

MEADOWWORKS

CITY OF COLORADO SPRINGS, COLORADO

FILINGS 1 - 4 DEVELOPMENT PLAN

VICINITY MAP



LEGAL DESCRIPTION

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLIGIBLE, 0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49'49"E, A DISTANCE OF 1774.38 FEET.

PARCELA

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 3, A DISTANCE OF 1180.91 FEET TO THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4;
CONTINUING S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2, A DISTANCE OF 593.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD;
THENCE N00°29'24"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 2316.95 FEET;
THENCE N89°30'47"E, A DISTANCE OF 437.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING SIX (6) COURSES;

1. S00°29'24"E, A DISTANCE OF 88.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°02'55", A RADIUS OF 624.36 FEET AND A DISTANCE OF 610.77 FEET TO A POINT OF TANGENT;
3. S56°32'19"E, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
5. S00°29'24"E, A DISTANCE OF 391.69 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°14'34", A RADIUS OF 530.00 FEET AND A DISTANCE OF 261.25 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.561 ACRES.

PARCEL B

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE N02°24'50"W, A DISTANCE OF 1081.08 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF MORNING SUN 1 RECORDED IN PLAT BOOK A-4 AT PAGE 179 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING FOUR (4) COURSES:

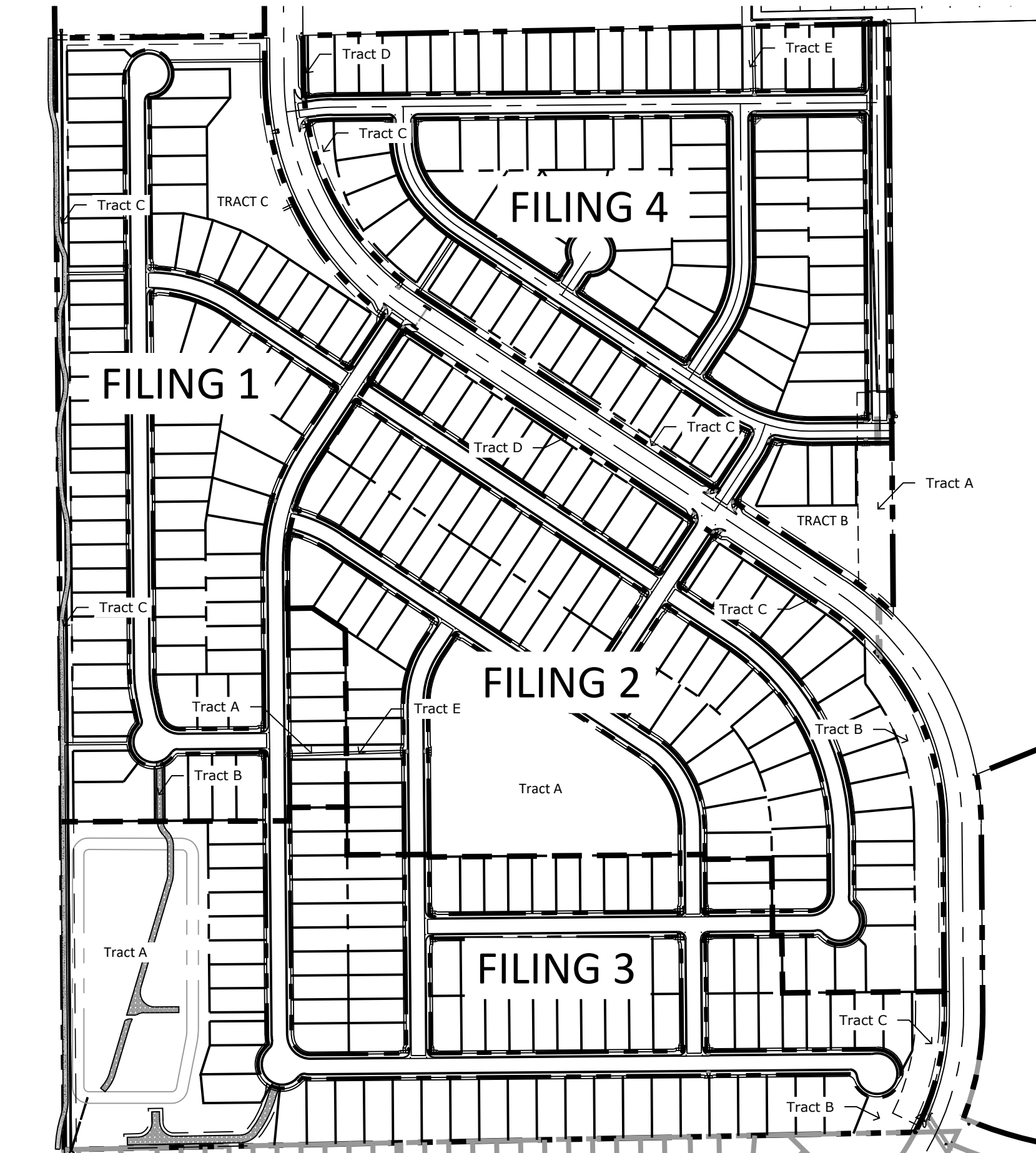
1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S44°57'49"W, HAVING A DELTA OF 11°30'08", A RADIUS OF 624.36 FEET AND A DISTANCE OF 125.34 FEET TO A POINT OF TANGENT;
2. N56°32'19"W, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
4. N00°29'24"W, A DISTANCE OF 89.45 FEET TO THE SOUTHWESTERLY CORNER OF CUCHARS RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 210713014;

THENCE N88°49'49"E, ON THE SOUTHERLY BOUNDARY OF SAID CUCHARS RANCH FILING NO. 1, A DISTANCE OF 1220.90 FEET TO THE NORTHWESTERLY CORNER OF SAID MORNING SUN 1;

THENCE S00°29'24"E, ON THE WESTERLY BOUNDARY OF SAID MORNING SUN 1, A DISTANCE OF 1230.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.065 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 90.626 ACRES.



FILING & TRACT MAP

TRACT TABLE

FILING 1	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
Tract A	3,600 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage		Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
Tract B	2,318 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage		Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
Tract C	2,912 AC	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage		Meadoworks Metro District No. 2	Meadoworks Metro District No. 2

FILING 2	TRACT	SIZE (AC/SF)	USE	OWNERSHIP	MAINTENANCE
TRACT A	3,826 AC		Future Public Park, Public Drainage, Public Utilities, Trails and Open Space	City of Colorado Springs	City of Colorado Springs
	43,316 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk and Signage	Colorado Center Metro District	Colorado Center Metro District
	6,290 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
TRACT D	12,050 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
	3,600 SF		Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2

FILING 3				
Tract A	5.093 AC	Public Drainage, Public Utilities, Trails / Open Space*	City of Colorado Springs	City of Colorado Springs
Tract B	8,580 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
Tract C	16,420 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District	Colorado Center Metro District

FILING 4				
Tract A	24,402 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Colorado Center Metro District	Colorado Center Metro District
Tract B	23,930 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
Tract C	28,056 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
Tract D	1,290 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2
TRACT E	5,440 SF	Public Access, Open Space, Landscaping, Public Utilities, Public Drainage, Public Improvements, Private Drainage Facility, Trails, Fences, Mail Kiosk, and Signage	Meadoworks Metro District No. 2	Meadoworks Metro District No. 2

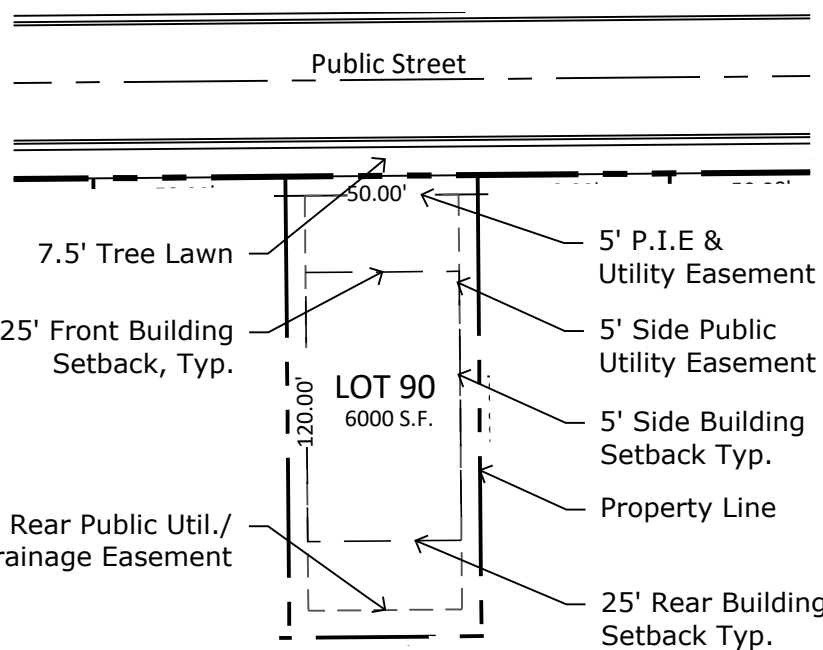
*REFERENCE GENERAL NOTE #16 FOR THE OWNERSHIP / MAINTENANCE OF THE LANDSCAPING AND IRRIGATION LOCATED IN FILING 3 TRACT A

LOT STANDARDS (R-1 6000)

Setbacks (See Typical Lot Diagram)

Front:	25' Minimum
Side:	5' Minimum 15' Minimum Adjacent to R.O.W.
Rear:	25' Minimum
Minimum Lot Size:	6,000 SF
Minimum Lot Width:	40' (At Front Setback)
Maximum Lot Coverage:	30% - 45%
Maximum Building Height:	30'

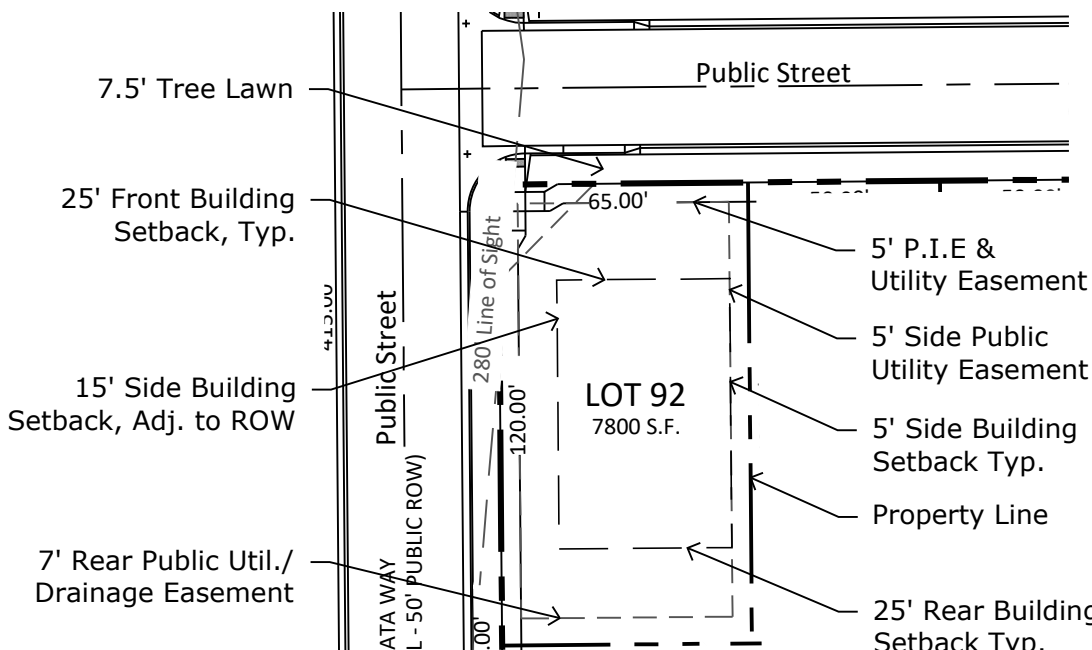
TYPICAL LOT DIAGRAM



SITE DATA

Tax ID Number:	5500000189
Total Area:	~ 90.63 Acres
Development Schedule:	Fall 2021
Master Plan:	Banning Lewis Ranch
Current Zoning:	R1-6 / CR P8C / CR AO AP22 (This area of DP does not include the APZ overlay, no residential units in APZ)
Current Use:	Vacant
Proposed Use:	Single-Family Residential
Number of Lots:	Filing 1: 85 Filing 2: 91 Filing 3: 92 Filing 4: 90 Total: 358 Lots Gross Total: 3.95 DU/AC Net Density: 6.19 DU/AC
Density:	
Landscape Setbacks:	Horizonview Drive: 10' 5 Marksheffel Road: 25'
Parking:	Required: 1 Space per Dwelling Unit Provided: 2 Spaces per Dwelling Unit

TYPICAL CORNER LOT DIAGRAM



GENERAL NOTES

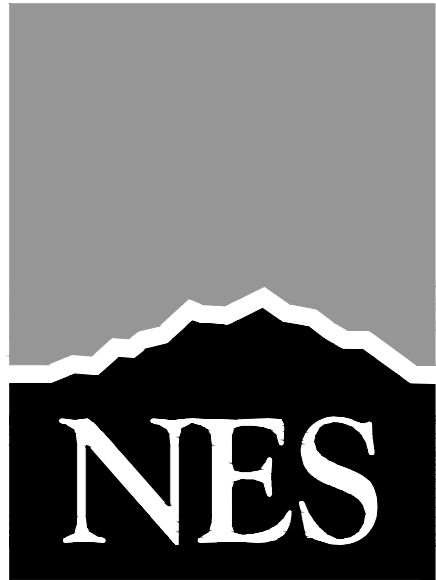
1. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5" CONCRETE UNLESS OTHERWISE SPECIFIED.
2. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
4. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
5. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
6. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HIMSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
7. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE MEADOWWORKS FILINGS NO. 1, 2, 3, AND 4 SUBDIVISION PLATS. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENTS RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
8. NO PORTION OF THIS SITE, MEADOWWORKS FILING NO. 1 - 4, IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0545G, EFFECTIVE DECEMBER 7, 2018 (ZONE XI).
9. 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
10. IN CONTEXT OF SECTION 7.7.306 OF THE CITY ZONING CODE, THE APPROVAL OF THE MEADOWWORKS DEVELOPMENT PLAN INCLUDES EXTENSIONS OF APPROVAL FOR THE INITIALLY APPROVED ASSOCIATED PLAT FILINGS WITH AN EXPIRATION DATE OF SIX YEARS FROM THE DATE OF APPROVAL FOR THE DEVELOPMENT PLAN AREA.
11. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS TO SOUTH MARKSHEFFEL ROAD AND HORIZONVIEW DRIVE.
12. THE DEVELOPER WILL BE REQUIRED TO INSTALL A 6" DETACHED SIDEWALK ALONG HORIZONVIEW DRIVE AND A 10" CONCRETE SIDEWALK ALONG MARKSHEFFEL.
13. THE ARTICLES OF INCORPORATION MEADOWWORKS HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. . THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR MEADOWWORKS HOMEOWNERS ASSOCIATION, INC. ARE RECORDED UNDER RECEPTION NO. . AS AMENDED.
14. FOR DEAD-END STREETS, TEMPORARY BLOCKADES WILL BE PLACED AT THE END OF THE ROADWAYS WHERE FUTURE ROAD WILL CONTINUE.
15. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE MEADOWWORKS METRO DISTRICT NO. 2.
16. ALL LANDSCAPING AND IRRIGATION LOCATED WITHIN TRACT A OF FILING NO. 3 WILL BE OWNED & MAINTAINED BY THE MEADOWWORKS METRO DISTRICT NO. 2.
17. THE DEVELOPER IS REQUIRED TO CONSTRUCT AN EASTBOUND RIGHT TURN LANE AT THE DRENNAN ROAD & HORIZONVIEW DRIVE INTERSECTION. THIS TURN LANE WILL NEED TO PROVIDE 200 FEET OF TURN LANE AND A 180 FEET TRANSITION TAPER.
18. THE DEVELOPER IS REQUIRED TO CONSTRUCT A WESTBOUND LEFT TURN LANE AT THE DRENNAN ROAD & HORIZONVIEW DRIVE INTERSECTION. THIS TURN LANE WILL NEED TO PROVIDE 200 FEET OF TURN LANE AND A 180 FEET TRANSITION TAPER.

PROJECT TEAM

OWNER:	BLH No. 2 LLC 111 S Tejon St., Suite 222 Colorado Springs, CO 80903
DEVELOPER:	Norwood Development 111 S. Tejon St., Suite 222 Colorado Springs, CO 80903
CIVIL ENGINEER:	Classic Consulting Engineers & Surveyors 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
APPLICANT/PLANNER:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 28:	Cover Sheet
Sheet 2 of 28:	Preliminary Grading Plan
Sheet 3 of 28:	Development Plan
Sheet 4 of 28:	Development Plan
Sheet 5 of 28:	Development Plan
Sheet 6 of 28:	Development Plan
Sheet 7 of 28:	Development Plan
Sheet 8 of 28:	Preliminary Grading Plan
Sheet 9 of 28:	Preliminary Grading Plan
Sheet 10 of 28:	Preliminary Grading Plan
Sheet 11 of 28:	Preliminary Grading Plan
Sheet 12 of 28:	Preliminary Grading Plan
Sheet 13 of 28:	Preliminary Grading Plan
Sheet 14 of 28:	Preliminary Utilities & Facilities Plan
Sheet 15 of 28:	Preliminary Utilities & Facilities Plan
Sheet 16 of 28:	Preliminary Utilities & Facilities Plan
Sheet 17 of 28:	Preliminary Utilities & Facilities Plan
Sheet 18 of 28:	Preliminary Utilities & Facilities Plan
Sheet 19 of 28:	Preliminary Utilities & Facilities Plan
Sheet 20 of 28:	Preliminary Utilities & Facilities Plan (Offsite Water Main)
Sheet 21 of 28:	Preliminary Landscape Plan Notes
Sheet 22 of 28:	Preliminary Landscape Plan
Sheet 23 of 28:	Preliminary Landscape Plan
Sheet 24 of 28:	Preliminary Landscape Plan
Sheet 25 of 28:	Preliminary Landscape Plan
Sheet 26 of 28:	Preliminary Landscape Plan
Sheet 27 of 28:	Preliminary Landscape Plan
Sheet 28 of 28:	Preliminary Landscape Plan Details

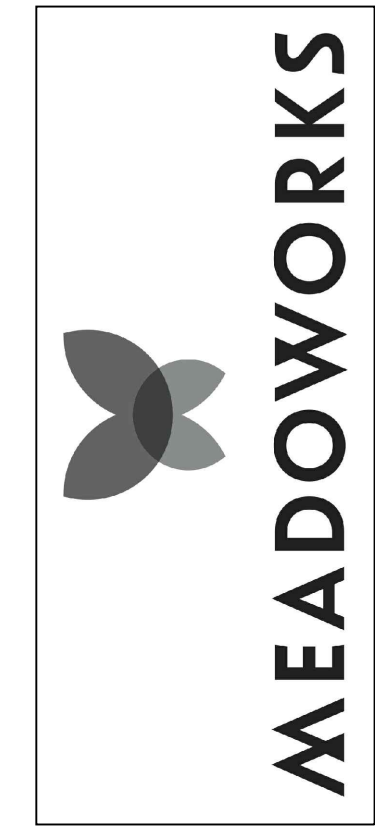


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MEADOWWORKS

FILINGS 1 - 4 DEVELOPMENT PLAN

DATE:	09/03/2021
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/14/2021	BP	PER CITY REVIEW COMMENTS
03/04/2022	BP	PER CITY REVIEW COMMENTS

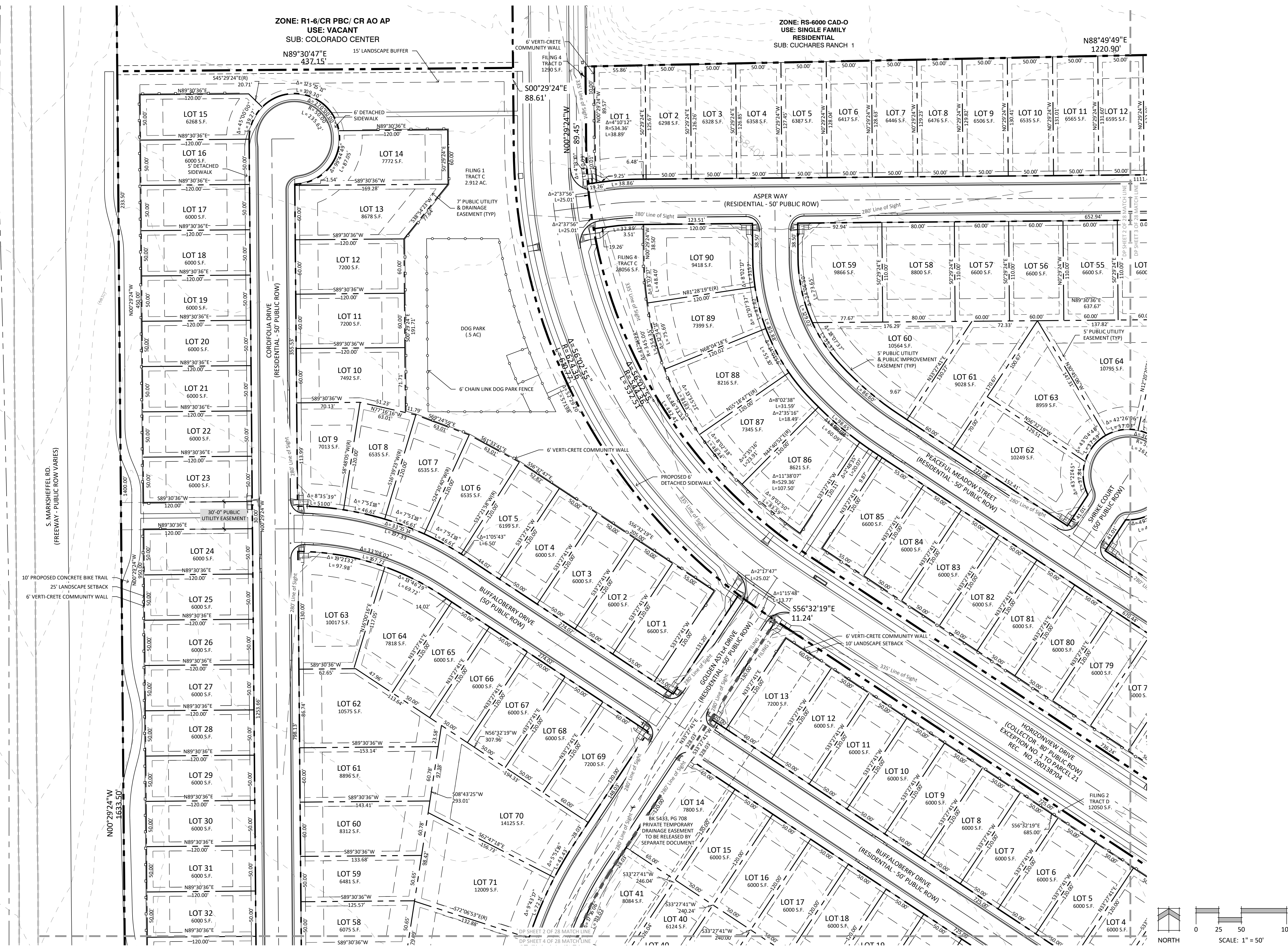
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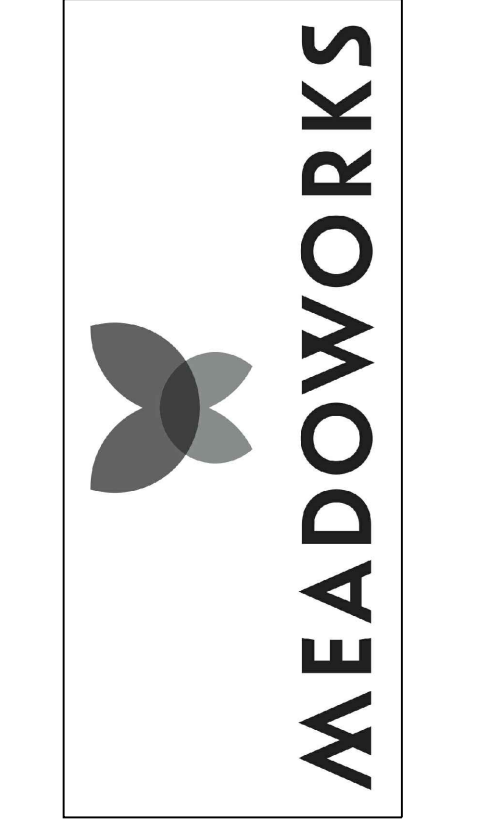
1 OF 28

AR DP 21-00591
AR FP 21-00592

MEADOWWORKS
CITY OF COLORADO SPRINGS, COLORADO
FILINGS 1 - 4 DEVELOPMENT PLAN



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FILINGS 1 - 4
DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ENTITLEMENT

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DEVELOPMENT PLAN

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DEVELOPMENT PLAN

3

3 OF 28

AR DP 21-00591
AR FP 21-00592

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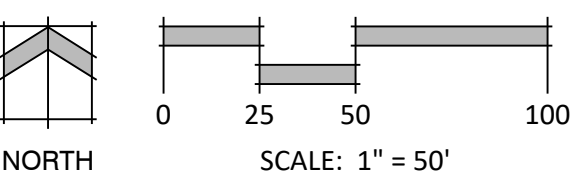
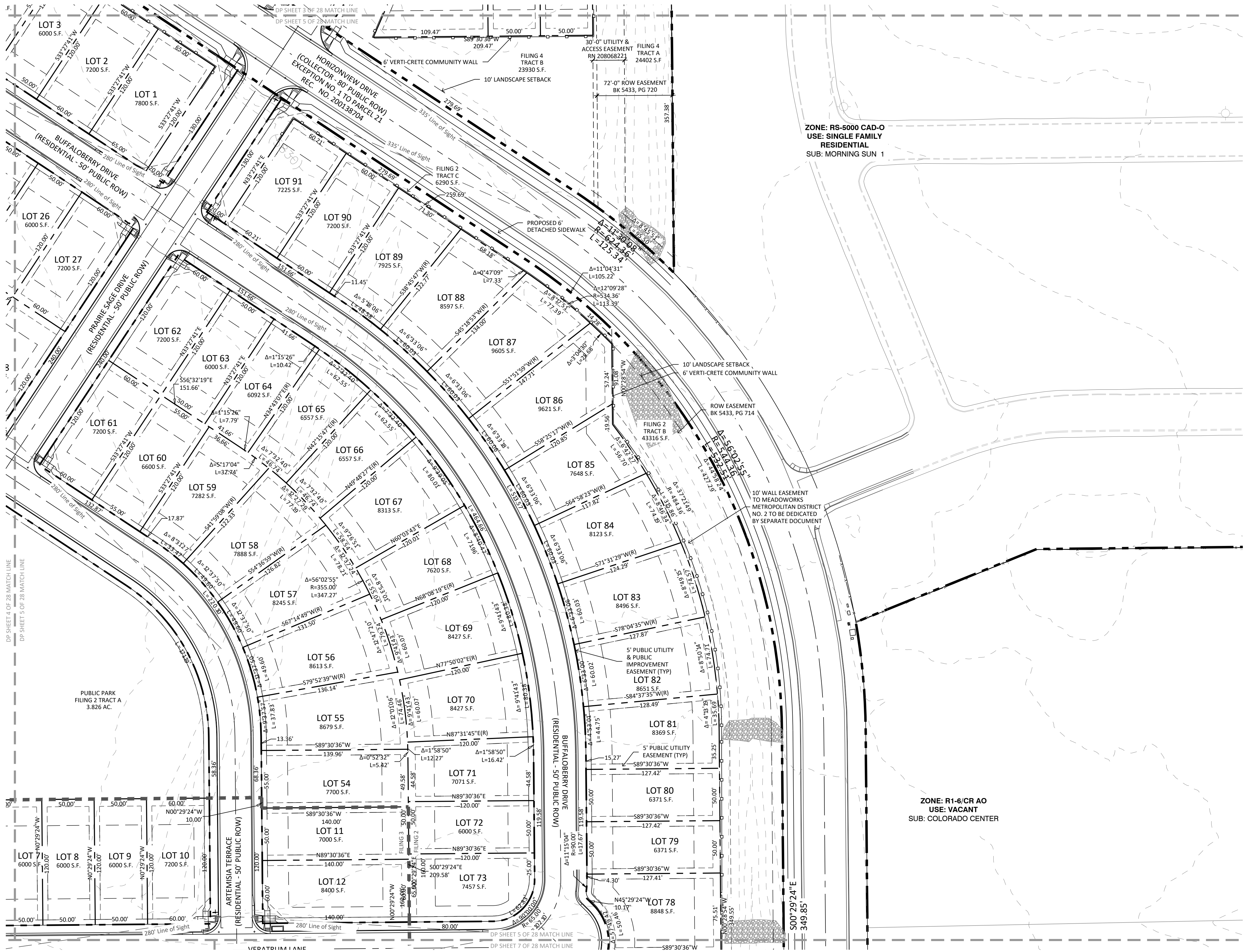
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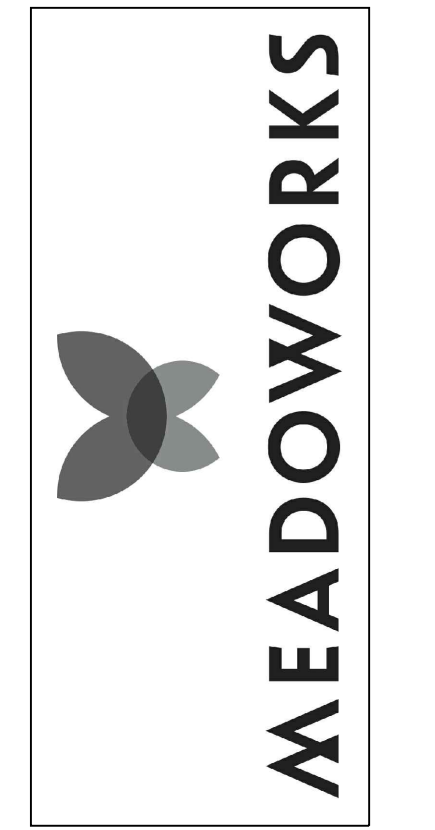
DEVELOPMENT PLAN

4
4 OF 28
AR DP 21-00591
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DEVELOPMENT PLAN

5
5 OF 28

AR DP 21-00591
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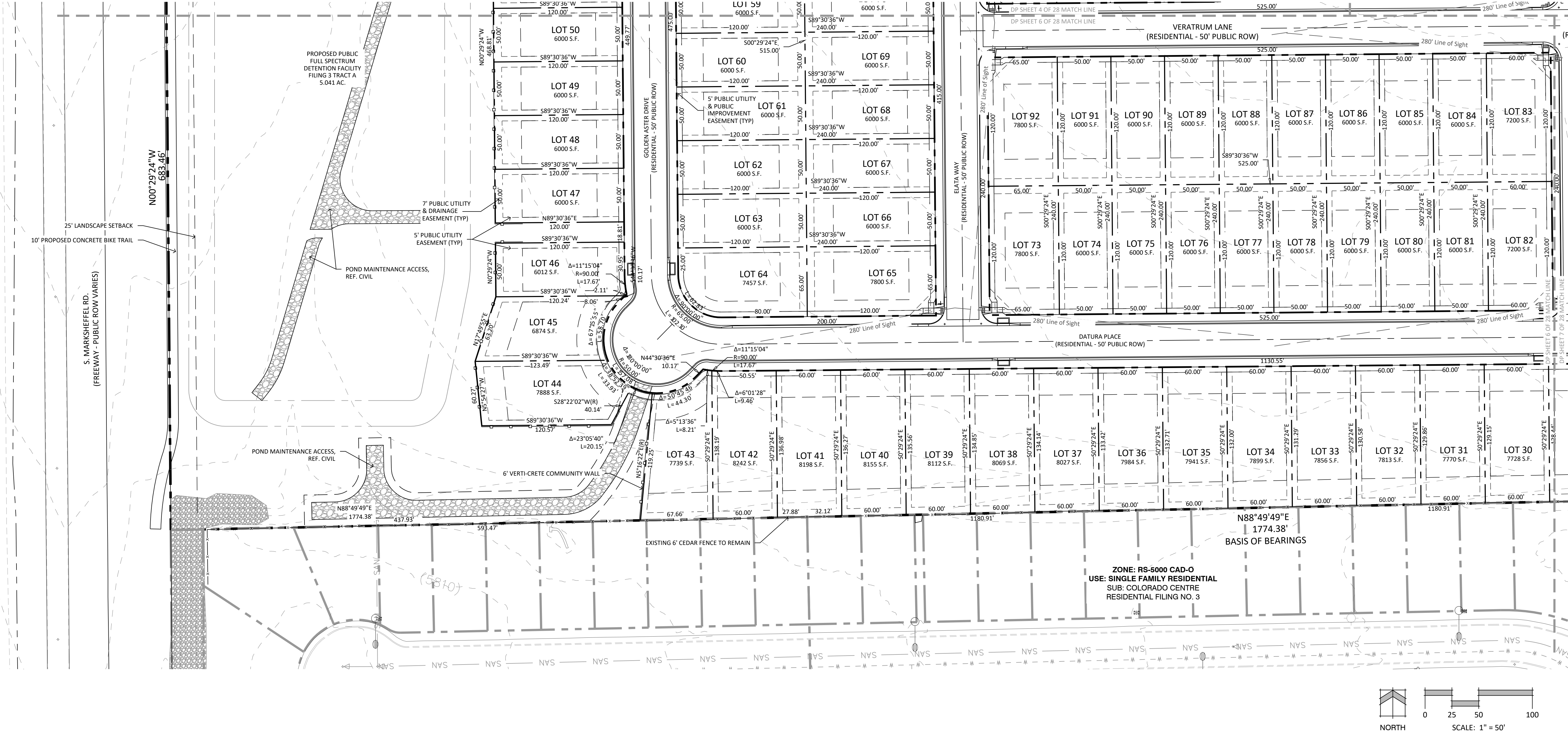
DEVELOPMENT PLAN

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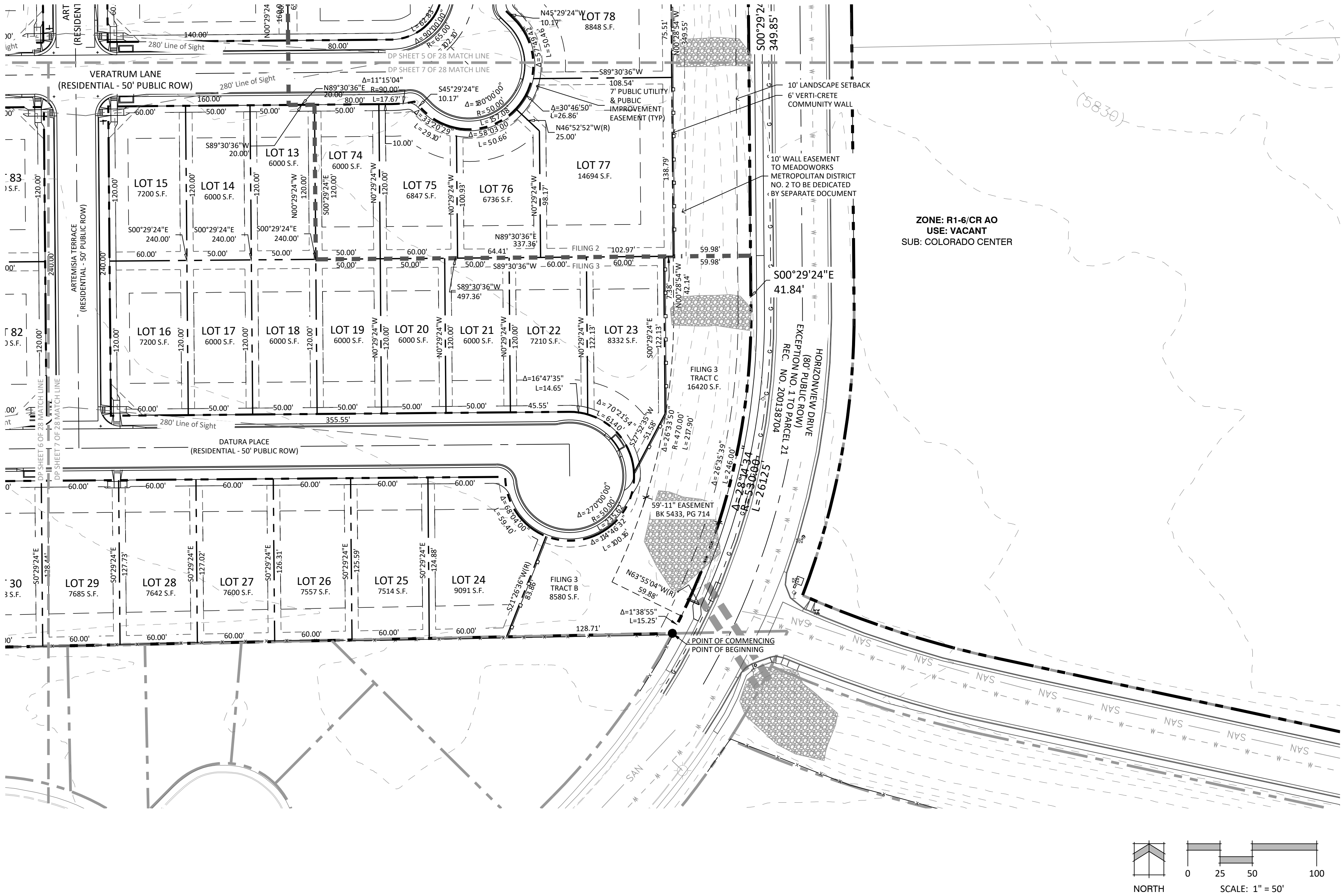
6 OF 28

AR DP 21-00591
AR FP 21-00592

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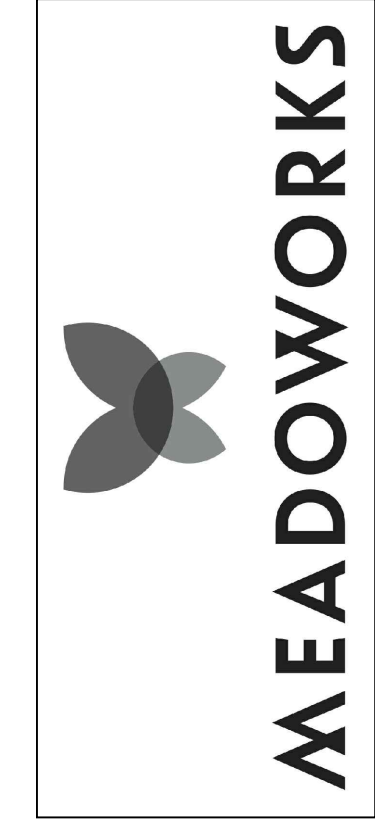


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PREPARED BY: B. PERKINS

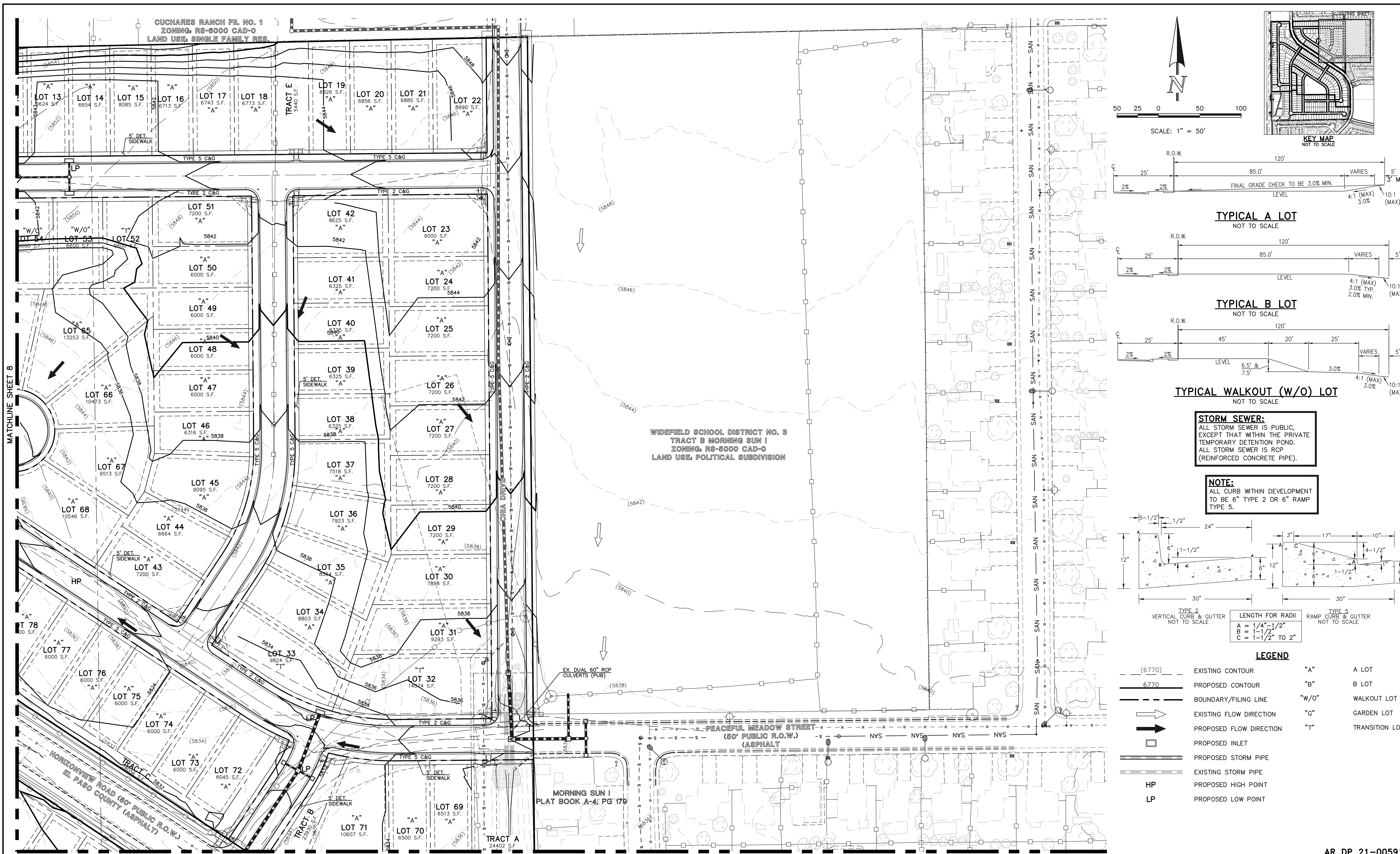
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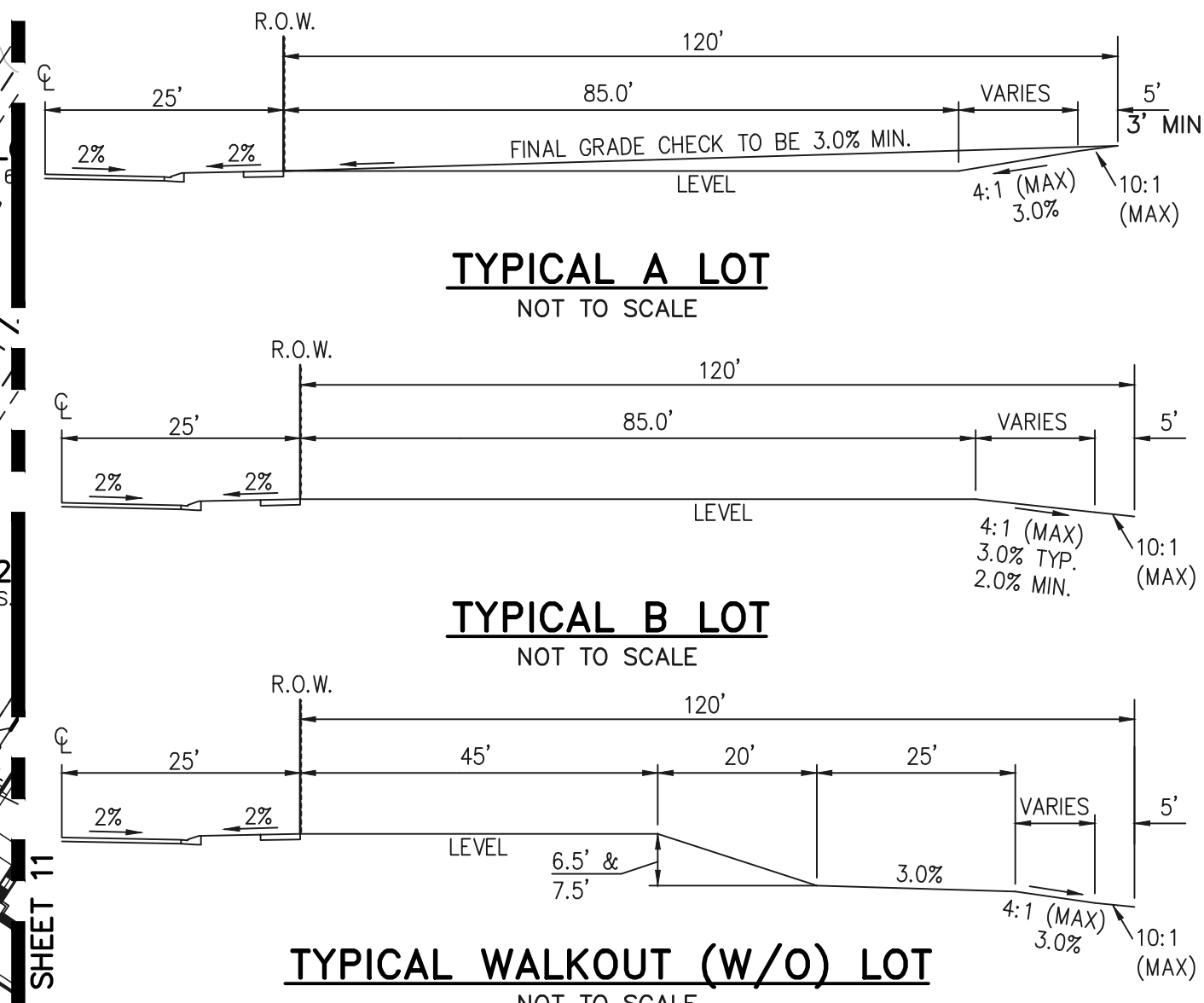
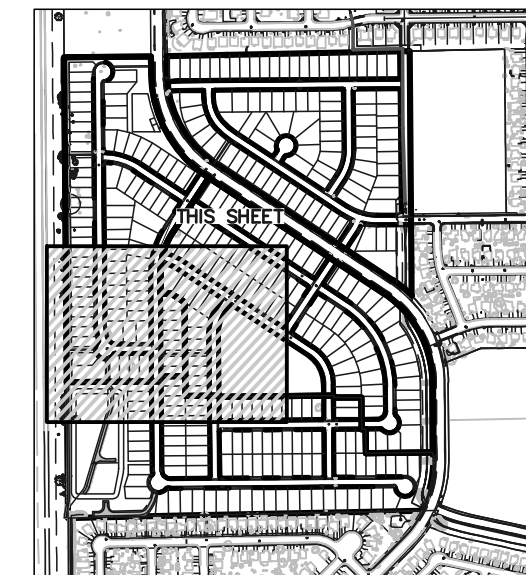
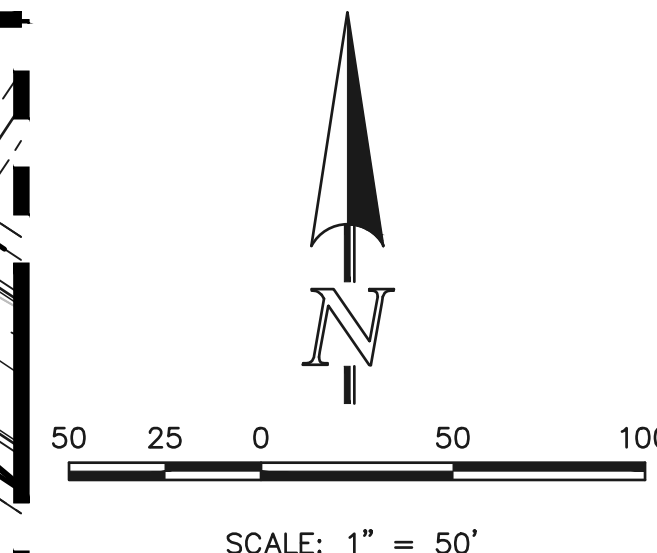
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7 OF 28

AR DP 21-00591
AR FP 21-00592



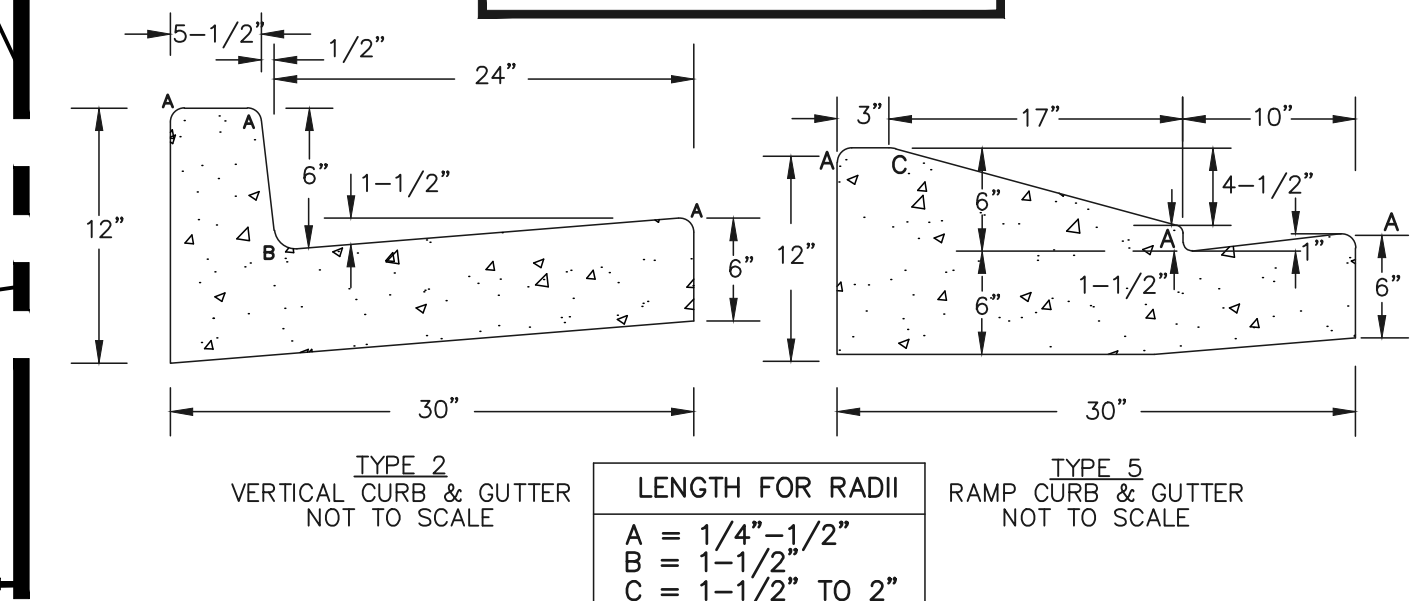
MATCHLINE SHEET 8

MATCHLINE SHEET 12



STORM SEWER:
ALL STORM SEWER IS PUBLIC,
EXCEPT THAT WITHIN THE PRIVATE
TEMPORARY DETENTION POND.
ALL STORM SEWER IS RCP
(REINFORCED CONCRETE PIPE).

NOTE:
ALL CURB WITHIN DEVELOPMENT
TO BE 6" TYPE 2 OR 6" RAMP
TYPE 5.



LENGTH FOR RADII
A = 1/4" - 1/2"
B = 1/2" - 1"
C = 1-1/2" TO 2"

LEGEND			
(6770)	EXISTING CONTOUR	"A"	A LOT
6770	PROPOSED CONTOUR	"B"	B LOT
---	BOUNDARY/FILING LINE	"W/O"	WALKOUT LOT
→	EXISTING FLOW DIRECTION	"G"	GARDEN LOT
→	PROPOSED FLOW DIRECTION	"T"	TRANSITION LOT
□	PROPOSED INLET		
---	PROPOSED STORM PIPE		
---	EXISTING STORM PIPE		
HP	PROPOSED HIGH POINT		
LP	PROPOSED LOW POINT		

AR DP 21-00591



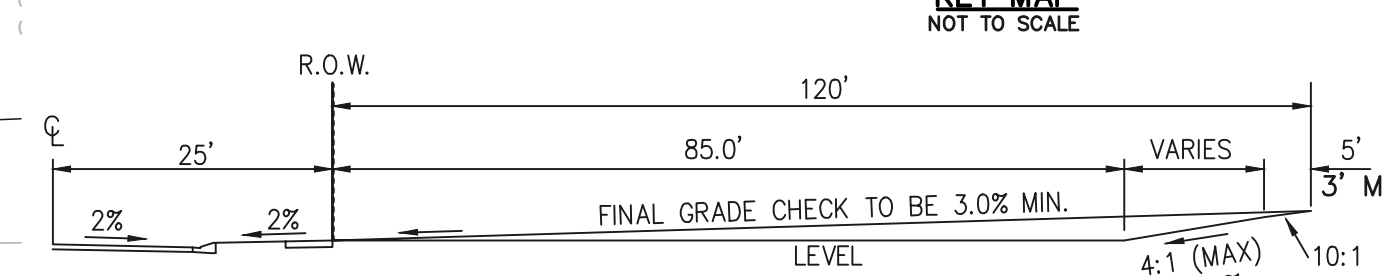
MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 50'	SHEET	10 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.00

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

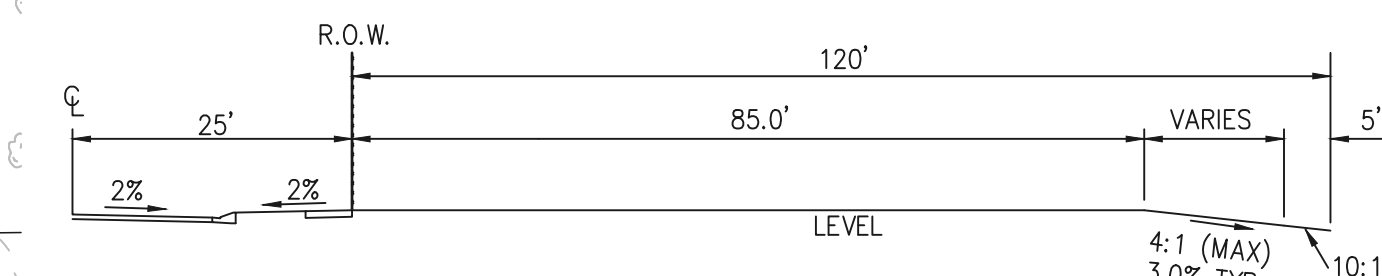
MATCHLINE SHEET 9

MATCHLINE SHEET 13



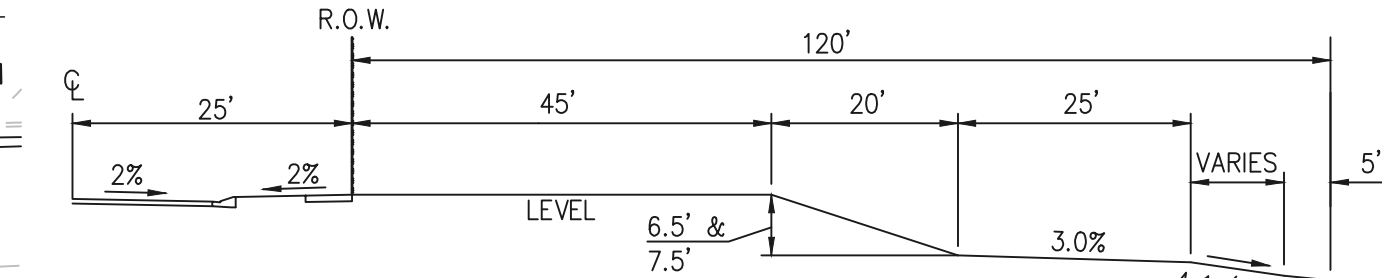
TYPICAL A LOT

NOT TO SCALE



TYPICAL B LOT

NOT TO SCALE

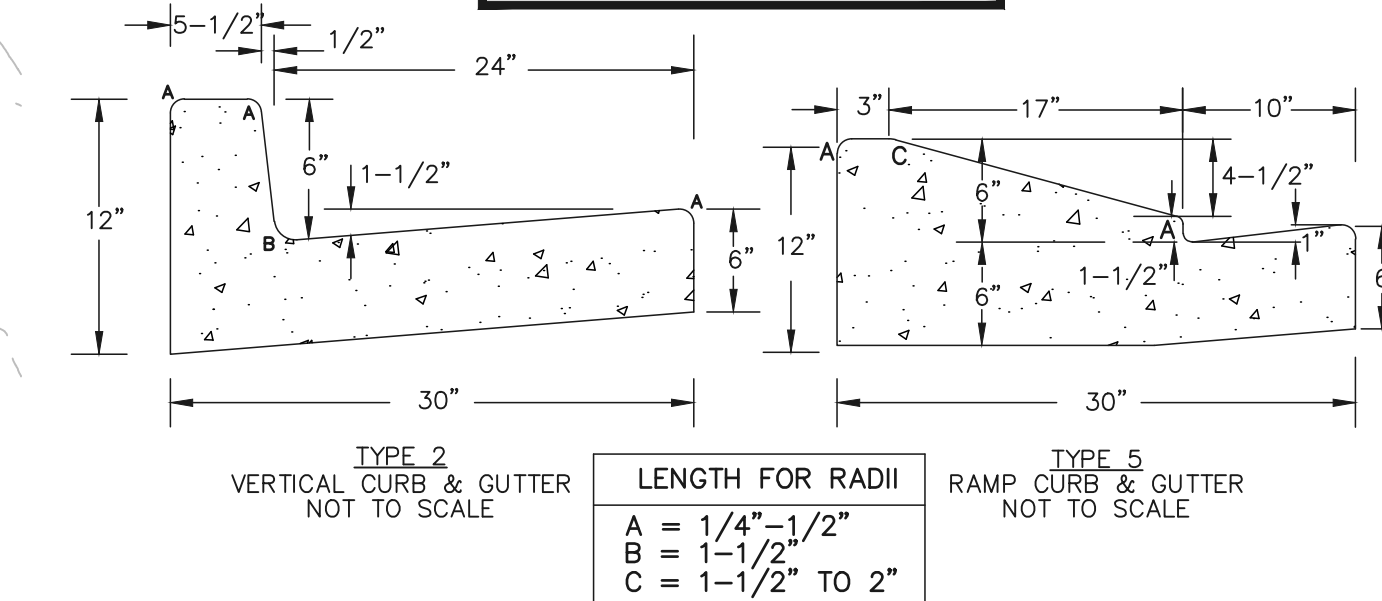


TYPICAL WALKOUT (W/O) LOT

NOT TO SCALE

STORM SEWER:
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TEMPORARY DETENTION POND.
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LEGEND

(6770)	EXISTING CONTOUR	"A"	A LOT
6770	PROPOSED CONTOUR	"B"	B LOT
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→	PROPOSED FLOW DIRECTION	"T"	TRANSITION LOT
□	PROPOSED INLET		
---	PROPOSED STORM PIPE		
---	EXISTING STORM PIPE		
HP	PROPOSED HIGH POINT		
LP	PROPOSED LOW POINT		

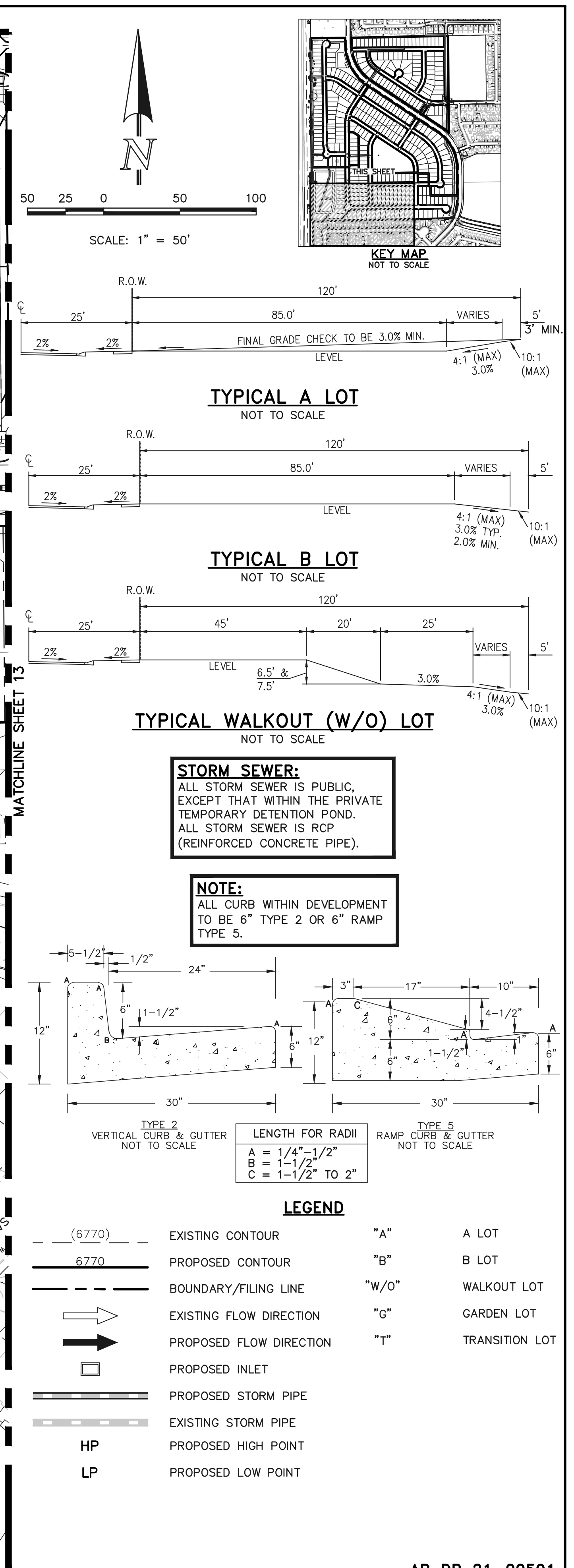
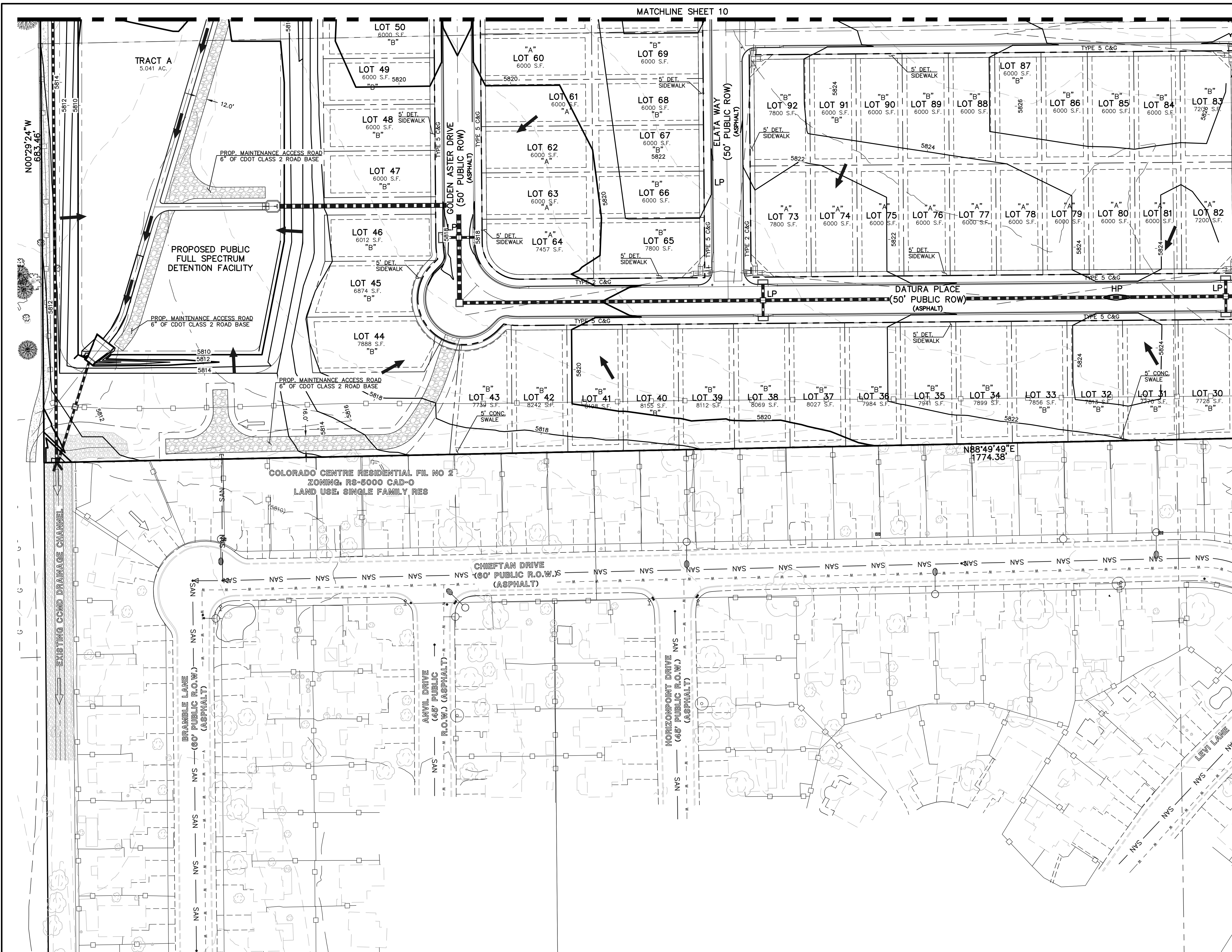
AR DP 21-00591



MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 50'	SHEET	11 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.00

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



AR DP 21-00591

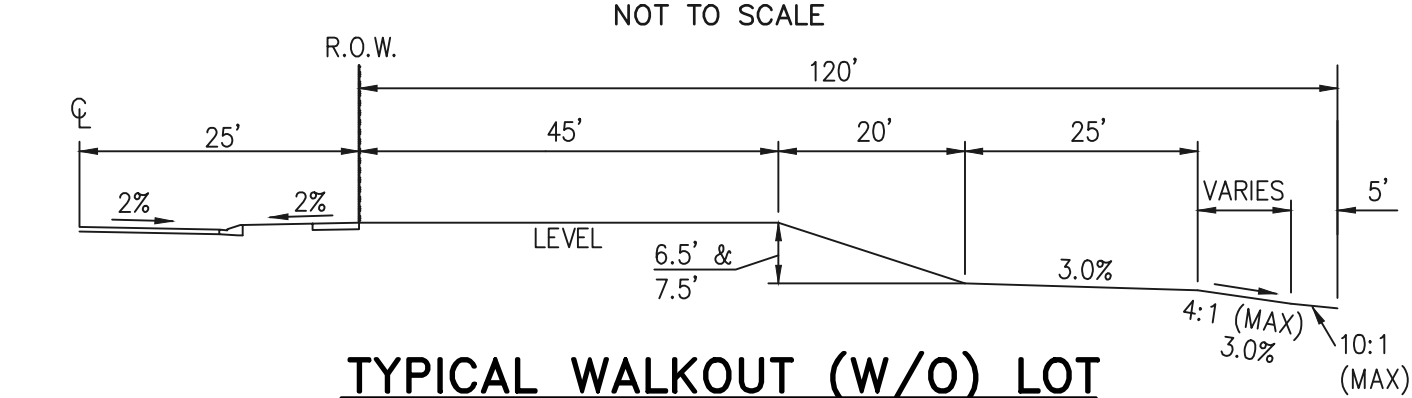
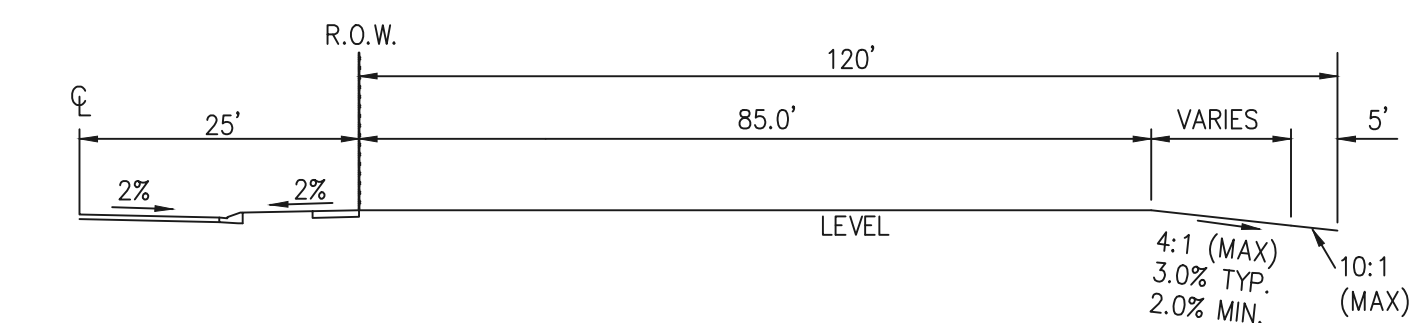
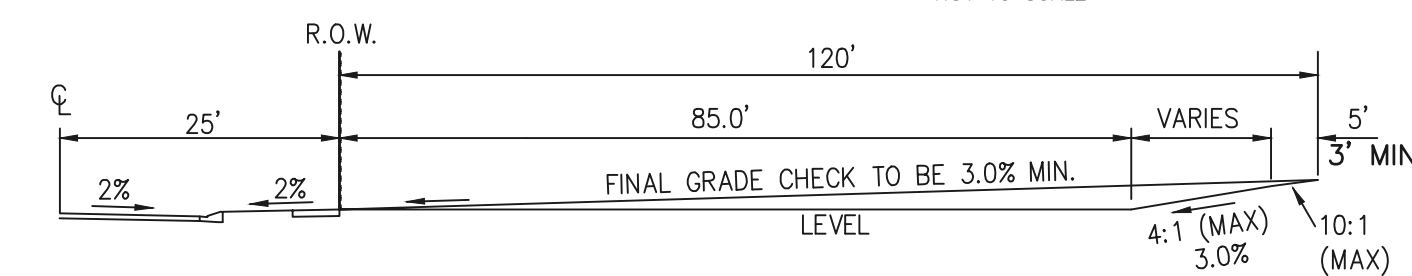
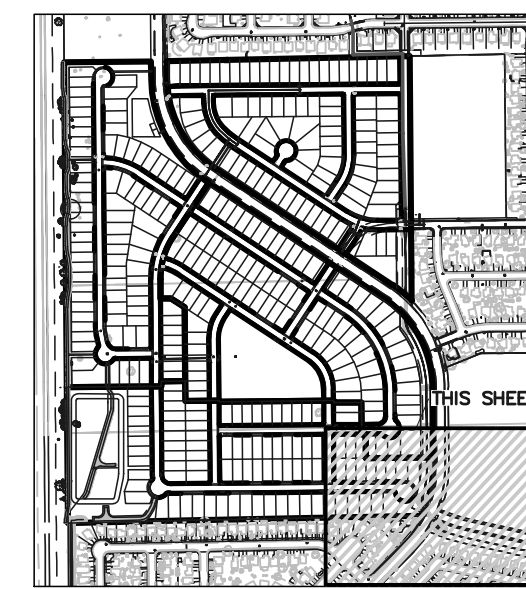
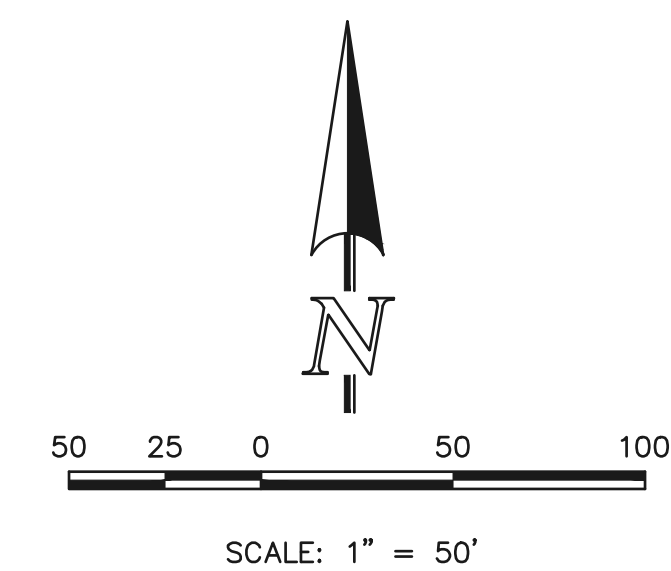
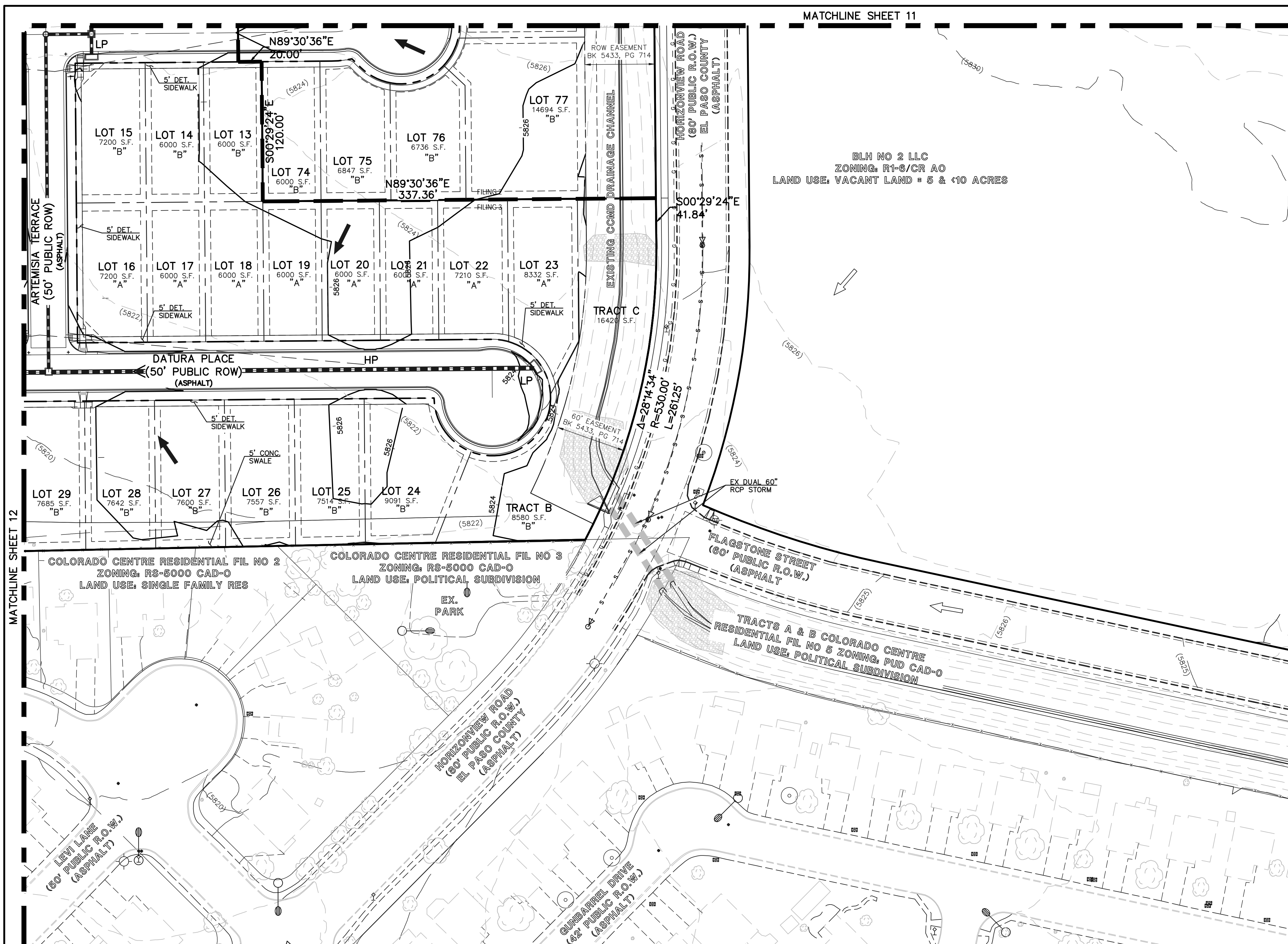


MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

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

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	12 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

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

**NOTE:**

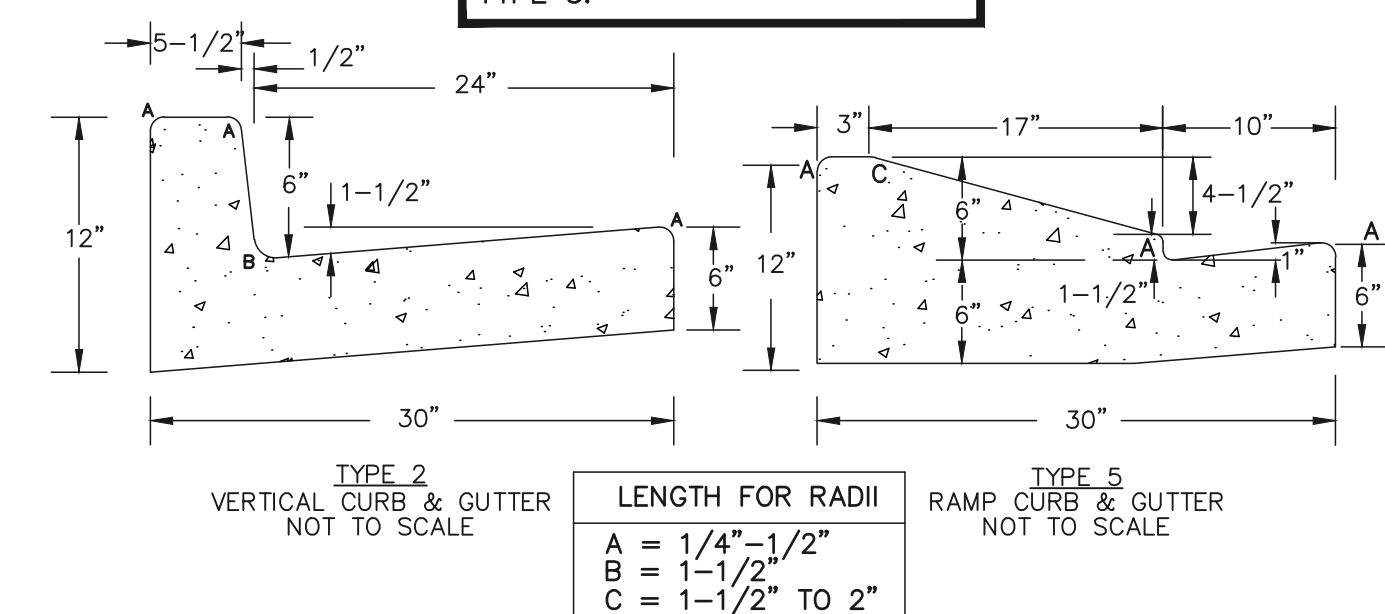
"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

STORM SEWER:

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NOTE:

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**LEGEND**

(6770)	EXISTING CONTOUR	"A"	A LOT
6770	PROPOSED CONTOUR	"B"	B LOT
---	BOUNDARY/FILING LINE	"W/O"	WALKOUT LOT
→	EXISTING FLOW DIRECTION	"G"	GARDEN LOT
→	PROPOSED FLOW DIRECTION	"T"	TRANSITION LOT
□	PROPOSED INLET		
==	PROPOSED STORM PIPE		
- - -	EXISTING STORM PIPE		
HP	PROPOSED HIGH POINT		
LP	PROPOSED LOW POINT		

AR DP 21-00591

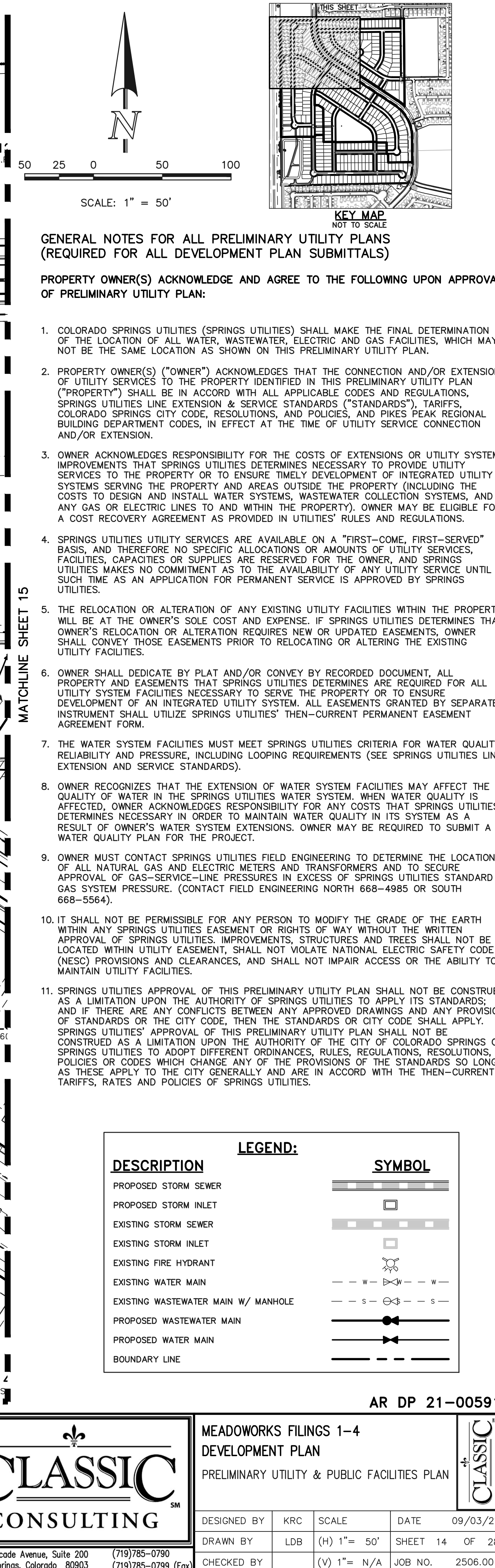


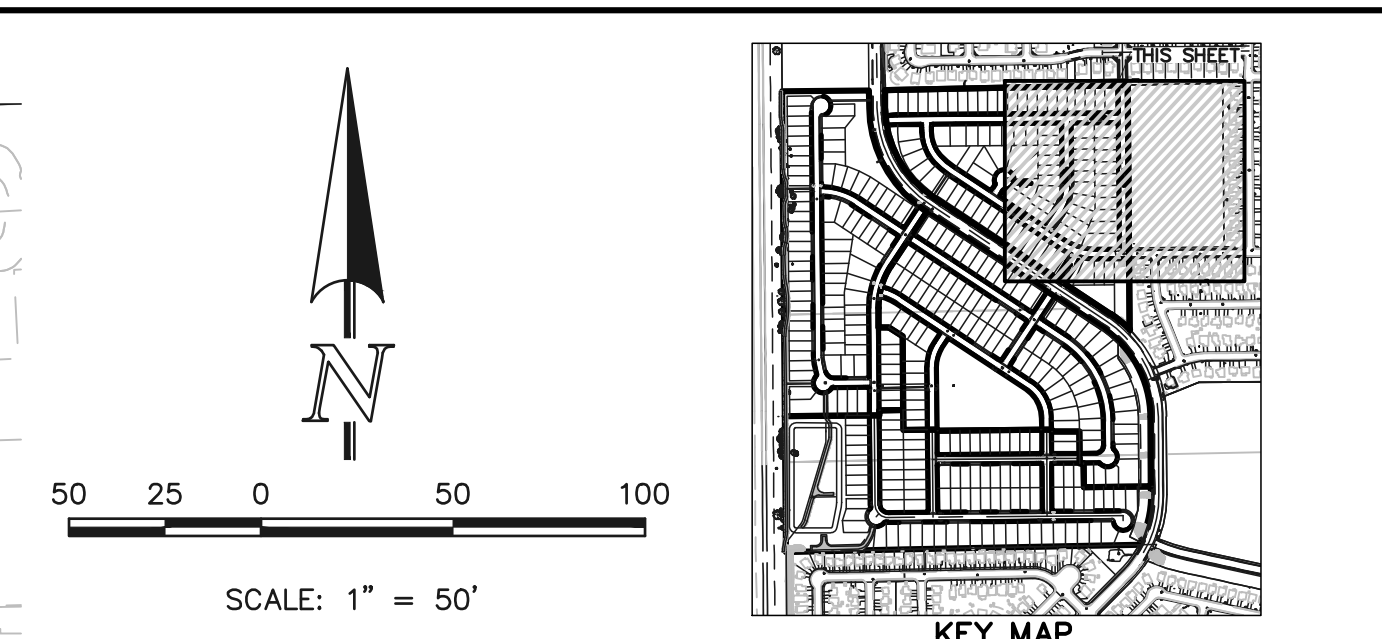
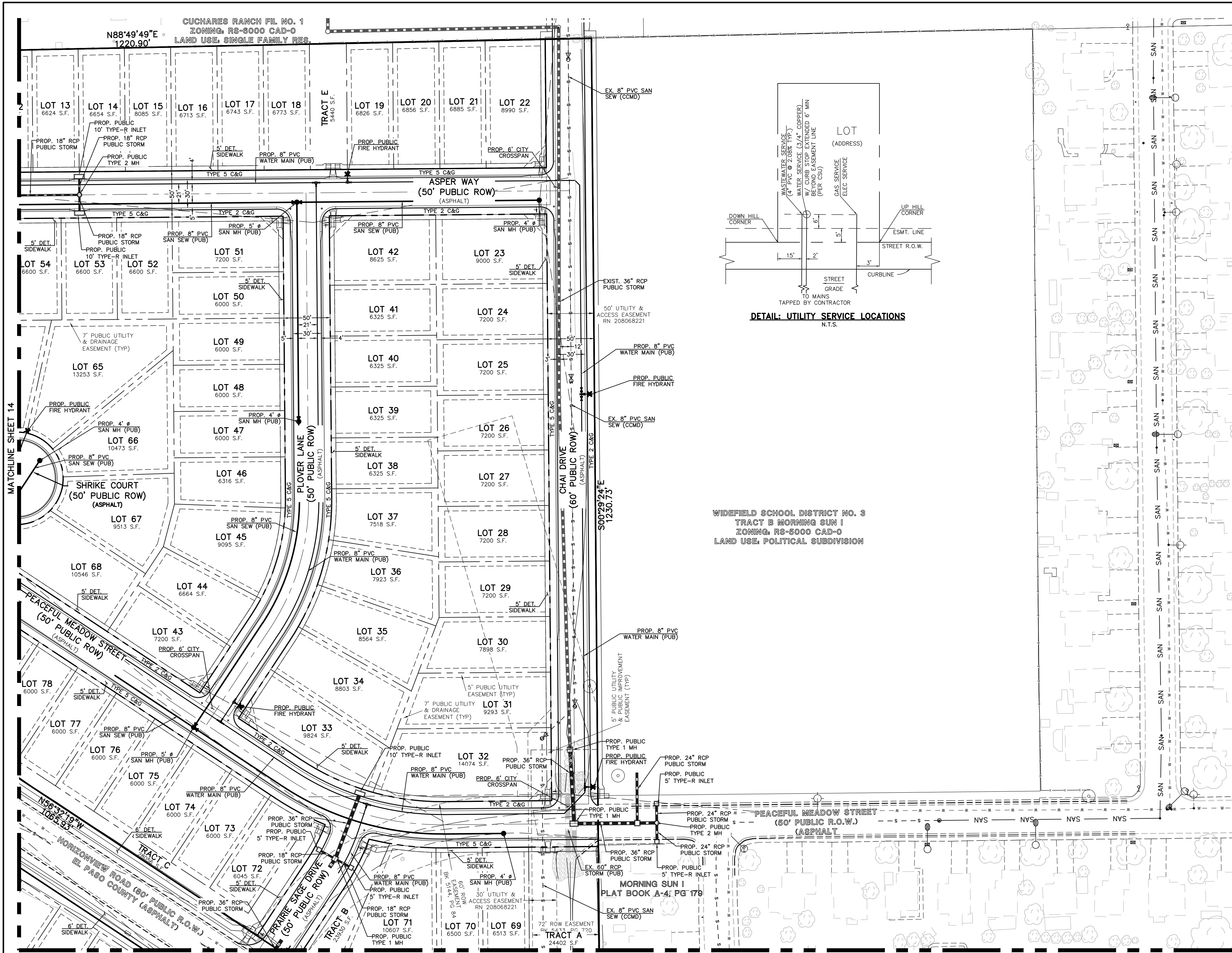
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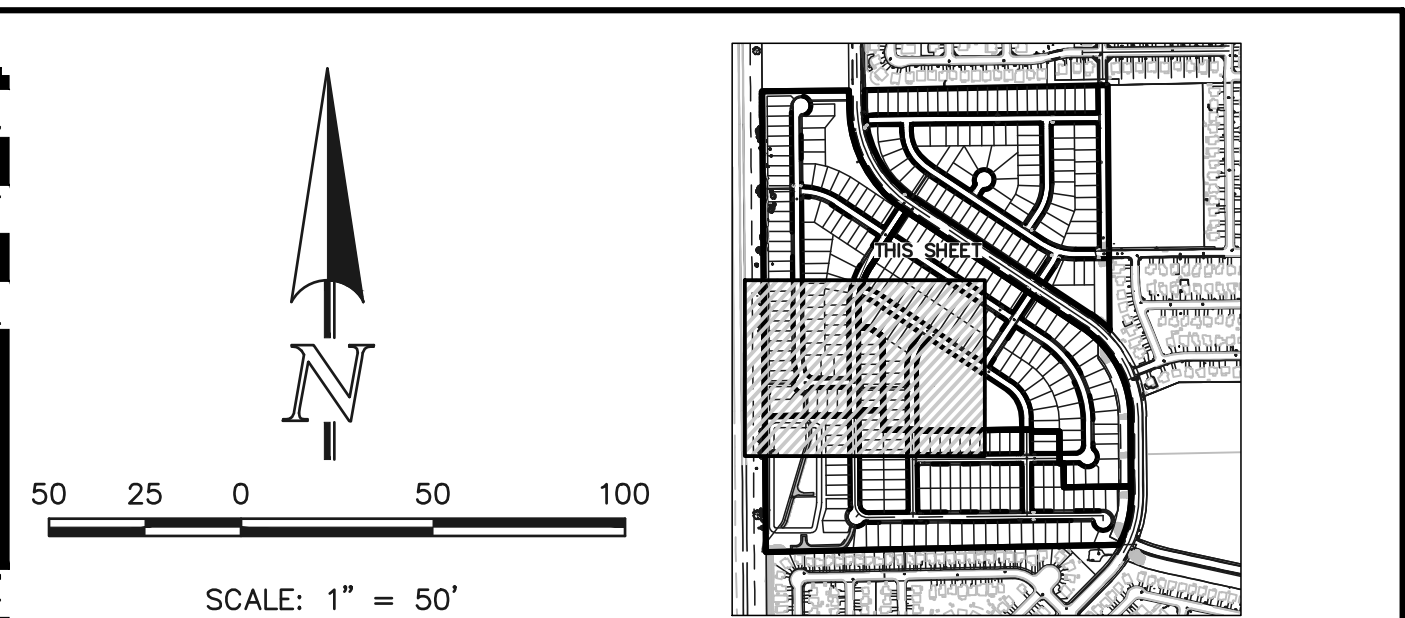
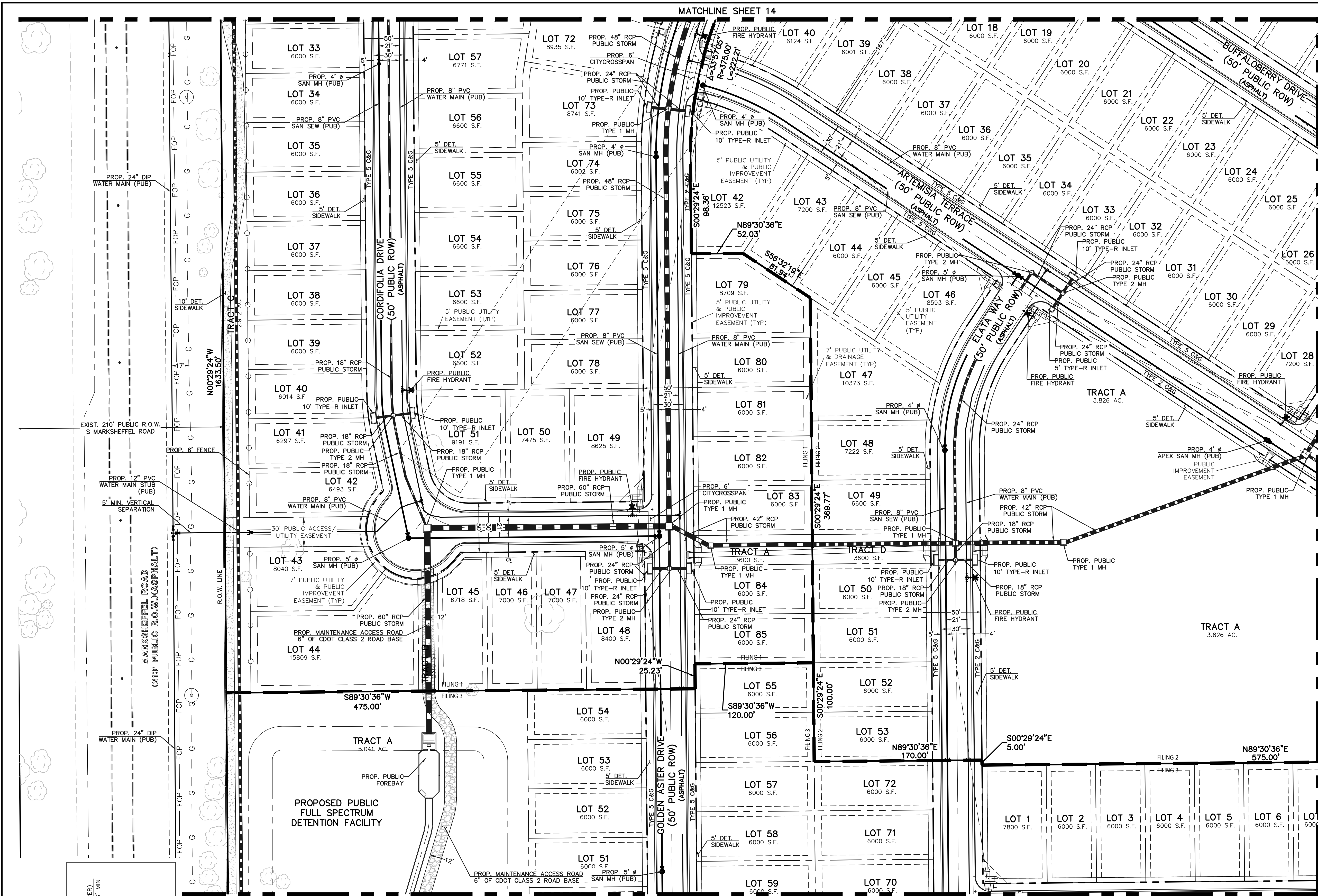
CLASSIC CONSULTING





- GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON
APPROVAL OF PRELIMINARY UTILITY PLAN:**
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND:	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING WASTEWATER MAIN W/ MANHOLE	
PROPOSED WASTEWATER MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

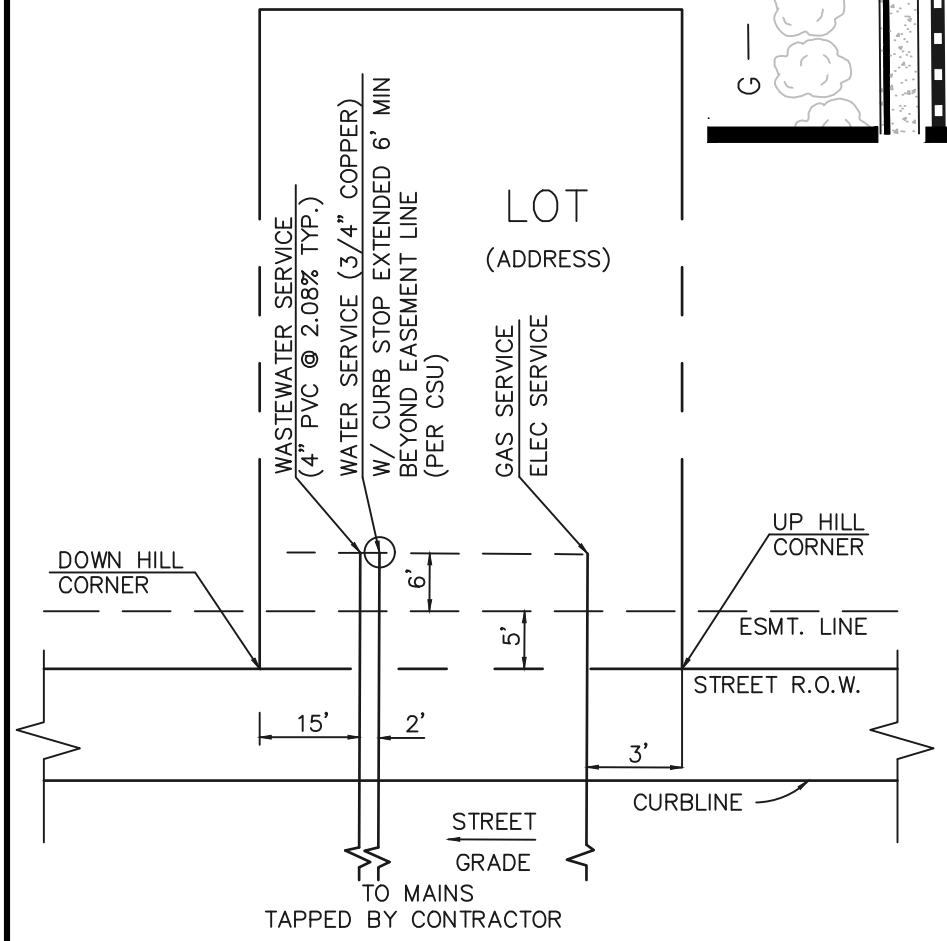
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LEGEND:	
DESCRIPTION	SYMBOL
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PROPOSED STORM INLET	
EXISTING STORM SEWER	
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EXISTING WATER MAIN	
EXISTING WASTEWATER MAIN W/ MANHOLE	
PROPOSED WASTEWATER MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	

- UTILITY PHASING NOTES:
- LOTS 52-87 PHASE 1 CONSTRUCTION AREA
 - CONNECTION OF PROPOSED 8" PVC PUBLIC WATER MAIN REQUIRED TO BRADLEY SUBDIVISION PRIOR TO C.O. FOR ANY PHASE 1 LOT.
 - MAXIMUM 50 LOTS WITH PHASE 1 CONSTRUCTION CONNECTION TO BRADLEY SUBDIVISION PER APPROVED HAR.

STORM NOTE:
ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR



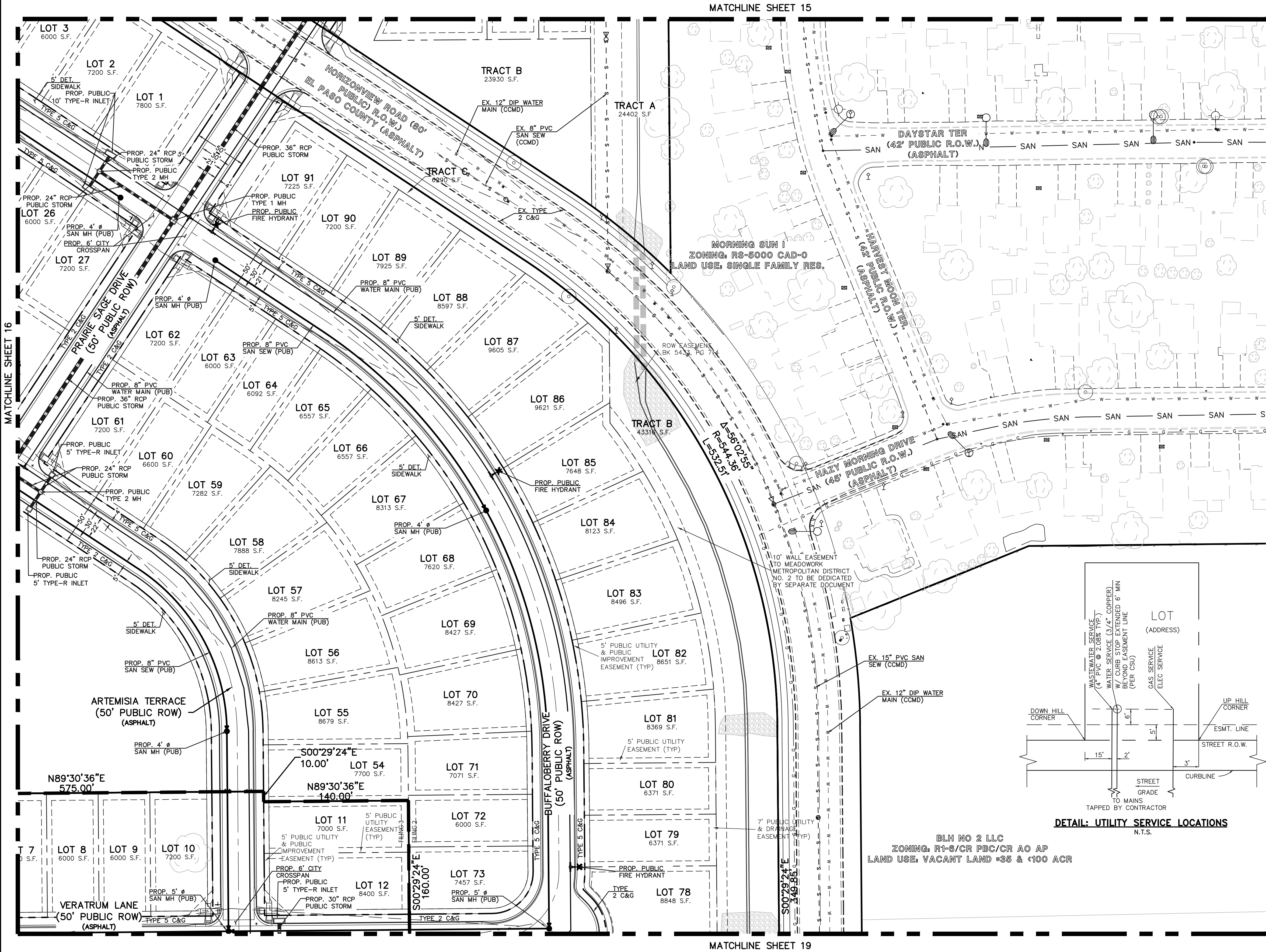
DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

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

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	16 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

AR DP 21-00591

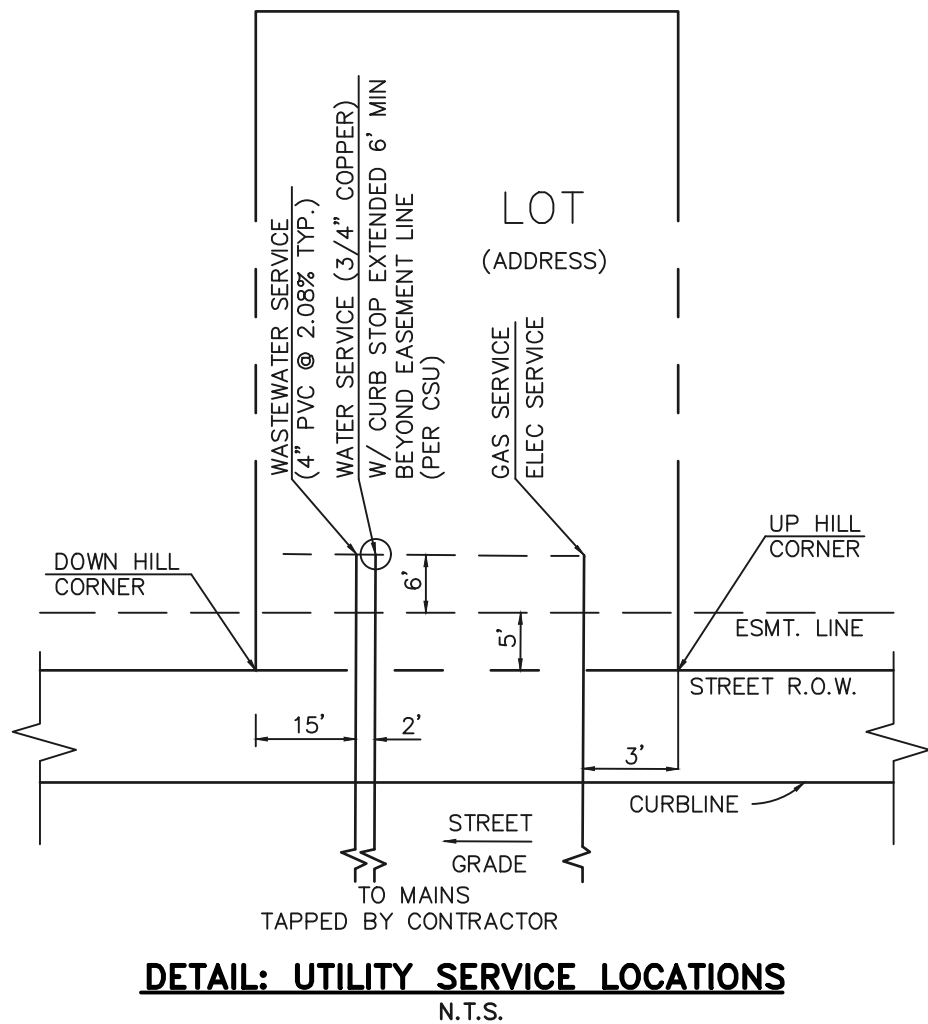


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BOUNDARY LINE	



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MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

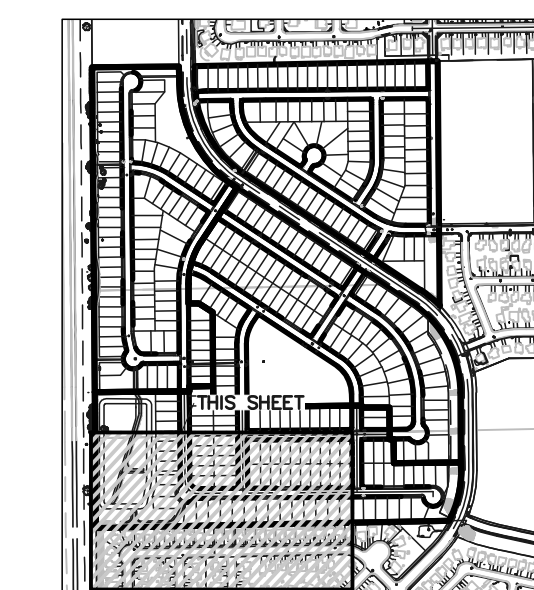
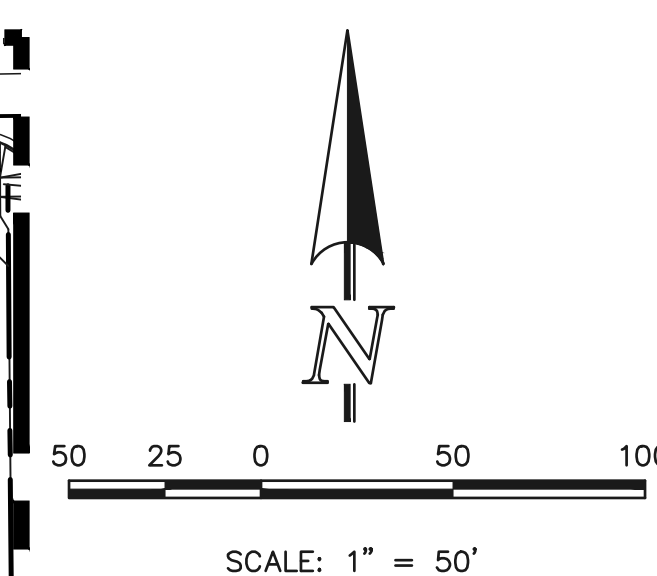
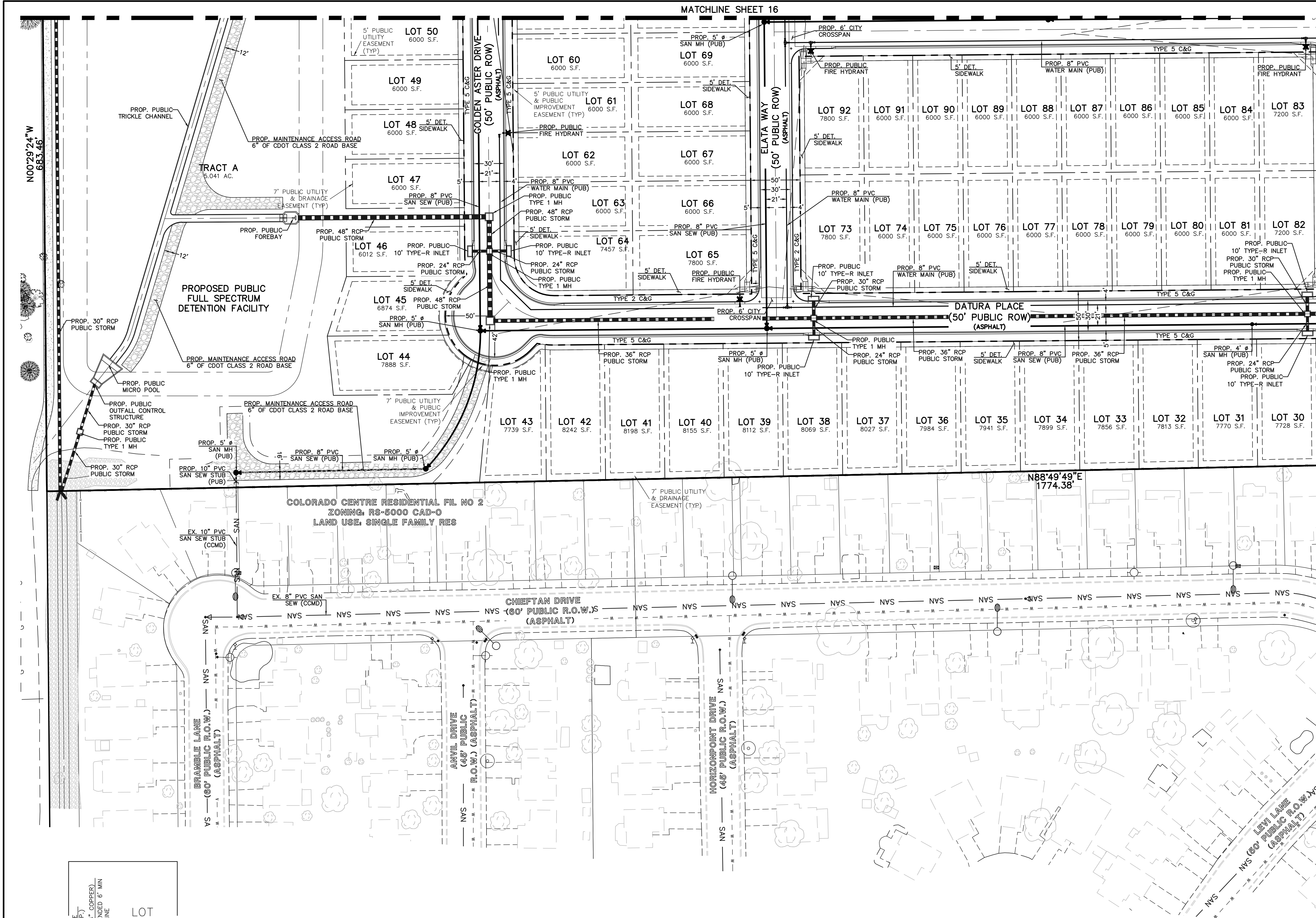
DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET	17 OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

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

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(719)785-0799 (Fax)

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AR DP 21-00591

KEY MAP
NOT TO SCALE

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MATCHLINE SHEET 19

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
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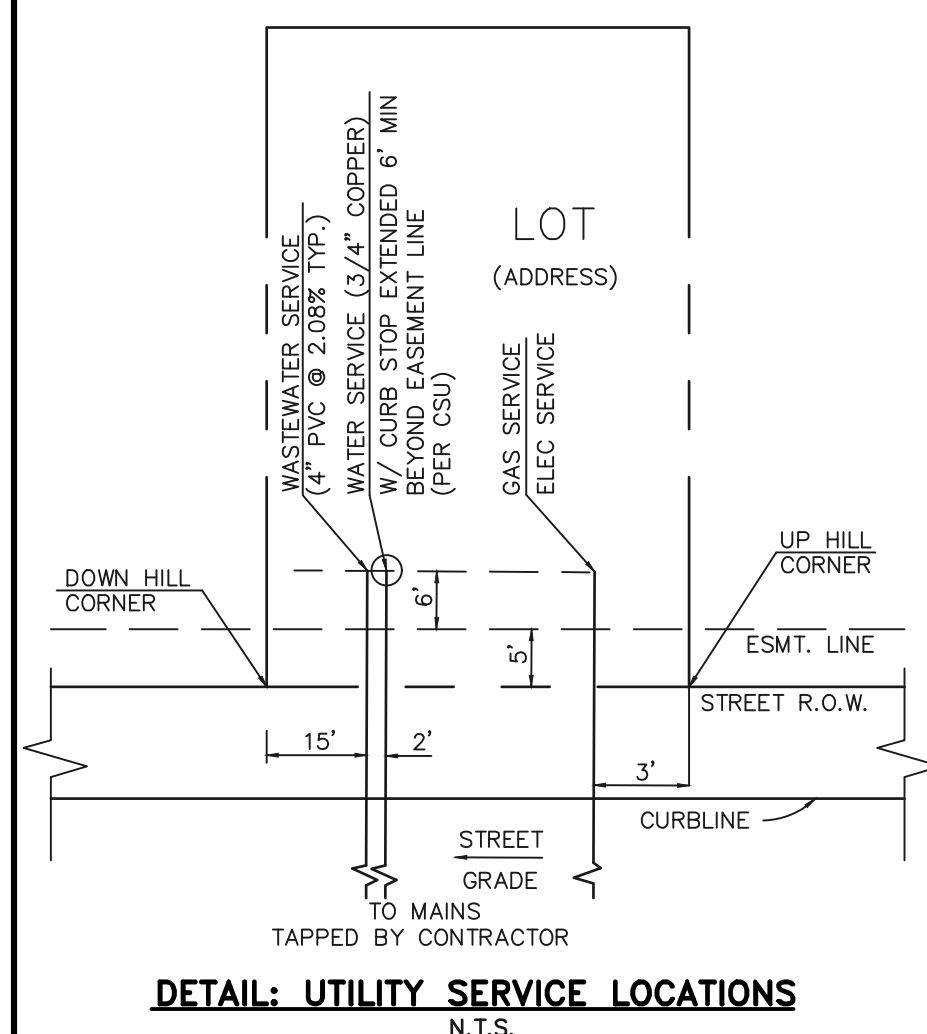
AR DP 21-00591

UTILITY PHASING NOTES:

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DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

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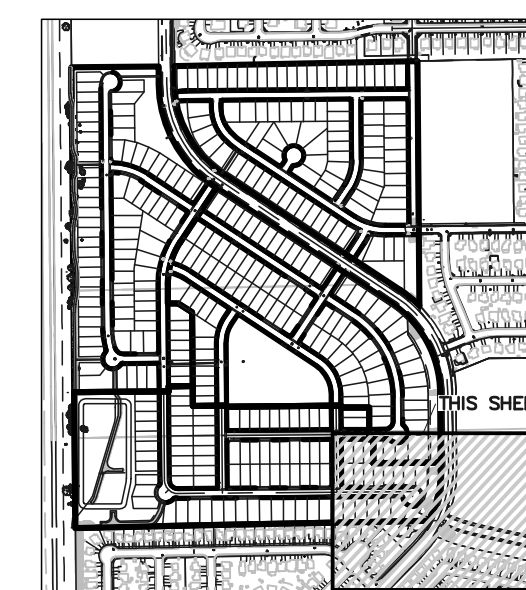
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 50'	SHEET	18 OF 28
CHECKED BY		(V) 1" = N/A	JOB NO.	2506.00

CLASSIC
CONSULTING



KEY MAP
NOT TO SCALE

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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LEGEND:

DESCRIPTION

SYMBOL

PROPOSED STORM SEWER	
PROPOSED STORM INLET	
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BOUNDARY LINE	

AR DP 21-00591

MEADOWWORKS FILINGS 1-4

DEVELOPMENT PLAN

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1"= 50'	SHEET 19	OF 28
CHECKED BY		(V) 1"= N/A	JOB NO.	2506.00

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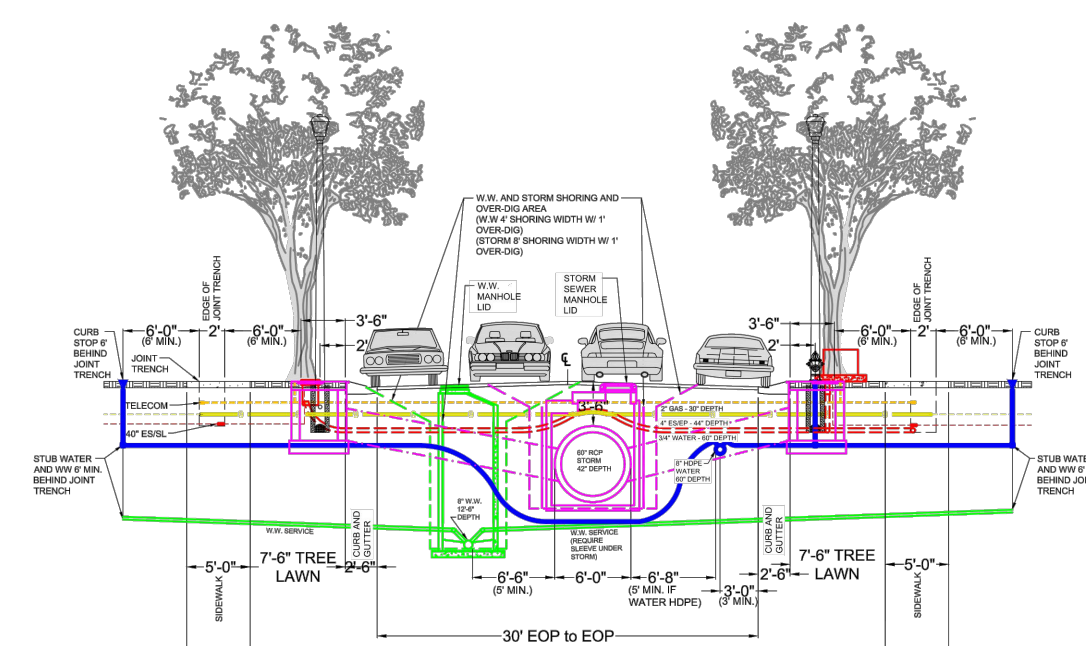
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

UTILITY PHASING NOTES:

- UTILITY PHASING NOTES:**
1. LOTS 52-87 PHASE 1 CONSTRUCTION AREA
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STORM NOTE:

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SEWER CONNECTIONS MUST BE
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DEVELOPMENT REVIEW INSPECTOR



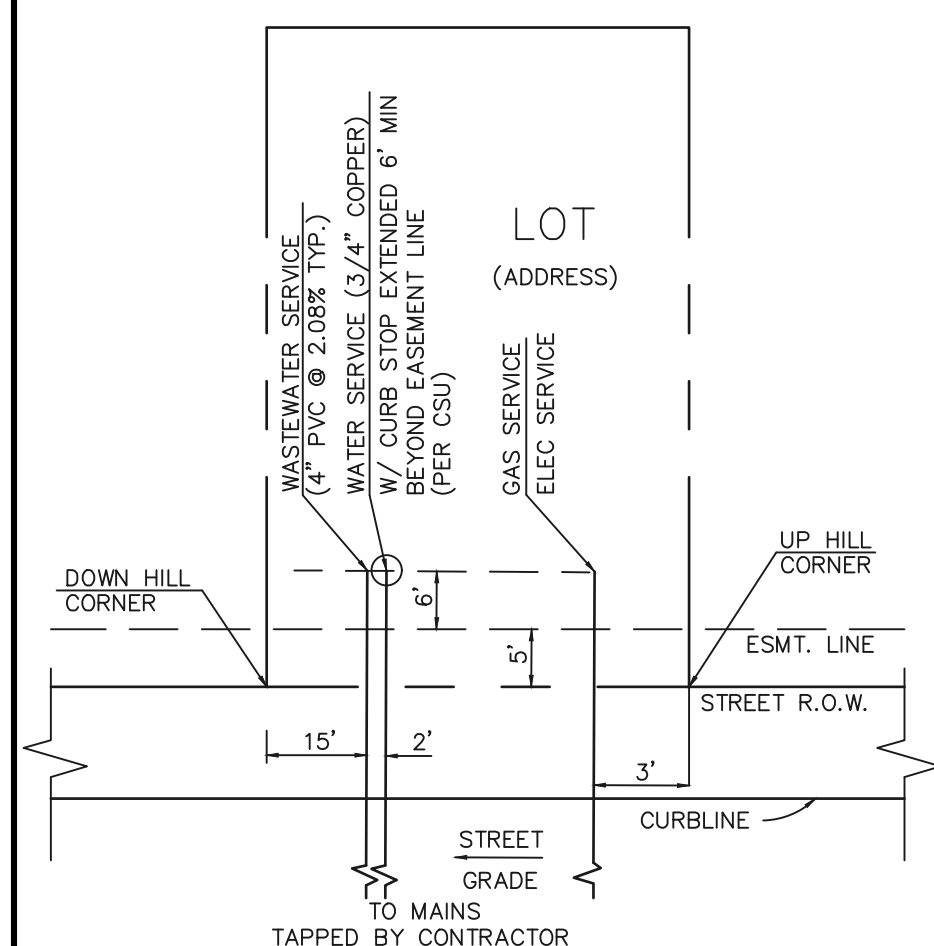
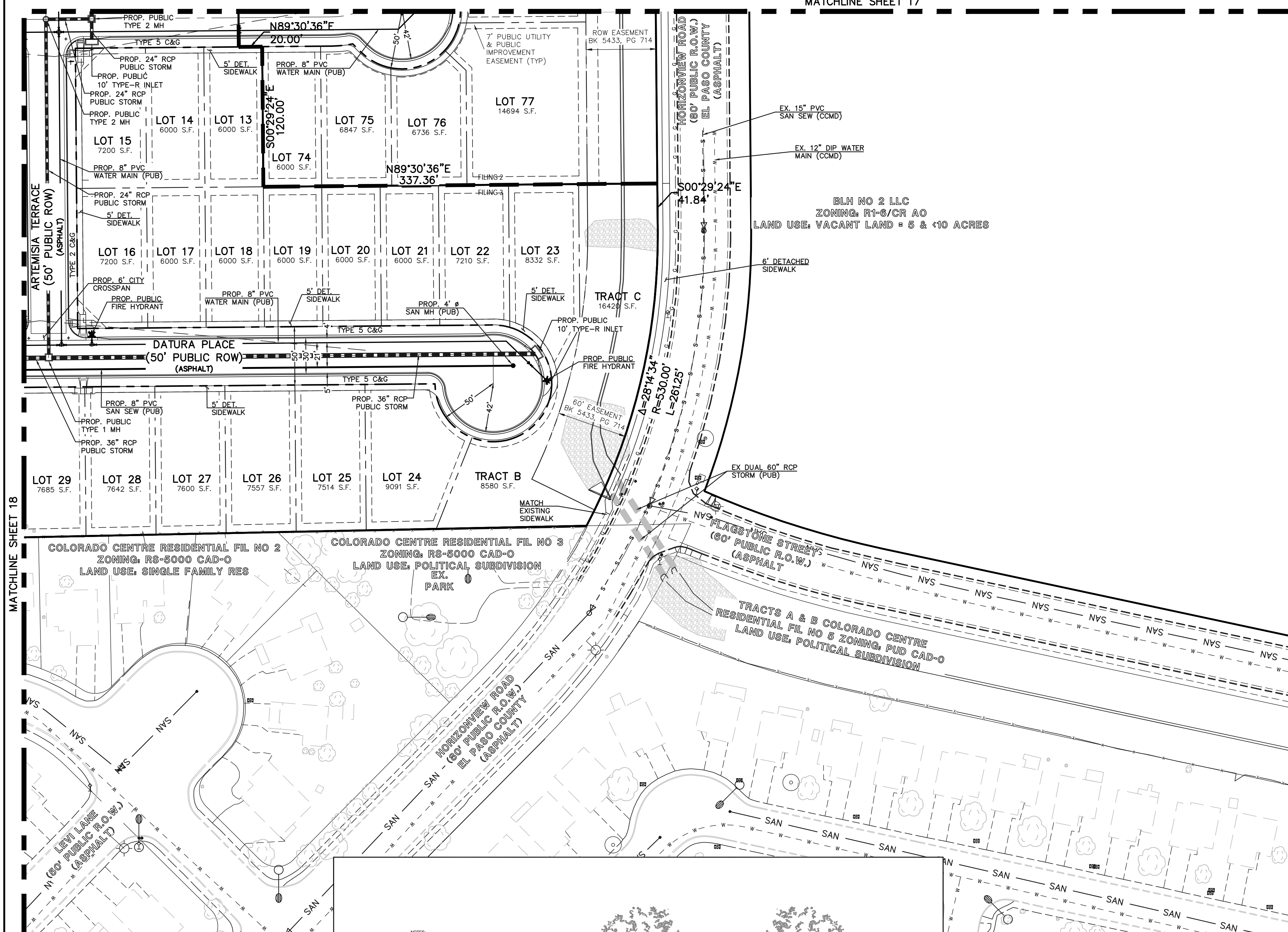
NOTES:

1. THE WATER MAIN SHOULD BE INSTALLED ON THE NORTH OR EAST SIDE OF THE STREET. THE CENTERLINE SHOULD BE 4 FT FROM THE EDGE OF PAVEMENT WITH 5 FT TO 6 FT OF COVER OVER THE PIPE.
2. THE WASTEWATER MAIN SHALL BE INSTALLED IN THE CENTER OF PAVEMENT AS DEPICTED ABOVE, WITH A MAXIMUM COVER OF 20 FT OVER THE PIPE.
3. DETAIL A AND DETAIL B ARE SHOWN VISUALLY ON OPPOSITE SIDES OF THE STREET. THE CURB TYPE AND THE LOCATION OF THE SIDEWALK HAS NO IMPACT ON THE LOCATION OF THE WET UTILITY MAINS.
4. IF THE STORM SEWER IS LOCATED LESS THAN 10 FT FROM THE WASTEWATER MAIN OUTSIDE DIAMETER TO OUTSIDE DIAMETER, THE MATERIAL OF THE STORM SEWER WILL BE 4" OR 6" CAST IRON PIPE OR 12" OR 18" REINFORCED CONCRETE PIPE. 12" OR 18" REINFORCED CONCRETE PIPE IS REQUIRED FOR ALL STORM SEWERS SPRINGING UTILITIES.
5. DETAIL DRAWING A-3 MAY BE APPLIED TO THIS STREET CROSS SECTION WHEN STORM SEWER IS NOT PRESENT.
6. IF STORM SEWER IS NOT REQUIRED MOVE WASTEWATER MANHOLES TO THE CENTER OF THE LANE AND MAINTAIN 10 FT SEPARATION BETWEEN WATER AND WASTEWATER OUTLETTER OR MANHOLE. IF STORM SEWER IS REQUIRED STORM SEWER SHALL BE 10 FT FROM THE STREET CROSS SECTION MOVE WATER AND WASTEWATER CLOSER TO THE CENTERLINE OF THE ROAD, WHILE CONTINUING TO MAINTAIN REQUIRED SEPARATIONS FOR SELECTED PIPE MATERIAL.

A27

DATED 11/202

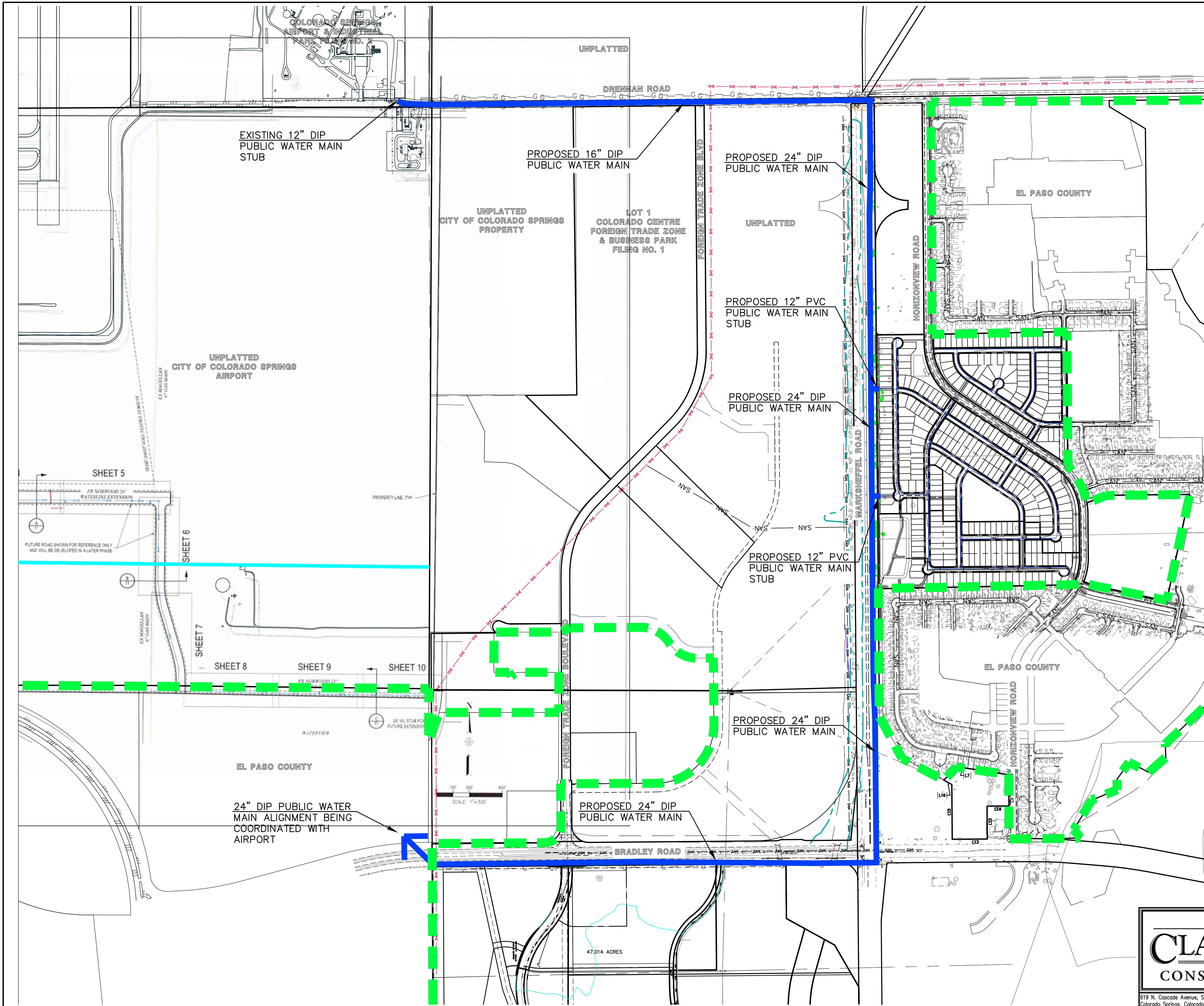
RESIDENTIAL, LOCAL
DETACHED SIDEWALK, 7' TREE LAWN, TREES 3.5' BEHIND CURB
JOINT TRENCH UNDER SIDEWALK



DETAIL: UTILITY SERVICE LOCATIONS
N.T.S.

A27

DATED 11/202

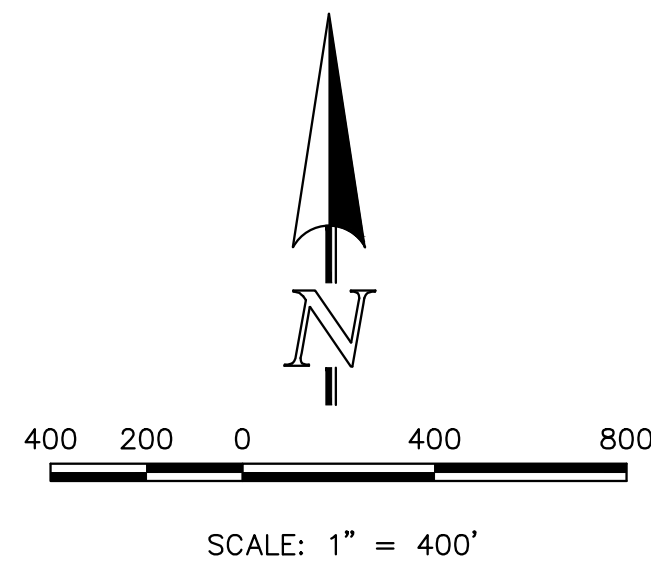


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8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IMPROVEMENTS ARE REQUIRED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 688-4985 OR SOUTH 688-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS TO STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND:	
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING WASTEWATER MAIN W/ MANHOLE	
PROPOSED WASTEWATER MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



AR DP 21-00591

MEADOWWORKS FILINGS 1-4
DEVELOPMENT PLAN
PRELIMINARY OFF-SITE WATER PLAN

DESIGNED BY	KRC	SCALE	DATE	09/03/21
DRAWN BY	LDB	(H) 1" = 400'	SHEET	20 OF 28
CHECKED BY	(V) 1" = N/A	JOB NO.	2506.00	

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

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

MEADOWWORKS

CITY OF COLORADO SPRINGS, COLORADO

FILINGS 1 - 4 PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:

TRI-MIX III as supplied by C&C Sand

To be applied as backfill in planting pits

- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	2.18 LBS/1000SF	.11 LBS/1000SF	.3 LBS/1000SF	.6 LBS/1000SF
PHOSPHORUS (P205)	1.15 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	.23 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS. REFERENCE SOILS REPORT FOR LIME RECOMMENDATIONS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS FILL. TILL INTO TOP 8" OF SOIL.
 - FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
 - FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
 - ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
 - A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
 - ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
 - NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
 - ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
 - SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
 - ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
 - ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
 - ROCK MULCH: 1 1/2" SADDLEBACK SWIRL. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
 - WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
 - ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAM STONE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
 - AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
 - ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE MEADOWWORKS METRO DISTRICT NO. 2.
 - A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED TO AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - ALL LANDSCAPING AND IRRIGATION LOCATED IN WITHIN TRACT A OF FILING NO. 3 WILL BE MAINTAINED BY THE MEADOWWORKS METRO DISTRICT NO. 2.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Marksheffel Road	Freeway	25 / 25	2,317'	1 / 20'	116 / 88 (22 Existing Pines)
Horizonview Drive	Non Arterial	10 / 10	3,549'	1 / 30'	119 / 90

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
280 / TBD FLP	TBD / TBD	MR	75% / 75%
290 / TBD FLP	TBD / TBD	HV	75% / 75%

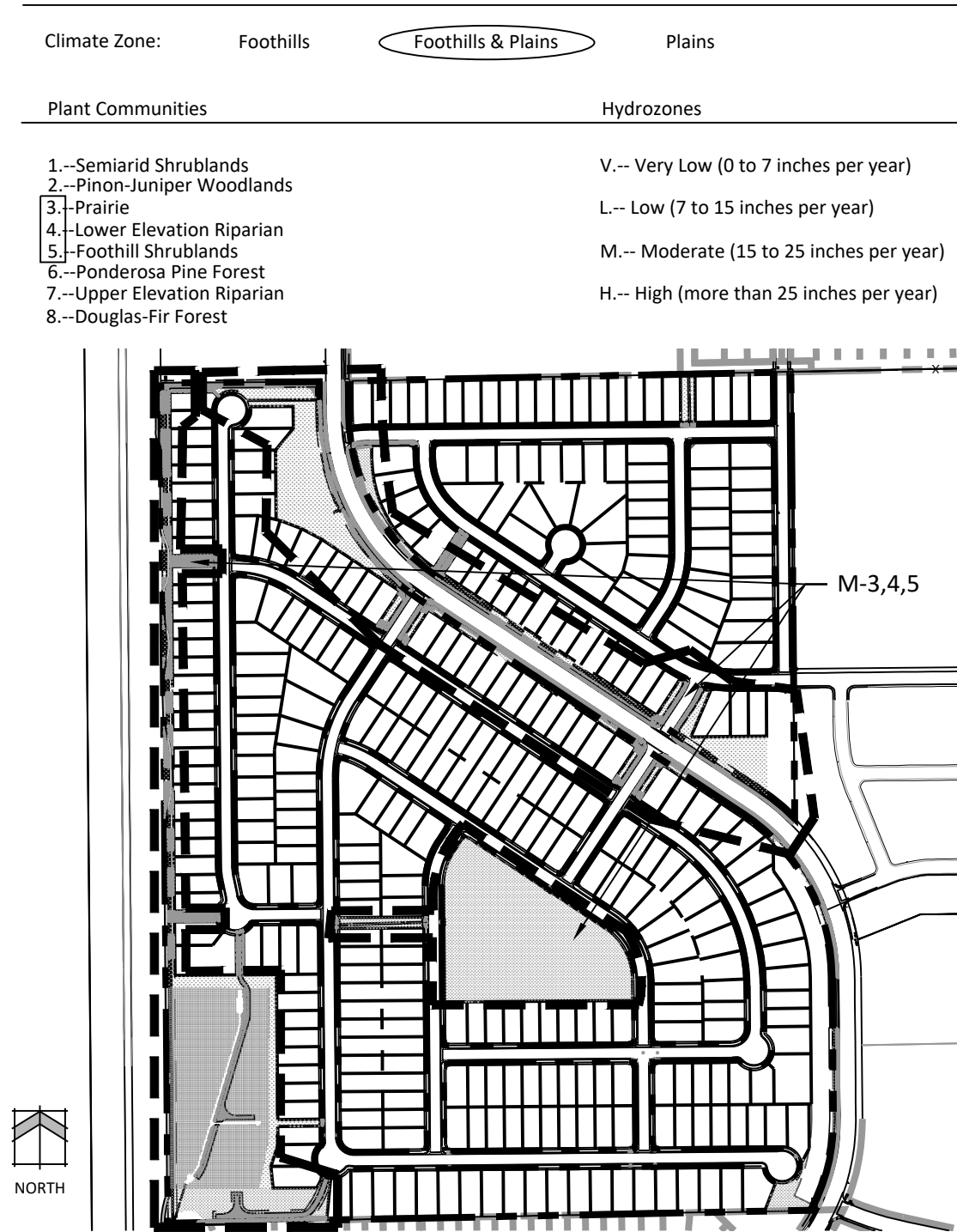
Landscape Buffer & Screens

See Code Section/Policy 7.4.323 & 317

Street Name or Property Line	Width (in Ft.) Reg. Prov.	Linear Footage
NORTHERN BOUNDARY	15' / 15'	437'

Buffer Trees (1/20') Required /Provided	Evergreen Trees Reg. (50%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
22 / 22	17 / 17	NB	75% / 100%



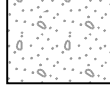
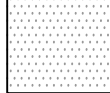
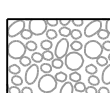
SCHEMATIC LANDSCAPE DIAGRAM



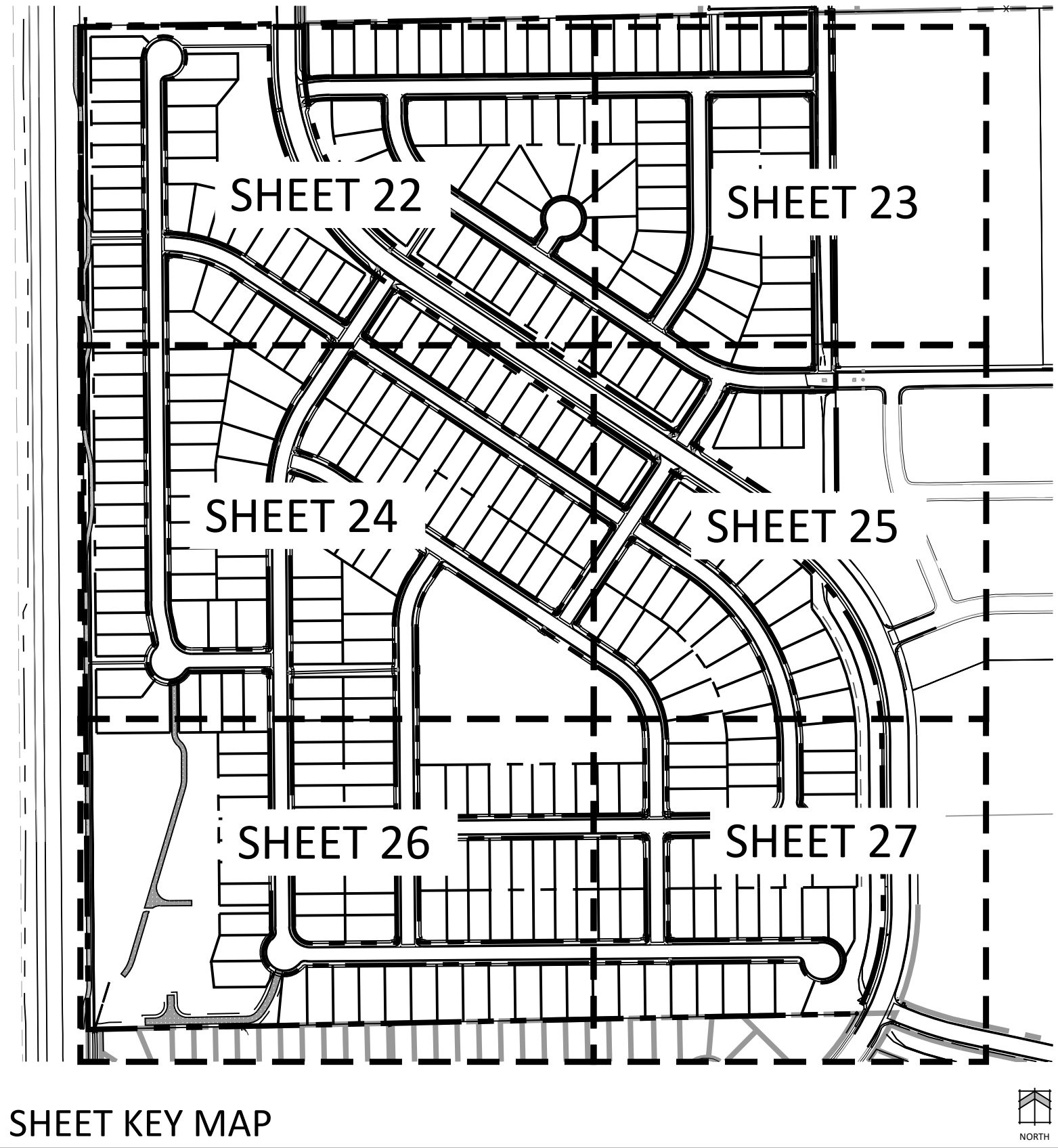
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Ag	40	Acer grandidentatum / Bigtooth Maple	25'	25'	2" Cal.	B&B	7S
	Aa	8	Acer x freemanii 'Jeffsred' / Autumn Blaze Freeman Maple	40'	30'	2" Cal.	B&B	S
	Ci	87	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	20'	15'	1.5" Cal.	B&B	235AD
	Gi	19	Gleditsia triacanthos inermis 'Skycole' / Skyline Honey Locust	45'	35'	2" Cal.	B&B	4SA
	Tc	10	Tilia cordata / Littleleaf Linden	50'	35'	2" Cal.	B&B	4S
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pd	11	Picea glauca 'Densata' / Black Hills Spruce	30'	20'	6' HT	B&B	
	Pn	6	Pinus nigra / Austrian Pine	50'	30'	6' HT	B&B	25678A

GROUND COVER LEGEND

	NATIVE SEED MIX El Paso County Conservation District Low Grow Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding Rate: Drill Seed @ 21lbs PLS/Acre -	374,787 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre -	131,988 sf
	ROCK MULCH 1 1/2" Saddleback Swirl Shrub Planting Bed -	47,781 sf
	TURF SOD Kentucky Bluegrass Blend -	23,768 sf
	ROCK COBBLE 2 - 4" Arkansas Tan River Rock -	21,853 sf

SHEET KEY MAP



N.E.S. Inc.
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Fax 719.471.0267

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MEADOWWORKS

FILINGS 1 - 4 DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

DATE:	BY:	DESCRIPTION:
12/14/2021	BP	PER CITY REVIEW COMMENTS
03/04/2022	BP	PER CITY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN NOTES

21

21 OF 28

AR DP 21-00591
AR FP 21-00592



R DP 21-00591
R FP 21-00592

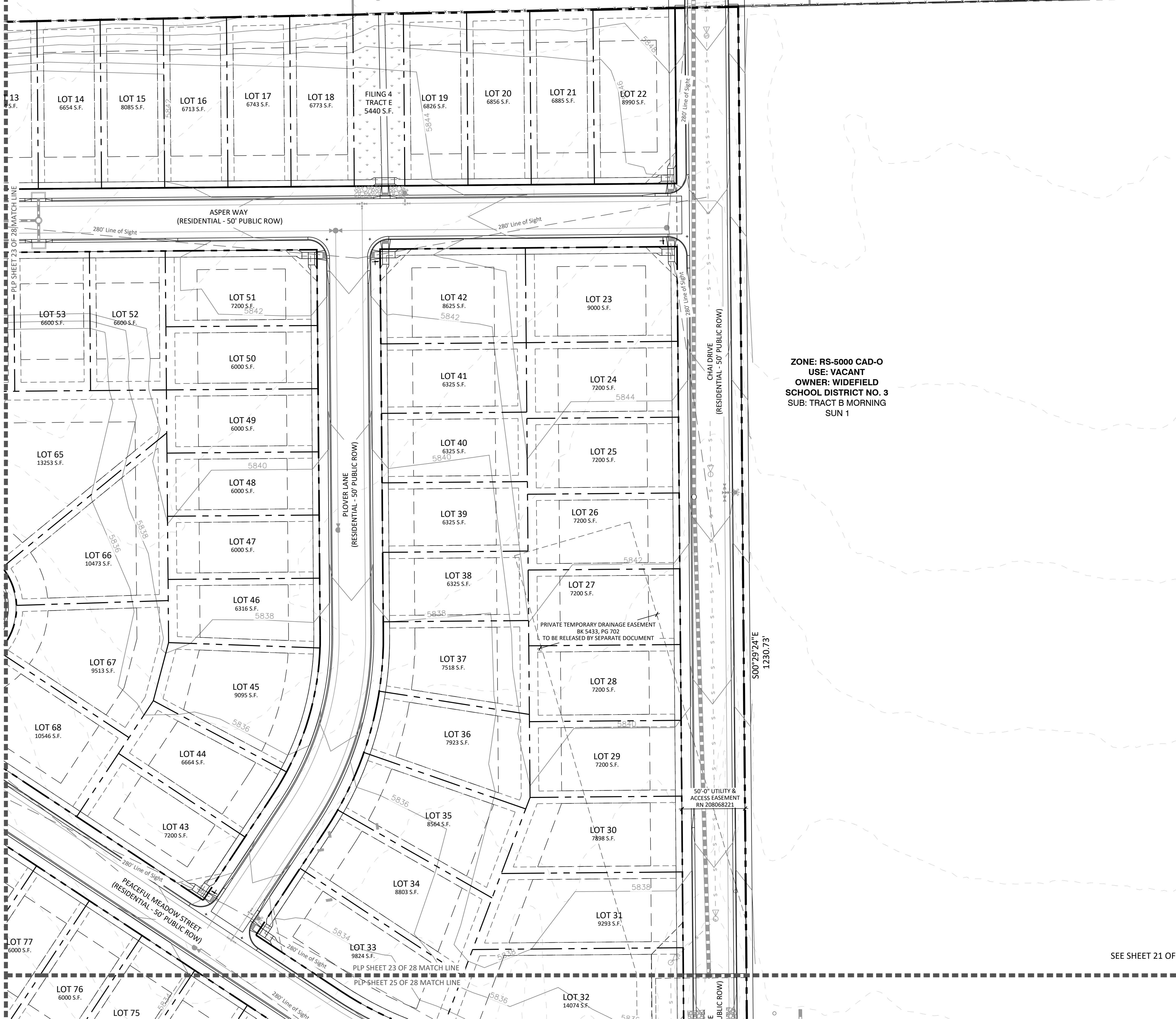
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Colorado Springs, CO 80903

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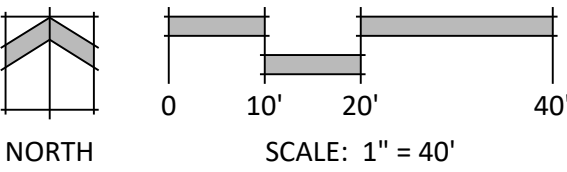
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ZONE: RS-6000 CAD-O
USE: SINGLE FAMILY
RESIDENTIAL
SUB: CUCHARS RANCH 1



ZONE: RS-5000 CAD-O
USE: VACANT
OWNER: WIDEFIELD
SCHOOL DISTRICT NO. 3
SUB: TRACT B MORNING
SUN 1

SEE SHEET 21 OF 28 FOR PLANT SCHEDULE & LANDSCAPE NOTES



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MEADOWORKS

MEADOWORKS

FILINGS 1 - 4
DEVELOPMENT PLAN

PROJECT INFO
DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

ISSUE / REVISION
DATE: BY: DESCRIPTION:
12/14/2021 BP PER CITY REVIEW
COMMENTS
03/04/2022 BP PER CITY REVIEW
COMMENTS

PRELIMINARY
LANDSCAPE PLAN

23

23 OF 28

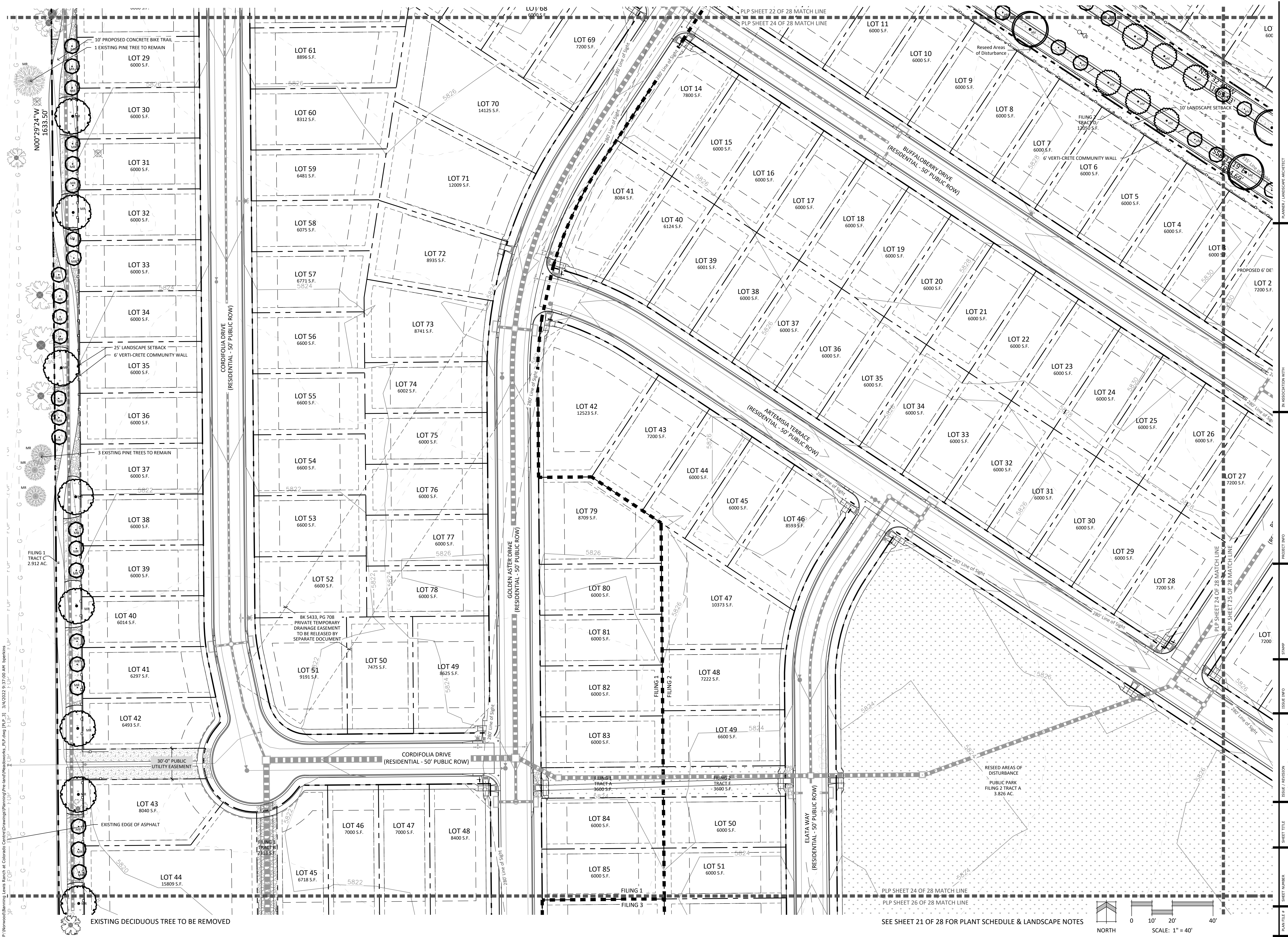
AR DP 21-00591
AR FP 21-00592

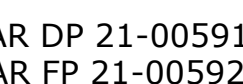
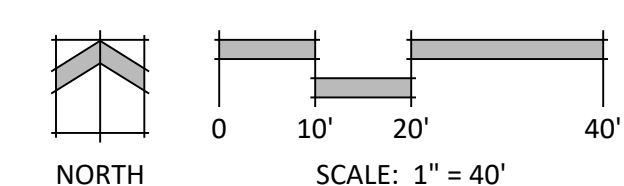


FILINGS 1 - 4
DEVELOPMENT PLAN

DATE: 09/03/2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

DP 21-00591
FP 21-00592



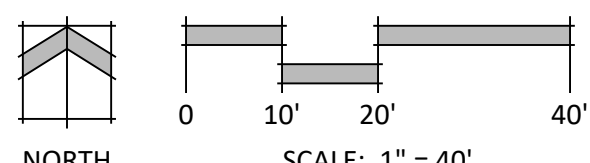


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EXISTING DECIDUOUS TREE TO BE REMOVED

SEE SHEET 21 OF 28 FOR PLANT SCHEDULE & LANDSCAPE NOTES



ZONE: RS-5000 CAD-O
USE: SINGLE FAMILY
RESIDENTIAL
SUB: COLORADO CENTRE
RESIDENTIAL FILING NO. 3

N88°49'49"E
1774.38'
BASIS OF BEARINGS

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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

MEADOWWORKS

FILINGS 1 - 4
DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
12/14/2021	BP	PER CITY REVIEW COMMENTS
03/04/2022	BP	PER CITY REVIEW COMMENTS

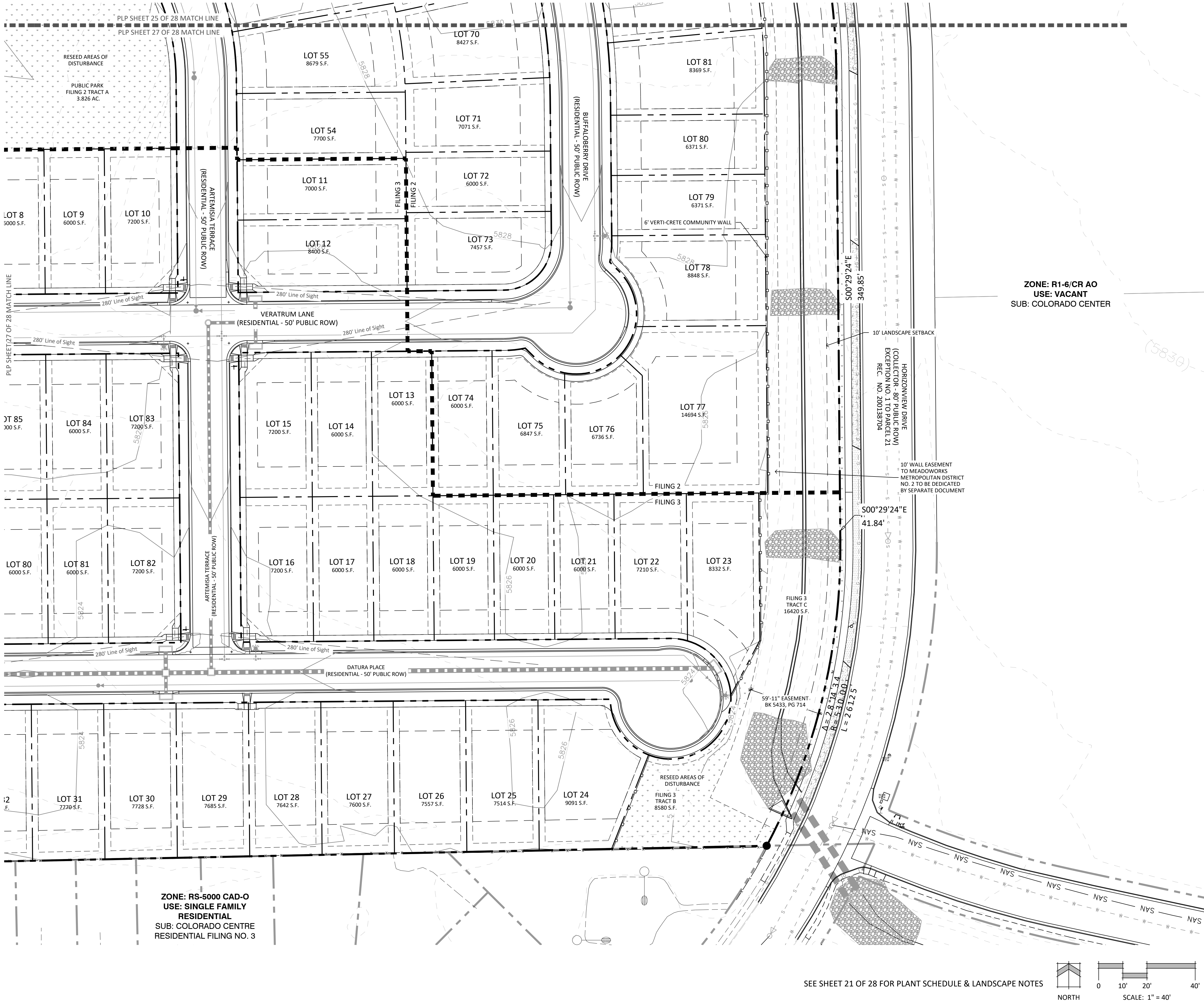
PRELIMINARY
LANDSCAPE PLAN

26

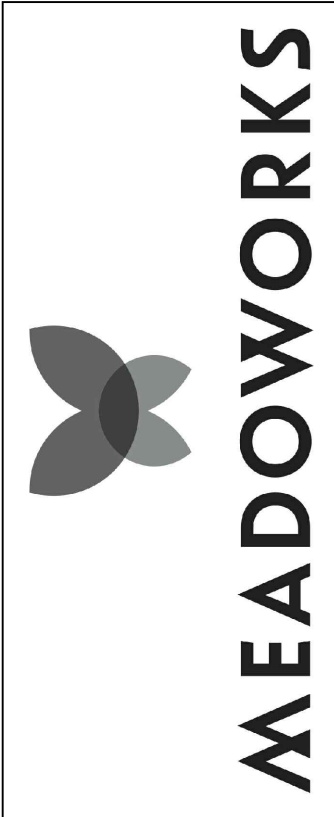
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AR DP 21-00591
AR FP 21-00592

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MEADOWWORKS

FILINGS 1 - 4
DEVELOPMENT PLAN

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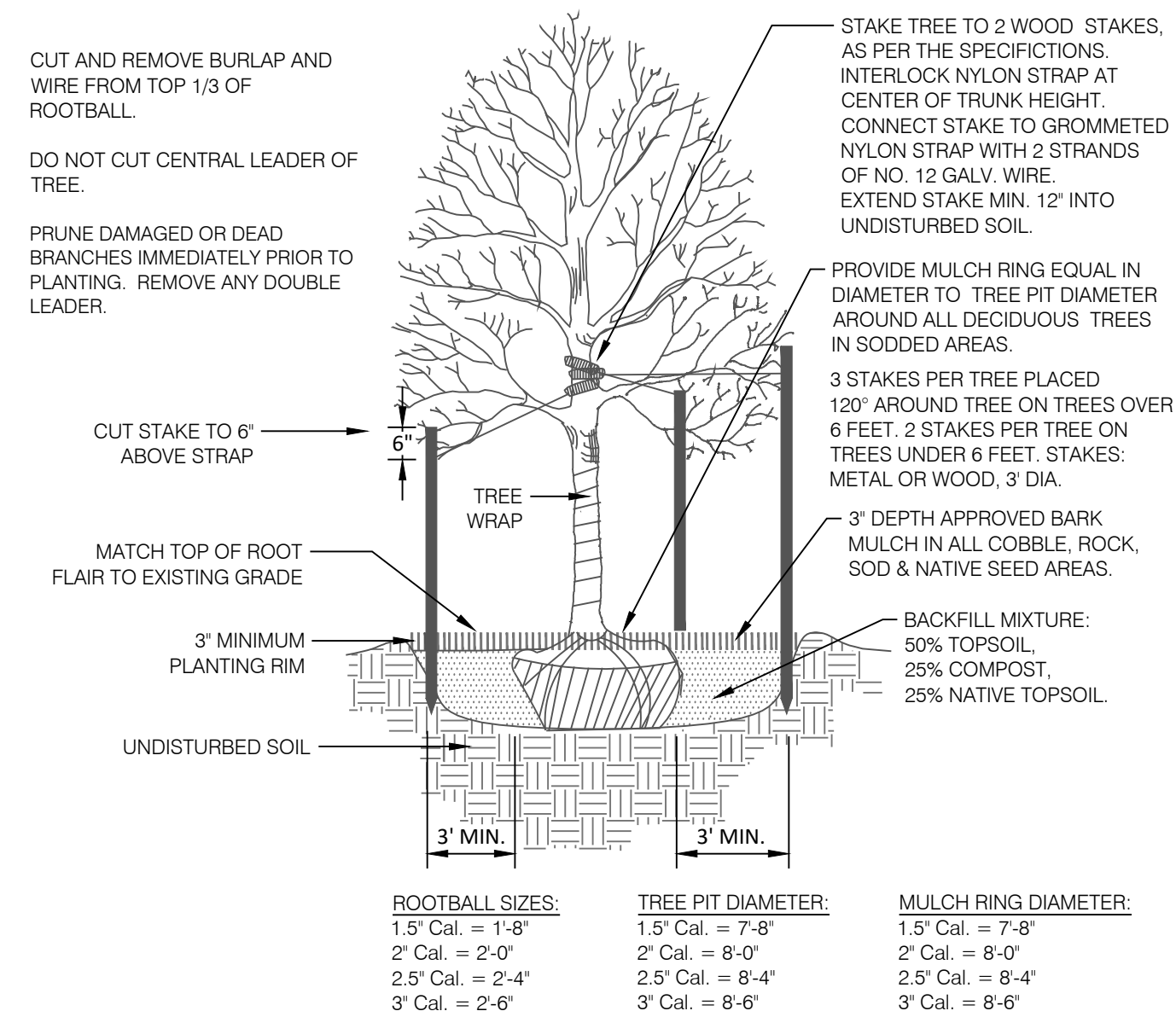
DATE:	BY:	DESCRIPTION:
12/14/2021	BP	PER CITY REVIEW COMMENTS
03/04/2022	BP	PER CITY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN

27

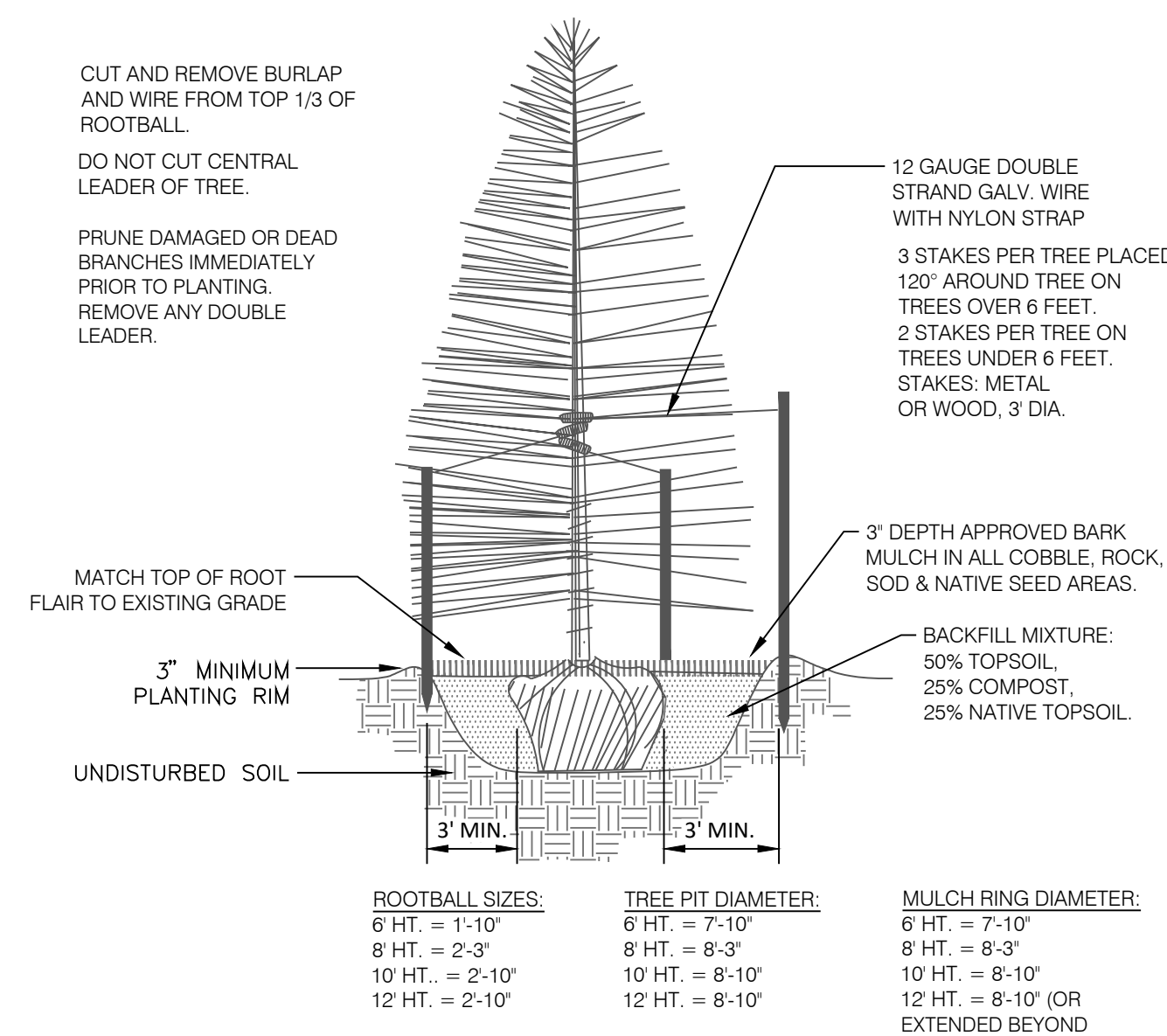
27 OF 28

AR DP 21-00591
AR FP 21-00592



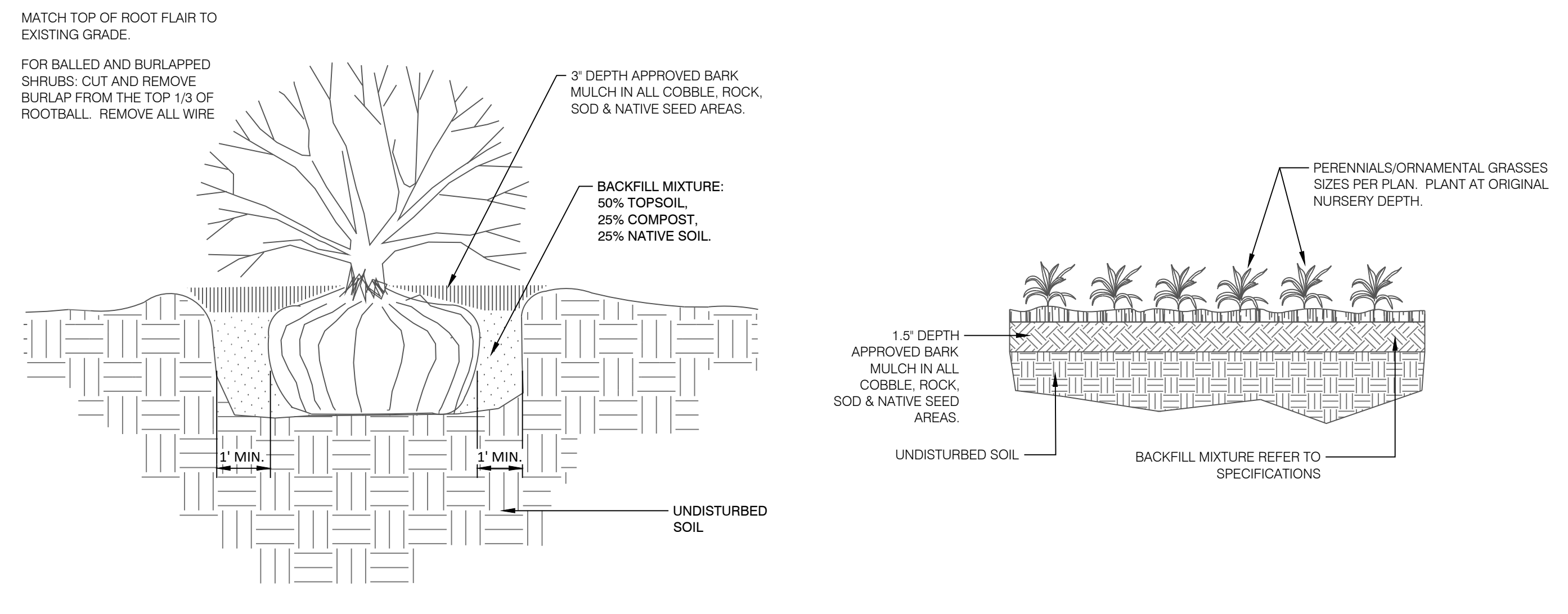
1 DECIDUOUS TREE PLANTING DETAIL

N.T.S. NES-LS-01



2 CONIFEROUS TREE PLANTING DETAIL

N.T.S. NES-LS-02

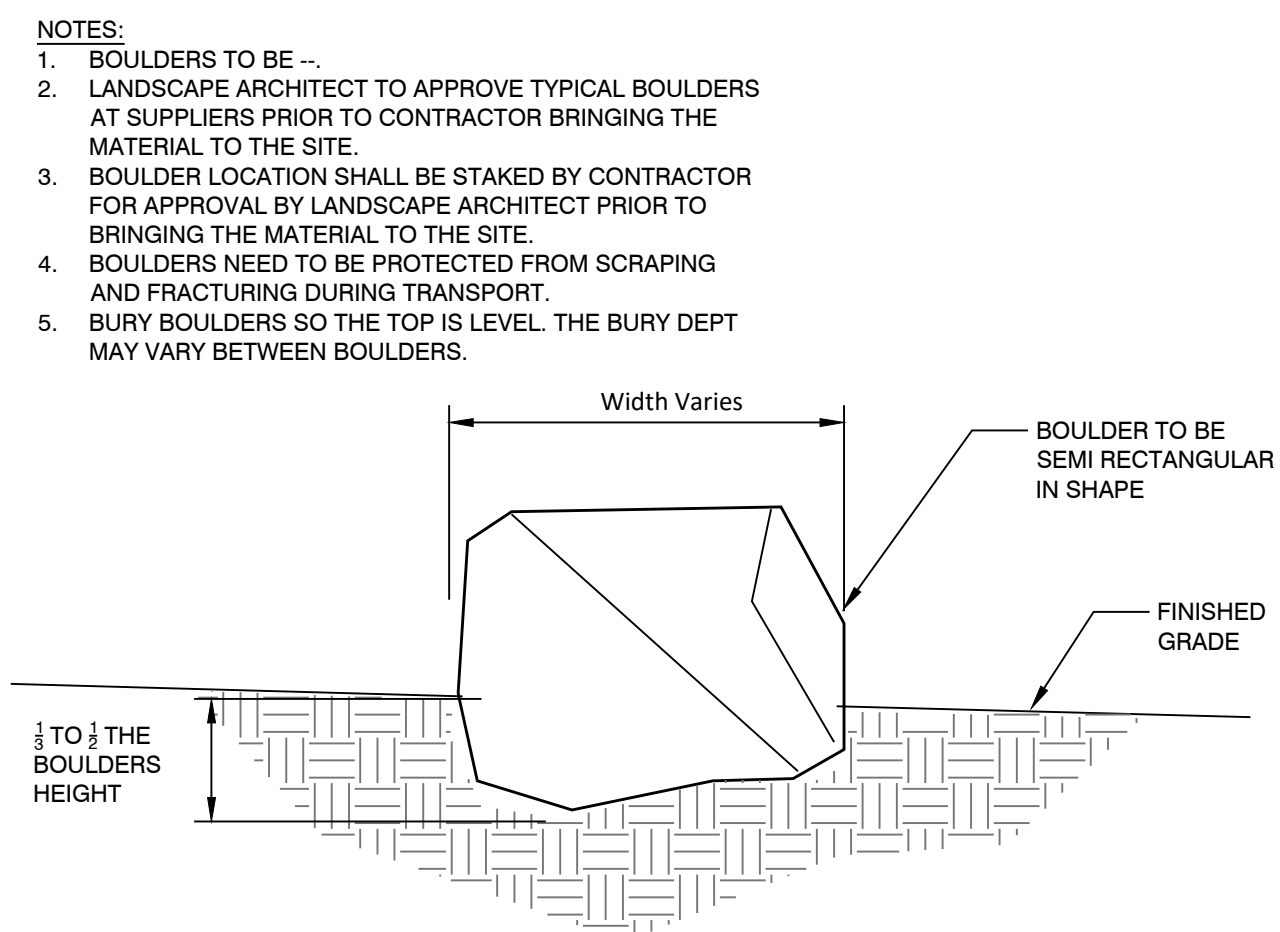


3 SHRUB PLANTING DETAIL

N.T.S. NES-LS-03

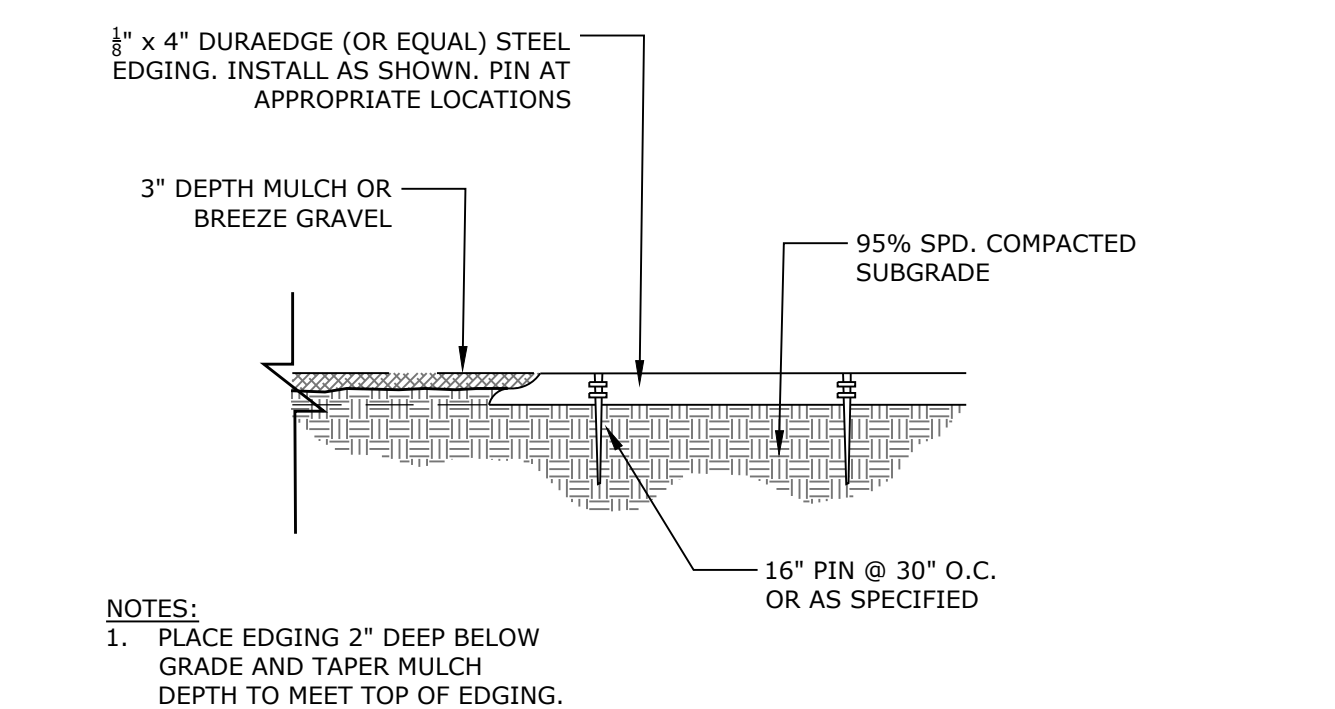
4 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S. NES-LS-04



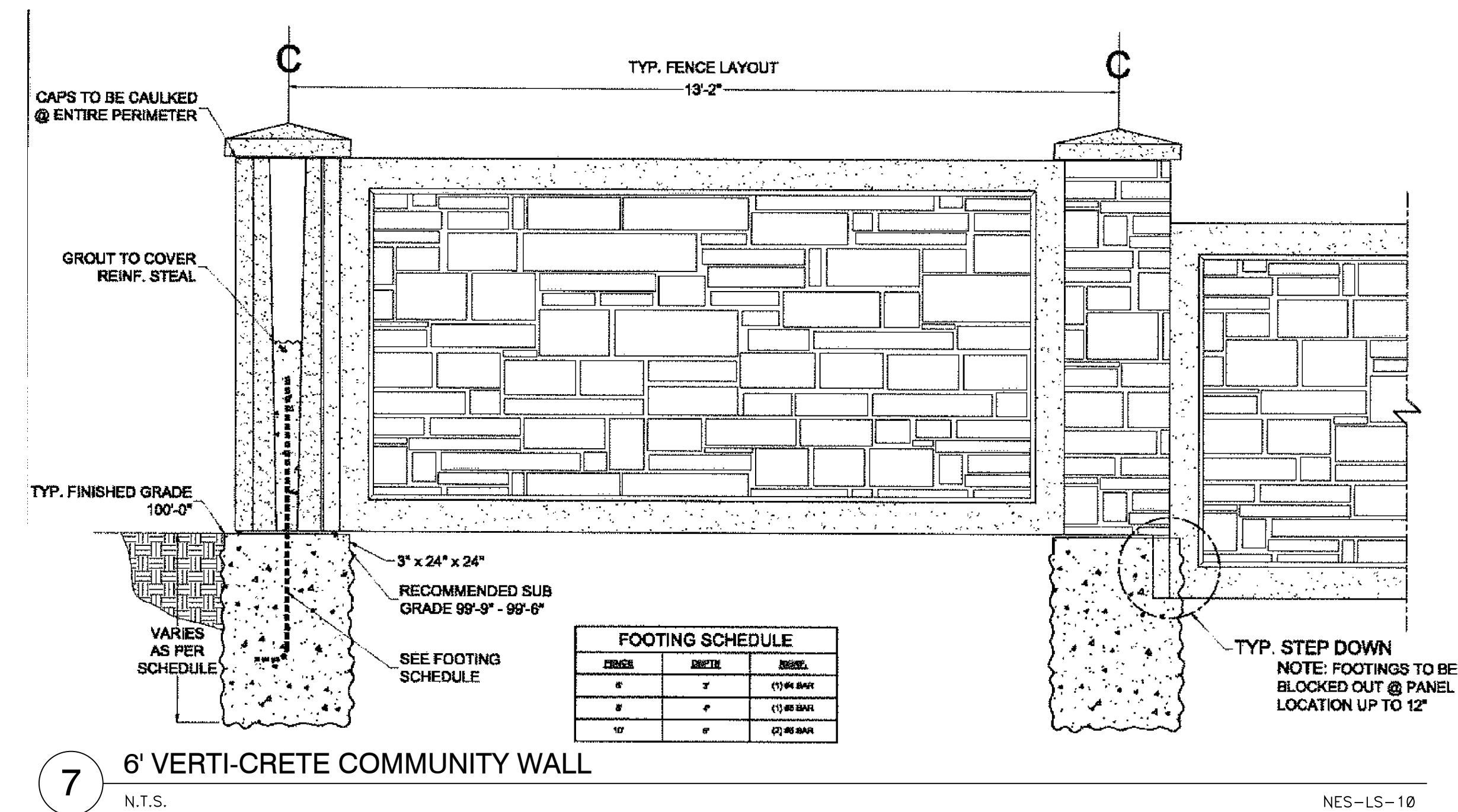
5 LANDSCAPE BOULDER

N.T.S. NES-LS-08



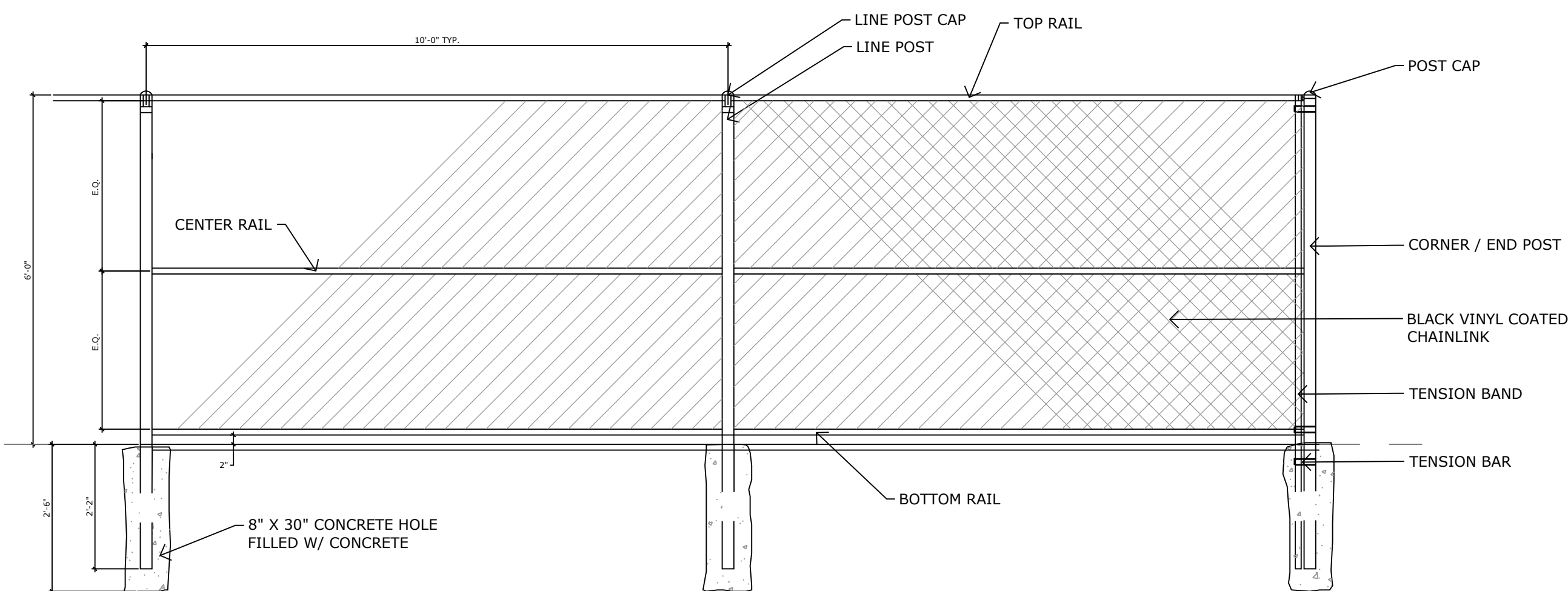
6 STEEL EDGING

N.T.S. NES-LS-09



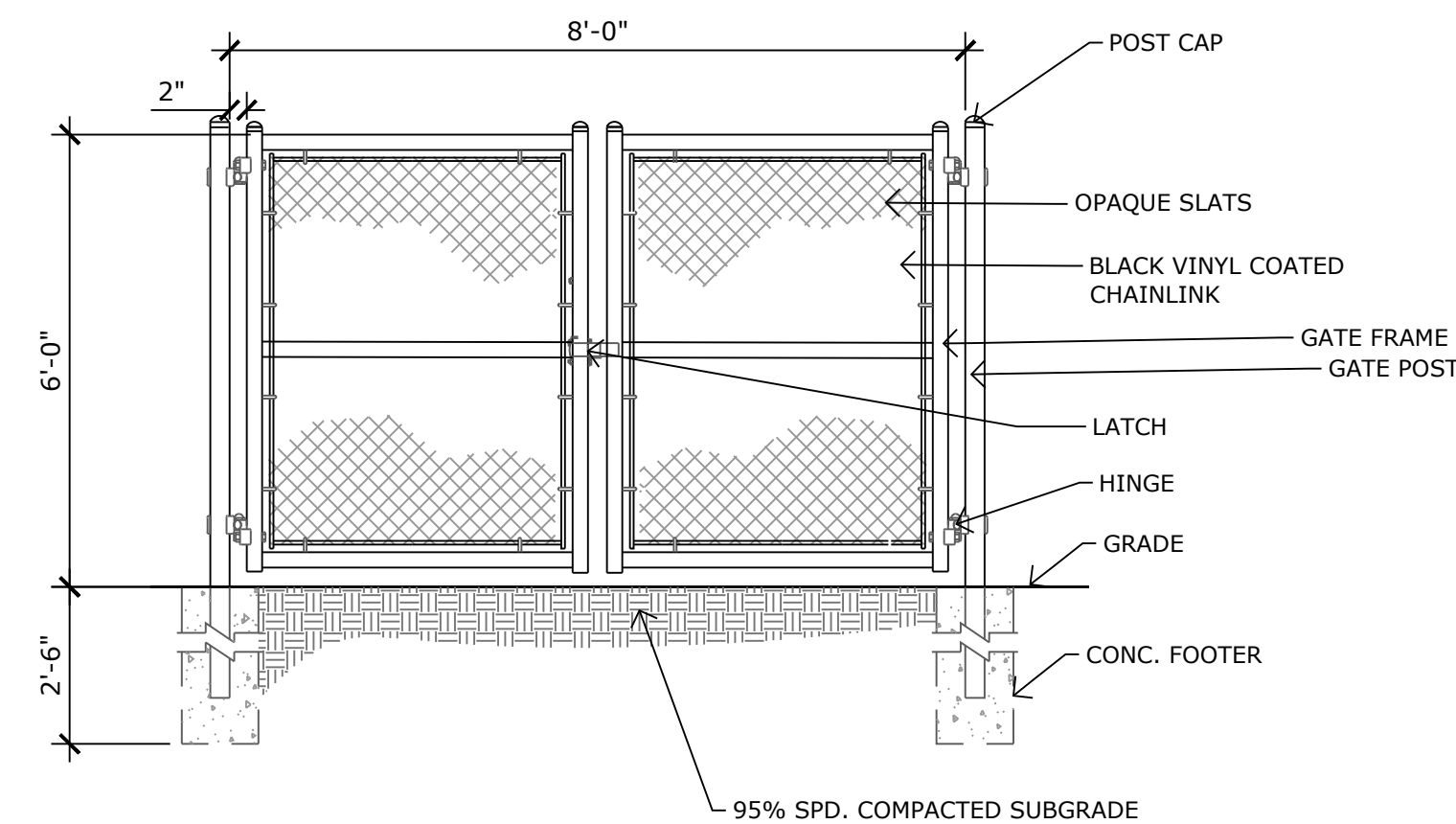
7 6' VERTI-CRETE COMMUNITY WALL

N.T.S. NES-LS-10



8 6' CHAIN LINK DOG PARK FENCE

N.T.S. NES-LS-11



9 6' CHAIN LINK DOG PARK GATE

N.T.S. NES-LS-12



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MEADOWWORKS

FILINGS 1 - 4
DEVELOPMENT PLAN

PROJECT INFO

DATE:	09/03/2021
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

REVISION

DATE:	BY:	DESCRIPTION:
12/14/2021	BP	PER CITY REVIEW COMMENTS
03/04/2022	BP	PER CITY REVIEW COMMENTS

PRELIMINARY
LANDSCAPE PLAN
DETAILS

28

28 OF 28

AR DP 21-00591
AR FP 21-00592