

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' TAKEUP 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 THE 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 75000LB 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 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.
- GEOLOGICAL HAZARD VALIDATION HAS BEEN SUBMITTED IN PROJECT FOX (HSTM-REV26-0208) AND IS CURRENTLY UNDER REVIEW. ALL COMMENTS WILL BE COMMUNICATED DIRECTLY IN PROJECT DOX. ONCE ALL COMMENTS ARE ADDRESSED AND CITY APPROVED VALIDATION, UPLOAD CITY-SHARED VALIDATION INTO THIS DEVELOPMENT PLAN FILE.

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

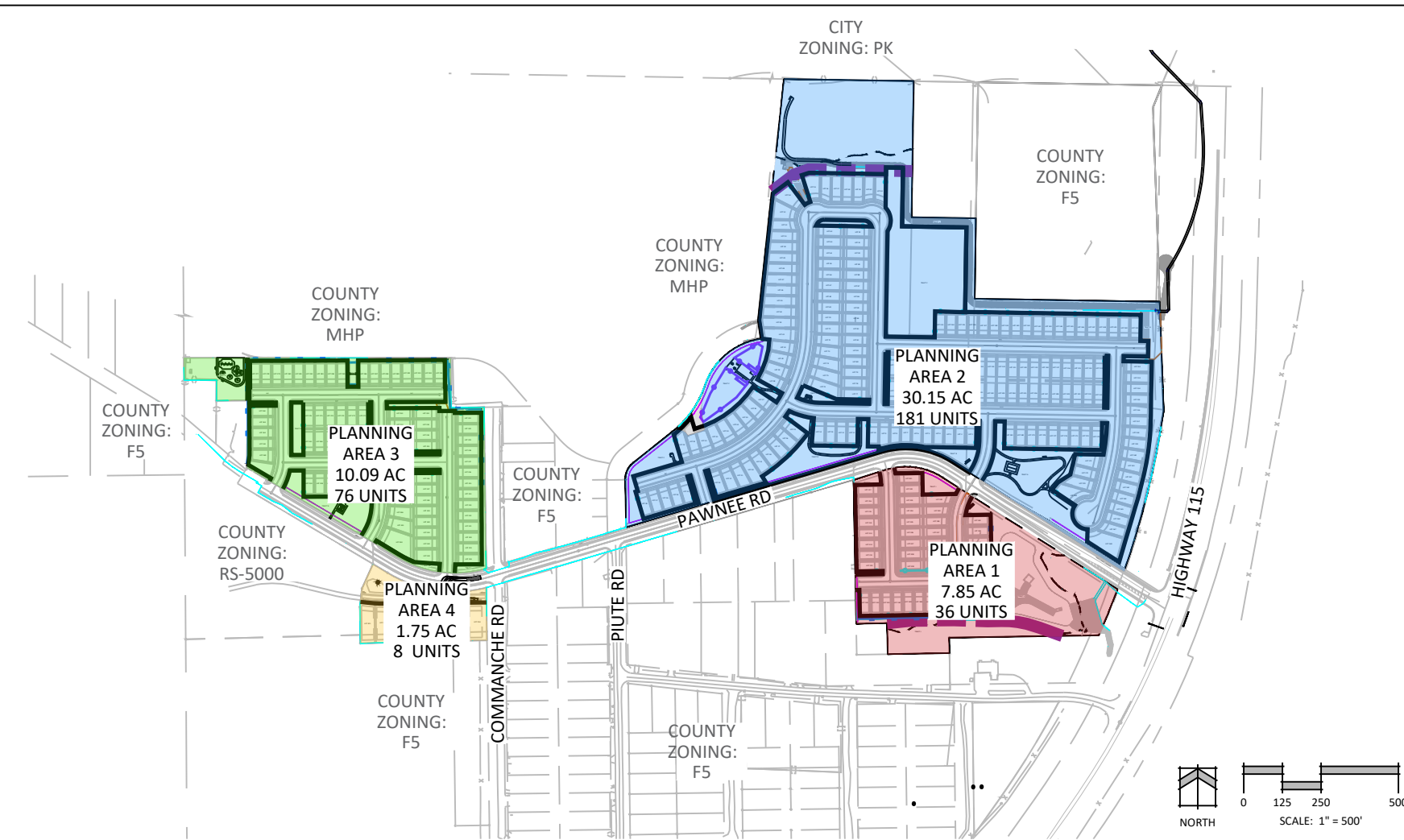
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 18-037 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 218016204.
- DEVELOPMENT WILL 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 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

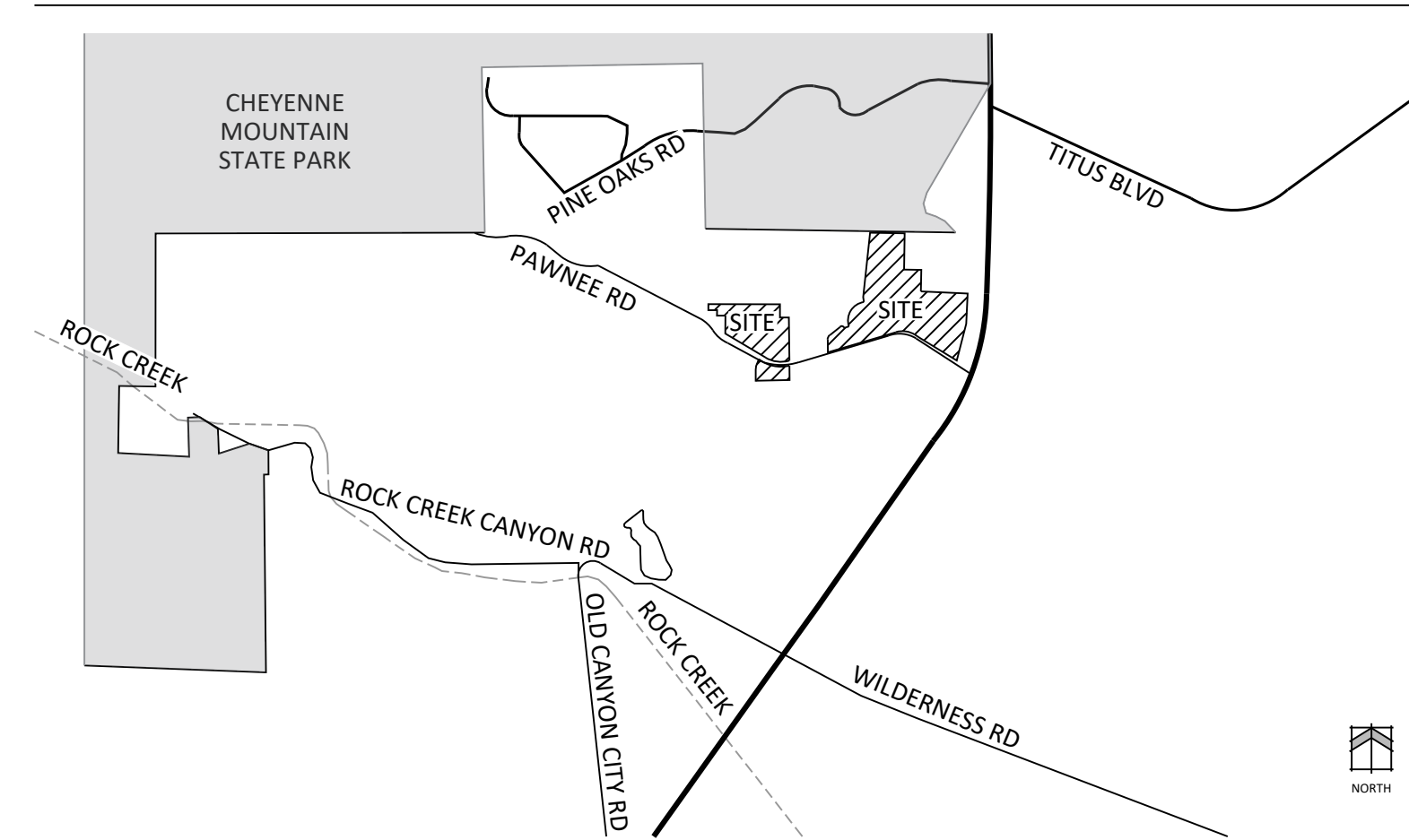
CITY OF COLORADO SPRINGS

DEVELOPMENT PLAN

KEY MAP



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:			
CURRENT ZONE:	R-FLEX MEDIUM WITH WUI OVERLAY AND WITH HILLSIDE OVERLAY DESIGNATION TO NORTHERN MOST PORTION OF PLANNING AREA 2 AND SE AREA OF PLANNING AREA 1 - SEE SITE PLAN FOR BOUNDARIES	LANDSCAPE SETBACKS - AREA 3	PAWNEE RD: 10'
		LANDSCAPE SETBACKS - AREA 4	PAWNEE RD: 10'
SETBACKS (MINIMUM):		PARKING	
FRONT HOUSE:	10'	SINGLE-FAMILY DETACHED	2/DU
STREET LOADED GARAGE:	20'		
SIDE:	1' MINIMUM WITH 6' COMBINED BOTH SIDES, OR 0' IF ATTACHED	REQUIRED:	2 X 312 = 624 SPACES
CORNER LOT SIDE:	15'		PROVIDED IN GARAGES
REAR:	10'	GUEST PROVIDED (TOTAL):	624
		GUEST REQUIRED:	63
ORDINANCE NO.:	25-27 AND 25-29	ON-STREET:	0
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL DETACHED	OFF-STREET:	624
			PROVIDED ON DRIVEWAYS
R-FLEX MED DENSITY RANGE:	5-16 DU/ACRE		
PROPOSED DENSITY FOR OVERALL DEVELOPMENT:	6.23 DU/ACRE		
MAX. BUILDING HEIGHT:	45'		
TOTAL LOTS:	301		
MIN. LOT SIZE:	1500 SF		
MIN. LOT WIDTH:	20'		
DRIVEWAY LENGTH:	MIN 20', MAX 27'		
DRIVEWAY WIDTH:	20'		

SHEET INDEX

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11	DP3.02	FIRE TURN EXHIBITS
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28-29	LP1.00-LP1.01	PRELIMINARY LANDSCAPE NOTES AND DETAILS
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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	272,435 SF	X	X		X		RCMD*	RCMD*
B	42,253 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	1680 SF	X					RCMD*	RCMD*
H	1680 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	31,958 SF	X			X		RCMD*	RCMD*
M	3,067.2 SF	X					RCMD*	RCMD*
N	21,535 SF	X					RCMD*	RCMD*
O	6,630 SF	X					RCMD*	RCMD*
P	1,700.0 SF	X					RCMD*	RCMD*
Q	1,700.0 SF	X					RCMD*	RCMD*
R	1,700 SF	X					RCMD*	RCMD*
S	21,532.0 SF	X					RCMD*	RCMD*
T	24,972.7 SF	X					RCMD*	RCMD*

PLDO REQUIREMENTS

HOUSING TYPE (#UNITS PER STRUCTURE)	# OF UNITS	NEIGHBORHOOD PARKS	COMMUNITY PARKS	2.40 AC
SINGLE-FAMILY DETACHED	301	0.00664 AC PER UNIT	0.00797 AC PER UNIT	2.40 AC
TOTAL	301			2.40 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 2.12 ACRE PUBLIC PARK, TRACT F, MEETS THE PLDO OBLIGATION AS SHOWN IN THE ROCK CREEK MESA LAND USE PLAN (MAPN-23-0009). NO NEIGHBORHOOD PARK FEES ARE DUE WITH THIS DEVELOPMENT PLAN.
 - 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.



N.E.S. Inc.
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Colorado Springs, CO 80903

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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
06.24.2026	AR	4TH 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 73°41'05" WEST, A DISTANCE OF 97.26 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.94 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF SAID COMMANCHE ROAD;

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

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

ROCK CREEK MESA ADDITION NO.5:

LEGAL DESCRIPTION:

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

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

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

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

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

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

ROCK CREEK MESA ADDITION NO. 6:

LEGAL DESCRIPTION:

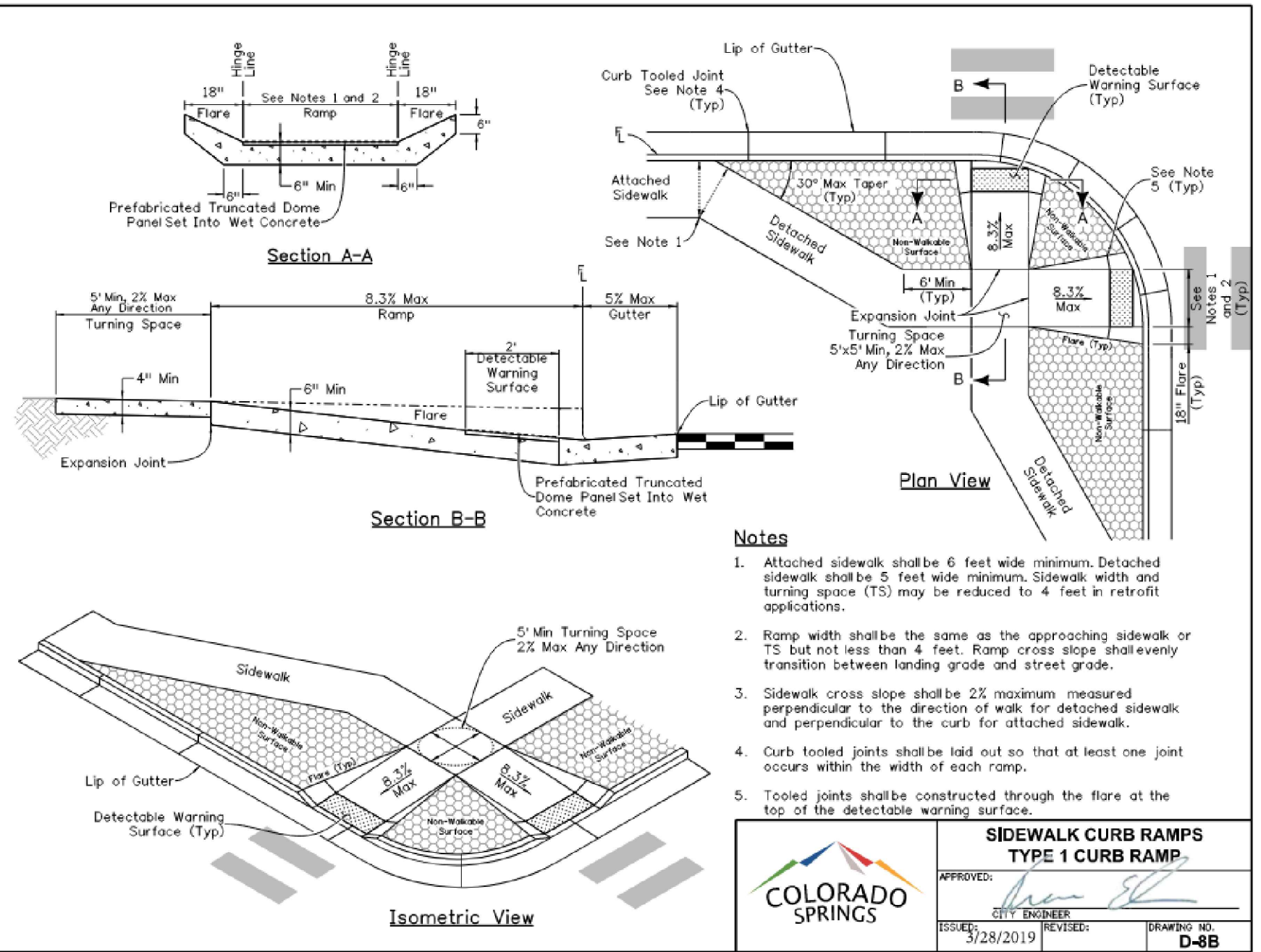
A PARCEL OF LAND IN THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A PORTION OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NUMBER 224050744, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED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

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

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

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

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



N.E.S. Inc.
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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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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

DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

LEGAL DESCRIPTIONS

DP1.02
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PLAN FILE # 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

DATE	BY	DESCRIPTION
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

DATE	BY	DESCRIPTION
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05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

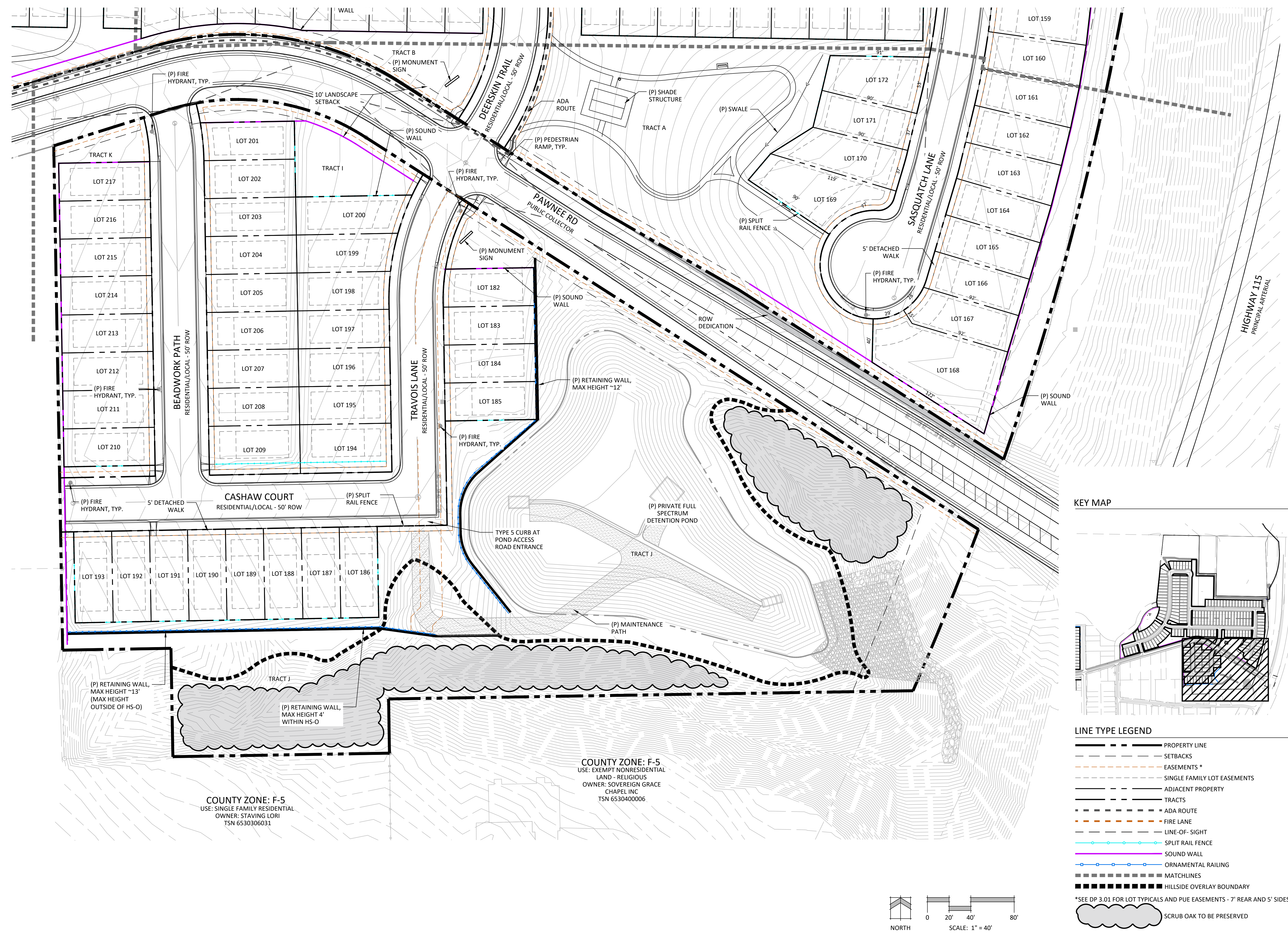
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SITE PLAN

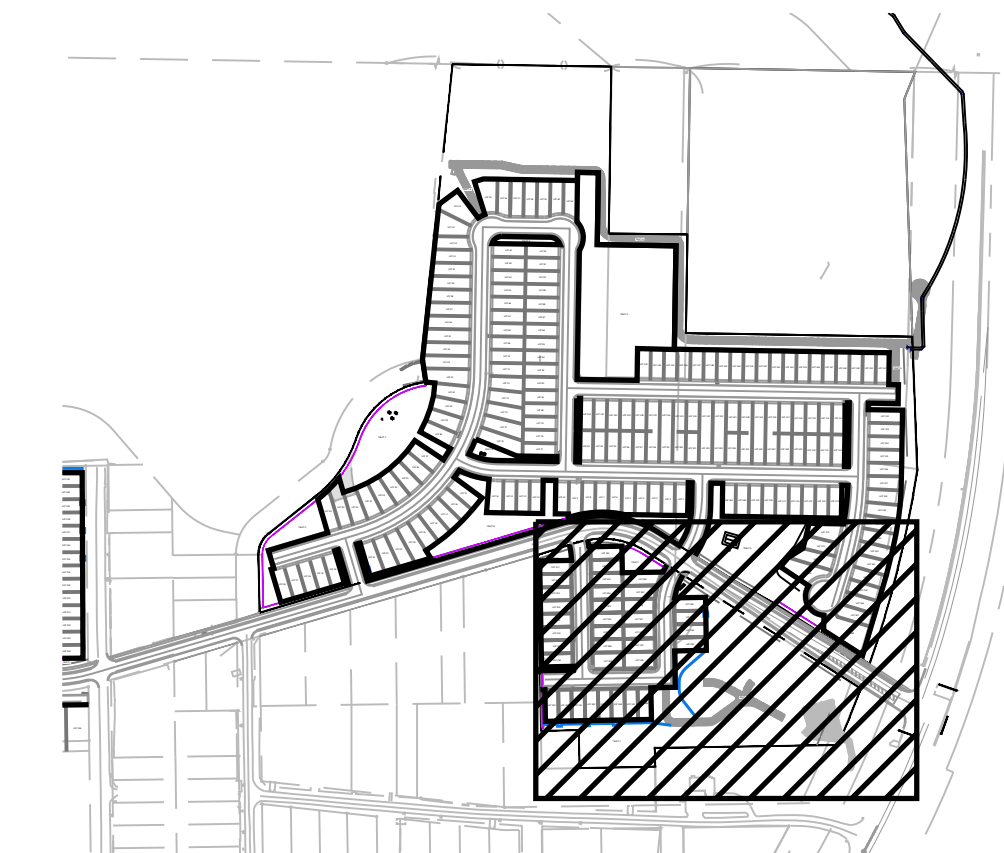
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DEPN-25-0173

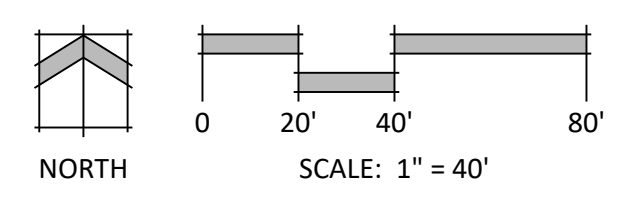


KEY MAP



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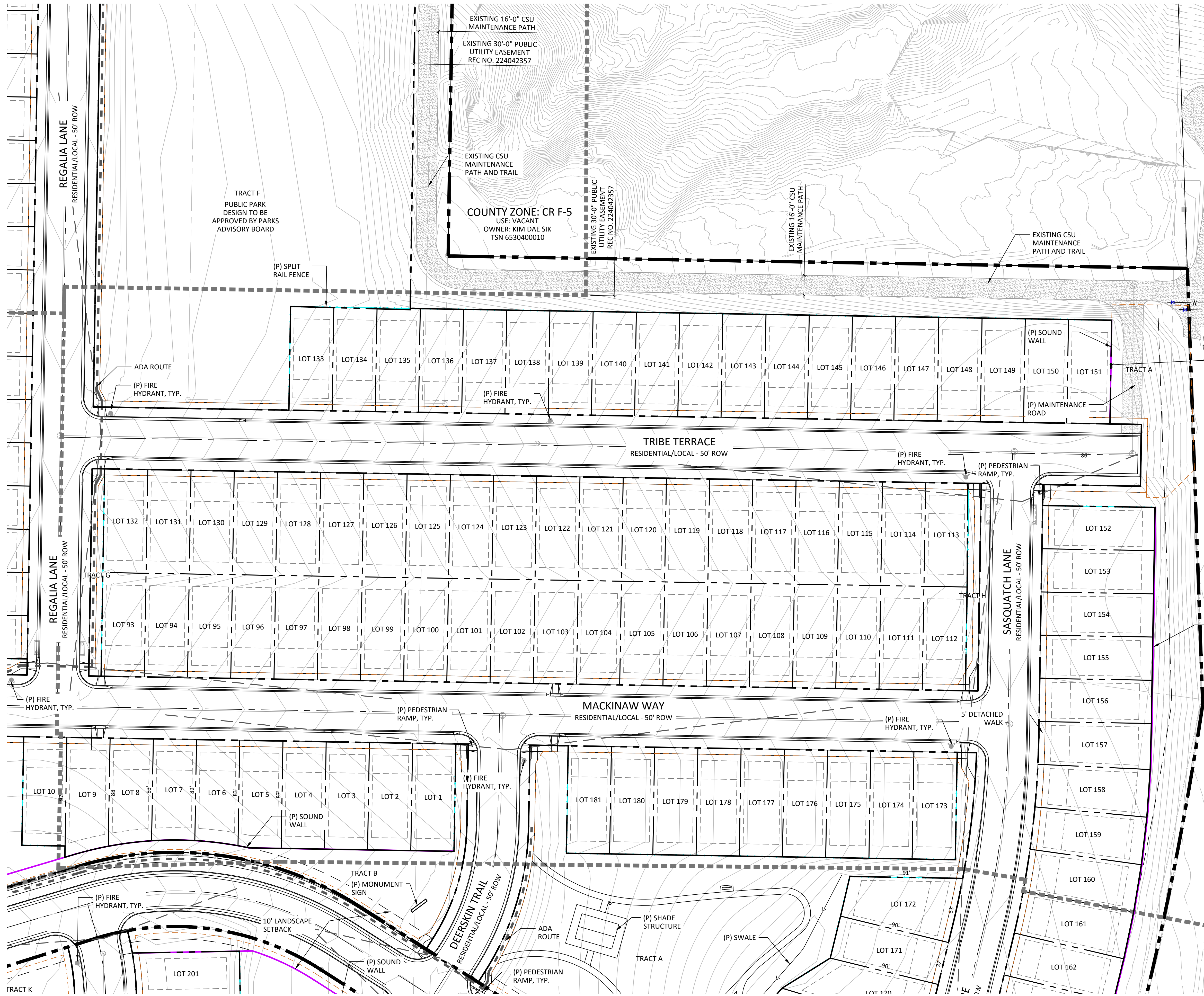
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- SETBACKS
- EASEMENTS *
- SINGLE FAMILY LOT EASEMENTS
- ADJACENT PROPERTY
- TRACTS
- ADA ROUTE
- FIRE LANE
- LINE-OF-SIGHT
- SPLIT RAIL FENCE
- SOUND WALL
- ORNAMENTAL RAILING
- MATCHLINES
- HILLSIDE OVERLAY BOUNDARY
- SCRUB OAK TO BE PRESERVED



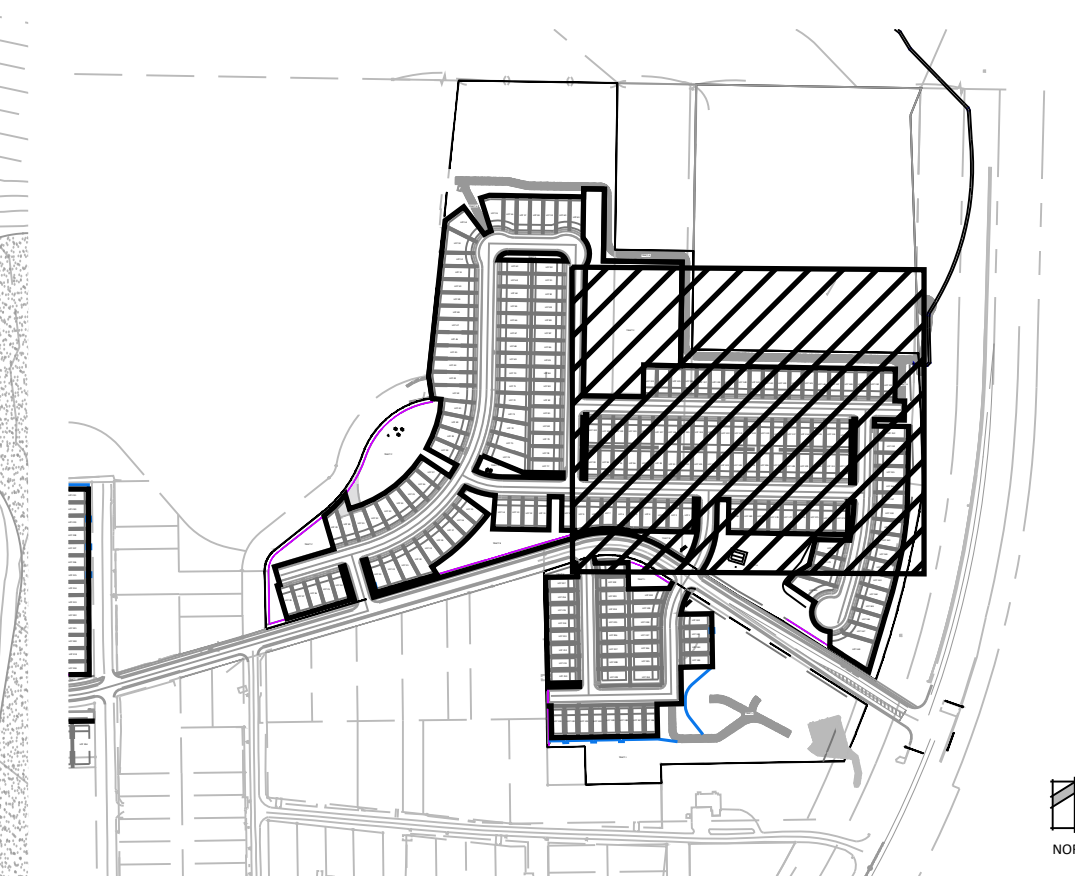
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USE: EXEMPT NONRESIDENTIAL
LAND - RELIGIOUS
OWNER: SOVEREIGN GRACE
CHAPEL INC
TSN 6530400006

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
 - - - 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

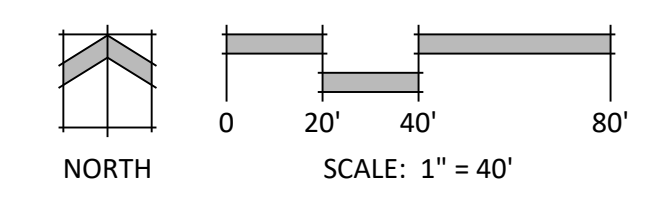
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05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

SITE PLAN

DP2.02

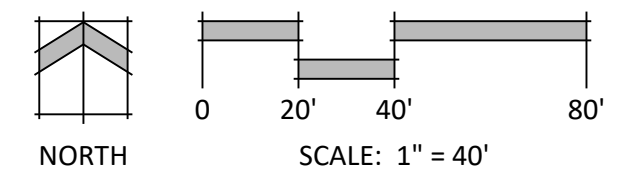
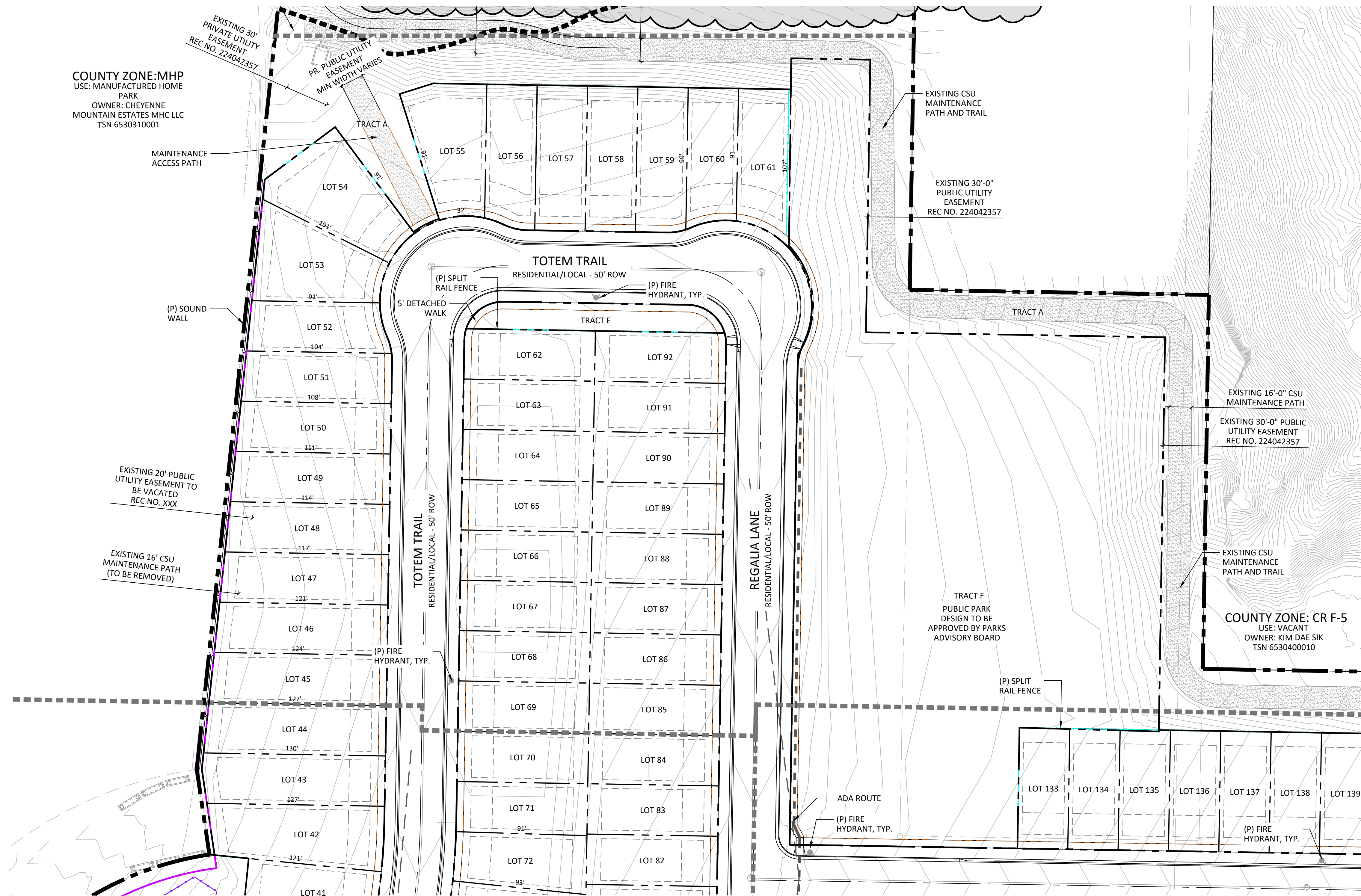
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DEPN-25-0173

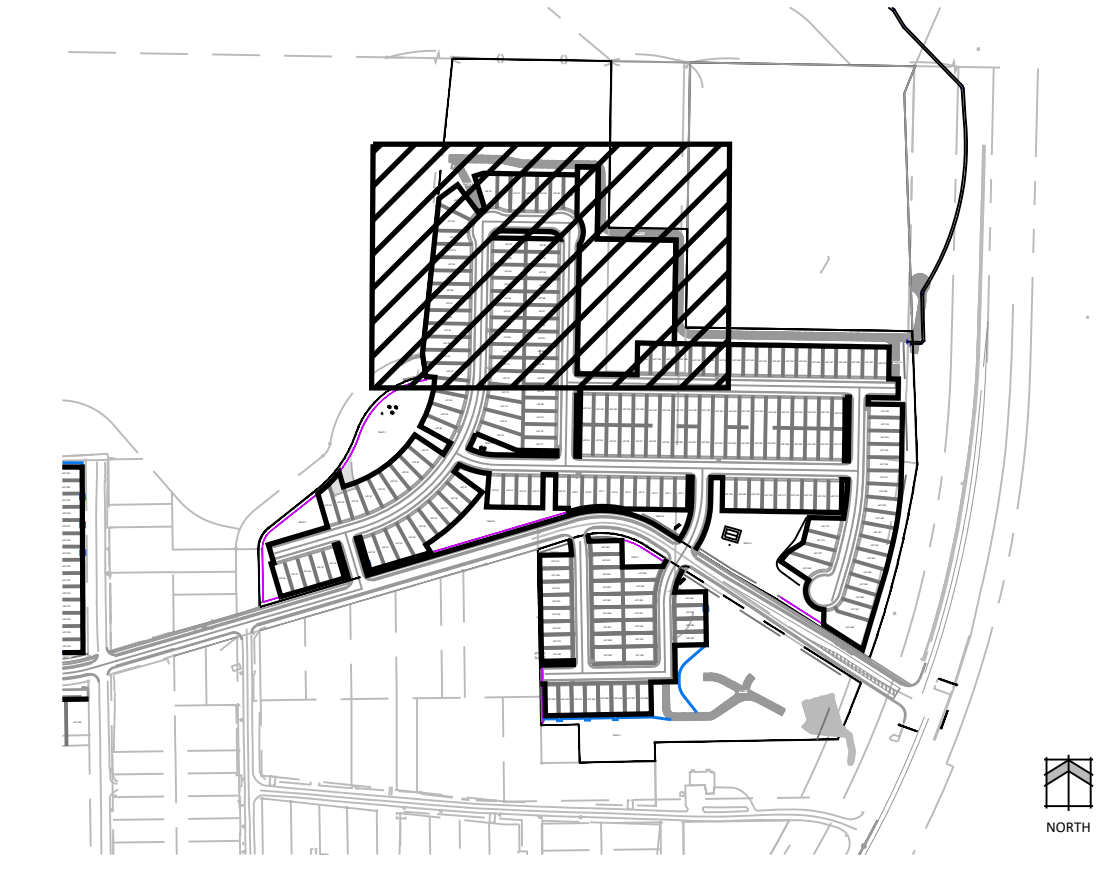


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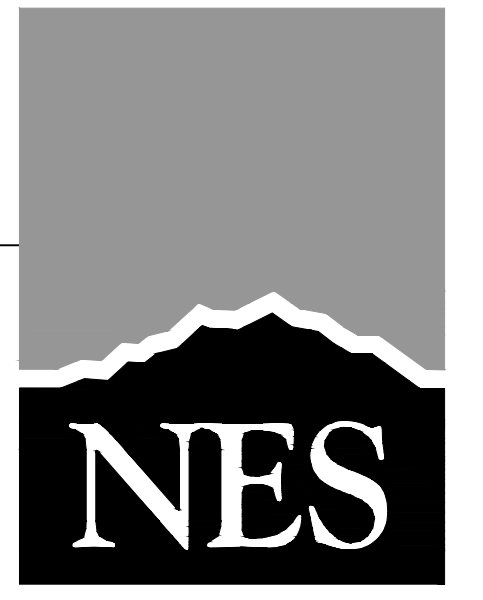


KEY MAP



LINE TYPE LEGEND

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

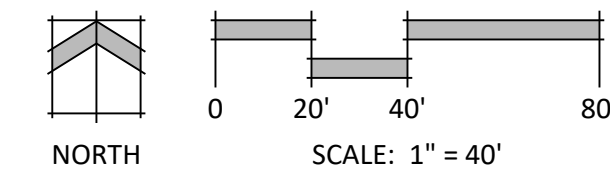
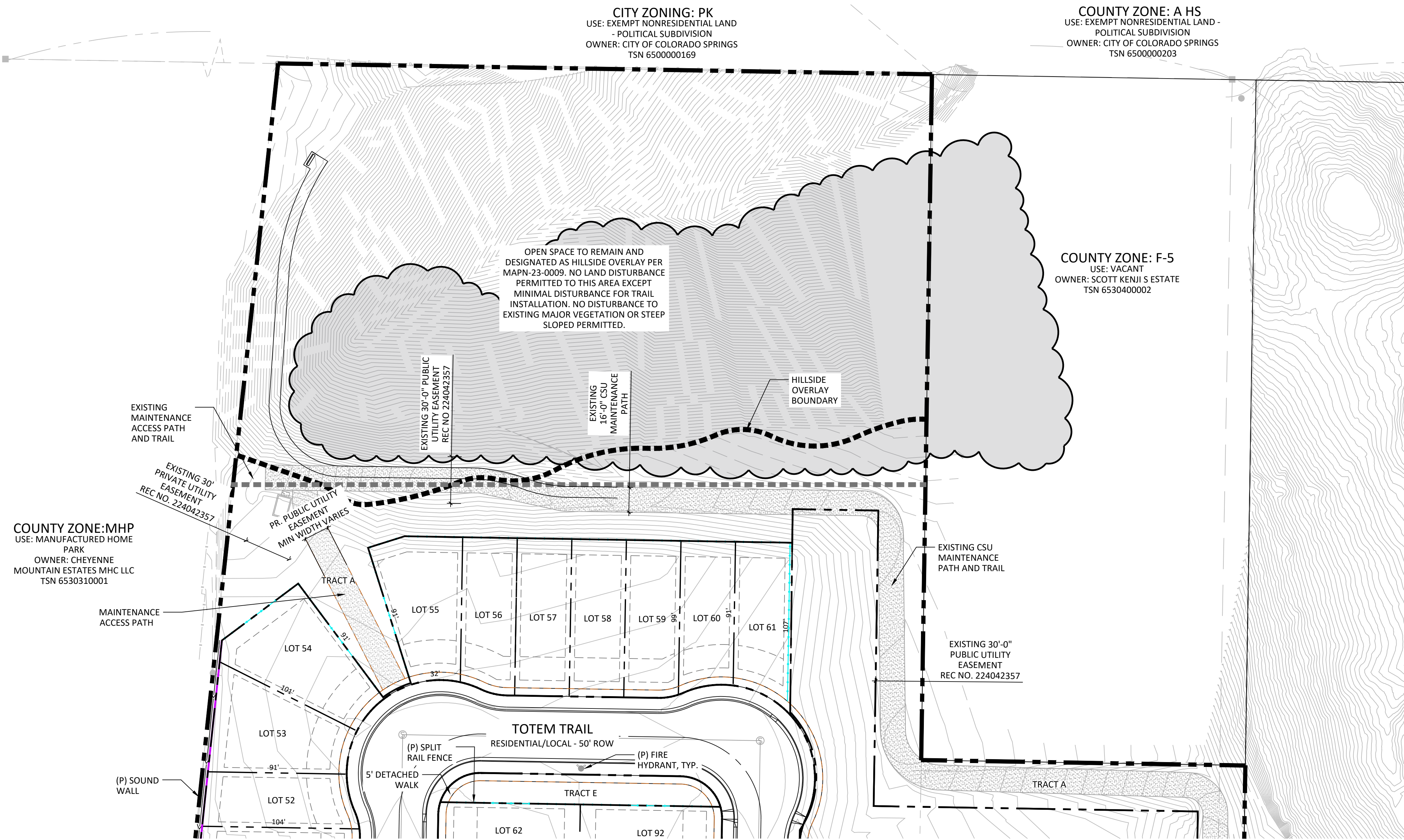
DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

SITE PLAN

DP2.03
 5 OF 41

DEPN-25-0173

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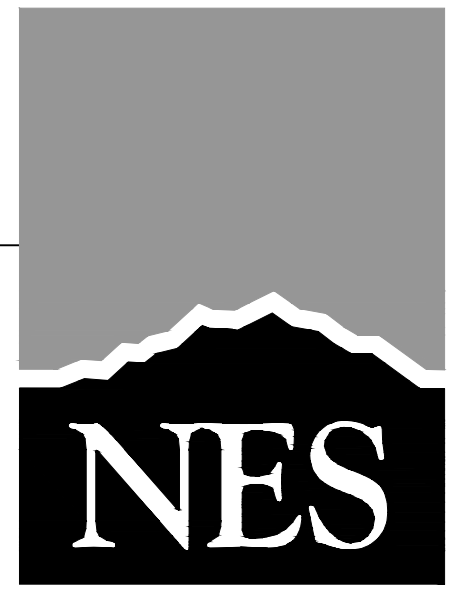


KEY MAP



LINE TYPE LEGEND

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

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DEVELOPMENT PLAN

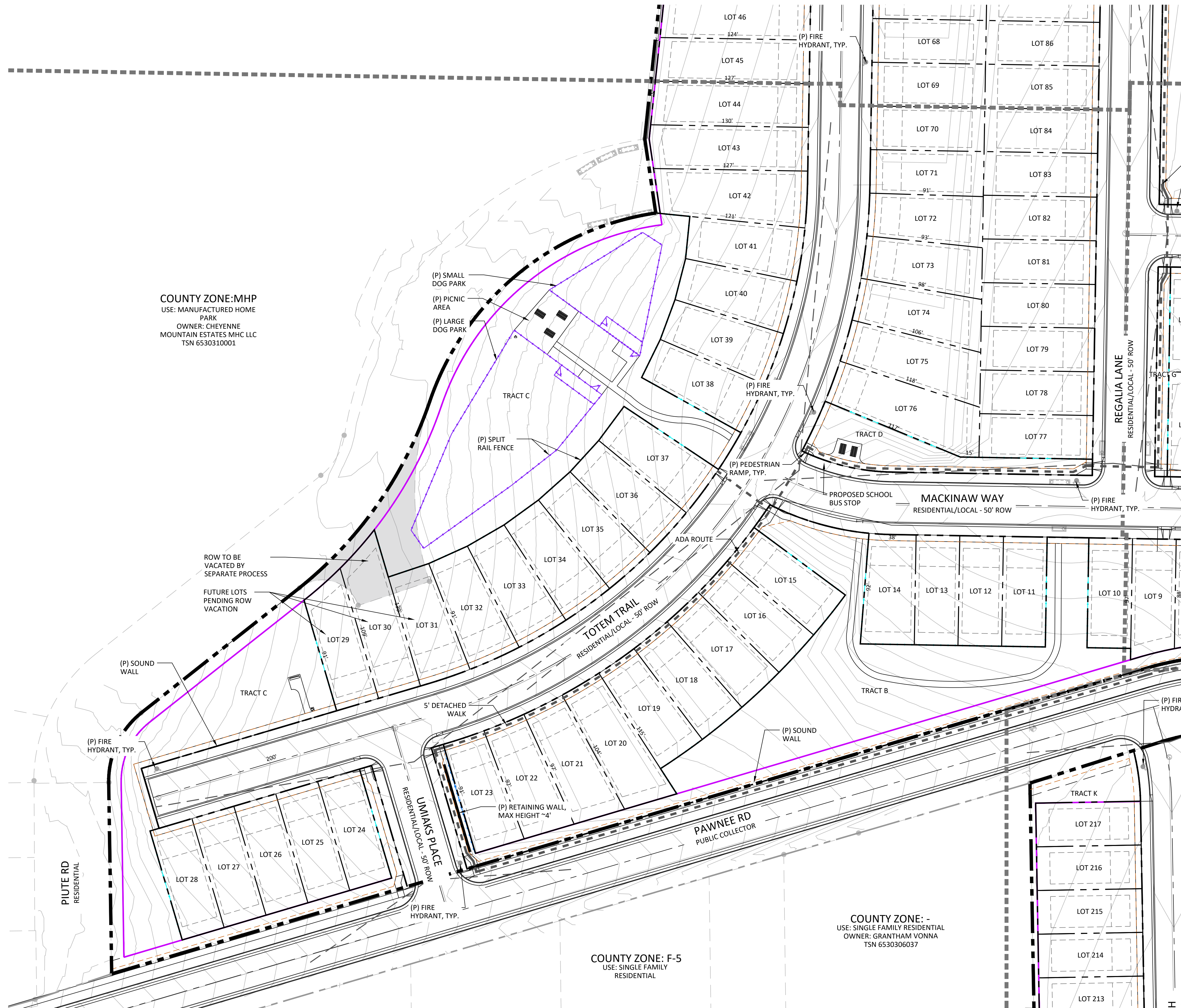
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03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

SITE PLAN/
 HILLSIDE PLAN

DP2.04
 6 OF 41

DEPN-25-0173

P:\Quality\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP2.05] 6/24/2026 11:09:59 AM aroman



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

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

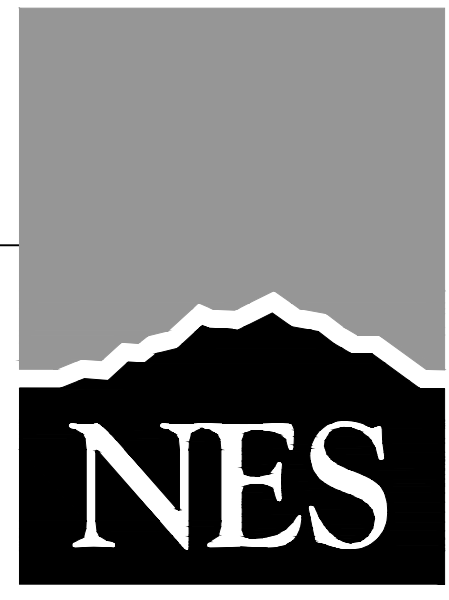
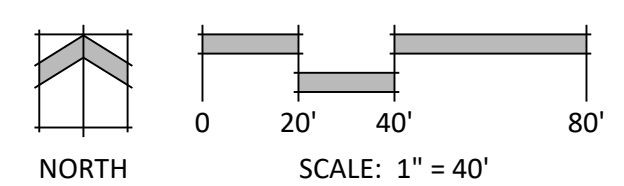
COUNTY ZONE: -
 USE: SINGLE FAMILY RESIDENTIAL
 OWNER: GRANTHAM VONNA
 TSN 6530306037

KEY MAP



LINE TYPE LEGEND

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

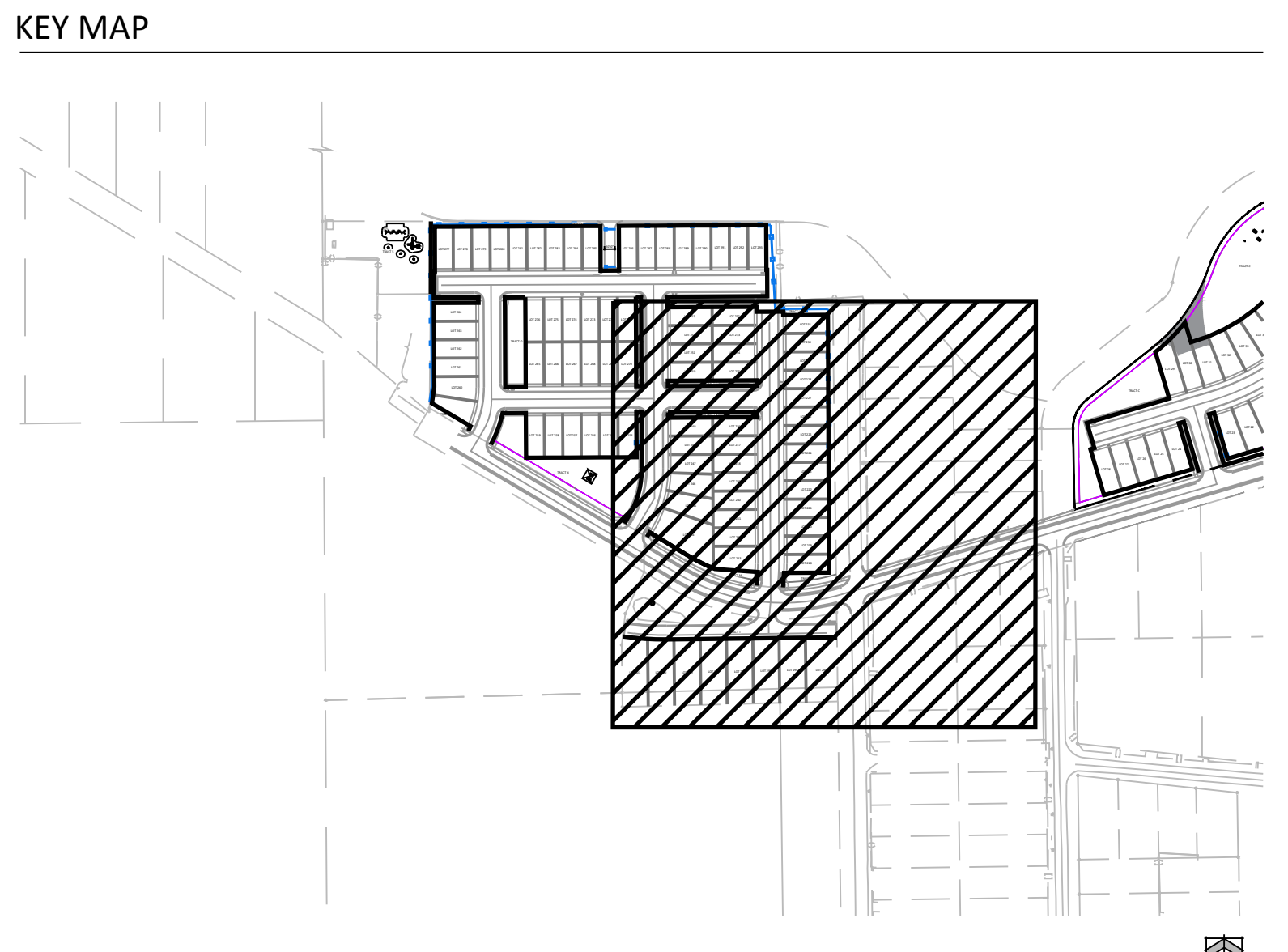
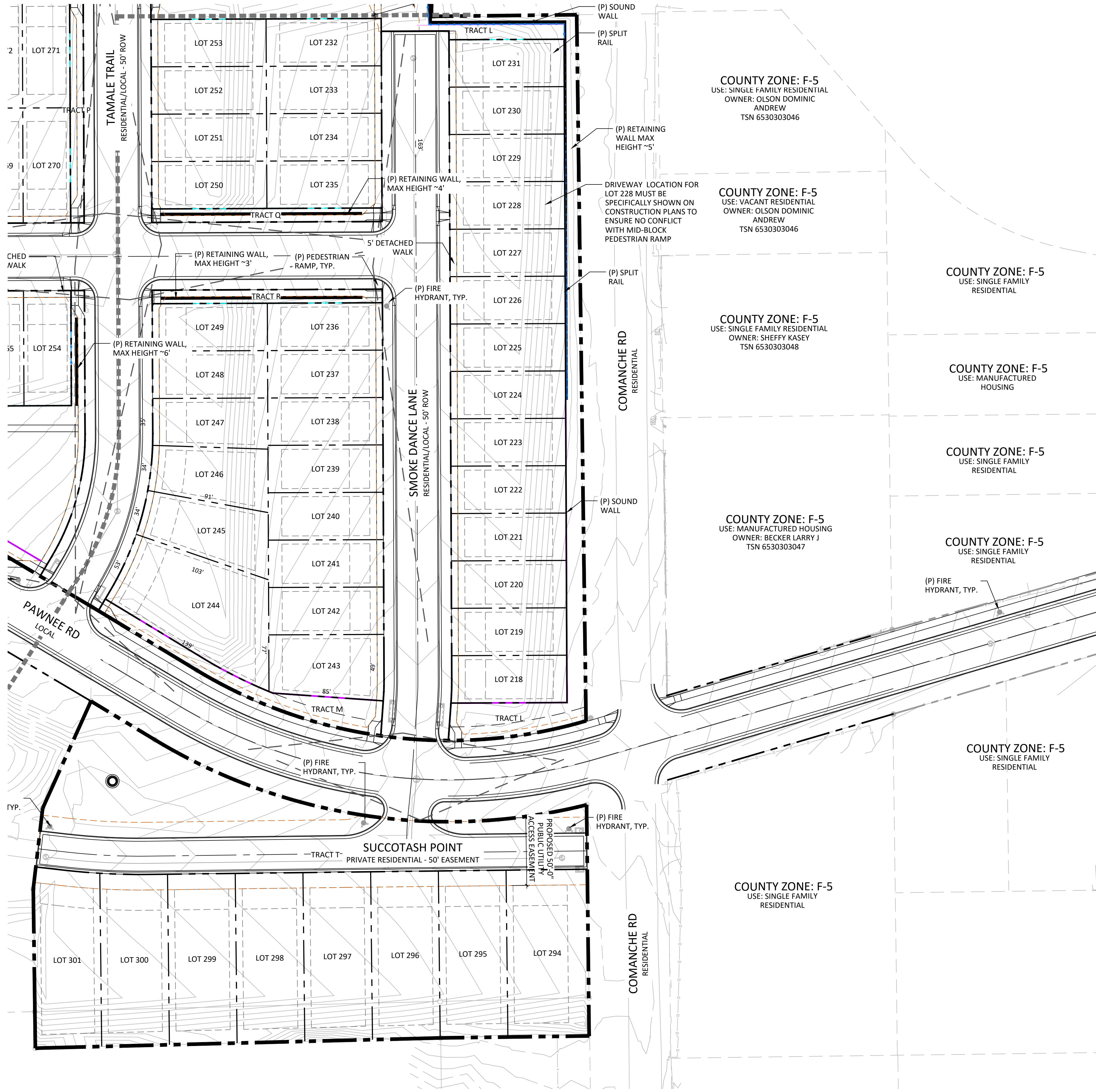
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05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

SITE PLAN

DP2.05

7 OF 41

DEPN-25-0173



- LINE TYPE LEGEND
- PROPERTY LINE
 - SETBACKS
 - EASEMENTS *
 - SINGLE FAMILY LOT EASEMENTS
 - ADJACENT PROPERTY
 - TRACTS
 - ADA ROUTE
 - FIRE LANE
 - LINE-OF-SIGHT
 - SPLIT RAIL FENCE
 - SOUND WALL
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- *SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES



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ROCK CREEK MESA

DEVELOPMENT PLAN
 0 PAWNEE RD

PROJECT INFO

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

DEVELOPMENT PLAN

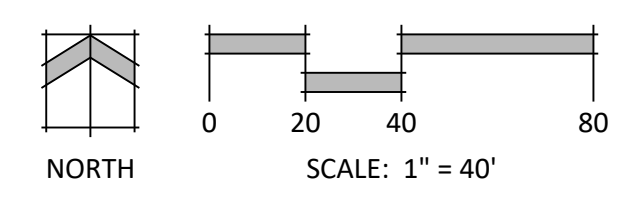
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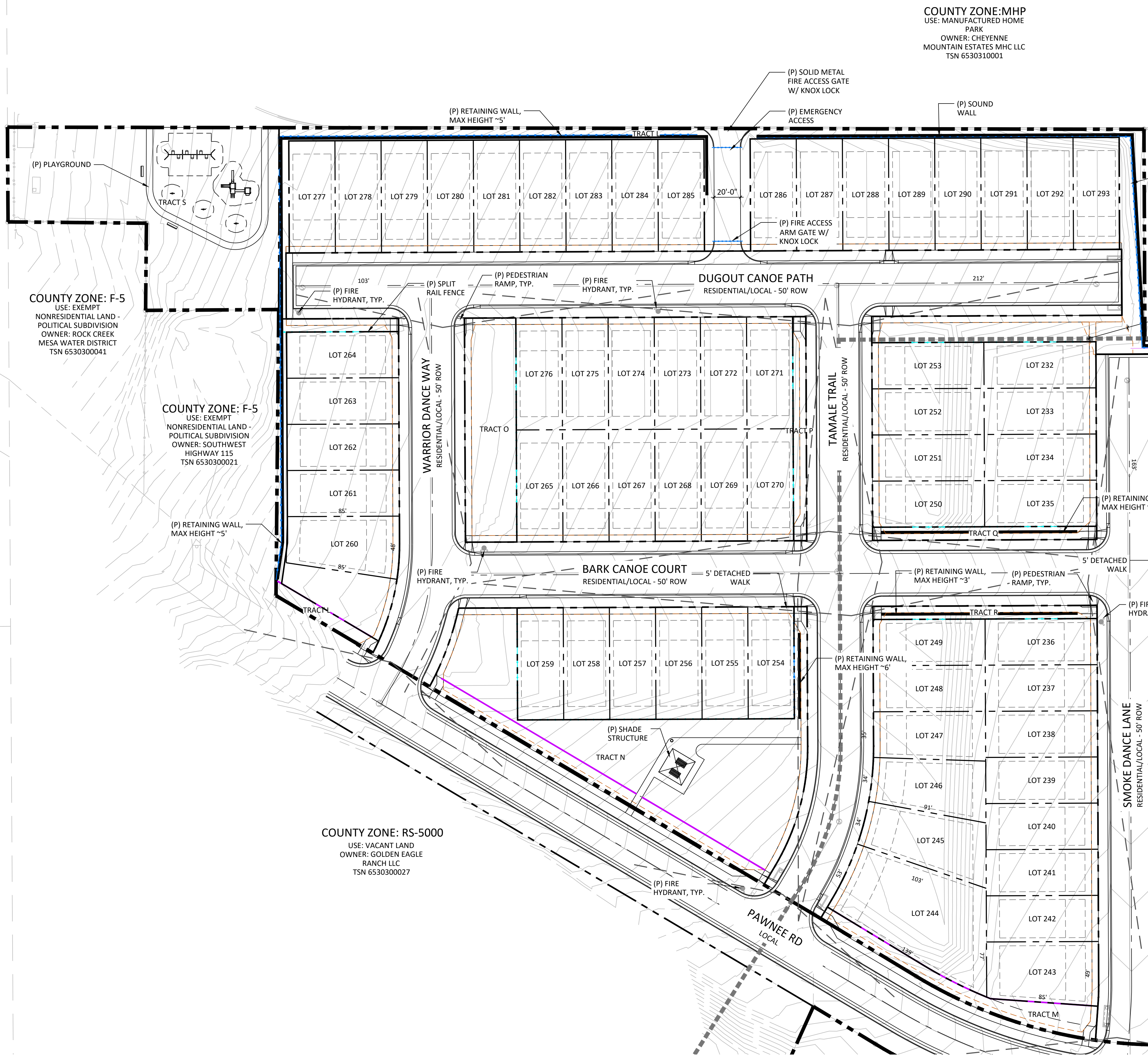
SITE PLAN

SHEET NUMBER/TITLE
DP2.06
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PLAN FILE # DEP-N-25-0173



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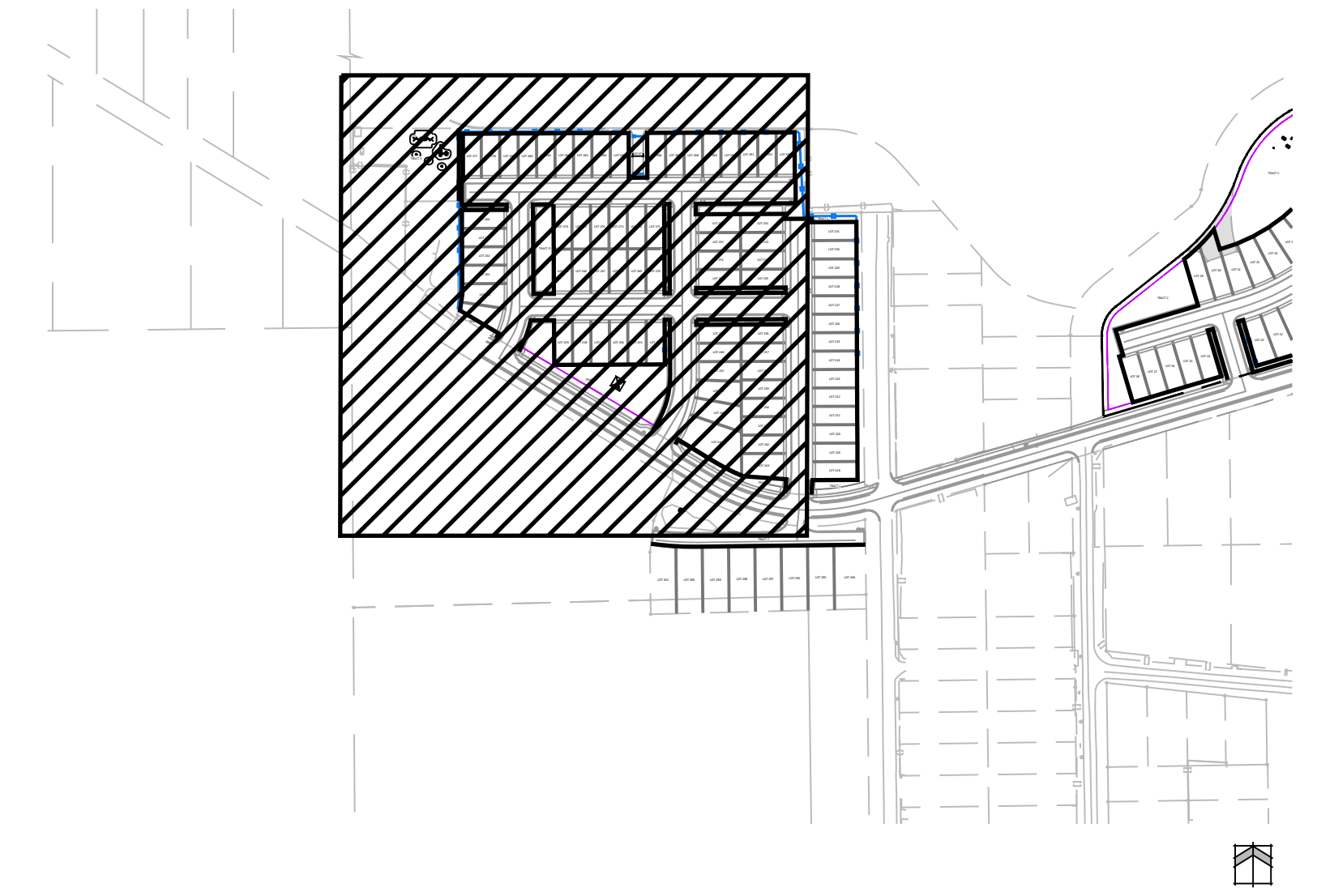
COUNTY ZONE: MHP
 USE: MANUFACTURED HOME PARK
 OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TSN 6530310001

COUNTY ZONE: F-5
 USE: 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

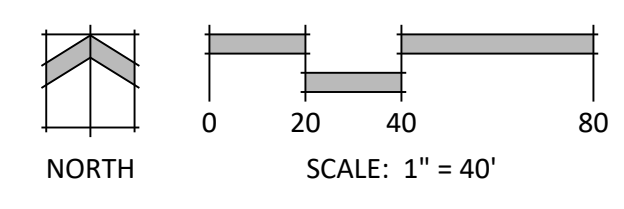
KEY MAP



LINE TYPE LEGEND

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

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



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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
06.24.2026	AR	4TH SUBMITTAL

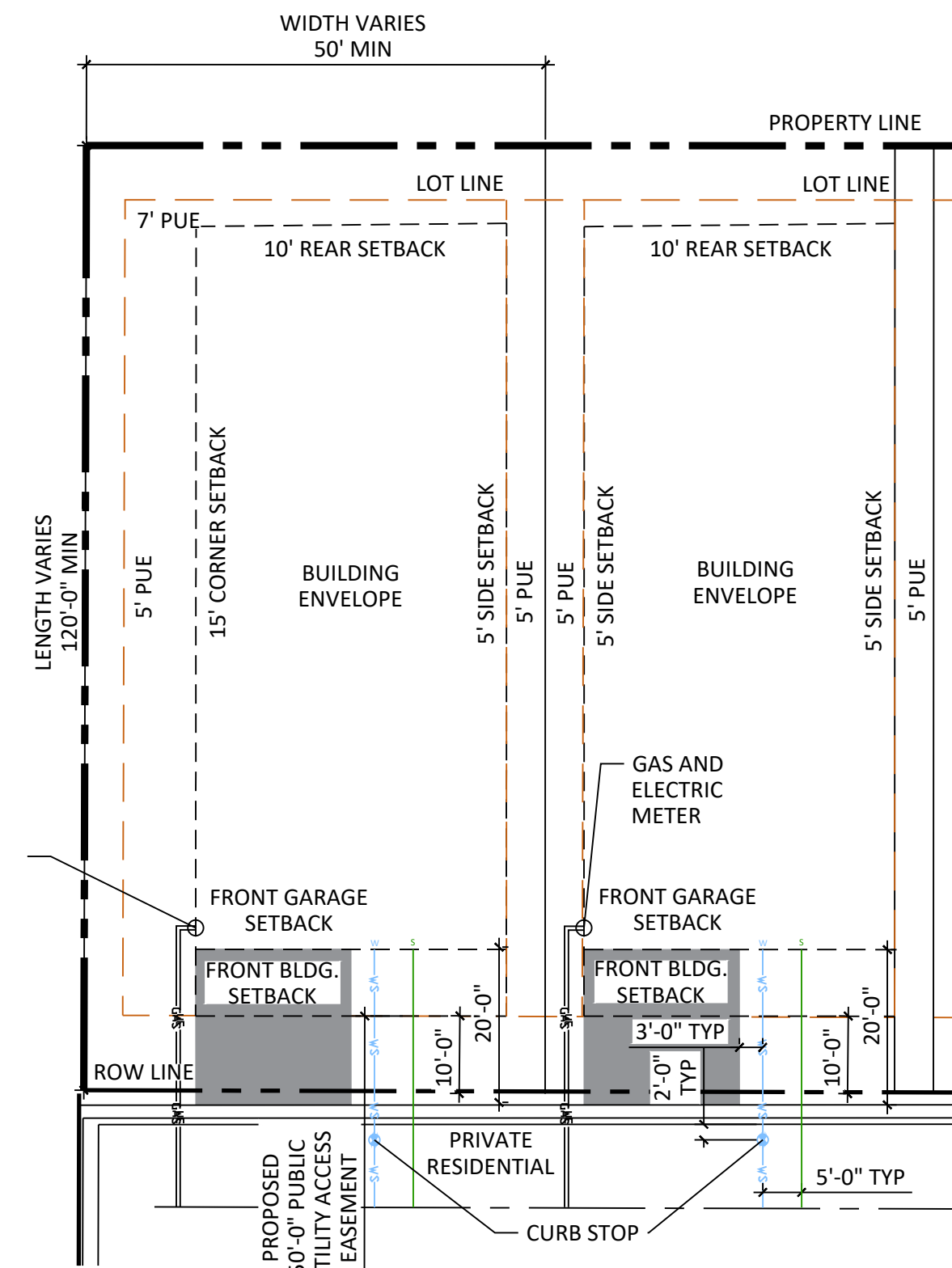
SITE PLAN

DP2.07

9 OF 41

DEPN-25-0173

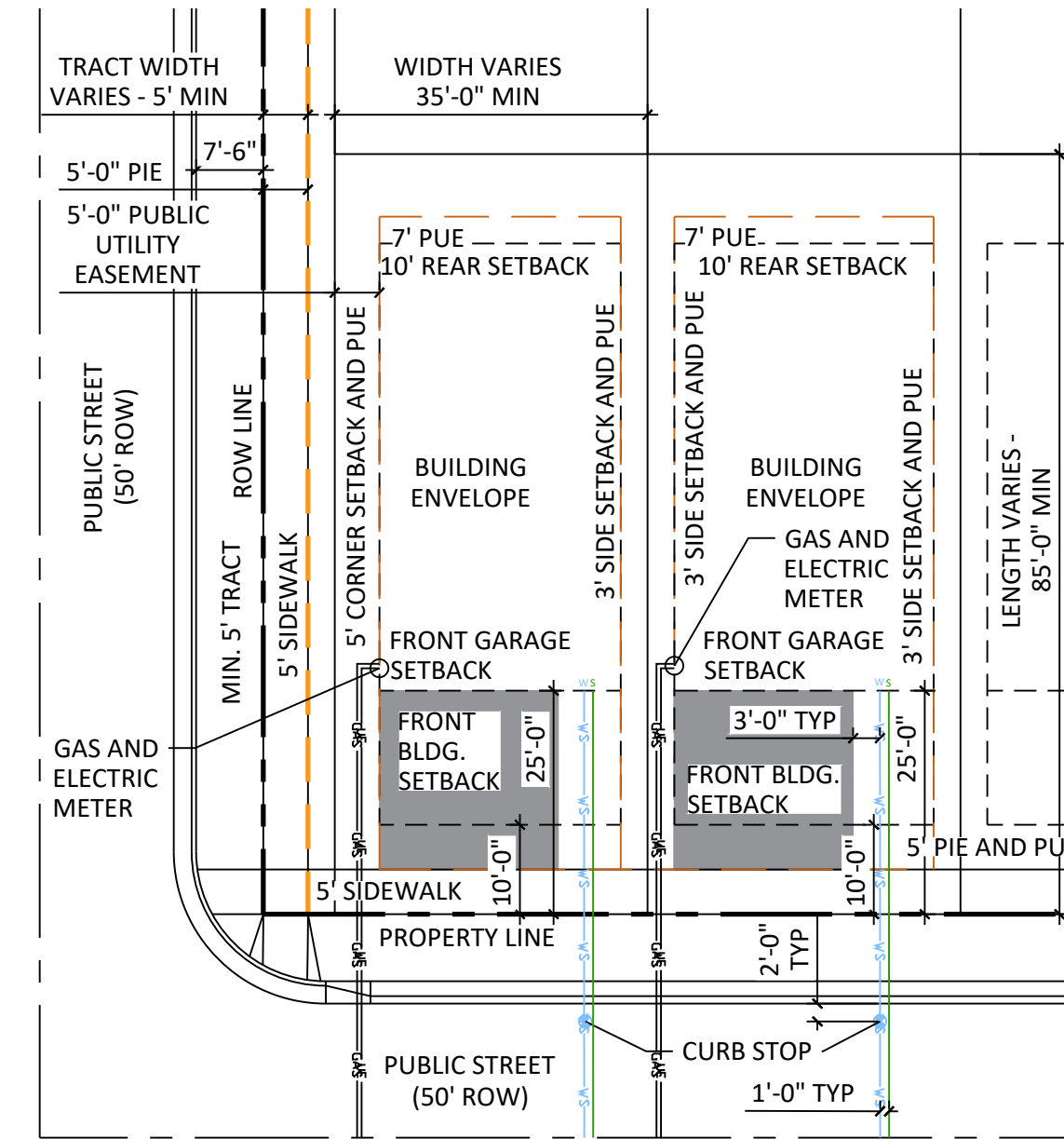
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STREET ORIENTED 50' WIDTH LOT DESIGN GUIDELINES

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

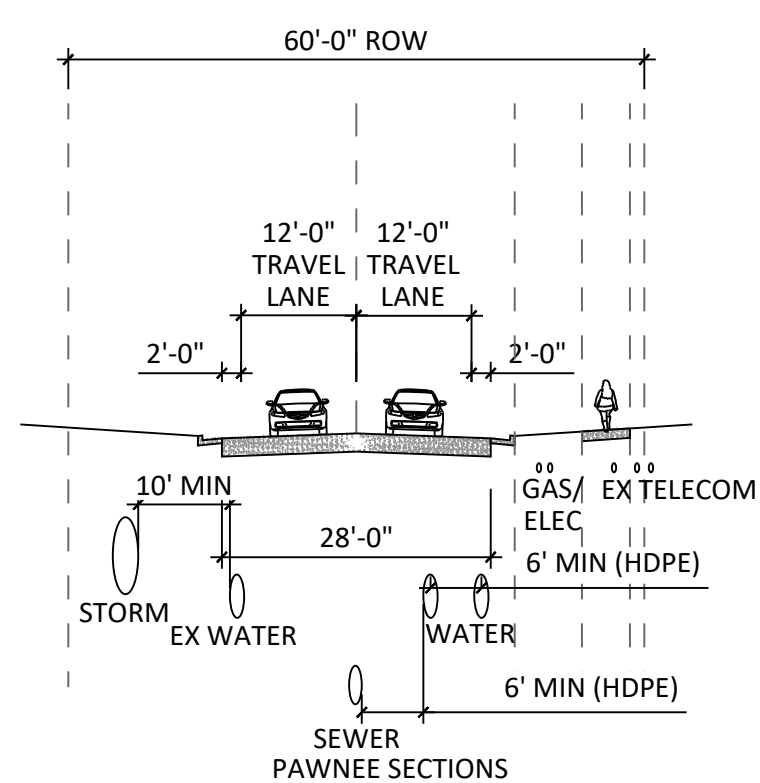
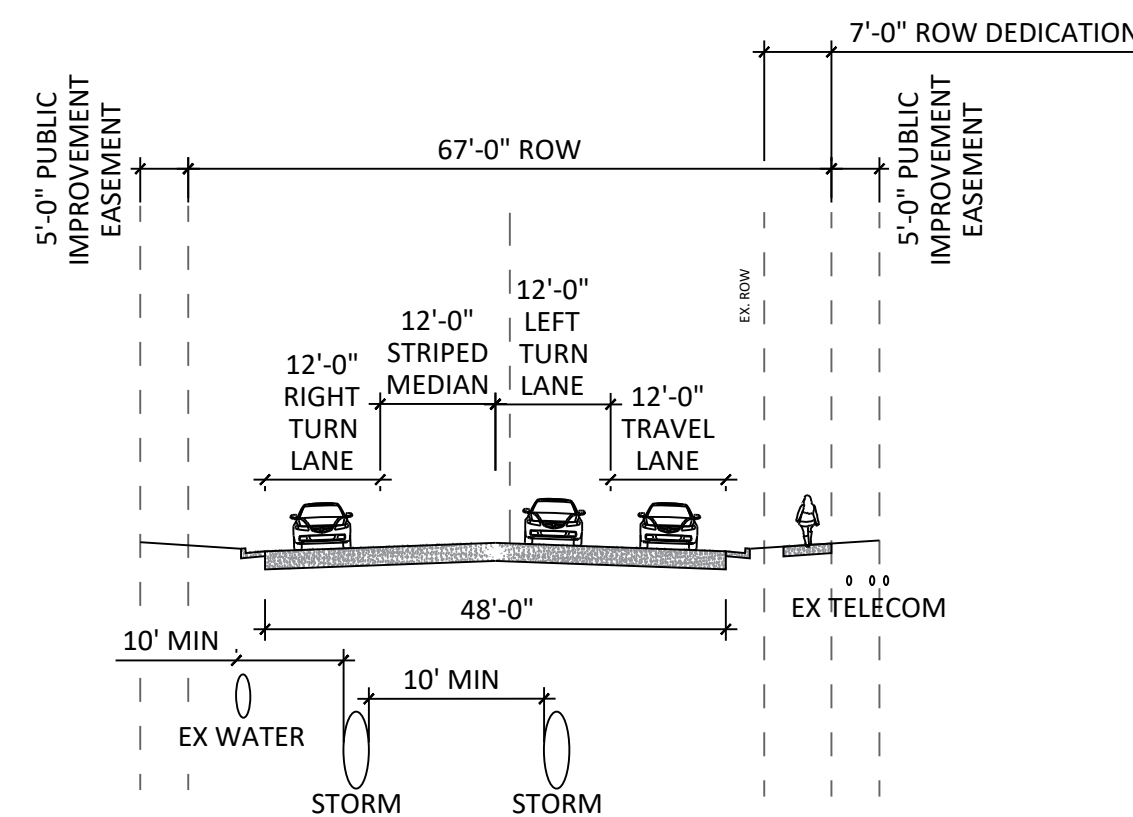
- DRIVEWAY COVERAGE: PER CITY CODE. WILL MEET ALL UDC AND CITY ENGINEERING REQUIREMENTS INCLUDING DEPTH OF AT LEAST 20' FROM BACK OF SIDEWALK AND WIDTH NOT TO EXCEED 27'.
- ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE.
- WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
- LOCATION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



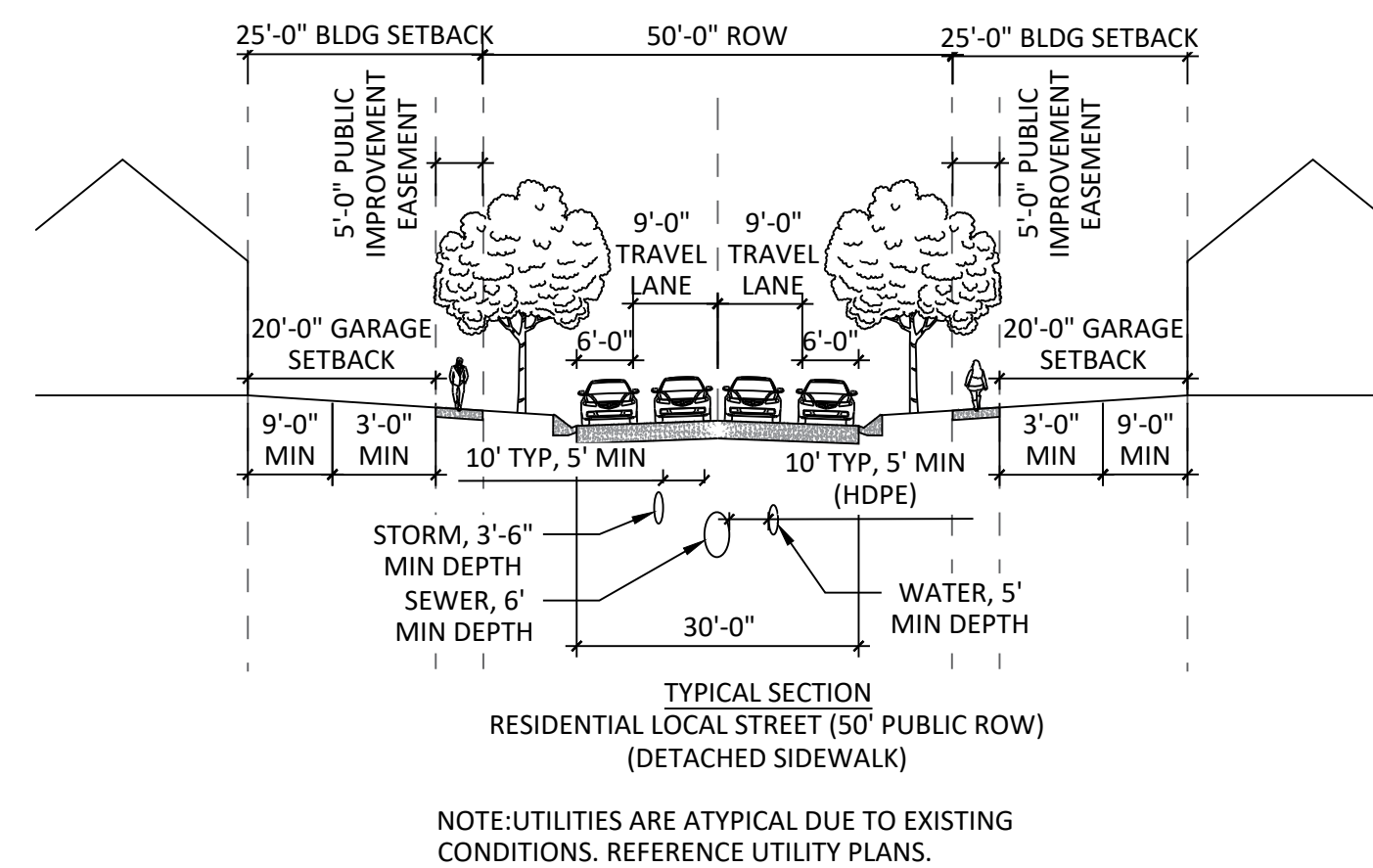
STREET ORIENTED 32' WIDTH LOT DESIGN GUIDELINES

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



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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

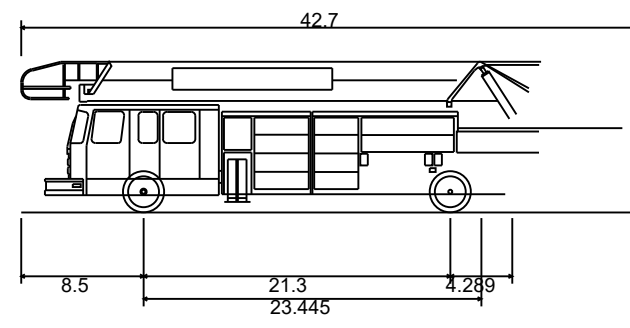
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03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

LOT TYPICALS

DP3.01

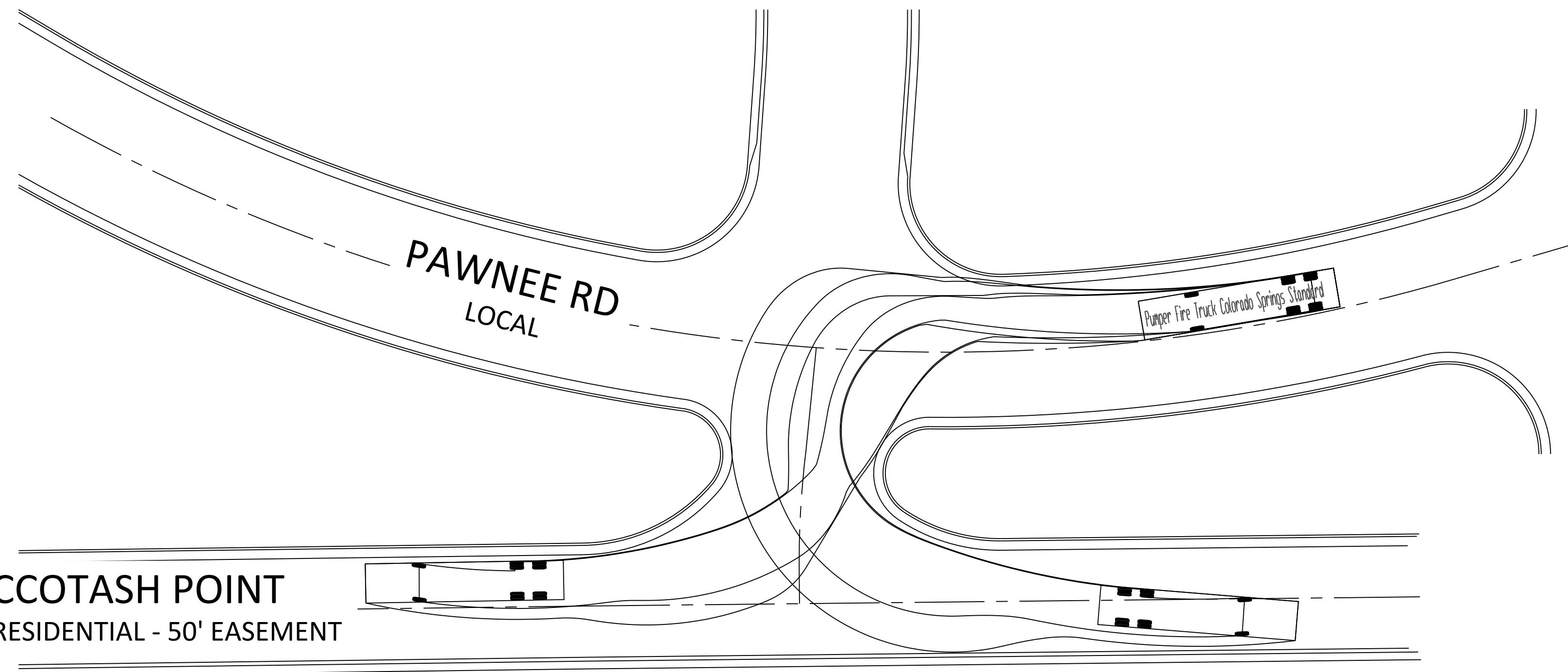
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DEPN-25-0173

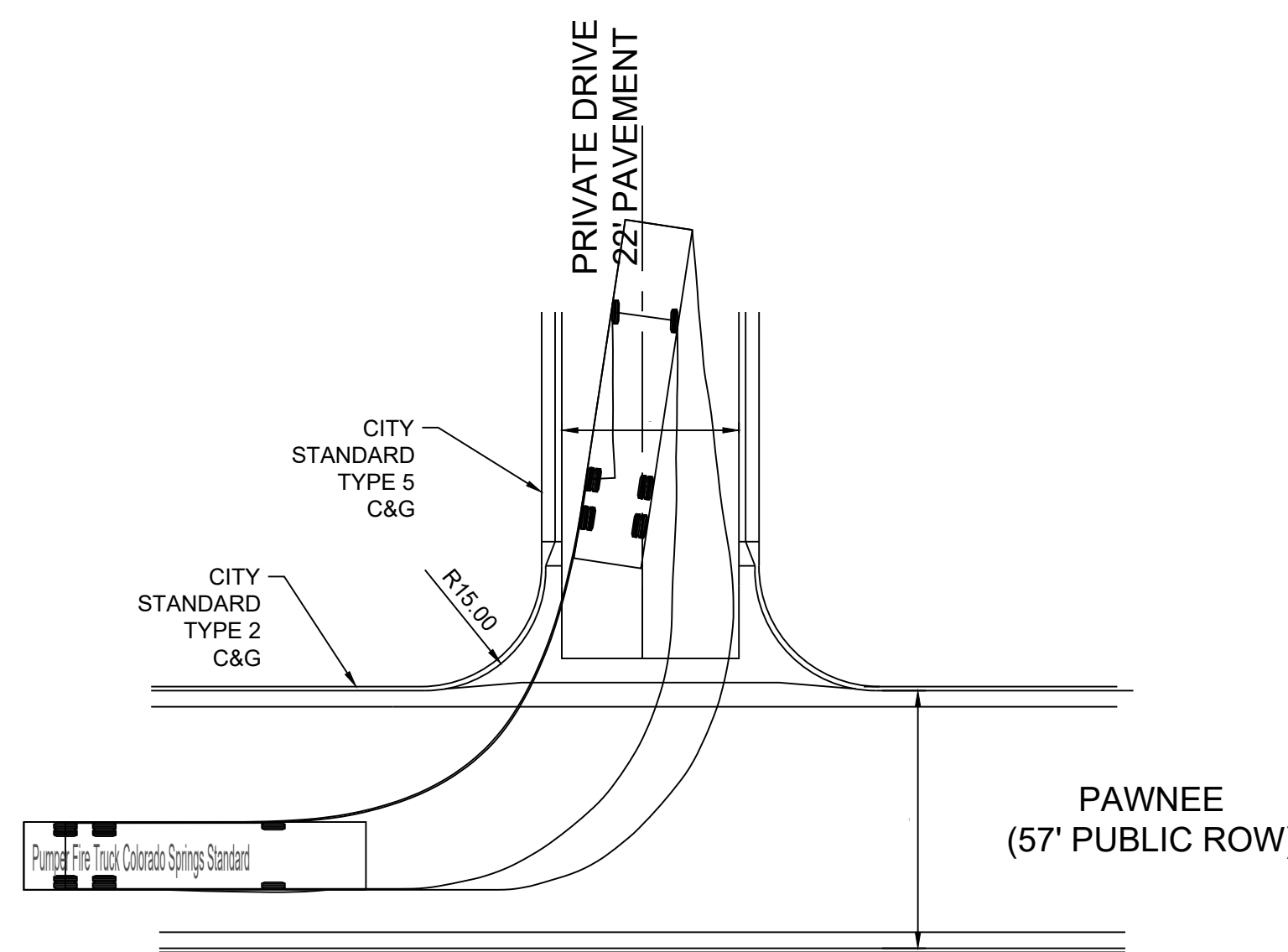


COS Fire
 Overall Length 42.700ft
 Overall Width 8.420ft
 Overall Body Height 10.461ft
 Min Body Ground Clearance 0.732ft
 Track Width 8.170ft
 Lock-to-lock time 5.00s
 Curb to Curb Turning Radius 33.000ft

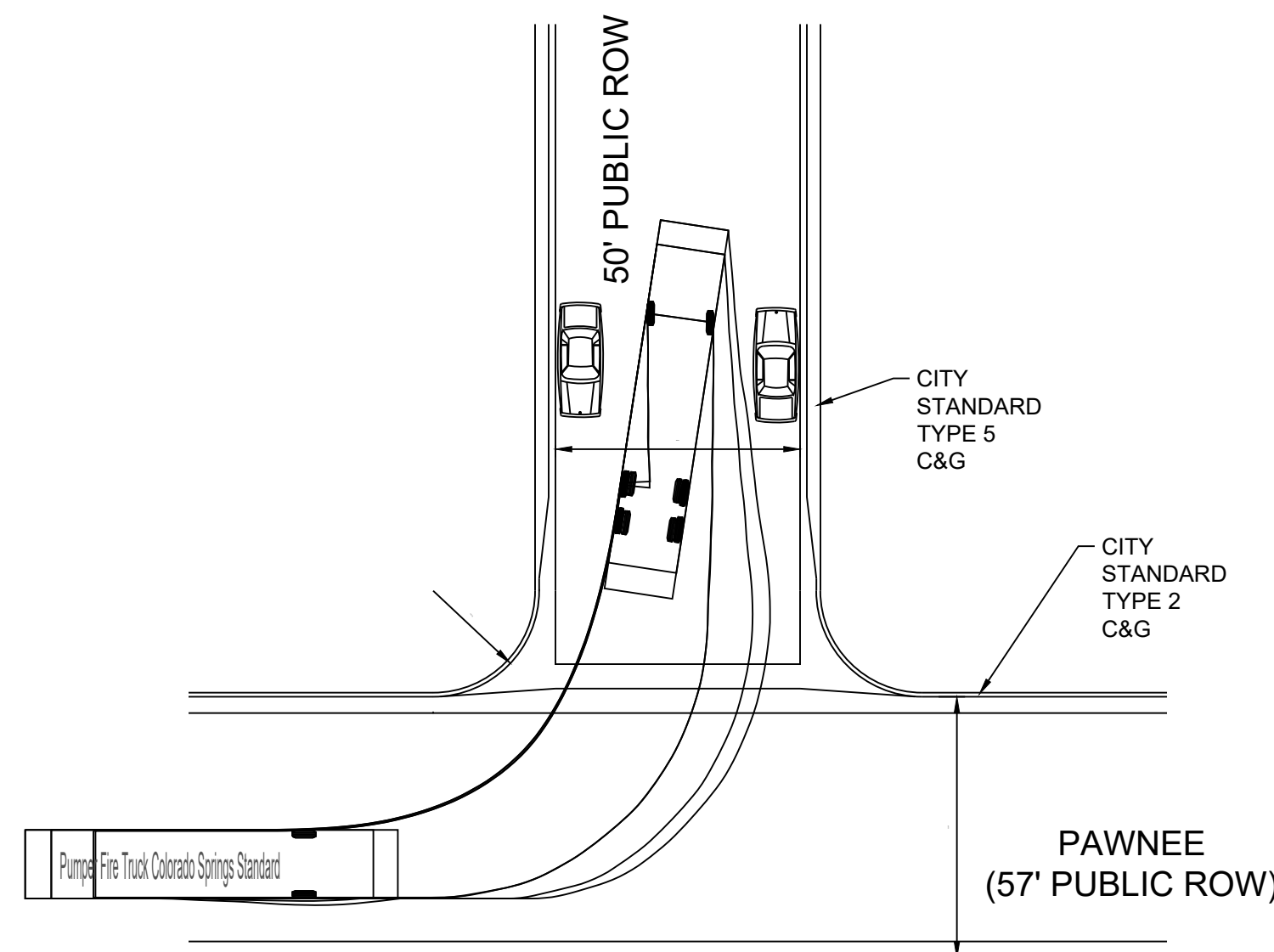
SUCCOTASH POINT
 PRIVATE RESIDENTIAL - 50' EASEMENT



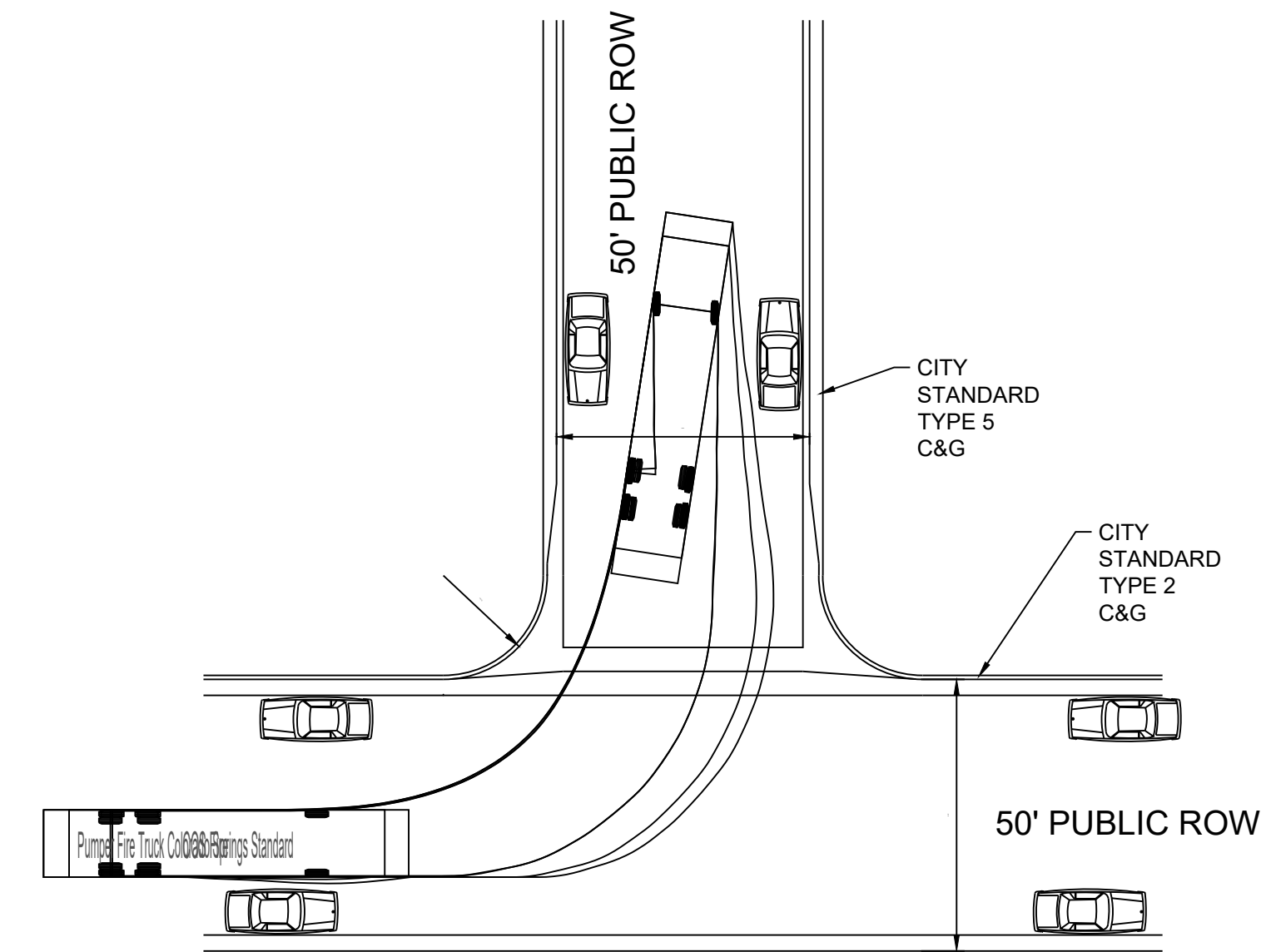
PAWNEE & SUCCOTASH POINT



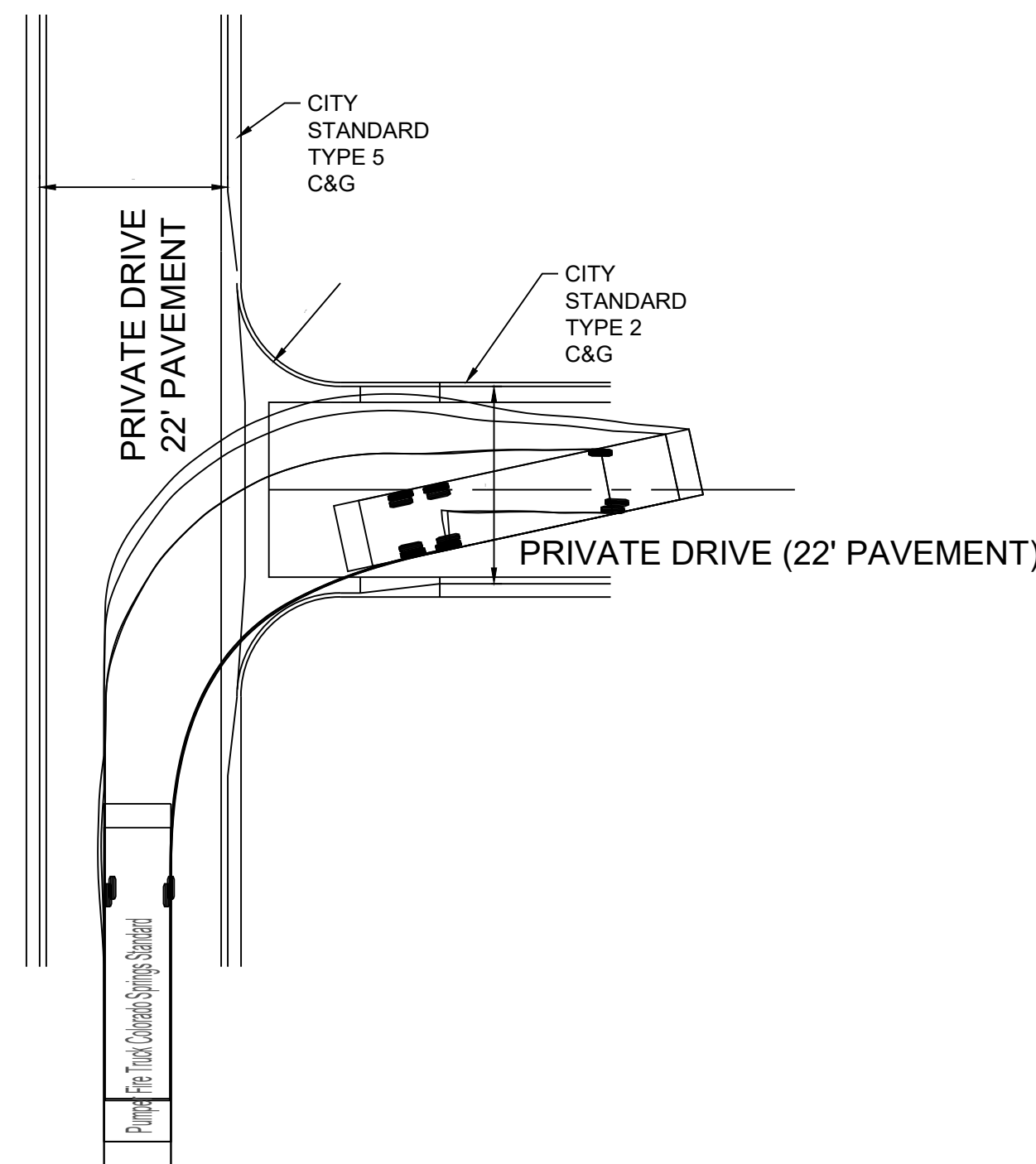
PAWNEE TO 20' PRIVATE DRIVE



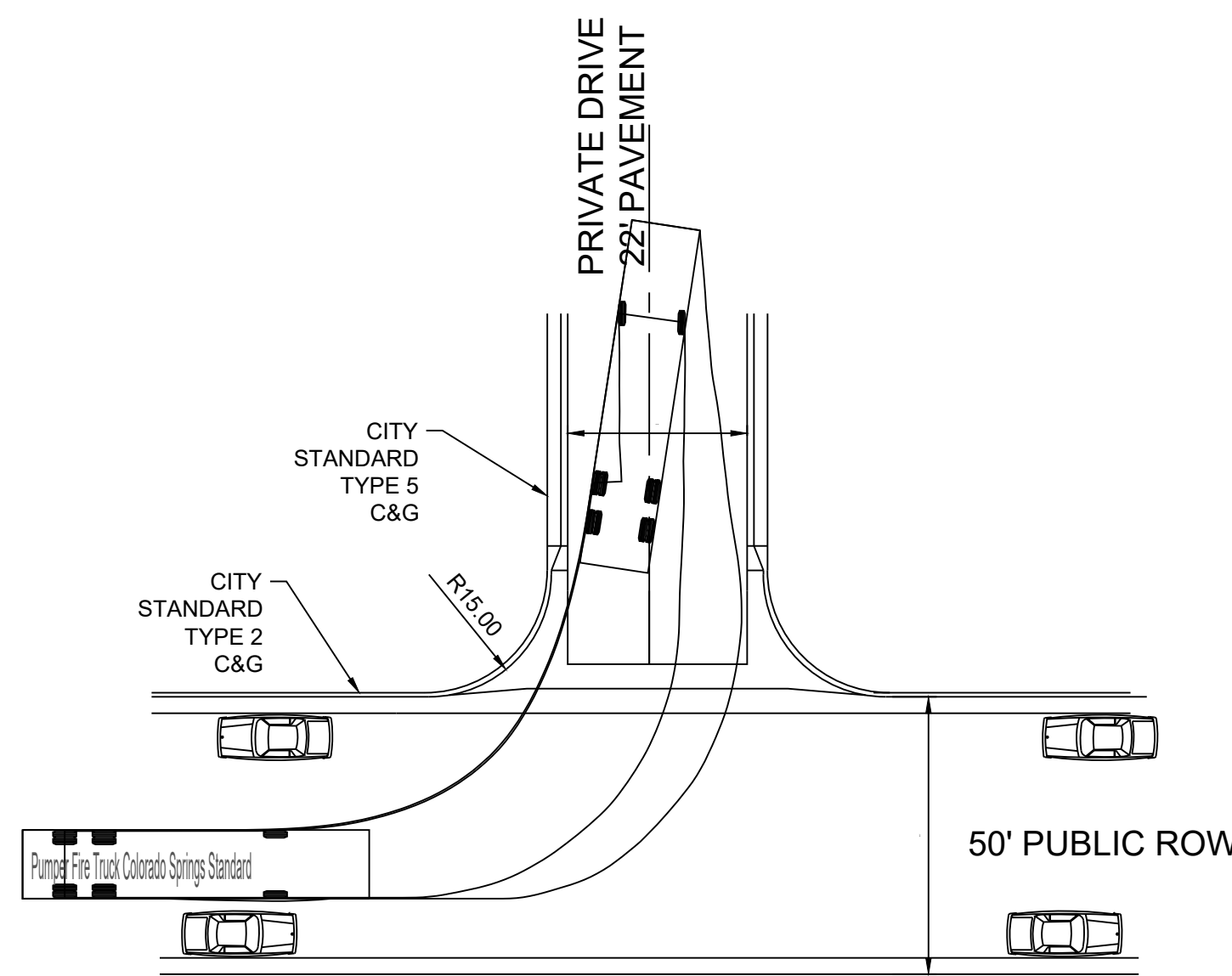
PAWNEE TO 50' PUBLIC ROW



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

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL
06.24.2026	AR	4TH SUBMITTAL

FIRE TRUCK EXHIBIT

DP3.02

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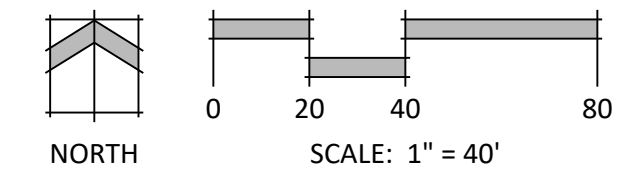
DEPN-25-0173



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

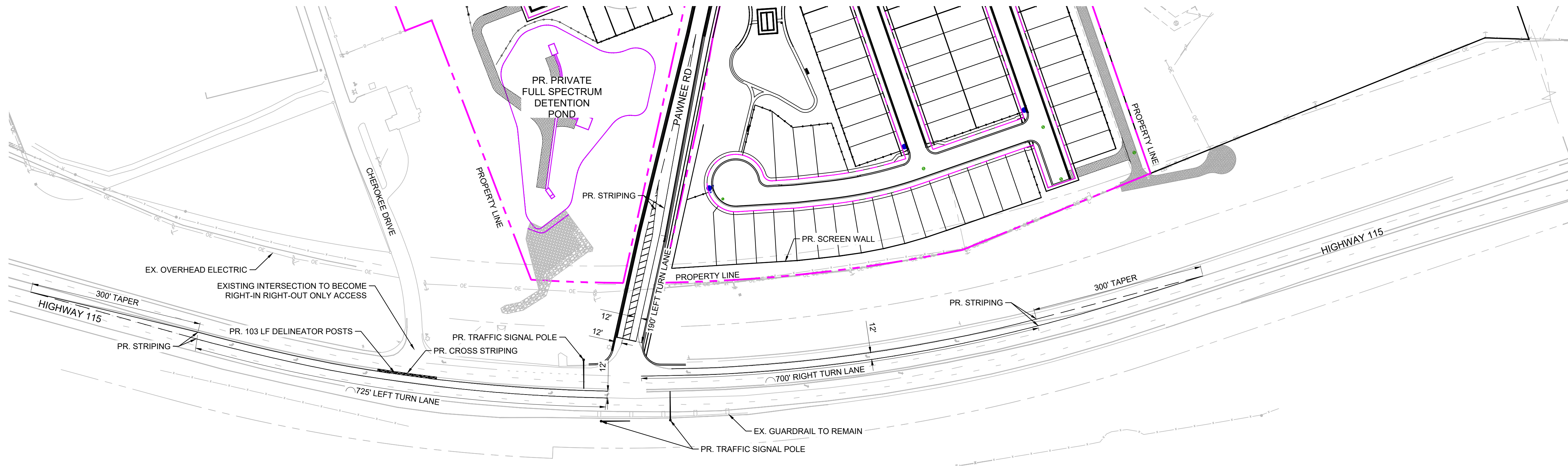
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06.24.2026	AR	4TH SUBMITTAL

HILLSIDE PLAN

DP3.03
12 OF 41

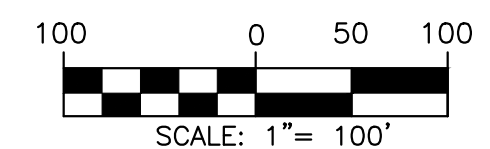
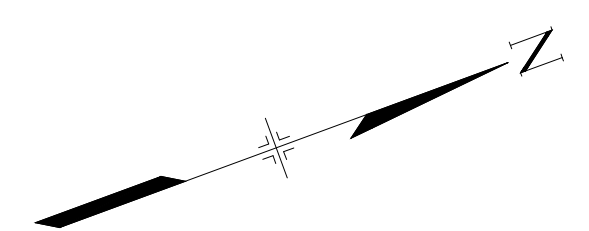
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LEGEND

- PROPERTY BOUNDARY
- ROW BOUNDARY LINE

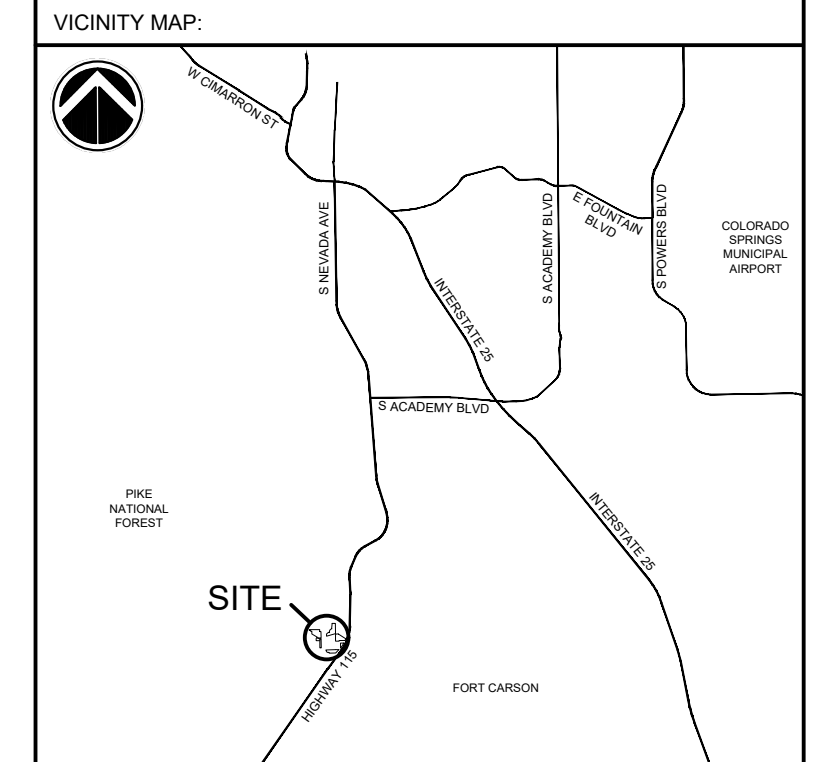


CONSULTANTS:
 CIVIL ENGINEER:

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:

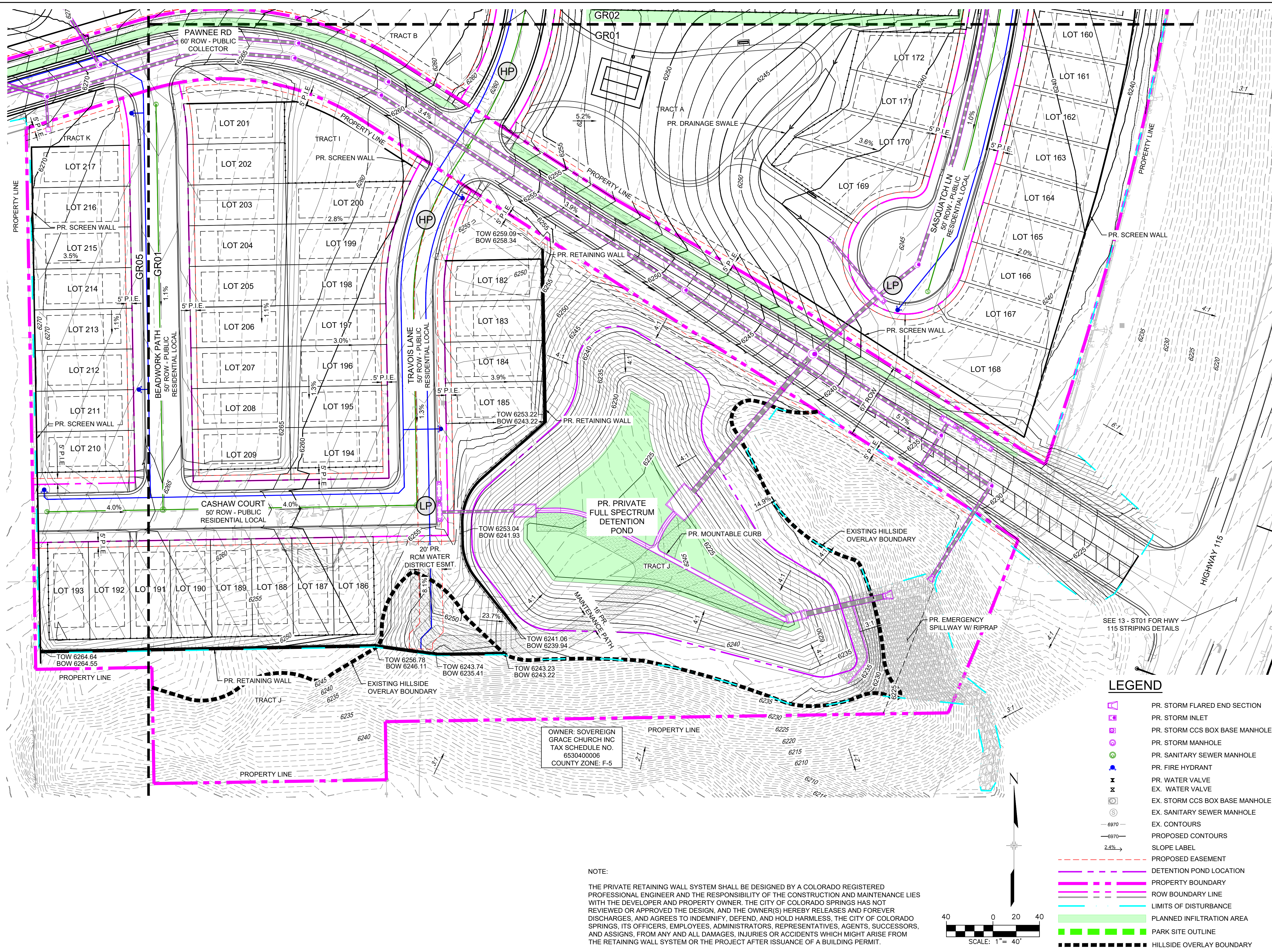
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2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP

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

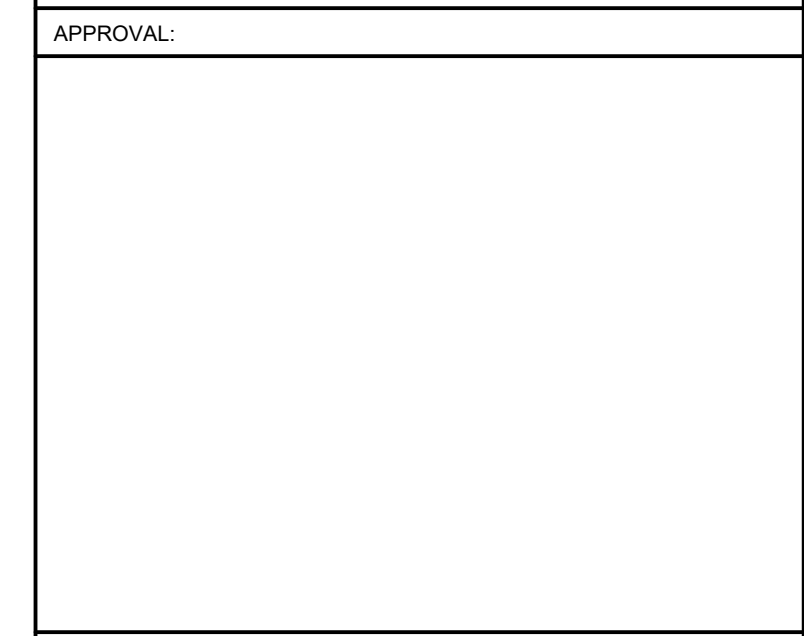
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CONSULTANTS:
 CIVIL ENGINEER:
Matrix
Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

OWNER/DEVELOPER:
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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:

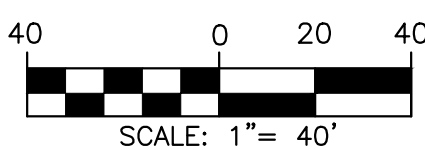
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2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP

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 CHECKED BY: CAP
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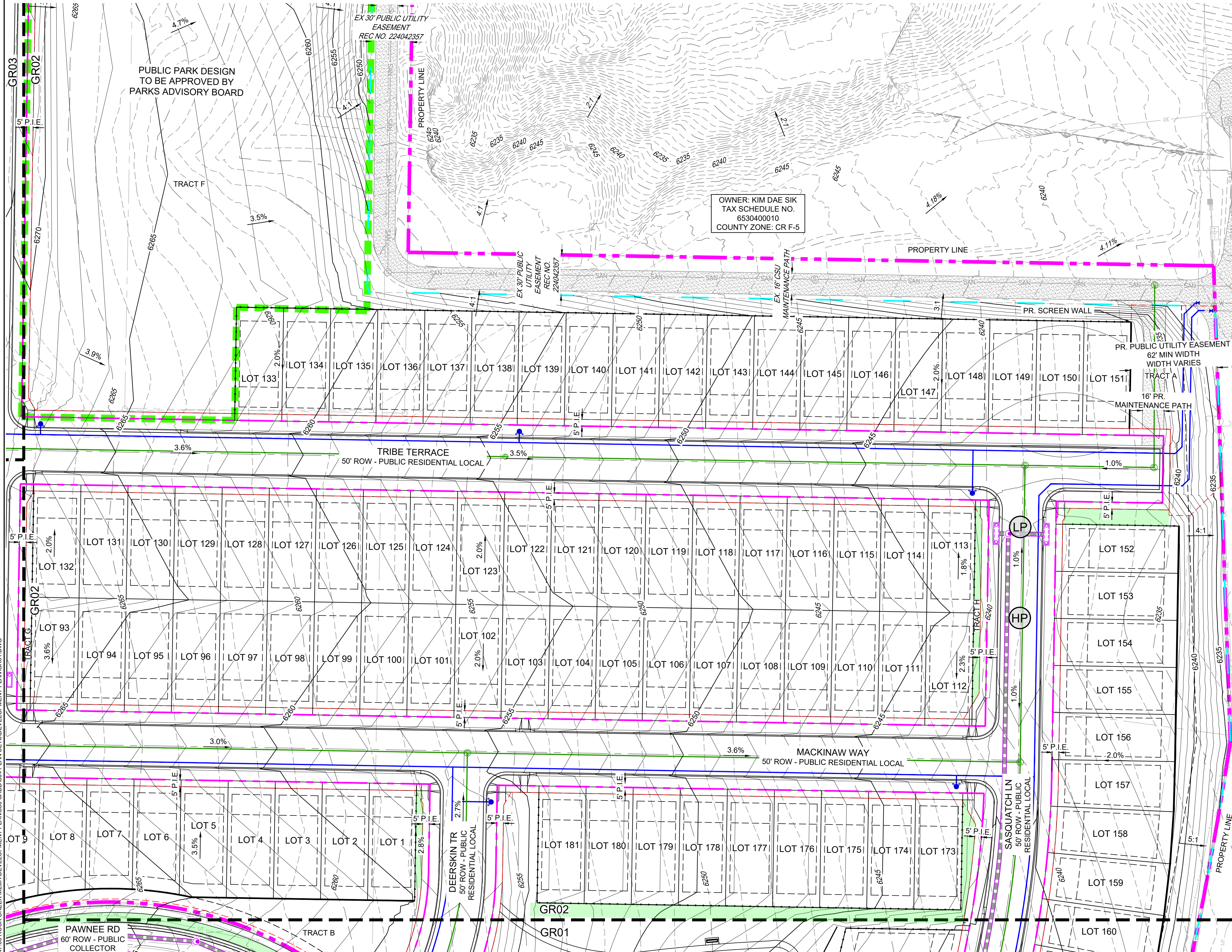
SHEET TITLE:
PRELIMINARY GRADING PLAN
GR01
 SHEET 14 OF 41
 CITY FILE NO.: DEPN-25-0173

- LEGEND**
- PR. STORM FLARED END SECTION
 - PR. STORM INLET
 - PR. STORM CCS BOX BASE MANHOLE
 - PR. STORM MANHOLE
 - PR. SANITARY SEWER MANHOLE
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - EX. 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 CADD\504 PLAN SET\SIDE 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
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- ROW BOUNDARY LINE
- LIMITS OF DISTURBANCE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

CONSULTANTS:

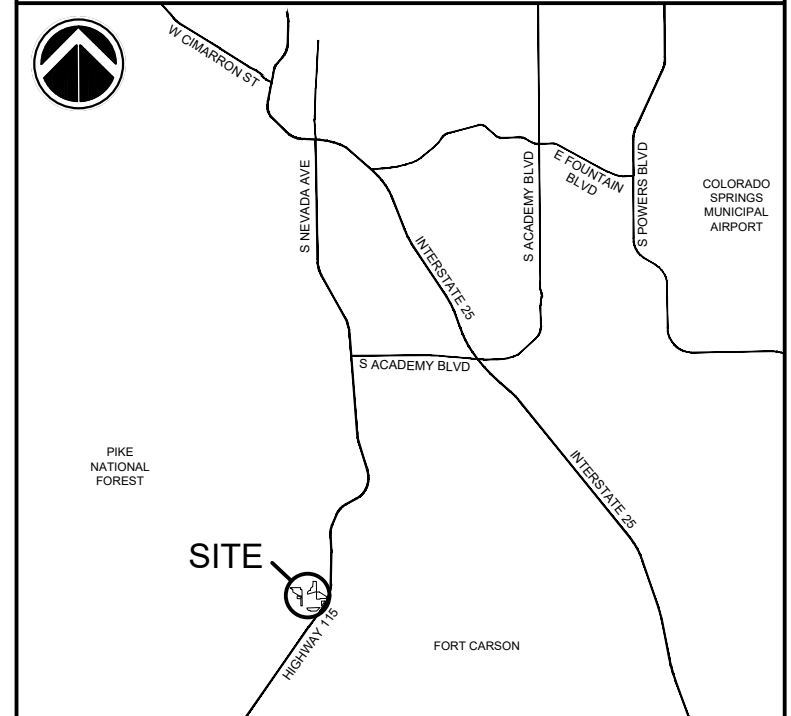
CIVIL ENGINEER:
Matrix
Excellence by Design
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

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
3	6/24/2026	4TH SUBMITTAL	CP

DRAWING INFORMATION:

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

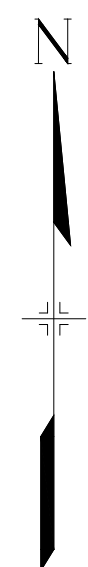
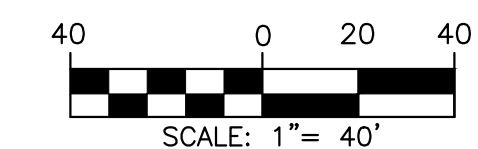
SHEET TITLE:

**PRELIMINARY
 GRADING PLAN**

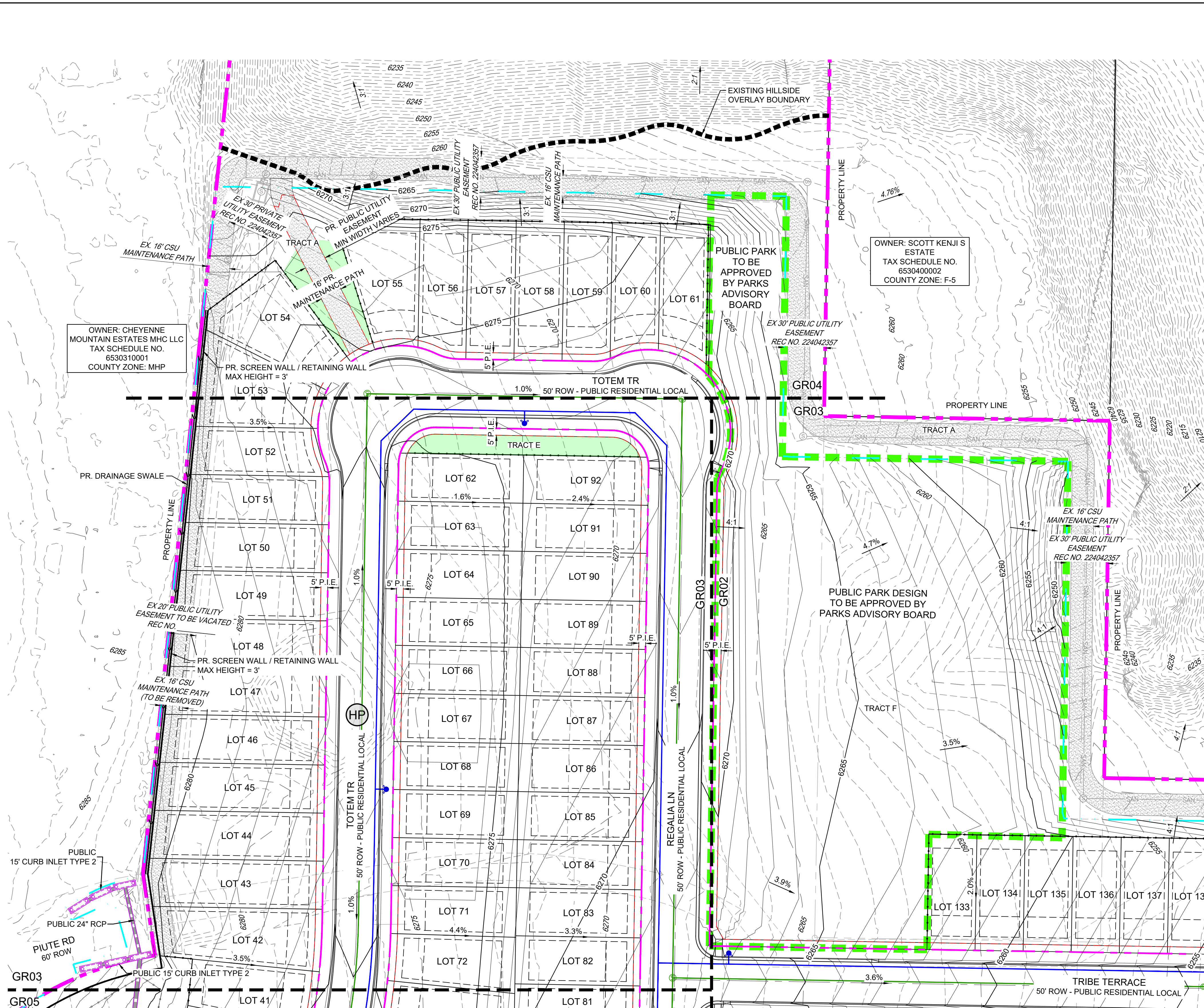
GR02

SHEET 15 OF 41

CITY FILE NO.: DEPN-25-0173



FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\GR03.DWG



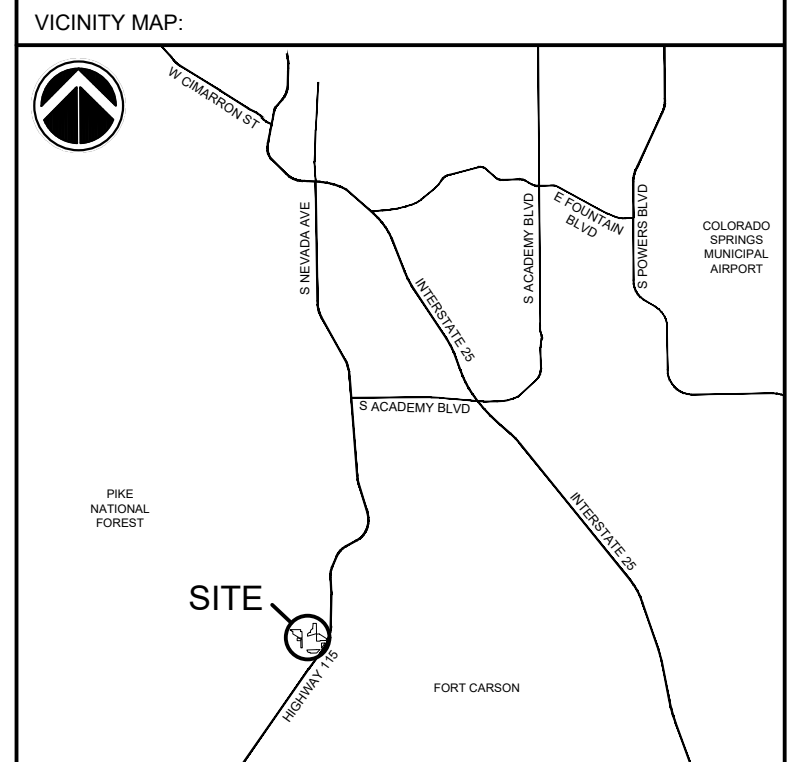
LEGEND

- 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
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

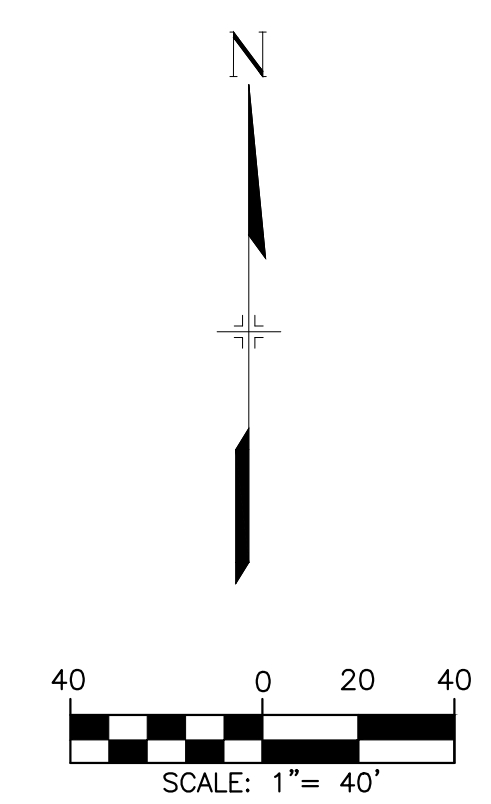
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP

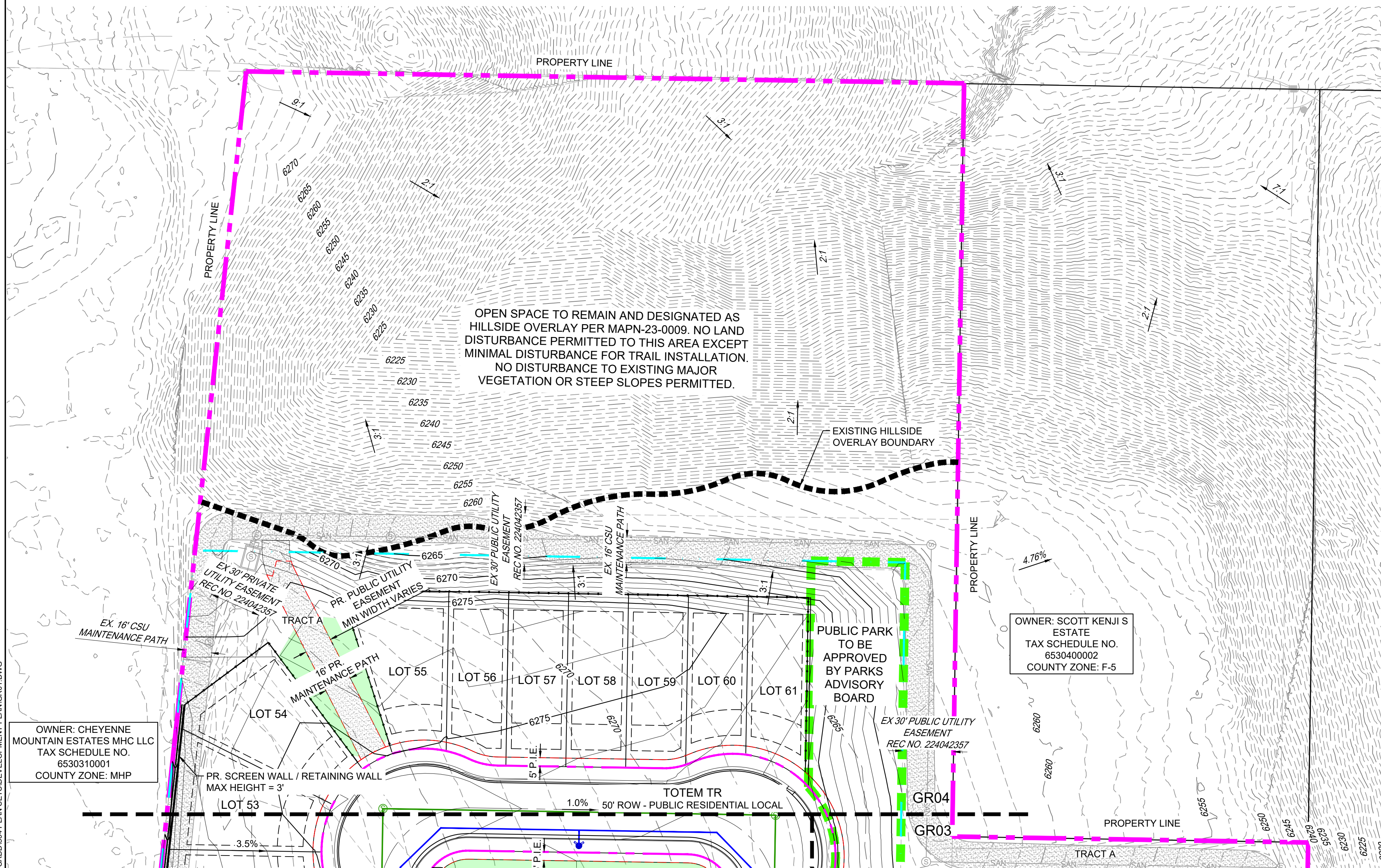
DRAWING INFORMATION:
PROJECT NO.: 25.002547.00
DRAWN BY: WAN
CHECKED BY: CAP
APPROVED BY: CAP

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



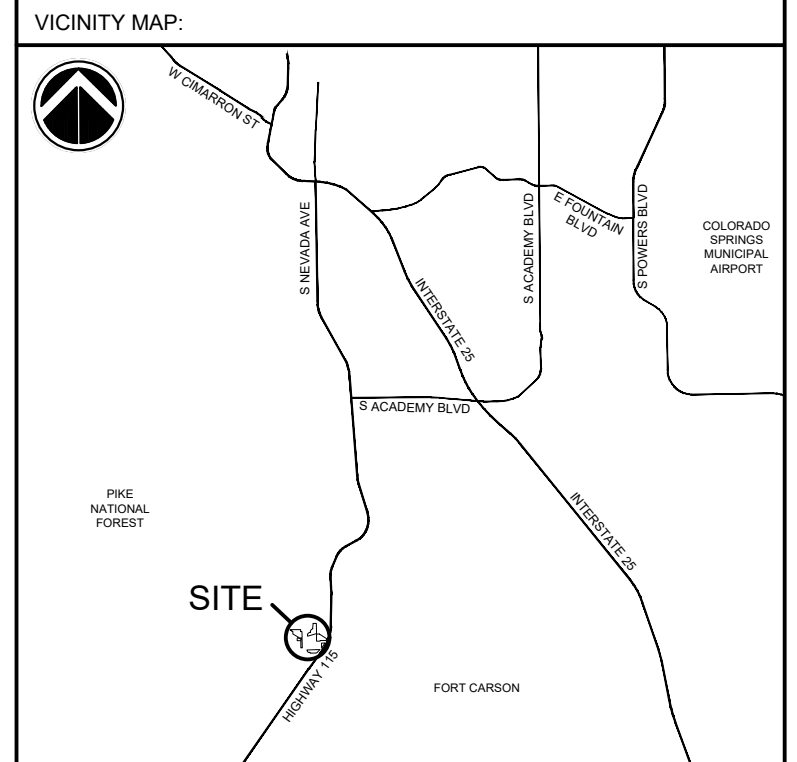
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- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
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- PR. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
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- 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

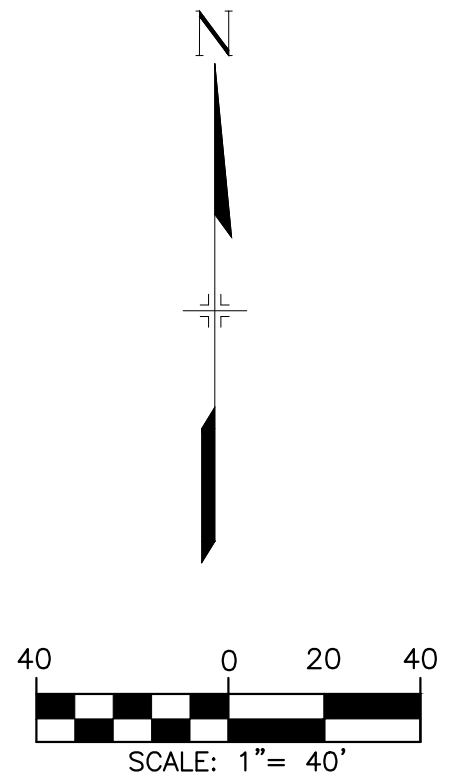
REVISION HISTORY:

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2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP

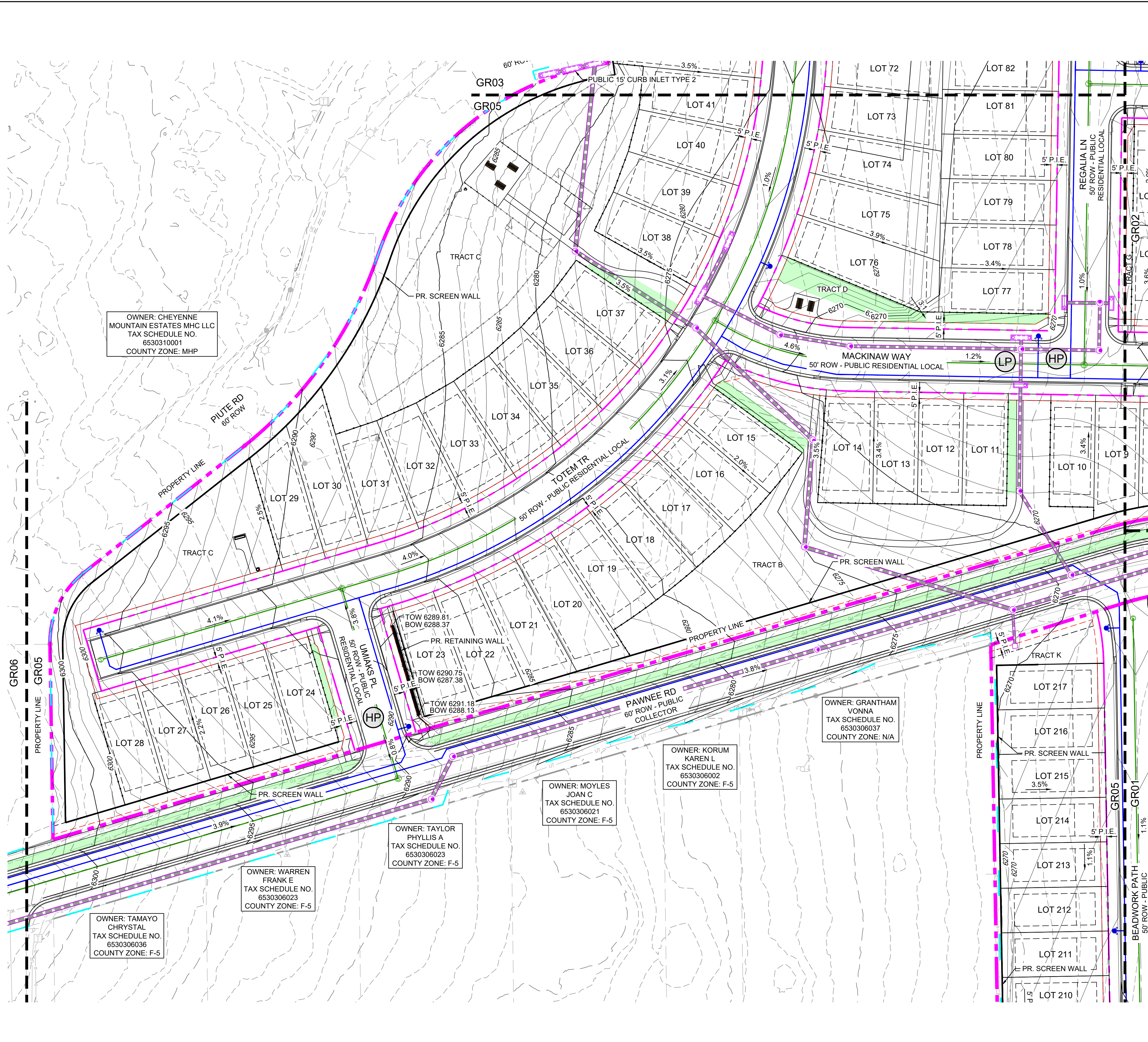
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 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

SHEET TITLE:
PRELIMINARY GRADING PLAN

GR04
 SHEET 17 OF 41
 CITY FILE NO.: DEPN-25-0173



FILE LOCATION: S:\302547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SET\DEVELOPMENT PLAN\GR05.DWG



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

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 CHRYSYAL
TAX SCHEDULE NO. 6530306036
COUNTY ZONE: F-5

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

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

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

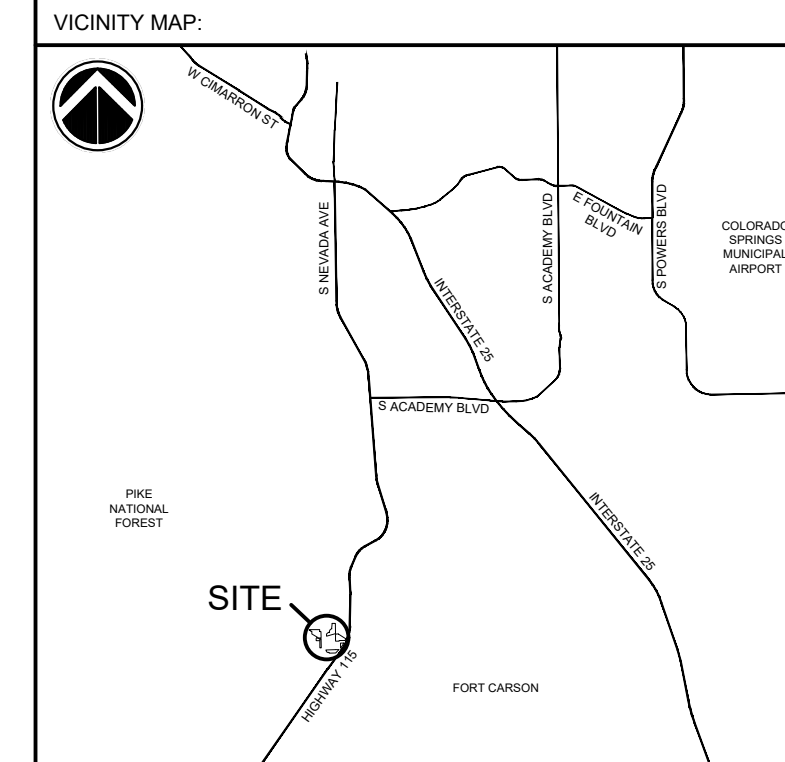
LEGEND

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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
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
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- 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
3	6/24/2026	4TH SUBMITTAL	CP

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

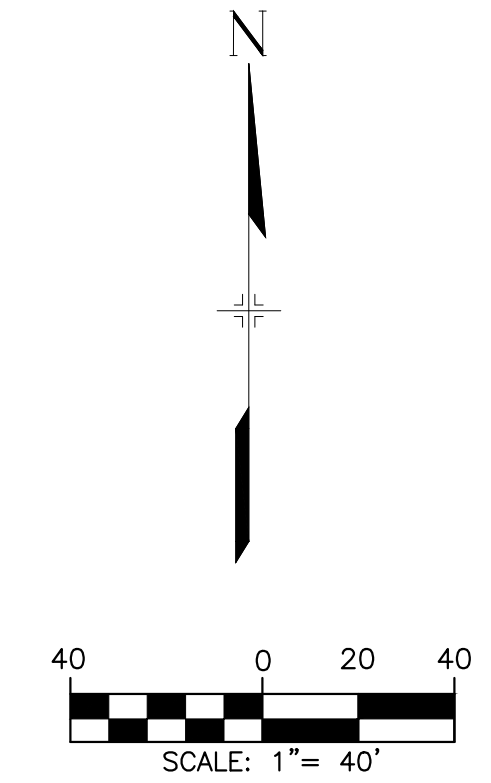
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PRELIMINARY GRADING PLAN

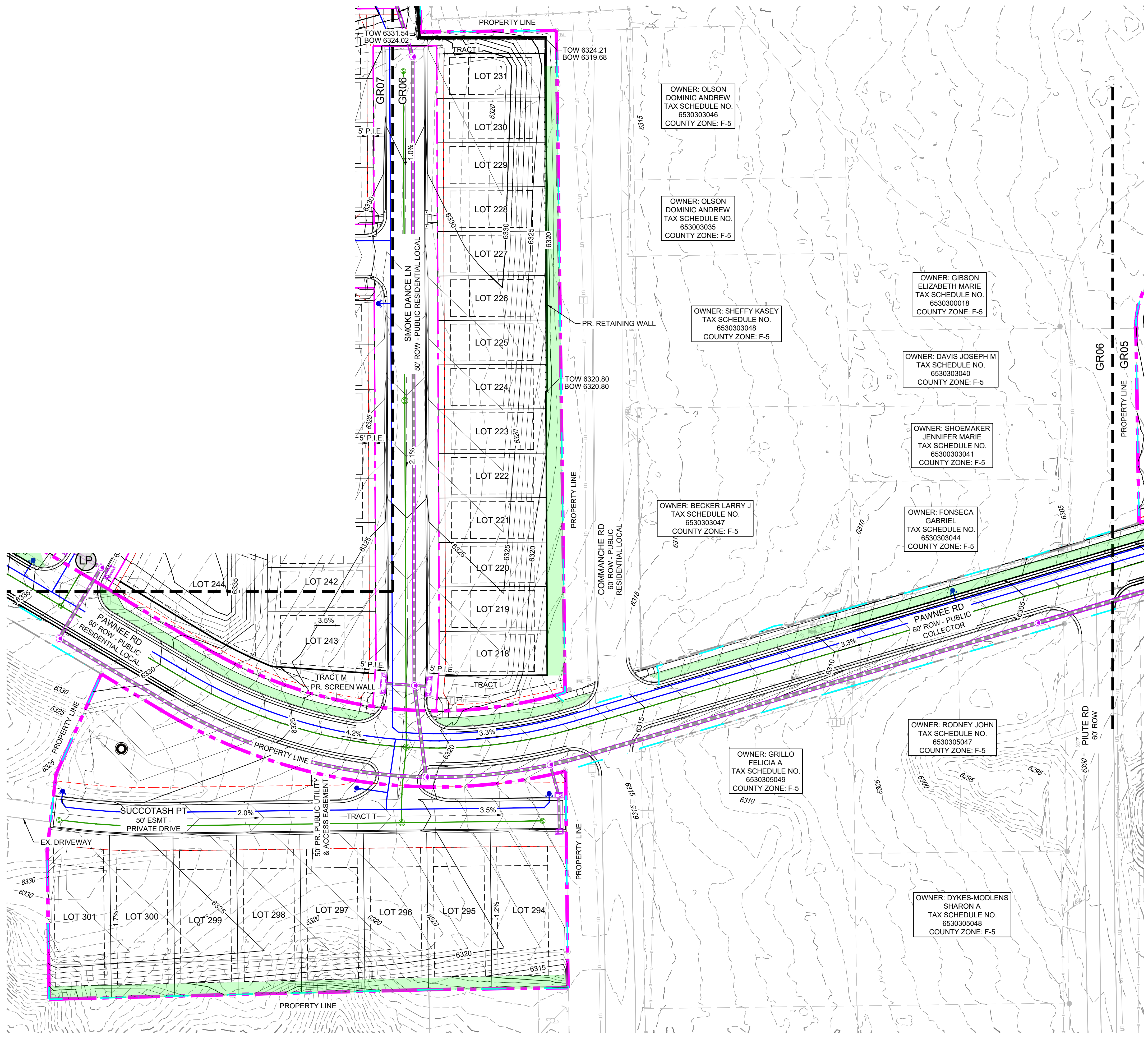
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SHEET 18 OF 41

CITY FILE NO.: DEPN-25-0173



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



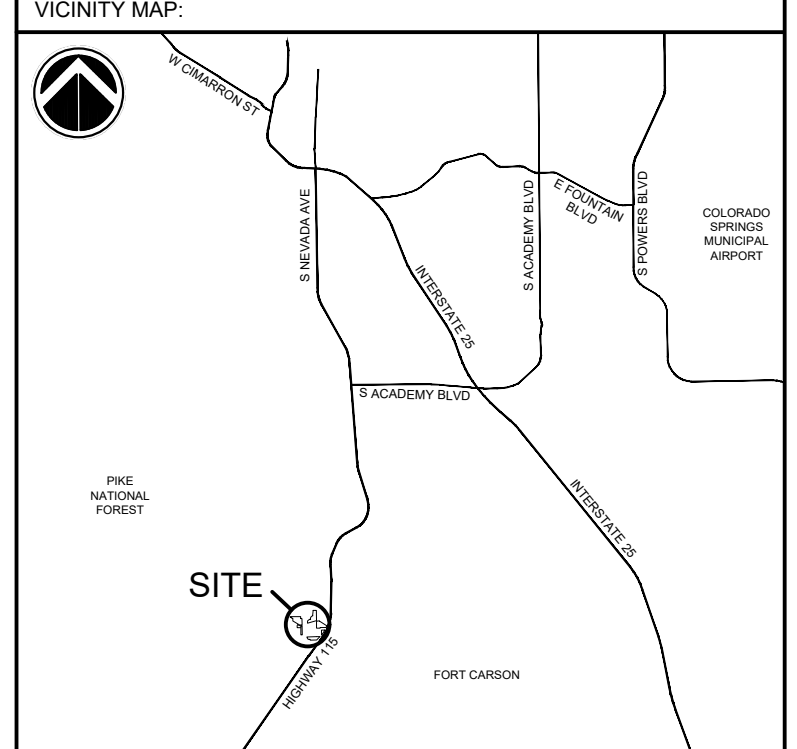
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- PR. STORM INLET
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- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
- PROPOSED CONTOURS
- SLOPE LABEL
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
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- 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

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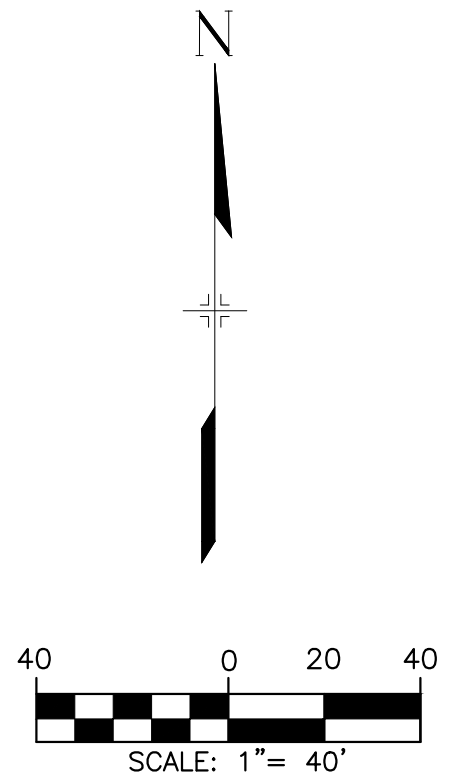
DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY GRADING PLAN

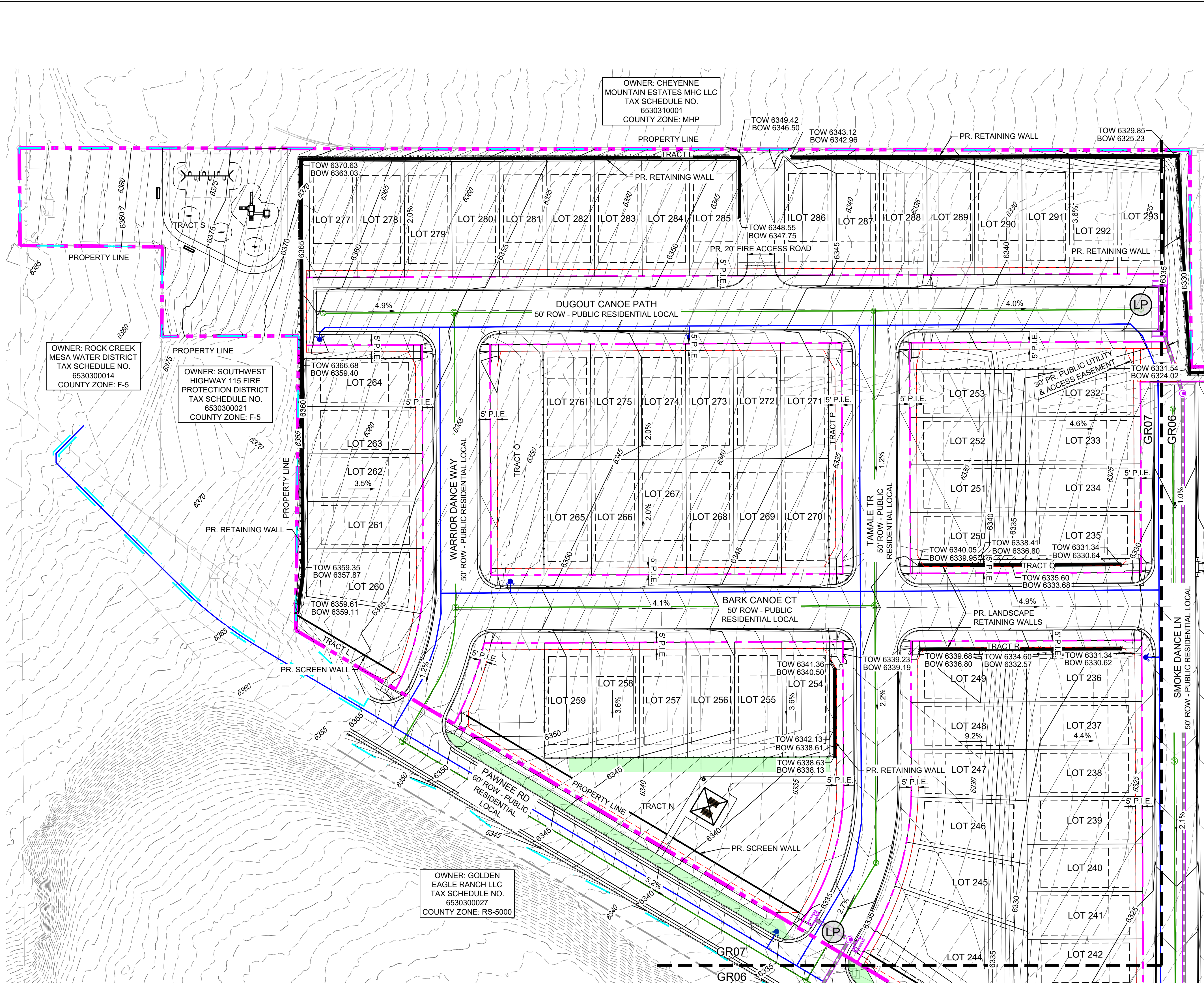
GR06

SHEET 19 OF 41

CITY FILE NO.: DEPN-25-0173



FILE LOCATION: S:\3.02547.00 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
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. CONTOURS
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- PROPERTY BOUNDARY
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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:
ROCK CREEK MESA DEVELOPMENT PLAN
 COLORADO SPRINGS, CO
 DECEMBER 16, 2025

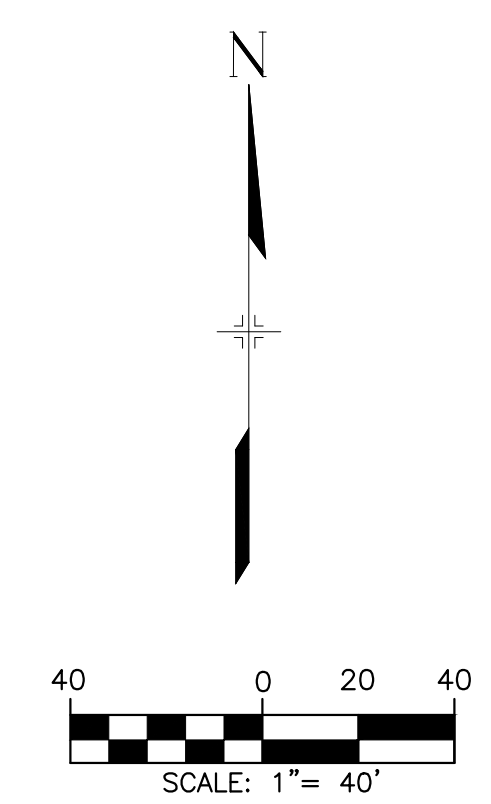
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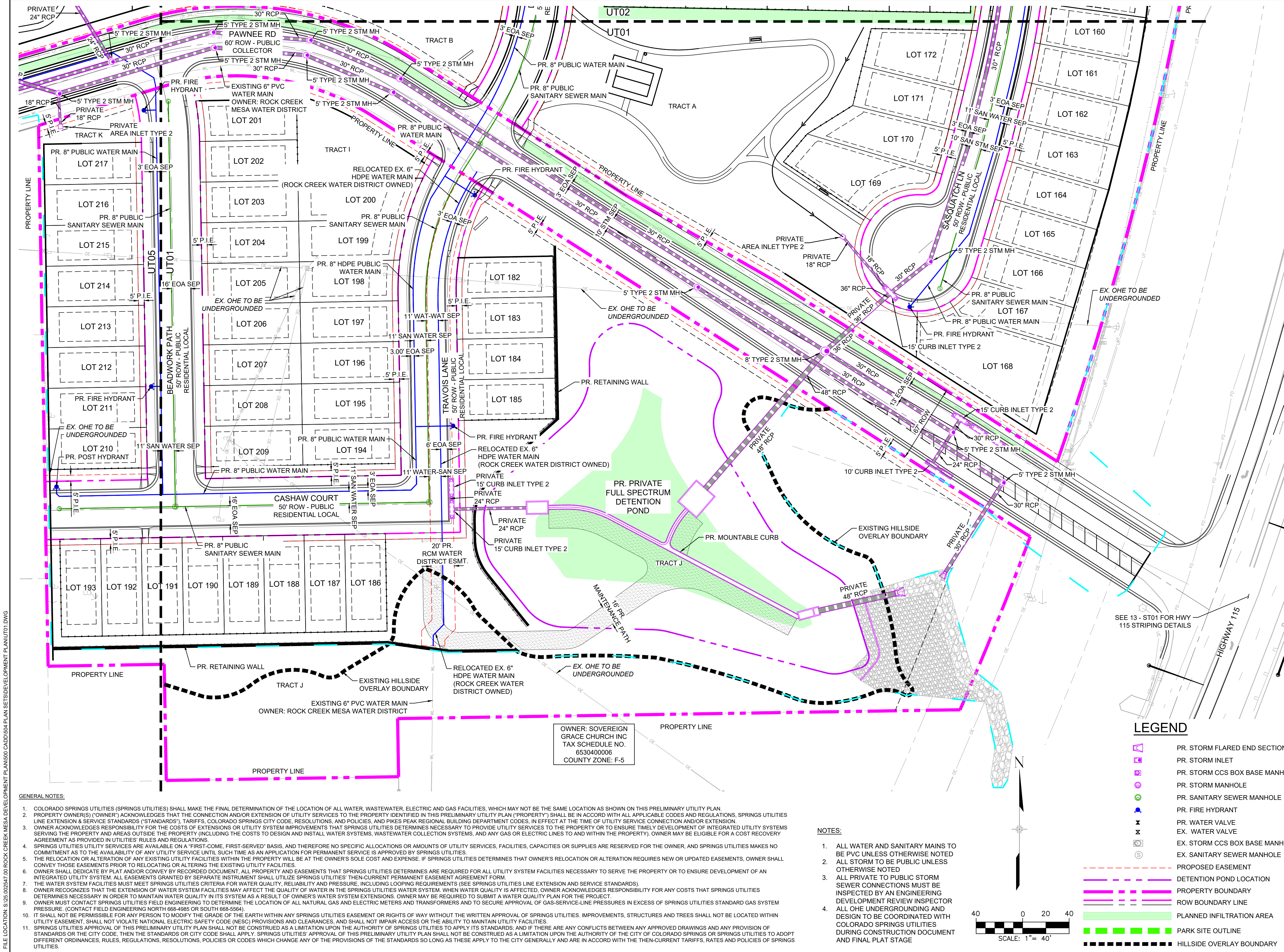
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2	5/13/2026	3RD SUBMITTAL	CP
3	6/24/2026	4TH SUBMITTAL	CP

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





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:
(Map showing location relative to Highway 115 and surrounding areas)

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

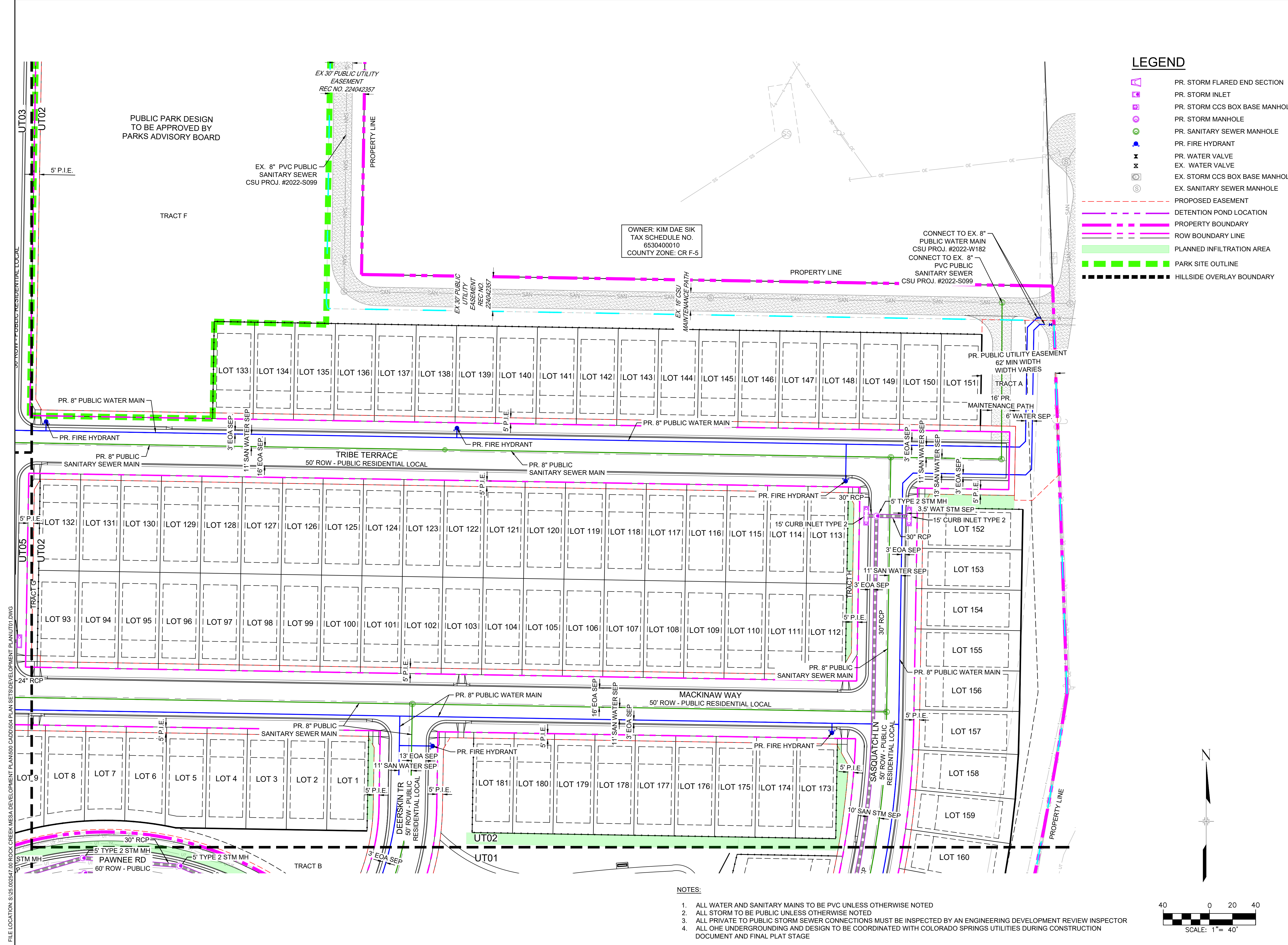
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1	3/11/2026	2ND SUBMITTAL	CP
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3	6/24/2026	4TH SUBMITTAL	CP

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

SHEET TITLE:
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
UT01

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



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

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

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

PUBLIC PARK DESIGN
TO BE APPROVED BY
PARKS ADVISORY BOARD

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

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:

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

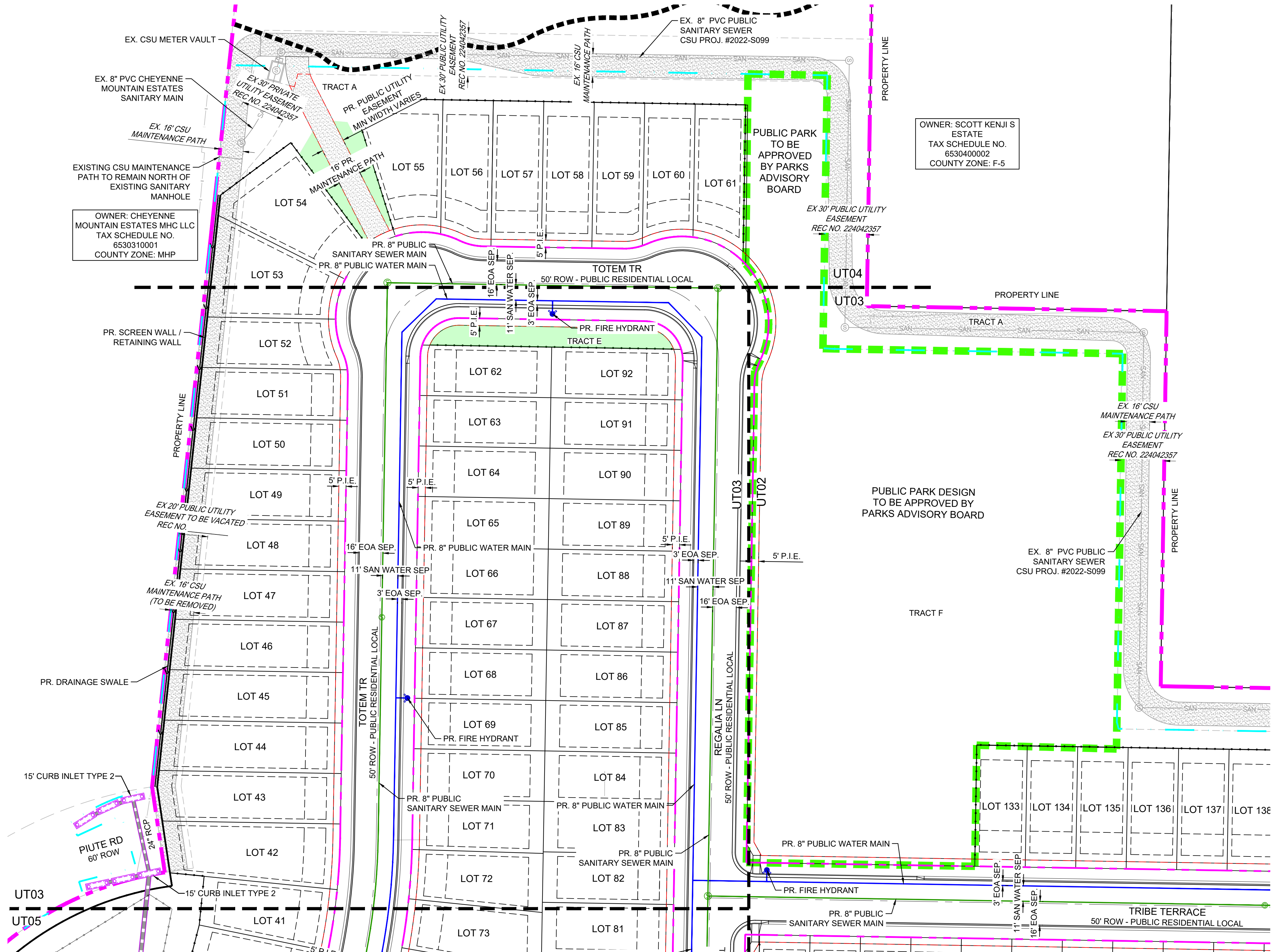
**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT02

SHEET 22 OF 41

CITY FILE NO.: DEPN-25-0173

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



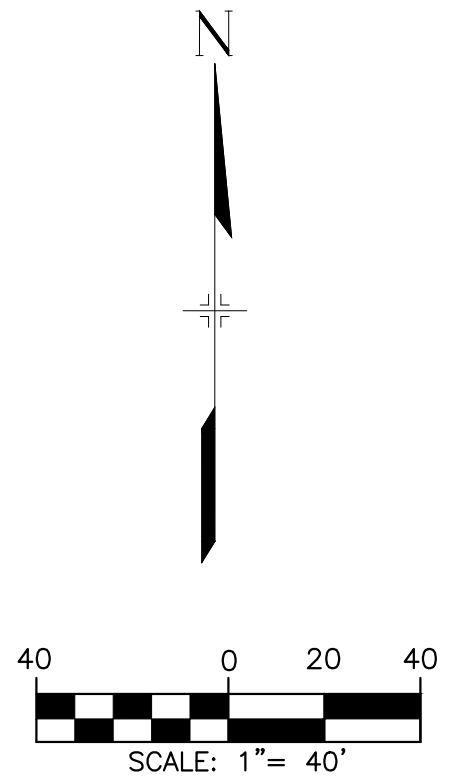
LEGEND

- PR. STORM FLARED END SECTION
- 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

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

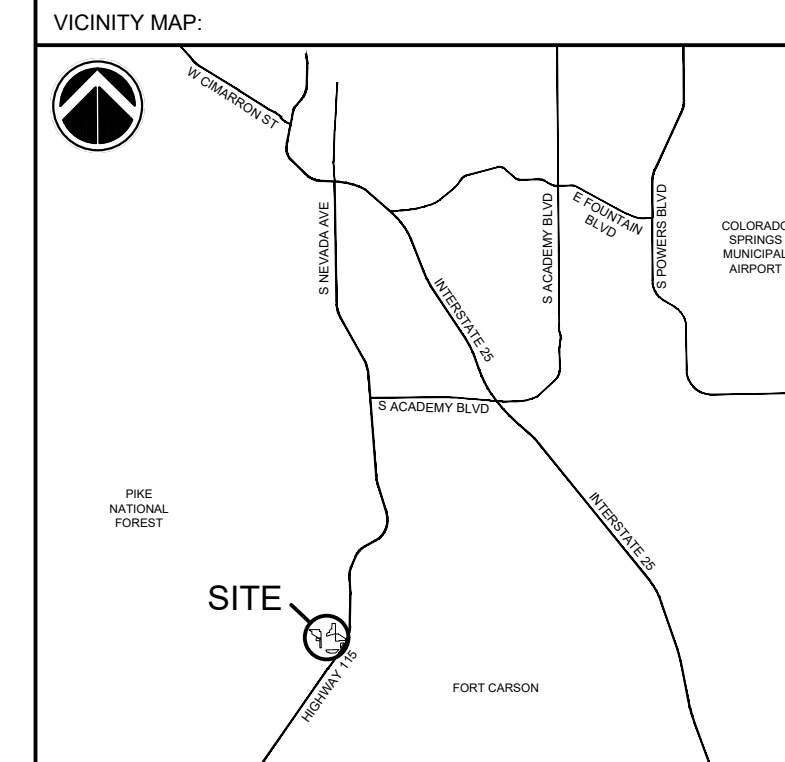
- NOTES:**
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 4. ALL ONE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES DURING CONSTRUCTION DOCUMENT AND FINAL PLAT STAGE



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:

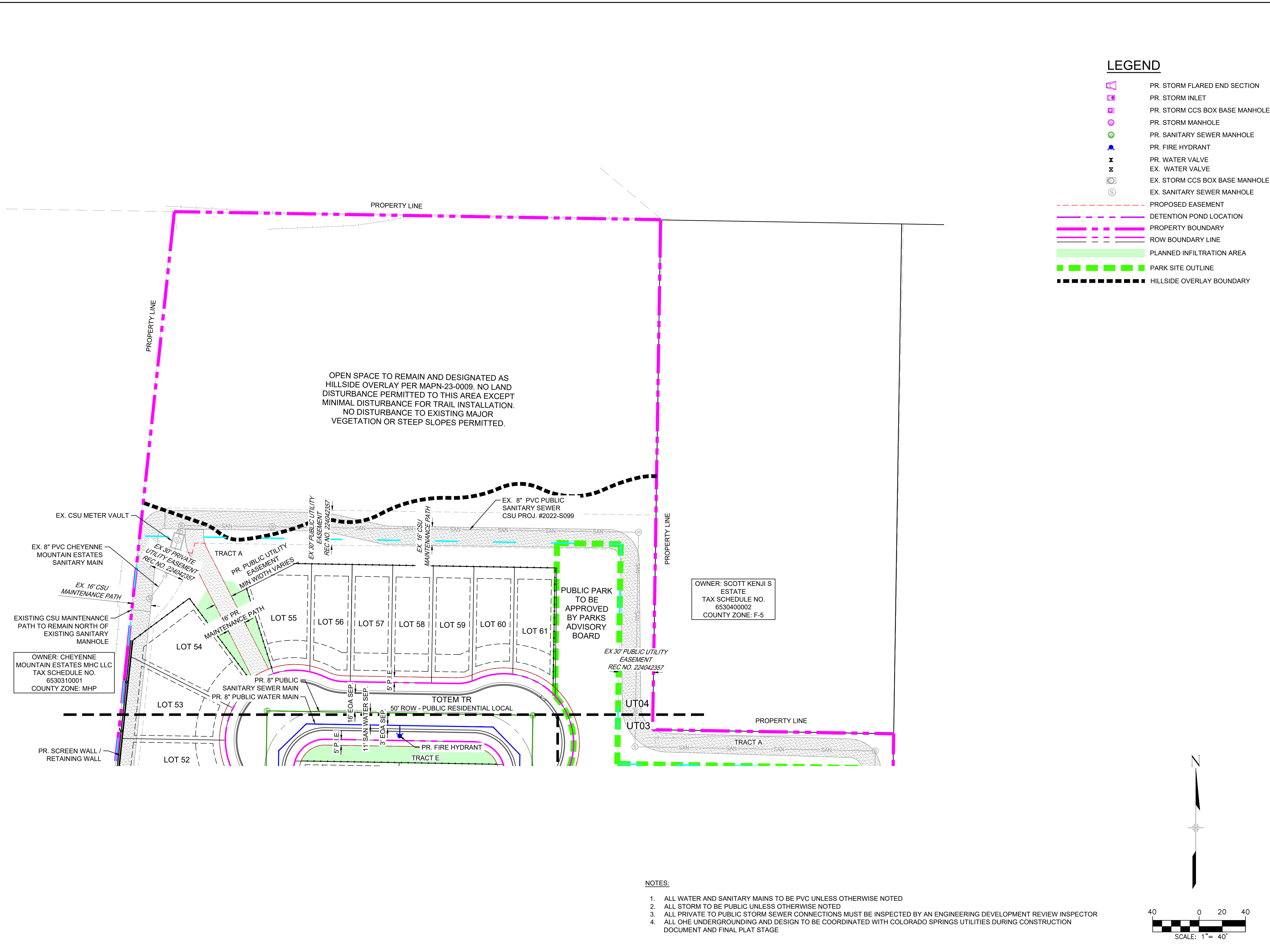
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3	6/24/2026	4TH SUBMITTAL	CP

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

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT03
 SHEET 23 OF 41
 CITY FILE NO.: DEPN-25-0173

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:
1. ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
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LEGEND

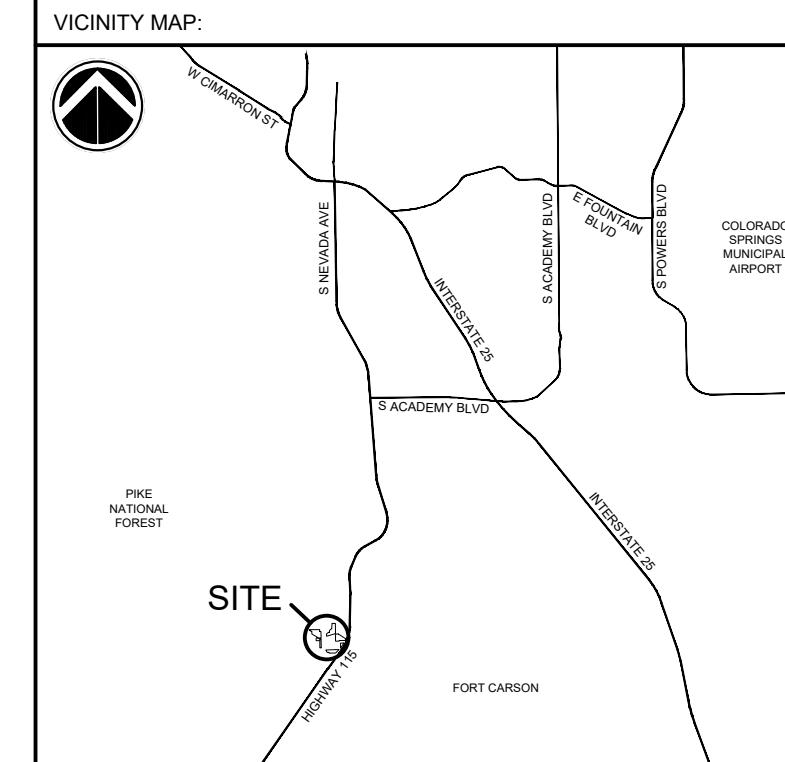
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	PR. STORM INLET
	PR. STORM CCS BOX BASE MANHOLE
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	PR. SANITARY SEWER MANHOLE
	PR. FIRE HYDRANT
	PR. WATER VALVE
	EX. WATER VALVE
	EX. STORM CCS BOX BASE MANHOLE
	EX. SANITARY SEWER MANHOLE
	PROPOSED EASEMENT
	DETENTION POND LOCATION
	PROPERTY BOUNDARY
	ROW BOUNDARY LINE
	PLANNED INFILTRATION AREA
	PARK SITE OUTLINE
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CONSULTANTS:
 CIVIL ENGINEER:

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OWNER/DEVELOPER:
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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:

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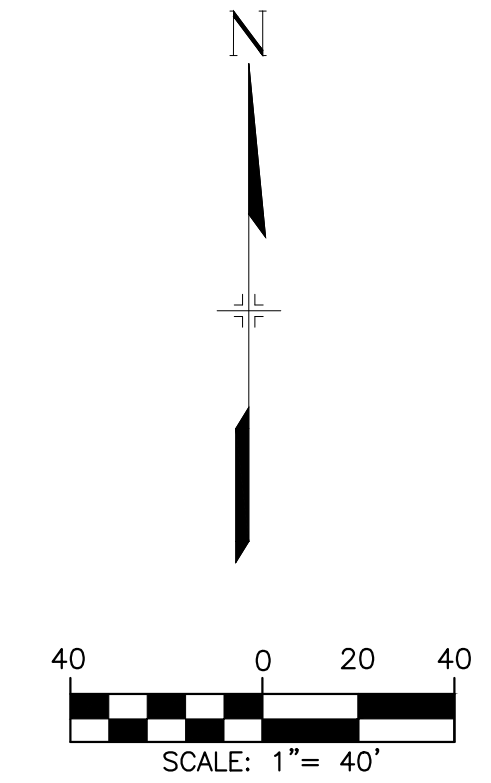
DRAWING INFORMATION:
 PROJECT NO: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

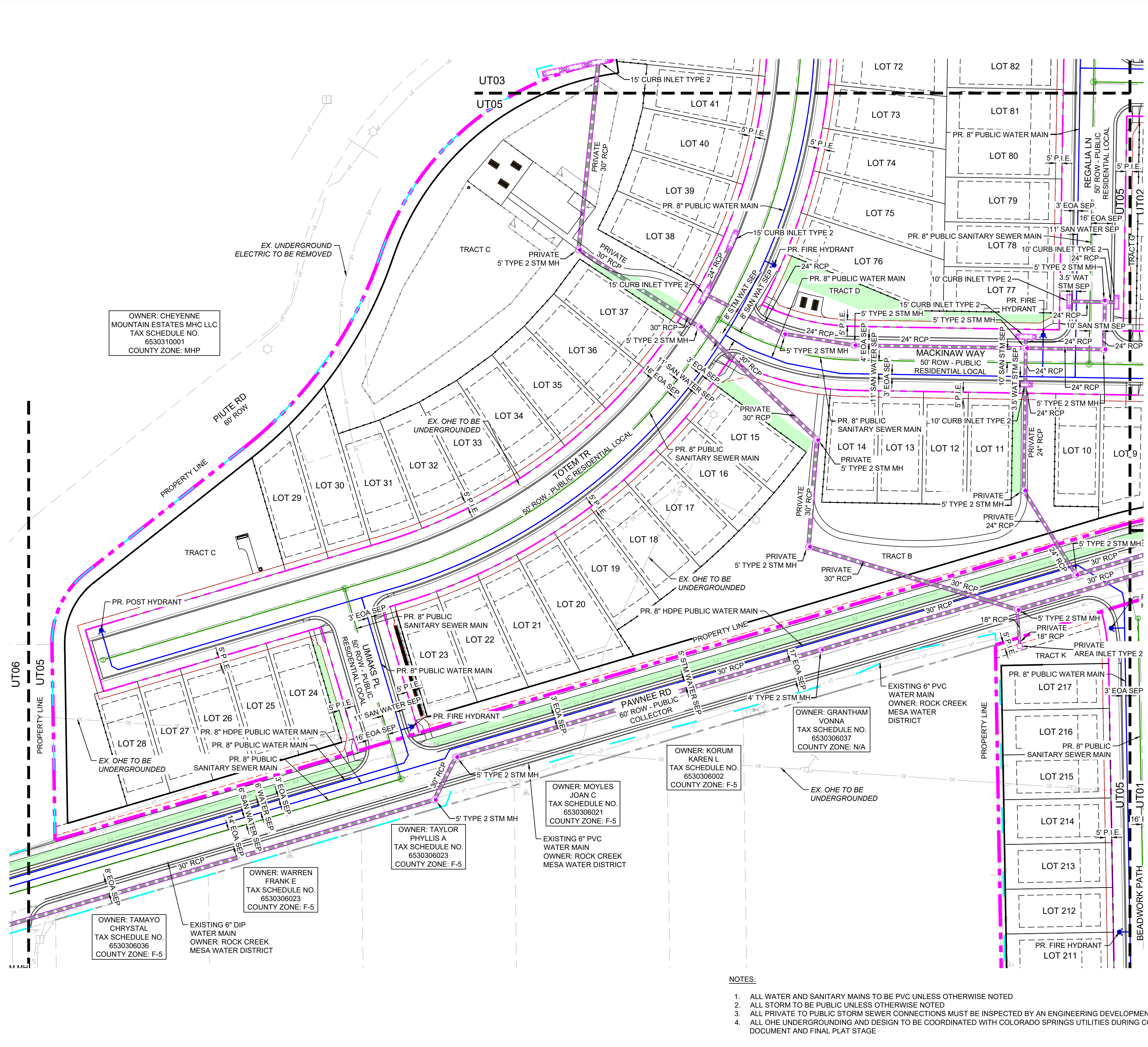
UT04

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

- 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

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

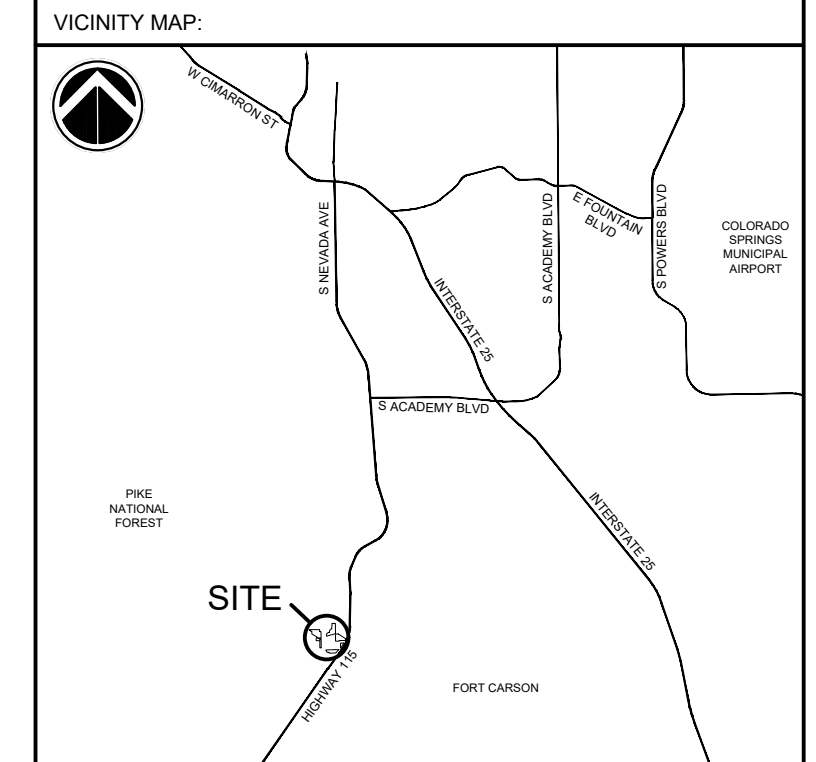
OWNER: TAMAYO CHRYSTAL
TAX SCHEDULE NO. 6530306036
COUNTY ZONE: F-5

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

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:



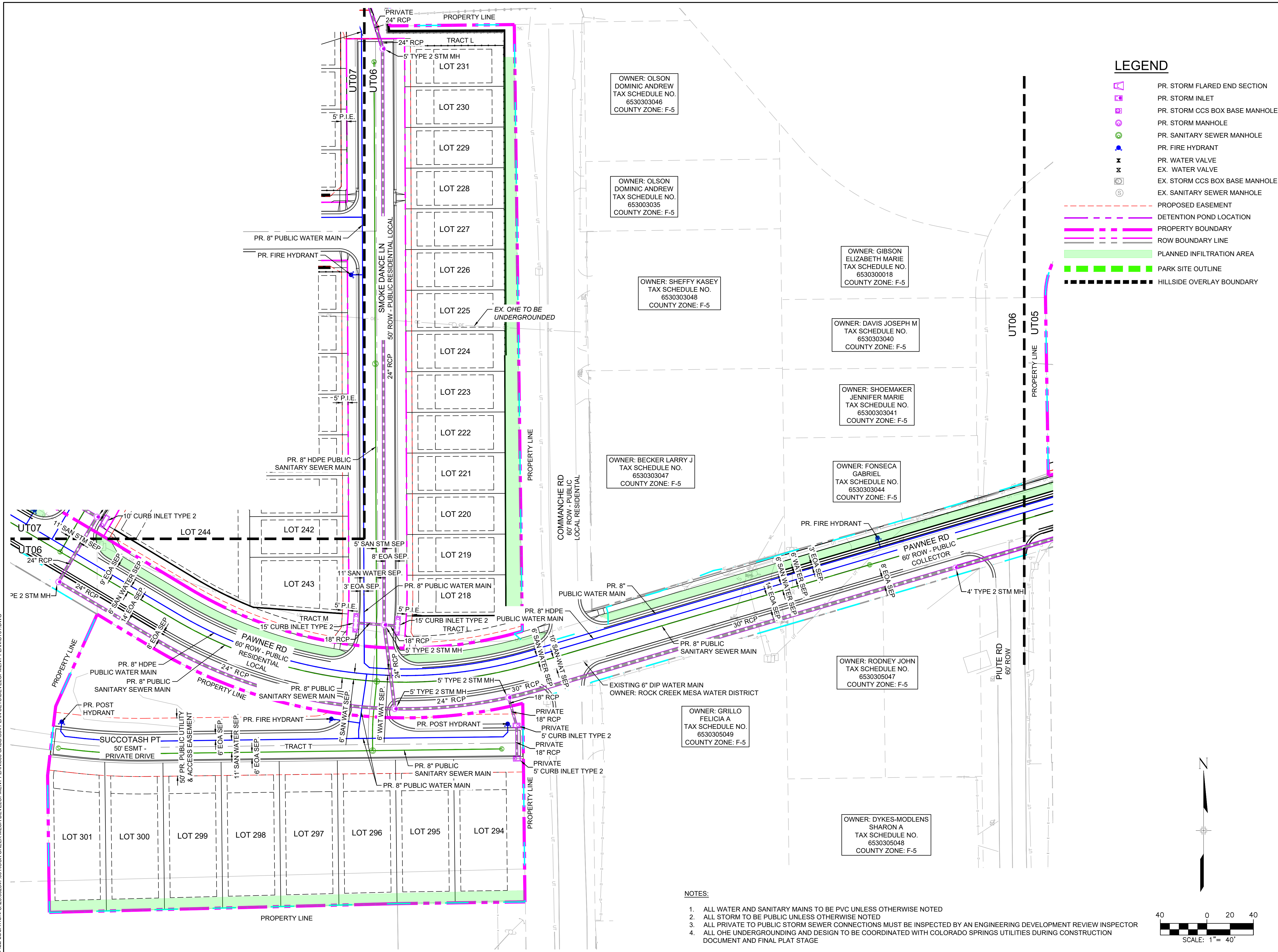
PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN
COLORADO SPRINGS, CO
DECEMBER 16, 2025

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

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

SHEET TITLE:
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
UT05
SHEET 25 OF 41
CITY FILE NO.: DEPN-25-0173

FILE LOCATION: S:\25.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\UT06.DWG



LEGEND

- PR. STORM FLARED END SECTION
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- DETENTION POND LOCATION
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- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

OWNER: OLSON
DOMINIC ANDREW
TAX SCHEDULE NO.
653030346
COUNTY ZONE: F-5

OWNER: OLSON
DOMINIC ANDREW
TAX SCHEDULE NO.
653030335
COUNTY ZONE: F-5

OWNER: GIBSON
ELIZABETH MARIE
TAX SCHEDULE NO.
653030018
COUNTY ZONE: F-5

OWNER: DAVIS JOSEPH M
TAX SCHEDULE NO.
653030340
COUNTY ZONE: F-5

OWNER: SHOEMAKER
JENNIFER MARIE
TAX SCHEDULE NO.
6530030341
COUNTY ZONE: F-5

OWNER: BECKER LARRY J
TAX SCHEDULE NO.
653030347
COUNTY ZONE: F-5

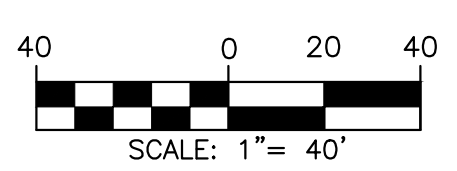
OWNER: FONSECA
GABRIEL
TAX SCHEDULE NO.
653030344
COUNTY ZONE: F-5

OWNER: RODNEY JOHN
TAX SCHEDULE NO.
653030547
COUNTY ZONE: F-5

OWNER: GRILLO
FELICIA A
TAX SCHEDULE NO.
653030549
COUNTY ZONE: F-5

OWNER: DYKES-MODLENS
SHARON A
TAX SCHEDULE NO.
653030548
COUNTY ZONE: F-5

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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:
**ROCK CREEK MESA
DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:
PROJECT NO.: 25.002547.00
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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

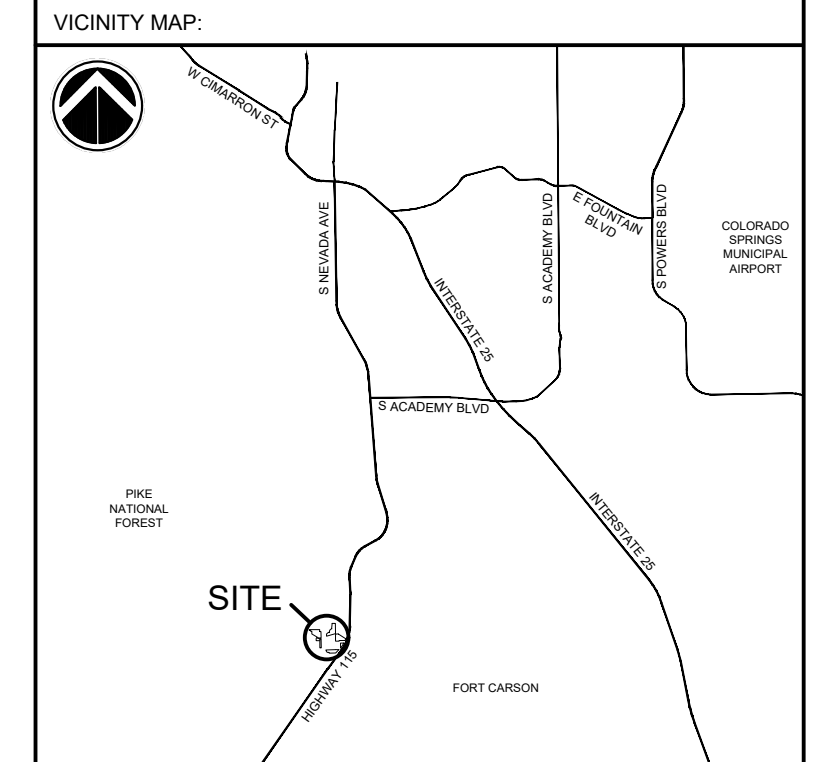
LEGEND

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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:



PROJECT:
**ROCK CREEK MESA
DEVELOPMENT PLAN**

COLORADO SPRINGS, CO
DECEMBER 16, 2025

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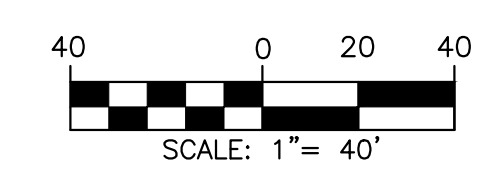
DRAWING INFORMATION:
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CHECKED BY: CAP
APPROVED BY: CAP

**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT07
SHEET 27 OF 41
CITY FILE NO.: DEPN-25-0173

NOTES:

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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 (K20)	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 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.

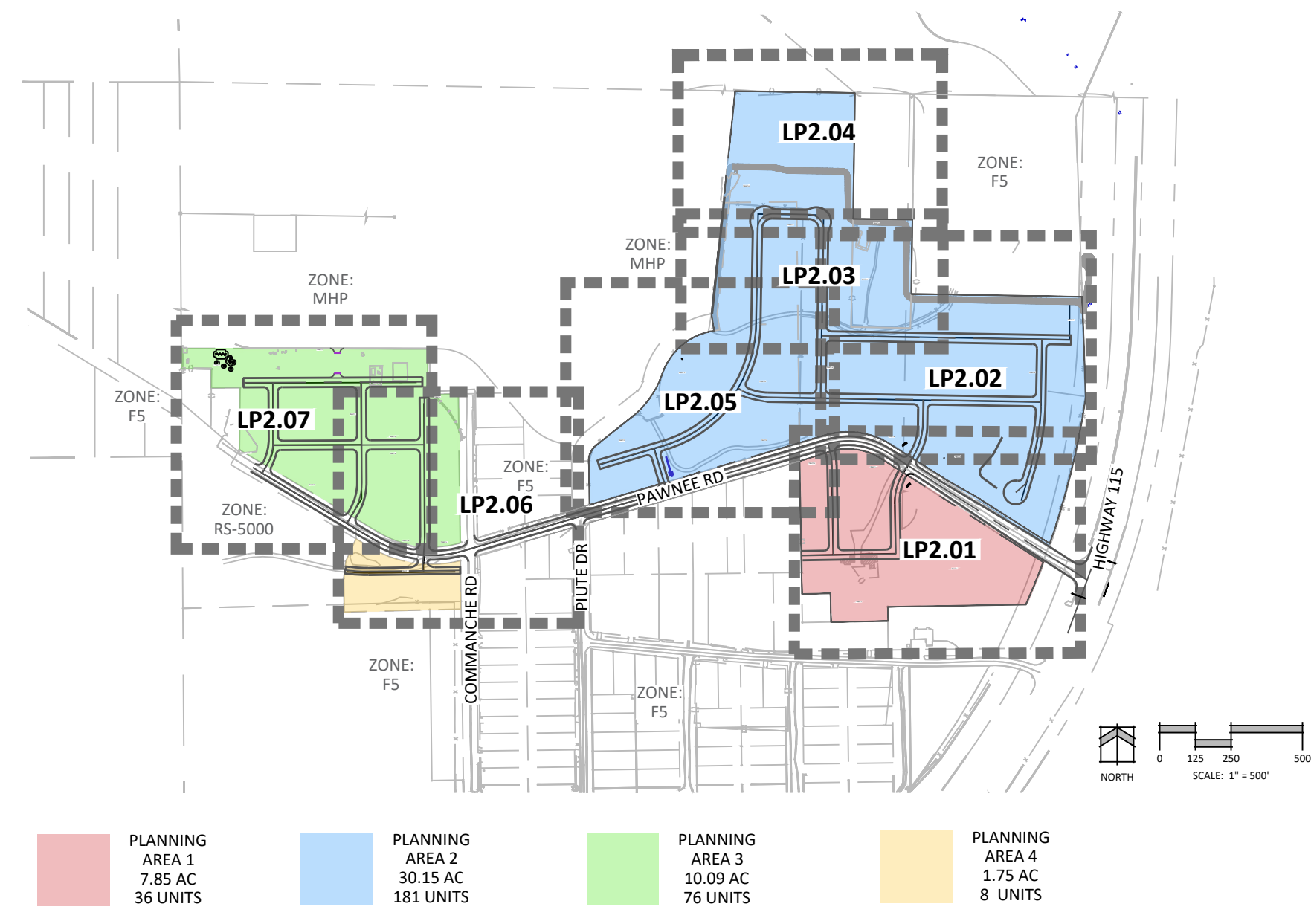
EXISTING VEGETATION NOTES

- 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		CLASSIFICATION		SETBACK DEPTH		LINEAR		TREE/FEET	
PLAN	STREET NAME/ ZONE BOUNDARY	REQ.	PROV.	REQ.	PROV.	FOOTAGE	REQUIRED		
PA	PAWNEE RD			10'	10'	971'	1 / 30		
115	HIGHWAY 115			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	0	75%	
115	8	6	20	0	0	0	0	75%	
INTERNAL		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	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		CLASSIFICATION		SETBACK DEPTH		LINEAR		TREE/FEET	
PLAN	STREET NAME/ ZONE BOUNDARY	REQ.	PROV.	REQ.	PROV.	FOOTAGE	REQUIRED		
PA	PAWNEE RD			10'	10'	1758'	1 / 30		
115	HIGHWAY 115			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		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	PROV.
IN	1,313,334 SF	7.5%*	98,500 SF	224,125 SF	49,250 SF	162,509 SF	49,250 SF	61,616 SF	
	NO. OF TREES (1/500)	SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
	198	99	990	X	X	X	75%	75%	
AREA 1 & 2 COMBINED		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	PROV.
IN	1,655,280 SF	7.5%*	124,146 SF	354,214 SF	62,073 SF	162,509 SF	62,073 SF	191,708 SF	

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

LANDSCAPE SITE REQUIREMENTS: AREA #3

SETBACKS		CLASSIFICATION		SETBACK DEPTH		LINEAR		TREE/FEET	
PLAN	STREET NAME/ ZONE BOUNDARY	REQ.	PROV.	REQ.	PROV.	FOOTAGE	REQUIRED		
PA	PAWNEE RD			10'	10'	864'	1 / 30		
CO	COMANCHE RD			10'	10'	523'	1 / 30		
	NO. OF TREES	SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
PA	29	22	70	0	0	0	75%	75%	
CO	17	0**	170	X					
INTERNAL		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	PROV.
IN	439,520 SF	10%	43,952 SF	80,530 SF	21,976 SF	47,504 SF	21,976 SF	33,026 SF	
	NO. OF TREES (1/500)	SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE			
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	
	88	61	270	X	X	X	75%	75%	

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

LANDSCAPE SITE REQUIREMENTS: AREA #4

SETBACKS		CLASSIFICATION		SETBACK DEPTH		LINEAR		TREE/FEET	
PLAN	STREET NAME/ ZONE BOUNDARY	REQ.	PROV.	REQ.	PROV.	FOOTAGE	REQUIRED		
PA	PAWNEE RD			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		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	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		INTERNAL AREA		ACTIVE GREEN SPACE		NON-ACTIVE GREEN SPACE			
PLAN	NET SITE	INTERNAL	INTERNAL AREA	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
ABREV	AREA	AREA %	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	PROV.
IN	515,750 SF	10%	51,575 SF	96,272 SF	25,787 SF	58,928 SF	25,787 SF	37,344 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
06.24.2026	BB	4RD SUBMITTAL

LANDSCAPE NOTES & SCHEDULES

LP1.00

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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	11	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	4	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25'	20'	1" CAL.	B&B	PARK/ROW/STREAM

2026-06-22 12:33

PLANT SCHEDULE AREA 2

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CONDITION	CITY REQ.
DECIDUOUS TREES								
	AE	15	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE	40'	40'	1.5" CAL.	B&B	PARK/ROW
	CP	11	CELTIS OCCIDENTALIS 'JFS-KSU1' / PRAIRIE SENTINEL® COMMON HACKBERRY	30'	12'	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	QB	11	QUERCUS MACROCARPA / BURR OAK	50'	50'	1.5" CAL.	B&B	MEDIAN/PARK/ROW/STREAM
	TG	26	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	35'	25'	1.5" CAL.	B&B	ROW
EVERGREEN TREES								
	AB	12	ABIES CONCOLOR / WHITE FIR	50'	25'	6' HT.	B&B	SCREEN/TRASH/WALL
	BA	6	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	15'	10'	6' HT.	B&B	SCREEN/TRASH/WALL
	PH	11	PICEA PUNGENS 'HOOPSII' / HOOPSII COLORADO SPRUCE	25'	12'	6' HT.	B&B	SCREEN/TRASH/WALL
ORNAMENTAL TREES								
	TM	5	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	25'	20'	1" CAL.	B&B	MEDIAN/ROW
	AC	7	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	25'	25'	1" CAL.	B&B	STREAM/WALL
	CW	8	CRATAEGUS PHAENOPYRUM / WASHINGTON HAWTHORN	20'	20'	1" CAL.	B&B	MEDIAN/ROW
	SS	32	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	20'	20'	1" CAL.	B&B	MEDIAN/ROW/STREAM
	SH	32	PRUNUS VIRGINIANA 'SCHUBERT' / SCHUBERT CHOKECHERRY	25'	20'	1" CAL.	B&B	PARK/ROW/STREAM
SELECTED PLANTS			SPECIES DIVERSITY	SPECIES HEIGHT				
SELECTED/TOTAL			RATIO	RATIO				
TREES			67 / 341	165 / 341				
SHRUBS								
TOTAL								
REQ. /PROV.			REQ. /PROV.	REQ. /PROV.				
70% / 70%			<35% / 20%	>40% / 48%				

2026-06-24 09:25

GROUND COVER LEGEND AREA 1

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

2026-06-24 09:25

GROUND COVER LEGEND AREA 2

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

2026-06-24 09:25

GROUND COVER LEGEND AREA 3

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

2026-06-24 09:25

GROUND COVER LEGEND AREA 4

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

PLANT SCHEDULE AREA 3

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

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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

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
06.24.2026	BB	4RD SUBMITTAL

ISSUE / REVISION

LANDSCAPE NOTES &
SCHEDULES

LP1.01

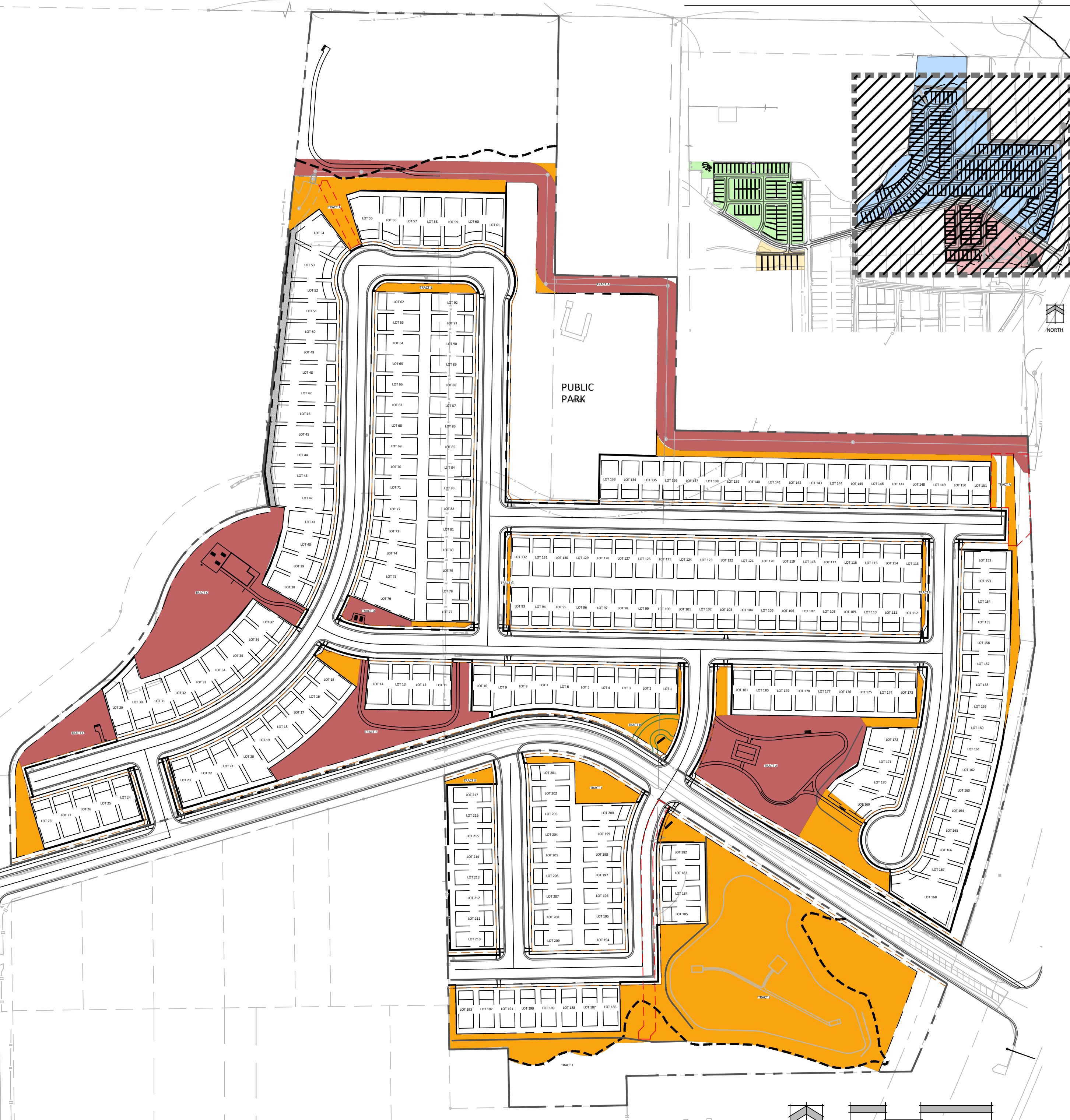
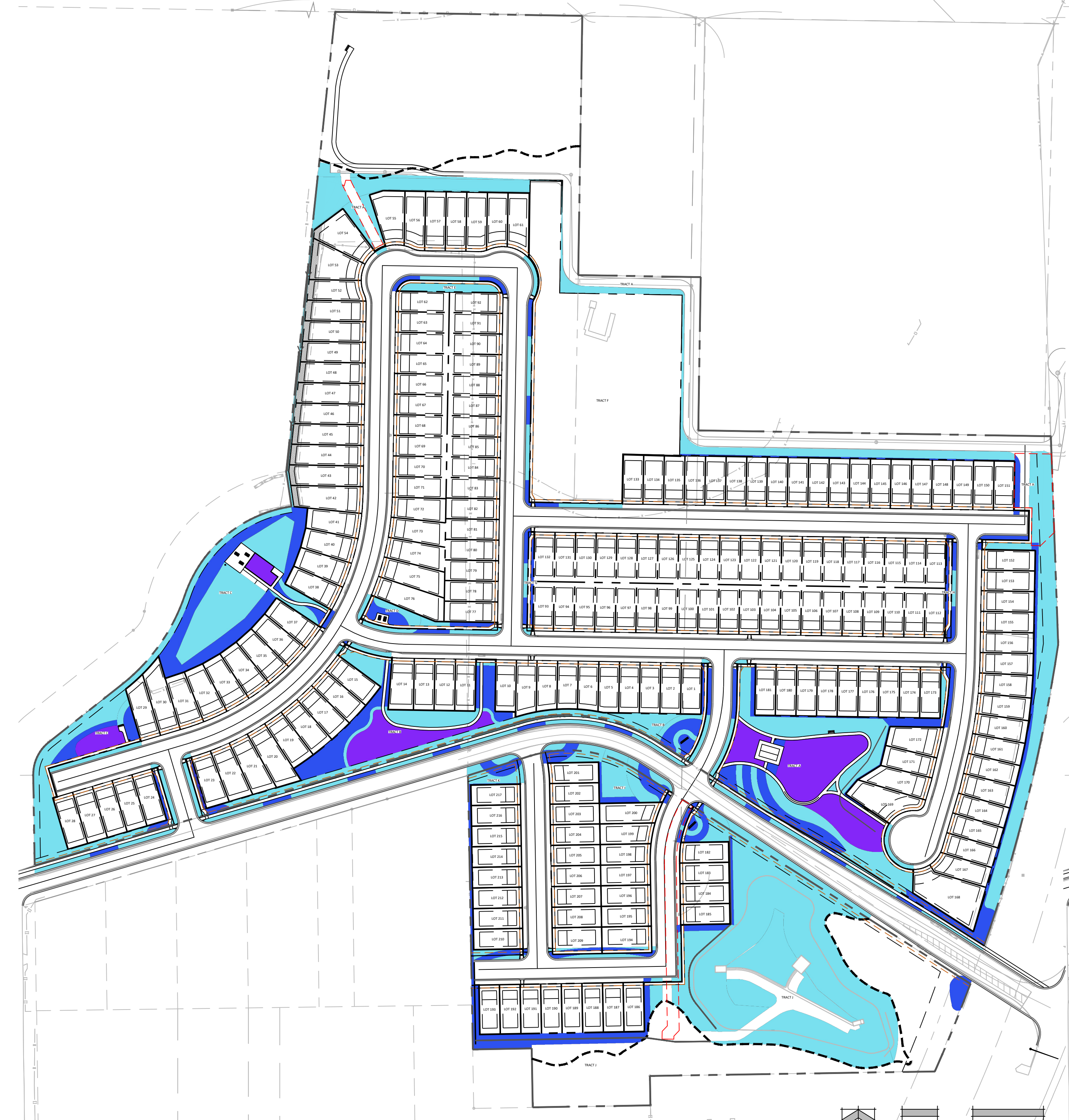
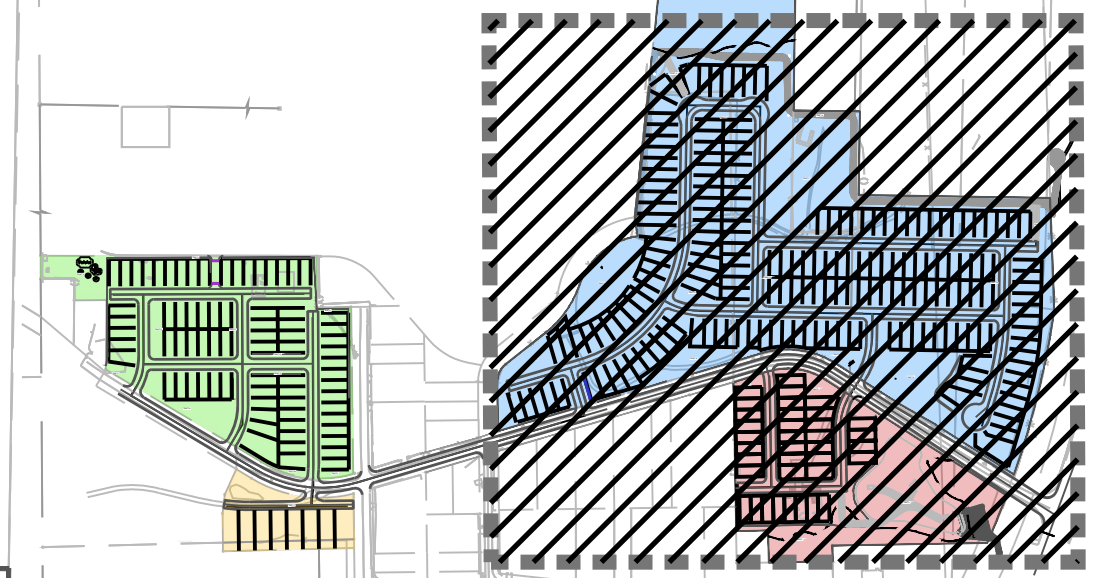
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DEPN-25-0173



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KEY MAP

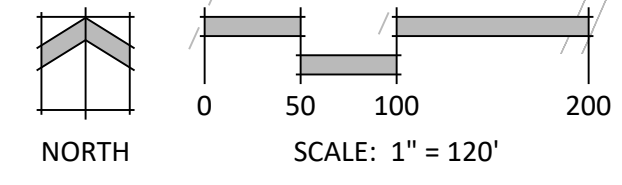


HYDRO DIAGRAM (AREA #1 & AREA #2 COMBINED)

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

TOTAL LANDSCAPE AREA: 361,463 SQFT

NET SITE AREA: 1,655,280 sqft

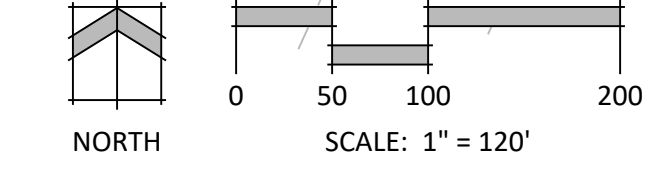


GREEN SPACE DIAGRAM (AREA #1 & AREA #2 COMBINED)

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

NET SITE AREA: 1,655,280 sqft

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



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
06.24.2026	BB	4RD SUBMITTAL

HYDRO & GREEN SPACE DIAGRAM

LP1.02

30 OF 41

DEPN-25-0173

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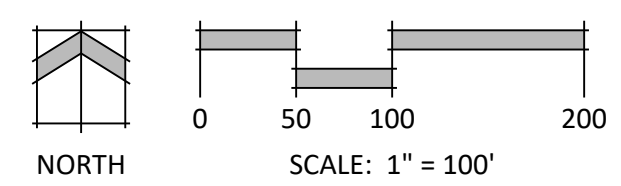
KEY MAP



HYDRO DIAGRAM (AREA #3 & AREA #4)

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

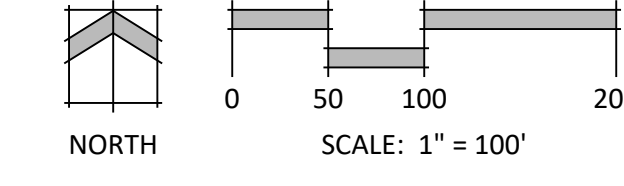
NET LANDSCAPE AREA: 102,298 sqft
NET SITE AREA: 515,750 sqft



GREEN SPACE DIAGRAM (AREA #3 and #4)

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

NET SITE AREA: 515,750 sqft



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

ROCK CREEK MESA

0 PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4RD SUBMITTAL

SHEET DESCRIPTION

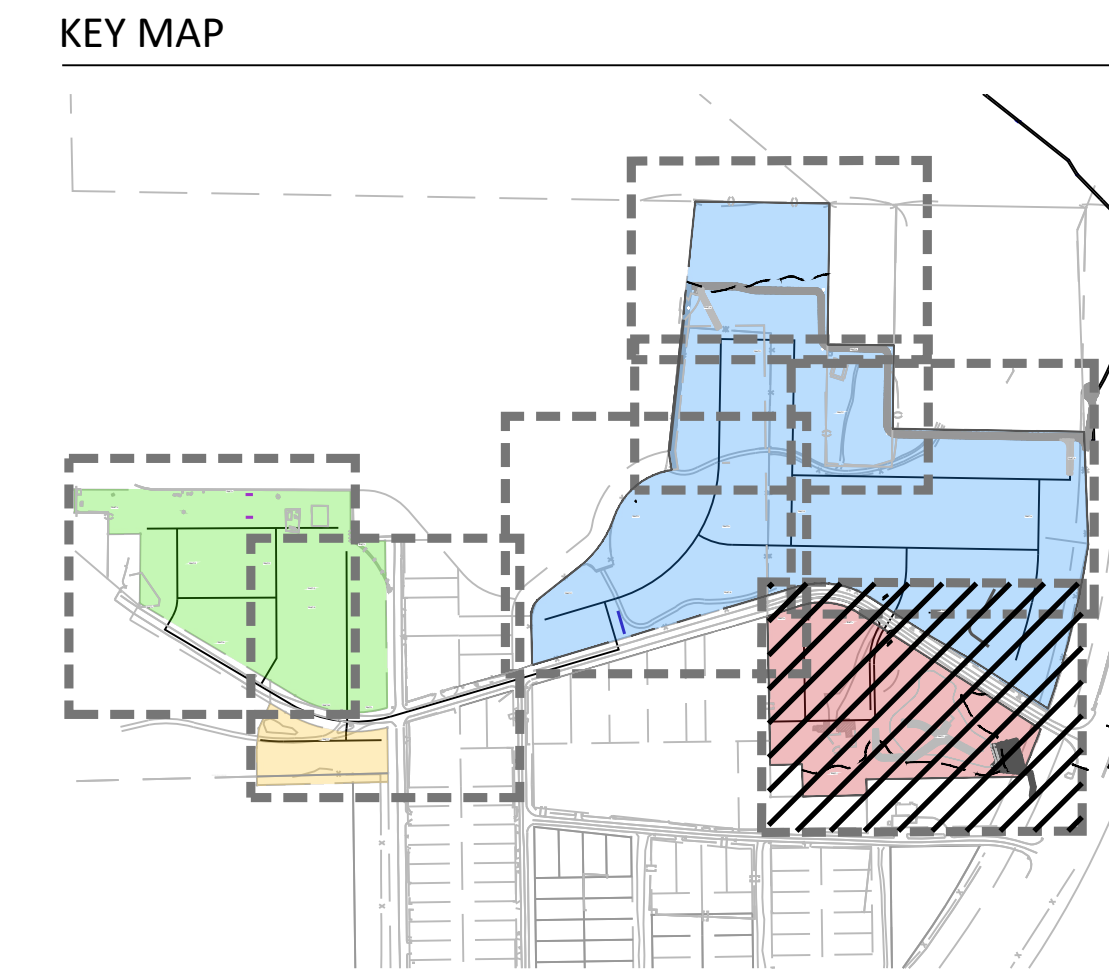
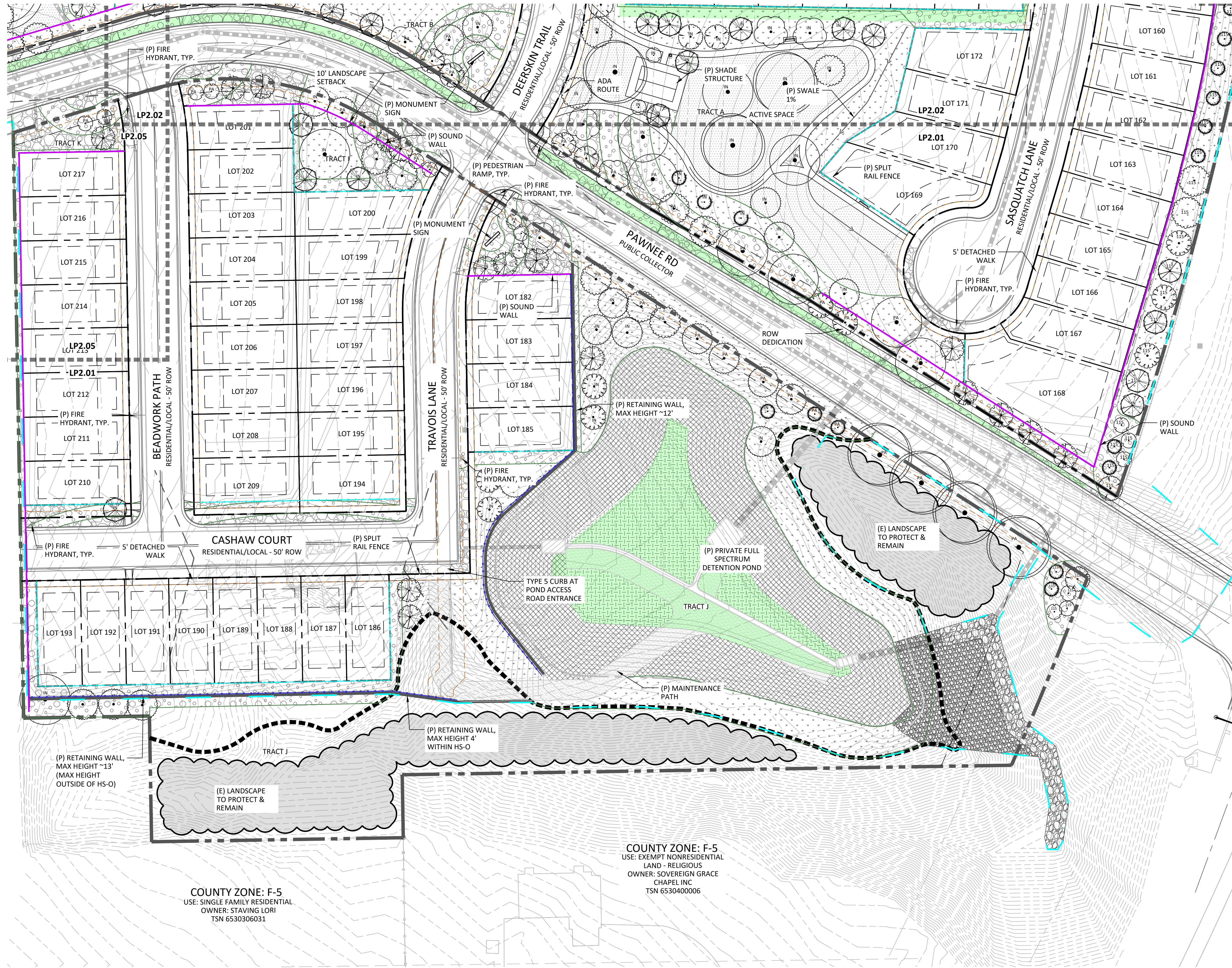
HYDRO & GREEN SPACE DIAGRAM

SHEET NUMBER/TITLE

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
 - LIMITS OF DISTURBANCE
 - ☁ (E) LANDSCAPE TO PROTECT & REMAIN
 - ☁ (E) LANDSCAPE TO PROTECT & REMAIN

GROUND COVER LEGEND AREA 1

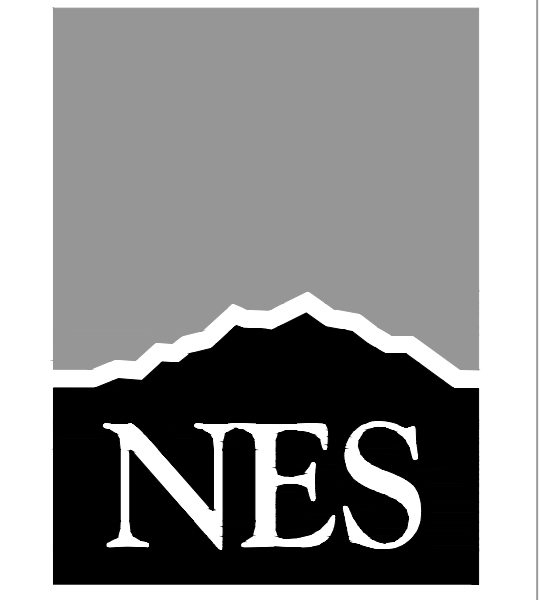
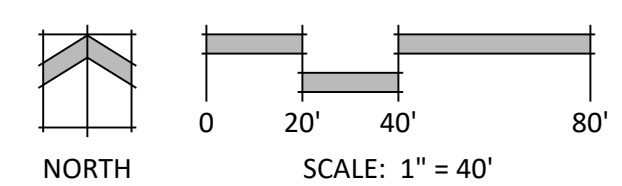
1.5" ROCK	21,239 SF
4-8" ROCK	11,708 SF
NATIVE SEED- LOW GROW	36,423 SF
NATIVE SEED- WETLANDS	11,672 SF
RIPARIAN TRANSITION SEED MIX	35,405 SF

GROUND COVER LEGEND AREA 2

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

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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 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
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ROCK CREEK MESA

0 PAWNEE RD

PRELIMINARY LANDSCAPE PLAN

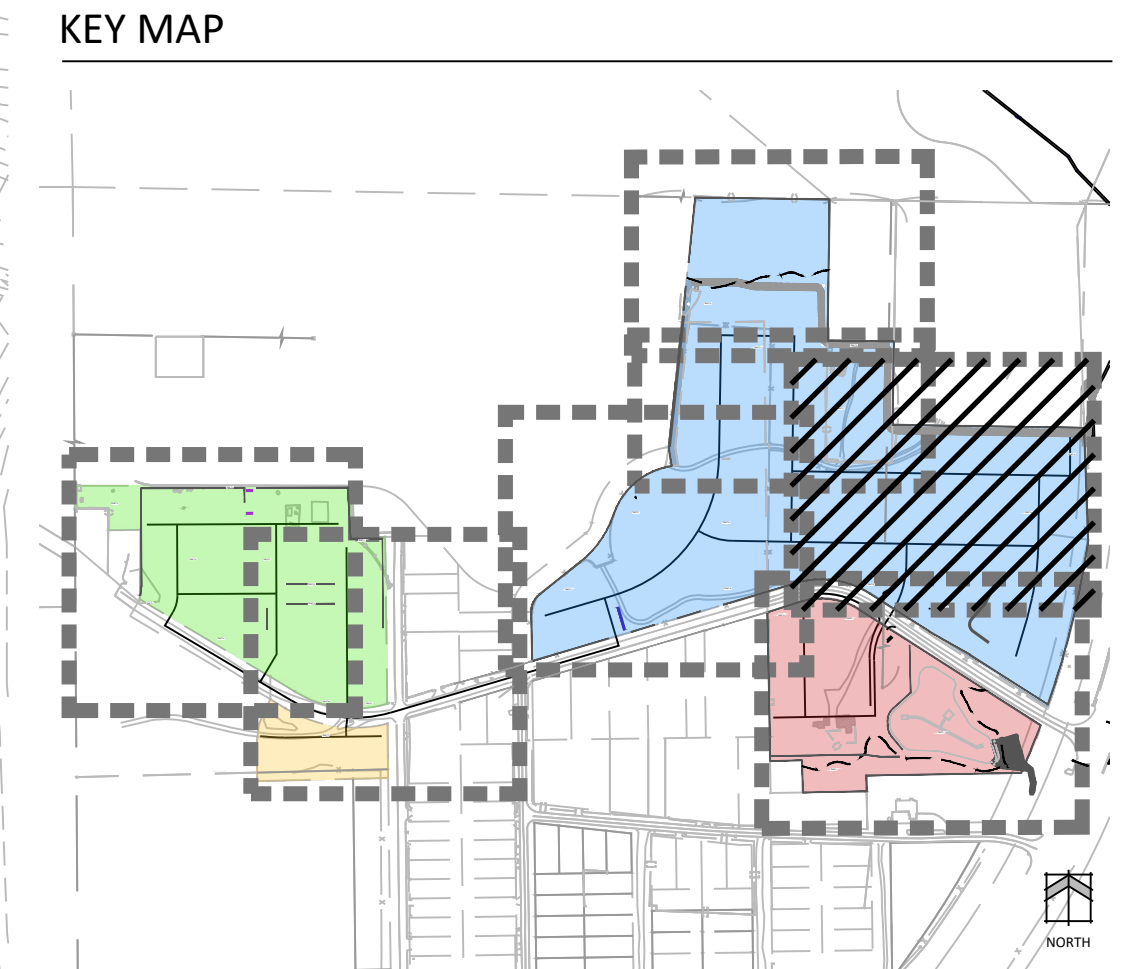
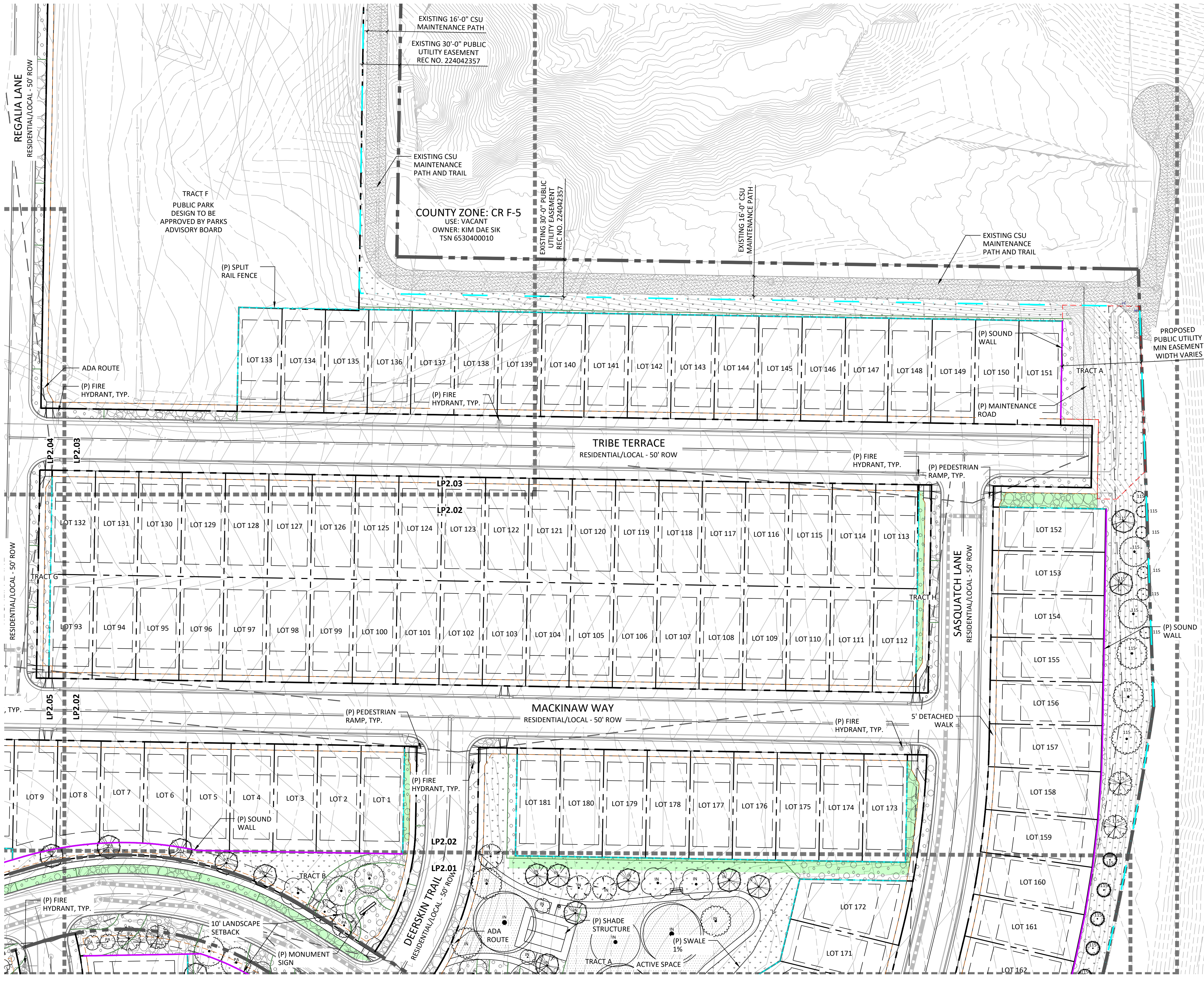
DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4RD SUBMITTAL

LANDSCAPE PLAN (AREA #1)

LP2.01
 32 OF 41

DEPN-25-0173

P:\Quality\rock_creek_mesa\Drawings\Arch\RockCreekMesa_Sheets\LP2.01_6/24/2026_11:52:21 AM bbsdgr



LINE TYPE LEGEND

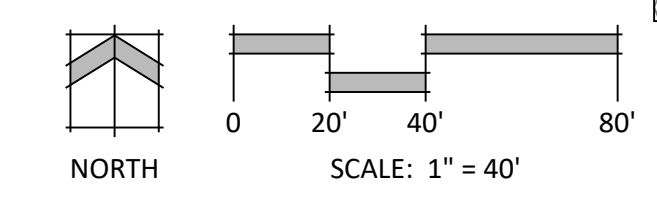
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- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
- - - SPLIT RAIL FENCE
- - - SPLIT RAIL FENCE W/ MESH
- - - MATCHLINES
- - - STEEL EDGE
- - - SOUND WALL
- - - ORNAMENTAL RAILING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

GROUND COVER LEGEND AREA 1

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

GROUND COVER LEGEND AREA 2

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



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ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.02

33 OF 41

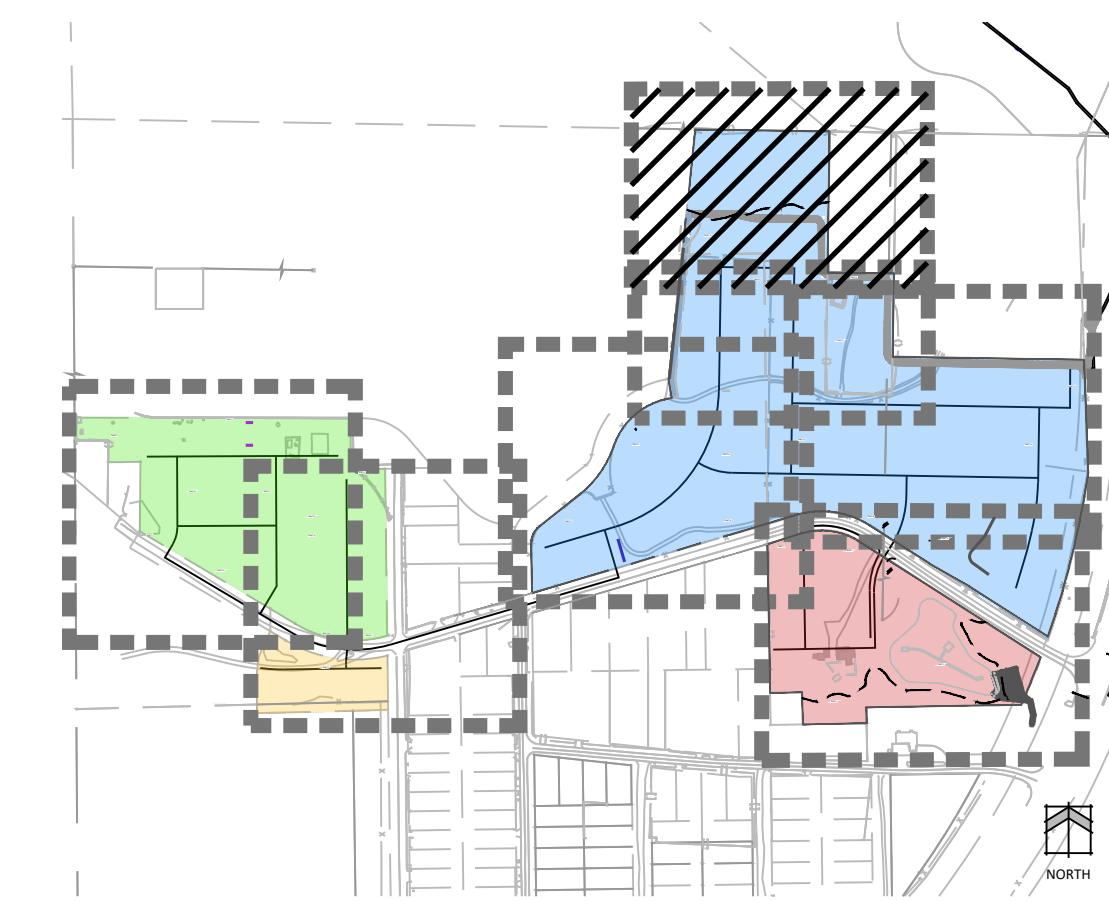
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KEY MAP



LINE TYPE LEGEND

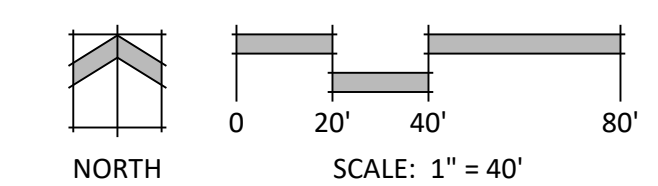
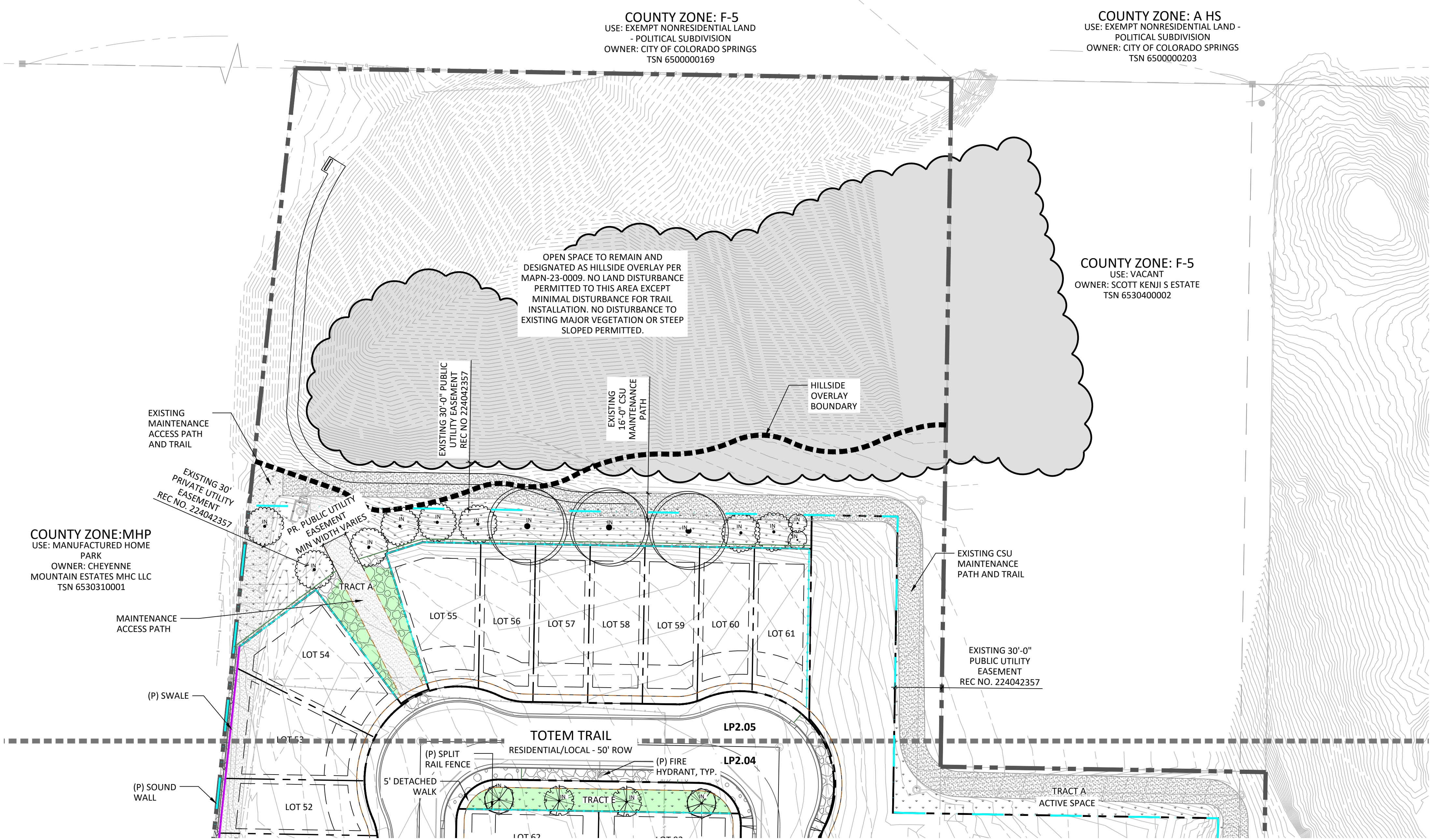
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- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
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- - - STEEL EDGE
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- - - ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- HILLSIDE OVERLAY BOUNDARY
- LIMITS OF DISTURBANCE
- SCRUB OAK TO REMAIN

GROUND COVER LEGEND AREA 1

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

GROUND COVER LEGEND AREA 2

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



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
06.24.2026	BB	4RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.04
35 OF 41

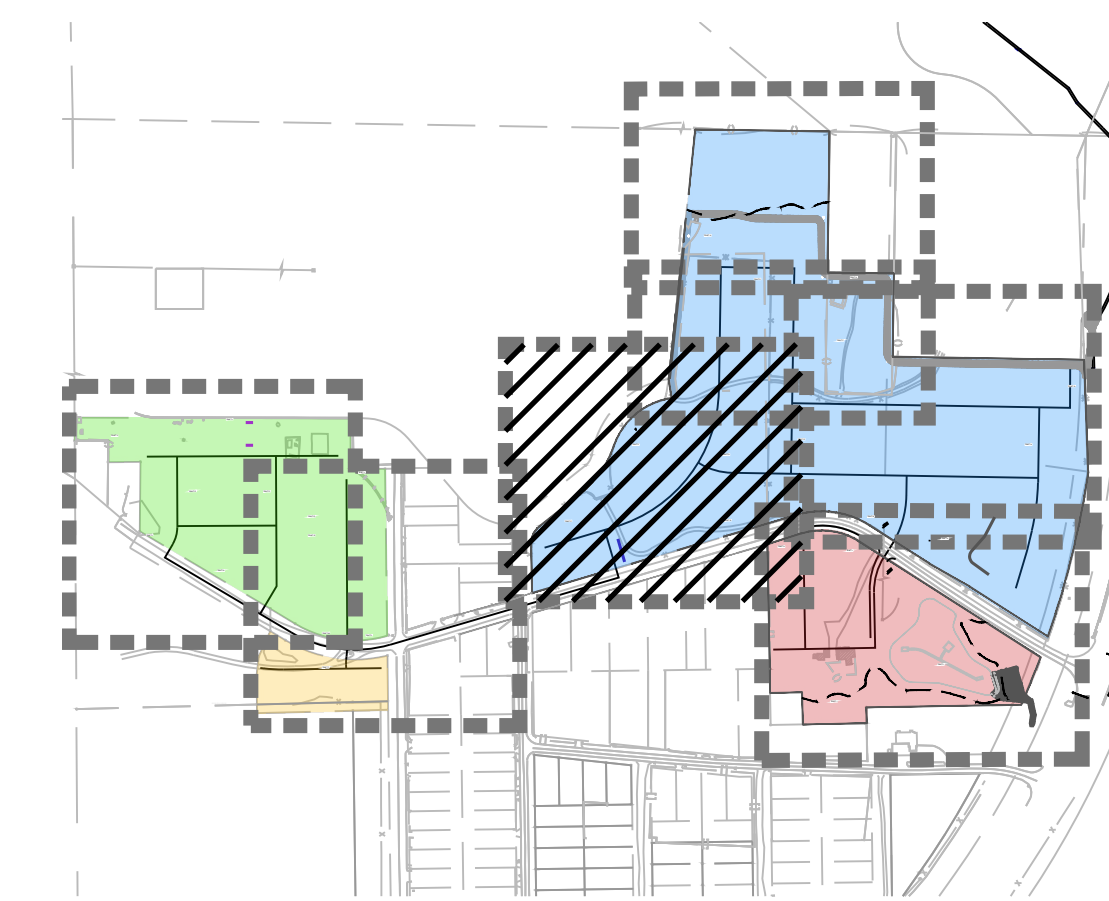
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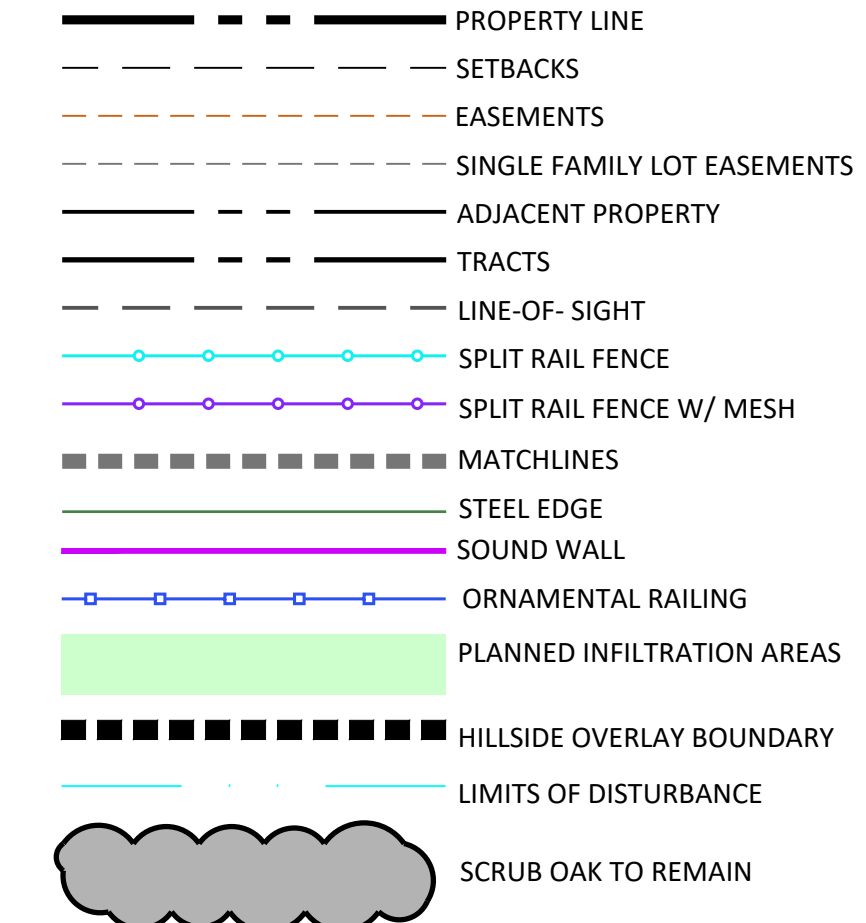


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KEY MAP



LINE TYPE LEGEND

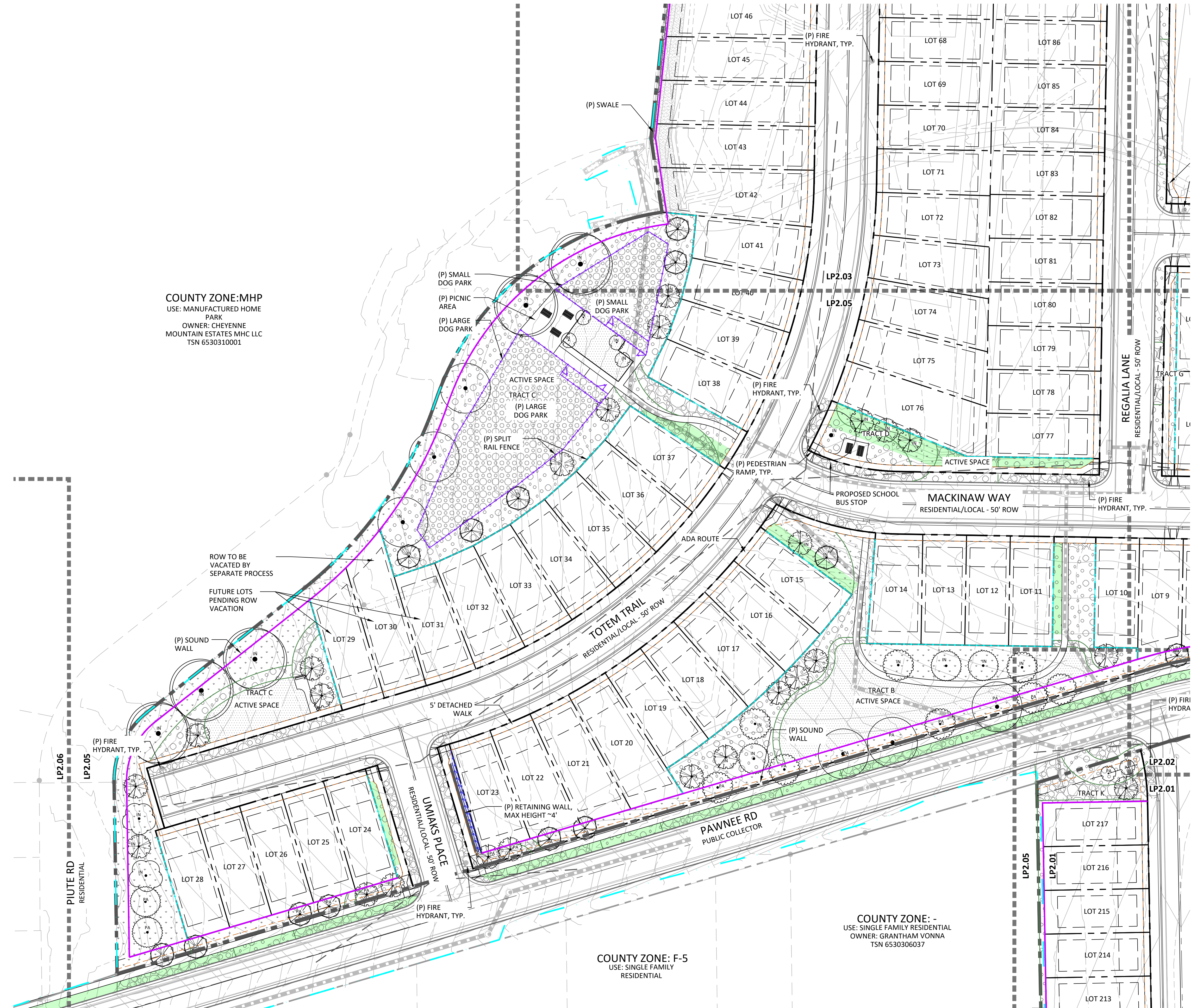


2026-06-24 09:25
GROUND COVER LEGEND AREA 1

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

2026-06-24 09:25
GROUND COVER LEGEND AREA 2

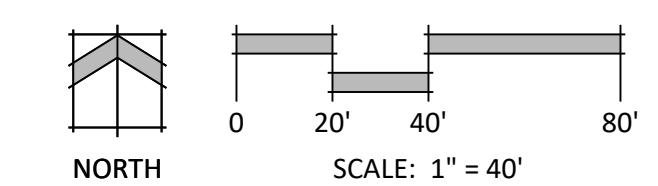
1.5" ROCK	60,876 SF
4-8" ROCK	32,964 SF
SOD	32,909 SF
NATIVE SEED- LOW GROW	102,820 SF
PEA GRAVEL	15,447 SF



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



ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

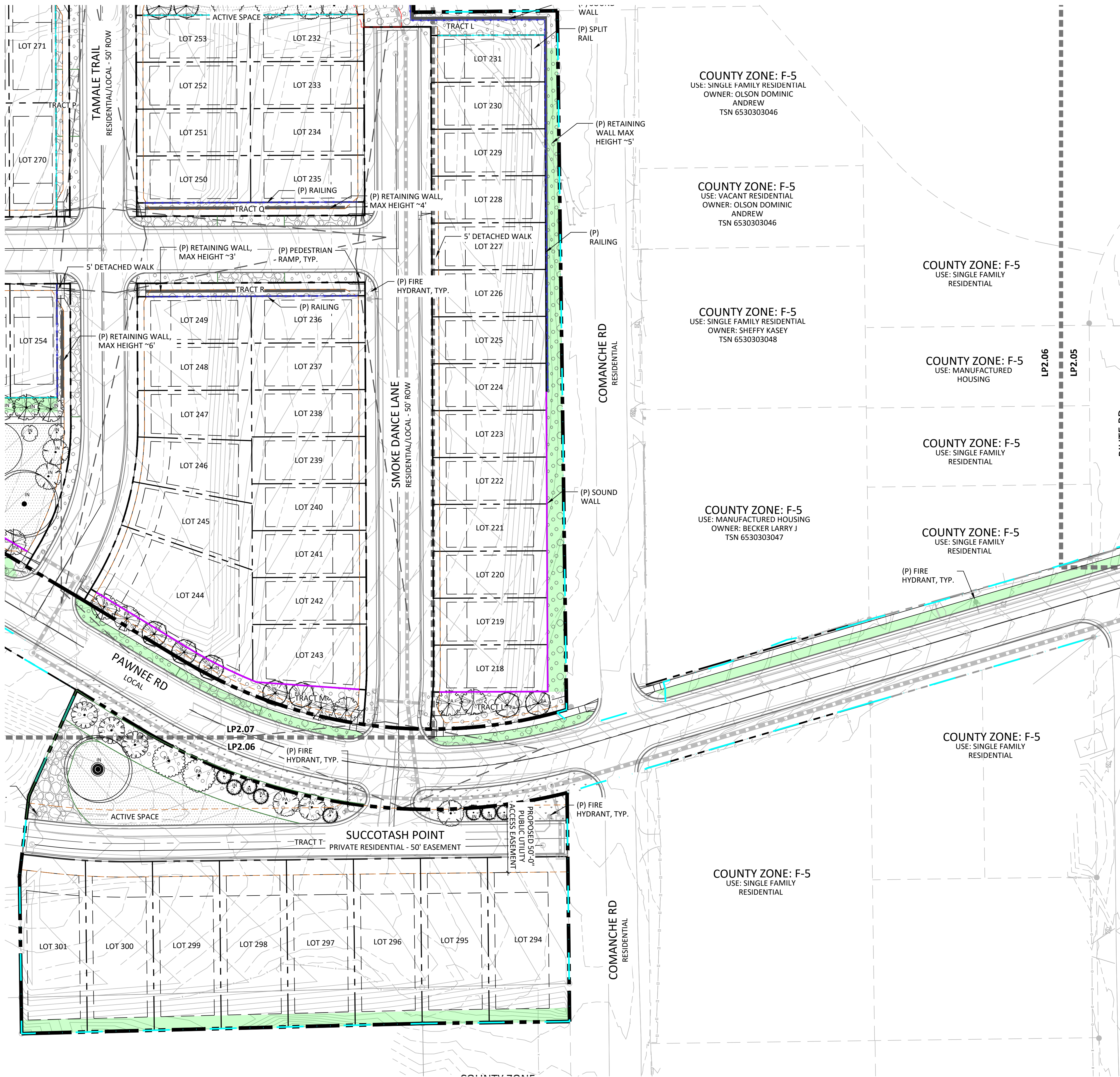
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05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

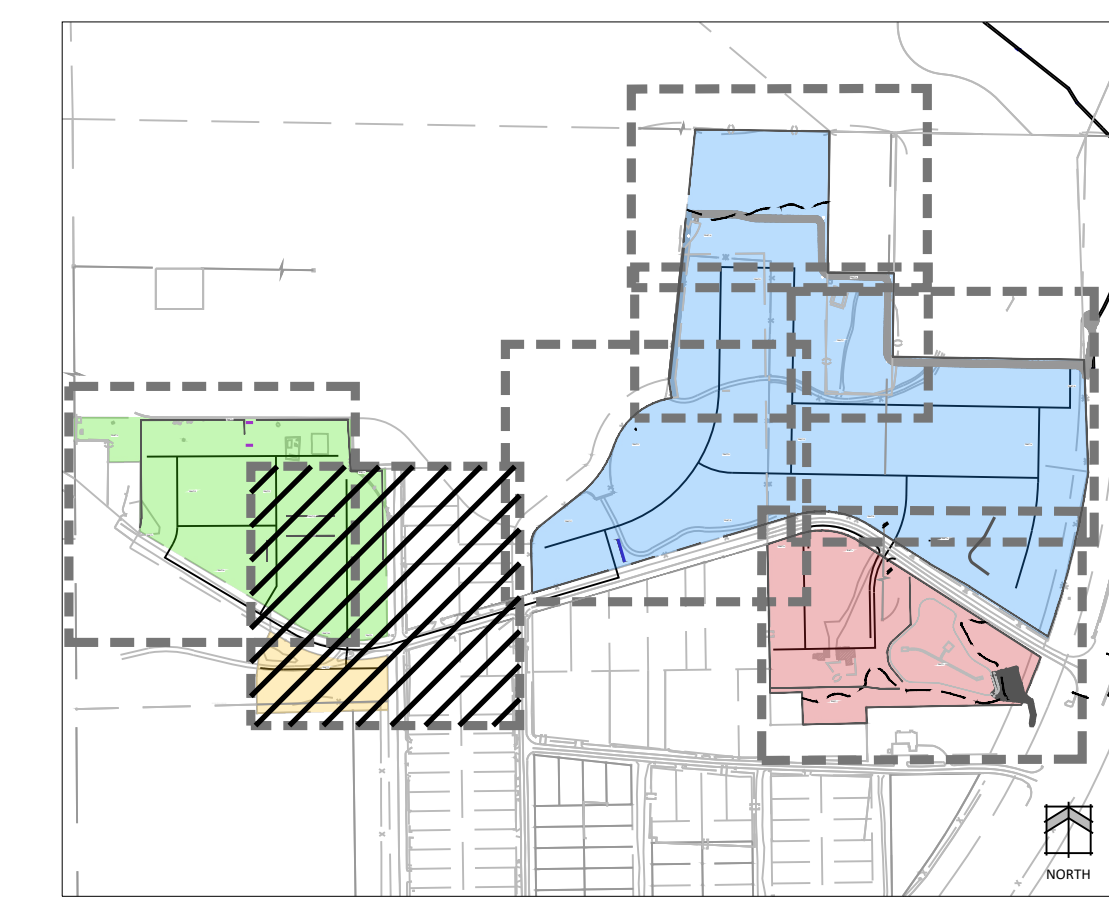
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36 OF 41

DEPN-25-0173

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KEY MAP



LINE TYPE LEGEND

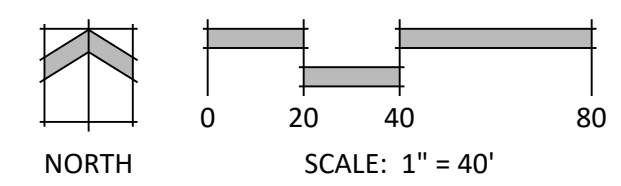
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- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
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- - - SPLIT RAIL FENCE W/ MESH
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-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

GROUND COVER LEGEND AREA 3

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

GROUND COVER LEGEND AREA 4

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



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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
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06.24.2026	BB	4RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.06

37 OF 41

DEPN-25-0173

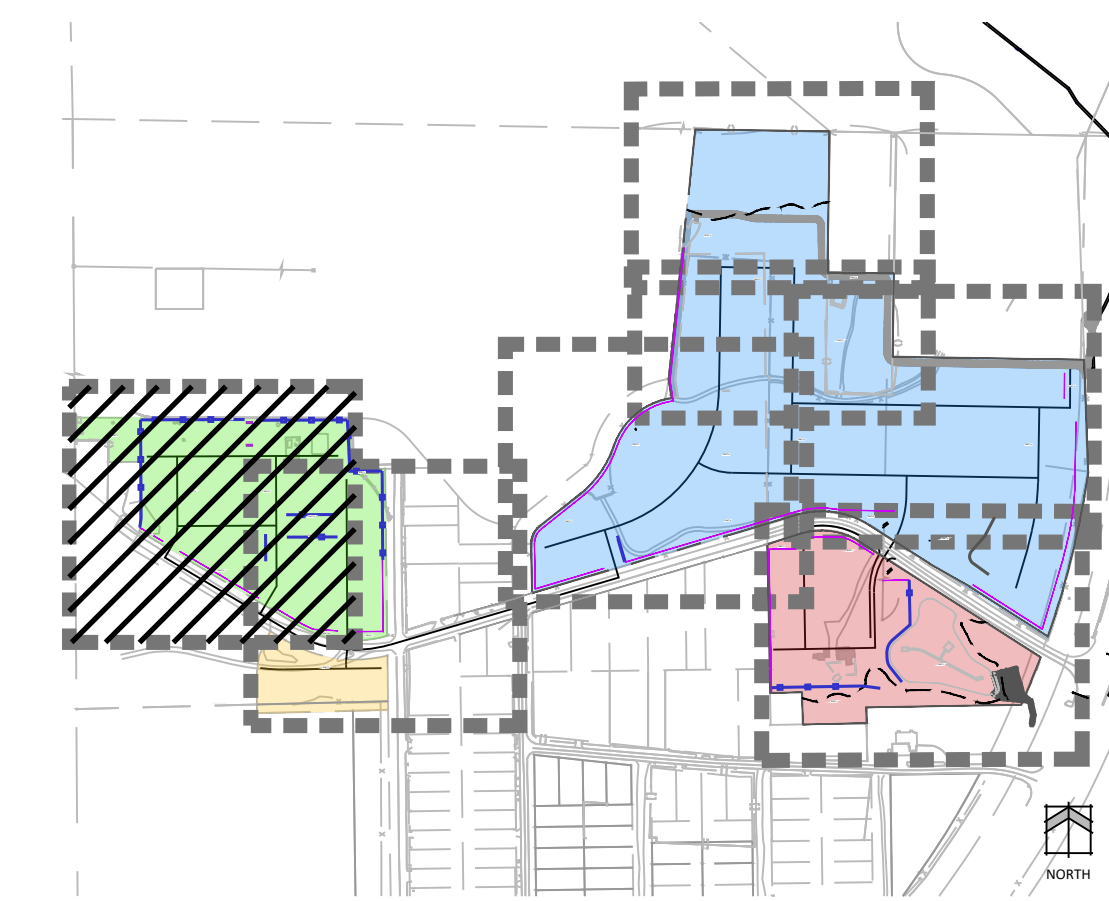
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COUNTY ZONE: MHP
USE: MANUFACTURED HOME
PARK
OWNER: CHEYENNE
MOUNTAIN ESTATES MHC LLC
TSN 6530310001

KEY MAP



LINE TYPE LEGEND

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

GROUND COVER LEGEND AREA 3

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

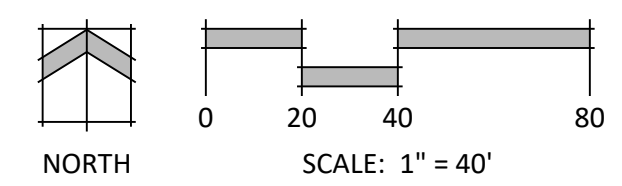
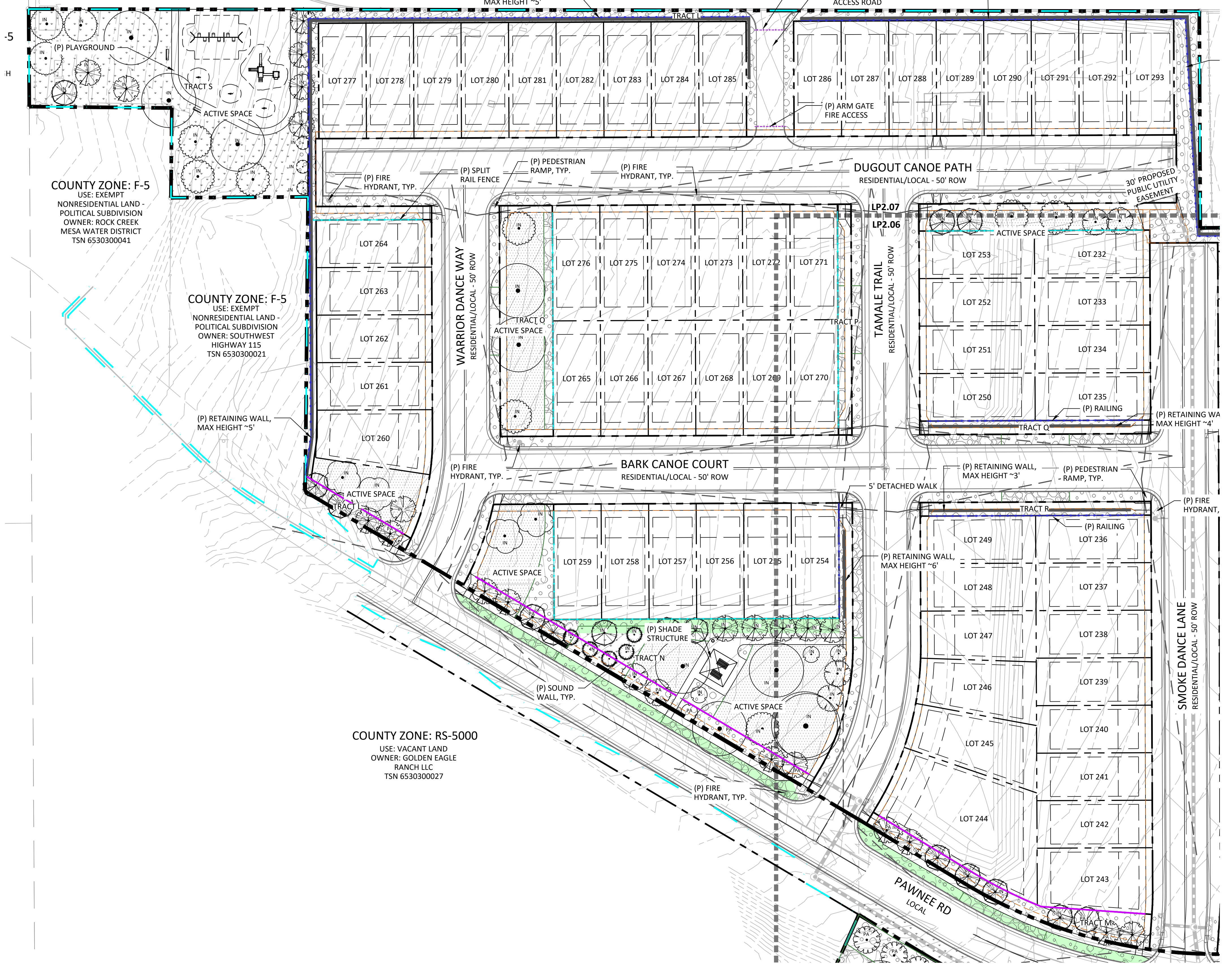
GROUND COVER LEGEND AREA 4

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

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

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



ROCK CREEK MESA

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

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
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05.13.2026	BB	3RD SUBMITTAL
06.24.2026	BB	4RD SUBMITTAL

PRELIMINARY LANDSCAPE PLAN

LP2.07
38 OF 41

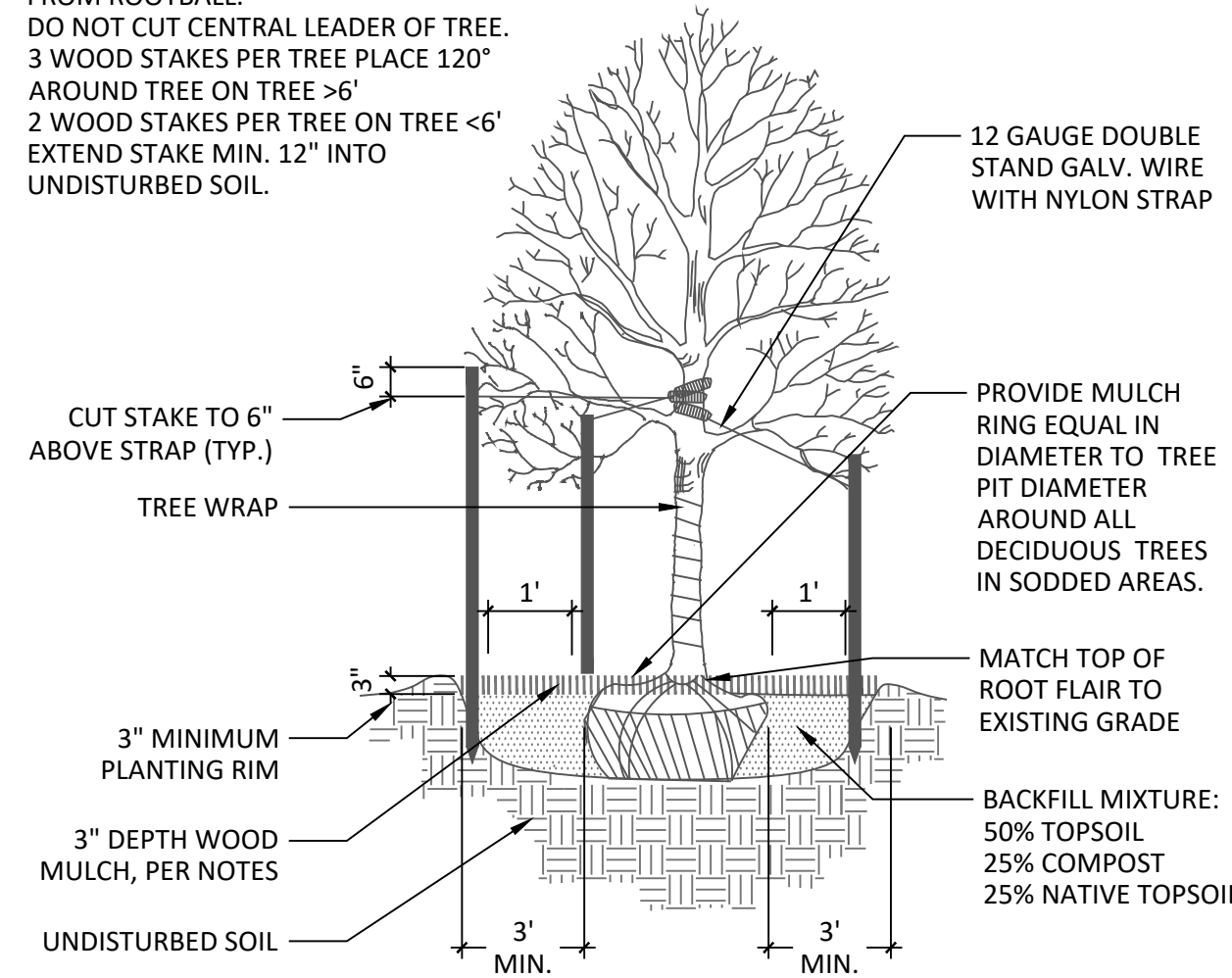
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NOTES:

1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
2. DO NOT CUT CENTRAL LEADER OF TREE.
3. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREE >6'
4. 2 WOOD STAKES PER TREE ON TREE <6'
5. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.

7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



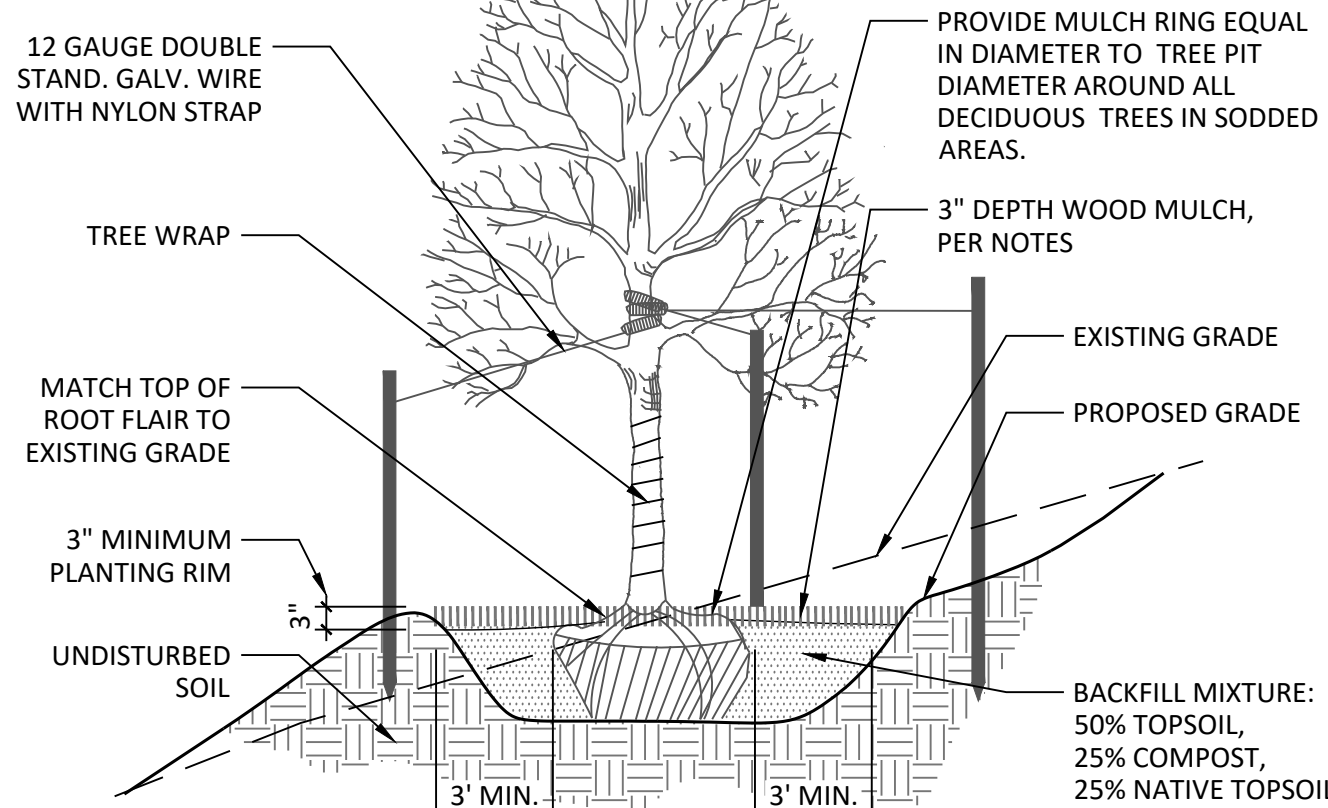
1 DECIDUOUS TREE PLANTING DETAIL

NTS N-PL-01

NOTES:

1. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADERS. CUT AND REMOVE BURLAP AND WIRE FROM ROOTBALL.
2. DO NOT CUT CENTRAL LEADER OF TREE.
3. 3 WOOD STAKES PER TREE PLACE 120° AROUND TREE ON TREES >6'
4. 2 WOOD STAKES PER TREE ON TREE <6'
5. EXTEND STAKES MIN. 24" IN UNDISTURBED SOIL.

7. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



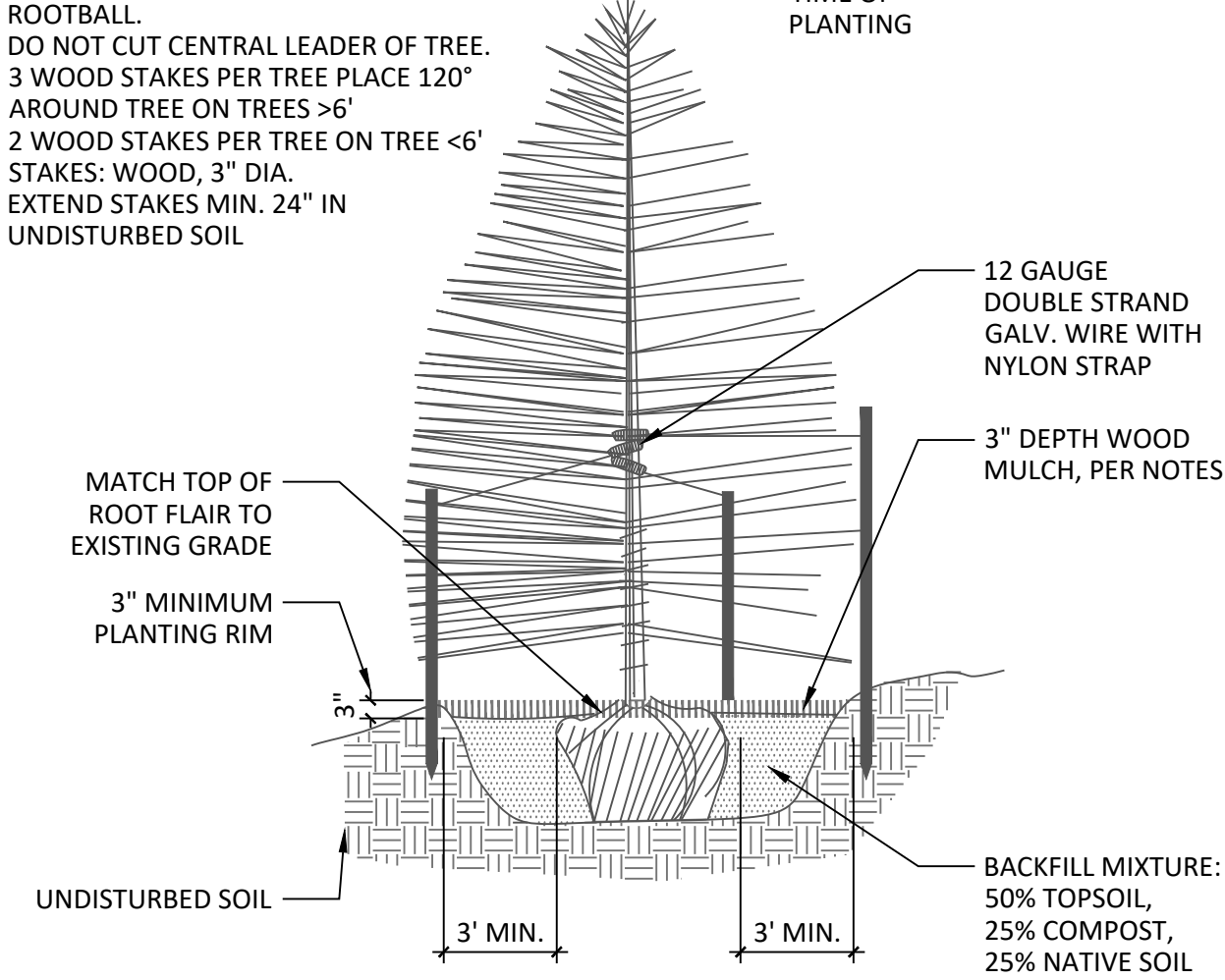
2 DECIDUOUS TREE PLACEMENT ON SLOPE

NTS N-PL-02

NOTES:

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

8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING



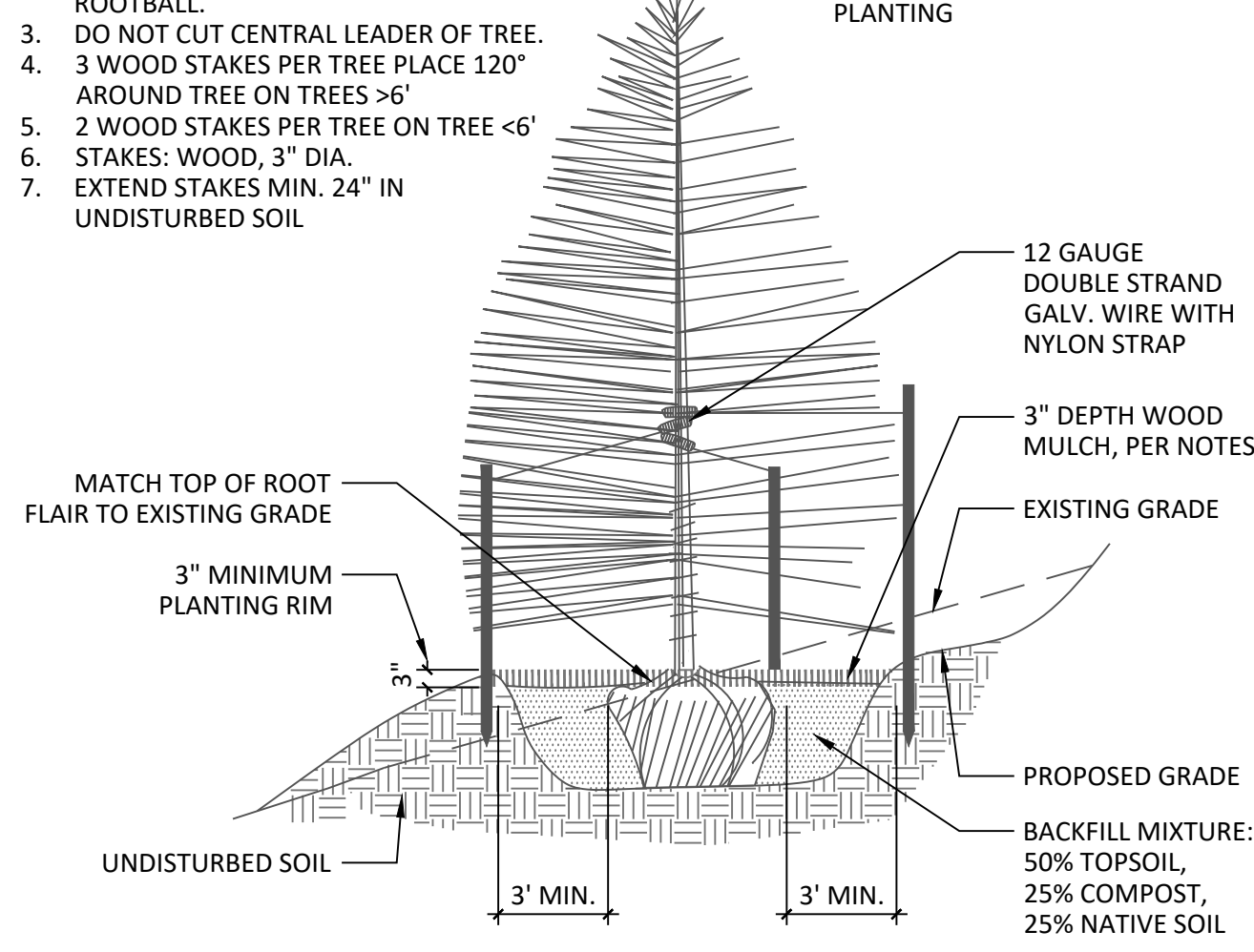
3 CONIFEROUS TREE PLANTING DETAIL

NTS N-PL-04

NOTES:

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

8. KEEP PLANTS MOIST AND SHADED AT ALL TIME OF PLANTING
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING

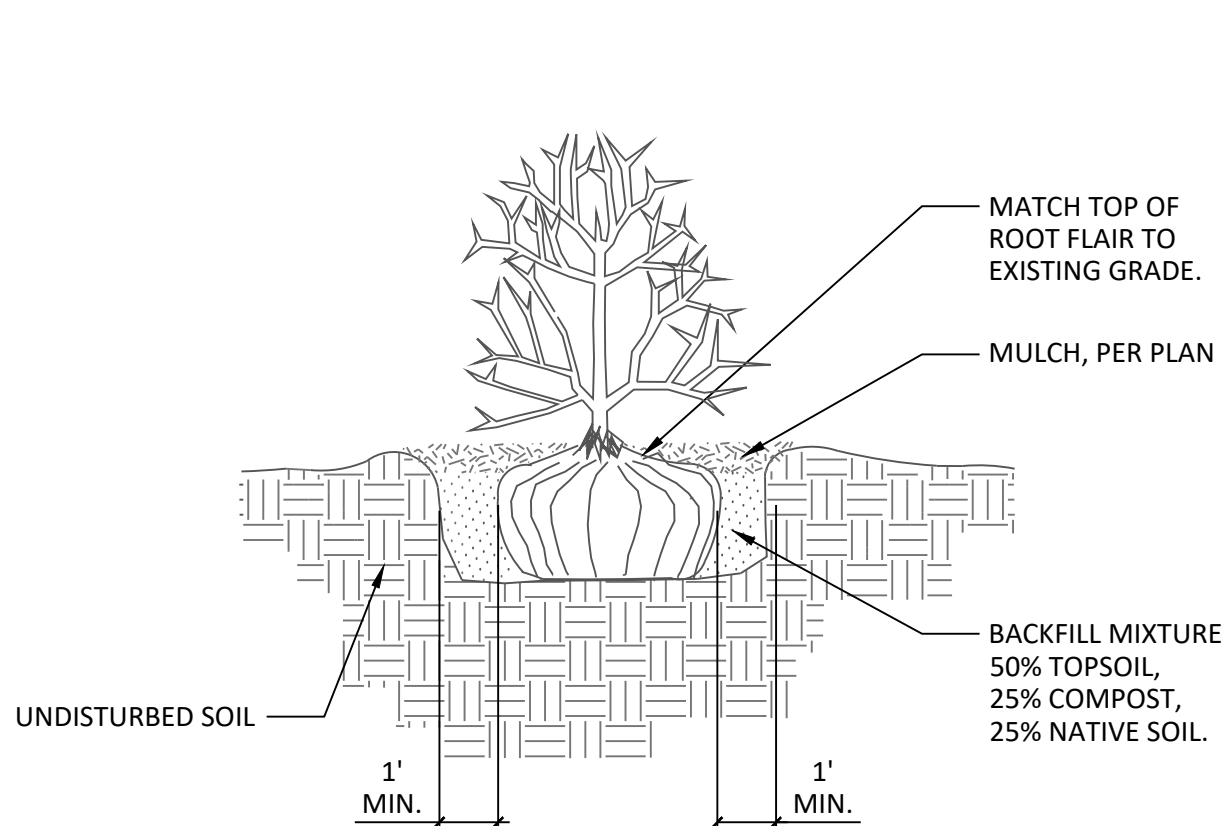


4 CONIFEROUS TREE PLACEMENT ON SLOPE

NTS N-PL-03

NOTES:

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

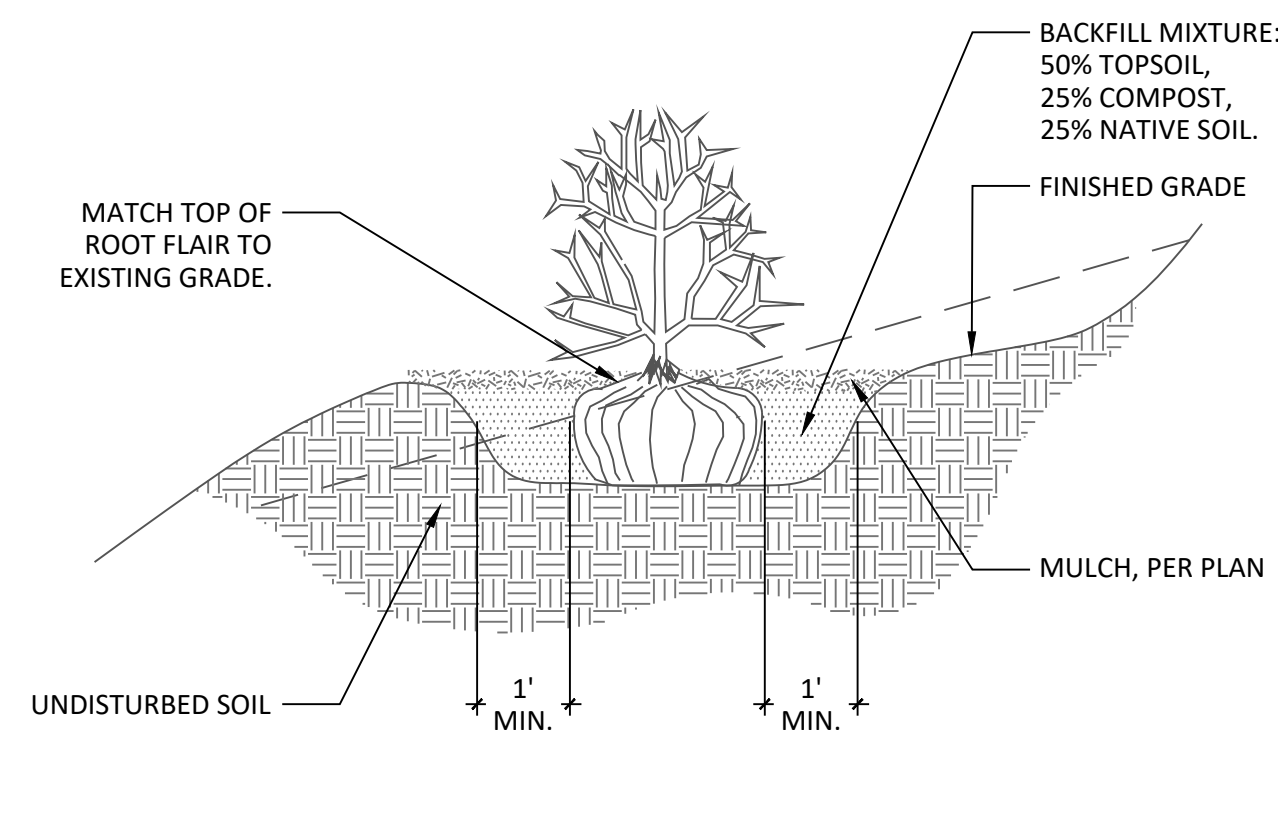


5 SHRUB PLANTING DETAIL

NTS N-PL-05

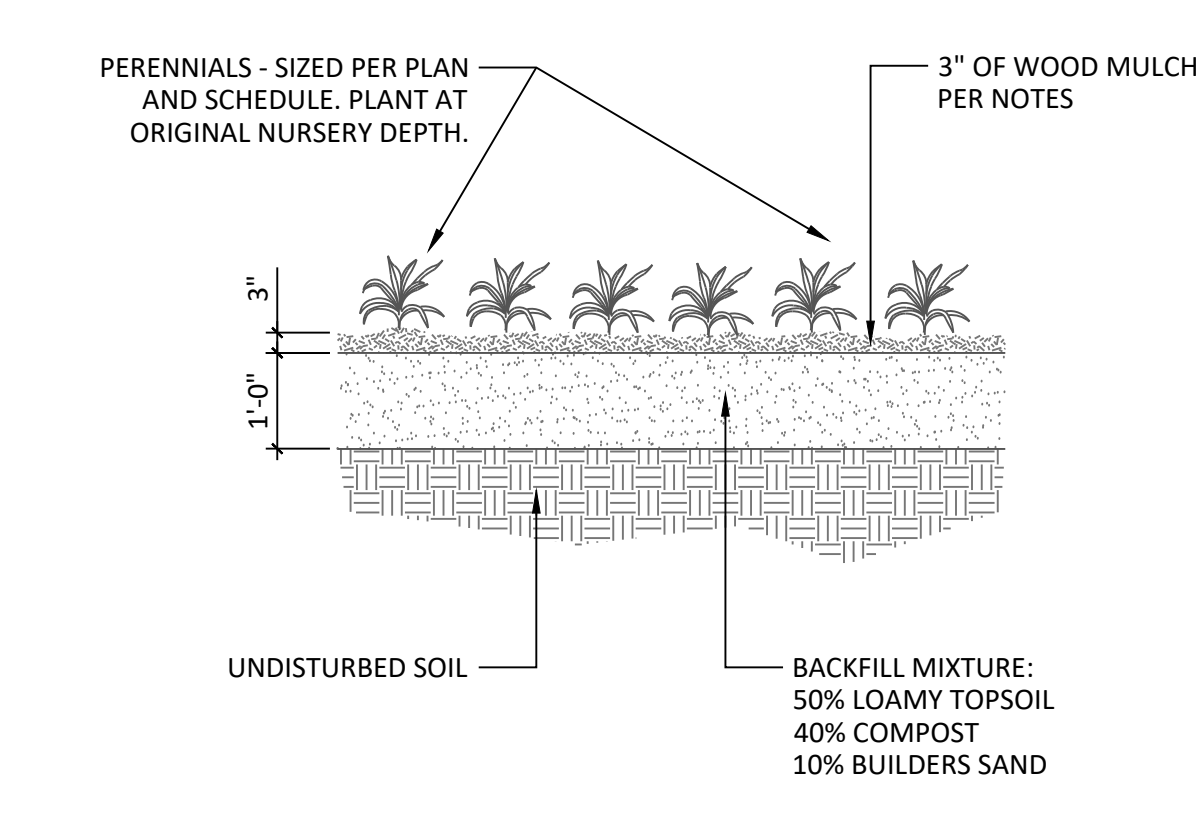
NOTES:

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



6 SHRUB PLANTING ON SLOPES

NTS N-PL-06

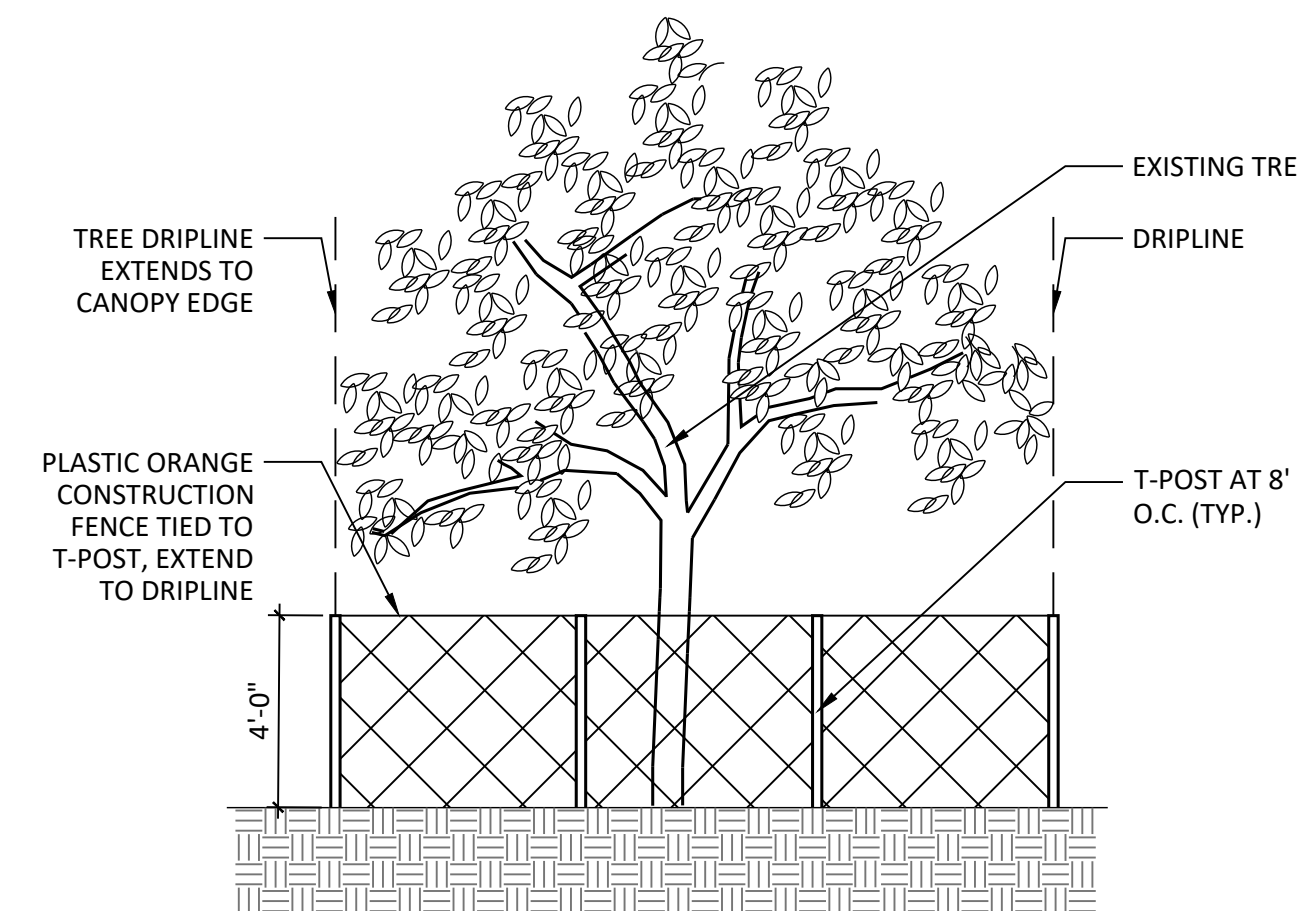


7 PERENNIAL / ORNAMENTAL GRASSES

NTS N-PL-07

NOTES:

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



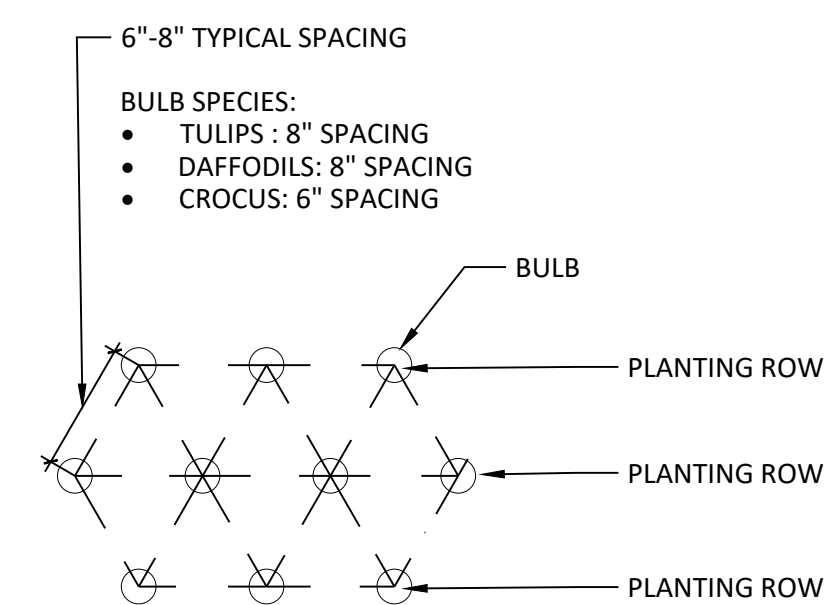
8 EXISTING TREE PROTECTION

NTS N-PL-08

BULB:

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

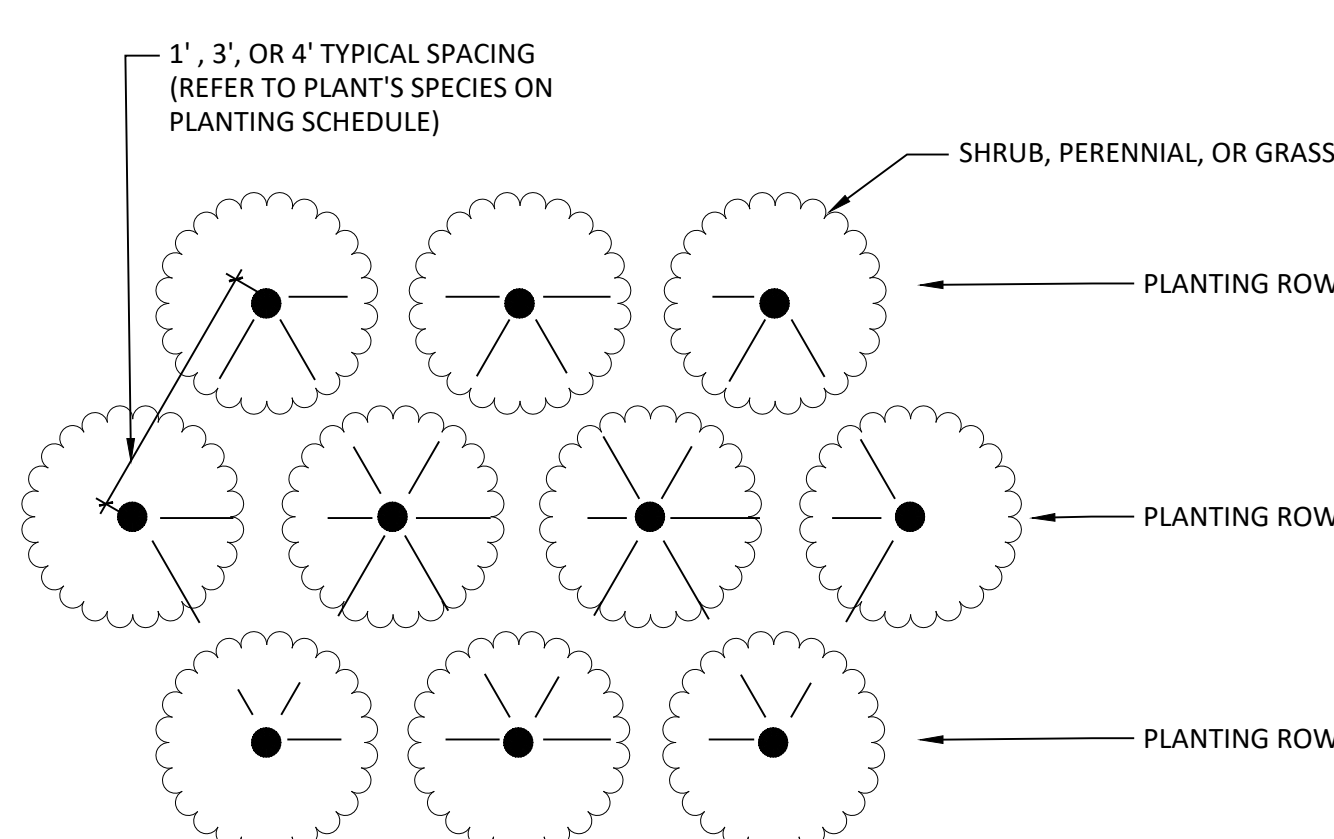
BULB PLANTING PROCEDURE:
EXCAVATE FULL 12" DEPTH. PLACE 6" OF SOIL MIX. INSTALL BULBS AT PROPER SPACING. WATER. HAND COMPACT SOIL. SPREAD TOP 6" OF SOIL MIX. INSTALL GROUND COVER PLANTS AT PROPER SPACING. WATER. HAND COMPACT SOIL. MULCH SURFACE.



9 TRIANGULAR PLANT SPACING DIAGRAM

NTS N-PL-09

SHRUBS, PERRENIALS, OR GRASSES:

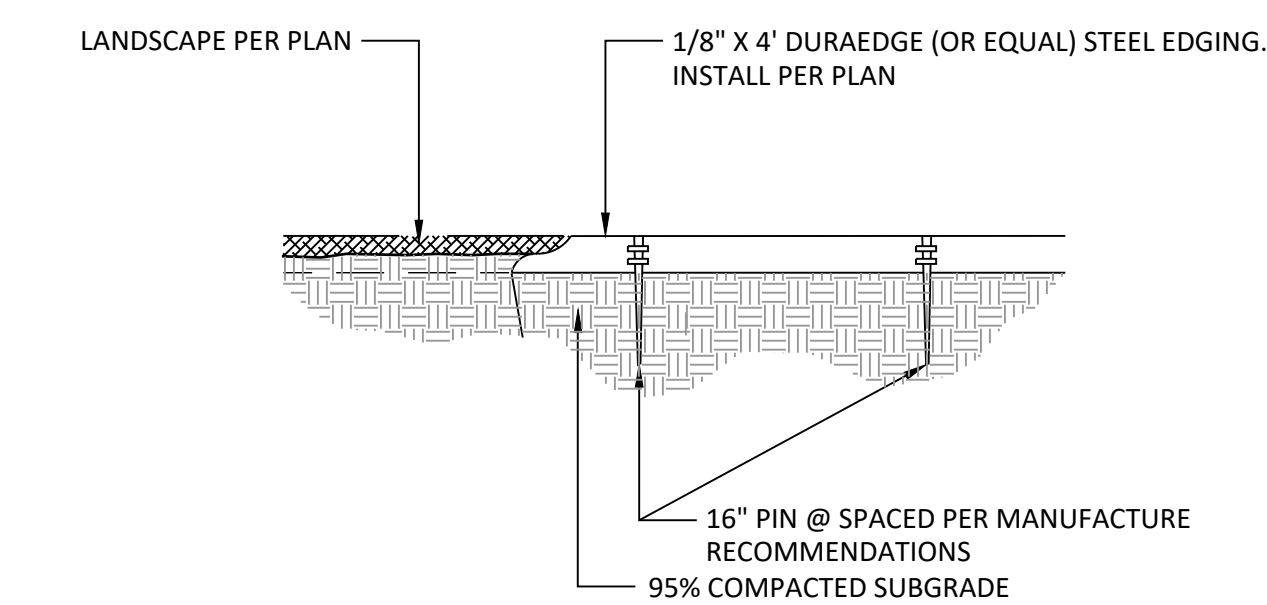


10 STEEL EDGING

NTS N-ED-01

NOTES:

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



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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
06.24.2026	BB	4RD SUBMITTAL

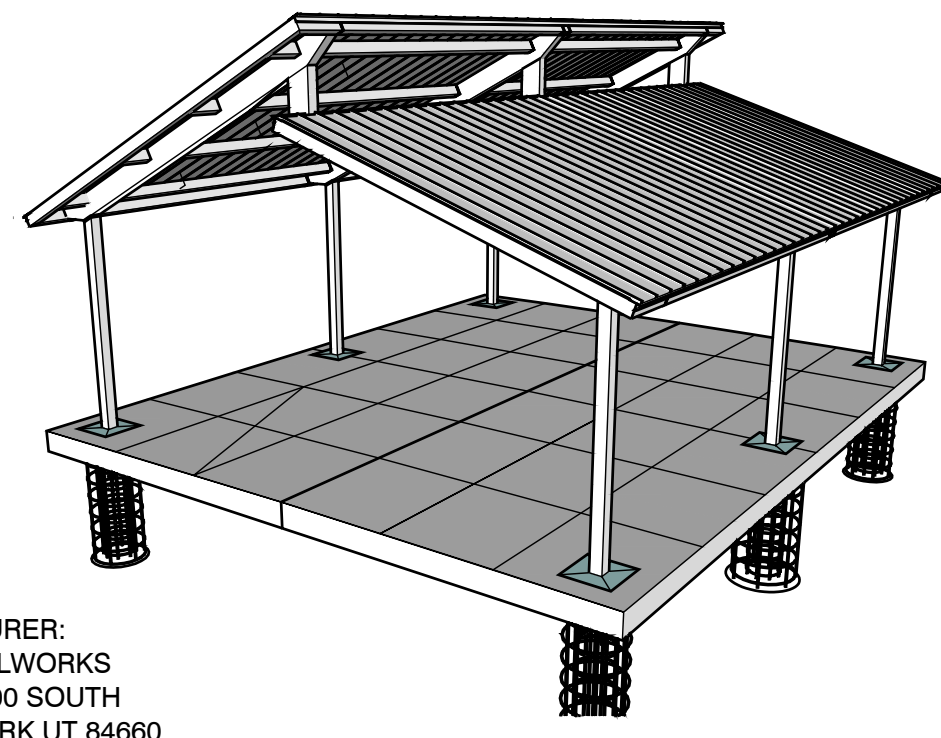
LANDSCAPE DETAILS

LP3.00

39 OF 41

DEPN-25-0173

P:\Quality\rock_creek_mesa\Drawings\Arch\PLP\RockCreekMesa_Sheets\PLP.dwg (LP3.00) 6/24/2026 11:52:20 AM bbaigler



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

MOUNTING:
PER MANUFACTURER'S SPECIFICATIONS

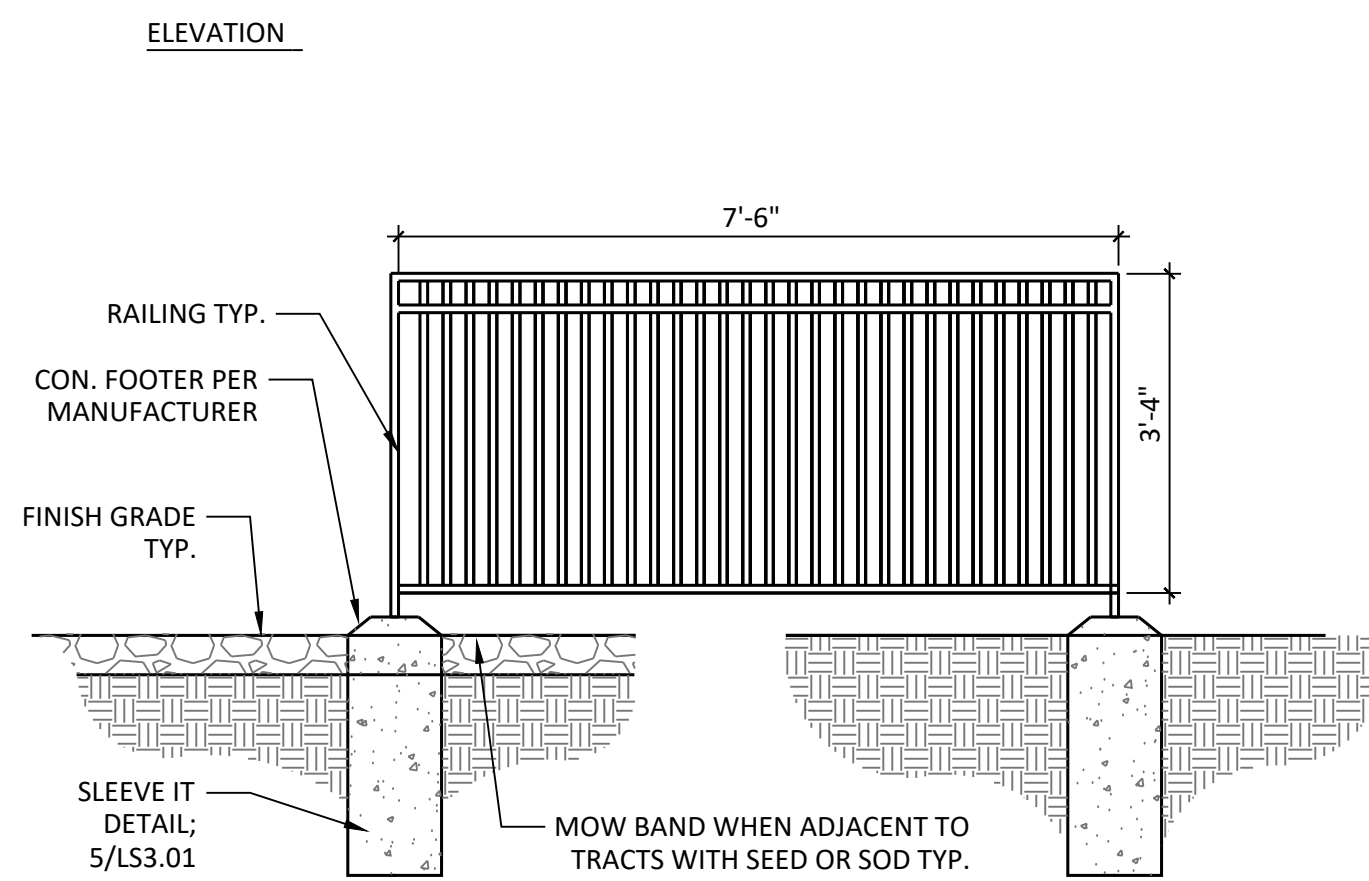
20X20 CLERESTORY PAVILION

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 CELRESTORY PAVILION

NTS

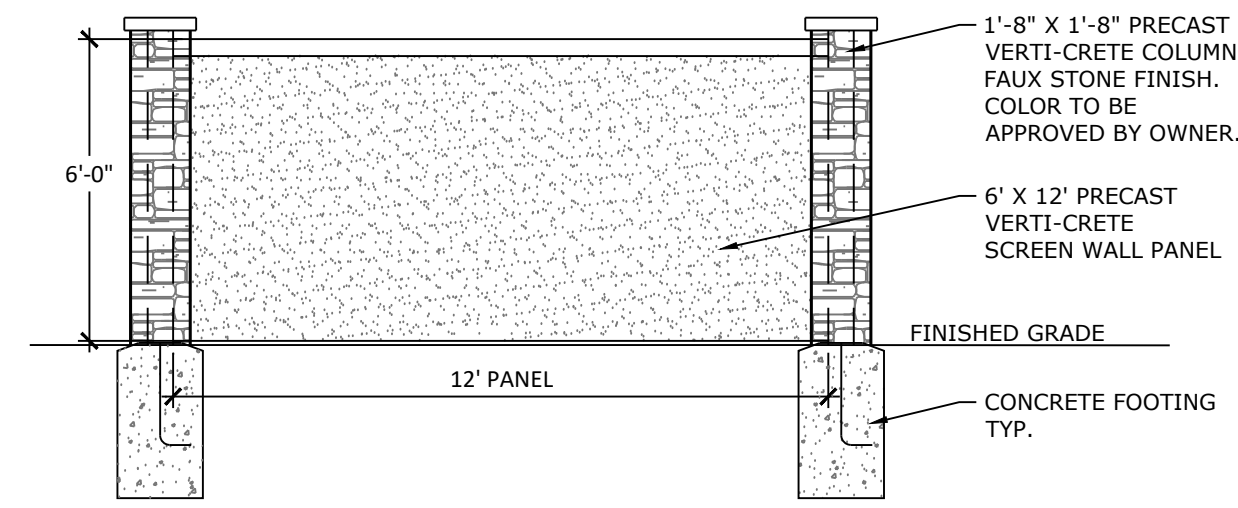
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2 RAILING

NTS

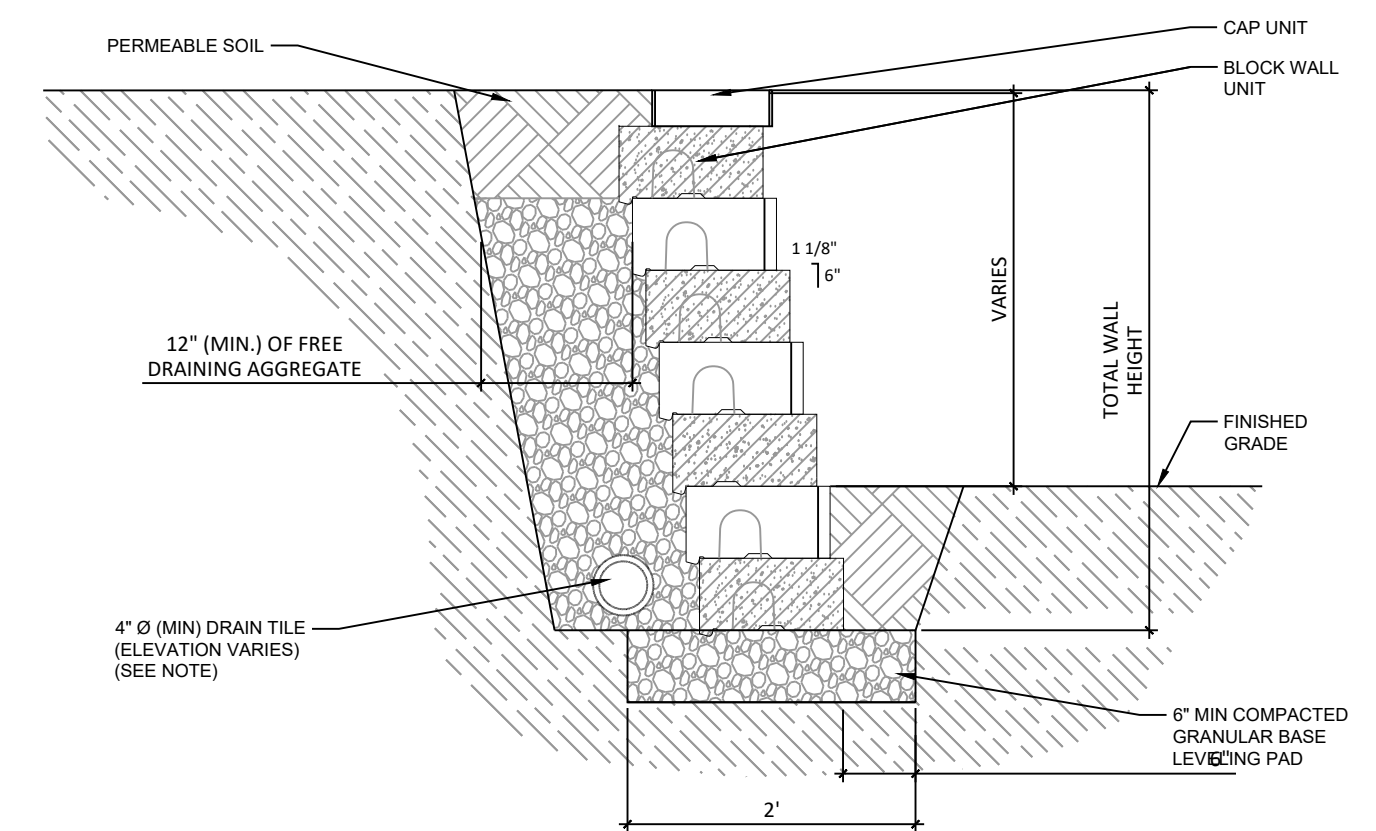
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3 SOUND WALL

NTS

P-GKS-18

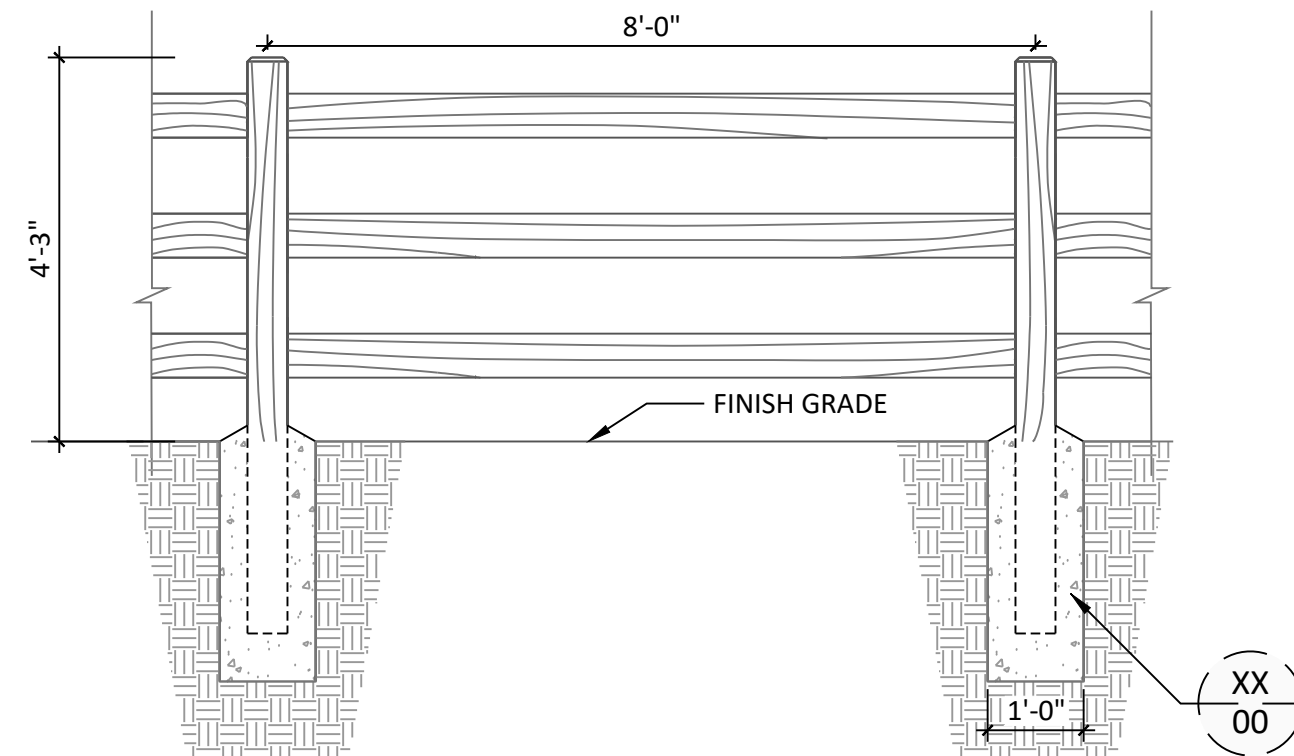
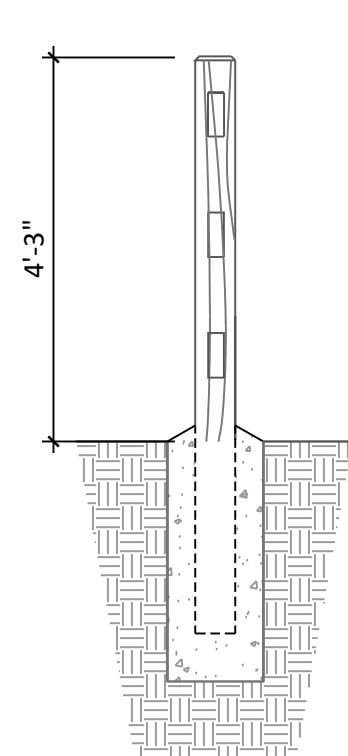


4 BLOCK WALL

NTS

P-EQ-RR-09

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

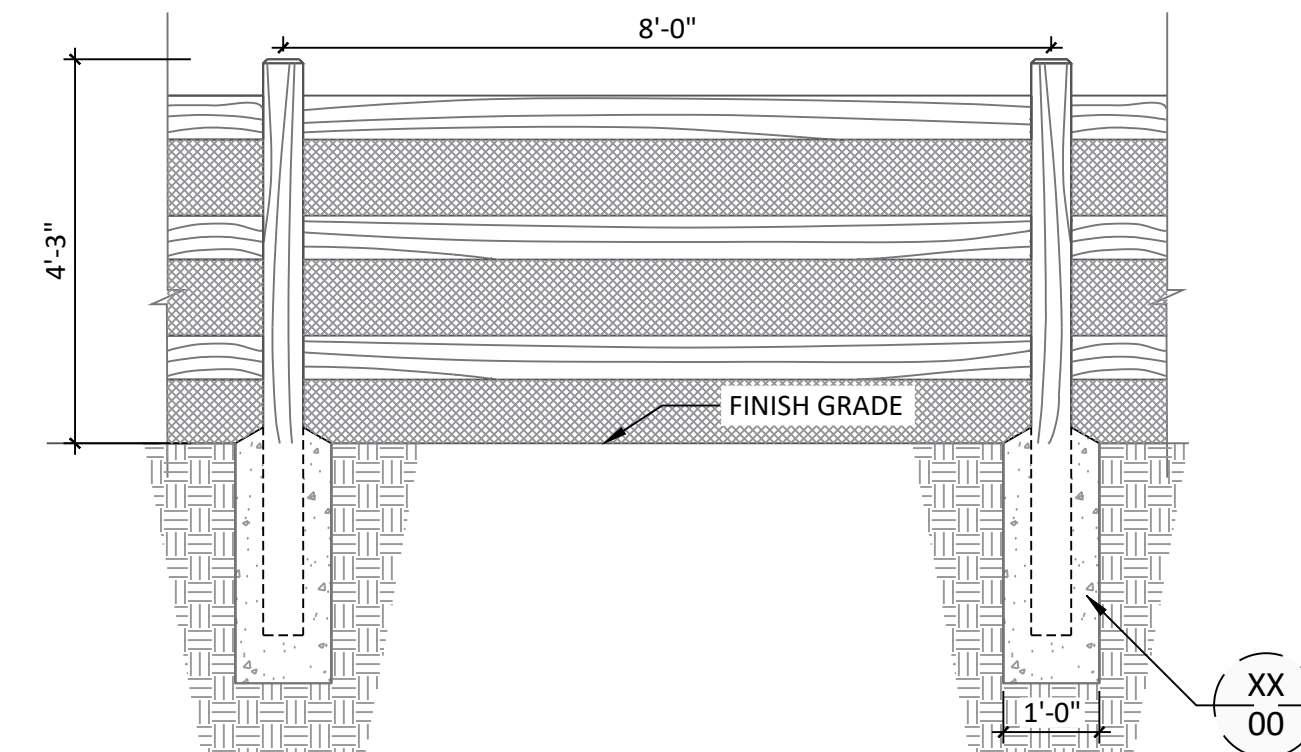
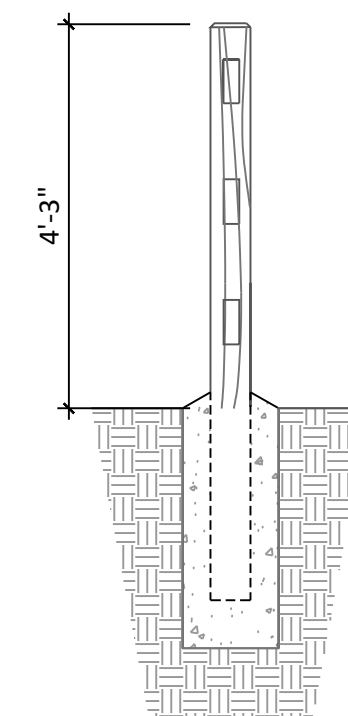


5 3-RAIL CONCRETE FENCE

NTS

N-FE-24

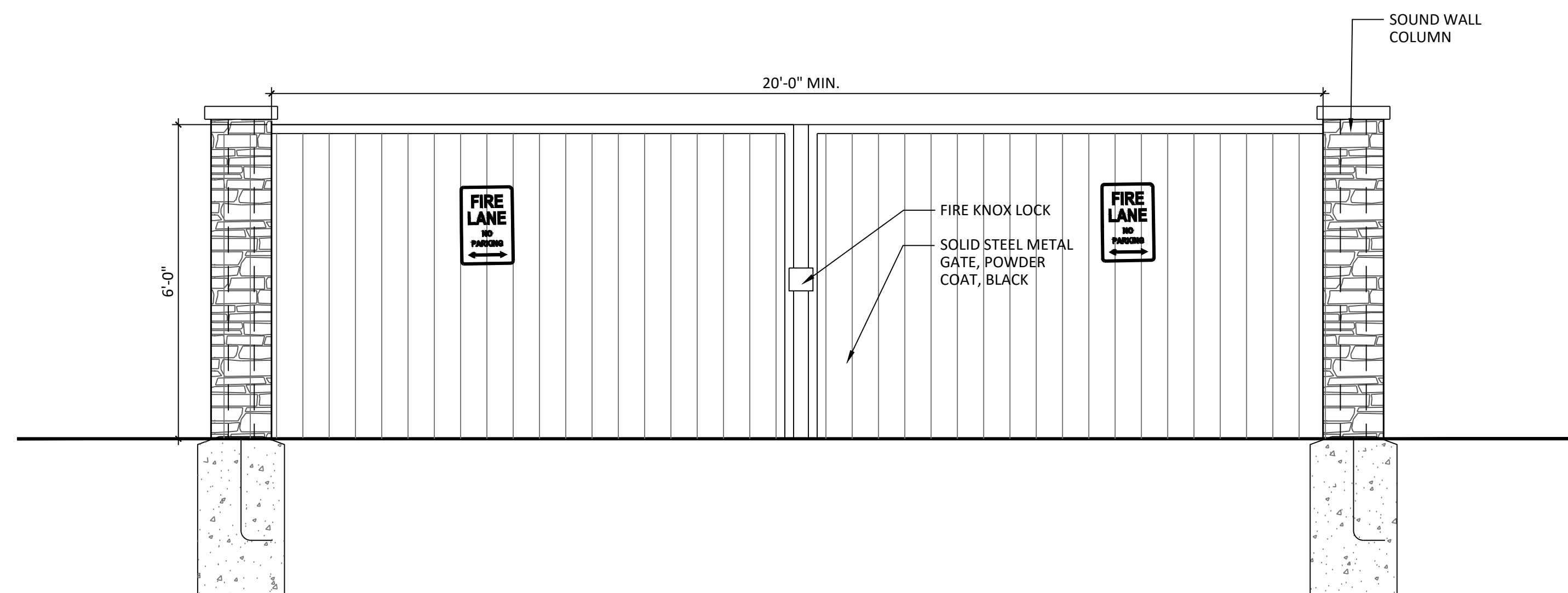
NOTES:
1. FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. WIRE MESH TO BE 12.5 GAUGE WELDED WIRE 4'x4' MESH.
4. REMAINING MESH TO BE BURIED BELOW GRADE.
5. 5 STAPLES ON BACK OF EACH RAIL. 3 STAPLES ON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



6 3-RAIL CONCRETE FENCE WITH MESH

NTS

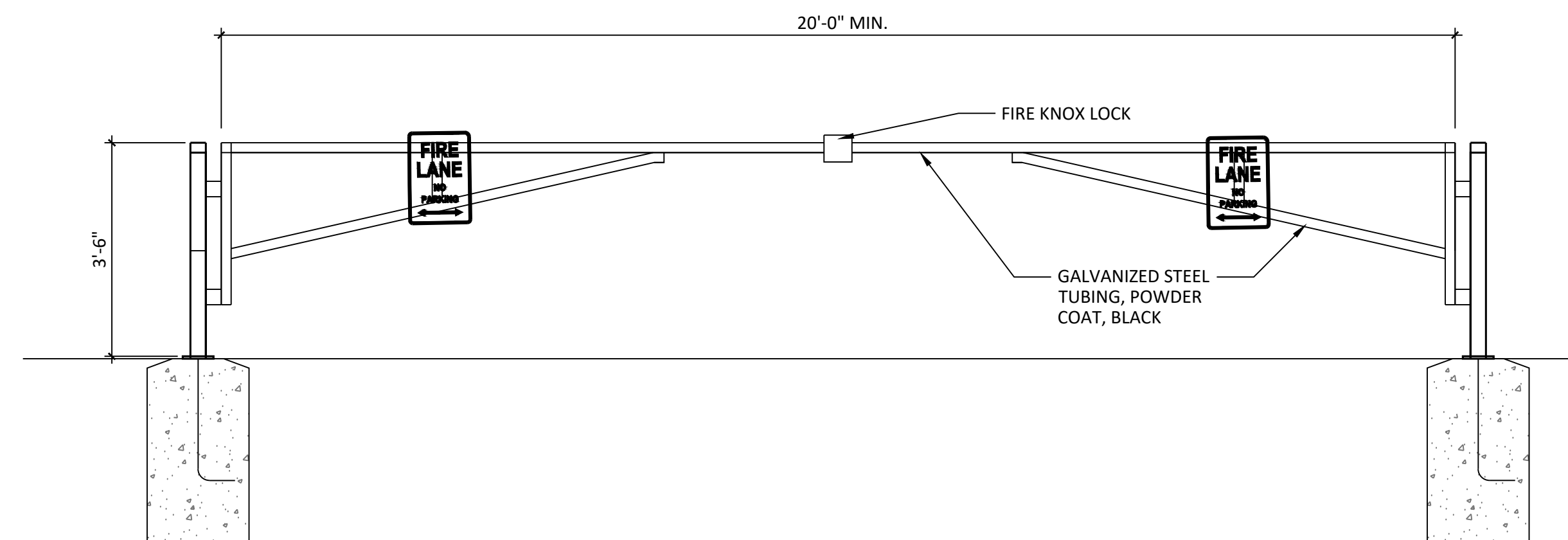
N-FE-25



7 METAL FIRE ACCESS GATE

NTS

P-EQ-RCM-01



8 ARM GATE FIRE ACCESS

NTS

P-EQ-RCM-02



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PLANNER / LANDSCAPE ARCHITECT

ROCK CREEK MESA

0 PAWNEE RD

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
06.24.2026	BB	4RD SUBMITTAL

ISSUE / REVISION

LANDSCAPE DETAILS

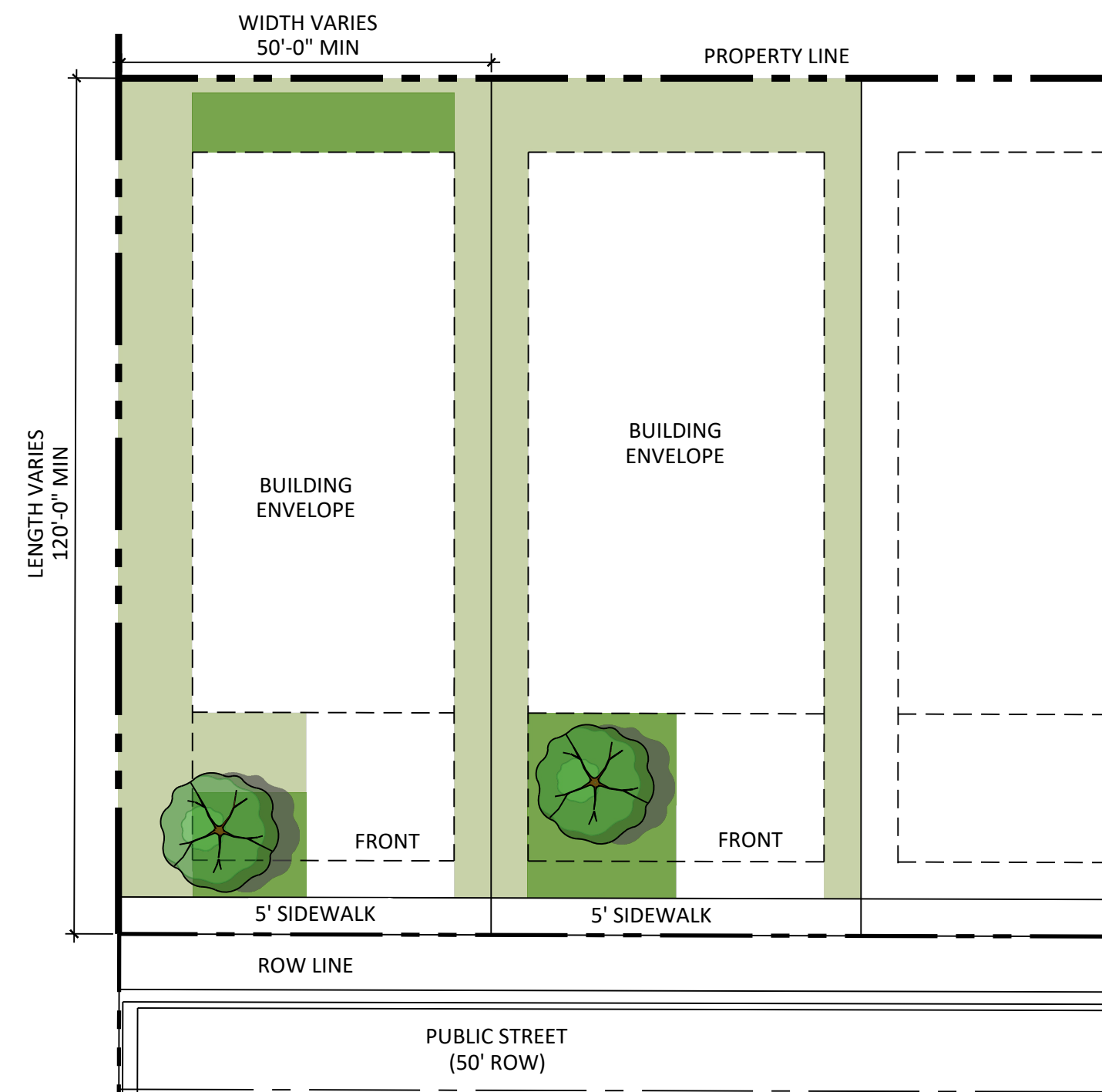
SHEET DESCRIPTION

LP3.01

40 OF 41

PLAN FILE #

DEPN-25-0173



LEGEND:

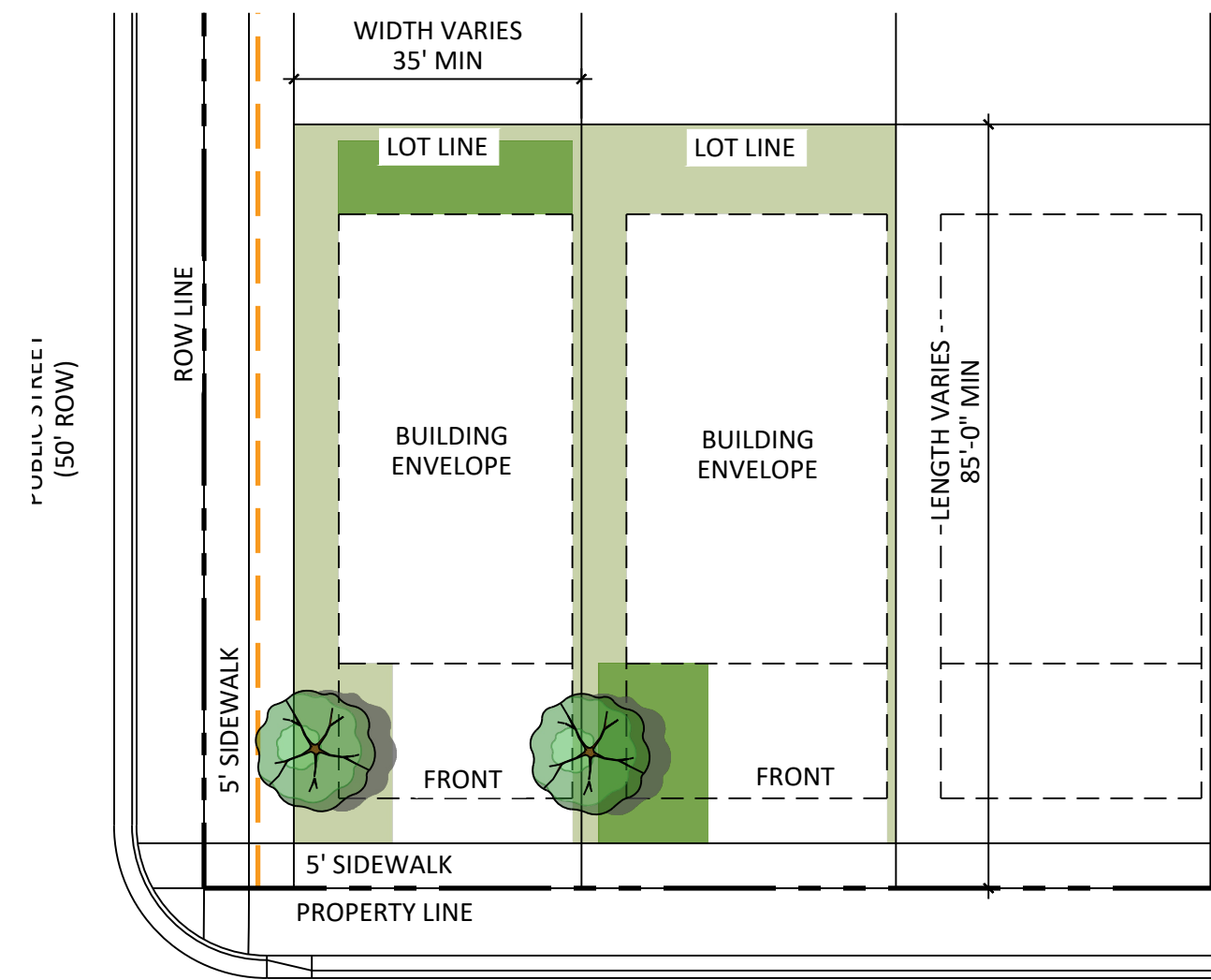
LANDSCAPE AREA - HIGH WATER USE TURF	50' WIDE STREET ORIENTED NON-COMPACT	SINGLE LOT	TOTAL (8 LOTS)
	HIGH-WATER USE	500 SF	4,000 SF
	LOW/MEDIUM-WATER USE	1,510 SF	12,080 SF
	LANDSCAPE AREA	2,010 SF	16,080 SF

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

STREET ORIENTED UNIT REQUIRED TREE
 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.



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	643 SF	95,807 SF
	LANDSCAPE AREA	860 SF	128,140 SF

LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE	32' WIDE STREET ORIENTED	SINGLE LOT	TOTAL (149 LOTS)
	HIGH-WATER USE	215 SF	32,035 SF
	LOW/MEDIUM-WATER USE	713 SF	84,847 SF
	LANDSCAPE AREA	950 SF	113,050 SF

STREET ORIENTED UNIT REQUIRED TREE
 TREE SPECIES OPTIONS LIST:
 - LITTLE LEAF LINDEN
 - SPRING SNOW CRABAPPLE
 - KENTUCKY COFFEE TREE

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.
- 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

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

NOTE: ALL LOTS IN DEVELOPMENT ARE STREET-ORIENTED

p:\quincy\rock_creek_mesa\Drawings\Arch\PLP\RockCreekMesa-Landscape Lot Typicals.dwg [LP3.03] 6/24/2026 11:52:32 AM lbbjgr



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 N PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

ISSUE INFO
 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