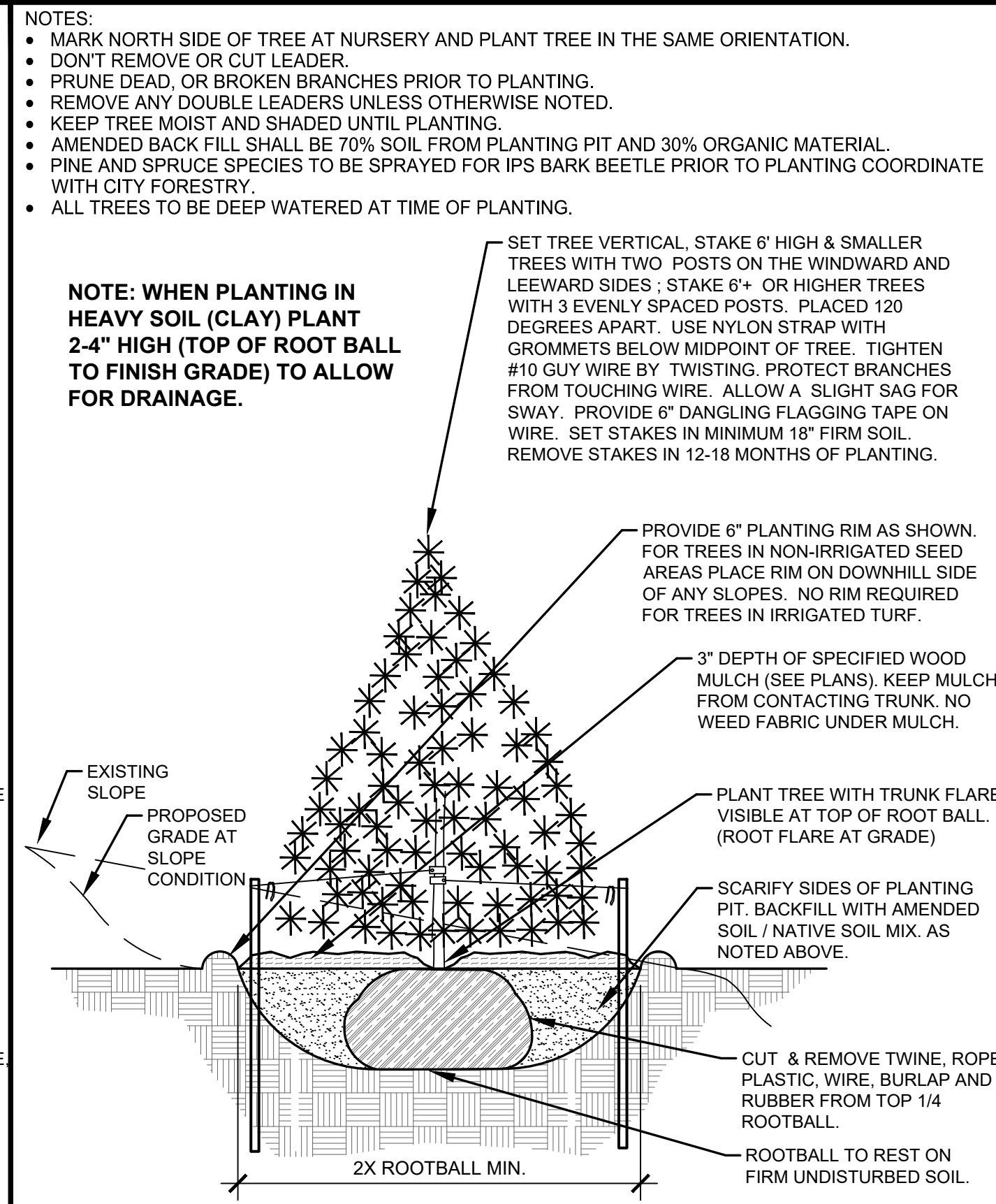
B CONCRETE 3 RAIL FENCE
NOT TO SCALE

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

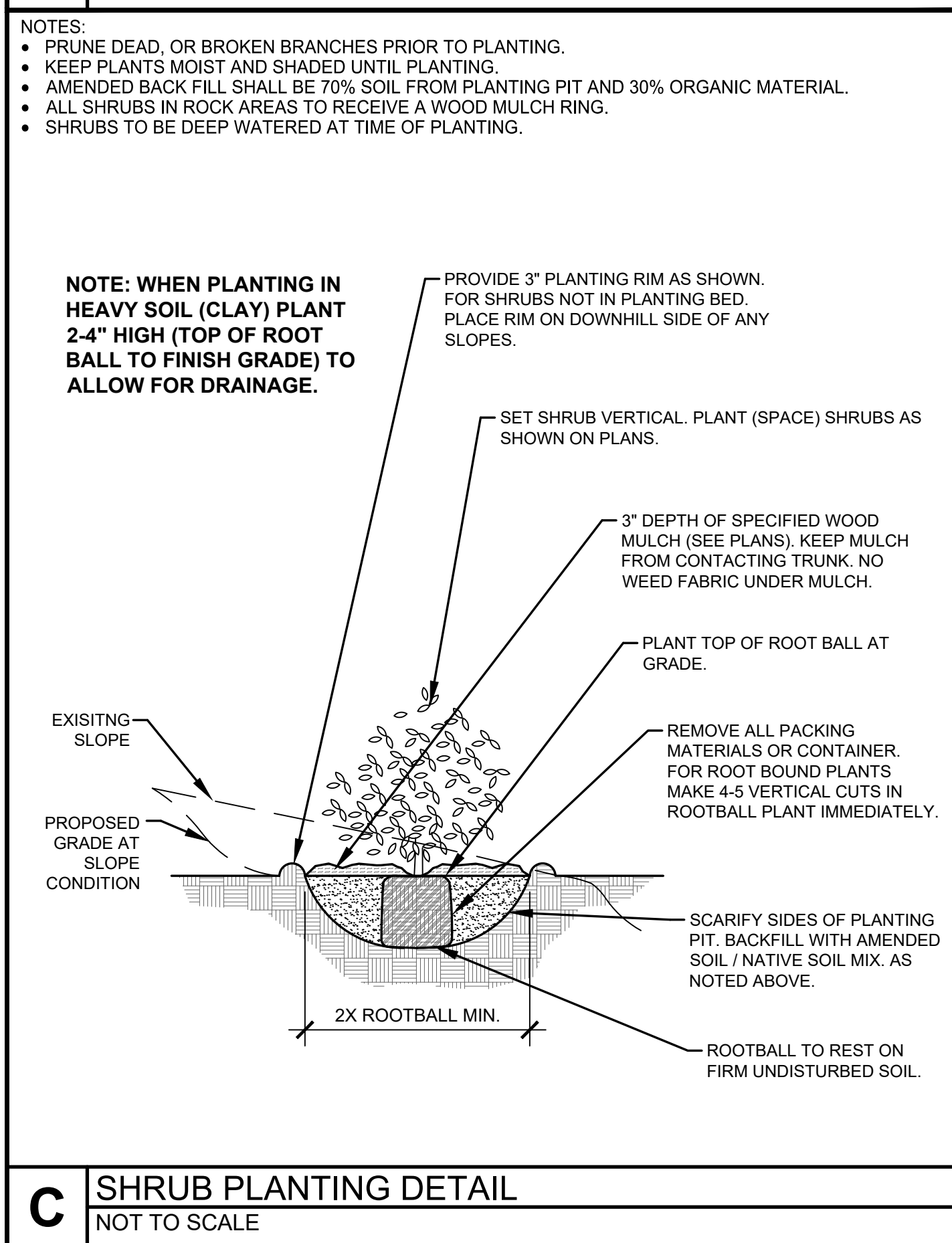




A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE CONTRACTOR NOTES

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

LANDSCAPE INSTALLATION NOTES

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

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

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

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

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

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

SEEDING NOTES

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

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

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

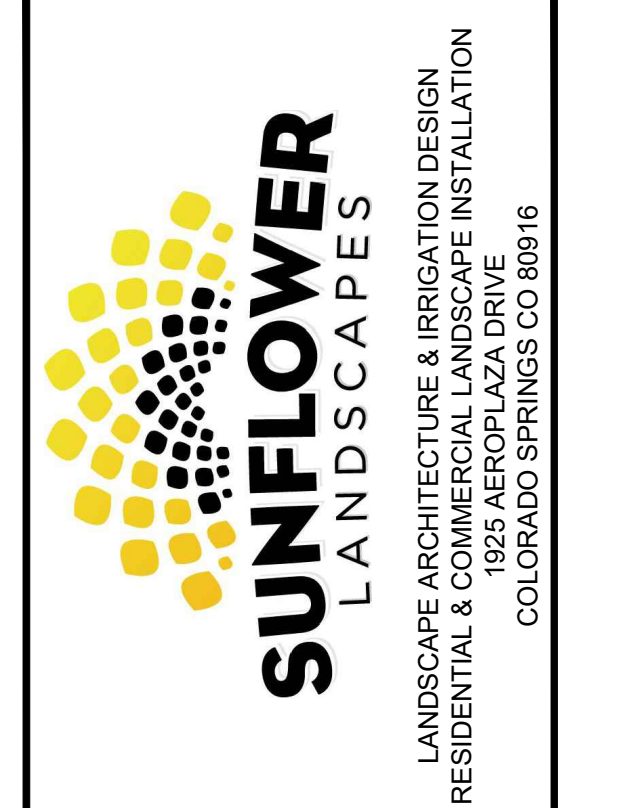
IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE MIX 42 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS (AT POND BOTTOM).

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

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

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

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



DATE	REVISION DESCRIPTION

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 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

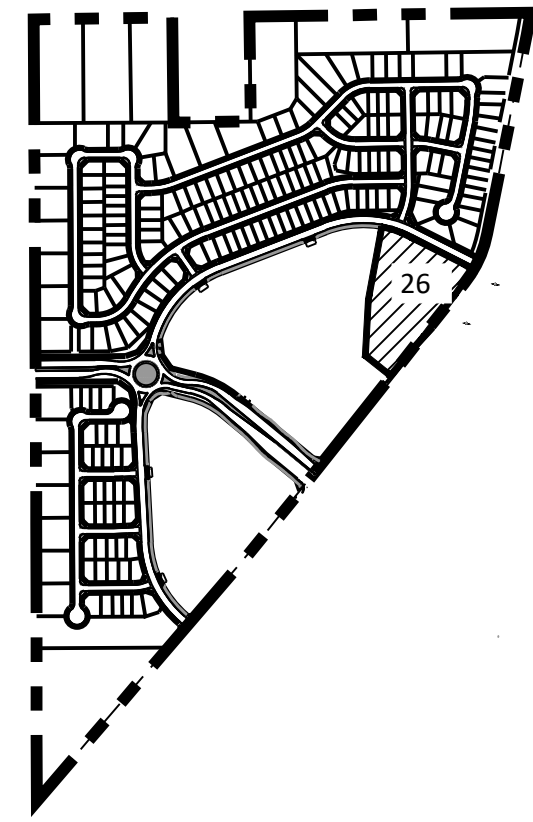
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PRAIRIERIDGE FILING NO. 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP

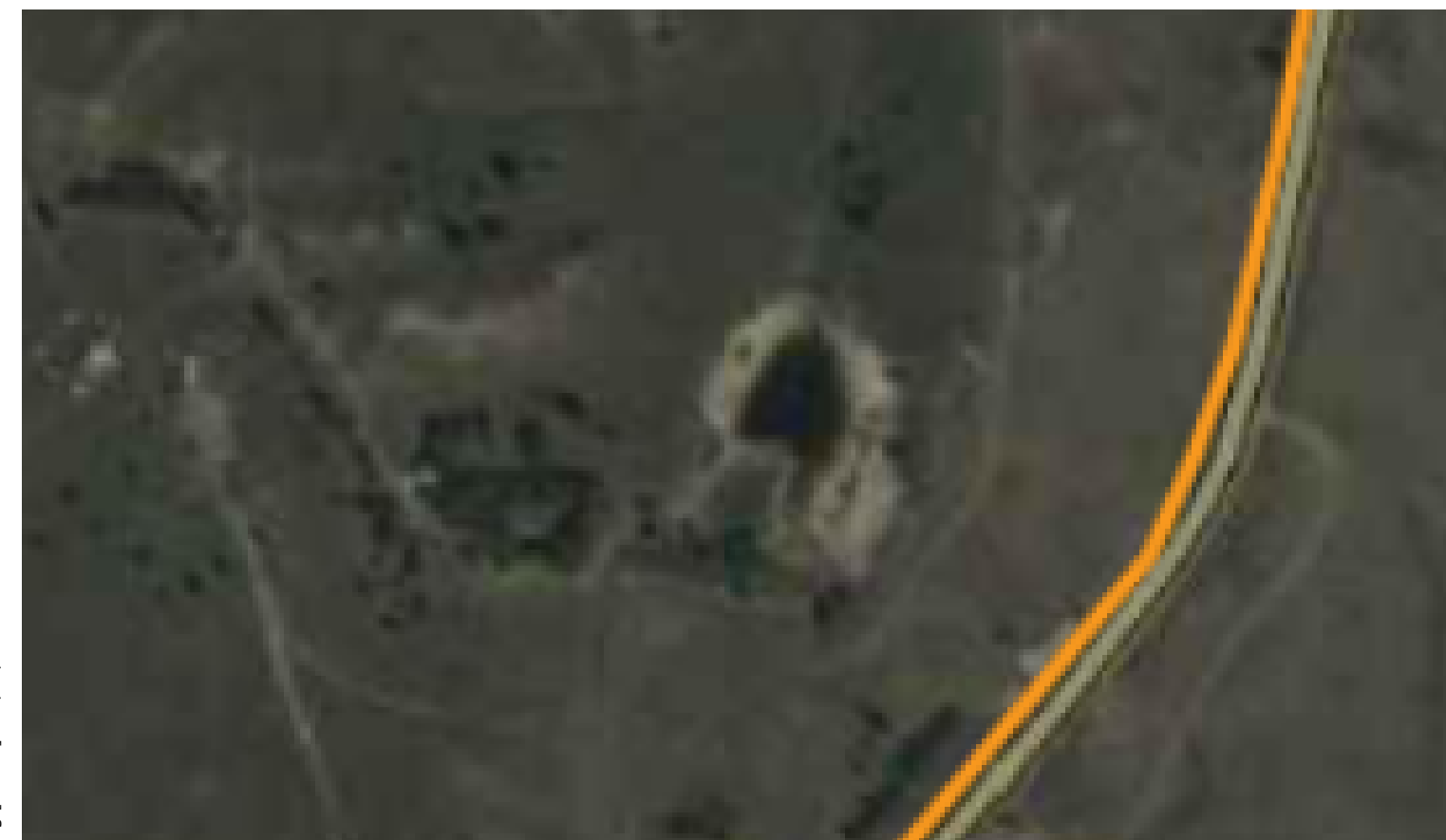


PLANT SCHEDULE

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

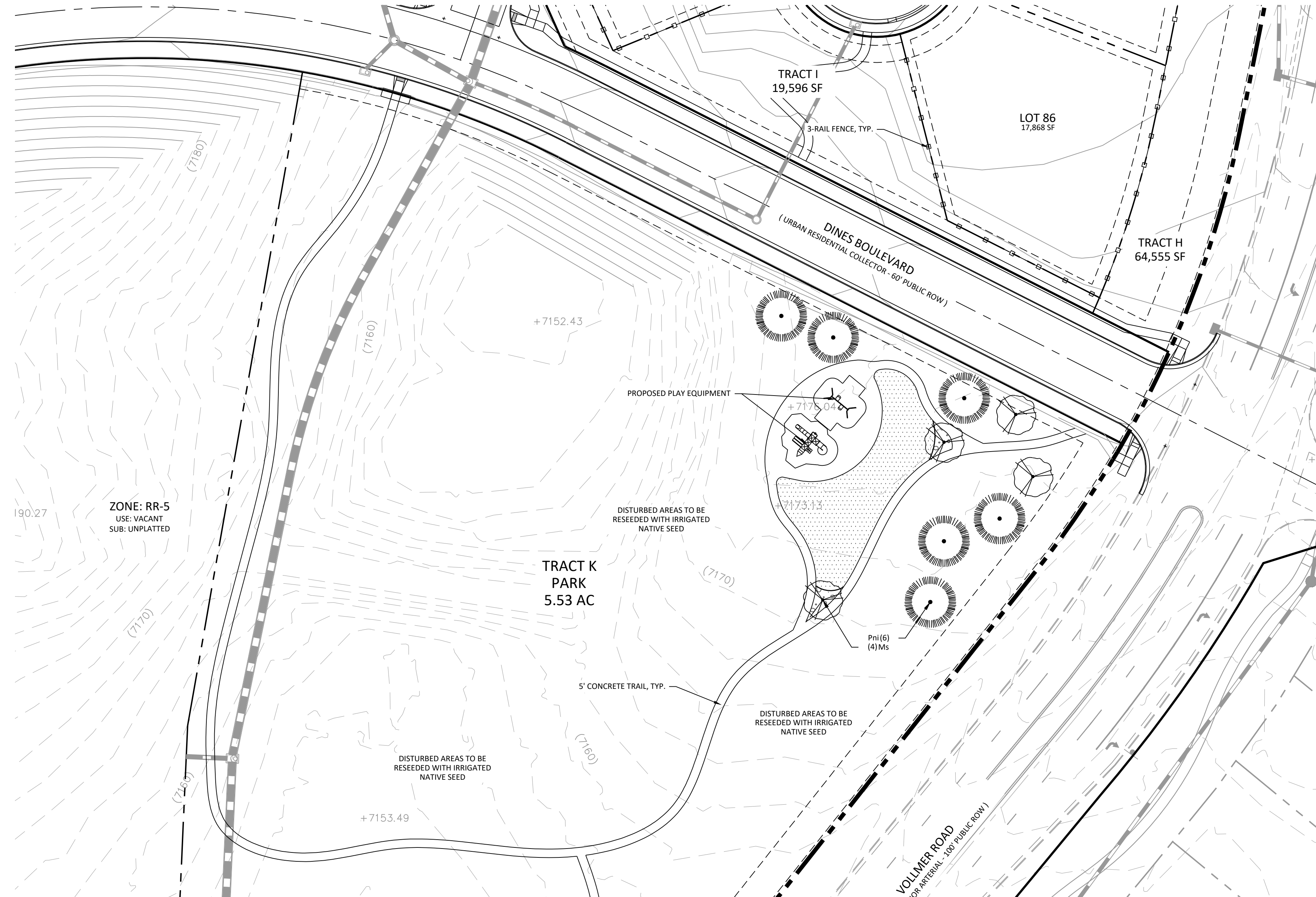
GROUND COVER LEGEND

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



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

update letter of intent



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

PROJECT INFO

PRAIRIERIDGE FILING NO. 1

PRELIMINARY PLAN

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

NORTH PARK SITE

26

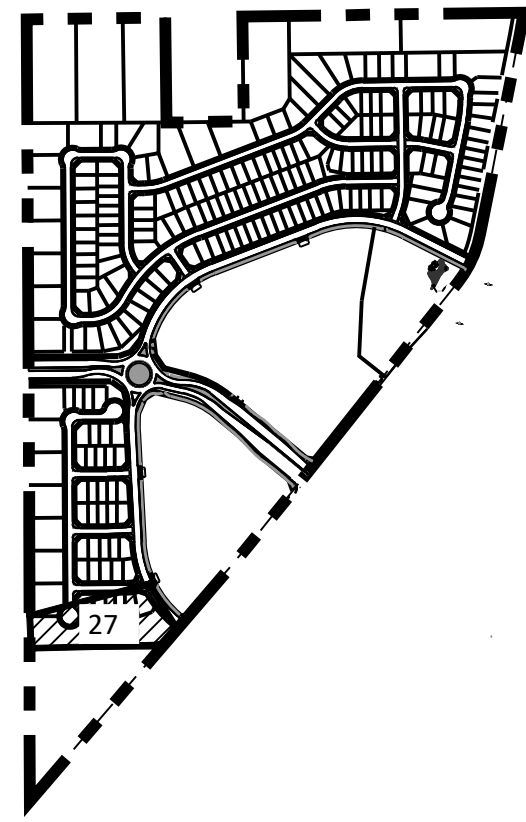
26 OF 28

PRAIRIERIDGE FILING NO. 1

EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

KEY MAP

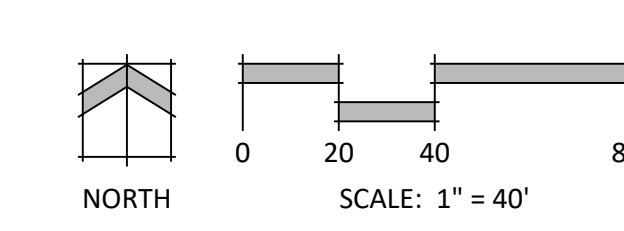
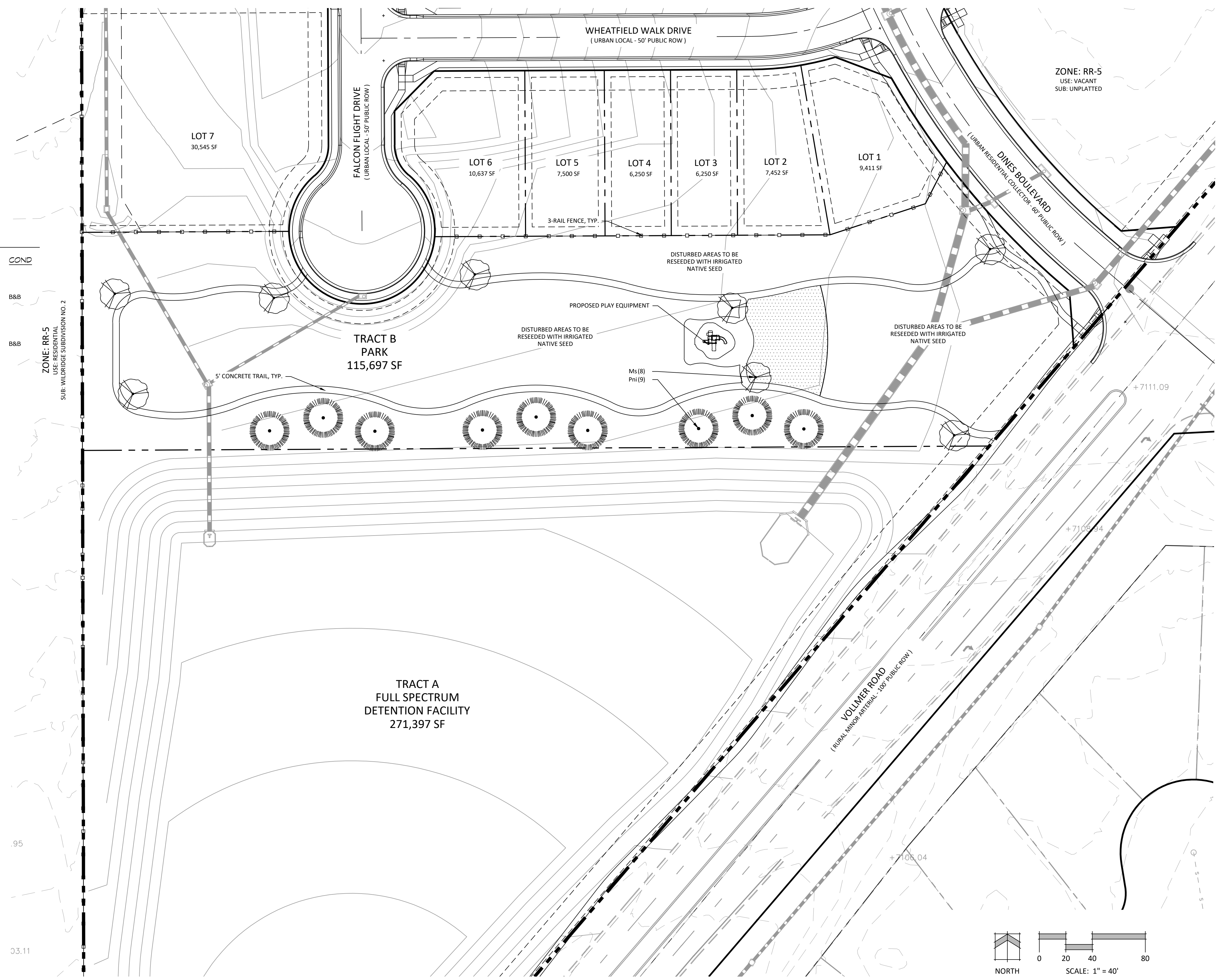


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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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PLANNER / LANDSCAPE ARCHITECT

BY ASSOCIATION WITH

STAMP

ISSUE INFO

ISSUE / REVISION

SHEET TITLE

PLAN FILE # SHEET NUMBER

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

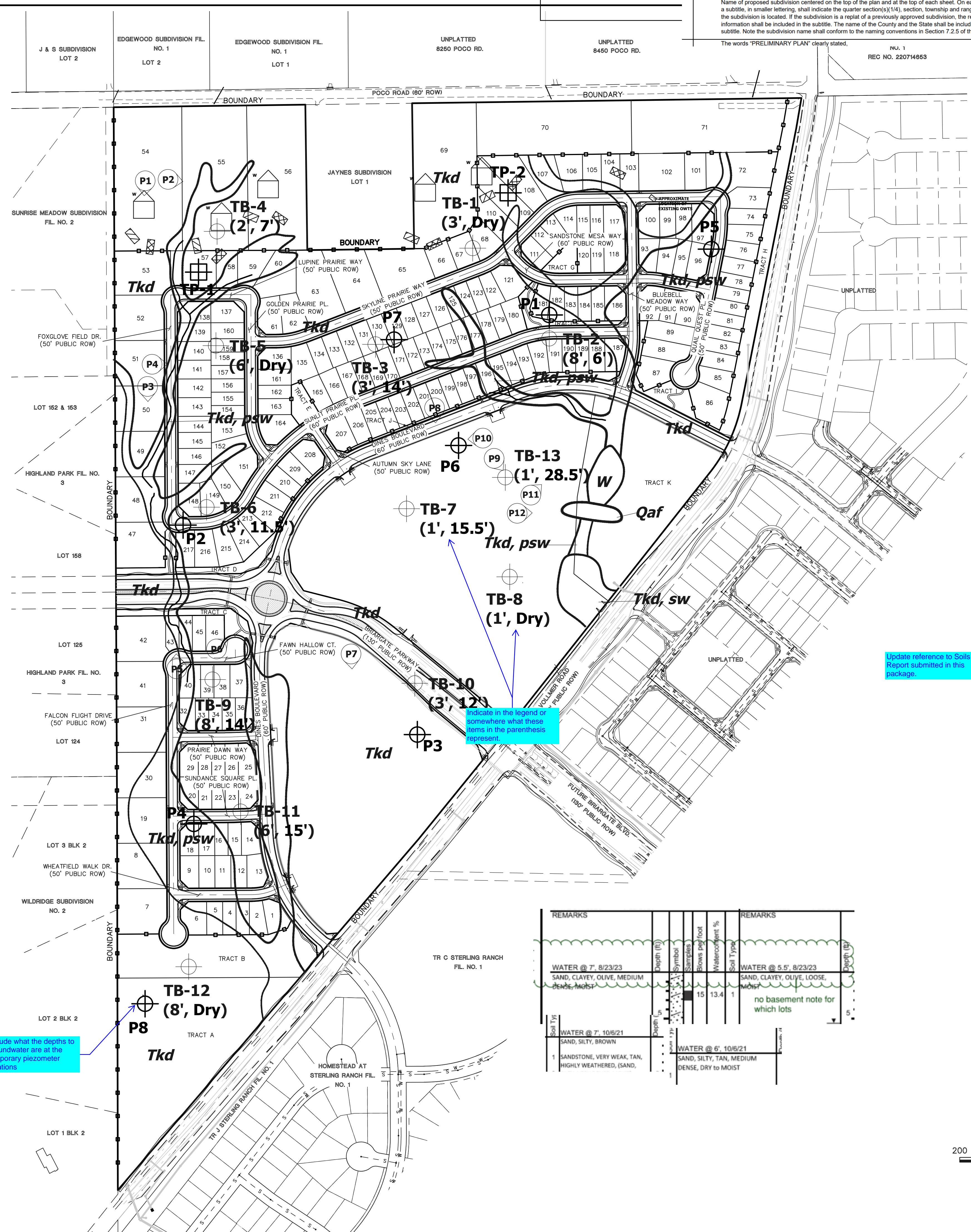
27

27 OF 28

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

all sheets have title per checklist

Title Block and Reference Information
Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. If the subdivision is a reprint of a previously approved subdivision, the reprint information shall be included in the subtitle. The name of the County and the State shall be included in the subtitle. Note the subdivision name shall conform to the naming conventions in Section 7.2.5 of the LDC.
The words "PRELIMINARY PLAN" clearly stated.
NO. 1
REC NO. 220714863



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

Update legend to include all items shown on map

LEGEND

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

Update reference to Soils Report submitted in this package

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

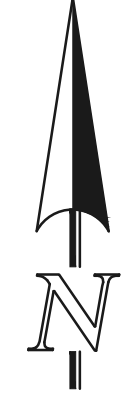
several borings indicate water at 5-7' these should be mitigated by avoidance of basements likely

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

Indicate in the legend or somewhere what these items in the parenthesis represent.

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

REMARKS	Depth (ft)	Symbol	Blowes per foot	Watercontent %	Soil Type	REMARKS
WATER @ 7' 8/23/23 SAND, CLAYEY, OLIVE, MEDIUM DENSE, MOIST						WATER @ 5' 5" 8/23/23 SAND, CLAYEY, OLIVE, LOOSE, MOIST
WATER @ 7' 10/6/21 SAND, SILTY, BROWN			15	13.4	1	no basement note for which lots
WATER @ 6' 10/6/21 SAND, SILTY, TAN, MEDIUM DENSE, DRY TO MOIST						



200 100 0 200 400
SCALE: 1" = 200'
U.S. SURVEY FOOT

CLASSIC CONSULTING
PRAIRIERIDGE FILING NO. 1
PRELIMINARY PLAN
GEOLOGIC CONSTRAINTS EXHIBIT
DESIGNED BY MAW SCALE DATE 12/19/2023
DRAWN BY ESO (H) 1"= 200' SHEET 28 OF 28
CHECKED BY (V) 1"= N/A JOB NO. 1305.10
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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