

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. DEPN-25-0173**

Report Date: 06/02/2026

Description :

Address : 0 Pawnee RD

Record Type : Development Plans

Document Filename : V3. Development Plan_Rock Creek.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Patrick Dosch	pdosch@csu.org	719-668-7890
Kerri Schott	kerri.schott@coloradosprings.gov	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Steve Smith	steven.smith@coloradosprings.gov	
Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Sara Rivera	sara.rivera@coloradosprings.gov	-
Gregory Stachon	gregory.stachon@coloradosprings.gov	719-385-5613

General Comments

Comment ID	Reviewer : Department	Review Comments
215	Teresa Guagliardo : CDOT	Please refer to the letter emailed to Kerri Schott on 3-23-2026 for CDOT's comments regarding this development.
289	Teresa Guagliardo : CDOT	Please refer to the letter emailed to Kerri Schott on 5-29-2026 for CDOT's comments regarding this development.

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
209	1	Sara Rivera : City Engineering - SWENT	The Preliminary Drainage Report (STM-REV25-1181) was reviewed and returned to the engineer. Stormwater Enterprise (SWENT) requests that the DP not be approved prior to all major comments on the drainage report being resolved.
267	1	Sara Rivera : City Engineering - SWENT	Any PIAs in the ROW will Not be accepted by the City of Colorado Springs. Please readjust the PIAs.
54	14	Sara Rivera : City Engineering - SWENT	Green Infrastructure: the Planned Infiltration Area (PIAs) need to be delineated with a line or a hatch. There must be a leader calling it out as a "Planned Infiltration Area" or it must be included in the legend as "Planned Infiltration Area.". This must match what is being shown in the PDR/FDR. The PIAs should be shown on the Landscape Plans, Grading Plans, and Utility Plans. Please see the revised Development Plan checklist for further clarification: Link
55	32	Sara Rivera : City Engineering - SWENT	All proposed swales must be shown and labeled on landscape plans. Please show how proposed landscaping will interact with proposed conveyance swales.
56	32	Sara Rivera : City Engineering - SWENT	Please show and label all private and public easements as applicable on all sheets.
269	32	Sara Rivera : City Engineering - SWENT	Specifically label the swales on the landscape plan; review the FDR to label correctly on this plan.
213	1	Joel Dagnillo : City Engineering Dev Review	See previous comment: "Geological hazard validation has been submitted in Project Dox (#STM-REV26-0208) and is currently under review. All comments will be communicated directly in Project Dox. Once all comments are addressed and City approves validation, upload City-signed validation into this Development Plan file."
265	3	Joel Dagnillo : City Engineering Dev Review	Engineering Criteria Manual Variance request for omitting sidewalk on south side of Pawnee Rd. has been denied (STM-REV26-0431). Please show 5' detached sidewalk on south side of this roadway.
264	8	Joel Dagnillo : City Engineering Dev Review	Add a note stating that driveway location for Lot 233 must be specifically shown on construction plans to ensure no conflict with mid-block pedestrian ramp
266	8	Joel Dagnillo : City Engineering Dev Review	Since Commanche Rd. is now a City-owned roadway and it is adjacent to development, public improvements must be installed. Please show a City Std. Type 1 or 2 curb/gutter and a 5' detached or 6' attached public sidewalk adjacent to Commanche Rd. In addition, there will be landscaping requirements as communicated by the City Senior Landscape Architect.
271	10	Patrick Dosch : Col Springs Utilities	Previous comment partially addressed: Please show the conceptual location of the gas and electric meters on the lot typical. Please show the conceptual locations of water and wastewater services. Please label and dimension horizontal clearances of the services and curb stops
272	10	Patrick Dosch : Col Springs Utilities	Please add note "Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."
273	10	Patrick Dosch : Col Springs Utilities	Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."
274	10	Patrick Dosch : Col Springs Utilities	The 50 and 67' ROW cross sections need to match the PU&PFP sheets 21-27 (horizontal separations)
275	21	Patrick Dosch : Col Springs Utilities	Previous comment not addressed: Fire hydrant locations should not be in the curb returns. See CSU detail A5-2 for more information. typical
276	21	Patrick Dosch : Col Springs Utilities	Revise line work to show water and wastewater with at least 10' horizontal separation or indicate HDPE
277	22	Patrick Dosch : Col Springs Utilities	Label the horizontal separation from the water and storm inlet

Comment ID	Page Reference	Reviewer : Department	Review Comments
278	25	Patrick Dosch : Col Springs Utilities	Label the horizontal separation from the water and storm inlet
279	26	Patrick Dosch : Col Springs Utilities	Label horizontal separations in this area
280	27	Patrick Dosch : Col Springs Utilities	Label horizontal separation
281	27	Patrick Dosch : Col Springs Utilities	Revise line work to show water and wastewater with at least 10' horizontal separation or indicate HDPE
293	9	Steve Smith : Fire	Must be a paved
294	9	Steve Smith : Fire	Provide full access with curb returns at both ends. No mountable curbs.
295	9	Steve Smith : Fire	Provide dimension of driveable width
296	9	Steve Smith : Fire	Removable bollards not permitted in this location. Must be a gate the full width of the drive.
297	40	Steve Smith : Fire	Must be minimum full width of the drive. Provide Fire Lane No Parking sign with dual arrows on the gate.
282	1	Caroline Miller : Planning	What is this PK Zoning label referencing? PK is to the north of this parcel.
283	1	Caroline Miller : Planning	If Single Family Attached is no longer proposed, please remove Propose Use type.
284	1	Caroline Miller : Planning	Please remove unit type if Attached Homes are no longer proposed.
285	1	Caroline Miller : Planning	Informational - An updated PLDO Fee and Citywide Development Impact (Police & Fire) Fee estimate will be uploaded upon next review, reflecting only detached SFH, and the removal of the attached townhomes.
287	1	Caroline Miller : Planning	Reviewer is awaiting School District follow-up from applicant, Markup ID 237 Applicant response. Additional notes may be added upon communication by the district.
288	1	Caroline Miller : Planning	Tract F square footage detailed calculates to 2.12 acres, please confirm.
292	1	Kerri Schott : Planning	Awaiting County re-review comments, if any, as of 5/29/26. Once received, Planning staff will pass on to the applicant as soon as possible.
298	1	Kerri Schott : Planning	Please respond to County review comments which were uploaded to the accelera file documents
286	6	Caroline Miller : Planning	Reviewer is awaiting CMSP response to understand their thoughts. CMSP had detailed to reviewer that the overlook with the bench was fine, and could be completed now, rather than the communication the applicant received. Original comment Markup 240: Please show the trail to overlook/bench detail, to be added with this development, not to encroach onto CMSP property.
290	12	Kerri Schott : Planning	Please have the limit of disturbance protection boundary also include/protect this scrub oak cluster
262	37	Gregory Stachon : Planning	Rock Creek Mesa Addition No.4 brought Comanche Road into the city. (ANEX-24-0005). As a public road it should have landscape setback trees.
263	41	Gregory Stachon : Planning	this sheet is good but consider making a connection to the plan by showing a tree or symbol to indicate which lots are "street oriented lots" that will have compact lot trees.

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 RECEIPTS, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.
- REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATES JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT #8 (FFC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN LIEU OF LAND DEDICATION ALTERNATIVES.

TRAFFIC NOTES

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

PUBLIC WORKS NOTES

- ALL CITY OWNED EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- ALL 'STOP SIGNS' WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

ADA NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

FIRE NOTES

- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LB 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.

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

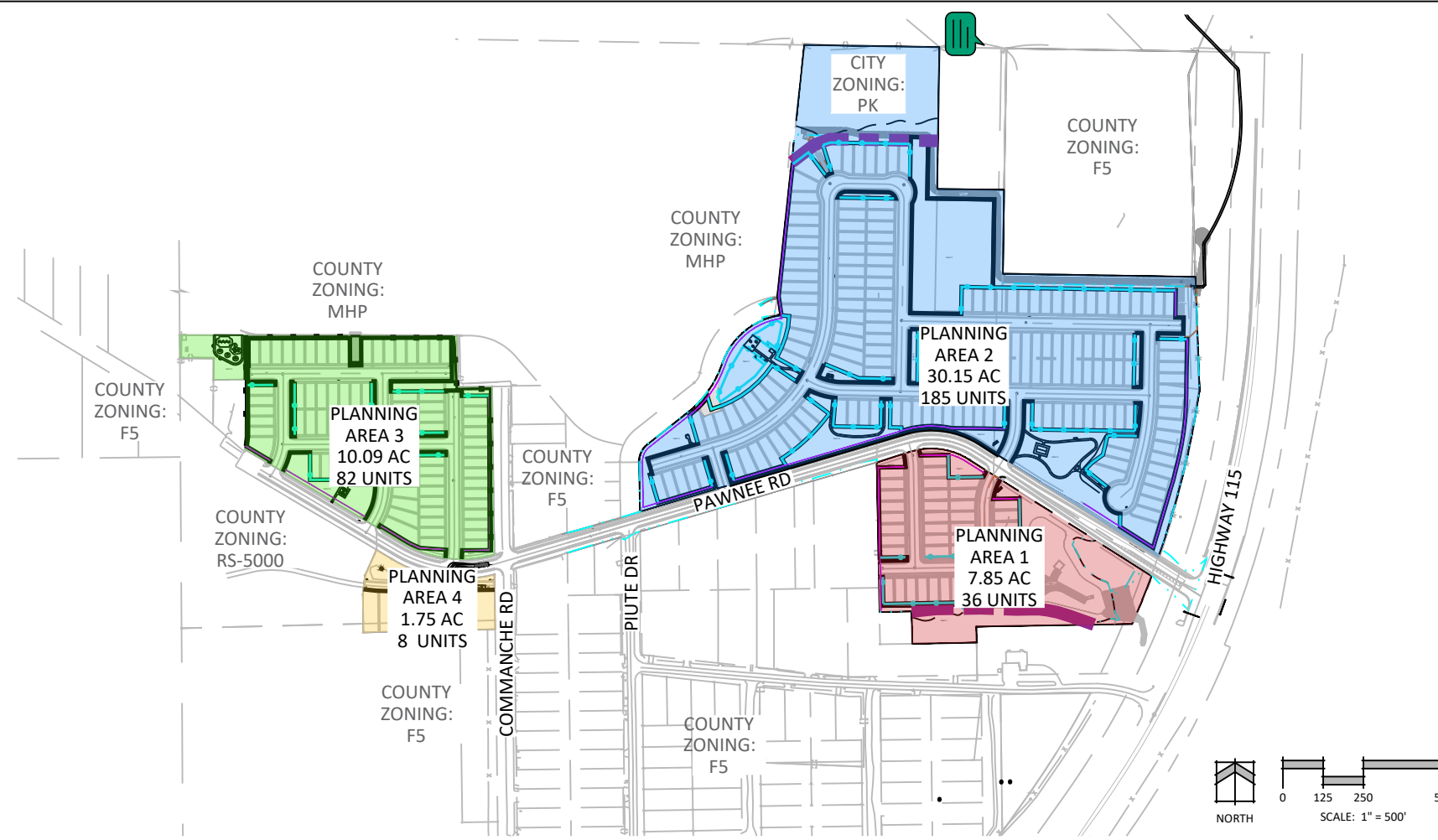
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. 18-037 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 218016204.
- DEVELOPMENT WILL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

ROCK CREEK MESA

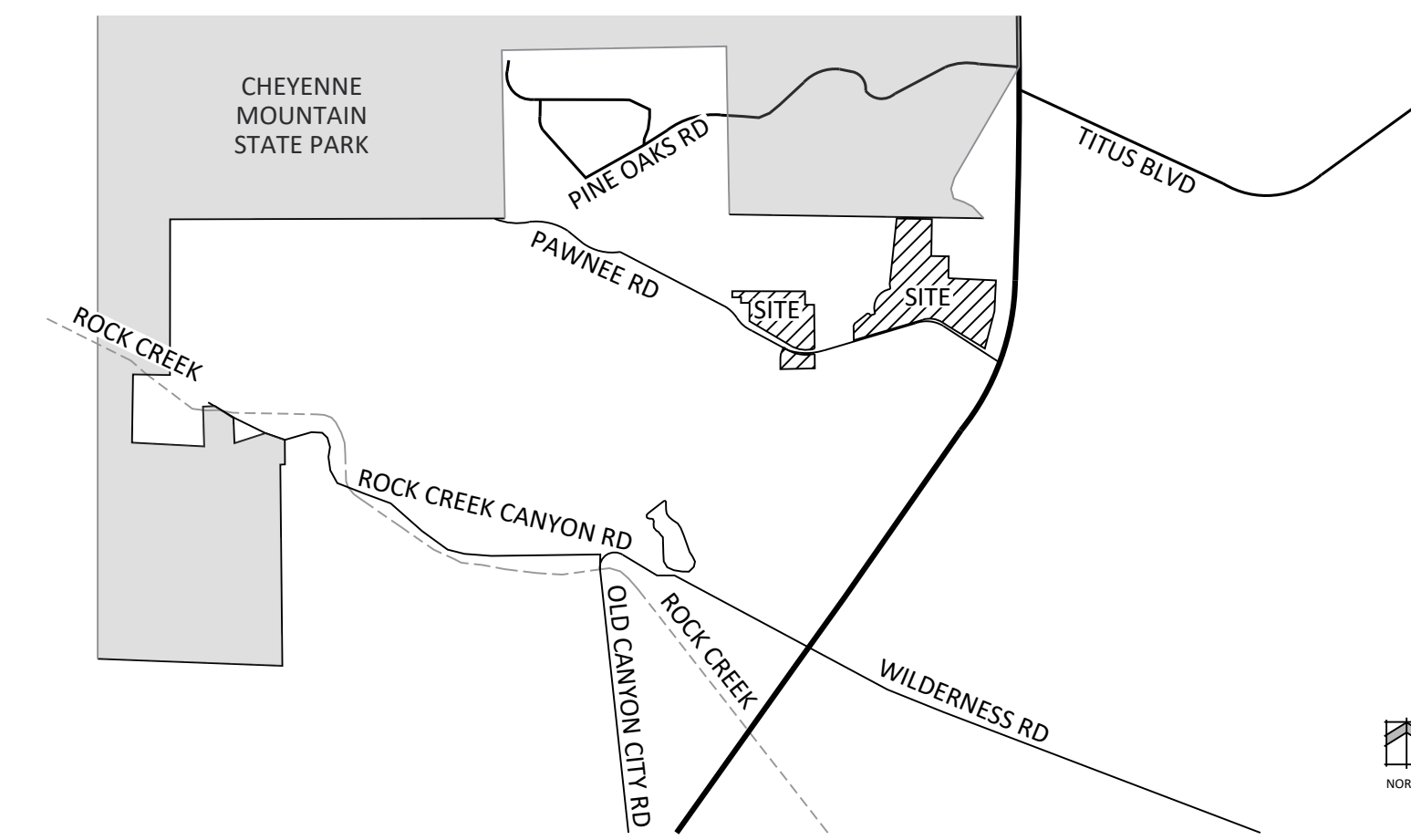
CITY OF COLORADO SPRINGS

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:		LANDSCAPE SETBACKS - AREA 3	PAWNEE RD: 10'
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 4	PAWNEE RD: 10'
SETBACKS (MINIMUM):		PARKING	
FRONT HOUSE:	10'	SINGLE-FAMILY DETACHED	2/DU
STREET LOADED GARAGE:	20'	REQUIRED:	2 X 312 = 624 SPACES
SIDE:	1' MINIMUM WITH 6' COMBINED BOTH SIDES, OR 0' IF ATTACHED	PROVIDED IN GARAGES	
CORNER LOT SIDE:	15'	GUEST REQUIRED:	63
REAR:	10'	GUEST PROVIDED (TOTAL):	624
ORDINANCE NO.:	25-27 AND 25-29	ON-STREET:	0
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL DETACHED AND SINGLE-FAMILY RESIDENTIAL ATTACHED	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:	311		
MIN. LOT SIZE:	1500 SF		
MIN. LOT WIDTH:	20'		
DRIVEWAY LENGTH:	MIN 20', MAX 27'		
DRIVEWAY WIDTH:	20'		

SHEET INDEX

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

TRACT TABLE

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

PLDO REQUIREMENTS

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

PARK AND OPEN SPACE NOTES

- ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT, OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
- PARKLAND DEDICATION ORDINANCE:
 - THE PROPOSED 2.15 ACRE PUBLIC PARK, TRACT F, MEETS THE PLDO OBLIGATION AS SHOWN IN THE ROCK CREEK MESA LAND USE PLAN (MAPN-23-0009). NO NEIGHBORHOOD PARK FEES ARE DUE WITH THIS DEVELOPMENT PLAN.
 - THE REMAINING EASEMENT AND OPEN SPACE ACREAGE IS NOT INTENDED TO MEET PLDO.
 - THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
- ALL PLDO NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.4.307.F TO INCLUDE: PRIOR TO PARK CONSTRUCTION, TRACT F, THE PUBLIC PARK, SHALL BE DESIGNED, REVIEWED, AND APPROVED BY THE PARKS ADVISORY BOARD PRIOR TO 50% OF BUILDING PERMITS WITHIN THIS DEVELOPMENT. BY 75% OF CERTIFICATE OF OCCUPANCIES GRANTED FOR THIS PLAN PARK CONSTRUCTION AND SITE INSPECTION IS TO BE COMPLETED.
- THE DEVELOPER WILL BUILD THE PARK, THEN TRANSFER TO THE ROCK CREEK METRO DISTRICT FOR OWNERSHIP AND MAINTENANCE VIA SPECIAL WARRANTY DEED.
- ALL TRAILS WITH THE EXCEPTION OF THE CONNECTION TO THE STATE PARK WILL BE CONSTRUCTED AT TIME OF DEVELOPMENT AND ARE TO BE OWNED AND MAINTAINED BY THE METRO DISTRICT. THE STATE PARK CONNECTION IS TO BE COORDINATED WITH THE STATE PARK AT A FUTURE DATE.

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

DEVELOPMENT PLAN

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

COVER AND NOTES

DP1.01

1 OF 41

PLAN FILE # DEP-N-25-0173



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

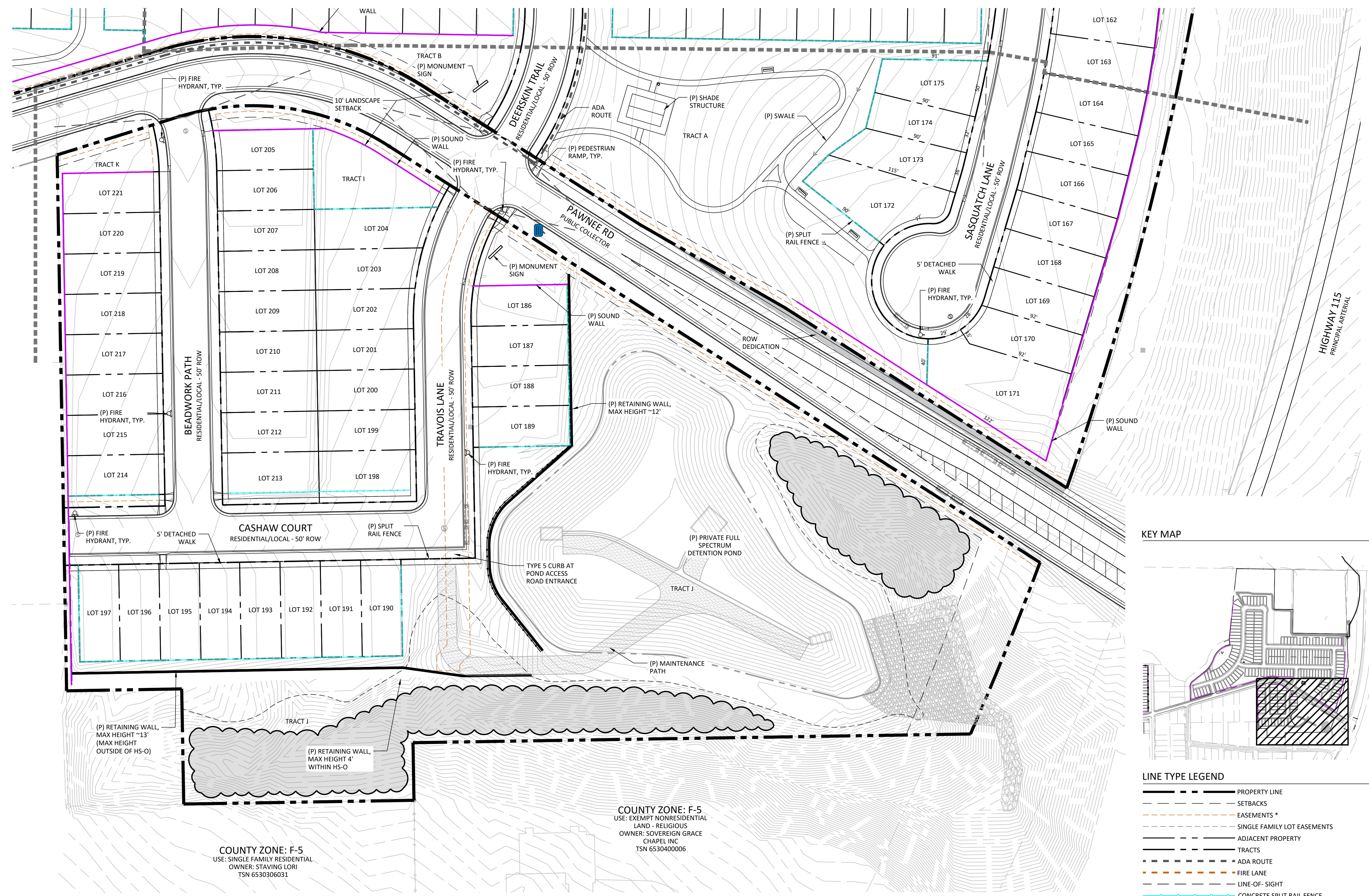
DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

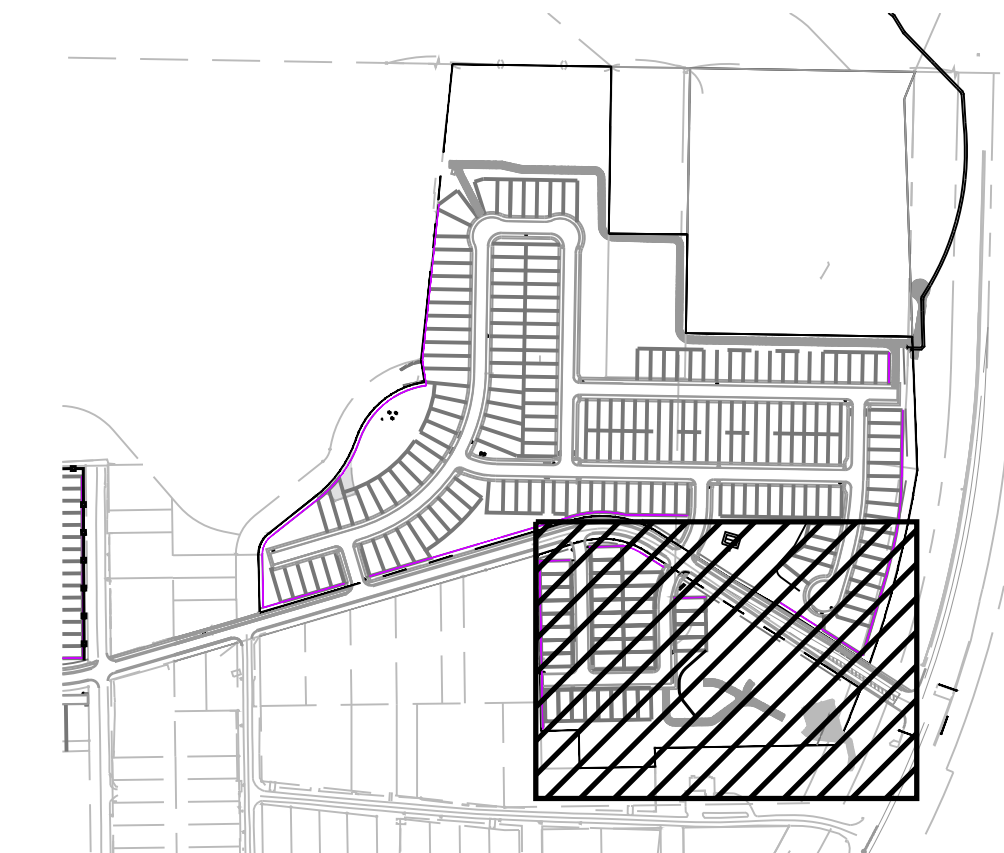
DP2.01

3 OF 41

PLAN FILE # DEP-N-25-0173



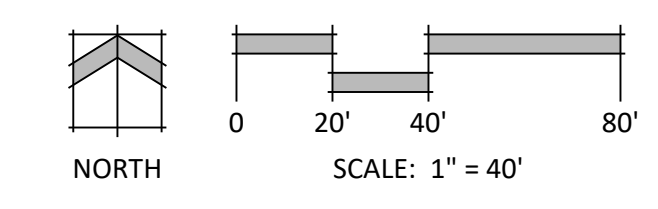
KEY MAP



LINE TYPE LEGEND

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

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

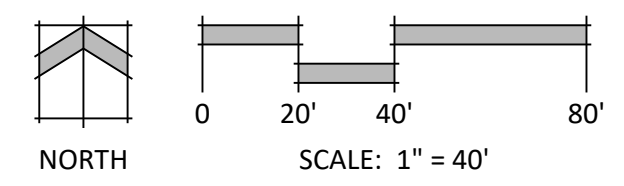
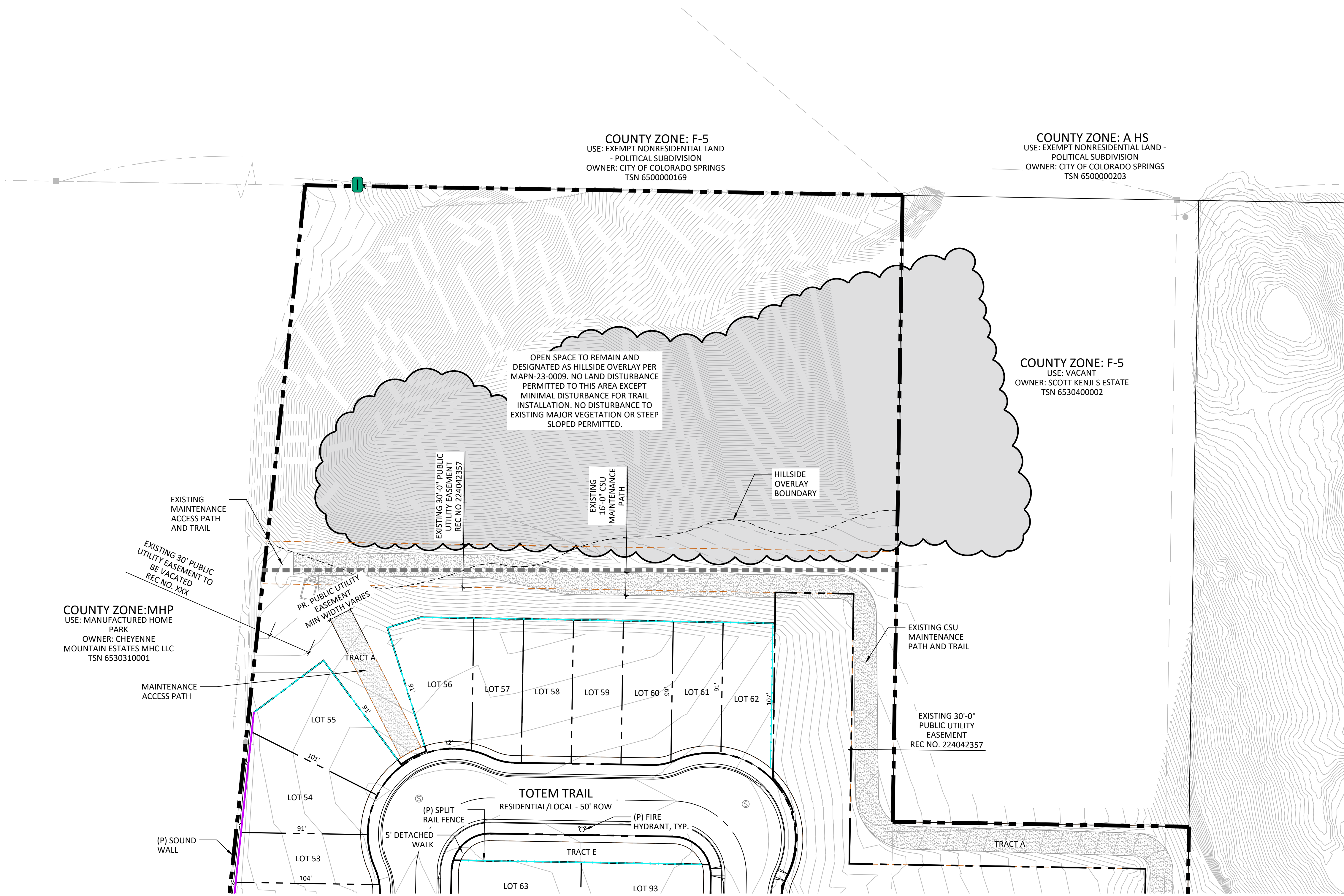


COUNTY ZONE: F-5
USE: EXEMPT NONRESIDENTIAL
LAND - RELIGIOUS
OWNER: SOVEREIGN GRACE
CHAPEL INC
TSN 6530400006

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

P:\Quality\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP2.01] 5/13/2026 1:26:13 PM aroman

P:\Quality\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP2.04] 5/13/2026 1:26:28 PM aronan

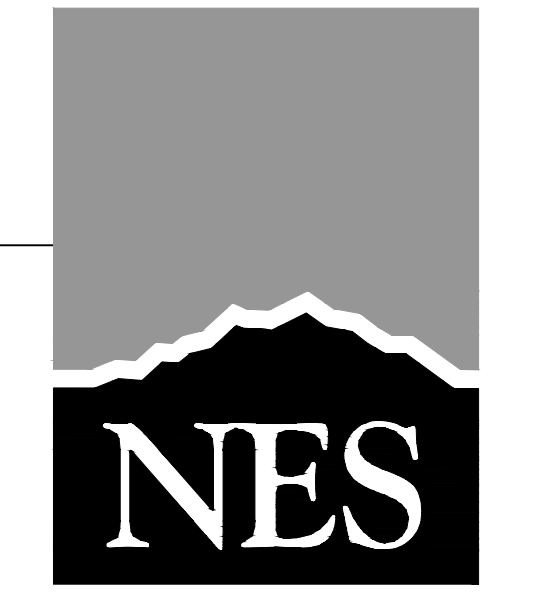


KEY MAP



LINE TYPE LEGEND

- — — — — PROPERTY LINE
 - - - - - SETBACKS
 - - - - - EASEMENTS *
 - - - - - SINGLE FAMILY LOT EASEMENTS
 - - - - - ADJACENT PROPERTY
 - - - - - TRACTS
 - - - - - ADA ROUTE
 - - - - - FIRE LANE
 - - - - - LINE-OF- SIGHT
 - — — — — CONCRETE SPLIT RAIL FENCE
 - — — — — SOUND WALL
 - — — — — ORNAMENTAL RAILING
 - — — — — MATCHLINES
 - - - - - HILLSIDE OVERLAY BOUNDARY
- *SEE DP 3.01 FOR LOT TYPICALS AND PUE EASEMENTS - 7' REAR AND 5' SIDES
- ☁️ SCRUB OAK BE PRESERVED



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

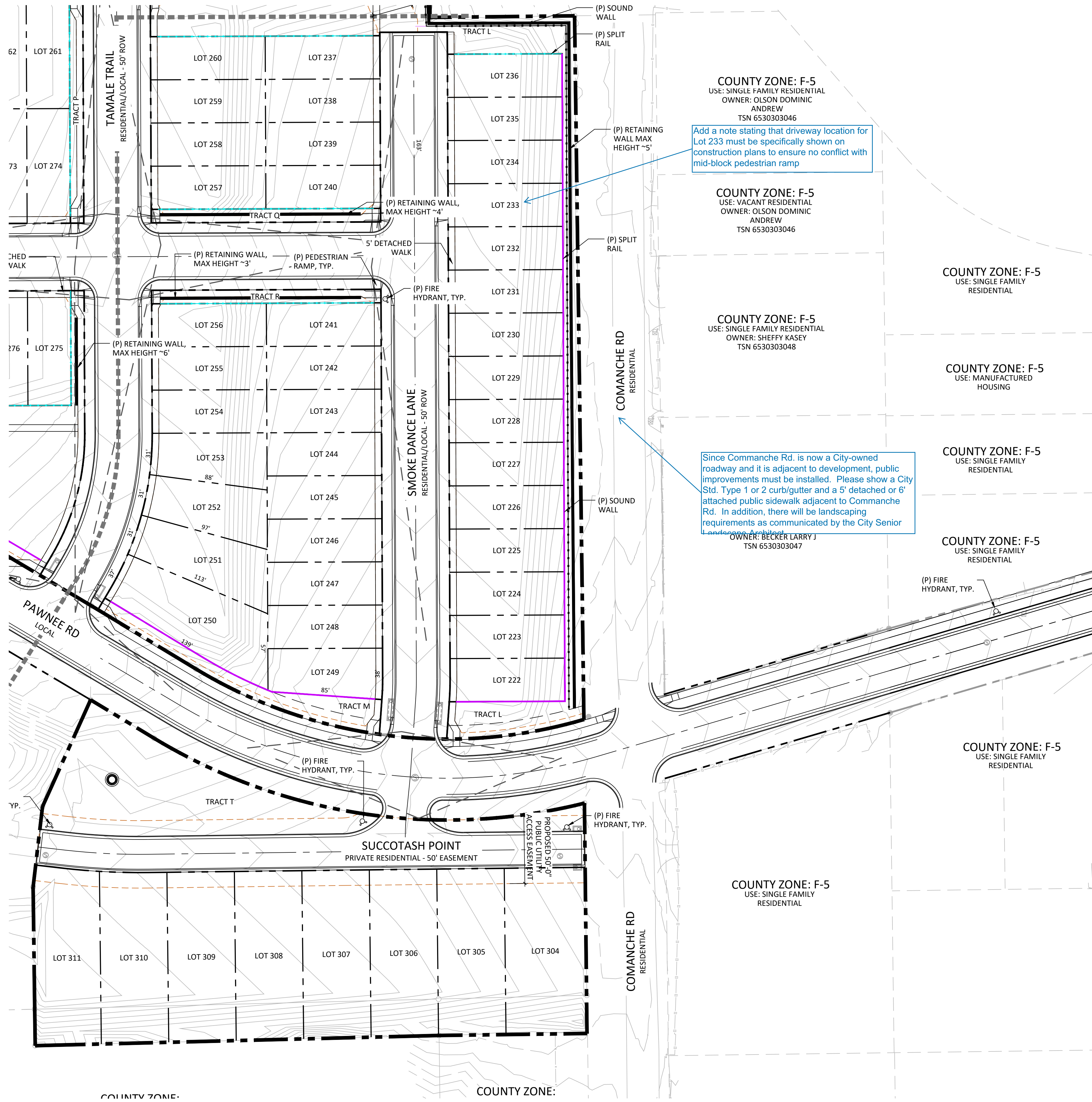
DEVELOPMENT PLAN

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

SITE PLAN/
 HILLSIDE PLAN

DP2.04
 6 OF 41

PLAN FILE # DEP-25-0173



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

Add a note stating that driveway location for Lot 233 must be specifically shown on construction plans to ensure no conflict with mid-block pedestrian ramp

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

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

Since Comanche Rd. is now a City-owned roadway and it is adjacent to development, public improvements must be installed. Please show a City Std. Type 1 or 2 curb/gutter and a 5' detached or 6' attached public sidewalk adjacent to Comanche Rd. In addition, there will be landscaping requirements as communicated by the City Senior Landscaper.

OWNER: BECKER LARRY J
 TSN 6530303047

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
 USE: MANUFACTURED HOUSING

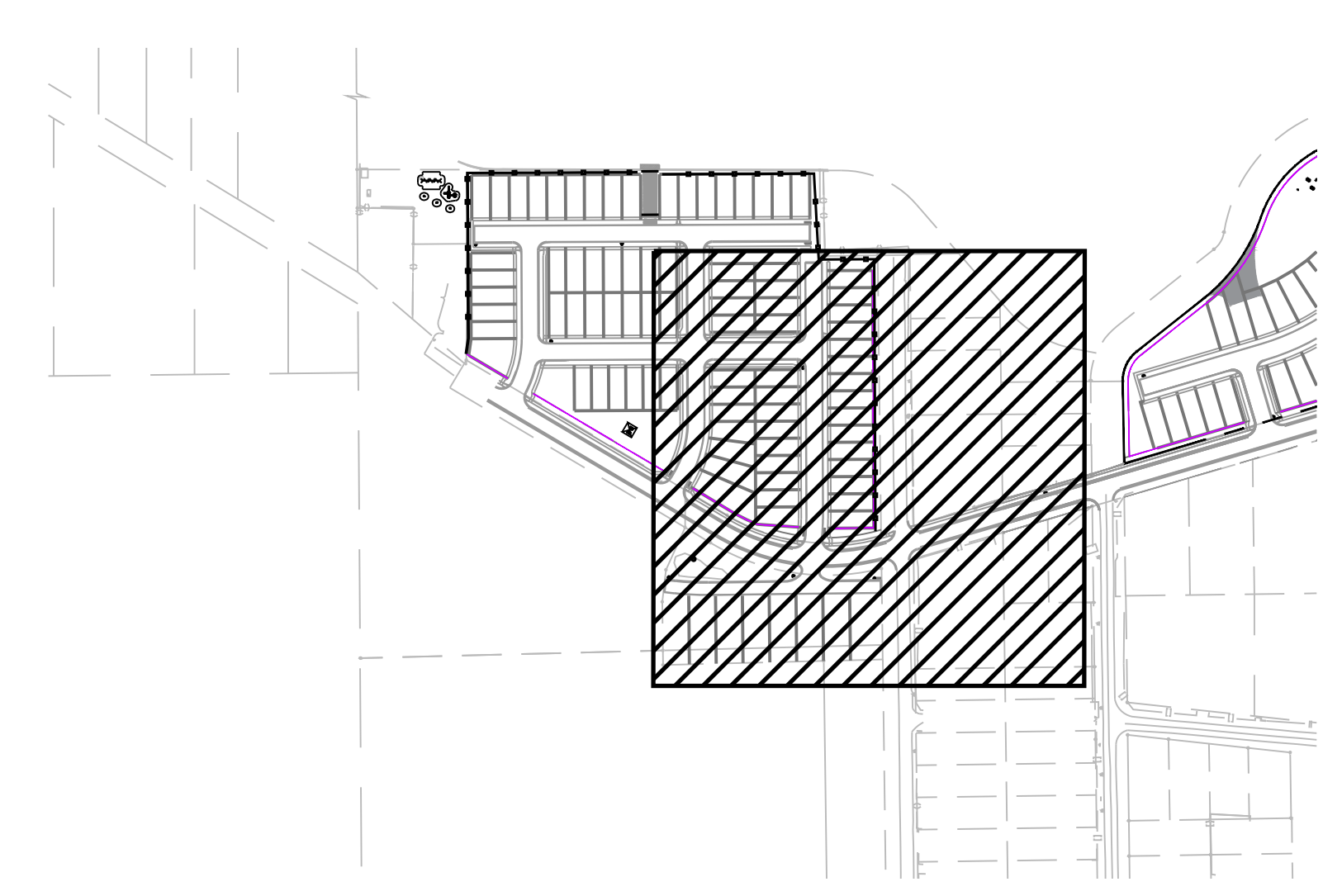
COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

COUNTY ZONE: F-5
 USE: SINGLE FAMILY RESIDENTIAL

KEY MAP



LINE TYPE LEGEND

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

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



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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

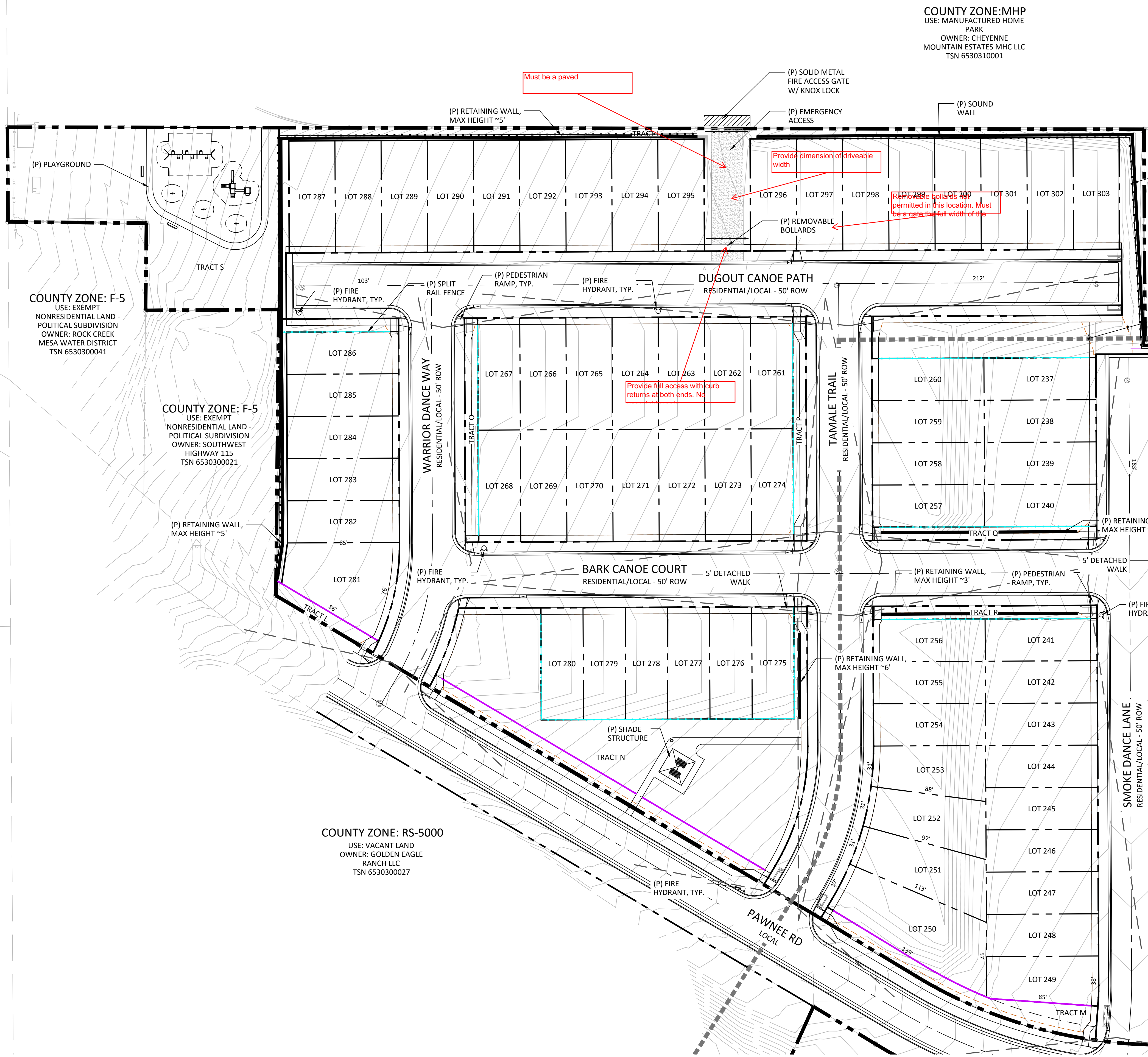
DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

SITE PLAN

DP2.06

8 OF 41

DEPN-25-0173



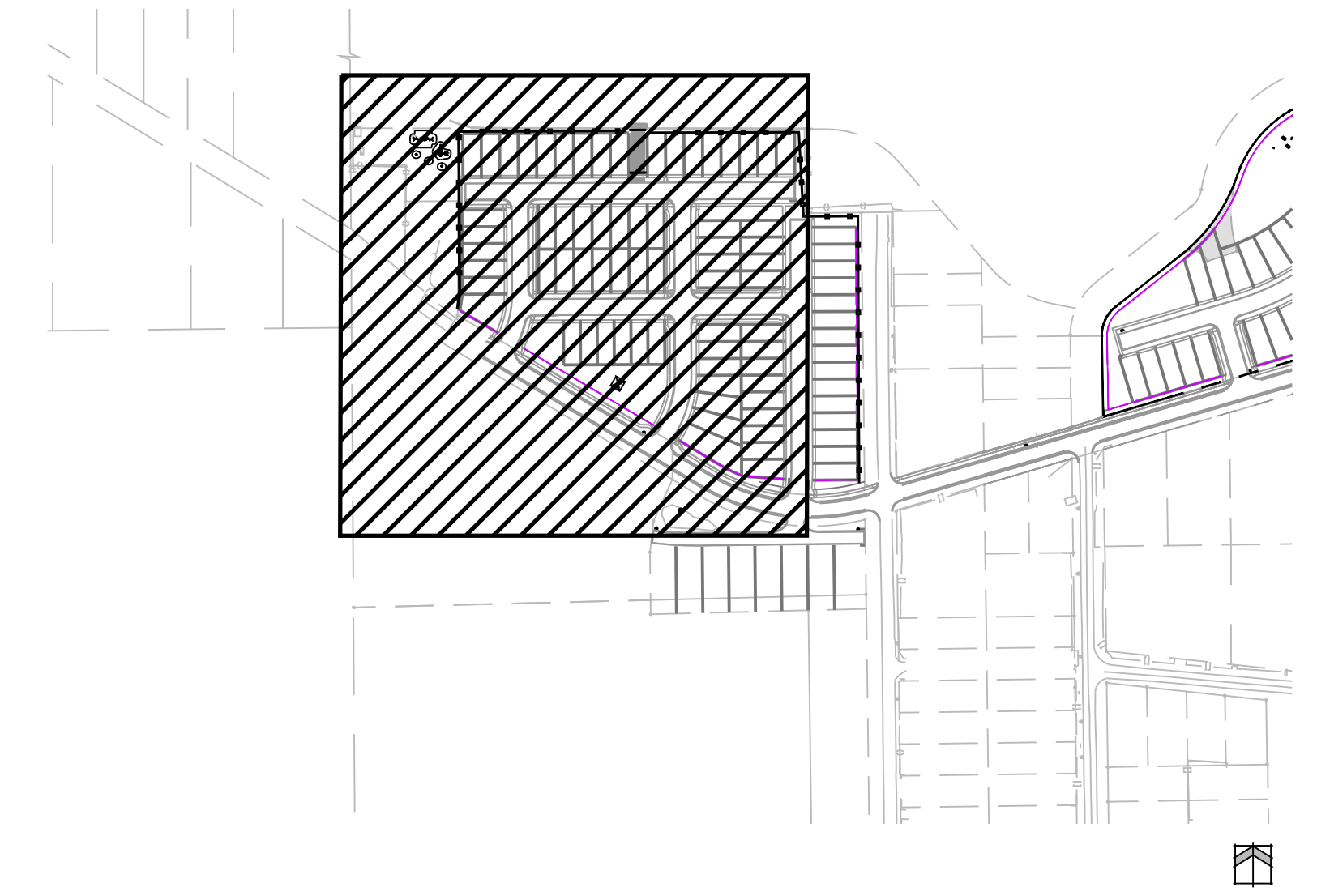
COUNTY ZONE: MHP
 USE: MANUFACTURED HOME PARK
 OWNER: CHEYENNE MOUNTAIN ESTATES MHC LLC
 TSN 6530310001

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

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

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

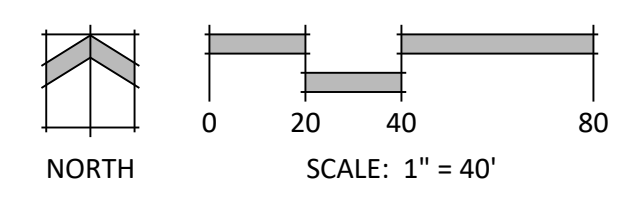
KEY MAP



LINE TYPE LEGEND

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

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



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ROCK CREEK MESA

DEVELOPMENT PLAN

0 PAWNEE RD

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

DEVELOPMENT PLAN

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

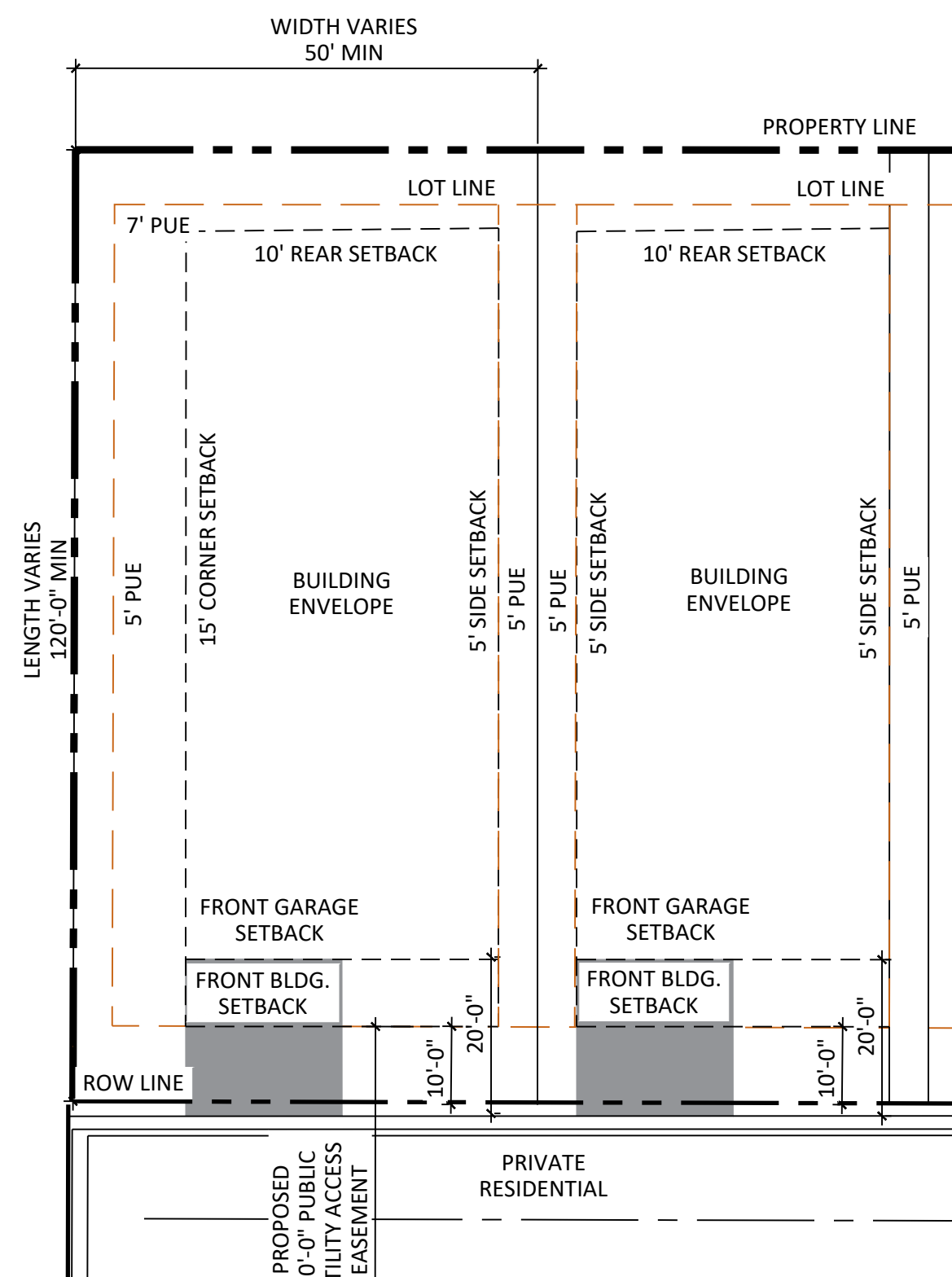
SITE PLAN

DP2.07

9 OF 41

DEPN-25-0173

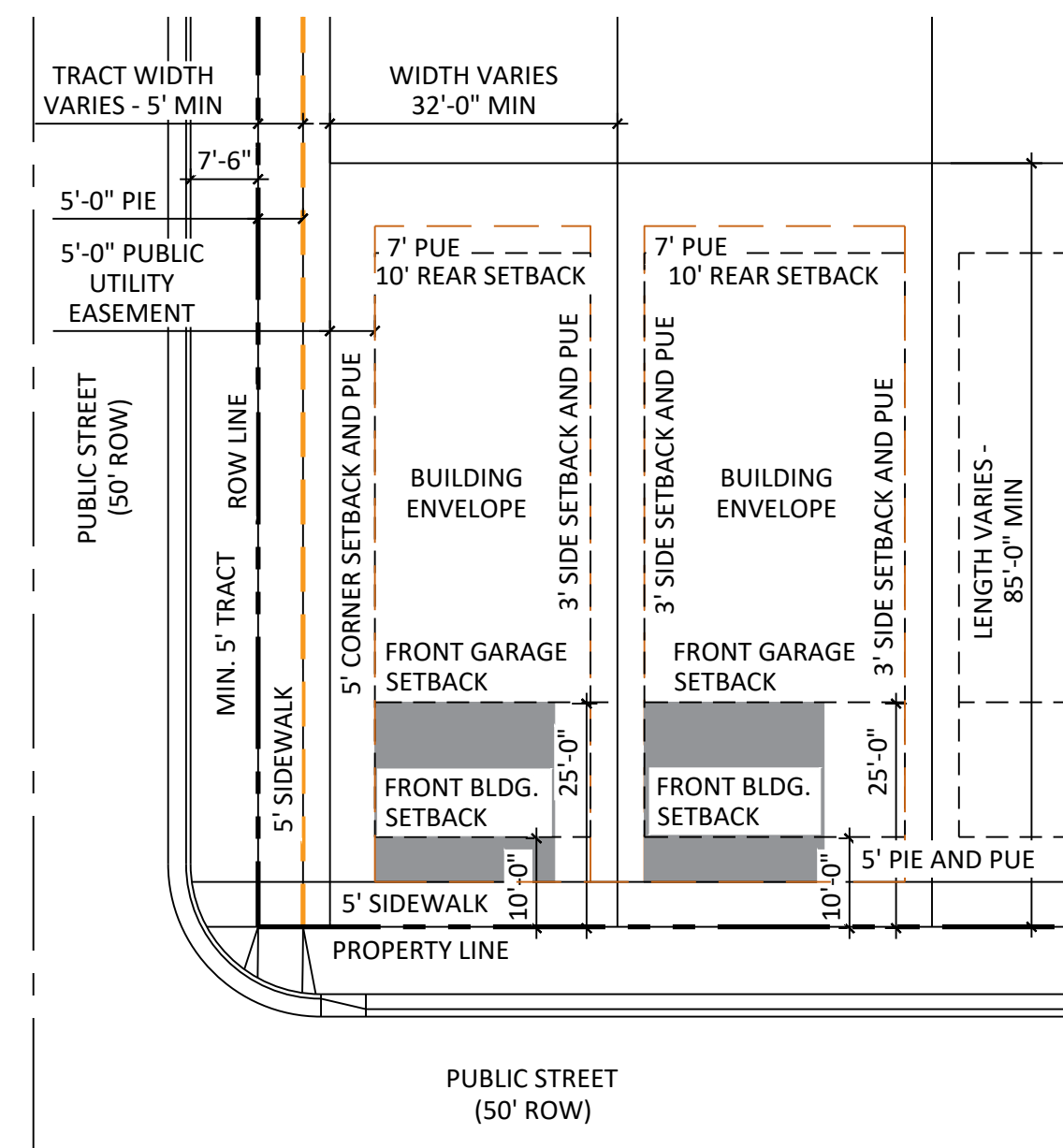
P:\Utility\Rock Creek Mesa\Drawings\Planning\DP\Rock Creek Mesa_DP.dwg [DP2.07] 5/13/2026 1:26:41 PM aroman



STREET ORIENTED 50' WIDTH LOT DESIGN GUIDELINES

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

- DRIVEWAY COVERAGE: PER CITY CODE. WILL MEET ALL UDC AND CITY ENGINEERING REQUIREMENTS INCLUDING DEPTH OF AT LEAST 20' FROM BACK OF SIDEWALK AND WIDTH NOT TO EXCEED 27'.
- ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE. WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
- LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
- OWNER/BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- SETBACK ENCROACHMENTS TO BE PER CODE SECTION 7.4.203.A.



STREET ORIENTED 32' WIDTH LOT DESIGN GUIDELINES

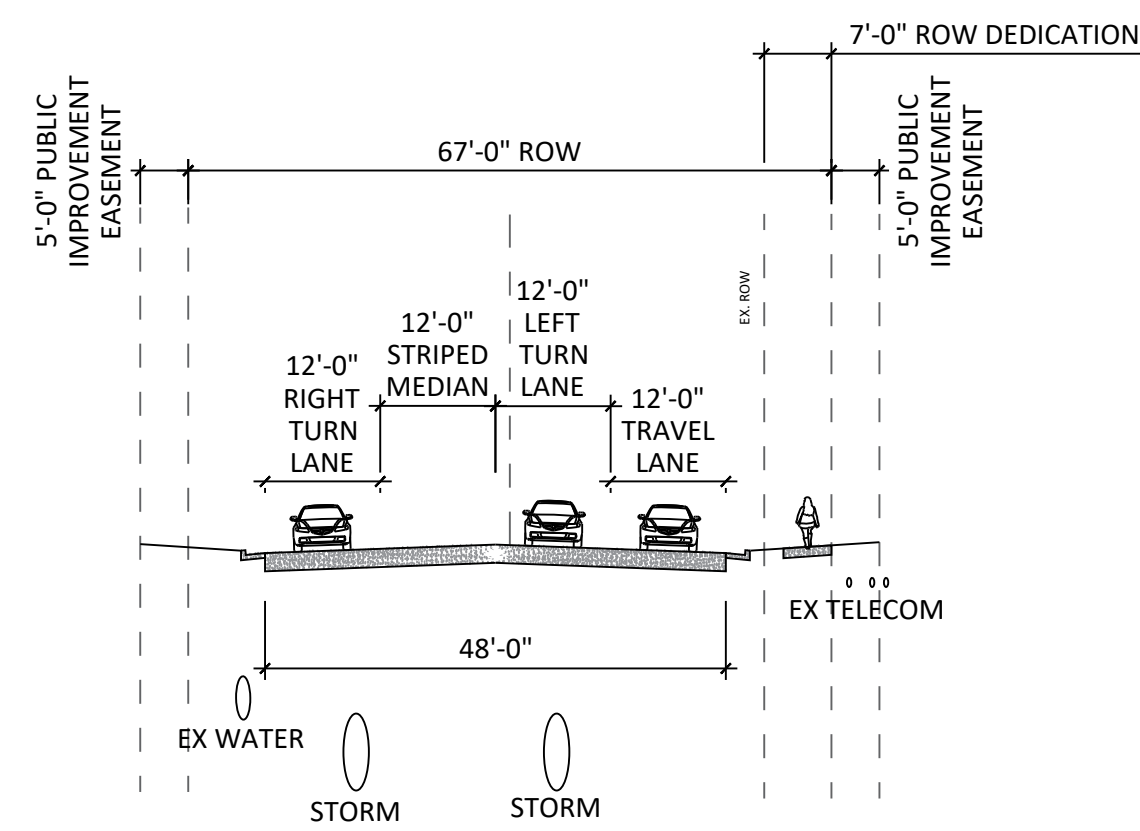
SETBACKS:
FRONT: 10' FACE OF BUILDING FROM PROPERTY LINE
GARAGE: 25' FROM PROPERTY LINE FOR LOTS WITH NO SIDEWALK OR 20' FROM BACK OF SIDEWALK
SIDE: 1' BUILDING
REAR: 10' BUILDING
CORNER LOT SIDE: 5' BUILDING ADJACENT TO A 5'+ WIDE TRACT

- DRIVEWAY COVERAGE: PER CITY CODE. WILL MEET ALL UDC AND CITY ENGINEERING REQUIREMENTS INCLUDING DEPTH OF AT LEAST 20' FROM BACK OF SIDEWALK AND WIDTH NOT TO EXCEED 27'.
- ACCESSORY STRUCTURES GOVERNED BY CITY OF COLORADO SPRINGS ZONING CODE. WINDOW WELLS ARE PERMITTED PER THE NOTES BELOW.
- LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/EGRESS CONFIGURATION.
- OWNER/BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- SETBACK ENCROACHMENTS TO BE PER CODE SECTION 7.4.203.A.

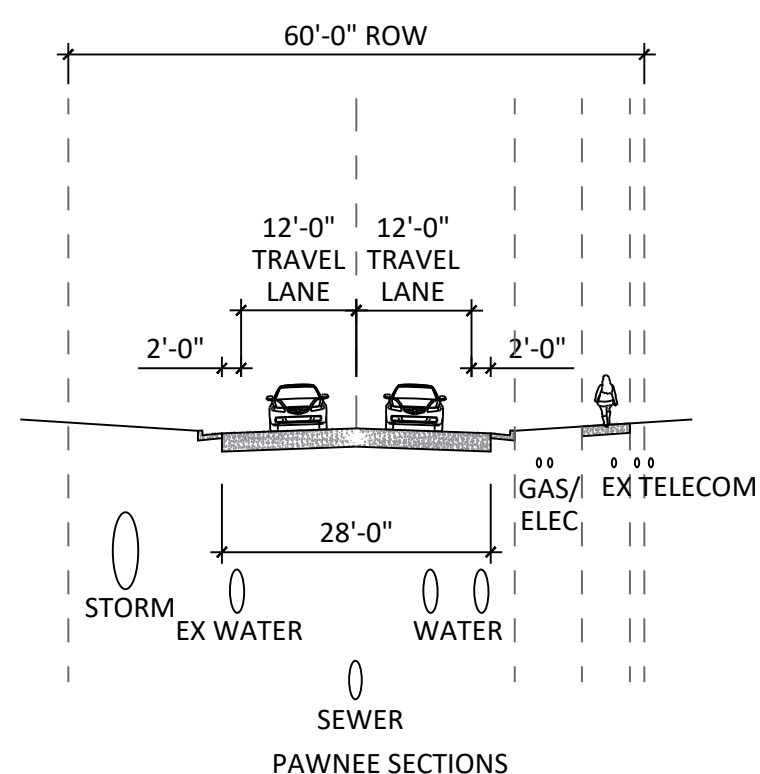
Previous comment partially addressed: Please show the conceptual location of the gas and electric meters on the lot typical. Please show the conceptual locations of water and wastewater services. Please label and dimension horizontal clearances of the services and curb stops

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

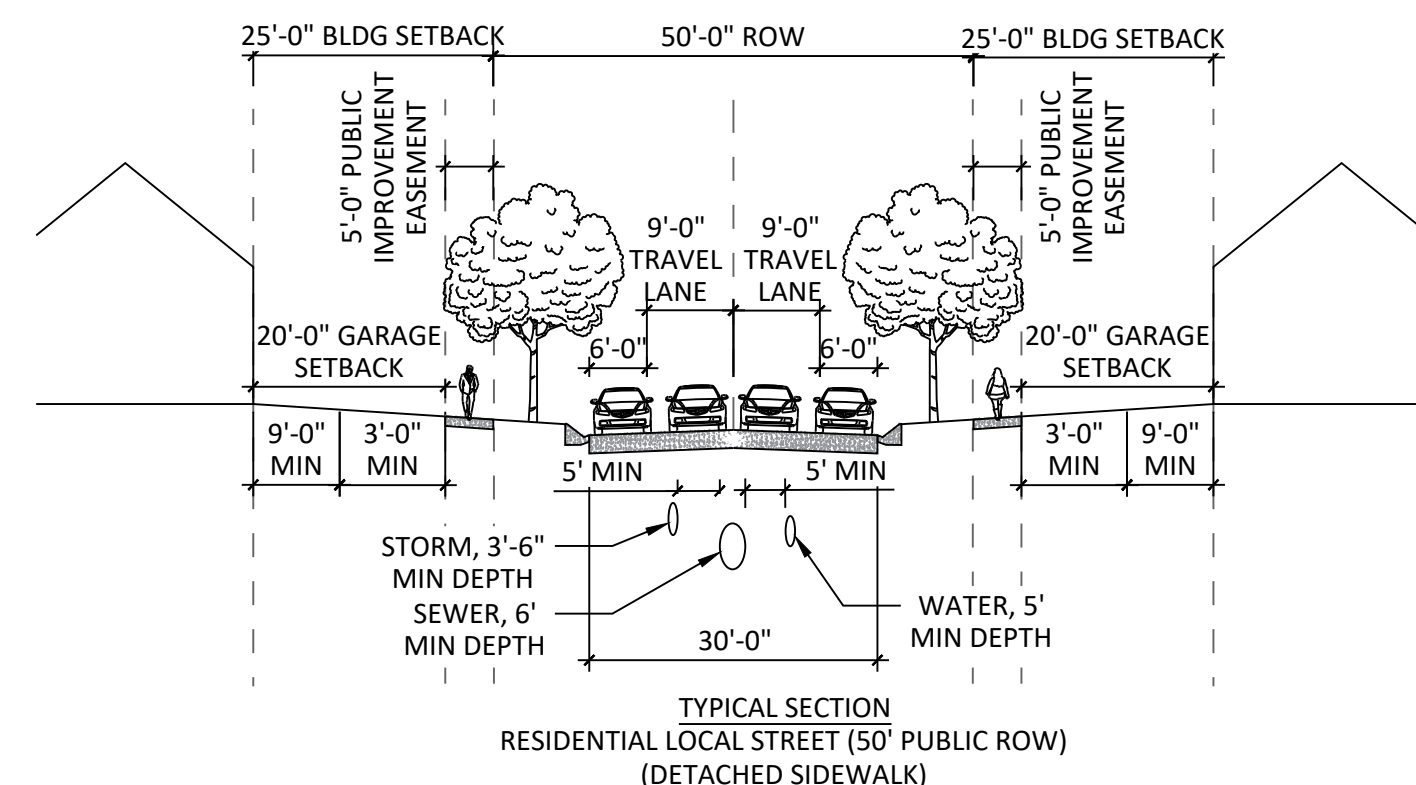
Add note "CSU Field Engineer to determine final gas/electric meter, transformer, and service line locations. Contact Field Engineering at 719-668-4985 (Gas) or 719-668-5564 (Electric) with any questions."



The 50 and 67' ROW cross sections need to match the PU&PPF sheets 21-27 (horizontal separations)



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



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



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 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267

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

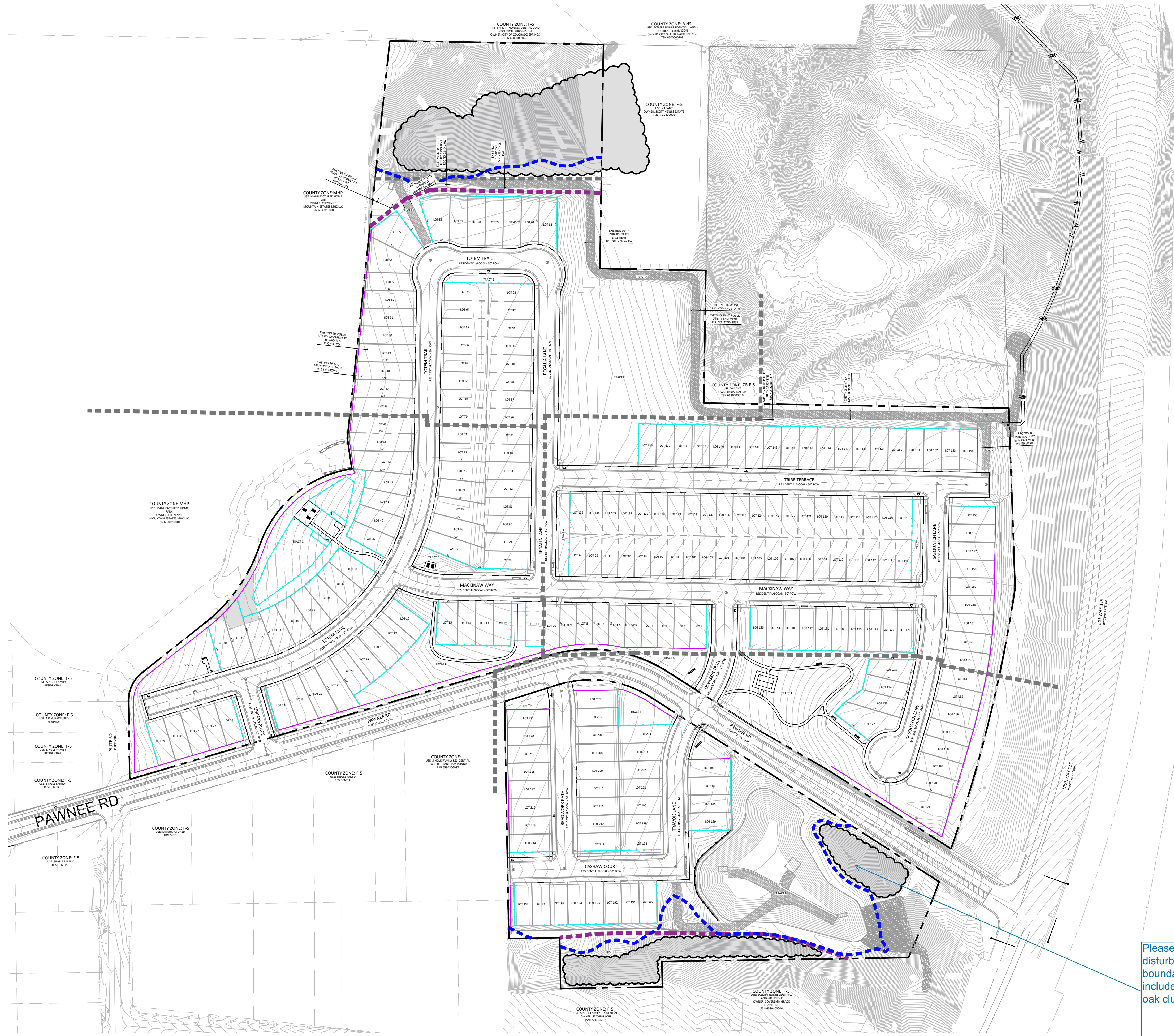
LOT TYPICALS

DP3.01

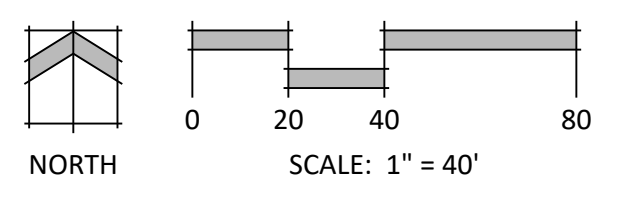
10 OF 41

DEPN-25-0173

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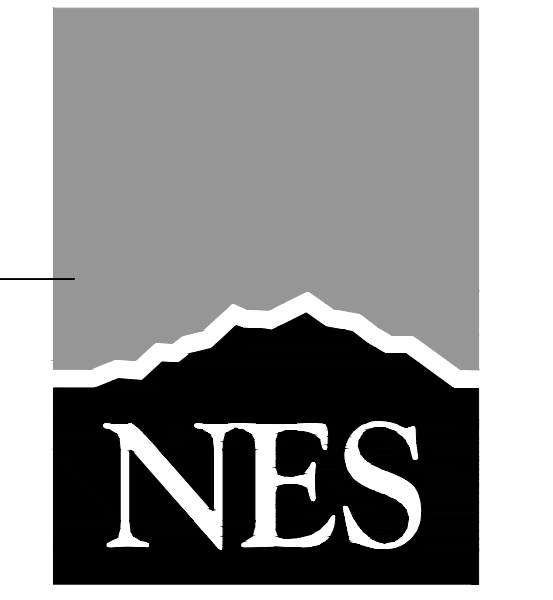


Please have the limit of disturbance protection boundary also include/protect this scrub oak cluster



- 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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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

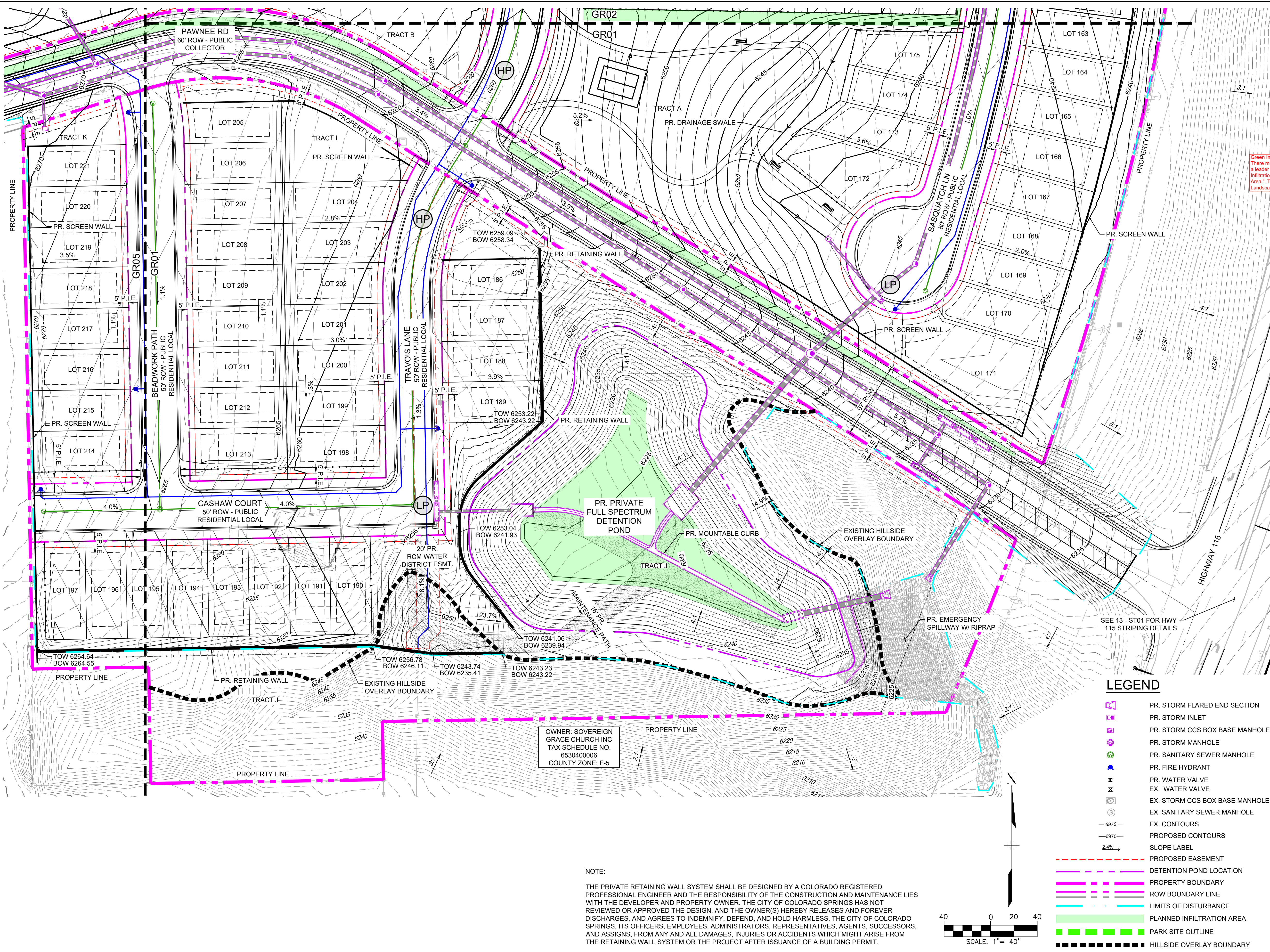
DATE:	BY:	DESCRIPTION:
03.11.2026	AR	2ND SUBMITTAL
05.13.2026	AR	3RD SUBMITTAL

HILLSIDE PLAN

DP3.03
12 OF 41

PLAN FILE # DEP25-0173

FILE LOCATION: S:\33.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CAD\504 PLAN SET\DEVELOPMENT PLAN\GR01.DWG

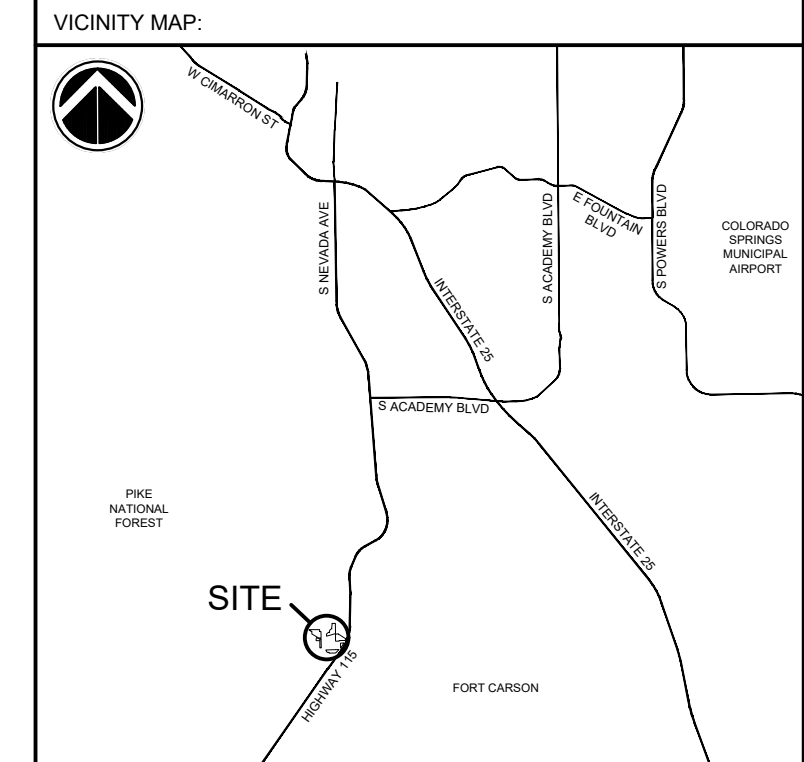


CONSULTANTS: CIVIL ENGINEER: Matrix Excellence by Design 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208

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

Green Infrastructure: the Planned Infiltration Area (PIAs) need to be delineated with a line or a hatch. There must be a leader calling it out as a "Planned Infiltration Area" or it must be included in the legend as "Planned Infiltration Area". This must match what is being shown in the PDR/FDR. The PIAs should be shown on the Landscape Plans.

APPROVAL: [Signature area]



PROJECT: ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO DECEMBER 16, 2025

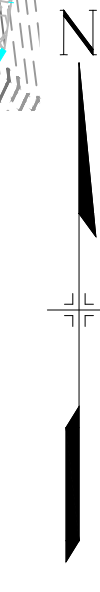
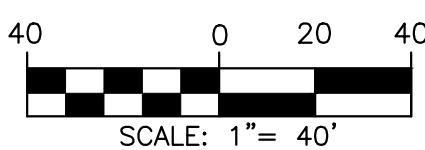
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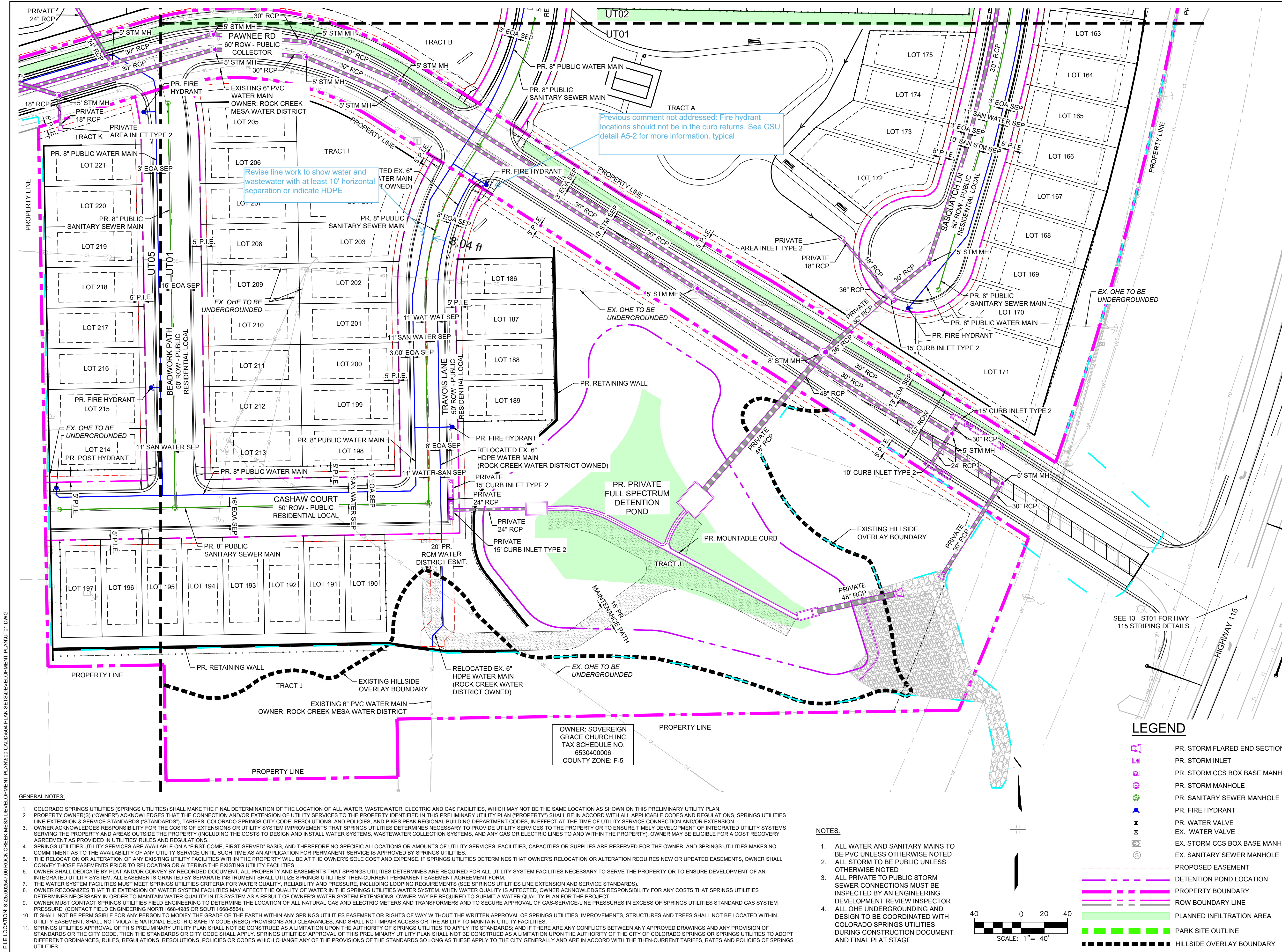
DRAWING INFORMATION: PROJECT NO.: 25.002547.00 DRAWN BY: WAN CHECKED BY: CAP APPROVED BY: CAP SHEET TITLE:

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 DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS, AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.





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

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

APPROVAL:

VICINITY MAP:

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

REVISION HISTORY:

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

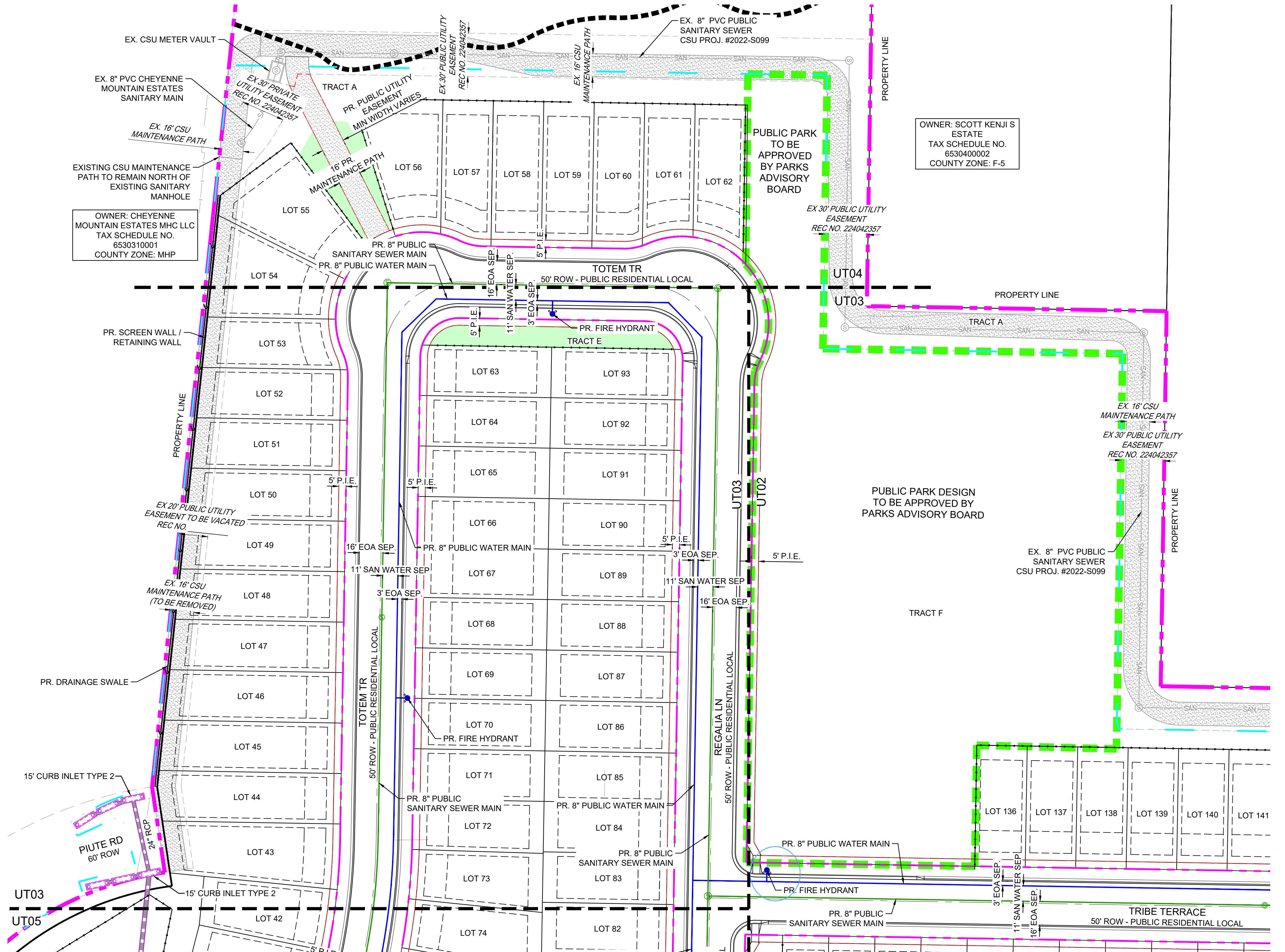
DRAWING INFORMATION:
 PROJECT NO.: 25.002547.00
 DRAWN BY: WAN
 CHECKED BY: CAP
 APPROVED BY: CAP

SHEET TITLE:
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

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

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

FILE LOCATION: S:\35.002547.00 ROCK CREEK MESA DEVELOPMENT PLAN\500 CADD\504 PLAN SET\DEVELOPMENT PLAN\UT03.DWG



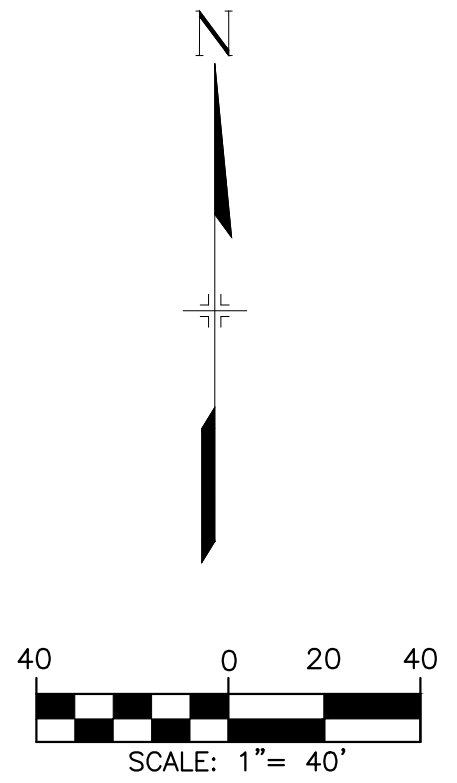
LEGEND

- 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

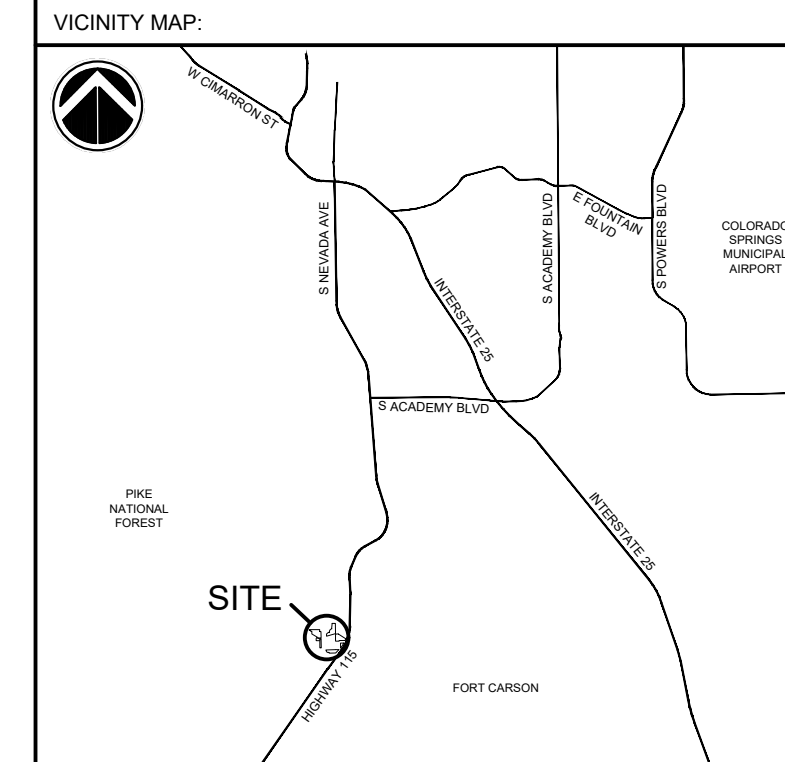
- NOTES:**
1. ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
 2. ALL STORM TO BE PUBLIC UNLESS OTHERWISE NOTED
 3. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR
 4. ALL ONE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH 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:

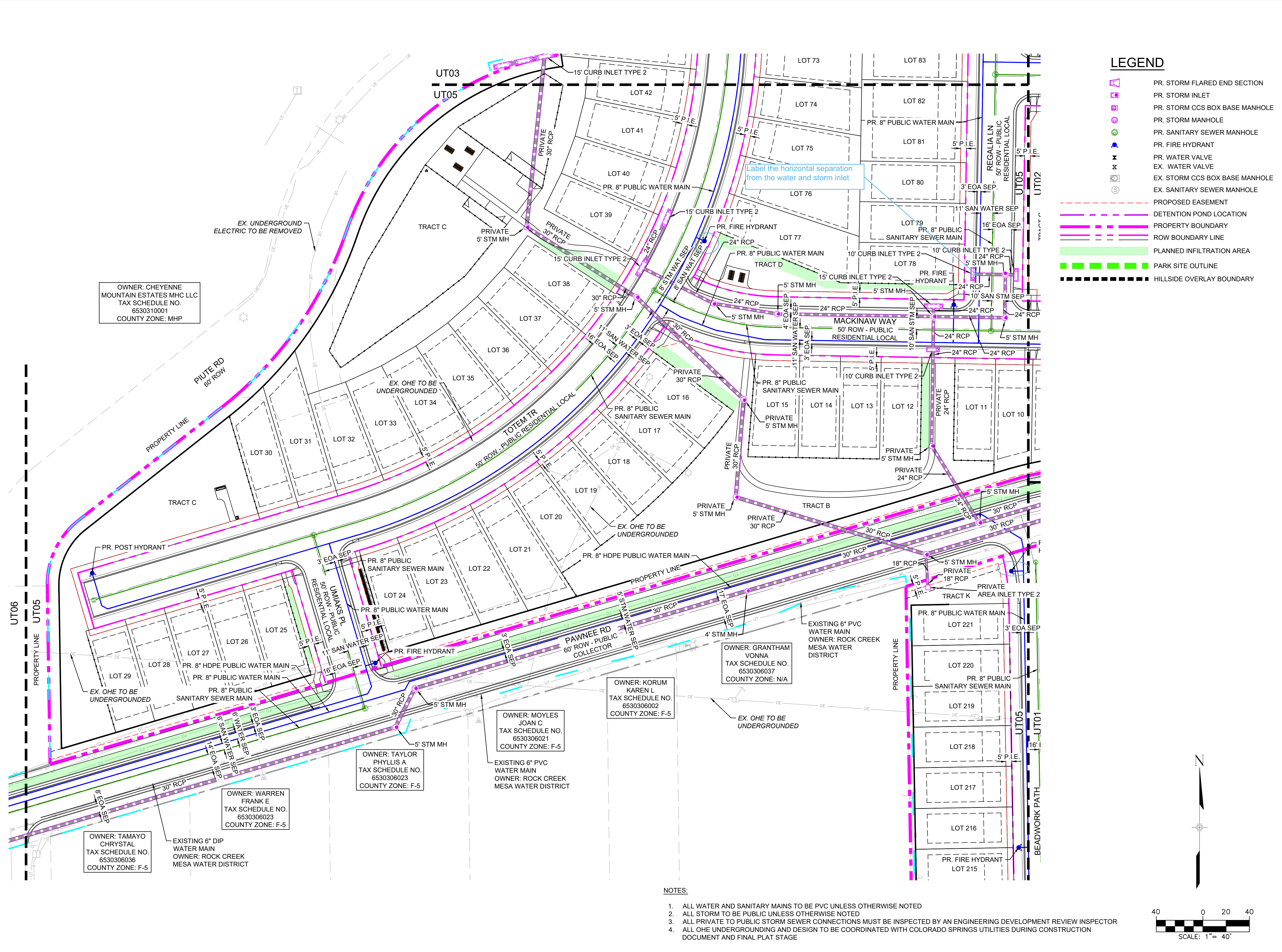
NO.	DATE	DESCRIPTION	BY
1	3/11/2026	2ND SUBMITTAL	CP
2	5/13/2026	3RD SUBMITTAL	CP

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

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

UT03
 SHEET 23 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

EX. UNDERGROUND ELECTRIC TO BE REMOVED

Label the horizontal separation from the water and storm inlet

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

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

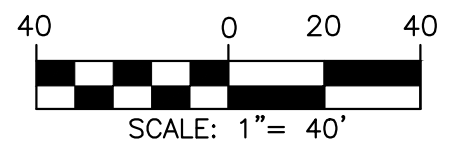
OWNER: TAYLOR PHYLLIS A
TAX SCHEDULE NO. 6530306023
COUNTY ZONE: F-5

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

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

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

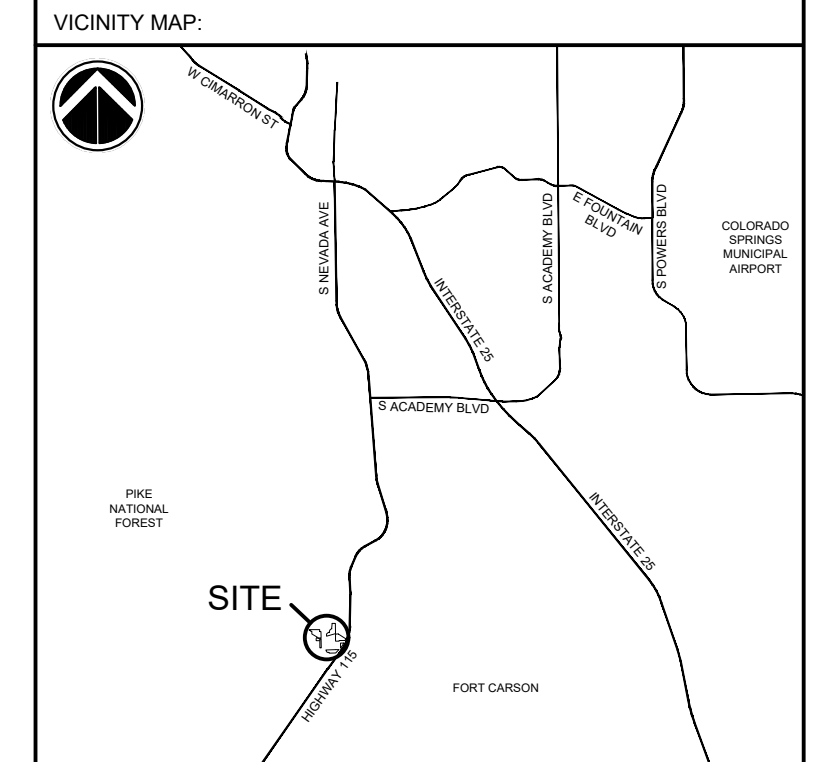
- NOTES:
- ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
 - ALL STORM TO BE PUBLIC UNLESS OTHERWISE NOTED
 - ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR
 - ALL OHE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH COLORADO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



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

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

APPROVAL:



PROJECT:
ROCK CREEK MESA DEVELOPMENT PLAN

COLORADO SPRINGS, CO
DECEMBER 16, 2025

REVISION HISTORY:

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

DRAWING INFORMATION:

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

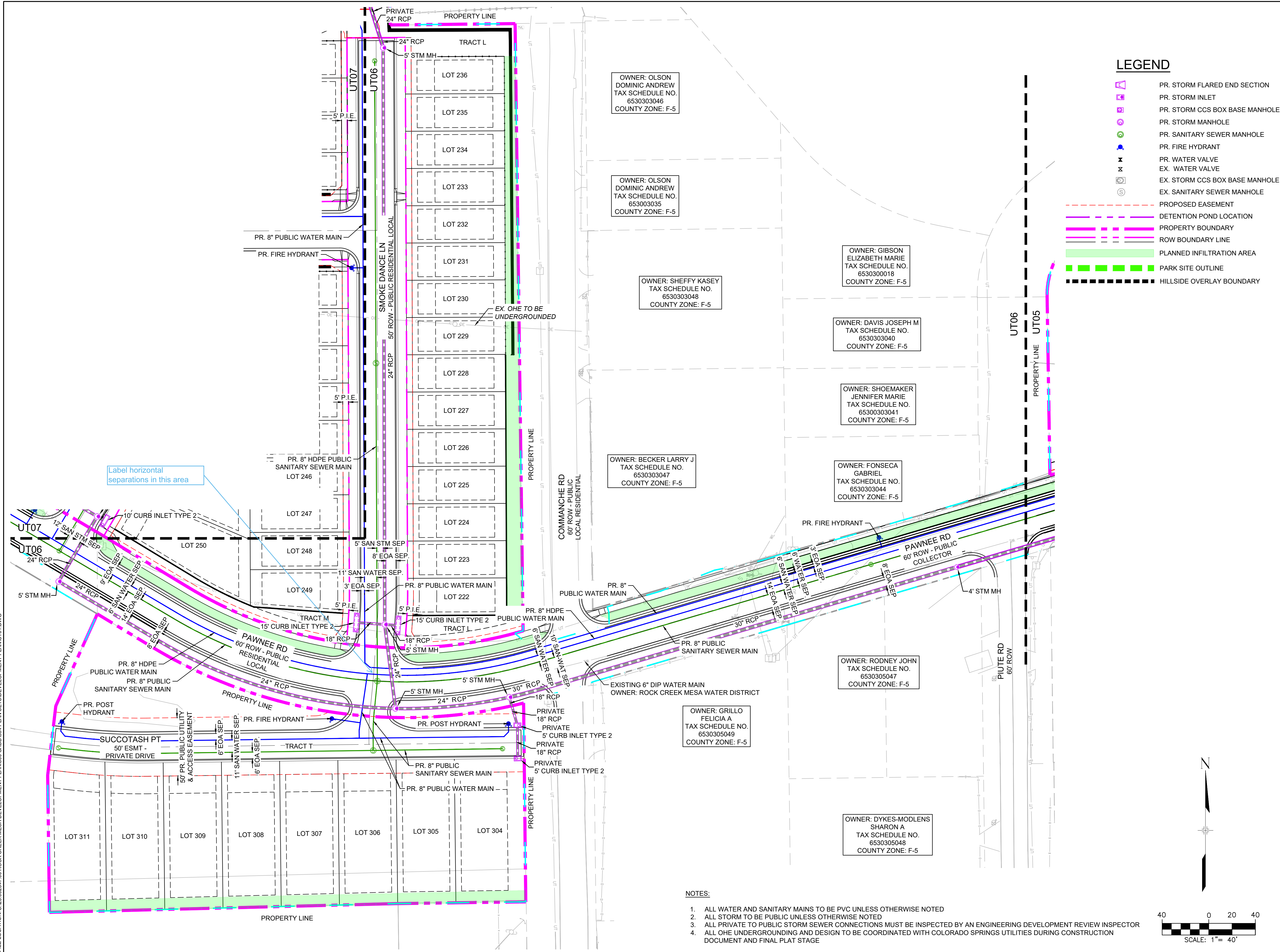
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

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

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

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

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

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

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

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

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

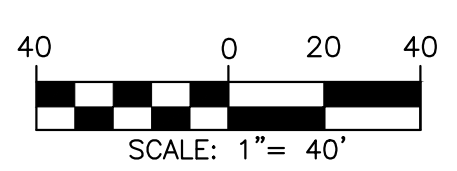
OWNER: RODNEY JOHN
TAX SCHEDULE NO.
6530305047
COUNTY ZONE: F-5

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

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

Label horizontal separations in this area

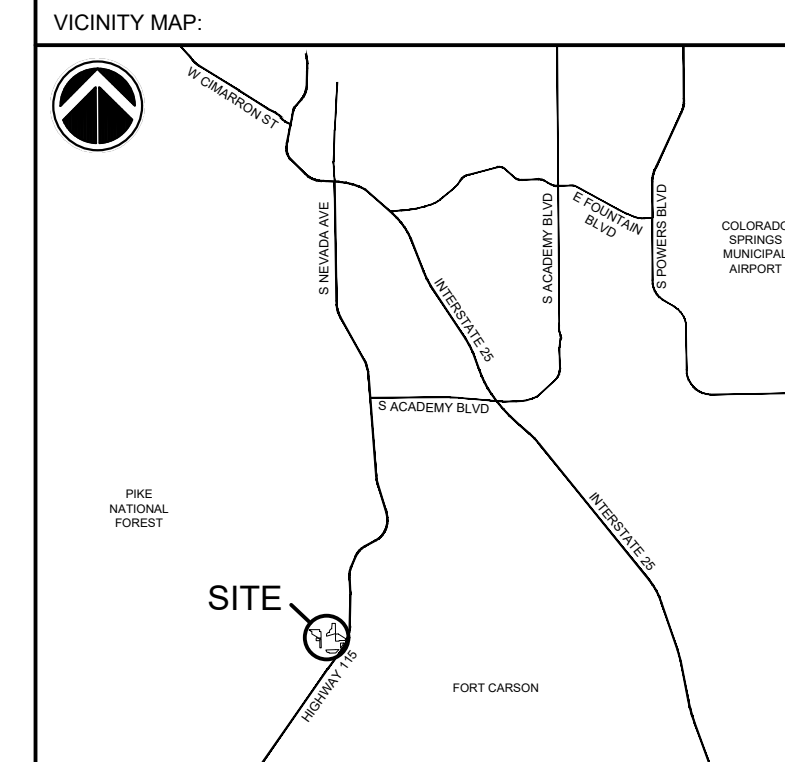
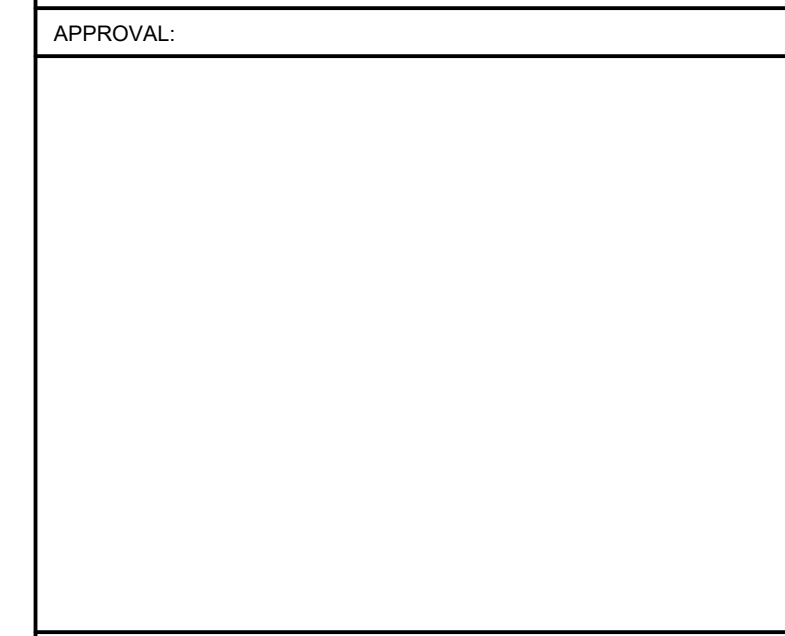
- NOTES:
1. ALL WATER AND SANITARY MAINS TO BE PVC UNLESS OTHERWISE NOTED
 2. ALL STORM TO BE PUBLIC UNLESS OTHERWISE NOTED
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 4. ALL ONE UNDERGROUNDING AND DESIGN TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES DURING CONSTRUCTION DOCUMENT AND FINAL 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:



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

- PR. STORM FLARED END SECTION
- PR. STORM INLET
- PR. STORM CCS BOX BASE MANHOLE
- PR. STORM MANHOLE
- PR. SANITARY SEWER MANHOLE
- PR. FIRE HYDRANT
- PR. WATER VALVE
- EX. WATER VALVE
- EX. STORM CCS BOX BASE MANHOLE
- EX. SANITARY SEWER MANHOLE
- PROPOSED EASEMENT
- DETENTION POND LOCATION
- PROPERTY BOUNDARY
- ROW BOUNDARY LINE
- PLANNED INFILTRATION AREA
- PARK SITE OUTLINE
- HILLSIDE OVERLAY BOUNDARY

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

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

APPROVAL:

VICINITY MAP:

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

REVISION HISTORY:

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

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

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

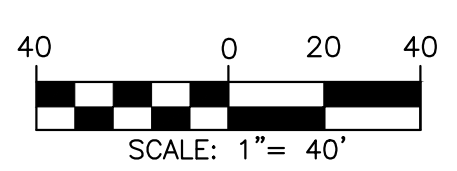
UT07

SHEET 27 OF 41

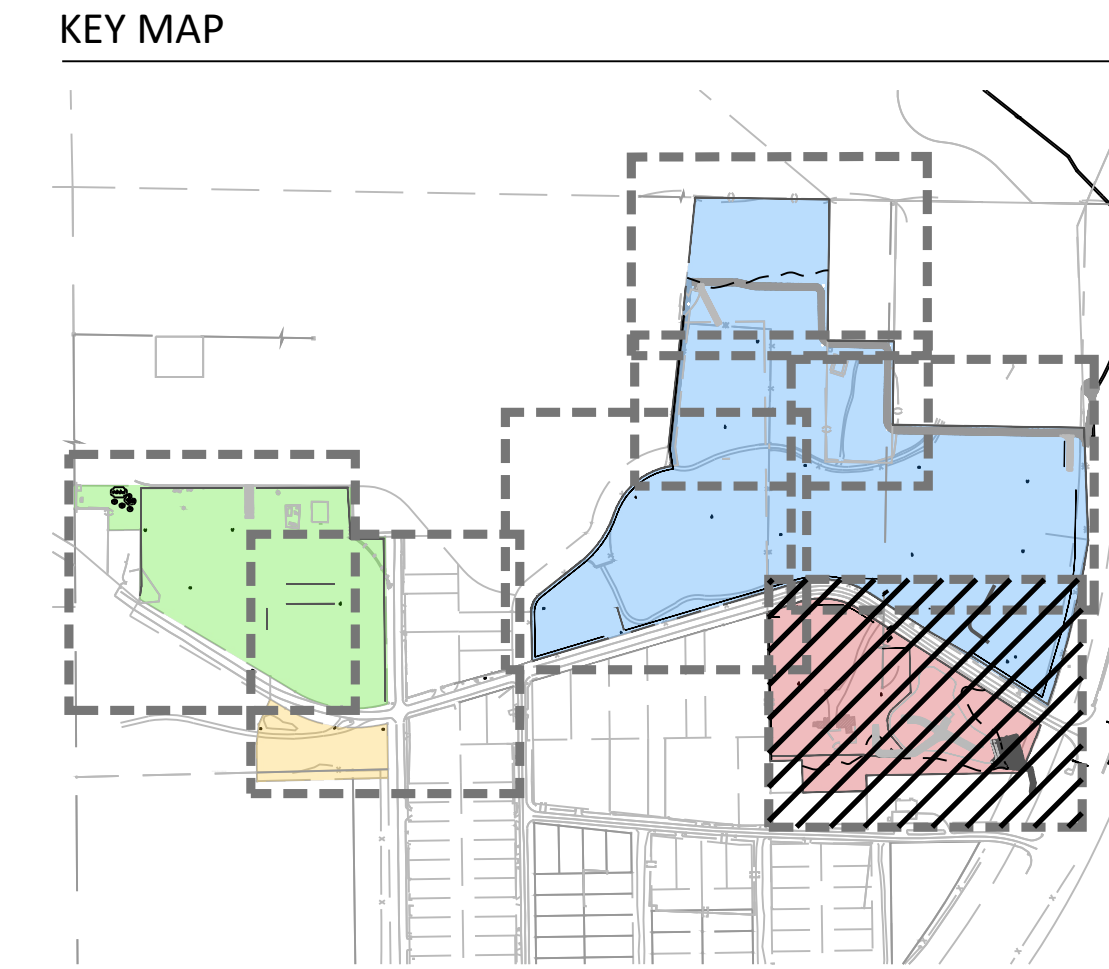
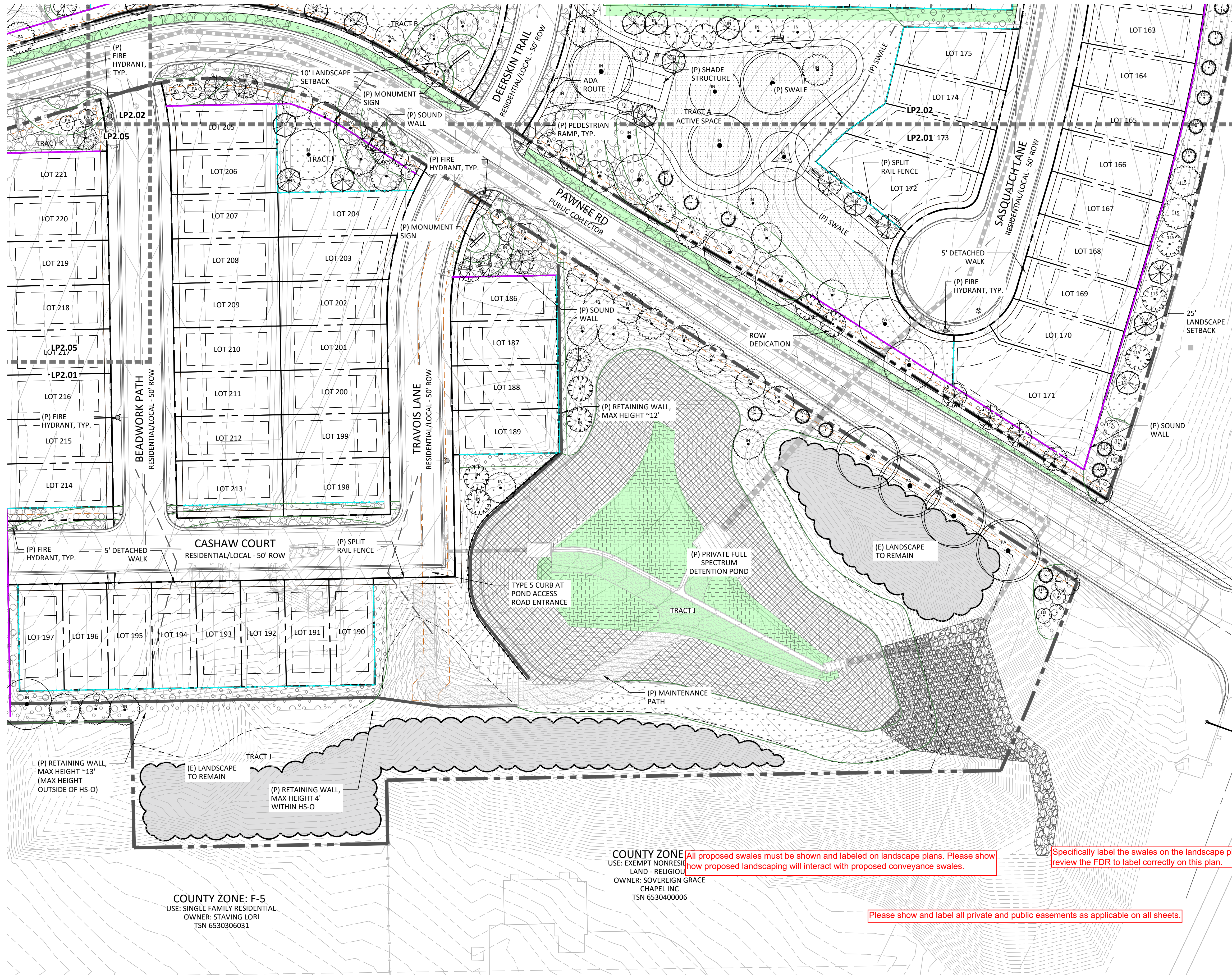
CITY FILE NO.: DEPN-25-0173

NOTES:

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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



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



LINE TYPE LEGEND

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

GROUND COVER LEGEND AREA 1

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

GROUND COVER LEGEND AREA 2

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

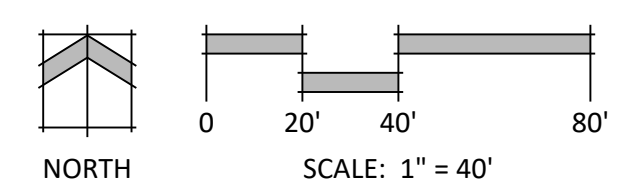
COUNTY ZONE: All proposed swales must be shown and labeled on landscape plans. Please show how proposed landscaping will interact with proposed conveyance swales.

OWNER: SOVEREIGN GRACE CHAPEL INC
TSN 6530400006

Specifically label the swales on the landscape plan; review the FDR to label correctly on this plan.

Please show and label all private and public easements as applicable on all sheets.

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



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

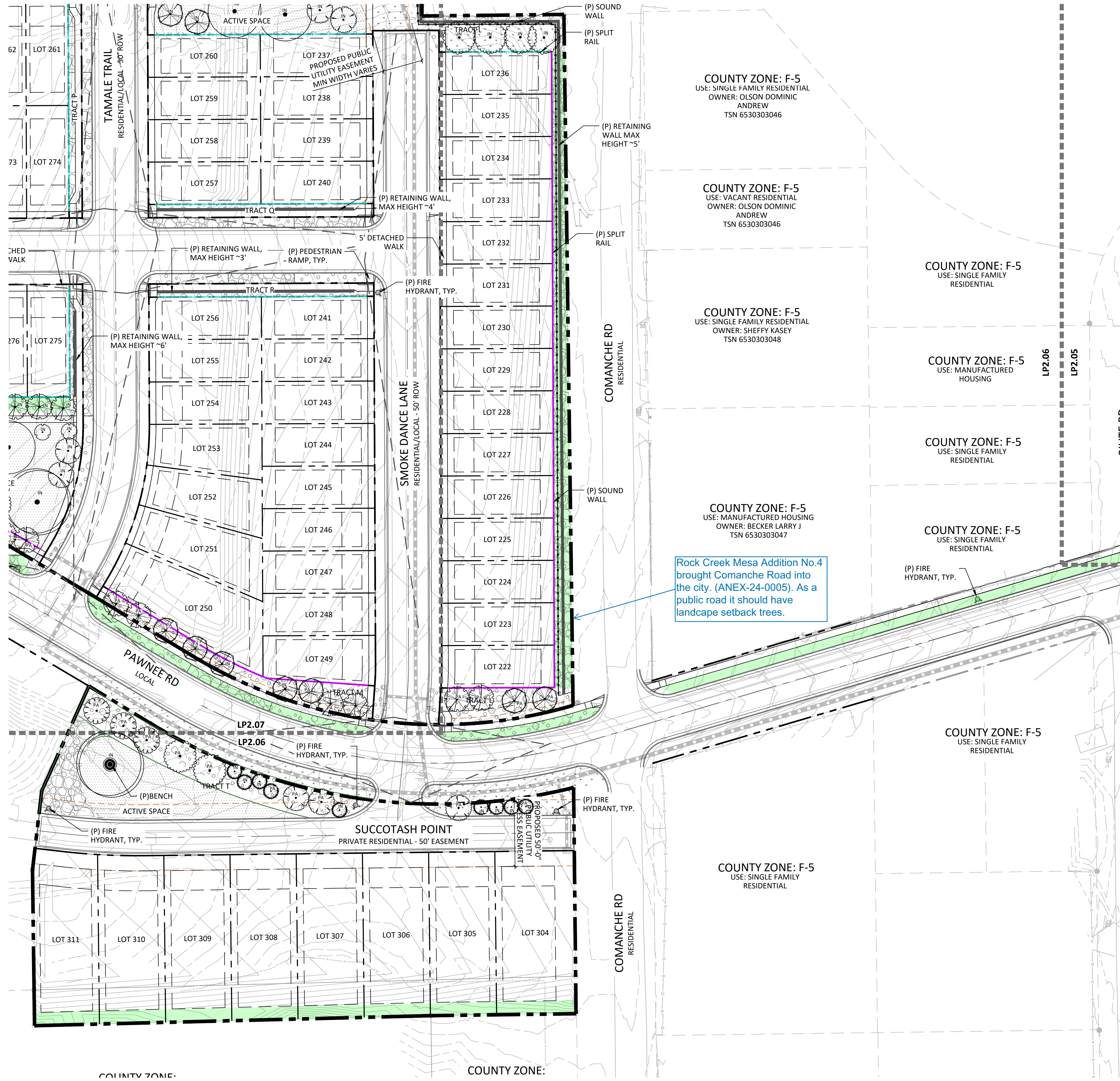
DATE:	BY:	DESCRIPTION:
03.11.2026	BB	2ND SUBMITTAL
05.13.2026	BB	3RD SUBMITTAL

LANDSCAPE PLAN (AREA #1)

LP2.01
32 OF 41

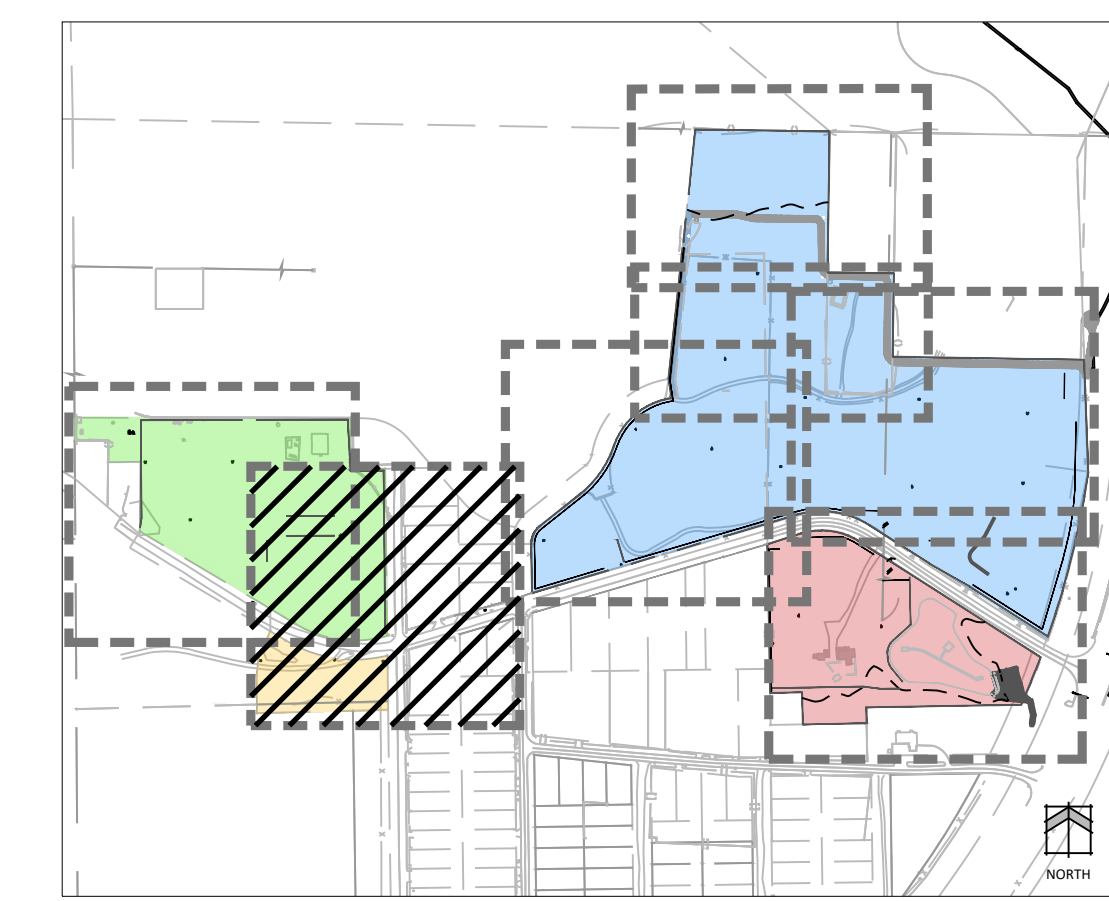
DEPN-25-0173

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Rock Creek Mesa Addition No.4 brought Comanche Road into the city. (ANEX-24-0005). As a public road it should have landscape setback trees.

KEY MAP



LINE TYPE LEGEND

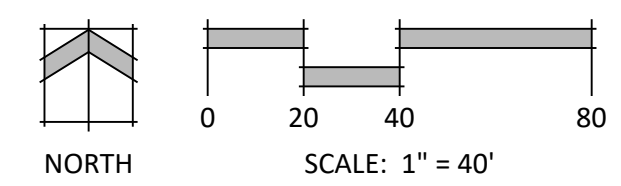
- PROPERTY LINE
- - - SETBACKS
- - - EASEMENTS
- - - SINGLE FAMILY LOT EASEMENTS
- - - ADJACENT PROPERTY
- - - TRACTS
- - - LINE-OF-SIGHT
- SPLIT RAIL FENCE
- SPLIT RAIL FENCE W/ MESH
- MATCHLINES
- STEEL EDGE
- SOUND WALL
- ORNAMENTAL RAILING
- PLANNED INFILTRATION AREAS
- - - HILLSIDE OVERLAY BOUNDARY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

GROUND COVER LEGEND AREA 3

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

GROUND COVER LEGEND AREA 4

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



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ROCK CREEK MESA

0 PAWNEE RD

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

PRELIMINARY LANDSCAPE PLAN

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

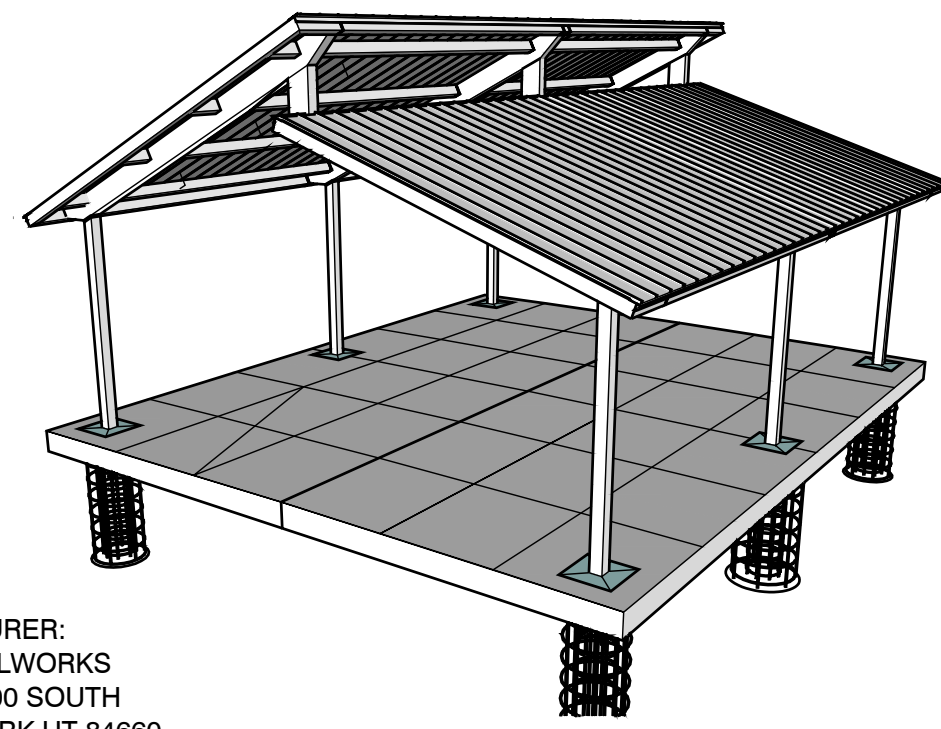
PRELIMINARY LANDSCAPE PLAN

LP2.06

37 OF 41

DEPN-25-0173

p:\quity\rock_creek_mesa\Drawings\Arch\LP2.06\RockCreekMesa_Sheets\LP2.06_LP2.06_5/13/2026_1:04:03 PM_lbarber



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

MOUNTING:
PER MANUFACTURER'S SPECIFICATIONS

20X20 CLERESTORY PAVILION

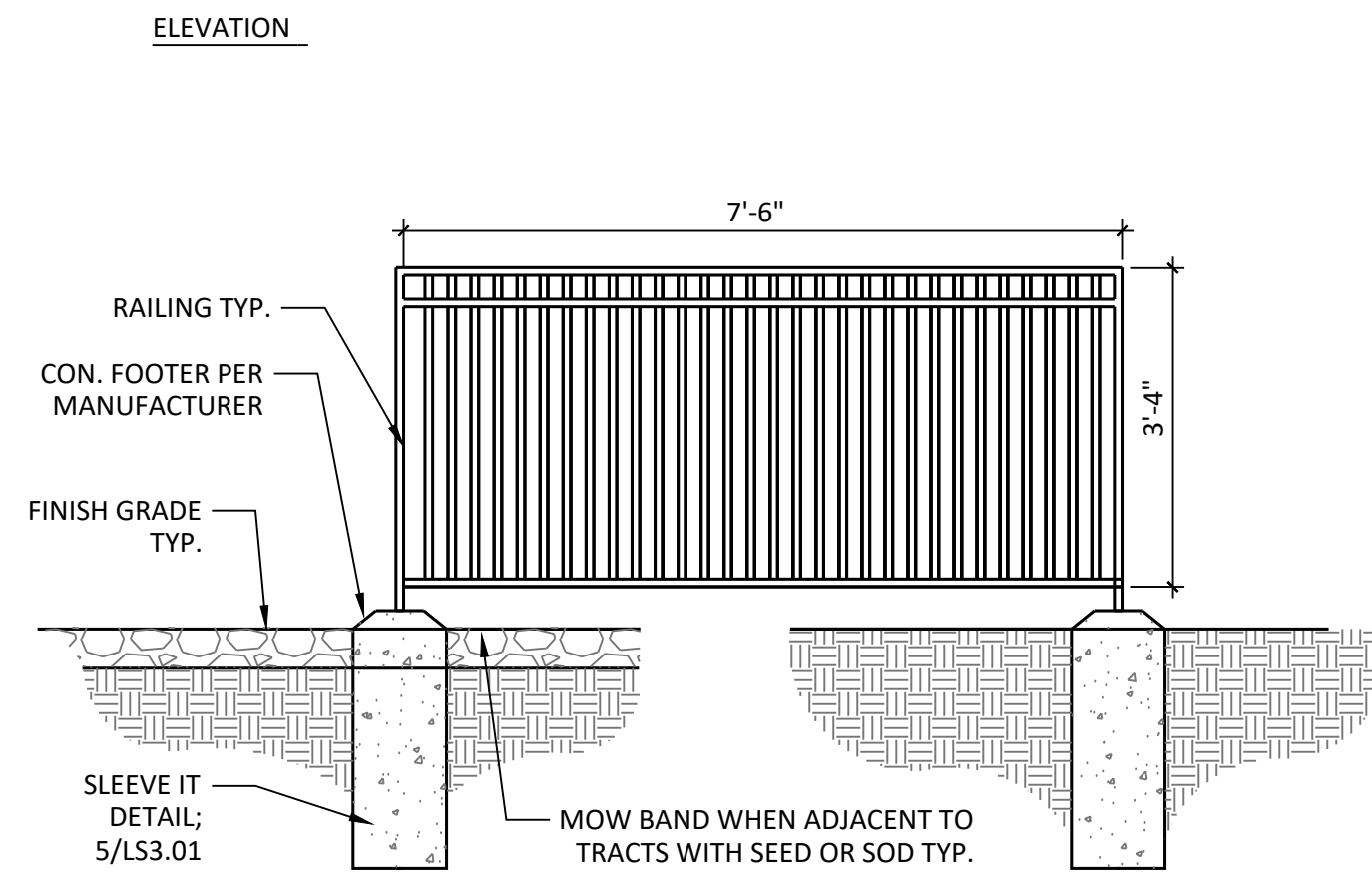
NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

1 CELRESTORY PAVILION

NTS

P-CR-1-08

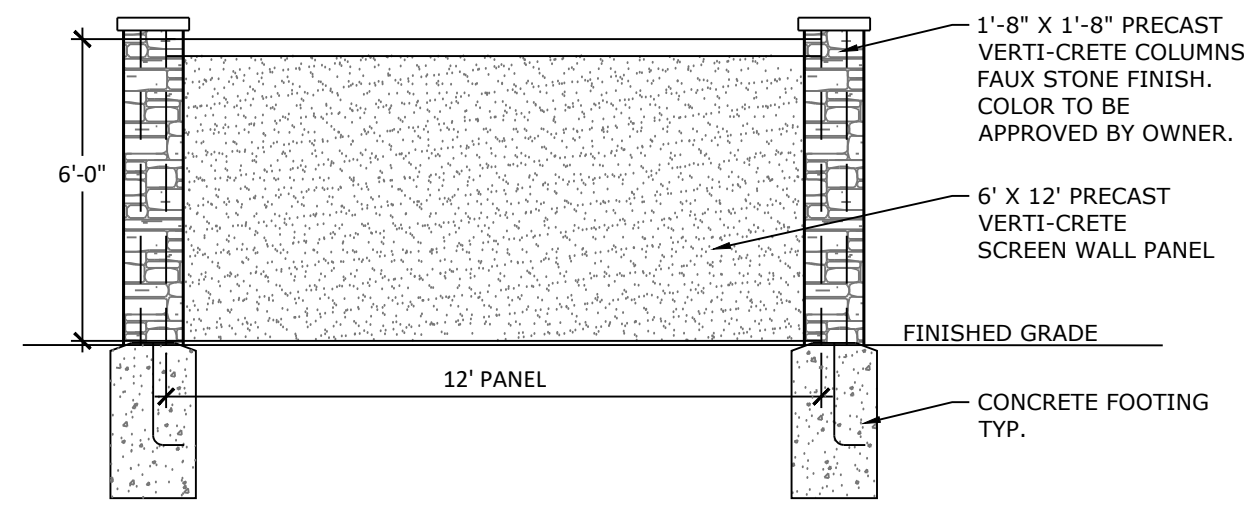
- NOTES:
1. RAILING SHALL BE THE V3 FLAT TOP & FLAT BOTTOM THREE RAIL AT 40" HT AS SUPPLIED BY FORTRESS.
2. RAILING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO STAKE RAILING LOCATIONS PER PLANS AND REVIEWED AND APPROVED PRIOR TO INSTALLATION.



2 RAILING

NTS

P-EQ-RR-76

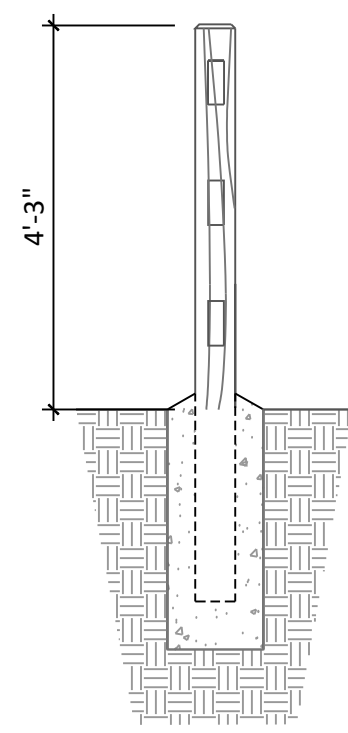


3 SOUND WALL

NTS

P-GKS-18

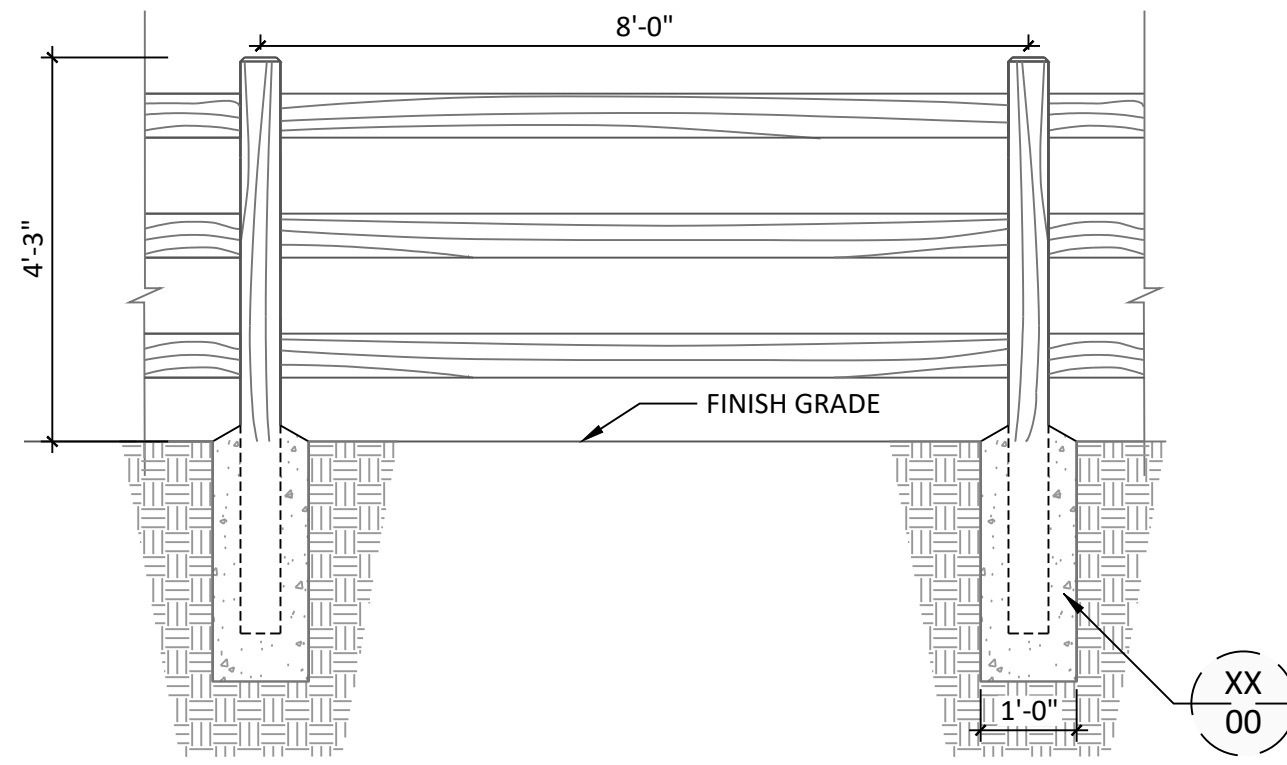
- NOTES:
1. FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO STAKE FENCE LOCATIONS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



4 3-RAIL CONCRETE FENCE

NTS

N-FE-24

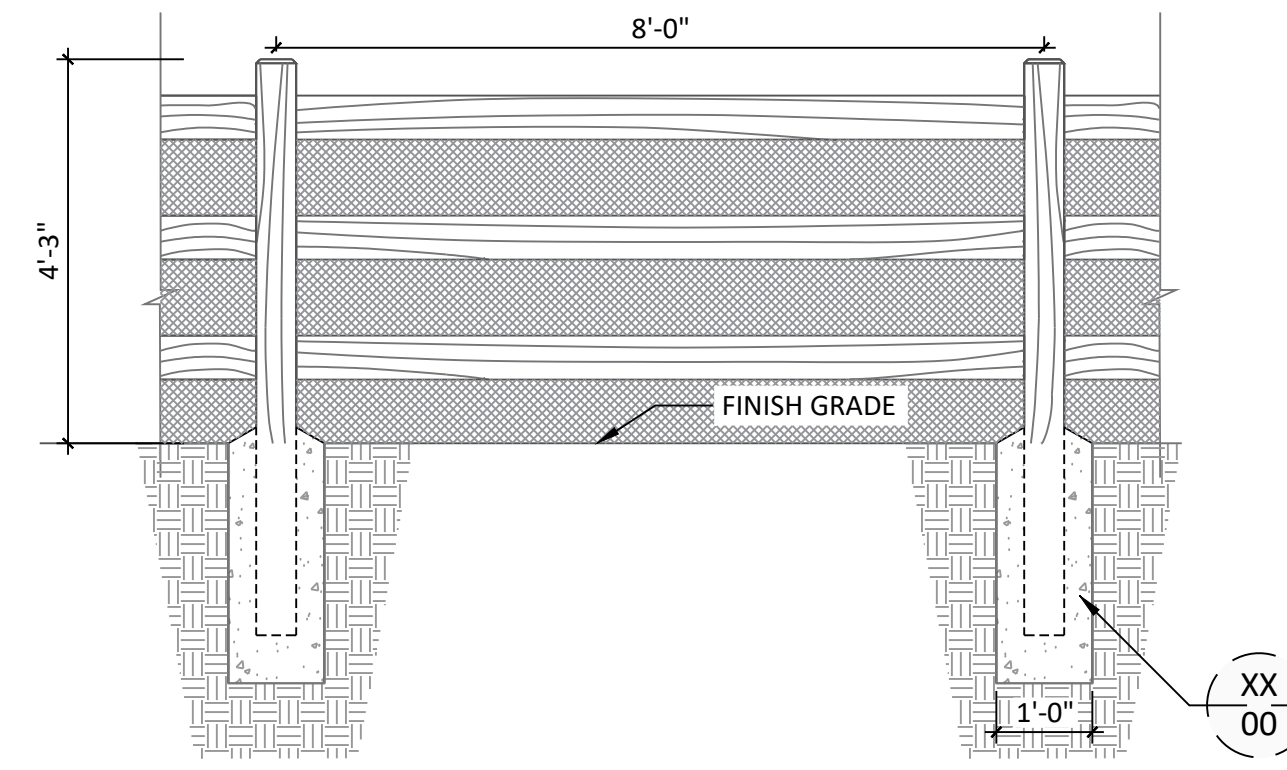
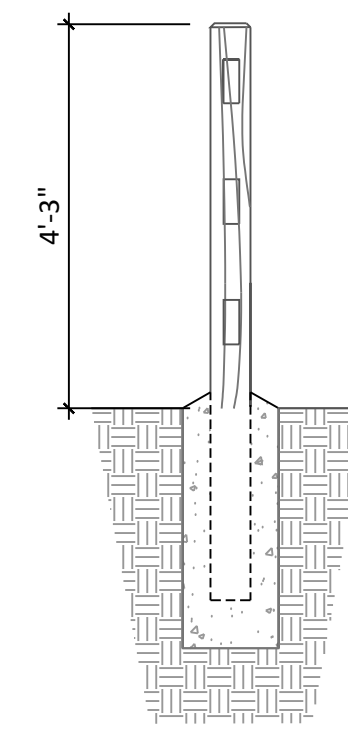


5 3-RAIL CONCRETE FENCE WITH MESH

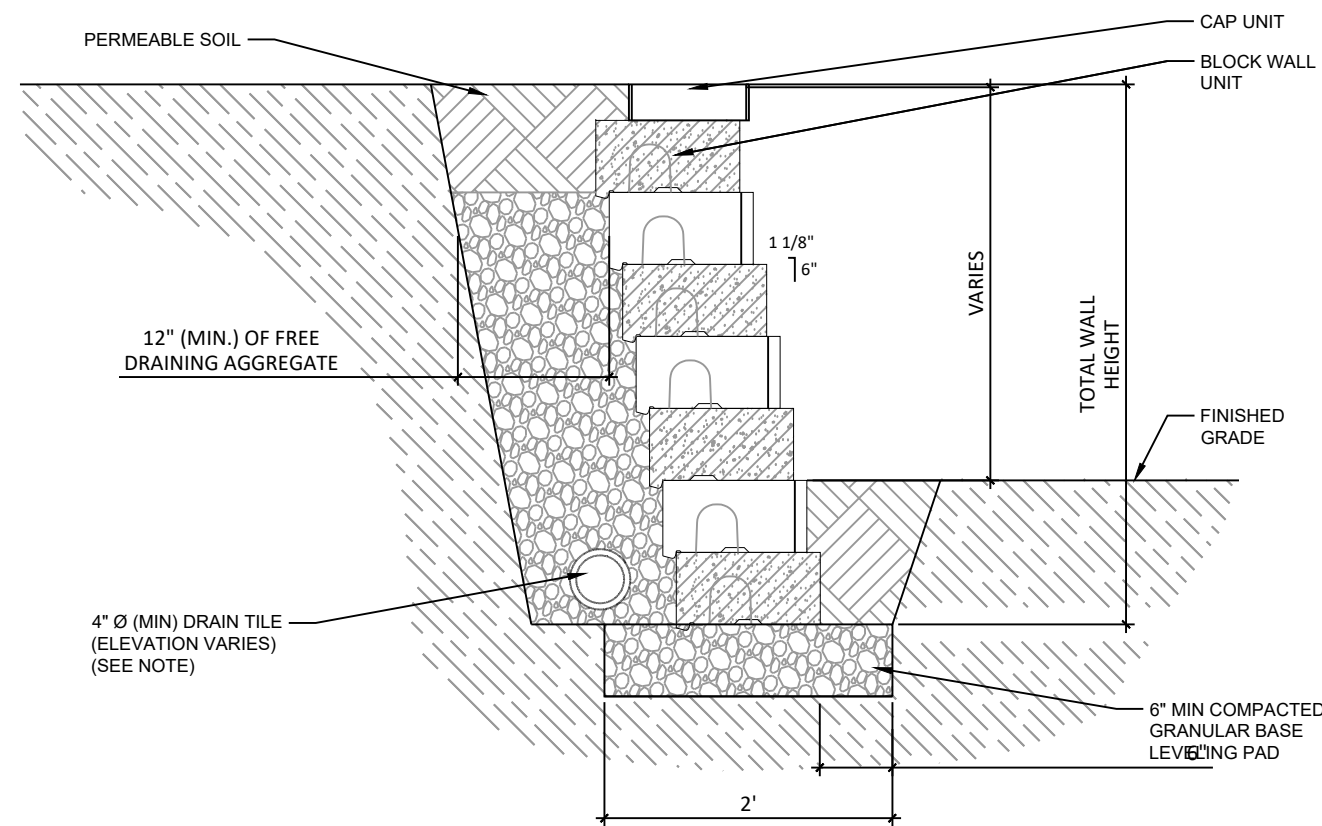
NTS

N-FE-25

- 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.



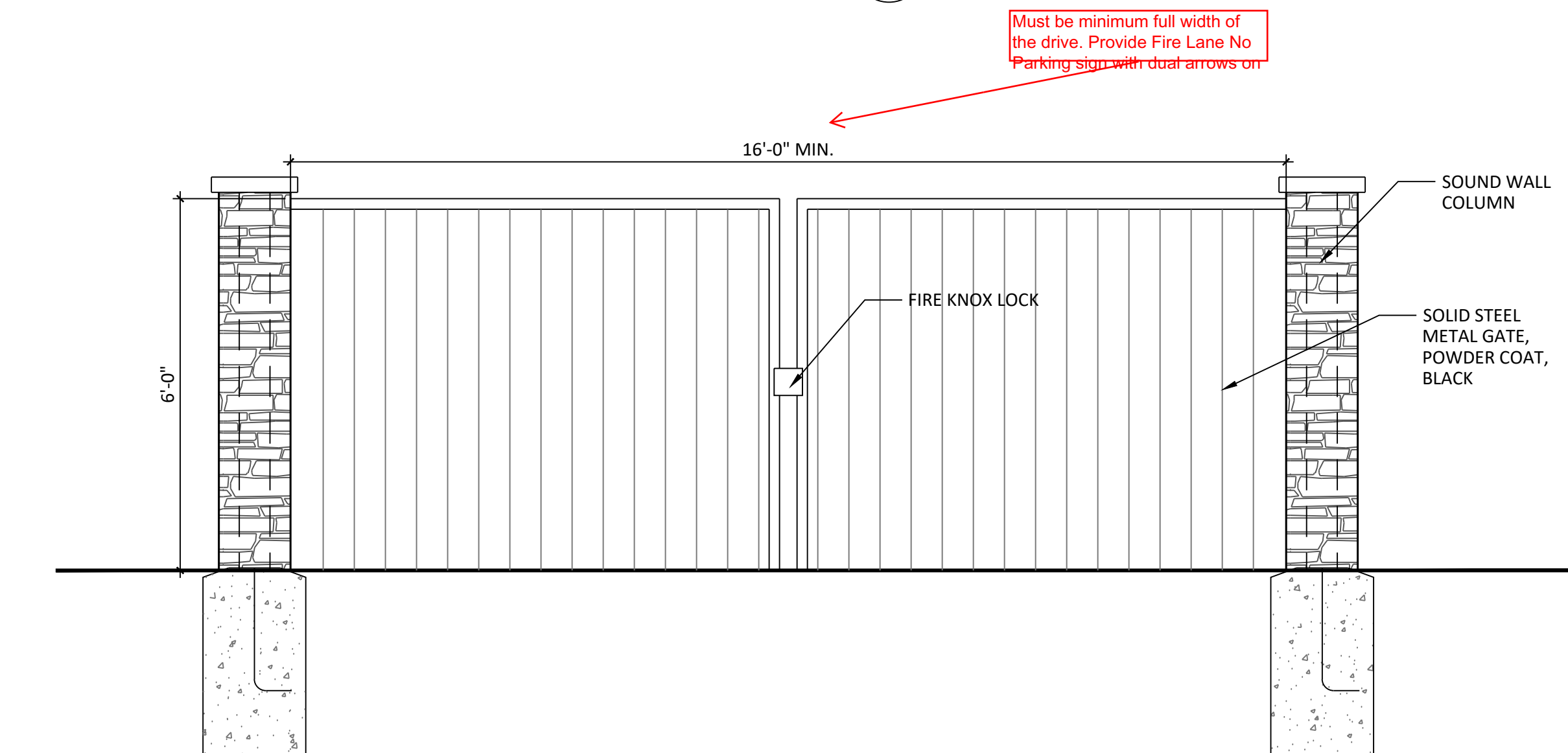
- NOTE:
1. DRAIN SHOULD BE AT BOTTOM OF WALL WHEN POSSIBLE.
2. UTILIZE PHASED DRAIN LOCATION WHEN BOTTOM OF WALL DRAINAGE IS NOT POSSIBLE.
3. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



7 BLOCK WALL

NTS

P-EQ-RR-09



6 METAL FIRE ACCESS GATE

NTS

P-EQ-RCM-01

Must be minimum full width of the drive. Provide Fire Lane No Parking signs with dual arrows on



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

ROCK CREEK MESA

0 PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

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

LANDSCAPE DETAILS

SHEET NUMBER/TITLE
LP3.01
40 OF 41

PLAN FILE #
DEPN-25-0173

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

ROCK CREEK MESA

0 N PAWNEE RD

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

STAMP

PRELIMINARY LANDSCAPE PLAN

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

ISSUE / REVISION

SHEET DESCRIPTION

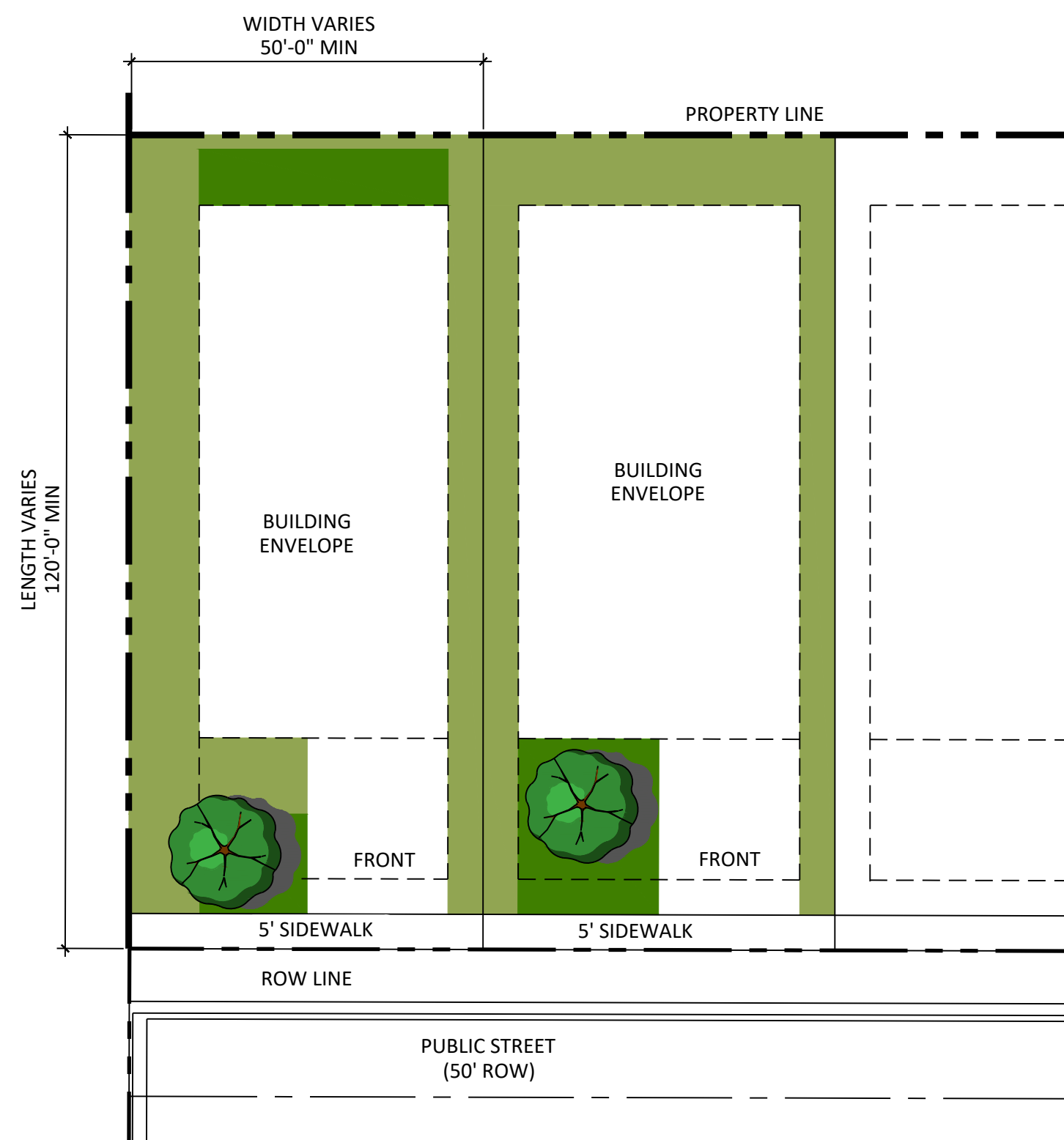
LANDSCAPE LOT TYPICALS

LP3.02

41 OF 41

PLAN FILE #

DEPN-25-0173



LEGEND:

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

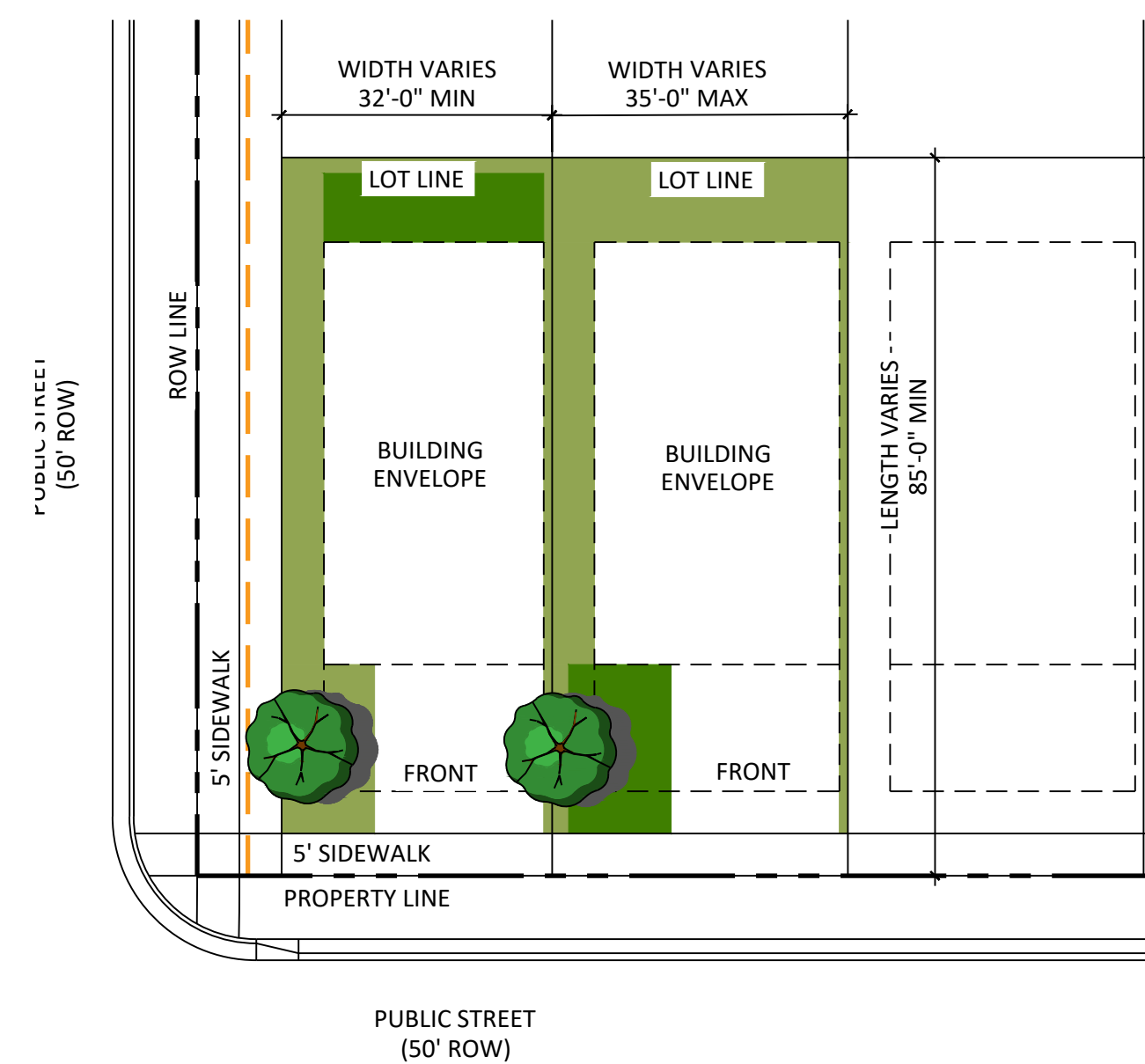
STREET ORIENTED UNIT REQUIRED TREE

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)
[Green Swatch]	HIGH-WATER USE	215 SF	32,035 SF
[Light Green Swatch]	LOW/MEDIUM-WATER USE LANDSCAPE	643 SF	95,807 SF
[Light Green Swatch]	LANDSCAPE AREA	860 SF	128,140 SF

LANDSCAPE AREA - LOW/MEDIUM WATER USE LANDSCAPE	35' WIDE STREET ORIENTED	SINGLE LOT	TOTAL (119 LOTS)
[Green Swatch]	HIGH-WATER USE	237 SF	28,203 SF
[Light Green Swatch]	LOW/MEDIUM-WATER USE	713 SF	84,847 SF
[Light Green Swatch]	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.

this sheet is good but consider making a connection to the plan by showing a tree or symbol to indicate which lots are "street oriented lots" that will have compact lot trees.

COMPACT LOTS REQUIREMENTS

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