

GENERAL NOTES

- 1. PER CITY CODE SECTION, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
2. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
3. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATING 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. 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
4. ACCESS ROADS SHALL BE KEPT CLEAR OF ALL OBSTRUCTION SUCH AS, BUT NOT LIMITED TO, LOW HANGING WIRES, CONSTRUCTION MATERIALS, CONSTRUCTION EQUIPMENT, CONTRACTOR TRAILERS AND CONTRACTOR VEHICLES AND IN ALL TYPES OF WEATHER.
5. ALL 'STOP SIGNS' WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
6. ALL PROPOSED EASEMENTS AS PART OF THIS DEVELOPMENT WILL BE RECORDED AT TIME OF APPROVAL EITHER BY PLAT OR BY SEPARATE INSTRUMENT.
7. ALL ROADWAYS AND DRIVE AISLES WITHIN THIS DEVELOPMENT ARE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS
8. MAIL KIOSKS SHALL BE LOCATED AS SHOWN. FINAL LOCATIONS TO BE DETERMINED IN COORDINATION WITH USPS.
9. DRIVEWAYS SHALL BE MINIMUM 20' LONG OR LESS THAN 12' LONG AS MEASURED FROM BACK OF CURB OR BACK OF SIDEWALK TO STRUCTURE. SEE DETAILS ON SHEETS DT01 FOR CLARIFICATION.
10. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE NO. CPC OP 20-00137. THE PROPERTY OWNER ATTESTS THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION IS REQUIRED.
11. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE REAGAN RANCH METROPOLITAN DISTRICT WHICH IS CREATED BY ORDINANCE NO. 70-20 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 221097517 DATED MAY 17, 2021.
12. SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT.
13. REAGAN RANCH METROPOLITAN DISTRICT IS RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS AND LANDSCAPE AREAS WITHIN TRACTS OF THE DEVELOPMENT.
14. GAS AND ELECTRIC METER LOCATIONS TO FOLLOW THE NATURAL GAS LINE EXTENSION AND SERVICE STANDARDS AND ELECTRIC LINE EXTENSION AND SERVICE STANDARDS, RESPECTIVELY.
15. PROPOSED STORM SEWER UNDER SEPARATE DOCUMENT REFERENCED WITHIN THIS DEVELOPMENT PLAN, SPECIFICALLY ALONG THE EASTERN PROPERTY BOUNDARY, IS PLANNED TO BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE PAINT MINES DEVELOPMENT. THE PAINT MINES DEVELOPMENT WILL CONNECT TO THE PROPOSED DRAINAGE INFRASTRUCTURE UNDER SEPARATE DOCUMENT AS SHOWN WITHIN THIS DEVELOPMENT PLAN.
16. REAGAN RANCH METRO DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING AND RE-STRIPING ALL PERPENDICULAR STALLS WITHIN THE DEVELOPMENT
17. THE PROPOSED DETENTION FACILITY D2 IS LOCATED IN THE SOUTHEAST CORNER OF THE SITE. CALCULATIONS FOR FACILITY F3 CAN BE LOCATED IN THE 'FDR FOR PAINT MINES AT REAGAN RANCH FILING NO. 1' PREPARED BY MATRIX DESIGN GROUP, APPROVED _____

PARK NOTES

- 1. THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
2. PARK LAND DEDICATION FOR THIS DEVELOPMENT IS BEING MET WITH PARKS PROPOSED WITHIN OTHER FILINGS OF THE REAGAN RANCH MASTER COMMUNITY. NO PARK FEES ARE DUE WITH THIS DEVELOPMENT PLAN.

FEMA NOTE

- 1. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREA WITH 0.2% ANNUAL CHANCE OF FLOOD) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0758G, EFFECTIVE DATE 'DECEMBER 7, 2018'.

ADA NOTES

- 1. 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 GUIDELINE 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.
2. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
3. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.

FIRE NOTES

- 1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. ALL DRIVES WILL BE BUILT TO MEET A MINIMUM OF 27,000 LBS SINGLE AXLE WEIGHT AND 75,000LB TOTAL APPARATUS WEIGHT.
2. PRIOR TO CERTIFICATE OF OCCUPANCY, A FIRE INSPECTION IS REQUIRED TO VERIFY ALL FIRE LANE MARKINGS AND SIGNAGE HAVE BEEN INSTALLED. A FIRE INSPECTION MAYBE REQUESTED BY CALLING 719-385-5978.
3. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

LANDSCAPE NOTES

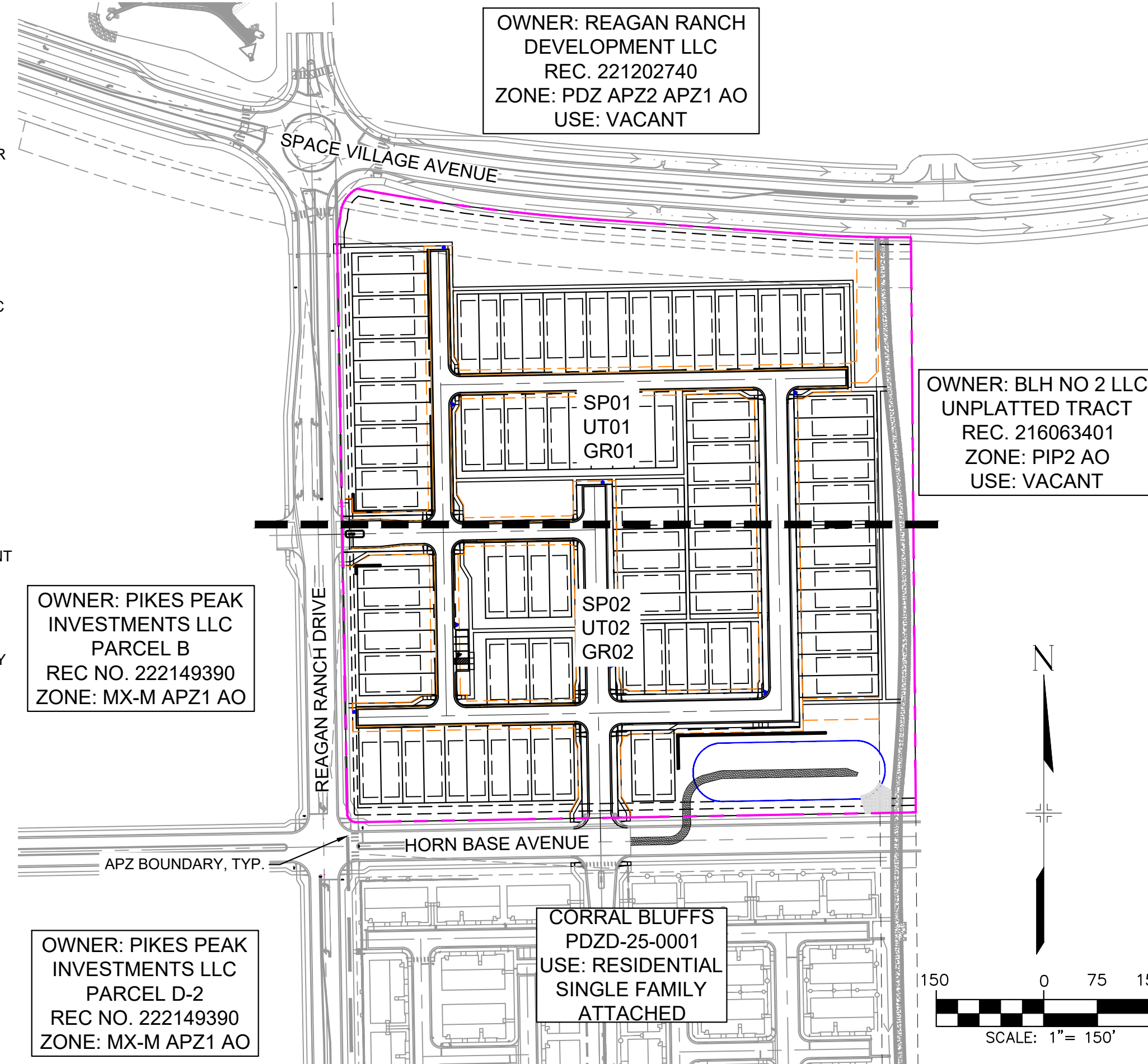
- 1. LANDSCAPE AND BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN.
2. ALL COMMON LANDSCAPE PLANTING AND IMPROVEMENTS WITH THIS DEVELOPMENT AREA SHALL BE MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
3. ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. IN FRONT OF INDIVIDUAL LOTS WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER, OR THEIR ASSIGNED.
4. ALL CONCRETE WALKS AND SOFT SURFACE TRAILS LOCATED OUTSIDE OF PUBLIC IMPROVEMENT EASEMENTS OR PUBLIC RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY REAGAN RANCH METROPOLITAN DISTRICT.

AIRPORT NOTES

- 1. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE POWERS DAIRY SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
2. AIRPORT ACKNOWLEDGEMENT: UPON ACCEPTING RESIDENCY WITHIN REAGAN RANCH, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT REAGAN RANCH LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 0.5 MILES FROM THE RUNWAY AT COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AT HIGHER LEVELS AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND THE AIRPORT.
3. THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT FLASH FREQUENTLY AND USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.

PAINT MINES SUBDIVISION

COLORADO SPRINGS, CO
PDZ DEVELOPMENT PLAN



PROJECT TEAM

OWNER
PIKES PEAK INVESTMENTS LLC
90 S CASCADE AVE., STE 1500
COLORADO SPRINGS, CO 80903
PHONE: (719)448-4034
DEVELOPER
REAGAN RANCH DEVELOPMENT LLC
90 S CASCADE AVE., STE 1500
COLORADO SPRINGS, CO 80903
PHONE: (719)448-4034

LANDSCAPE ARCHITECT
NES
619 NORTH CASCADE AVE, STE 200
COLORADO SPRINGS, CO 80903
PHONE: (719)471-0073

CIVIL ENGINEER
MATRIX DESIGN GROUP
2435 RESEARCH PKWY STE 300
COLORADO SPRINGS, CO 80920
PHONE: (719)575-0100

APPLICANT

NES
619 NORTH CASCADE AVE, STE 200
COLORADO SPRINGS, CO 80903
PHONE: (719)471-0073

SUMMARY DATA

Table with 2 columns: PROPERTY SIZE, TAX SCHEDULE NO., PROJECT ADDRESS, DEVELOPMENT SCHEDULE, MASTER PLAN, CONCEPT PLAN, ZONING, PDZ ORDINANCE, DRAINAGE BASIN, APPROVED MASTER PLAN USE, EXISTING LAND USE, PROPOSED LAND USE, PROPOSED LOT/UNIT COUNT, PROPOSED TOTAL GROSS DENSITY, BUILDING SETBACKS, LANDSCAPE SETBACKS, MAX. BUILDING HEIGHT, MIN. LOT SIZE, MAX. LOT COVERAGE PRIMARY STRUCTURE, MAX. LOT COVERAGE ACCESSORY STRUCTURE.

PARKING SUMMARY

Table with 2 columns: SINGLE FAMILY ATTACHED, TOTAL REQUIRED, GUEST PARKING, TOTAL REQUIRED, GARAGE SPACES PROVIDED, DRIVEWAY SPACES PROVIDED, TRACT PARKING SPACES PROVIDED, TOTAL PROVIDED, ADA REQUIRED, ADA PROVIDED.

SHEET INDEX

Table with 3 columns: DESCRIPTION, NUMBER, TITLE. Lists sheets like TITLE SHEET, LOT & STREET TYPICALS, SITE DETAILS, etc.

TRACT TABLE

Table with 8 columns: TRACT, SIZE (SF), LANDSCAPE/ OPEN SPACE / TRAIL (PRIVATE), SIGNAGE/ PUBLIC IMPROVEMENTS, DRAINAGE/ DETENTION, PUBLIC UTILITIES, OWNED BY, MAINTAINED BY.

*REAGAN RANCH METROPOLITAN DISTRICT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESIGNATED PARCEL B, IN WARRANTY DEED RECORDED DECEMBER 13, 2022 AT RECEPTION NUMBER 222149390 AND A PORTION OF THAT PARCEL DESIGNATED SCHEDULE A, 2, IN WARRANTY DEED RECORDED NOVEMBER 11, 2021 AT RECEPTION NUMBER 221202740 BOTH IN THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH A REFERENCE TO THE EAST LINE OF SAID PARCEL B, BEING MONUMENTED AT THE NORTH END BY A NO. 5 REBAR AND AT THE SOUTH END BY A #5 REBAR WITH 1-1/2" INCH ALUMINUM CAP, ILLEGIBLE, AND IS ASSUMED TO BEAR SOUTH 00°29'21" EAST, A DISTANCE OF 806.05 FEET;

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B;

THENCE SOUTH 00°29'21" EAST, ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 802.72 FEET TO THE NORTHEAST CORNER OF TRACT A, REAGAN RANCH ROADS FILING NO. 1 RECORDED AT RECEPTION NO. 225715612;

THENCE SOUTH 88°59'39" WEST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 401.01 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE CONTINUING SOUTH 88°59'39" WEST, ALONG THE NORTH LINE OF HORN BASE AVENUE ON SAID REAGAN RANCH ROADS FILING NO. 1, A DISTANCE OF 380.00 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.50 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF REAGAN RANCH ROADS ON SAID PLAT, THE FOLLOWING FOUR (4) COURSES:

- 1. NORTHWESTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 19.63 FEET AND HAVING A CHORD THAT BEARS NORTH 46°00'21" WEST, A DISTANCE OF 17.68 FEET;
2. NORTH 01°00'21" WEST, A DISTANCE OF 812.47 FEET;
3. NORTH 13°28'18" EAST, A DISTANCE OF 20.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET;
4. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 62°10'12", AN ARC DISTANCE OF 48.83 FEET AND HAVING A CHORD THAT BEARS NORTH 30°05'03" EAST, A DISTANCE OF 46.47 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE RECORDED IN BOOK 840 PAGE 408 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,915.00 FEET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SPACE VILLAGE, THE FOLLOWING THREE (3) COURSES:

- 1. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°37'45", AN ARC DISTANCE OF 337.27 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°40'26" EAST, A DISTANCE OF 337.09 FEET;
2. SOUTH 85°59'19" EAST, A DISTANCE OF 288.00 FEET TO A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,960.00 FEET;
3. EASTERLY AND COINCIDENT WITH SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 04°25'49", AN ARC DISTANCE OF 151.55 FEET AND HAVING A CHORD THAT BEARS SOUTH 88°12'13" EAST, A DISTANCE OF 151.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 665,727 SQUARE FEET (15.28298 ACRES), MORE OR LESS

OVERALL PARK LAND DEDICATION REQUIREMENTS

Table with 6 columns: HOUSING TYPE, ESTIMATED NO. OF UNITS, ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD), ACRES OF DEDICATION PER UNIT (COMMUNITY), TOTAL ACRES OF LAND DEDICATION REQUIRED (NEIGHBORHOOD), TOTAL ACRES OF LAND DEDICATION REQUIRED (COMMUNITY).

CONSULTANTS:

PLANNER/ CIVIL ENGINEER: Matrix Excellence by Design 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

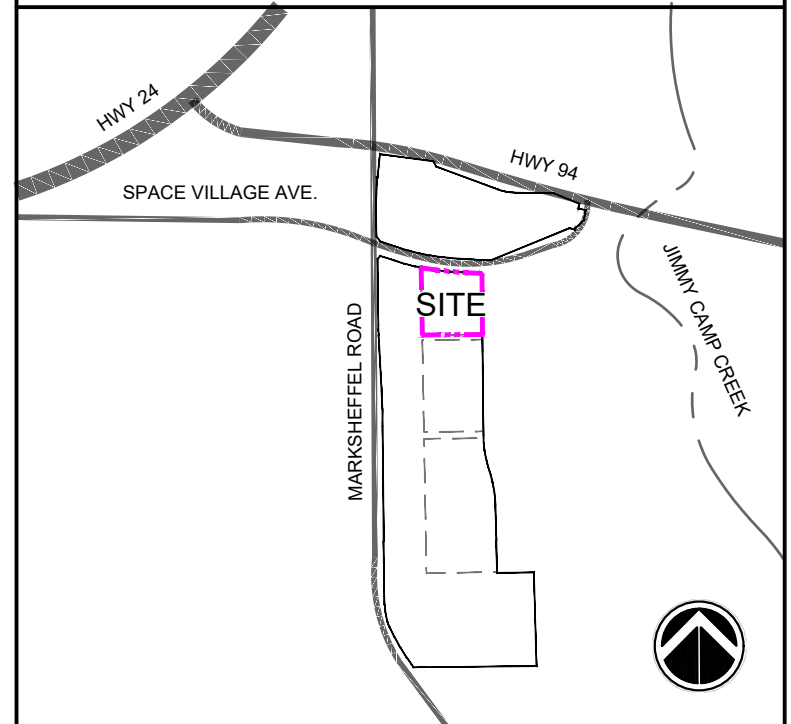
OWNER/DEVELOPER:

REAGAN RANCH DEVELOPMENT LLC 90 SOUTH CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903 (719) 448-4034

Reagan Ranch

APPROVAL:

VICINITY MAP:



PROJECT:

PAINT MINES SUBDIVISION PDZ DEVELOPMENT PLAN

COLORADO SPRINGS, CO JUNE 2, 2026

REVISION HISTORY:

Table with 4 columns: NO, DATE, DESCRIPTION, BY.

DRAWING INFORMATION:

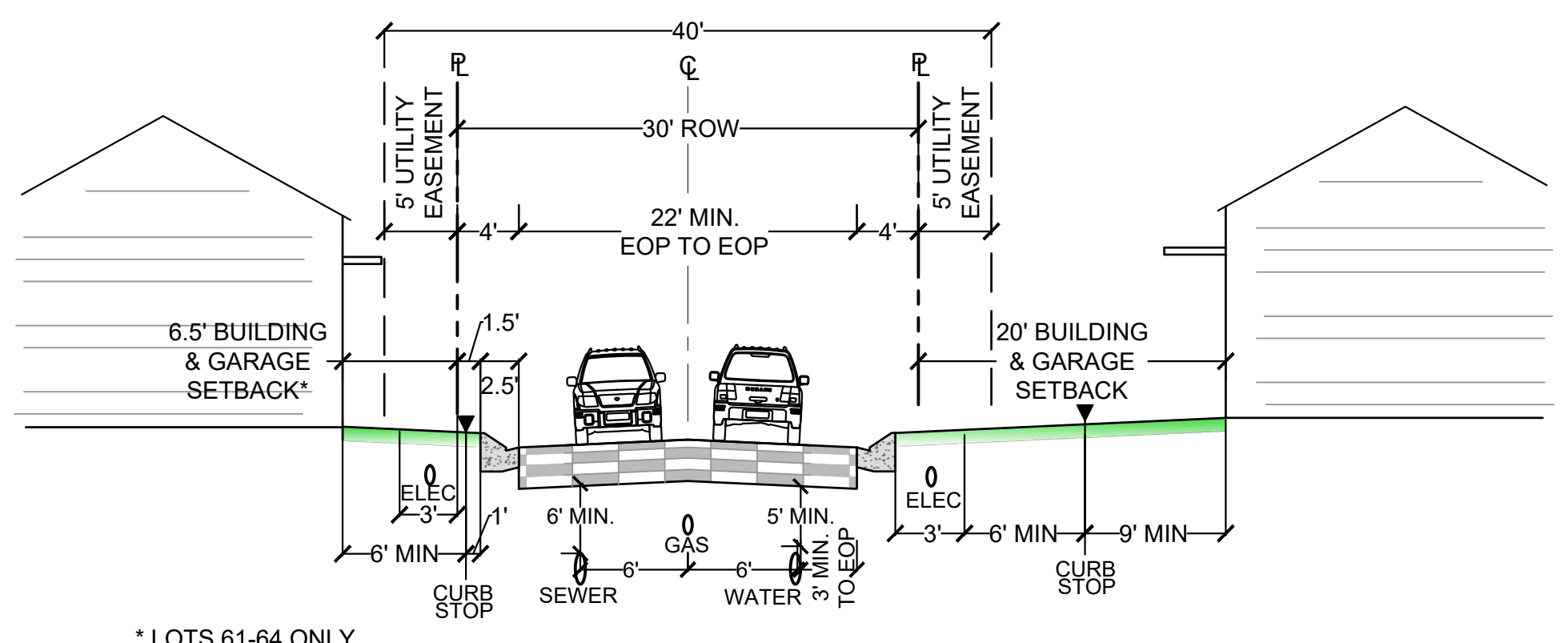
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DRAWN BY: B.JL
CHECKED BY: DAD
APPROVED BY: DAD
SHEET TITLE:

TITLE SHEET

TS01

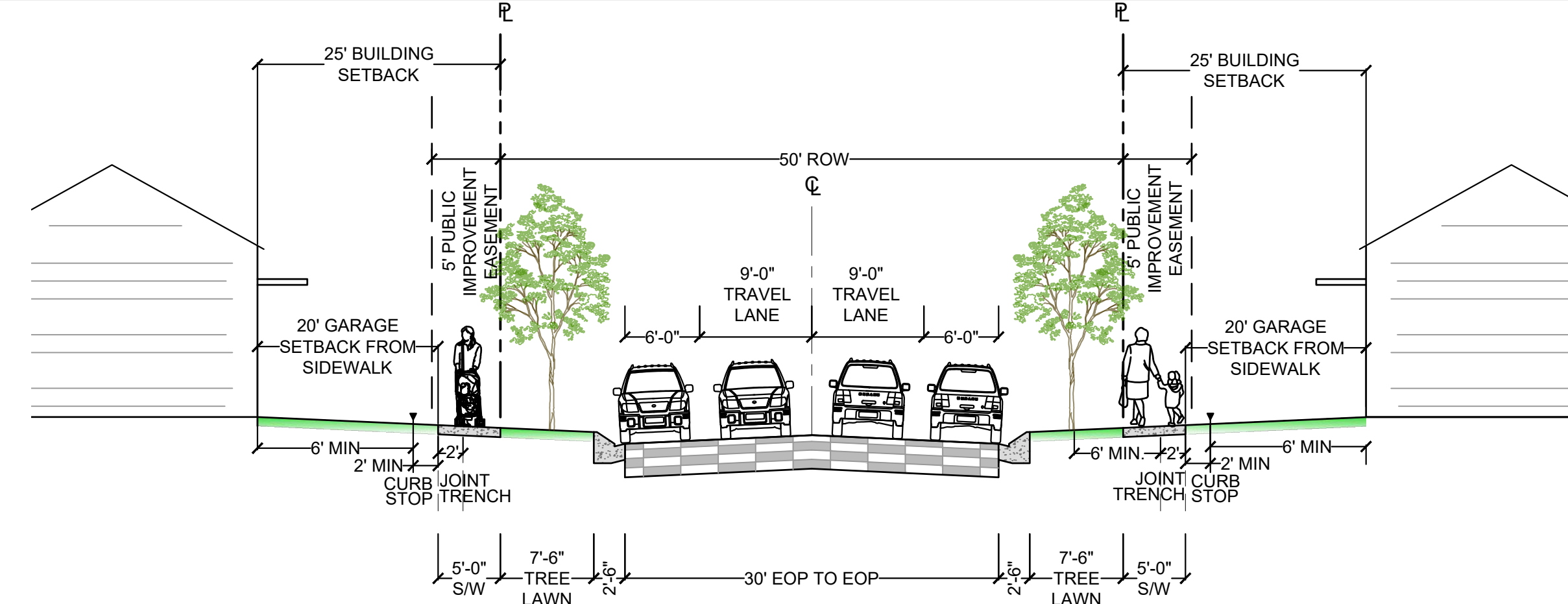
SHEET 1 OF 15

CITY FILE NO.: PDZD-XX-XXXX

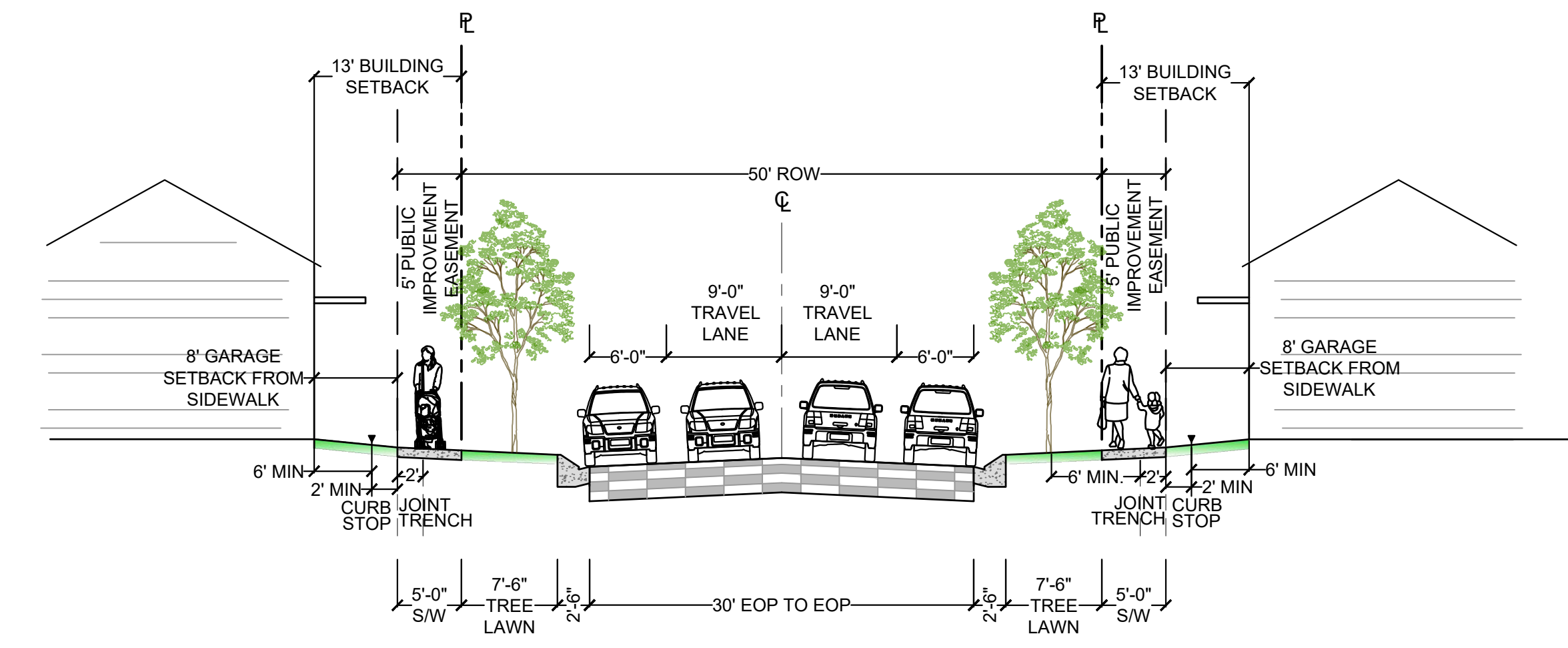


* LOTS 61-64 ONLY

TYPICAL SECTION
HIGH DENSITY SINGLE-FAMILY RESIDENTIAL ROAD
(30' PUBLIC ROW)
NOT TO SCALE



TYPICAL SECTION
RESIDENTIAL LOCAL STREET (50' PUBLIC R.O.W.)
(DETACHED SIDEWALK WITH DRIVEWAYS)
NOT TO SCALE



TYPICAL SECTION
RESIDENTIAL LOCAL STREET (50' PUBLIC R.O.W.)
(DETACHED SIDEWALK WITHOUT DRIVEWAYS)
NOT TO SCALE

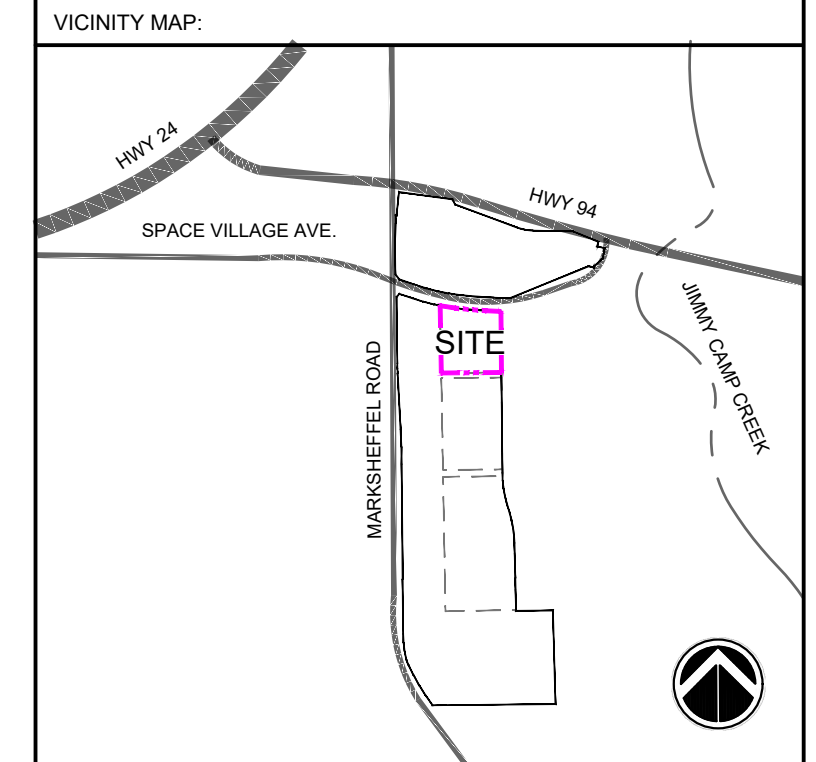
PUBLIC STREET SECTIONS NOTE:
• A 6' ATTACHED SIDEWALK MAY BE PROVIDED AT VERTICAL CURBS. SEE PLAN FOR LOCATIONS.

CONSULTANTS:
PLANNER / CIVIL ENGINEER:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034



APPROVAL:



PROJECT:
**PAINT MINES SUBDIVISION
PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
JUNE 2, 2026

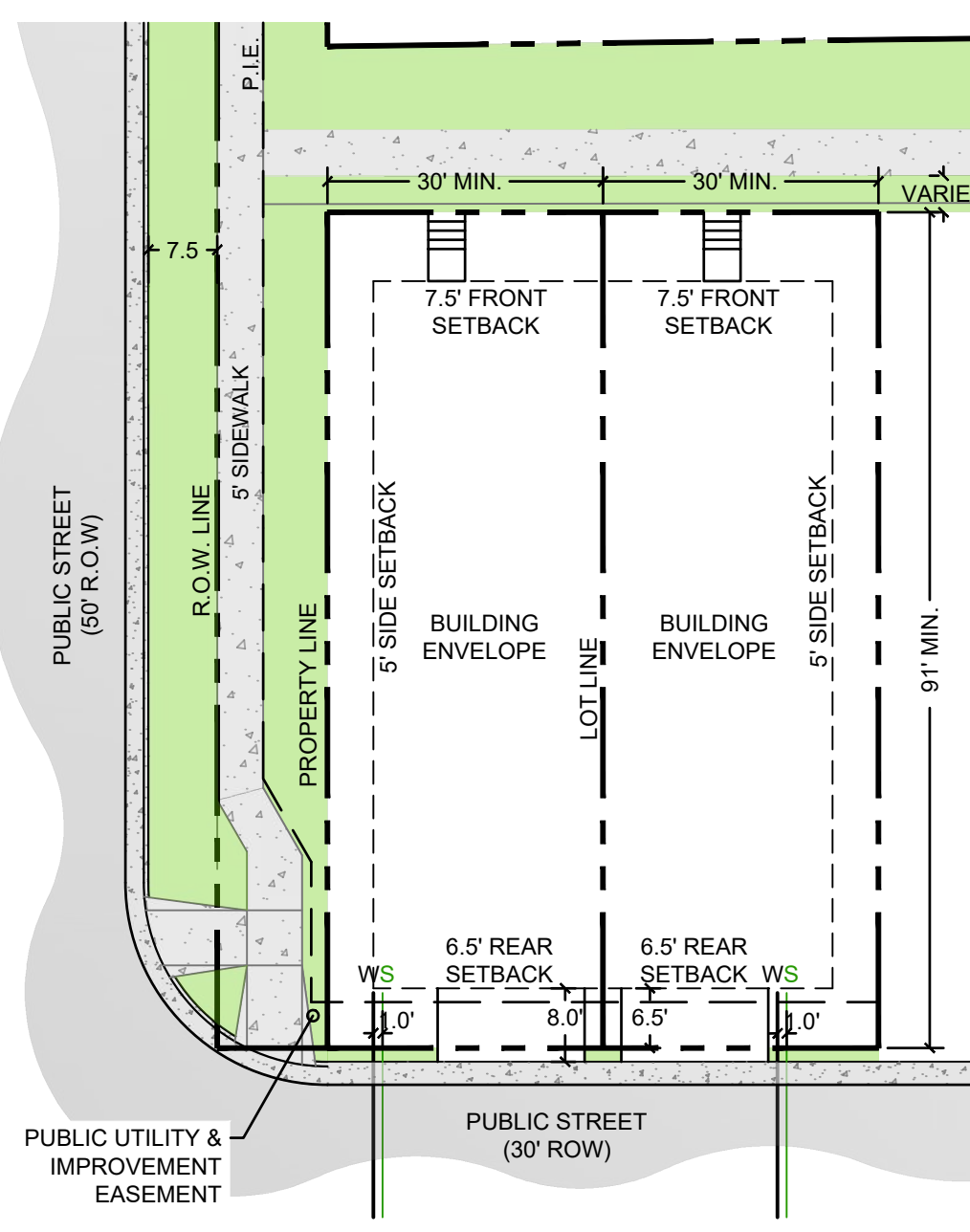
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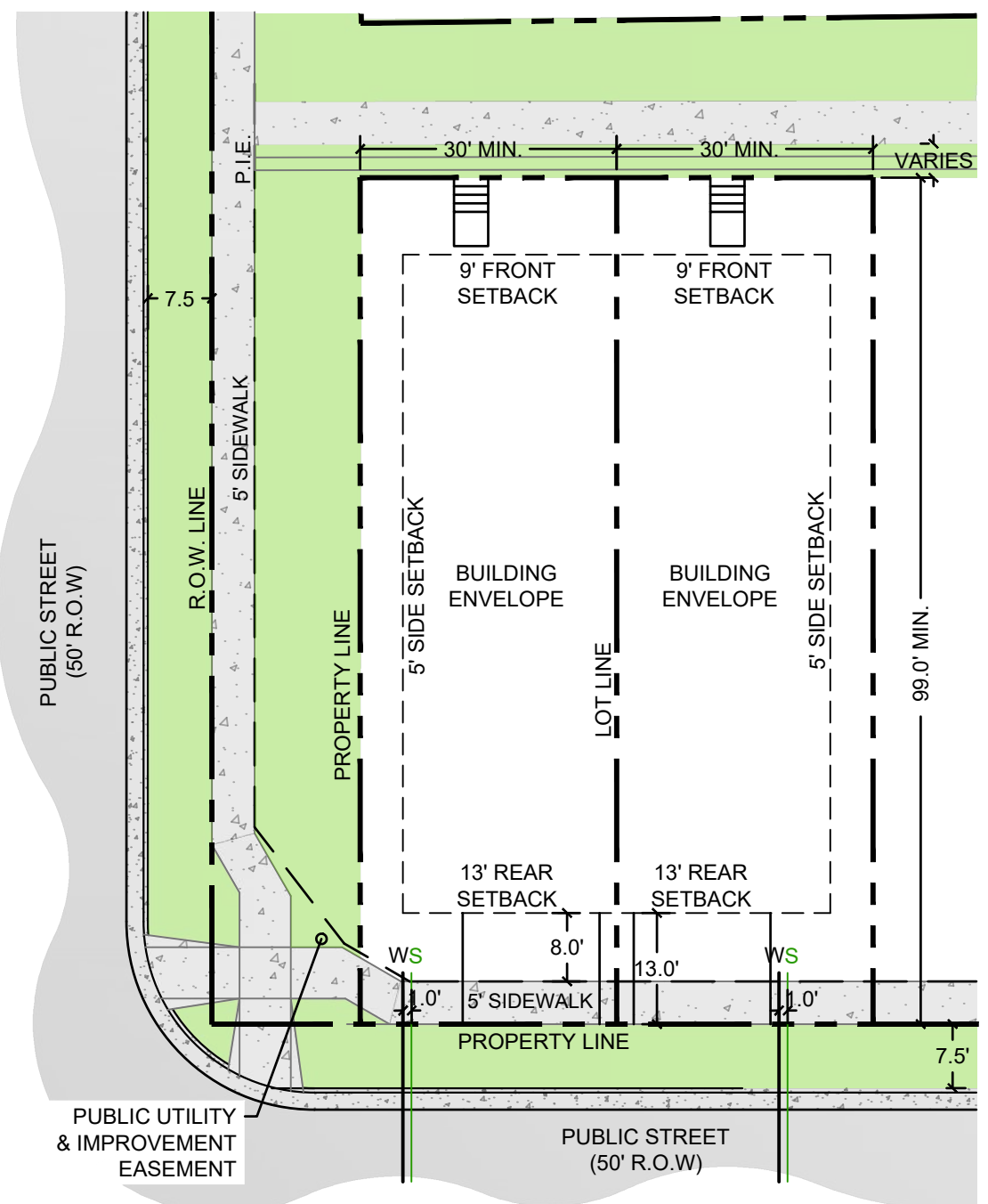
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DRAWN BY: B.J.L.
CHECKED BY: DAD
APPROVED BY: DAD

LOT & STREET TYPICALS

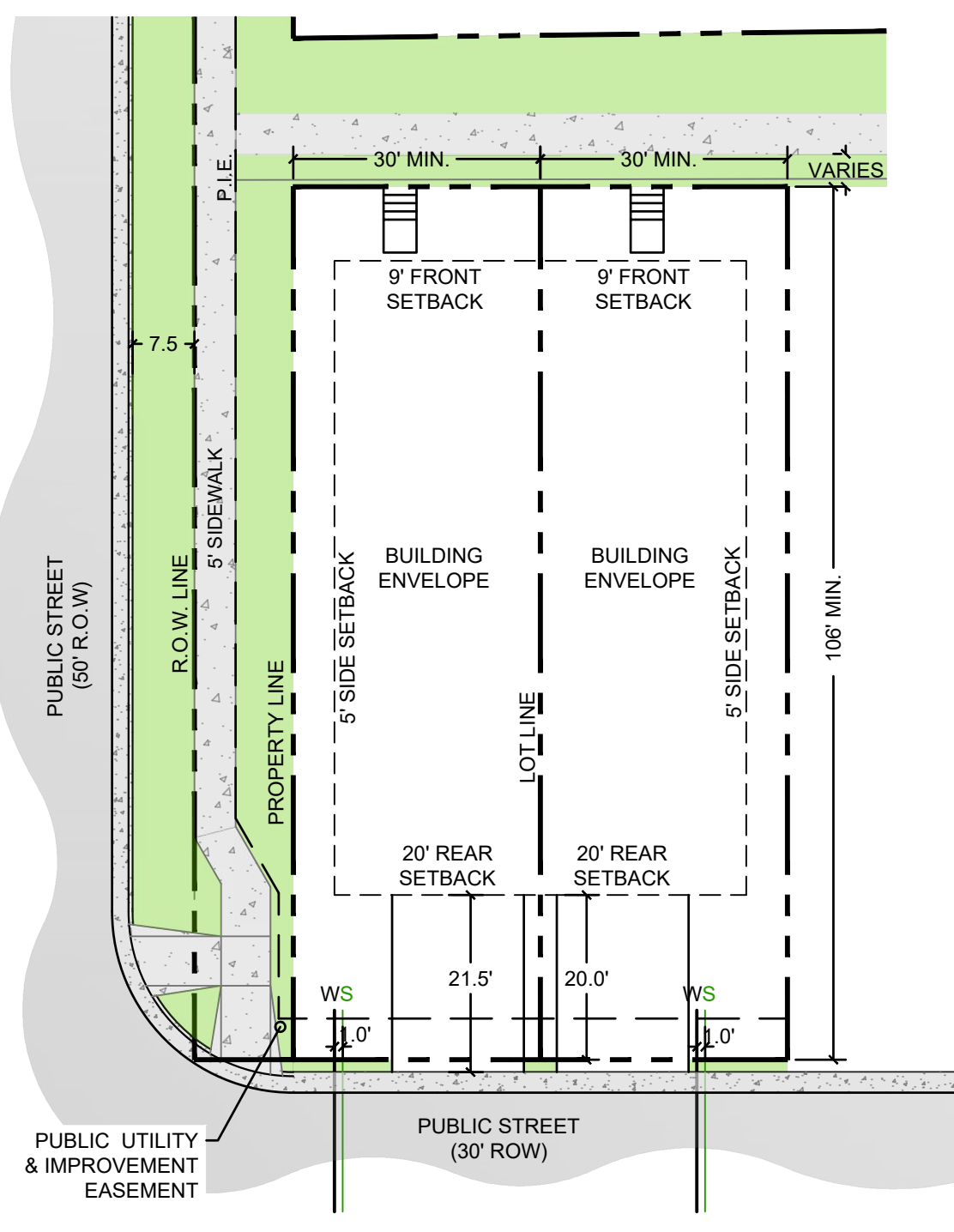
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SHEET 2 OF 15
CITY FILE NO.: PDZD-XX-XXXX



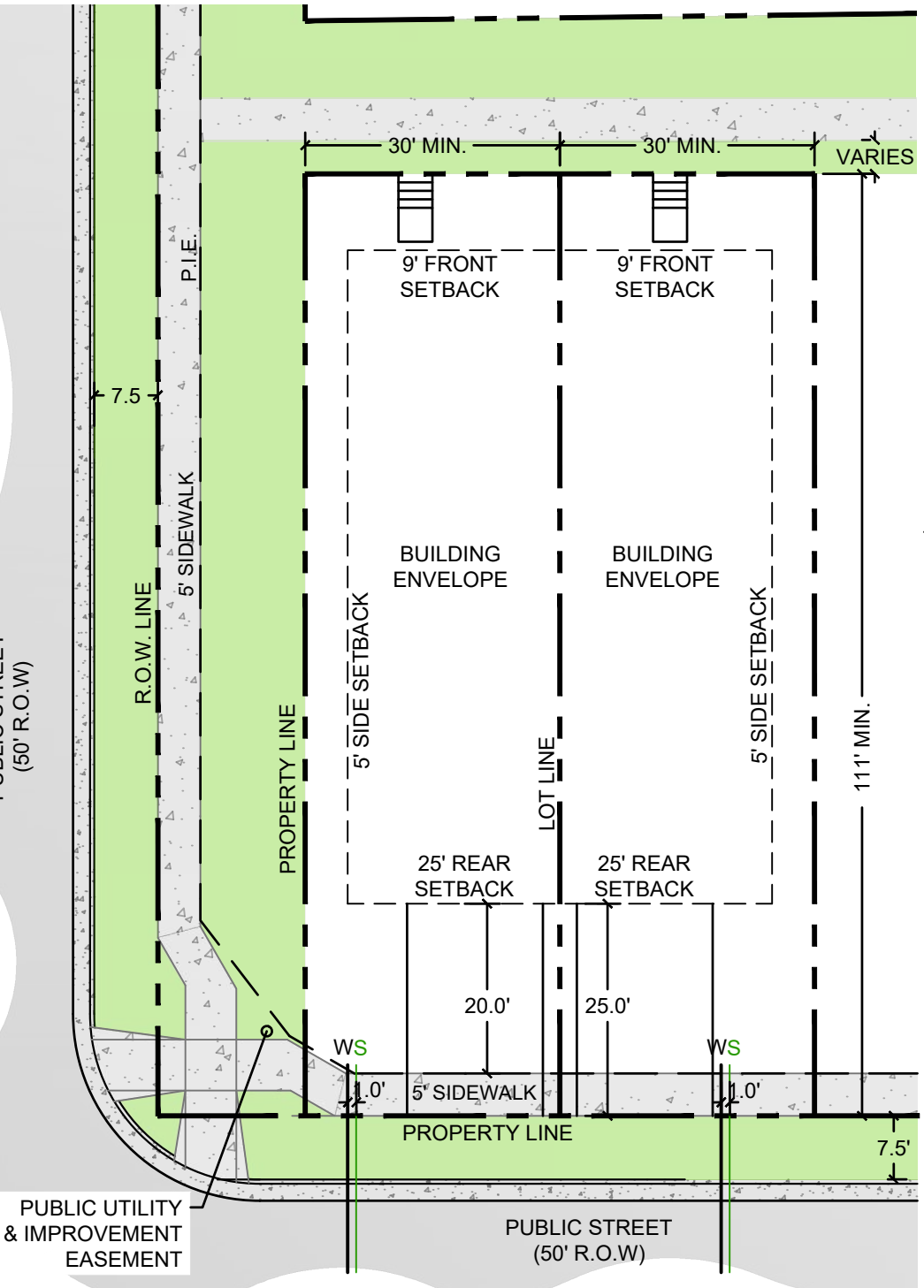
LOT TYPICAL
NO SIDEWALK NO DRIVEWAY



LOT TYPICAL
SIDEWALK NO DRIVEWAY



LOT TYPICAL
NO SIDEWALK WITH DRIVEWAY



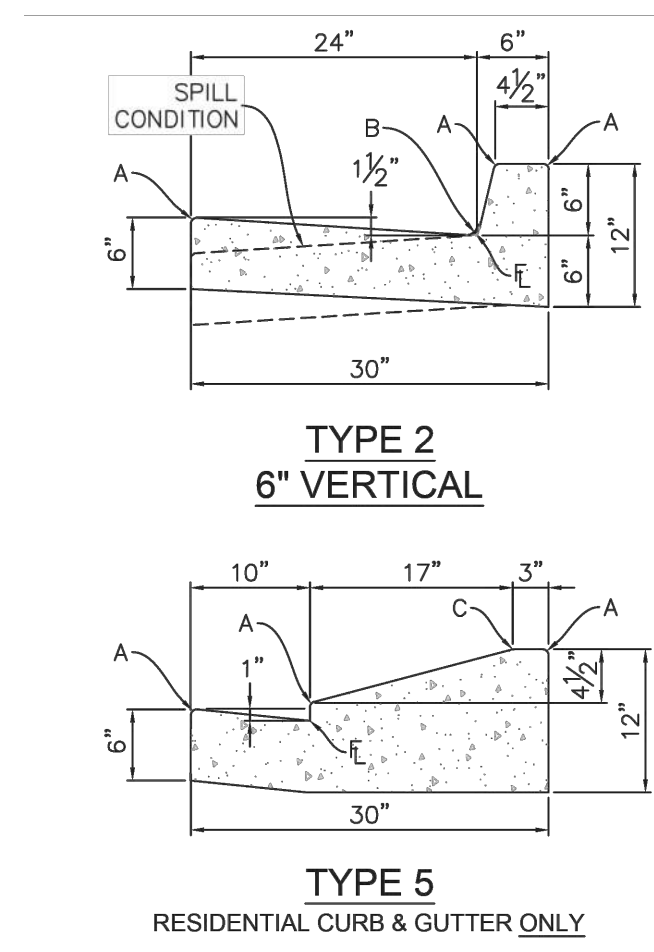
LOT TYPICAL
SIDEWALK AND DRIVEWAY

- REAR LOADED LOT DESIGN GUIDELINES:**
SETBACKS: SEE LOT TYPICALS
- DRIVEWAY COVERAGE: PER CITY CODE.
 - ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE.
 - WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
 - LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
 - OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.

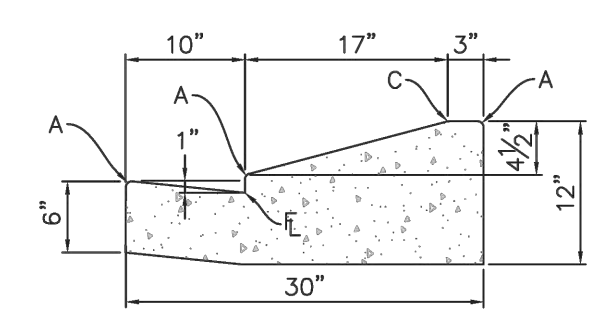
- SETBACK ENCROACHMENT NOTES:**
1. ARCHITECTURAL FEATURES: CORNICE, EAVES, BELT COURSE, SILL, CANOPY, CHIMNEYS AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY EXTEND INTO A REQUIRED FRONT OR REAR BUILDING SETBACK FOUR INCHES (4") FOR EACH FOOT OF WIDTH. THESE ENCROACHMENTS MAY NOT EXTEND OR PROJECT INTO THE REQUIRED SIDE SETBACK MORE THAN A TOTAL OF THIRTY SIX INCHES (36"). COVERED AND UNCOVERED PATIOS, DECKS OR PORCHES 18 INCHES (18") OR LESS ABOVE GROUND LEVEL ARE PERMITTED TO ENCRACH UP TO 5' INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.
 2. COVERED AND UNCOVERED PATIOS, DECKS, OR PORCHES 18 INCHES (18") AND HIGHER ARE PERMITTED TO ENCRACH UP TO 36" INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.
 3. WINDOW WELLS ARE PERMITTED TO ENCRACH INTO A REQUIRED SIDE YARD SETBACK AS PERMITTED BY LOCAL BUILDING CODES. WINDOW WELLS SHALL NOT BE FLUSH TO GROUND AND SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD SWALES.
 4. BAY WINDOWS, BUILDING CANTILEVERS, VERTICAL PROJECTIONS UP TO 36" AND ROOF OVERHANGS UP TO 24" ARE PERMITTED INTO A REQUIRED FRONT, SIDE OR REAR BUILDING SETBACK.
 5. STAIRS TO THE FRONT PORCH ARE PERMITTED WITHIN THE BUILDING SETBACKS AND UTILITY EASEMENTS AS REQUIRED PER GRADING.

FILE LOCATION: S:\26.002971.00\CORRAL BLUFFS DUPLICATES\60 CAD\504 PLAN SETS\DEVELOPMENT PLAN\DT01.DWG

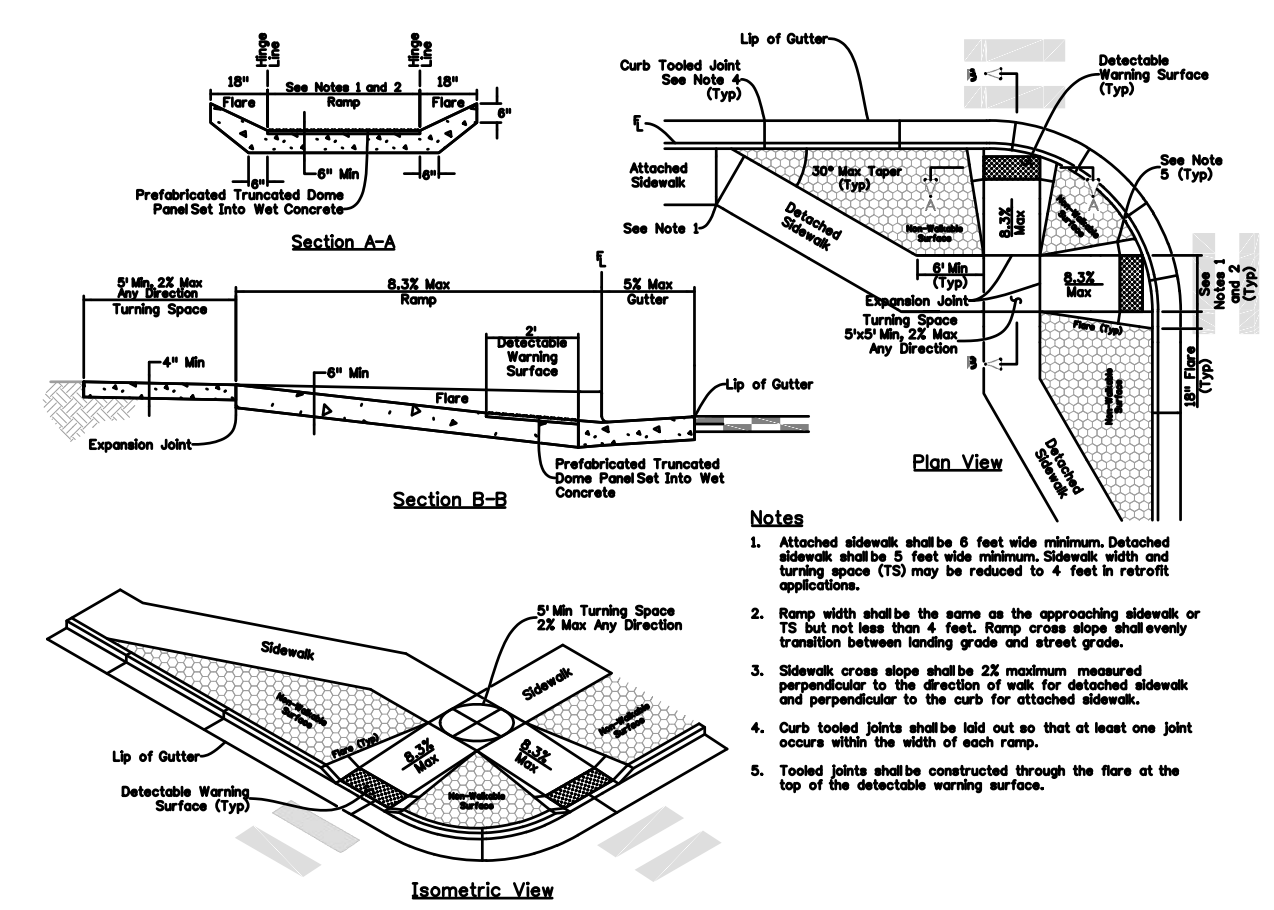
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TYPE 2
6\"/>



TYPE 5
RESIDENTIAL CURB & GUTTER ONLY



SIDEWALK CURB RAMP TYPE 1, DETAIL D-8



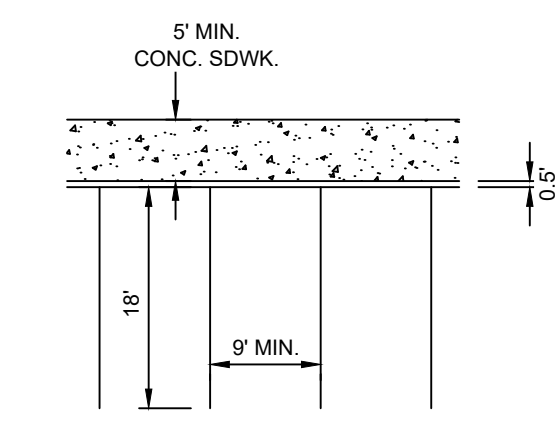
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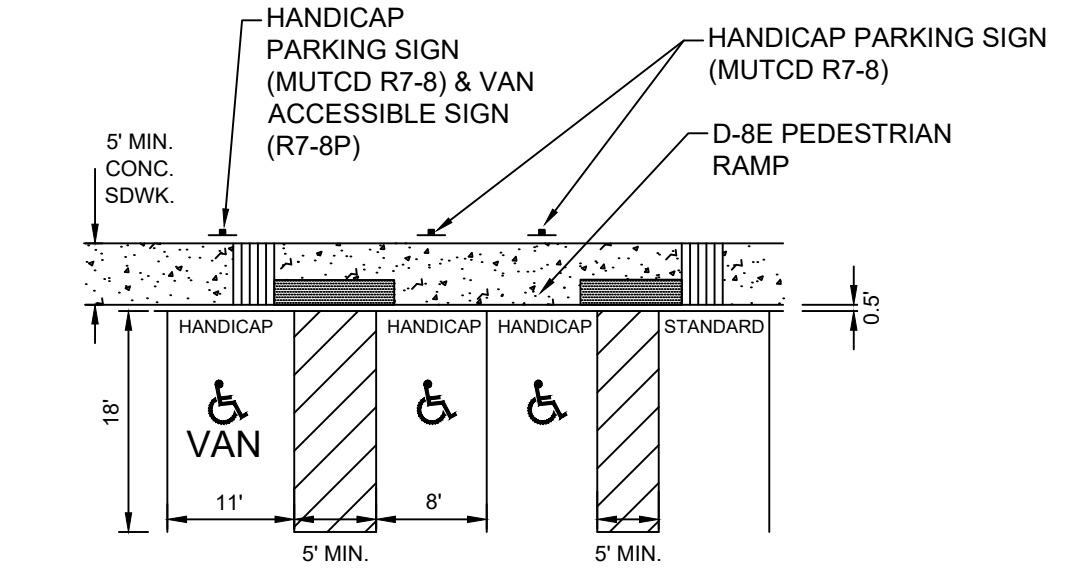
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ADA PARKING SIGN

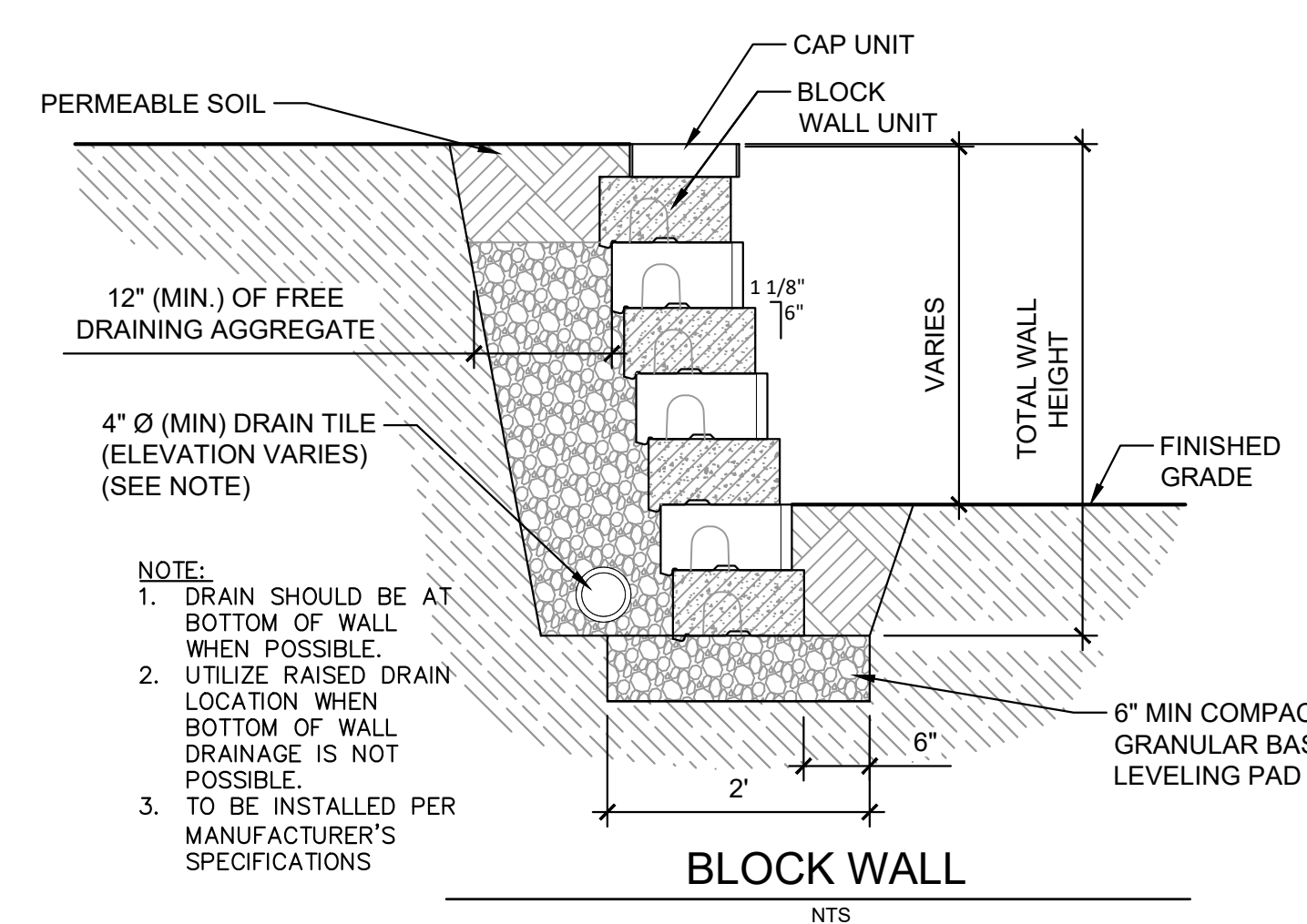
- NOTES:
- EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 - VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
 - EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE.
 - EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE.
 - SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
 - THE SIGNS MAY EITHER BE WALL MOUNTED OR FREESTANDING.



STANDARD PARKING

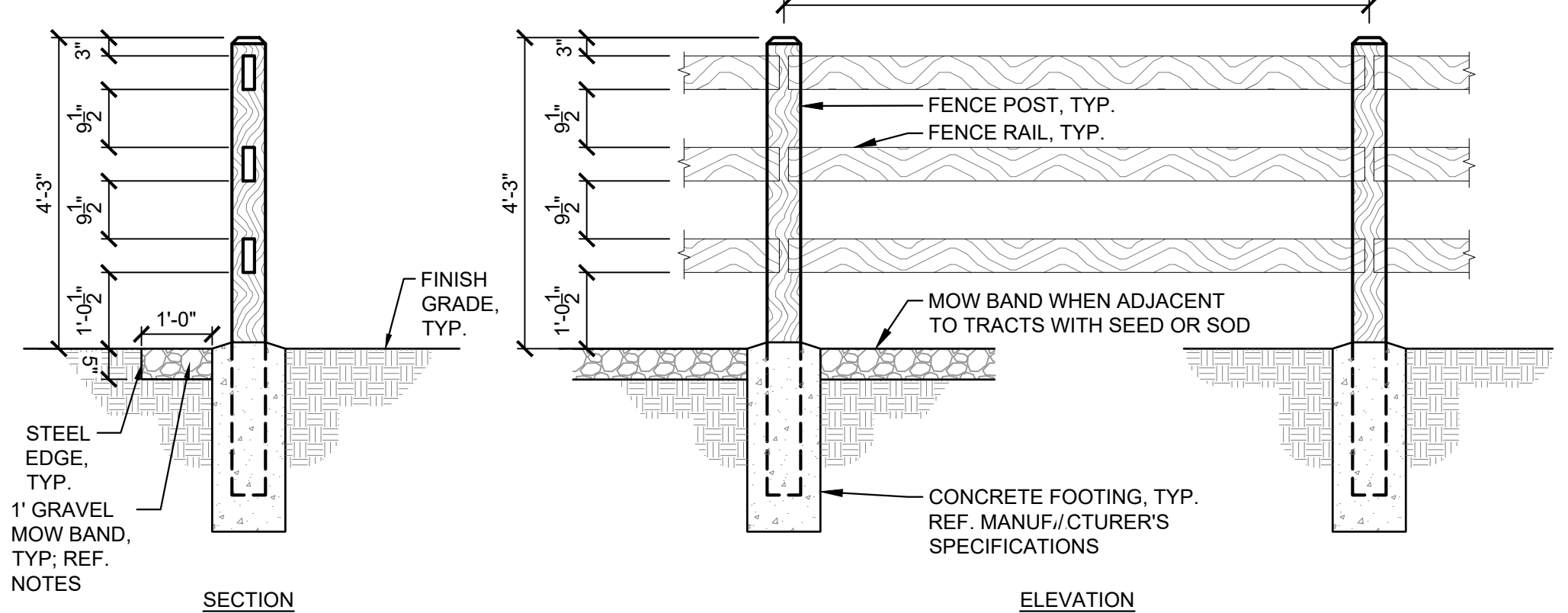


ADA PARKING



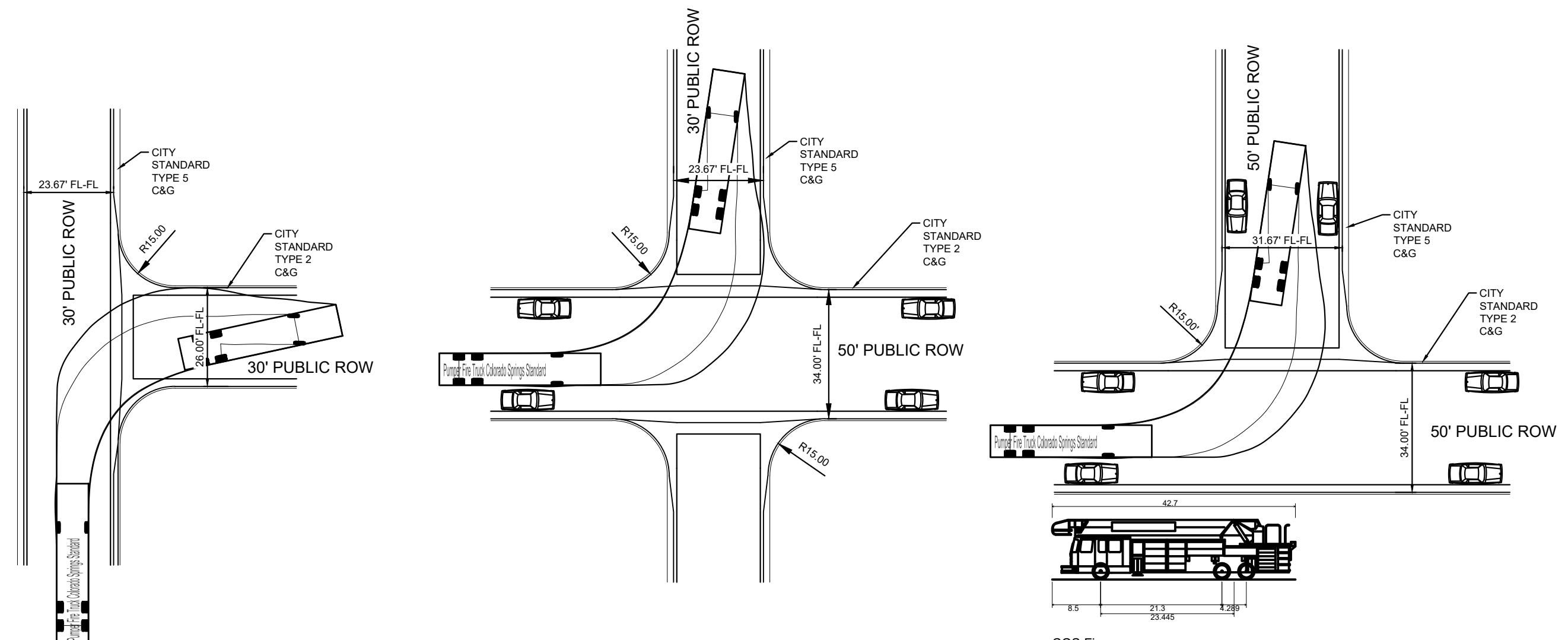
BLOCK WALL

- NOTE:
- DRAIN SHOULD BE AT BOTTOM OF WALL WHEN POSSIBLE.
 - UTILIZE RAISED DRAIN LOCATION WHEN BOTTOM OF WALL DRAINAGE IS NOT POSSIBLE.
 - TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



- GENERAL NOTES:
- FENCE SHALL BE CONCRETE 3-RAIL SPLIT RAIL FENCE S7 AS SUPPLIED BY SIGNATURE STONE.
 - COLOR SHALL BE RAWHIDE.
 - FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CONCRETE SPLIT RAIL FENCE



FIRE TURNING TYPICALS

TURNING APPARATUS

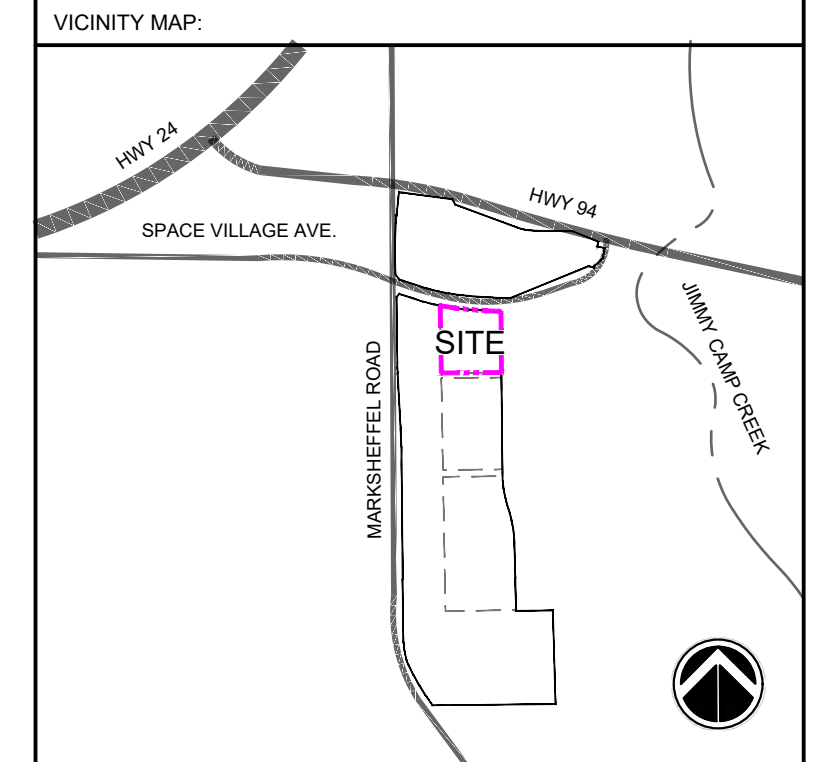
COS Fire	42.700ft
Overall Length	8.420ft
Overall Width	10.461ft
Min Body Ground Clearance	0.732ft
Track Width	8.170ft
Lock-to-lock time	5.00s
Curbs to Curbs Turning Radius	33.000ft

CONSULTANTS:
 PLANNER/ CIVIL ENGINEER:
Matrix
Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 1500
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
 90 SOUTH CASCADE AVE., SUITE 1500
 COLORADO SPRINGS, CO 80903
 (719) 448-4034



APPROVAL:



PROJECT:
**PAINT MINES SUBDIVISION
 PDZ DEVELOPMENT PLAN**
 COLORADO SPRINGS, CO
 JUNE 2, 2026

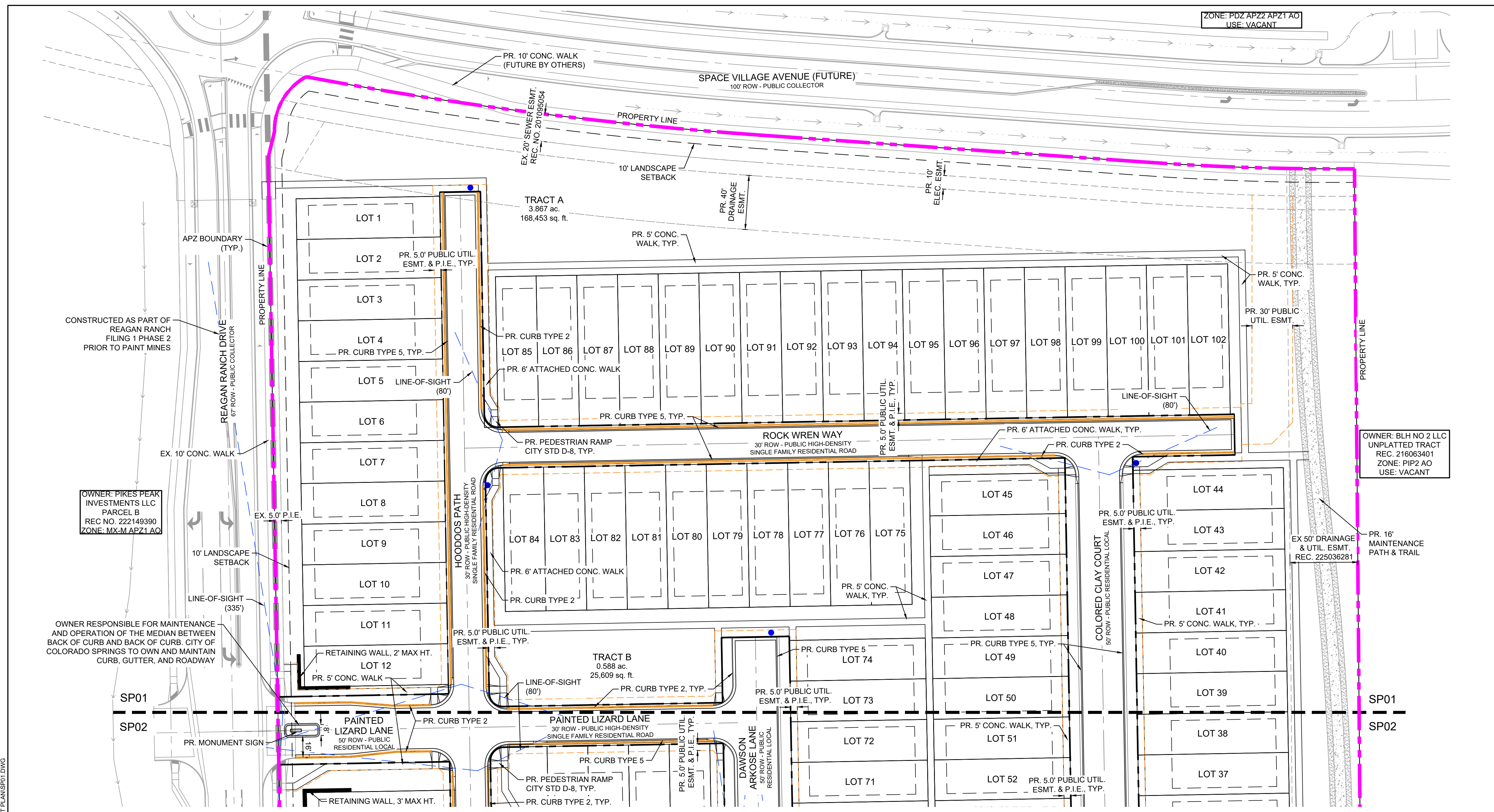
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO.: 26.002971.00
 DRAWN BY: B.J.L.
 CHECKED BY: D.A.D.
 APPROVED BY: D.A.D.

SHEET TITLE:
SITE DETAILS
DT02
 SHEET 3 OF 15
 CITY FILE NO.: PDZD-XX-XXXX

FILE LOCATION: S:\30_022971_00\CORRAL BLUFFS DUPLICATES\300 CAD\504 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG



ZONE: PDZ AP22 AP21 AO
USE: VACANT

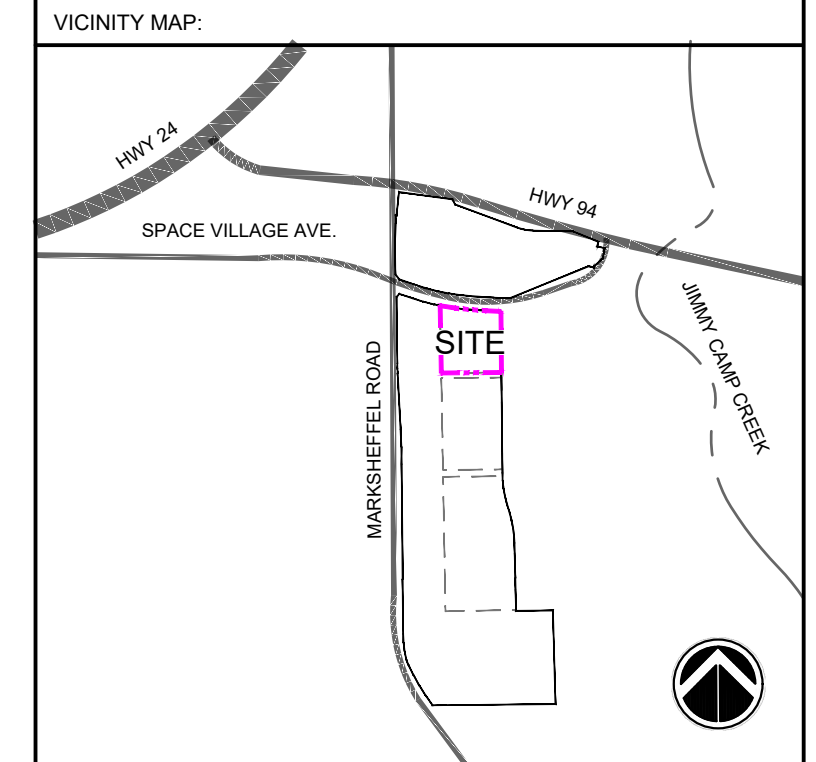
CONSULTANTS:
PLANNER/ CIVIL ENGINEER:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 1300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034



APPROVAL:

OWNER: BLH NO 2 LLC
UNPLATTED TRACT
REC. 216063401
ZONE: PIP2 AO
USE: VACANT



PROJECT:
**PAINT MINES SUBDIVISION
PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
JUNE 2, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

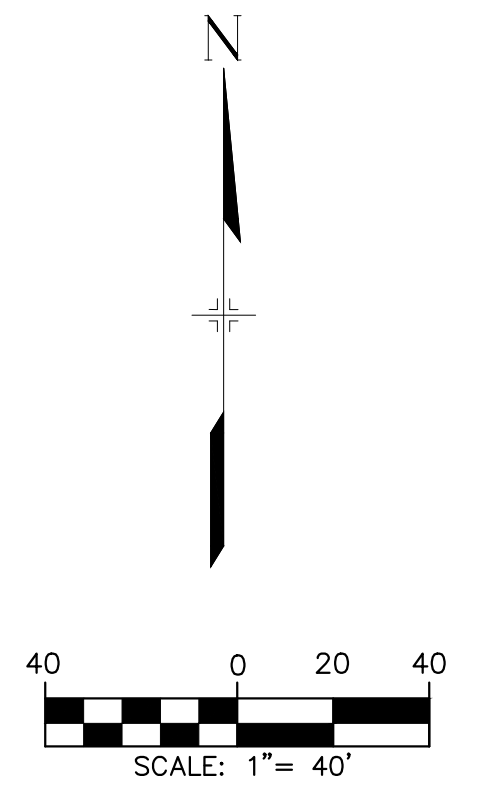
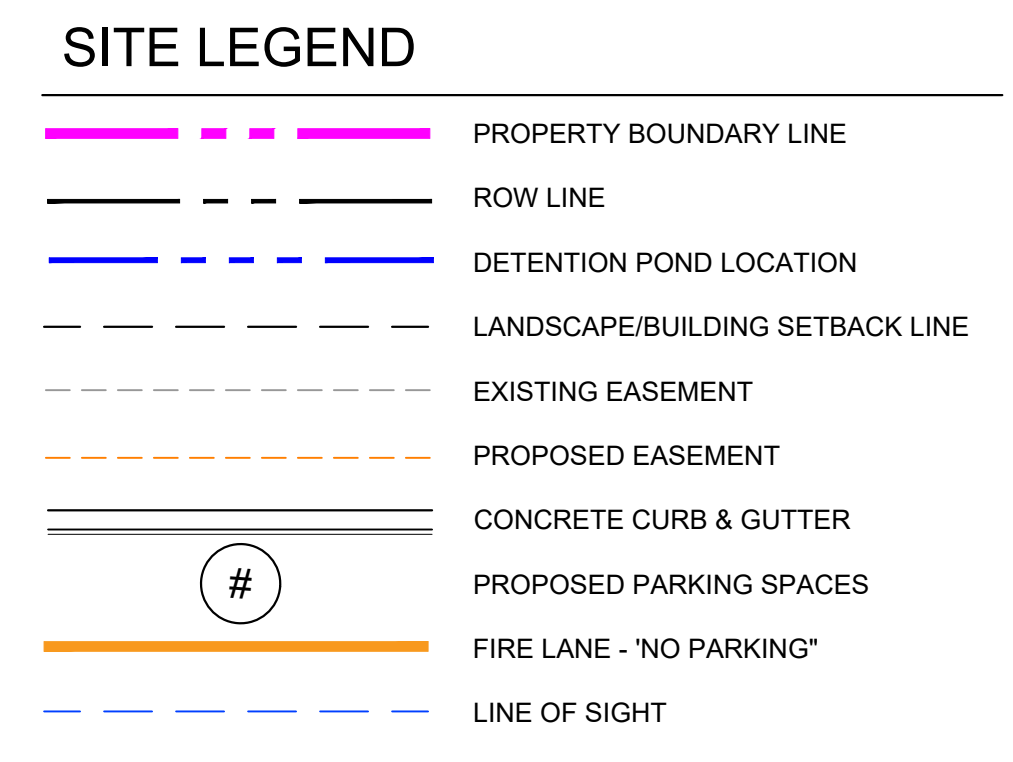
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PROJECT NO.: 26.002971.00
DRAWN BY: BJL
CHECKED BY: DAD
APPROVED BY: DAD
SHEET TITLE:

SITE PLAN

SP01

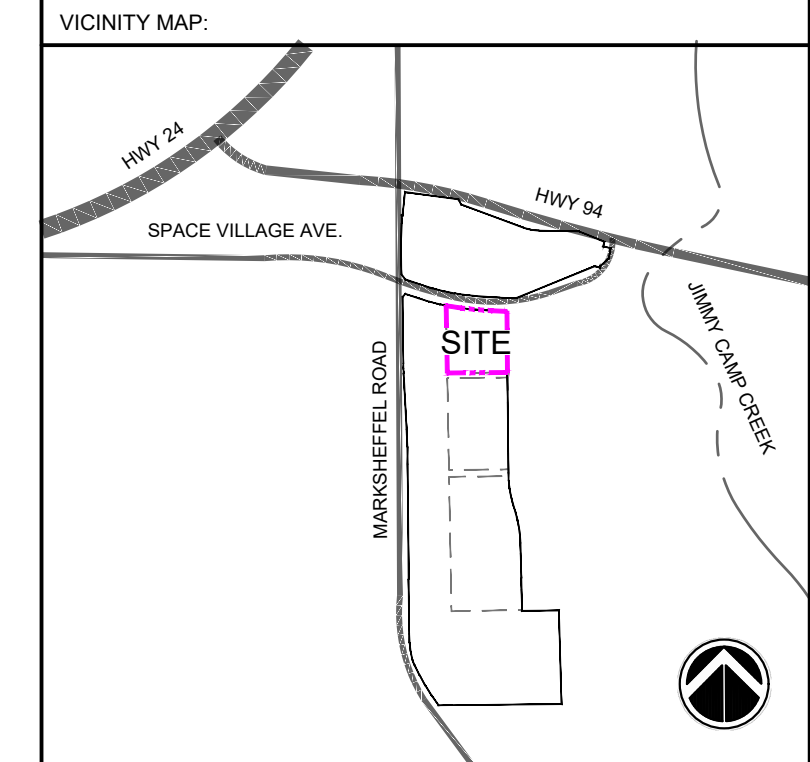
SHEET 4 OF 15

CITY FILE NO.: PDZD-XX-XXXX





APPROVAL:



PROJECT:
**PAINT MINES SUBDIVISION
 PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
 JUNE 2, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

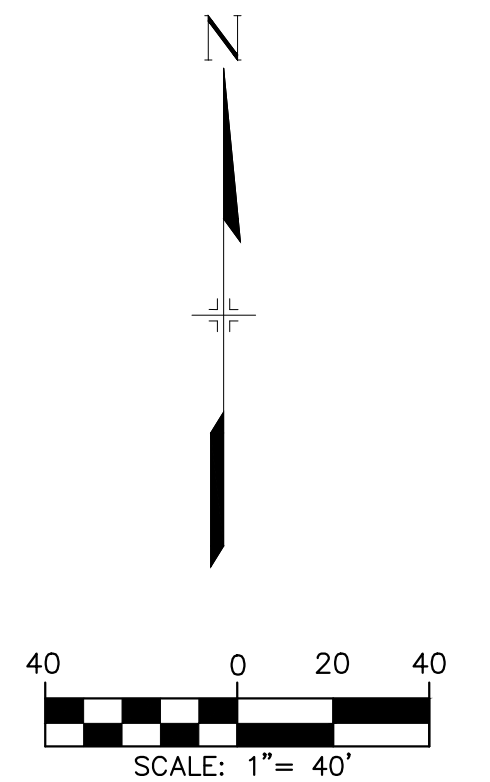
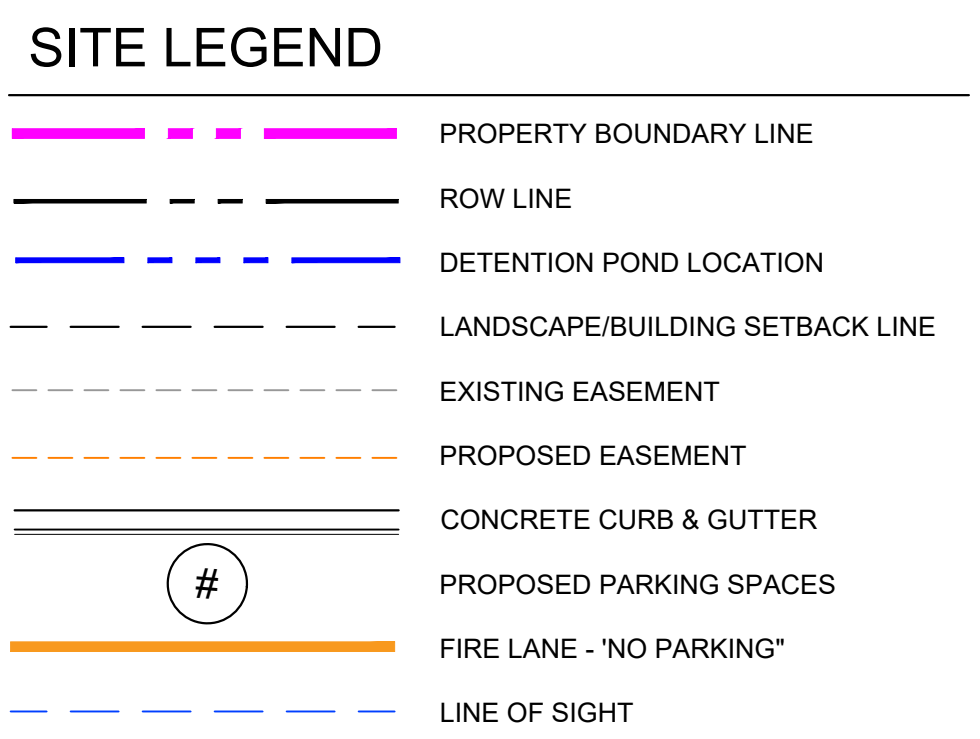
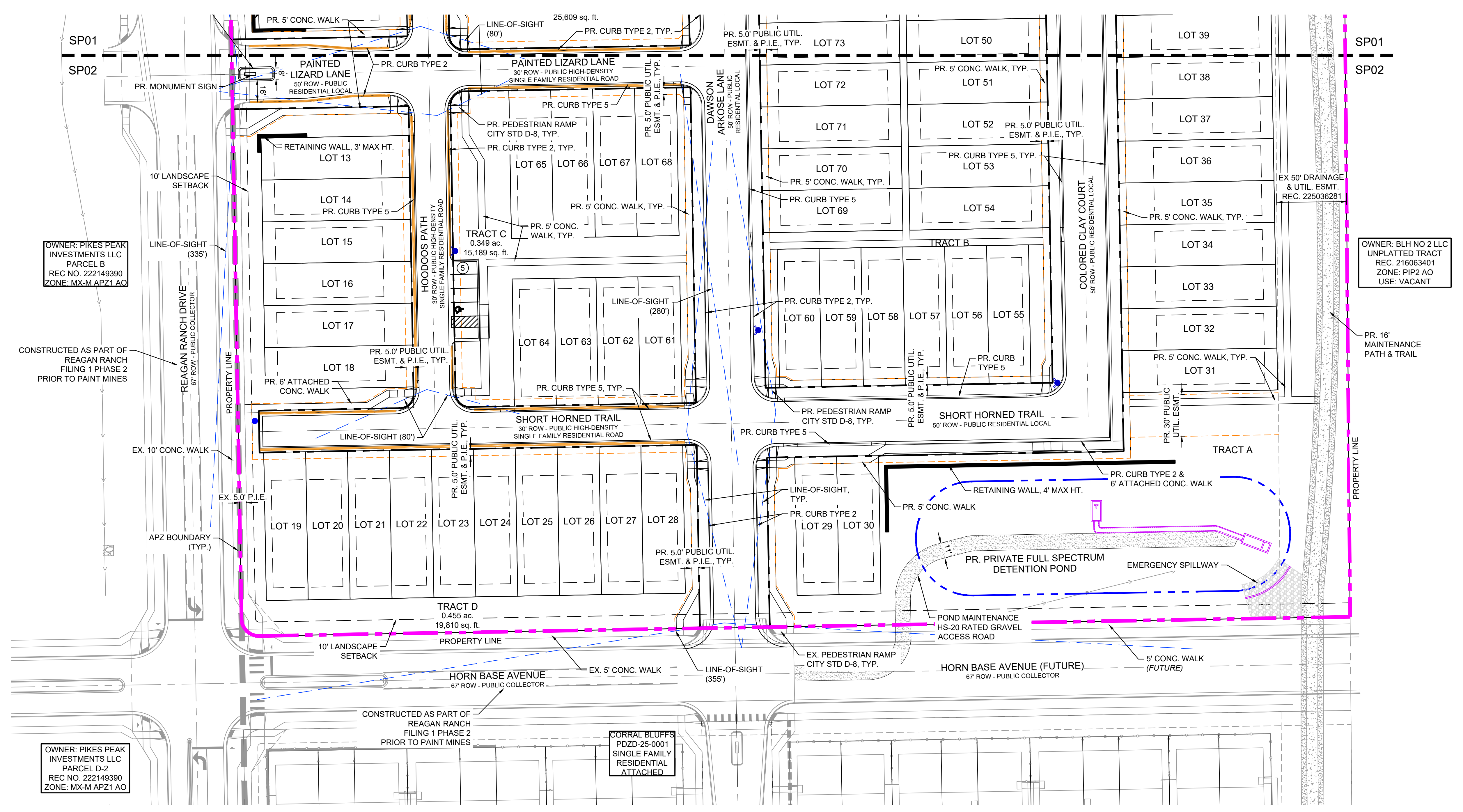
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DRAWN BY:	BJL
CHECKED BY:	DAD
APPROVED BY:	DAD
SHEET TITLE:	

SITE PLAN

SP02

SHEET 5 OF 15

CITY FILE NO.: PDZD-XX-XXXX



FILE LOCATION: S:\36.002971.00\CORRAL BLUFFS DUPLEXES\300 CAD\304 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG

OWNER: PIKES PEAK INVESTMENTS LLC
 PARCEL B
 REC NO. 222149390
 ZONE: MX-M APZ1 AO

CONSTRUCTED AS PART OF REAGAN RANCH FILING 1 PHASE 2 PRIOR TO PAINT MINES

REAGAN RANCH DRIVE
 67' ROW - PUBLIC COLLECTOR

EX. 10' CONC. WALK

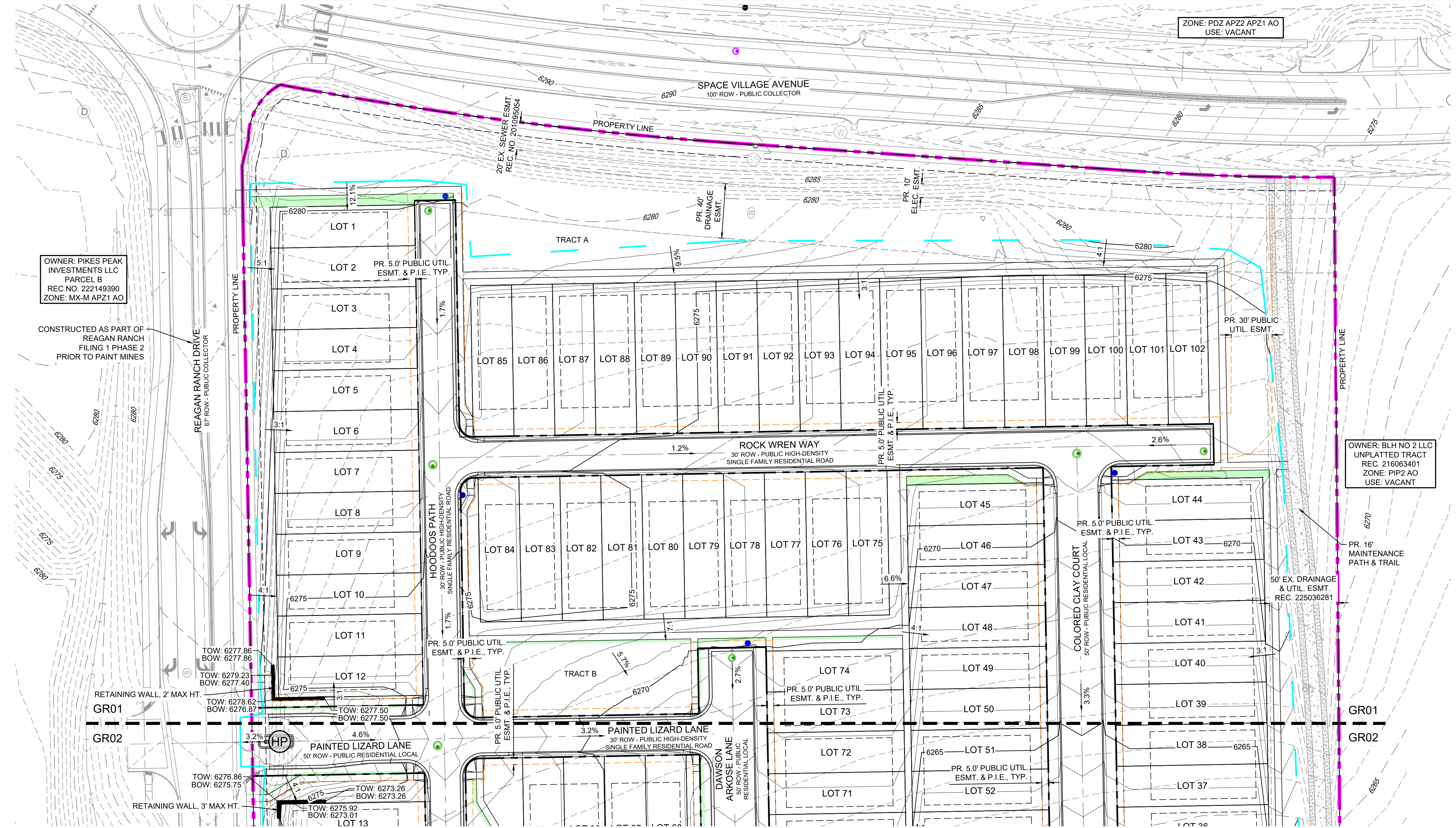
APZ BOUNDARY (TYP.)

OWNER: PIKES PEAK INVESTMENTS LLC
 PARCEL D-2
 REC NO. 222149390
 ZONE: MX-M APZ1 AO

CONSTRUCTED AS PART OF REAGAN RANCH FILING 1 PHASE 2 PRIOR TO PAINT MINES

CORRAL BLUFFS PDZD-25-0001 SINGLE FAMILY RESIDENTIAL ATTACHED

FILE LOCATION: S:\30_022971_00\CORRAL BLUFFS DUPLICATES\300 CAD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG



OWNER: PIKES PEAK INVESTMENTS LLC
PARCEL B
REC NO. 222149390
ZONE: MX-M APZ1 AO

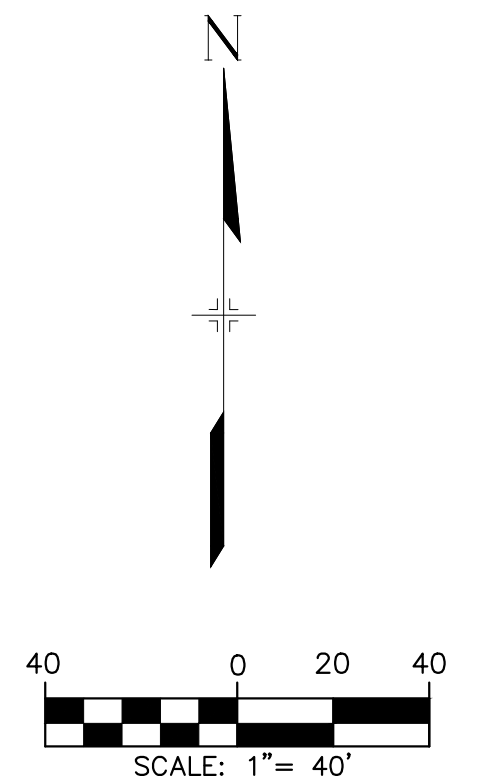
CONSTRUCTED AS PART OF REAGAN RANCH FILING 1 PHASE 2 PRIOR TO PAINT MINES

OWNER: BLH NO 2 LLC
UNPLATTED TRACT
REC. 216063401
ZONE: PIP2 AO
USE: VACANT

ZONE: PDZ AP22 APZ1 AO
USE: VACANT

- NOTES:**
1. DUE TO THE CLOSE PROXIMITY OF RETAINING WALLS TO PUBLIC RIGHT-OF-WAY (ROW) AND THE POTENTIAL OF POSSIBLE DAMAGE TO INFRASTRUCTURE OR PERSONNEL INJURY, THE PROPERTY OWNER, DEVELOPER OR ENTITY RESPONSIBLE FOR MAINTAINING THE RETAINING WALLS, WILL BE REQUIRED TO ENTER INTO A RETAINING WALL MAINTENANCE AGREEMENT PRIOR TO A FINAL INSPECTION ACCEPTANCE FROM CITY ENGINEERING IS ISSUED FOR THE RETAINING WALLS.
 2. THE PRIVATE RETAINING WALL SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.

- LEGEND**
- PR. STORM FLARED END SECTION
 - PR. STORM INLET
 - PR. STORM CCS BOX BASE MANHOLE
 - PR. STORM MANHOLE
 - PR. SANITARY SEWER MANHOLE
 - PR. FIRE HYDRANT
 - PR. POST HYDRANT
 - EX. STORM CCS BOX BASE MANHOLE
 - EX. SANITARY SEWER MANHOLE
 - EX. CONTOURS
 - PROPOSED CONTOURS
 - SLOPE LABEL
 - PROPOSED EASEMENT
 - DETENTION POND LOCATION
 - PROPERTY BOUNDARY
 - ROW LINE
 - LIMITS OF DISTURBANCE
 - PLANNED INFILTRATION AREA



CONSULTANTS:
PLANNER/ CIVIL ENGINEER:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034



APPROVAL:

VICINITY MAP:
HWY 24
SPACE VILLAGE AVE
MARKSHEFFEL ROAD
SITE
HWY 94
WINDY CANYON CREEK

PROJECT:
**PAINT MINES SUBDIVISION
PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
JUNE 2, 2026

REVISION HISTORY:

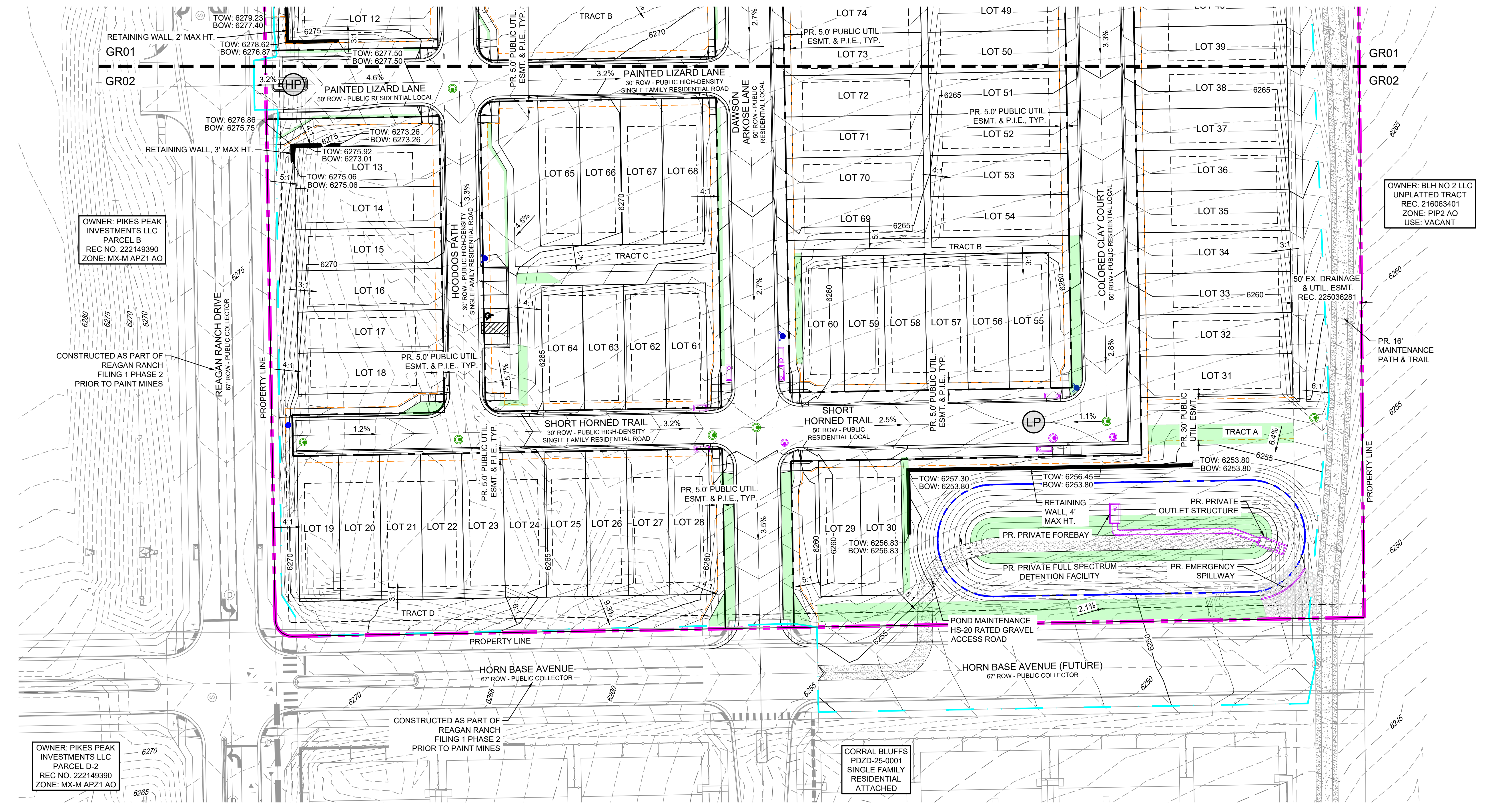
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO.: 26.002971.00
DRAWN BY: BJL
CHECKED BY: DAD
APPROVED BY: DAD
SHEET TITLE:

PRELIMINARY GRADING PLAN

GR01
SHEET 6 OF 15
CITY FILE NO.: PDZD-XX-XXXX

FILE LOCATION: S:\30_022971_00\CORRAL BLUFFS DUPLICATES\300 CAD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

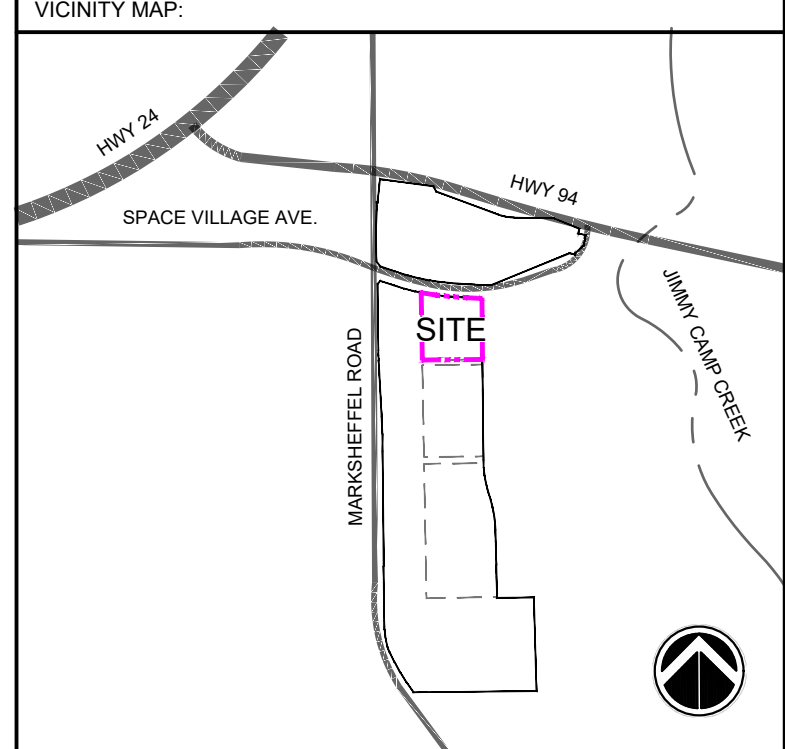


CONSULTANTS:
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 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
 90 SOUTH CASCADE AVE., SUITE 1500
 COLORADO SPRINGS, CO 80903
 (719) 448-4034

OWNER: BLH NO 2 LLC
 UNPLATTED TRACT
 REC. 216063401
 ZONE: PIP2 AO
 USE: VACANT

APPROVAL:



PROJECT:
**PAINT MINES SUBDIVISION
 PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
 JUNE 2, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
 PROJECT NO: 26.002971.00
 DRAWN BY: BJL
 CHECKED BY: DAD
 APPROVED BY: DAD
 SHEET TITLE:

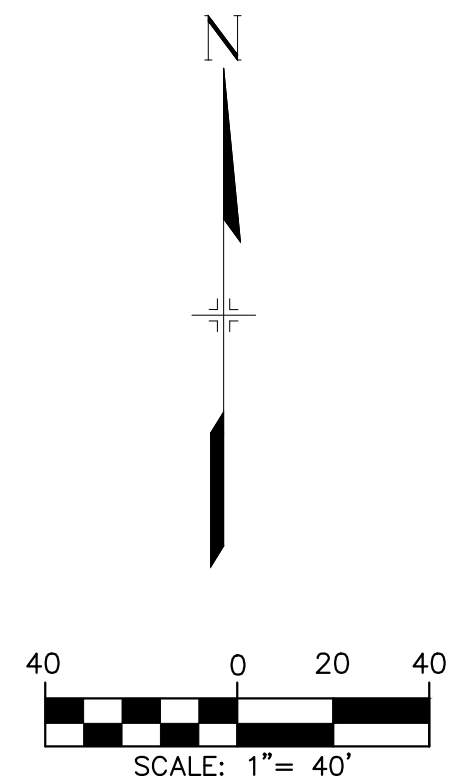
PRELIMINARY GRADING PLAN

GR02
 SHEET 7 OF 15
 CITY FILE NO.: PDZD-XX-XXXX

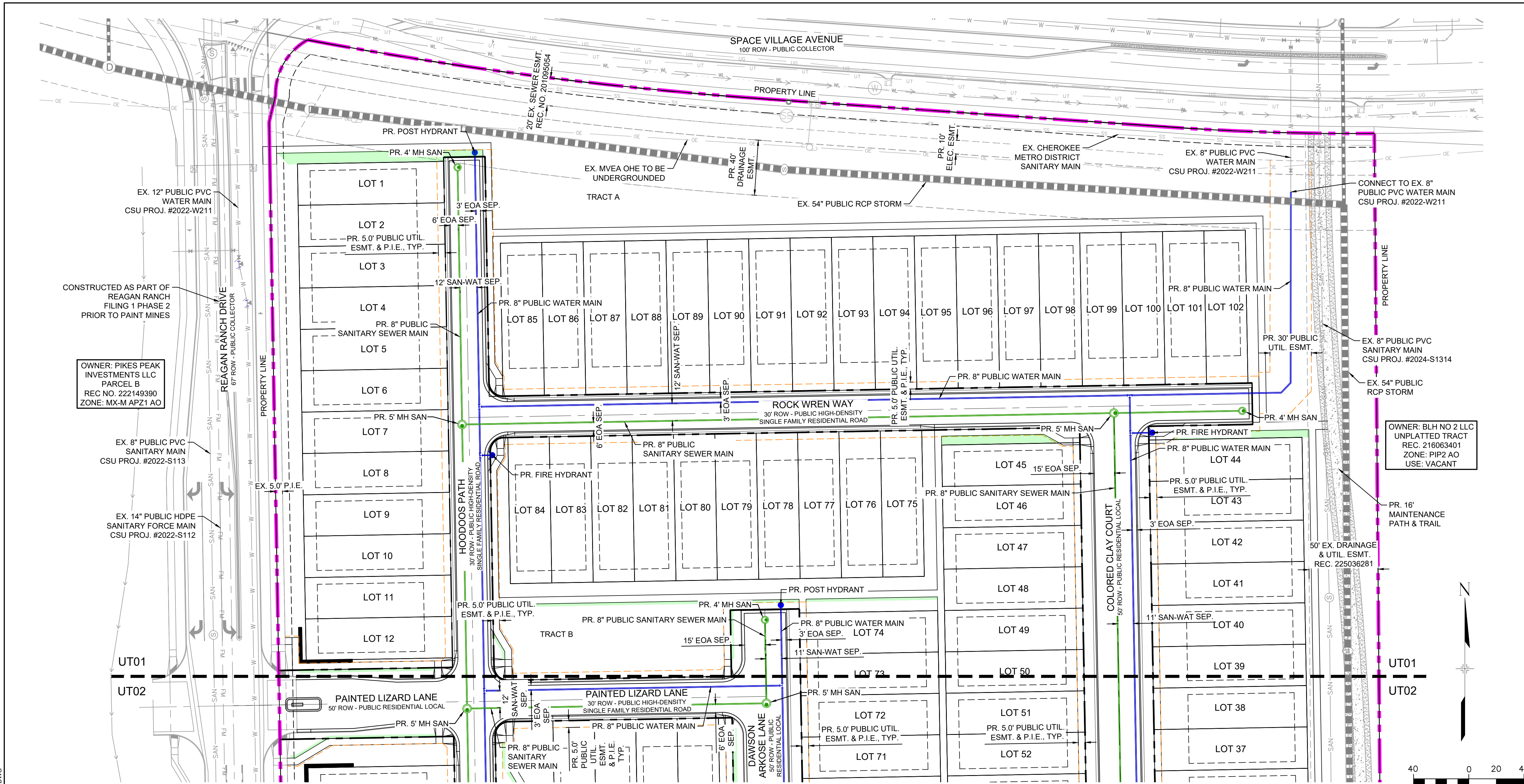
- NOTES:
1. DUE TO THE CLOSE PROXIMITY OF RETAINING WALLS TO PUBLIC RIGHT-OF-WAY (ROW) AND THE POTENTIAL OF POSSIBLE DAMAGE TO INFRASTRUCTURE OR PERSONNEL INJURY, THE PROPERTY OWNER, DEVELOPER OR ENTITY RESPONSIBLE FOR MAINTAINING THE RETAINING WALLS, WILL BE REQUIRED TO ENTER INTO A RETAINING WALL MAINTENANCE AGREEMENT PRIOR TO A FINAL INSPECTION ACCEPTANCE FROM CITY ENGINEERING IS ISSUED FOR THE RETAINING WALLS.
 2. THE PRIVATE RETAINING WALL SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.

LEGEND

- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
- PR. FIRE HYDRANT
- PR. POST HYDRANT
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED OCNTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA



FILE LOCATION: S:\26_022971_00 CORRAL BLUFFS DUPLEXES\600 CAD\564 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG



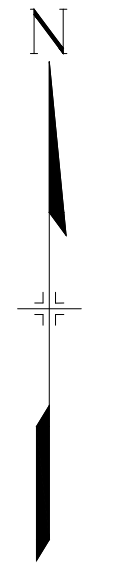
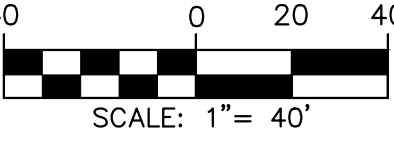
- NOTES:**
- PLEASE CONTACT UTILITIES DEVELOPMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. IN INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTED ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.
 - WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.
 - CSU MAY REQUIRE AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS SYSTEM DESIGN FOR SERVICE TO THE PROJECT. REFER TO THE CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719-668-4985.
 - CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT. WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.
 - IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED DIRECTLY OVER OR WITHIN 8 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NEC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU POLICIES.
 - IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NEC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED

- CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.
- CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA: WWW.CSU.ORG.
 - FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
 - CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTRACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.
 - ALL STORM SEWER PIPE AND STRUCTURES ARE PUBLIC UNLESS OTHERWISE NOTED AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.**
 - ALL UTILITIES TO BE CONSTRUCTED ACCORDING TO COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
 - ALL UTILITY (WATER, SANITARY AND STORM DRAIN) INFRASTRUCTURE SIZES SHOWN ON THIS PLAN ARE CONSIDERED PRELIMINARY. FINAL SIZING OF PIPES, MANHOLES, INLETS AND SIMILAR WILL BE DONE AT CONSTRUCTION DRAWINGS.
 - ALL WATER MAINS TO BE PVC C-900.
 - ALL SANITARY SEWER MAINS TO BE PVC SDR-35 UNLESS INDICATED OTHERWISE.
 - ALL PR. WASTEWATER AND WATER ARE CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
 - PUBLIC UTILITY EASEMENTS SHOWN ON THESE PLANS WILL BE DEDICATED BY PLAT OR SEPARATE INSTRUMENT.
 - GAS AND ELECTRIC METER LOCATIONS TO FOLLOW THE NATURAL GAS LINE EXTENSION AND SERVICE STANDARDS AND ELECTRIC LINE EXTENSION AND SERVICE STANDARDS, RESPECTIVELY.
 - PRIVATE STORM DRAINS TO BE OWNED AND MAINTAINED BY THE REAGAN RANCH METRO DISTRICT NO. 1.
 - ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

- 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 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 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 (NEC) 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

	EX. STORM DRAIN
	PR. STORM DRAIN
	EX. WATER MAIN
	PR. PUBLIC PVC WATER MAIN
	EX. SANITARY SEWER MAIN
	EX. SANITARY FORCE MAIN
	PR. SANITARY SEWER MAIN
	PR. EASEMENT
	EXISTING EASEMENT
	DETENTION POND LOCATION
	PROPERTY BOUNDARY
	ROW LINE
	PR. STORM FLARED END SECTION
	PR. STORM INLET
	PR. STORM CCS BOX BASE MANHOLE
	PR. STORM MANHOLE
	PR. SANITARY SEWER MANHOLE
	PR. FIRE HYDRANT
	PR. POST HYDRANT
	EX. WATER VALVE
	PLANNED INFILTRATION AREA



CONSULTANTS:
 PLANNER/CIVIL ENGINEER:

 Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 1500
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
 90 SOUTH CASCADE AVE., SUITE 1500
 COLORADO SPRINGS, CO 80903
 (719) 448-4034

Reagan Ranch

APPROVAL:

VICINITY MAP:

OWNER: BLH NO 2 LLC
 UNPLATTED TRACT
 REC. 216063401
 ZONE: PIP2 AO
 USE: VACANT

PROJECT:
**PAINT MINES SUBDIVISION
 PDZ DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
 JUNE 2, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 26.002971.00
 DRAWN BY: B.J.L.
 CHECKED BY: DAD
 APPROVED BY: DAD

SHEET TITLE:

**PRELIMINARY
 UTILITY & PUBLIC
 FACILITIES PLAN**

UT01

SHEET 8 OF 15

CITY FILE NO.: PDZD-XX-XXXX

PAINT MINES

CITY OF COLORADO SPRINGS

PRELIMINARY LANDSCAPE PLAN



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

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- 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).

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

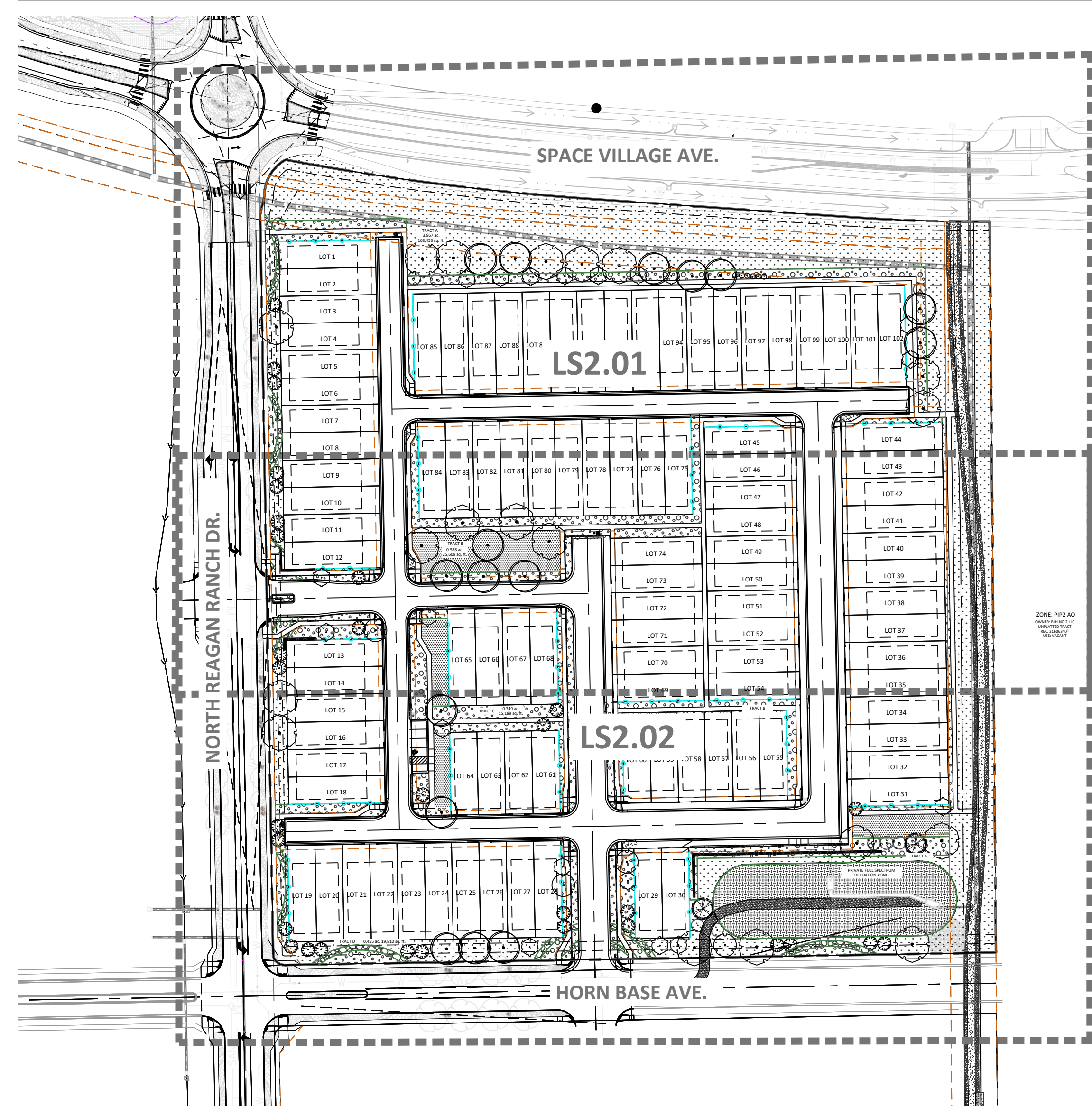
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- 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.

LANDSCAPE SITE REQUIREMENTS

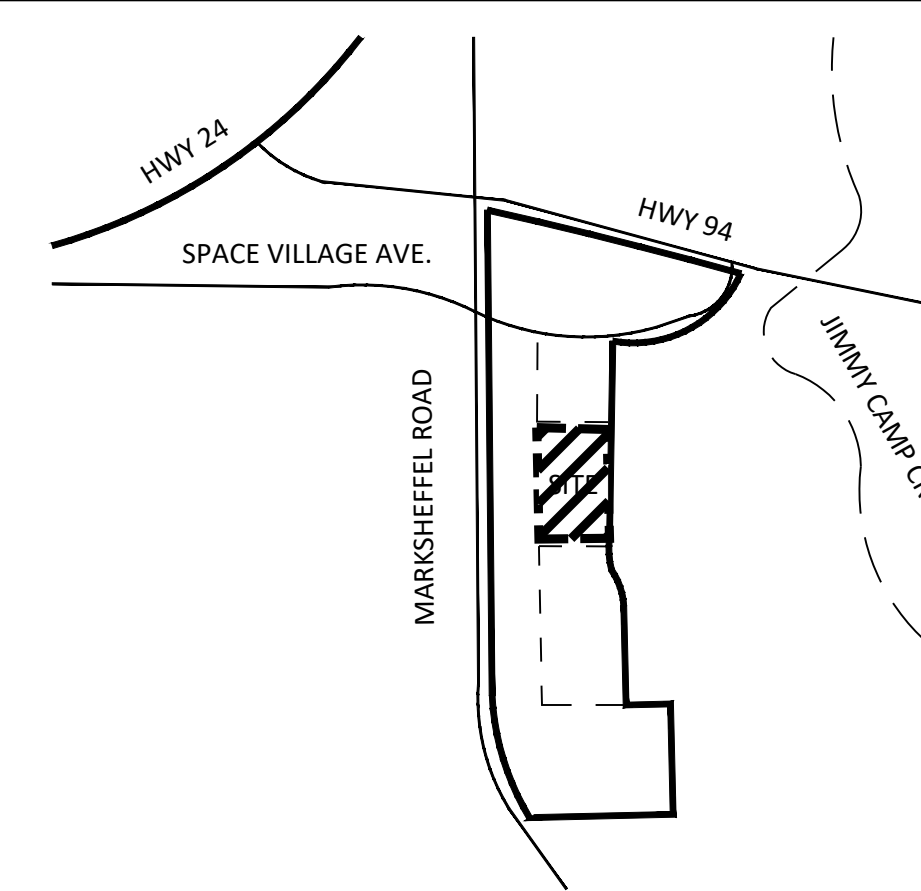
SETBACKS								
PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET		
ABREV			REQ.	PROV.	FOOTAGE	REQUIRED		
HB	HORN BASE AVE.	COLLECTOR	10'	15'	805'	1 / 30		
RR	REAGAN RANCH DR.	COLLECTOR	10'	15'	962'	1 / 30		
SV	SPACE VILLAGE	COLLECTOR	10'	10' +	907'	1 / 30		
			NO. OF TREES		% LIVE GROUND PLANE			
	REQ.	PROV.	SHRUB SUBSTITUTES REQ.	ORN GRASSES SUBS. REQ.	PROV.	PROV.		
HB	27	23*	40			75%	75%	
RR	32	26**	60			75%	75%	
SV	30	19	110			75%	75%	
INTERNAL								
PLAN	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE	
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
IN	665,727 SF	10%	66,573 SF		33,286 SF		33,286 SF	
			NO. OF TREES (1/500)		% LIVE GROUND PLANE			
	REQ.	PROV.	SHRUB SUBSTITUTES REQ.	ORN GRASSES SUBS. REQ.	PROV.	PROV.	REQ.	PROV.
	66	43	230	0			75%	75%

* 4 ENGLISH OAK TREES PER APPROVED FLP (LAPN-25-0042) ON HORN BASE AVE.
** 10 GREEN SPIRE LITTLE LEAF LINDEN PER APPROVED FLP (LAPN-25-0042) ON NORTH REAGAN RANCH DR.

KEY MAP



VICINITY MAP



GENERAL CONSTRUCTION NOTES

- CONTRACTOR IS TO: PHYSICALLY LOCATE, AS NECESSARY, AND IDENTIFY EXISTING UNDERGROUND UTILITY AREAS; PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES; - REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE; WHEN UNCHARTED OR INCORRECTLY CHARTED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY, OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS, AND COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- PRIOR TO CONSTRUCTION CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) (811) OR 1-899-922-1987 A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
- CONSTRUCTION STAKING FOR THIS PROJECT IS TO BE PROVIDED BY THE CONTRACTOR. STAKING SHALL BE COORDINATED TO ESTABLISH SUFFICIENT CONTROL FOR CONSTRUCTION. ANY DETAILED LAYOUT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS TO PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY SITE WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS IS AT CONTRACTOR'S EXPENSE. THIS PARTICULARLY APPLIES TO DAMAGE CAUSED TO CONCRETE AND BRICK WALKS, ROOF DRAIN DOWNSPOUTS AND CURBS BY ANY CONSTRUCTION OR MAINTENANCE RELATED EQUIPMENT. THE BUILDING SERVICE MANAGER OR FACILITY SERVICE MANAGER SHALL DETERMINE WHEN REPLACEMENT/REPAIR IS NECESSARY. THE CONTRACTOR IS NOTIFY THE OWNER OF ANY DAMAGE IMMEDIATELY.
- CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND ASSOCIATED DESIGN PLAN DIMENSIONS AND GENERAL IMPROVEMENT AREAS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER AND/OR THEIR ASSIGNED OF ANY DISCREPANCIES ON THE PLAN SET PRIOR TO COMMENCEMENT OF WORK.
- ANY NECESSARY FIELD CHANGES TO PROJECT SCOPE DURING CONSTRUCTION SHOULD BE COORDINATED WITH OWNER AND/OR THEIR ASSIGNED PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PLANT MATERIAL OR TURF THAT IS DAMAGED OR STRESSED IN ANY WAY AS A RESULT OF POOR MAINTENANCE. CONTRACTOR WILL ASSUME ALL COST ASSOCIATED WITH REPLACEMENT OF DAMAGED PLANT MATERIAL.
- CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE TO THE IRRIGATION SYSTEM AS A RESULT OF ACTIONS OR NEGLIGENCE ON HIS PART. CONTRACTOR WILL ASSUME ALL COSTS ASSOCIATED WITH THE REPLACEMENT DAMAGES.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS TO INCLUDE DRAINAGE FROM ALL STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER AND/OR THEIR ASSIGNED.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL BY THE OWNER AND/OR THEIR ASSIGNED. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. THE OWNER AND/OR THEIR ASSIGNED RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
10	LC1.00	LANDSCAPE COVER
11	LS1.00	HYDRO AND GREEN SPACE DIAGRAMS
12	LP1.00	LANDSCAPE NOTES, SCHEDULES, AND LOT TYPICALS
13	LP2.00	LANDSCAPE PLAN
14	LP2.01	LANDSCAPE PLAN
15	LP3.00	LANDSCAPE DETAILS

PAINT MINES

PRELIMINARY LANDSCAPE PLANS

DATE: 06-02-2026
PROJECT MGR: JA
PREPARED BY: BB

DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

LANDSCAPE COVER

LC1.00

10 OF 15

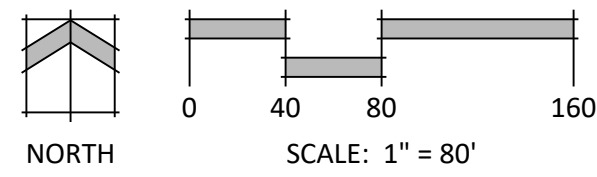
CPC #



HYDRO-DIAGRAM

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
	110,366 SQFT	Low	Native Seed/Breeze	63.3%
	50,783 SQFT	Moderate	Shrub Beds	29.1%
	13,344 SQFT	High	Turf Sod	7.6% (25% MAX)

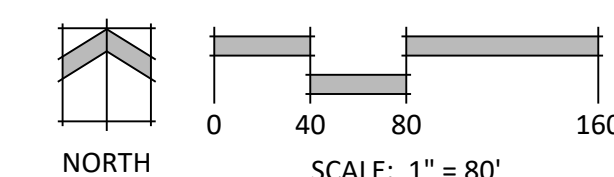
NET LANDSCAPE AREA: 174,493 sqft
 NET SITE AREA: 665,727 sqft



GREEN SPACE DIAGRAM

KEY	REQ. AREA (SQFT)	PROVIDED AREA (SQFT)
INTERNAL GREEN SPACE (10%)	66,573 SQFT (10%)	207,534 SQFT (31%)
ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	33,287 sqft (5%)	40,459 SQFT (6%)
NON-ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	33,287 sqft (5%)	160,075 SQFT (25%)

NET SITE AREA: 665,727 sqft



P:\Quality\Reagan Ranch\Corral Bluffs North\Drawings\LS1\Arch\LS1_CorralBluffsNorth-PLP.dwg [LS1.00] 6/27/2016 1:43:21 PM bbauger



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 www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PAINT MINES
 PRELIMINARY
 LANDSCAPE PLANS

DATE: 06-02-2016
 PROJECT MGR: JA
 PREPARED BY: BB

STAMP

DEVELOPMENT
 PLAN

DATE:	BY:	DESCRIPTION:

HYDRO AND GREEN
 SPACE DIAGRAMS

LS1.00
 11 OF 15

PLAN FILE # CPC #

SOILS NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF
NITROGEN	95 LBS/1000SF	15 LBS/1000SF	35 LBS/1000SF
PHOSPHORUS (P205)	55 LBS/1000SF	20 LBS/1000SF	70 LBS/1000SF
POTASSIUM (K20)	75 LBS/1000SF	25 LBS/1000SF	40 LBS/1000SF
SULFUR (SO4-S)	15 LBS/1000SF	0 LBS/1000SF	8 LBS/1000SF
ZINC	8 LBS/1000SF	0 LBS/1000	6 LBS/1000SF
MANGANESE	10 LBS/1000SF	7 LBS/1000SF	10 LBS/1000SF
COPPER	2.2 LBS/1000SF	2.2 LBS/1000SF	2.2 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.
- 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 AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
- CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FERTILIZER, ETC. IF SOIL IN.
- THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

SEED NOTES

- 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.
- EROSION CONTROL BLANKET TO BE: S150BN WITH 6" STEEL STAKES AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEXENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"x3" WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.

SOD NOTES

- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE.
- SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

PLANTING NOTES

- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- 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.

EDGING NOTES

- ALL ROCK OR WOOD MULCH ADJACENT TO NATIVE SEED OR SOD TO BE SEPARATED BY EDGING.
- SEPARATION BETWEEN SOD AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT EDGING.
- SEPARATION BETWEEN ROCK TYPES, EDGING TO BE PER PLAN.
- USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
- PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. SEE PLAN FOR TRAIL LOCATIONS.

TREES PROVIDED IN ROW PER APPROVED FLP (LAPN-25-0042)

- ACER RUBRUM 'AUTUMN TWIN FLAME'/AUTUMN FLAME RED MAPLE QTY: 4
- QUERCUS ROBUR / ENGLISH OAK QTY: 10

CITY SELECTED, DIVERSITY, AND HEIGHT PERCENTAGES

SELECTED PLANTS	SPECIES DIVERSITY RATIO	SPECIES HEIGHT RATIO
TREES 121/121	31/121	49/121
SHRUBS		
TOTAL		
REQ. /PROV.	REQ. /PROV.	REQ. /PROV.
70% / 100%	MAX 35%/32%	40% / 40%

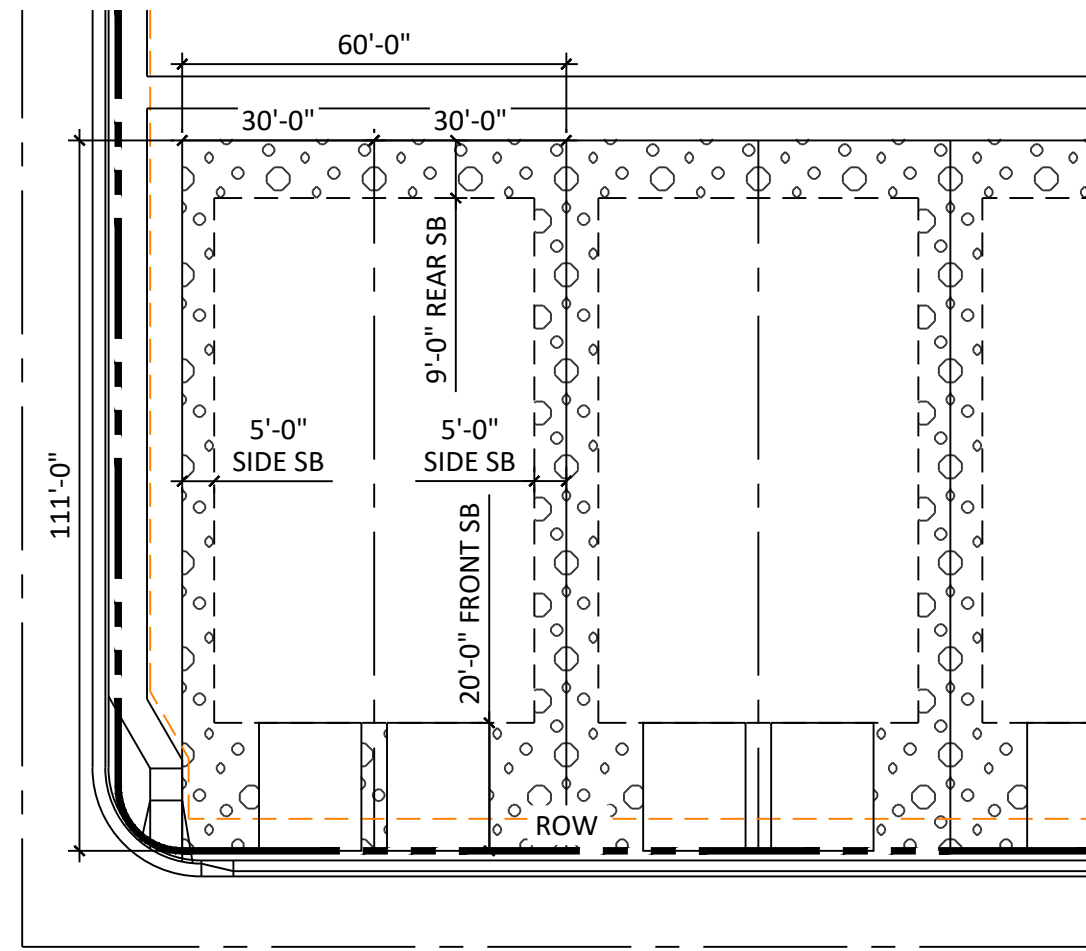
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	19	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40'	40'	1.5" CAL.	B&B	PARK/ROW
	QU	16	QUERCUS ROBUR / ENGLISH OAK	50'	35'	1.5" CAL.	B&B	MEDIAN/ROW/STREAM
	TG	4	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	JW	6	JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER	15'	6'	6' HT.	B&B	SCREEN/TRASH/WALL
	PE	9	PINUS EDULIS / PINYON PINE	25'	15'	6' HT.	B&B	SCREEN/TRASH/WALL
	PL	2	PINUS FLEXILIS / LIMBER PINE	40'	25'	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	SS	19	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1.5" CAL.	B&B	MEDIAN/ROW/STREAM
	SR	31	SYRINGA RETICULATA / JAPANESE LILAC TREE	25'	15'	1" CAL.	B&B	ROW/STREAM

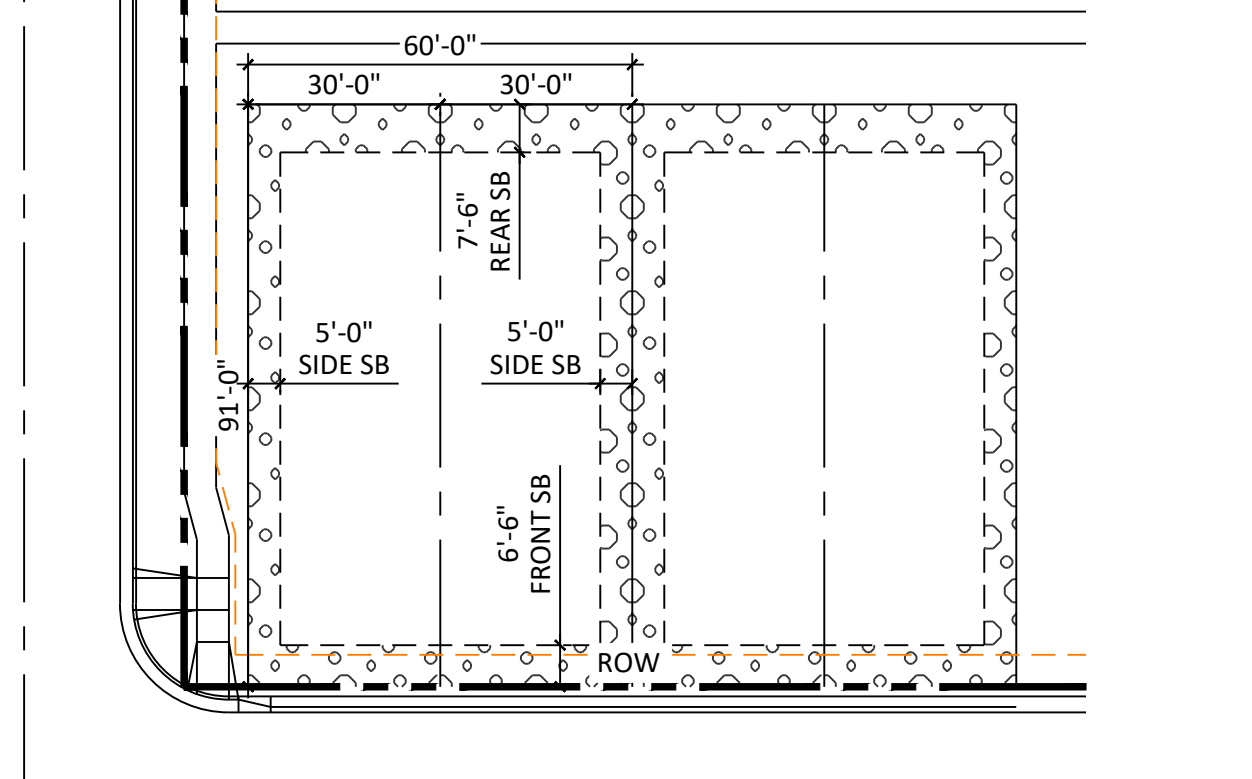
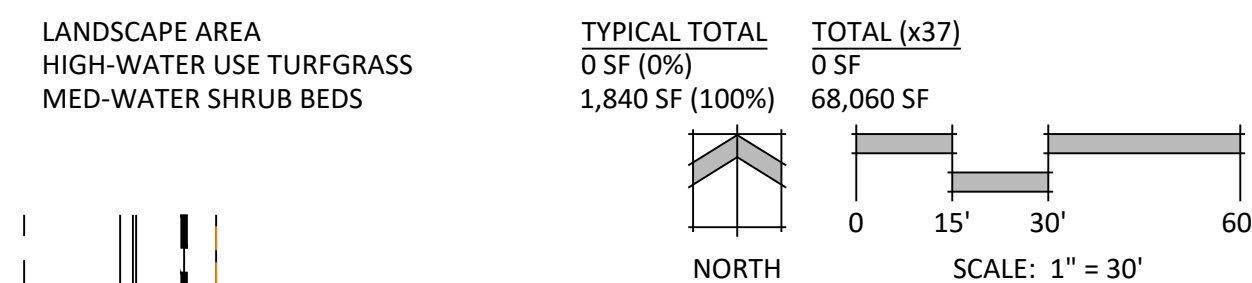
GROUND COVER LEGEND

	1.5" ROCK	50,783 SF
	4-8" ROCK	4,249 SF
	NATIVE SEED- LOW GROW	87,954 SF
	BREEZE	938 SF
	SOD	13,344 SF
	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	17,225 SF

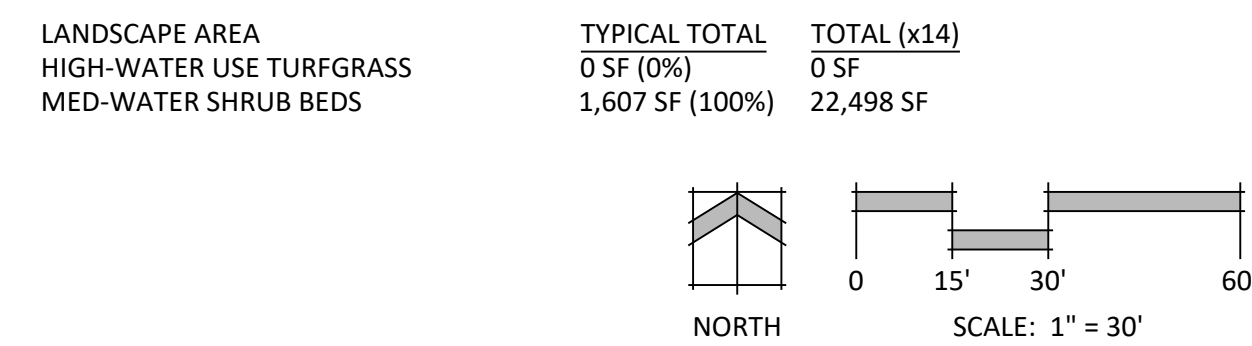
LANDSCAPE TYPICAL NOTES
 1. ALL TREES LOCATED WITHIN THE CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
 2. ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY THE METROPOLITAN DISTRICT.
 3. ALL REQUIRED COMPACT LOT TREES SHALL HAVE AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD IRRIGATION, ETC.) WHICH PROVIDES WATERING AT TIME OF PLANTING.



SINGLE FAMILY ATTACHED 111' DEPTH LOTS



SINGLE FAMILY ATTACHED 91' DEPTH LOTS



Low Grow Upland Seed Mix

SCIENTIFIC NAME	VARIETY	COMMON NAME	PLS LBS/AC	% BY WEIGHT	PLS/SQF	% of PLS/SQFT
GRAMINOIDS						
Bouteloua dactyloides	Nutt.	buffalograss	3	24	23	19
Bouteloua gracilis	CO Native	blue Grama	1	8	18	15
Festuca arizonica	vns.	Arizona fescue	1.5	12	17	14
Koeleria macrantha	vns.	prairie junegrass	0.3	2	16	13
Pleuraphis jamesii	vns.	James' galleta	5	41	17	14
Poa secunda	vns.	Sandberg bluegrass	1.5	12	31	25
		Drill Seed Total	12.3	100	122	100
		Broadcast Total	24.6			

*var. = variety; vns. = variety not specified

Mid Grow Upland Seed Mix

SCIENTIFIC NAME	VARIETY	COMMON NAME	PLS LBS/AC	% BY WEIGHT	PLS/SQF	% of PLS/SQFT
GRAMINOIDS						
Achnatherum hymenoides	vns.	Indian ricegrass	3	12	11	9
Bouteloua curtipendula	vns.	sideoats grama	3	12	11	9
Bouteloua gracilis	CO Native	blue grama	1	4	18	15
Calamovilfa longifolia	vns.	prairie sandreed	2	8	13	10
Elymus canadensis	vns.	Canada wildrye	4	16	10	9
Elymus trachycaulus ssp. trachycaulus	vns.	slender wheatgrass	3	12	10	8
Muhlenbergia montana	vns.	mountain muhly	0.2	1	7	6
Pascopyrum smithii	vns.	western wheatgrass	4	16	10	9
Schizachyrium scoparium	vns.	little bluestem	2	8	11	9
Sorghastrum nutans	vns.	yellow Indiangrass	2	8	8	7
Sporobolus airoides	vns.	alkali sacaton	0.3	1	12	10
		Drill Seed Total	24.5	100	122	100
		Broadcast Total	49			

*var. = variety; vns. = variety not specified

Riparian Transition Seed Mix

SCIENTIFIC NAME	VARIETY	COMMON NAME	PLS LBS/AC	% BY WEIGHT	PLS/SQF	% of PLS/SQFT
GRAMINOIDS						
Andropogon gerardii	vns.	big bluestem	3	10	10	8
Elymus canadensis	vns.	Canada wildrye	4	13	10	9
Elymus elymoides	vns.	bottlebrush squirreltail	3	10	13	11
Elymus lanceolatus ssp. lanceolatus	vns.	thickspike wheatgrass	5	16	18	14
Elymus trachycaulus ssp. trachycaulus	vns.	slender wheatgrass	3	10	10	8
Juncus balticus	vns.	baltic rush	0.05	0	13	10
Panicum virgatum	vns.	switchgrass	2.8	9	17	14
Pascopyrum smithii	vns.	western wheatgrass	8	26	21	17
Schizachyrium scoparium	vns.	little bluestem	2	6	11	9
		Drill Seed Total	30.85	100	123	100
		Broadcast Total	61.3			

Detention Basin Seed Mix

SCIENTIFIC NAME	VARIETY	COMMON NAME	PLS LBS/AC	% BY WEIGHT	PLS/SQF	% of PLS/SQFT
GRAMINOIDS						
Andropogon gerardii	vns.	big bluestem	5	21	17	14
Deschampsia cespitosa	vns.	tufted hairgrass	0.3	1	14	11
Elymus canadensis	vns.	Canada wildrye	5	21	13	11
Elymus lanceolatus ssp. lanceolatus	vns.	streambank wheatgrass	5	21	18	15
Koeleria macrantha	vns.	prairie junegrass	0.3	1	16	13
Panicum virgatum	vns.	switchgrass	3	13	18	15
Pascopyrum smithii	vns.	western wheatgrass	5	21	13	11
Poa palustris	vns.	fowl bluegrass	0.3	1	14	12
		Drill Seed Total	23.9	100	122	100
		Broadcast Total	47.8			

*var. = variety; vns. = variety not specified

Forb Addition Seed Mix

SCIENTIFIC NAME	VARIETY	COMMON NAME	PLS LBS/AC	% BY WEIGHT	PLS/SQF	% of PLS/SQFT
GRAMINOIDS						
Asclepias speciosa	vns.	showy milkweed	3	20	5	12
Cleome serrulata	vns.	Rocky Mountain beeplant	4	26	6	15
Dalea purpurea	vns.	purple prairie clover	1	7	7	18
Helianthus annuus	vns.	common sunflower	5	33	5	13
Helianthus petiolaris	vns.	prairie sunflower	1	7	5	12
Heterotheca villosa	vns.	hairy false goldenaster	0.8	5	6	15
Penstemon strictus	vns.	Rocky Mountain penstemon	0.4	3	5	14
		Drill Seed Total	15.2	100	40	100
		Broadcast Total	30.4			

*var. = variety; vns. = variety not specified



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 Fax 719.471.0267

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PAINT MINES

PRELIMINARY LANDSCAPE PLANS

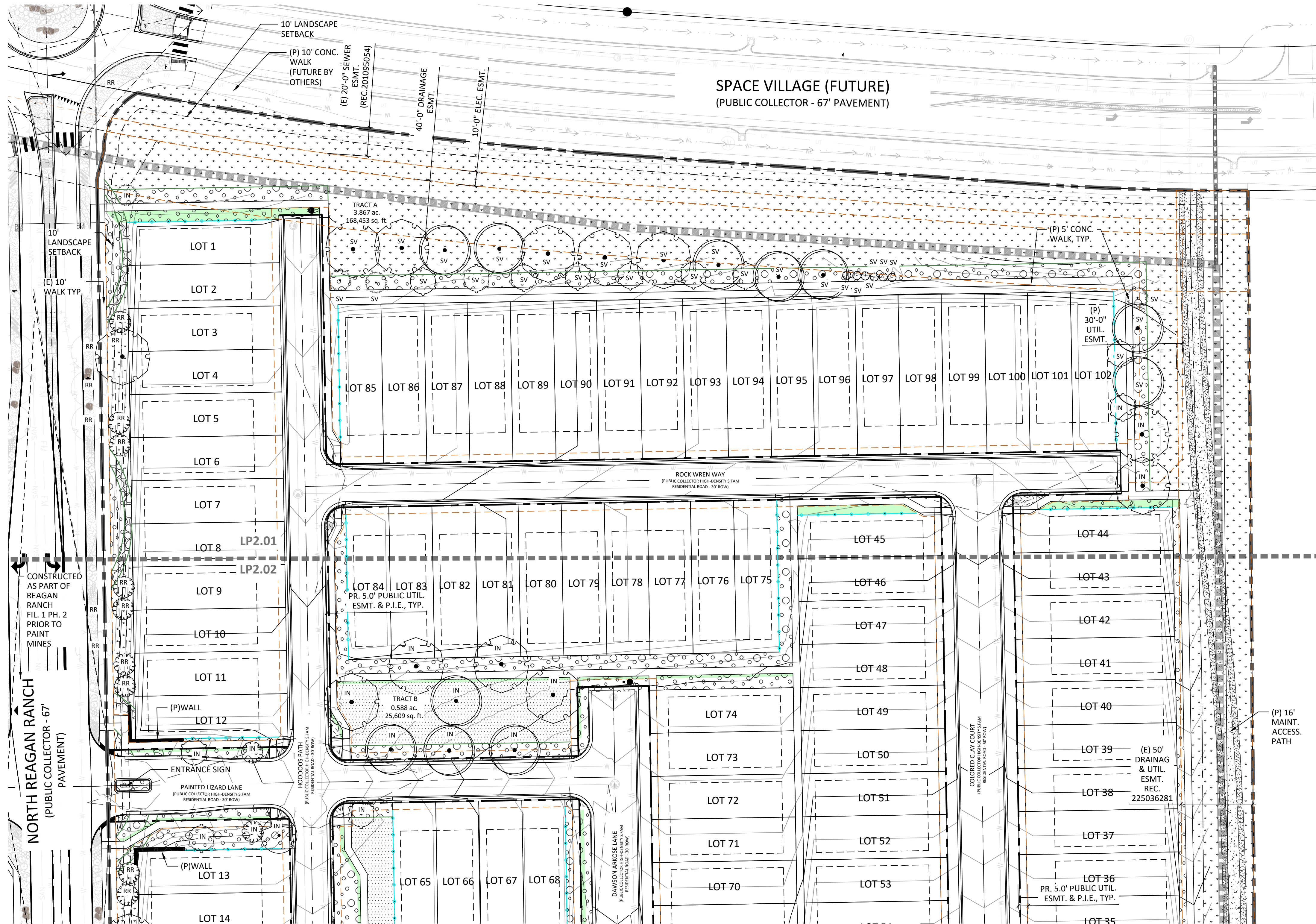
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 PROJECT MGR: JA
 PREPARED BY: BB

DEVELOPMENT PLAN

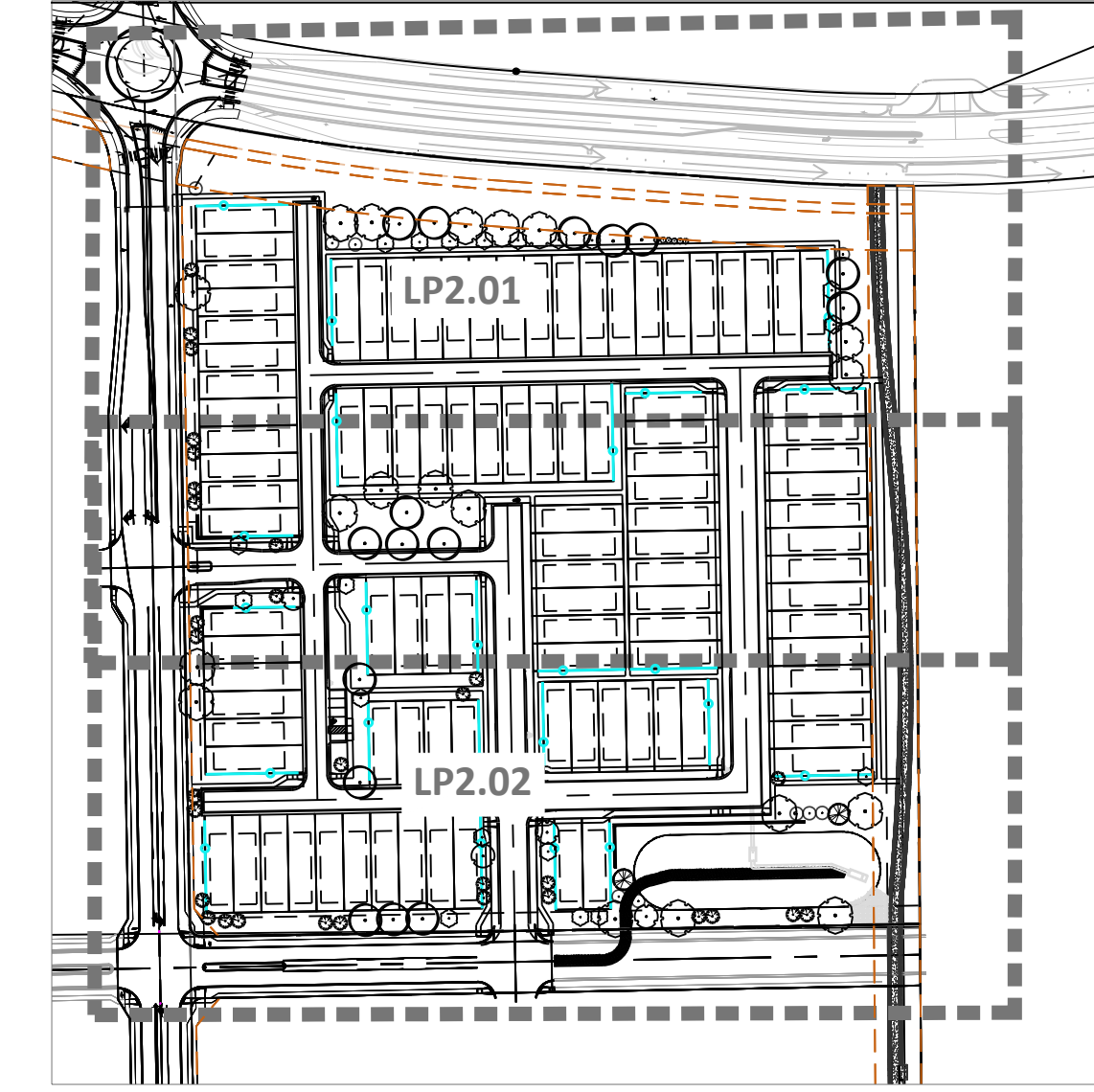
LANDSCAPE NOTES, SCHEDULES, & LOT TYPICALS

LP1.00
 12 OF 15

CPC #



KEY MAP



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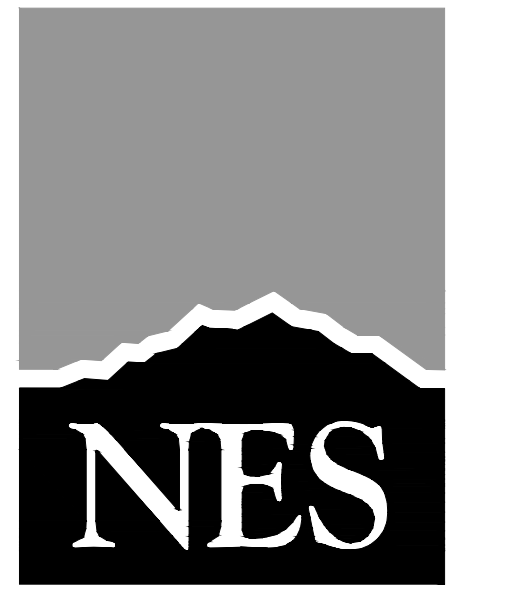
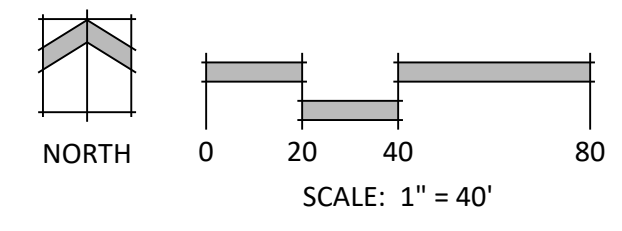
GROUND COVER LEGEND

	1.5" ROCK	50,783 SF
	4-8" ROCK	4,249 SF
	NATIVE SEED- LOW GROW	87,954 SF
	BREEZE	938 SF
	SOD	13,344 SF
	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	17,225 SF

LINE TYPE & SYMBOL LEGEND

	PROPERTY LINE
	EASEMENT
	EDGING
	PHASE LINE
	TRACT LINE
	MATCHLINE
	LINE OF SIGHT
	FENCE
	WALL

	DECORATIVE BOULDERS	- SANDSTONE (OR APPROVED EQUAL) - MIN. 2' ALL DIMENSIONS - MAX. 5' ALL DIMENSIONS
	RETAINING BOULDERS	- UTILIZE ON SITE SAND BOULDERS
	PLANNED INFILTRATION AREAS	



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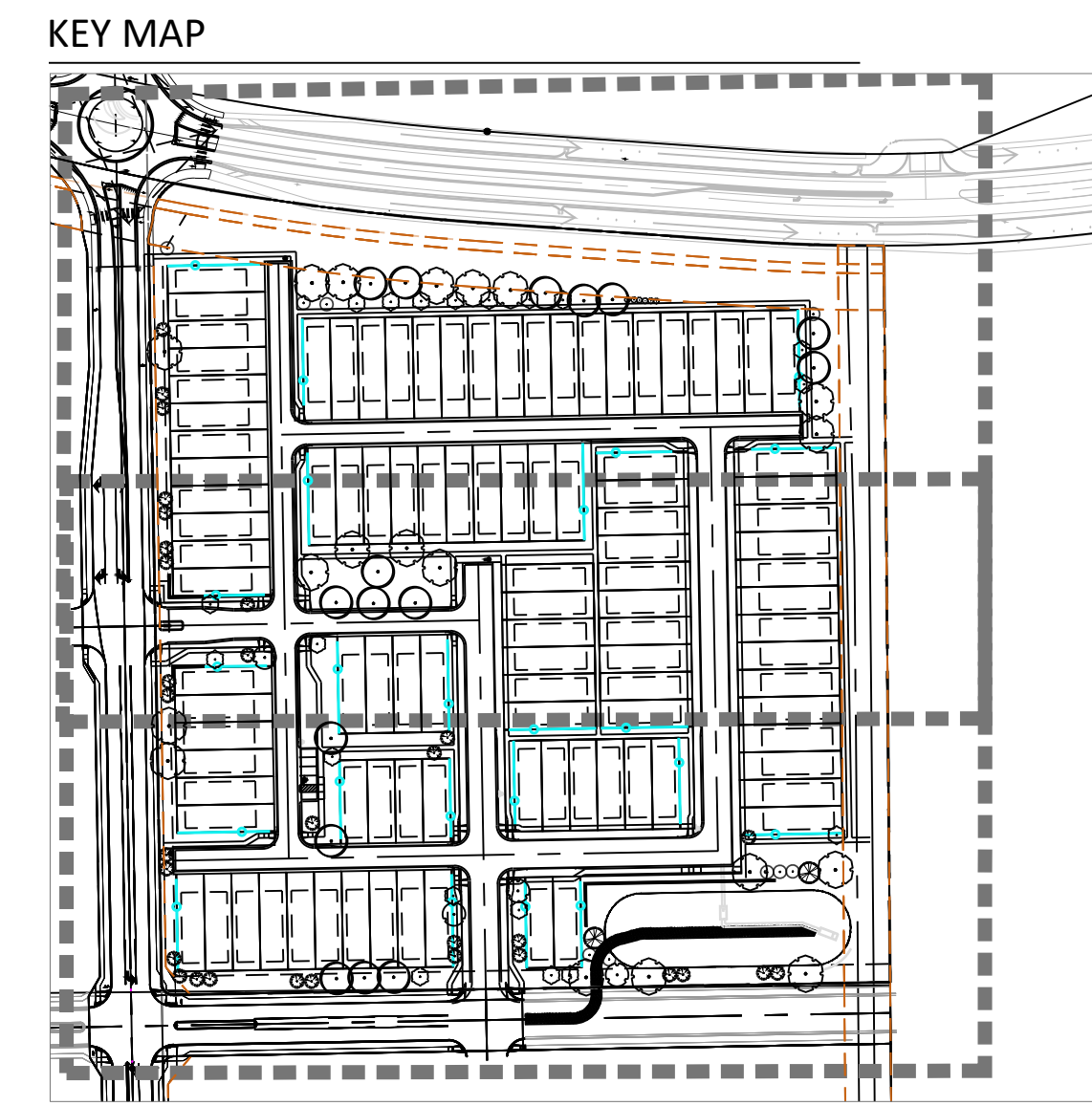
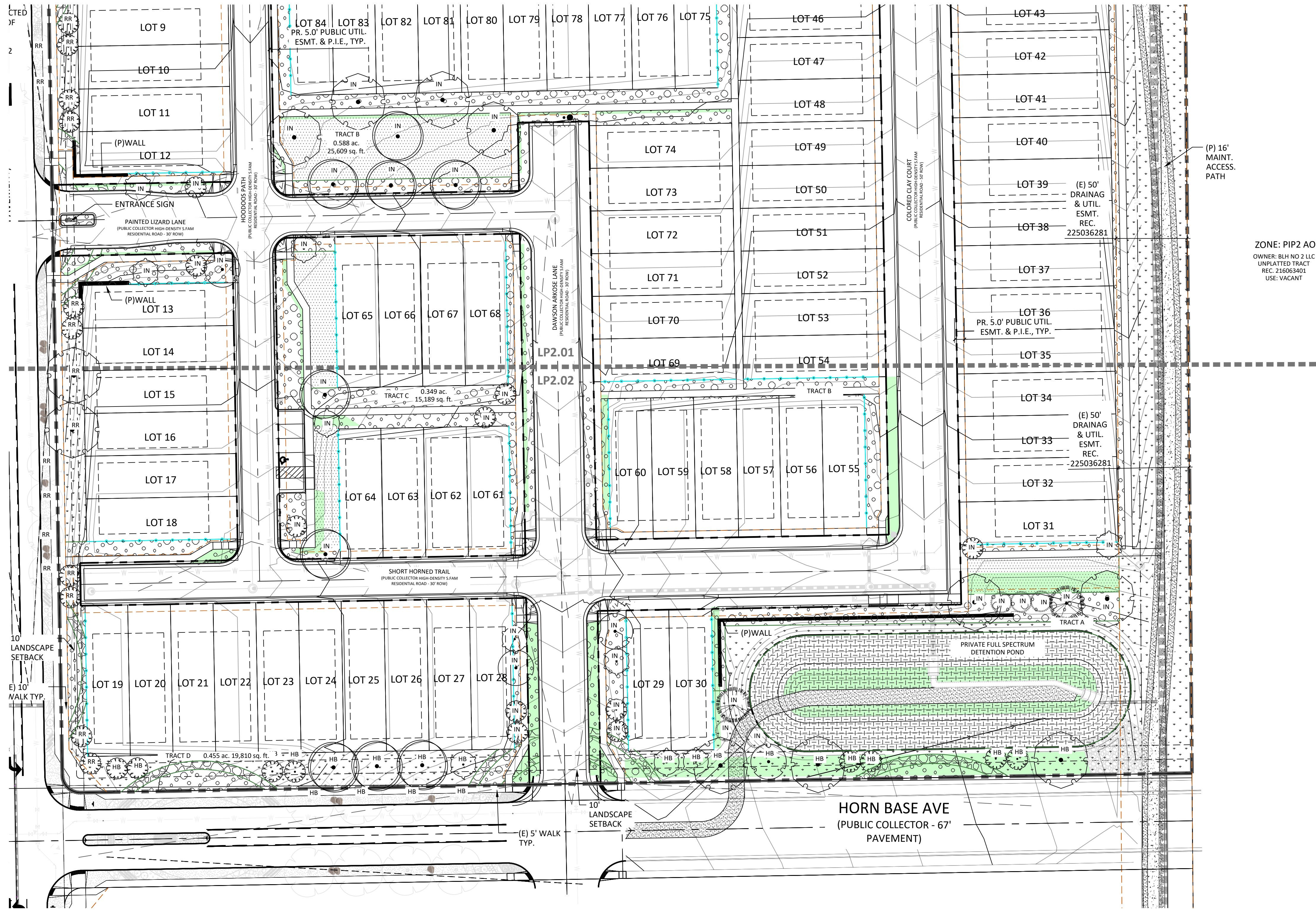
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LANDSCAPE PLAN

LP2.00
13 OF 15

CPC #

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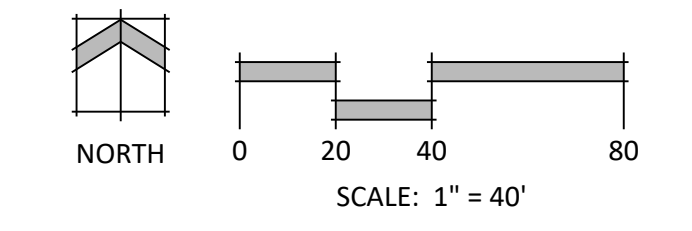
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	4-8" ROCK	4,249 SF
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	DECORATIVE BOULDERS - SANDSTONE (OR APPROVED EQUAL) - MIN. 2' ALL DIMENSIONS - MAX. 5' ALL DIMENSIONS
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PRELIMINARY LANDSCAPE PLANS

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DEVELOPMENT PLAN

DATE: _____ BY: _____ DESCRIPTION: _____

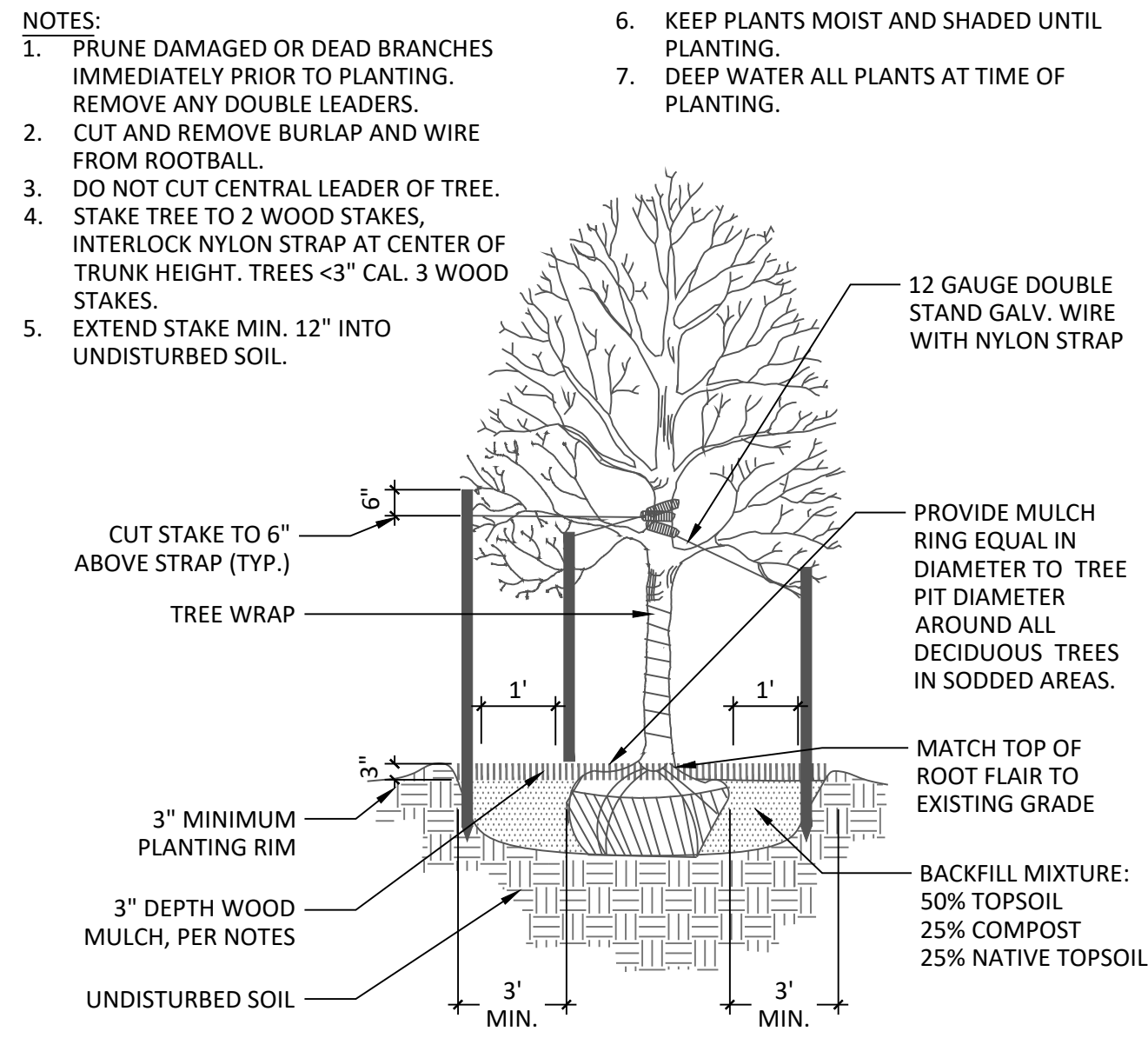
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LP2.01

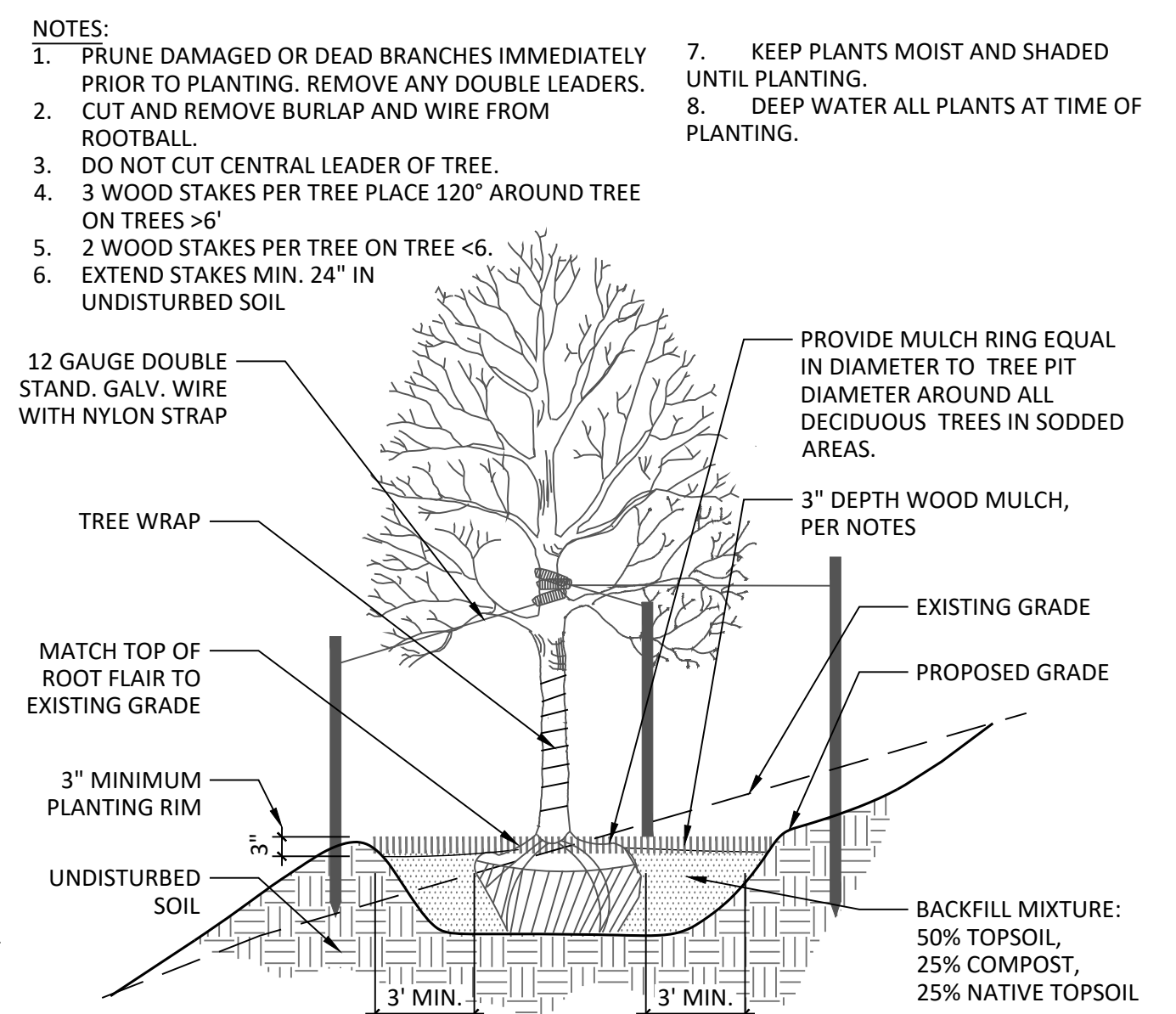
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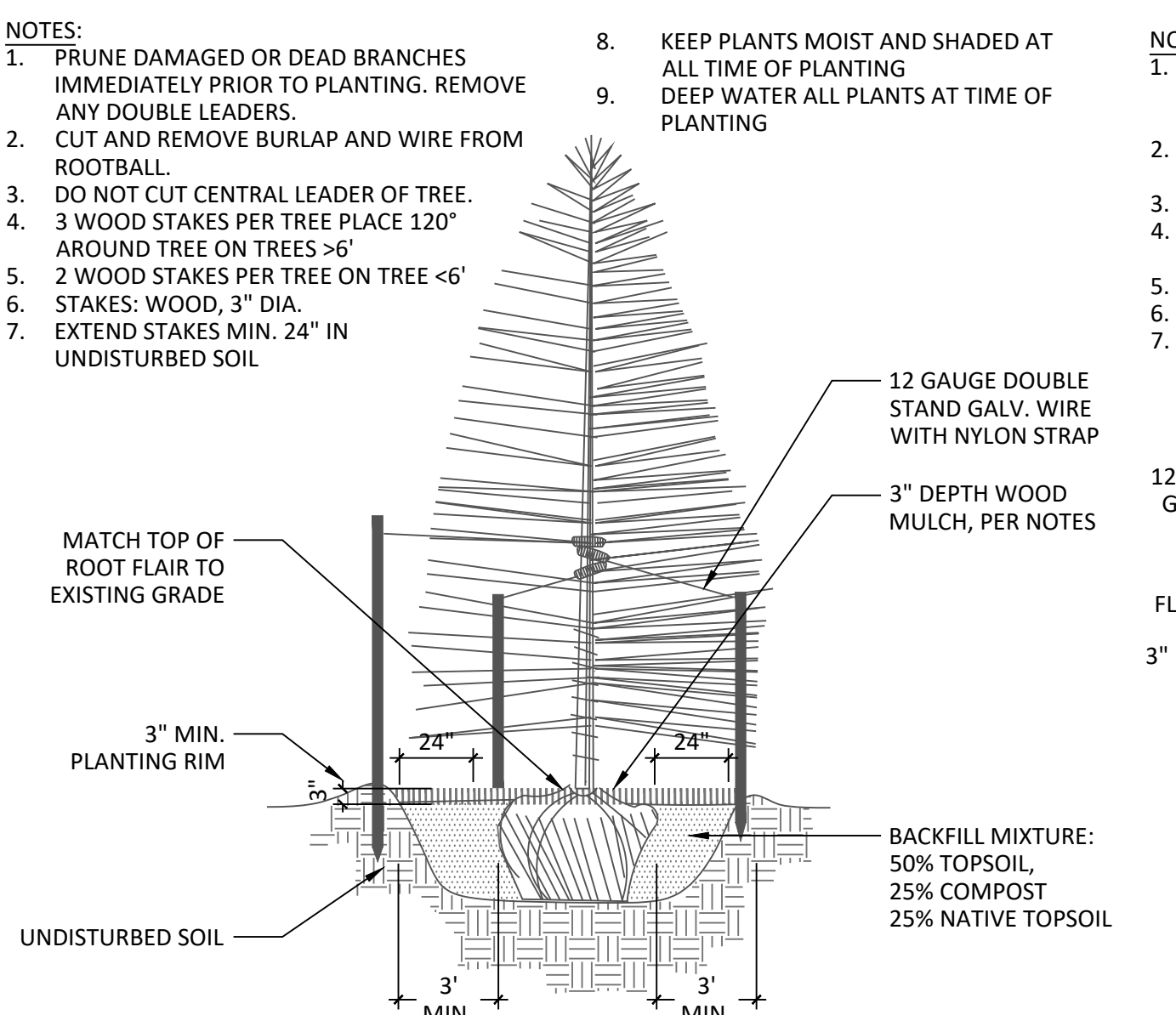
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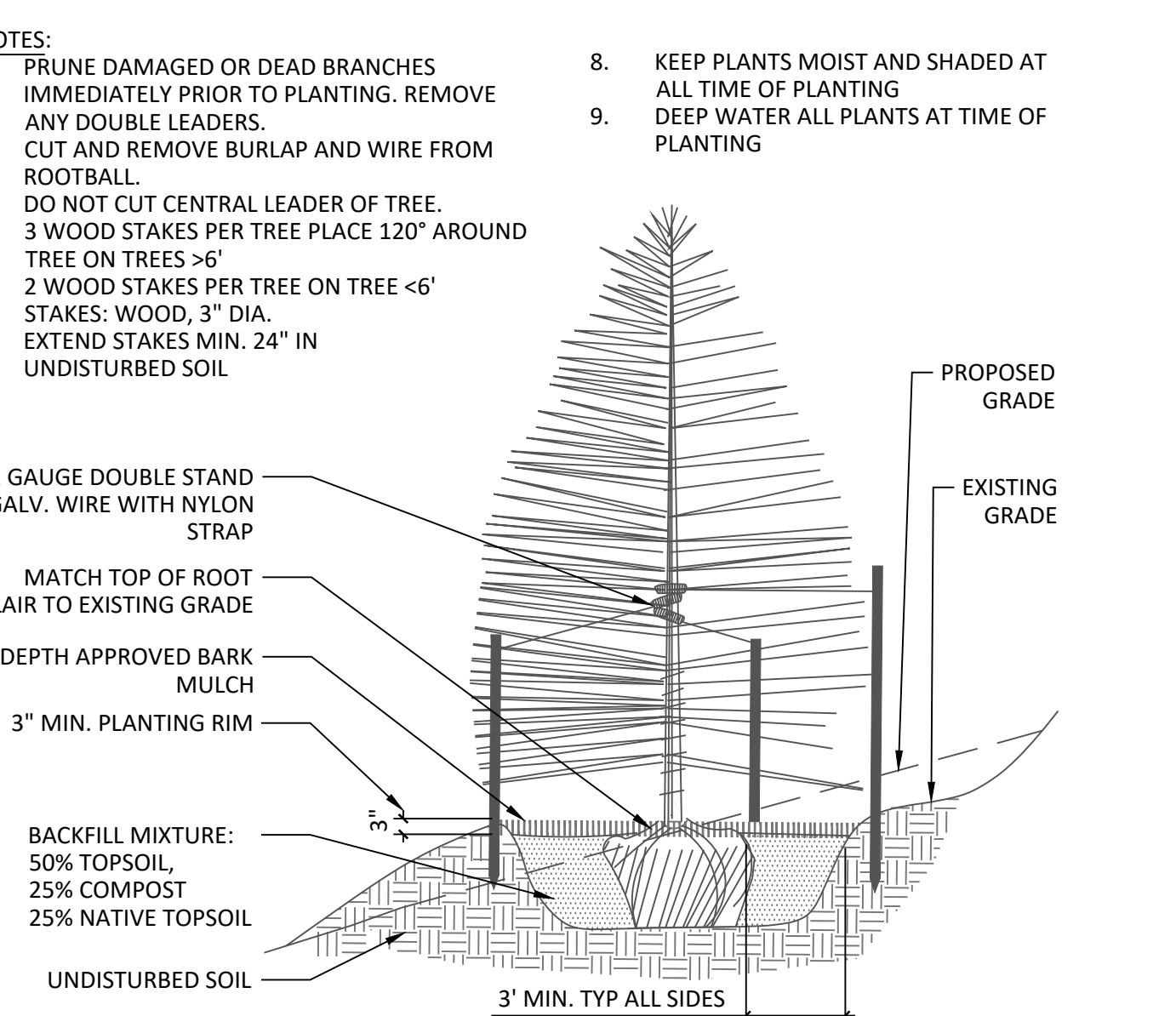
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NTS N-PL-01



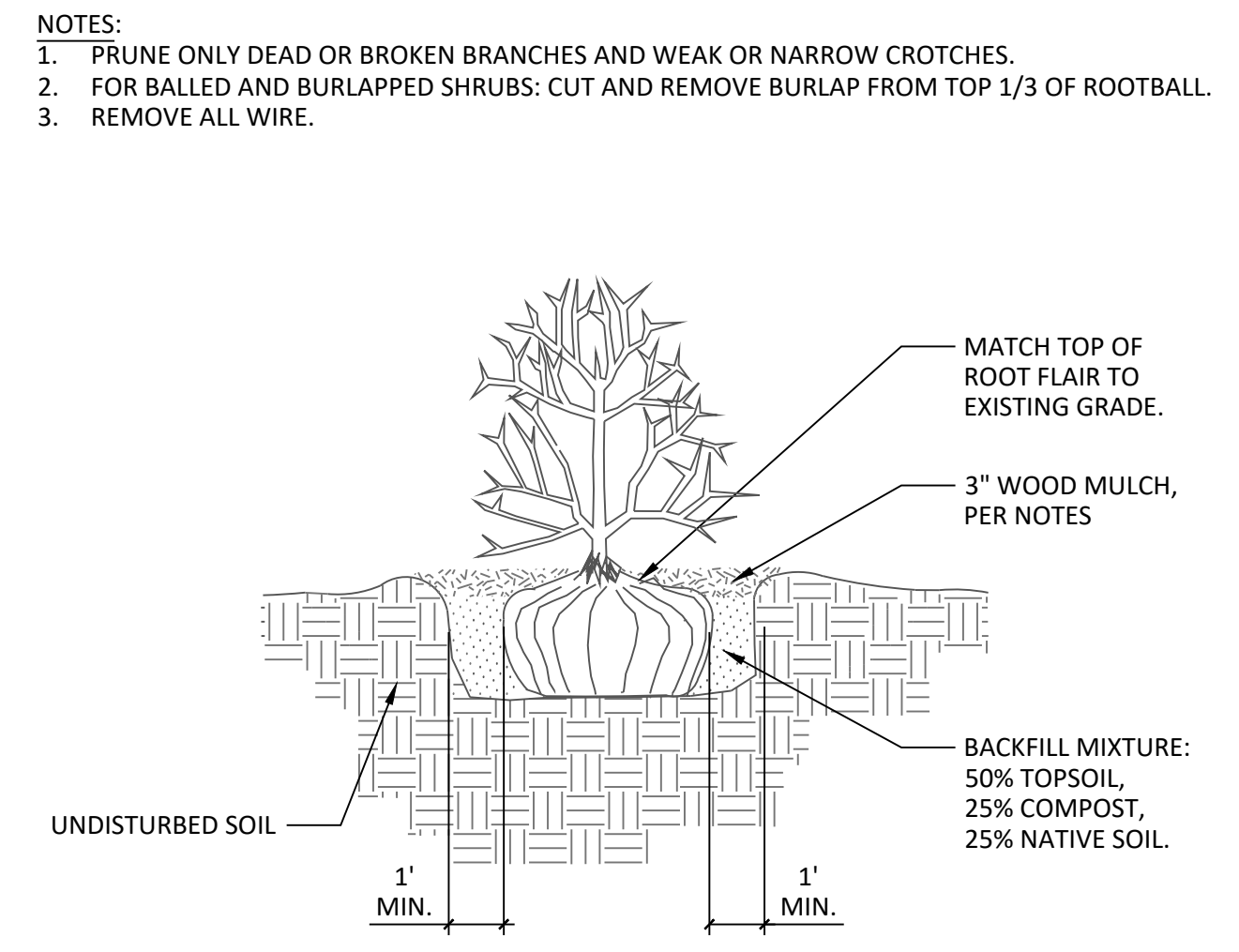
2 DECIDUOUS TREE PLACEMENT ON SLOPE
NTS N-PL-02



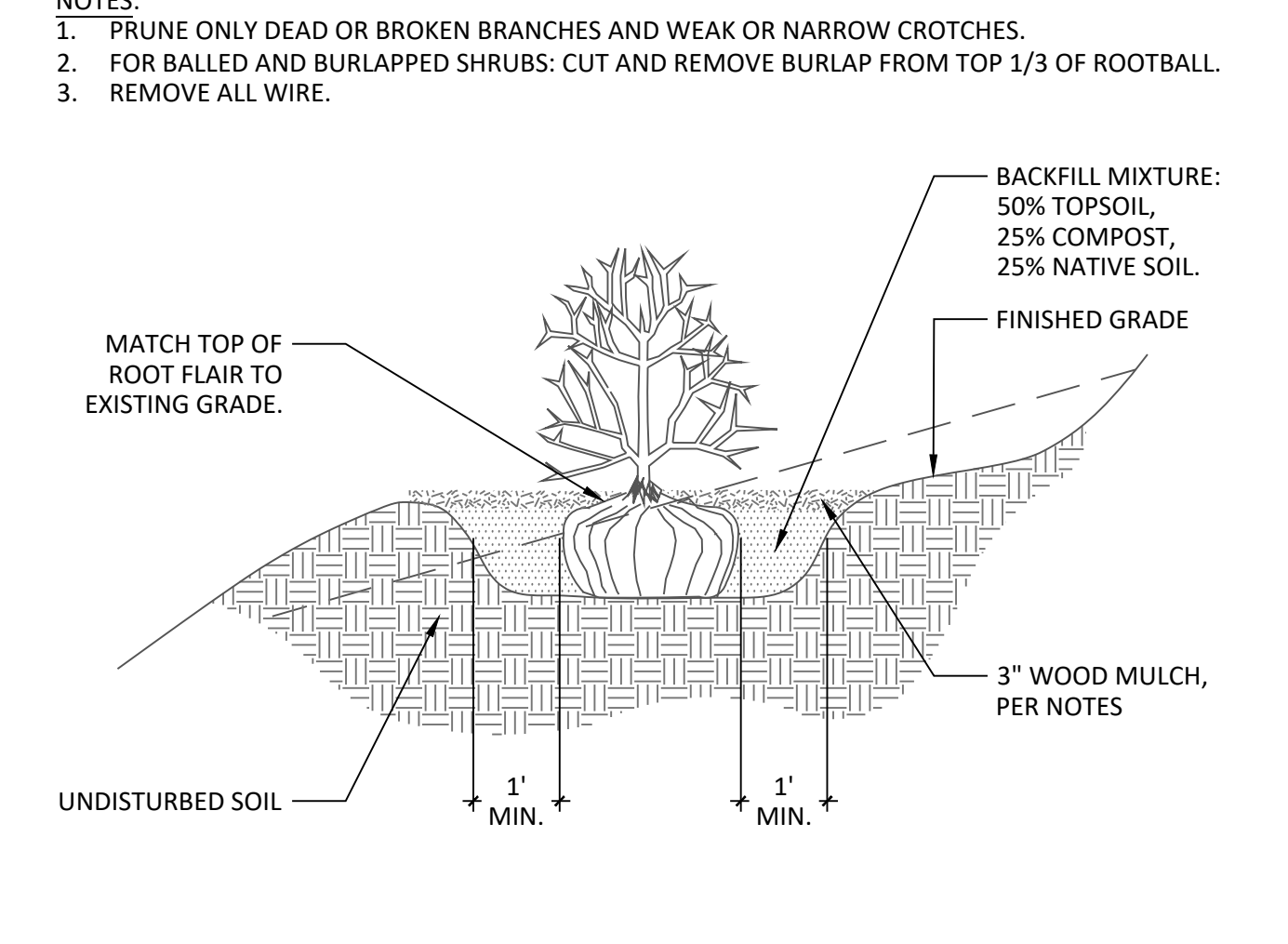
3 CONIFEROUS TREE PLANTING DETAIL
NTS N-PL-03



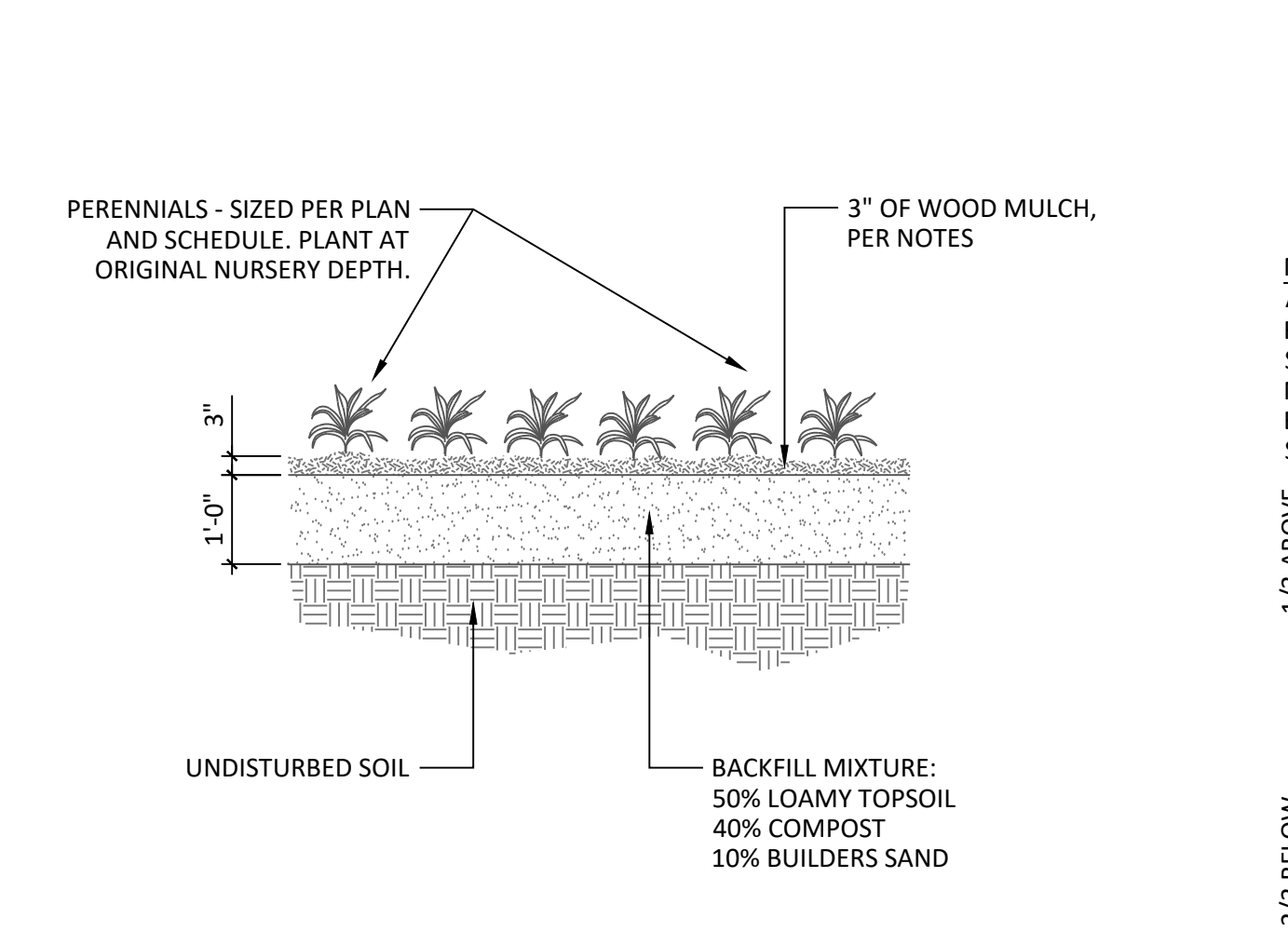
4 CONIFEROUS TREE PLACEMENT ON SLOPE
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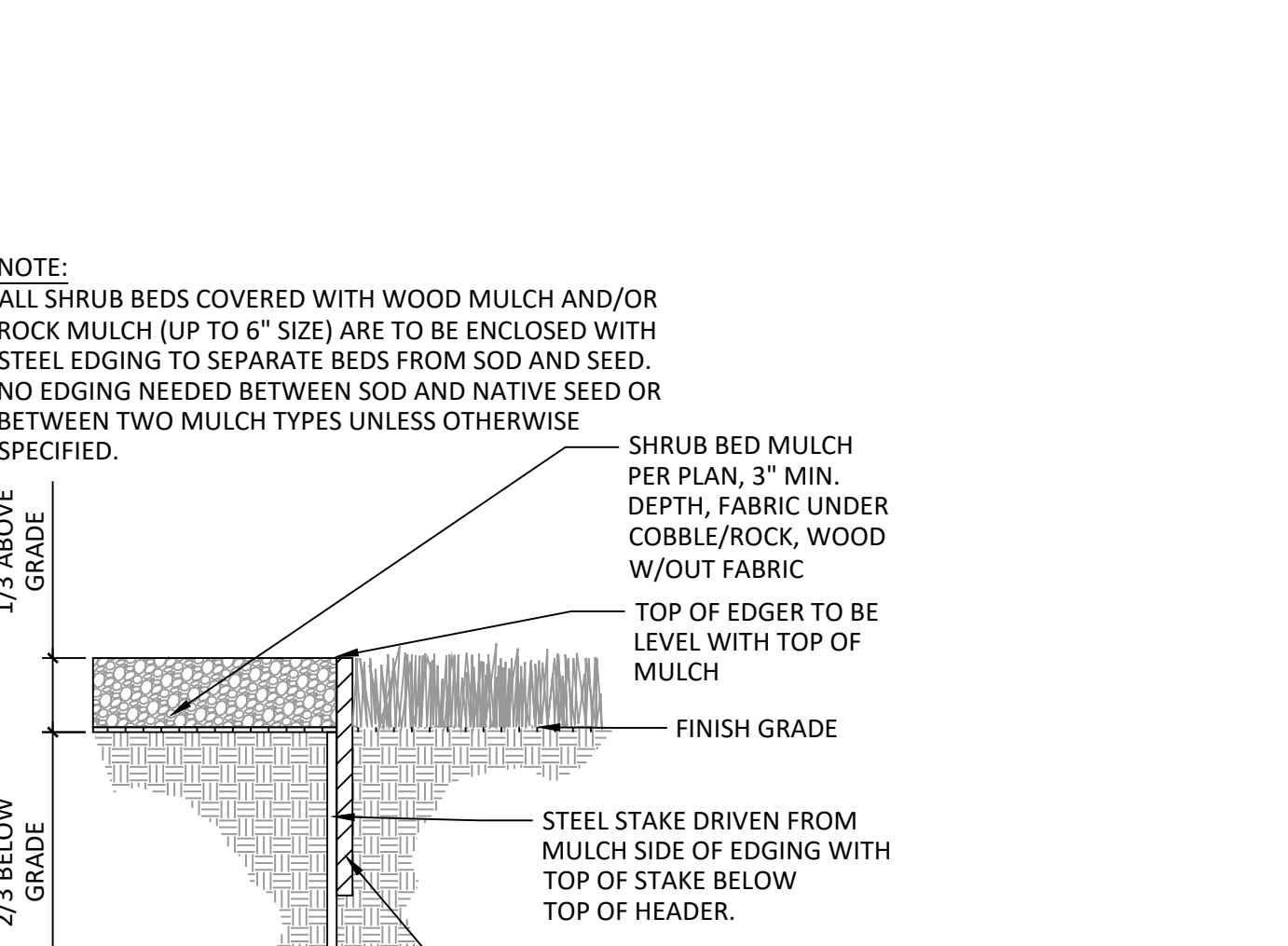
5 SHRUB PLANTING DETAIL
NTS N-PL-05



6 SHRUB PLANTING ON SLOPES
NTS N-PL-06



7 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07



8 STEEL EDGING
NTS P-EQ-RR-49

5 SHRUB PLANTING DETAIL
NTS N-PL-05

6 SHRUB PLANTING ON SLOPES
NTS N-PL-06

7 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07

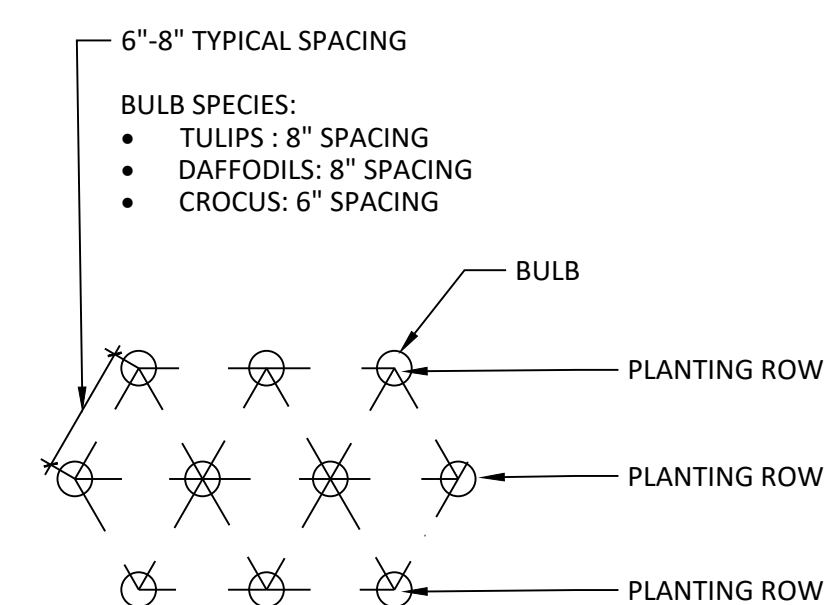
8 STEEL EDGING
NTS P-EQ-RR-49

BULB:

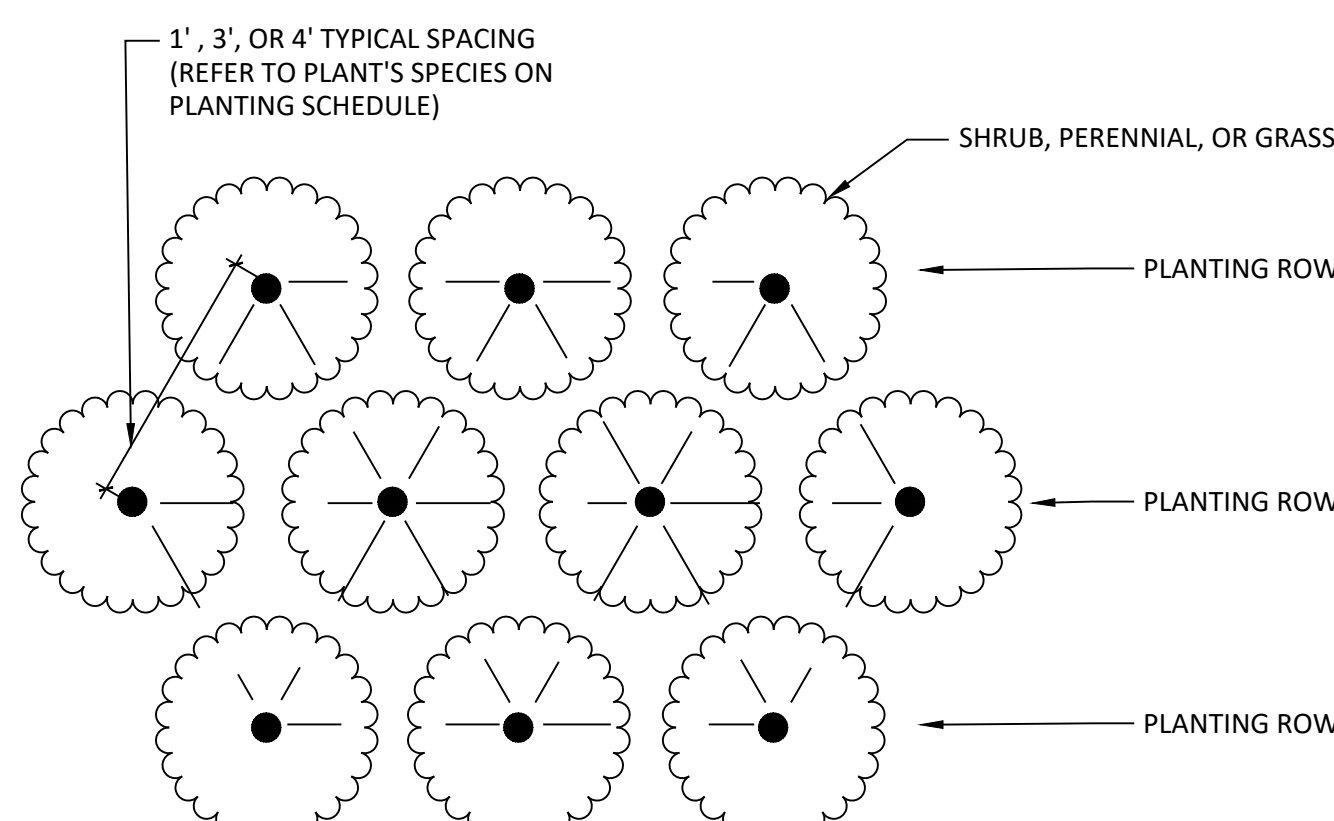
SHRUBS, PERRENAILS, OR GRASSES:

NOTES:
CALCULATE DISTANCES FOR ALL BULBS AND SHRUBS/PERENNIALS/GRASSES

BULB PLANTING PROCEDURE:
EXCAVATE FULL 12" DEPTH. PLACE 6" OF SOIL MIX. INSTALL BULBS AT PROPER SPACING. WATER. HAND COMPACT SOIL. SPREAD TOP 6" OF SOIL MIX. INSTALL GROUND COVER PLANTS AT PROPER SPACING. WATER. HAND COMPACT SOIL. MULCH SURFACE.



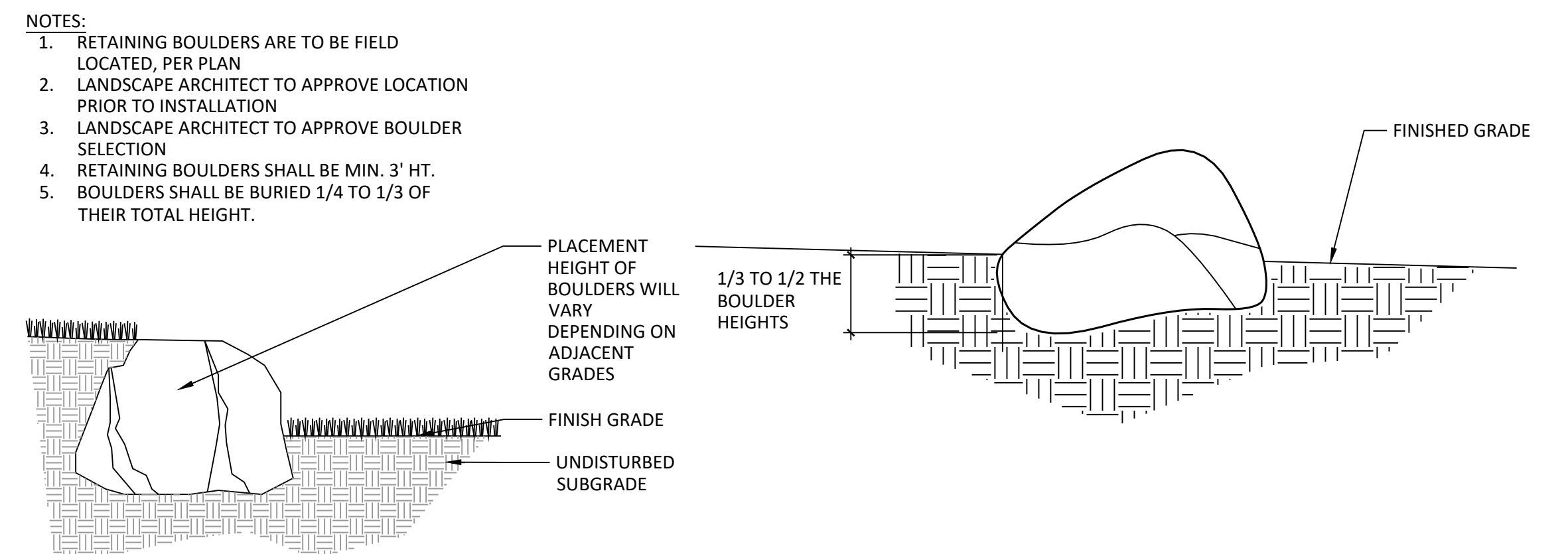
9 TRIANGULAR PLANT SPACING DIAGRAM
NTS N-PL-09



10 RETAINING BOULDER
NTS P-EQ-RR-61

NOTES:

1. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
2. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
3. BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
4. BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.



11 ACCENT BOULDER
NTS N-BO-05



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DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

LANDSCAPE DETAILS

LP3.00

15 OF 15

PLAN FILE # CPC #

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