

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. PDZD-26-0017**

Report Date: 07/01/2026

Description : PDZ Development Plan for the Paint Mines at Reagan Ranch comprised of 102 single-family attached residential lots on 15.283 acres.

Address : 0 Reagan Ranch DR

Record Type : PDZ Development Plan

Document Filename : Paint Mines at Reagan Ranch PDZ DP_1st Submittal.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Allison Stocker	allison.stocker@coloradosprings.gov	-
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
Amy Vanderbeek	amy@pprbd.org	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Doug Trainer	doug.trainer@coloradosprings.gov	719-444-7506
Jason Jacobsen	jason_jacobsen@comcast.com	-
Gregory Stachon	gregory.stachon@coloradosprings.gov	719-385-5613
Darren Horstmeier	darren.horstmeier@spaceforce.mil	719-567-3186
Michelle Lavelle	michelle.lavelle@coloradosprings.gov	-
Patrick Dosch	pdosch@csu.org	719-668-7890
Hao Vo	hao.vo@coloradosprings.gov	-
Jeff Cooper	jeff.cooper@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Paulette Masias	paulette.masias@coloradosprings.gov	-
Sara Rivera	sara.rivera@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
49	Teresa Guagliardo : CDOT	A benchmark permit for Reagan Ranch is currently being developed. A CDOT access permit will be required of the Paint Mines development.
15	Chris Padilla : COS Airport	This will be reviewed by the Airport Advisory Commission on 6/24/2026 with the following comments: • Avigation Easement: An avigation easement is noted. • Airport Acknowledgement: An Enhanced Airport Acknowledgement language is noted on plans. • FAA Form 7460-1: A 7460 will be required for the final approval of the Development Plan, based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport. FAA's website (Link). • Accident Potential Zone: A portion of the proposed development is within the Accident Potential Zone 1 (APZ-1) subzone of the Commercial Airport Overlay District. Residential is prohibited in APZ-1; Industrial/Commercial and Office development is permissible within the APZ-1 subzone. The residential portion of this is outside of the APZ-1. • Lighting: Lighting note is noted on the development plan. Not in comments to AAC, please show the APZ-1 Boundary on the Development plans.
50	Paulette Masias : CSPD	No major issues from CSPD Crime Prevention at this time. My full review cannot be completed without a photometric plan. I remain available throughout the process for crime prevention related concerns. Ofc. Paulette Masias, Sand Creek Division Crime Prevention Officer, paulette.masias@coloradosprings.gov
14	Darren Horstmeier : Military Installations	Schriever SFB - no comments.
4	Jeff Cooper : Parks Department - Forestry	No Forestry Comments
30	Doug Trainer : Planning	CSPD continues to have concerns about response times to annexation plats, with long distances from existing police sectors and resources. Response times cannot be calculated at this time; however, it must be noted that they may be lengthy even for higher priority calls. Attention to police staffing, both sworn, and civilian, must be a continual priority. Our ability to respond to questions accurately regarding police services in proposed annexation areas is directly affected by the number of personnel we have available to respond to requests for police services. As our city continues to grow, both in population and land size, we are committed to keeping our community safe and providing excellent police services
13	Amy Vanderbeek : Regional Building-Enumerations	1. Recently there was an Affidavit of Correction made to street the name Reagan Ranch Drive to add a directional North & South to the street name. North Reagan Ranch Drive , north of Blazing Saddles Ave and South Reagan Ranch Drive south of Blazing Saddles Ave. 2. An email from Michelle Lavell (StreetNamingLUR.SMB@coloradosprings.gov) with the City of Colorado Springs Planning Department, reserving the street names is required to be emailed to the Enumerations department. Enumerations@pprbd.org. 3. Rear Loaded homes will have unique address assignment and placement. A plat note will be required showing address

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		placement. 4. For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door, and should be placed as close to the edge of the lot as possible, running parallel to the street it is being addressed from. 5. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at Link For more information contact: Jade Swan jswan@csu.org Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
51	1	Sara Rivera : City Engineering - SWENT	Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications.
52	1	Sara Rivera : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project. For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required. A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded. An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval. FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.). Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed. Please see SWENT's website for updated checklists: Link
53	1	Sara Rivera : City Engineering - SWENT	The Final Drainage Report (STM-REV26-0583) was reviewed and returned to the engineer. Stormwater Enterprise (SWENT) requests that the DP not be approved prior to all major comments on the drainage report being resolved.

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54	1	Sara Rivera : City Engineering - SWENT	Note: The outstanding Reagan Ranch - Peterson AFB drainage issue must be resolved to the satisfaction of SWENT prior to SWENT's approval of any further Reagan Ranch submittals, including this DP.
55	1	Sara Rivera : City Engineering - SWENT	The ProjectDox Master Project Number for all documents related to this project is STM-MP26-0242, the review number for the associated FDR is STM-REV26-0583.
56	1	Sara Rivera : City Engineering - SWENT	Update this note once this file has been approved.
57	1	Sara Rivera : City Engineering - SWENT	The Four Step Process and detention requirements must be met for this site, as disturbance is greater than 1 acre. Show provisions for WQ/Detention or provide a note on the cover sheet stating the name and location of the existing facility that provides water quality and detention for the site. The note must include the full FDR name that designed the PCM, who prepared that report, and the approval date of the report. If this Site is a redevelopment, detention may not be required if the downstream drainage system is shown to have capacity for the proposed developed flow.
58	1	Sara Rivera : City Engineering - SWENT	Info Only: The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted via ProjectDox to the Stormwater Enterprise for review and approval. Construction details for Planned Infiltration Areas must be included in the final phase of the GEC Plan. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela.
59	6	Sara Rivera : City Engineering - SWENT	Ensure that the proposed trail will be included in the total disturbance area.
60	6	Sara Rivera : City Engineering - SWENT	Green Infrastructure: the Planned Infiltration Area (PIAs) need to be delineated with a line or a hatch. There must be a leader calling it out as a "Planned Infiltration Area" or it must be included in the legend as "Planned Infiltration Area.". This must match what is being shown in the PDR/FDR. The PIAs must be shown on the Landscape Plans, Grading Plans, and Utility Plans. Please see the revised Development Plan checklist for further clarification: Link
61	7	Sara Rivera : City Engineering - SWENT	Info Only: RPA within public ROW is not allowed without City Engineering approval. City Engineering will review and comment upon this during its Development Plan review.
62	7	Sara Rivera : City Engineering - SWENT	Info Only: The proposed Permanent Control Measure (PCM) will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the SWENT reviewer for a copy of the requirements of this plan. Please note that water quality assurances in the amount of the total cost of the PCM will be required prior to the approval of the construction plans. Plans must be submitted directly to the SWENT reviewer. These plans must be approved and included in the building permit set prior to the issuance of a building permit on the project. These plans must also be approved prior to the Final Phase of the Grading and Erosion Control Plan.
63	9	Sara Rivera : City Engineering - SWENT	Info Only: Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction.
64	9	Sara Rivera : City Engineering - SWENT	Info Only: The City of Colorado Springs (City) Public Works Department issued updated standard details for inlets on July 8th, 2024. The updated inlet details are available here: Link . All proposed inlets in the City of Colorado Springs must conform to these updated inlet details. Please note that these five (5) new City standard inlet types are similar to other previously acceptable inlet types, as can be seen in SWENT's May 2025 Policy Clarification, "Hydraulic Modeling for Colorado Springs Standard Inlets" available here: Link .

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65	9	Sara Rivera : City Engineering - SWENT	Will this portion of the street be constructed with this development? If so, make this clear in the DP.
6	1	Hao Vo : City Engineering Dev Review	Please contact USPS at coloradospringsgrowthmanagement@usps365.onmicrosoft.com directly to review this development for mail service. To establish mail delivery and kiosk locations an appointment will be required with USPS to determine final locations. Information required for this establishment include proposed locations, type of mail receptacle, final plat with addresses, type of development (residential/commercial) and date of first occupancy
12	4	Hao Vo : City Engineering Dev Review	Please clarify who will be responsible for constructing the sidewalk and C&G on Space Village Ave and provide the expected timeline.
25	4	Hao Vo : City Engineering Dev Review	Please call out C&G on Space Village
26	4	Hao Vo : City Engineering Dev Review	Please call out C&G on Reagan Ranch
27	4	Hao Vo : City Engineering Dev Review	Info Only: EDRD mandates the removal and replacement of all public sidewalks, curbs, gutters, pedestrian ramps, and similar infrastructure during development if they are in poor condition or do not meet current standards.
28	4	Hao Vo : City Engineering Dev Review	Info Only: Construction drawings are required for review and approval prior to construction.
29	4	Hao Vo : City Engineering Dev Review	Please clarify whether the sidewalk at the back of the lot is private or public.
24	7	Hao Vo : City Engineering Dev Review	RPA within public ROW is not allowed. Please remove it.
32	1	Patrick Dosch : Col Springs Utilities	Please contact CSU UDS Staff to schedule a Pre-DP approval meeting with the gas and electric field engineering teams (high density residential proposed). Patrick - pdosch@csu.org
33	1	Patrick Dosch : Col Springs Utilities	Please upload the HGL response form
34	2	Patrick Dosch : Col Springs Utilities	Show or reference A3-10 from the WLESS
35	2	Patrick Dosch : Col Springs Utilities	Show A3-8 (50' ROW) or another approved street cross section from the LESS. Please show all proposed utility configurations in the street cross section
36	2	Patrick Dosch : Col Springs Utilities	Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."
37	2	Patrick Dosch : Col Springs Utilities	Add note: " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."
38	2	Patrick Dosch : Col Springs Utilities	Gas and electric meter locations need to be shown and labeled on lot typical diagrams. Please also show the curb stop and indicate the horizontal separation from building and sidewalk (trench).
39	2	Patrick Dosch : Col Springs Utilities	Info Only: Per GLESS 4.05.d.3.a. for new residential construction, Gas meter shall be placed 5' from front corner of building.
40	8	Patrick Dosch : Col Springs Utilities	Please indicate proposed material for water and wastewater mains , typical
41	9	Patrick Dosch : Col Springs Utilities	Please label as a HS-20 Access road
42	9	Patrick Dosch : Col Springs Utilities	Proposed detention pond is shown within existing easement. Please revise the location.

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44	12	Patrick Dosch : Col Springs Utilities	Add a note stating, "Trees shall not be planted in an easement and shall maintain a 15-foot minimum separation from water and wastewater mains, or services and a 6-foot minimum separation from electric and gas distribution lines."
43	13	Patrick Dosch : Col Springs Utilities	Tree within 15' of water main
45	14	Patrick Dosch : Col Springs Utilities	Tree(s) in conflict with hydrant, confirm horizontal clearance
46	14	Patrick Dosch : Col Springs Utilities	Tree within 15' of water main
47	14	Patrick Dosch : Col Springs Utilities	Tree(s) within 15' of water main
48	14	Patrick Dosch : Col Springs Utilities	Tree(s) within 15' of wastewater main
1	1	Jason Jacobsen : Comcast	Comcast has no issues.
68	1	Allison Stocker : Planning	where are these located? I only see one small parking area
72	1	Caroline Miller : Planning	Citywide Development Impact (Police & Fire) Fees are applicable to this development, City Code 7.5.532. A CDI and School Fee estimate has been uploaded to this Accela file for applicant review. These fees are subject to change, and due at time of building permit.
73	1	Caroline Miller : Planning	Park Land Dedication requirements are being provided through the Reagan Ranch Master/Concept Plans and Park Alternative Compliance Agreement PLDO 2025-002; no park fees are due with this development.
76	1	Allison Stocker : Planning	School District 22 will be routed for re-review to give them an additional opportunity to comment
78	1	Allison Stocker : Planning	If no lighting is provided, add/revise a plan note to read as follows: "Site does not contain any site lighting. The addition of site lighting may require an amendment to this plan and/or a photometric plan."
85	1	Allison Stocker : Planning	Please include your signed copy of the public notice affidavit with the resubmittal package. The project will not be approved until this document has been provided back to your Planner.
86	1	Allison Stocker : Planning	Staff reserves the right to provide additional comments with new or updated information provided in subsequent submittals.
92	1	Allison Stocker : Planning	Please provide some additional discussion in the project statement or via email regarding the density transfers. The Master plan does not seem to require a minimum overall density that we should be tracking.
67	2	Allison Stocker : Planning	Pls check driveway length
69	2	Allison Stocker : Planning	Add note specifying on-street parking is allowed
70	2	Allison Stocker : Planning	Add note saying that no on-street parking allowed
71	2	Allison Stocker : Planning	Add note specifying on-street parking is allowed
79	2	Allison Stocker : Planning	7.4.203: EXCEPTIONS AND ENCROACHMENTS - limits this encroachment to 30"
87	2	Allison Stocker : Planning	Please include clear notes on the typicals and on the cover sheet detailing that no parking shall be permitted on driveways less than 20 feet in length. Please detail that the Metro District shall be apart of the enforcement of these parking prohibitions
88	2	Allison Stocker : Planning	Is this supported by Code? Please verify that these measurements / standards are correct
89	2	Allison Stocker : Planning	For the Setback Encroachment notes, I would recommend converting this to a more generic note stating that setback encroachments shall be permitted as defined in Section 7.4.203.
90	2	Allison Stocker : Planning	Please confirm with CSU that stair encroachment is acceptable
91	3	Allison Stocker : Planning	Are the fence locations noted on the plan? i am not seeing them
16	4	Michelle Lavelle : Planning	Street names were not reserve before submittal for review.-Street Naming Review StreetNamingLUR.SMB@coloradosprings.gov

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17	4	Michelle Lavelle : Planning	Need replace Hoodoos Path - Street name is not available.
74	4	Caroline Miller : Planning	Please call out walkway as East Sand Fork Creek Urban Trail
80	4	Allison Stocker : Planning	Sidewalk connection here?
81	4	Allison Stocker : Planning	Sidewalk connection here?
84	4	Allison Stocker : Planning	Per Section 7.4.203, PDZ's are required to have sidewalks on both sides of public streets
82	5	Allison Stocker : Planning	Will there be a cross-walk or other pedestrian protections for the trail crossing?
83	5	Allison Stocker : Planning	Is there a sidewalk along the north side of Horn Base Avenue? I am not seeing one
75	10	Caroline Miller : Planning	This site vicinity graphic is incorrect. Please revise.
18	12	Gregory Stachon : Planning	Please show a compact lot tree on the lot typical and indicate which lots are "street-oriented lots" that require them on the plan
19	12	Gregory Stachon : Planning	Ensure that the requirements of COS Landscape Manual Appendix C are met including: 8. All Compact Lot projects with street-oriented lots shall provide one (1) tree per lot and be in either a tree lawn that is at least seven (7) feet wide, or within the front yard of each lot per City UCD Section 7.4.905.B.2.(4c). These trees shall be shown and labeled on the landscape typical(s). 9. For all Compact Lot projects, a recommended tree species list shall be provided with the typical(s) and chosen from the current Forestry City Approved Street Tree List.
20	13	Gregory Stachon : Planning	Street frontage trees are more than 50' from the property line. Ok due to avoiding utility easements but note as an alternative landscape adjustment on the site category chart.
23	13	Gregory Stachon : Planning	call out the height and material of any proposed fences and walls on landscape plan as applicable.
21	14	Gregory Stachon : Planning	Provide site distance triangles at intersections and confirm all shrub plantings are a maximum mature height of 30 inches and that no evergreen trees are within these areas. (FLP Check List #14 and City Traffic Manual)
22	14	Gregory Stachon : Planning	Label the height and material of any proposed fences and walls on the landscape plans.

FILE LOCATION: S:\30_002971.00 CORRAL BLUFFS DUPLICATIONS\00 CAD\504 PLAN SETS\DEVELOPMENT PLANTS01.DWG

GENERAL NOTES

- 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.
- 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.
- 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
- 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.
- 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.
- ALL PROPOSED EASEMENTS AS PART OF THIS DEVELOPMENT WILL BE RECORDED AT TIME OF APPROVAL EITHER BY PLAT OR BY SEPARATE INSTRUMENT.
- ALL ROADWAYS AND DRIVE AISLES WITHIN THIS DEVELOPMENT ARE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS
- MAIL KIOSKS SHALL BE LOCATED AS SHOWN. FINAL LOCATIONS TO BE DETERMINED IN COORDINATION WITH USPS.
- 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.
- 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.
- 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.
- SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT.
- 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.
- GAS AND ELECTRIC METER LOCATIONS TO FOLLOW THE NATURAL GAS LINE EXTENSION AND SERVICE STANDARDS AND ELECTRIC LINE EXTENSION AND SERVICE STANDARDS, RESPECTIVELY.
- 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.
- REAGAN RANCH METRO DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING AND RE-STRIPING ALL PERPENDICULAR STALLS WITHIN THE DEVELOPMENT
- 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

- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- 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

- 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

- 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.
- 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.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CODE REQUIREMENTS.

FIRE NOTES

- 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.
- 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.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

LANDSCAPE NOTES

- LANDSCAPE AND BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN.
- ALL COMMON LANDSCAPE PLANTING AND IMPROVEMENTS WITH THIS DEVELOPMENT AREA SHALL BE MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- 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.
- 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.

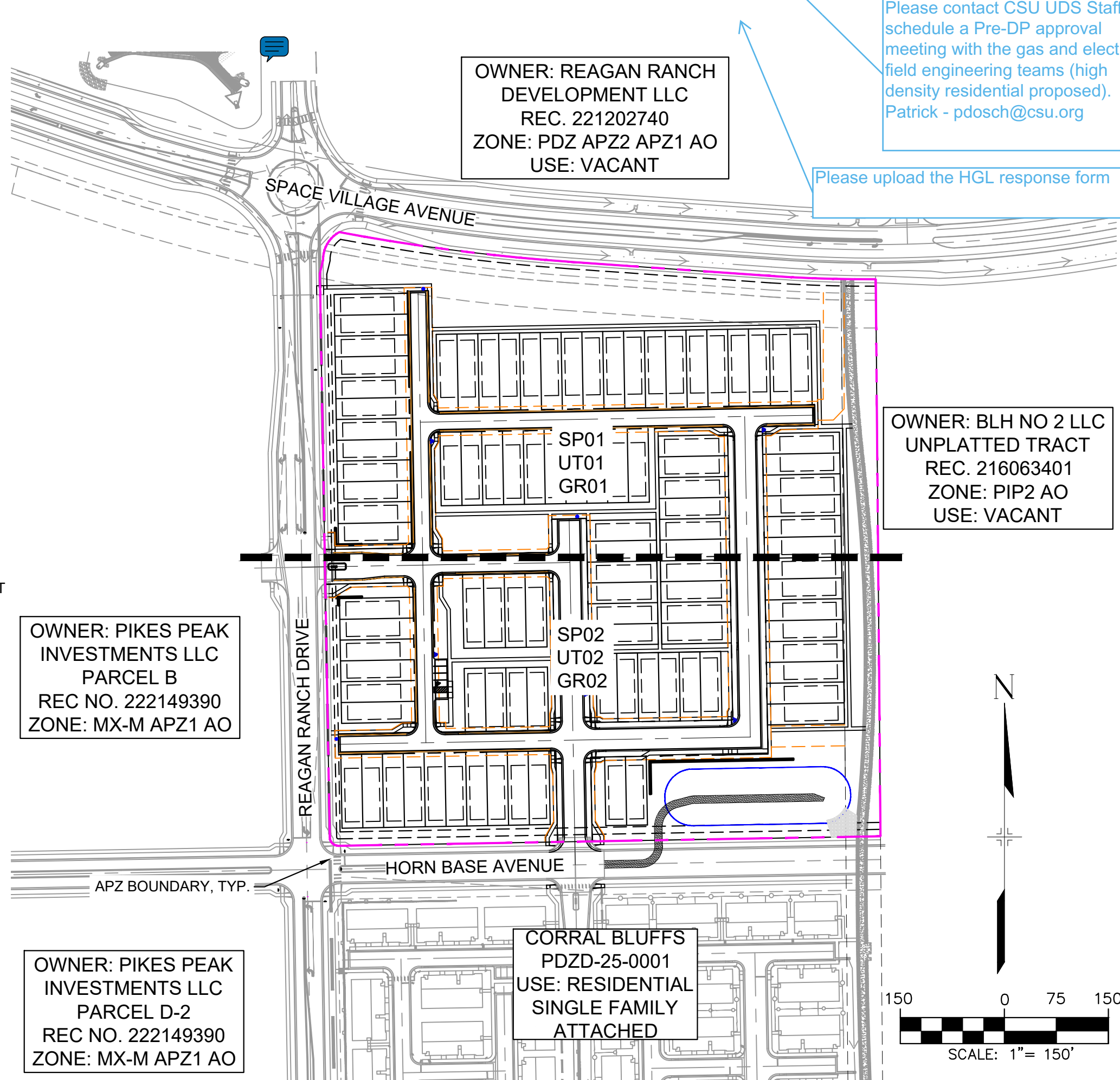
AIRPORT NOTES

- 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.
- 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.
- 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



Please contact CSU UDS Staff to schedule a Pre-DP approval meeting with the gas and electric field engineering teams (high density residential proposed). Patrick - pdosch@csu.org

Please upload the HGL response form

where are these located? I only see one small parking area

PROJECT TEAM

OWNER
PIKES PEAK INVESTMENTS 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

DEVELOPER

EAGAN RANCH DEVELOPMENT LLC
0 S CASCADE AVE , STE 1500
OLORADO SPRINGS, CO 80903
HONE: (719)448-4034

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

APPLICANT

ES
19 NORTH CASCADE AVE, STE 200
JOLORADO SPRINGS, CO 80903
PHONE: (719)471-0073

SUMMARY DATA

PROPERTY SIZE	15.283 ACRES
TAX SCHEDULE NO.	5400000293
PROJECT ADDRESS	0 N MARKSHEFFEL RD
DEVELOPMENT SCHEDULE	SPRING 2027
MASTER PLAN	BANNING LEWIS RANCH (MAPN-22-0010)
CONCEPT PLAN	REAGAN RANCH (PUDC-22-0006)
ZONING	PDZ AO APZ1
PDZ ORDINANCE	ORD. 21-41 AND 23-27
DRAINAGE BASIN	JIMMY CAMP CREEK
APPROVED MASTER PLAN USE	RES-H (RESIDENTIAL 12-24-99 DU/AC)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY-ATTACHED
PROPOSED LOT/UNIT COUNT	102
PROPOSED TOTAL GROSS DENSITY	6.67 DU/AC
BUILDING SETBACKS	PER LOT DETAILS, SHEET 2 (DT01)
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	45'
MIN. LOT SIZE	2,730 SF
MAX. LOT COVERAGE PRIMARY STRUCTURE	70%
MAX. LOT COVERAGE ACCESSORY STRUCTURE	NO MINIMUM

PARKING SUMMARY

SINGLE FAMILY ATTACHED	2 PARKING SPACE PER UNIT 102 X 2 = 204 SPACES
TOTAL REQUIRED	204 SPACES
GUEST PARKING	10% OF REQUIRED 204 X 10% = 20 SPACES
TOTAL REQUIRED	20 SPACES
GARAGE SPACES PROVIDED	204 SPACES
DRIVEWAY SPACES PROVIDED	148 SPACES
TRACT PARKING SPACES PROVIDED	5 SPACES
TOTAL PROVIDED	357 SPACES (PLUS ON STREET PARKING WITHIN 50' ROW)
ADA REQUIRED	1 (1 VAN)
ADA PROVIDED	1 (1 VAN)

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
TITLE SHEET	1	TS01
LOT & STREET TYPICALS	2	DT01
SITE DETAILS	3	DT02
SITE PLAN	4-5	SP01-SP02
PRELIMINARY GRADING PLAN	6-7	GR01-GR02
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN	8-9	UT01-UT02
LANDSCAPE COVER SHEET	10	LC1.00
HYDRO AND GREEN SPACE DIAGRAM	11	LS1.00
LANDSCAPE NOTES, SCHEDULES, AND LOT TYPICALS	12	LS1.01
LANDSCAPE PLANS	13-14	LP2.00-LP2.01
LANDSCAPE DETAILS	15	LP3.00

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE / TRAIL (PRIVATE)	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	168,453	X	X	X	X	RRMD*	RRMD*
B	25,609	X	X		X	RRMD*	RRMD*
C	15,169	X	X		X	RRMD*	RRMD*
D	19,810	X	X		X	RRMD*	RRMD*

*REAGAN RANCH METROPOLITAN DISTRICT

OVERALL PARK LAND DEDICATION REQUIREMENTS

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)
SINGLE FAMILY-ATTACHED STRUCTURE (2-4 UNITS PER STRUCTURE)	102	0.00539	0.00646	0.549	0.659
TOTAL				1.208	



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

OWNER/DEVELOPER:

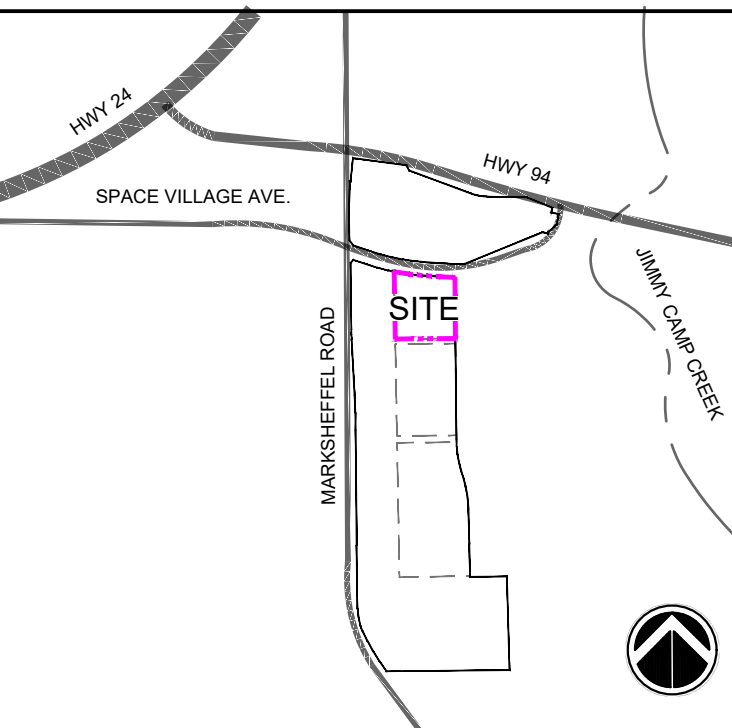
REAGAN RANCH DEVELOPMENT LLC

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:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 26.002971.00

DRAWN BY: BJL

CHECKED BY: DAD

APPROVED BY: DAD

SHEET TITLE:

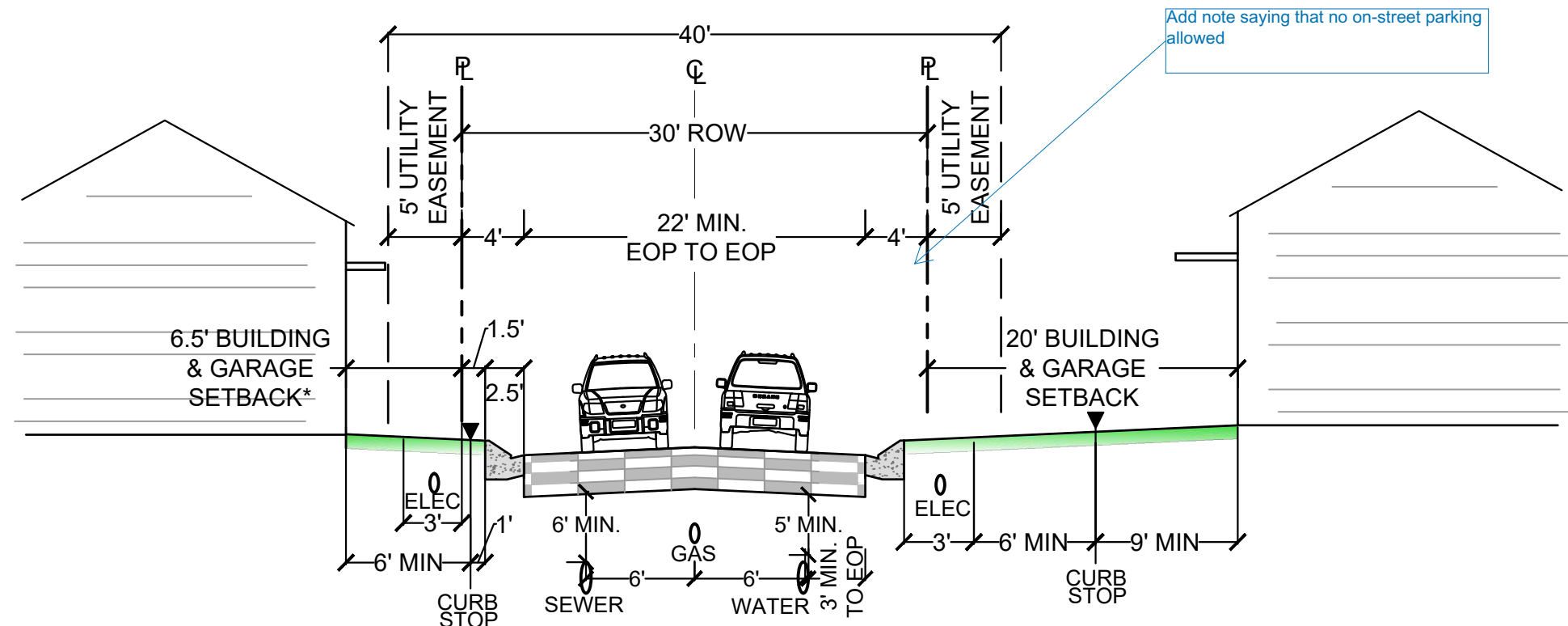
TITLE SHEET

TS01

SHEET 1 OF 15

CITY FILE NO.:PDZD-XX-XXXX

FILE LOCATION: S:\38.002971.00 CORRAL BLUFFS DUPLXES\600 CADD\504 PLAN SETS\DEVELOPMENT PLANDT01.DWG



* LOTS 61-64 ONLY

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

Show or reference A3-10 from the WLESS

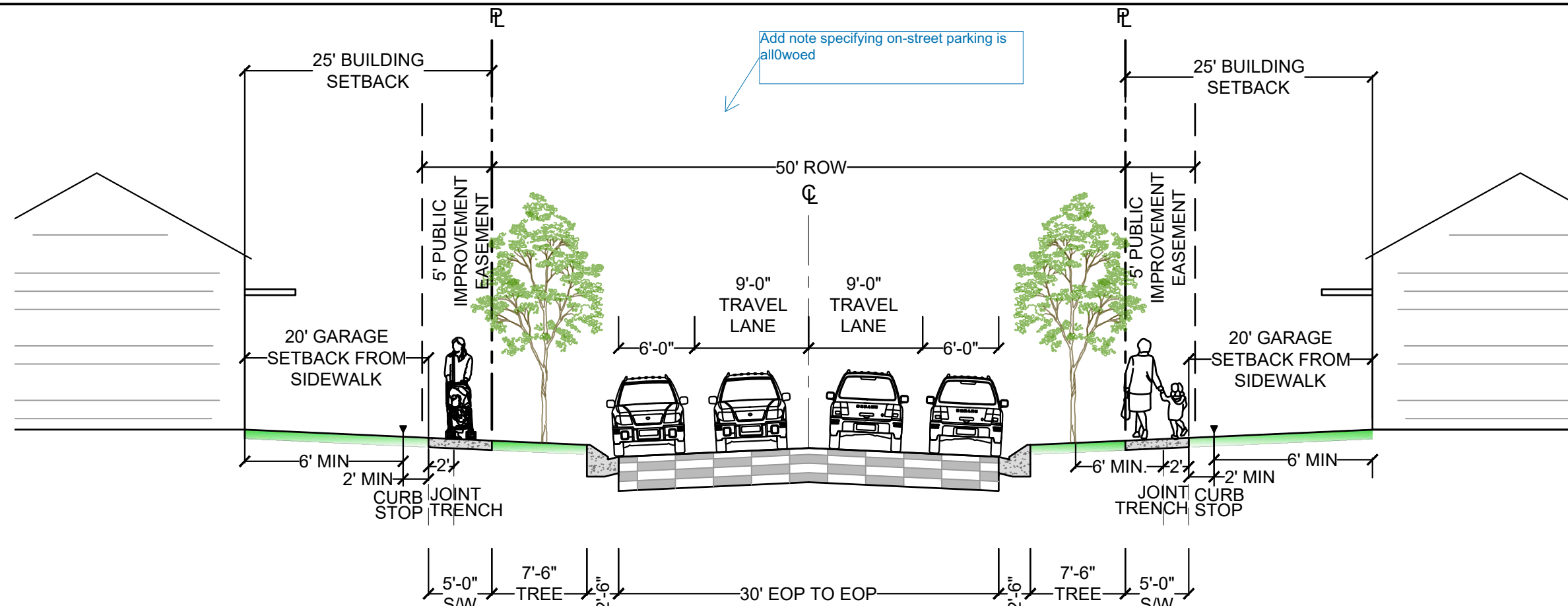
PUBLIC STREET SECTIONS NOTE:
• A 6' ATTACHED SIDEWALK MAY BE PROVIDED AT VERTICAL CURBS. SEE PLAN FOR LOCATIONS.

Add note: "Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

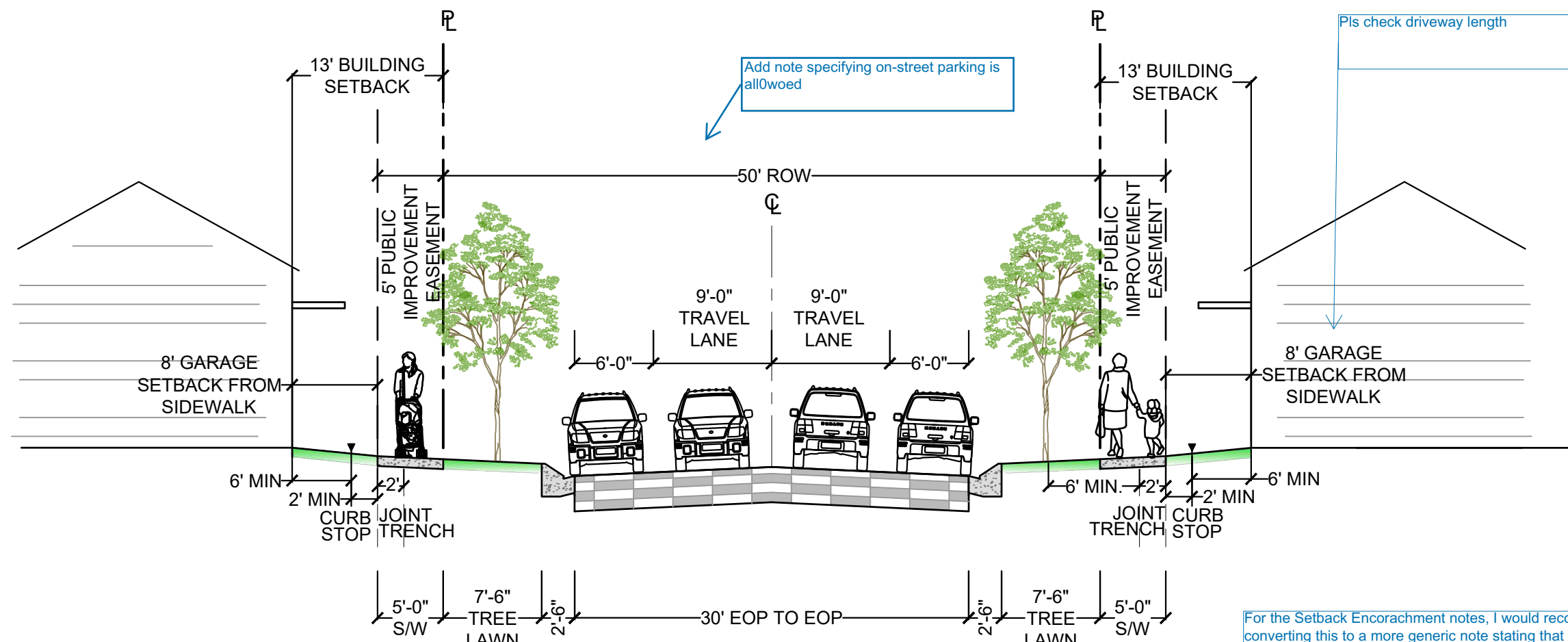
Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."

Info Only: Per GLESS 4.05.d.3.a. for new residential construction, Gas meter shall be placed 5' from front corner of building.

Gas and electric meter locations need to be shown and labeled on lot typical diagrams. Please also show the curb stop and indicate the horizontal separation from building and sidewalk (trench).



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

For the Setback Encroachment notes, I would recommend converting this to a more generic note stating that setback encroachments shall be permitted as defined in Section 7.4.203.

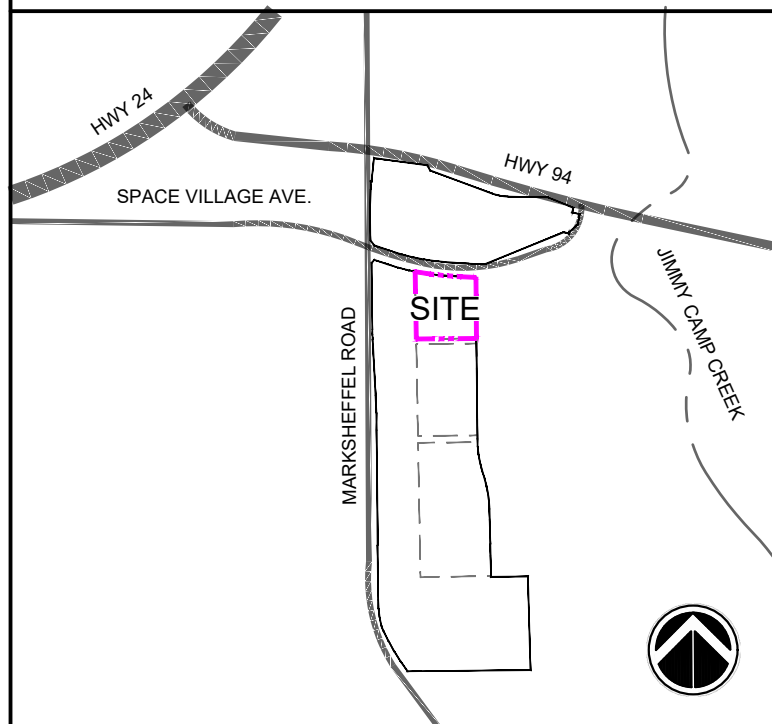
CONSULTANTS:
PLANNER/ CIVIL ENGINEER:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034

Reagan Ranch

APPROVAL:

VICINITY MAP:



PROJECT:

PAINT MINES SUBDIVISION
PDZ DEVELOPMENT PLAN

COLORADO SPRINGS, CO
JUNE 2, 2026

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 26.002971.00

DRAWN BY: BJL

CHECKED BY: DAD

APPROVED BY: DAD

SHEET TITLE:

LOT & STREET
TYPICALS

DT01

SHEET 2 OF 15

CITY FILE NO.: PDZD-XX-XXXX

Please confirm with CSU that stair encroachment is acceptable

REAR LOADED LOT DESIGN

GUIDELINES:

SETBACKS: SEE LOT TYPICALS

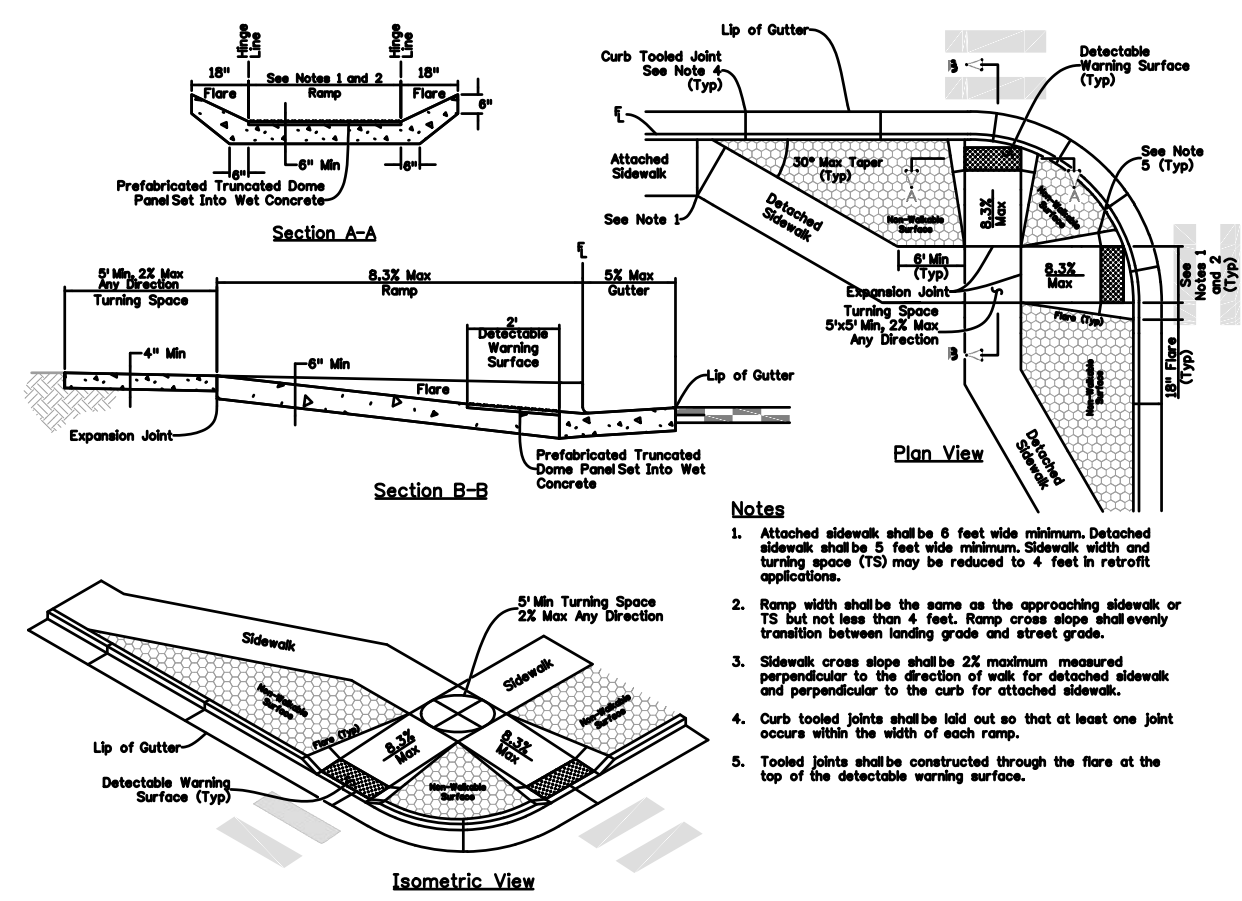
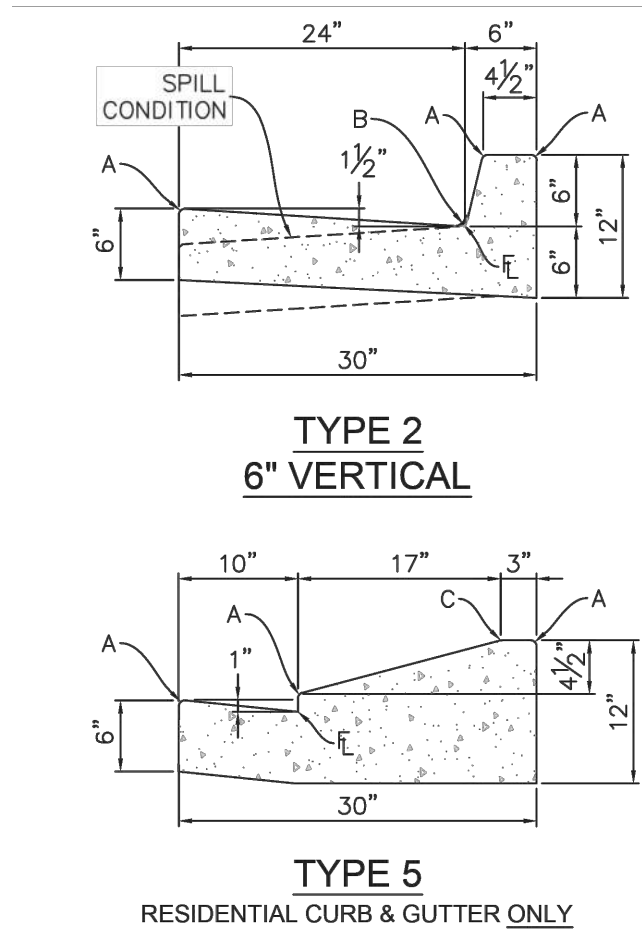
- DRIVEWAY COVERAGE: PER CITY CODE.
- ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE.
- WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
- LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS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

7.4.203: EXCEPTIONS AND ENCROACHMENTS - limits this encroachment to 30".

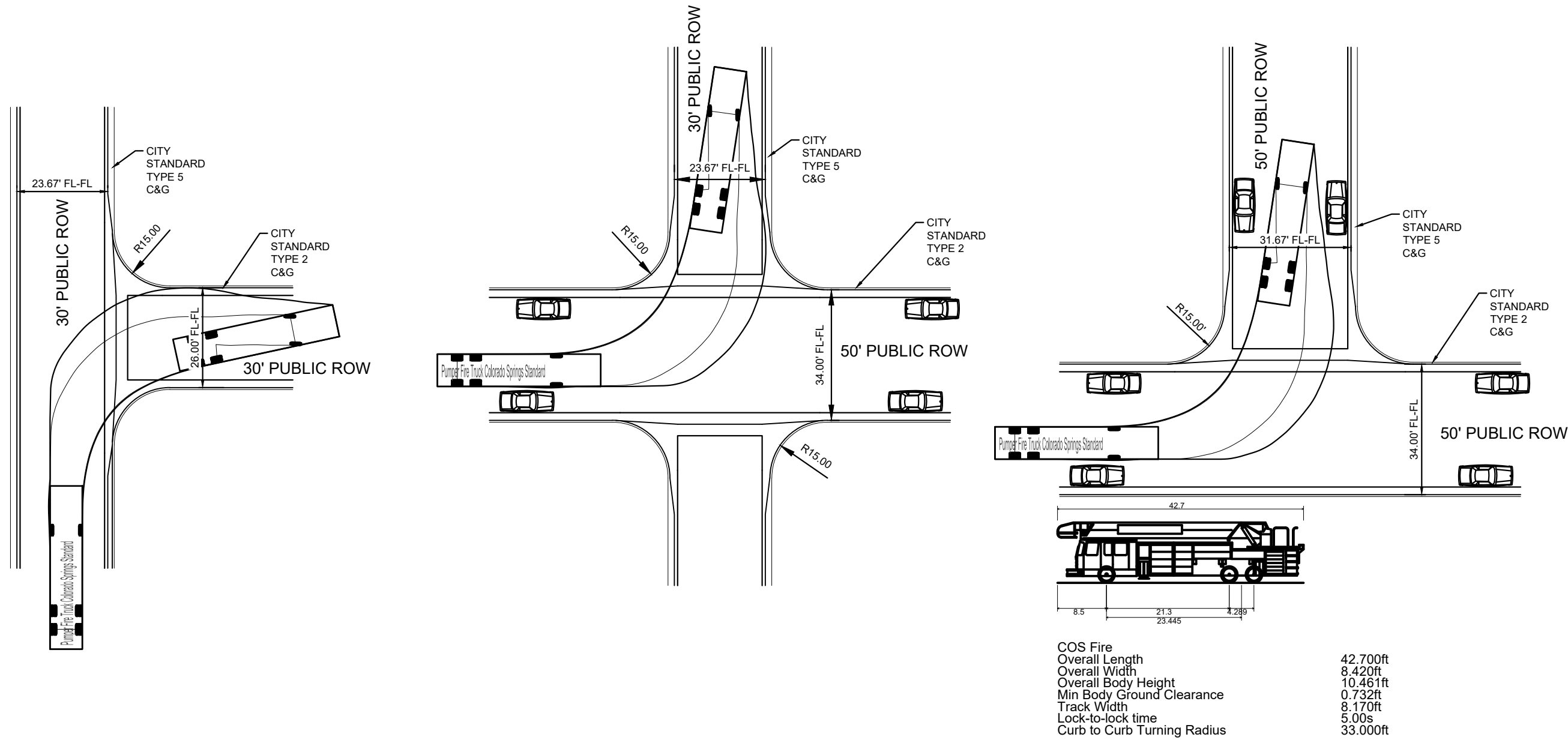
SETBACK ENCROACHMENT NOTES:

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").
2. 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.
3. 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.
4. 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.
5. 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.
6. STAIRS TO THE FRONT PORCH ARE PERMITTED WITHIN THE BUILDING SETBACKS AND UTILITY EASEMENTS AS REQUIRED PER GRADING.

FILE LOCATION: S:\36.00\2971.00\CORRAL BLUFFS DUPLEXES\300 CAD\504 PLAN SETS\DEVELOPMENT PLANDT01.DWG



SIDEWALK CURB RAMP TYPE 1, DETAIL D-8



R7-8

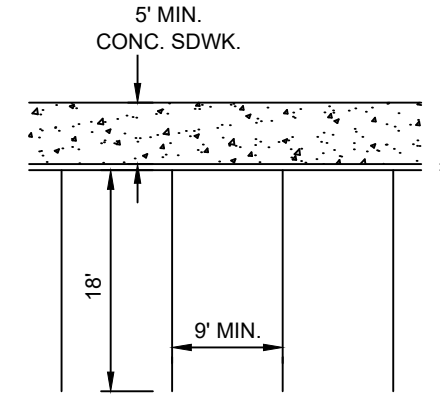


R7-8P

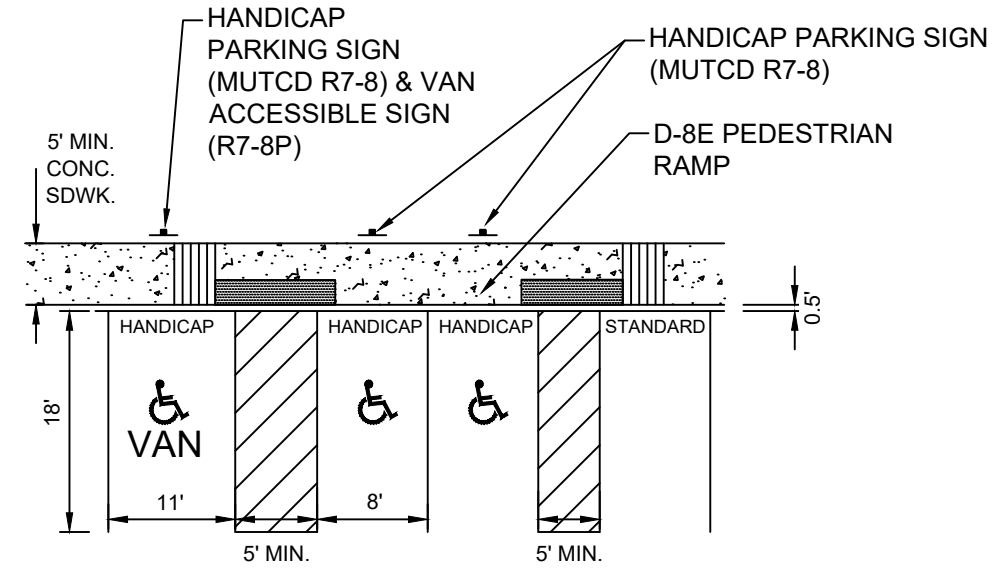
ADA PARKING SIGN

NOTES:

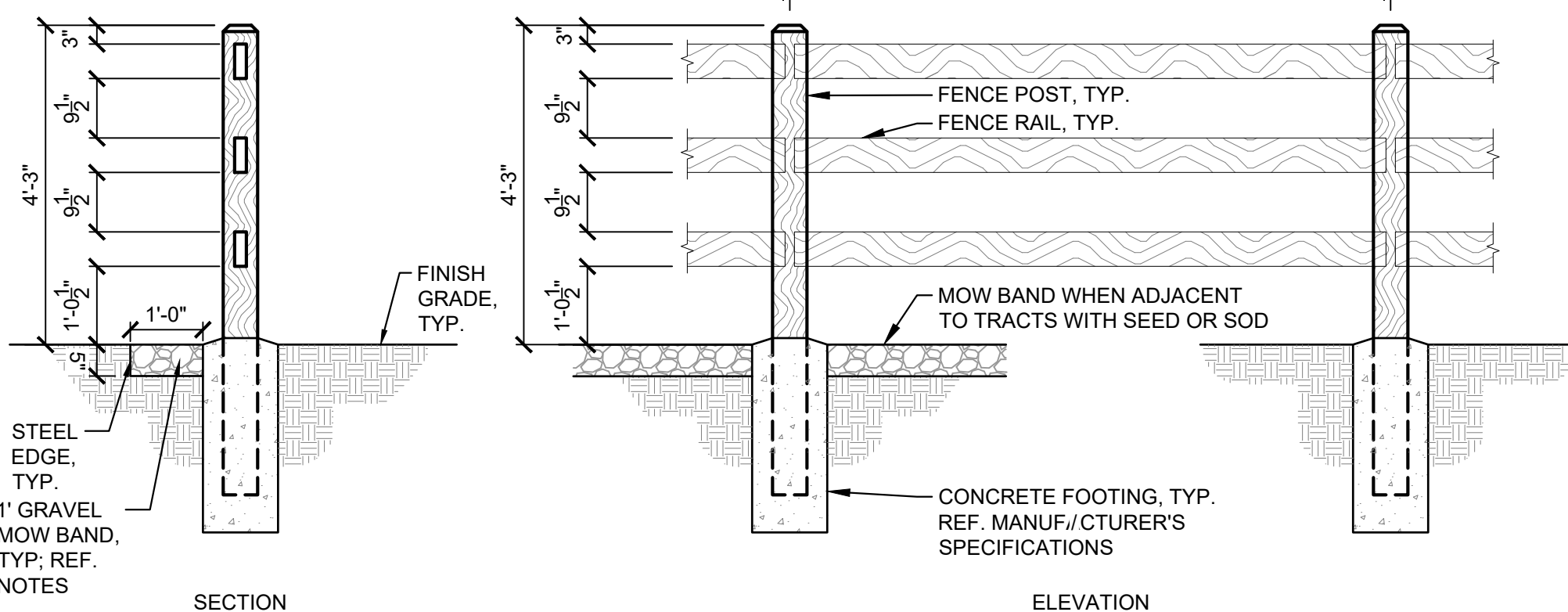
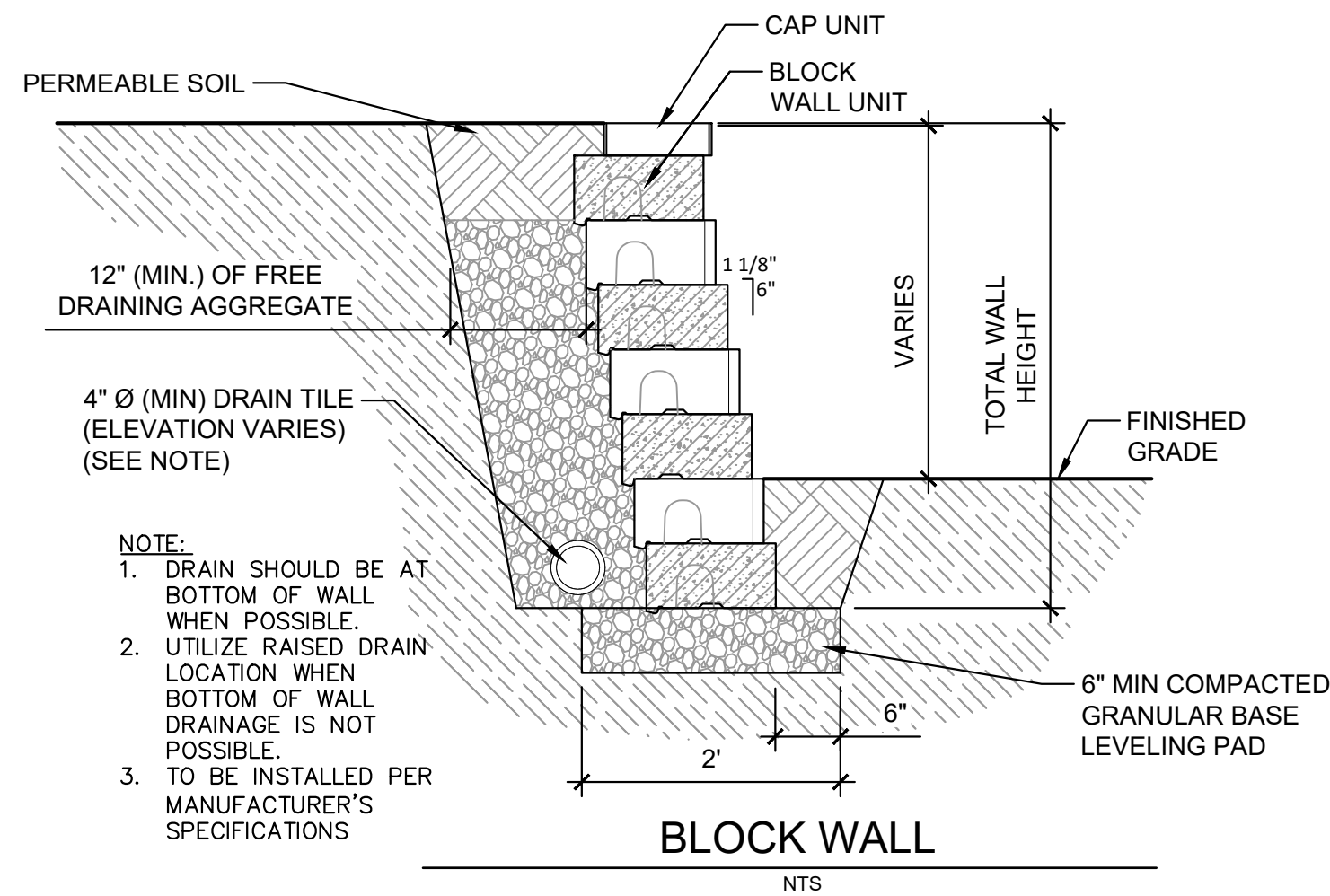
1. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
3. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE.
4. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE.
5. 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.
6. THE SIGNS MAY EITHER BE WALL MOUNTED OR FREESTANDING.



STANDARD PARKING



ADA PARKING



GENERAL NOTES:

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

CONCRETE SPLIT RAIL FENCE

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:

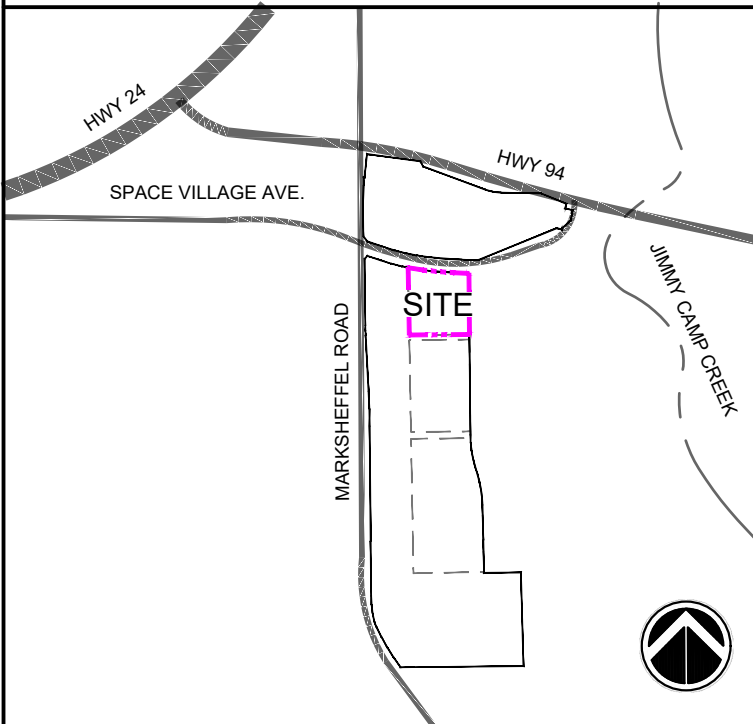
REAGAN RANCH DEVELOPMENT LLC

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

Reagan Ranch

APPROVAL:

VICINITY MAP:



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

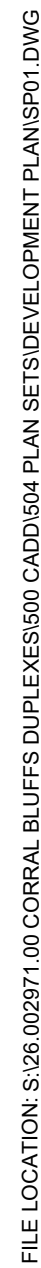
SHEET TITLE:

SITE DETAILS

DT02

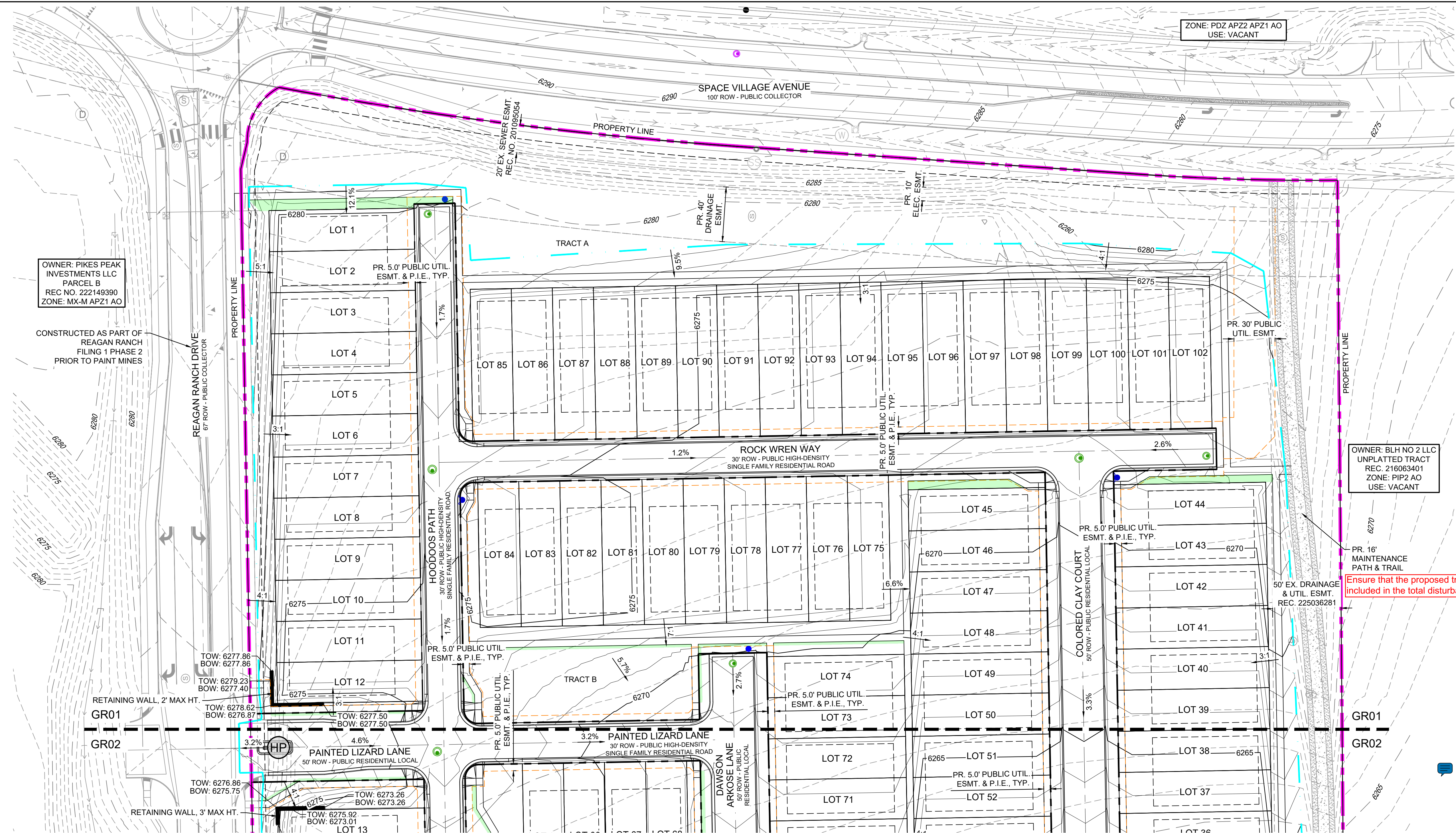
SHEET 3 OF 15

CITY FILE NO.: PDZD-XX-XXXX



CITY FILE NO.:PDZD-XX-XXXX

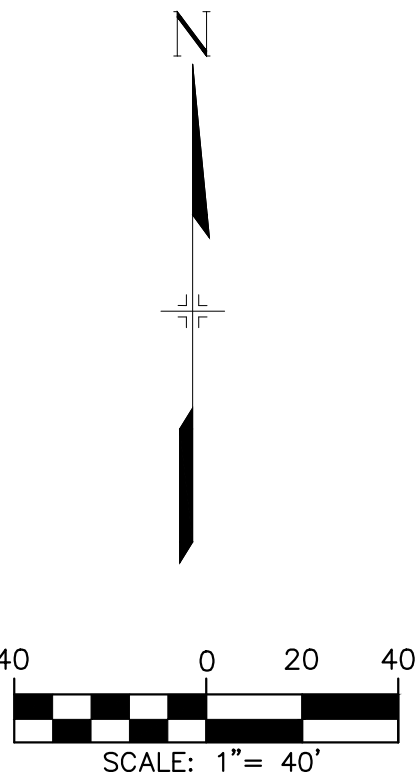
FILE LOCATION: S:\36.002971.00 CORRAL BLUFFS DUPLEXES\00 CADD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG



- NOTES:
- 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.
 - 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



CONSULTANTS:

PLANNER/ CIVIL ENGINEER:

Matrix

Excellence by Design

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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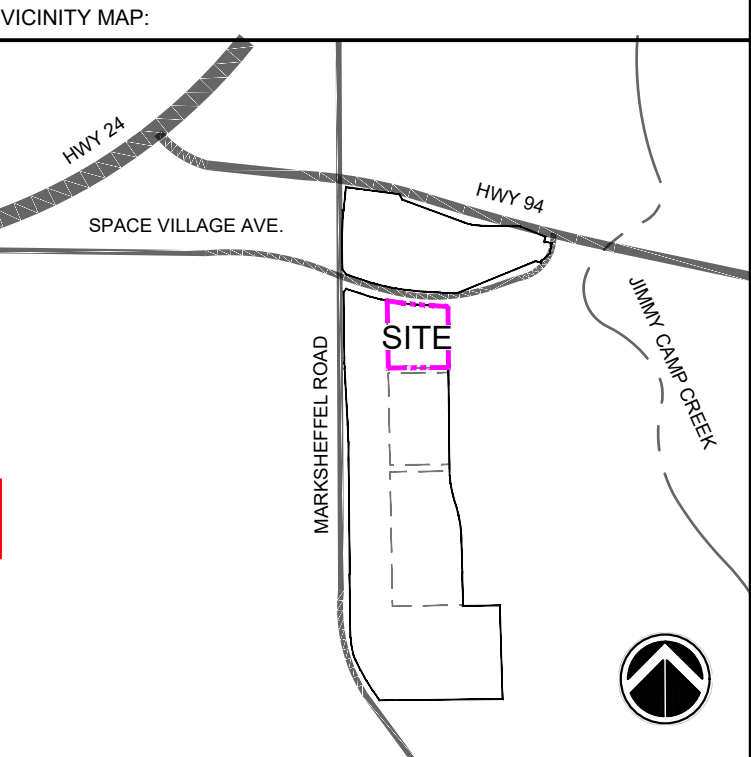
OWNER/DEVELOPER:

REAGAN RANCH DEVELOPMENT LLC

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

Reagan Ranch

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**

GR01

SHEET 6 OF 15

CITY FILE NO.:PDZD-XX-XXXX

FILE LOCATION: S:\36.002971.00\CORRAL BLUFFS DUPLICATIONS\36.002971.00\PLAN SETS\DEVELOPMENT PLANS\GR01.DWG

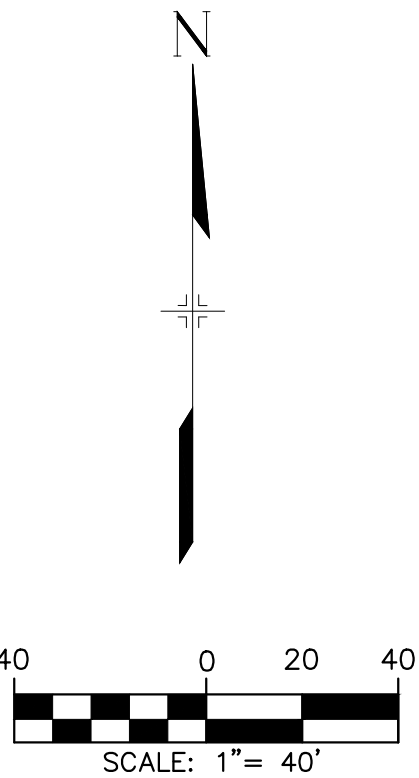
NOTES:

- 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.
- 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.

Info Only: RPA within public ROW is not allowed without City Engineering approval.
City Engineering will review and comment upon this during its Development Plan review.

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
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- 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

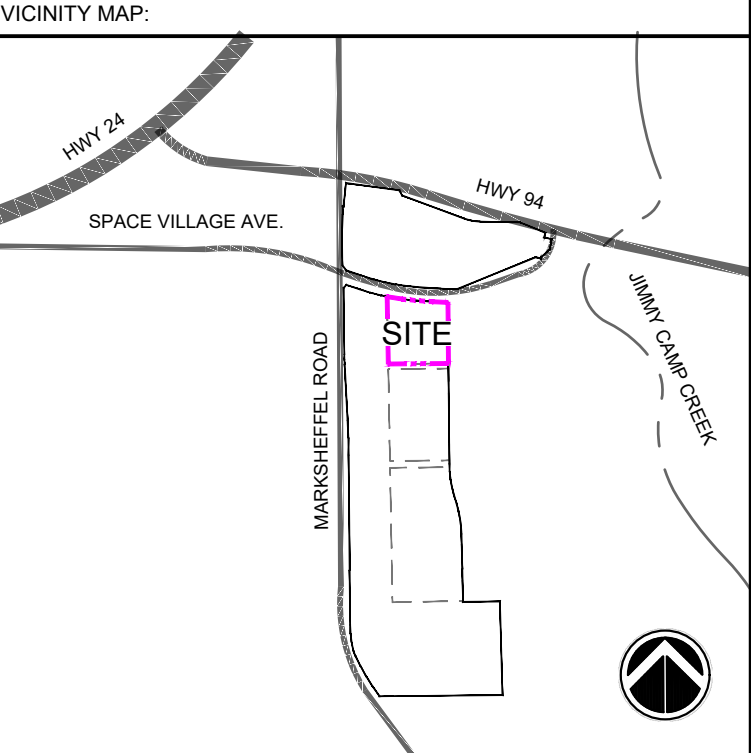
OWNER/DEVELOPER:

REAGAN RANCH DEVELOPMENT LLC

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

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

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CHECKED BY: DAD

APPROVED BY: DAD

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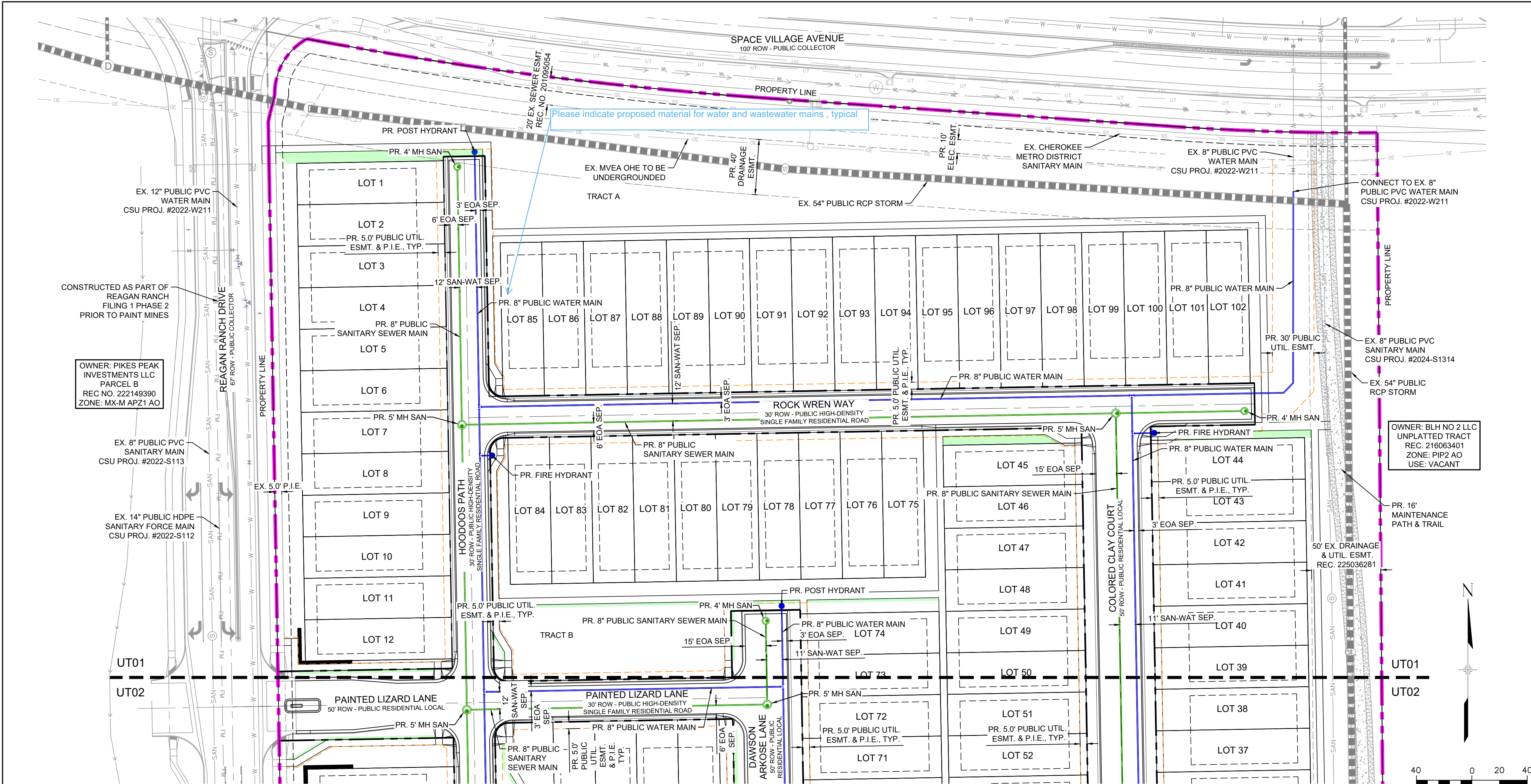
**PRELIMINARY
GRADING PLAN**

GR02

SHEET 7 OF 15

CITY FILE NO.:PDZD-XX-XXXX

FILE LOCATION: S:\26.002971.00 CORRAL BLUES DUXES\600 CAD\504 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 REQUIRES 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 MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 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 NESC 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 |
| | 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 |
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| | 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:

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:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 26.002971.00

DRAWN BY: BJL

CHECKED BY: DAD

APPROVED BY: DAD

SHEET TITLE:

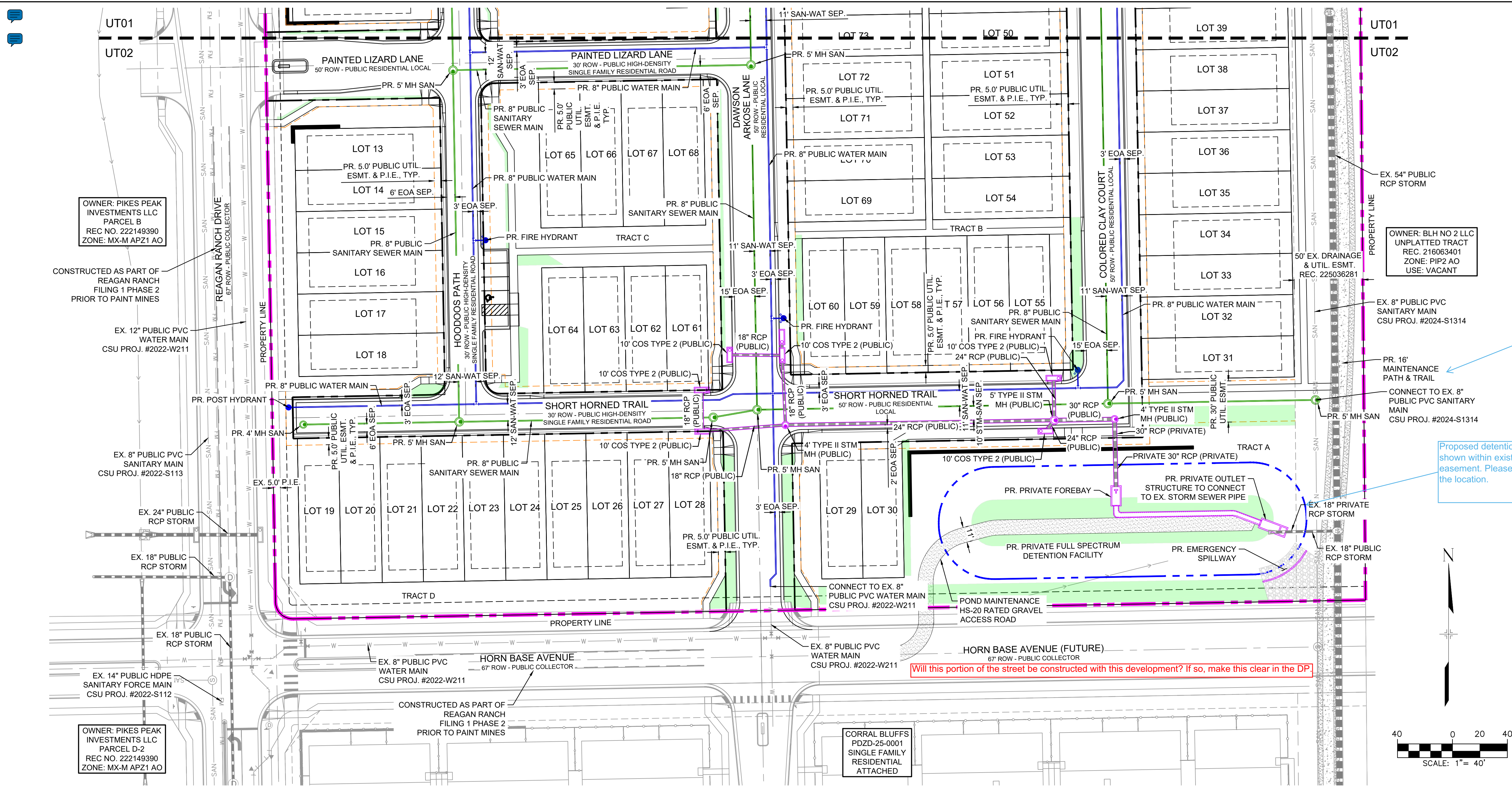
**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT01

SHEET 8 OF 15

CITY FILE NO.:PDZZ-XX-XXXX

FILE LOCATION: S:\26.002971.00 CORRAL BLUFFS DUPLICATES\26.00 CAD\504 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 REQUIRES 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 MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN 6 FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESC) 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 NESC 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.
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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 |
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| | 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:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

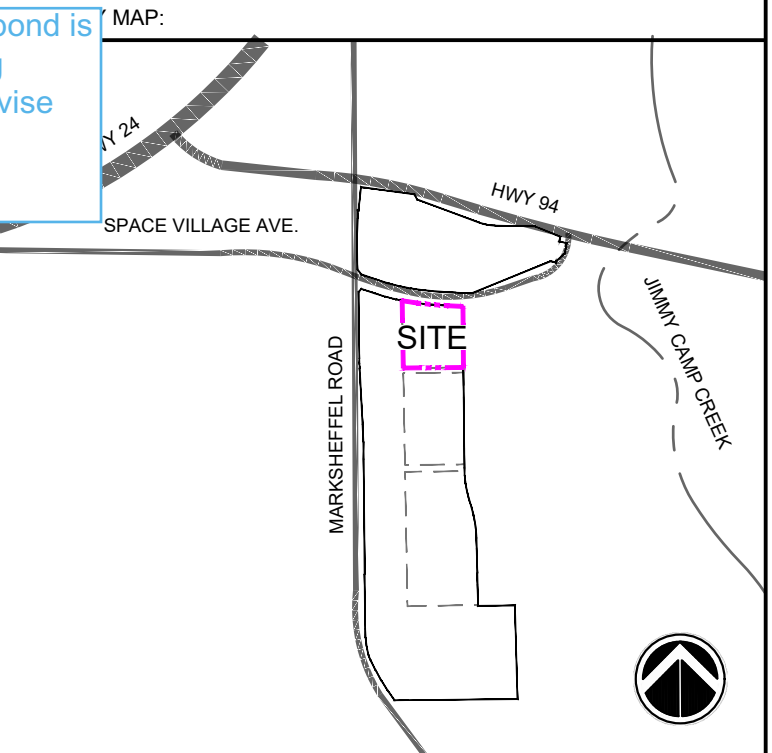
OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC
90 SOUTH CASCADE AVE., SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 448-4034

Reagan Ranch

APPROVAL:

Please label as a HS-20
Access road

Proposed detention pond is
shown within existing
easement. Please revise
the location.



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
UTILITY & PUBLIC
FACILITIES PLAN**

UT02

SHEET 9 OF 15

CITY FILE NO.:PDZD-XX-XXXX

PAINT MINES
CITY OF COLORADO SPRINGS
PRELIMINARY LANDSCAPE PLAN

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

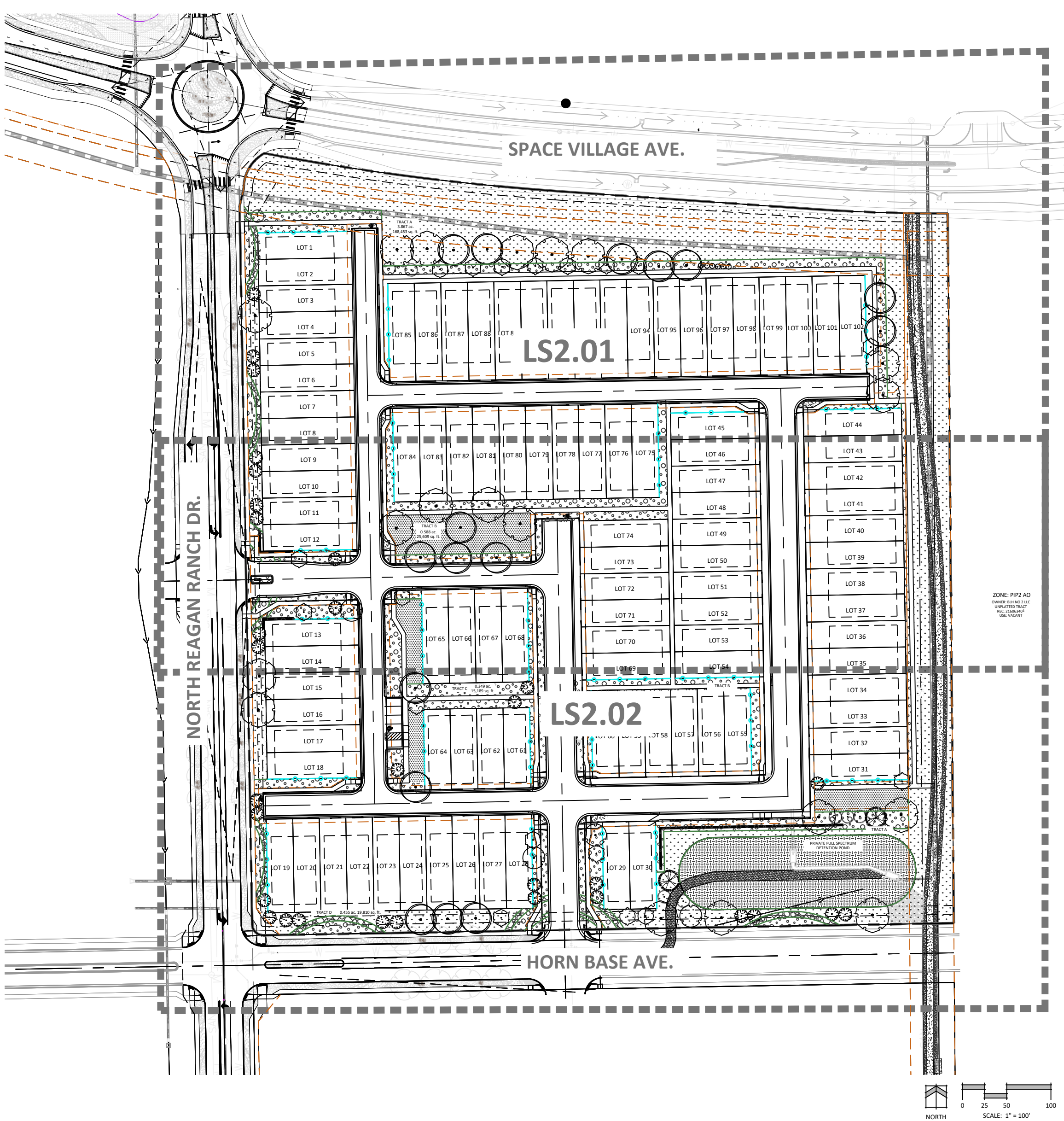
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE OWNER OR DEVELOPER 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 WIT 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

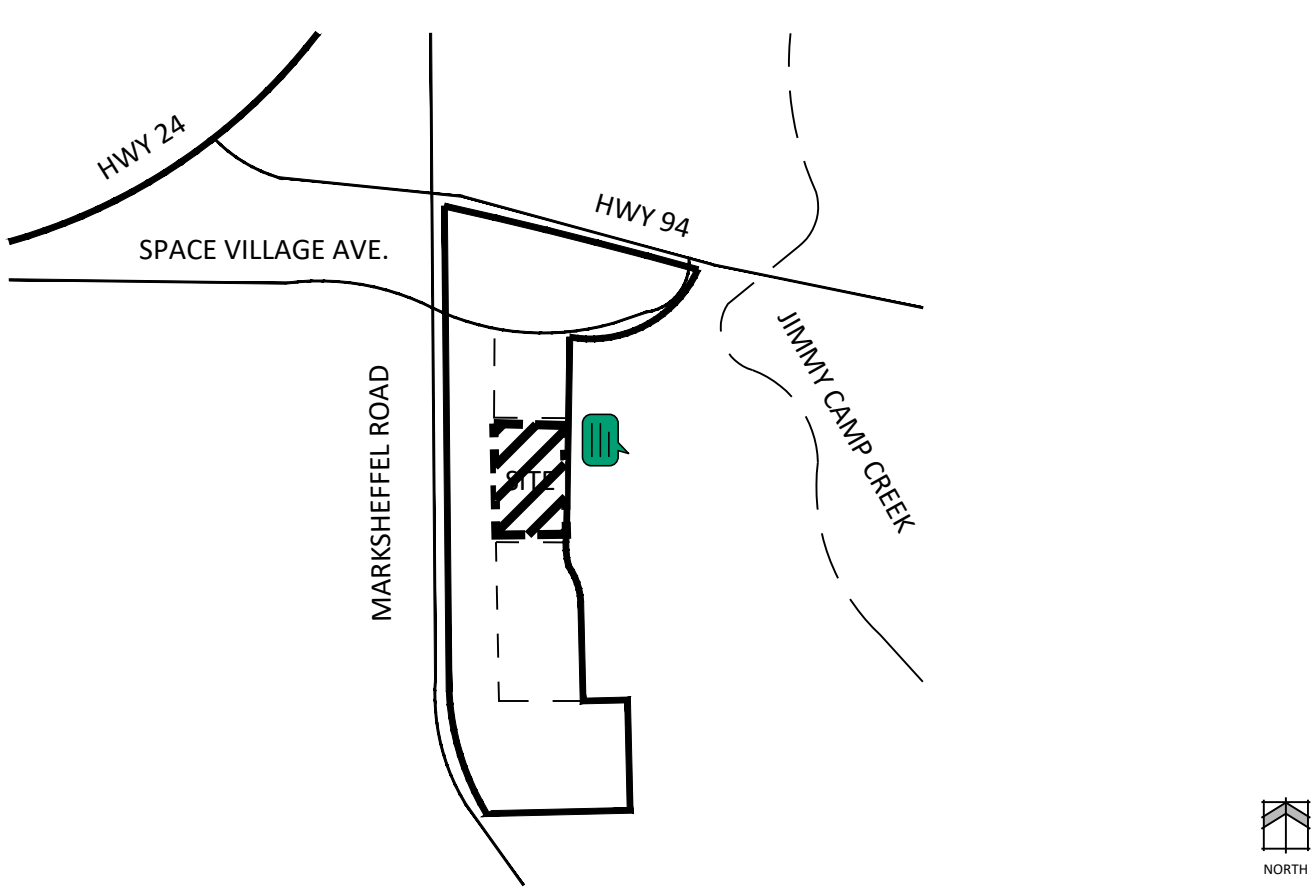
SETBACKS								
PLAN	STREET NAME/	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET		
ABREV	ZONE BOUNDARY		REQ.	PROV.	FOOTAGE	REQUIRED		
HB	HORN BASE AVE.	COLLECTOR	10'	15'	805'	1 / 30		
RR	REAGAN RANCH DR.	COLLECTOR	10'	15'	962'	1 / 30		
SV	SPACE VILLAGE	COLLECTOR	10'	10' +	907'	1 / 30		
		NO. OF TREES	SHRUB SUBSTITUTES		ORN GRASSES SUBS.	% LIVE GROUND PLANE		
		REQ.	PROV.		REQ.	PROV.	REQ.	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)	SHRUB SUBSTITUTES		ORN GRASSES SUBS.	% LIVE GROUND PLANE		
		REQ.	PROV.	PROV.	REQ.	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



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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 #

SOILS NOTES

1. 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.
2. RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: TRI-MIX III AS SUPPLIED BY C&C SAND, TO BE APPLIED PER DETAILS
3. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN

PHOSPHORUS (P205)

POTASSIUM (K20)

SULFUR (S04-S)

ZINC

MANGANESE

COPPER

SOD

SEED

95 LBS/1000SF

15 LBS/1000SF

25 LBS/1000SF

0 LBS/1000SF

0 LBS/10000

10 LBS/1000SF

2.2 LBS/1000SF

35 LBS/1000SF

70 LBS/1000SF

40 LBS/1000SF

8 LBS/1000SF

6 LBS/1000SF

10 LBS/1000SF

2.2 LBS/1000SF

SHRUB-BROADLEAF
- *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.
4. 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.
5. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. -OR- TOPSOIL TO BE IMPORTED.
7. 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.
8. 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
9. 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.
10. 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

1. 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.
2. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
3. 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.
4. 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

1. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
2. 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.
3. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.

PLANTING NOTES

1. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
2. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
3. 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.
4. 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.
5. 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.
6. PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
7. 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.
8. 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.
9. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

EDGING NOTES

1. ALL ROCK OR WOOD MULCH ADJACENT TO NATIVE SEED OR SOD TO BE SEPARATED BY EDGING.
2. SEPARATION BETWEEN SOD AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT EDGING.
3. SEPARATION BETWEEN ROCK TYPES, EDGING TO BE PER PLAN.
4. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
5. SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
6. 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	SPECIES HEIGHT
SELECTED/TOTAL	RATIO	RATIO
TREES 121/121	31/121	49/121
SHRUBS		
TOTAL		
REQ. /PROV.	REQ. /PROV.	REQ. /PROV.
70% / 100%	MAX 35%/32%	40% / 40%

Add a note stating, "Trees shall not be planted in an easement and shall maintain a 15-foot minimum separation from water and wastewater mains, or services and a 6-foot minimum separation from electric and gas distribution lines."

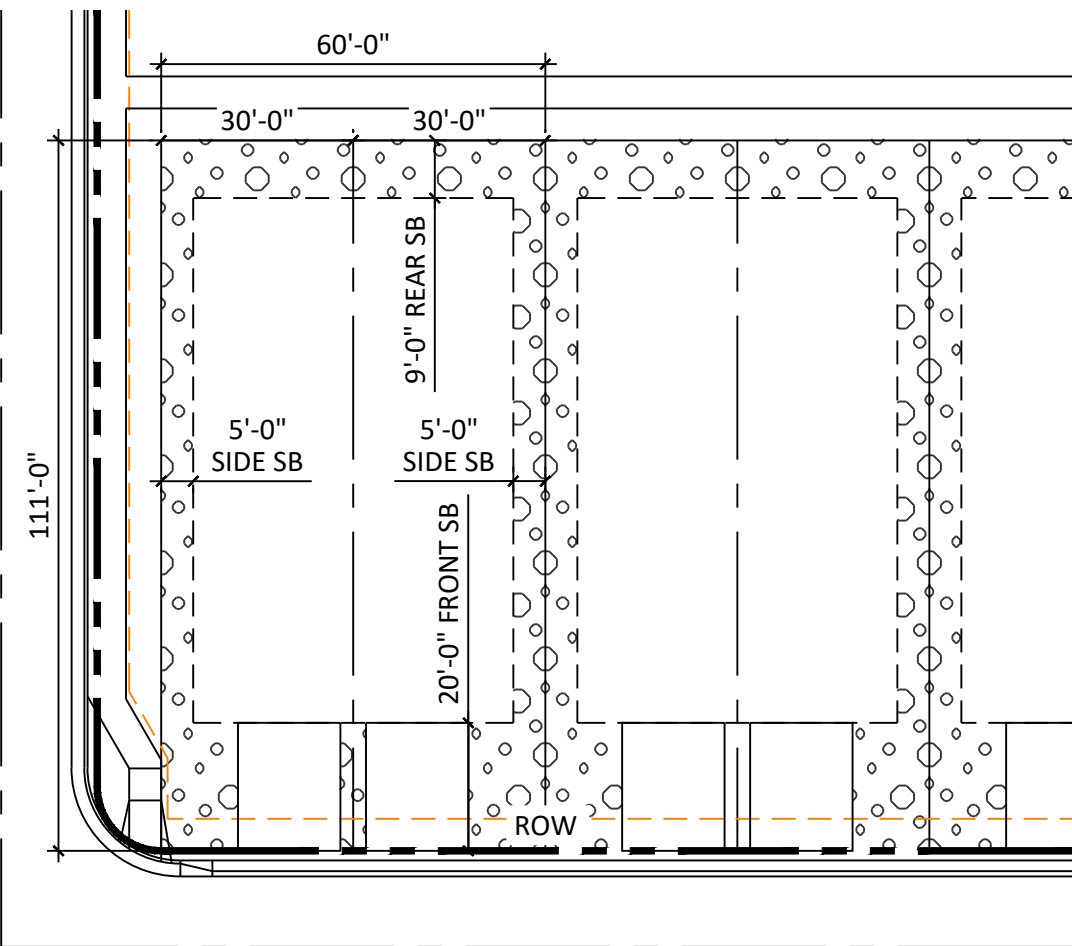
PLANT SCHEDULE

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

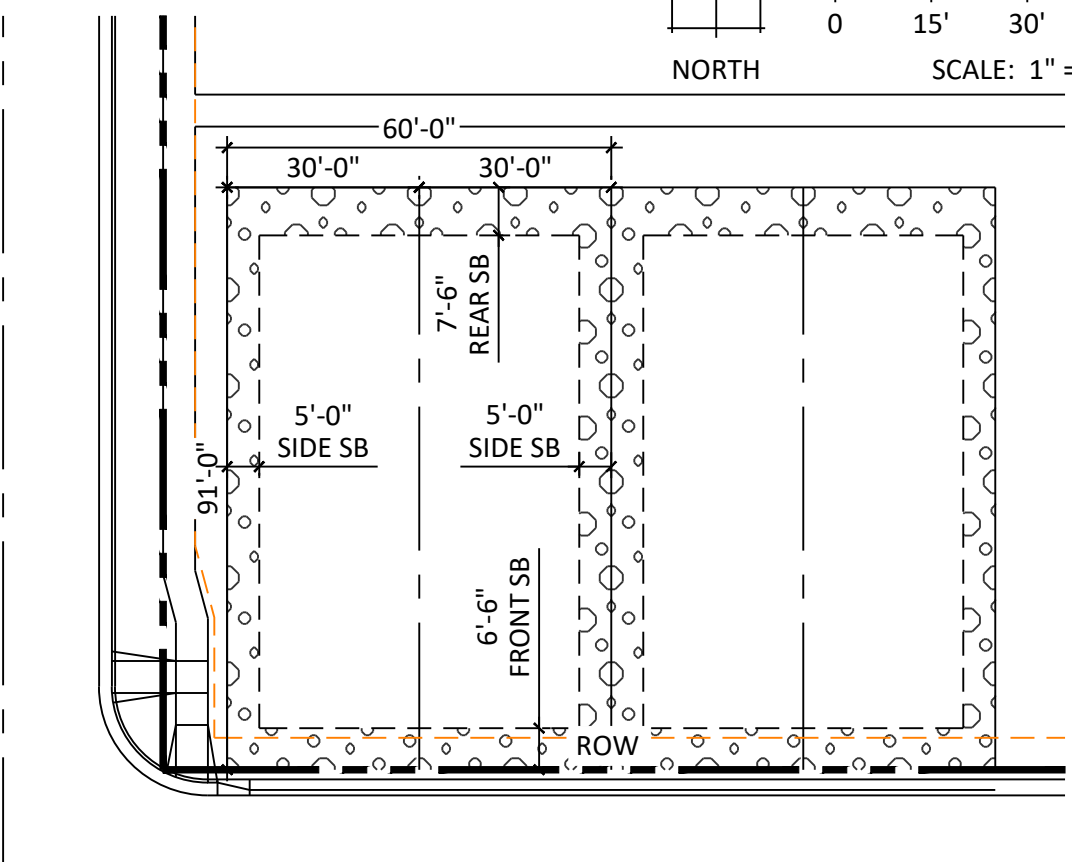
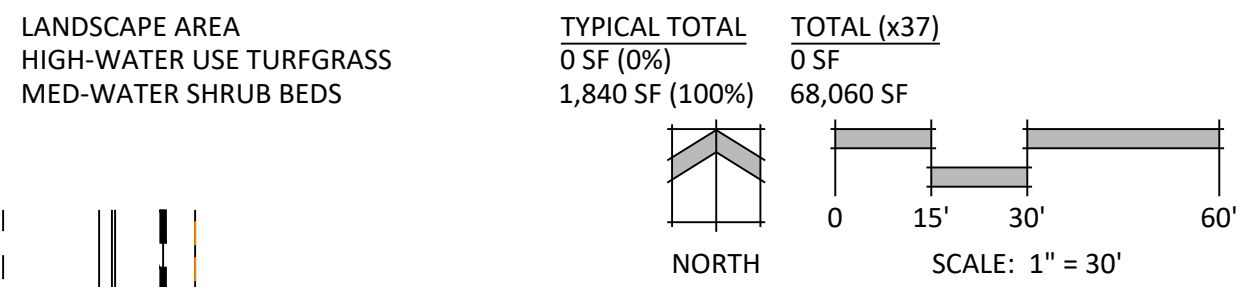
GROUND COVER LEGEND

	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

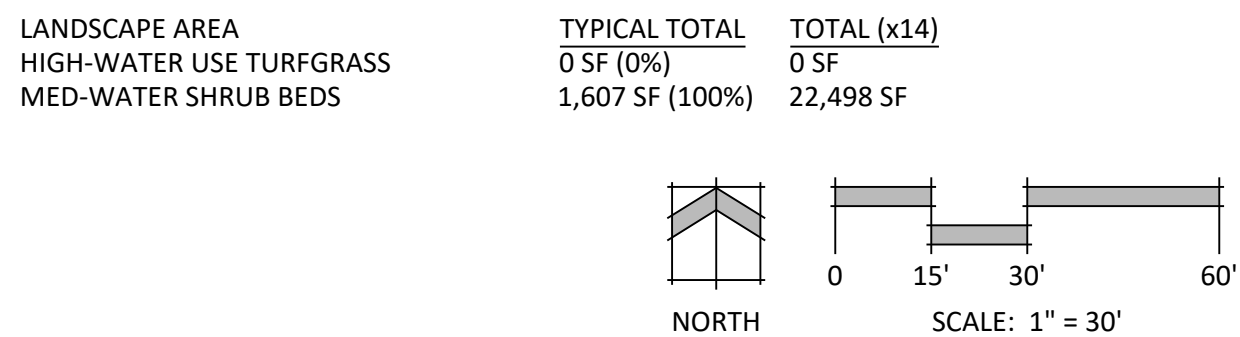
LANDSCAPE TYPICAL NOTES
1. ALL TREES LOCATED WITHIN THE CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
2. ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY 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	VARIET Y	COMMON NAME	PLS LBS/AC	% BY WEIGH T	PLS/SQF T	% 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	VARIET Y	COMMON NAME	PLS LBS/AC	% BY WEIGH T	PLS/SQF T	% 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	VARIET Y	COMMON NAME	PLS LBS/AC	% BY WEIGH T	PLS/SQF T	% 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	VARIET Y	COMMON NAME	PLS LBS/AC	% BY WEIGH T	PLS/SQF T	% 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	VARIET Y	COMMON NAME	PLS LBS/AC	% BY WEIGH T	PLS/SQF T	% 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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

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

STAMP

DEVELOPMENT PLAN

DATE: BY: DESCRIPTION:

ISSUE / REVISION

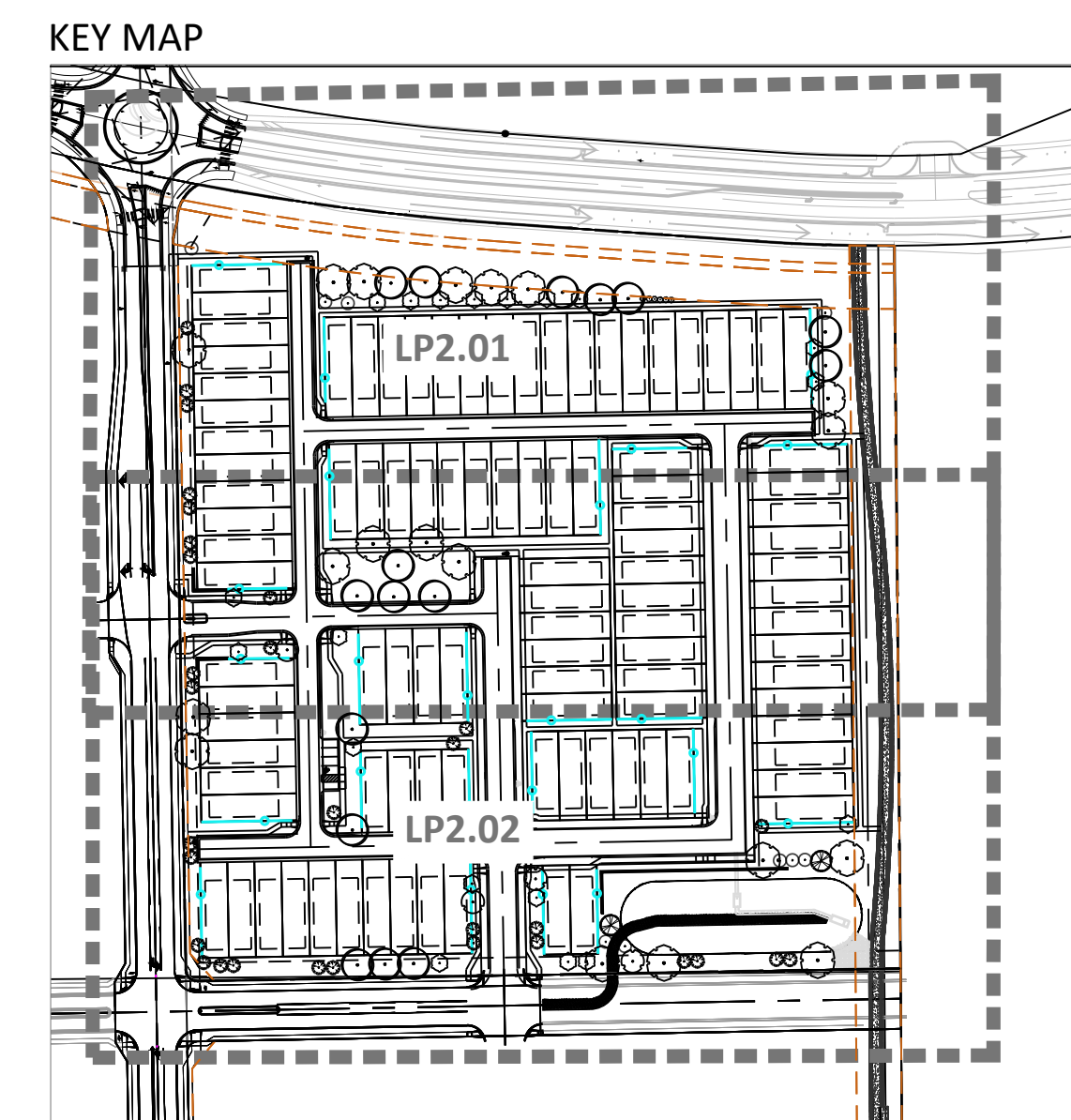
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LANDSCAPE NOTES , SCHEDULES, & LOT TYPICALS

LP1.00

12 OF 15

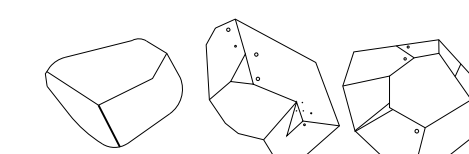
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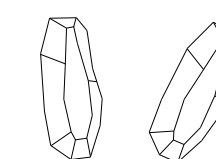
 1.5" ROCK	50,783 SF
 water	
 4-8" ROCK	4,249 SF
 NATIVE SEED - LOW GROW	87,954 SF
 BREEZE	938 SF
 SOD	13,344 SF
 NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	17,225 SF

Legend for survey symbols:

- PROPERTY LINE (thick solid black line)
- EASEMENT (dashed orange line)
- EDGING (thin solid green line)
- PHASE LINE (thick dashed purple line)
- TRACT LINE (thick solid black line with a dashed segment)
- MATCHLINE (dashed grey line)
- LINE OF SIGHT (thin dashed grey line)



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



PLANNED INFILTRATION AREAS



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

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Fax 719.471.0267

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PAINT MINES

PRELIMINARY LANDSCAPE PLANS

PROJECT INFO	DATE:	06-02-2026
	PROJECT MGR:	JA
	PREPARED BY:	BE

DEVELOPMENT PLAN

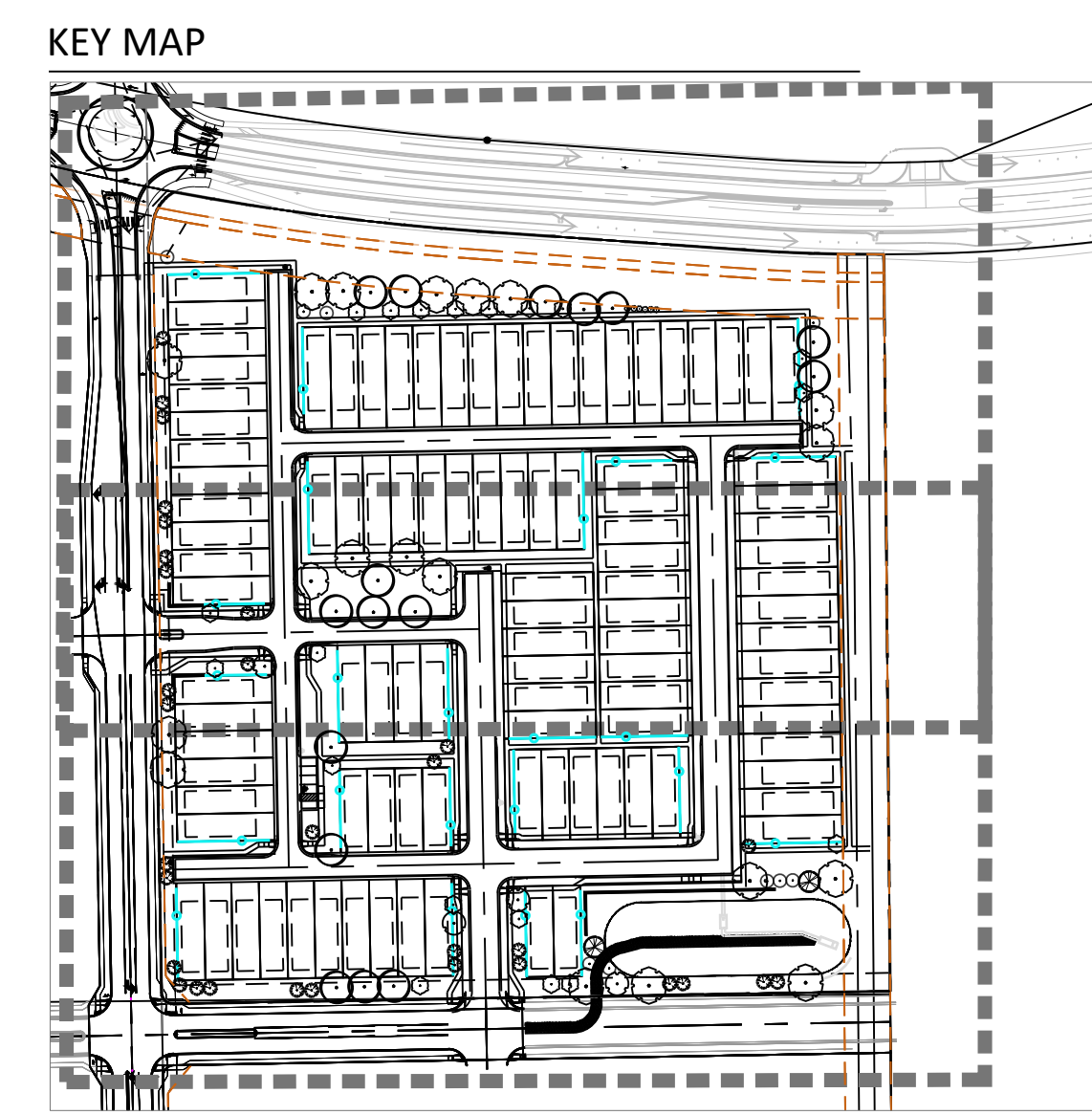
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LANDSCAPE PLAN

LP2.00

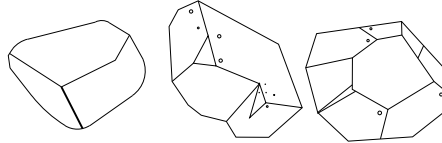
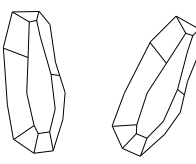
OF 15

CPC #



GROUND COVER LEGEND		
	<u>1.5" ROCK</u>	50,783 SF
	<u>4-8" ROCK</u>	4,249 SF
	<u>NATIVE SEED- LOW GROW</u>	87,954 SF
	<u>BREEZE</u>	938 SF
	<u>SOD</u>	13,344 SF
	<u>NATIVE SEED- DETENTION</u> 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
	RETAINING BOULDERS
	DEANDED INFILTRATION AREAS

PAINT MINES

PRELIMINARY LANDSCAPE PLANS

PROJECT INFO

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

DEVELOPMENT PLAN

[illegible]

LANDSCAPE PLAN

LP2.01

14 OF 15