

GENERAL NOTES

- SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.
- 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.
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- 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.
- FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
- MAIL KIOSK LOCATIONS ARE SHOWN CONCEPTUALLY AND ARE NOT APPROVED AS A PART OF THIS PLAN. FINAL LOCATIONS TO BE COORDINATED DIRECTLY WITH USPS.
- 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.
- 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

- 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.
- 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.
- 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.
- 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

- 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.
- 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

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

- 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 75000LBS TOTAL APPARATUS WEIGHT.
- 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.
- A 3" DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

STORMWATER NOTES

- THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
- FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT.
- 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

- 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.

FEMA NOTE

- 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

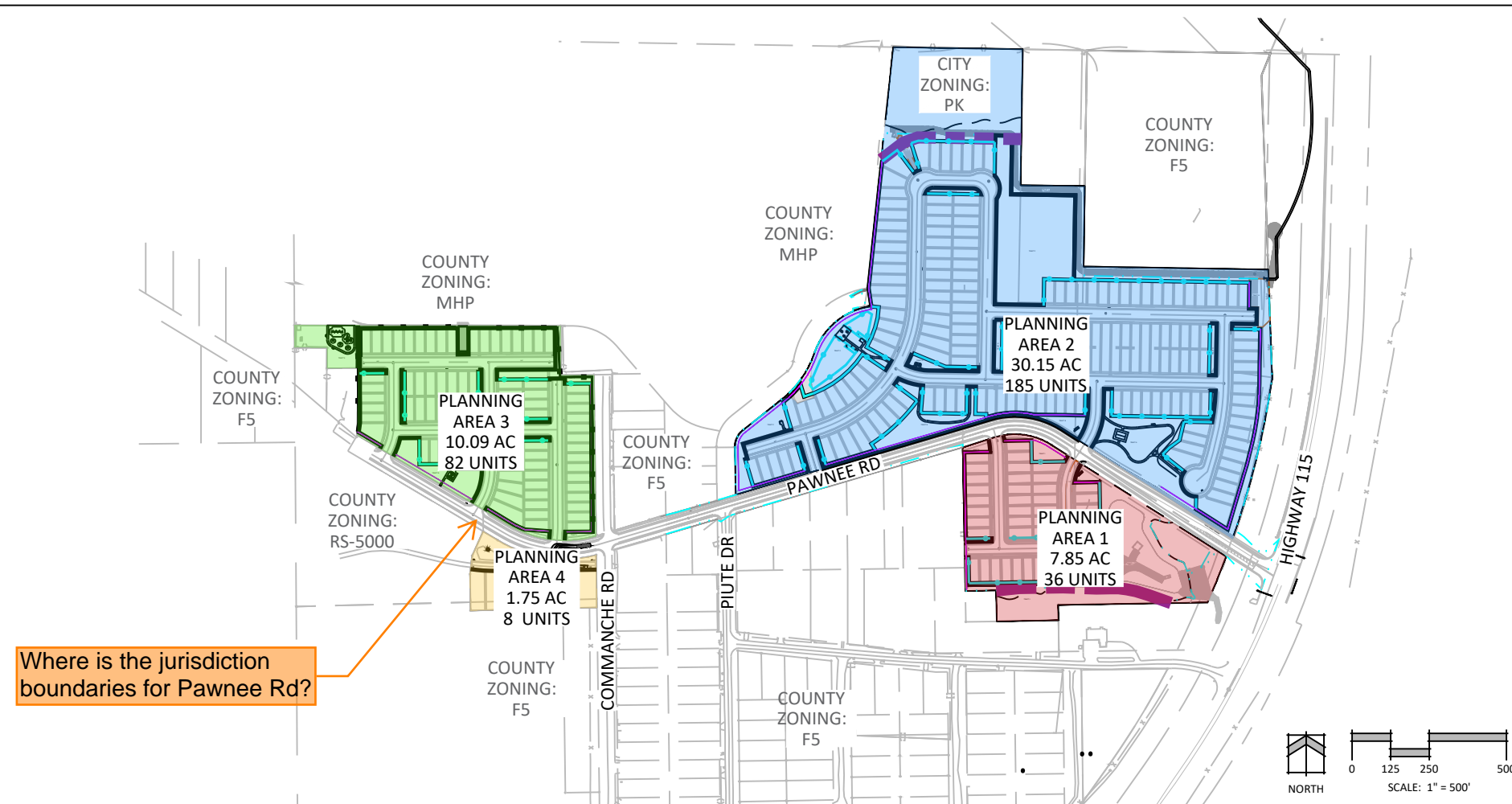
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 18-037 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 218016204.
- DEVELOPMENT WILL OCCUR IN ONE PHASE.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE METRO DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF SHARED COMMON TRACTS, ACCESS DRIVES, AND LANDSCAPE AREAS.
- ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY METRO DISTRICT.

ROCK CREEK MESA

CITY OF COLORADO SPRINGS

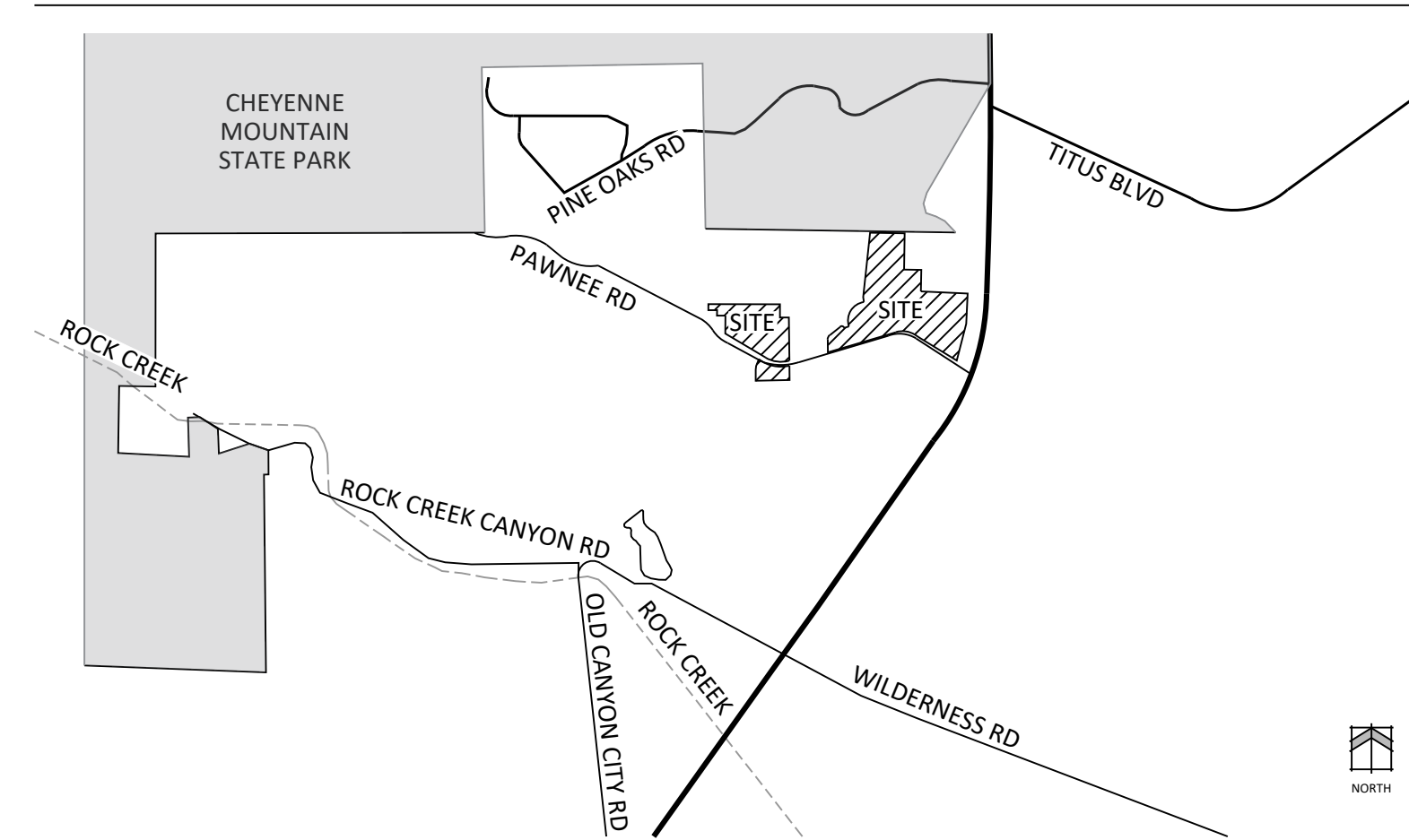
DEVELOPMENT PLAN

KEY MAP



Where is the jurisdiction boundaries for Pawnee Rd?

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	PAWNEE RD: 10'
LAND USE PLAN:	MAPN-23-0009	HIGHWAY 115:	25'
DRAINAGE BASIN:	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'
CURRENT ZONE:		LANDSCAPE SETBACKS - AREA 4	PAWNEE RD: 10'
SETBACKS (MINIMUM):		PARKING	
FRONT HOUSE:	10'	SINGLE-FAMILY DETACHED	2/DU
STREET LOADED GARAGE:	20'	REQUIRED:	2 X 312 = 624 SPACES PROVIDED IN GARAGES
SIDE:	1' MINIMUM WITH 6' COMBINED BOTH SIDES, OR 0' IF ATTACHED	GUEST REQUIRED:	63
CORNER LOT SIDE:	15'	GUEST PROVIDED (TOTAL):	624
REAR:	10'	ON-STREET:	0
ORDINANCE NO.:	25-27 AND 25-29	OFF-STREET:	624
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL DETACHED AND SINGLE-FAMILY RESIDENTIAL ATTACHED	PROVIDED ON DRIVEWAYS	
R-FLEX MED DENSITY RANGE:	5-16 DU/ACRE		
PROPOSED DENSITY FOR OVERALL DEVELOPMENT:	6.23 DU/ACRE		
MAX. BUILDING HEIGHT:	45'		
TOTAL LOTS:	311		
MIN. LOT SIZE:	1500 SF		
MIN. LOT WIDTH:	20'		
DRIVEWAY LENGTH:	MIN 20', MAX 27'		
DRIVEWAY WIDTH:	20'		

SHEET INDEX

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11	DP3.02	FIRE TURN EXHIBITS
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13	ST01	HIGHWAY 115 IMPROVEMENTS
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TRACT TABLE

NAME	SIZE	LANDSCAPE/PARK/OPEN SPACE/TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	PUBLIC PARK	OWNED BY	MAINTAINED BY
A	274,892.3 SF	X	X		X		RCMD*	RCMD*
B	41,761.0 SF	X	X		X		RCMD*	RCMD*
C	61,504.5 sf	X			X		RCMD*	RCMD*
D	5,382.0 sf	X					RCMD*	RCMD*
E	3182.0 sf	X					RCMD*	RCMD*
F	92,559.3 sf	X				X	RCMD*	RCMD*
G	4,368.0 sf	X					RCMD*	RCMD*
H	3,696.0 sf	X					RCMD*	RCMD*
I	8,158.0 sf	X	X	X	X		RCMD*	RCMD*
J	172,997.3 sf	X			X		RCMD*	RCMD*
K	4581.5 sf	X			X		RCMD*	RCMD*
L	32,068.7 sf	X			X		RCMD*	RCMD*
M	3,067.2 sf	X					RCMD*	RCMD*
N	23,065.0 sf	X					RCMD*	RCMD*
O	1,700.0 SF	X					RCMD*	RCMD*
P	1,700.0 SF	X					RCMD*	RCMD*
Q	1,700.0 SF	X					RCMD*	RCMD*
R	24,985.56 SF	X					RCMD*	RCMD*
S	21,532.0	X					RCMD*	RCMD*
T	24,972.7	X					RCMD*	RCMD*

PLDO REQUIREMENTS

HOUSING TYPE (#UNITS PER STRUCTURE)	# OF UNITS	NEIGHBORHOOD PARKS 0.00664 AC PER UNIT	COMMUNITY PARKS 0.00797 AC PER UNIT	2.49 AC
SINGLE-FAMILY DETACHED	312			
SINGLE-FAMILY ATTACHED (TOWNHOMES)	0	0.00539 AC PER UNIT	0.00646	0 AC
TOTAL				2.07 AC

PARK AND OPEN SPACE NOTES

- 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.
- PARKLAND DEDICATION ORDINANCE:
 - THE PROPOSED 2.15 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.
 - THE REMAINING EASEMENT AND OPEN SPACE ACREAGE IS NOT INTENDED TO MEET PLDO.
 - THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
- 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.
- THE DEVELOPER WILL BUILD THE PARK, THEN TRANSFER TO THE ROCK CREEK METRO DISTRICT FOR OWNERSHIP AND MAINTENANCE VIA SPECIAL WARRANTY DEED.
- 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.



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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

COVER AND NOTES

DP1.01

1 OF 41

DEPN-25-0173

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.

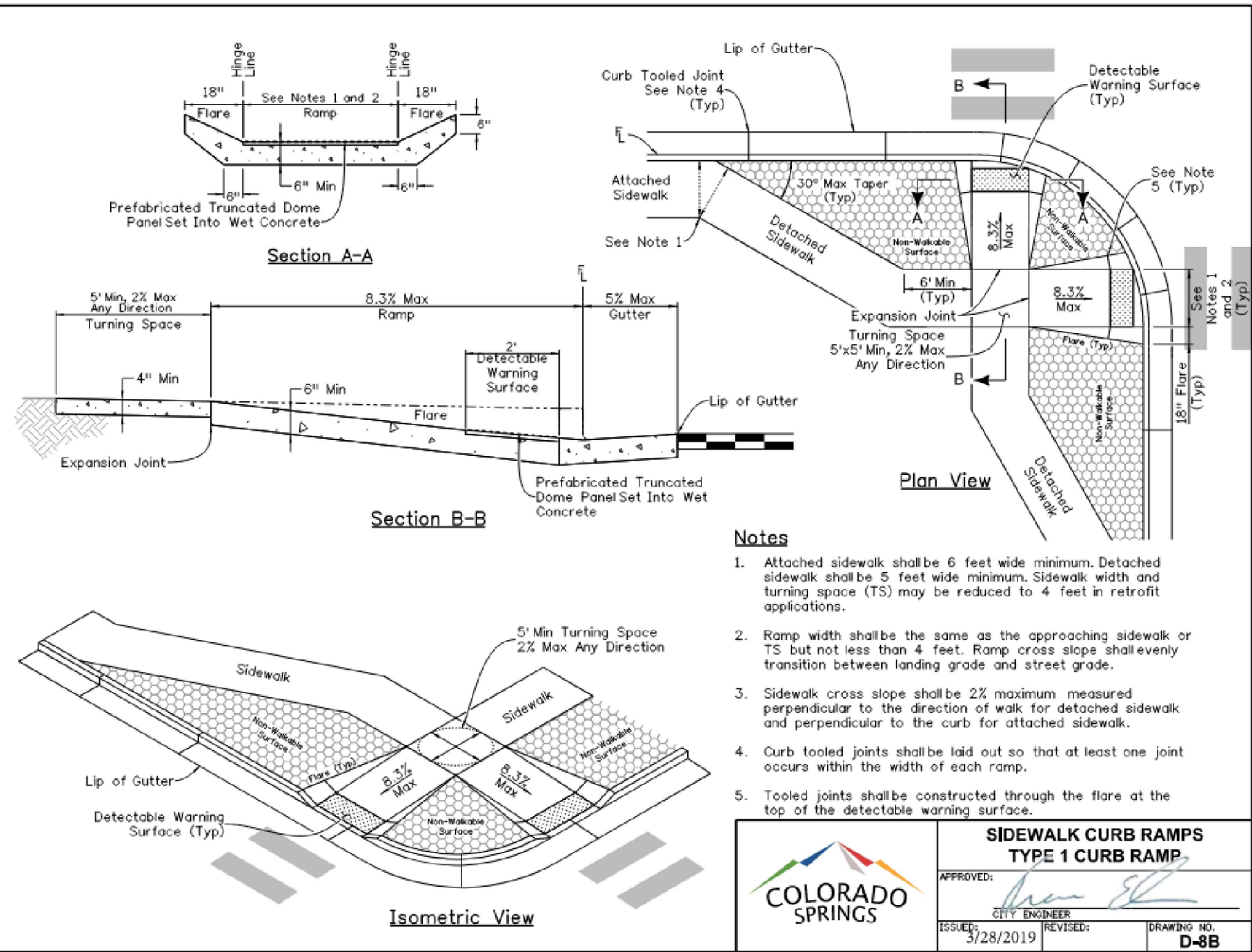


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N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

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PLANNER / LANDSCAPE ARCHITECT IN ASSOCIATION WITH

ROCK CREEK MESA DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

Table with 3 columns: DATE, BY, DESCRIPTION. It contains two rows of data: 03.11.2026 AR 2ND SUBMITTAL and 05.13.2026 AR 3RD SUBMITTAL.

LEGAL DESCRIPTIONS

DP1.02 2 OF 41

DEPN-25-0173



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

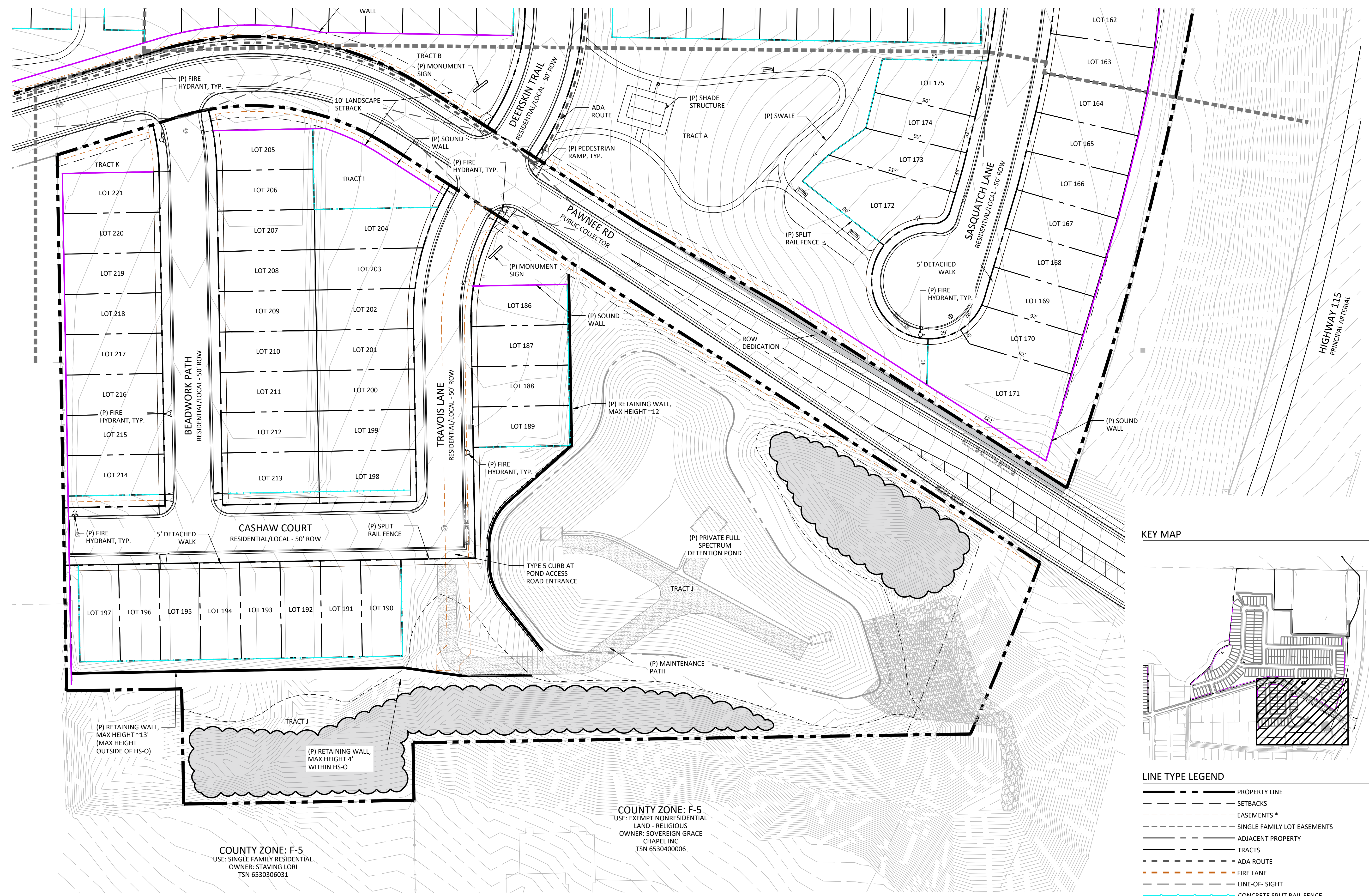
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05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

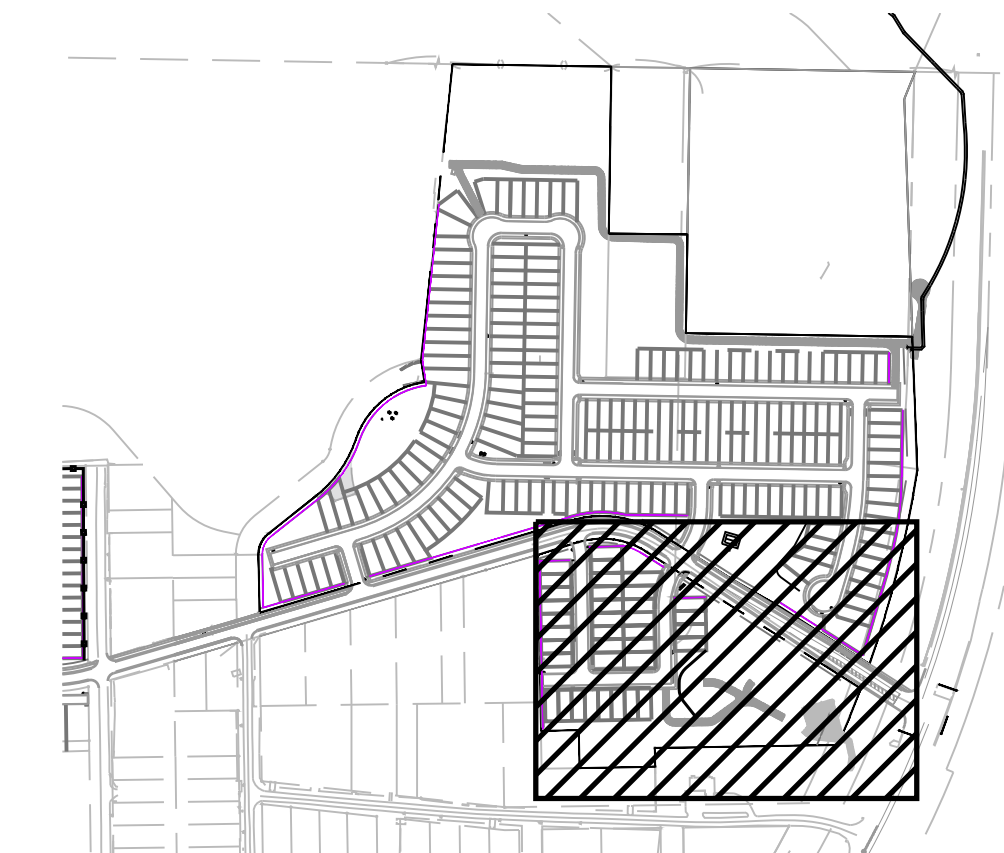
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3 OF 41

PLAN FILE # DEP-N-25-0173



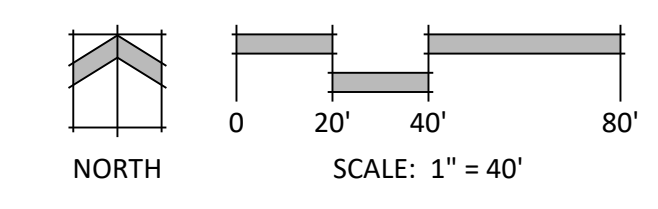
KEY MAP



LINE TYPE LEGEND

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

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

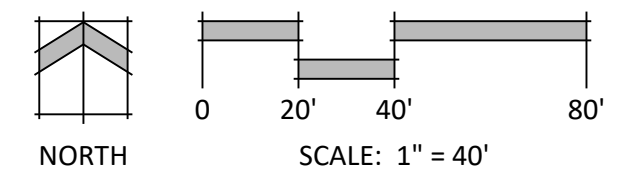
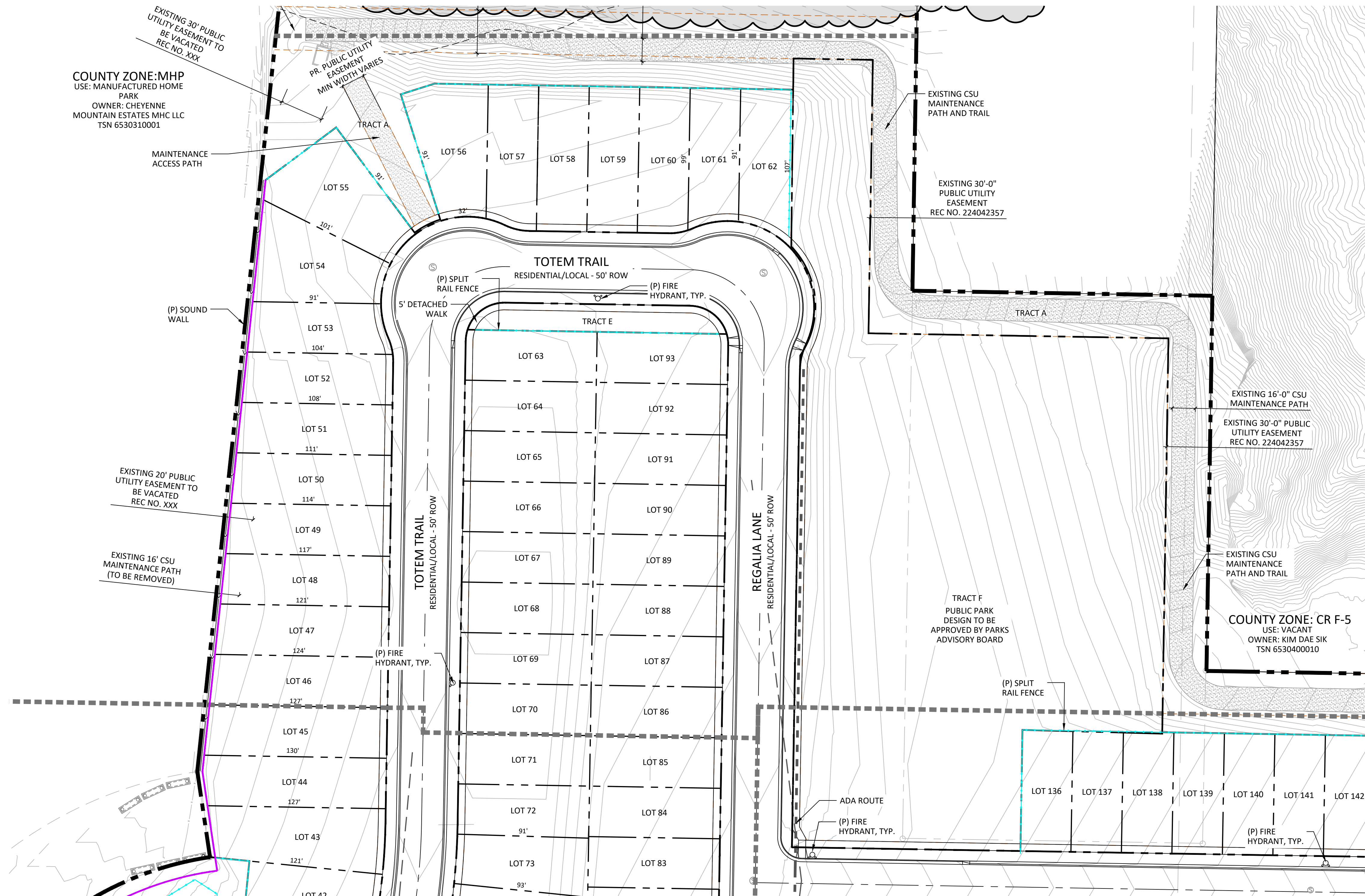


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USE: EXEMPT NONRESIDENTIAL
LAND - RELIGIOUS
OWNER: SOVEREIGN GRACE
CHAPEL INC
TSN 6530400006

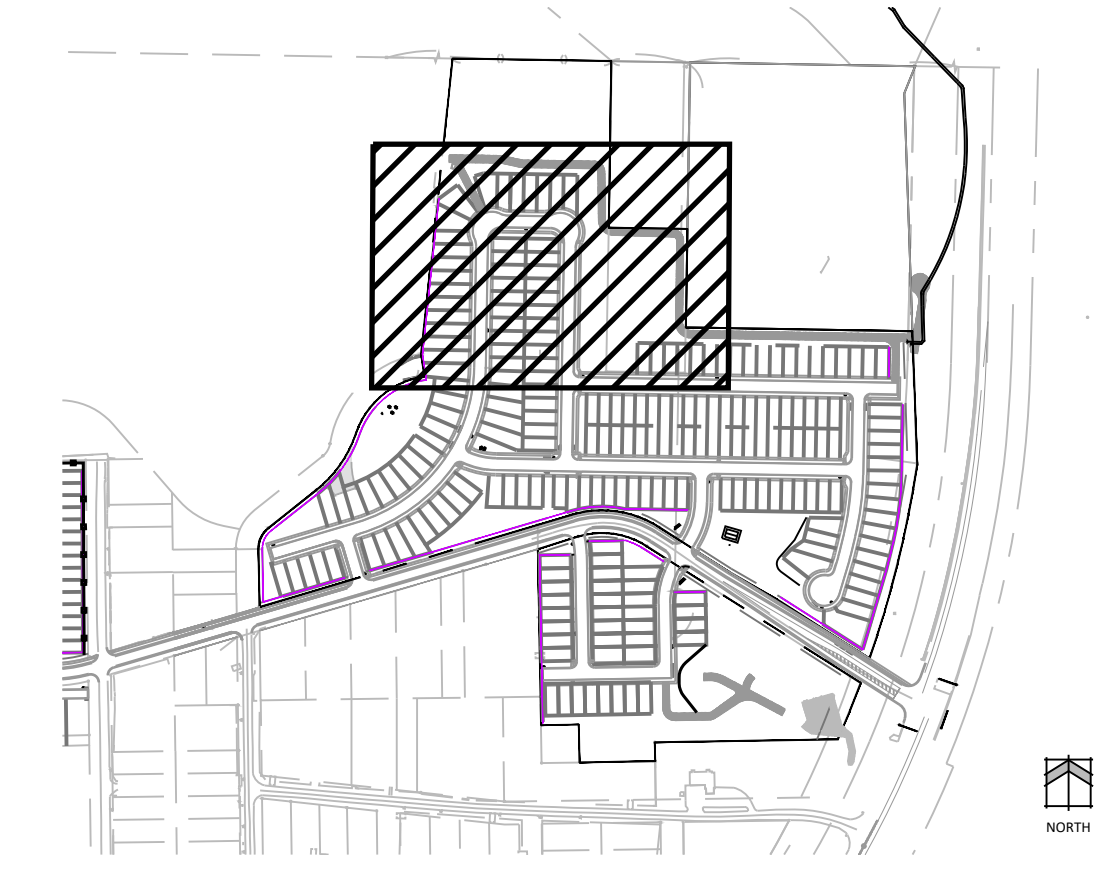
COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: STAVING LORI
TSN 6530306031

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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
- CONCRETE 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

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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

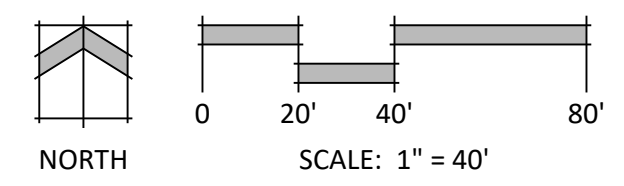
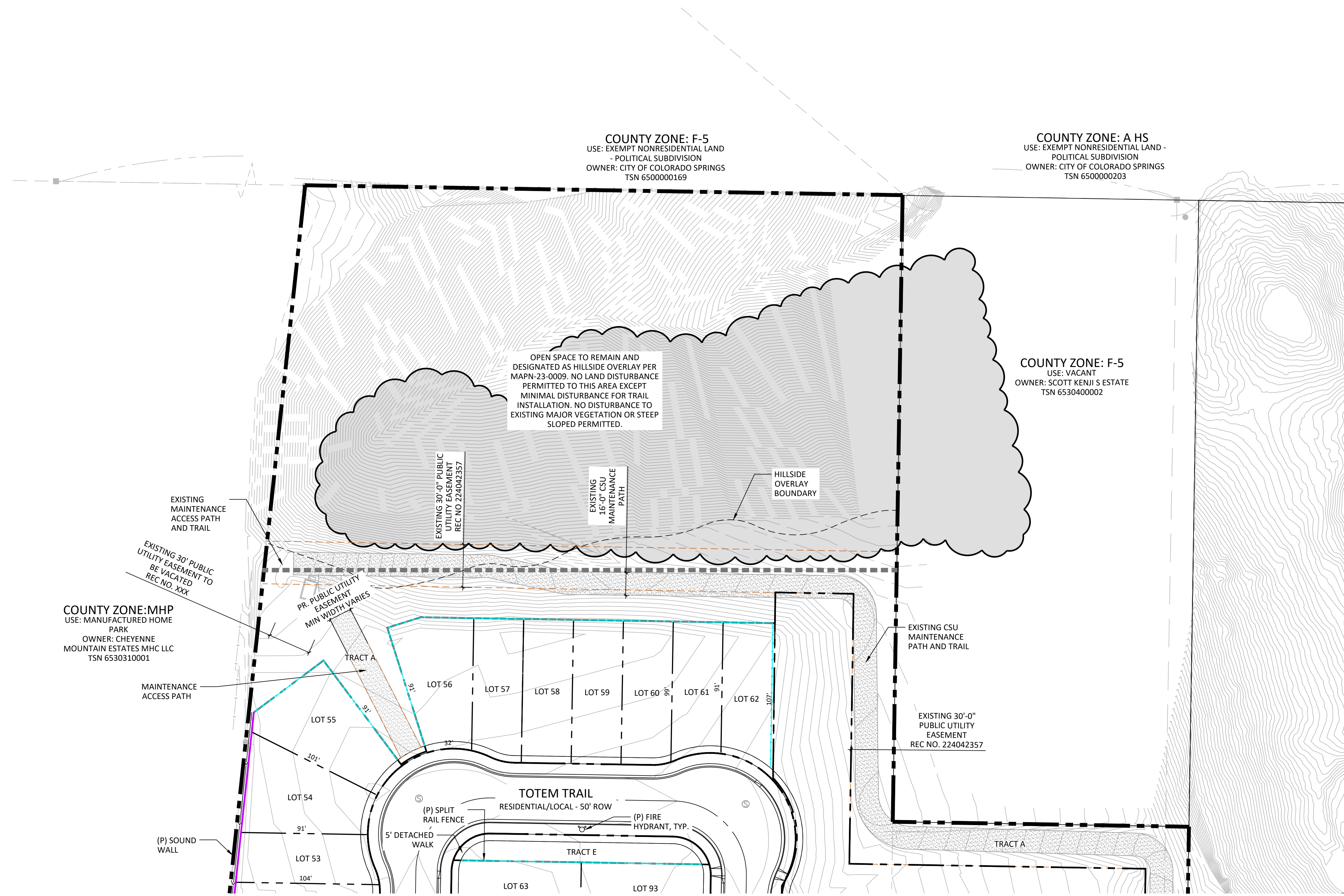
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5 OF 41

DEPN-25-0173

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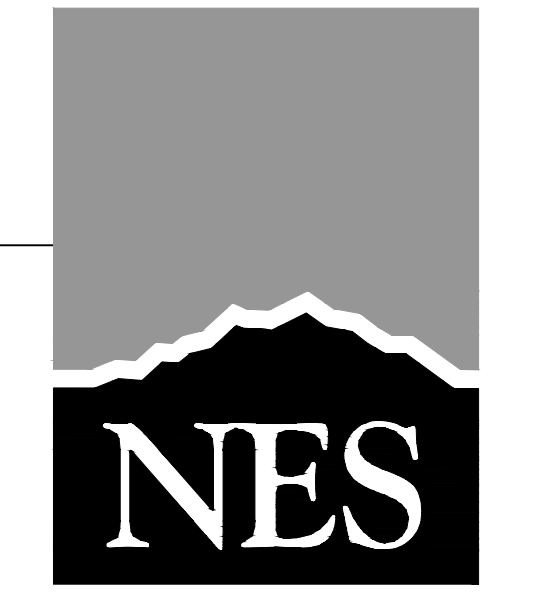


KEY MAP



LINE TYPE LEGEND

- — — — — PROPERTY LINE
 - - - - - SETBACKS
 - - - - - EASEMENTS *
 - - - - - SINGLE FAMILY LOT EASEMENTS
 - - - - - ADJACENT PROPERTY
 - - - - - TRACTS
 - - - - - ADA ROUTE
 - - - - - FIRE LANE
 - - - - - LINE-OF- SIGHT
 - — — — — CONCRETE 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 BE PRESERVED



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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

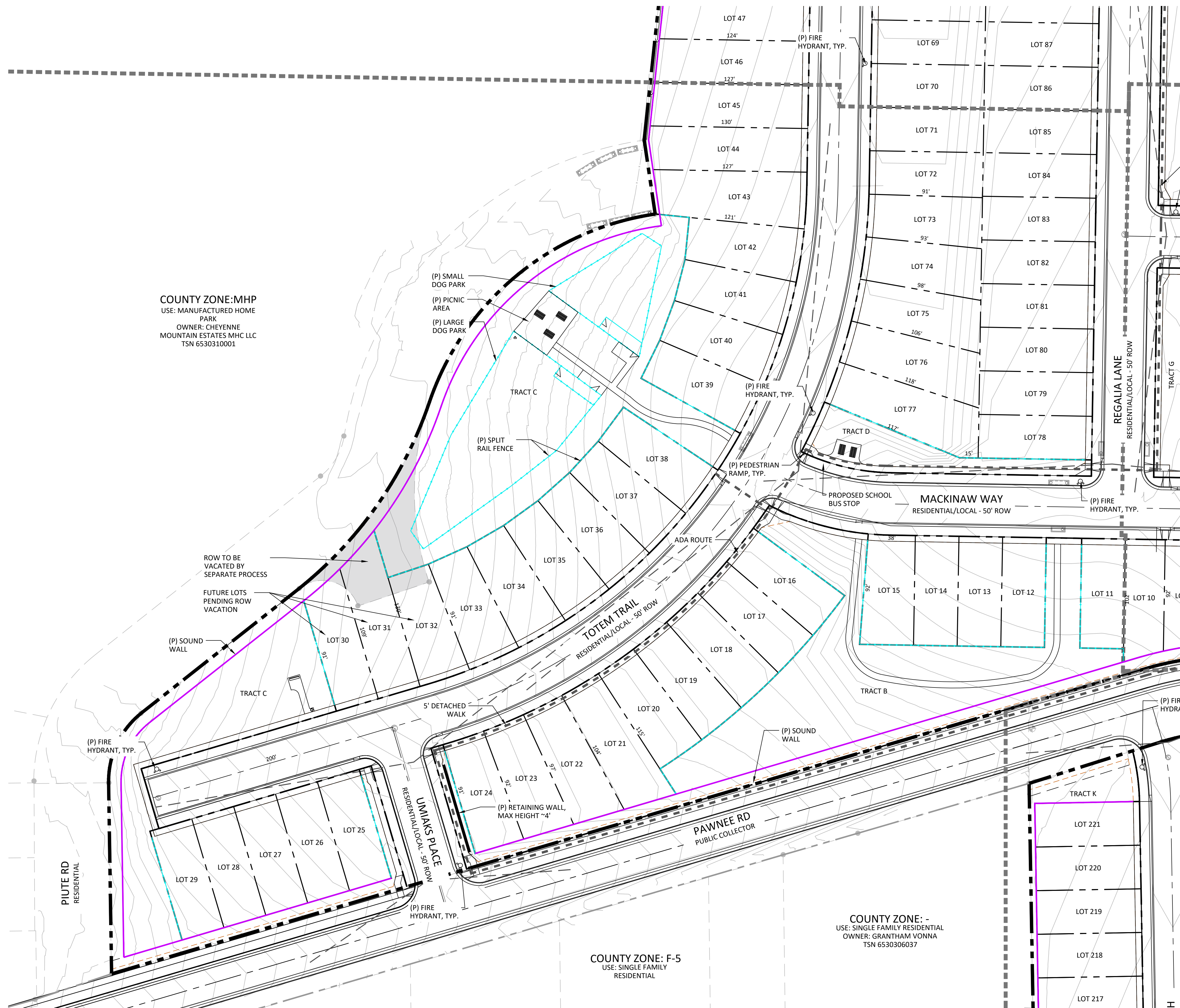
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05.13.2026	AR	3RD SUBMITTAL

SITE PLAN/
 HILLSIDE PLAN

DP2.04
 6 OF 41

PLAN FILE # DEP-25-0173

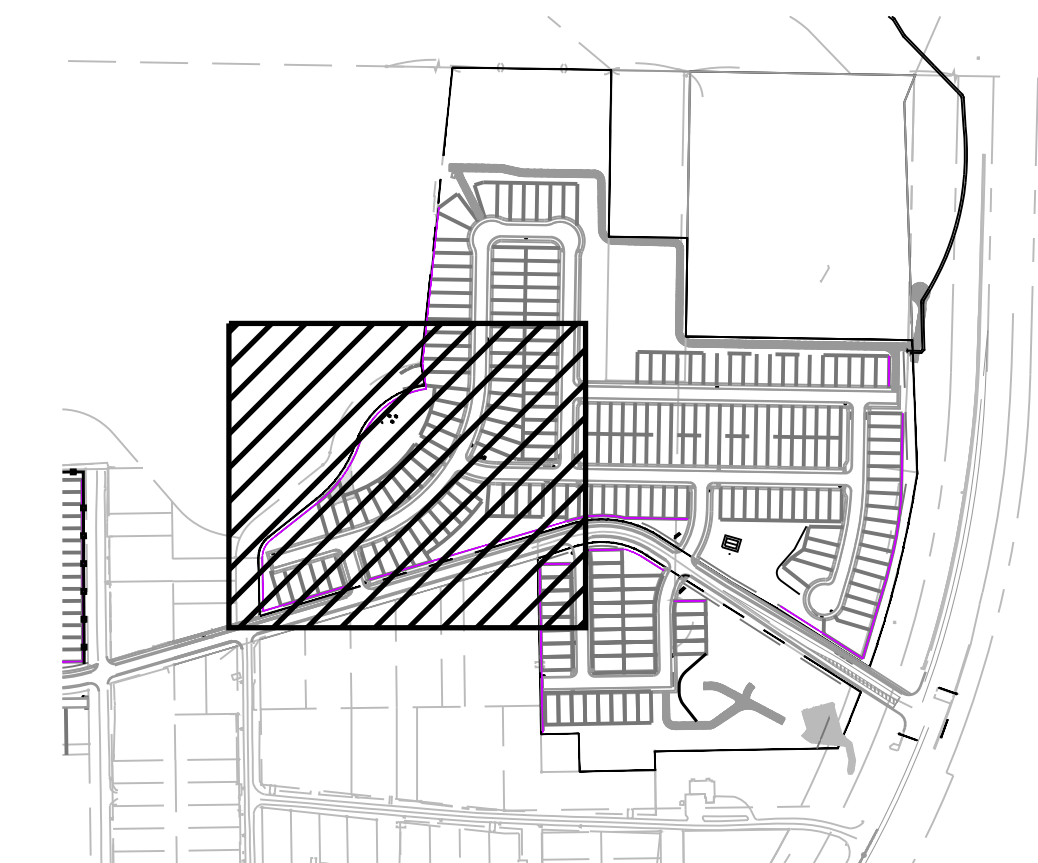


COUNTY ZONE: MHP
 USE: MANUFACTURED HOME PARK
 OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TSN 6530310001

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

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

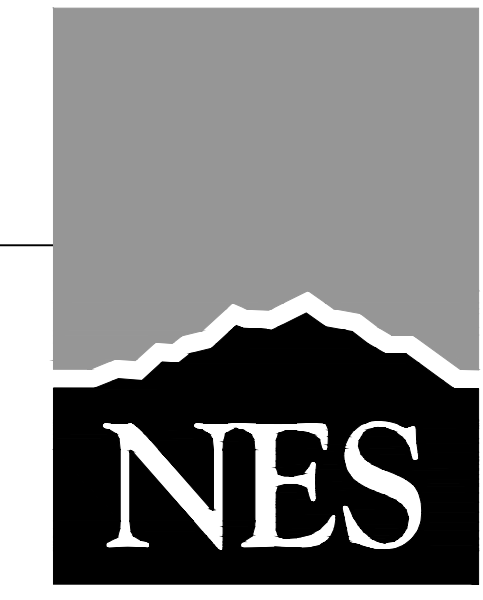
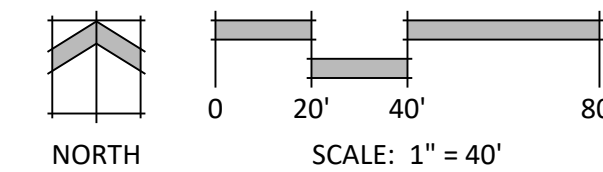
KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - EASEMENTS *
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - ADA ROUTE
- - - FIRE LANE
- - - LINE-OF-SIGHT
- - - CONCRETE SPLIT RAIL FENCE
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*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

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

DEVELOPMENT PLAN

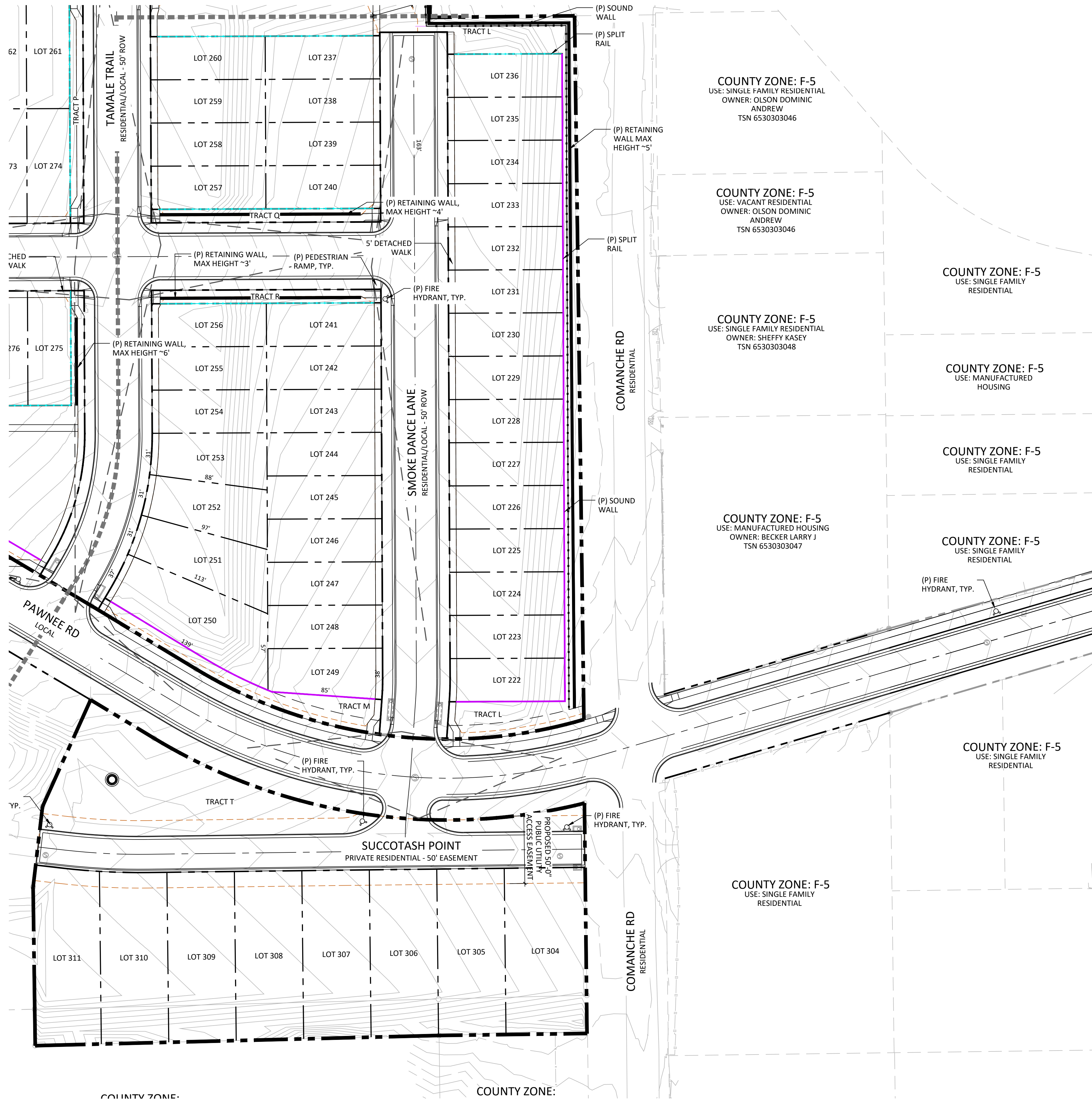
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05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

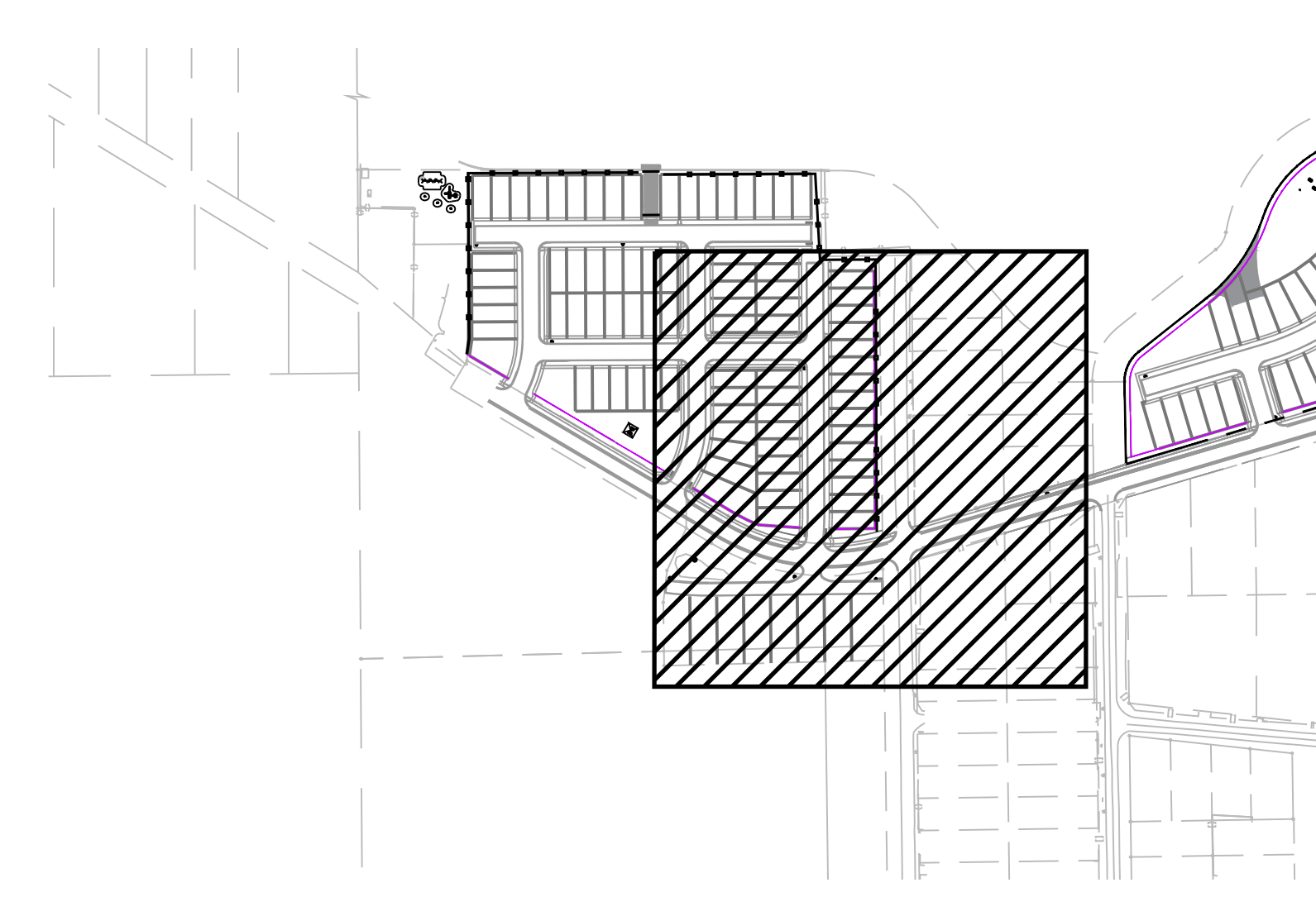
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 7 OF 41

DEPN-25-0173

P:\Quality\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP2.05] 5/13/2026 1:26:32 PM aroman



KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
- FIRE LANE
- LINE-OF-SIGHT
- CONCRETE 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

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: OLSON DOMINIC ANDREW
TSN 6530303046

COUNTY ZONE: F-5
USE: VACANT RESIDENTIAL
OWNER: OLSON DOMINIC ANDREW
TSN 6530303046

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: SHEFFY KASEY
TSN 6530303048

COUNTY ZONE: F-5
USE: MANUFACTURED HOUSING
OWNER: BECKER LARRY J
TSN 6530303047

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL

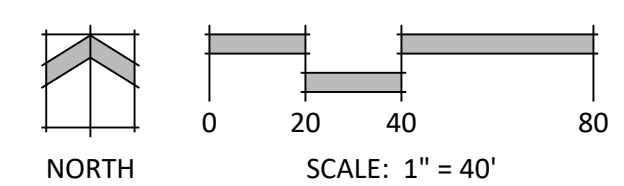
COUNTY ZONE: F-5
USE: MANUFACTURED HOUSING

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
USE: SINGLE FAMILY RESIDENTIAL



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

DEVELOPMENT PLAN

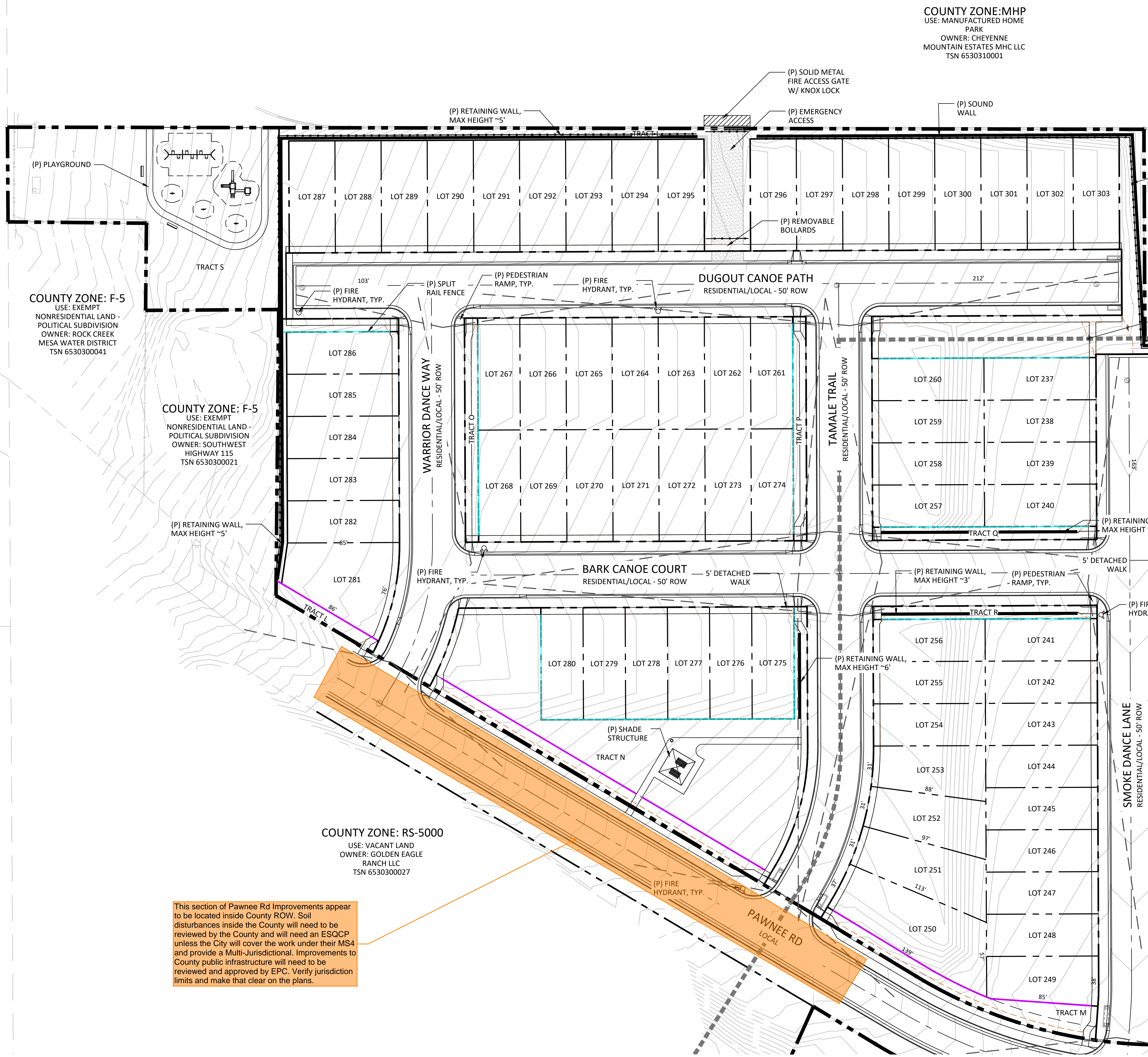
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03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

DP2.06

8 OF 41

PLAN FILE # DEP-N-25-0173



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

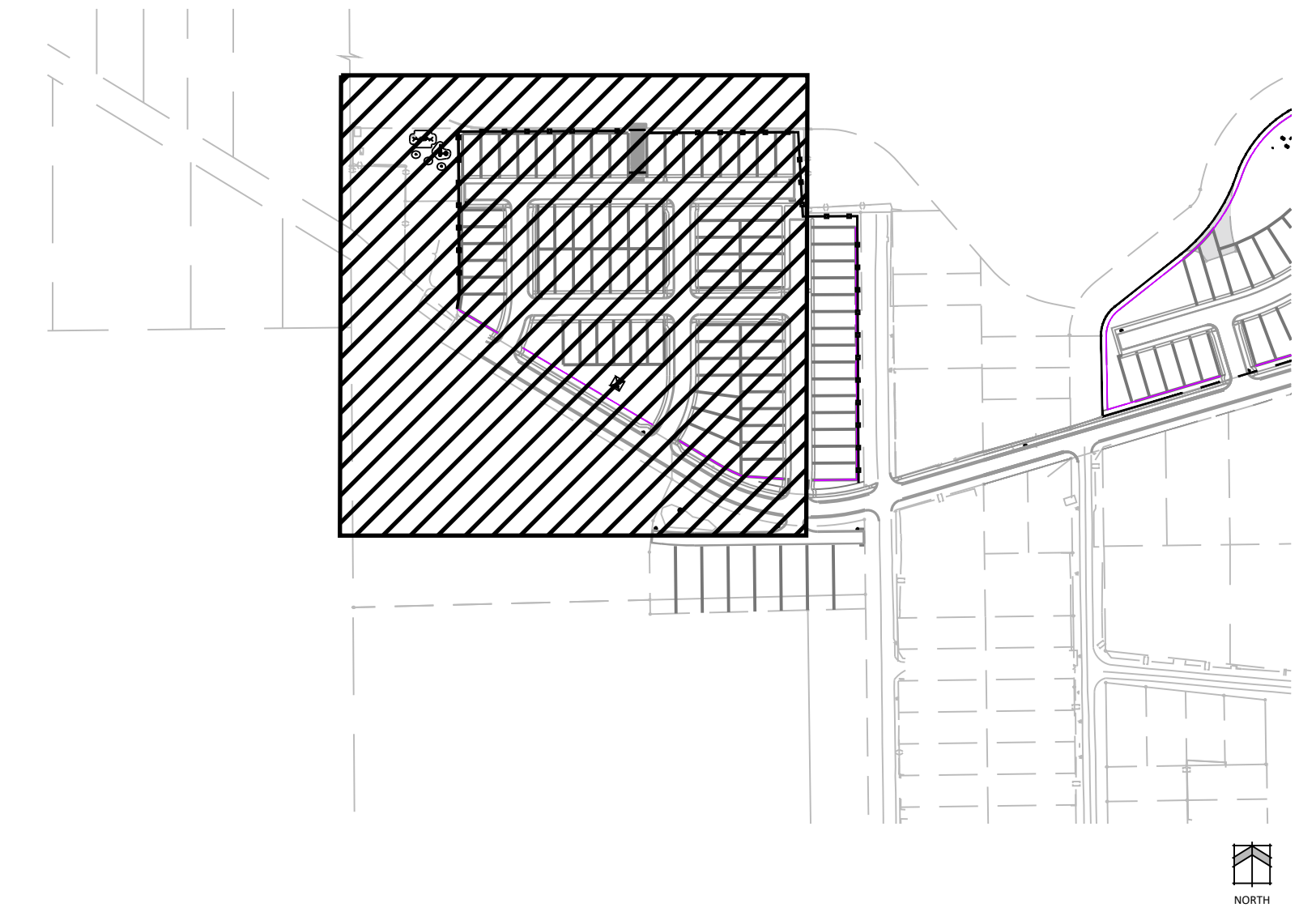
COUNTY ZONE: F-5
 USE: EXEMPT
 NONRESIDENTIAL LAND - POLITICAL SUBDIVISION
 OWNER: ROCK CREEK MESA WATER DISTRICT
 TSN 6530300041

COUNTY ZONE: F-5
 USE: EXEMPT
 NONRESIDENTIAL LAND - POLITICAL SUBDIVISION
 OWNER: SOUTHWEST HIGHWAY 115
 TSN 6530300021

COUNTY ZONE: RS-5000
 USE: VACANT LAND
 OWNER: GOLDEN EAGLE RANCH LLC
 TSN 6530300027

This section of Pawnee Rd Improvements appear to be located inside County ROW. Soil disturbances inside the County will need to be reviewed by the County and will need an ESQCP unless the City will cover the work under their MS4 and provide a Multi-Jurisdictional. Improvements to County public infrastructure will need to be reviewed and approved by EPC. Verify jurisdiction limits and make that clear on the plans.

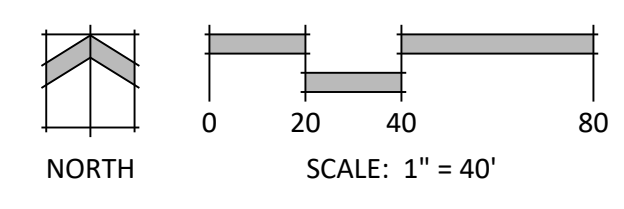
KEY MAP



LINE TYPE LEGEND

- PROPERTY LINE
- - - SETBACKS
- - - EASEMENTS *
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - ADA ROUTE
- - - FIRE LANE
- - - LINE-OF-SIGHT
- - - CONCRETE 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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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

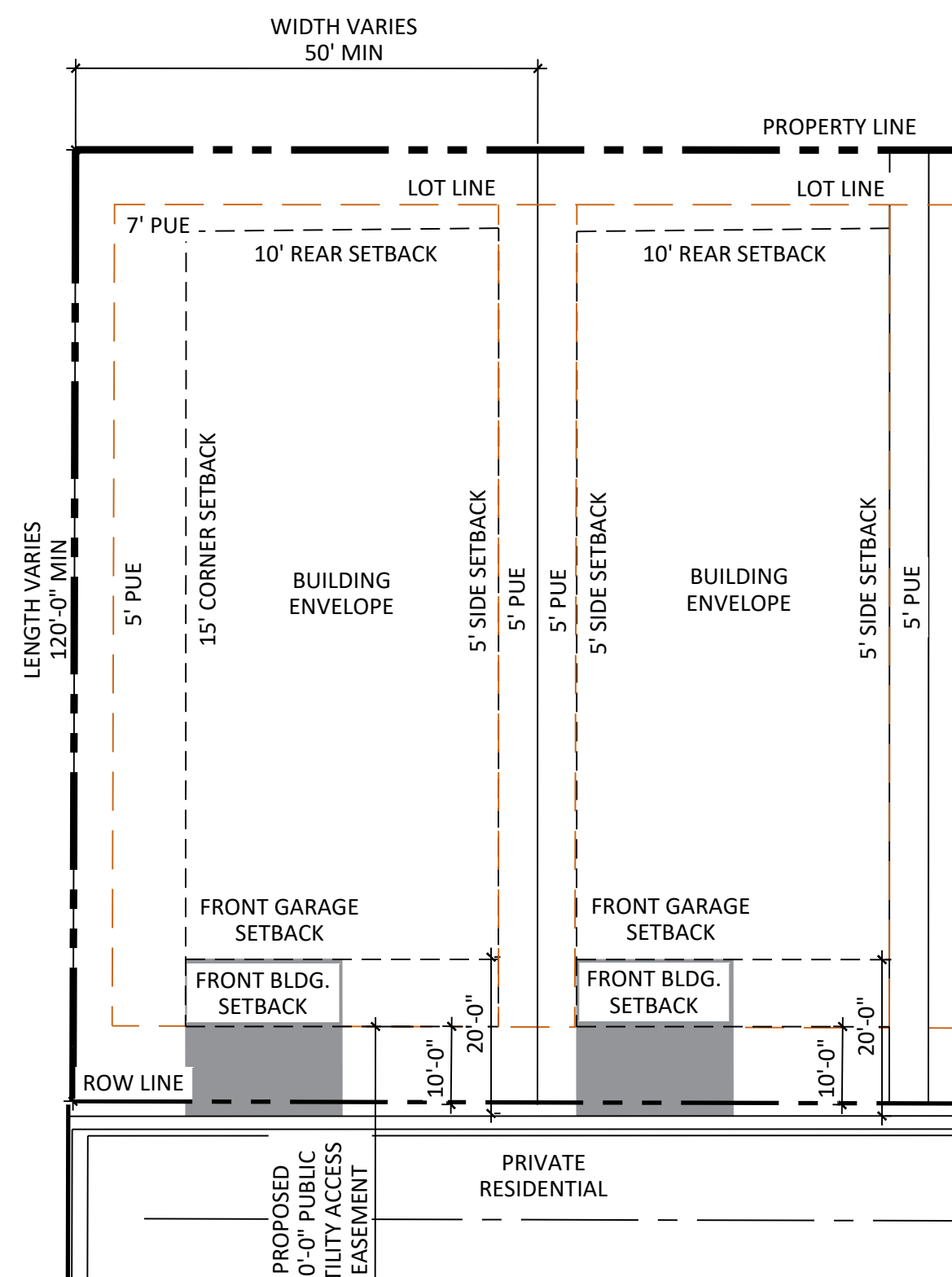
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05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

DP2.07

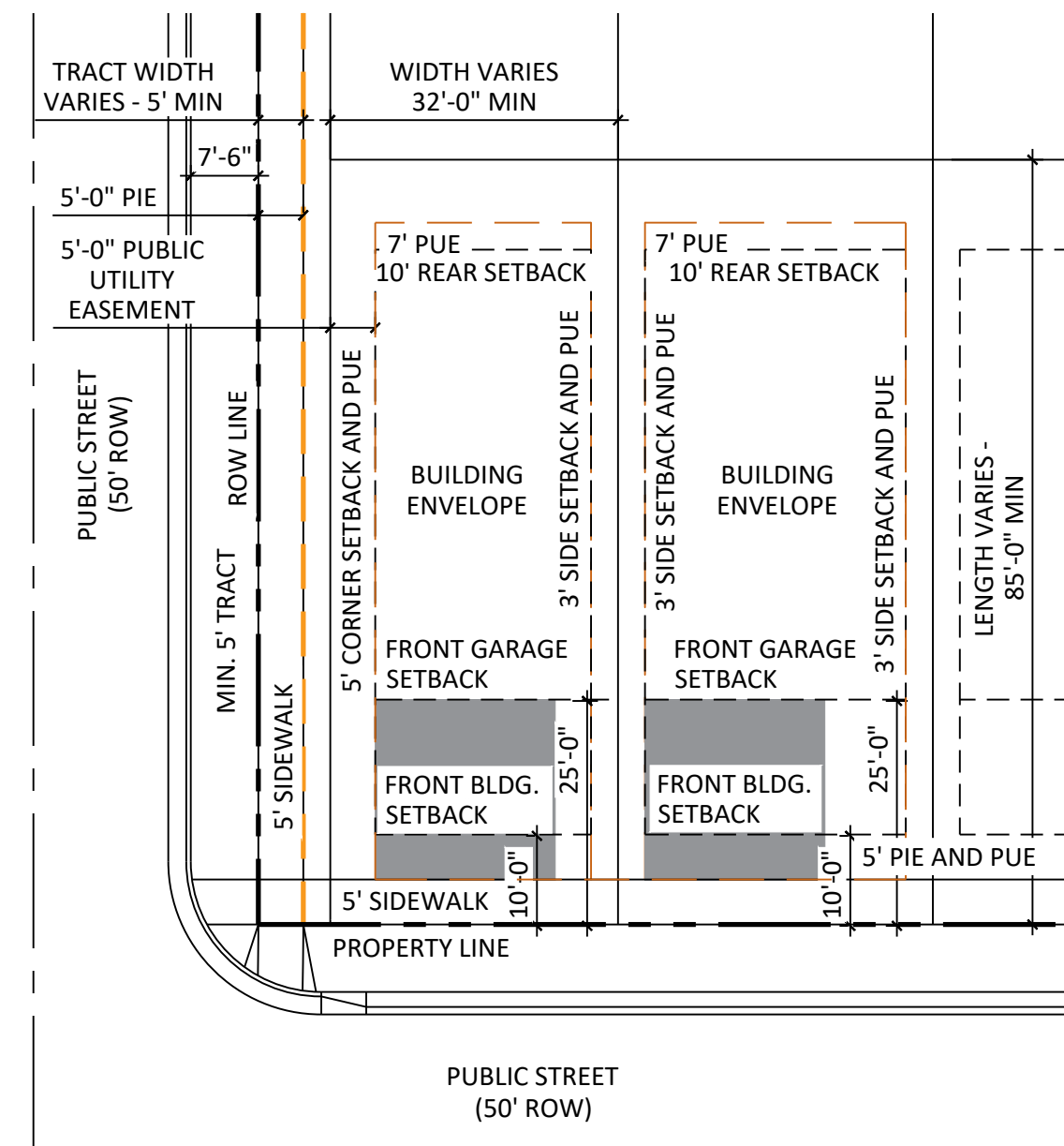
9 OF 41

DEPN-25-0173



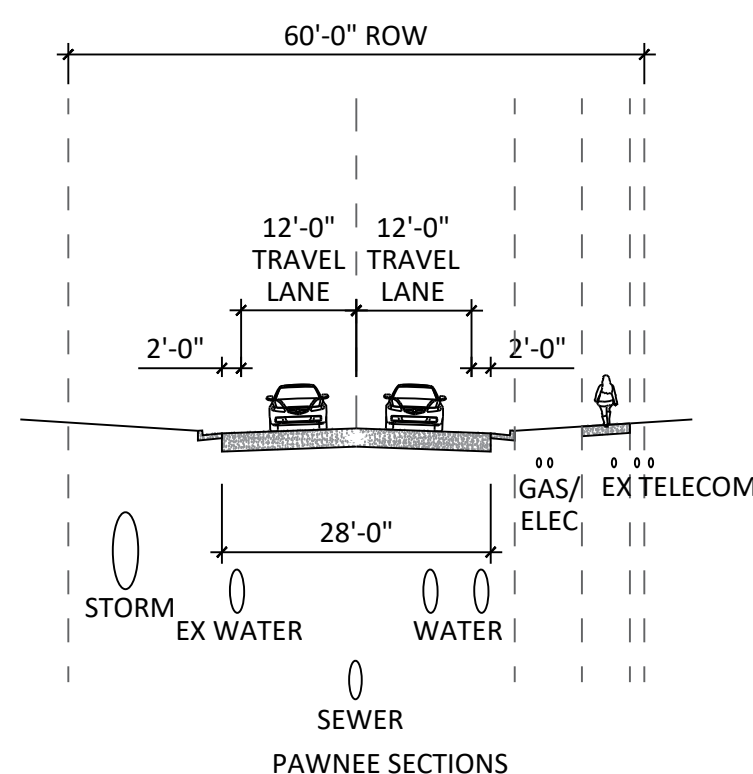
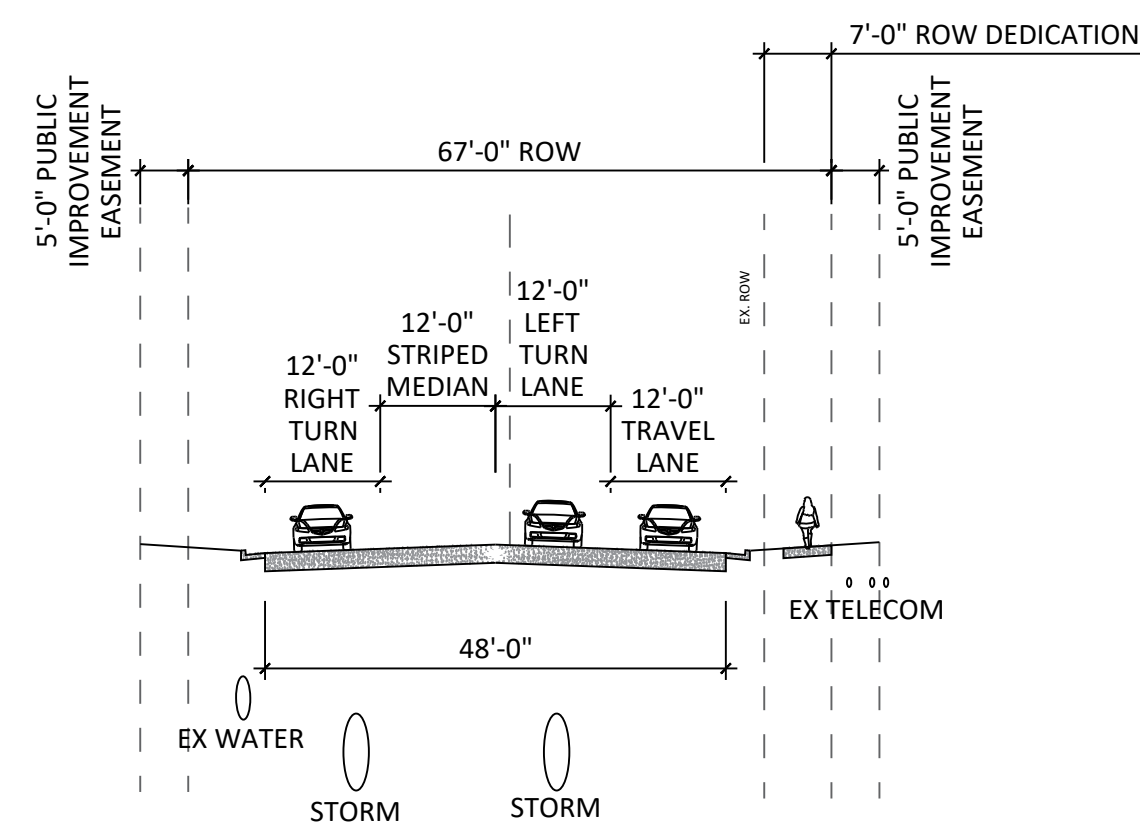
STREET ORIENTED 50' WIDTH LOT DESIGN GUIDELINES
SETBACKS:
FRONT: 10' FACE OF BUILDING FROM PROPERTY LINE
GARAGE: 25' FROM PROPERTY LINE FOR LOTS WITH NO SIDEWALK OR 20' FROM BACK OF SIDEWALK
SIDE: 5' BUILDING
REAR: 10' BUILDING
CORNER LOT SIDE: 15' BUILDING UNLESS ADJACENT TO A TRACT, THEN 5' CORNER 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.

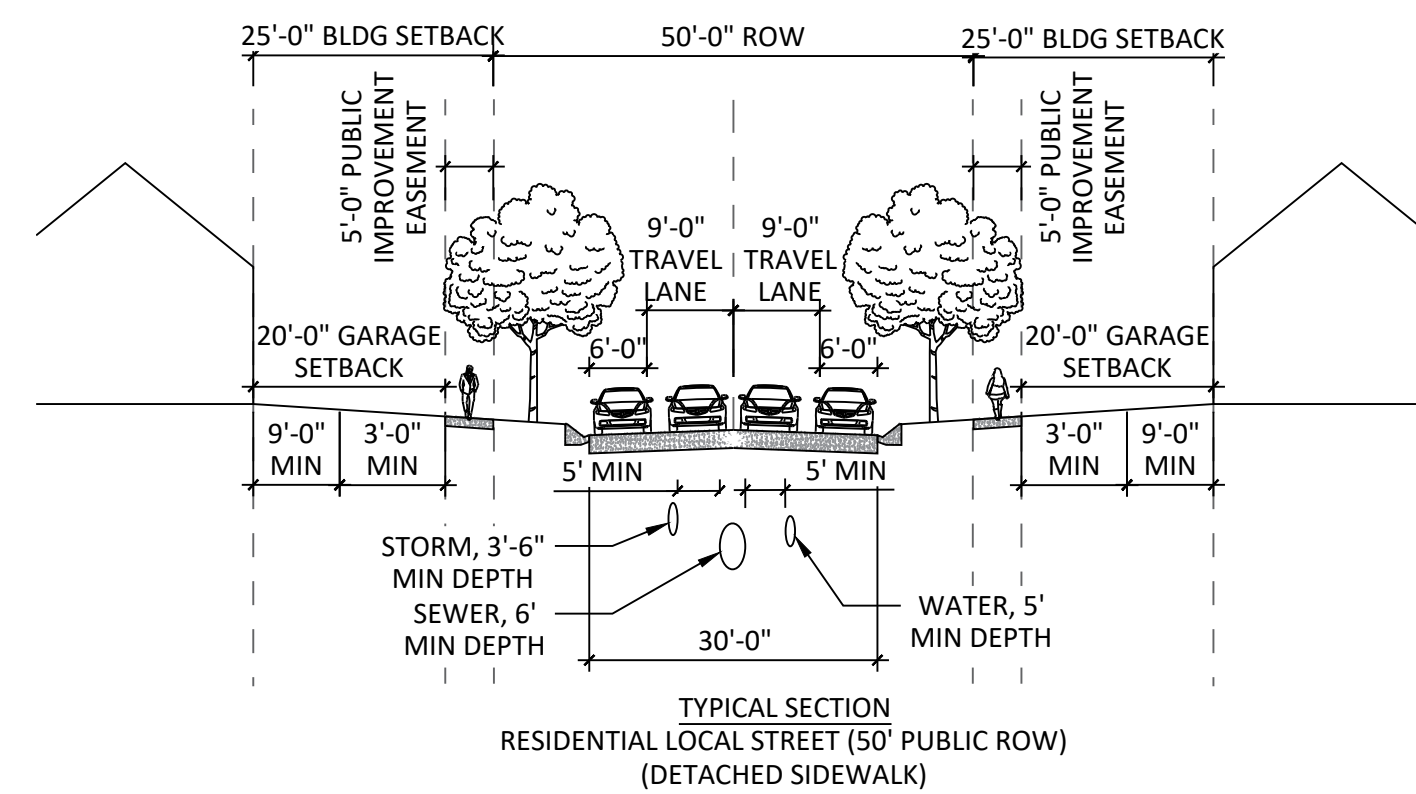


STREET ORIENTED 32' WIDTH LOT DESIGN GUIDELINES
SETBACKS:
FRONT: 10' FACE OF BUILDING FROM PROPERTY LINE
GARAGE: 25' FROM PROPERTY LINE FOR LOTS WITH NO SIDEWALK OR 20' FROM BACK OF SIDEWALK
SIDE: 1' BUILDING
REAR: 10' BUILDING
CORNER LOT SIDE: 5' BUILDING ADJACENT TO A 5'+ WIDE TRACT

- 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.



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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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

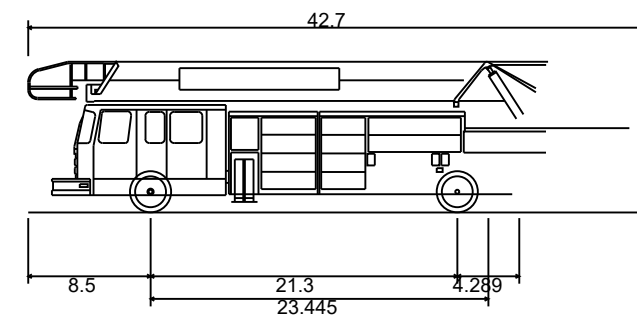
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 05.13.2026 AR DESCRIPTION: 3RD SUBMITTAL

LOT TYPICALS

DP3.01

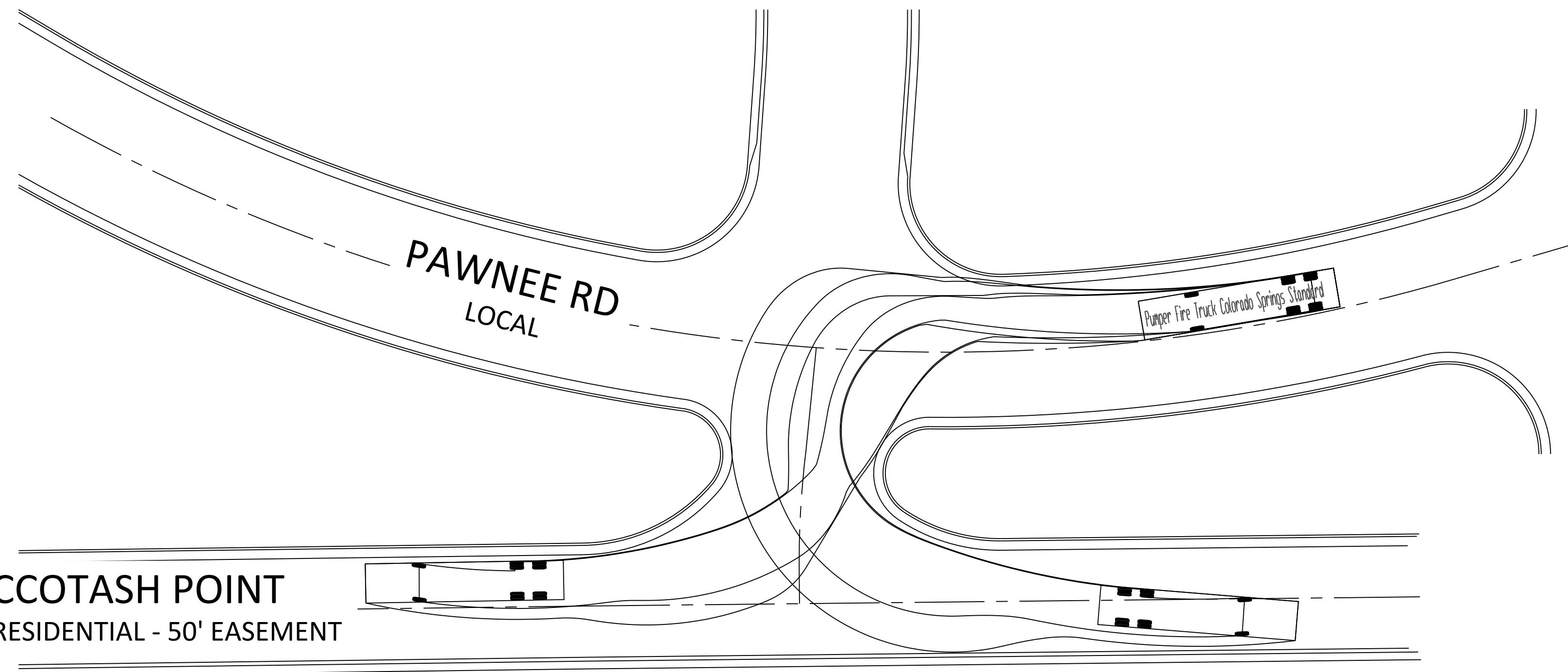
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DEPN-25-0173

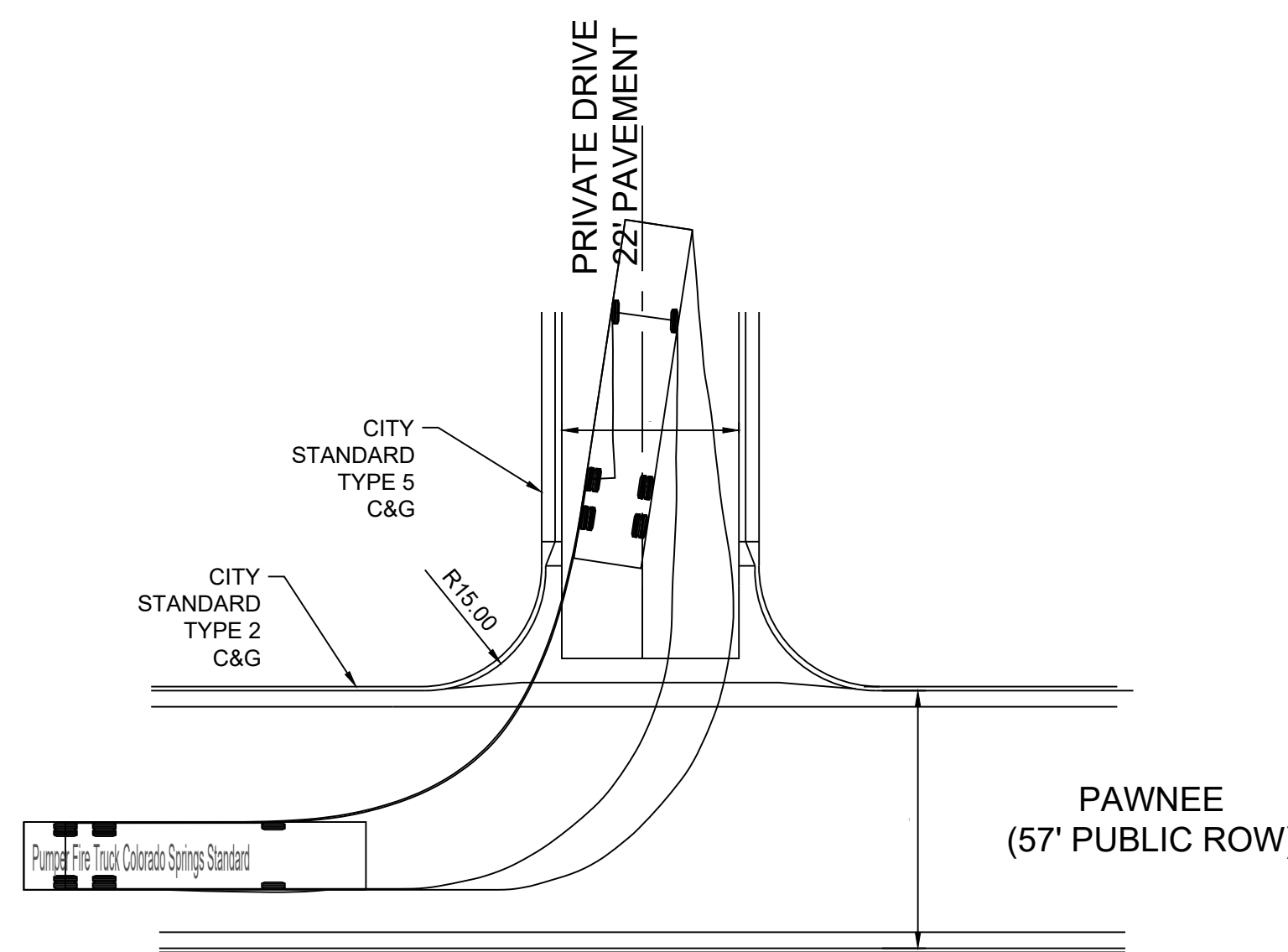


COS Fire
 Overall Length 42.700ft
 Overall Width 8.420ft
 Overall Body Height 10.461ft
 Min Body Ground Clearance 0.732ft
 Track Width 8.170ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 33.000ft

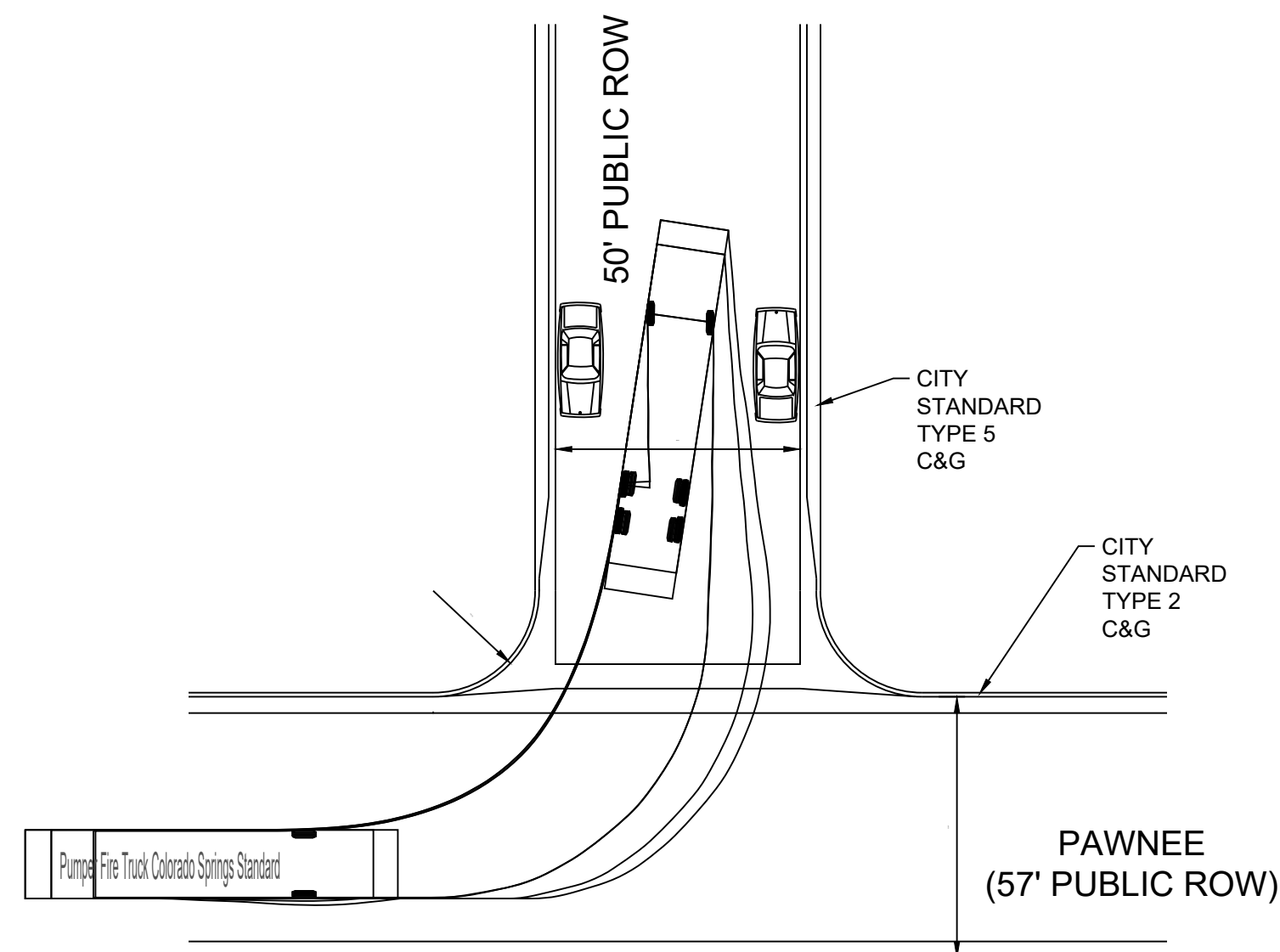
SUCCOTASH POINT
 PRIVATE RESIDENTIAL - 50' EASEMENT



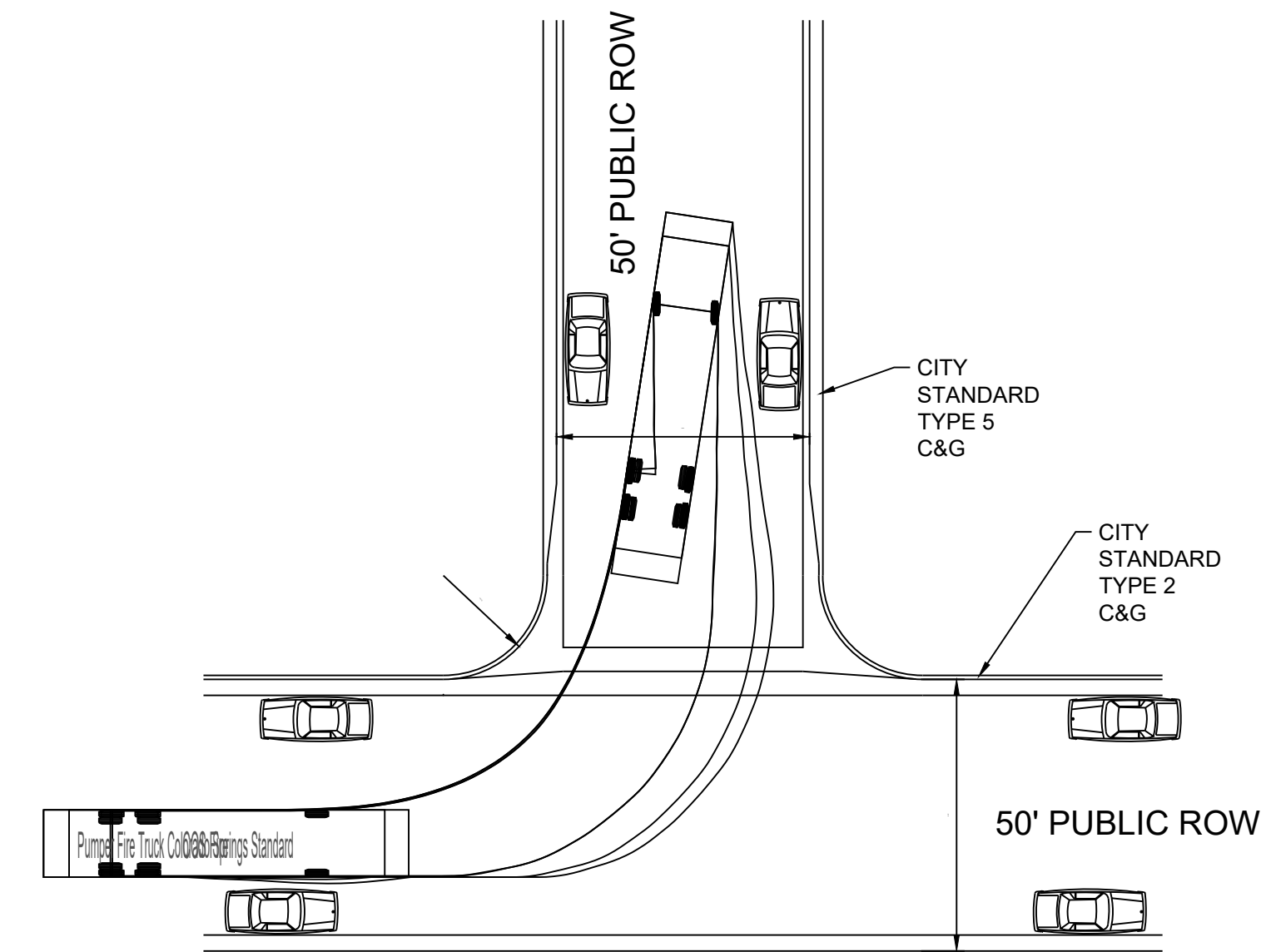
PAWNEE & SUCCOTASH POINT



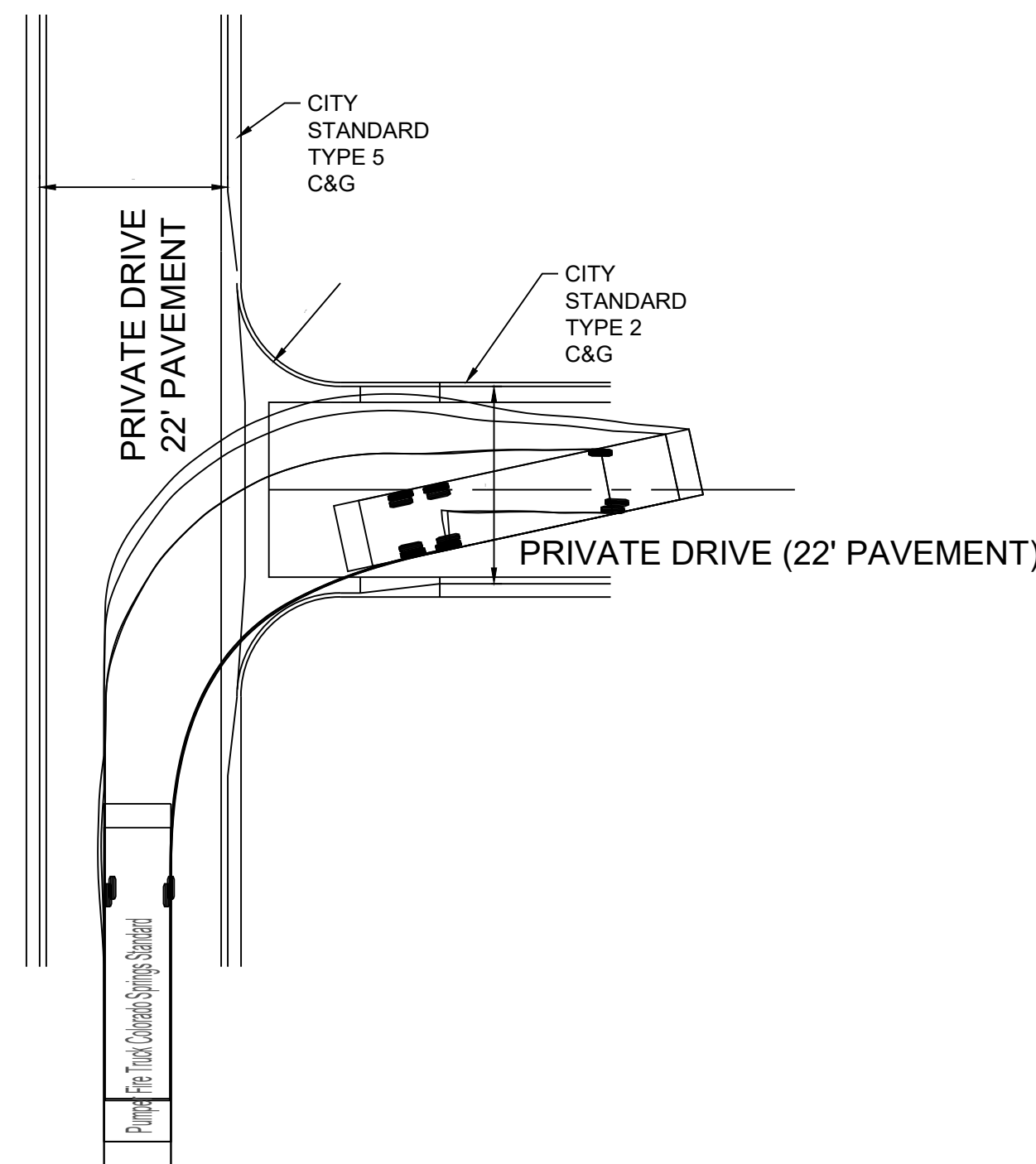
PAWNEE TO 20' PRIVATE DRIVE



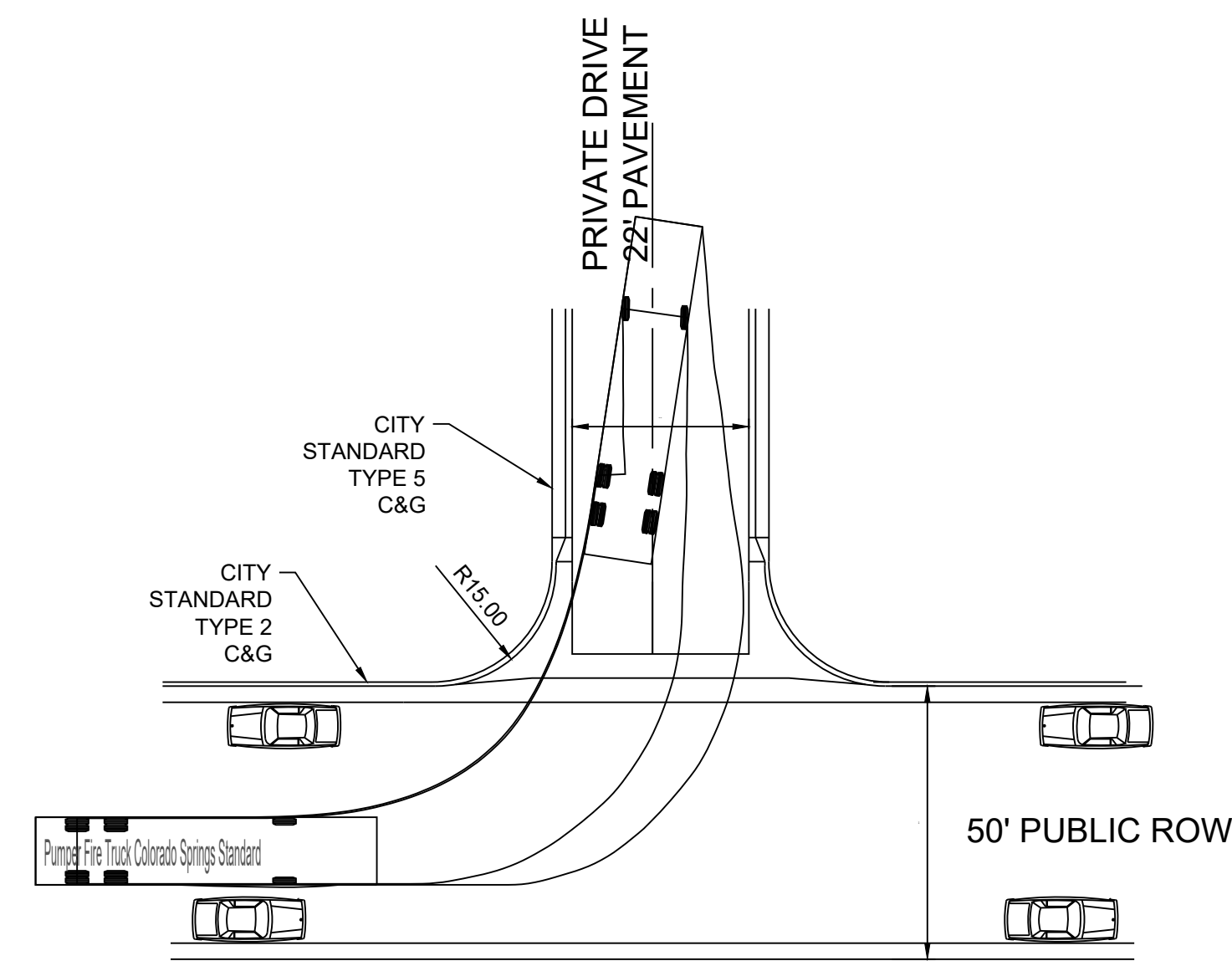
PAWNEE TO 50' PUBLIC ROW



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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PLANNER / LANDSCAPE ARCHITECT

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

ISSUE / REVISION

SHEET DESCRIPTION

FIRE TRUCK EXHIBIT

SHEET NUMBER/TITLE

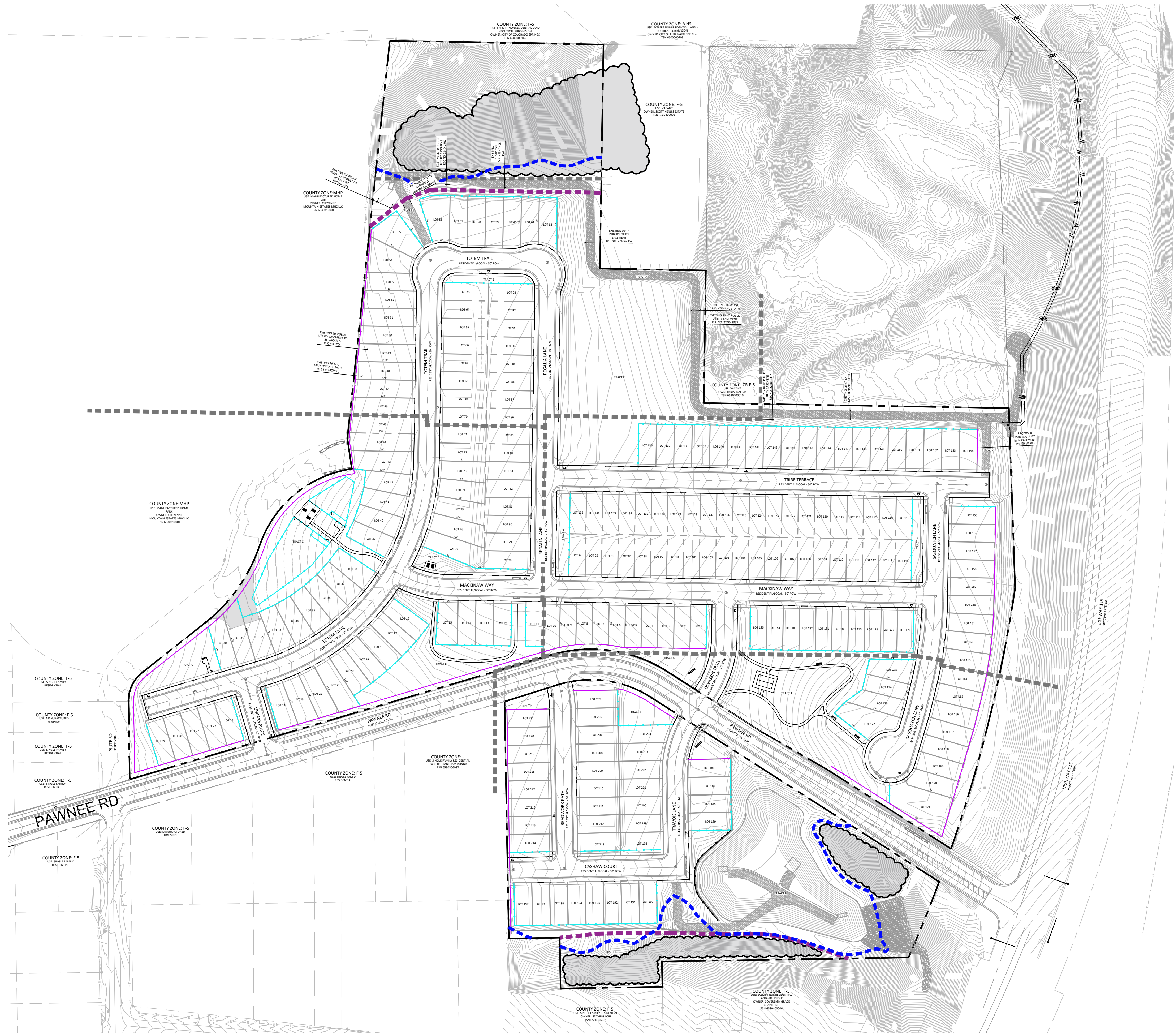
DP3.02

11 OF 41

PLAN FILE #

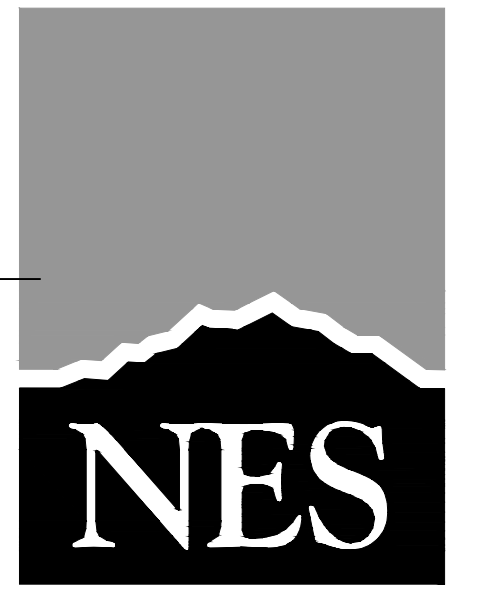
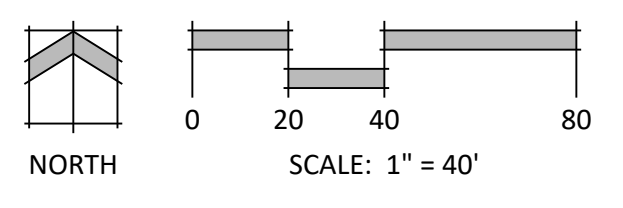
DEPN-25-0173

P:\Utility\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP3.03] 5/13/2026 1:26:53 PM araman



- LINE TYPE LEGEND**
- PROPERTY LINE
 - SETBACKS
 - SINGLE FAMILY LOT EASEMENTS
 - ADJACENT PROPERTY
 - MATCHLINES
 - 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.



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ROCK CREEK MESA
DEVELOPMENT PLAN
0 PAWNEE RD

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

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

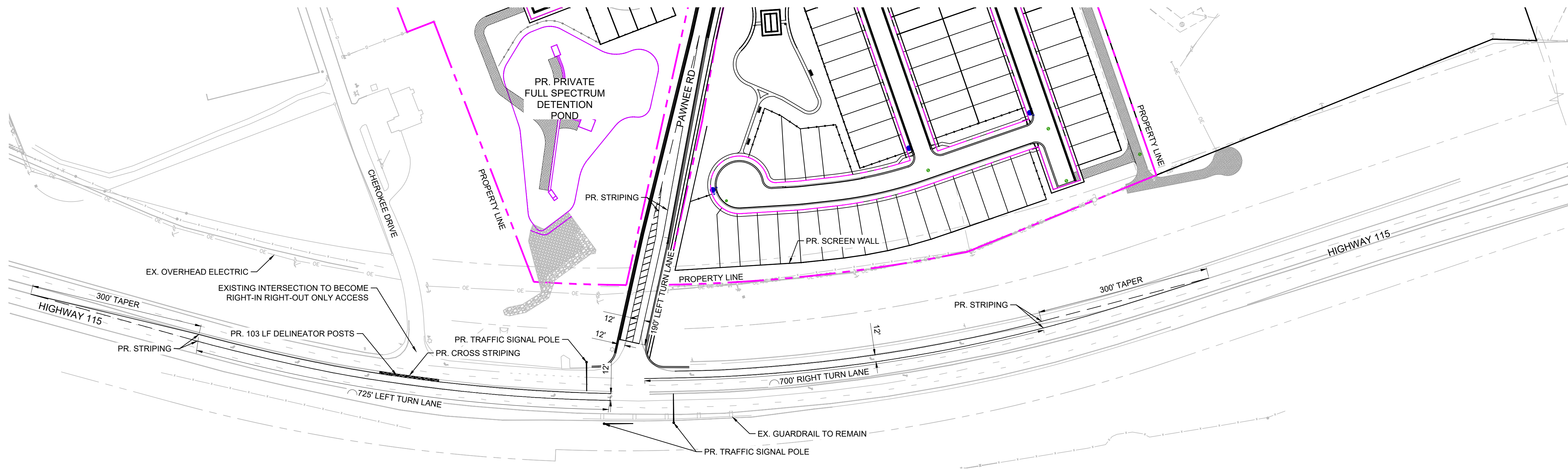
HILLSIDE PLAN

DP3.03
12 OF 41

PLAN FILE # DEP-25-0173

PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

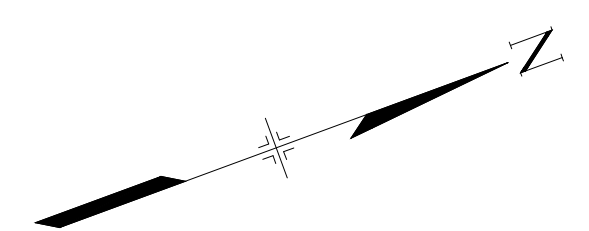
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LEGEND

— — — — — PROPERTY BOUNDARY

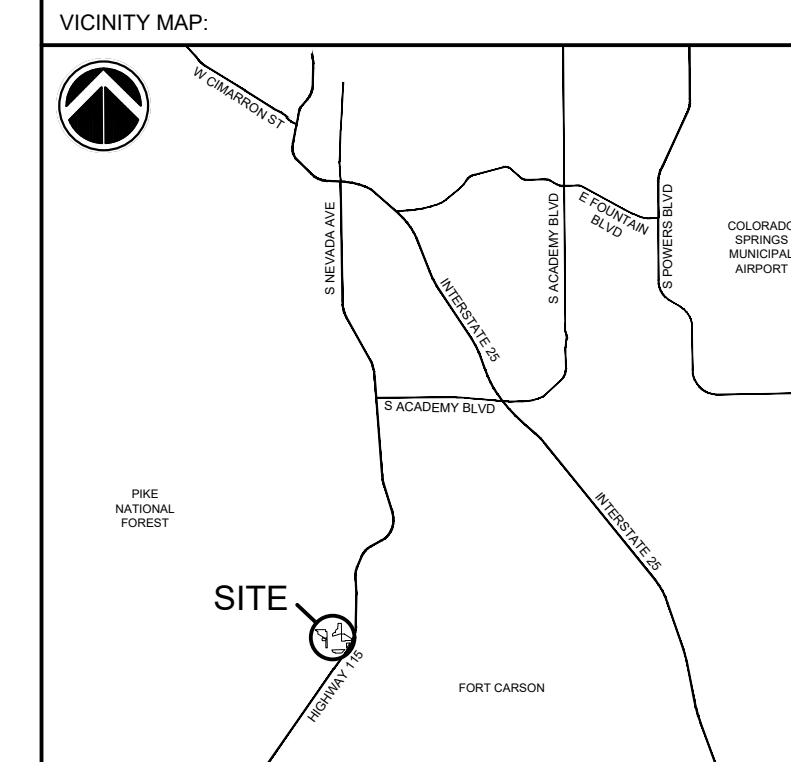
— — — — — ROW BOUNDARY LINE



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:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN
 COLORADO SPRINGS, CO
 DECEMBER 16, 2025

REVISION HISTORY:

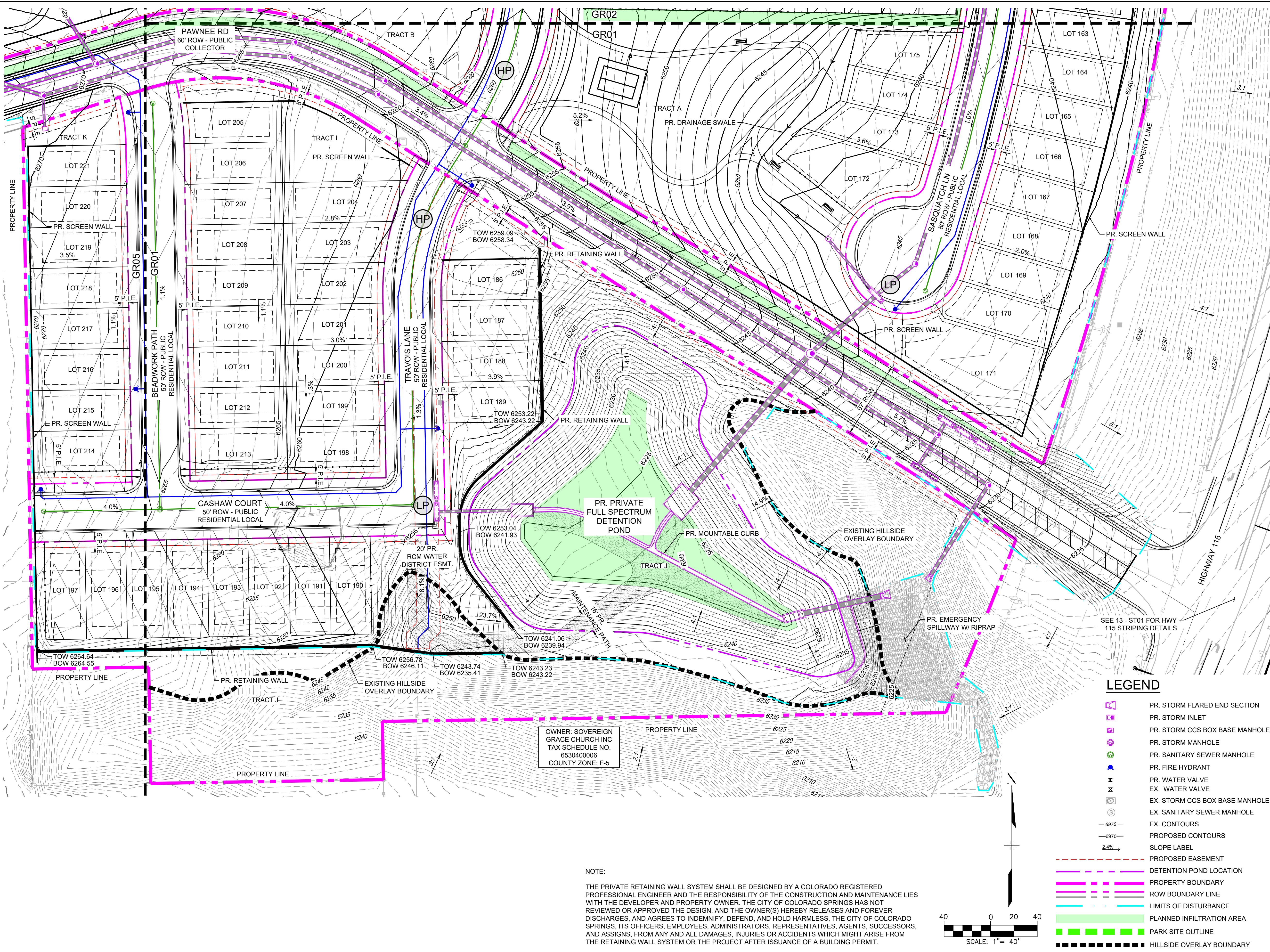
NO.	DATE	DESCRIPTION	BY
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2	5/13/2026	3RD SUBMITTAL	CP

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

HIGHWAY 115 IMPROVEMENT PLAN

ST01
 SHEET 13 OF 41
 CITY FILE NO.: DEPN-25-0173

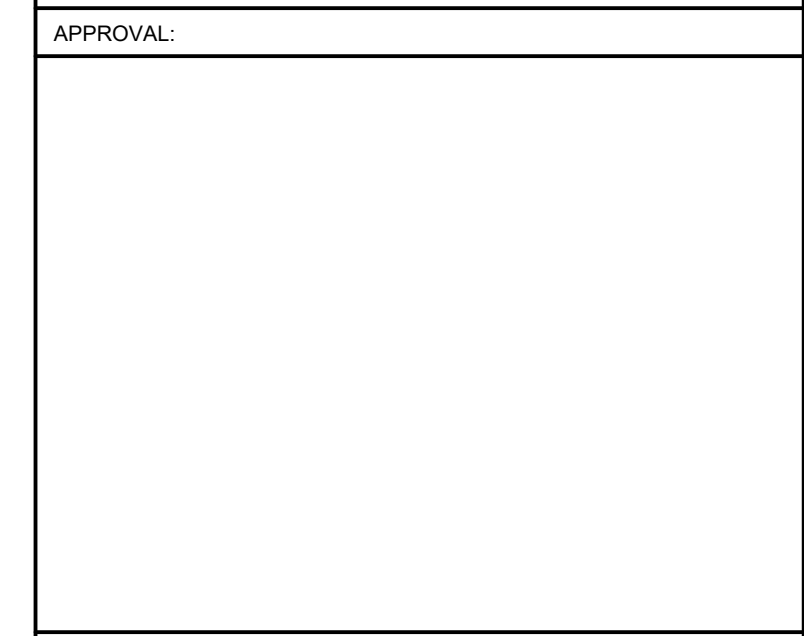
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CONSULTANTS:
 CIVIL ENGINEER:
Matrix
Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

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

APPROVAL:



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

DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY GRADING PLAN

GR01

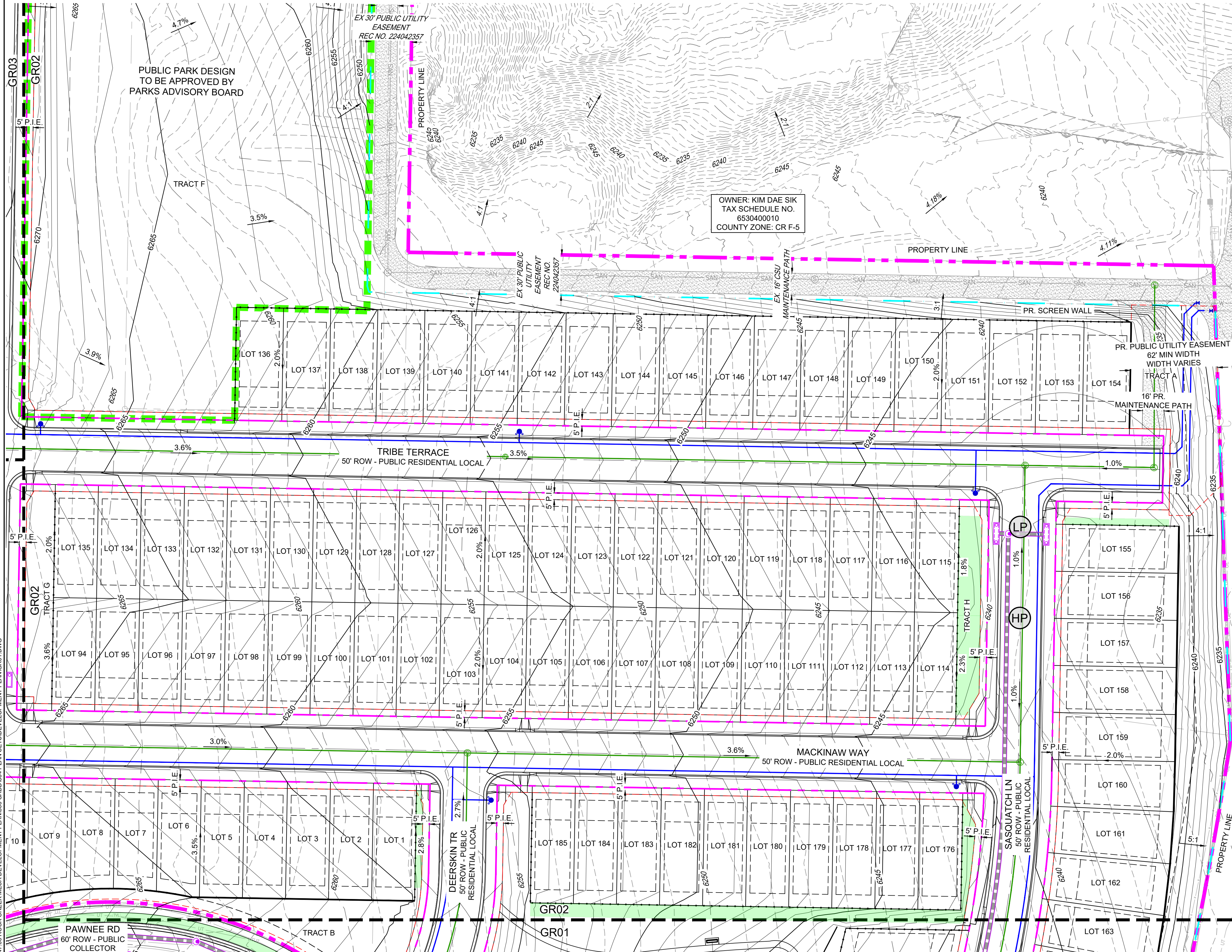
SHEET 14 OF 41

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. 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

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 DISCLAIMS, 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 SET\DEVELOPMENT PLAN\GR01.DWG



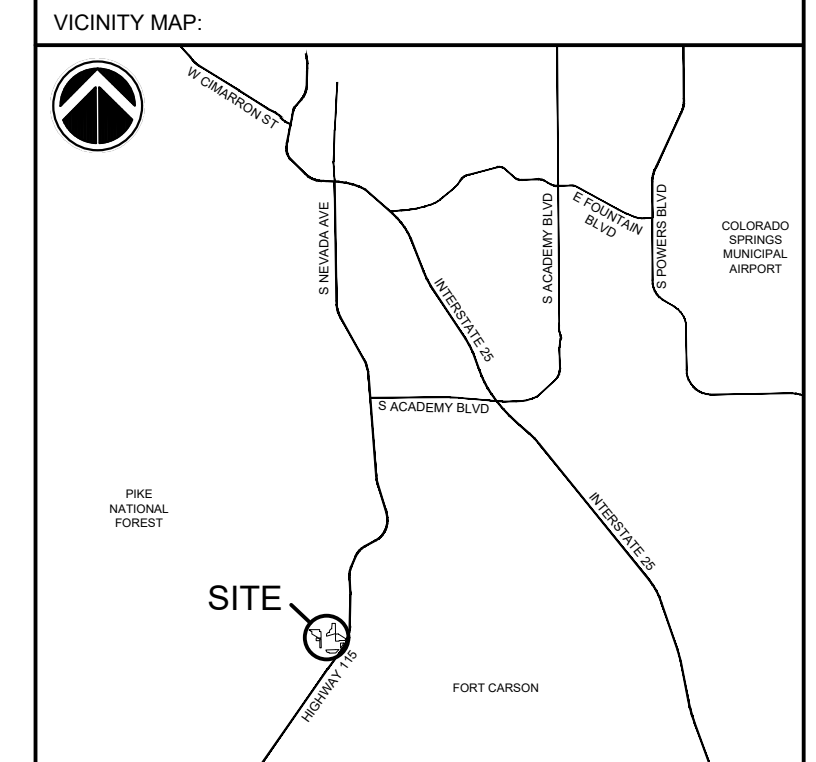
LEGEND

- 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. 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

CONSULTANTS:
 CIVIL ENGINEER:
Matrix
Excellence by Design
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 COLORADO SPRINGS, CO 80920
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OWNER/DEVELOPER:
THE EQUITY GROUP
 90 SOUTH CASCADE AVE., SUITE 500
 COLORADO SPRINGS, CO 80903

APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
 DECEMBER 16, 2025

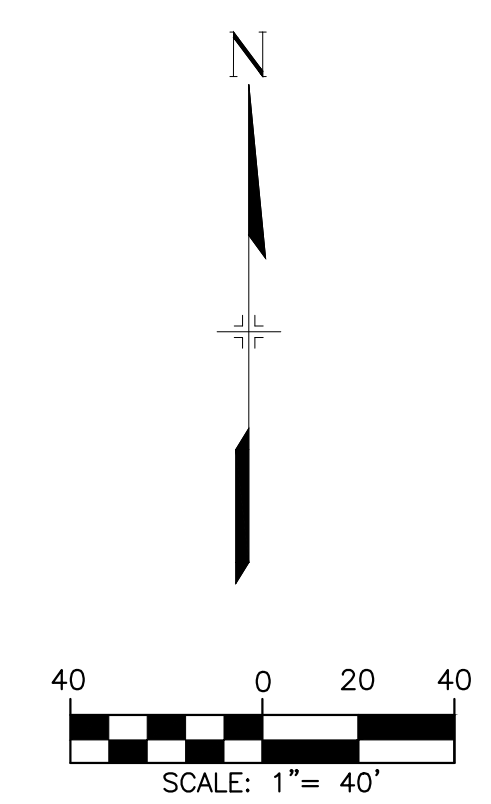
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP

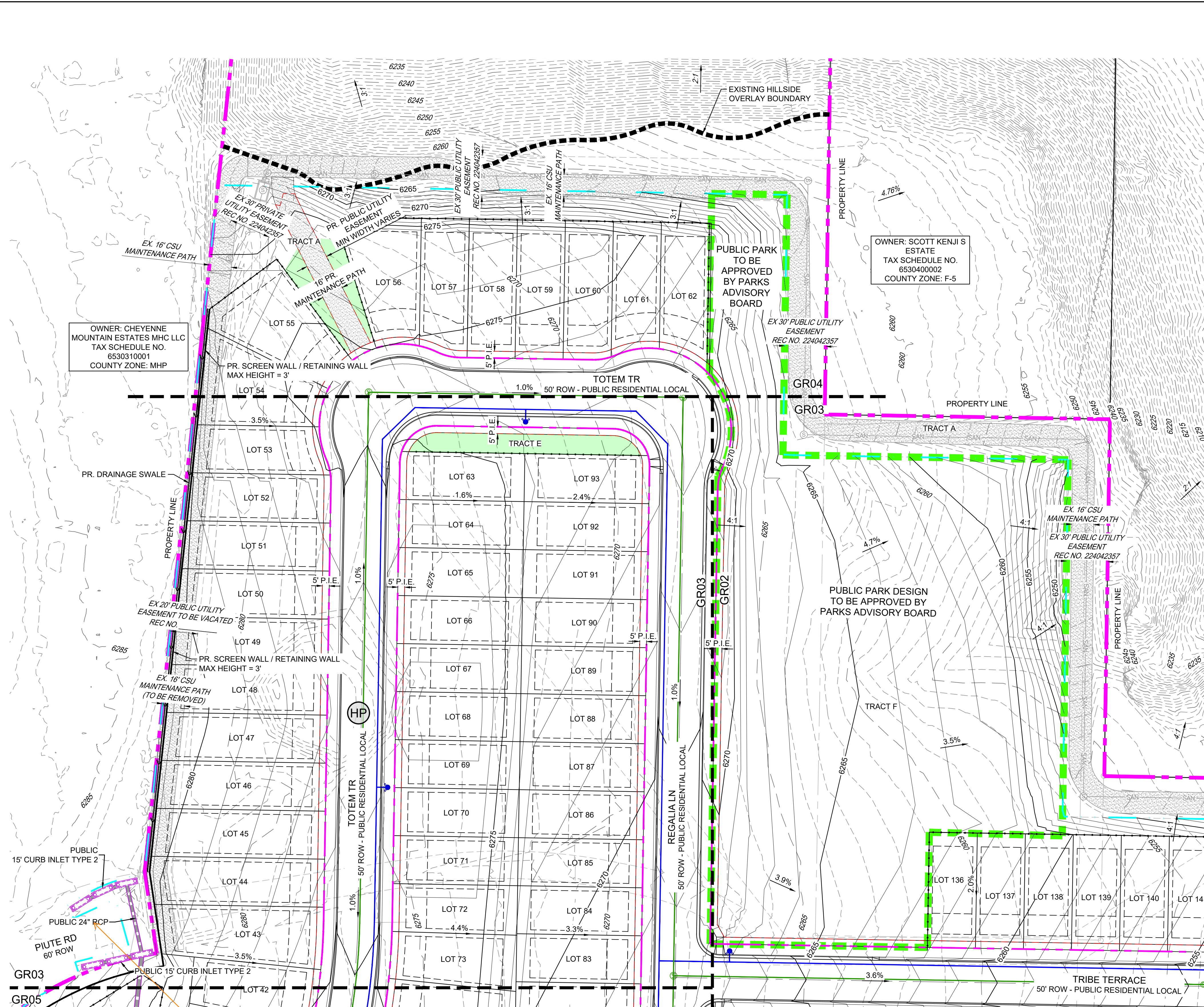
DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

SHEET TITLE:
PRELIMINARY GRADING PLAN

GR02
 SHEET 15 OF 41
 CITY FILE NO.: DEPN-25-0173



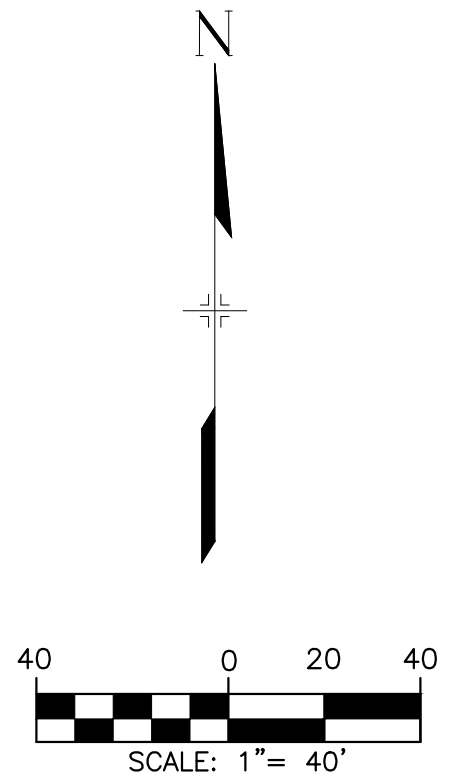
FILE LOCATION: S:\3.02547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\GR03.DWG



This appears to be in EPC jurisdiction. Show jurisdiction boundaries and verify who will be the responsible party for maintenance. If work is being completed in EPC jurisdiction and in EPC ROW, we will need to come through EDARP and EPC review.

LEGEND

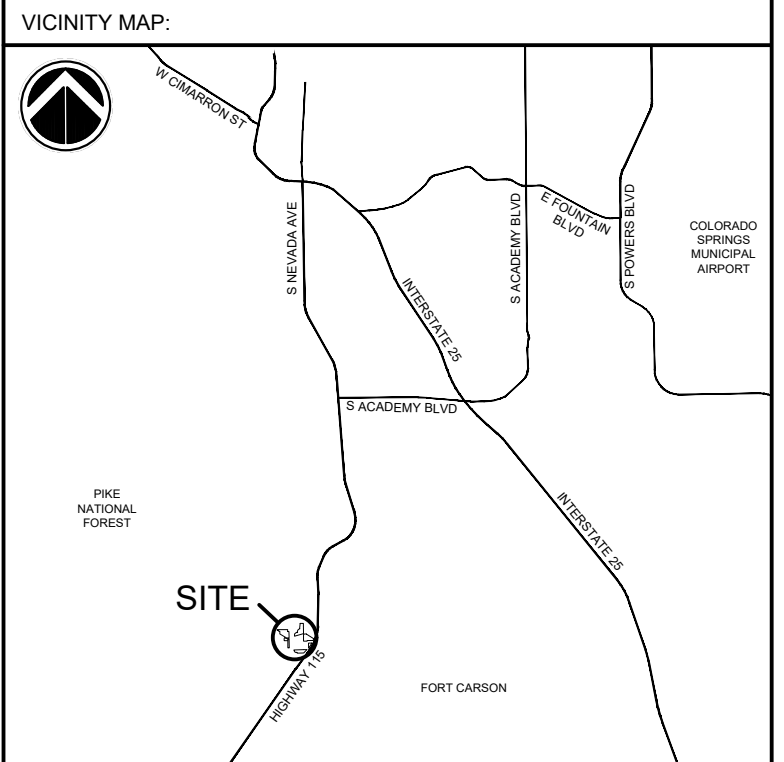
- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
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 90 SOUTH CASCADE AVE., SUITE 500
 COLORADO SPRINGS, CO 80903

APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

**COLORADO SPRINGS, CO
 DECEMBER 16, 2025**

REVISION HISTORY:

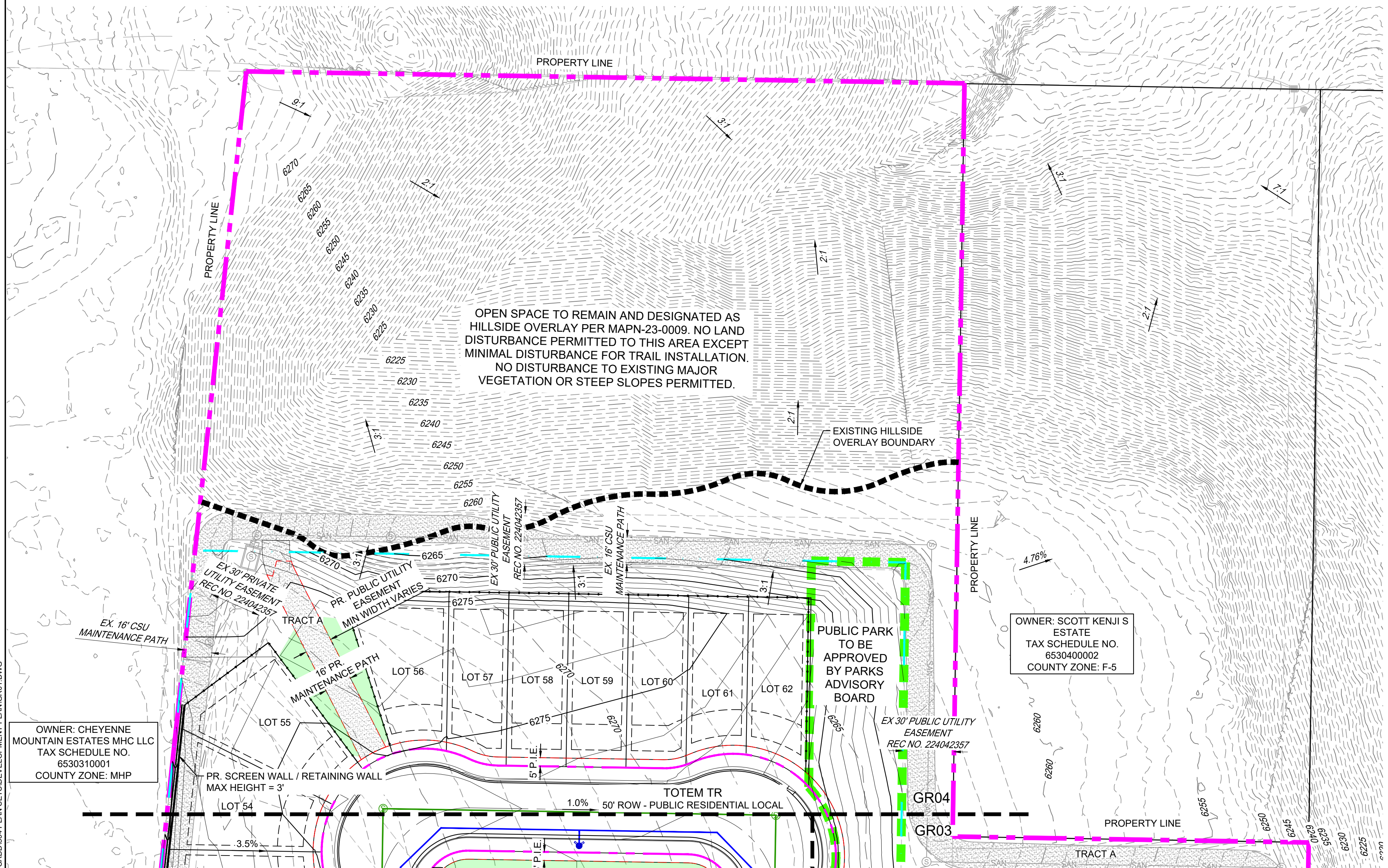
NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP

DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

**PRELIMINARY
 GRADING PLAN**

GR03
 SHEET 16 OF 41
 CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN SET\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. 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

OPEN SPACE TO REMAIN AND DESIGNATED AS HILLSIDE OVERLAY PER MAPN-23-0009. NO LAND DISTURBANCE PERMITTED TO THIS AREA EXCEPT MINIMAL DISTURBANCE FOR TRAIL INSTALLATION. NO DISTURBANCE TO EXISTING MAJOR VEGETATION OR STEEP SLOPES PERMITTED.

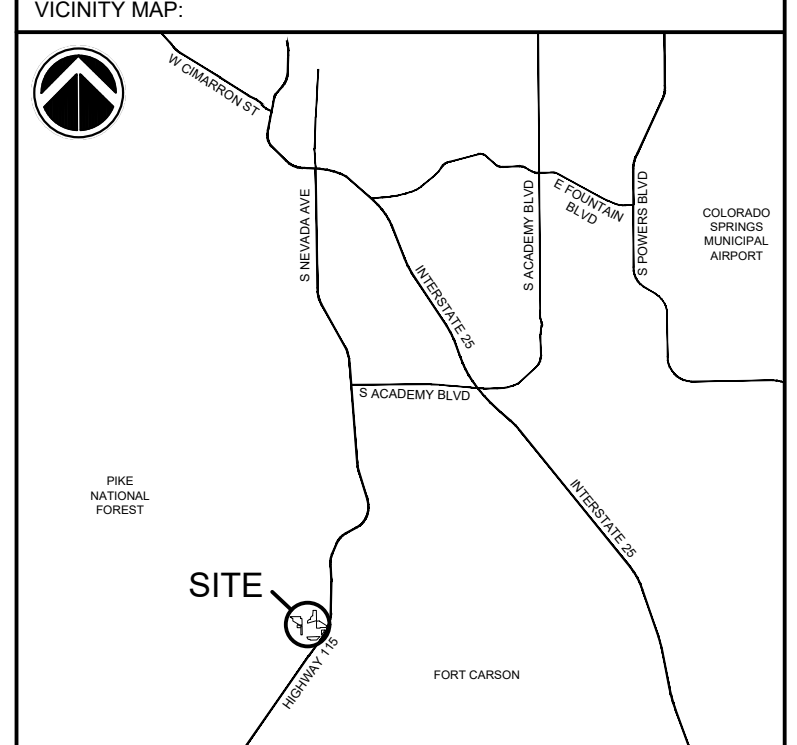
OWNER: SCOTT KENJI S ESTATE
TAX SCHEDULE NO. 6530400002
COUNTY ZONE: F-5

OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
TAX SCHEDULE NO. 6530310001
COUNTY ZONE: MHP

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:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN
COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

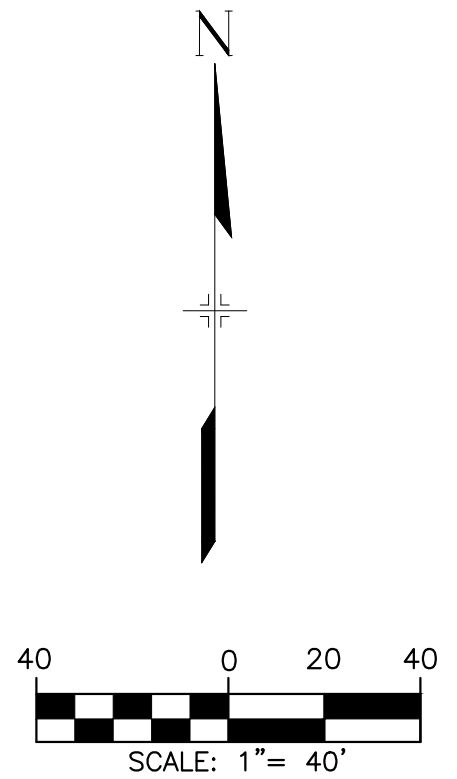
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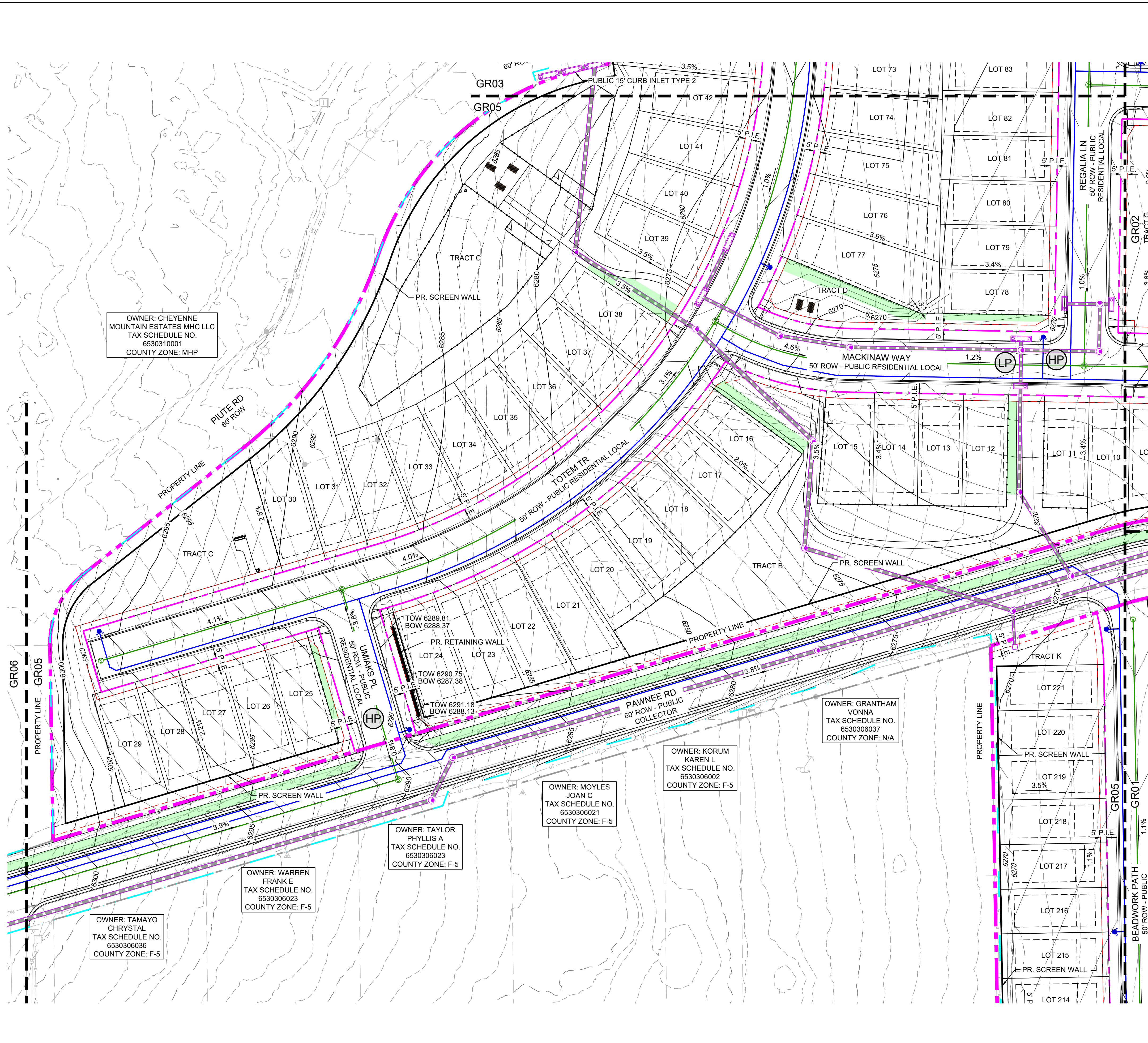
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PRELIMINARY GRADING PLAN

GR04

SHEET 17 OF 41
CITY FILE NO.: DEPN-25-0173



FILE LOCATION: S:\302547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\GR05.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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
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- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

CONSULTANTS:

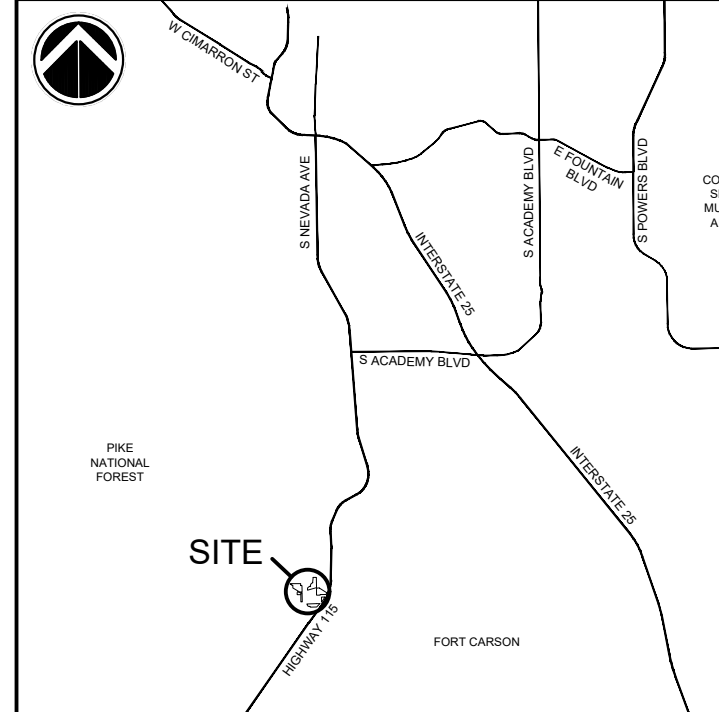
CIVIL ENGINEER:
Matrix
Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:

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

APPROVAL:

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

DRAWING INFORMATION:

PROJECT NO.: 25.002547.00
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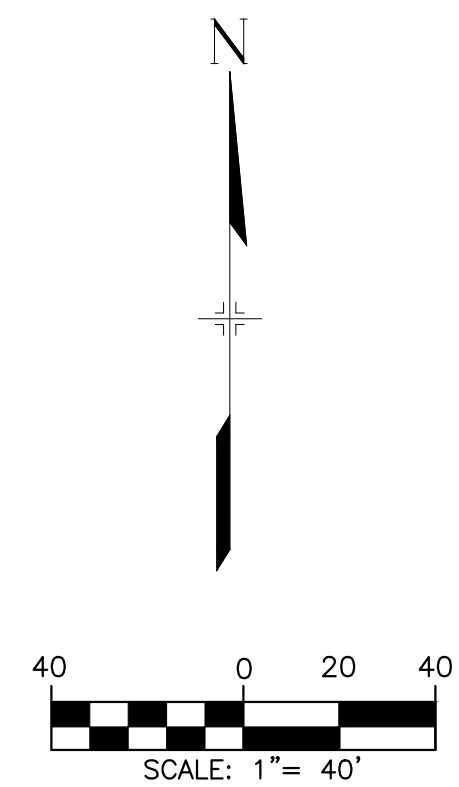
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**PRELIMINARY
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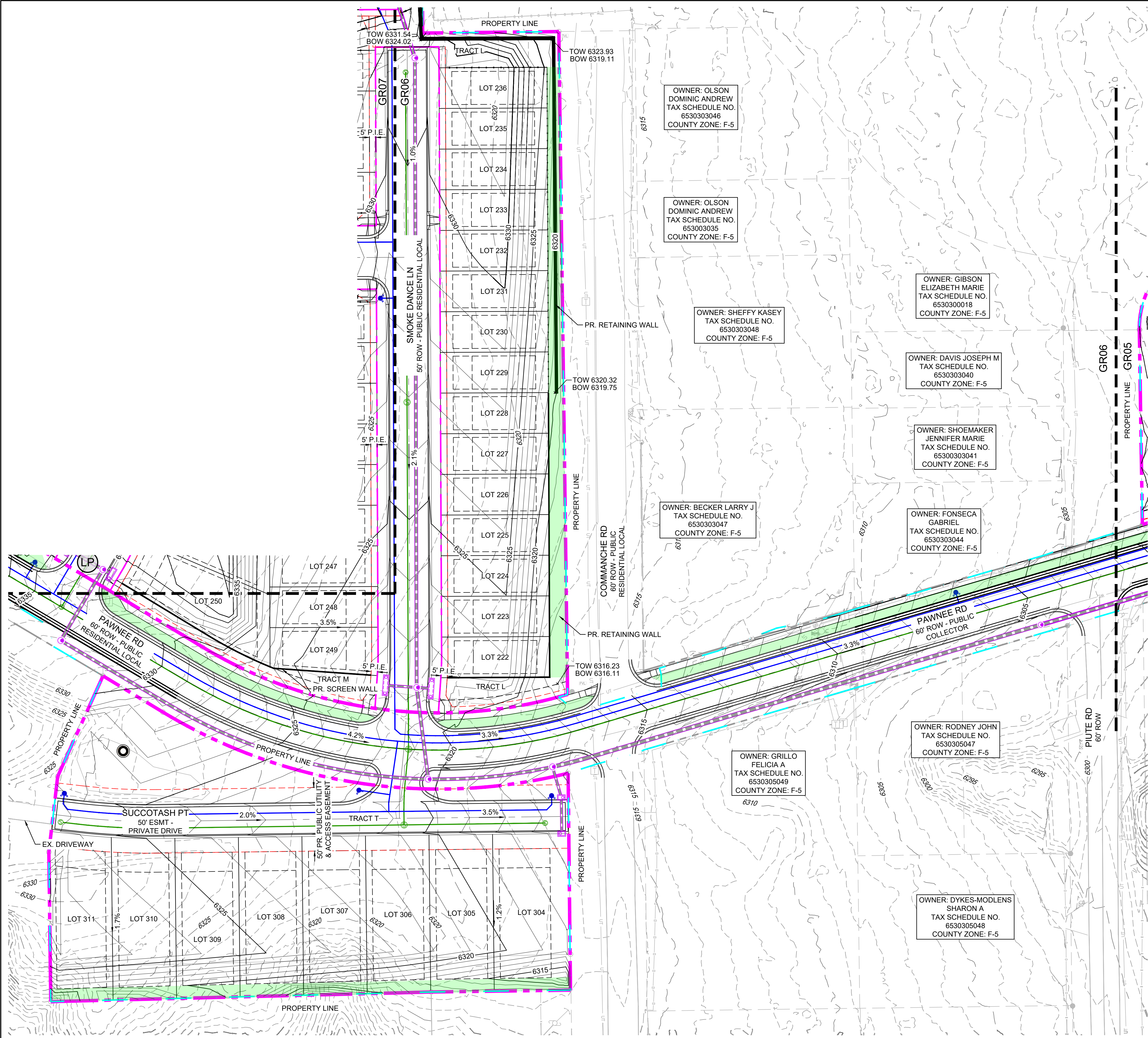
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SHEET 18 OF 41

CITY FILE NO.: DEPN-25-0173

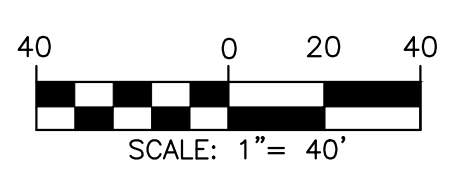
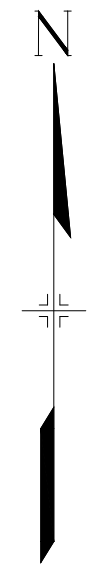


FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN SET\DEVELOPMENT PLAN\GR06.DWG



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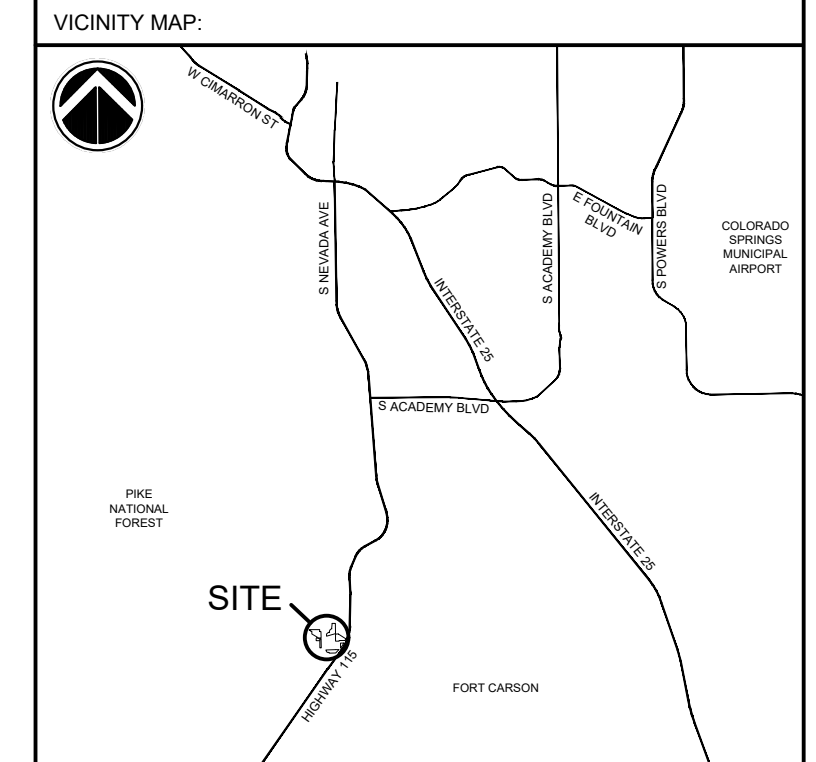
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- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
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CONSULTANTS:
 CIVIL ENGINEER:
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 FAX: (719) 575-0208

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

APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN
 COLORADO SPRINGS, CO
 DECEMBER 16, 2025

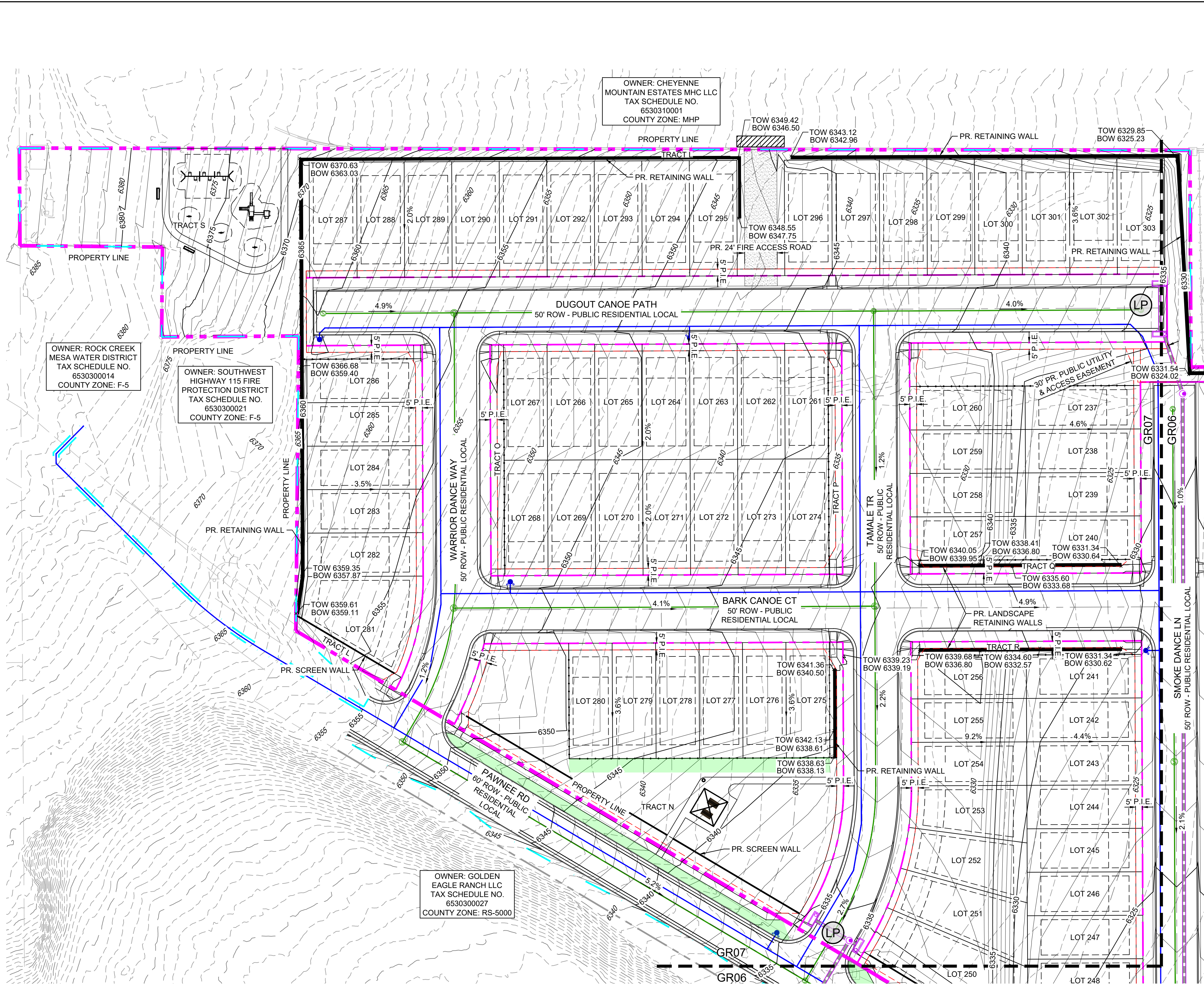
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2	5/13/2026	3RD SUBMITTAL	CP

DRAWING INFORMATION:
 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

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SET\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. WATER VALVE
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CONSULTANTS:
 CIVIL ENGINEER:
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OWNER/DEVELOPER:
THE EQUITY GROUP
 90 SOUTH CASCADE AVE., SUITE 500
 COLORADO SPRINGS, CO 80903

APPROVAL:

VICINITY MAP:

PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN
 COLORADO SPRINGS, CO
 DECEMBER 16, 2025

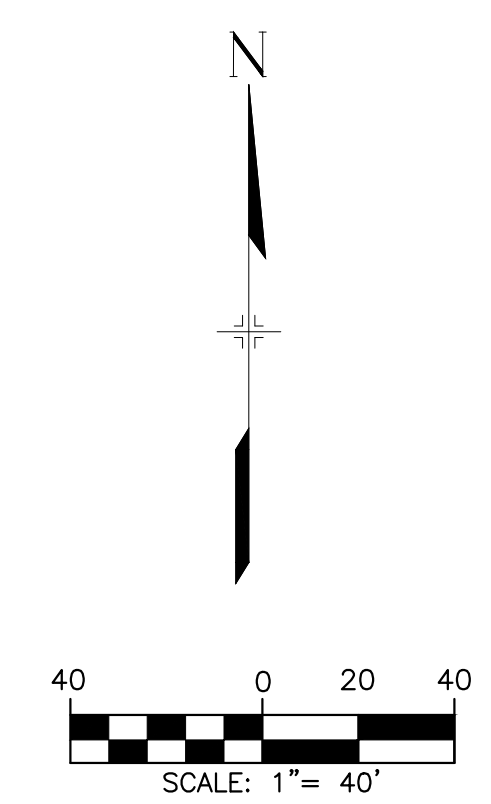
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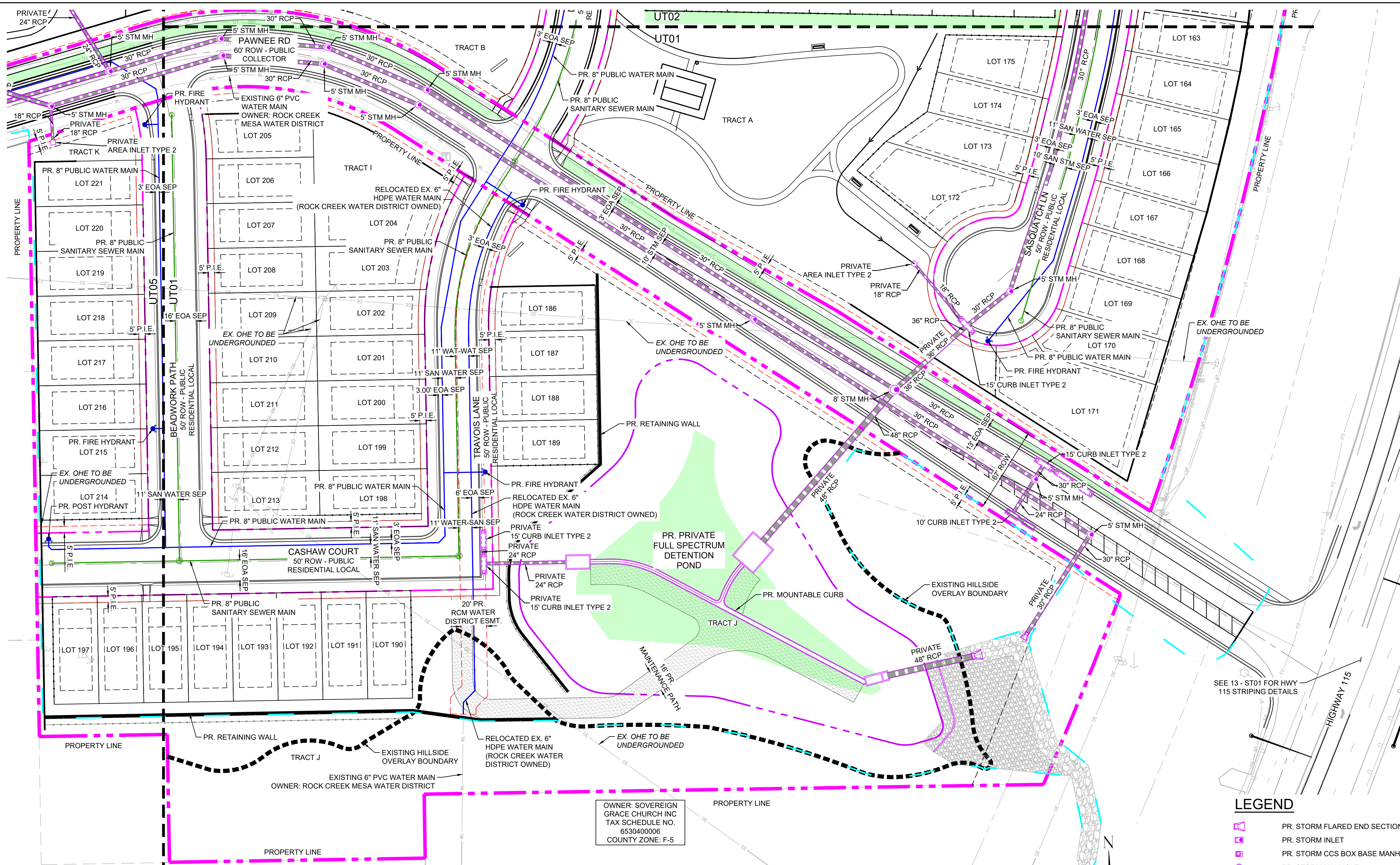
DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY GRADING PLAN

GR07
 SHEET 20 OF 41
 CITY FILE NO.: DEPN-25-0173

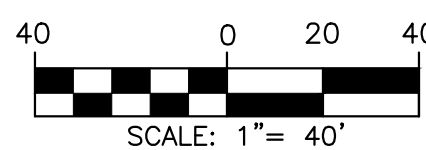


FILE LOCATION: S:\25.002547\20 ROCK CREEK MESA DEVELOPMENT PLAN SET\DEVELOPMENT PLAN\UT01.DWG



- GENERAL NOTES:**
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM, WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 868-4885 OR SOUTH 868-5964)
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

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

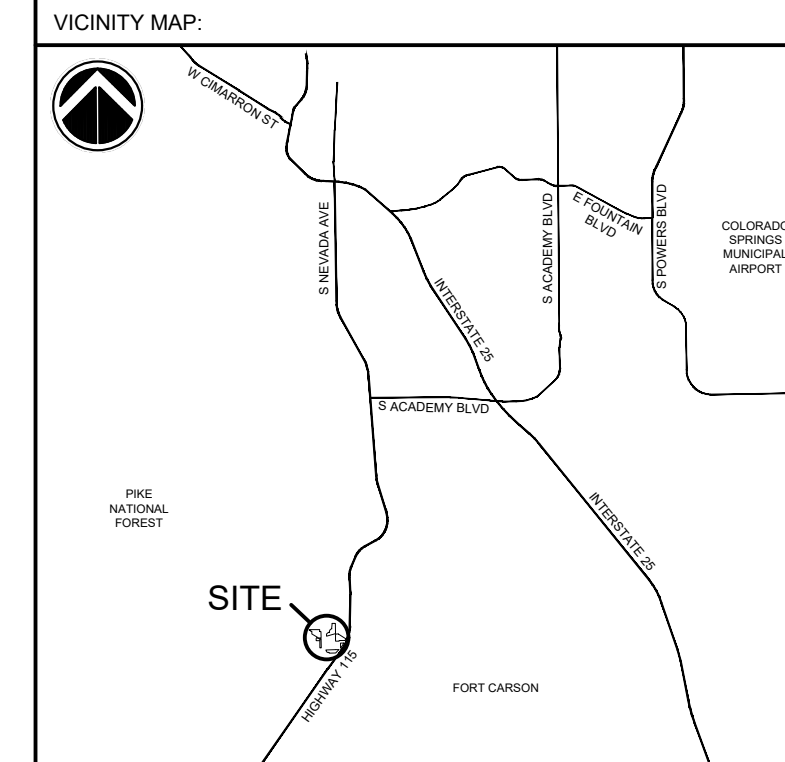


- LEGEND**
- PR. STORM FLARED END SECTION
 - PR. STORM INLET
 - PR. STORM CCS BOX BASE MANHOLE
 - PR. STORM MANHOLE
 - PR. SANITARY SEWER MANHOLE
 - PR. FIRE HYDRANT
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 - EX. WATER VALVE
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 - DETENTION POND LOCATION
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 - 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:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
 DECEMBER 16, 2025

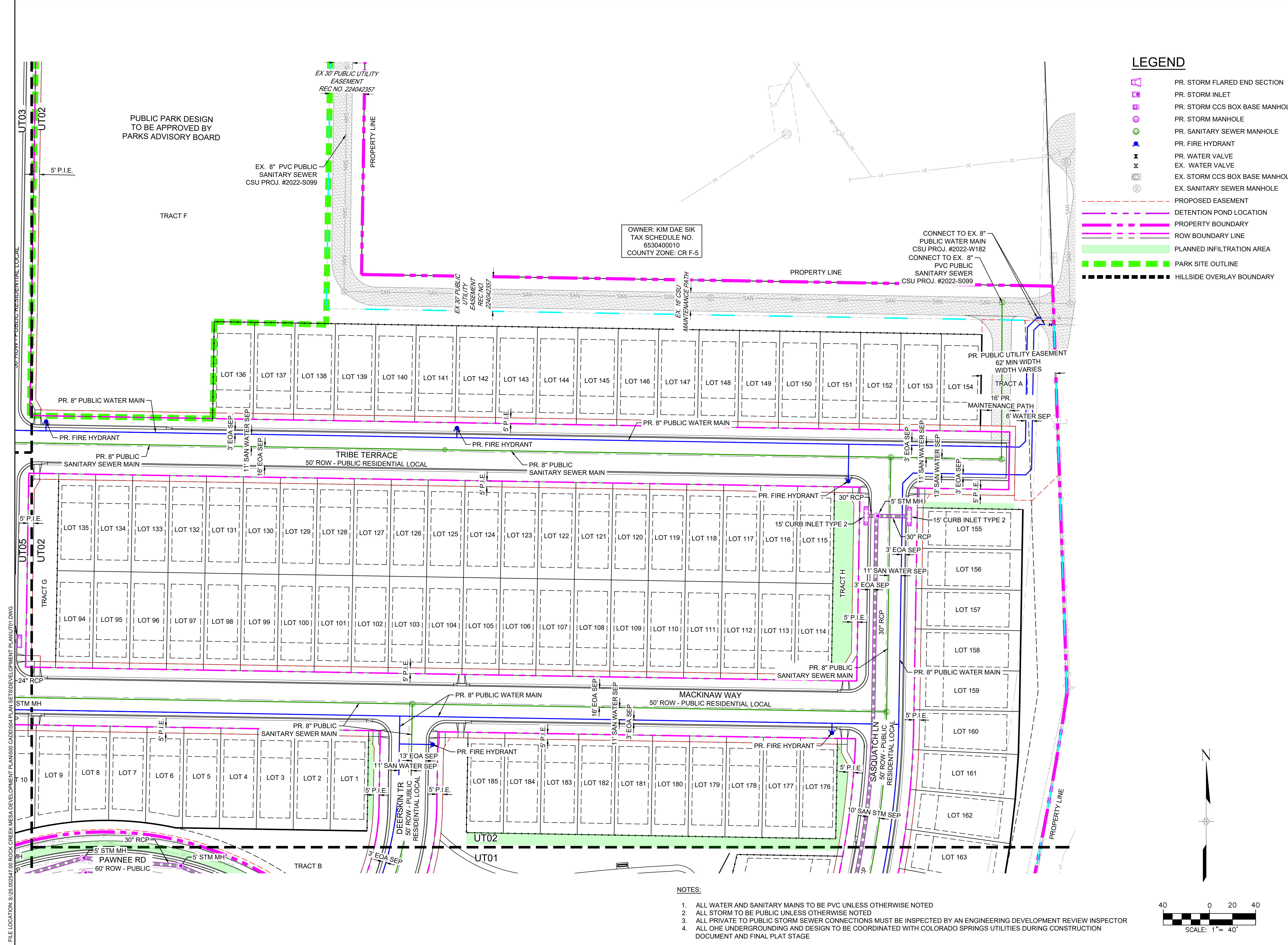
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DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT01
 SHEET 21 OF 41
 CITY FILE NO.: DEPN-25-0173



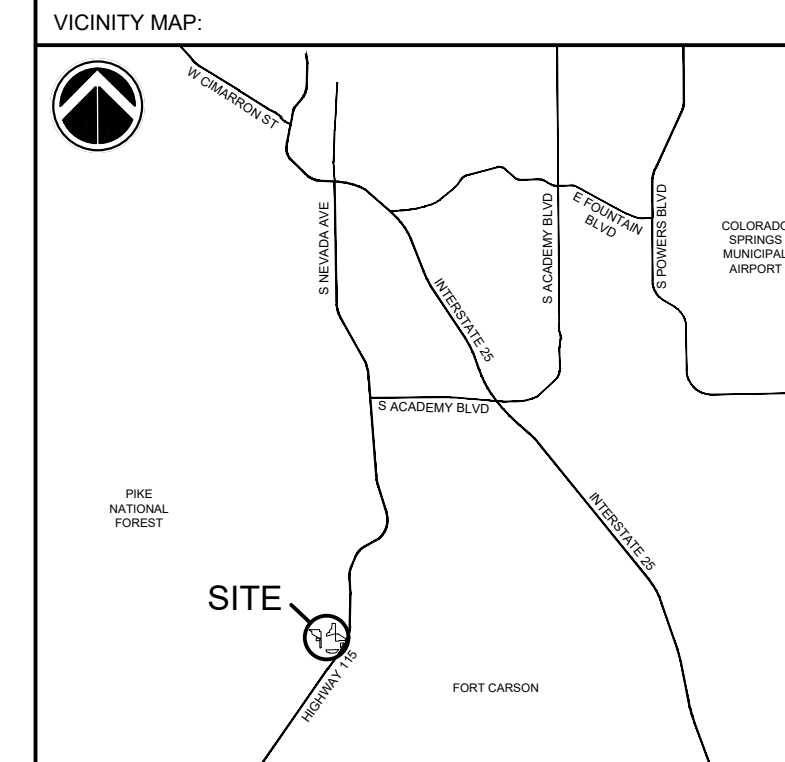
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APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
 DECEMBER 16, 2025

REVISION HISTORY:

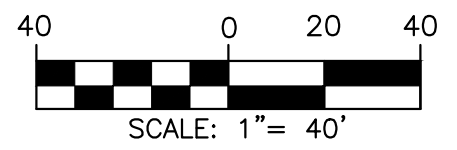
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**PRELIMINARY
 UTILITY & PUBLIC
 FACILITIES PLAN**

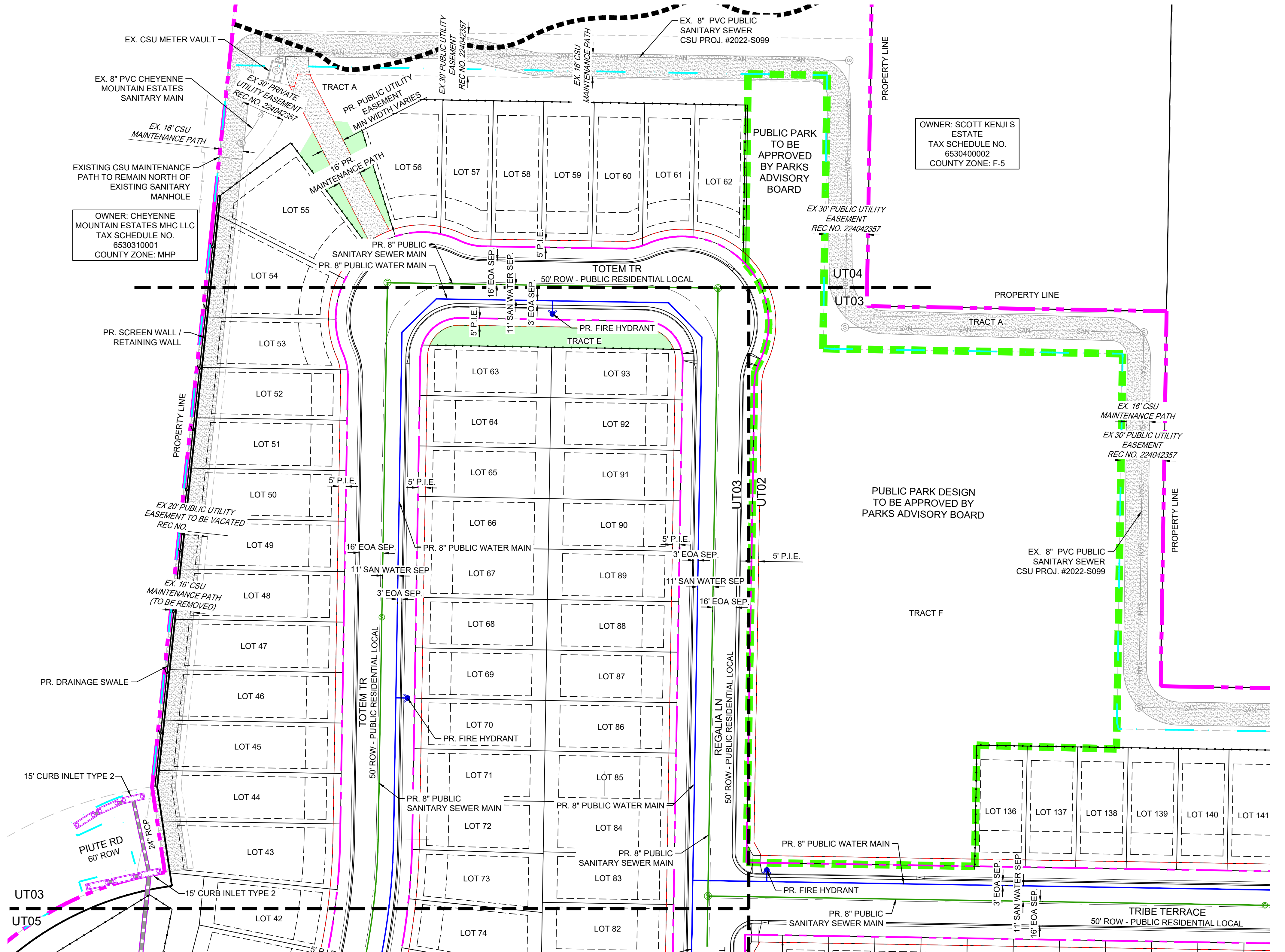
UT02
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 CITY FILE NO.: DEPN-25-0173

- NOTES:
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FILE LOCATION: S:\03_02547_00\ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\UT01.DWG

FILE LOCATION: S:\3.02547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SET\DEVELOPMENT PLAN\UT03.DWG



LEGEND

- PR. STORM FLARED END SECTION
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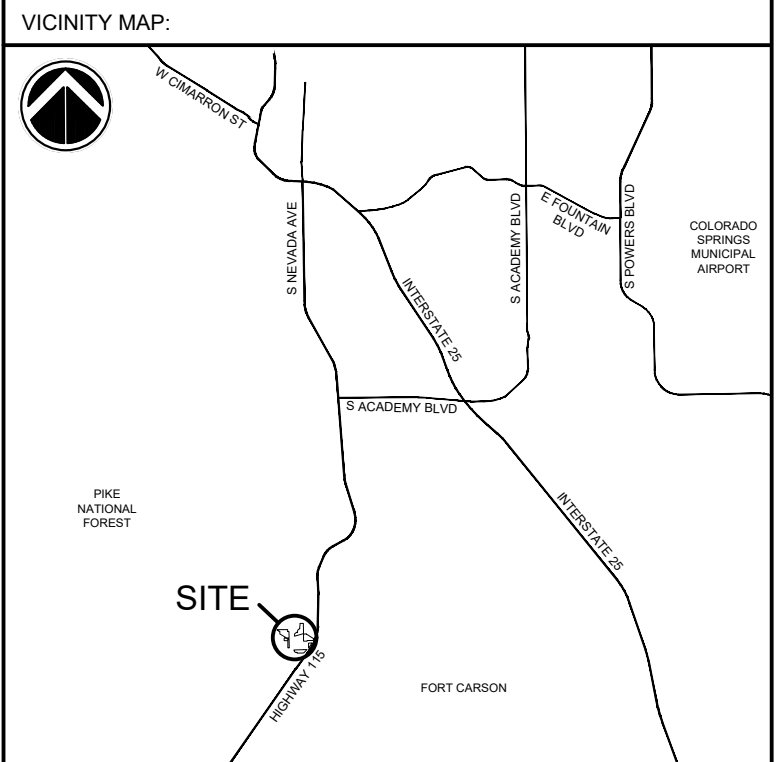
OWNER: SCOTT KENJI S ESTATE
 TAX SCHEDULE NO. 6530400002
 COUNTY ZONE: F-5

OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TAX SCHEDULE NO. 6530310001
 COUNTY ZONE: MHP

CONSULTANTS:
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APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
 DECEMBER 16, 2025

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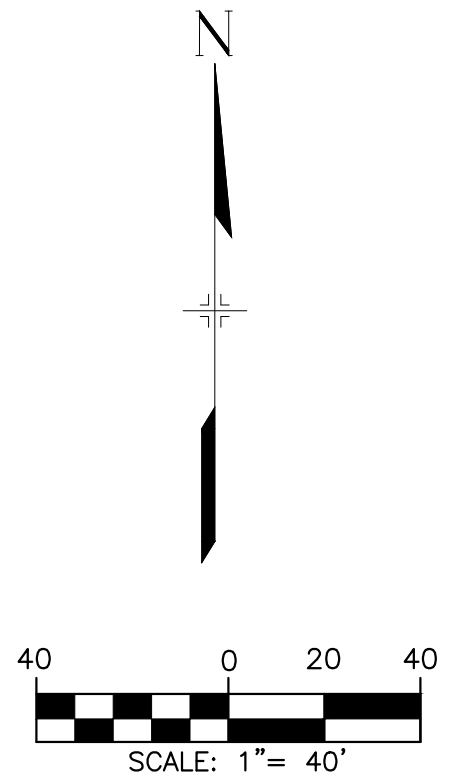
DRAWING INFORMATION:
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 DRAWN BY: WAN
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PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

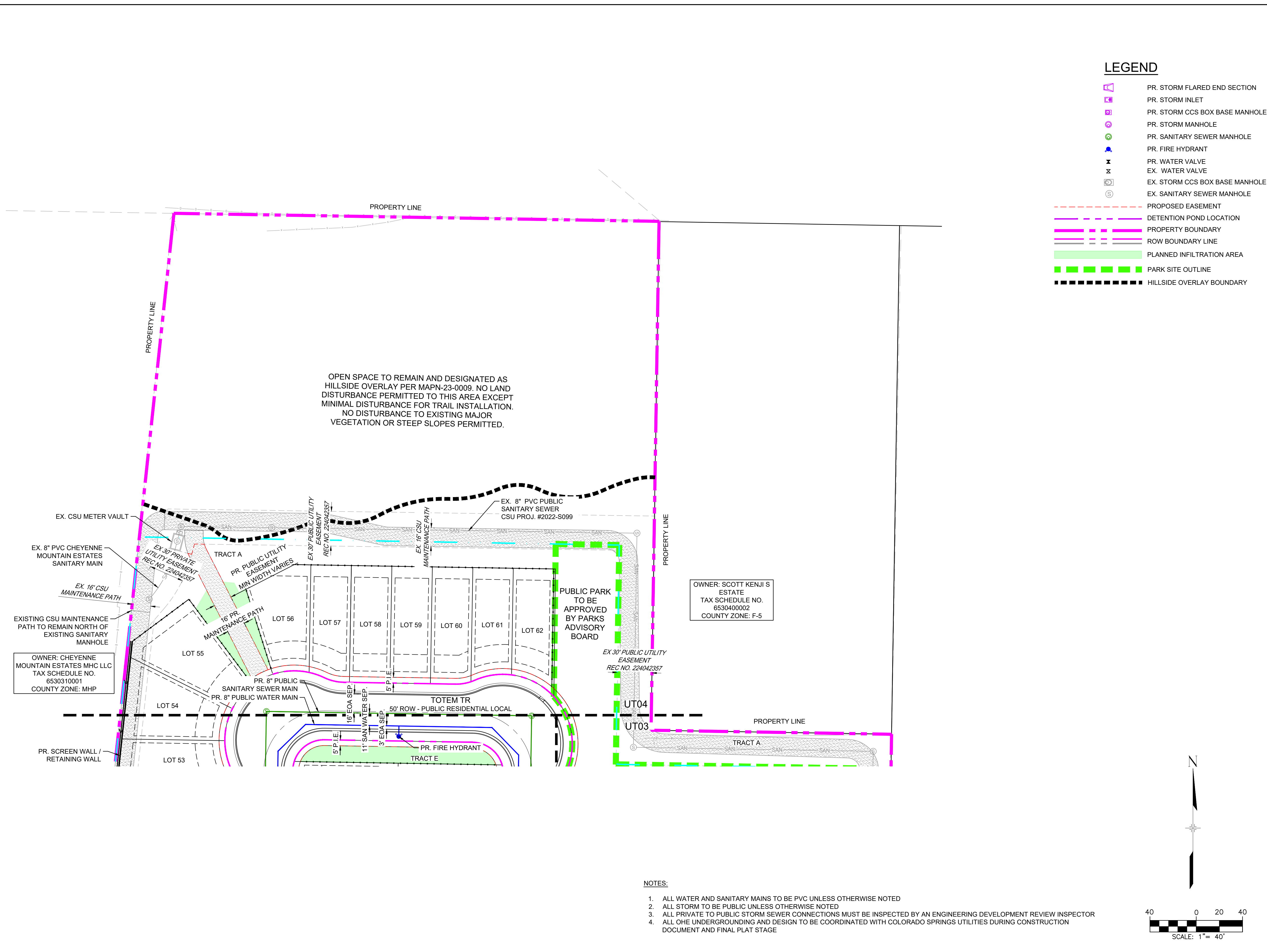
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 SHEET 23 OF 41
 CITY FILE NO.: DEPN-25-0173

NOTES:

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FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN SET\DEVELOPMENT PLAN\UT04.DWG



OPEN SPACE TO REMAIN AND DESIGNATED AS HILLSIDE OVERLAY PER MAPN-23-0009. NO LAND DISTURBANCE PERMITTED TO THIS AREA EXCEPT MINIMAL DISTURBANCE FOR TRAIL INSTALLATION. NO DISTURBANCE TO EXISTING MAJOR VEGETATION OR STEEP SLOPES PERMITTED.

OWNER: SCOTT KENJI S ESTATE
 TAX SCHEDULE NO. 6530400002
 COUNTY ZONE: F-5

OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TAX SCHEDULE NO. 6530310001
 COUNTY ZONE: MHP

NOTES:

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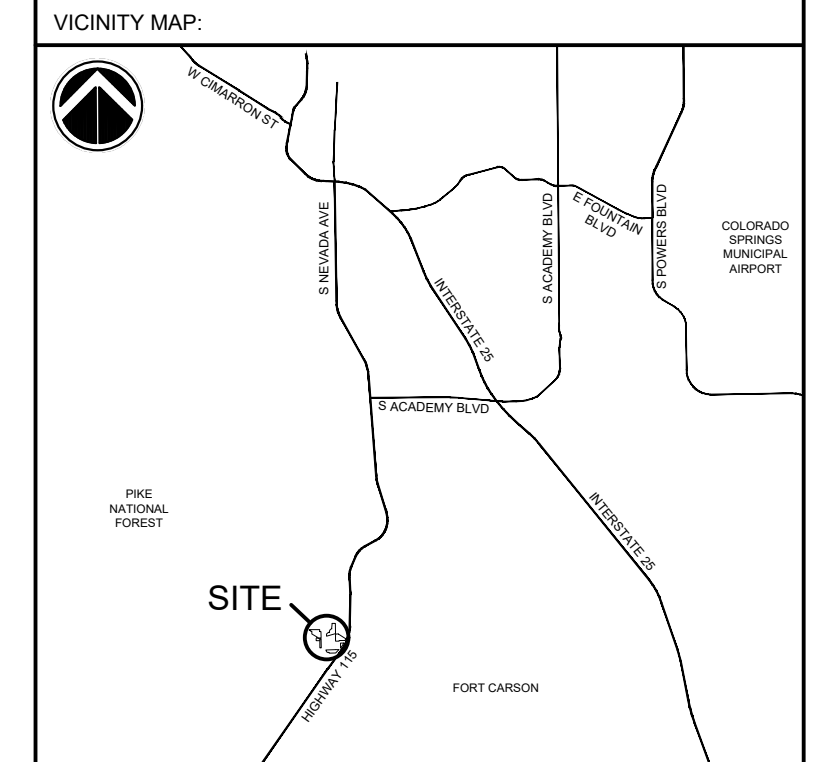
LEGEND

- 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. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY 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:



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

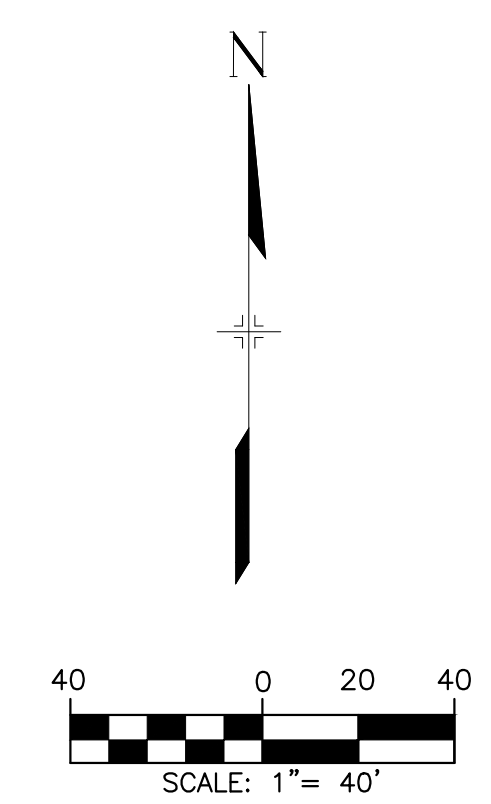
DRAWING INFORMATION:
 PROJECT NO: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

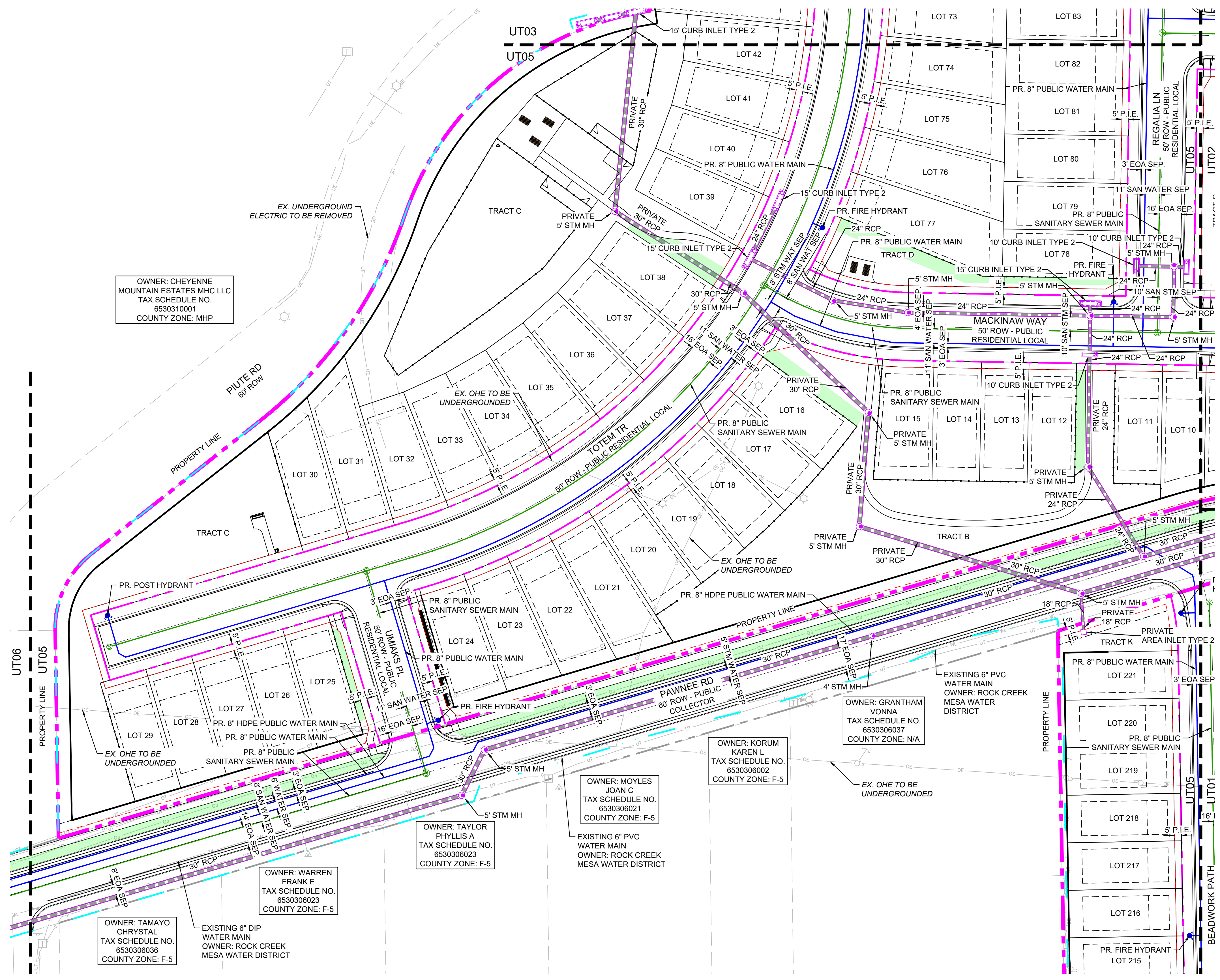
UT04

SHEET 24 OF 41

CITY FILE NO.: DEPN-25-0173



FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\UT05.DWG



LEGEND

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- HILLSIDE OVERLAY BOUNDARY

OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
TAX SCHEDULE NO. 6530310001
COUNTY ZONE: MHP

OWNER: GRANTHAM JONNA
TAX SCHEDULE NO. 6530306037
COUNTY ZONE: N/A

OWNER: KORUM KAREN L
TAX SCHEDULE NO. 6530306002
COUNTY ZONE: F-5

OWNER: MOYLES JOAN C
TAX SCHEDULE NO. 6530306021
COUNTY ZONE: F-5

OWNER: TAYLOR PHYLLIS A
TAX SCHEDULE NO. 6530306023
COUNTY ZONE: F-5

OWNER: WARREN FRANK E
TAX SCHEDULE NO. 6530306023
COUNTY ZONE: F-5

OWNER: TAMAYO CRYSTAL
TAX SCHEDULE NO. 6530306036
COUNTY ZONE: F-5

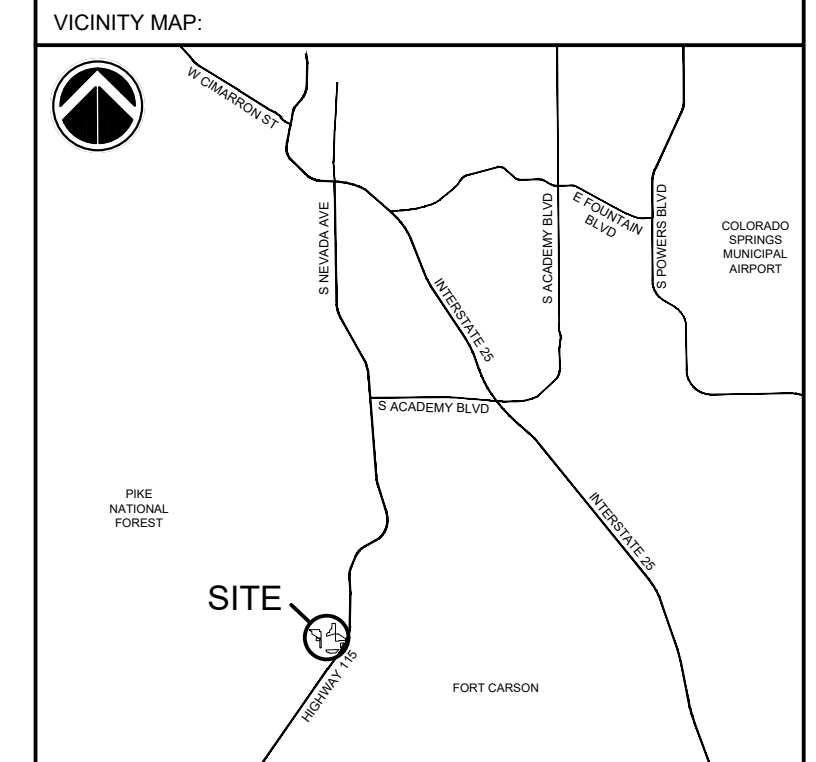
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90 SOUTH CASCADE AVE., SUITE 500
COLORADO SPRINGS, CO 80903

APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

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APPROVED BY: CAP

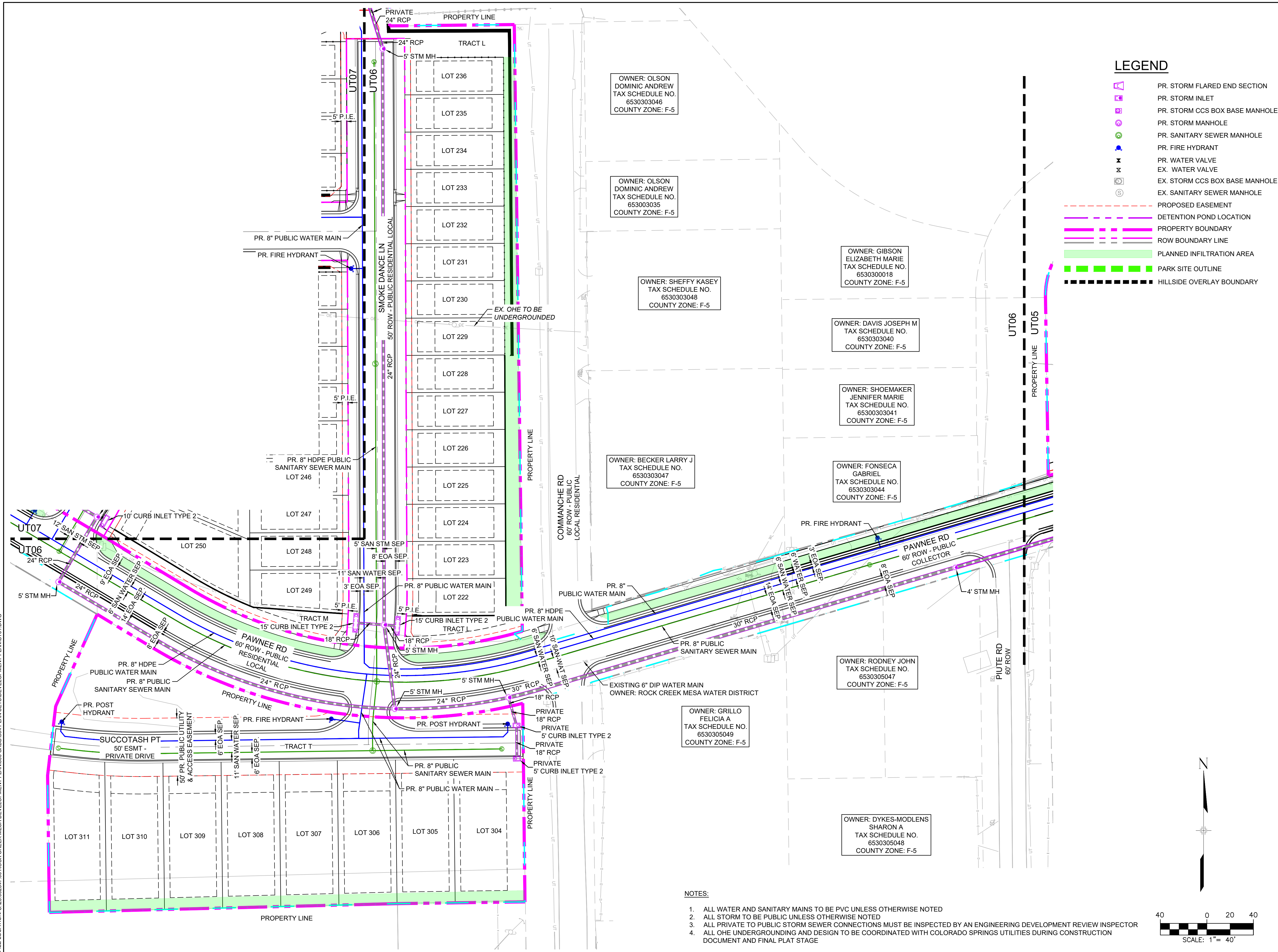
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT05

SHEET 25 OF 41

CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547\00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\UT06.DWG



LEGEND

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OWNER: OLSON
DOMINIC ANDREW
TAX SCHEDULE NO.
6530303046
COUNTY ZONE: F-5

OWNER: OLSON
DOMINIC ANDREW
TAX SCHEDULE NO.
6530303035
COUNTY ZONE: F-5

OWNER: SHEFFY KASEY
TAX SCHEDULE NO.
6530303048
COUNTY ZONE: F-5

OWNER: GIBSON
ELIZABETH MARIE
TAX SCHEDULE NO.
6530300018
COUNTY ZONE: F-5

OWNER: DAVIS JOSEPH M
TAX SCHEDULE NO.
6530303040
COUNTY ZONE: F-5

OWNER: SHOEMAKER
JENNIFER MARIE
TAX SCHEDULE NO.
65300303041
COUNTY ZONE: F-5

OWNER: BECKER LARRY J
TAX SCHEDULE NO.
6530303047
COUNTY ZONE: F-5

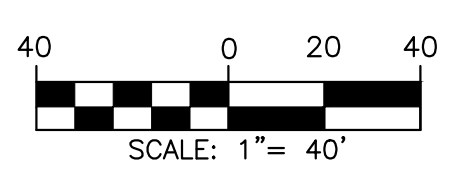
OWNER: FONSECA
GABRIEL
TAX SCHEDULE NO.
6530303044
COUNTY ZONE: F-5

OWNER: RODNEY JOHN
TAX SCHEDULE NO.
6530305047
COUNTY ZONE: F-5

OWNER: GRILLO
FELICIA A
TAX SCHEDULE NO.
6530305049
COUNTY ZONE: F-5

OWNER: DYKES-MODLENS
SHARON A
TAX SCHEDULE NO.
6530305048
COUNTY ZONE: F-5

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COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

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

APPROVAL:

VICINITY MAP:

PROJECT:
**ROCK CREEK MESA
DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
DECEMBER 16, 2025

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CHECKED BY: CAP
APPROVED BY: CAP

**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT06

SHEET 26 OF 41

CITY FILE NO.: DEPN-25-0173

OWNER: CHEYENNE
MOUNTAIN ESTATES MHC LLC
TAX SCHEDULE NO.
6530310001
COUNTY ZONE: MHP

OWNER: ROCK CREEK
MESA WATER DISTRICT
TAX SCHEDULE NO.
6530300014
COUNTY ZONE: F-5

OWNER: SOUTHWEST
HIGHWAY 115 FIRE
PROTECTION DISTRICT
TAX SCHEDULE NO.
6530300021
COUNTY ZONE: F-5

OWNER: GOLDEN
EAGLE RANCH LLC
TAX SCHEDULE NO.
6530300027
COUNTY ZONE: RS-5000

LEGEND

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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:

VICINITY MAP:

PROJECT:
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DEVELOPMENT PLAN**
COLORADO SPRINGS, CO
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**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

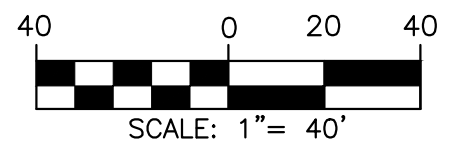
UT07

SHEET 27 OF 41

CITY FILE NO.: DEPN-25-0173

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FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SET\DEVELOPMENT PLAN\UT07.DWG

SOILS NOTES

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

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	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 (S04-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.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- OR- TOPSOIL TO BE IMPORTED.
- CONTRACTOR TO TEST AMENDED SOIL. FOR EACH STREET, TAKE 1 TEST IN FESCUE SOD/ALTERNATIVE TURF AREA, 1 TEST IN PLANTING BED AREA, AND 1 TEST IN SEEDED AREA, AND SUBMIT SOIL ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLING LANDSCAPE.
- SUBMIT FERTILIZER PRODUCT SHEET TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS ARE: FESCUE SOD FERTILIZER, LOW ALTERNATE TURF FERTILIZER, TALL NATIVE SEED MIX FERTILIZER, ETC. IF SOIL IN
- THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE FILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

SEED NOTES

- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- EROSION CONTROL BLANKET TO BE: S150BN WITH 6" STEEL STAKES AVAILABLE FROM NORTH AMERICAN GREEN DISTRIBUTOR, NILEX ENVIRONMENTAL INC. (303)766-2000, OR APPROVED EQUAL. SUBMIT SAMPLE AND PRODUCT INFO TO LANDSCAPE ARCHITECT (L.A.) FOR APPROVAL PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- ALL SEED SHALL BE WARRANTED FOR ONE FULL YEAR AND BE IN SATISFACTORY CONDITION AT THE END OF THE WARRANTY PERIOD. NO AREA LARGER THAN 3"x3" WITHIN THE IRRIGATED SEEDING AREA, 12"x12" FOR NON-IRRIGATED SEEDING AREAS OF THIS PROJECT SHALL BE VOID OF SUBSTANTIAL GRASS 45 DAYS AFTER THE TIME OF SEEDING DURING THE GROWING SEASON.

SOD NOTES

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

PLANTING NOTES

- ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- WOOD MULCH: GORILLA CEDAR WOOD MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED ON PLAN.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

EDGING NOTES

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

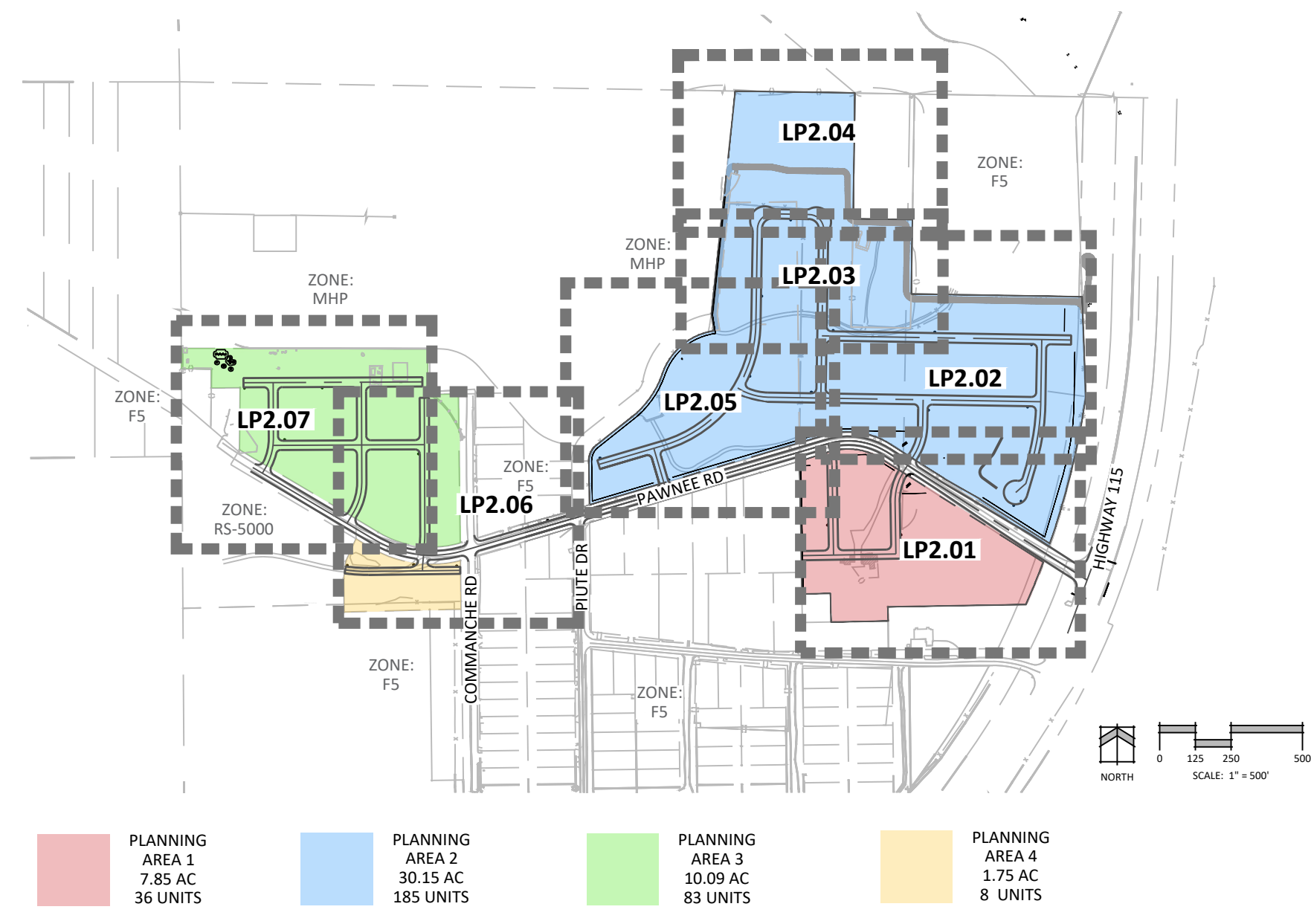
EXISTING VEGETATION NOTES

- 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.
- EXISTING TREES TO BE EVALUATED FOR HEALTH AND PRUNED AS NEEDED.
- ALL EXISTING TREES DESIGNATED TO REMAIN WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.

GENERAL NOTES

- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- ALL LOTS WITHIN THIS DEVELOPMENT SHALL ADHERE TO THE FUELS MANAGEMENT REQUIREMENTS SET FORTH IN APPENDIX K OF THE 2021 INTERNATIONAL FIRE CODE, AS LOCALLY AMENDED.

KEY MAP



STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- 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.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNED.
- ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNED.
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 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:

- 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)
- 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 DEVELOPMENT PLAN 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 ENCR OACH 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)
- 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)
- 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	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET			
ABREV			REQ.	PROV.	FOOTAGE	REQUIRED			
PAW	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	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	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	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET			
ABREV			REQ.	PROV.	FOOTAGE	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	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	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	105	920	X	X	X	75%	75%	

AREA 1 & 2 COMBINED

PLAN	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
IN	1,655,280 SF	7.5%*	124,146 SF	356,975 SF	62,073 SF	162,509 SF	62,073 SF	194,466 SF	

LANDSCAPE SITE REQUIREMENTS: AREA #3

SETBACKS									
PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET			
ABREV			REQ.	PROV.	FOOTAGE	REQUIRED			
PA	PAWNEE RD	COLLECTOR	10'	10'	864'	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%	
INTERNAL									
PLAN	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	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%	

LANDSCAPE SITE REQUIREMENTS: AREA #4

SETBACKS									
PLAN	STREET NAME/ ZONE BOUNDARY	CLASSIFICATION	SETBACK DEPTH		LINEAR	TREE/FEET			
ABREV			REQ.	PROV.	FOOTAGE	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	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	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	NET SITE	INTERNAL	INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE		
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
IN	515,750 SF	10%	51,575 SF	94,046 SF	25,787 SF	56,110 SF	25,787 SF	37,936 SF	



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ROCK CREEK MESA

0 PAWNEE RD

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

LANDSCAPE NOTES & SCHEDULES

LP1.00

28 OF 41

DEPN-25-0173

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	9	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	3	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25'	20'	1" CAL.	B&B	PARK/ROW/STREAM

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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	27	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	36	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	36	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25'	20'	1" CAL.	B&B	PARK/ROW/STREAM
SELECTED PLANTS			SPECIES DIVERSITY	SPECIES HEIGHT				
SELECTED/TOTAL			RATIO	RATIO				
TREES			70 / 347	140 / 347				
SHRUBS								
TOTAL								
REQ. /PROV.			REQ. /PROV.	REQ. /PROV.				
70% / 70%			<35% / 20%	>40% / 40%				

2026-05-11 16:10

GROUND COVER LEGEND AREA 1

	1.5" ROCK	20,735 SF
	4-8" ROCK	10,500 SF
	NATIVE SEED- LOW GROW	34,630 SF
	NATIVE SEED- WETLANDS	11,672 SF
	RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-05-11 16:10

GROUND COVER LEGEND AREA 2

	1.5" ROCK	56,759 SF
	4-8" ROCK	35,902 SF
	SOD	33,282 SF
	NATIVE SEED- LOW GROW	105,845 SF
	PEA GRAVEL	15,447 SF

2026-05-11 16:10

GROUND COVER LEGEND AREA 3

	1.5" ROCK	30,856 SF
	4-8" ROCK	14,683 SF
	SOD	15,833 SF
	NATIVE SEED- LOW GROW	16,990 SF

2026-05-11 16:10

GROUND COVER LEGEND AREA 4

	1.5" ROCK	5,061 SF
	4-8" ROCK	1,909 SF
	SOD	5,055 SF
	NATIVE SEED- LOW GROW	6,480 SF

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	2	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	25	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B	MEDIAN/ROW/STRE
	SH	18	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25'	20'	1" CAL.	B&B	PARK/ROW/STREAN

2026-05-07 15:

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



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 PAWNEE RD

PROJECT INFO

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

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

ISSUE / REVISION

SHEET DESCRIPTION

LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER/TITLE

LP1.01
29 OF 41

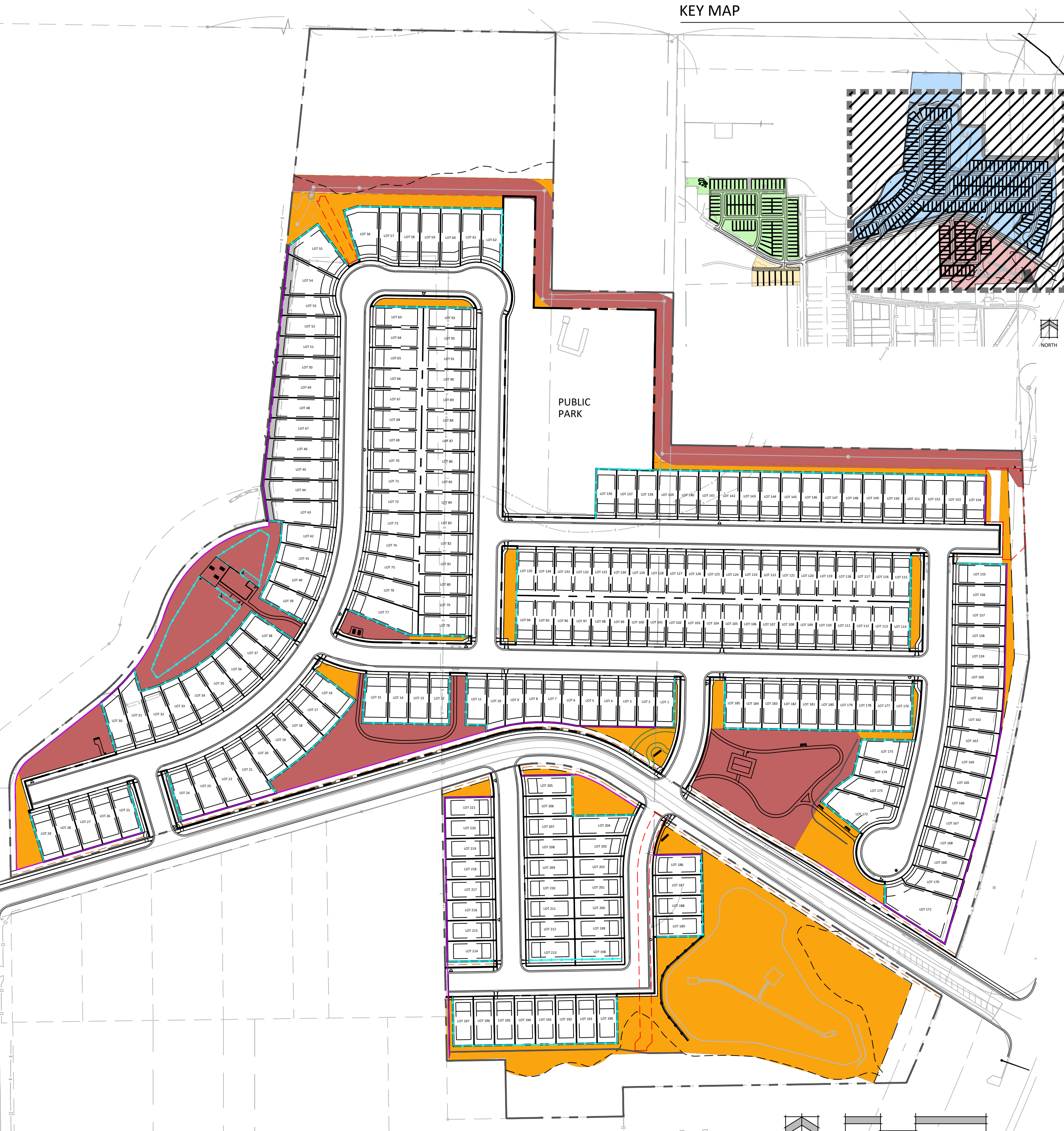
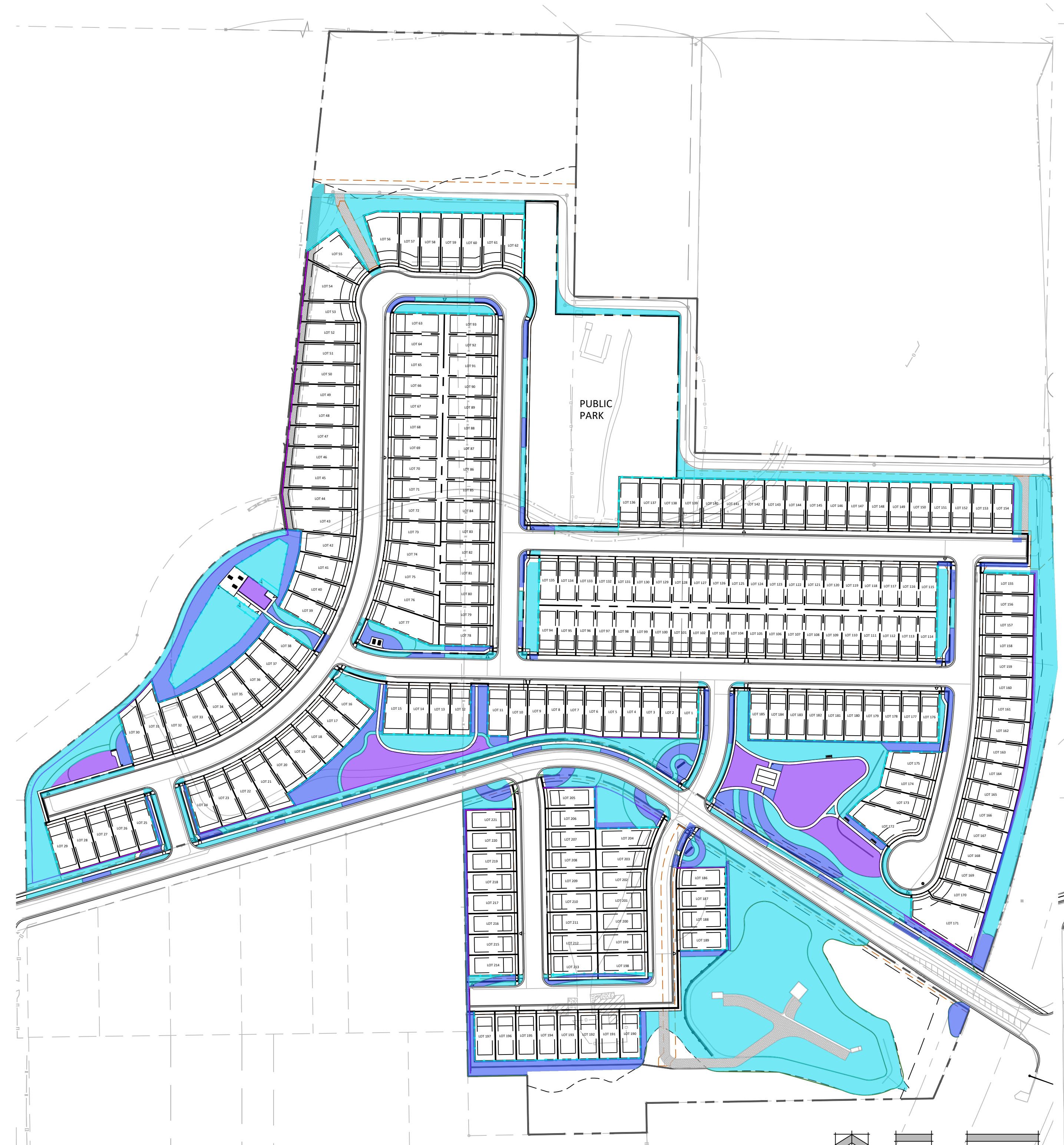
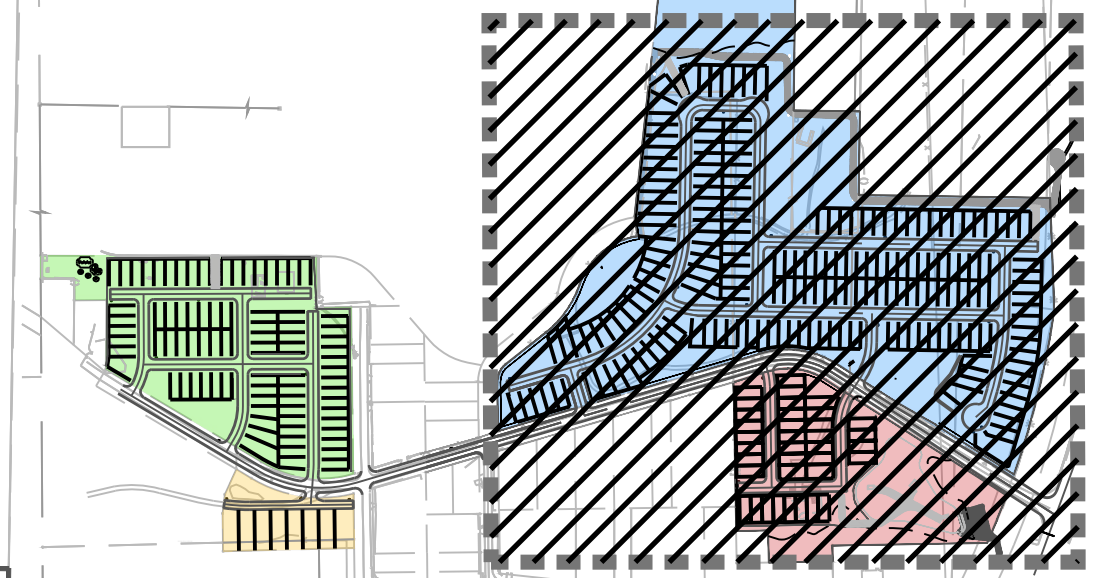
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KEY MAP



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

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
	249,401 SQFT	Low	Native Seed/Breeze	69%
	77,494 SQFT	Moderate	Shrub Beds	21%
	33,282 SQFT	High	Turf Sod	10% (25% MAX)

TOTAL LANDSCAPE AREA: 360,177 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%)	356,975 sqft (21%)
ACTIVE GREEN SPACE	62,073 sqft (3.75%)	162,509 sqft (10%)
NON-ACTIVE GREEN SPACE	62,073 sqft (3.75%)	194,466 sqft (11%)

NET SITE AREA: 1,655,280 sqft

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

ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

DATE: 03.11.2026 BY: BB DESCRIPTION: 2ND SUBMITTAL
05.13.2026 BY: BB DESCRIPTION: 3RD SUBMITTAL

HYDRO & GREEN SPACE DIAGRAM

LP1.02

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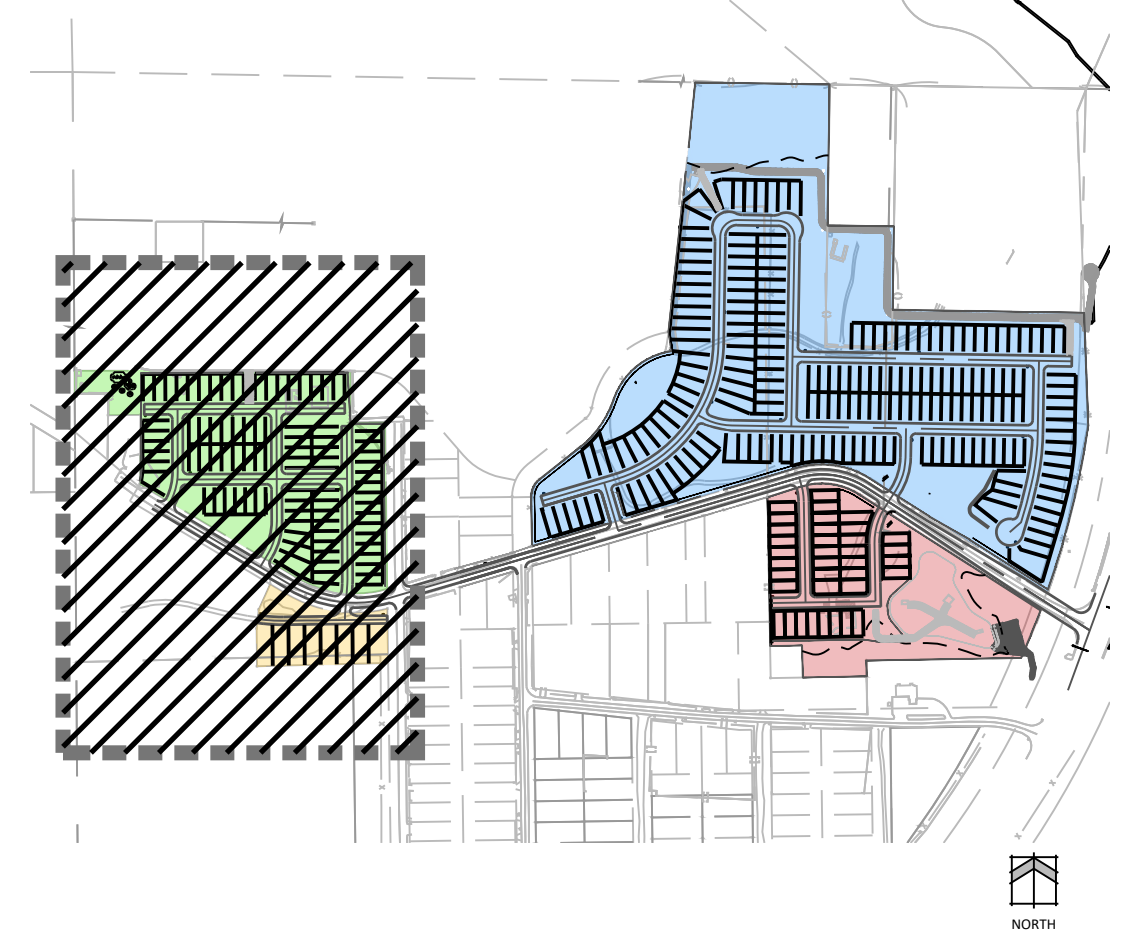
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KEY MAP



HYDRO DIAGRAM (AREA #3 & AREA #4)

HATCH	AREA (SQFT)	WATER USE	TYPE	PERCENTAGE
	40,062 SQFT	Low	Native Seed/Breeze	40%
	35,917 SQFT	Moderate	Shrub Beds	38%
	20,888 SQFT	High	Turf Sod	22% (25% MAX)

NET LANDSCAPE AREA: 96,867 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%)	94,046 sqft (17%)
ACTIVE GREEN SPACE (50% REQUIRED GREEN SPACE)	25,787 sqft (5%)	56,110 sqft (10%)
NON-ACTIVE GREEN SPACE	25,787 sqft (5%)	37,936 sqft (7%)

NET SITE AREA: 515,750 sqft

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

ISSUE / REVISION

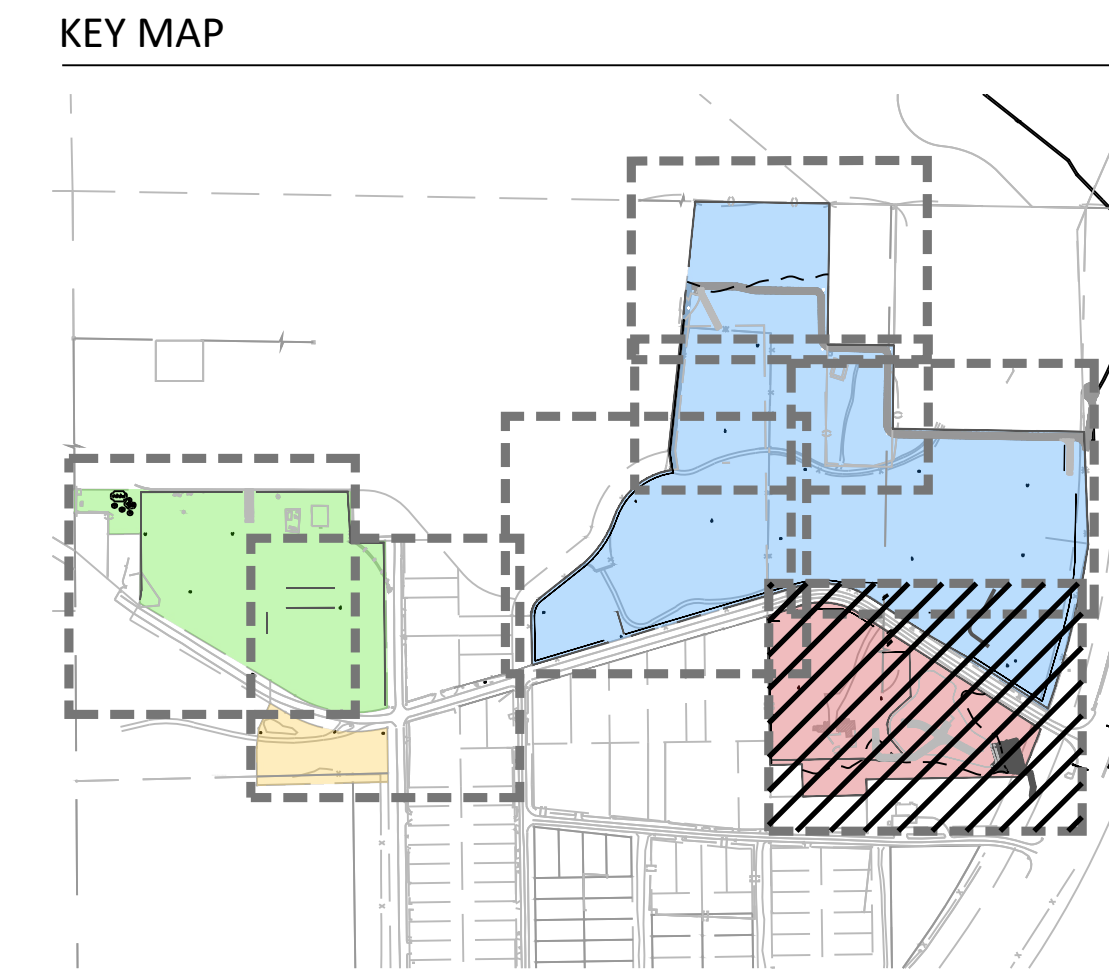
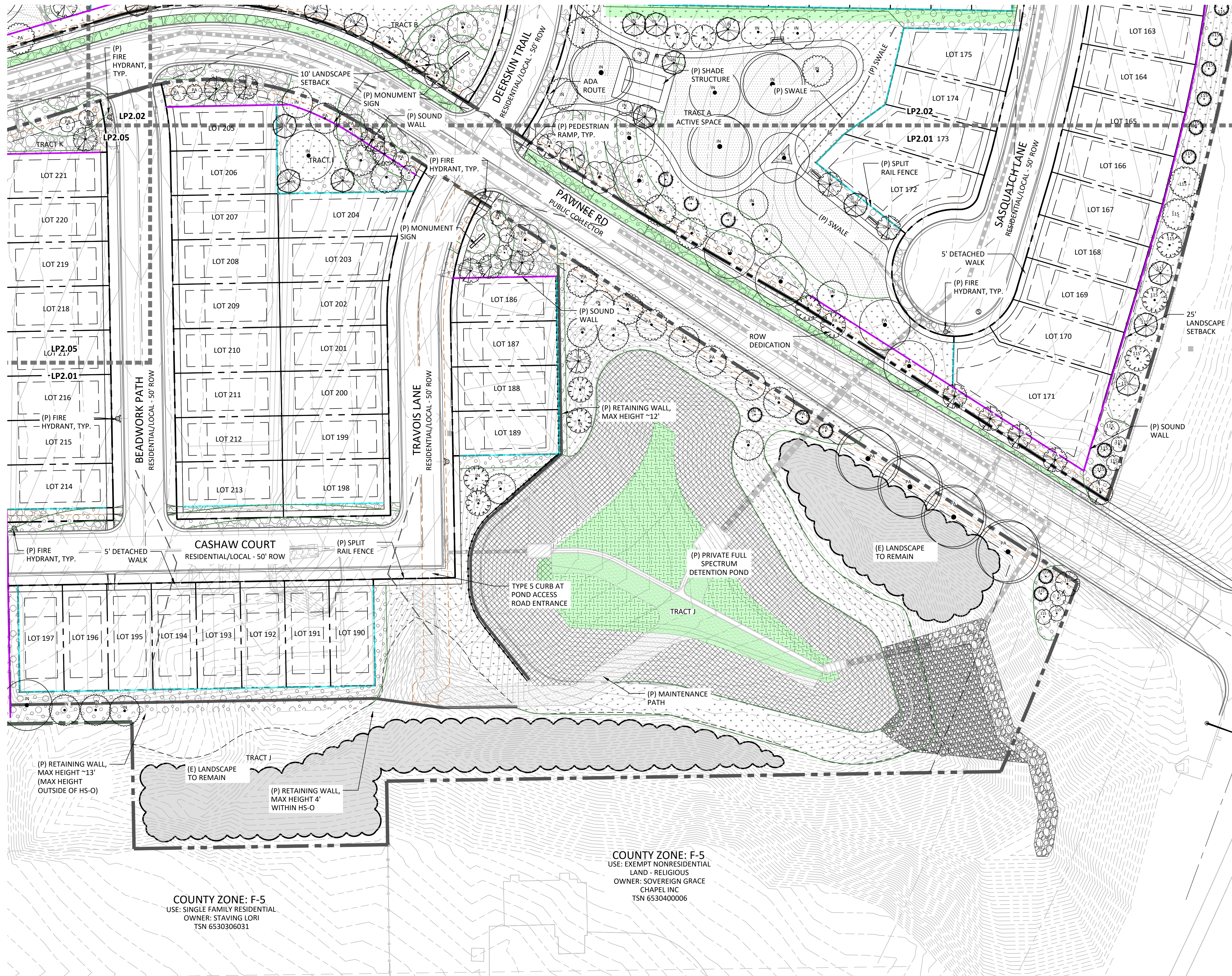
HYDRO & GREEN SPACE DIAGRAM

LS1.03

31 OF 41

PLAN FILE #

DEPN-25-0173



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
- SCRUB OAK TO REMAIN

GROUND COVER LEGEND AREA 1

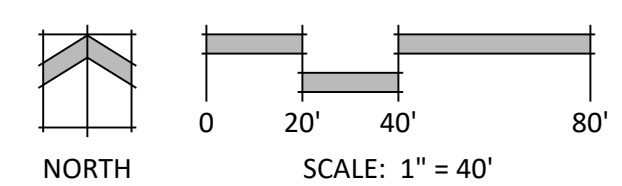
1.5" ROCK	20,735 SF
4-8" ROCK	10,500 SF
NATIVE SEED- LOW GROW	34,630 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

GROUND COVER LEGEND AREA 2

1.5" ROCK	56,759 SF
4-8" ROCK	35,902 SF
SOD	33,282 SF
NATIVE SEED- LOW GROW	105,845 SF
PEA GRAVEL	15,447 SF

COUNTY ZONE: F-5
 USE: EXEMPT NONRESIDENTIAL
 LAND - RELIGIOUS
 OWNER: SOVEREIGN GRACE
 CHAPEL INC
 TSN 653040006

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL
 OWNER: STAVING LORI
 TSN 6530306031



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 Fax 719.471.0267
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ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

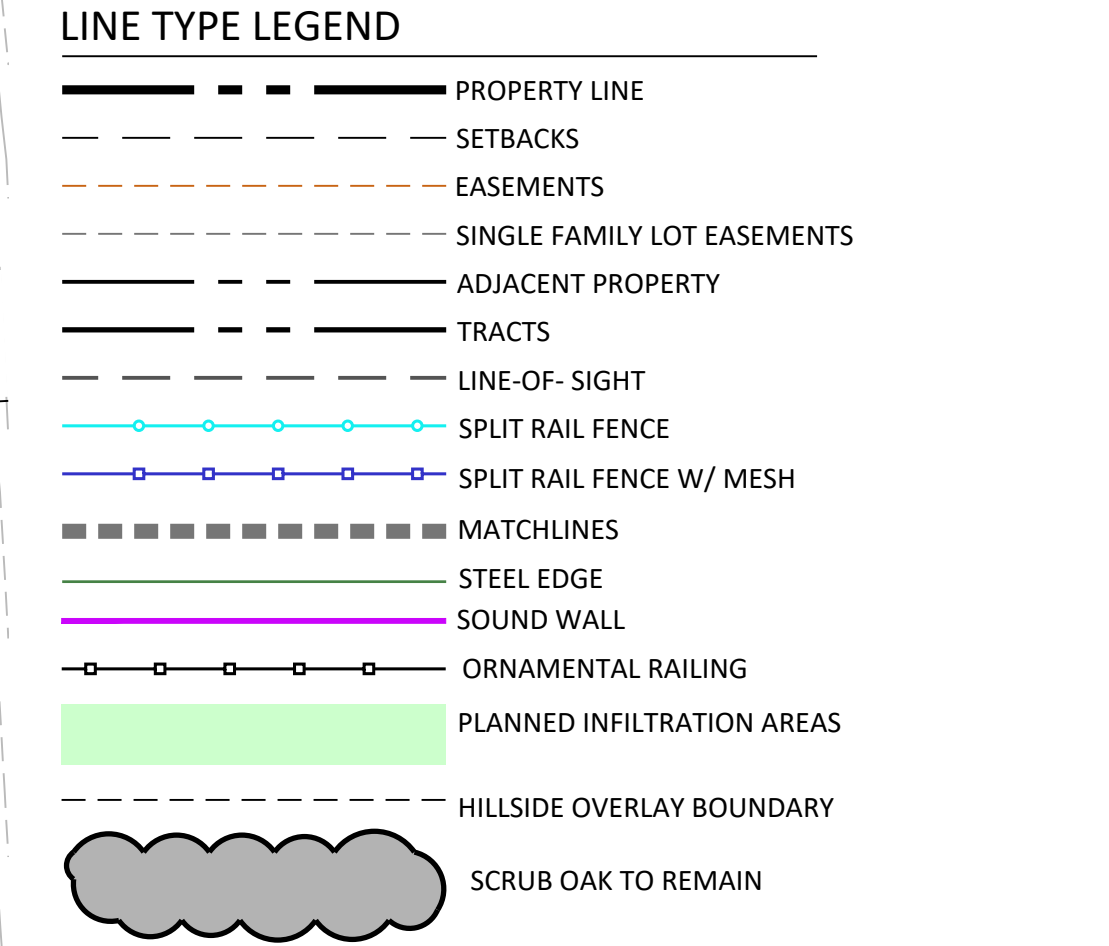
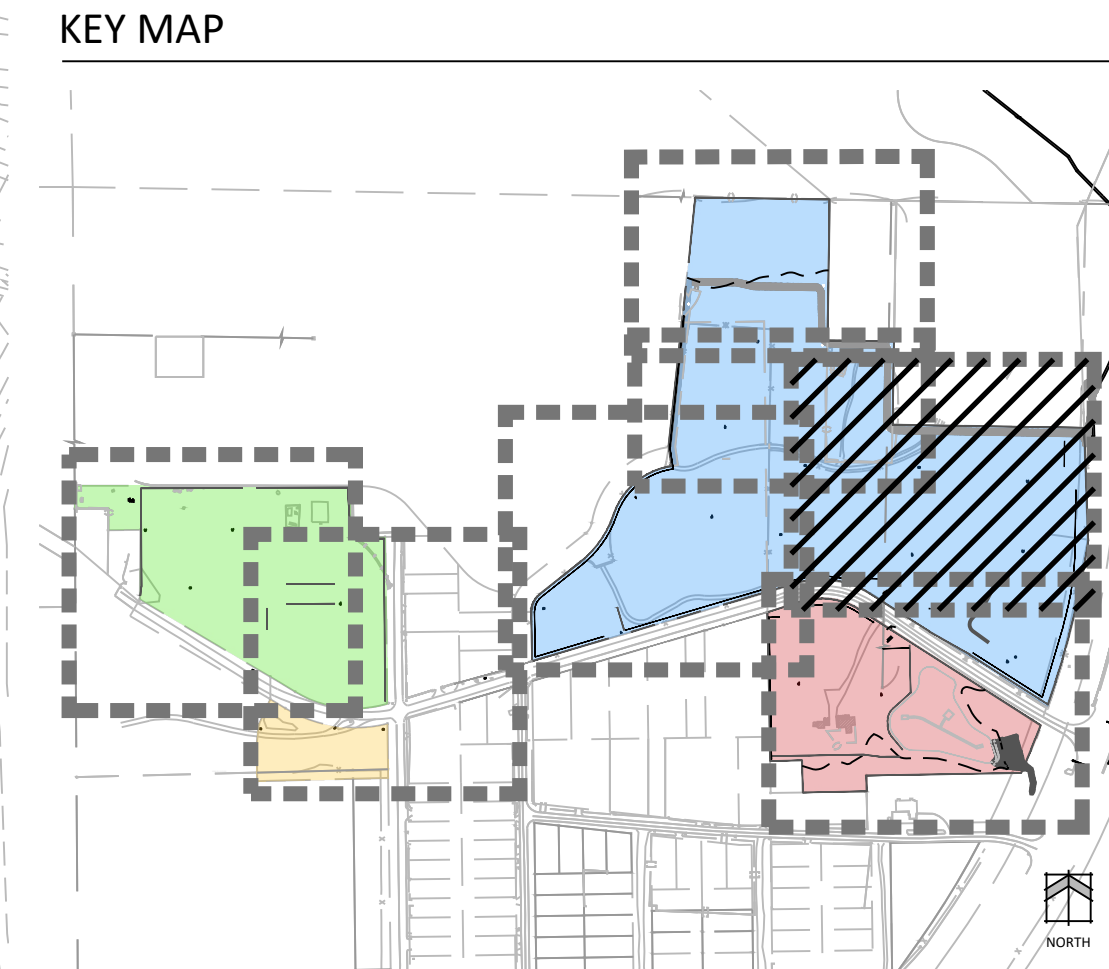
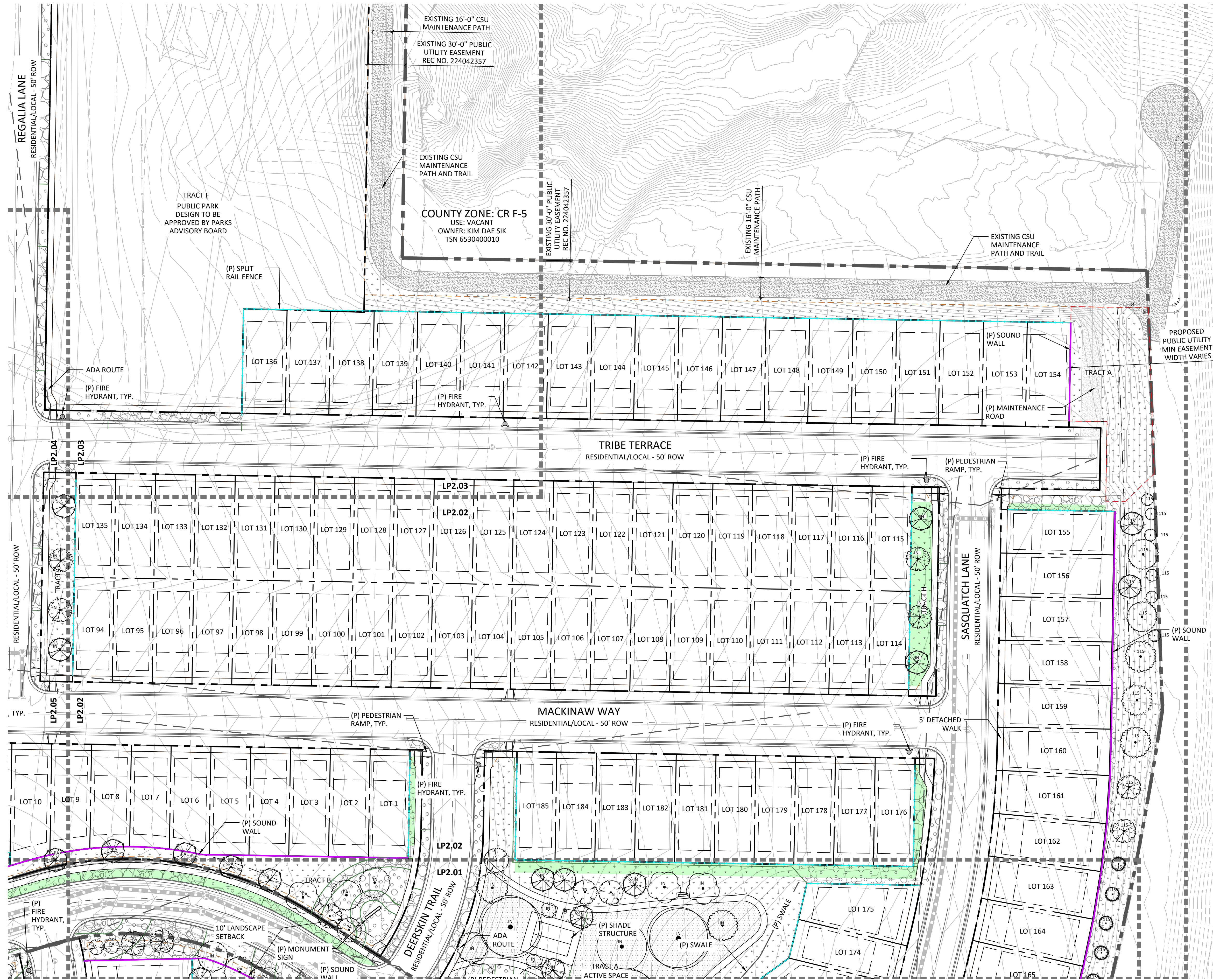
DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

LANDSCAPE PLAN (AREA #1)

LP2.01
 32 OF 41

DEPN-25-0173

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2026-05-11 16:10

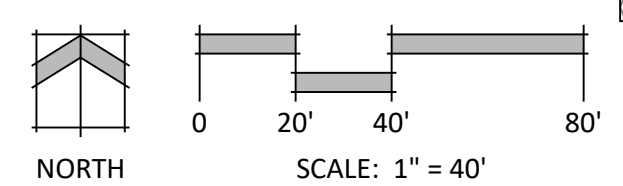
GROUND COVER LEGEND AREA 1

1.5" ROCK	20,735 SF
4-8" ROCK	10,500 SF
NATIVE SEED- LOW GROW	34,630 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-05-11 16:10

GROUND COVER LEGEND AREA 2

1.5" ROCK	56,759 SF
4-8" ROCK	35,902 SF
SOD	33,282 SF
NATIVE SEED- LOW GROW	105,845 SF
PEA GRAVEL	15,447 SF



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ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.02
33 OF 41

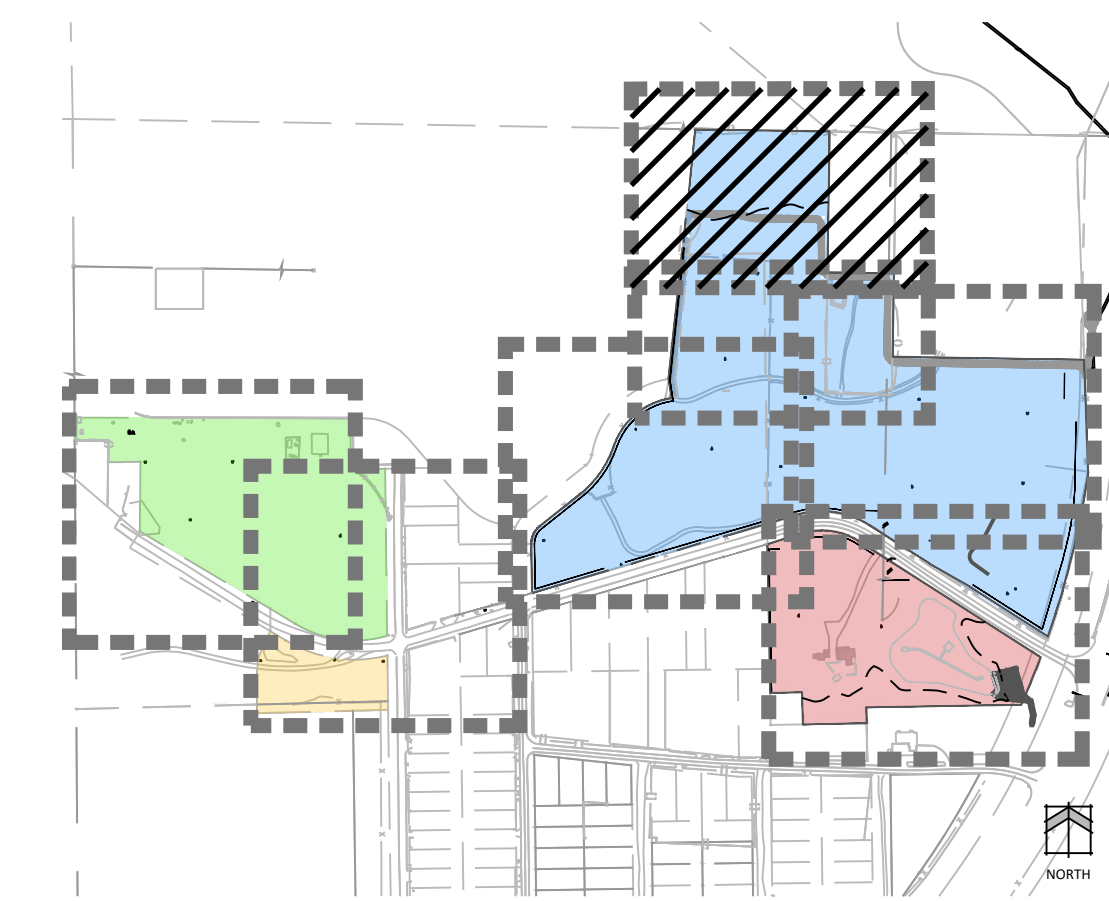
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KEY MAP



LINE TYPE LEGEND

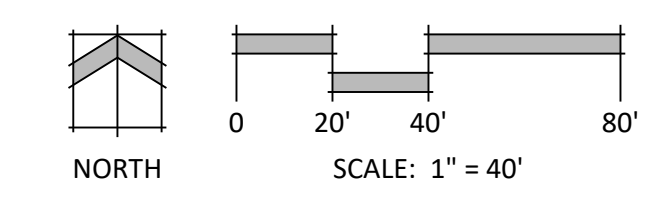
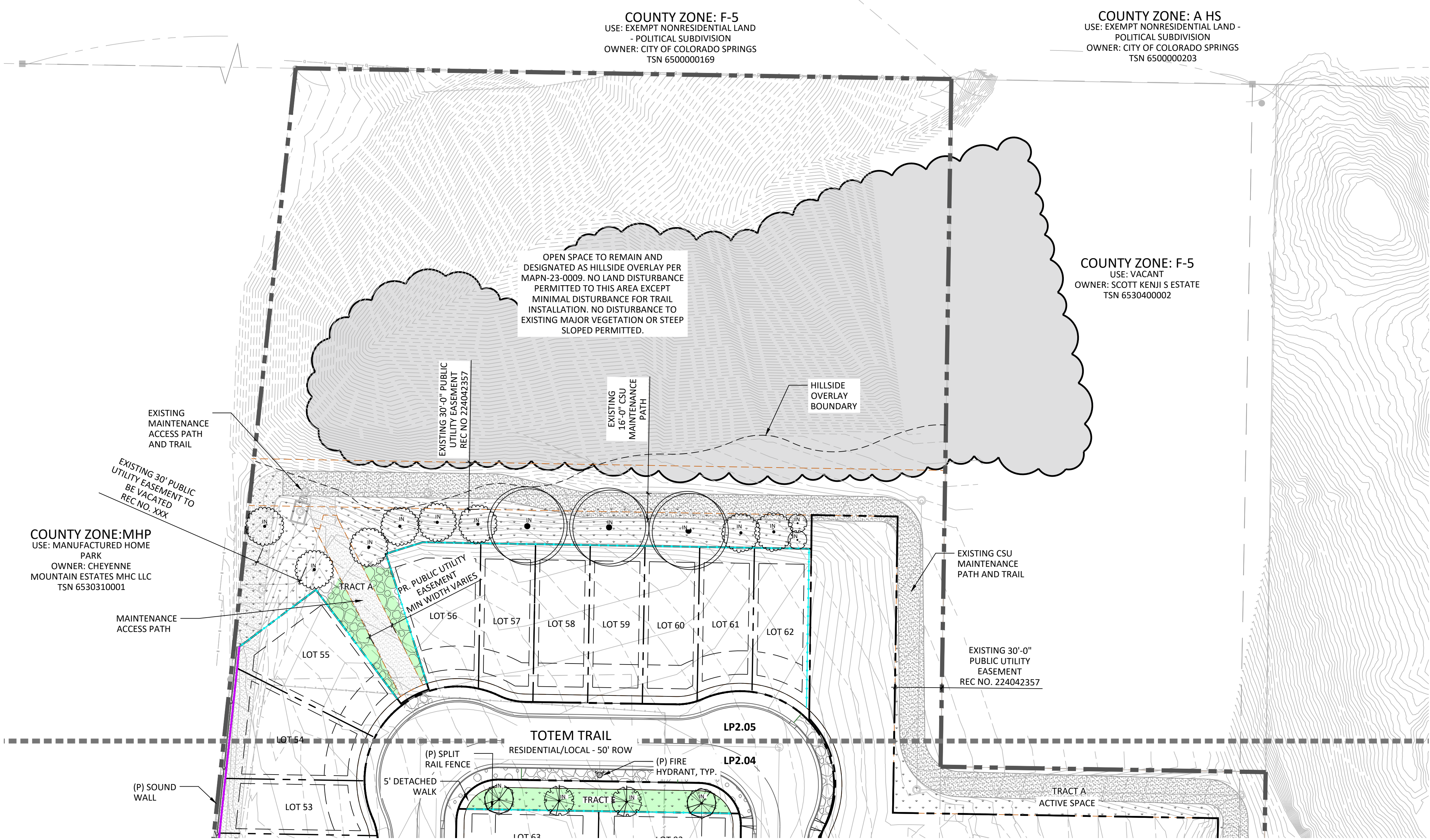
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- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
- - - SPLIT RAIL FENCE
- - - SPLIT RAIL FENCE W/ MESH
- - - MATCHLINES
- - - STEEL EDGE
- - - SOUND WALL
- - - ORNAMENTAL RAILING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

2026-05-11 16:10
GROUND COVER LEGEND AREA 1

	1.5" ROCK	20,735 SF
	4-8" ROCK	10,500 SF
	NATIVE SEED- LOW GROW	34,630 SF
	NATIVE SEED- WETLANDS	11,672 SF
	RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-05-11 16:10
GROUND COVER LEGEND AREA 2

	1.5" ROCK	56,759 SF
	4-8" ROCK	35,902 SF
	SOD	33,282 SF
	NATIVE SEED- LOW GROW	105,845 SF
	PEA GRAVEL	15,447 SF



ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

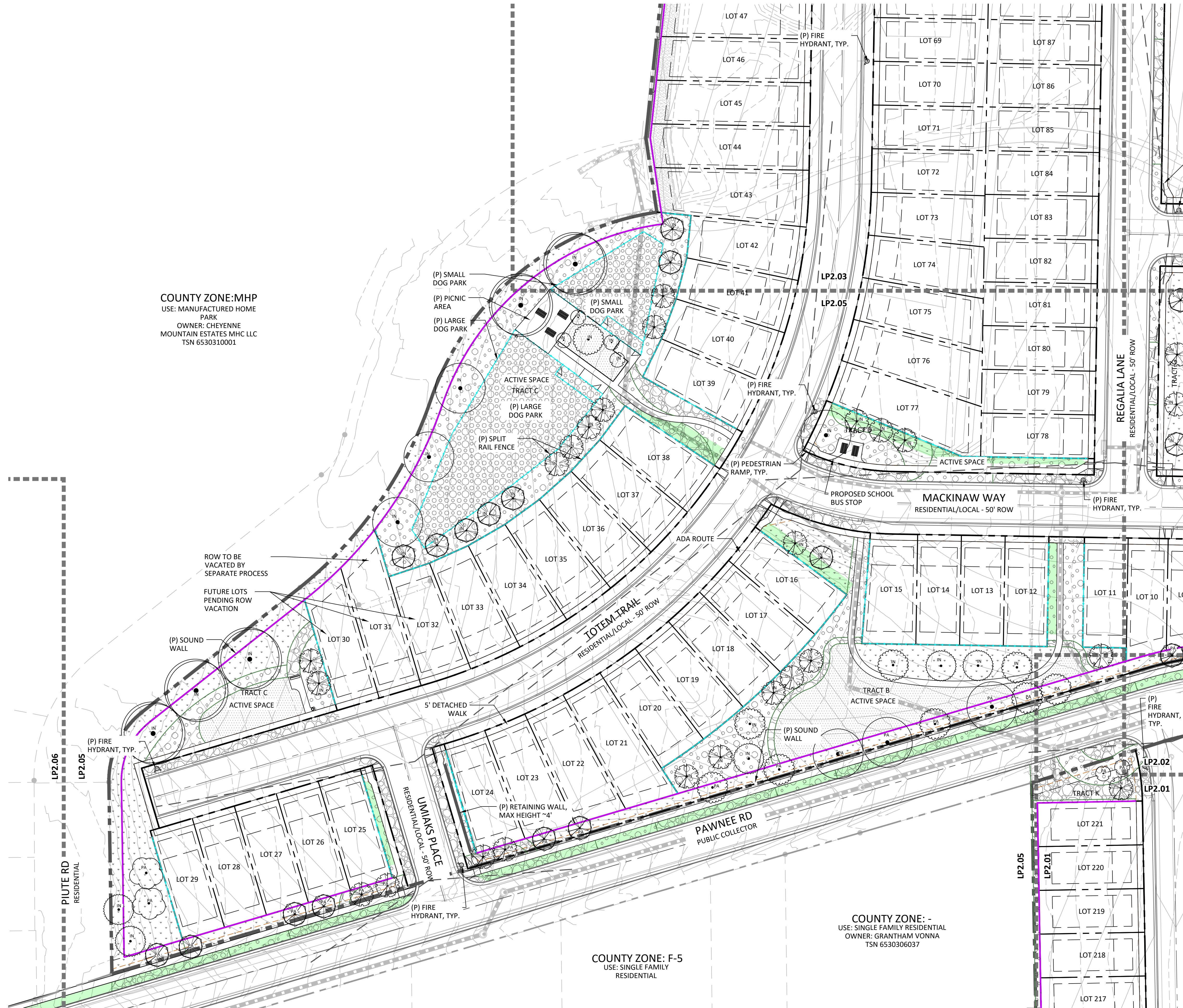
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LP2.04
35 OF 41

DEPN-25-0173

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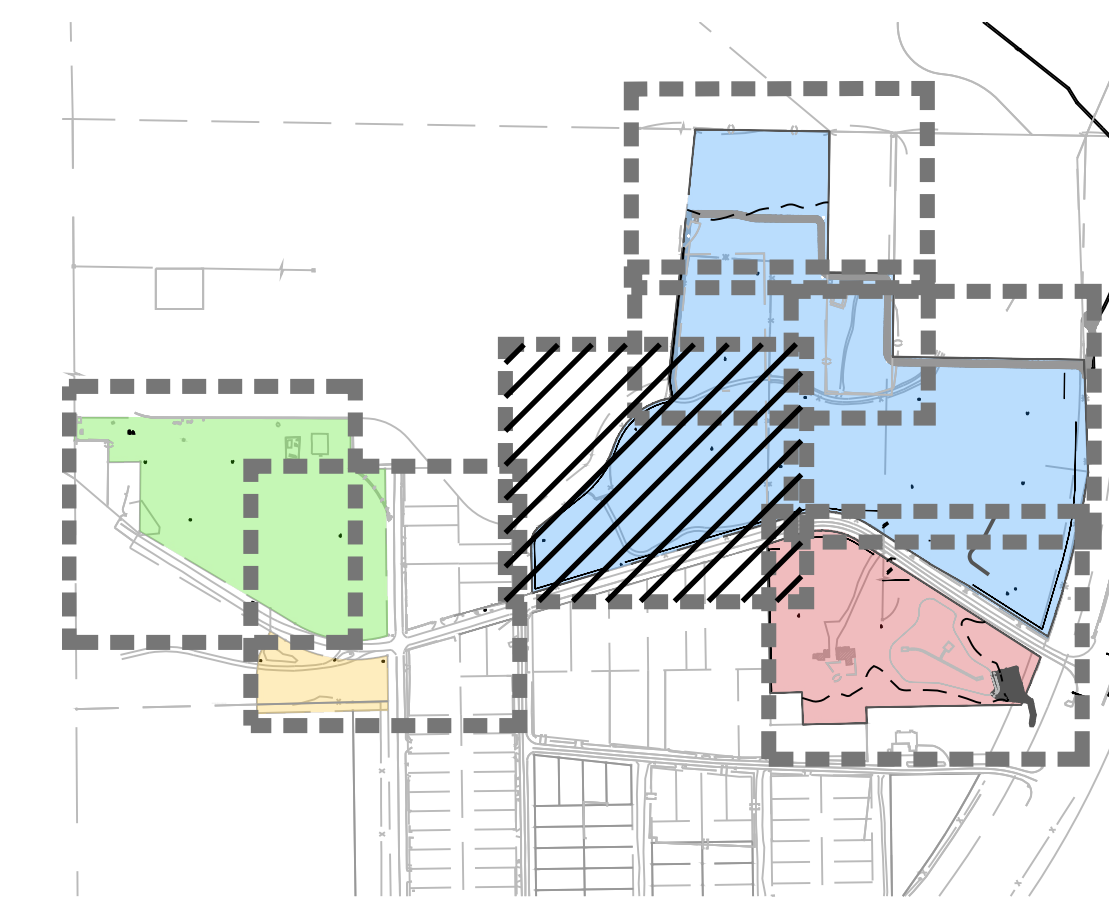


COUNTY ZONE: MHP
 USE: MANUFACTURED HOME PARK
 OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TSN 6530310001

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

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

KEY MAP



LINE TYPE LEGEND

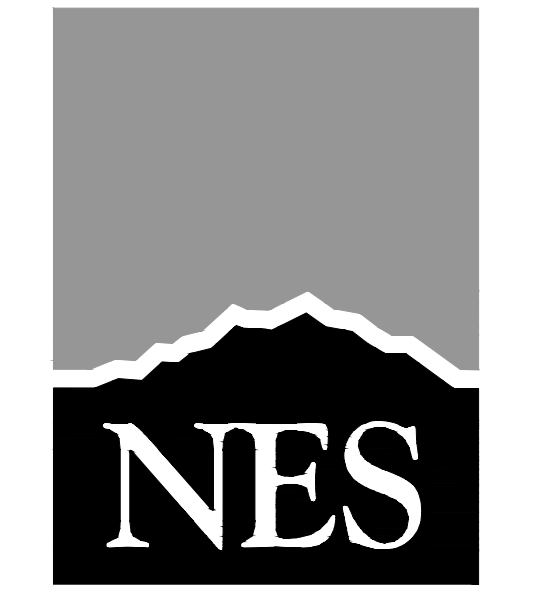
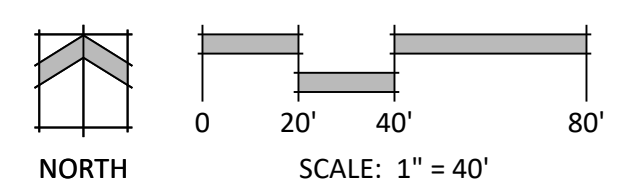
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- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
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- - - SPLIT RAIL FENCE W/ MESH
- - - MATCHLINES
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-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

2026-05-11 16:10
 GROUND COVER LEGEND AREA 1

1.5" ROCK	20,735 SF
4-8" ROCK	10,500 SF
NATIVE SEED- LOW GROW	34,630 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

2026-05-11 16:10
 GROUND COVER LEGEND AREA 2

1.5" ROCK	56,759 SF
4-8" ROCK	35,902 SF
SOD	33,282 SF
NATIVE SEED- LOW GROW	105,845 SF
PEA GRAVEL	15,447 SF



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ROCK CREEK MESA

0 PAWNEE RD
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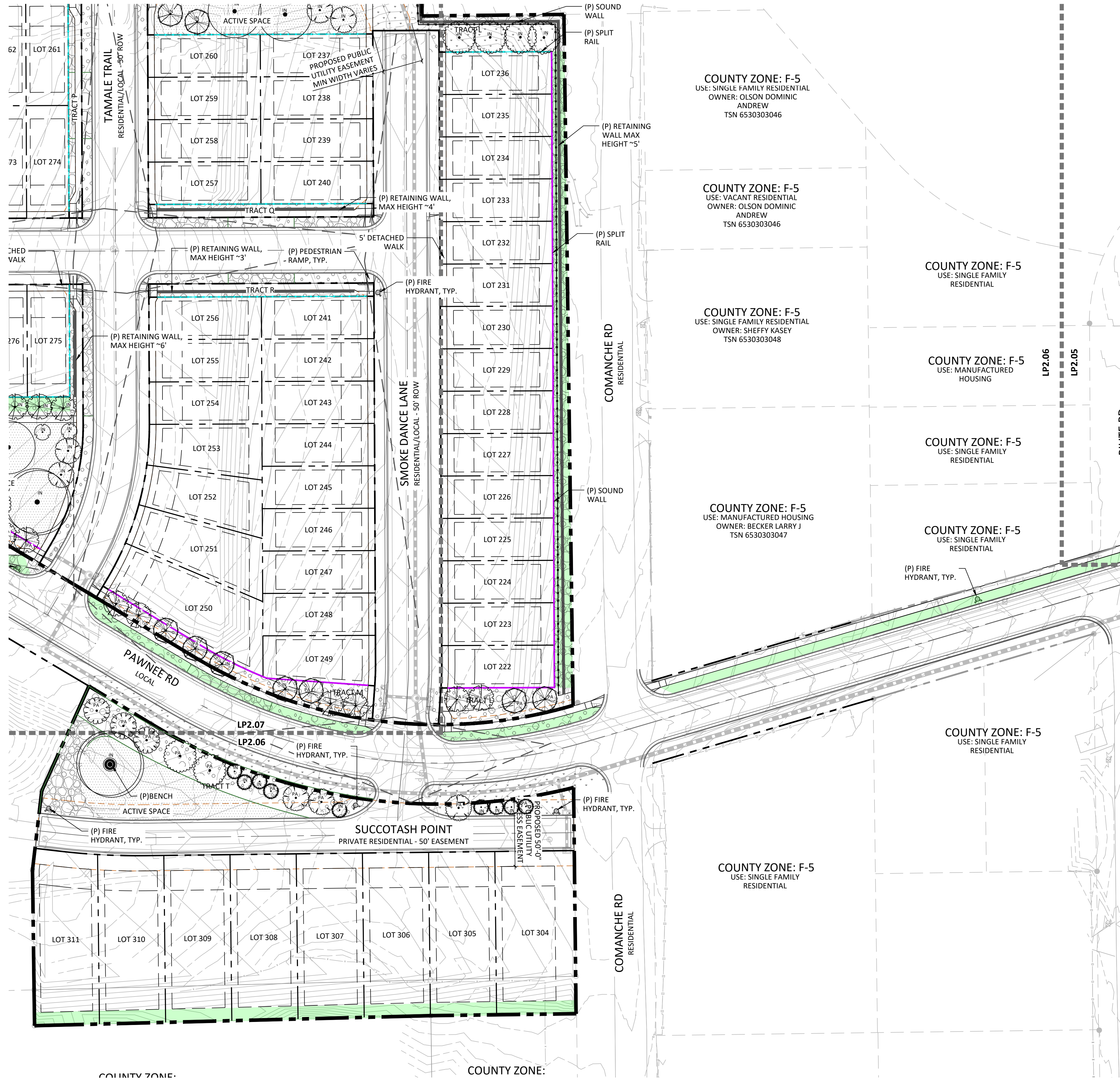
PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

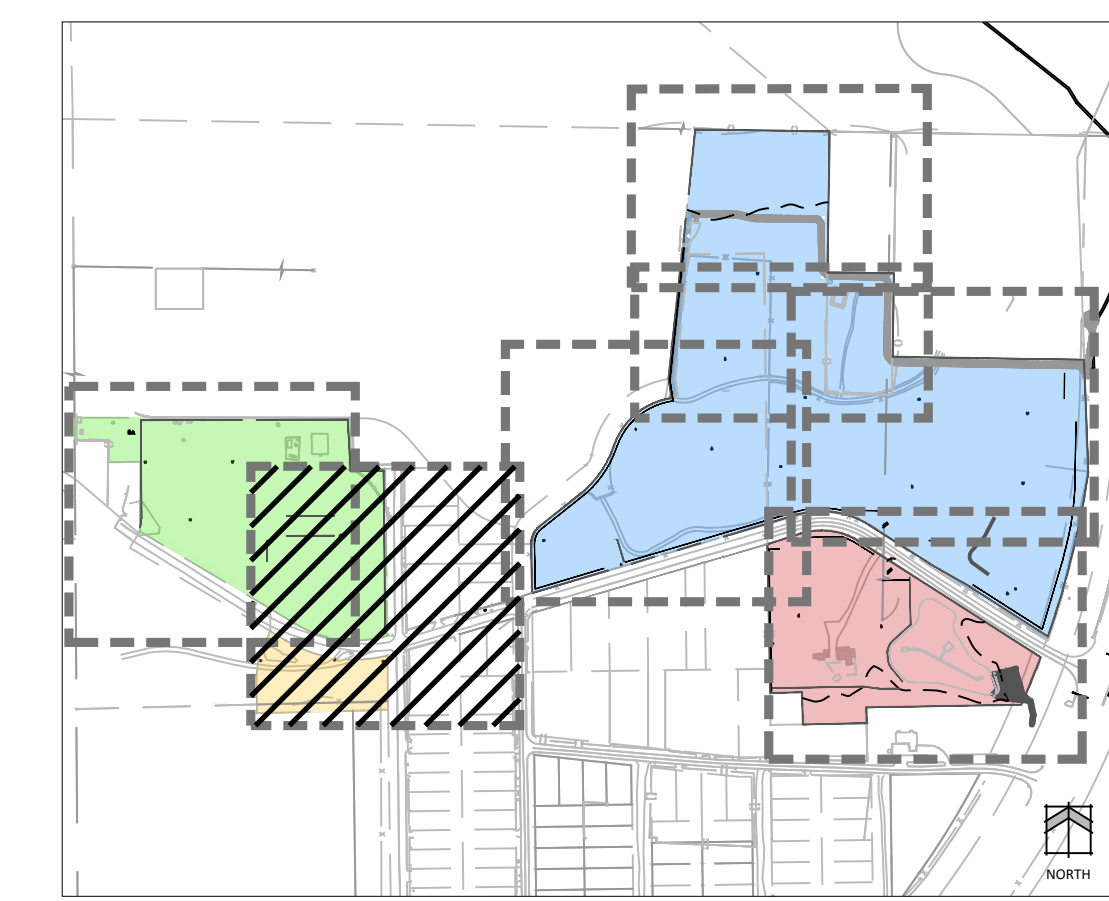
PRELIMINARY LANDSCAPE PLAN

LP2.05
 36 OF 41

DEPN-25-0173



KEY MAP



LINE TYPE LEGEND

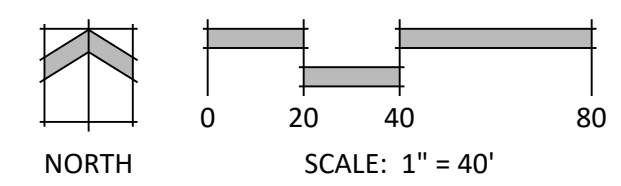
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- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
- STEEL EDGE
- SOUND WALL
- ORNAMENTAL RAILING
- PLANNED INFILTRATION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

GROUND COVER LEGEND AREA 3

1.5" ROCK	30,856 SF
4-8" ROCK	14,683 SF
SOD	15,833 SF
NATIVE SEED- LOW GROW	16,990 SF

GROUND COVER LEGEND AREA 4

1.5" ROCK	5,061 SF
4-8" ROCK	1,909 SF
SOD	5,055 SF
NATIVE SEED- LOW GROW	6,480 SF



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ROCK CREEK MESA

0 PAWNEE RD
DATE: 12.16.2025
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PREPARED BY: BB & AR

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.06

37 OF 41

DEPN-25-0173

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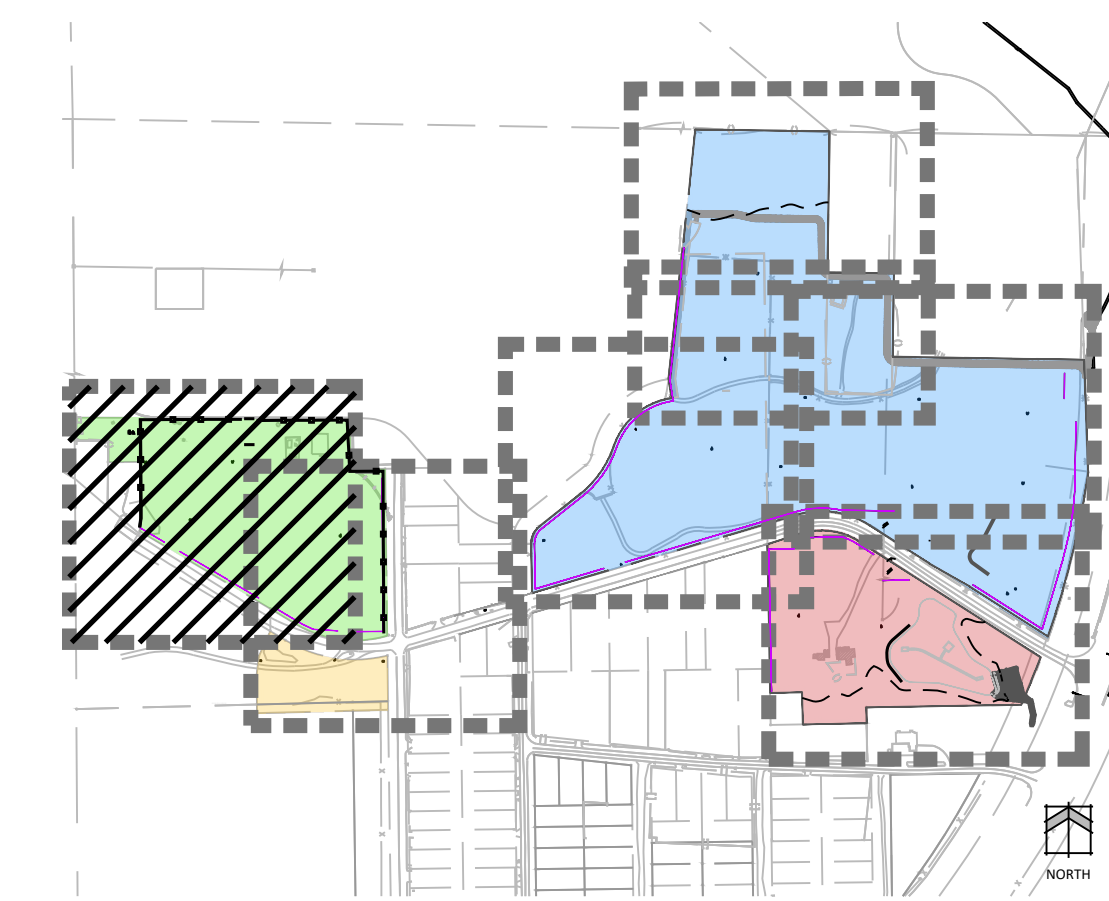
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 USE: MANUFACTURED HOME
 PARK
 OWNER: CHEYENNE
 MOUNTAIN ESTATES MHC LLC
 TSN 6530310001

COUNTY ZONE: F-5
 USE: EXEMPT
 NONRESIDENTIAL LAND -
 POLITICAL SUBDIVISION
 OWNER: ROCK CREEK
 MESA WATER DISTRICT
 TSN 6530300041

COUNTY ZONE: F-5
 USE: EXEMPT
 NONRESIDENTIAL LAND -
 POLITICAL SUBDIVISION
 OWNER: SOUTHWEST
 HIGHWAY 115
 TSN 6530300021

COUNTY ZONE: RS-5000
 USE: VACANT LAND
 OWNER: GOLDEN EAGLE
 RANCH LLC
 TSN 6530300027

KEY MAP



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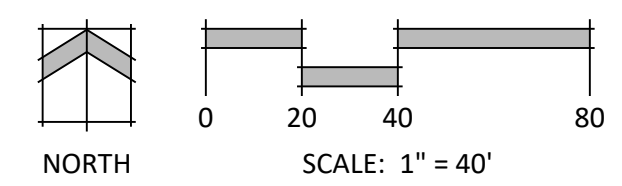
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- - - EASEMENTS
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- - - MATCHLINES
- - - STEEL EDGE
- - - SOUND WALL
- - - ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- - - HILLSIDE OVERLAY BOUNDARY
- ☁ SCRUB OAK TO REMAIN

2026-05-11 16:10
 GROUND COVER LEGEND AREA 3

1.5" ROCK	30,856 SF
4-8" ROCK	14,683 SF
SOD	15,833 SF
NATIVE SEED- LOW GROW	16,990 SF

2026-05-11 16:10
 GROUND COVER LEGEND AREA 4

1.5" ROCK	5,061 SF
4-8" ROCK	1,909 SF
SOD	5,055 SF
NATIVE SEED- LOW GROW	6,480 SF



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ROCK CREEK
 MESA

0 PAWNEE RD
 DATE: 12.16.2025
 PROJECT MGR: AP
 PREPARED BY: BB & AR

PRELIMINARY
 LANDSCAPE
 PLAN

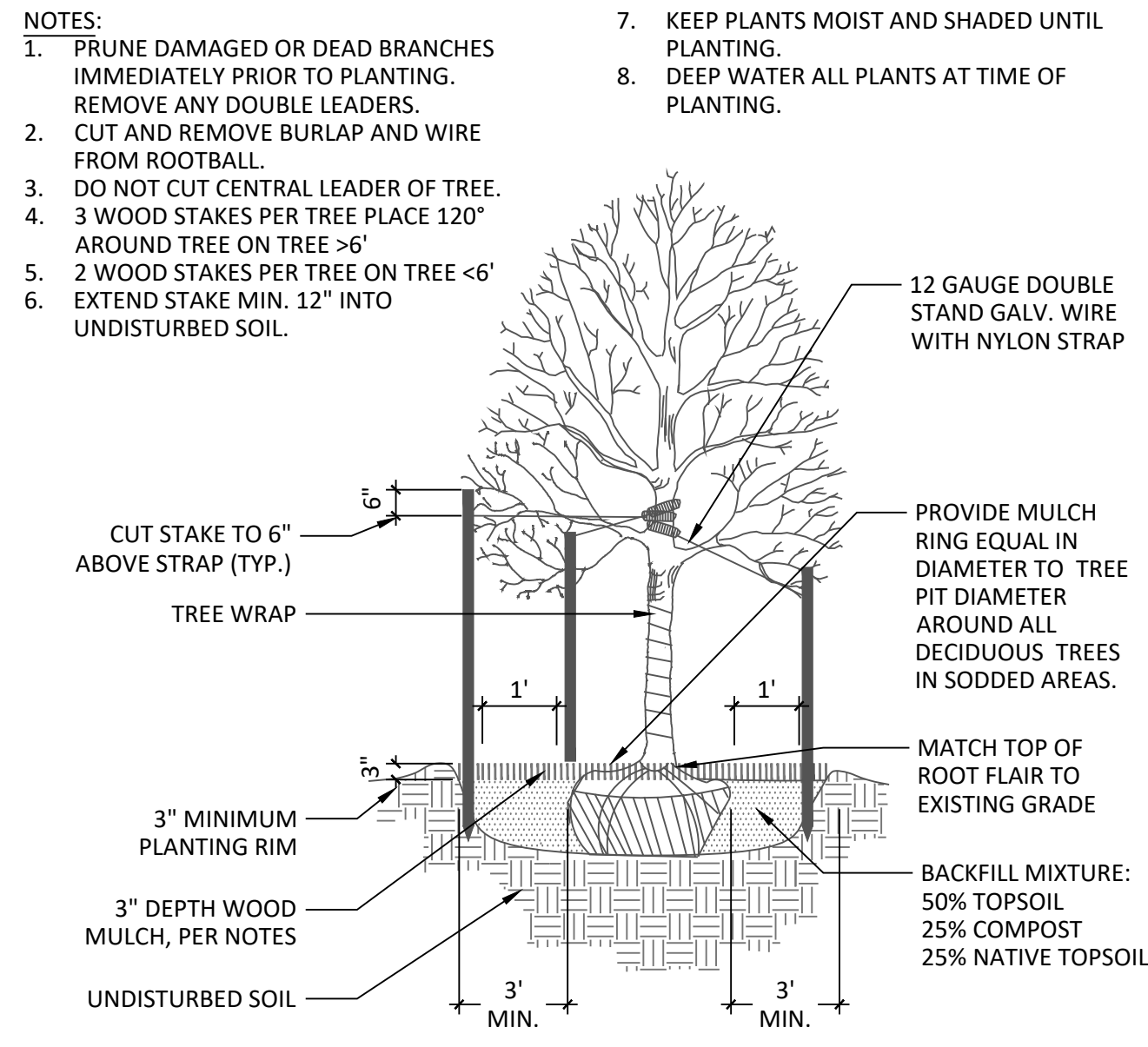
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05.13.2026	BB	3RD SUBMITTAL

PRELIMINARY
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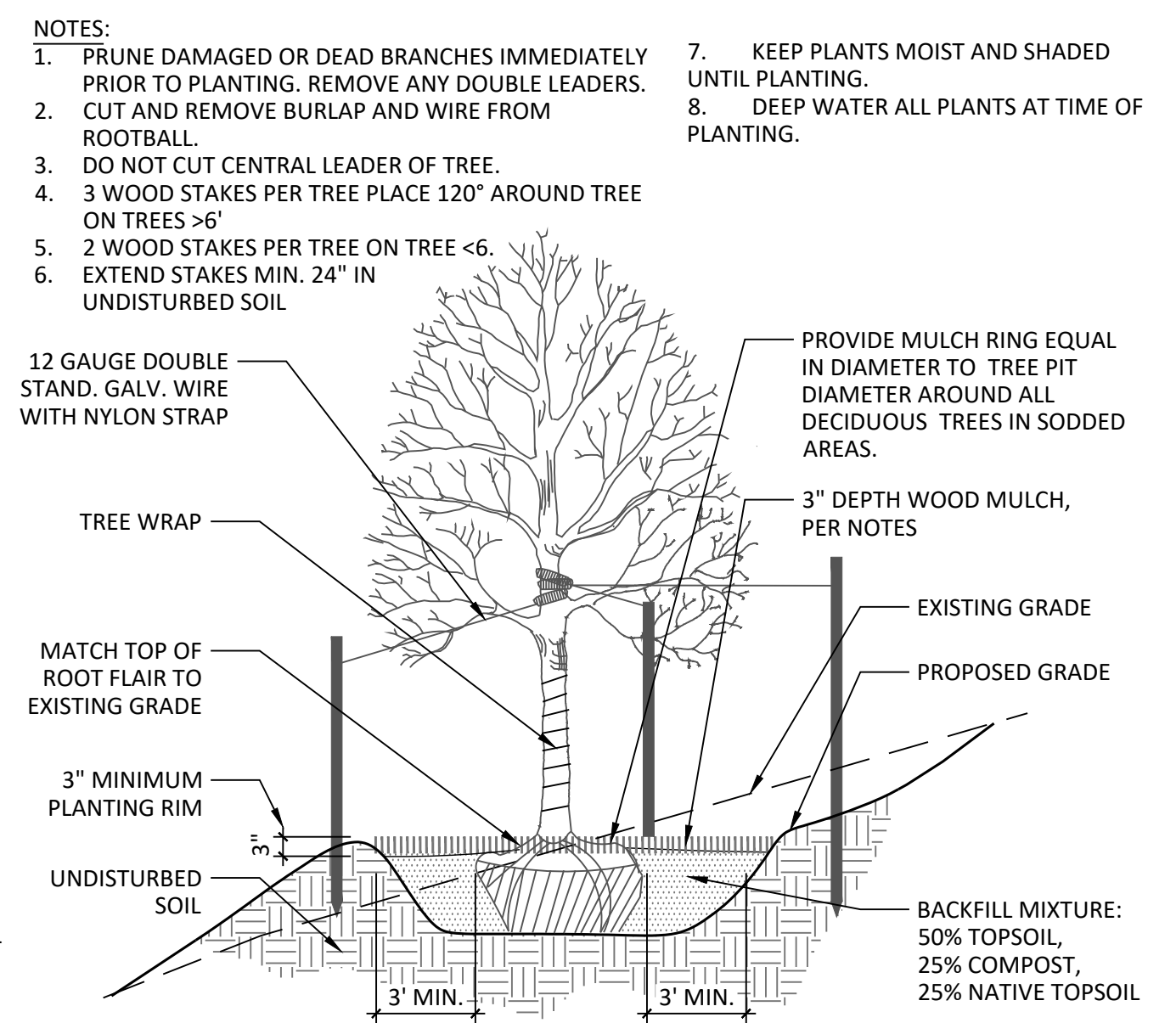
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DEPN-25-0173

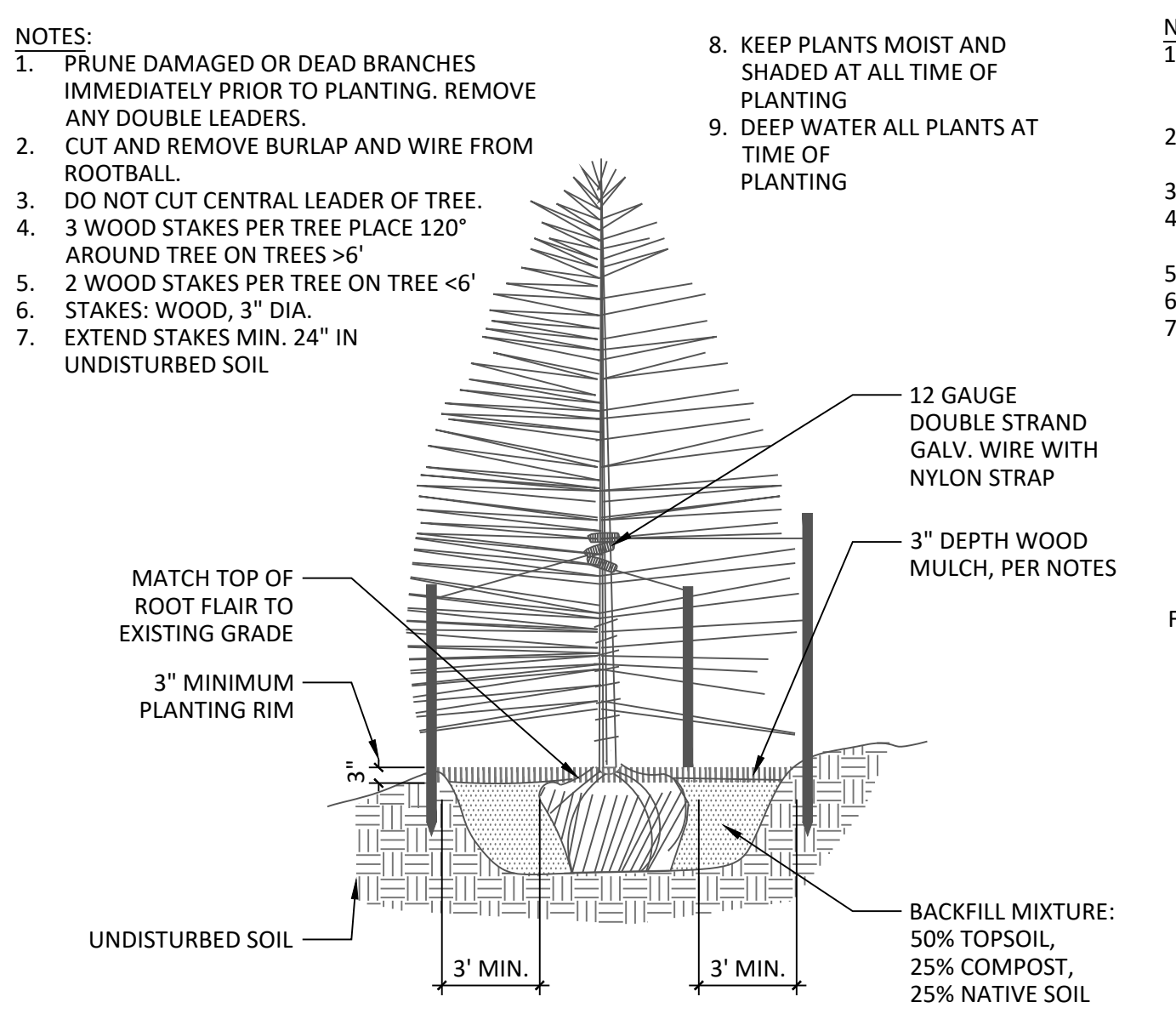
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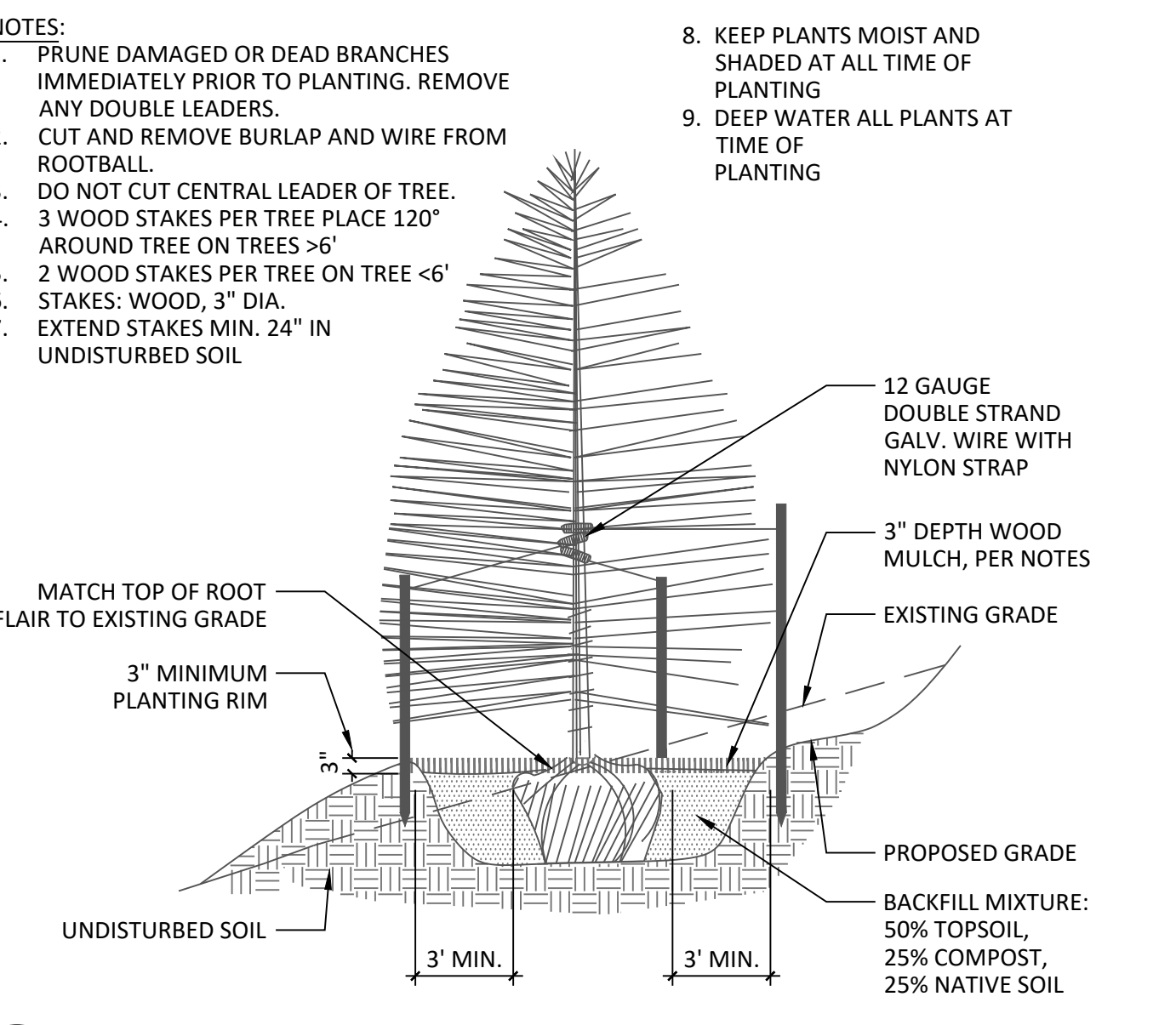
1 DECIDUOUS TREE PLANTING DETAIL
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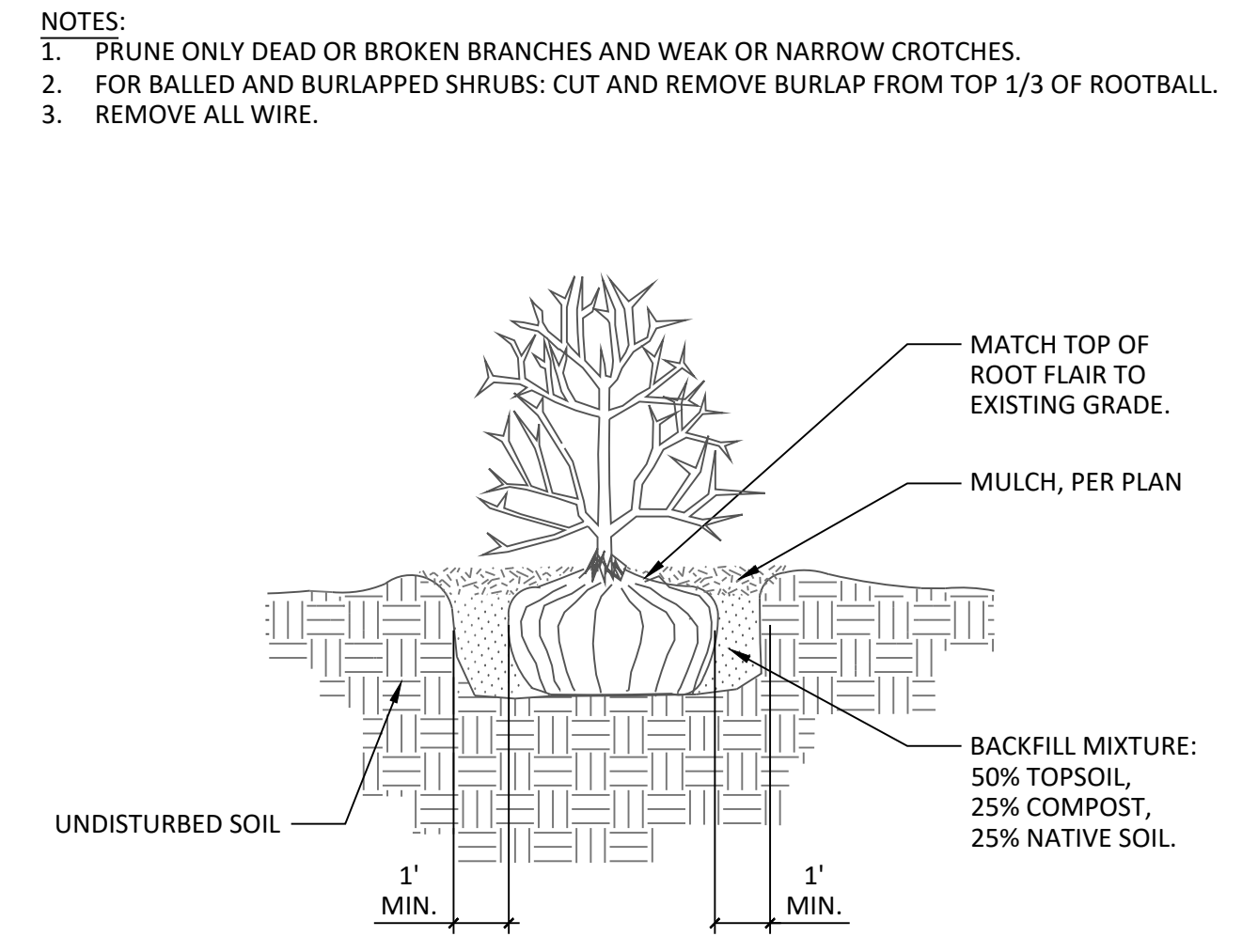
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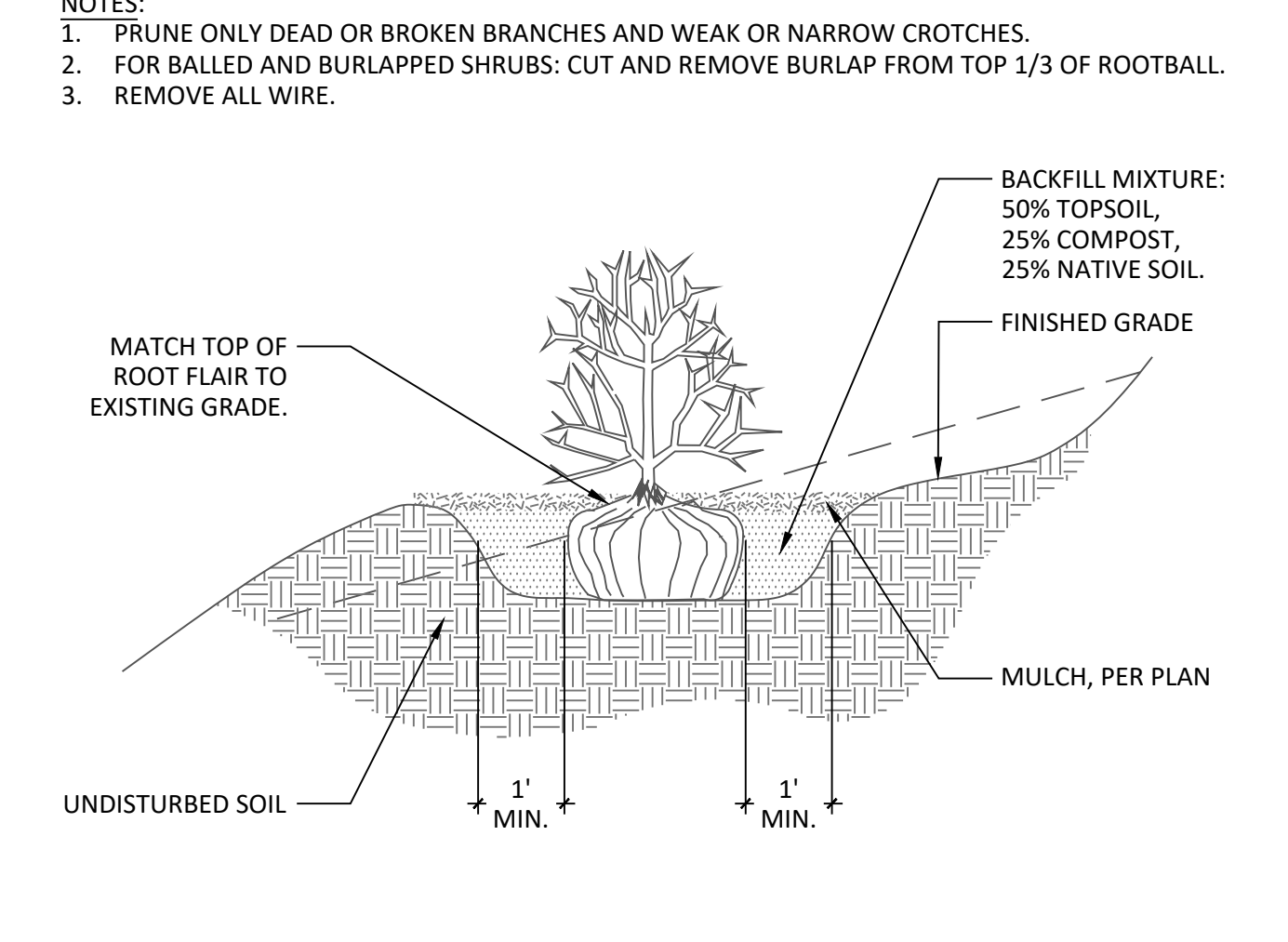
3 CONIFEROUS TREE PLANTING DETAIL
NTS N-PL-04



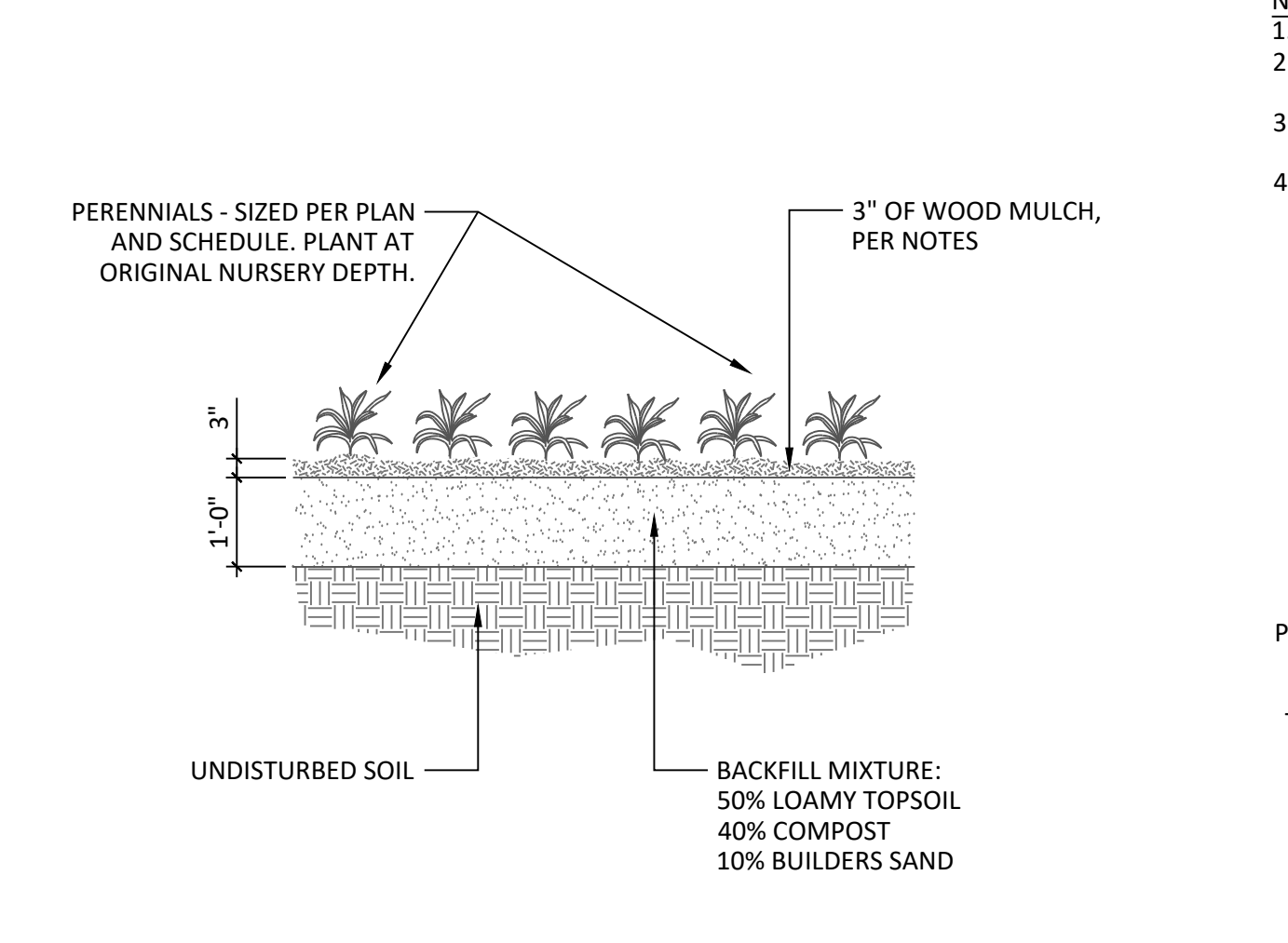
4 CONIFEROUS TREE PLACEMENT ON SLOPE
NTS N-PL-03



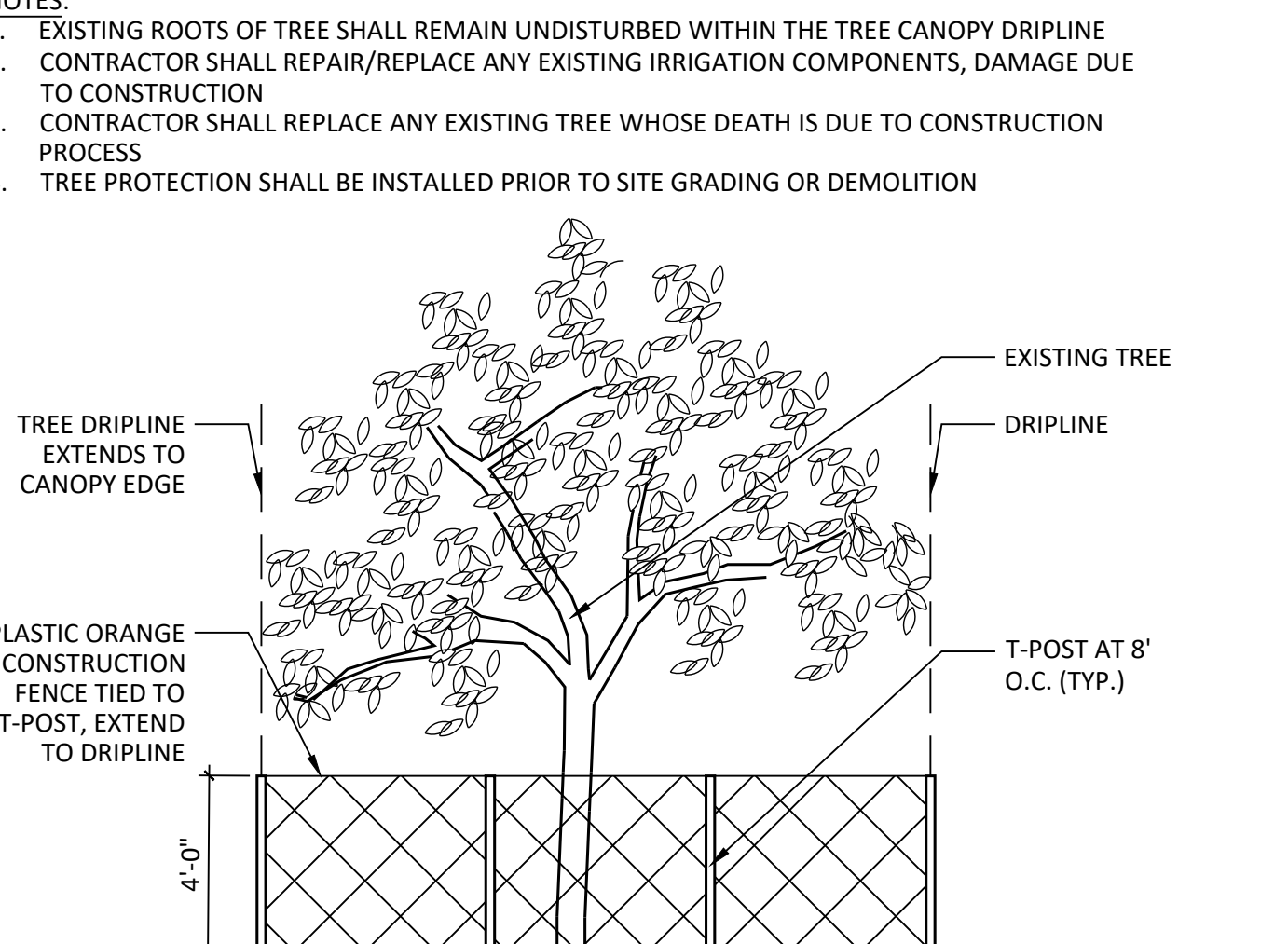
5 SHRUB PLANTING DETAIL
NTS N-PL-05



6 SHRUB PLANTING ON SLOPES
NTS N-PL-06



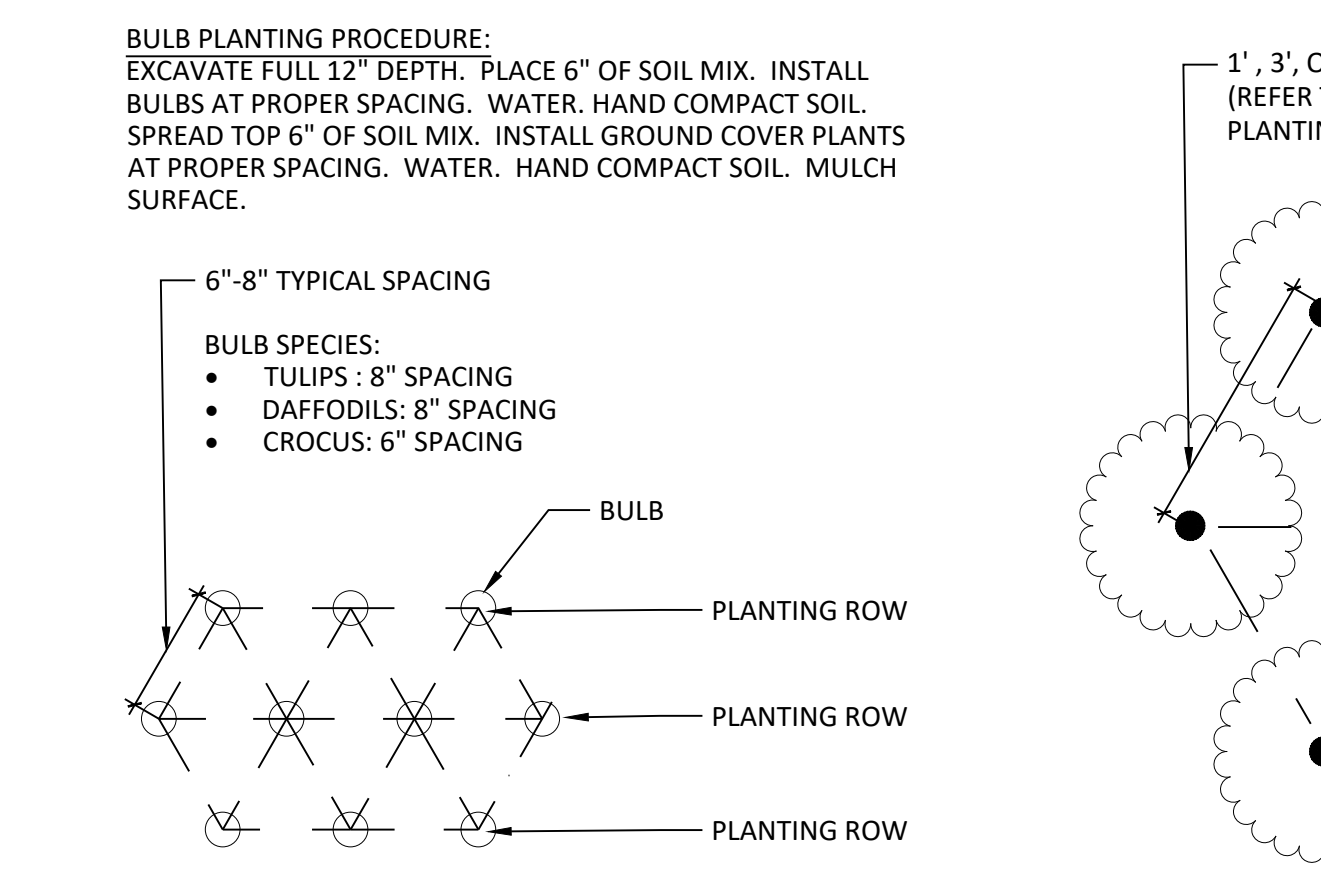
7 PERENNIAL / ORNAMENTAL GRASSES
NTS N-PL-07



8 EXISTING TREE PROTECTION
NTS N-PL-08

BULB:

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

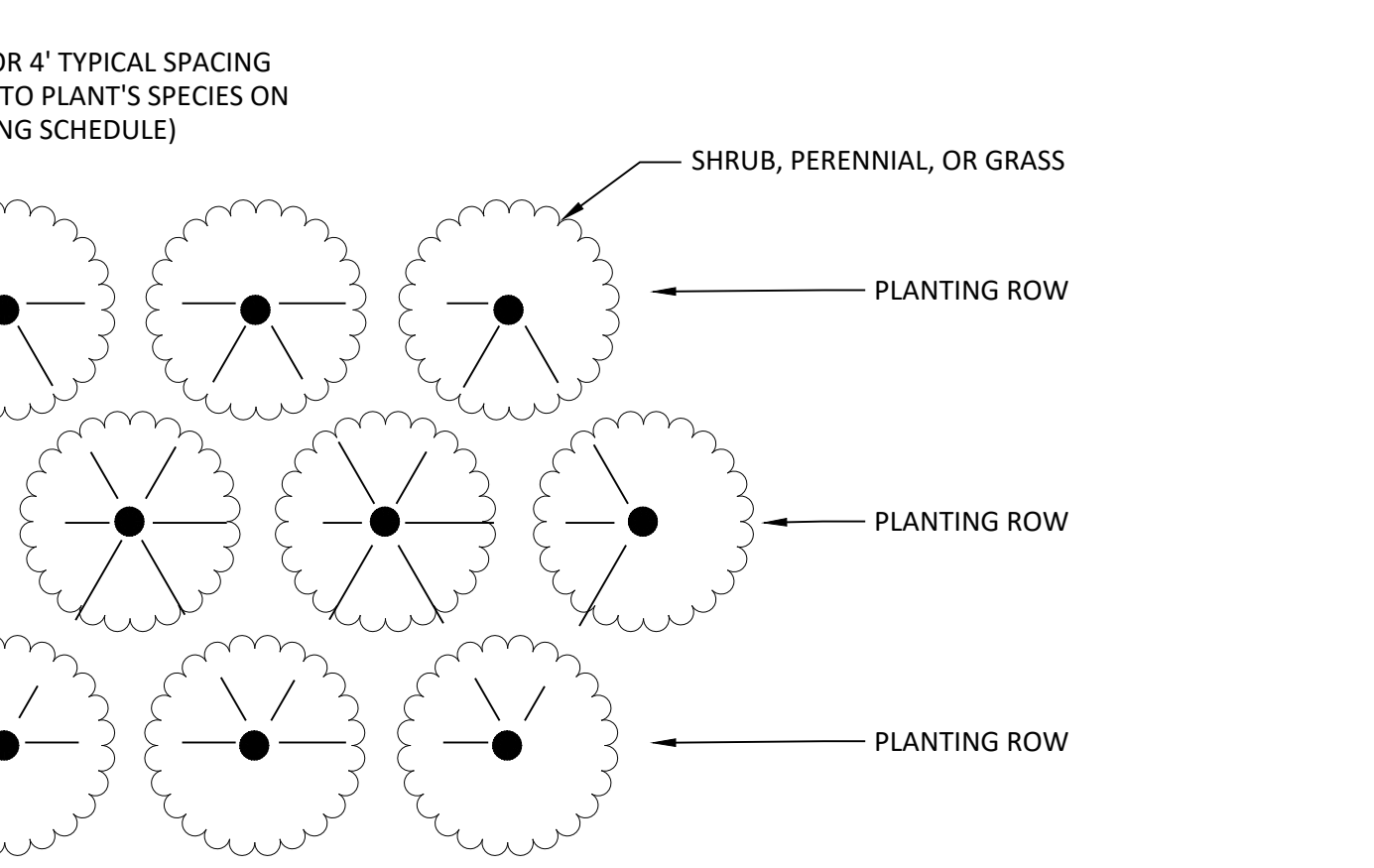


9 TRIANGULAR PLANT SPACING DIAGRAM
NTS N-PL-09

SHRUBS, PERRENIALS, OR GRASSES:

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

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

PRELIMINARY LANDSCAPE PLAN

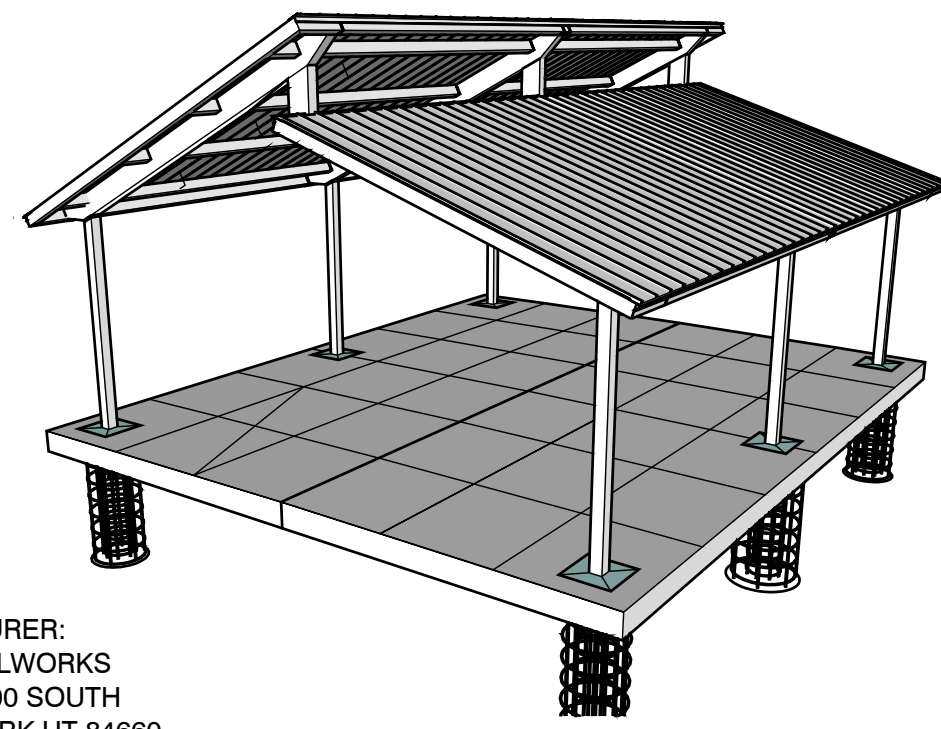
DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

LANDSCAPE DETAILS

LP3.00
39 OF 41

DEPN-25-0173

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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

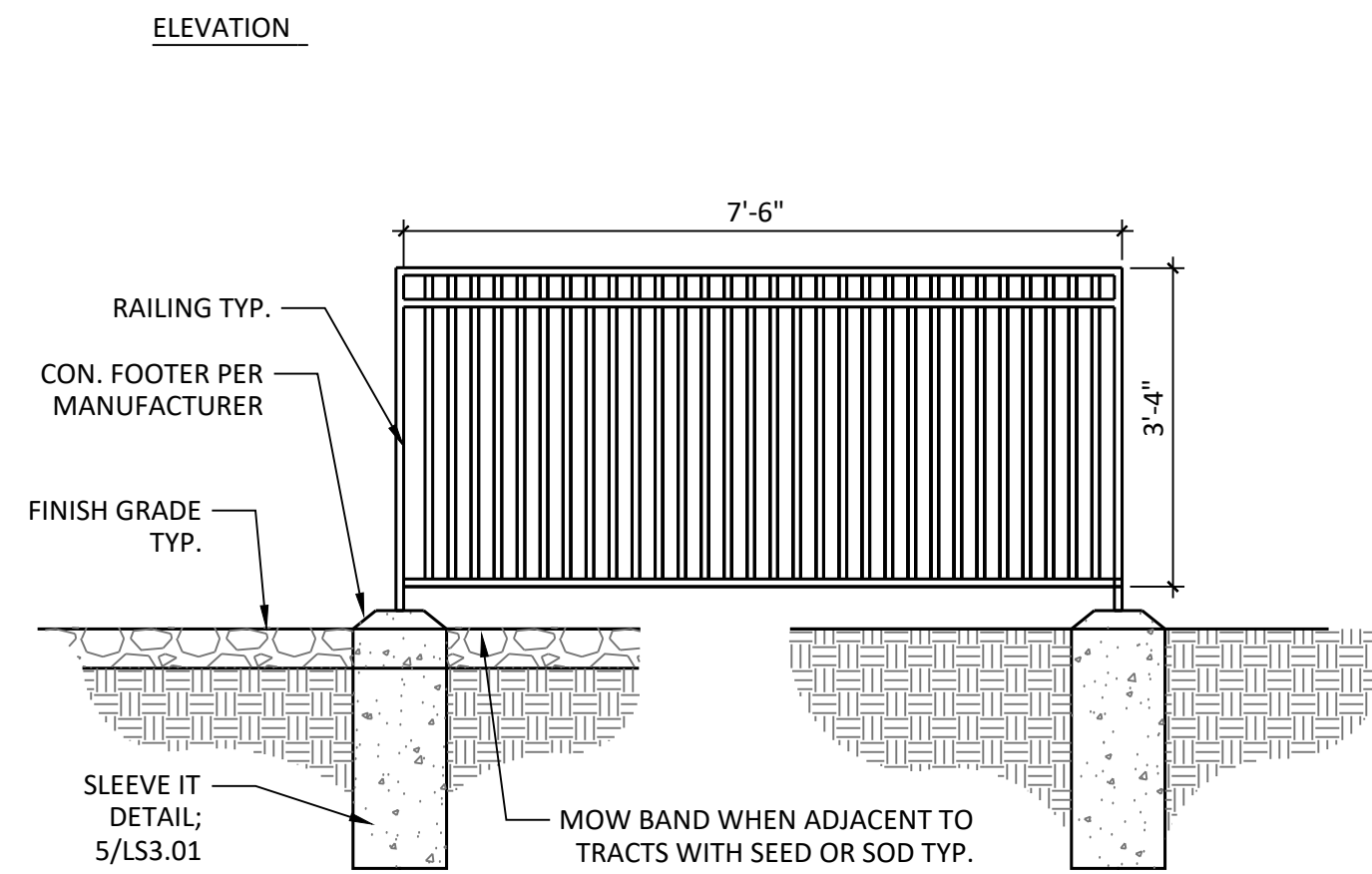
NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 CELRESTORY PAVILION

NTS

P-CR-1-08

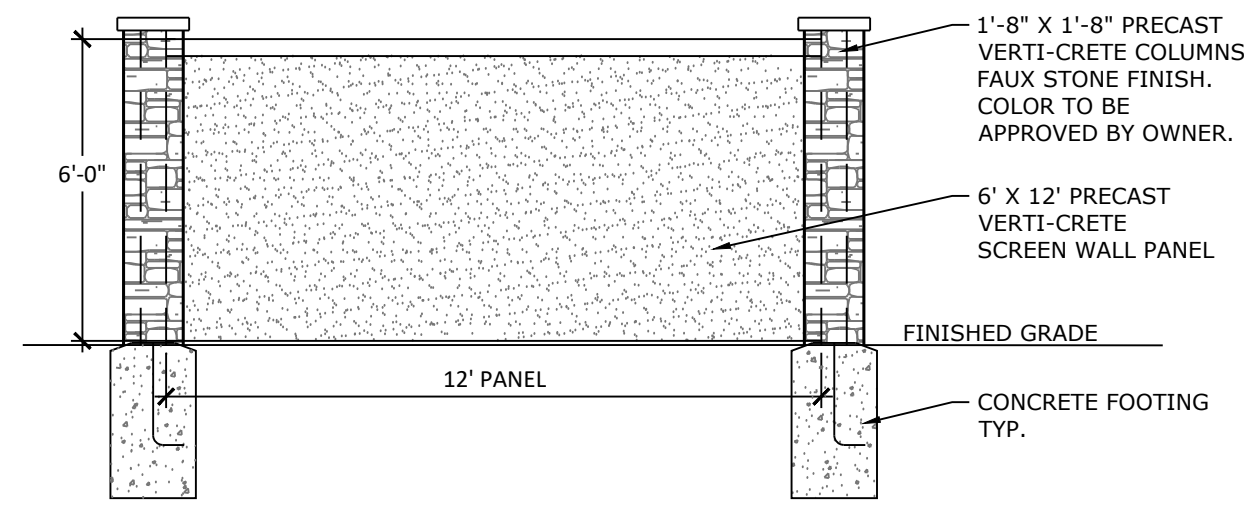
- NOTES:
1. RAILING SHALL BE THE V3 FLAT TOP & FLAT BOTTOM THREE RAIL AT 40" HT AS SUPPLIED BY FORTRESS.
2. RAILING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO STAKE RAILING LOCATIONS PER PLANS AND REVIEWED AND APPROVED PRIOR TO INSTALLATION.



2 RAILING

NTS

P-EQ-RR-76

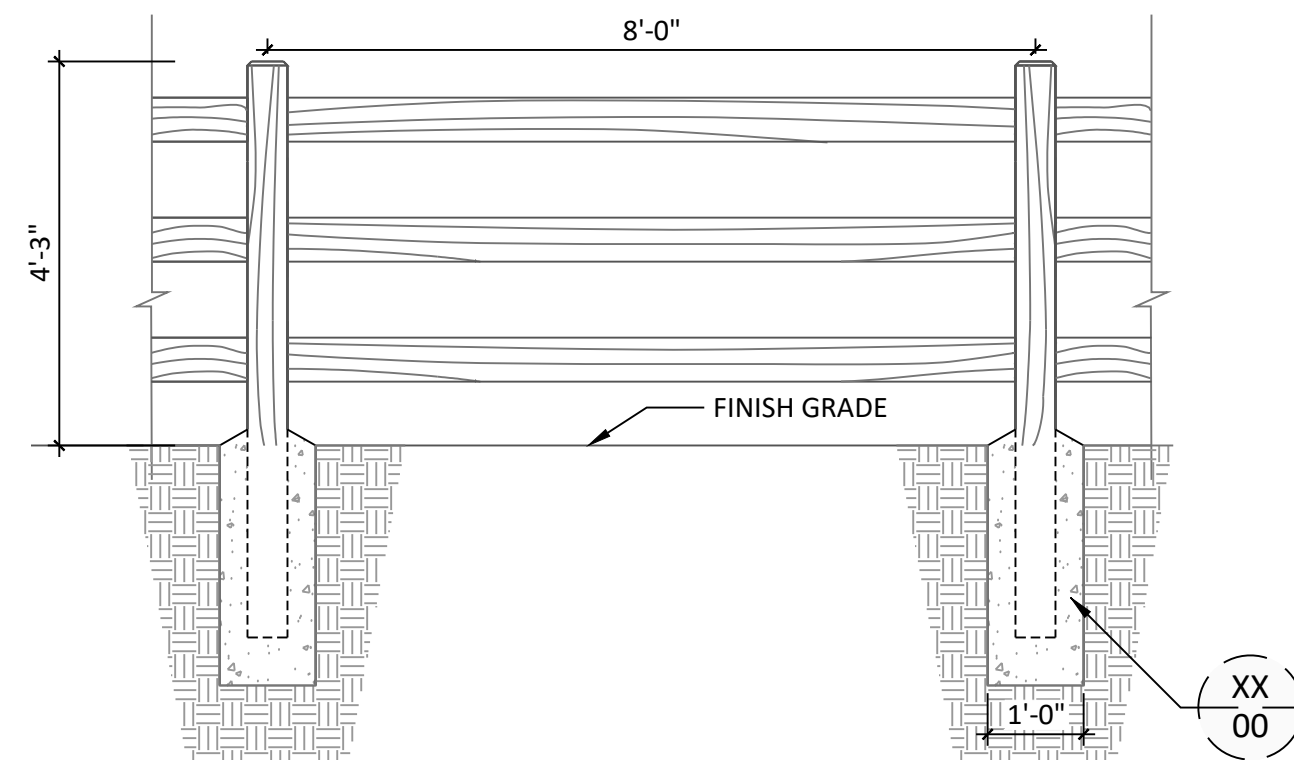
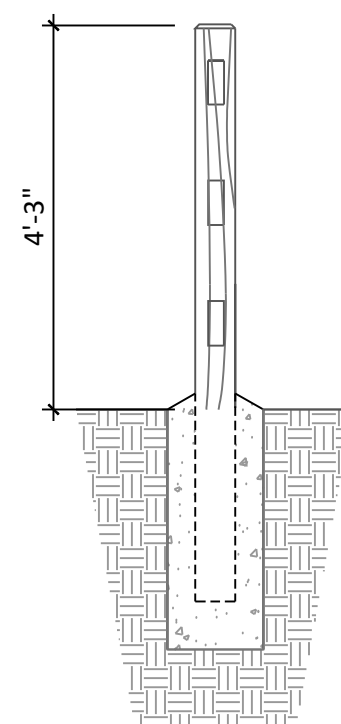


3 SOUND WALL

NTS

P-GKS-18

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

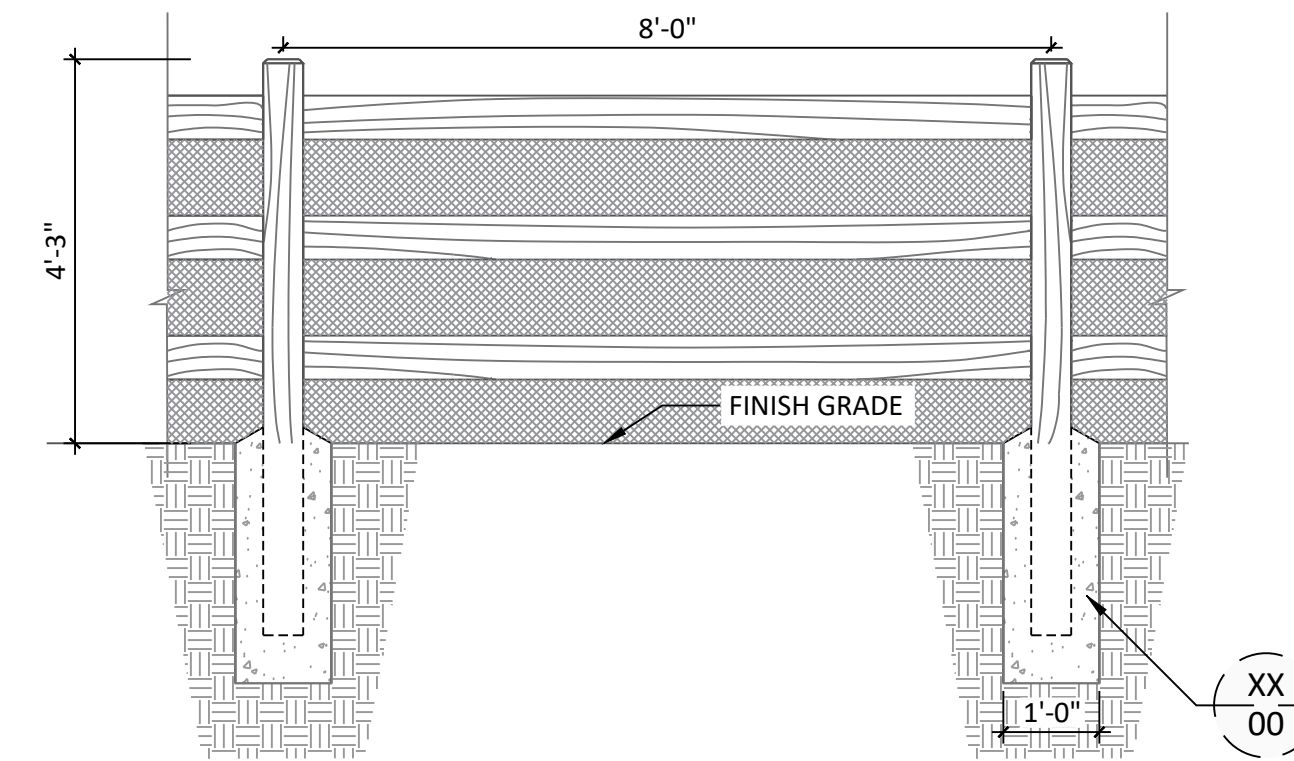
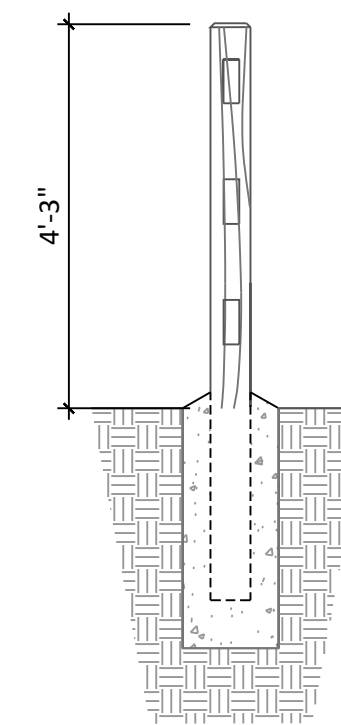


4 3-RAIL CONCRETE FENCE

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 GAUGE 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.

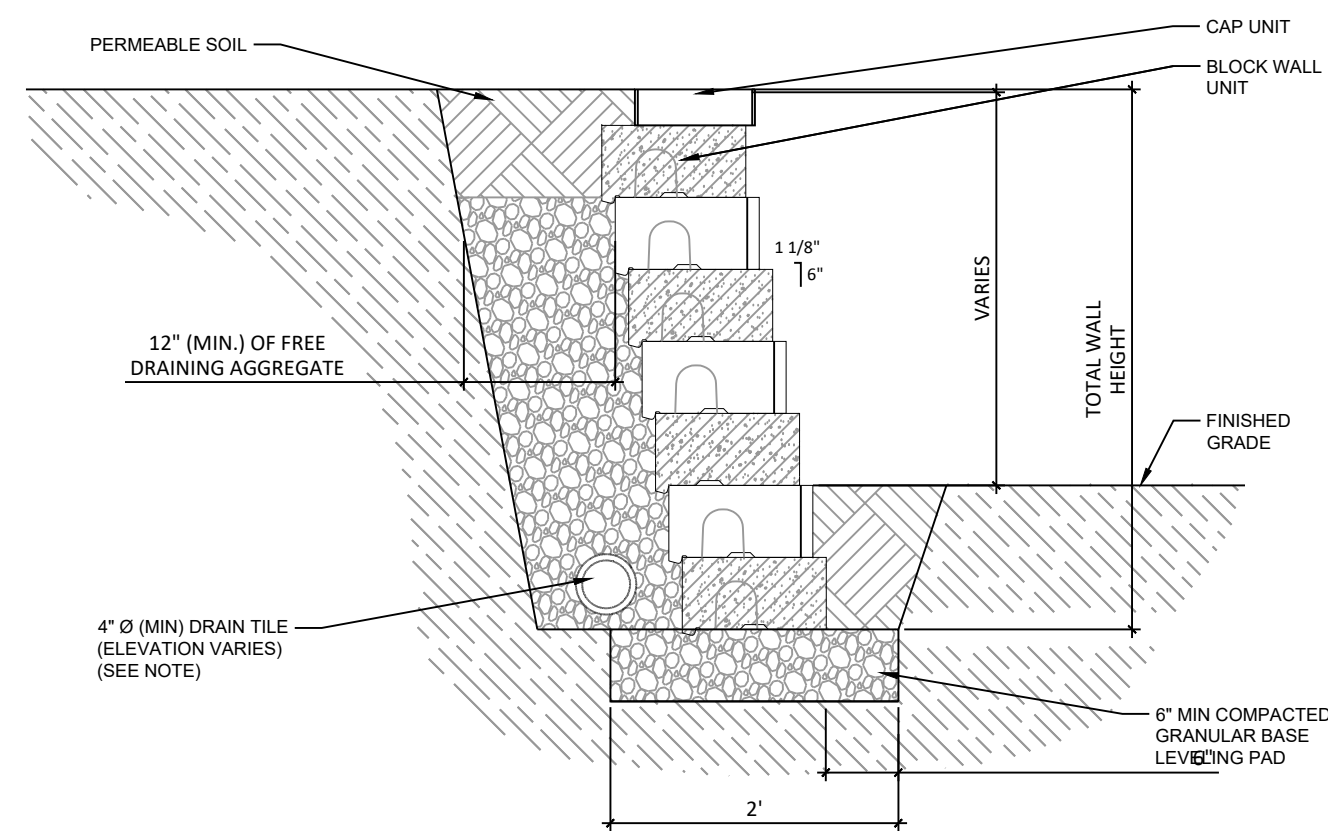


5 3-RAIL CONCRETE FENCE WITH MESH

NTS

N-FE-25

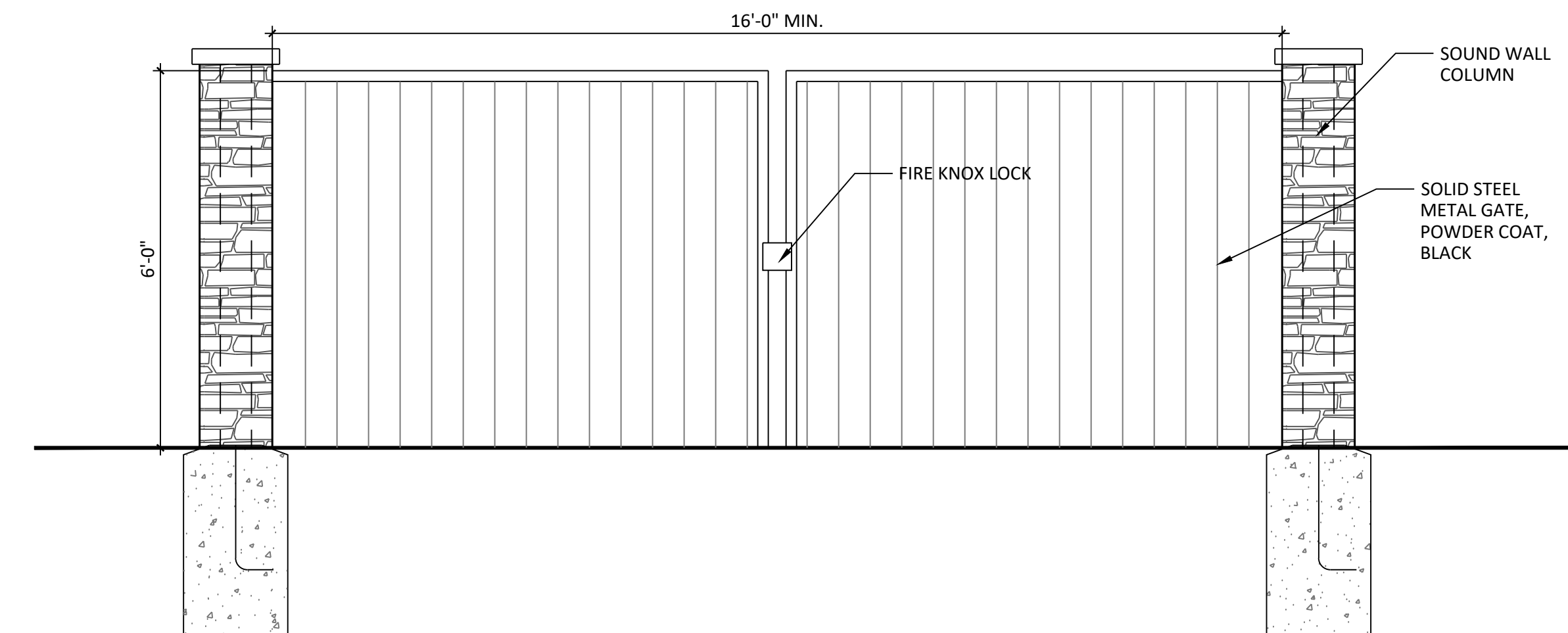
- NOTE:
1. DRAIN SHOULD BE AT BOTTOM OF WALL WHEN POSSIBLE.
2. UTILIZE PHASED DRAIN LOCATION WHEN BOTTOM OF WALL DRAINAGE IS NOT POSSIBLE.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



7 BLOCK WALL

NTS

P-EQ-RR-09



6 METAL FIRE ACCESS GATE

NTS

P-EQ-RCM-01



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

ISSUE INFO
DATE: 03.11.2026 BY: BB DESCRIPTION: 2ND SUBMITTAL
05.13.2026 BB 3RD SUBMITTAL

ISSUE / REVISION

LANDSCAPE DETAILS

SHEET DESCRIPTION

LP3.01

40 OF 41

SHEET NUMBER/TITLE

DEPN-25-0173

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 N PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

DATE: 03-11-26 BY: BB DESCRIPTION: 2nd Submittal

ISSUE / REVISION

SHEET DESCRIPTION

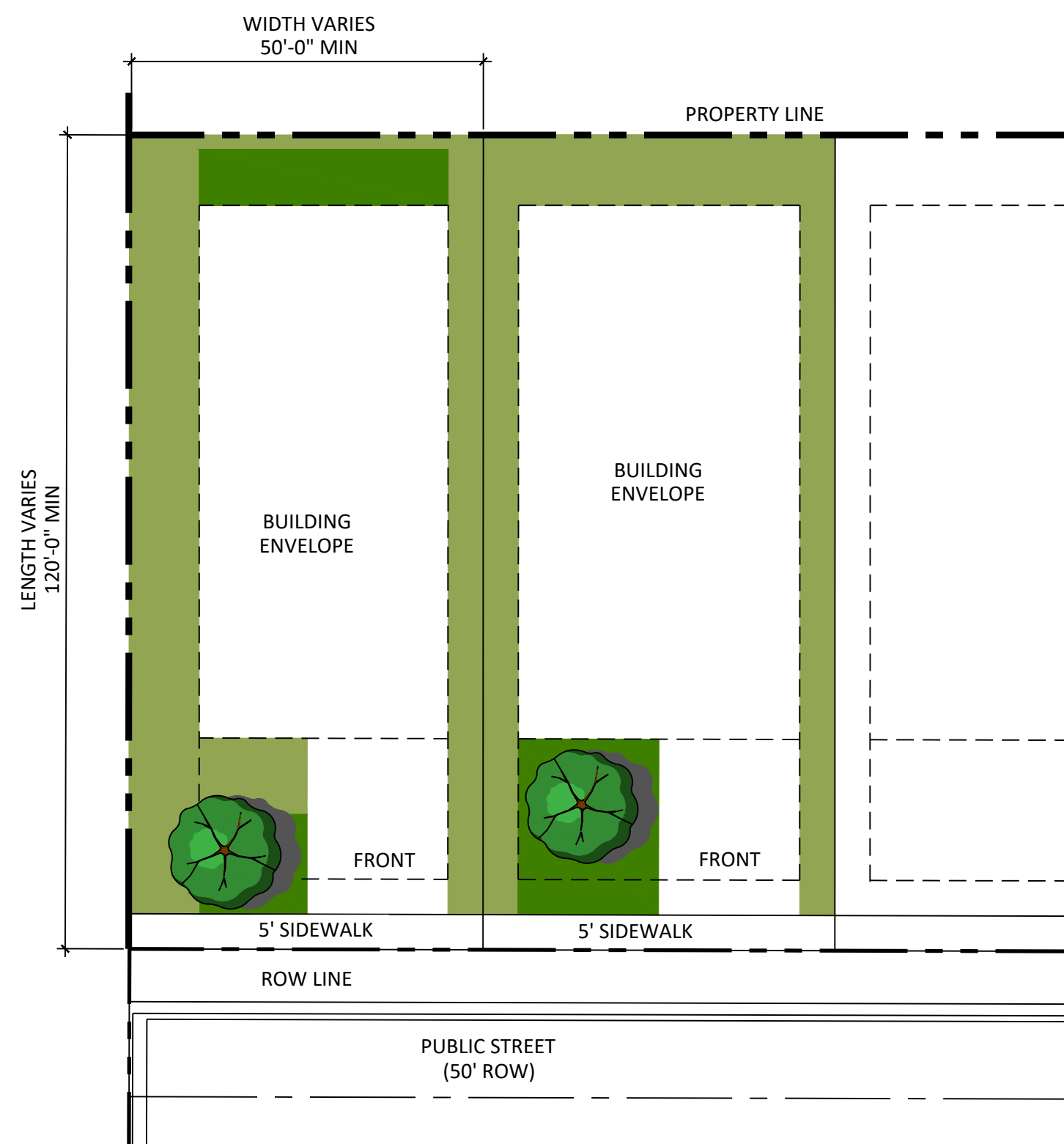
LANDSCAPE LOT TYPICALS

LP3.02

41 OF 41

PLAN FILE #

DEPN-25-0173



LEGEND:

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

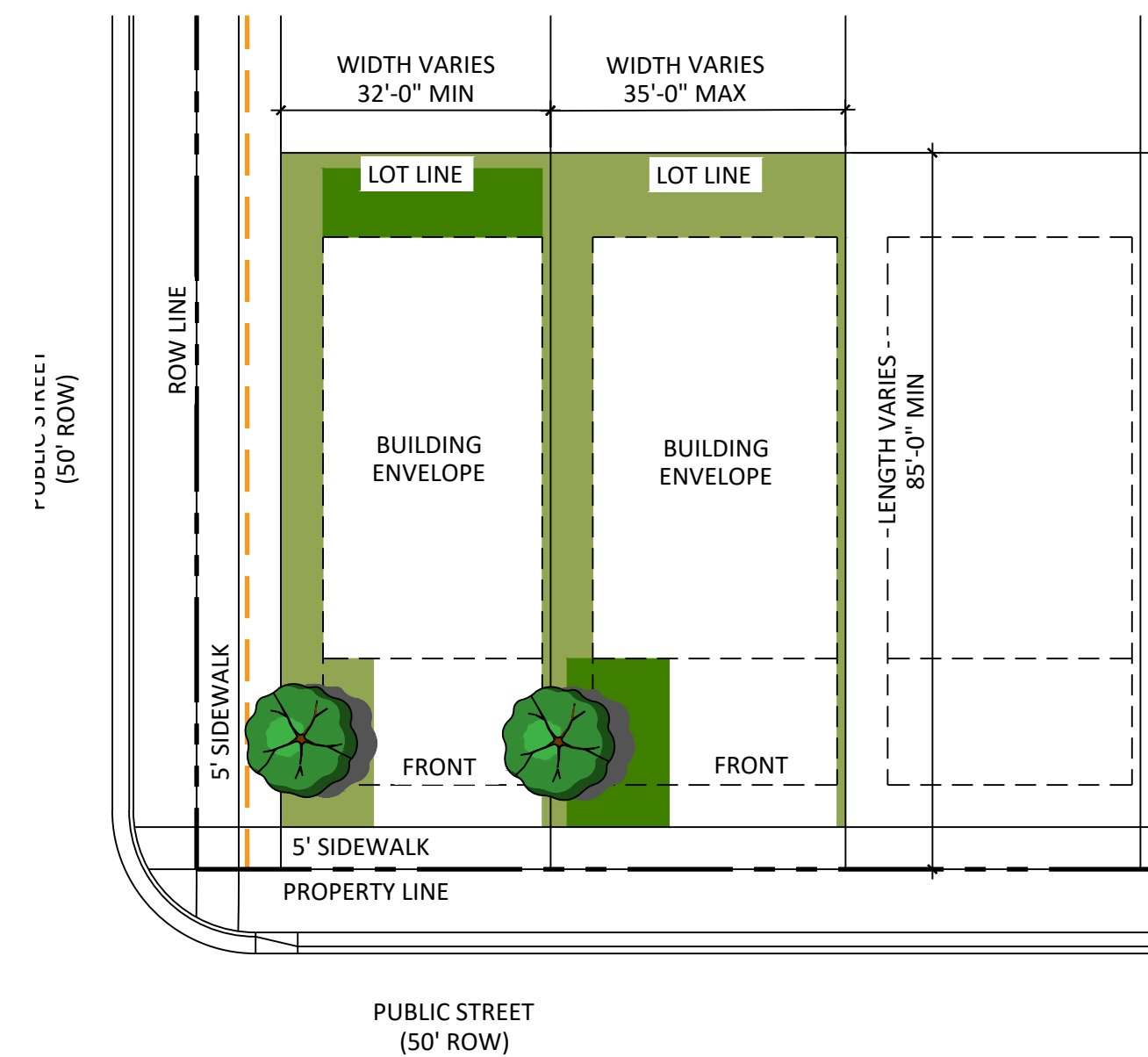
TREE SPECIES OPTIONS LIST:
- LITTLE LEAF LINDEN
- RED MAPLE
- BURR OAK

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.

COMPACT LOTS REQUIREMENTS

	TOTAL # OF LOTS	# OF TREES (1 PER LOT)	
		REQ.	PROV.
AREA #1	36	36	36
AREA #2	185	185	185
AREA #3	82	82	82
AREA #4	8	8	8
TOTAL		311	311



LEGEND:

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

TREE SPECIES OPTIONS LIST:
- LITTLE LEAF LINDEN
- SPRING SNOW CRABAPPLE
- KENTUCKY COFFEE TREE

LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE	35' WIDE STREET ORIENTED	SINGLE LOT	TOTAL (119 LOTS)
	HIGH-WATER USE	237 SF	28,203 SF
	LOW/MEDIUM-WATER USE LANDSCAPE	713 SF	84,847 SF
		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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V3. Development Plan_Rock Creek.pdf Markup Summary

dothartford (4)



Author: dothartford
Subject: SW - Textbox with Arrow
Page Label: [1] Rock Creek Mesa _DP-DP1.01
Date: 6/1/2026 9:42:27 AM
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Where is the jurisdiction boundaries for Pawnee Rd?

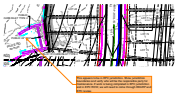


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Subject: SW - Textbox with Arrow
Page Label: [9] Rock Creek Mesa _DP-DP2.07
Date: 6/1/2026 10:39:04 AM
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This section of Pawnee Rd Improvements appear to be located inside County ROW. Soil disturbances inside the County will need to be reviewed by the County and will need an ESQCP unless the City will cover the work under their MS4 and provide a Multi-Jurisdictional. Improvements to County public infrastructure will need to be reviewed and approved by EPC. Verify jurisdiction limits and make that clear on the plans.



Author: dothartford
Subject: Polygon
Page Label: [9] Rock Creek Mesa _DP-DP2.07
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Author: dothartford
Subject: SW - Textbox with Arrow
Page Label: [4] 16 GR03
Date: 6/1/2026 10:39:37 AM
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This appears to be in EPC jurisdiction. Show jurisdiction boundaries and verify who will be the responsible party for maintenance. If work is being completed in EPC jurisdiction and in EPC ROW, we will need to come through EDARP and EPC review.