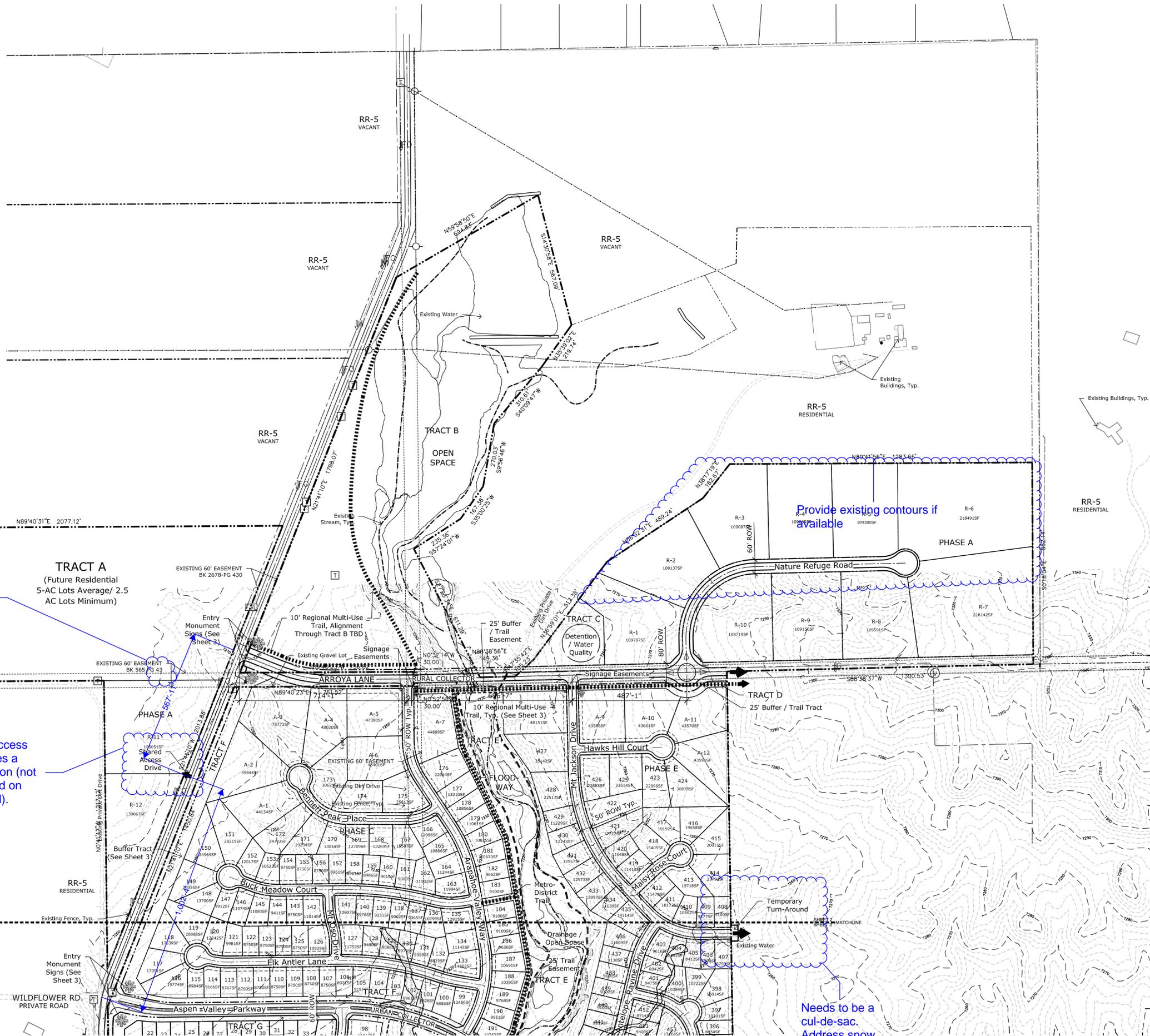
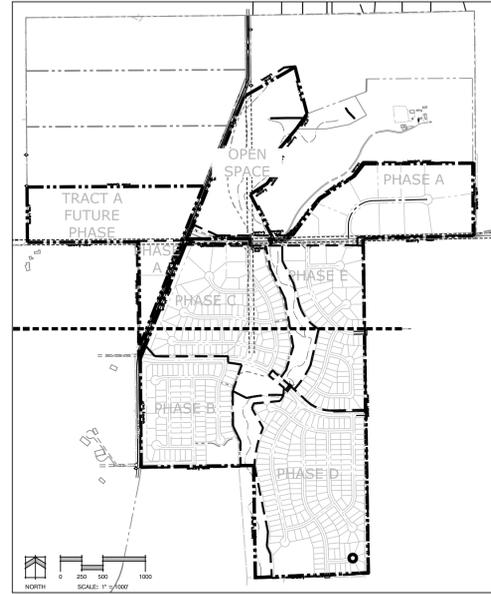


PHASE MAP



pg 430

TRACT A FUTURE PHASE

This access requires a deviation (not allowed on arterial).

Provide existing contours if available

Needs to be a cul-de-sac. Address snow storage.

PROPOSED RESIDENTIAL LOTS:

- PHASE A
Lots R-1 to R-10
10 Lots
Minimum 2.5 AC
- PHASE B
Lots 1-98
98 Lots
Minimum 60' by 120'
- PHASE C
Lots A-1 to A-7 & 99-191
100 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 70' x 120'
- PHASE D
Lots 192-381
190 Lots
Minimum of 60' x 125'
- PHASE E
Lots A-8 to A-12 & 382-458
82 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 60' x 125'
- PHASE F
Lots R-11 & R-12
2 Lots
Minimum 2.5 AC

Land Planning
Landscape Architecture
Urban Design

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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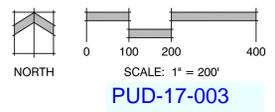
Retreat at TimberRidge
PUD Development Plan
EL PASO COUNTY, CO

DATE: 04/07/17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments

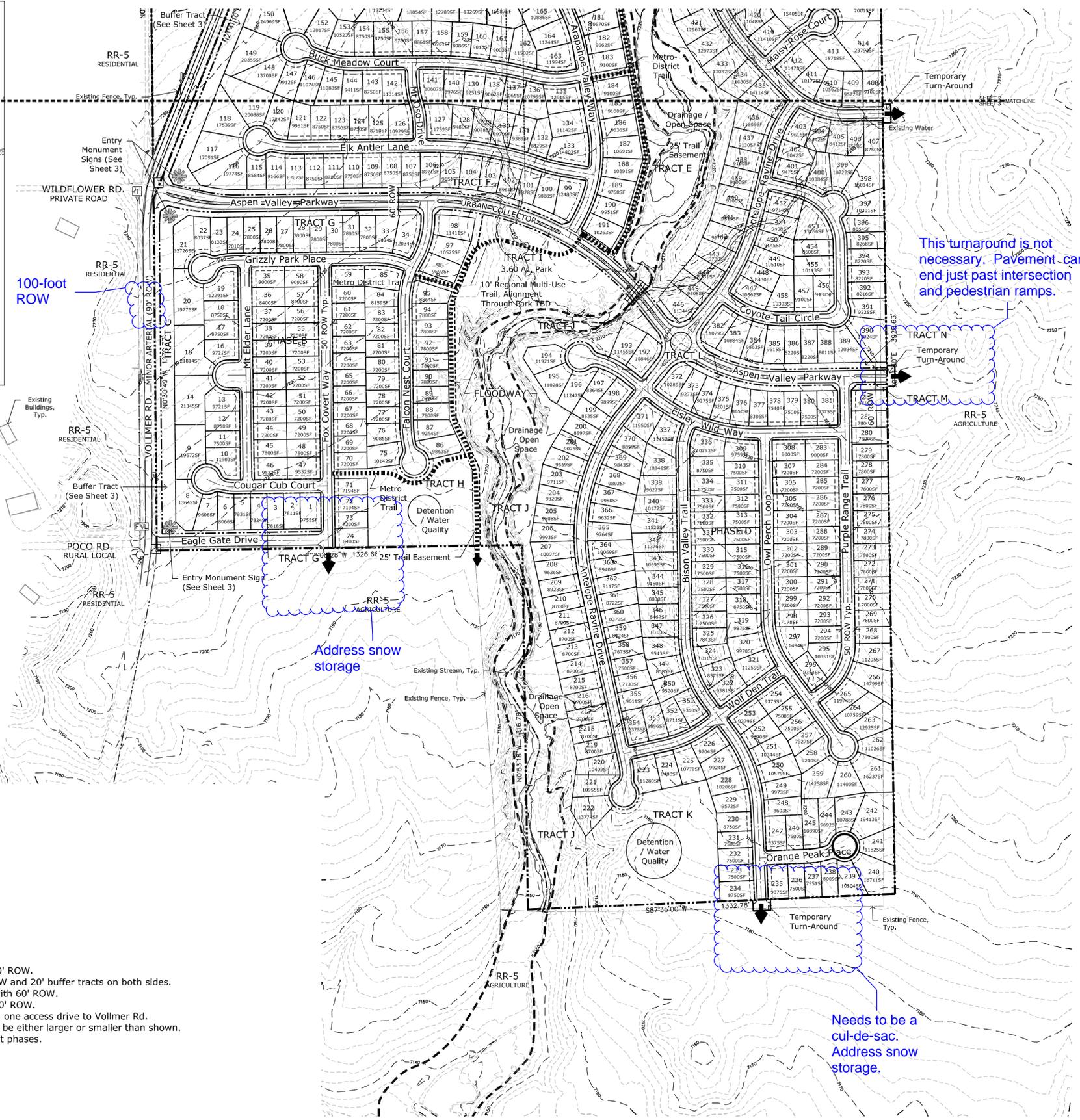
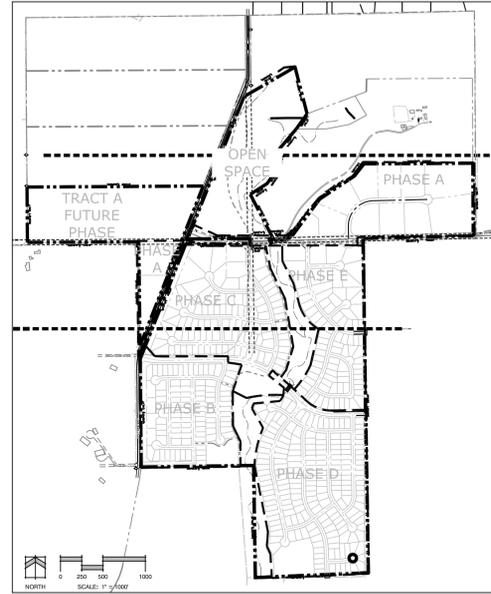
PUD DEVELOPMENT PLAN

2 OF 4



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PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- | | |
|---|--|
| <p>PHASE A
Lots R-1 to R-12
12 Lots
Minimum 2.5 AC</p> <p>PHASE B
Lots 1-98
98 Lots
Minimum 60' by 120'</p> <p>PHASE C
Lots A-1 to A-7 & 99-191
100 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 70' x 120'</p> | <p>PHASE D
Lots 192-381
190 Lots
Minimum of 60' x 125'</p> <p>PHASE E
Lots A-8 to A-12 & 382-458
82 Lots
"A" Lots Minimum 1 AC
Other Lot Sizes Vary to Minimum of 60' x 125'</p> |
|---|--|

GENERAL NOTES:

- Arroya Lane will be reclassified as a Rural Collector with a 80' ROW.
- Aspen Valley Parkway is to be a Urban Collector with 60' ROW and 20' buffer tracts on both sides.
- Nature Refuge Road in Phase A is to be a Rural Local Road with 60' ROW.
- All other proposed roads are to be Urban Local Roads with 50' ROW.
- Lots R-11 and R-12 will have a shared access easement with one access drive to Vollmer Rd.
- Phases as shown are a general depiction and may change to be either larger or smaller than shown. No additional Land Use approvals are to be required to adjust phases.

This turnaround is not necessary. Pavement can end just past intersection and pedestrian ramps.

Address snow storage

Needs to be a cul-de-sac. Address snow storage.

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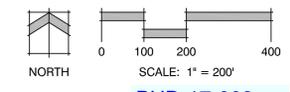
Retreat at TimberRidge
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EL PASO COUNTY, CO

DATE: 04/07/17
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06-21-17	KMM	Per County Review Comments

PUD DEVELOPMENT PLAN

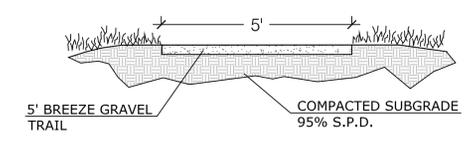
3 OF 4



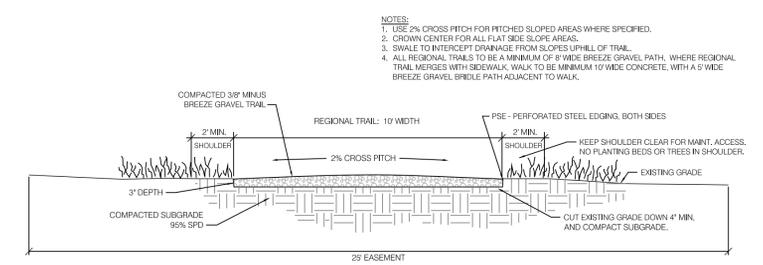
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PRELIMINARY TREE SCHEDULE

DECIDUOUS TREES					
Acer grandidentatum / Highland Park / Highland Park Bigtooth Maple	HEIGHT	WIDTH	SIZE	COND	KEY
Celtis occidentalis / Common Hackberry	40'	25'	2" Cal.	B&B	Xeric
Gleditsia triacanthos / Honey Locust	60'	50'	3" Cal.	B&B	Xeric
Gymnocladus dioica / Kentucky Coffee Tree	60'	40'	3" Cal.	B&B	Xeric
Populus angustifolia / Narrowleaf Poplar	60'	50'	3" Cal.	B&B	NonX
	50'	30'	2.5" Cal.	B&B	NonX
EVERGREEN TREES					
Abies concolor / White Fir	HEIGHT	WIDTH	SIZE	COND	KEY
Juniperus scopulorum / Rocky Mountain Juniper	60'	30'	8" HT	B&B	NonX
Juniperus virginiana / Eastern Red Cedar	30'	15'	6" HT	B&B	Xeric
Picea pungens glauca / Baby Blue Eyes / Baby Blue Eyes Colorado Blue Spruce	20'	10'	6" HT	B&B	Xeric
Pinus flexilis / Limber Pine	15'	10'	6" HT	B&B	NonX
Pinus ponderosa / Ponderosa Pine	50'	30'	6" HT	B&B	Xeric
Pinus strobiformis / Southwestern White Pine	80'	40'	8" HT	B&B	Xeric
	50'	30'	8" HT	B&B	NonX
ORNAMENTAL TREE					
Crataegus crus-galli / Cockspur Hawthorn	HEIGHT	WIDTH	SIZE	COND	KEY
Malus x 'Indian Magic' / Indian Magic Crab Apple	30'	30'	2" Cal.	B&B	Xeric
Prunus virginiana 'Shubert' / Canada Red Cherry	20'	20'	2" Cal.	B&B	NonX
Rhus glabra / Smooth Sumac	30'	25'	2" Cal.	B&B	Xeric
	15'	10'	2" Cal.	B&B	Xeric

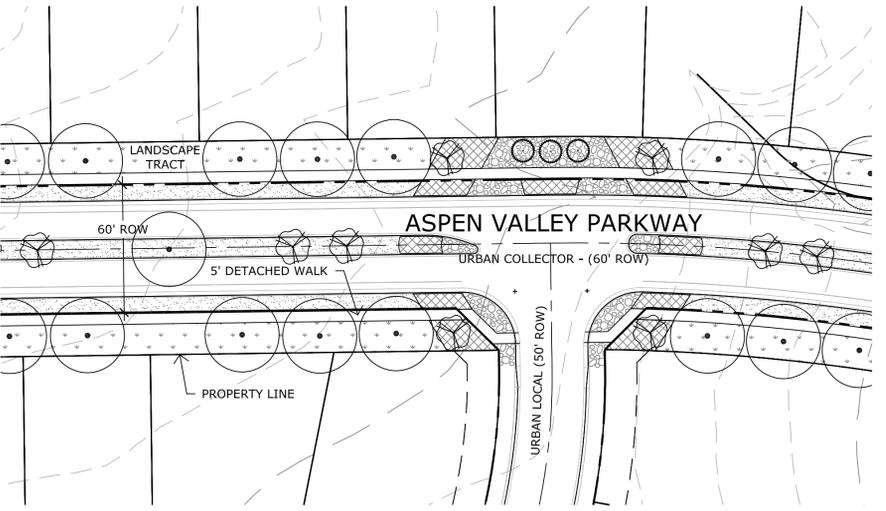
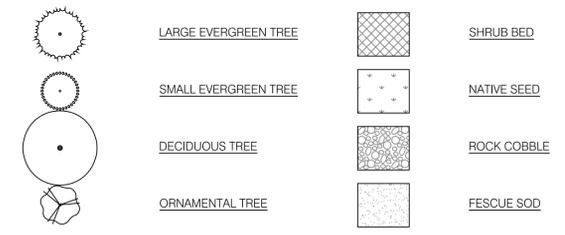


D1 GRAVEL METRO. DISTRICT TRAIL SECTION, TYP.
NOT TO SCALE



D2 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION, TYP.
NOT TO SCALE

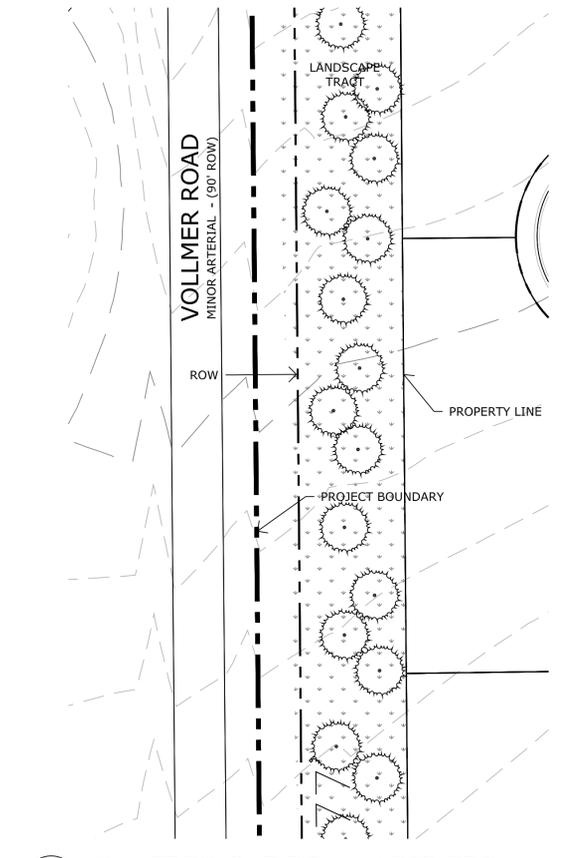
CONCEPT TREE & GROUND COVER LEGEND



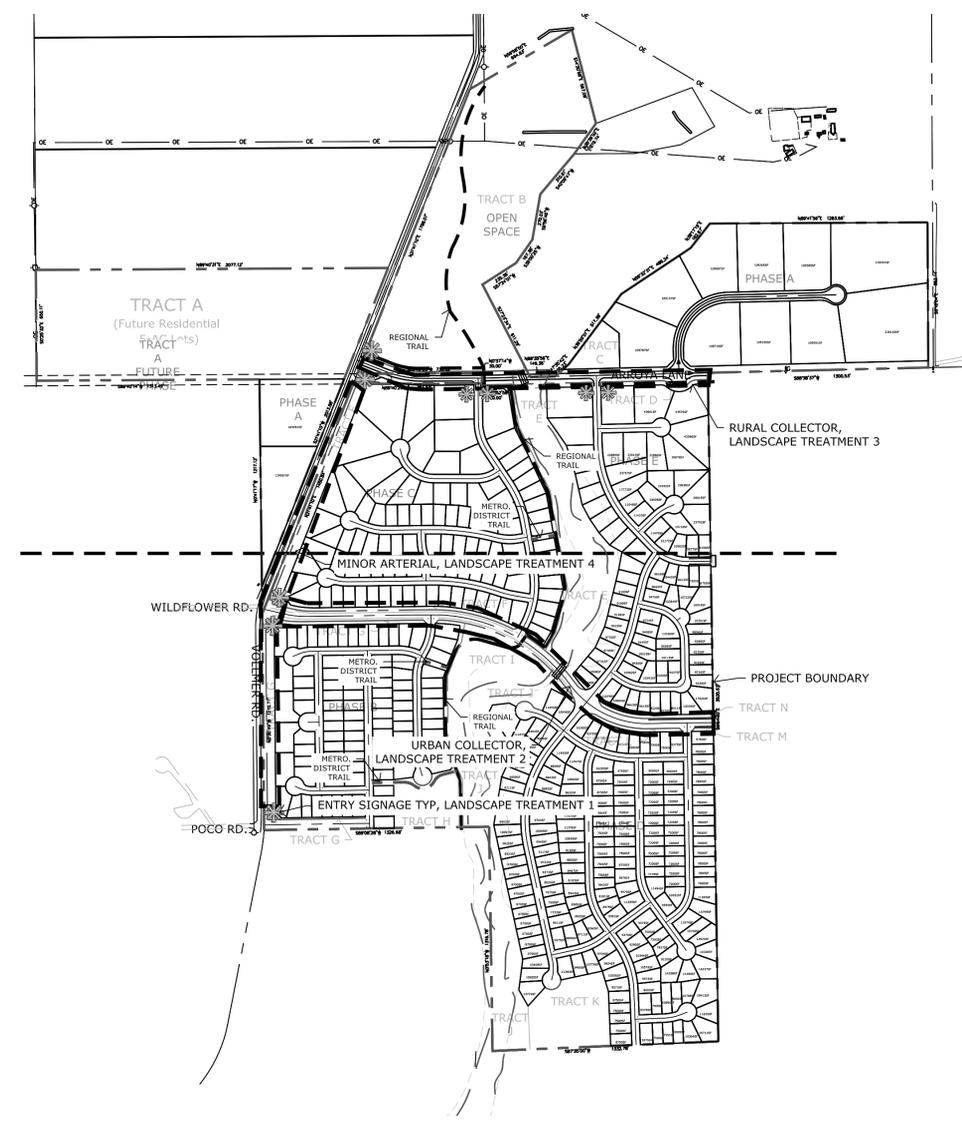
T2 ASPEN VALLEY PARKWAY - TYPICAL LANDSCAPE PLAN
1" = 40'



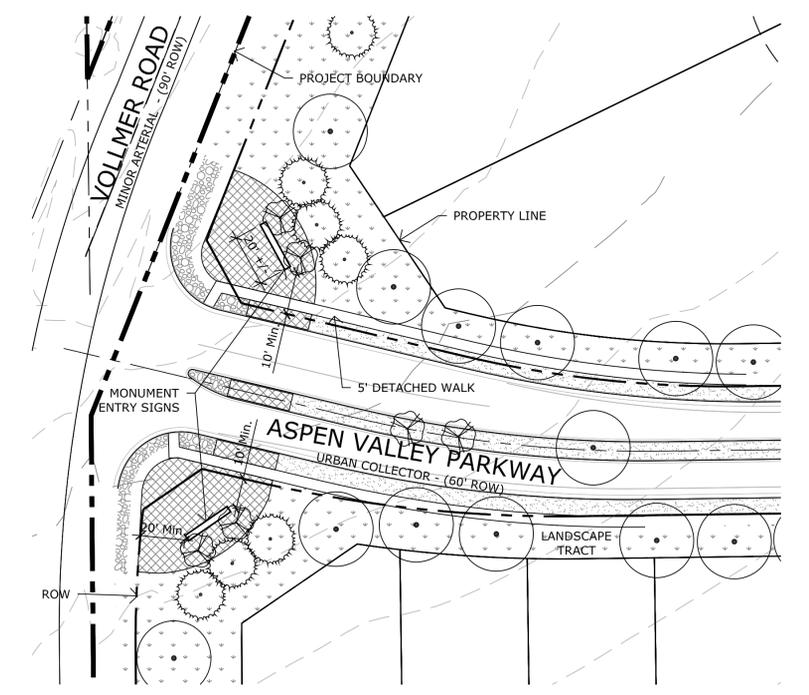
T3 ARROYA LANE - TYPICAL LANDSCAPE PLAN
1" = 40'



T4 VOLLMER ROAD - TYPICAL LANDSCAPE PLAN
1" = 40'



OVERALL LANDSCAPE PLAN
1" = 400'



T1 MAIN ENTRY MONUMENT - TYPICAL LANDSCAPE PLAN
1" = 40'

Rural?

DATE: 04-12-17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE: 06-21-17 BY: KMM DESCRIPTION: Per County Review Comments

LANDSCAPE PLAN & DETAILS