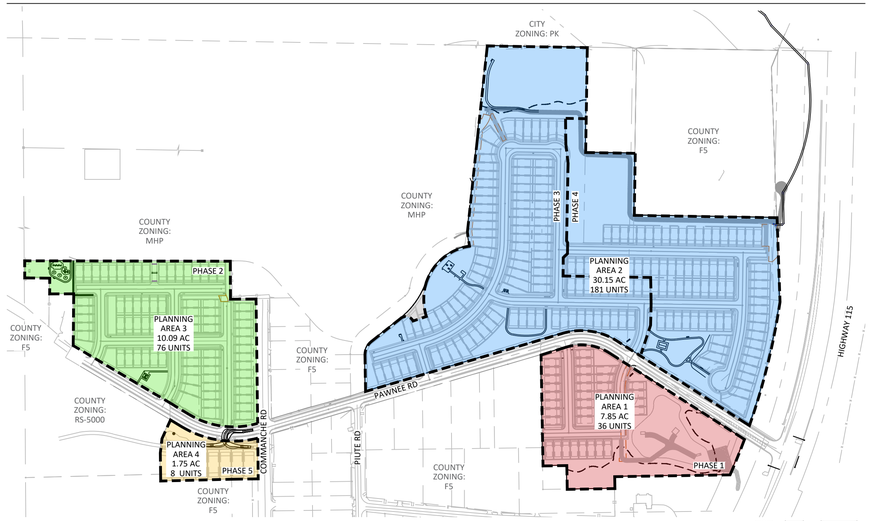
ROCK CREEK MESA
CITY OF COLORADO SPRINGS
DEVELOPMENT PLAN

KEY MAP



PHASING TABLE

NAME	DEVELOPMENT SCHEDULE	PROPOSED IMPROVEMENTS
PHASE 1	SUMMER 2027	PLANNING AREA 1
PHASE 2	FUTURE	PLANNING AREA 3
PHASE 3	FUTURE	PLANNING AREA 2 WEST
PHASE 4	FUTURE	PLANNING AREA 2 EAST
PHASE 5	FUTURE	PLANNING AREA 4

TRACT TABLE

NAME	SIZE	LANDSCAPE/PARK/OPEN SPACE/TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILIITES	PUBLIC PARK	OWNED BY	MAINTAINED BY
A	272,435 SF	X	X	X	X		RCMD*	RCMD*
B	42,253 SF	X	X	X	X		RCMD*	RCMD*
C	61,504.5 SF	X		X	X		RCMD*	RCMD*
D	5,382.0 SF	X		X			RCMD*	RCMD*
E	3182.0 SF	X		X			RCMD*	RCMD*
F	92,559.3 SF	X				X	RCMD*	RCMD*
G	1680 SF	X		X			RCMD*	RCMD*
H	1680 SF	X		X			RCMD*	RCMD*
I	8,158.0 SF	X	X		X		RCMD*	RCMD*
J	172,997.3 SF	X		X	X		RCMD*	RCMD*
K	4581.5 SF	X			X		RCMD*	RCMD*
L	31,958 SF	X		X	X		RCMD*	RCMD*
M	3,067.2 SF	X					RCMD*	RCMD*
N	21,535 SF	X		X			RCMD*	RCMD*
O	6,630 SF	X					RCMD*	RCMD*
P	1,700.0 SF	X					RCMD*	RCMD*
Q	1,700.0 SF	X					RCMD*	RCMD*
R	1,700 SF	X					RCMD*	RCMD*
S	21,532.0 SF	X					RCMD*	RCMD*
T	24,972.7 SF	X					RCMD*	RCMD*

PLDO REQUIREMENTS

HOUSING TYPE (#UNITS PER STRUCTURE)	# OF UNITS	NEIGHBORHOOD PARKS		COMMUNITY PARKS	
SINGLE-FAMILY DETACHED	301	0.00664 AC PER UNIT	2.00 AC	0.00797 AC PER UNIT	2.40 AC
TOTAL	301		**2.00 AC**		**2.40 AC**

PARK AND OPEN SPACE NOTES

1. ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT, OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
2. PARKLAND DEDICATION ORDINANCE:
   - 2.1. THE PROPOSED 2.12 ACRE PUBLIC PARK, TRACT F, MEETS THE PLDO OBLIGATION AS SHOWN IN THE ROCK CREEK MESA LAND USE PLAN (MAPN-23-0009). NO NEIGHBORHOOD PARK FEES ARE DUE WITH THIS DEVELOPMENT PLAN.
   - 2.2. THE REMAINING EASEMENT AND OPEN SPACE ACREAGE IS NOT INTENDED TO MEET PLDO.
   - 2.3. THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
3. ALL PLDO NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: PRIOR TO PARK CONSTRUCTION, TRACT F, THE PUBLIC PARK, SHALL BE DESIGNED, REVIEWED, AND APPROVED BY THE PARKS ADVISORY BOARD PRIOR TO 50% OF BUILDING PERMITS WITHIN THIS DEVELOPMENT. BY 75% OF CERTIFICATE OF OCCUPANCIES GRANTED FOR THIS PLAN PARK CONSTRUCTION AND SITE INSPECTION IS TO BE COMPLETED.
4. THE DEVELOPER WILL BUILD THE PARK, THEN TRANSFER TO THE ROCK CREEK METRO DISTRICT FOR OWNERSHIP AND MAINTENANCE VIA SPECIAL WARRANTY DEED.
5. ALL TRAILS WITH THE EXCEPTION OF THE CONNECTION TO THE STATE PARK WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT AND ARE TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. THE STATE PARK CONNECTION IS TO BE COORDINATED WITH THE STATE PARK AT A FUTURE DATE.

GENERAL NOTES

1. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.
2. DRIVEWAYS ARE TO BE A MINIMUM 20' OR MAXIMUM 12' LENGTH FROM GARAGE FACE TO BACK OF WALK OR RAMP CURB (OR EDGE OF PAVEMENT OF ACCESS ROAD). ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16.
3. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
4. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
5. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
6. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
7. MAIL KIOSK LOCATIONS ARE SHOWN CONCEPTUALLY AND ARE NOT APPROVED AS A PART OF THIS PLAN. FINAL LOCATIONS TO BE COORDINATED DIRECTLY WITH USPS.
8. PLEASE CONTACT MARISA MEDRANO (MARISA.J.MEDRANO@USPS.GOV) 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 RECEPTACLES, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.
9. REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATES JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT #8 (FFC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN LIEU OF LAND DEDICATION ALTERNATIVES.

TRAFFIC NOTES

1. THE APPLICANT WILL NEED TO DEDICATE ADDITIONAL ROW TO PROVIDE 67' ROW PLUS TWO 5' EASEMENTS ALONG PAWNEE ROAD, 400' WEST OF HWY 115 PER THE APPROVED LAND USE PLAN.
2. THE APPLICANT WILL BE RESPONSIBLE TO CONSTRUCT A DOUBLE LEFT-TURN LANE WITH 300' LONG EASTBOUND LEFT TURN LANE AND 100' TAPER AT PAWNEE ROAD/HWY 115 INTERSECTION.
3. THE APPLICANT WILL BE RESPONSIBLE TO CONSTRUCT A FUTURE TRAFFIC SIGNAL AT PAWNEE ROAD AND HWY 115 INTERSECTION AND COORDINATE WITH CDOT ON THE SIGNAL CONSTRUCTION AND REQUIRED DECELERATION LANES ALONG HWY 115.
4. ANY ONSITE OR OFFSITE IMPROVEMENTS SHOULD BE INCORPORATED INTO THE CIVIL DRAWINGS AND CONFORM TO STANDARDS OF CDOT/CITY OF COLORADO SPRINGS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

PUBLIC WORKS NOTES

1. ALL CITY OWNED EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
2. 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.

ADA NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. ACCESSIBLE PARKING SPACES, ACCESS AISLES AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS.
3. 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.

FIRE NOTES

1. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
2. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
3. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

STORMWATER NOTES

1. THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
2. FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.
3. THE PROPOSED ROCK CREEK MESA PRIVATE DETENTION FACILITY IS LOCATED IN THE SOUTHEAST CORNER OF THE SITE. CALCULATIONS FOR THE FACILITY CAN BE LOCATED IN THE "ROCK CREEK MESA PRELIMINARY DRAINAGE REPORT" PREPARED BY MATRIX DESIGN GROUP, APPROVED _____.

GEOHAZARD NOTES

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ROCKY MOUNTAIN GROUP, DATED JANUARY 31, 2024, AND A GEOLOGIC HAZARD VALIDATION LETTER PREPARED BY ROCKY MOUNTAIN GROUP, DATED MAY 10, 2026, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: FAULTS AND SEISMICITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE WITHIN THE SUBDIVISION FILES OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORTS.
2. GEOLOGICAL HAZARD VALIDATION HAS BEEN SUBMITTED IN PROJECT DOX (#STM-REV26-0208) AND IS CURRENTLY UNDER REVIEW. ALL COMMENTS WILL BE COMMUNICATED DIRECTLY IN PROJECT DOX. ONCE ALL COMMENTS ARE ADDRESSED AND CITY APPROVED VALIDATION, UPLOAD CITY-SIGNED VALIDATION INTO THIS DEVELOPMENT PLAN FILE.
3. THE GEOLOGIC HAZARD VALIDATION LETTER IS STILL PENDING AND MUST HAVE FINAL CITY APPROVAL BEFORE THE APPROVAL OF THE CONSTRUCTION DRAWINGS.

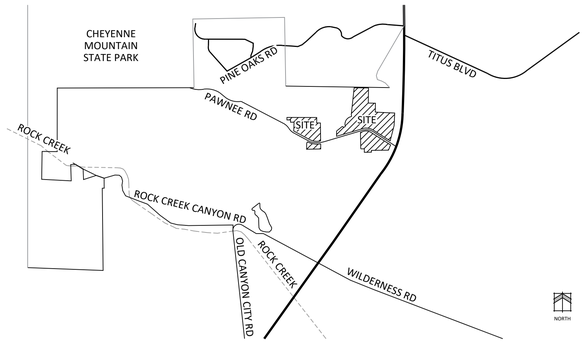
FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0950G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

DEVELOPMENT PLAN NOTES

1. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 18-037 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 218016204.
2. DEVELOPMENT WILL OCCUR IN ONE PHASE.
3. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT.
4. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINES IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE OF INCREASE IN DENSITY IS REQUESTED.
5. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED CAN BE FOUND IN FILE MAPN-23-0009. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
6. RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
7. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT FUELS MANAGEMENT REQUIREMENTS IN SECTION 103 OF APPENDIX K, OF THE 2021 INTERNATIONAL FIRE CODE AS ADOPTED. AN APPROVED INSPECTION MUST BE OBTAINED FROM THE FIRE CODE OFFICIAL PRIOR TO FINAL INSPECTION BY THE BUILDING CODE OFFICIAL AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE, THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO THE FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED BEFORE BECOMING FINAL.
8. THE ROCK CREEK MESA DEVELOPMENT PLAN IS A MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO WILDFIRE RESILIENCY CODE. CONSTRUCTION WILL BE REQUIRED TO IMPLEMENT CLASS 2 STANDARDS FOR HARDENED STRUCTURE AND DEFENSIBLE SPACE.
9. THE HILLSIDE DESIGNATED AREAS SHOWN ON THIS DEVELOPMENT PLAN WILL ADHERE TO ALL HILLSIDE REQUIREMENTS WITH LIMITED LAND DISTURBANCE AND VEGETATION REMOVAL. ANY FUTURE DEVELOPMENT OR DISTURBANCE IN THESE AREAS WILL BE REVIEWED BY CITY PLANNING TO ENSURE ALL HILLSIDE REQUIREMENTS ARE MET. EFFORTS WILL BE MADE TO PRESERVE STEEP SLOPES AND EXISTING VEGETATION WITH CONSTRUCTION OR DETENTION SOUTHEAST OF PAWNEE ROAD. NO PROPOSED LOTS ARE WITHIN THE HILLSIDE OVERLAY AND THEREFORE DO NOT NEED HILLSIDE SITE PLANS AT TIME OF BUILDING PERMIT.
10. THE METRO DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF SHARED COMMON TRACTS, ACCESS DRIVES, RETAINING WALLS, AND LANDSCAPE AREAS.
11. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY METRO DISTRICT.

VICINITY MAP



PROJECT TEAM

OWNER:	ROCK CREEK RESIDENTIAL LLC. 90 SOUTH CASCADE AVE., SUITE 500 COLORADO SPRINGS, CO 80903	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
DEVELOPER:	ROCK CREEK RESIDENTIAL LLC. 90 SOUTH CASCADE AVE., SUITE 500 COLORADO SPRINGS, CO 80903	CIVIL:	MATRIX DESIGN GROUP 2435 RESEARCH PKWY, SUITE 300 COLORADO SPRINGS, CO 80920

SITE DATA

TAX SCHEDULE NUMBER :	6530300017, 6530400003, 6530400014, 6530400013, 6550300023	LANDSCAPE SETBACKS - AREA 1	
		PAWNEE RD:	10'
TOTAL AREA:	55.02 AC (INCLUDING PAWNEE ROW = 5.18 AC)	HIGHWAY 115:	25'
NET AREA:	49.84 AC	LANDSCAPE SETBACKS - AREA 2	
LAND USE PLAN:	MAPN-23-0009	PAWNEE RD:	10'
DRAINAGE BASIN:		HIGHWAY 115:	25'
CURRENT ZONE:	R-FLEX MEDIUM WITH WUI OVERLAY AND WITH HILLSIDE OVERLAY DESIGNATION TO NORTHERN MOST PORTION OF PLANNING AREA 2 AND SE AREA OF PLANNING AREA 1 - SEE SITE PLAN FOR BOUNDARIES	LANDSCAPE SETBACKS - AREA 3	
		PAWNEE RD:	10'
		LANDSCAPE SETBACKS - AREA 4	
		PAWNEE RD:	10'
SETBACKS (MINIMUM):			
FRONT HOUSE:	10'	PARKING	
STREET LOADED GARAGE:	20'	SINGLE-FAMILY DETACHED	2/DU
SIDE:	1' MINIMUM WITH 6' COMBINED BOTH SIDES, OR 0' IF ATTACHED	REQUIRED:	2 X 312 = 624 SPACES
			PROVIDED IN GARAGES
CORNER LOT SIDE:	15'		
REAR:	10'	GUEST REQUIRED:	63
		GUEST PROVIDED (TOTAL):	624
ORDINANCE NO.:	25-27 AND 25-29	ON-STREET:	0
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL DETACHED	OFF-STREET:	624
			PROVIDED ON DRIVEWAYS
R-FLEX MED DENSITY RANGE:	5-16 DU/ACRE		
PROPOSED DENSITY FOR OVERALL DEVELOPMENT:	6.04 DU/ACRE		
MAX. BUILDING HEIGHT	45'		
TOTAL LOTS:	301		
MIN. LOT SIZE:	1500 SF		
MIN. LOT WIDTH	20'		
DRIVEWAY LENGTH:	MIN 20', MAX 27'		
DRIVEWAY WIDTH:	20'		

SHEET INDEX

NUMBER	TITLE	DESCRIPTION
1	DP1.01	COVER
2	DP1.02	LEGAL DESCRIPTIONS
3-9	DP2.01-DP2.07	SITE PLAN
10	DP3.01	LOT TYPICALS
11	DP3.02	FIRE TURN EXHIBITS
12	DP3.03	HILLSIDE PLAN
13	ST01	HIGHWAY 115 IMPROVEMENTS
14-20	GR01-GR07	PRELIMINARY GRADING PLAN
21-27	UT01-UT07	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
28-29	LP1.00-LP1.01	PRELIMINARY LANDSCAPE NOTES AND DETAILS
30-31	LP1.02-LP1.03	HYDRO AND GREEN SPACE DIAGRAMS
32-38	LP2.01-LP2.07	PRELIMINARY LANDSCAPE PLANS
39-40	LP3.00-LP3.01	LANDSCAPE DETAILS
41	LP3.02	LANDSCAPE LOT TYPICALS

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review Approved
09/11/2026
2:19:54 PM
KSchott

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

SHEET DESCRIPTION

COVER AND NOTES

SHEET NUMBER/TITLE

DP1.01

1 OF 41

PLAN FILE #

DEPN-25-0173

P:\Equity\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa _DP.dwg [DP1.01] 9/26/2026 2:41:22 PM ARoman

ROCK CREEK MESA ADDITION NO. 1

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 222066811 AND TO THE POINT OF BEGINNING;
THENCE SOUTH 06°01'44" WEST, A DISTANCE OF 462.00 FEET;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 04°07'26" WEST, A DISTANCE OF 462.00 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL SOUTH 89°02'51" EAST, A DISTANCE OF 421.52 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 175,165 SQUARE FEET OR 4.02123 ACRES, MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 2:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF PARCELS OR LAND RECORDED UNDER RECEPTIONS NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625"

COMMENCING AT THE SAID CENTER CORNER OF SECTION 30;
THENCE NORTH 89°02'51" WEST, A DISTANCE OF 191.29 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744 AND TO THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 01°02'53" WEST, A DISTANCE OF 439.71 FEET TO A POINT ON THE EXTERIOR OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING TWO (2) COURSES:
1. SOUTH 89°02'57" EAST, A DISTANCE OF 208.00 FEET;
2. SOUTH 01°02'56" WEST, A DISTANCE OF 260.09 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT SAID RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:
1. SOUTH 89°02'40" EAST, A DISTANCE OF 598.00 FEET;
2. SOUTH 02°00'53" EAST, A DISTANCE OF 119.63 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY THE FOLLOWING THREE (3) COURSES:
1. NORTH 08°18'28" WEST, A DISTANCE OF 59.97 FEET;
2. NORTH 06°04'29" EAST, A DISTANCE OF 391.30 FEET;
3. NORTH 05°59'00" EAST, A DISTANCE OF 393.36 FEET;
THENCE SOUTH 04°07'26" EAST, A DISTANCE OF 462.00 FEET;
THENCE SOUTH 89°02'51" EAST, A DISTANCE OF 339.76 FEET;
THENCE NORTH 06°01'44" EAST, A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 363,837 SQUARE FEET OR 8.35254 ACRES, MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 3:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING PORTIONS OF THOSE PARCELS RECORDED UNDER RECEPTION NUMBER 224050744 WITHIN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET.;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH 02°22'58" WEST A DISTANCE OF 1,847.76 TO A POINT ON THE SOUTHERN EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744, BEING MONUMENTED BY A 2-1/2 INCH ALUMINUM CAP STAMPED "PLS 9853", SAID BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 89°02'02" WEST, A DISTANCE OF 200.00 FEET;
THENCE NORTH 00°59'48" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°02'02" WEST A DISTANCE OF 39.91 FEET; THENCE NORTH 00°56'34" WEST, A DISTANCE OF 483.10 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744; THENCE CONTINUE NORTH 00°56'34" WEST, A DISTANCE OF 62.25 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY SOUTH 72°32'40" WEST, A DISTANCE OF 62.58 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED AT RECEPTION NUMBER 224050744;

THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES:
1. SOUTH 73°41'05" WEST, A DISTANCE OF 609.15 FEET;
2. NORTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 30.00 FEET, WHOSE CENTER BEARS SOUTH 38°18'22" EAST;
3. EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 109°51'18", AN ARC DISTANCE OF 57.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 73°22'43" EAST, A DISTANCE OF 49.11 FEET;
4. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 71°22'42" EAST, A DISTANCE OF 60.15 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 225.72 FEET, WHOSE CENTER BEARS NORTH 71°27'12" EAST;
5. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 100°11'27", AN ARC DISTANCE OF 394.71 FEET AND HAVING A CHORD THAT BEARS NORTH 31°32'56" EAST, A DISTANCE OF 346.31 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 90°00'00" EAST, A DISTANCE OF 1,292.50 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF THAT PARCEL OF LAND RECORDED SAID RECEPTION NUMBER 224050744 AND THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 115;
THENCE COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL AND SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 02°00'53" EAST, A DISTANCE OF 233.77 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 2,864.85 FEET, WHOSE CENTER BEARS NORTH 81°27'53" WEST;
2. SOUTHERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 10°41'37", AN ARC DISTANCE OF 534.69 FEET AND HAVING A CHORD THAT BEARS SOUTH 13°52'56" WEST, A DISTANCE OF 533.91 FEET;
3. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°13'50", AN ARC DISTANCE OF 61.52 FEET AND HAVING A CHORD THAT BEARS SOUTH 19°50'39" WEST, A DISTANCE OF 61.52 FEET;
4. CONTINUE SOUTHERLY AND COINCIDENT WITH SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°12'43", AN ARC DISTANCE OF 160.60 FEET AND HAVING A CHORD THAT BEARS SOUTH 22°03'55" WEST, A DISTANCE OF 160.58 FEET;

THENCE CONTINUING COINCIDENT WITH SAID EXTERIOR BOUNDARY OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:
1. ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°02'02" WEST, A DISTANCE OF 482.72 FEET;
2. SOUTH 01°01'21" EAST, A DISTANCE OF 49.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 1,112,842 SQUARE FEET OR (25.54733 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ROCK CREEK MESA ADDITION NO. 4:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD AND COMMANCHE ROAD RIGHT-OF-WAYS RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A
PORTION OF THOSE PARCELS OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, ALL IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH
BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED
TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE S56°23'43"W A DISTANCE OF 1,898.77 TO A POINT ON THE SAID EASTERN RIGHT-OF-WAY LINE OF COMMANCHE ROAD, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;

THENCE COINCIDENT WITH SAID COMMANCHE ROAD RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°17'17" EAST, A DISTANCE OF 60.00 FEET;
2. SOUTH 00°42'43" EAST, A DISTANCE OF 503.81 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;

THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE NORTH 73°41'05" EAST, A DISTANCE OF 409.31 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°52'18" WEST, A DISTANCE OF 153.40 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 70.00 FEET, WHOSE CENTER BEARS NORTH 89°08'03" EAST;
2. NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 51°59'01", AN ARC DISTANCE OF 63.51 FEET AND HAVING A CHORD THAT BEARS NORTH 25°07'33" EAST, A DISTANCE OF 61.35 FEET;
3. ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 51°41'38" EAST, A DISTANCE OF 161.74 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 265.09 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE COINCIDENT WITH SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE NORTH 73°41'05" EAST, A DISTANCE OF 609.15 FEET;
2. THENCE NORTH 72°32'40" EAST, A DISTANCE OF 62.58 FEET;

THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 62.25 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE SOUTH 00°56'34" EAST, A DISTANCE OF 483.10 FEET;
SOUTH 89°02'02" WEST, A DISTANCE OF 60.09 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL NORTH 00°59'47" WEST, A DISTANCE OF 465.22 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PAWNEE ROAD;
THENCE COINCIDENT WITH SAID RIGHT-OF-WAY SOUTH 73°41'05" WEST, A DISTANCE OF 1,175.13 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;
THENCE COINCIDENT WITH SAID EASTERN RIGHT-OF-WAY LINE SOUTH 00°42'43" EAST, A DISTANCE OF 97.26 FEET;
THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.94 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;

THENCE COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE NORTH 00°45'24" WEST, A DISTANCE OF 78.88 FEET TO A POINT OF SAID SOUTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE NORTH 00°42'43" WEST, A DISTANCE OF 61.94 FEET TO A POINT ON SAID NORTHERN RIGHT-OF-WAY LINE OF PAWNEE ROAD;
THENCE CONTINUE NORTH 00°42'43" WEST AND COINCIDENT WITH SAID WESTERN RIGHT-OF-WAY LINE, A DISTANCE OF 521.79 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 177,034 SQUARE FEET OR 4.06413 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

ROCK CREEK MESA ADDITION NO.5:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THE PAWNEE ROAD RIGHT-OF-WAY RECORDED UNDER ROCK CREEK MESA SUBDIVISION ADDITION NO. 2 IN PLAT BOOK A-2 PAGE 30, AND A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BOTH IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81
FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30; THENCE S56°23'43"W A DISTANCE OF 1,898.77 TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID WESTERN ROAD RIGHT-OF-WAY LINE OF COMMANCHE ROAD SOUTH 00°42'43" EAST, A DISTANCE OF 521.79 FEET;
THENCE CONTINUE SOUTH 00°42'43" EAST, A DISTANCE OF 61.94 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

1. SOUTH 00°45'24" EAST, A DISTANCE OF 142.36 FEET;
2. SOUTH 00°45'24" EAST, A DISTANCE OF 27.00 FEET;
3. SOUTH 88°33'19" WEST, A DISTANCE OF 409.44 FEET;
4. NORTH 00°43'42" WEST, A DISTANCE OF 27.00 FEET;
5. CONTINUE NORTH 00°43'42" WEST AND COINCIDENT WITH SAID LINE, A DISTANCE OF 90.69 FEET;
6. NORTH 06°34'58" EAST, A DISTANCE OF 59.95 FEET;
7. NORTH 24°20'49" EAST, A DISTANCE OF 86.76 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO A POINT ON THE EXTERIOR OF SAID PARCEL;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°52'55" EAST, A DISTANCE OF 250.80 FEET;
2. SOUTH 00°13'37" EAST, A DISTANCE OF 159.60 FEET;
3. NORTH 89°17'29" EAST, A DISTANCE OF 107.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 323,735 SQUARE FEET OR 7.43192 ACRES, MORE OR LESS.

ROCK CREEK MESA ADDITION NO. 6:

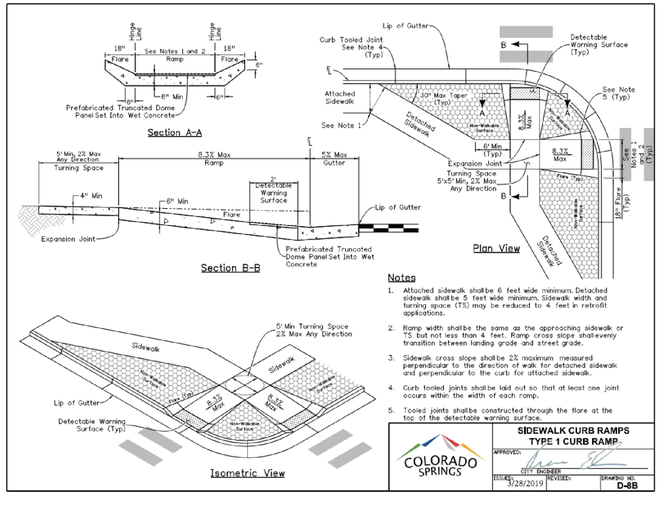
LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, BEING MONUMENTED ON THE WEST END BY A 3-1/4 INCH BRASS CAP (BLM STANDARD) AND ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "RMLS 19625" AT THE CENTER CORNER OF SAID SECTION 30, WHICH IS ASSUMED TO BEAR NORTH 89°02'51" WEST, A DISTANCE OF 2,557.81 FEET;

COMMENCING AT SAID CENTER CORNER OF SECTION 30;
THENCE SOUTH 51°14'05" WEST A DISTANCE OF 2,488.24 FEET TO A POINT ON THE SAID EXTERIOR THAT PARCEL OF LAND, BEING MONUMENTED BY A RED PLASTIC CAP STAMPED "PLS 38160", ALSO BEING THE POINT OF BEGINNING;
THENCE COINCIDENT WITH THE EXTERIOR OF SAID PARCEL THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 59°19'10" WEST, A DISTANCE OF 509.83 FEET;
2. NORTH 30°40'50" EAST, A DISTANCE OF 60.00 FEET;
3. NORTH 00°33'26" EAST, A DISTANCE OF 217.01 FEET;
4. SOUTH 89°29'59" WEST, A DISTANCE OF 100.56 FEET;
5. NORTH 00°07'54" EAST, A DISTANCE OF 66.17 FEET;
6. NORTH 89°20'07" WEST, A DISTANCE OF 104.87 FEET;
7. NORTH 00°21'37" WEST, A DISTANCE OF 71.87 FEET;
8. SOUTH 89°52'55" EAST, A DISTANCE OF 611.46 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 665.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 244,463 SQUARE FEET OR 5.61209 ACRES, MORE OR LESS.



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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COLORADO SPRINGS
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2:19:51 PM
KSchott

3D ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

SHEET DESCRIPTION

LEGAL DESCRIPTIONS

SHEET NUMBER/TITLE

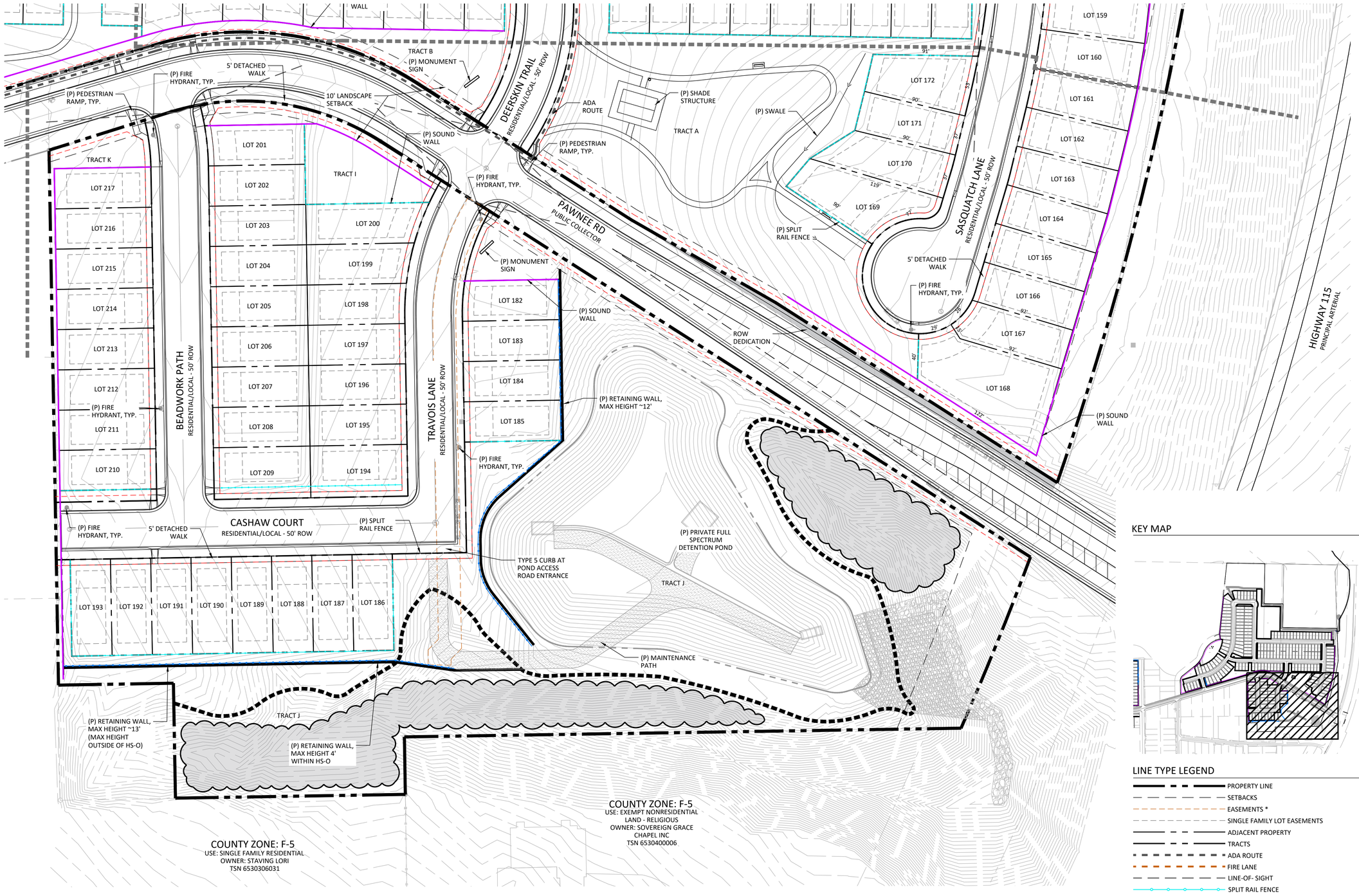
DP1.02

2 OF 41

PCAN FILE #

DEPN-25-0173

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KEY MAP

LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
- FIRE LANE
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SOUND WALL
- ORNAMENTAL RAILING
- MATCHLINES
- HILLSIDE OVERLAY BOUNDARY

*SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES

SCRUB OAK TO BE PRESERVED

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

DP2.01

3 OF 41

PLAN FILE #

DEPN-25-0173

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EXISTING 16'-0" CSU MAINTENANCE PATH

EXISTING 30'-0" PUBLIC UTILITY EASEMENT REC NO. 224042357

EXISTING CSU MAINTENANCE PATH AND TRAIL

REGALIA LANE
RESIDENTIAL/LOCAL - 50' ROW

TRACT F
PUBLIC PARK
DESIGN TO BE APPROVED BY PARKS ADVISORY BOARD

COUNTY ZONE: CR F-5
USE: VACANT
OWNER: KIM DAE SIK
TSN 6530400010

EXISTING 20'-0" PUBLIC UTILITY EASEMENT REC NO. 224042357

EXISTING 16'-0" CSU MAINTENANCE PATH

EXISTING CSU MAINTENANCE PATH AND TRAIL

(P) SPLIT RAIL FENCE

ADA ROUTE

(P) FIRE HYDRANT, TYP.

LOT 133 LOT 134 LOT 135 LOT 136 LOT 137 LOT 138 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144 LOT 145 LOT 146 LOT 147 LOT 148 LOT 149 LOT 150 LOT 151

(P) SOUND WALL

TRACT A

(P) MAINTENANCE ROAD

TRIBE TERRACE
RESIDENTIAL/LOCAL - 50' ROW

(P) FIRE HYDRANT, TYP.

(P) PEDESTRIAN RAMP, TYP.

LOT 132 LOT 131 LOT 130 LOT 129 LOT 128 LOT 127 LOT 126 LOT 125 LOT 124 LOT 123 LOT 122 LOT 121 LOT 120 LOT 119 LOT 118 LOT 117 LOT 116 LOT 115 LOT 114 LOT 113

LOT 152 LOT 153 LOT 154 LOT 155 LOT 156 LOT 157 LOT 158 LOT 159 LOT 160 LOT 161 LOT 162

SASQUATCH LANE
RESIDENTIAL/LOCAL - 50' ROW

TRACT G

TRACT H

LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100 LOT 101 LOT 102 LOT 103 LOT 104 LOT 105 LOT 106 LOT 107 LOT 108 LOT 109 LOT 110 LOT 111 LOT 112

(P) SOUND WALL

(P) FIRE HYDRANT, TYP.

MACKINAW WAY
RESIDENTIAL/LOCAL - 50' ROW

(P) PEDESTRIAN RAMP, TYP.

(P) FIRE HYDRANT, TYP.

5' DETACHED WALK

HIGHWAY 115
PRINCIPAL ARTERIAL

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

(P) FIRE HYDRANT, TYP.

(P) SOUND WALL

LOT 181 LOT 180 LOT 179 LOT 178 LOT 177 LOT 176 LOT 175 LOT 174 LOT 173

TRACT B
(P) MONUMENT SIGN

(P) FIRE HYDRANT, TYP.

5' DETACHED WALK

10' LANDSCAPE SETBACK

(P) SOUND WALL

DEERSKIN TRAIL
RESIDENTIAL/LOCAL - 50' ROW

ADA ROUTE

(P) SHADE STRUCTURE

TRACT A

(P) SWALE

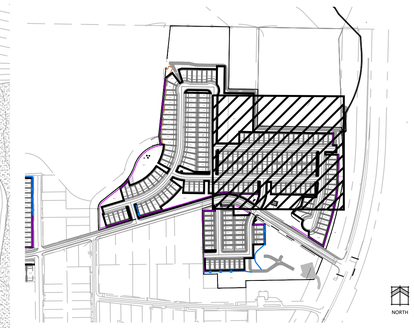
LOT 172 LOT 171

(P) PEDESTRIAN RAMP, TYP.

LOT 201

TRACT K

KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
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- ORNAMENTAL RAILING
- MATCHLINES
- HILLSIDE OVERLAY BOUNDARY

*SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES

NORTH

0 20' 40' 80'

SCALE: 1" = 40'

NES

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IN ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

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08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

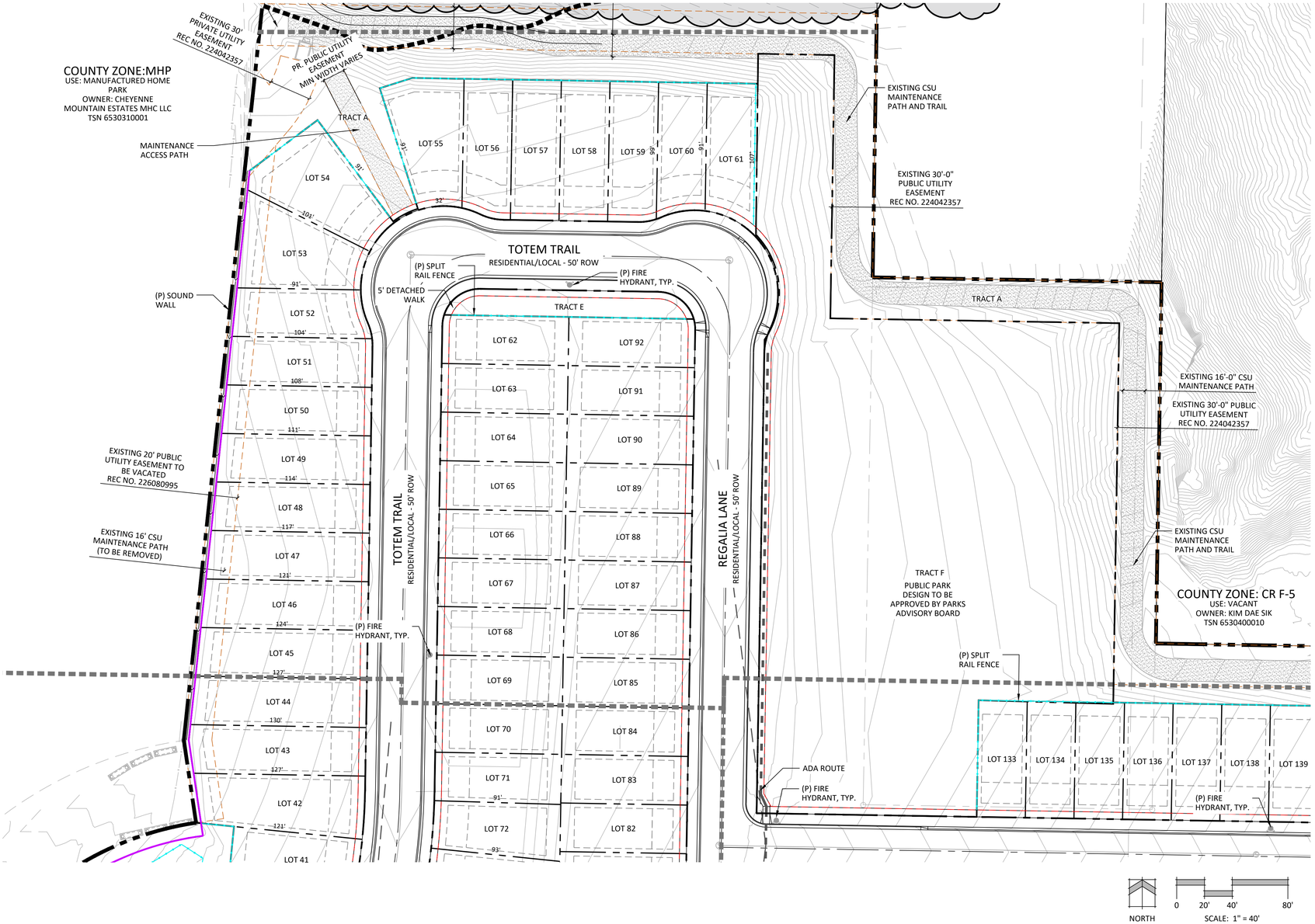
DP2.02

4 OF 41

PCAN FILE #

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KEY MAP



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*SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES

SCRUB OAK TO BE PRESERVED

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DEVELOPMENT PLAN

0 PAWNEE RD

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STAMP

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05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

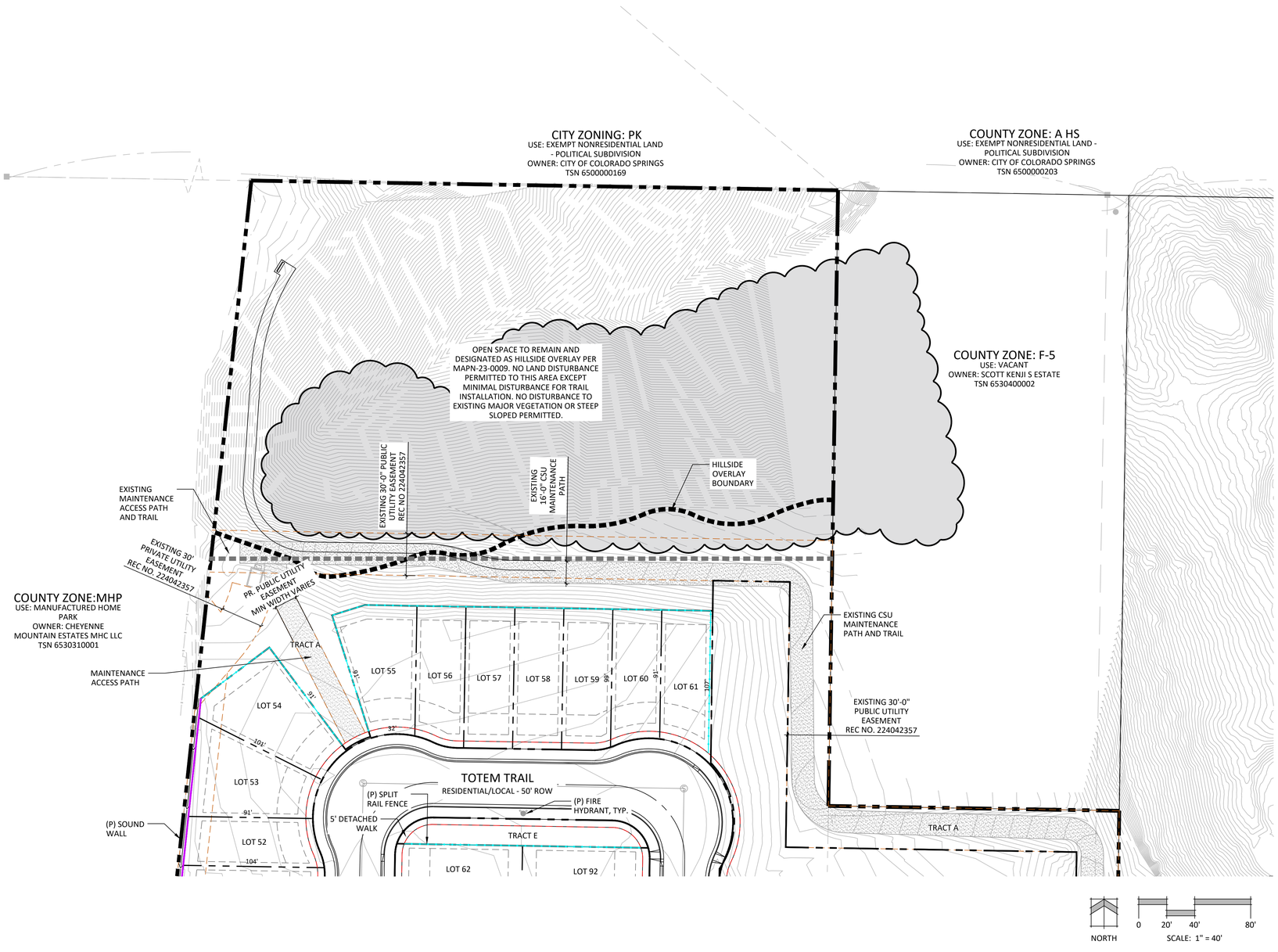
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5 OF 41

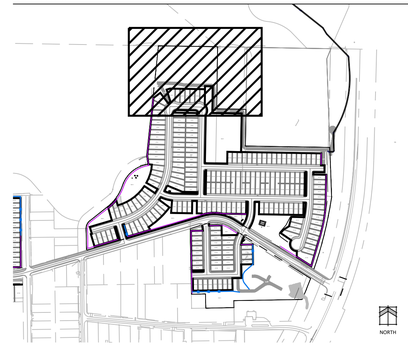
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DEPN-25-0173

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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
- FIRE LANE
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SOUND WALL
- ORNAMENTAL RAILING
- MATCHLINES
- HILLSIDE OVERLAY BOUNDARY

*SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES

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Colorado Springs, CO 80903

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3X ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE:	12.16.2025
PROJECT MGR:	J ALWINE/A PAPIERSKI
PREPARED BY:	A ROMAN/B BADGER

STAMP

DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN/ HILLSIDE PLAN

SHEET NUMBER/TITLE

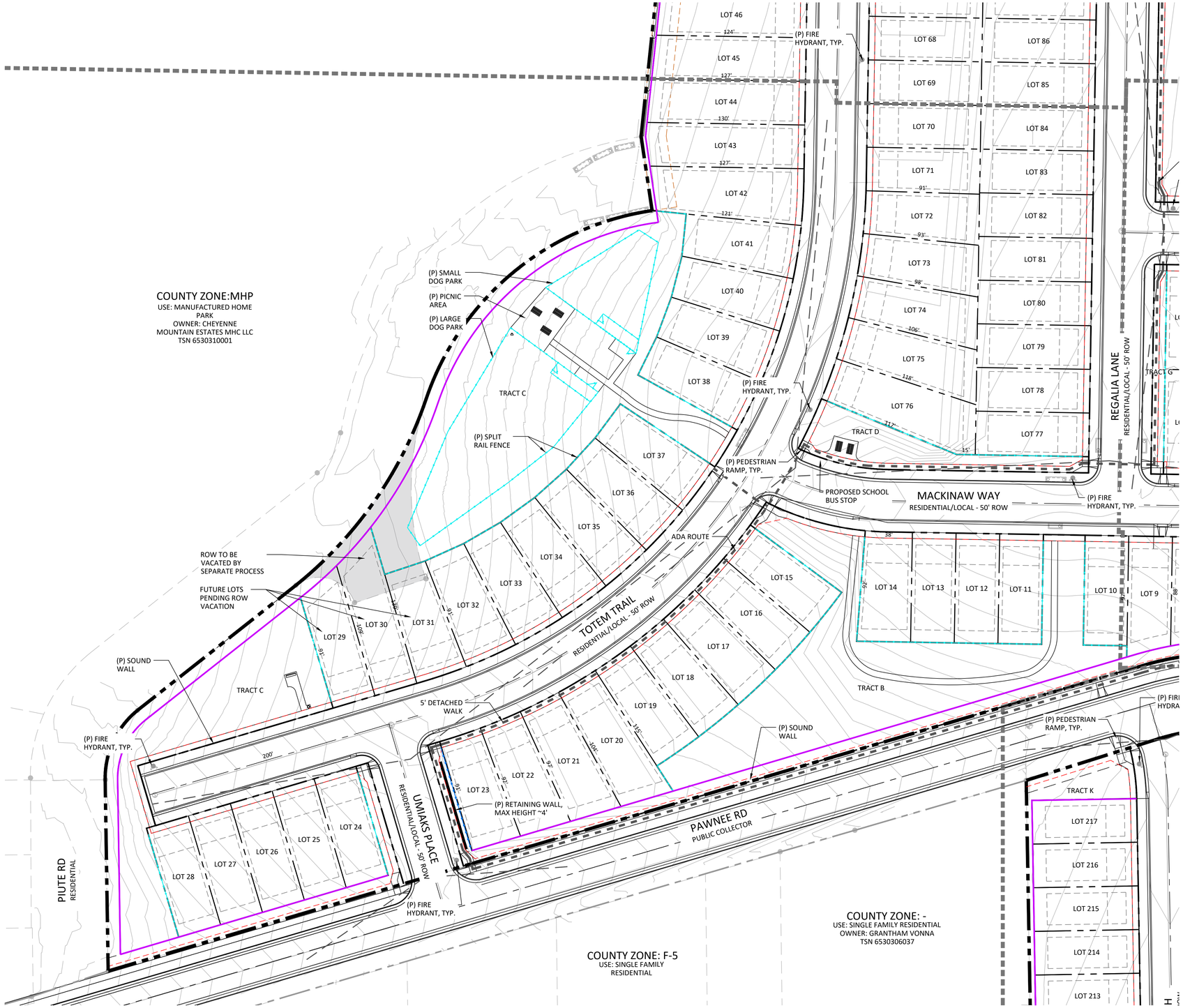
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6 OF 41

PLAN FILE #

DEPN-25-0173

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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
- FIRE LANE
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SOUND WALL
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- MATCHLINES
- HILLSIDE OVERLAY BOUNDARY

*SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES

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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

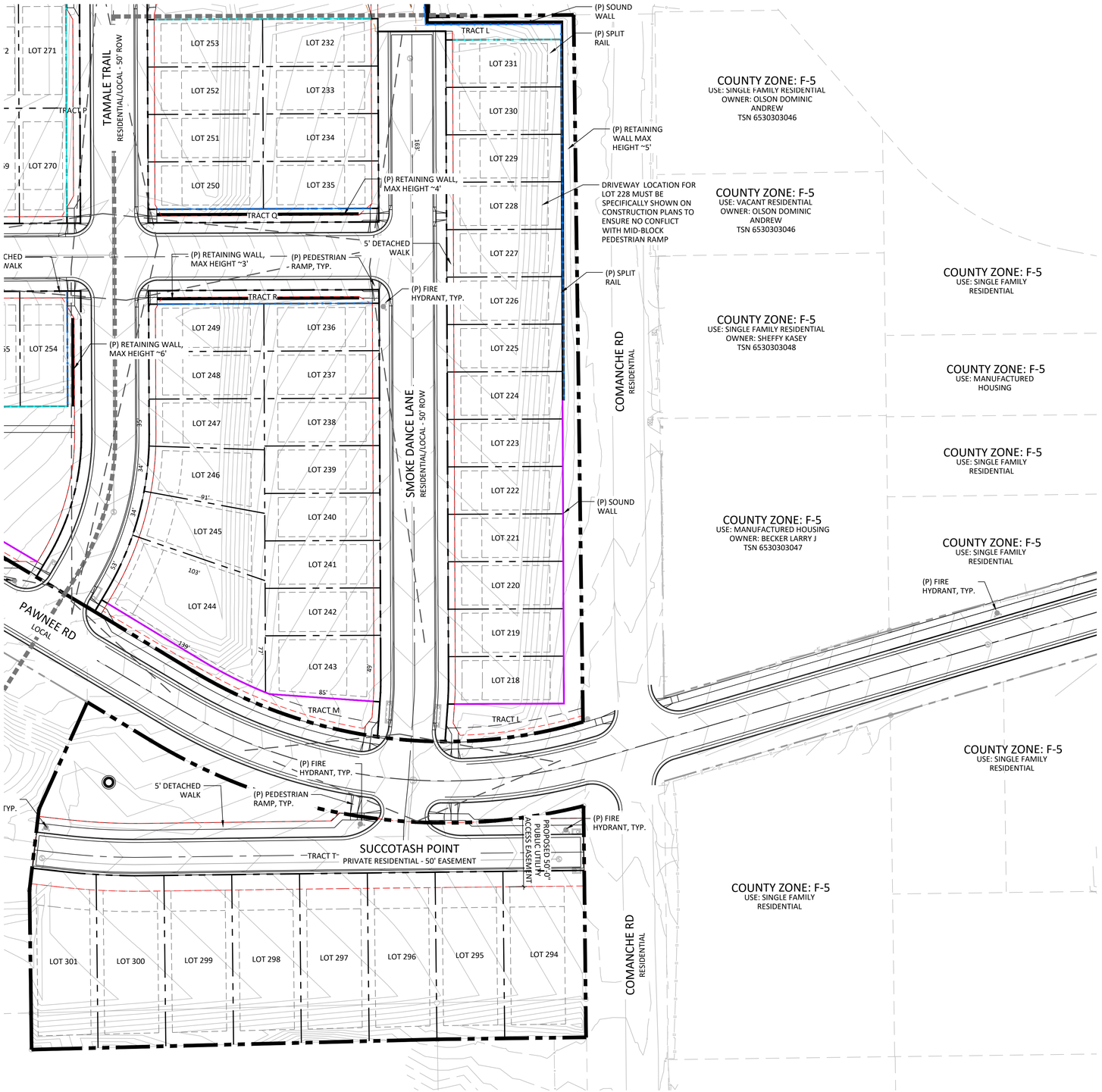
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7 OF 41

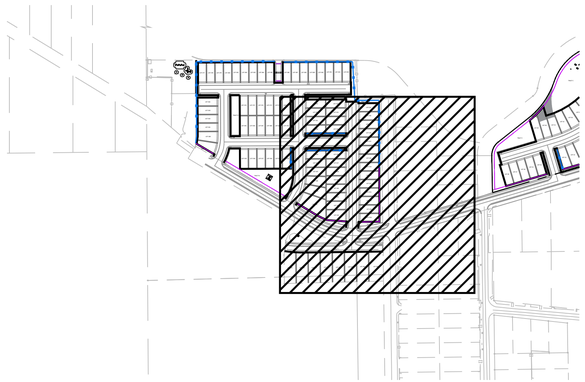
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
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- SINGLE FAMILY LOT EASEMENTS
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DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
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06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

SHEET DESCRIPTION

SITE PLAN

SHEET NUMBER/TITLE

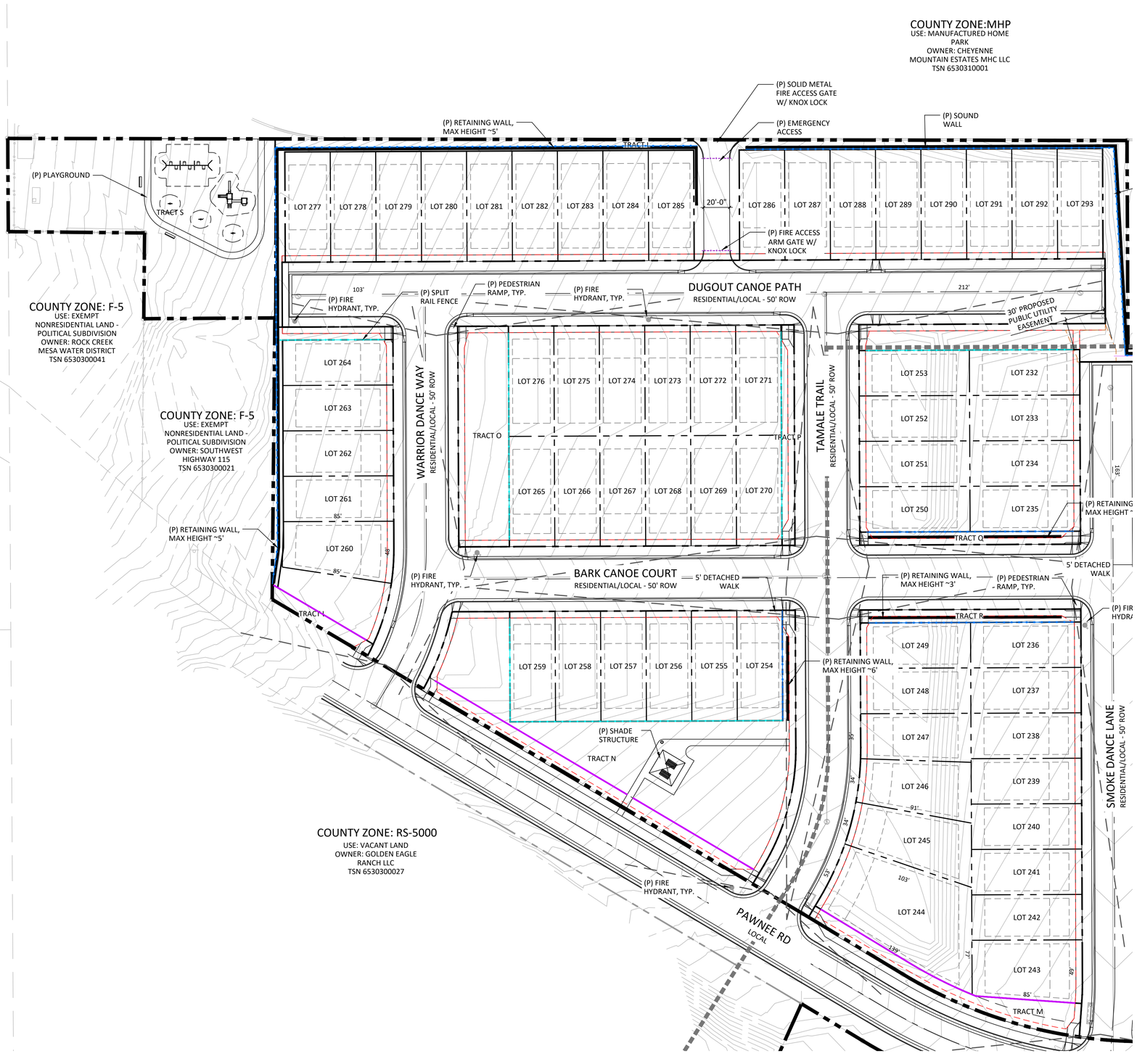
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8 OF 41

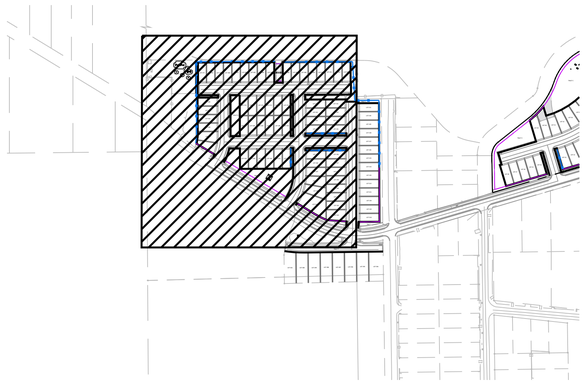
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE:	12.16.2025
PROJECT MGR:	J ALWINE/A PAPIERSKI
PREPARED BY:	A ROMAN/B BADGER

STAMP

DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

ISSUE / REVISION

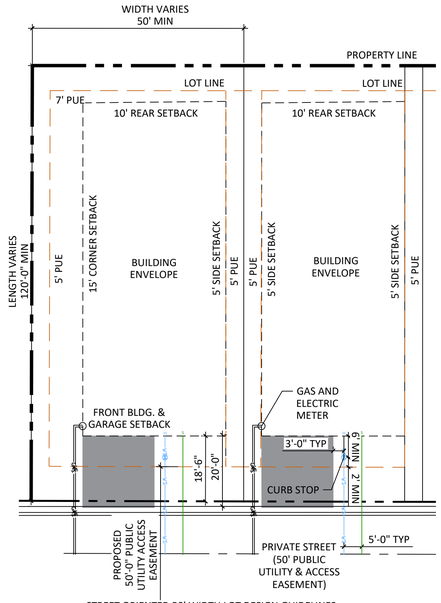
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SHEET NUMBER/TITLE: DP2.07

9 OF 41

PLAN FILE #: DEPN-25-0173

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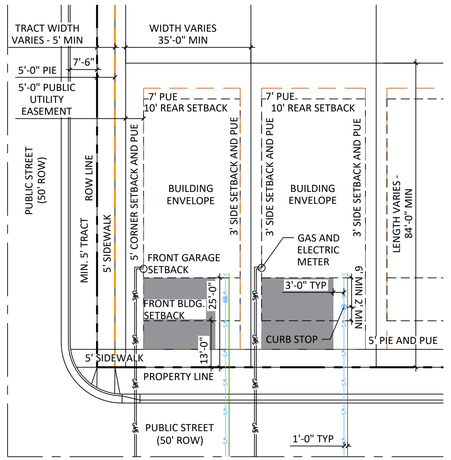


STREET ORIENTED 50' WIDTH LOT DESIGN GUIDELINES

SETBACKS:

FRONT:	18.5' FROM FACE OF BUILDING FROM PROPERTY LINE
GARAGE:	20' FROM TOP BACK OF CURB OR 18.5' FROM PROPERTY LINE.
SIDE:	5' BUILDING
REAR:	10' BUILDING
CORNER LOT SIDE:	15' BUILDING UNLESS ADJACENT TO A TRACT, THEN 5' CORNER SETBACK

- DRIVEWAY COVERAGE: PER CITY CODE. WILL MEET ALL UDC AND CITY ENGINEERING REQUIREMENTS INCLUDING DEPTH OF AT LEAST 20' FROM BACK OF SIDEWALK AND WIDTH NOT TO EXCEED 27'.
- 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 ENCROACHMENTS TO BE PER CODE SECTION 7.4.203.A.
- GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
- CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5546 (ELECTRIC) WITH ANY QUESTIONS.

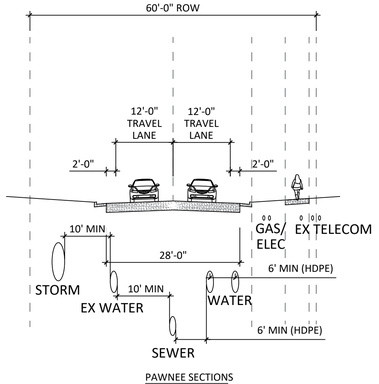


STREET ORIENTED 35' WIDTH LOT DESIGN GUIDELINES

SETBACKS:

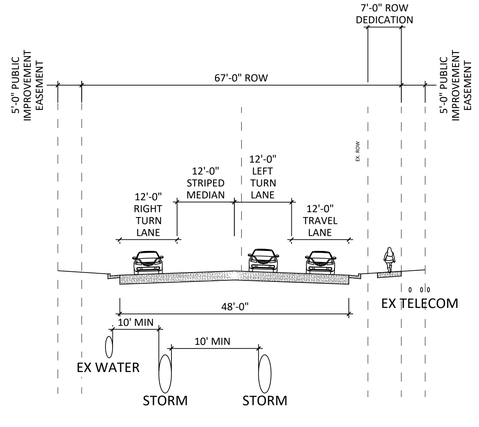
FRONT:	13' FACE OF BUILDING FROM PROPERTY LINE
GARAGE:	20' FROM BACK OF SIDEWALK OR 25' FROM PROPERTY LINE
SIDE:	1' BUILDING
REAR:	10' BUILDING
CORNER LOT SIDE:	15' BUILDING UNLESS ADJACENT TO A TRACT, THEN 5' CORNER SETBACK

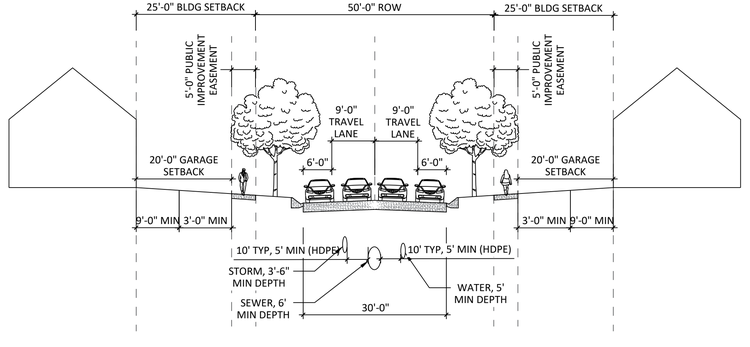
- DRIVEWAY COVERAGE: PER CITY CODE. WILL MEET ALL UDC AND CITY ENGINEERING REQUIREMENTS INCLUDING DEPTH OF AT LEAST 20' FROM BACK OF SIDEWALK AND WIDTH NOT TO EXCEED 27'.
- ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE.
- WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
- LOCATION 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 ENCROACHMENTS TO BE PER CODE SECTION 7.4.203.A.
- GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.
- CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5546 (ELECTRIC) WITH ANY QUESTIONS.



PAWNEE SECTIONS

NOTE: UTILITIES ARE ATYPICAL DUE TO EXISTING CONDITIONS. REFERENCE UTILITY PLANS.





TYPICAL SECTION
RESIDENTIAL LOCAL STREET (50' PUBLIC ROW)
(DETACHED SIDEWALK)

NOTE:UTILITIES ARE ATYPICAL DUE TO EXISTING CONDITIONS. REFERENCE UTILITY PLANS.

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COLORADO SPRINGS
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IN ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE:	12.16.2025
PROJECT MGR:	J ALWINE/A PAPIERSKI
PREPARED BY:	A ROMAN/B BADGER

STAMP

DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

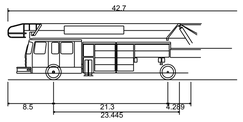
ISSUE / REVISION

SHEET DESCRIPTION: **LOT TYPICALS**

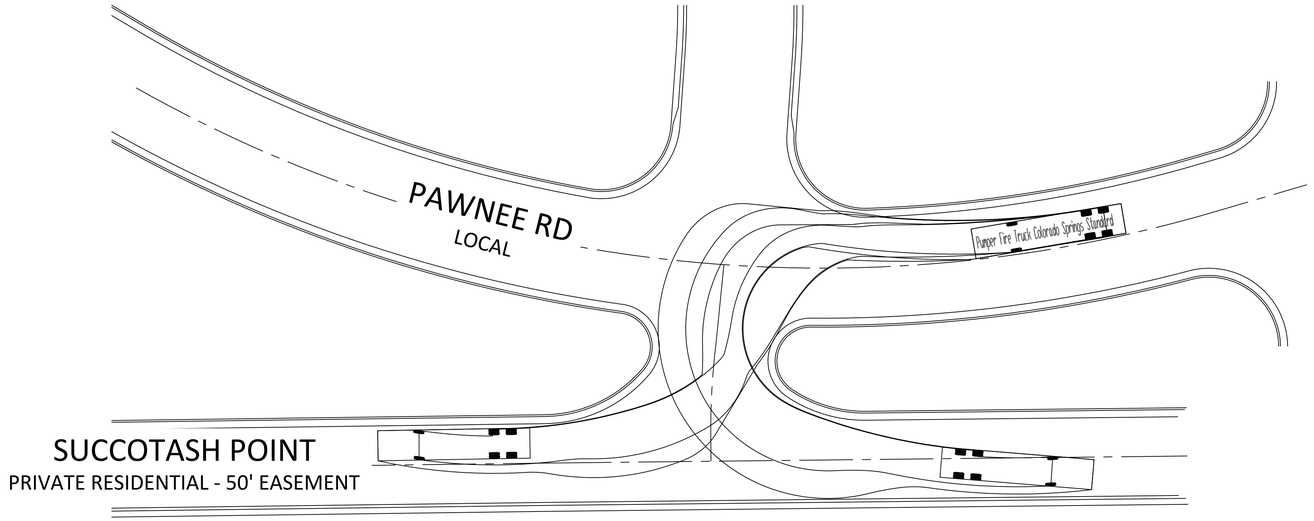
SHEET NUMBER/TITLE: DP3.01

10 OF 41

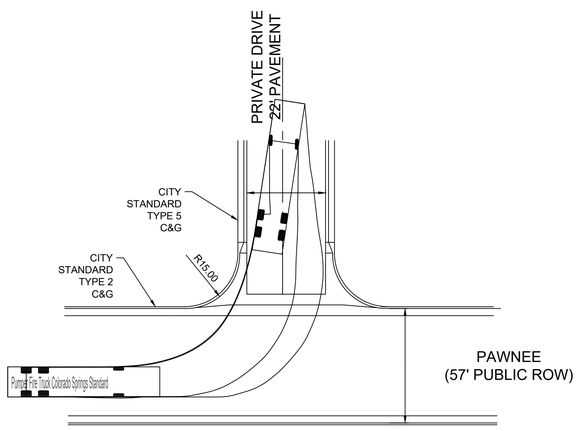
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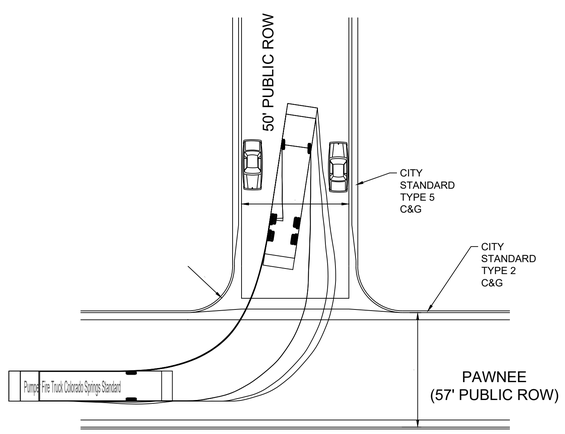
COS Fire	
Overall Length	42.700ft
Overall Width	8.420ft
Overall Body Height	10.461ft
Min Body Ground Clearance	0.732ft
Track Width	8.170ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	33.000ft



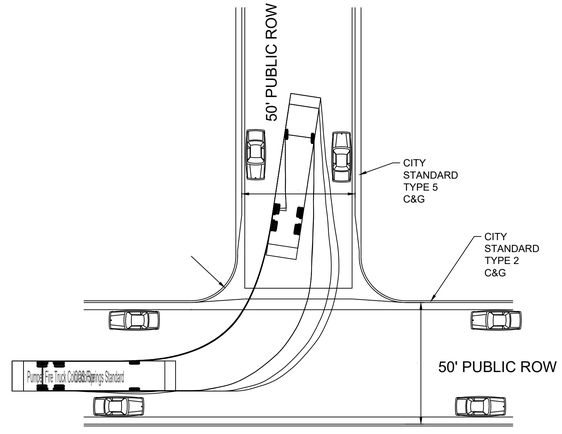
PAWNEE & SUCCOTASH POINT



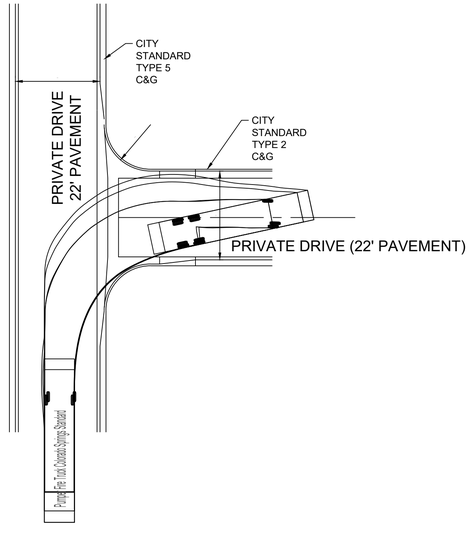
PAWNEE TO 20' PRIVATE DRIVE



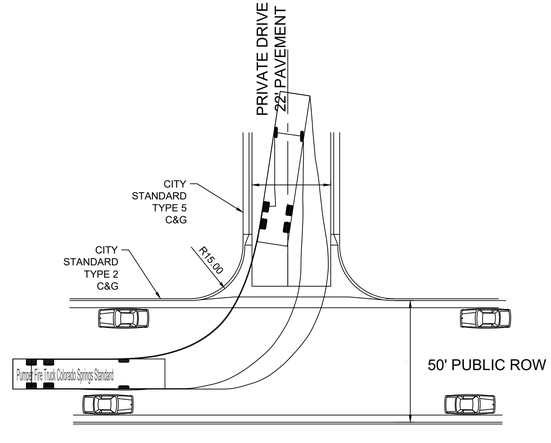
PAWNEE TO 50' PUBLIC ROW



50' PUBLIC ROW TO 50' PUBLIC ROW



20' PRIVATE DRIVE TO 20' PRIVATE DRIVE



50' PUBLIC ROW TO 20' PRIVATE DRIVE

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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE:	12.16.2025
PROJECT MGR:	J ALWINE/A PAPIERSKI
PREPARED BY:	A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
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07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

SHEET DESCRIPTION

FIRE TRUCK EXHIBIT

SHEET NUMBER/TITLE

DP3.02

11 OF 41

PLAN FILE #

DEPN-25-0173

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LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- HILLSIDE OVERLAY BOUNDARY
- SCRUB OAK TO BE PRESERVED
- PROTECTION BOUNDARY*

*PROTECTION BOUNDARY WILL BE INSTALLED ON SITE PRIOR TO CONSTRUCTION AND INSPECTED BY DRE ZONING INSPECTOR.

NORTH

0 20 40 80

SCALE: 1" = 40'

PLANNER / LANDSCAPE ARCHITECT

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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: J ALWINE/A PAPIERSKI
PREPARED BY: A ROMAN/B BADGER

STAMP

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

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06.24.2026	AR	4TH SUBMITTAL
07.22.2026	AR	5TH SUBMITTAL
08.26.2026	AR	6TH SUBMITTAL

SHEET DESCRIPTION

HILLSIDE PLAN

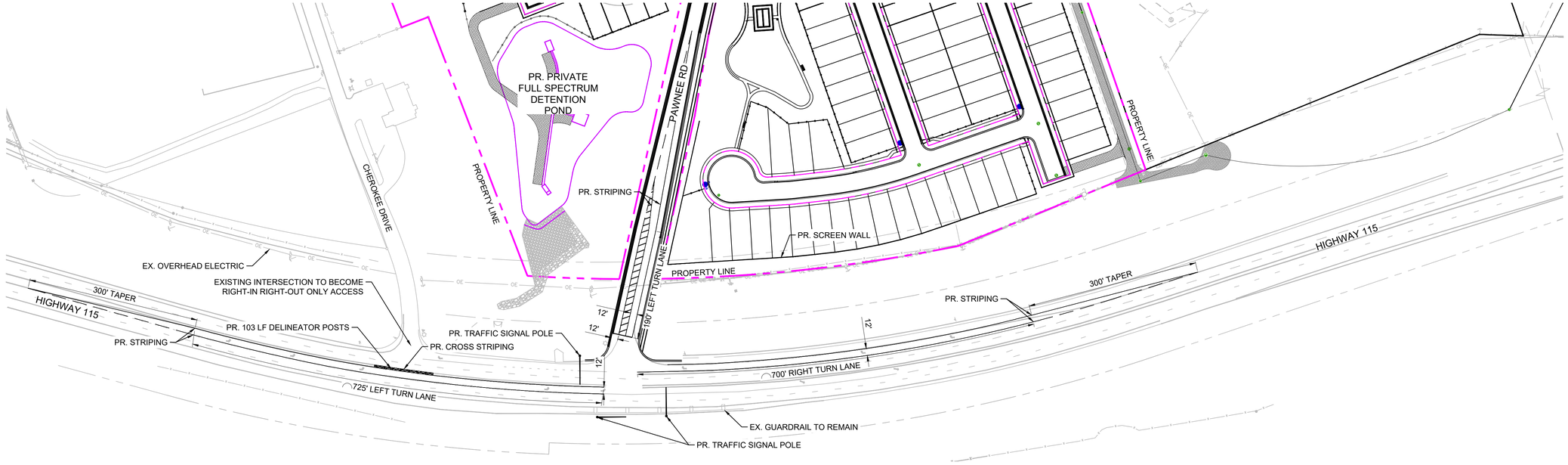
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DP3.03

PLAN FILE #

DEPN-25-0173

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LEGEND

PROPERTY BOUNDARY

ROW BOUNDARY LINE

N

100 0 50 100

SCALE: 1" = 100'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SETS\DEVELOPMENT PLANS\T01.DWG

CONSULTANTS:

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:

THE EQUITY GROUP

90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

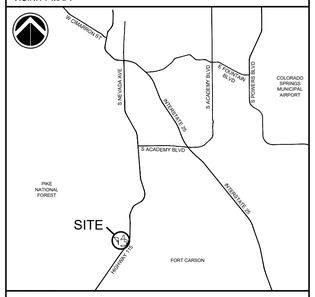
APPROVAL:

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OLYMPIC CITY USA

Land Use Review
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VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

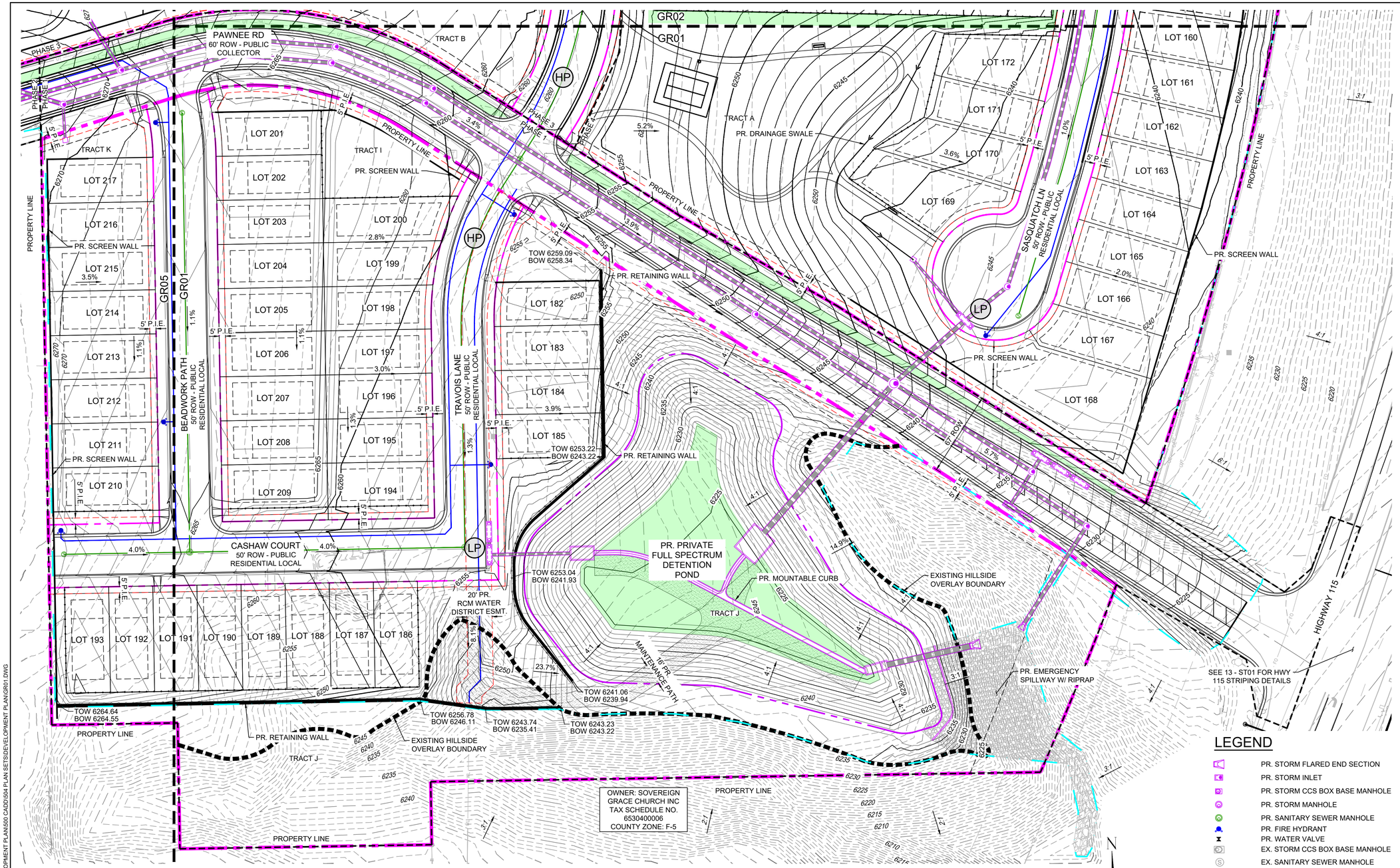
SHEET TITLE:

HIGHWAY 115 IMPROVEMENT PLAN

ST01

SHEET 13 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

40 0 20 40

SCALE: 1"= 40'

NOTE:

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.

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

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:

THE EQUITY GROUP
90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

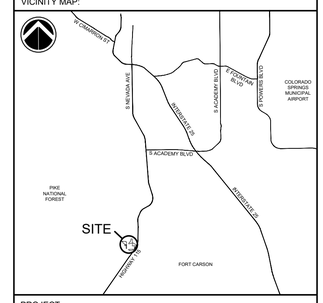
APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

09/11/2026
2:19:10 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

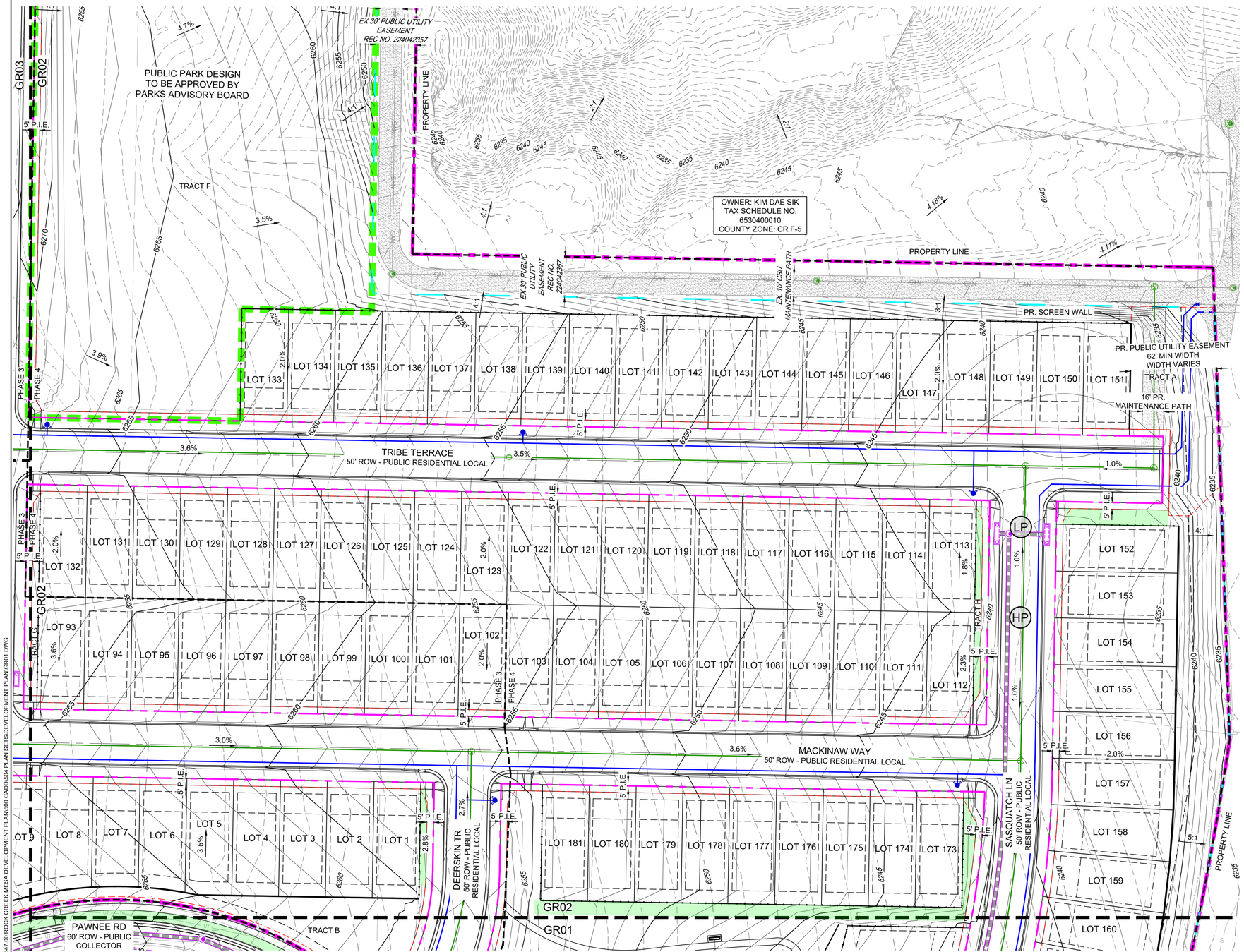
SHEET TITLE:

PRELIMINARY GRADING PLAN

GR01

SHEET 14 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- 6970 EX. CONTOURS
- 6970 PROPOSED CONTOURS
- 2.4% SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

CONSULTANTS:

CIVIL ENGINEER:

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

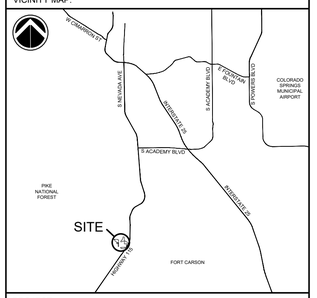
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
09/11/2026
2:19:04 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY GRADING PLAN

GR02

SHEET 15 OF 41

CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\SI\DEVELOPMENT PLAN\GR01.DWG



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

40 0 20 40

SCALE: 1" = 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\05\04 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

CIVIL ENGINEER:

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

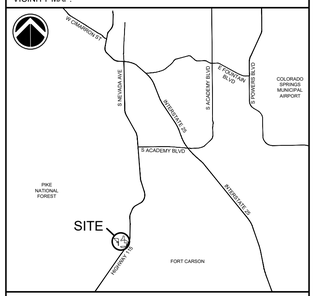
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:19:00 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

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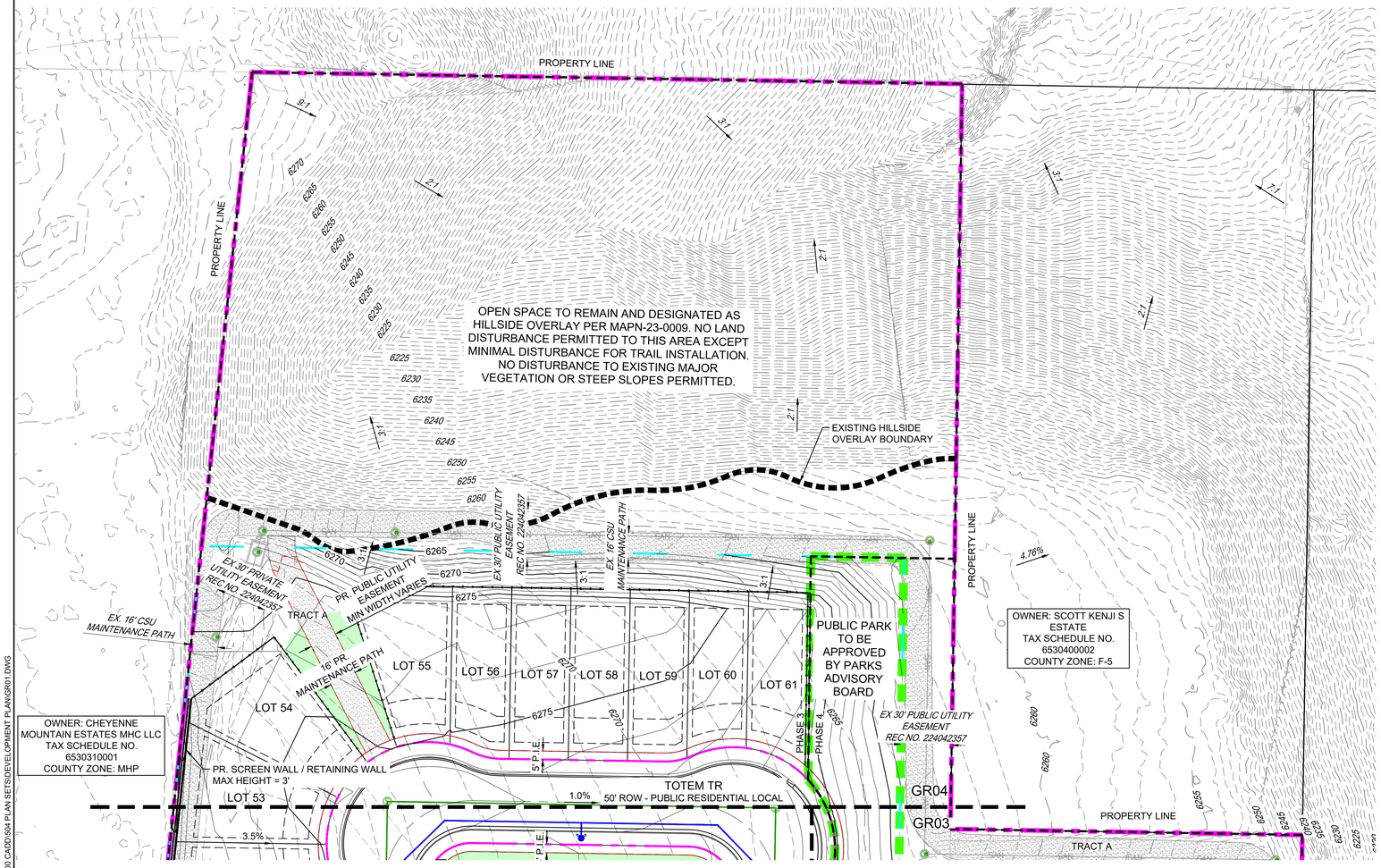
PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY GRADING PLAN

GR03

SHEET 16 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- 6970 EX. CONTOURS
- 6970 PROPOSED CONTOURS
- 2.4% SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

40 0 20 40

SCALE: 1"= 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

CIVIL ENGINEER:

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

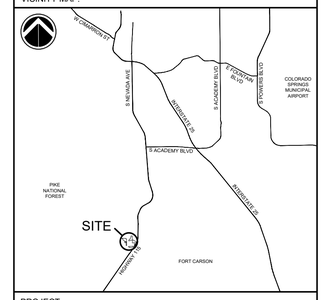
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE.,, SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:18:57 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

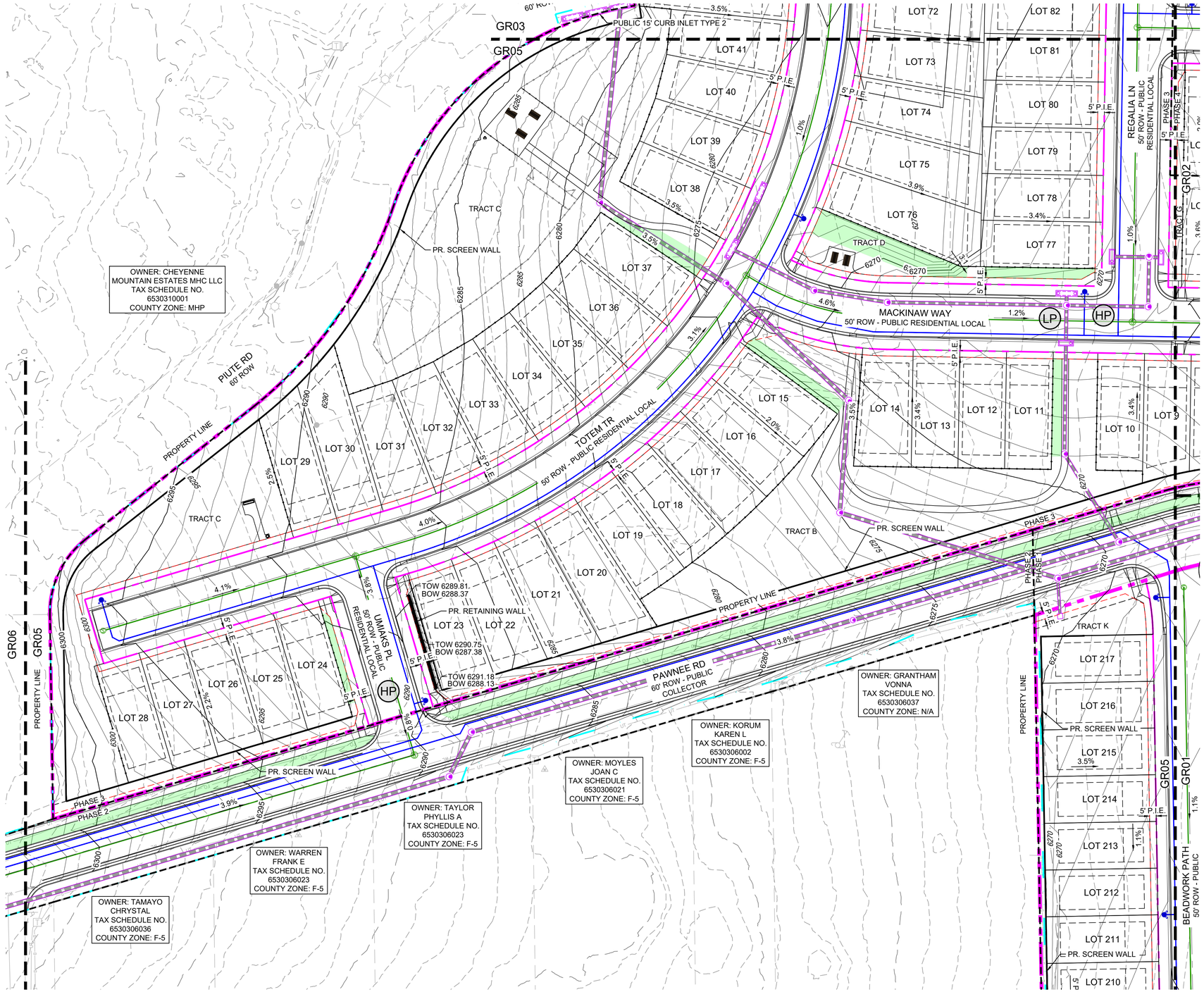
SHEET TITLE:

PRELIMINARY GRADING PLAN

GR04

SHEET 17 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

SCALE: 1"= 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\600 CADD\604 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

CIVIL ENGINEER:

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

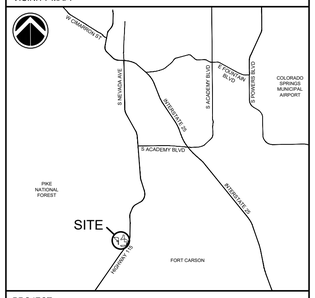
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
09/11/2026
2:18:51 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

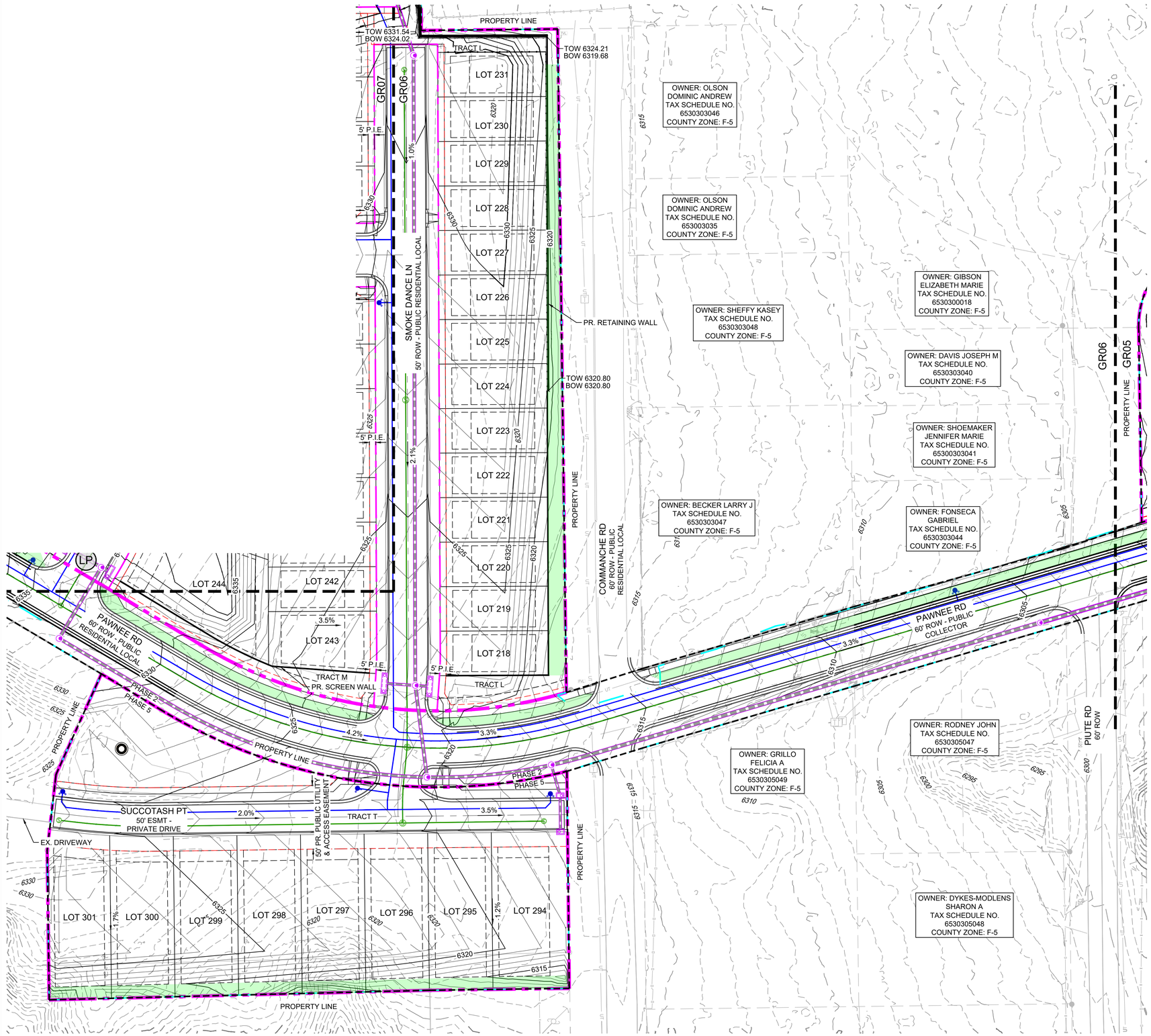
SHEET TITLE:

PRELIMINARY GRADING PLAN

GR05

SHEET 18 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- 6970 EX. CONTOURS
- 6970 PROPOSED CONTOURS
- 2.4% SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

40 0 20 40

SCALE: 1" = 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\05\04 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

CIVIL ENGINEER:

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

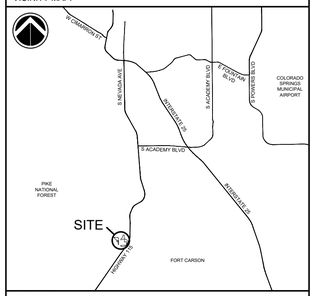
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:18:48 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

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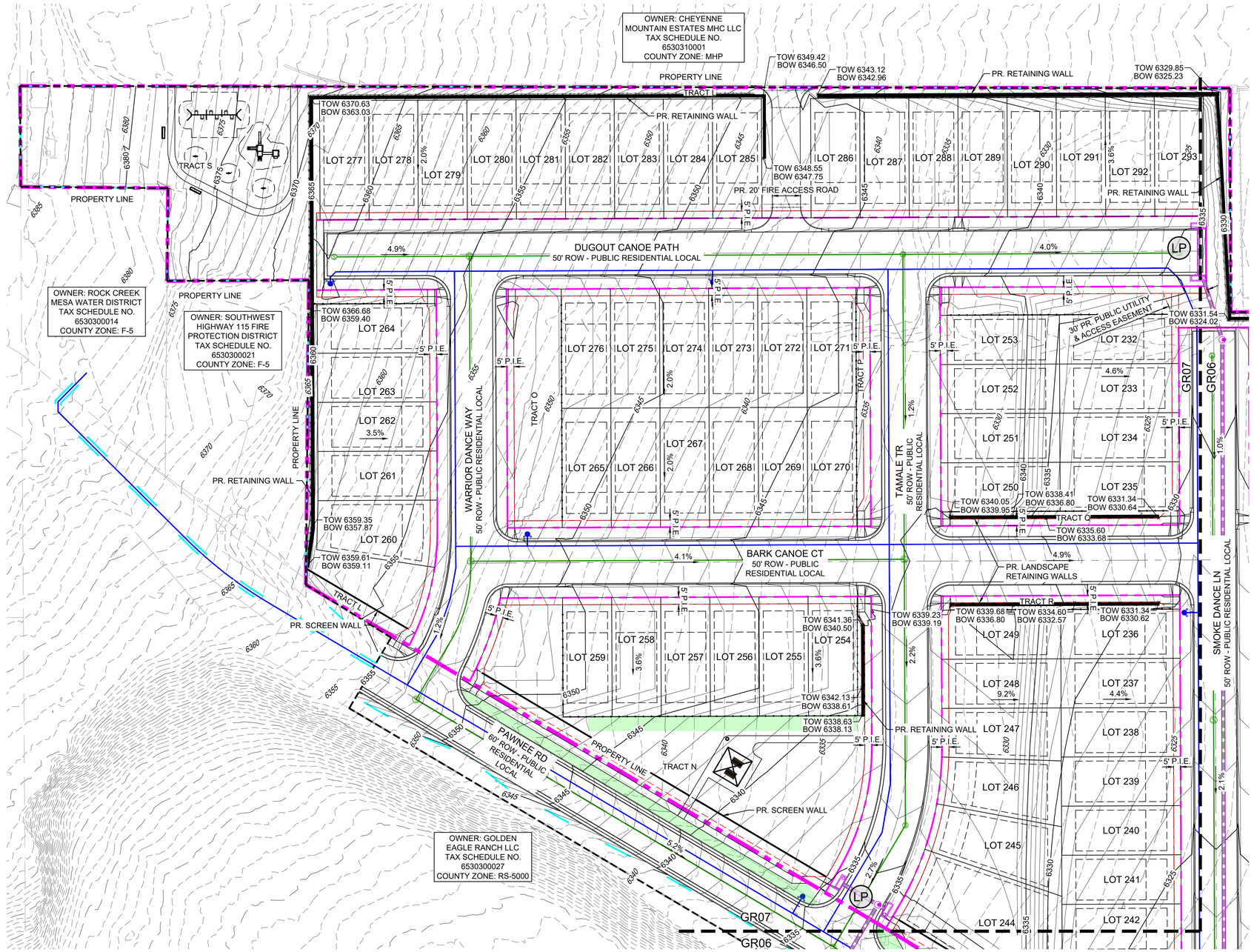
PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY GRADING PLAN

GR06

SHEET 19 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY
- PHASE LINE

N

40 0 20 40

SCALE: 1"= 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\GR01.DWG

CONSULTANTS:

CIVIL ENGINEER:

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

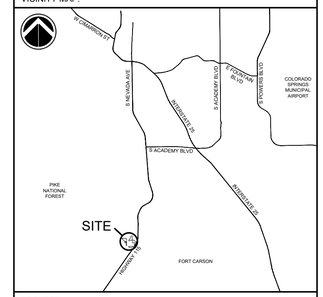
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:18:44 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

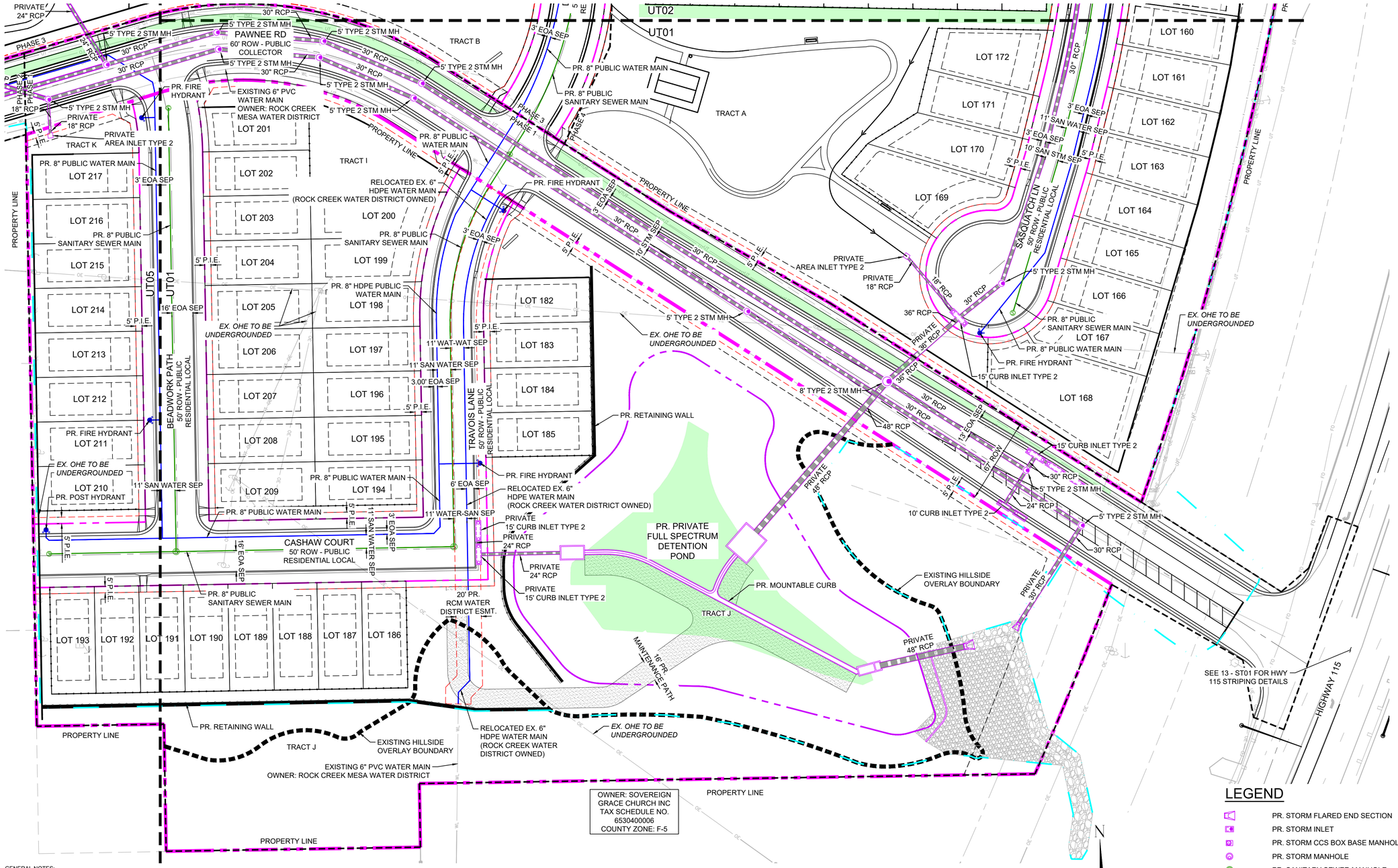
PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY GRADING PLAN

GR07

SHEET 20 OF 41

CITY FILE NO.: DEPN-25-0173



GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY 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.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

NOTES:

1. ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
2. ALL STORM TO BE PUBLIC UNLESS OTHERWISE NOTED
3. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR
4. ALL OHE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES DURING CONSTRUCTION DOCUMENT AND FINAL PLAT STAGE

N

40 0 20 40

SCALE: 1"= 40'

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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- PHASE LINE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

CONSULTANTS:

CIVIL ENGINEER:

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

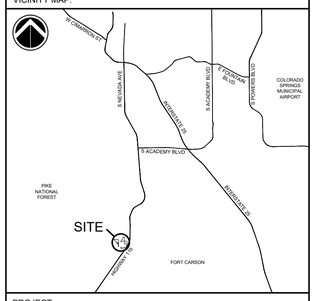
OWNER/DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:18:40 PM
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VICINITY MAP:



PROJECT:

ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT01

SHEET 21 OF 41

CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\600 CADD\604 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG

PUBLIC PARK DESIGN
TO BE APPROVED BY
PARKS ADVISORY BOARD

EX 30' PUBLIC UTILITY EASEMENT
REC NO. 224042357

EX. 8" PVC PUBLIC SANITARY SEWER
CSU PROJ. #2022-S099

PROPERTY LINE

TRACT F

OWNER: KIM DAE SIK
TAX SCHEDULE NO.
6530400010
COUNTY ZONE: CR F-5

CONNECT TO EX. 8" PUBLIC WATER MAIN
CSU PROJ. #2022-W182
CONNECT TO EX. 8" PVC PUBLIC SANITARY SEWER
CSU PROJ. #2022-S099

EX. 30' PUBLIC UTILITY EASEMENT REC NO. 224042357

EX. 16' CSU MAINTENANCE PATH

PR. PUBLIC UTILITY EASEMENT
62' MIN WIDTH
WIDTH VARIES

TRACT A
16' PR. MAINTENANCE PATH
6' WATER SEP.

UT03 | UT02 | 5' P.I.E. | 30' ROW - PUBLIC RESIDENTIAL LOCAL | PHASE 3 | PHASE 4

PR. 8" PUBLIC WATER MAIN | PR. FIRE HYDRANT | PR. 8" PUBLIC SANITARY SEWER MAIN | 3' EOA SEP. | 11' SAN WATER SEP. | 16' EOA SEP.

TRIBE TERRACE
50' ROW - PUBLIC RESIDENTIAL LOCAL

LOT 133 | LOT 134 | LOT 135 | LOT 136 | LOT 137 | LOT 138 | LOT 139 | LOT 140 | LOT 141 | LOT 142 | LOT 143 | LOT 144 | LOT 145 | LOT 146 | LOT 147 | LOT 148 | LOT 149 | LOT 150 | LOT 151

LOT 132 | LOT 131 | LOT 130 | LOT 129 | LOT 128 | LOT 127 | LOT 126 | LOT 125 | LOT 124 | LOT 123 | LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114 | LOT 113

LOT 93 | LOT 94 | LOT 95 | LOT 96 | LOT 97 | LOT 98 | LOT 99 | LOT 100 | LOT 101 | LOT 102 | LOT 103 | LOT 104 | LOT 105 | LOT 106 | LOT 107 | LOT 108 | LOT 109 | LOT 110 | LOT 111 | LOT 112

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

UT05 | UT02 | TRACT G | 24" RCP | 5' P.I.E. | 13' EOA SEP | 11' SAN WATER SEP | 16' EOA SEP | PHASE 3 | PHASE 4

PR. 8" PUBLIC WATER MAIN | PR. 8" PUBLIC SANITARY SEWER MAIN | PR. FIRE HYDRANT

MACKINAW WAY
50' ROW - PUBLIC RESIDENTIAL LOCAL

DEERSKIN TR
50' ROW - PUBLIC RESIDENTIAL LOCAL

LOT 181 | LOT 180 | LOT 179 | LOT 178 | LOT 177 | LOT 176 | LOT 175 | LOT 174 | LOT 173

SASQUATCH LN
50' ROW - PUBLIC RESIDENTIAL LOCAL

10" SAN STM SEP

30" RCP | 5' TYPE 2 STM MH | STM MH | PAWNEE RD
60' ROW - PUBLIC

TRACT B

UT02 | UT01

PR. FIRE HYDRANT | 30" RCP | 5' TYPE 2 STM MH | 3.5' WAT STM SEP | 15' CURB INLET TYPE 2 | 3' EOA SEP | 11' SAN WATER SEP | TRACT H

LOT 152 | LOT 153 | LOT 154 | LOT 155 | LOT 156 | LOT 157 | LOT 158 | LOT 159 | LOT 160

PR. 8" PUBLIC WATER MAIN | PR. 8" PUBLIC SANITARY SEWER MAIN

PROPERTY LINE

LEGEND

- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
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- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

N

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40 0 20 40
SCALE: 1"= 40'

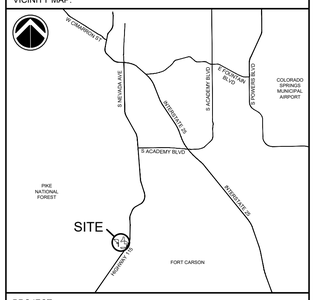
FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\50A PLAN SETS\DEVELOPMENT PLAN\UT01.DWG

CONSULTANTS:

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:
THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
09/11/2026
2:18:33 PM
KSchott

VICINITY MAP:


PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

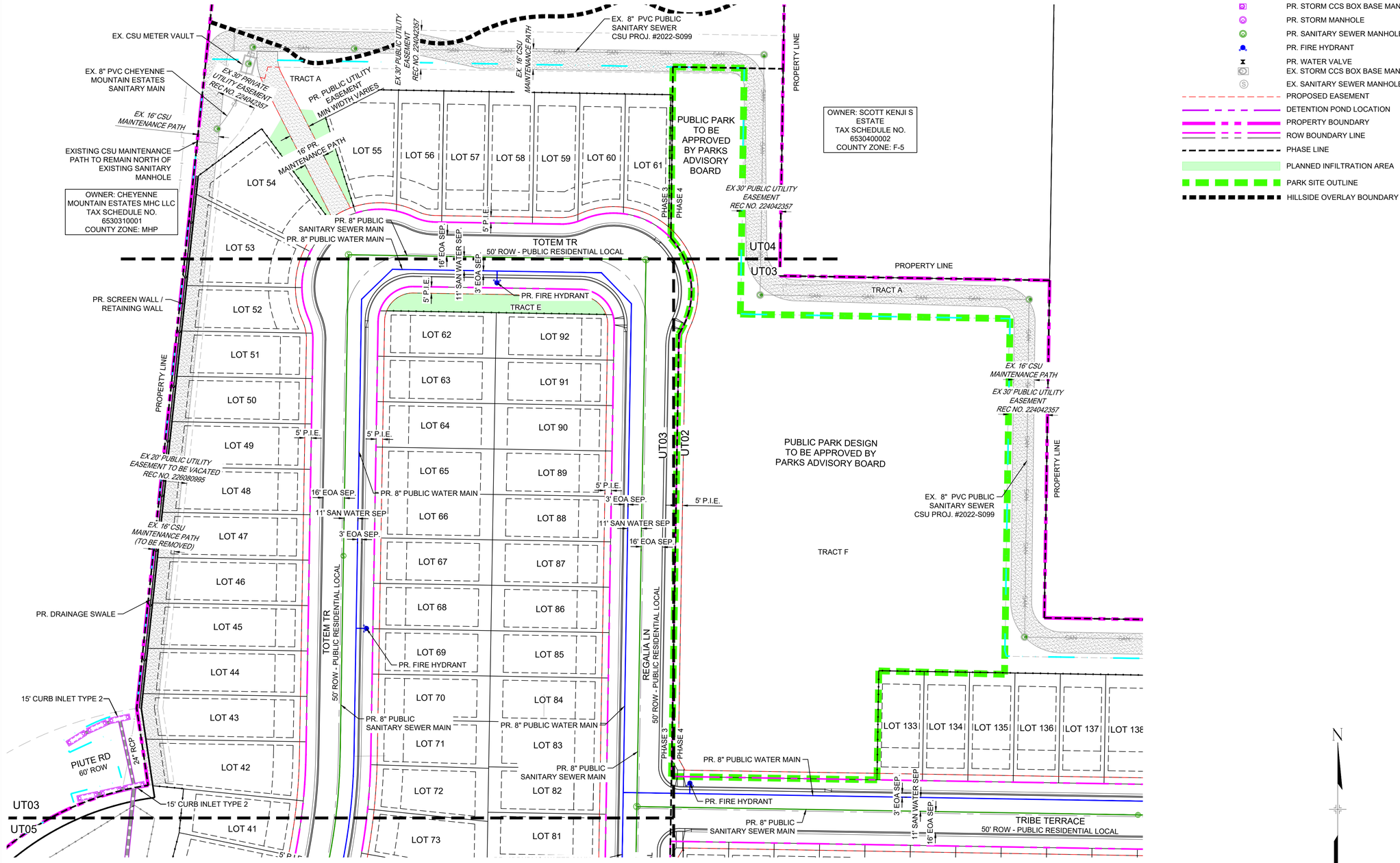
PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT02

SHEET 22 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
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- HILLSIDE OVERLAY BOUNDARY

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N

40 0 20 40

SCALE: 1"= 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\1604 PLAN SET\DEVELOPMENT PLAN\UT01.DWG

CONSULTANTS:

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:
THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

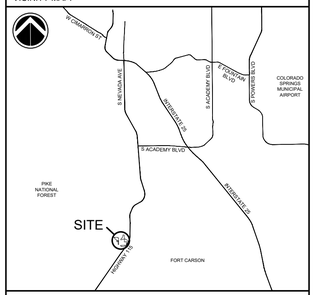
APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review Approved

09/11/2026
2:18:27 PM
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VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
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5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

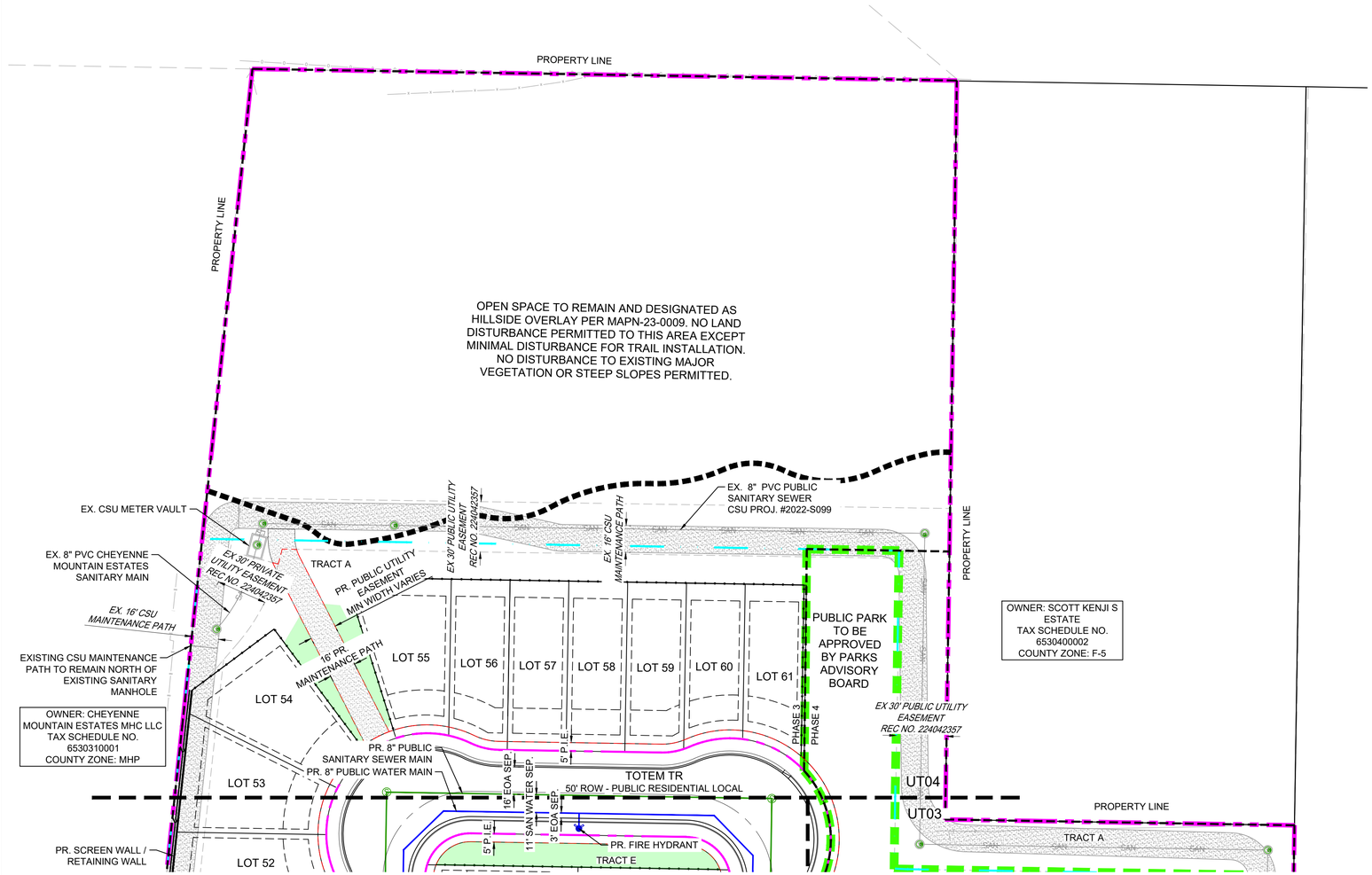
SHEET TITLE:

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT03

SHEET 23 OF 41

CITY FILE NO.: DEPN-25-0173



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- PROPOSED EASEMENT
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- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

NOTES:

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N

40 0 20 40

SCALE: 1"= 40'

CONSULTANTS:

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:
THE EQUITY GROUP
90 SOUTH CASCADE AVE.,, SUITE 500
COLORADO SPRINGS, CO 80903

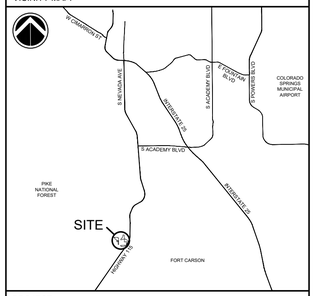
APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review Approved

09/11/2026
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VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP

SHEET TITLE:

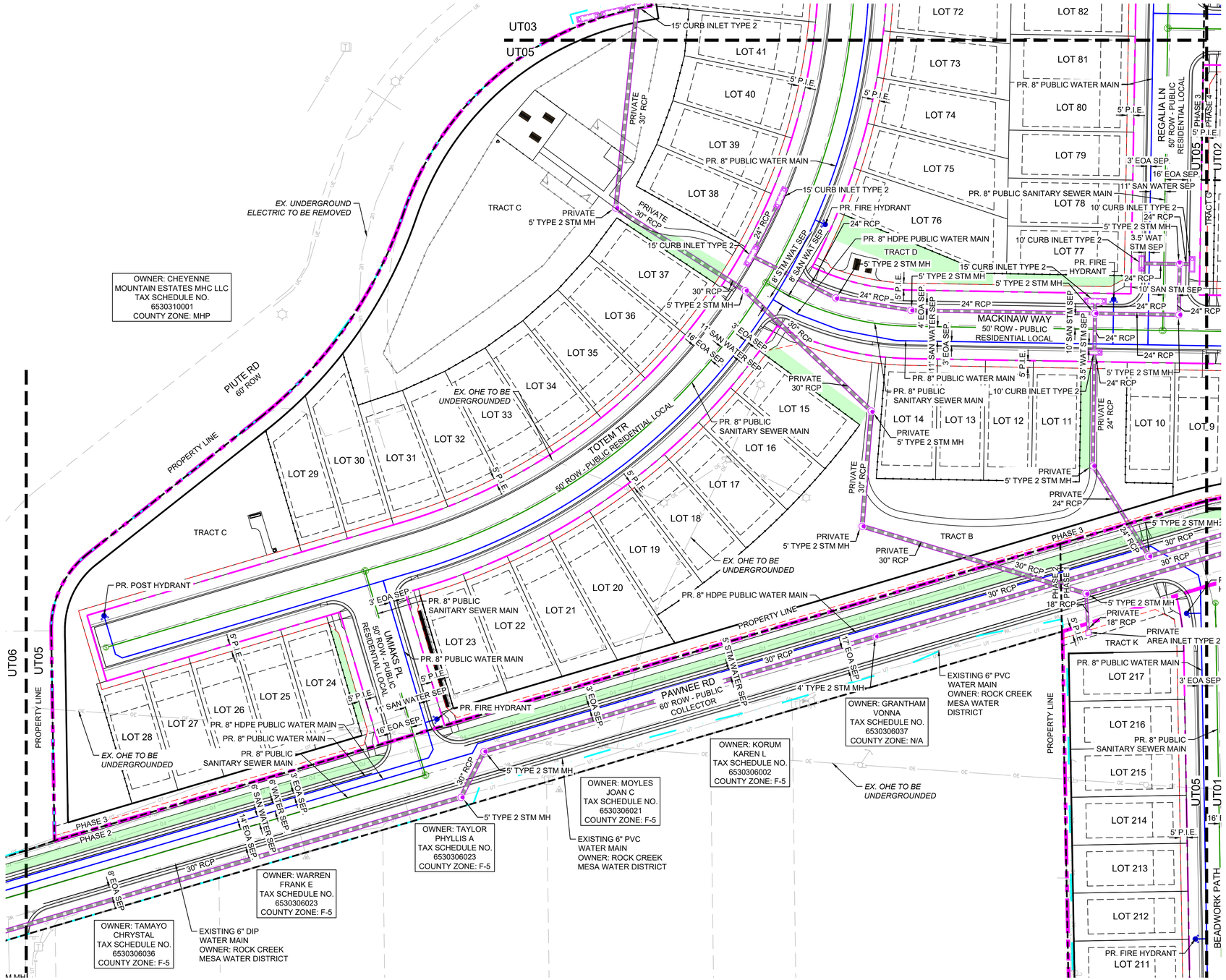
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT04

SHEET 24 OF 41

CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\600 CADD\604 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG



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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
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- PARK SITE OUTLINE
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NOTES:

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N

40 0 20 40

SCALE: 1" = 40'

CONSULTANTS:

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:

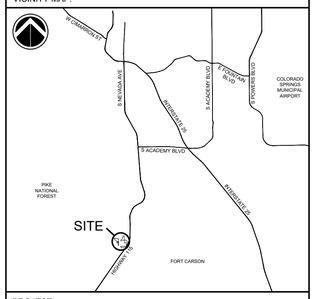
THE EQUITY GROUP
90 SOUTH CASCADE AVE.., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review Approved
09/11/2026
2:18:21 PM
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VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
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5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

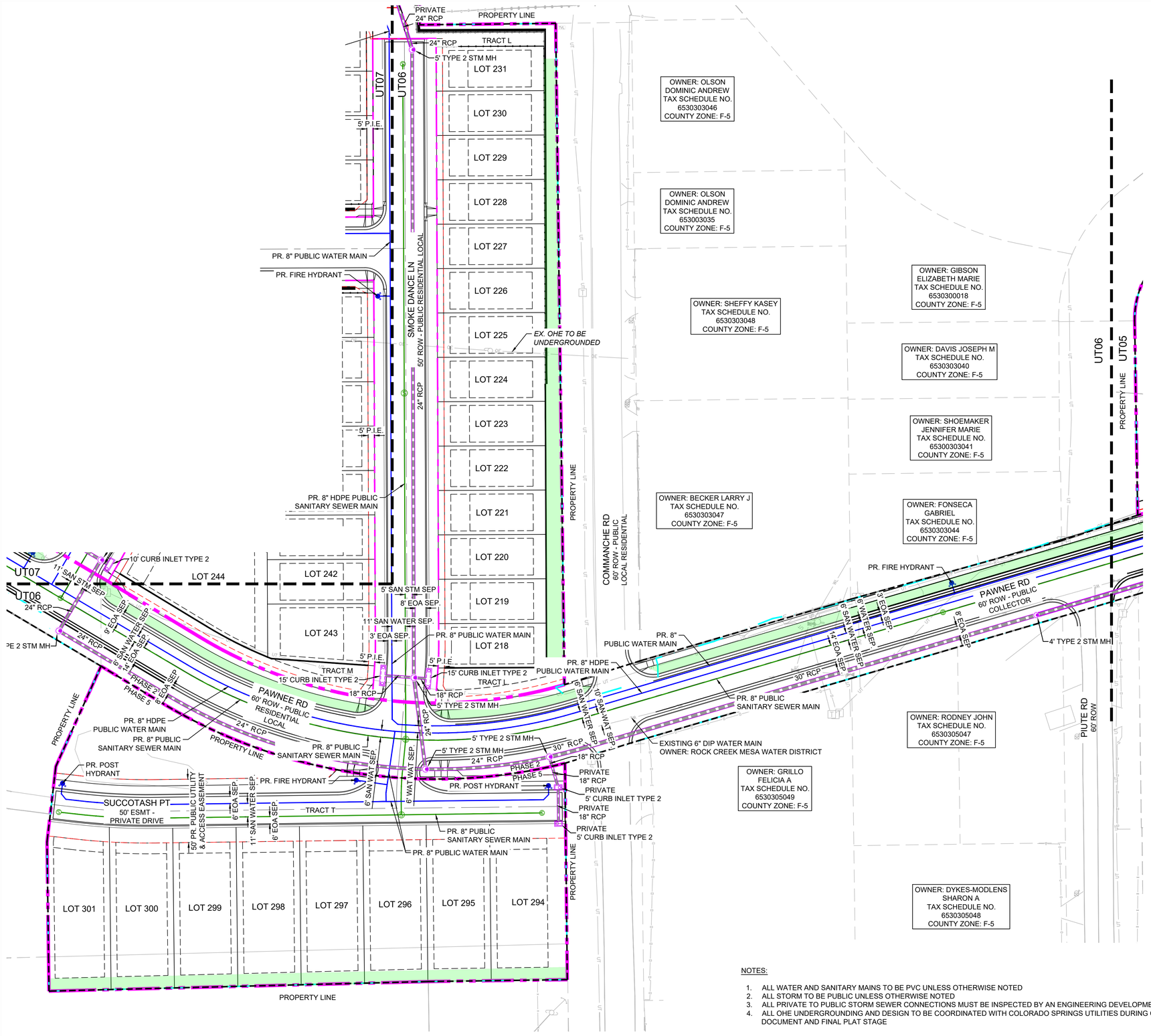
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT05

SHEET 25 OF 41

CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\600 CAD\1604 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG



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FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG

CONSULTANTS:

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:

THE EQUITY GROUP
90 SOUTH CASCADE AVE.,, SUITE 500
COLORADO SPRINGS, CO 80903

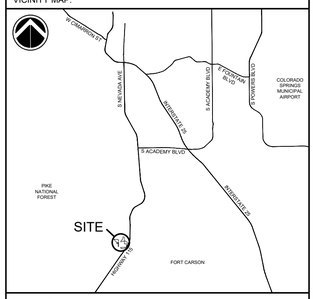
APPROVA

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

09/11/2026
2:18:18 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
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5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

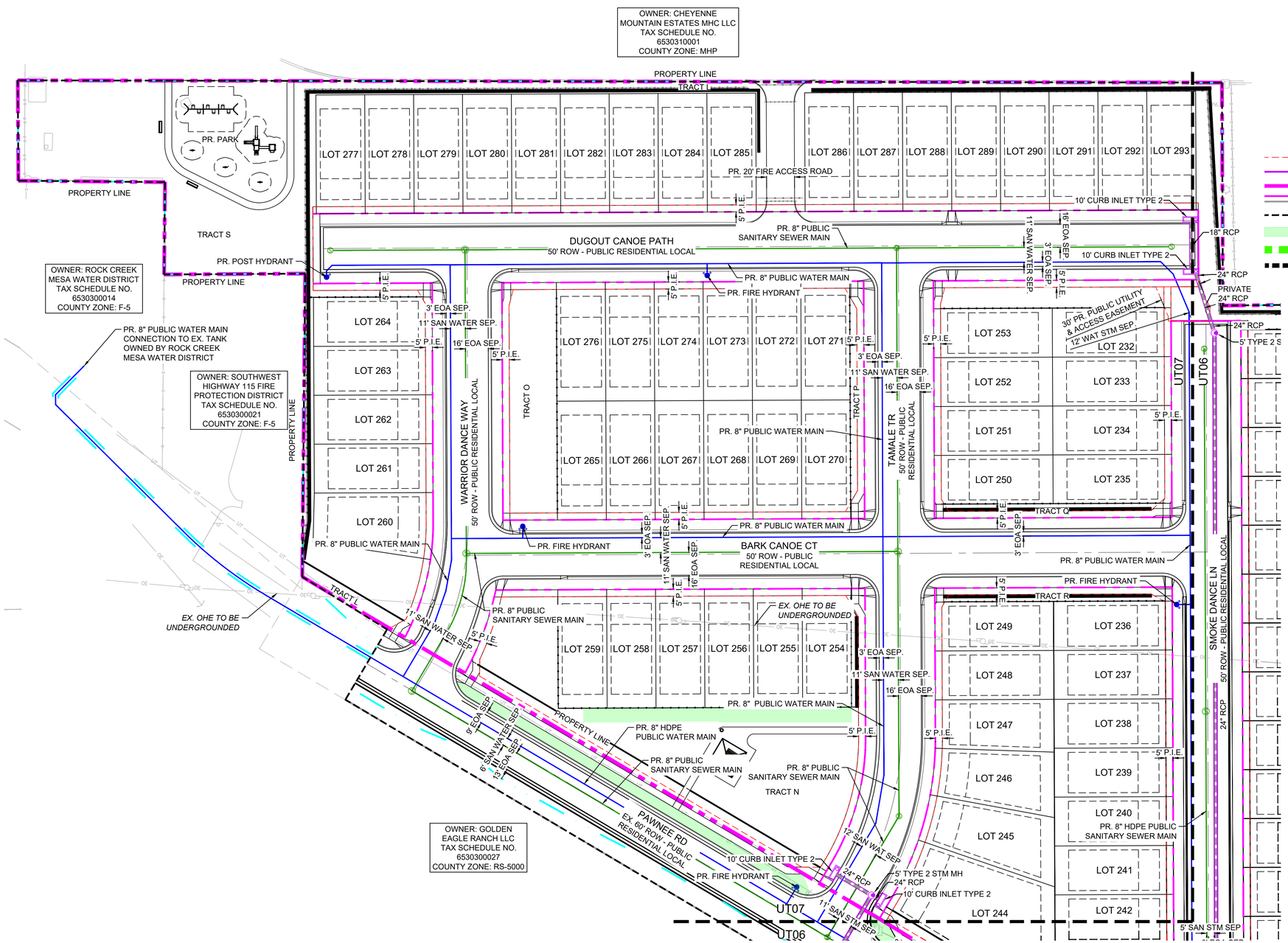
PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT06

SHEET 26 OF 41

CITY FILE NO.: DEPN-25-0173



LEGEND

- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
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- PR. WATER VALVE
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1. ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
2. ALL STORM TO BE PUBLIC UNLESS OTHERWISE NOTED
3. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR
4. ALL OHE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES DURING CONSTRUCTION DOCUMENT AND FINAL PLAT STAGE

40 0 20 40
SCALE: 1" = 40'

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\50\04 PLAN SETS\DEVELOPMENT PLAN\UT01.DWG

CONSULTANTS:

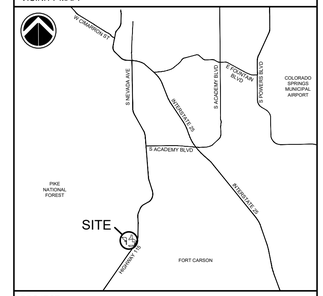
CIVIL ENGINEER:
Matrix
Excellence by Design
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX : (719) 575-0208

OWNER/DEVELOPER:
THE EQUITY GROUP
90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
09/11/2026
2:18:15 PM
KSchott

VICINITY MAP:



PROJECT:

ROCK CREEK MESA
DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP
4	07/22/2026	5TH SUBMITTAL	CP
5	08/25/2026	6TH SUBMITTAL	CP

DRAWING INFORMATION:

PROJECT NO:	25.002547.00
DRAWN BY:	WAN
CHECKED BY:	CAP
APPROVED BY:	CAP
SHEET TITLE:	

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT07

SHEET 27 OF 41

CITY FILE NO.: DEPN-25-0173

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	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.

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.
6. -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. ARTIFICIAL TURF TO BE ENCLOSED WITH CONCRETE CURB EDGING OR SIDEWALKS.
5. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
6. SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES.
7. 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.

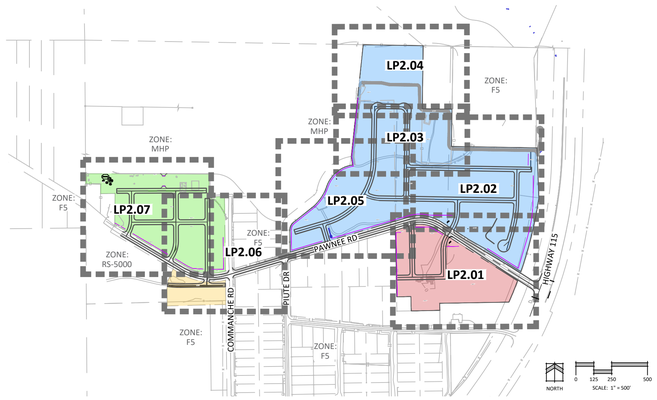
EXISTING VEGETATION NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
2. EXISTING TREES TO BE EVALUATED FOR HEALTH AND PRUNED AS NEEDED.
3. ALL EXISTING TREES DESIGNATED TO REMAIN WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.

GENERAL NOTES

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
2. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
3. 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).
4. ALL LOTS WITHIN THIS DEVELOPMENT SHALL ADHEERE TO THE FUELS MANAGEMENT REQUIREMENTS SET FORTH IN APPENDIX K OF THE 2021 INTERNATIONAL FIRE CODE , AS LOCALLY AMENDED.

KEY MAP



PLANNING AREA 1 — 7.85 AC — 36 UNITS
PLANNING AREA 2 — 30.15 AC — 181 UNITS
PLANNING AREA 3 — 10.09 AC — 76 UNITS
PLANNING AREA 4 — 1.75 AC — 8 UNITS

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED TO THE COLORADO SPRINGS FIRE DEPARTMENT, WILDFIRE MITIGATION SECTION AND CITY PLANNING 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.
2. 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).
3. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNED.
4. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNED.
5. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
6. 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.
7. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
8. ALL PROPERTY WITHIN THE WUI-O SHALL COMPLY WITH THE WILDLAND FUELS MANAGEMENT REQUIREMENTS ESTABLISHED IN APPENDIX K OF THE CITY OF COLORADO SPRINGS FIRE PREVENTION CODE AND STANDARDS (SEE SECTION 8.4.105 OF THE CITY CODE). REFER TO THE ADOPTED CITY OF COLORADO SPRINGS FIRE PREVENTION CODE AND STANDARDS FOR WILDFIRE MITIGATION REQUIREMENTS FOR LANDSCAPING AND BUILDING CONSTRUCTION.

WILDLAND-URBAN INTERFACE (WUI) NOTES:

1. FUELS MANAGEMENT- SAFETY ZONE. ALL LOTS WITH HOMES CONSTRUCTED OR RECONSTRUCTED AFTER THE ADOPTION OF THE ORDINANCE, WITHIN THE WILDLAND URBAN INTERFACE, REGARDLESS OF DEVELOPMENT PLAN APPROVAL DATE, SHALL BE SUBJECT TO THE FOLLOWING FUELS MANAGEMENT REQUIREMENTS:

   K102.1.1 SAFETY ZONE: BRUSH PATCHES OR CLUSTERS MAY BE LEFT IN THE SAFETY ZONE, BUT SHALL BE SEPARATED BY CLEAR AREAS OF AT LEAST TEN FEET (10') OR MORE OF NONCOMBUSTIBLE MATERIALS AND/OR GRASS MOWED TO NOT MORE THAN FOUR INCHES (4") IN HEIGHT. (ORDINANCE 18-50, 8.4.105, K102.1)

2. FUELS MANAGEMENT- CLEARANCE TO MAIN STRUCTURE. ALL LOTS WITH HOMES CONSTRUCTED OR RECONSTRUCTED AFTER THE ADOPTION OF THE ORDINANCE, WITHIN THE WILDLAND URBAN INTERFACE, REGARDLESS OF DEVELOPMENTPLAN APPROVAL DATE, SHALL BE SUBJECT TO THE FOLLOWING FUELS MANAGEMENT REQUIREMENTS:

   K102.1.2 CLEARANCE TO MAIN STRUCTURE. NO HAZARDOUS BRUSH OR TREES (I.E. JUNIPERS AND CONIFERS) SHALL BE ALLOWED WITHIN FIFTEEN FEET (15') OF THE MAIN STRUCTURE OR SIGNIFICANT ACCESSORY STRUCTURE. CONIFERS OR OTHER SIMILARLY COMBUSTIBLE PLANTS SHALL NOT BE PLANTED UNDER SOFFIT VENTS.

   EXCEPTION: WHEN APPROVED BY THE FIRE CODE OFFICIAL, SMALL BRUSH PATCHES OR TREES, NOT EXCEEDING ONE HUNDRED (100) SQUARE FEET IN SIZE AND NO MORE THAN FIFTEEN (15) LINEAR FEET IN ANY DIRECTION, MAY BE ALLOWED TO ENCROACH INTO THIS ZONE.VEGETATION MUST BE MAINTAINED IN ACCORDANCE WITH THE APPLICABLE COLORADO SPRINGS COMMUNITY WILDFIRE PROTECTION PLAN. PLANTS WITH FIRE RESISTANT CHARACTERISTICS FOUND ON THE COLORADO STATE FOREST SERVICE LIST OF FIREWISE PLANTS ARE ALLOWED WITHIN 15 FEET OF THE MAIN STRUCTURE OR SIGNIFICANT ACCESSORY STRUCTURE. (ORDINANCE 18-50, 8.4.105, K102.1.2)

3. PRUNING OF DEAD LIMBS. LARGE TREES SHALL NOT BE ALLOWED TO HAVE LIMBS OVERLAP ANOTHER TREE AND SHALL BE PRUNED OF DEAD LIMBS TO A HEIGHT OF UP TO TEN FEET (10') ABOVE THE GROUND. TREE CLUSTERS MAY BE ALLOWED IF SUFFICIENT CLEAR AREA IS PROVIDED AND APPROVED. (ORDINANCE 18-50, 8.4.105, K102.1.3)

4. CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES. TREE BRANCHES SHALL NOT EXTEND OVER OR UNDER THE ROOF OR EAVES, AND SHALL NOT BE WITHIN FIFTEEN FEET (15') OF A DECK OR SIMILAR COMBUSTIBLE PROJECTION, WOOD BURNING APPLIANCE OR CHIMNEY. (ORDINANCE 18-50, 8.4.105, K102.1.4)

LANDSCAPE SITE REQUIREMENTS : AREA #1

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH REQ.	SETBACK DEPTH PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
PA	PAWNEE RD	COLLECTOR	10'	10'	971'	1 / 30
115	HIGHWAY 115	PRINCIPAL ARTERIAL	25'	50'	160'	1/ 20
	NO. OF TREES	SHRUB SUBSTITUTES	ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.	REQ. PROV.	REQ.	PROV.	REQ.	PROV.
PA	33 26	70 0	0	0	75%	
115	8 6	20 0	0	0	75%	

INTERNAL

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	341,946 SF	7.5%*	25,645 SF	132,850 SF	12,823 SF	0 SF**	12,823 SF	132,850 SF
	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
IN	52 29		230	X	X	X	75%	75%

*10% net site 25% reduction due to park proximity
**Active Green Space Met in Area 2

LANDSCAPE SITE REQUIREMENTS: AREA #2

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH REQ.	SETBACK DEPTH PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
PA	PAWNEE RD	COLLECTOR	10'	10'	1758'	1 / 30
115	HIGHWAY 115	PRINCIPAL ARTERIAL	25'	50'	887'	1/ 20
	NO. OF TREES	SHRUB SUBSTITUTES	ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.	REQ. PROV.	REQ.	PROV.	REQ.	PROV.
PA	59 45	170 X	X	X	75%	75%
115	44 35	90 X	X	X	75%	75%

INTERNAL

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	1,313,334 SF	7.5%*	98,500 SF	224,125 SF	49,250 SF	162,509 SF	49,250 SF	61,616 SF
	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	198 99		990	X	X	X	75%	75%

AREA 1 & 2 COMBINED

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	1,655,280 SF	7.5%*	124,146 SF	354,214 SF	62,073 SF	162,509 SF	62,073 SF	191,708 SF

*25% REDUCED GREEN SPACE REQUIREMENT DUE TO PROXIMITY TO PUBLIC PARK

LANDSCAPE SITE REQUIREMENTS: AREA #3

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH REQ.	SETBACK DEPTH PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
PA	PAWNEE RD	COLLECTOR	10'	10'	864'	1 / 30
CO	COMANCHE RD	RESIDENTIAL	10'	10'	523'	1 / 30
	NO. OF TREES	SHRUB SUBSTITUTES	ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.	REQ. PROV.	REQ.	PROV.	REQ.	PROV.
PA	29 22	70 0	0	0	75%	75%
CO	17 0**	170 X				

INTERNAL

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	439, 520 SF	10%	43,952 SF	80,530 SF	21,976 SF	47,504 SF	21,976 SF	33,026 SF
	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
	88 61		270	X	X	X	75%	75%

**ALTERNATIVE ADJUSTMENT REQUESTED WITH DP, SHRUB SUBSTITUTES TO BE PROVIDED AT THE TIME OF FLP

LANDSCAPE SITE REQUIREMENTS: AREA #4

SETBACKS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH REQ.	SETBACK DEPTH PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
PA	PAWNEE RD	COLLECTOR	10'	10'	384'	1 / 30
	NO. OF TREES	SHRUB SUBSTITUTES	ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.	REQ. PROV.	REQ.	PROV.	REQ.	PROV.
PA	13 10	30 X	X	X	75%	75%

INTERNAL

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	76,230 SF	10%	7,623 SF	13,516 SF	3,811 SF	8,606 SF	3,811 SF	4,910 SF
	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ. PROV.		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
IN	15 8		70	X	X	X	75%	75%

AREA 3 & 4 COMBINED

PLAN ABREV	NET SITE AREA	INTERNAL AREA %	INTERNAL AREA REQ.	INTERNAL AREA PROV.	ACTIVE GREEN SPACE REQ.	ACTIVE GREEN SPACE PROV.	NON-ACTIVE GREEN SPACE REQ.	NON-ACTIVE GREEN SPACE PROV.
IN	515,750 SF	10%	51,575 SF	96,272 SF	25,787 SF	58,928 SF	25,787 SF	37,344 SF

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

COLORADO SPRINGS OLYMPIC CITY USA

Land Use Review Approved

09/11/2026
2:18:12 PM
KSchott

3D ASSOCIATION WITH

ROCK CREEK MESA

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: AP
PREPARED BY: BB & AR

STAMP

ISSUE INFO

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4TH SUBMITTAL
07.22.2026	BB	5TH SUBMITTAL
08.26.2026	BB	6TH SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER/TITLE

LP1.00

28 OF 41

PLAN FILE #

DEPN-25-0173

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PLANT SCHEDULE AREA 1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	2	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40`	40`	1.5" CAL.	B&B	PARK/ROW
	CP	12	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® COMMON HACKBERRY	30`	12`	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	QB	4	QUERCUS MACROCARPA / BURR OAK	50`	50`	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	TG	5	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	AB	14	ABIES CONCOLOR / WHITE FIR	50`	25'	6' HT.	B&B	SCREEN/TRASH/WALL
	PH	5	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	TM	4	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	25`	20'	1" CAL.	B&B	MEDIAN/ROW
	AC	2	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	25`	25'	1" CAL.	B&B	STREAM/WALL
	CW	1	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	20`	20'	1" CAL.	B&B	MEDIAN/ROW
	SS	11	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20`	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	4	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25`	20'	1" CAL.	B&B	PARK/ROW/STREAM

2026-06-22 12:33

PLANT SCHEDULE AREA 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	15	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40`	40`	1.5" CAL.	B&B	PARK/ROW
	CP	11	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® COMMON HACKBERRY	30`	12`	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	QB	11	QUERCUS MACROCARPA / BURR OAK	50`	50`	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	TG	26	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	AB	12	ABIES CONCOLOR / WHITE FIR	50`	25'	6' HT.	B&B	SCREEN/TRASH/WALL
	BA	6	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	15`	10`	6' HT.	B&B	SCREEN/TRASH/WALL
	PH	11	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	TM	5	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	25`	20'	1" CAL.	B&B	MEDIAN/ROW
	AC	7	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	25`	25'	1" CAL.	B&B	STREAM/WALL
	CW	8	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	20`	20'	1" CAL.	B&B	MEDIAN/ROW
	SS	32	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20`	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	32	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25`	20'	1" CAL.	B&B	PARK/ROW/STREAM

	SELECTED PLANTS SELECTED/TOTAL	SPECIES DIVERSITY RATIO	SPECIES HEIGHT RATIO
TREES	347/ 341	67 /341	165 /341
SHRUBS			
TOTAL			
	REQ. /PROV.	REQ. /PROV.	REQ. /PROV.
	70% / 70%	<35% / 20%	>40% / 48%

PLANT SCHEDULE AREA 3

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	8	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40`	40`	1.5" CAL.	B&B	PARK/ROW
	CP	4	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® COMMON HACKBERRY	30`	12`	1.5" CAL.	B&B	MEDIAN/PARK/ROW
	QB	1	QUERCUS MACROCARPA / BURR OAK	50`	50`	1.5" CAL.	B&B	MEDIAN/PARK/ROW
	TG	8	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	AB	3	ABIES CONCOLOR / WHITE FIR	50`	25'	6' HT.	B&B	SCREEN/TRASH/WA
	BA	3	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	15`	10`	6' HT.	B&B	SCREEN/TRASH/WA
	PH	5	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WA
ORNAMENTAL TREES								
	AC	4	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	25`	25'	1" CAL.	B&B	STREAM/WALL
	CW	6	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	20`	20'	1" CAL.	B&B	MEDIAN/ROW
	SS	24	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20`	20'	1" CAL.	B&B	MEDIAN/ROW/STRE
	SH	17	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25`	20'	1" CAL.	B&B	PARK/ROW/STREAM

PLANT SCHEDULE AREA 4

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	QB	1	QUERCUS MACROCARPA / BURR OAK	50`	50`	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	TG	2	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	PH	9	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE	25`	12`	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	TM	3	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	25`	20'	1" CAL.	B&B	MEDIAN/ROW
	CW	3	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	20`	20'	1" CAL.	B&B	MEDIAN/ROW

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 3

1.5" ROCK	43,502 SF
4-8" ROCK	7,211 SF
SOD	19,767 SF
NATIVE SEED- LOW GROW	14,648 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 4

1.5" ROCK	3,726 SF
4-8" ROCK	1,909 SF
SOD	5,055 SF
NATIVE SEED- LOW GROW	6,480 SF

PLANNER / LANDSCAPE ARCHITECT

N.E.S. Inc.
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PROJECT INFO

ROCK CREEK MESA

0 PAWNEE RD

DATE: 12.16.2025
PROJECT MGR: AP
PREPARED BY: BB & AR

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ISSUE INFO

PRELIMINARY LANDSCAPE PLAN

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03.11.2026	BB	2ND SUBMITTAL
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07.22.2026	BB	5TH SUBMITTAL
08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER/TITLE

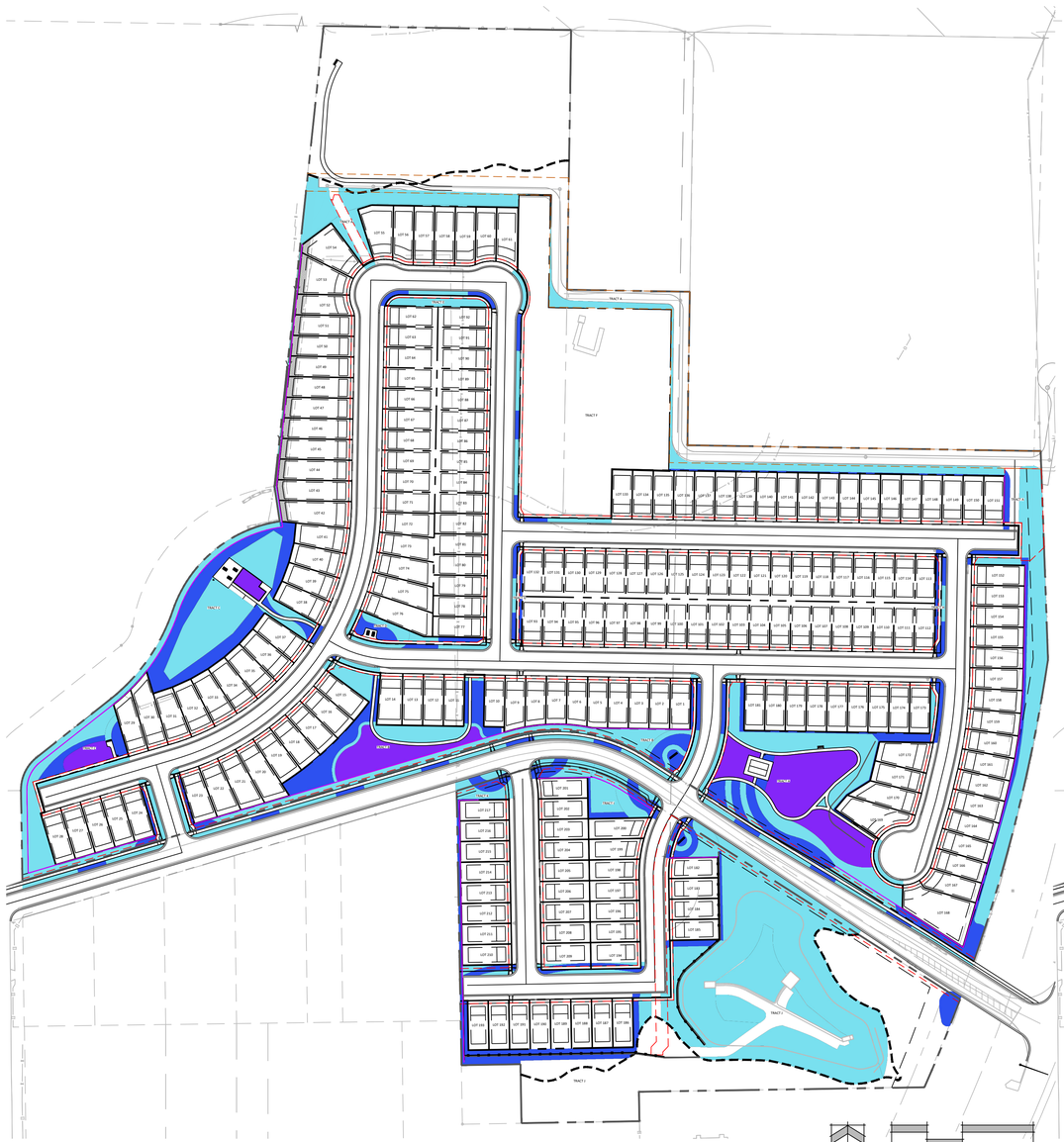
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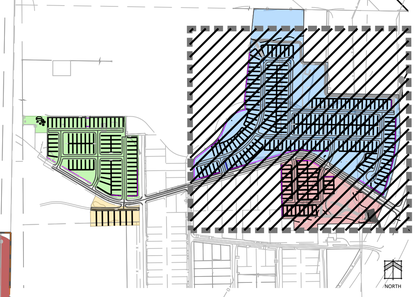
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KEY MAP



HYDRO DIAGRAM (AREA #1 & AREA #2 COMBINED)

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
	246,439 SQFT	Low	Native Seed/Breeze	68%
	82,115 SQFT	Moderate	Shrub Beds	22 %
	32,909 SQFT	High	Turf Sod	10% (25% MAX)

TOTAL LANDSCAPE AREA: 361,463 SQFT

NET SITE AREA: 1,655,280 sqft

GREEN SPACE DIAGRAM (AREA #1 & AREA #2 COMBINED)

KEY		REQ. AREA (SQFT)	PROVIDED AREA (SQFT)
	INTERNAL GREEN SPACE (7.5% NET SITE)*	124,146 sqft (7.5%)	354,214 sqft (21%)
	ACTIVE GREEN SPACE	62,073 sqft (3.75%)	162,509 sqft (10%)
	NON-ACTIVE GREEN SPACE	62,073 sqft (3.75%)	191,708 sqft (11%)

NET SITE AREA: 1,655,280 sqft

*25% REDUCED GREEN SPACE REQUIREMENT DUE TO PROXIMITY TO PUBLIC PARK

PLANNER / LANDSCAPE ARCHITECT

NES

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ROCK CREEK MESA

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
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PRELIMINARY LANDSCAPE PLAN

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07.22.2026	BB	5TH SUBMITTAL
08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

HYDRO & GREEN SPACE DIAGRAM

SHEET NUMBER/TITLE

LP1.02

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PLAN FILE #

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NORTH

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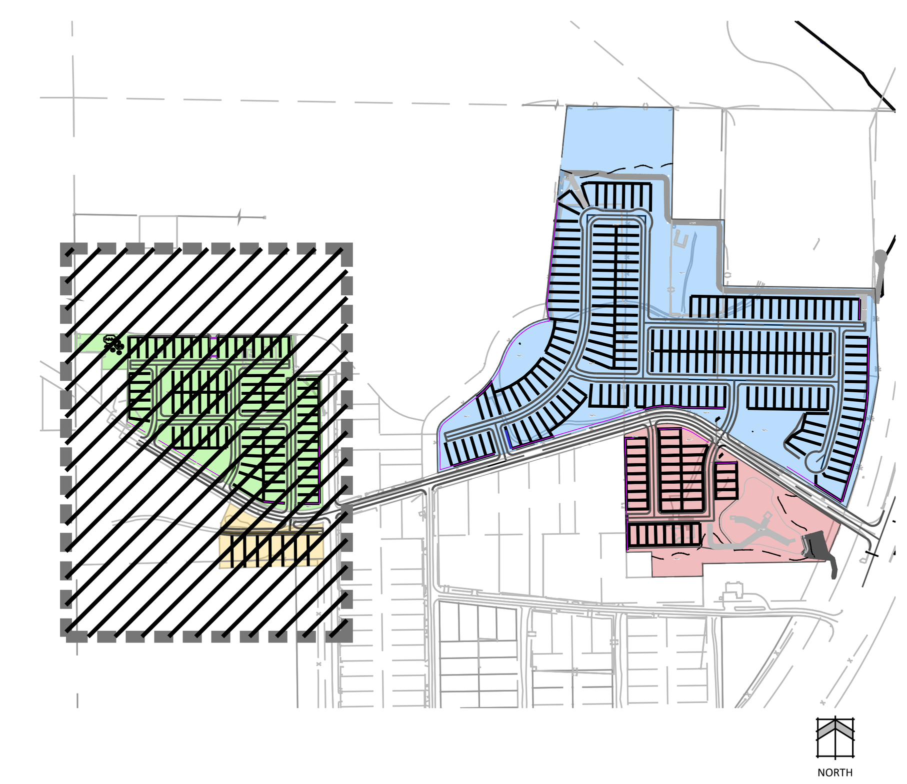


NORTH

0 50 100 200

SCALE: 1" = 100'

KEY MAP



HYDRO DIAGRAM (AREA #3 & AREA #4)

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
(light blue)	40,246 SQFT	Low	Native Seed/Breeze	30%
(blue)	47,228 SQFT	Moderate	Shrub Beds	46%
(purple)	24,822 SQFT	High	Turf Sod	24% (25% MAX)

NET LANDSCAPE AREA: 102,298 sqft

NET SITE AREA: 515,750 sqft

GREEN SPACE DIAGRAM (AREA #3 and #4)

	KEY	REQ. AREA (SQFT)	PROVIDED AREA (SQFT)
	INTERNAL GREEN SPACE	51,575 sqft (10%)	96,272 sqft (19%)
(red)	ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	25,787 sqft (5%)	58,928 sqft (12%)
(orange)	NON-ACTIVE GREEN SPACE	25,787 sqft (5%)	37,344sqft (7%)

NET SITE AREA: 515,750 sqft

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07.22.2026	BB	5TH SUBMITTAL
08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

HYDRO & GREEN SPACE DIAGRAM

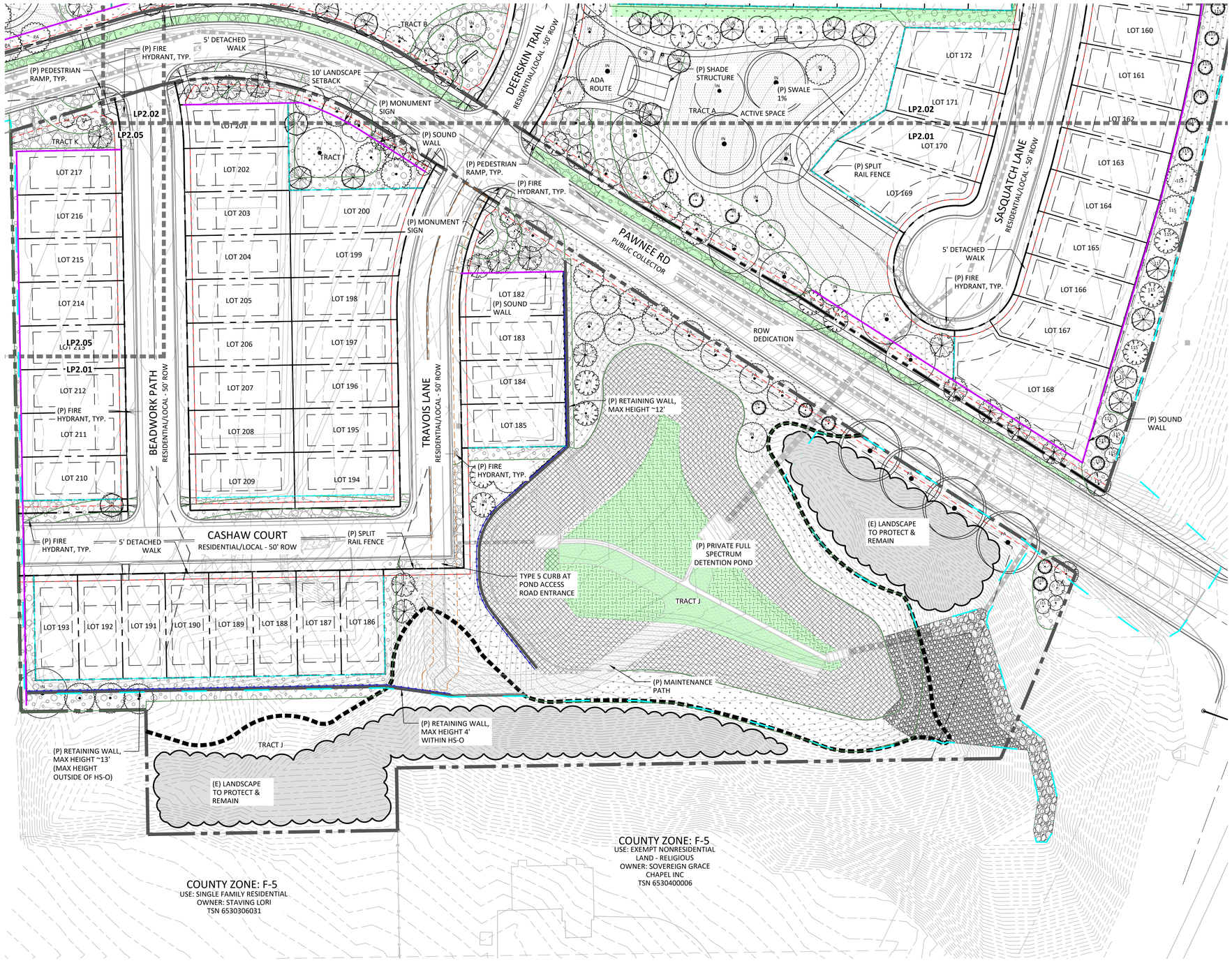
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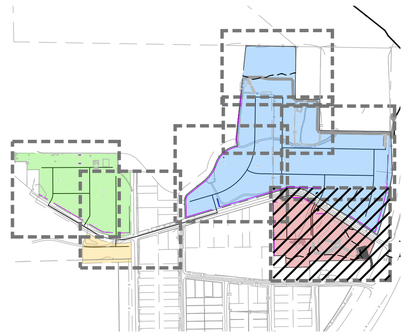
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
- STEEL EDGE
- SOUND WALL
- ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- HILLSIDE OVERLAY BOUNDARY
- LIMITS OF DISTURBANCE
- SCRUB OAK TO REMAIN

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF

PLANNER / LANDSCAPE ARCHITECT

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ROCK CREEK MESA

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SHEET DESCRIPTION

LANDSCAPE PLAN (AREA #1)

SHEET NUMBER/TITLE

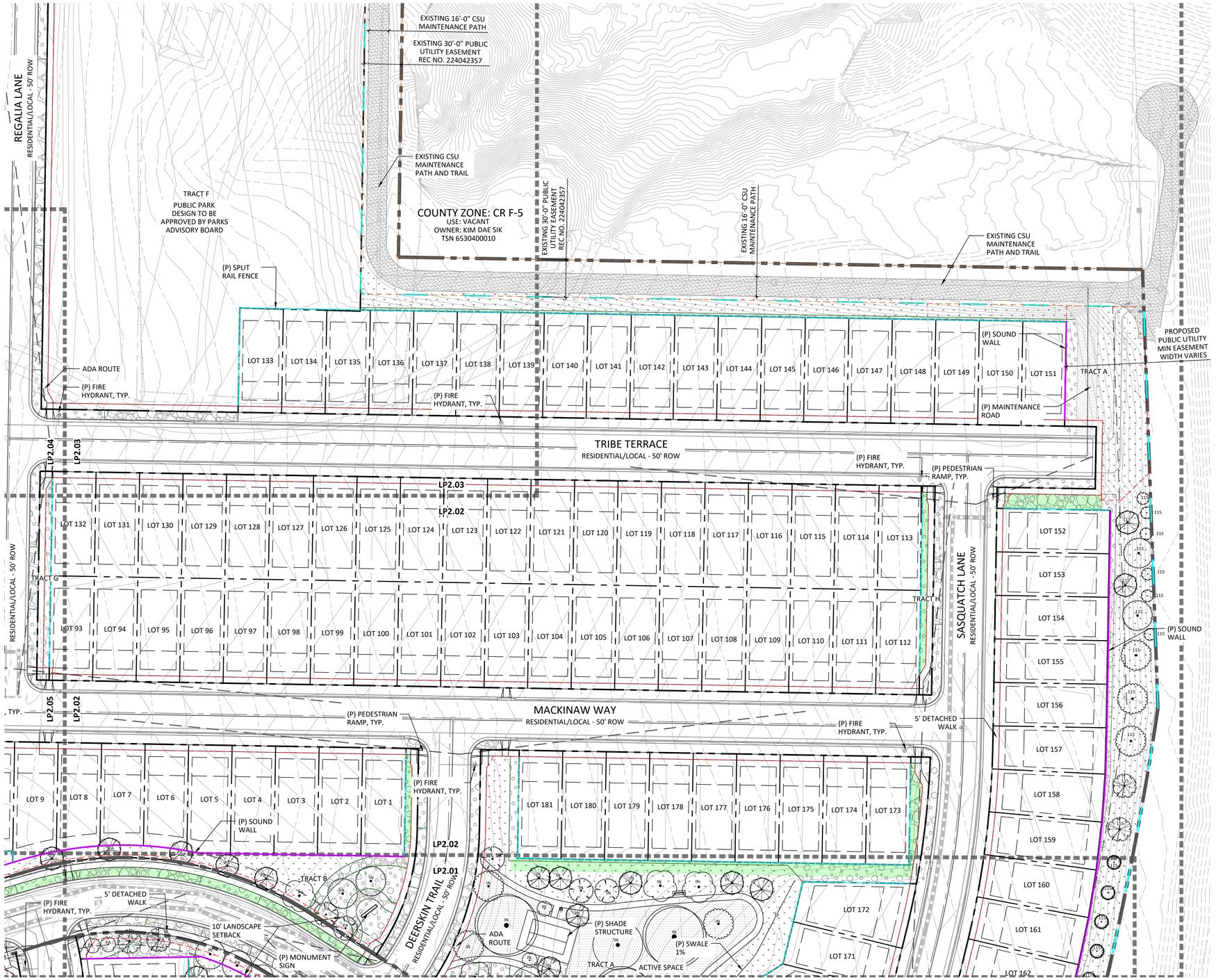
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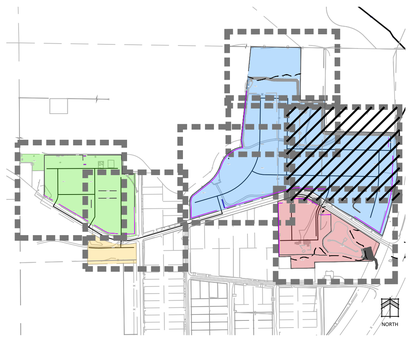
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
- STEEL EDGE
- SOUND WALL
- ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- HILLSIDE OVERLAY BOUNDARY
- LIMITS OF DISTURBANCE
- SCRUB OAK TO REMAIN

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF

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08.26.2026	BB	6TH SUBMITTAL

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SHEET DESCRIPTION

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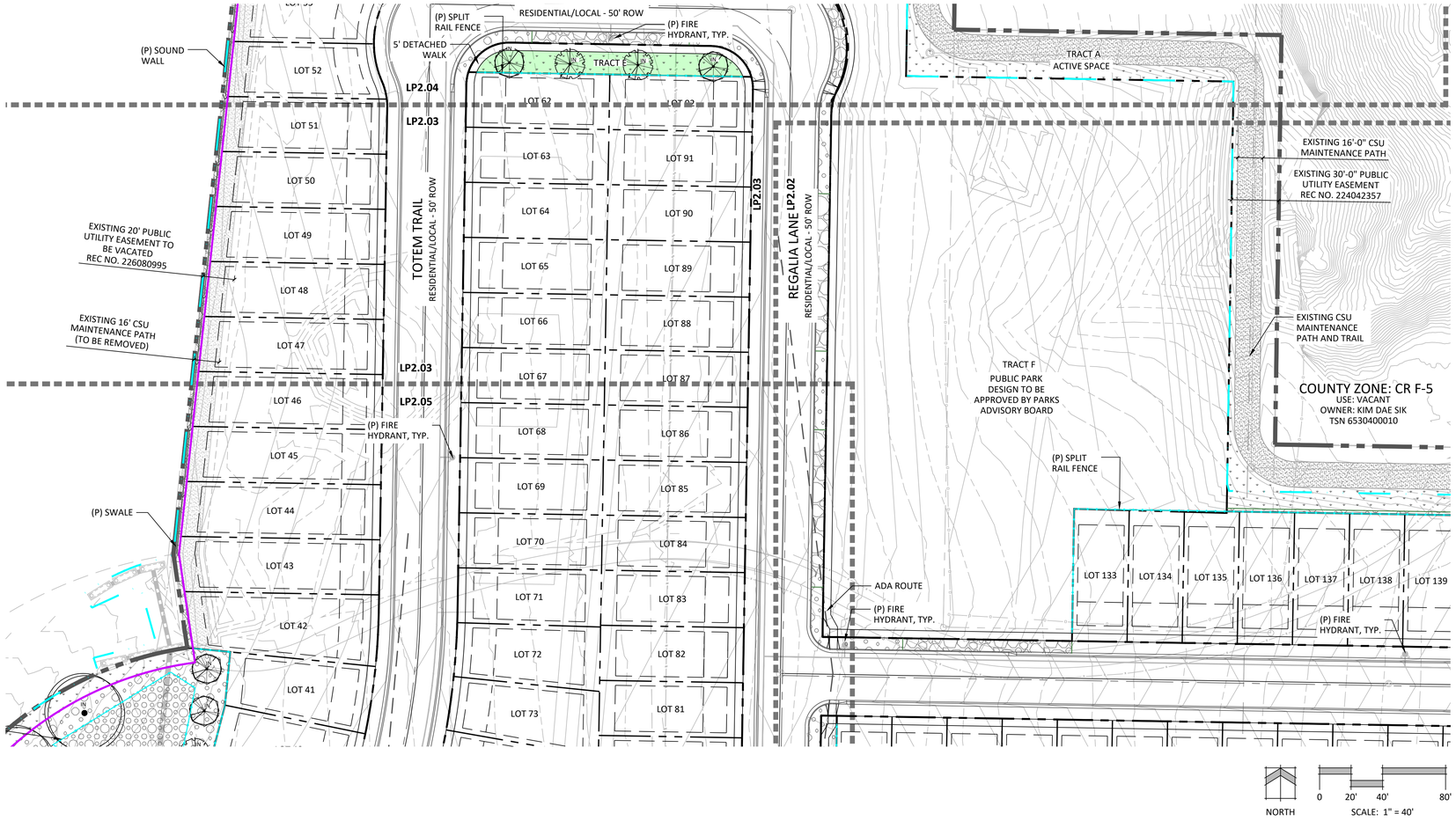
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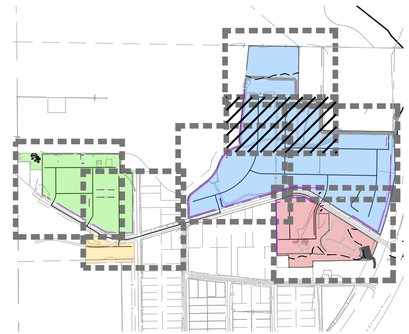
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
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- LIMITS OF DISTURBANCE
- SCRUB OAK TO REMAIN

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF

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08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

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SHEET NUMBER/TITLE

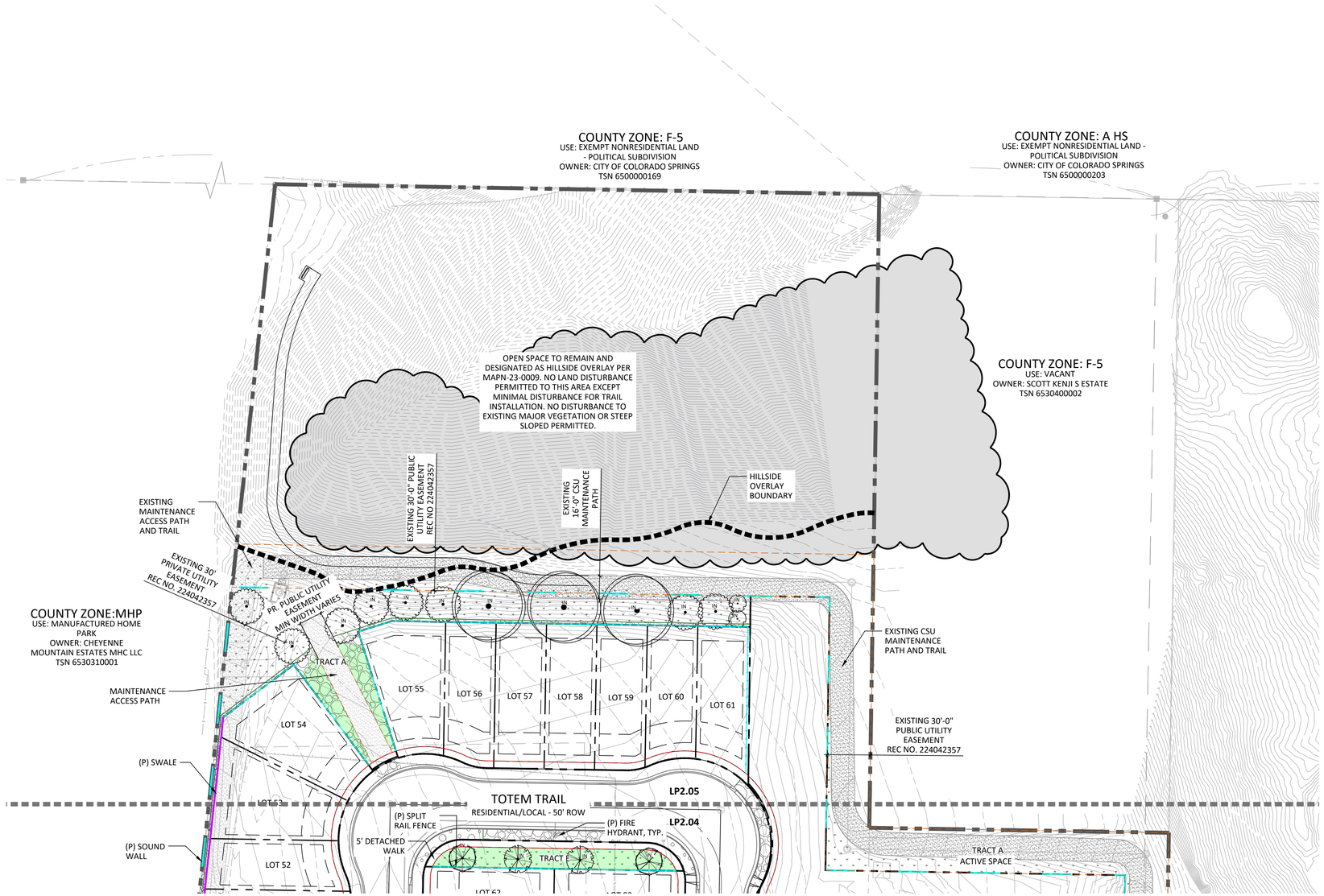
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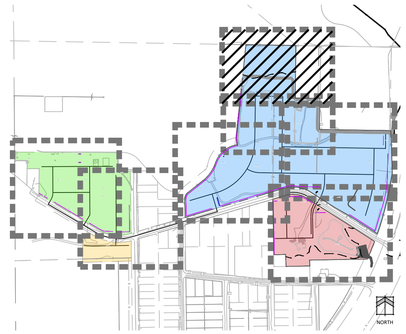
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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
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- ADJACENT PROPERTY
- TRACTS
- LINE-OF- SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
- STEEL EDGE
- SOUND WALL
- ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- HILLSIDE OVERLAY BOUNDARY
- LIMITS OF DISTURBANCE
- SCRUB OAK TO REMAIN

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

COLORADO SPRINGS
OLYMPIC CITY USA

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2:17:36 PM
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ROCK CREEK MESA

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: AP
PREPARED BY: BB & AR

STAMP

ISSUE INFO

PRELIMINARY LANDSCAPE PLAN

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08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER/TITLE

LP2.04

35 OF 41

PCAN FILE #

DEPN-25-0173

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COUNTY ZONE:MHP
USE: MANUFACTURED HOME PARK
OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
TSN 6530310001

(P) SMALL DOG PARK
(P) PICNIC AREA
(P) LARGE DOG PARK
(P) SMALL DOG PARK
(P) SWALE
(P) FIRE HYDRANT, TYP.
(P) LARGE DOG PARK
(P) SPLIT RAIL FENCE
ACTIVE SPACE
TRACT C
(P) PEDESTRIAN RAMP, TYP.
PROPOSED SCHOOL BUS STOP
ADA ROUTE
ROW TO BE VACATED BY SEPARATE PROCESS
FUTURE LOTS PENDING ROW VACATION
(P) SOUND WALL
TRACT C
ACTIVE SPACE
5' DETACHED WALK
(P) FIRE HYDRANT, TYP.
(P) RETAINING WALL, MAX HEIGHT ~4'
(P) SOUND WALL
TRACT B
ACTIVE SPACE
(P) PEDESTRIAN RAMP, TYP.
TRACT K
ACTIVE SPACE
TRACT D
TRACT G

LP2.03
LP2.05
LP2.06
LP2.01
LP2.02

LOT 46
LOT 45
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LOT 214
LOT 213

REGALIA LANE
RESIDENTIAL/LOCAL - 50' ROW

MACKINAW WAY
RESIDENTIAL/LOCAL - 50' ROW

TOTEM TRAIL
RESIDENTIAL/LOCAL - 50' ROW

UMIAKS PLACE
RESIDENTIAL/LOCAL - 50' ROW

PAWNEE RD
PUBLIC COLLECTOR

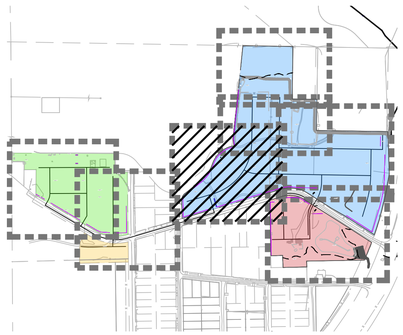
PIUTE RD
RESIDENTIAL

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: -
USE: SINGLE FAMILY RESIDENTIAL
OWNER: GRANTHAM VONNA
TSN 6530306037

NORTH
0 20' 40' 80'
SCALE: 1" = 40'

KEY MAP



LINE TYPE LEGEND

NORTH

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
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DP ASSOCIATION WITH

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0 PAWNEE RD

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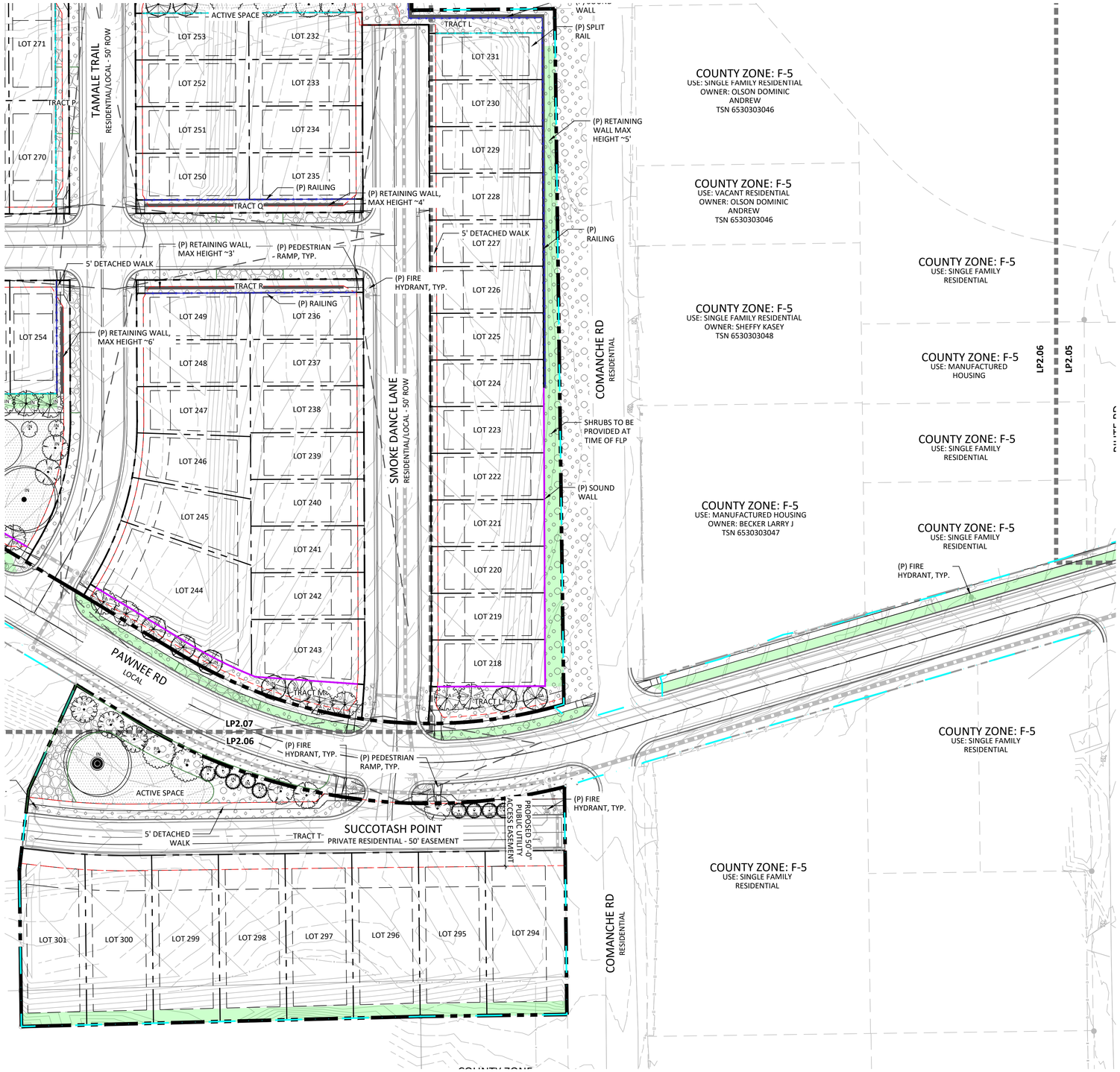
ISSUE / REVISION

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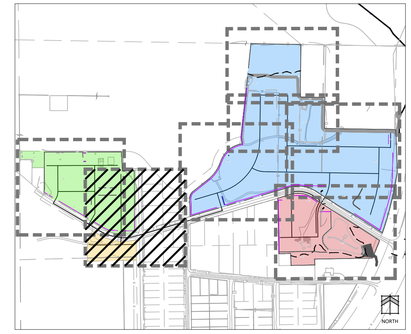
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LP2.05
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PLAN FILE #
DEPN-25-0173

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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
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- LIMITS OF DISTURBANCE
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2026-06-24 09:25

GROUND COVER LEGEND AREA 3

1.5" ROCK	43,502 SF
4-8" ROCK	7,211 SF
SOD	19,767 SF
NATIVE SEED- LOW GROW	14,648 SF

2026-06-24 09:25

GROUND COVER LEGEND AREA 4

1.5" ROCK	3,726 SF
4-8" ROCK	1,909 SF
SOD	5,055 SF
NATIVE SEED- LOW GROW	6,480 SF

PLANNER / LANDSCAPE ARCHITECT

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ROCK CREEK MESA

0 PAWNEE RD

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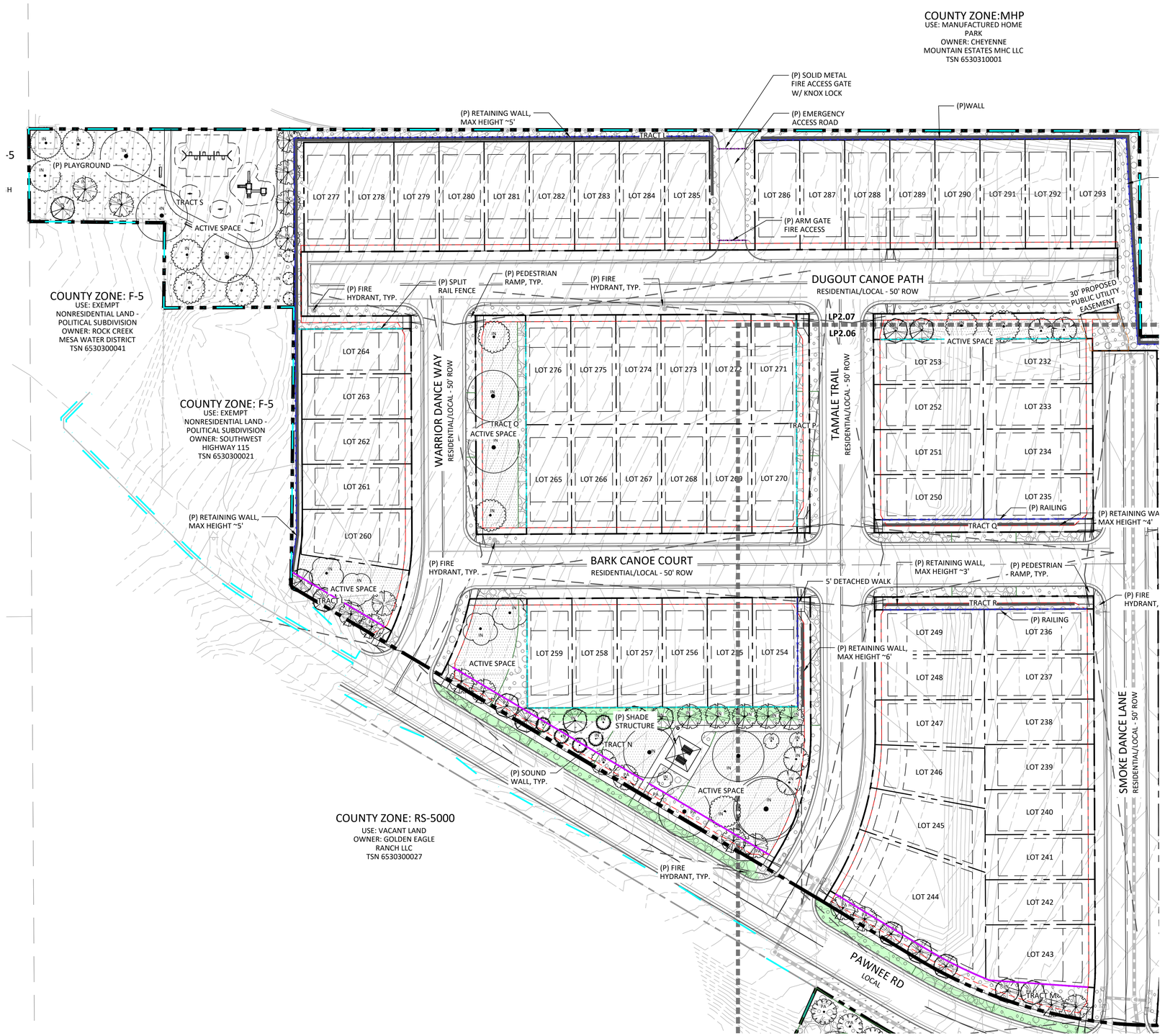
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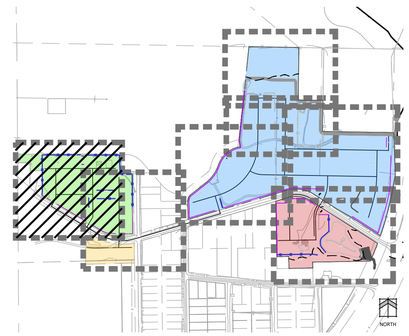
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DEPN-25-0173

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KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS
- SINGLE FAMILY LOT EASEMENTS
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SHEET DESCRIPTION

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SHEET NUMBER/TITLE

LP2.07

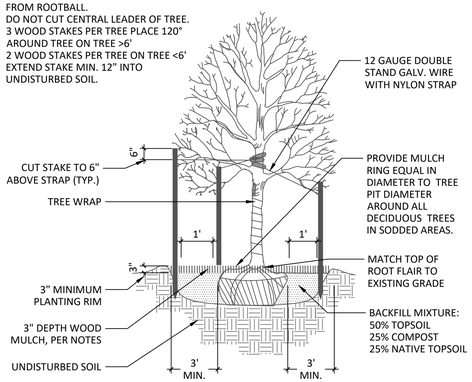
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PLAN FILE #

DEPN-25-0173

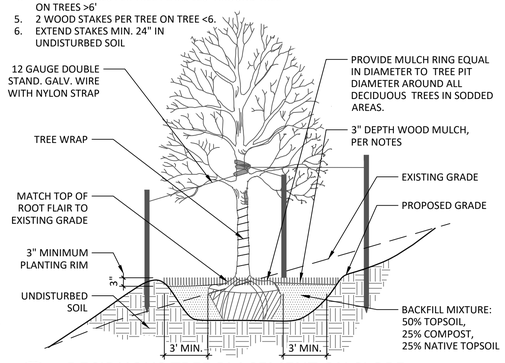
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NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREE >6'
5. 2 WOOD STAKES PER TREE ON TREE <6'
6. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.
7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



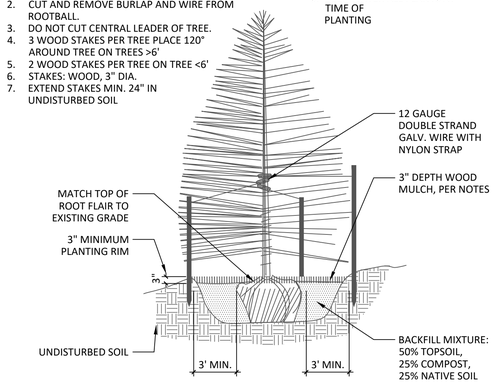
1 DECIDUOUS TREE PLANTING DETAIL
NTS N-PL-01

NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
5. 2 WOOD STAKES PER TREE ON TREE <6.
6. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL
7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



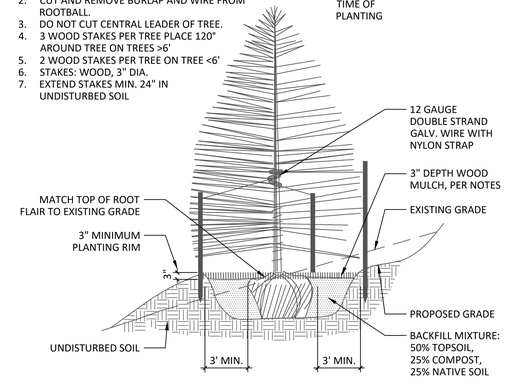
2 DECIDUOUS TREE PLACEMENT ON SLOPE
NTS N-PL-02

NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
5. 2 WOOD STAKES PER TREE ON TREE <6'
6. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL
7. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING



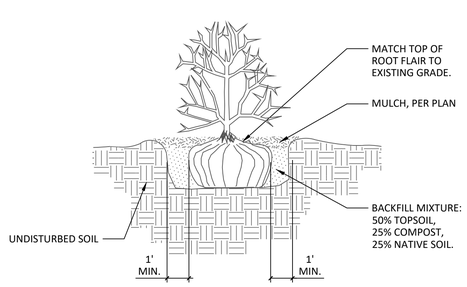
3 CONIFEROUS TREE PLANTING DETAIL
NTS N-PL-04

NOTES:
1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS.
2. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
3. DO NOT CUT CENTRAL LEADER OF TREE.
4. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
5. 2 WOOD STAKES PER TREE ON TREE <6'
6. STAKES: WOOD, 3" DIA.
7. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL
8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING



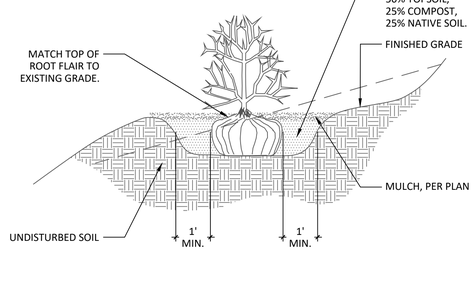
4 CONIFEROUS TREE PLACEMENT ON SLOPE
NTS N-PL-03

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. REMOVE ALL WIRE.

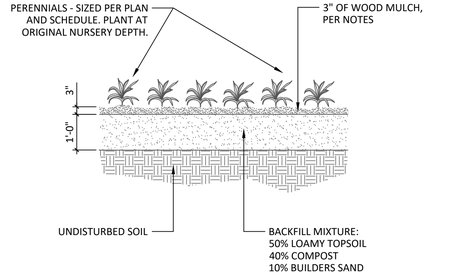


5 SHRUB PLANTING DETAIL
NTS N-PL-05

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. FOR BALLED AND BURLAPPED SHRUBS: CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
3. REMOVE ALL WIRE.

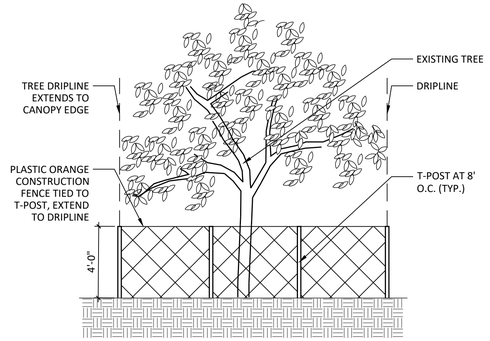


6 SHRUB PLANTING ON SLOPES
NTS N-PL-06



7 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07

NOTES:
1. EXISTING ROOTS OF TREE SHALL REMAIN UNDISTURBED WITHIN THE TREE CANOPY DRIPLINE
2. CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING IRRIGATION COMPONENTS, DAMAGE DUE TO CONSTRUCTION
3. CONTRACTOR SHALL REPLACE ANY EXISTING TREE WHOSE DEATH IS DUE TO CONSTRUCTION PROCESS
4. TREE PROTECTION SHALL BE INSTALLED PRIOR TO SITE GRADING OR DEMOLITION

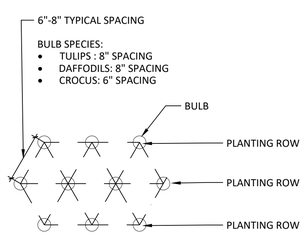


8 EXISTING TREE PROTECTION
NTS N-PL-08

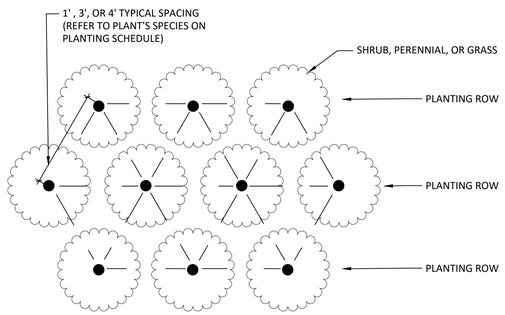
BULB:

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

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

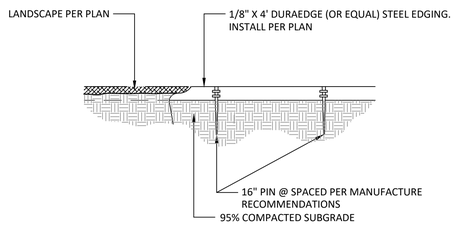


SHRUBS, PERRENAILS, OR GRASSES:



9 TRIANGULAR PLANT SPACING DIAGRAM
NTS N-PL-09

NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH TO MEET TOP OF EDGING.



10 STEEL EDGING
NTS N-ED-01

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ROCK CREEK MESA

0 PAWNEE RD

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SHEET DESCRIPTION

LANDSCAPE DETAILS

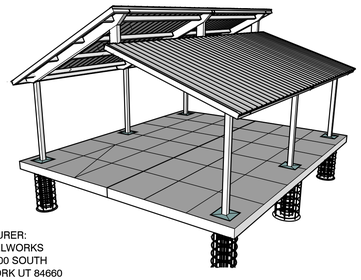
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LP3.00
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MANUFACTURER:
SMITH STEELWORKS
270 WEST 500 SOUTH
SPANISH FORK UT 84660
801.414.1724
WWW.SMITHSTEELWORKS.COM

MOUNTING:
PER MANUFACTURER'S SPECIFICATIONS

20X20 CLERESTORY PAVILION

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 CELRESTORY PAVILION

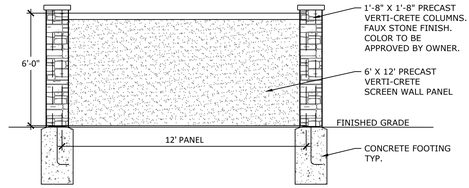
NTS P-CR1-08

NOTES:
1. RAILING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO STAKE RAILING LOCATIONS PER PLANS AND REVIEWED AND APPROVED PRIOR TO INSTALLATION.



2 RAILING

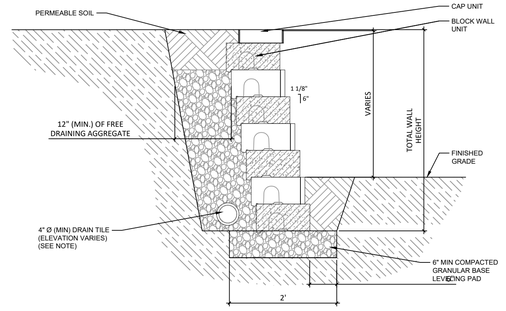
NTS P-EQ-RR-76



3 SOUND WALL

NTS P-GKS-18

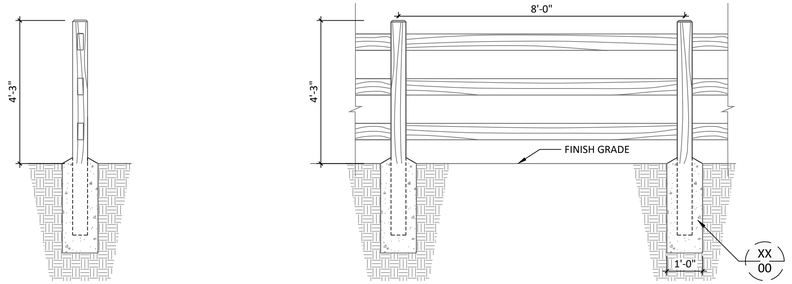
NOTE:
1. DRAIN SHOULD BE AT BOTTOM OF WALL WHEN POSSIBLE.
2. UTILIZE RAISED DRAIN LOCATION WHEN BOTTOM OF WALL DRAINAGE IS NOT POSSIBLE.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



4 BLOCK WALL

NTS P-EQ-RR-09

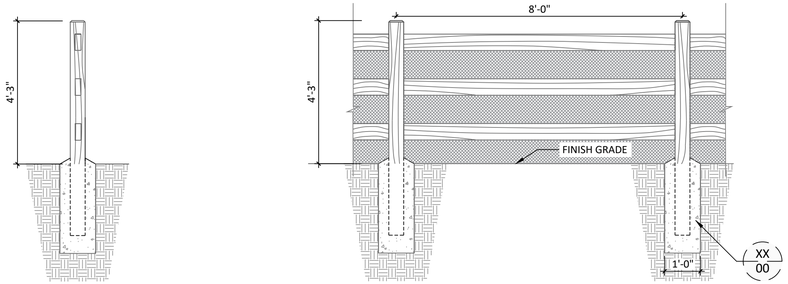
NOTES:
1. FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



5 3-RAIL CONCRETE FENCE

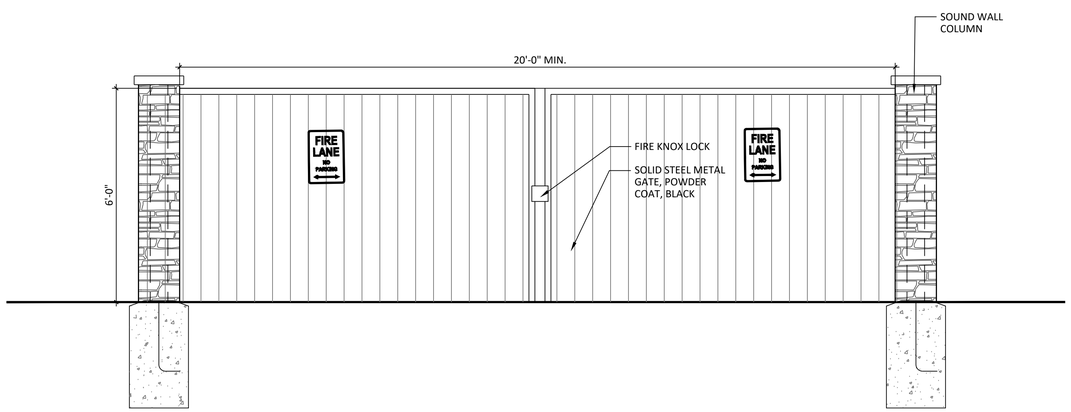
NTS N-FE-24

NOTES:
1. FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. WIRE MESH TO BE 12.5 GUAGE WELDED WIRE 4"x4" MESH.
4. REMAINING MESH TO BE BURIED BELOW GRADE.
5. 5 STAPLES ON BACK OF EACH RAIL. 3 STAPLES ON EACH POST, EVENLY SPACED.



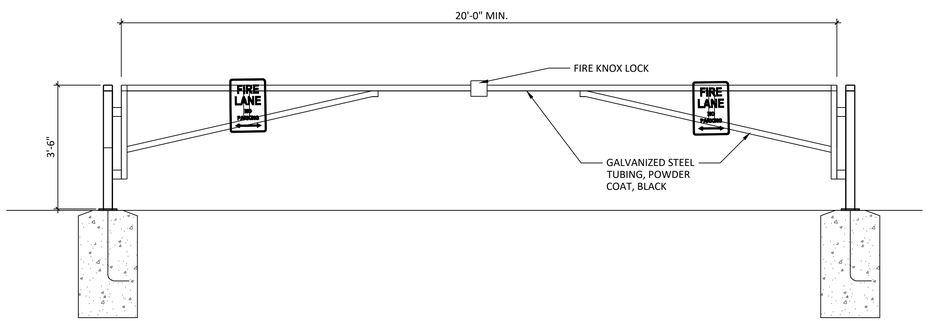
6 3-RAIL CONCRETE FENCE WITH MESH

NTS N-FE-25



7 METAL FIRE ACCESS GATE

NTS P-EQ-RCM-01



8 ARM GATE FIRE ACCESS

NTS P-EQ-RCM-02

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

IN ASSOCIATION WITH

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved
09/11/2026
2:17:16 PM
KSchott

ROCK CREEK MESA

0 PAWNEE RD

PROJECT INFO

DATE: 12.16.2025
PROJECT MGR: AP
PREPARED BY: BB & AR

STAMP

ISSUE INFO

PRELIMINARY LANDSCAPE PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4TH SUBMITTAL
07.22.2026	BB	5TH SUBMITTAL
08.26.2026	BB	6TH SUBMITTAL

SHEET DESCRIPTION

LANDSCAPE DETAILS

SHEET NUMBER/TITLE

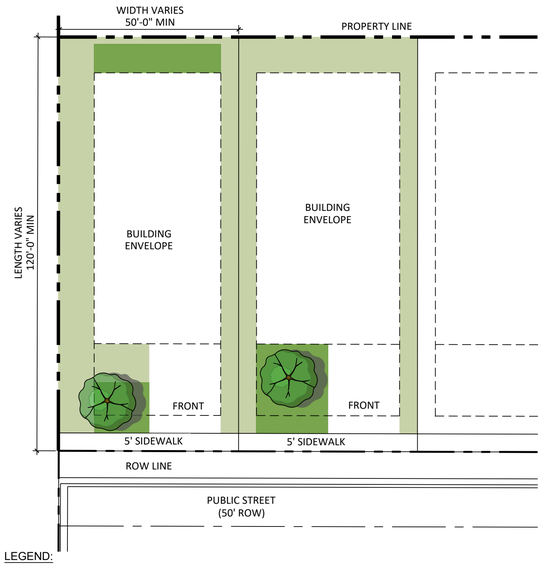
LP3.01

40 OF 41

PCAN FILE #

DEPN-25-0173

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LEGEND:

LANDSCAPE AREA - HIGH WATER USE TURF

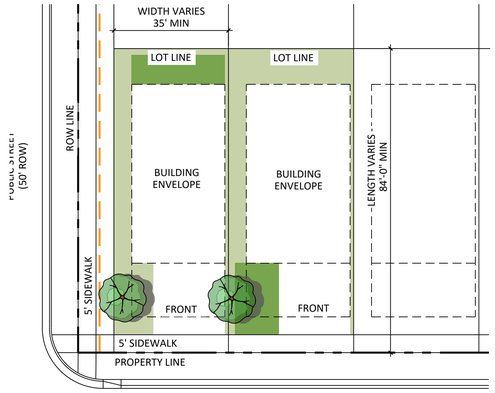
LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE

STREET ORIENTED UNIT REQUIRED TREE
TREE SPECIES OPTIONS LIST:
- LITTLE LEAF LINDEN
- RED MAPLE
-BURR OAK

50' WIDE STREET ORIENTED NON -COMPACT	SINGLE LOT	TOTAL (8 LOTS)
HIGH-WATER USE	500 SF	4,000 SF
LOW/MEDIUM-WATER USE	1,510 SF	12,080 SF
LANDSCAPE AREA	2,010 SF	16,080 SF

STREET ORIENTED LARGE 50' WIDTH LOT DESIGN GUIDELINES

- NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY OR ACCESSORY STRUCTURE OR A DRIVEWAY, PATIO, DECK, OR WALKWAY, AND NO CONTIGUOUS AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS.
- ALL TREES LOCATED WITHIN CITY ROW ARE TO BE CHOSEN FROM THE CURRENT FORESTRY CITY APPROVED STREET TREE LIST.
- ALL REQUIRED COMPACT LOT TREES SHALL BE INSTALLED BY THE DEVELOPER/BUILDER. LONG TERM MAINTENANCE RESPONSIBILITY AND IRRIGATION FOR TREES WILL BE PROVIDED BY HOME OWNER.
- ALL REQUIRED COMPACT LOT TREES SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD/IRRIGATION/ETC.) WHICH PROVIDES WATERING AT THE TIME OF PLANTING.



LEGEND:

PUBLIC STREET
(50' ROW)

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

32' WIDE STREET ORIENTED	SINGLE LOT	TOTAL (149 LOTS)
HIGH-WATER USE	215 SF	32,035 SF
LOW/MEDIUM-WATER USE	643 SF	95,807 SF
LANDSCAPE AREA	860 SF	128,140 SF

35' WIDE STREET ORIENTED	SINGLE LOT	TOTAL (119 LOTS)
HIGH-WATER USE	237 SF	28,203 SF
LOW/MEDIUM-WATER USE	713 SF	84,847 SF
LANDSCAPE AREA	950 SF	113,050 SF

STREET ORIENTED SMALL 32' and 35' DESIGN GUIDELINES

- NO MORE THAN TWENTY-FIVE (25) PERCENT OF THE PORTION OF A LOT NOT COVERED BY A PRIMARY OR ACCESSORY STRUCTURE OR A DRIVEWAY, PATIO, DECK, OR WALKWAY, AND NO CONTIGUOUS AREA LESS THAN ONE HUNDRED (100) SQUARE FEET IN AREA, SHALL BE PLANTED WITH HIGH WATER USE TURFGRASS.
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- ALL REQUIRED COMPACT LOT TREES SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM (DRIP/SOD/IRRIGATION/ETC.) WHICH PROVIDES WATERING AT THE TIME OF PLANTING.

COMPACT LOTS REQUIREMENTS

	TOTAL # OF LOTS	# OF TREES (1 PER LOT)	
		REQ.	PROV.
AREA #1	36	36	36
AREA #2	181	181	181
AREA #3	76	76	76
AREA #4	8	8	8
TOTAL		301	301

NOTE: ALL LOTS IN DEVELOPMENT ARE STREET-ORIENTED

PLANNER / LANDSCAPE ARCHITECT

NES

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Colorado Springs, CO 80903

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COLORADO SPRINGS
OLYMPIC CITY USA

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SHEET DESCRIPTION

LANDSCAPE LOT TYPICALS

SHEET NUMBER/TITLE

LP3.02

41 OF 41

PLAN FILE #

DEPN-25-0173

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