

FILE LOCATION: S:\38_002971_00\CORRAL BLUFFS DUPLICATES\00 CAD\504 PLAN SETS\DEVELOPMENT PLANS\01.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.
- PRIVATE LIGHTING IS NOT PROPOSED WITHIN THE SITE. ALL PUBLIC LIGHTING WITHIN THE ROW WILL BE DESIGNED AND PROVIDED BY COLORADO SPRINGS UTILITIES IN A SEPARATE PHOTOMETRIC PLAN.
- 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.
- NO PARKING SHALL BE PERMITTED ON DRIVEWAYS LESS THAN 20' IN LENGTH. REAGAN RANCH METROPOLITAN DISTRICT TO BE A PART OF THE ENFORCEMENT OF THIS PARKING PROHIBITION.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE NO. CPC CP 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 D2 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

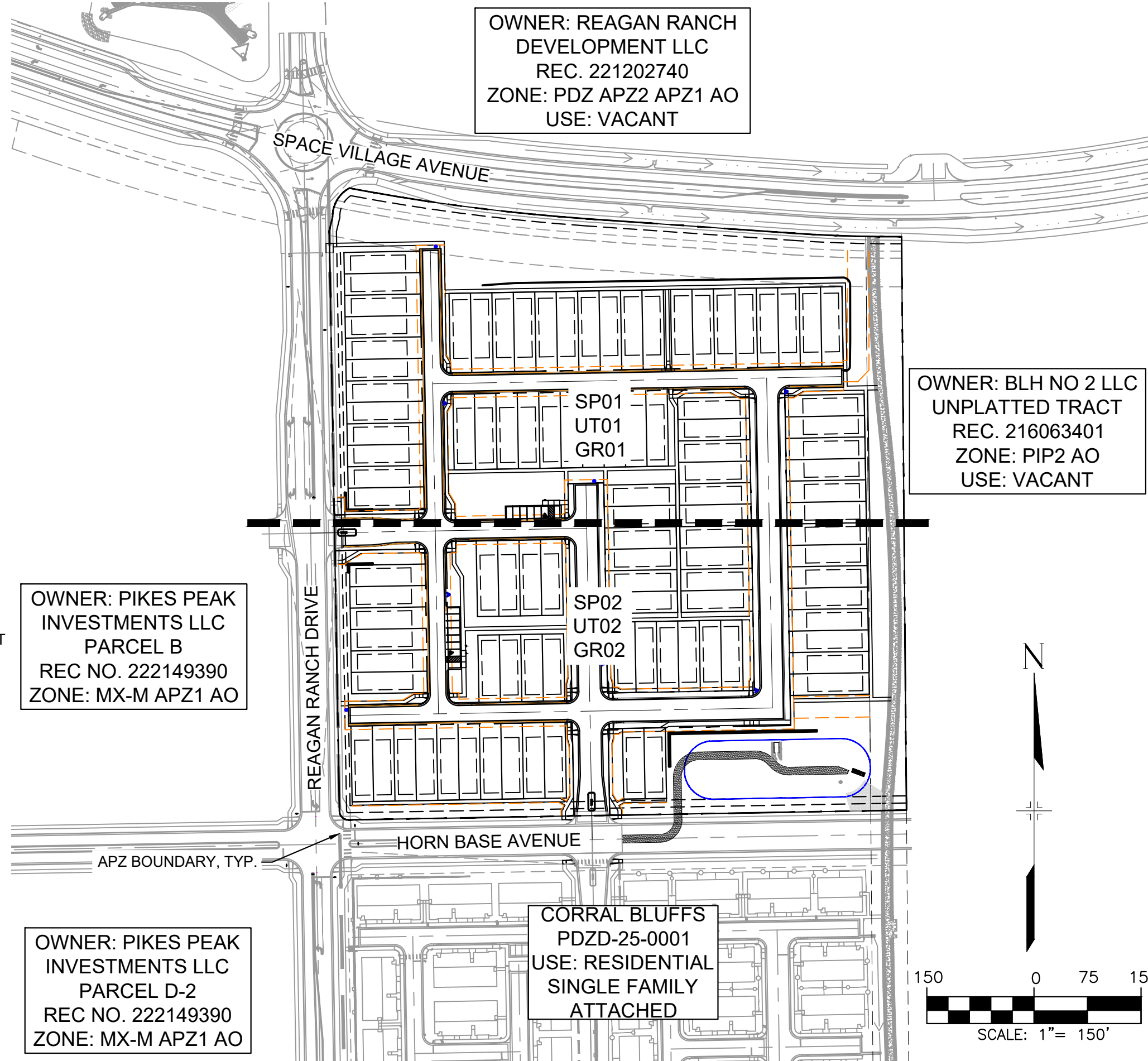
- LANDSCAPE AND BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN.
- ALL COMMON LANDSCAPE PLANTING AND IMPROVEMENTS WITH THIS DEVELOPMENT AREA SHALL BE MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- ALL STREET TREES AND LANDSCAPE IMPROVEMENTS LOCATED WITHIN THE R.O.W. IN FRONT OF INDIVIDUAL LOTS 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



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

REAGAN RANCH DEVELOPMENT LLC
90 S CASCADE AVE , STE 1500
COLORADO SPRINGS, CO 80903
PHONE: (719)448-4034

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

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 AP21
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

	REQUIRED	PROVIDED
TOTAL REQUIRED (SINGLE FAMILY ATTACHED)	GENERAL SPACES	204
	GARAGE SPACES	204
	DRIVEWAY SPACES	148
	GUEST SPACES	21 (10% X 204 SPACES)
	ADA	(1) VAN SPACES (2) VAN SPACES
TOTAL =		225 (INC. (1) ADA) 387 (INC. (2) ADA)

**DRIVEWAY SPACES, ADA SPACES, AND ON-STREET PARKING ARE INCLUDED IN GUEST PARKING SPACE COUNT

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	12-13	LS1.01
LANDSCAPE PLANS	14-15	LP2.00-LP2.01
LANDSCAPE DETAILS	16	LP3.00

TRACT TABLE

TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE / TRAIL (PRIVATE)	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	168,243	X	X	X	X	RRMD*	RRMD*
B	25,609	X	X		X	RRMD*	RRMD*
C	14,829	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 RESIDENTIAL STRUCTURE (2-4 UNITS PER STRUCTURE)	102	0.00539	0.00646	0.549	0.659
TOTAL				1.208	

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:

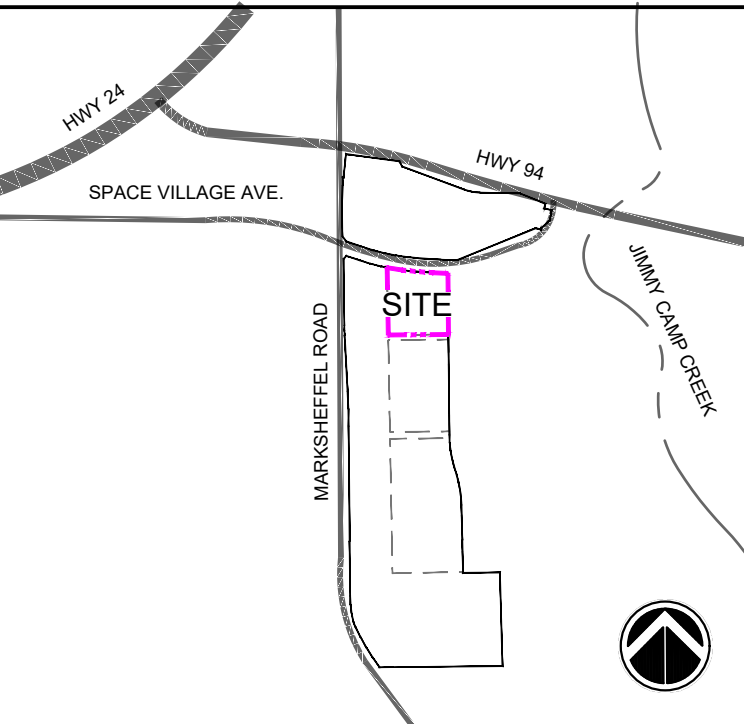
REAGAN RANCH DEVELOPMENT LLC

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
JULY 22, 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:

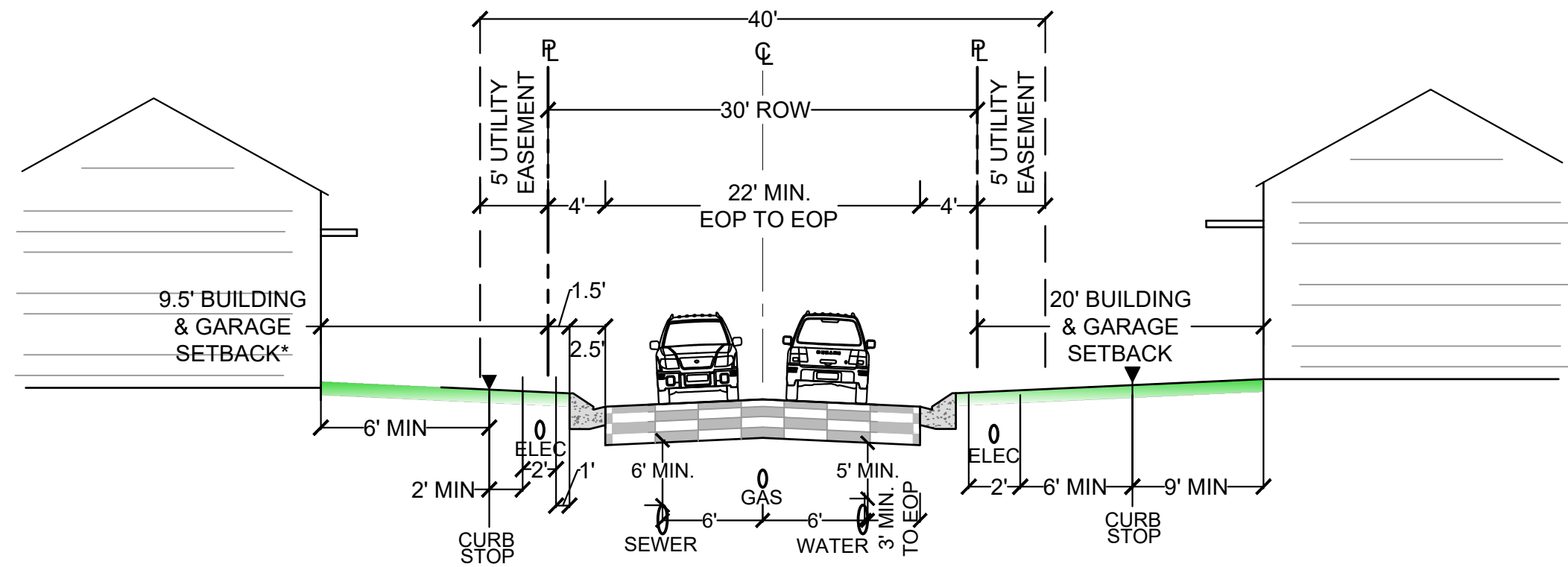
TITLE SHEET

TS01

SHEET 1 OF 16

CITY FILE NO.:PDZD-26-0017

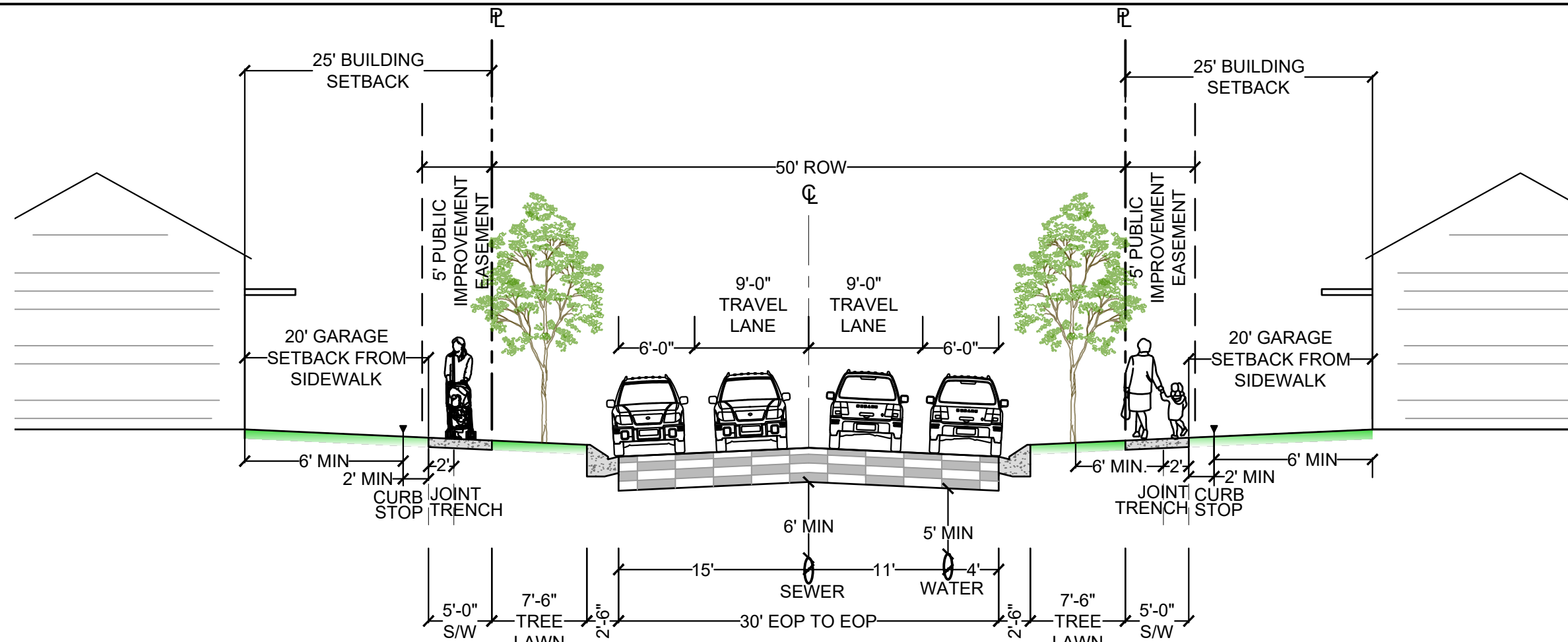
FILE LOCATION: S:\36.002971.00 CORRAL BLUFFS DUPLEXES\600 CAD\504 PLAN SETS\DEVELOPMENT PLANDT01.DWG



* LOTS 61-64 ONLY

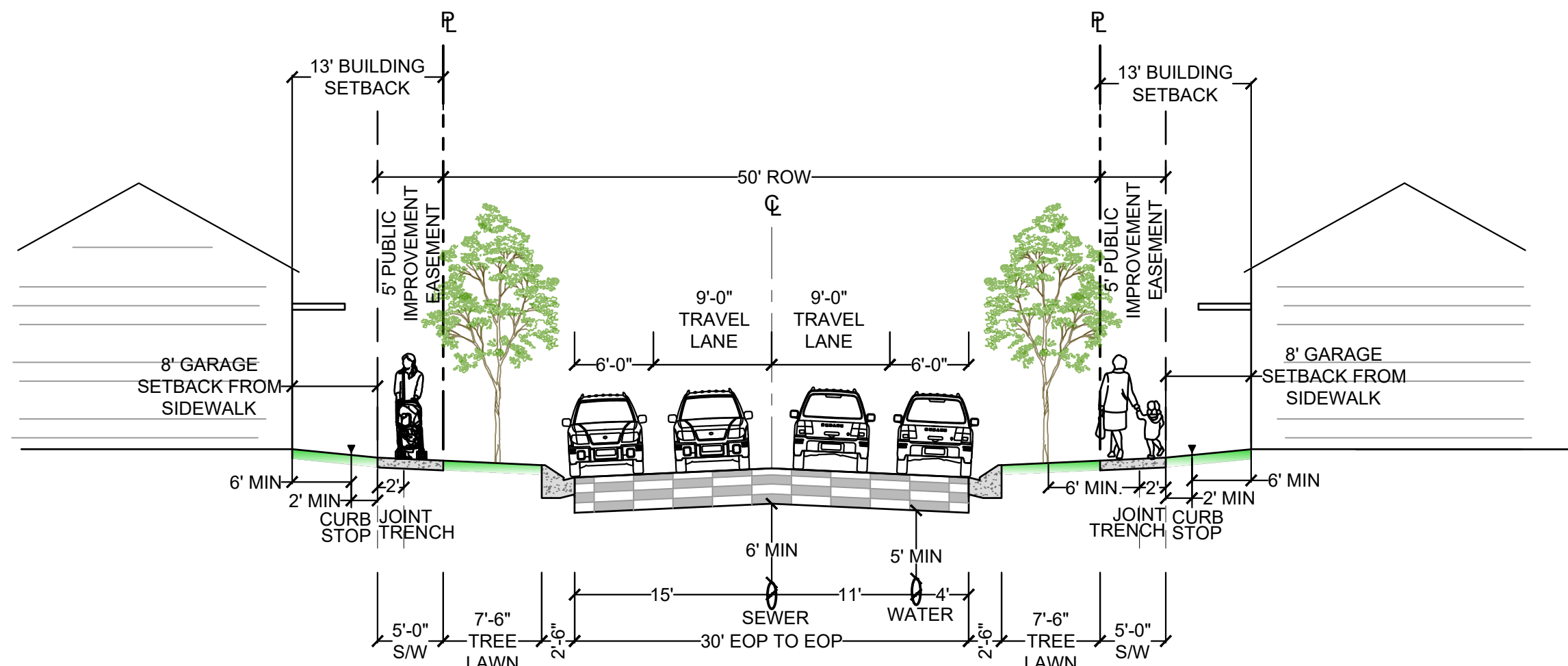
TYPICAL SECTION
HIGH DENSITY SINGLE-FAMILY RESIDENTIAL ROAD
(30' PUBLIC ROW)
NOT TO SCALE

NOTE:
1. NO ON-STREET PARKING ALLOWED



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

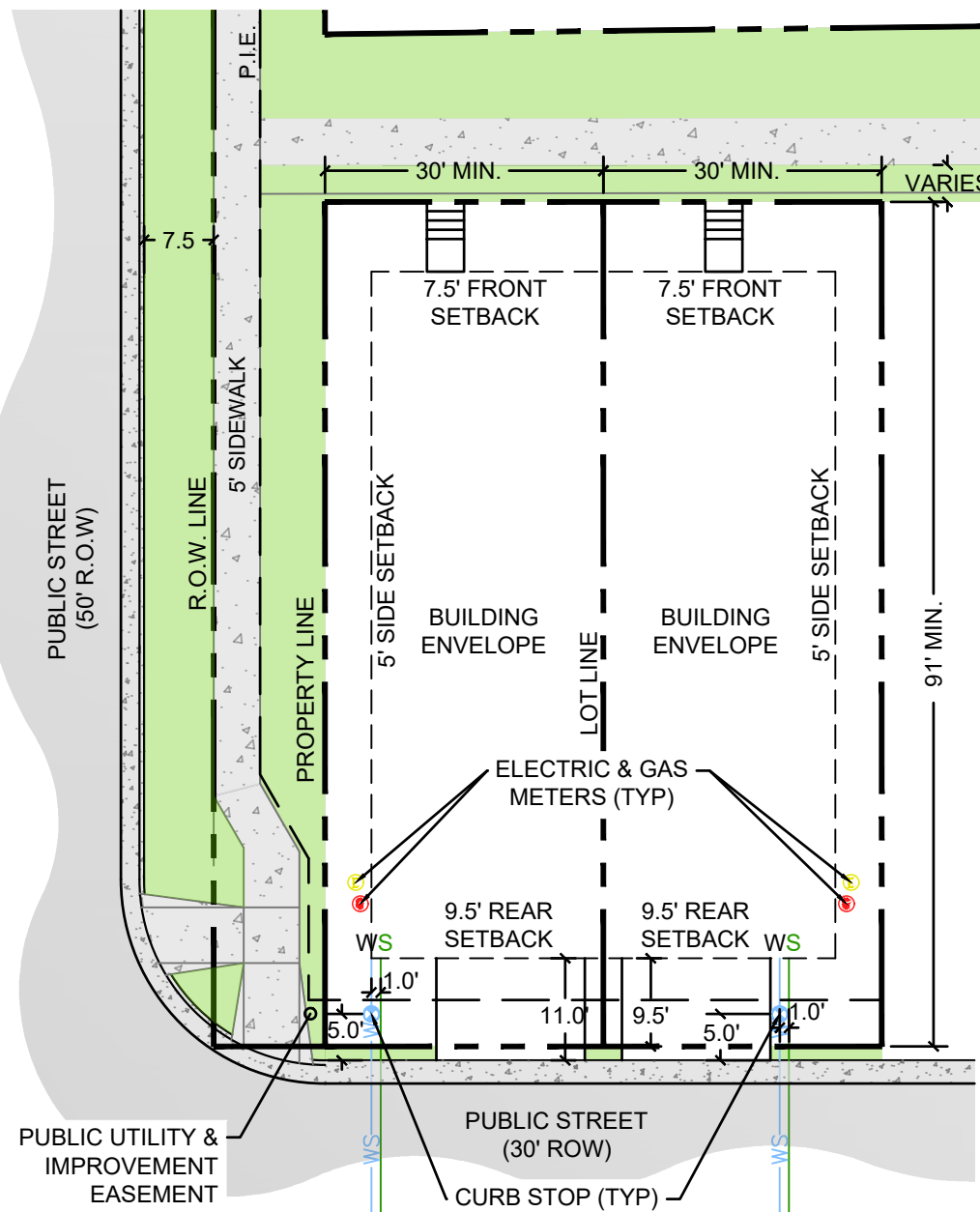
NOTE:
1. ON-STREET PARKING IS ALLOWED



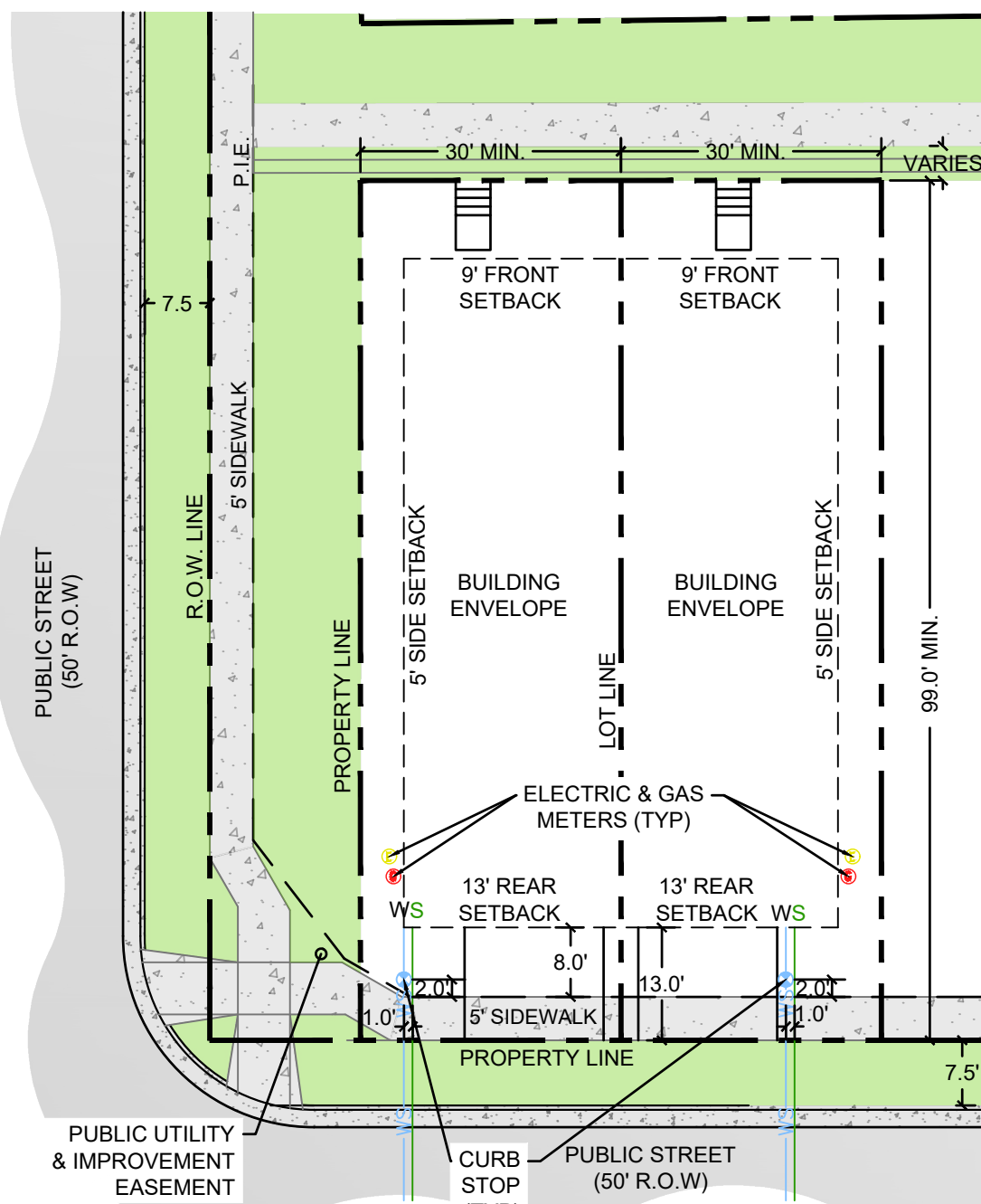
TYPICAL SECTION
RESIDENTIAL LOCAL STREET (50' PUBLIC R.O.W.)
(DETACHED SIDEWALK WITHOUT DRIVEWAYS)
NOT TO SCALE

NOTE:
1. ON-STREET PARKING IS ALLOWED

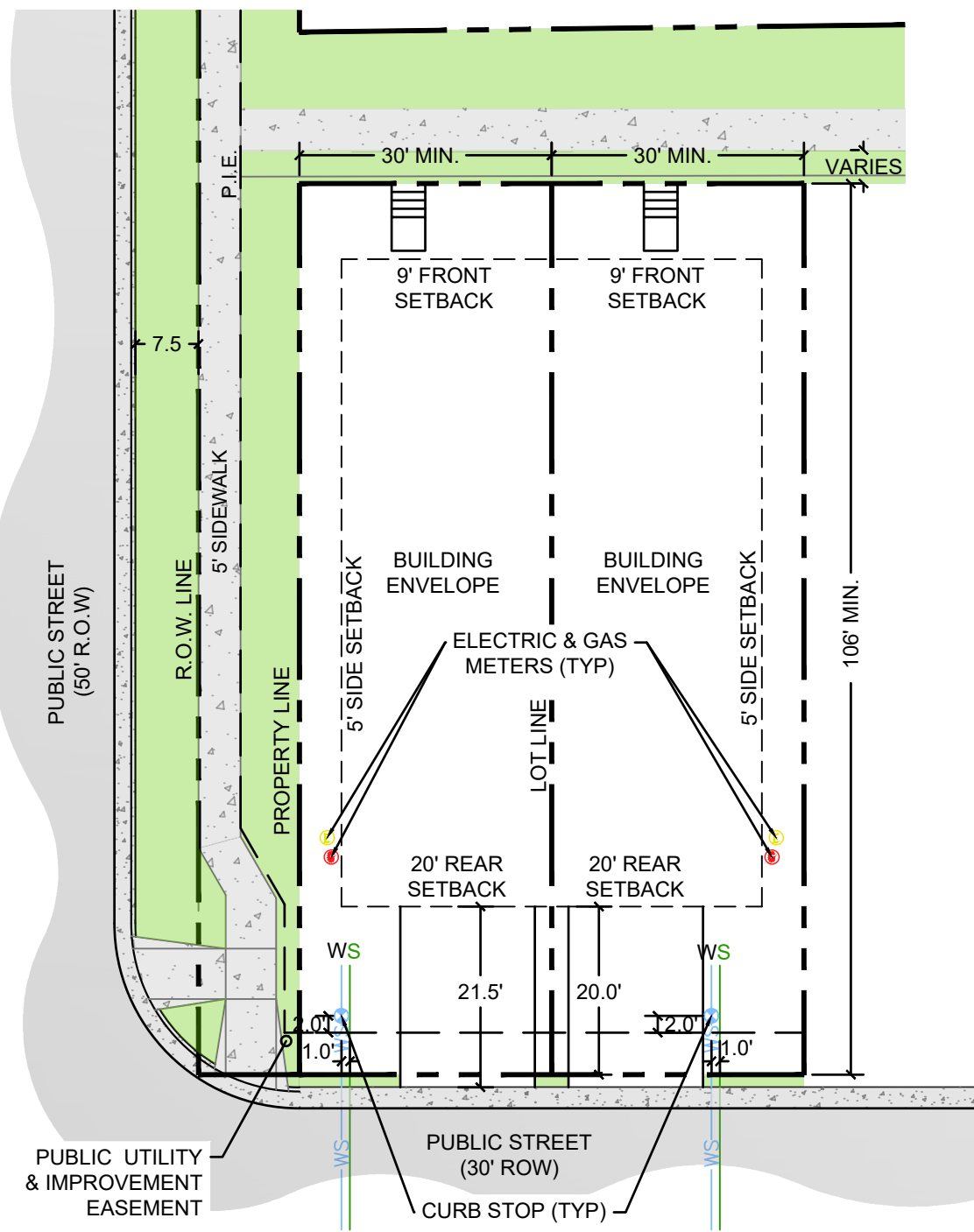
- NOTE:
1. GAS METERS MUST BE A MINIMUM OF 3- FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
 2. GAS METER TO BE PLACED 5' FROM FRONT CORNER OF BUILDING.
 3. CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.
 4. NO PARKING SHALL BE PERMITTED ON DRIVEWAYS LESS THAN 20' IN LENGTH. REAGAN RANCH METROPOLITAN DISTRICT TO BE A PART OF THE ENFORCEMENT OF THIS PARKING PROHIBITION.



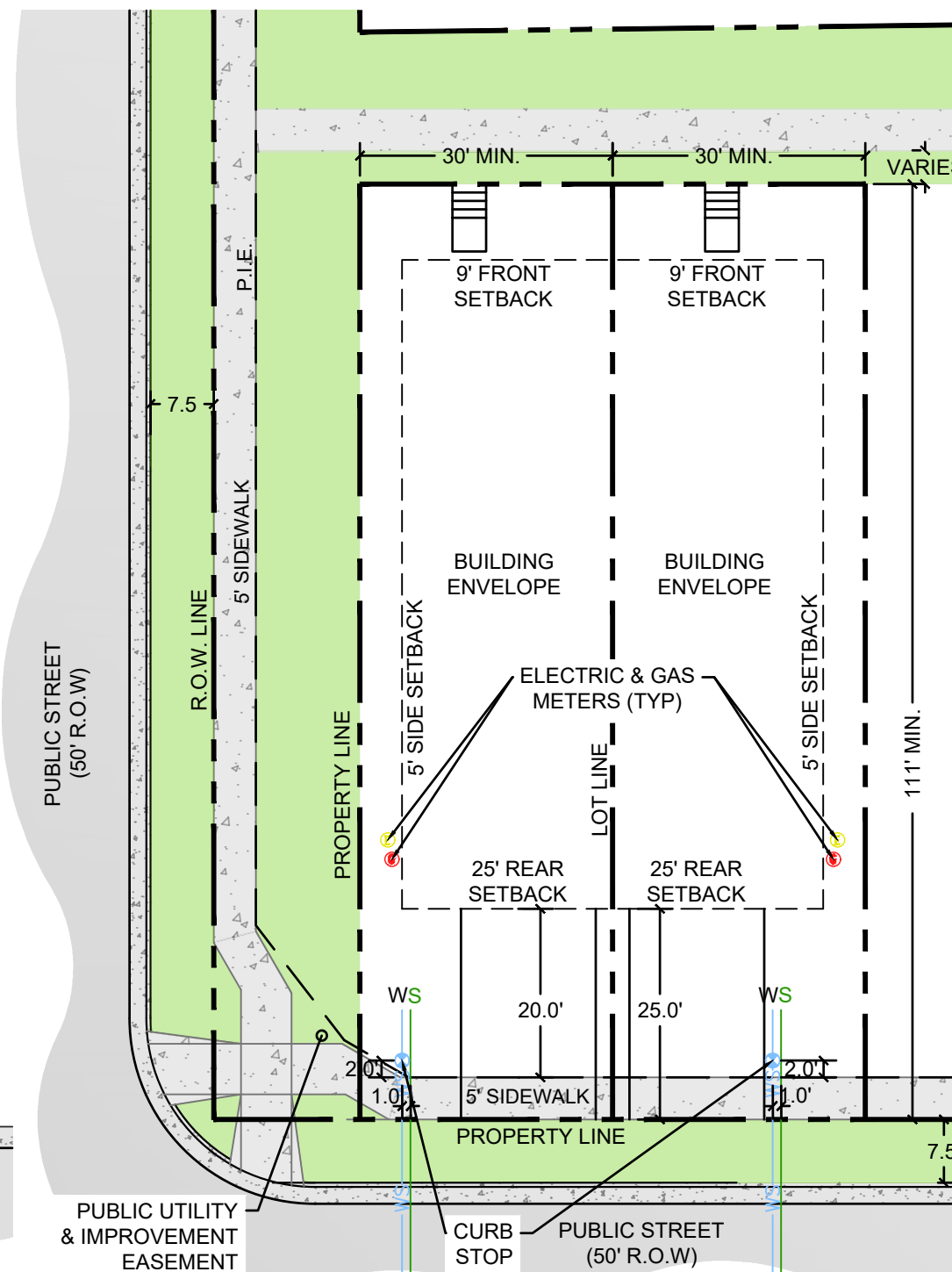
LOT TYPICAL
NO SIDEWALK NO DRIVEWAY



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:

- SETBACK ENCROACHMENTS SHALL BE PERMITTED AS DEFINED IN SECTION 7.4.203: EXCEPTIONS AND ENCROACHMENTS IN COLORADO SPRINGS, CO CODE OF ORDINANCES.

CONSULTANTS:

PLANNER/ CIVIL ENGINEER:

Matrix
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2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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OWNER/DEVELOPER:

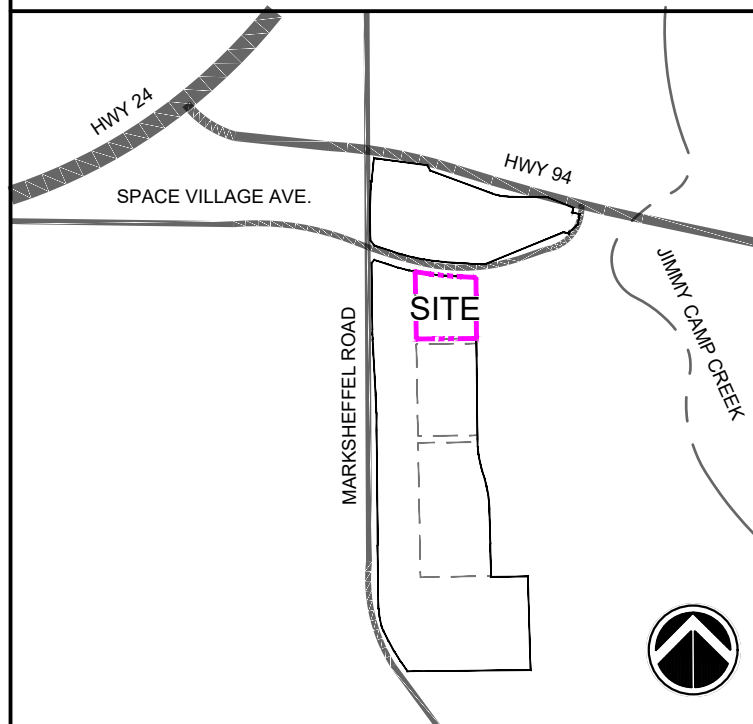
REAGAN RANCH DEVELOPMENT LLC

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
JULY 22, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 26.002971.00

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APPROVED BY: DAD

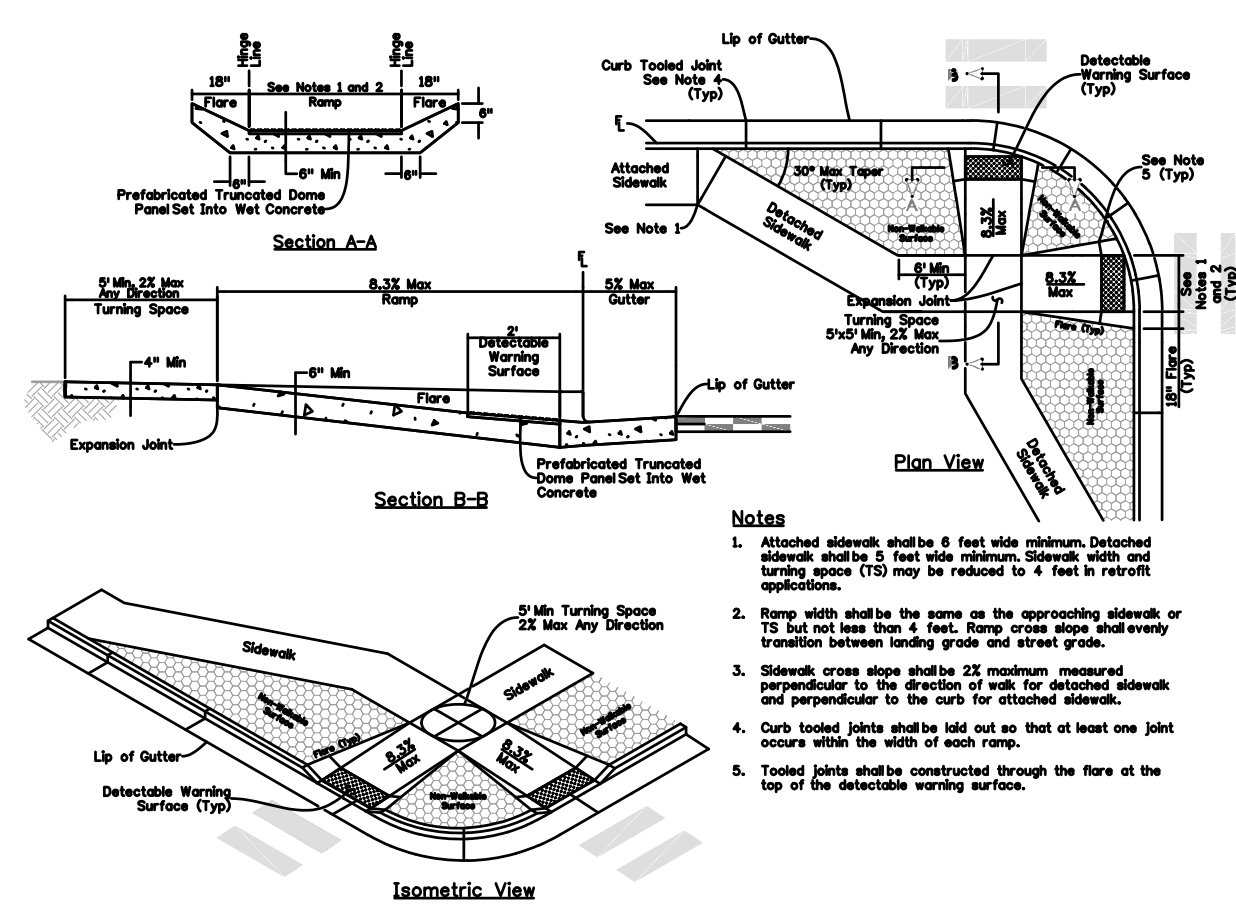
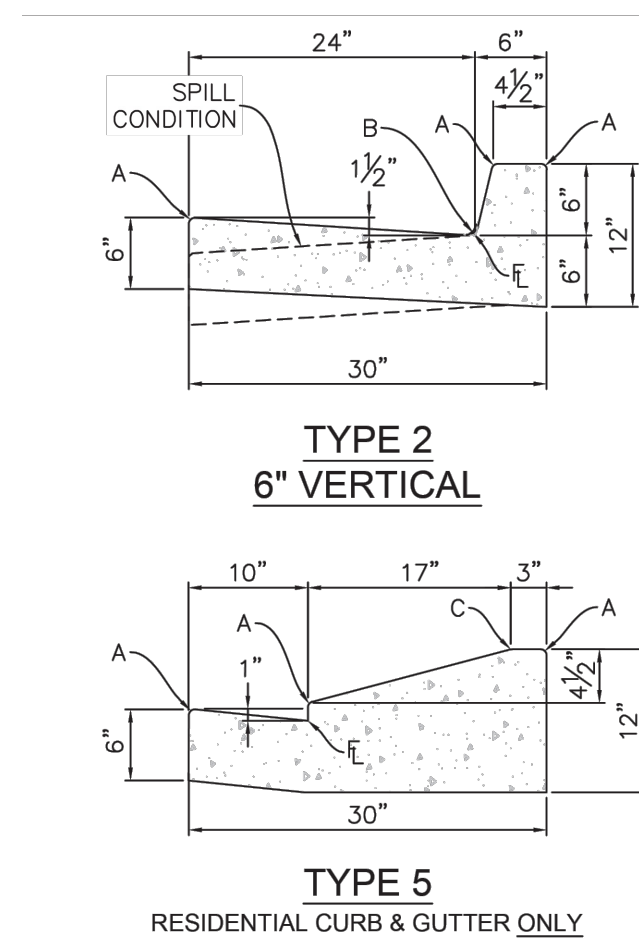
SHEET TITLE:

LOT & STREET TYPICALS

DT01

SHEET 2 OF 16

CITY FILE NO.: PDZD-26-0017



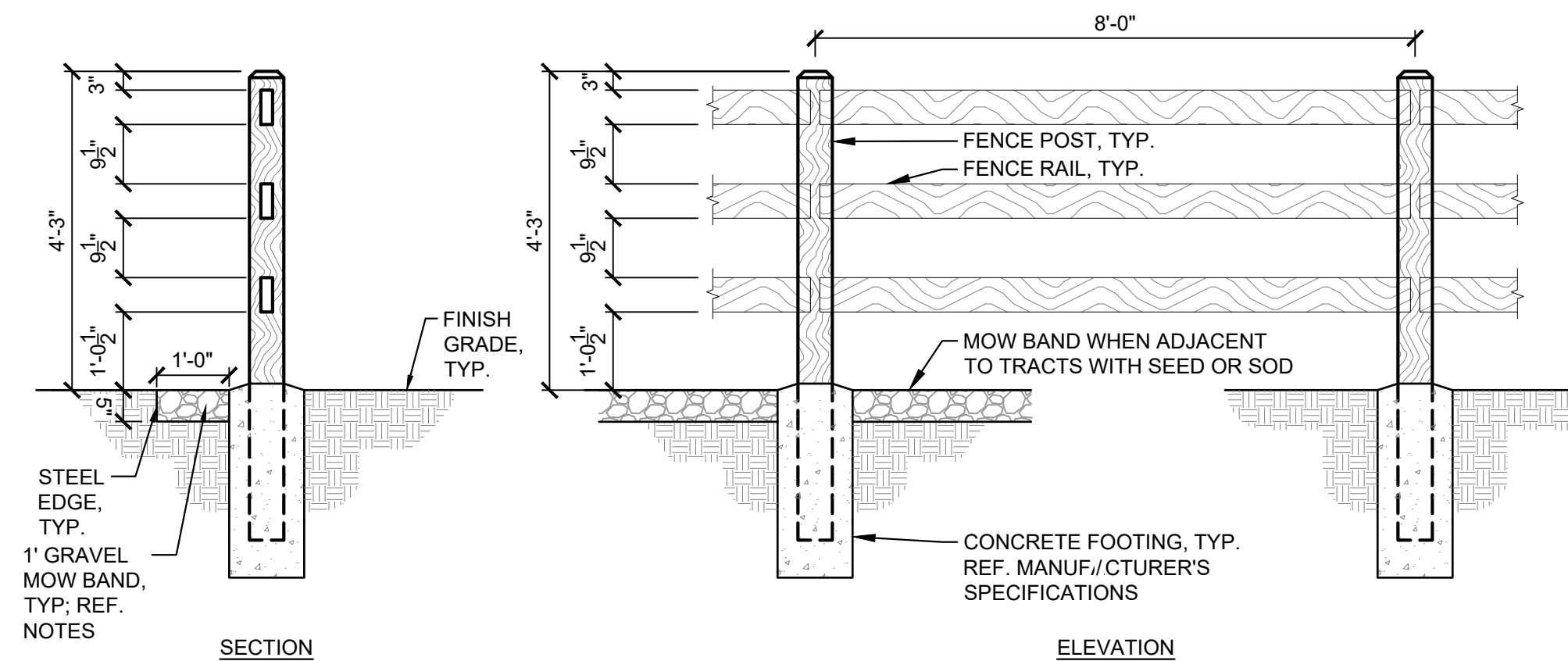
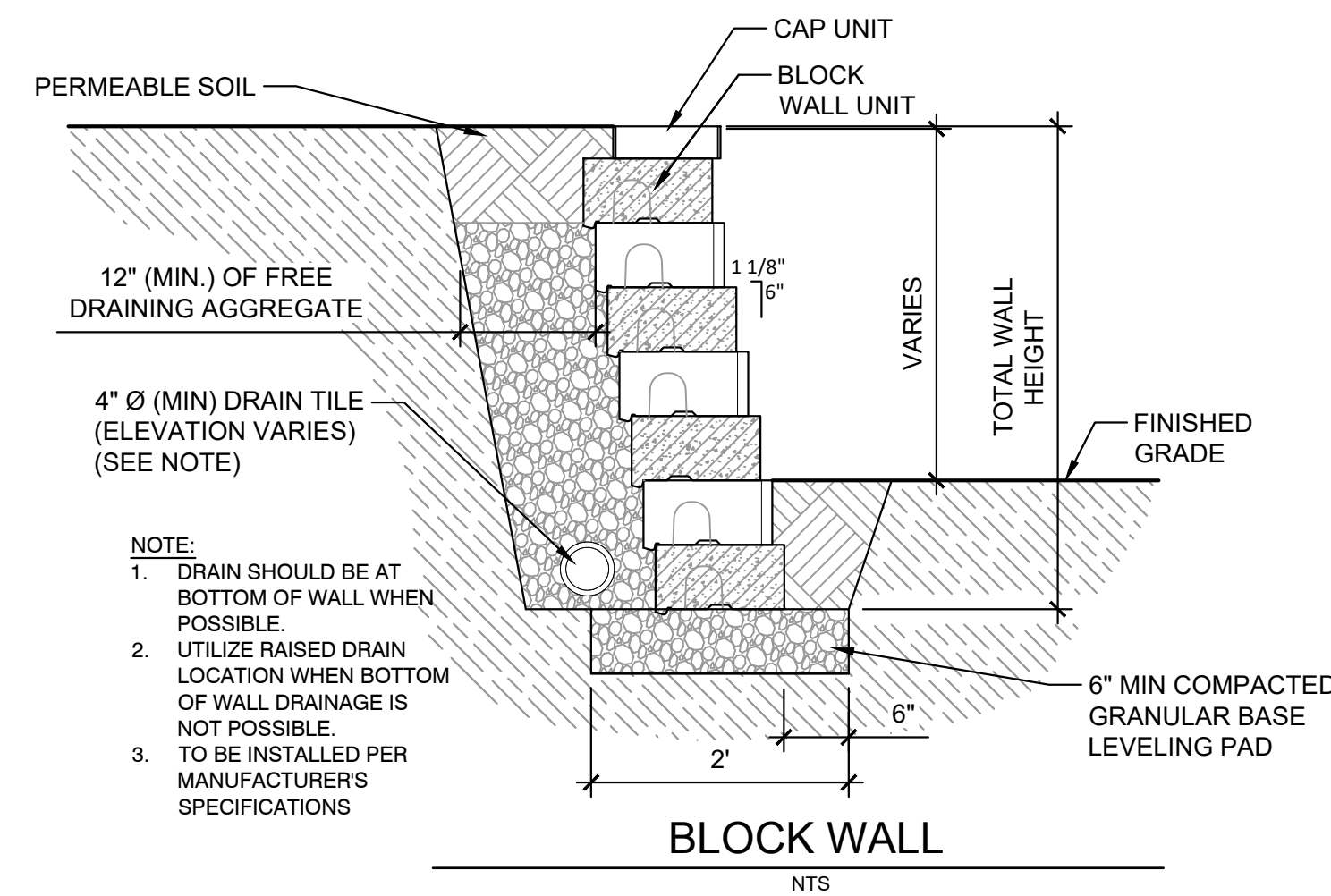
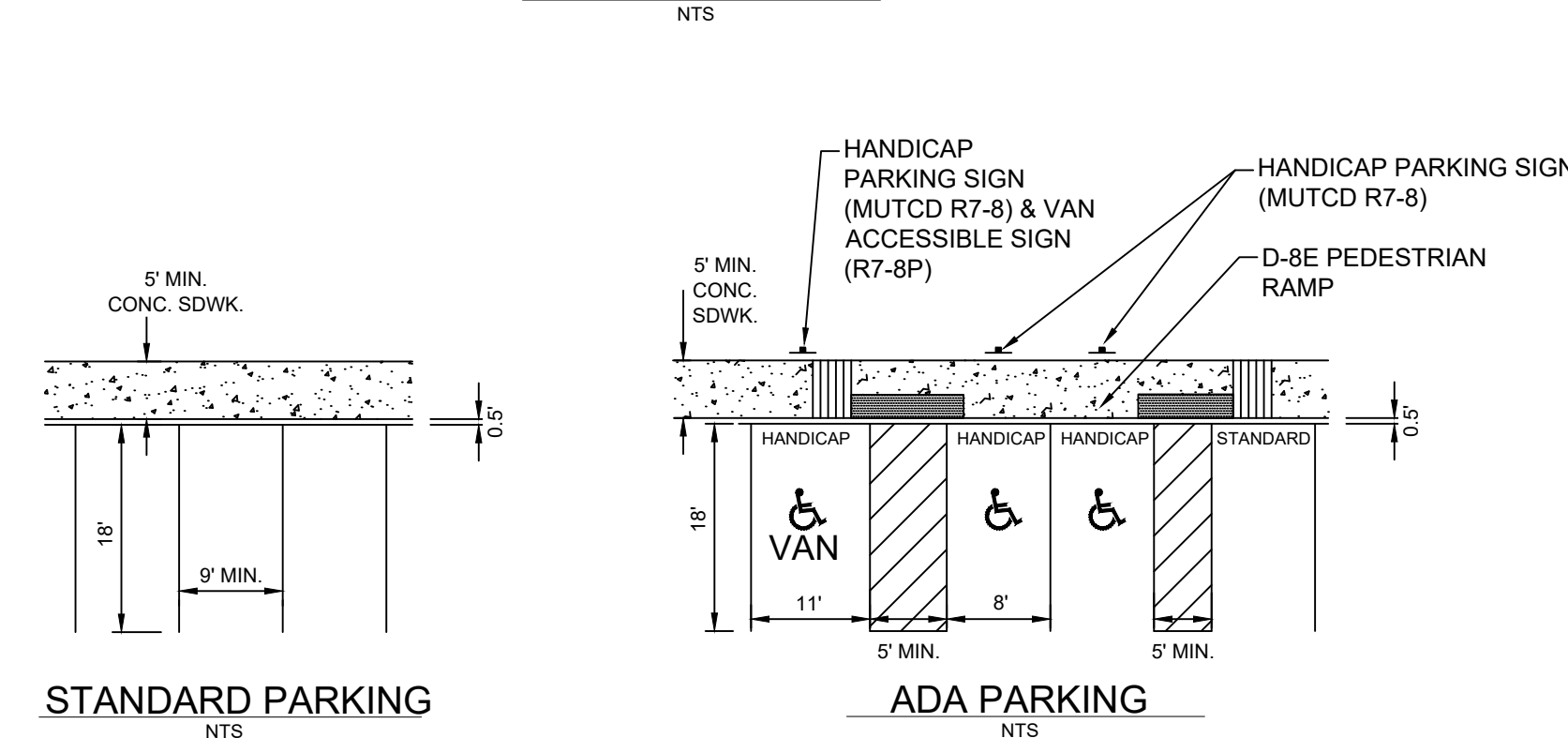
USPS PARKING SIGN



R7-8

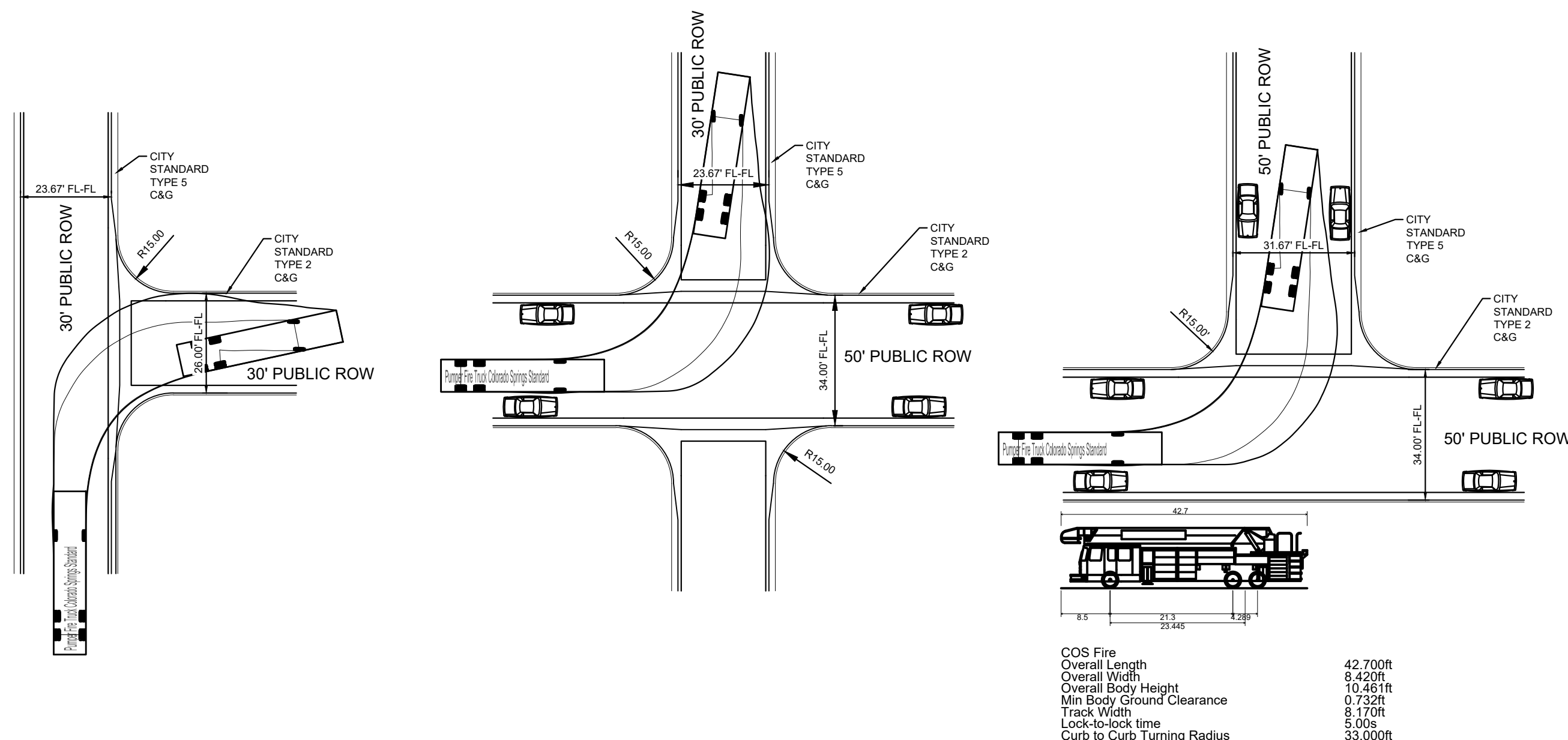
R7-8P

ADA PARKING SIGN



GENERAL NOTES:

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



FIRE TURNING TYPICALS

TURNING APPARATUS

CONCRETE SPLIT RAIL FENCE

CONSULTANTS:

PLANNER/ CIVIL ENGINEER:



OWNER/DEVELOPER:

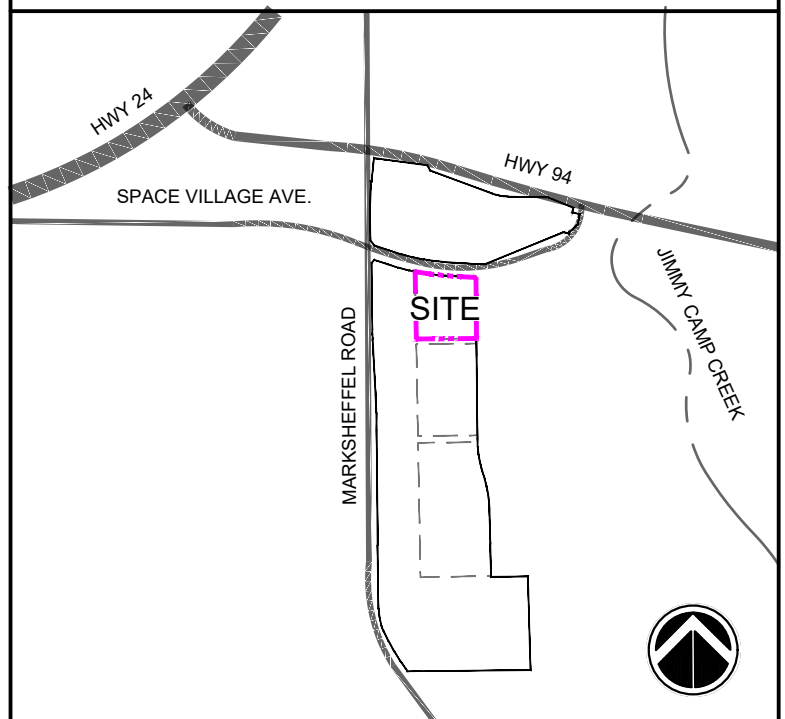
REAGAN RANCH DEVELOPMENT LLC

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
JULY 22, 2026

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

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DRAWN BY: B.JL

CHECKED BY:

APPROVED BY: DAD

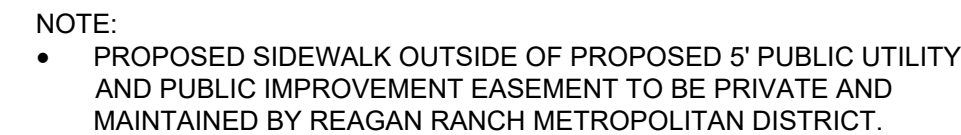
SHEET TITLE:

SITE DETAILS

DT02

SHEET 3 OF 16

CITY FILE NO.:PDZD-26-0017



	PROPERTY BOUNDARY LINE
	ROW LINE
	DETENTION POND LOCATION
	LANDSCAPE/BUILDING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CONCRETE CURB & GUTTER
	PROPOSED PARKING SPACES
	FIRE LANE - 'NO PARKING'
	LINE OF SIGHT

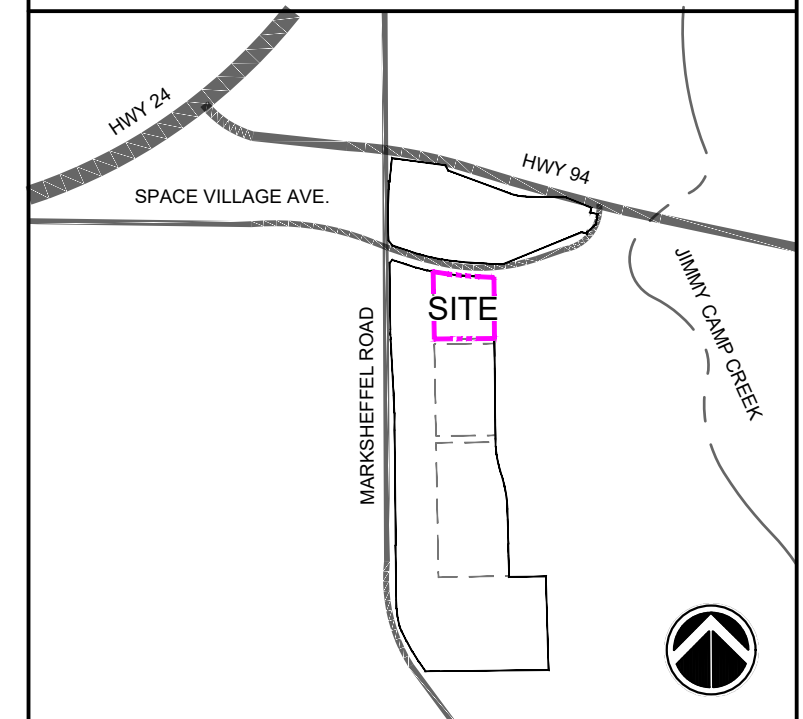


OWNER/DEVELOPER:
REAGAN RANCH DEVELOPMENT LLC 90 SOUTH CASCADE AVE., SUITE 1500 COLORADO SPRINGS, CO 80903 (719) 448-4034

Reagan Ranch

APPROVAL:

VICINITY MAP:



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PDZ DEVELOPMENT PLAN

COLORADO SPRINGS, CO
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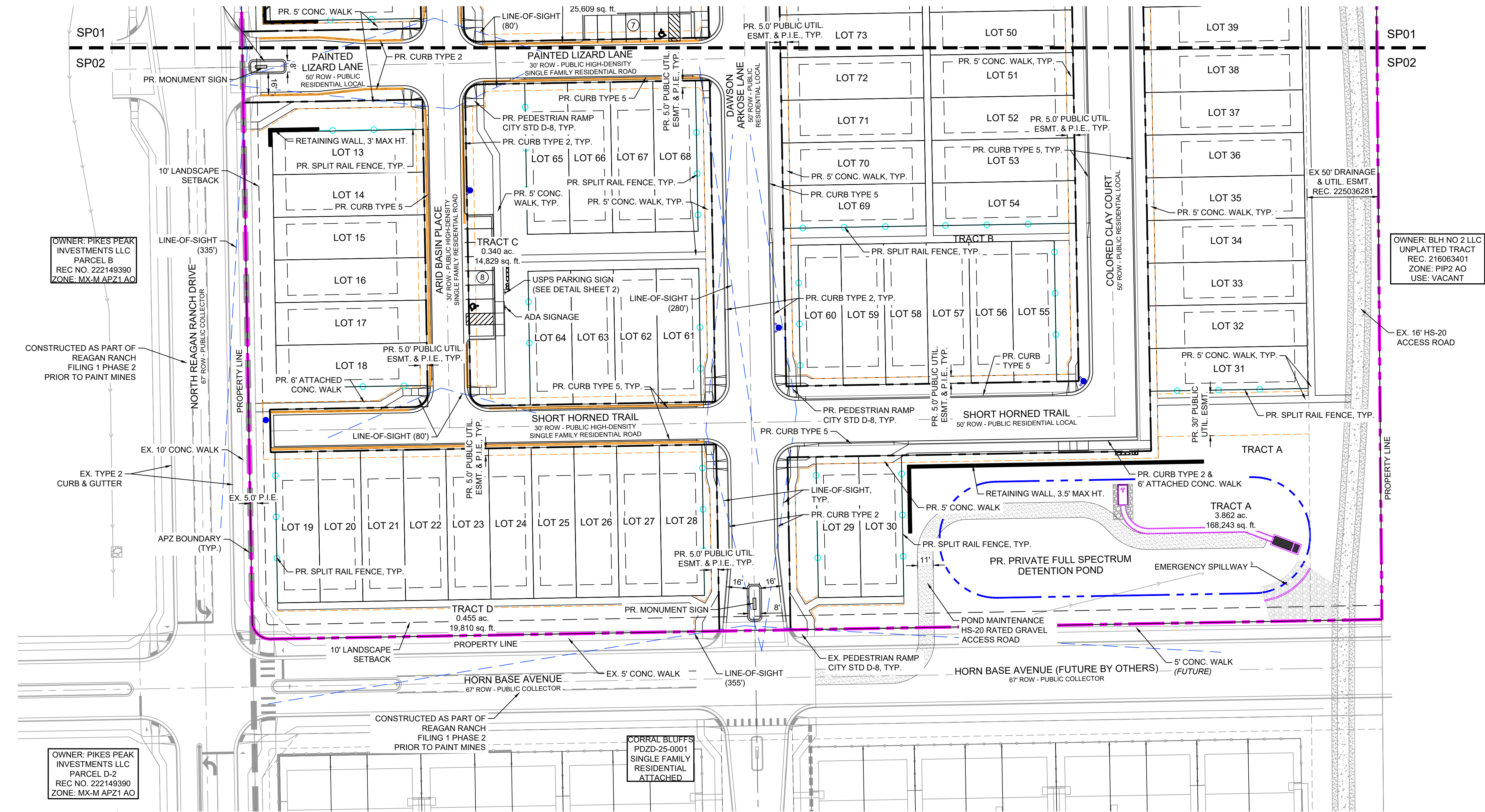
SITE PLAN

SP01

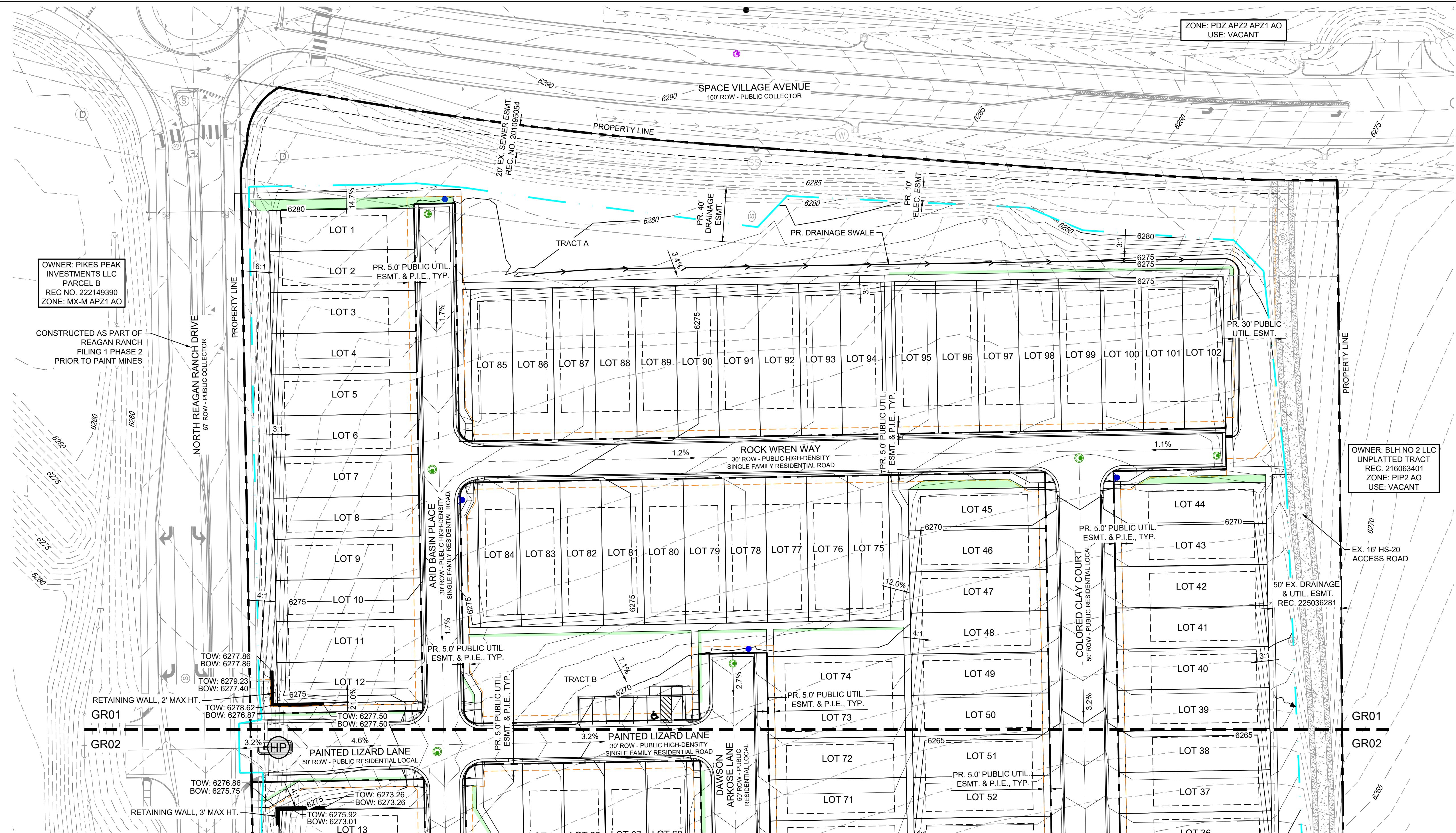
SHEET 4 OF 16

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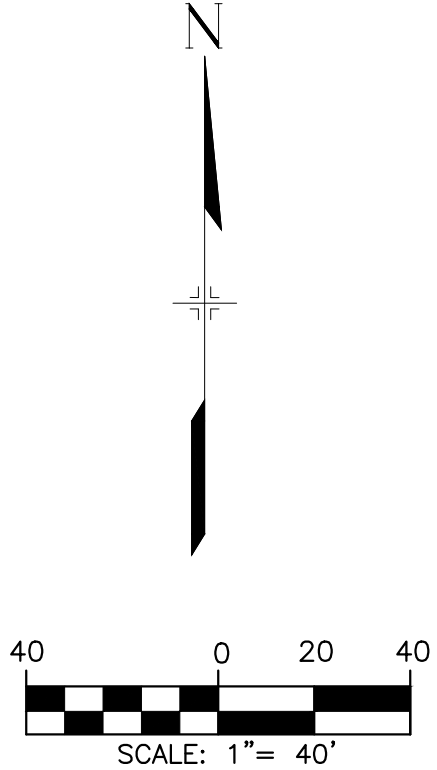
FILE LOCATION: S:\36.00\2971.00\CORRAL BLUFFS DUPLEXES\600 CAD\504 PLAN SETS\DEVELOPMENT PLANS\GR01.DWG



- 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.

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
FAX: (719) 575-0208

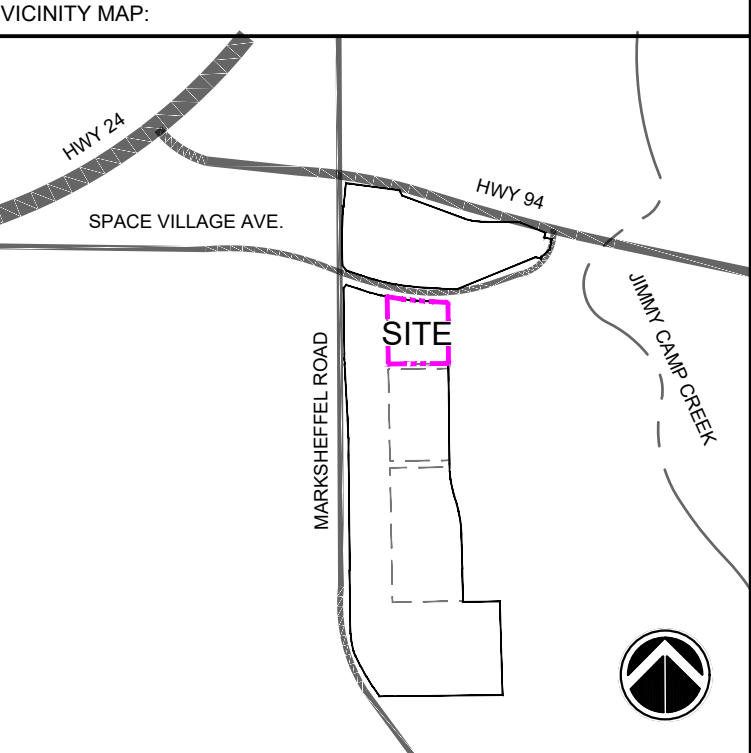
OWNER/DEVELOPER:

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
JULY 22, 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:	

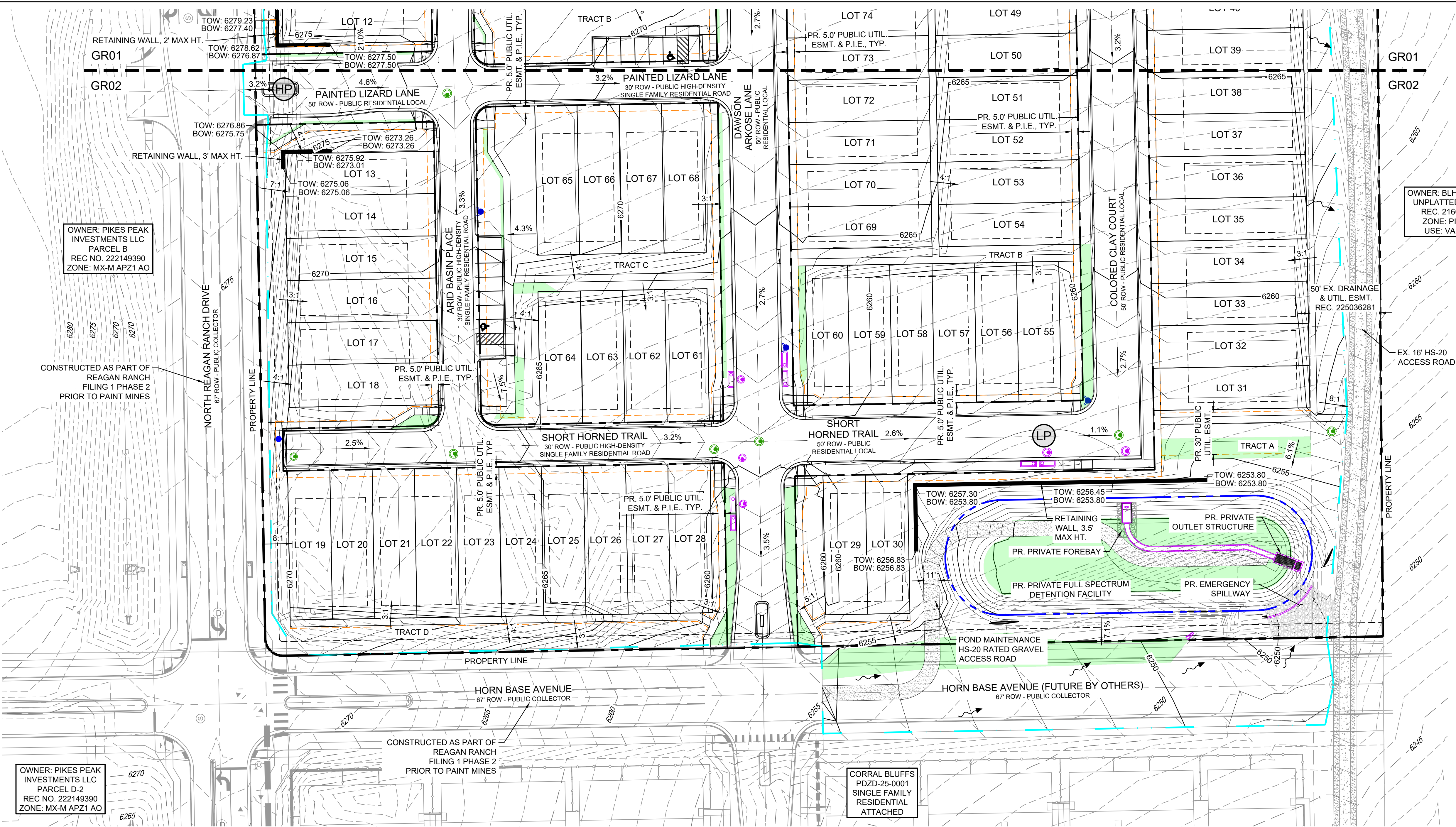
PRELIMINARY GRADING PLAN

GR01

SHEET 6 OF 16

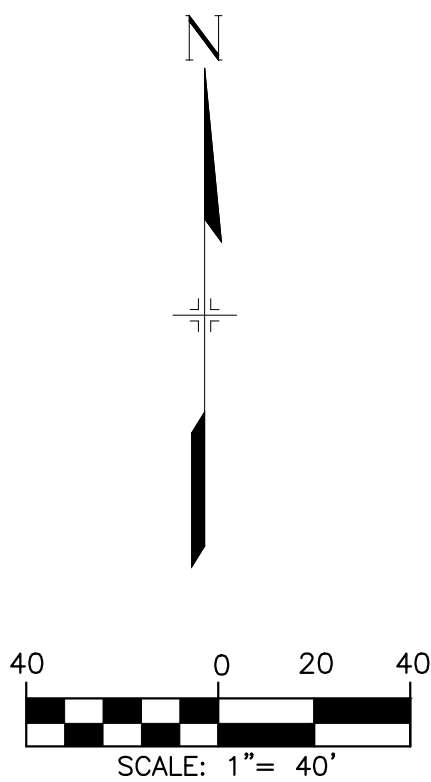
CITY FILE NO.:PDZD-26-0017

FILE LOCATION: S:\30.002971.00\CORRAL BLUFFS DUPLICATIONS\30.002971.00\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.

- LEGEND**
- PR. STORM FLARED END SECTION
 - PR. STORM INLET
 - PR. STORM CCS BOX BASE MANHOLE
 - PR. STORM MANHOLE
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 - EX. STORM CCS BOX BASE MANHOLE
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 - DETENTION POND LOCATION
 - PROPERTY BOUNDARY
 - ROW LINE
 - LIMITS OF DISTURBANCE
 - PLANNED INFILTRATION AREA

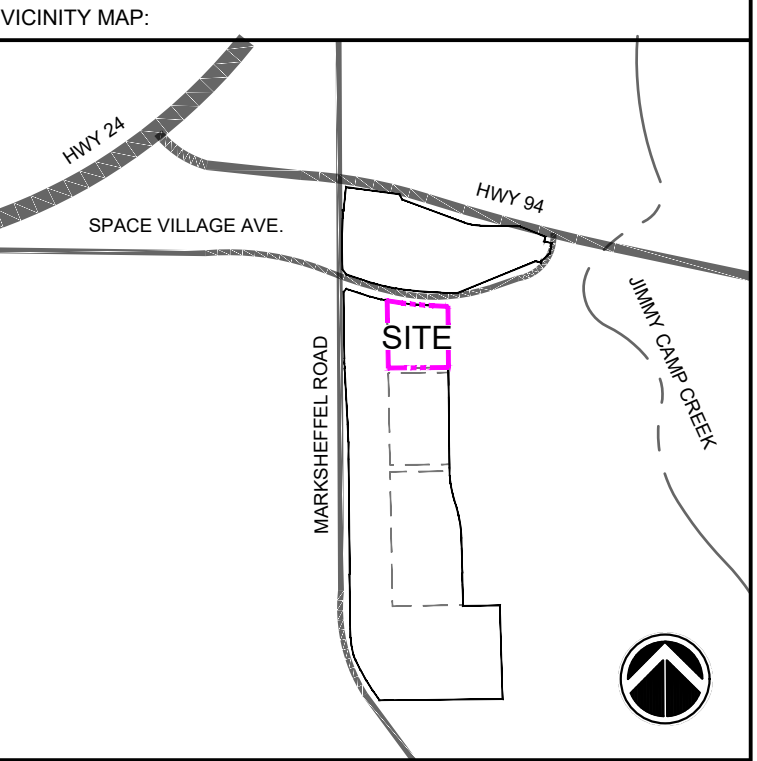


CONSULTANTS:
PLANNER/ CIVIL ENGINEER:
Matrix
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2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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
JULY 22, 2026**

REVISION HISTORY:

NO	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 26.002971.00
DRAWN BY: BJL
CHECKED BY: DAD
APPROVED BY: DAD
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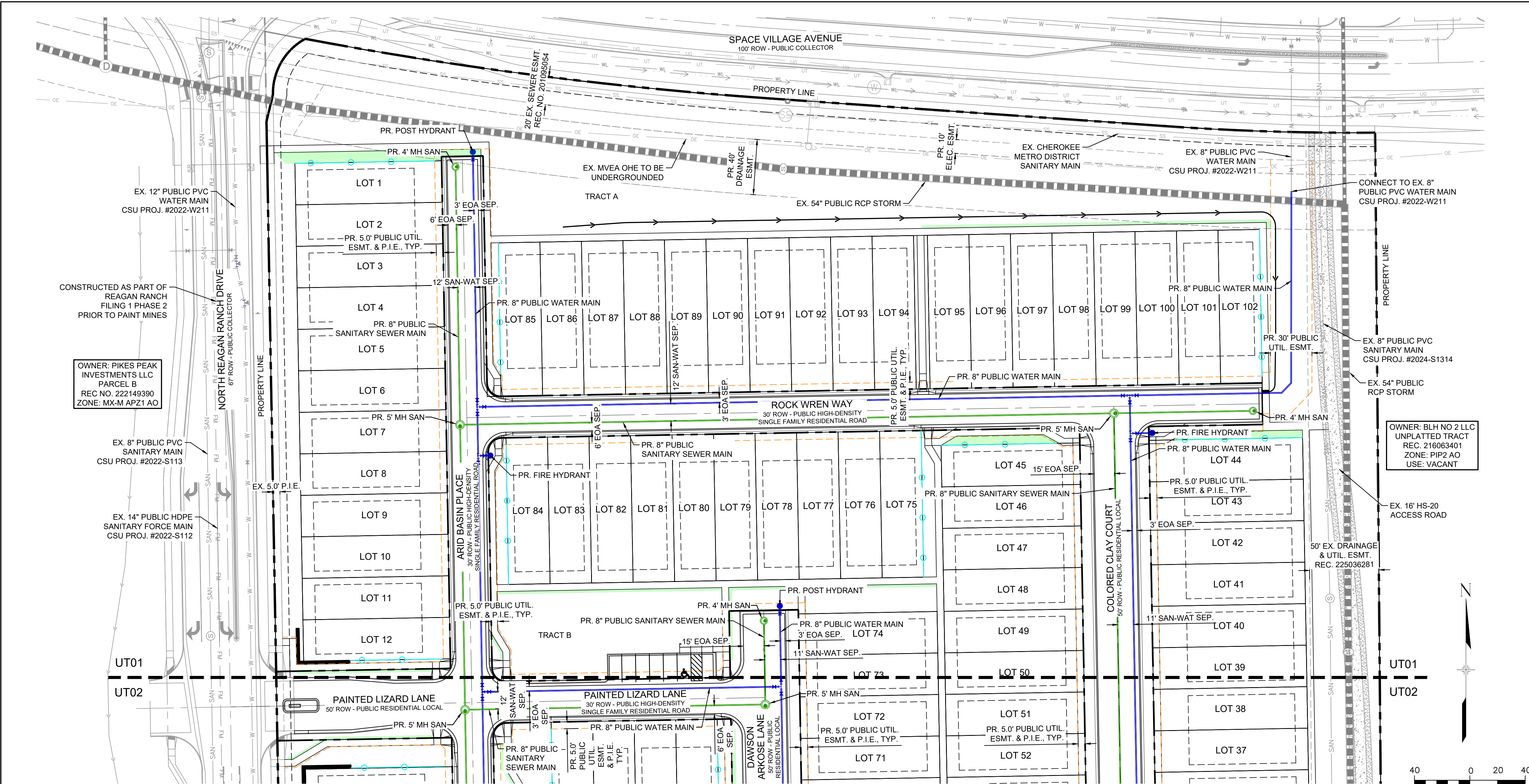
**PRELIMINARY
GRADING PLAN**

GR02

SHEET 7 OF 16

CITY FILE NO.:PDZD-26-0017

FILE LOCATION: S:\36.002971.00 CORRAL BLUES DUPLEXES\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 (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.
- 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND

- | | |
|--|--------------------------------|
| | EX. STORM DRAIN |
| | PR. STORM DRAIN |
| | EX. WATER MAIN |
| | PR. PUBLIC PVC WATER MAIN |
| | EX. SANITARY SEWER 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:
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
JULY 22, 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:

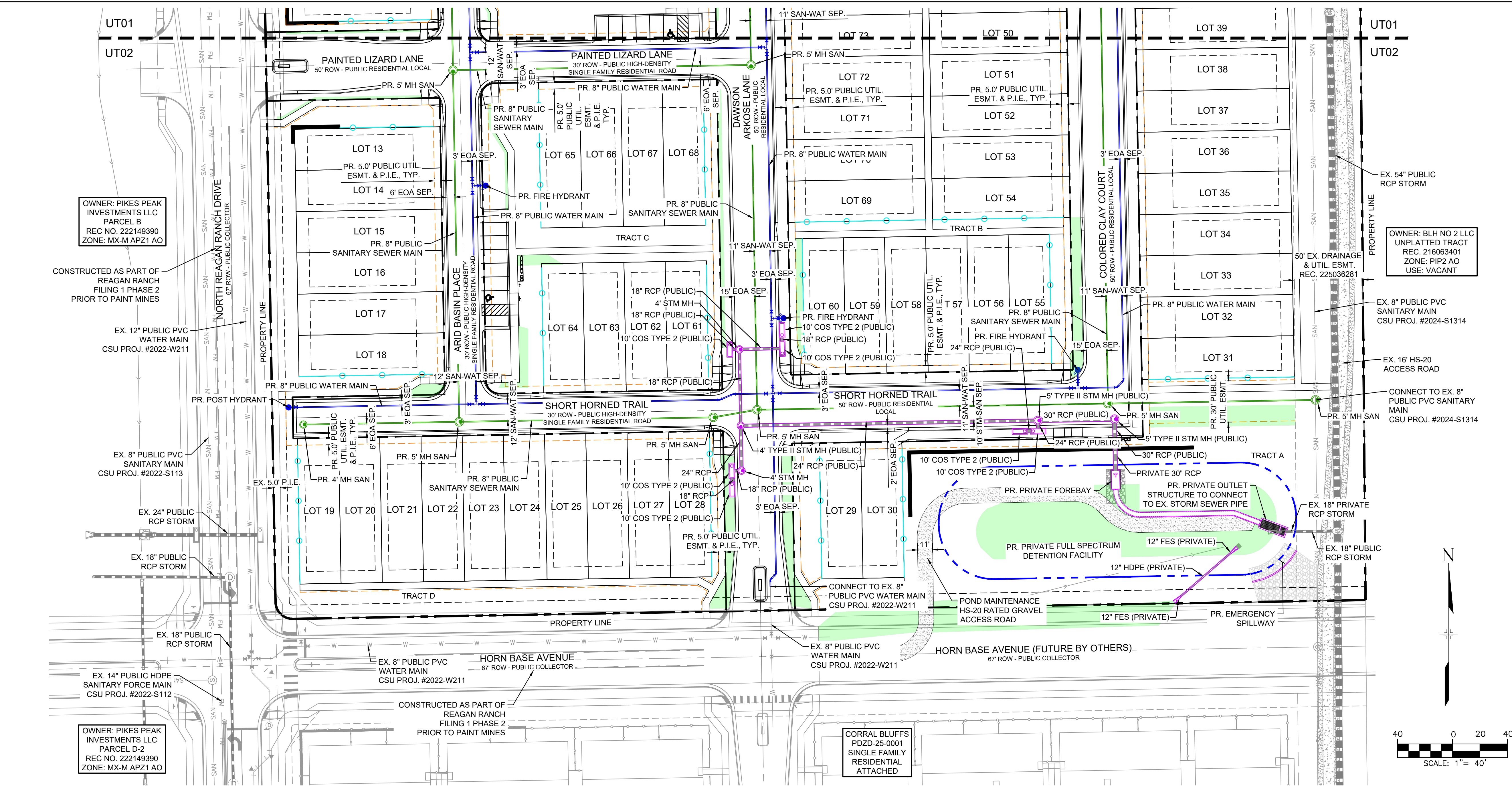
**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT01

SHEET 8 OF 16

CITY FILE NO.:PDZD-26-0017

FILE LOCATION: S:\36 002971.00 CORRAL BLUFFS DUPLEXES\600 CADD\504 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG



P:\Quincy\Reagan Ranch\Corral Bluffs North\Drawings\1-Arch\PLU\CorralBluffsNorth-PLU.dwg [LC1.00] 7/22/2026 11:49:43 AM lbaeger

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

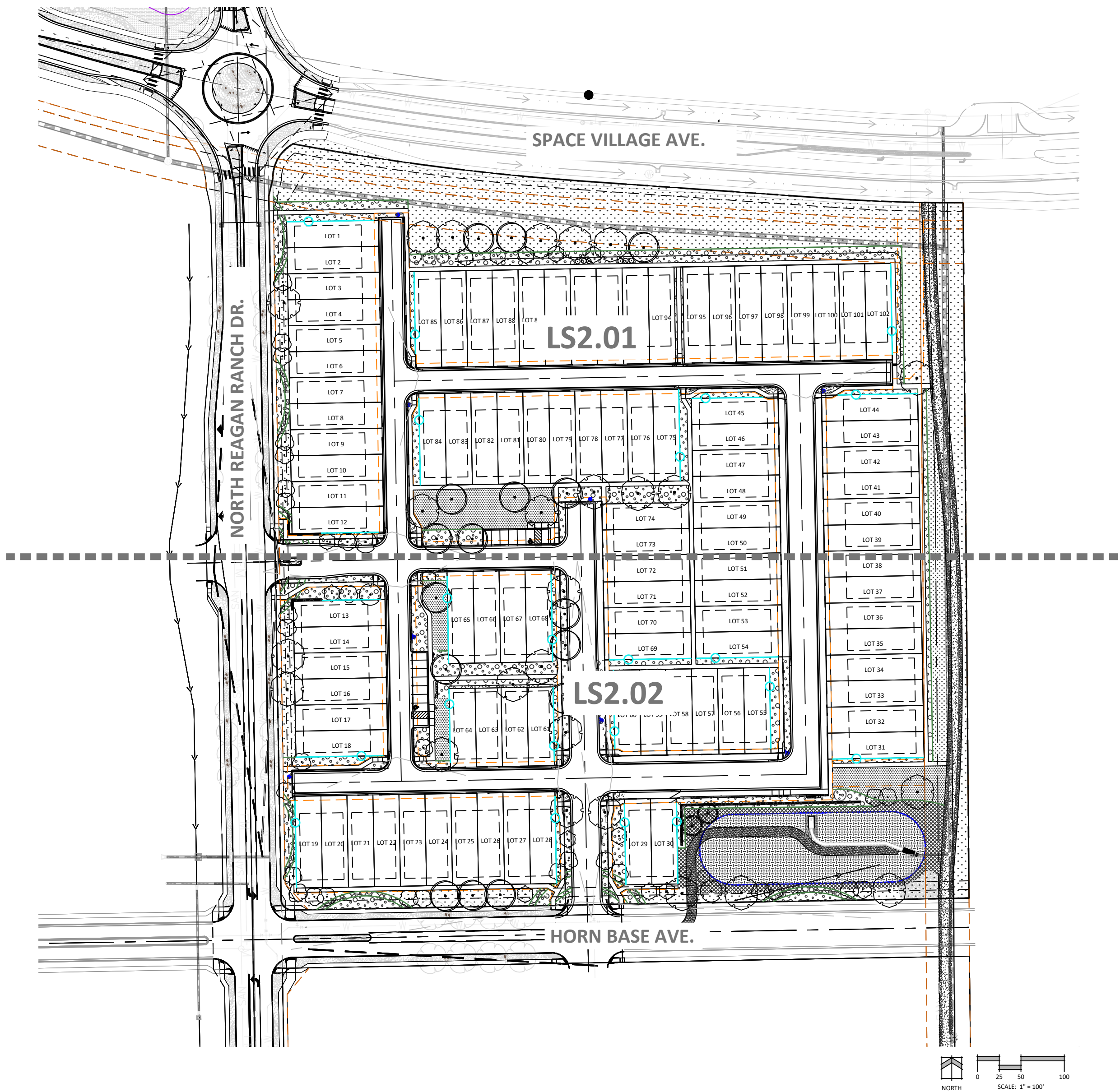
SETBACKS									
PLAN	STREET NAME/		CLASSIFICATION		SETBACK DEPTH		LINEAR	TREE/FEET	
ABREV	ZONE BOUNDARY				REQ.	PROV.	FOOTAGE	REQUIRED	
HB	HORN BASE AVE.		COLLECTOR		10'	15'	805'	1 / 30	
RR	REAGAN RANCH DR.		COLLECTOR		10'	15'	962'	1 / 30	
SV	SPACE VILLAGE		COLLECTOR		10'	10' +	907'	1 / 30	
			NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
HB	27	22*	50				75%	75%	
RR	32	26**	60				75%	75%	
SV	30	23***	70				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.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
	66	45	210		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.
*** ALTERNATIVE ADJUSTMENT REQUESTED, DUE TO UTILITY EASEMENTS STREET TREES HAVE BEEN PLACED GREATER THEN 50' FROM ROW.

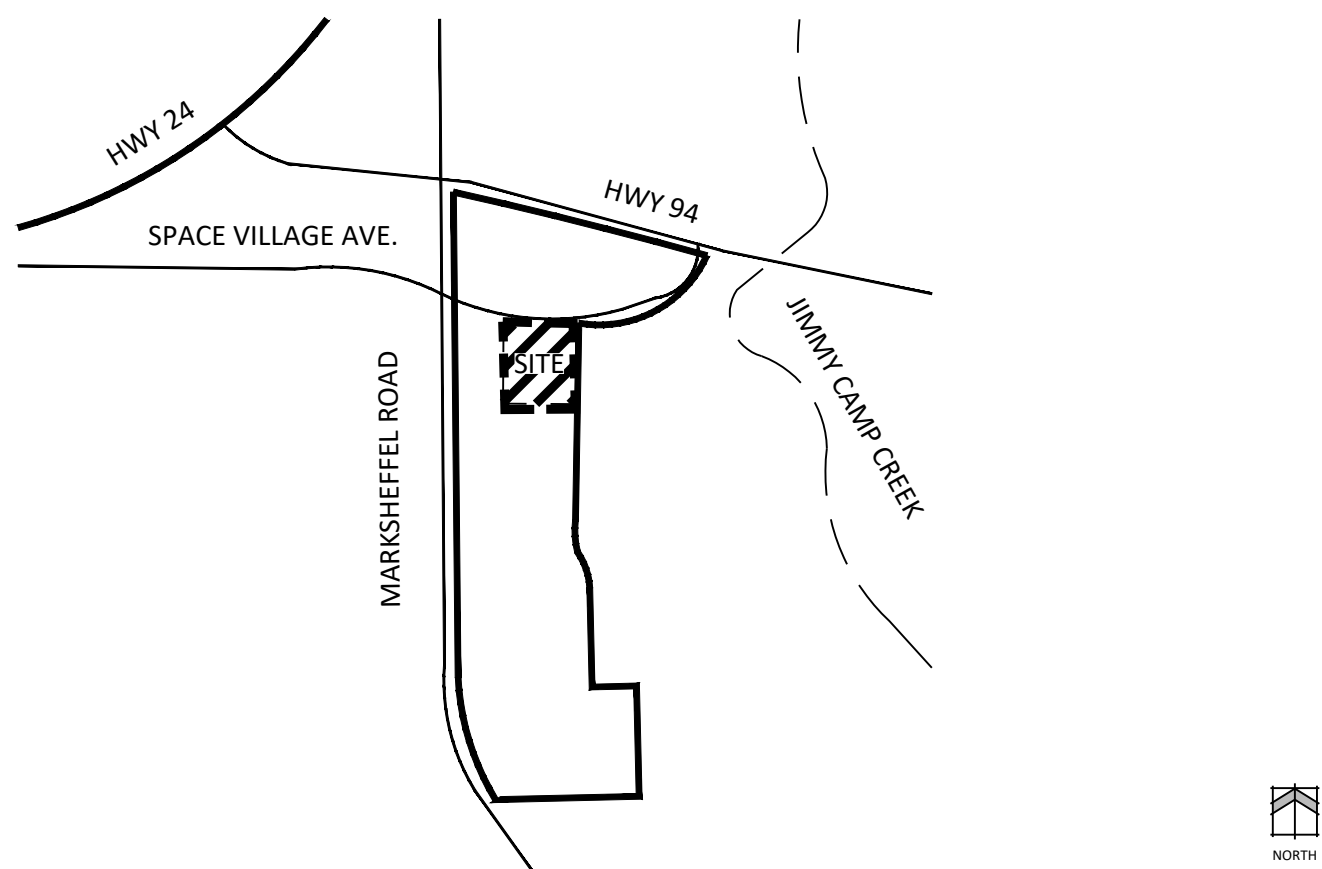
GENERAL CONSTRUCTION NOTES

- 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.

KEY MAP



VICINITY MAP



N.E.S. Inc.
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PLANNER / LANDSCAPE ARCHITECT



IN ASSOCIATION WITH

PAINT MINES

DEVELOPMENT PLAN

PROJECT INFO

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

STAMP

ENTITLEMENTS

DATE: 07.22.26 BY: BB DESCRIPTION: PER CITY COMMENTS

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE COVER

SHEET NUMBER/TITLE

LC1.00
10 OF 16

PLAN FILE #

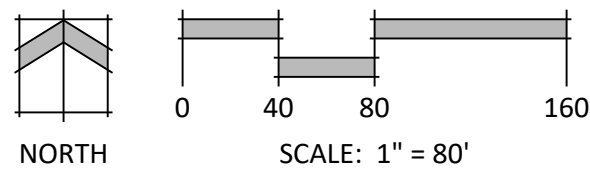
PDZD-26-0017



HYDRO-DIAGRAM

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
	118,934 SQFT	Low	Native Seed/Breeze	62%
	51,850 SQFT	Moderate	Shrub Beds	27%
	15,188 SQFT	High	Turf Sod	11% (25% MAX)

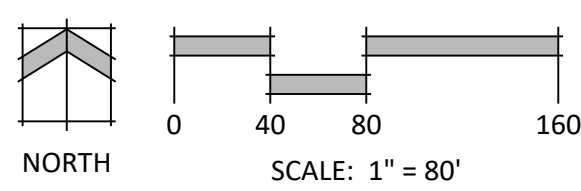
NET LANDSCAPE AREA: 192,976 sqft
NET SITE AREA: 665,727 sqft



GREEN SPACE DIAGRAM

KEY	REQ. AREA (SQFT)	PROVIDED AREA (SQFT)
INTERNAL GREEN SPACE (10%)	66,573 SQFT (10%)	206,806 SQFT (31%)
ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	33,287 sqft (5%)	36,274 SQFT (6%)
NON-ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	33,287 sqft (5%)	170,532 SQFT (25%)

NET SITE AREA: 665,727 sqft



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PAINT MINES

DEVELOPMENT
PLAN

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HYDRO AND GREEN
SPACE DIAGRAMS

LS1.01

11 OF 16

PDZD-26-0017

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.

SOD

NITROGEN

PHOSPHORUS (P205)

POTASSIUM (K20)

SULFUR (S04-S)

ZINC

MANGANESE

COPPER

95 LBS/1000SF

55 LBS/1000SF

75 LBS/1000SF

15 LBS/1000SF

8 LBS/1000SF

10 LBS/1000SF

2.2 LBS/1000SF

SEED

15 LBS/1000SF

20 LBS/1000SF

25 LBS/1000SF

0 LBS/1000SF

0 LBS/10000

7 LBS/1000SF

2.2 LBS/1000SF

SHRUB-BROADLEAF

35 LBS/1000SF

70 LBS/1000SF

40 LBS/1000SF

8 LBS/1000SF

6 LBS/1000SF

10 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.
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 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.
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.

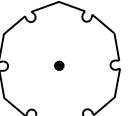
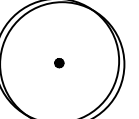
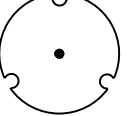
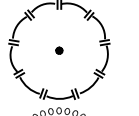
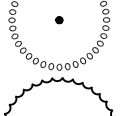
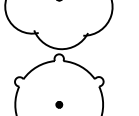
TREES PROVIDED IN ROW PER APPROVED FLP (LAPN-25-0042)

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

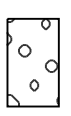
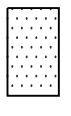
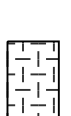
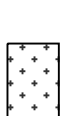
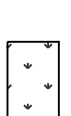
CITY SELECTED, DIVERSITY, AND HEIGHT PERCENTAGES

	SELECTED PLANTS	SPECIES DIVERSITY	SPECIES HEIGHT
	SELECTED/TOTAL	RATIO	RATIO
TREES	116 / 116	30/116	60/116
SHRUBS			
TOTAL			
	REQ. /PROV.	REQ. /PROV.	REQ. /PROV.
	70% / 100%	MAX 35%/25%	40% / 51%

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	25	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	3	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	7	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								
	CF	30	CERCOCARPUS LEDIFOLIUS INTRICATUS / LITTLE-LEAF MOUNTAIN MAHOGANY	10'	20'	1" CAL.	B&B	
	SS	13	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1.5" CAL.	B&B	MEDIAN/ROW/STREAM

GROUND COVER LEGEND

	1.5" ROCK	51,850 SF
	4-8" ROCK	3,912 SF
	BREEZE	1,291 SF
	SOD	15,188 SF
	NATIVE SEED: RIPARIAN MIX NAME: RIPARIAN TRANSITION SEED MIX (OR APPROVED EQUAL)	8,095 SF
	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	16,623 SF
	NATIVE SEED- TALL	7,004 SF
	NATIVE SEED- LOW GROW	82,009 SF

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Low Grow Upland Seed Mix						
SCIENTIFIC NAME	VARIETY	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	VARIETY	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	VARIETY	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	VARIETY	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	VARIETY	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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DEVELOPMENT PLAN

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DESCRIPTION

LANDSCAPE NOTES , SCHEDULES, & LOT TYPICALS

LS1.00

12 OF 16

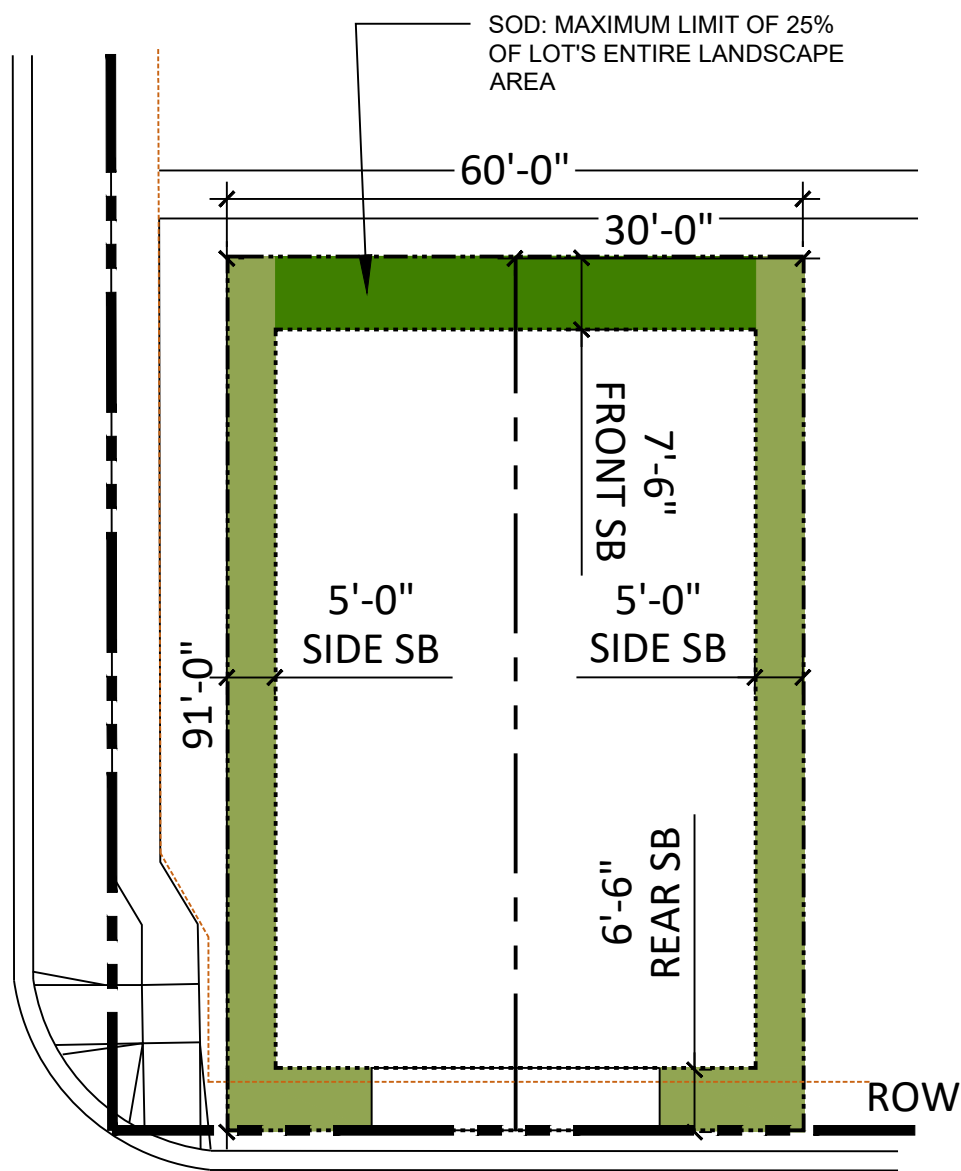
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LANDSCAPE TYPICAL NOTES

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.



LEGEND:



LANDSCAPE AREA - HIGH WATER USE TURF



LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE

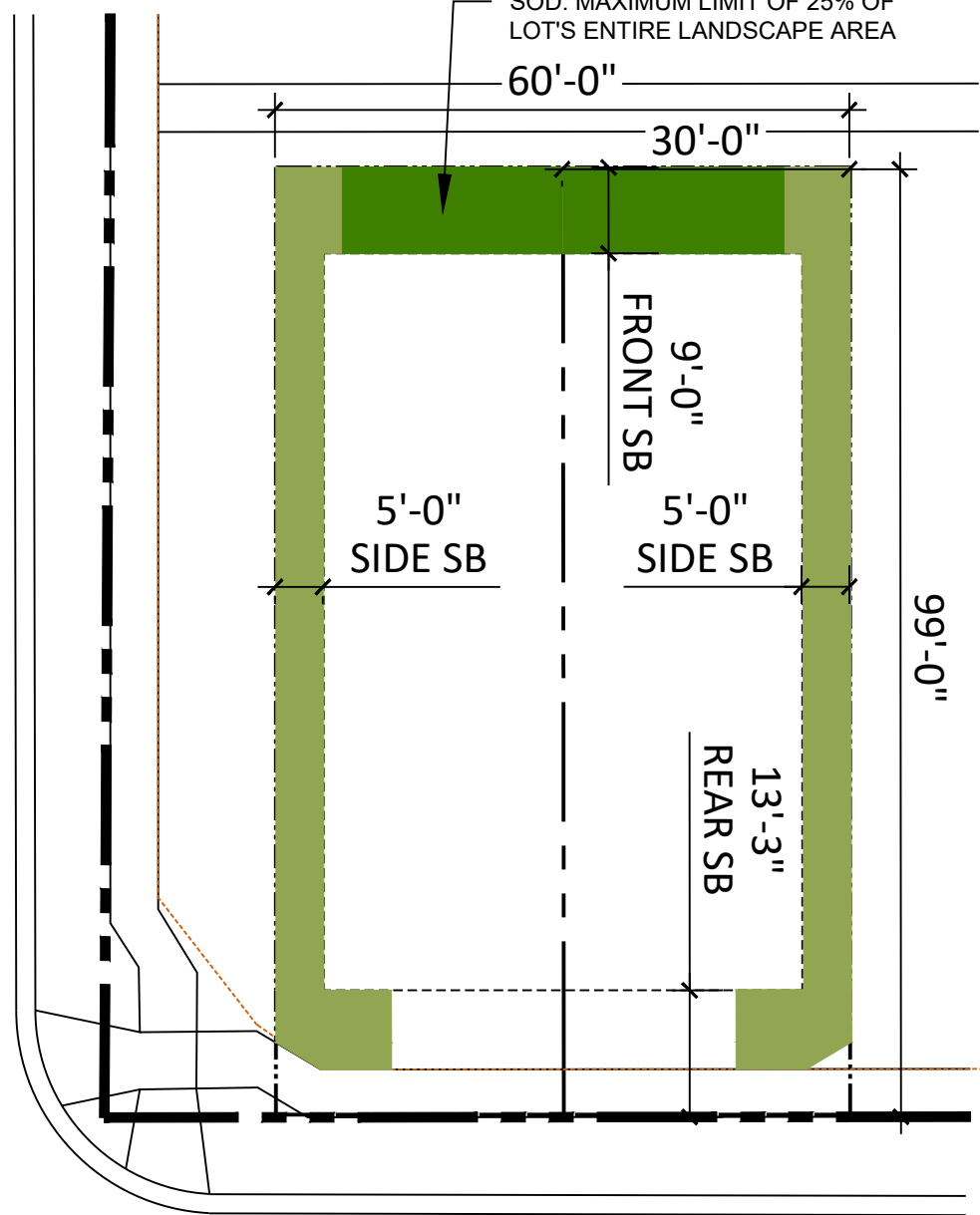
STREET ORIENTED UNIT REQUIRED TREE

TREE SPECIES OPTIONS LIST:

- LITTLE LEAF LINDEN
- SPRING SNOW CRABAPPLE
- KENTUCKY COFFEE TREE

91' LENGTH REAR ORIENTED	SINGLE LOT	TOTAL (4 LOTS)
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HIGH-WATER USE	180 SF	720 SF
LOW/MEDIUM-WATER USE	540 SF	2,160 SF
LANDSCAPE AREA	720 SF	2,880 SF



LEGEND:



LANDSCAPE AREA - HIGH WATER USE TURF



LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE

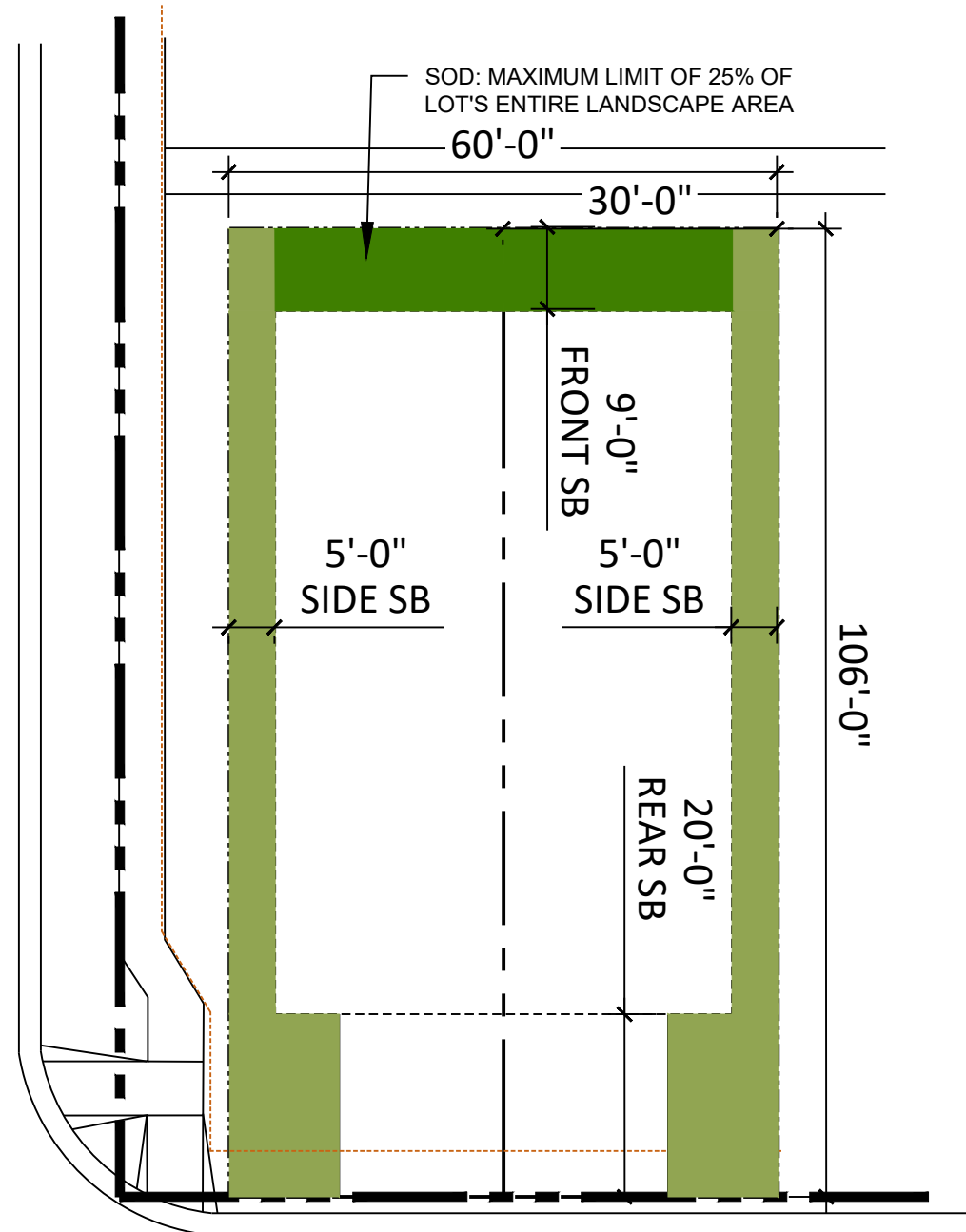
STREET ORIENTED UNIT REQUIRED TREE

TREE SPECIES OPTIONS LIST:

- LITTLE LEAF LINDEN
- SPRING SNOW CRABAPPLE
- KENTUCKY COFFEE TREE

99' LENGTH REAR ORIENTED	SINGLE LOT	TOTAL (24 LOTS)
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HIGH-WATER USE	188 SF	4,512 SF
LOW/MEDIUM-WATER USE	562 SF	13,488 SF
LANDSCAPE AREA	750 SF	18,000 SF



LEGEND:



LANDSCAPE AREA - HIGH WATER USE TURF



LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE

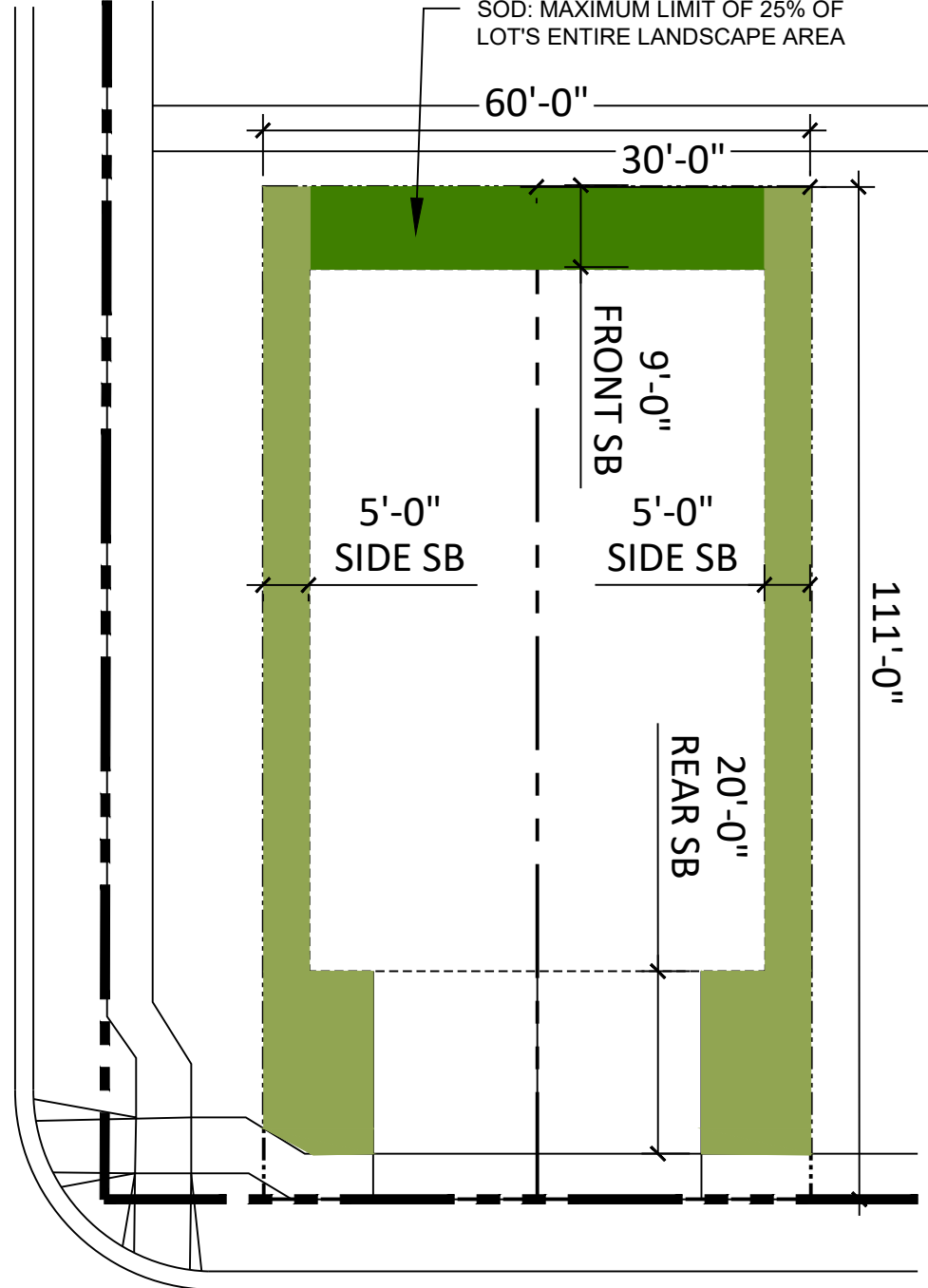
STREET ORIENTED UNIT REQUIRED TREE

TREE SPECIES OPTIONS LIST:

- LITTLE LEAF LINDEN
- SPRING SNOW CRABAPPLE
- KENTUCKY COFFEE TREE

106' LENGTH REAR ORIENTED	SINGLE LOT	TOTAL (42 LOTS)
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HIGH-WATER USE	224 SF	15,080 SF
LOW/MEDIUM-WATER USE	671 SF	52,280 SF
LANDSCAPE AREA	895 SF	60,580 SF



LEGEND:



LANDSCAPE AREA - HIGH WATER USE TURF



LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE

STREET ORIENTED UNIT REQUIRED TREE

TREE SPECIES OPTIONS LIST:

- LITTLE LEAF LINDEN
- SPRING SNOW CRABAPPLE
- KENTUCKY COFFEE TREE

111' LENGTH REAR ORIENTED	SINGLE LOT	TOTAL (32 LOTS)
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HIGH-WATER USE	222 SF	7,104 SF
LOW/MEDIUM-WATER USE	666 SF	21,312 SF
LANDSCAPE AREA	888 SF	28,416 SF



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PAINT MINES

DEVELOPMENT
PLAN

PROJECT INFO

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

STAMP

ISSUE INFO

ENTITLEMENTS

DATE: 07.22.26 BY: BB DESCRIPTION: PER CITY COMMENTS

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE LOT
TYPICALS

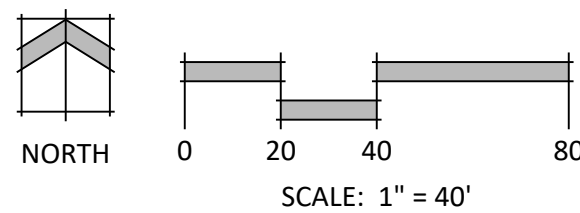
SHEET NUMBER/TITLE

LS1.02

13 OF 16

PLAN FILE #

PDZD-26-0017



	<u>1.5" ROCK</u>	51,850 SF
	<u>4-8" ROCK</u>	3,912 SF
	<u>BREEZE</u>	1,291 SF
	<u>SOD</u>	15,188 SF
	NATIVE SEED: RIPARIAN MIX NAME: NATURAL TRANSITION SEED MIX (OR APPROVED EQUAL)	8,095 SF
	NATIVE SEED: DETENTION MIX NAME: DETENTION BASIN SEED MIX (OR APPROVED EQUAL)	16,623 SF
	<u>NATIVE SEED- TALL</u>	7,004 SF
	<u>NATIVE SEED- LOW GROW</u>	82,009 SF

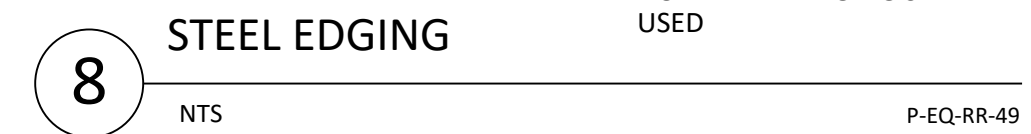
Legend for boundary line types:

- PROPERTY LINE (Solid black line)
- EASEMENT (Dashed orange line)
- EDGING (Solid green line)
- PHASE LINE (Dashed purple line)
- TRACT LINE (Solid black line with a break in the middle)
- MATCHLINE (Dashed grey line)
- LINE OF SIGHT (Dashed grey line)
- CONCRETE SPLIT RAIL FENCE (Solid cyan line with diamond markers)
- WALL (Solid black line)

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



PDZD-26-0017



PAINT MINES

DEVELOPMENT PLAN

PROJECT INFO

DATE:
PROJECT MGR:
PREPARED BY:

06-02-2022

ENTITLEMENTS

DATE:	BY:	DESCRIPTION:
07.22.26	BB	PER CITY COMMENT:

LANDSCAPE DETAILS

LP3.00

PLANET F 4

PDZD-26-0017