

LEGAL DESCRIPTION:

TRACT CC AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.444 ACRES

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT GUIDELINES:

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT HANNAH RIDGE PUD.

B. PROJECT DESCRIPTION:

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

C. PERMITTED USES AND STRUCTURES:

Table with columns: USE, PRINCIPAL USES, NOTES. Rows include: DWELLINGS - SINGLE FAMILY DETACHED, OPEN SPACE, PARKS AND TRAILS, RECREATION AMENITIES, FAMILY CARE HOME, DISTRICT UTILITIES, ANIMAL KEEPING, RESIDENTIAL HOME OCCUPATION, SOLAR ENERGY SYSTEMS, DECK, FENCE, WALL OR HEDGE, ANTENNAS, MAILBOXES, MODEL HOME, CONSTRUCTION EQUIPMENT STORAGE, YARD OR GARAGE SALES, FAMILY CARE HOME, CMRS FACILITY - STEALTH.

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

- TYPE A, B, C
MAXIMUM LOT COVERAGE: 68 PERCENT.
MINIMUM LOT SIZE: 2080 SF.
MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.
MINIMUM LOT DEPTH: 74.50 FEET.
OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT
SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):
FRONT YARD: 10 FEET MIN. (FRONT DOOR SIDE)

ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.
SIDE YARD: 3 FOOT OR 5 FEET (SEE TYPICAL LOT DETAIL).
CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.
REAR YARD: 10 FEET MIN. (GARAGE SIDE)
NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

- E. LOT NOTES:
1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:
STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:
COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:
THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 COUNTY OF EL PASO, STATE OF COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

(CONTINUED):

I. ADOPTION:

THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3. PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

K. ACCESS LIMITATION:

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO HUNTER JUMPER DRIVE, AKERS DRIVE, CONSTITUTION AVENUE OR HANNAH RIDGE DRIVE.

L. PRIVATE ROADS:

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY HOA. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL NOTES:

- 1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.
3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
a. FRONT: TEN (10) FEET
b. SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET)
c. REAR: ZERO (0) FEET
d. STREETS: TEN (10) FEET
4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FOURTY-TWO (42) SINGLE FAMILY LOTS.
6. THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G AND 08041C0756G, DATED DECEMBER 7, 2018.
8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 HOMEOWNERS ASSOCIATION.
9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
10. GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. NO MITIGATION MEASURES ARE REQUIRED AND A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MIDTOWN AT HANNAH RIDGE, FILING NO. 3 AKERS DRIVE AND CONSTITUTION AVENUE EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IN AREAS OF HIGH GROUNDWATER, FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM AS NEEDED.
11. HOA / HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
12. AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLAT APPLICATION.
13. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

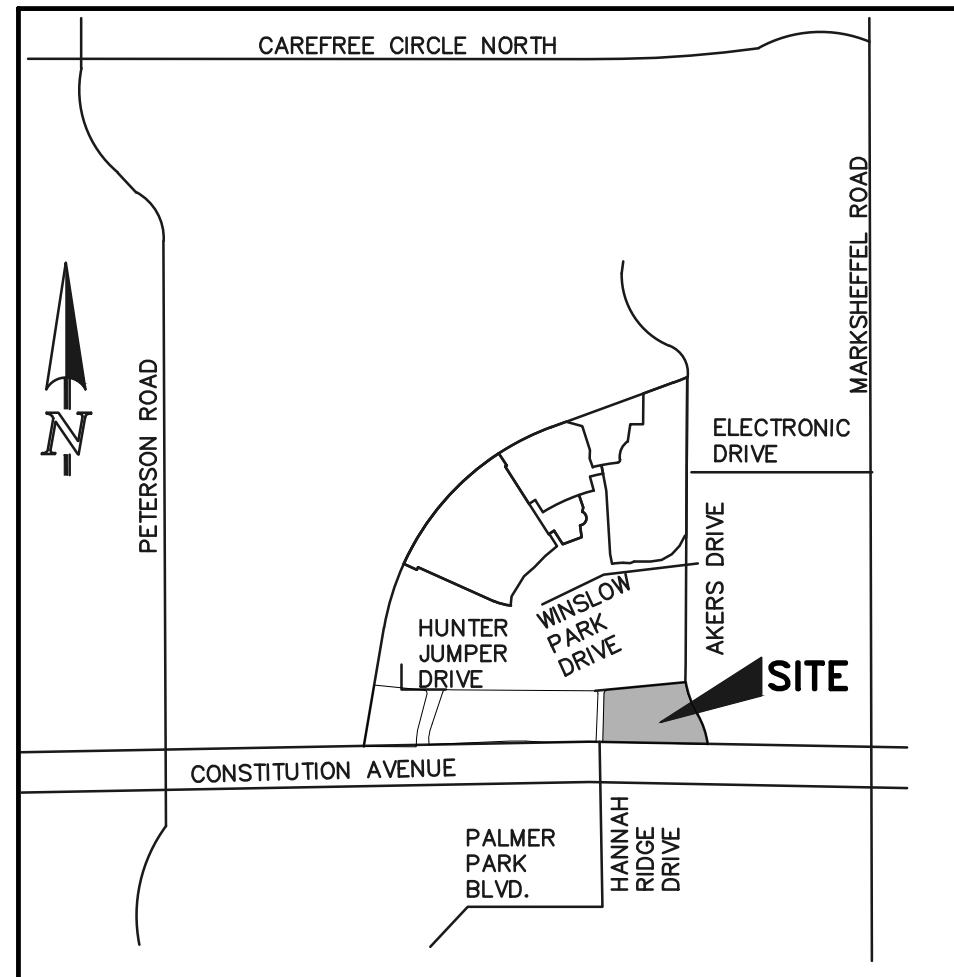
NOTE: NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN THE PUBLIC RIGHT-OF-WAY.

THERE SHALL BE NO DIRECT LOT ACCESS TO CONSTITUTION AVENUE, AKERS DRIVE AND HANNAH RIDGE DRIVE

THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.

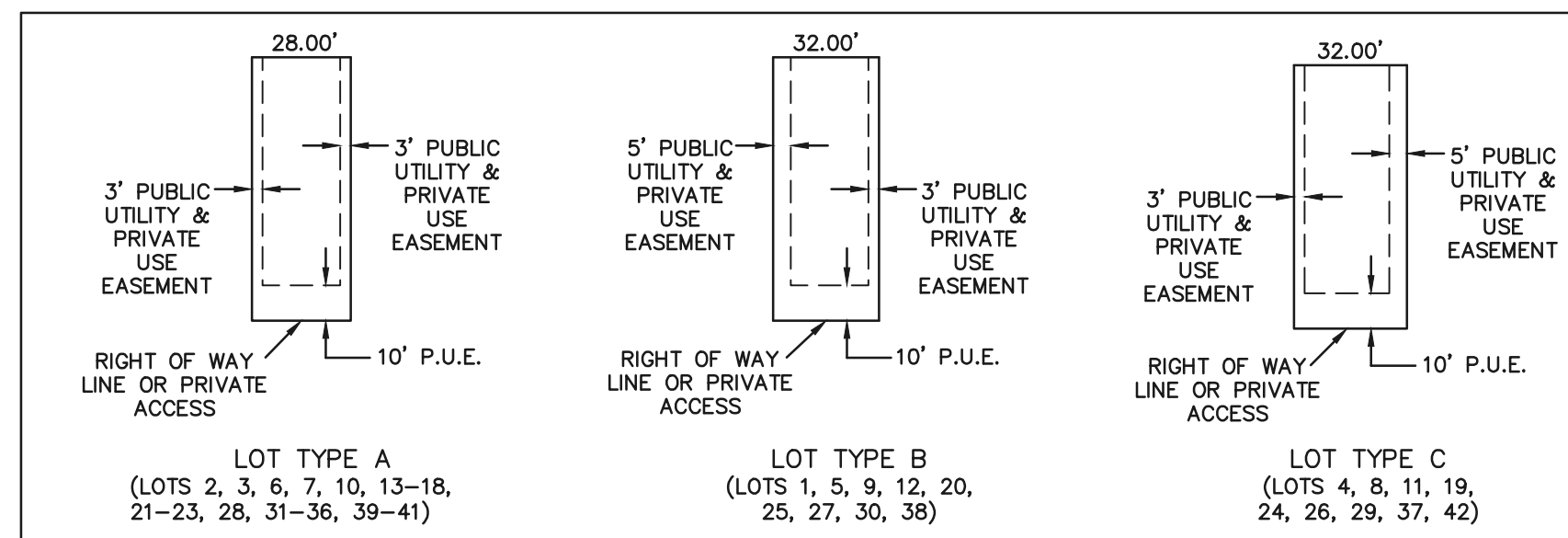
THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.



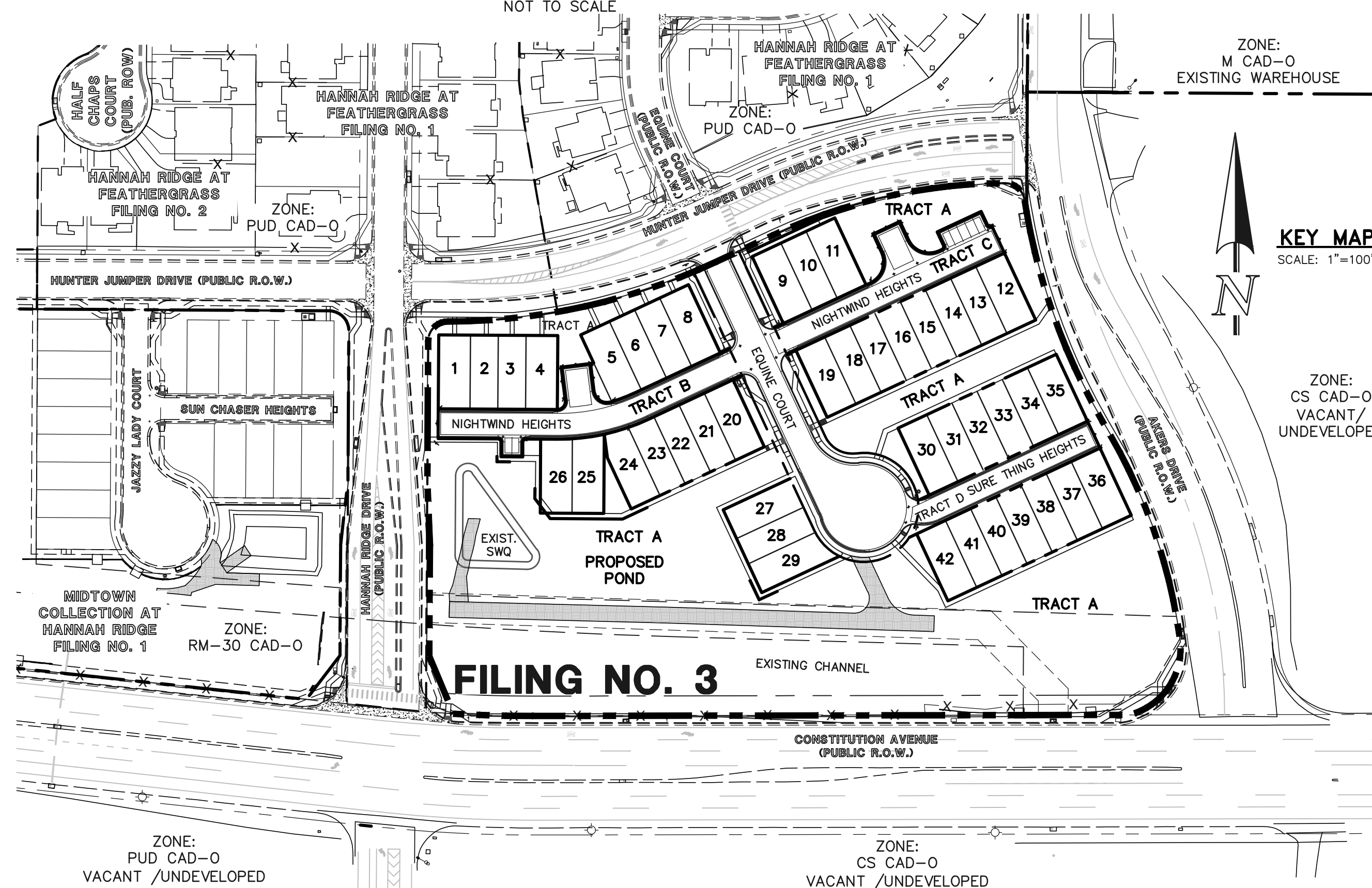
VICINITY MAP N.T.S.

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

Table with columns: LDC/ECM SECTION, CATEGORY, STANDARD, MODIFICATION, JUSTIFICATION. Rows list various code sections and their corresponding modifications and justifications.



TYPICAL LOT DETAILS NOT TO SCALE



DEVELOPMENT DATA:

Table with columns: EXISTING ZONING, TAX SCHEDULE NO., TOTAL AREA, NUMBER OF LOTS, TOTAL LOT AREA, AVERAGE LOT SIZE, MINIMUM LOT SIZE, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, GROSS DENSITY, NET DENSITY (W/O PUBLIC ROW), ROW (PUBLIC), PRIVATE ROADWAY TRACTS, TOTAL OPEN SPACE, MAXIMUM LOT COVERAGE.

PROPERTY OWNER

FEATHERGRASS INVESTMENTS, LLC

4715 N. CHESTNUT STREET, SUITE 200 COLORADO SPRINGS, CO 80907 MR. KENNY DRISCOLL (719) 793-8367

APPLICANT / DEVELOPER

ELITE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 MR. JIM BOULTON (719) 592-9333

PROPERTY ADDRESS

0 HUNTER JUMPER DRIVE COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE CAMPBELL, P.E. (719) 785-0790

NOTE: THIS COMMUNITY WILL BE PROVIDING ALL SIDEWALK ALONG ITS PERIMETER STREET FRONTAGE, INCLUDING ALL ADA PEDESTRIAN RAMPS FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP ON THE EAST SIDE OF THE CONSTITUTION AVE. AND HANNAH RIDGE DR. INTERSECTION THAT WILL FACILITATE A FUTURE CONSTITUTION AVE. CROSSING ONCE THE SIGNAL IS WARRANTED AND INSTALLED AND ADDITIONAL SIDEWALK IS INSTALLED WITH ADJACENT DEVELOPMENT ON THE SOUTH SIDE OF CONSTITUTION AVE. PEDESTRIAN CROSSING OF THIS ARTERIAL INTERSECTION IS NOT PROPOSED AT THIS TIME DUE TO SAFETY CONCERNS RELATED TO CROSSING A CURRENTLY UNSIGNALIZED INTERSECTION AND NO RECEIVING FACILITIES BEING PRESENT. SIMILARLY, THE AKERS DRIVE AND CONSTITUTION AVE. INTERSECTION IS NOT SIGNALIZED, SO PEDESTRIAN CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THERE ARE NO SIDEWALKS, PEDESTRIAN RAMPS OR CURB AND GUTTER ALONG THE SOUTH SIDE OF THE EXISTING CONSTITUTION AVE. THE CLOSEST SIGNALIZED INTERSECTIONS FOR CROSSING CONSTITUTION AVE. IS AT MARKSHEFFEL ROAD.

APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ANACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION: I / WE ... A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF ... DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY ... AT THE TIME OF THIS APPLICATION.

NOTARY SIGNATURE

COUNTY CERTIFICATION: THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE ... (BOARD RESOLUTION OR MOTION #) ... (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT DATE

BOARD OF COUNTY COMMISSIONER DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT ... O'CLOCK ... M. THIS ... DAY OF ... 20... A.D., AND IS DULY RECORDED AT RECEPTION NO. ... OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER
BY: ... DEPUTY

SHEET INDEX table listing various sheets and their contents: COVER SHEET, PUD & PRELIMINARY PLAN, PRELIMINARY GRADING & UTILITIES PLAN, LANDSCAPE TITLE SHEET, LANDSCAPE PLAN - OVERALL, LANDSCAPE PLAN, LANDSCAPE PLAN - BUILDING TYPICALS, PLANTING DETAILS AND NOTES.

CLASSIC CONSULTING logo and project information: MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN COVER SHEET. Includes designer, scale, date, and job number.

ADDITIONAL SERVICE PROVIDERS GENERAL NOTES FROM TITLE SHEET:

- | | |
|-----------------------------------|---------------------------------|
| A. WATER PROVIDER | CHEROKEE METROPOLITAN DISTRICT |
| B. WASTEWATER PROVIDER | CHEROKEE METROPOLITAN DISTRICT |
| C. ELECTRIC PROVIDER | MOUNT VIEW ELECTRIC ASSOCIATION |
| D. GAS PROVIDER | COLORADO SPRINGS UTILITIES |
| E. FIRE PROTECTION DISTRICT | FALCON FIRE |
| F. EMERGENCY SERVICES (AMBULANCE) | EL PASO COUNTY |
| G. EMERGENCY SERVICES (POLICE) | EL PASO COUNTY SHERIFF |

FILING NO. 3 SUMMARY TABLE:

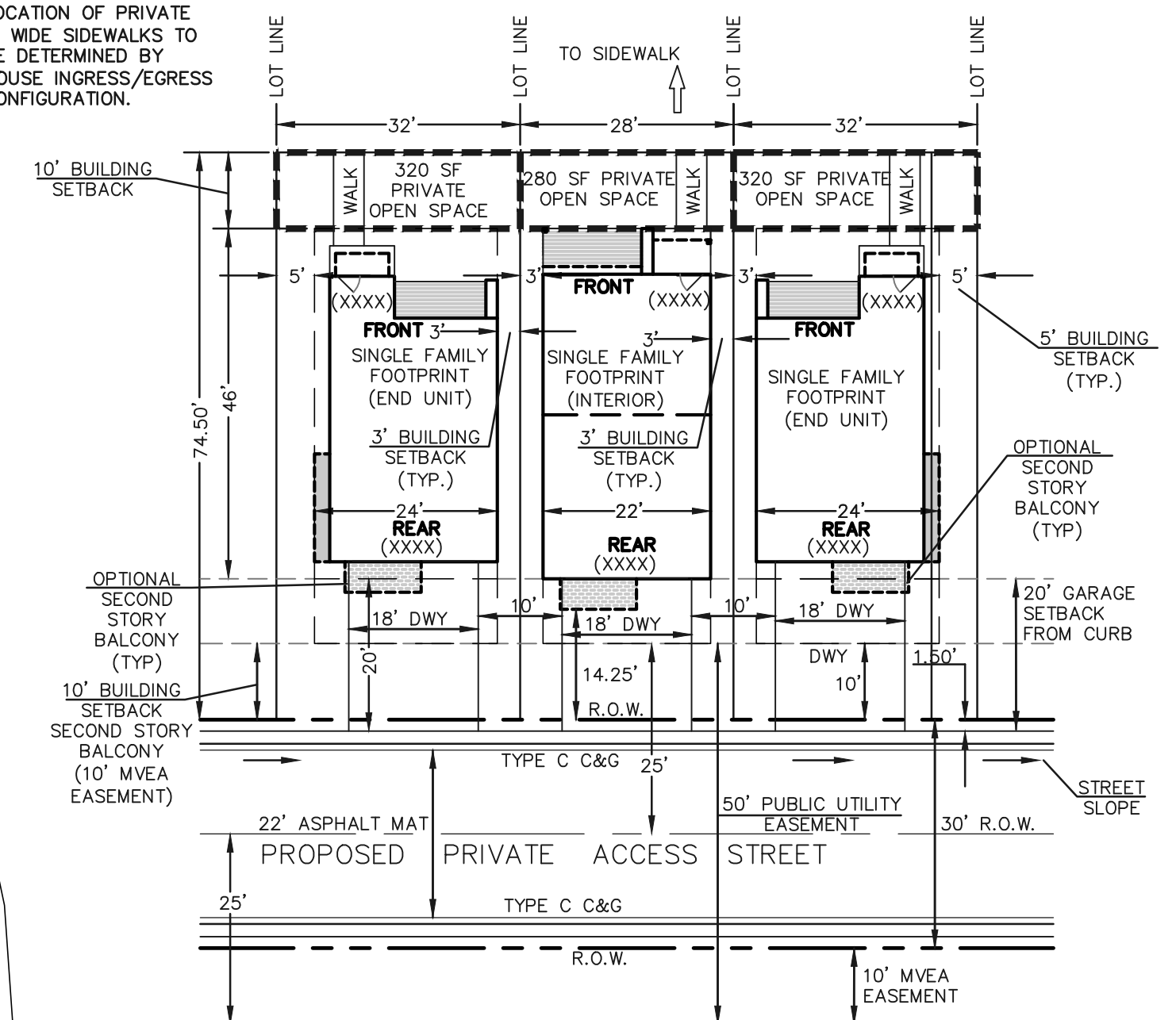
PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, MAILBOXES, FENCES, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	181,878	56.09%	HOA	HOA
TRACT B, C, D (PRIVATE R.O.W. - ACCESS - PRIVATE PARKING)	26,738	8.25%	HOA	HOA
LOTS (42 TOTAL)	93,758	28.91%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	21,893	6.75%	COUNTY	COUNTY
TOTAL	324,267	100%		

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

NOTE:

LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



TYPICAL LOT

ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20"

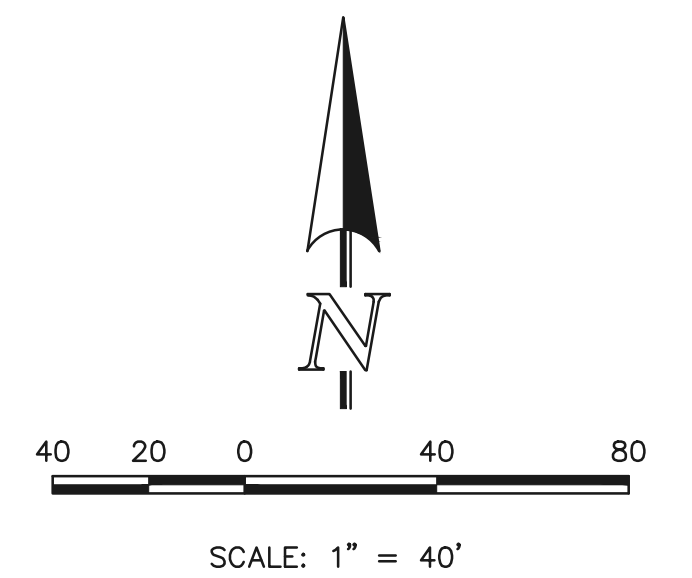
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

ADDRESSING NOTE:

REAR LOADED UNITS REQUIRE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

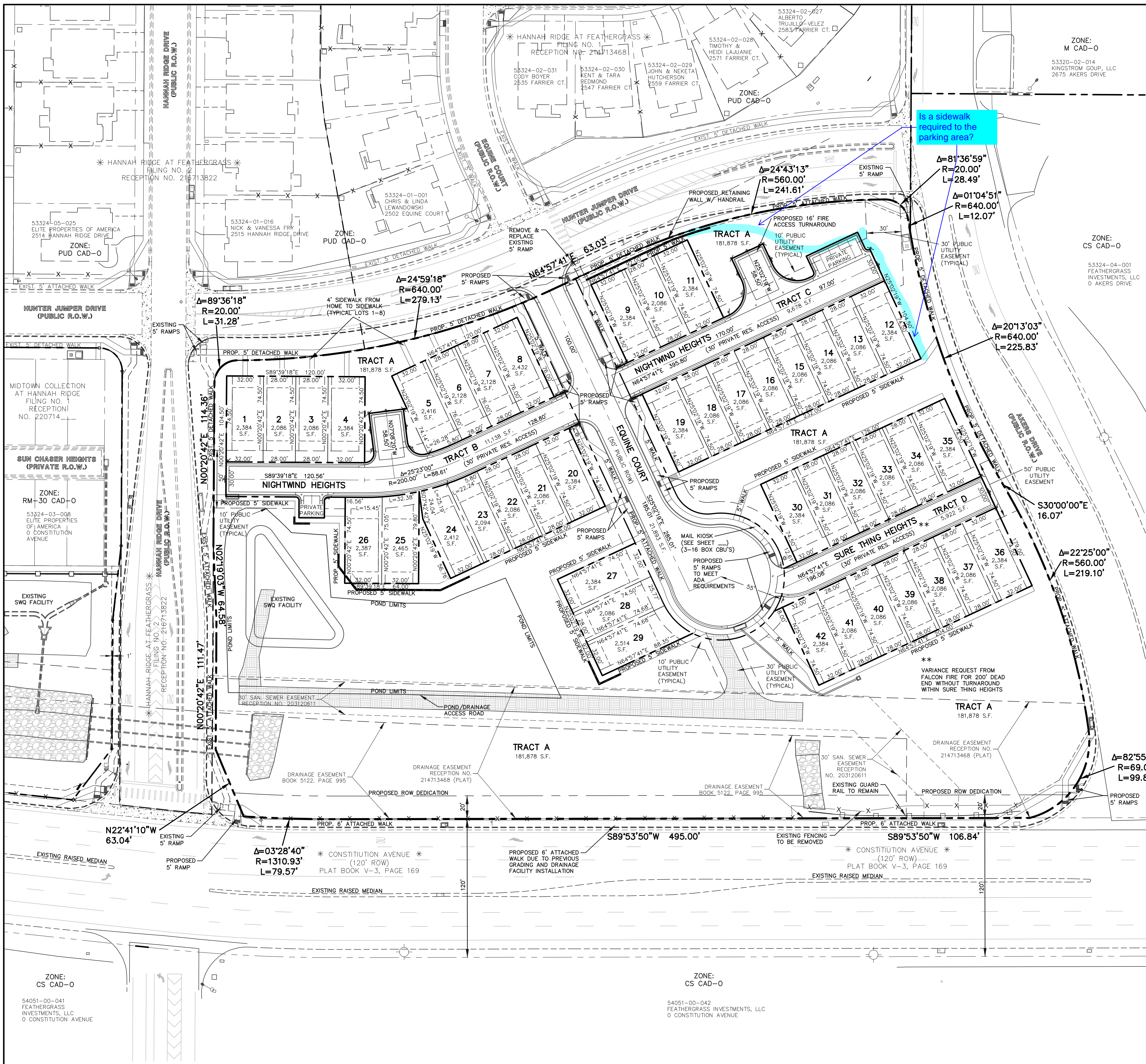
ZONE: CS CAD-O

53324-04-001 FEATHERGRASS INVESTMENTS, LLC
0 AKERS DRIVE

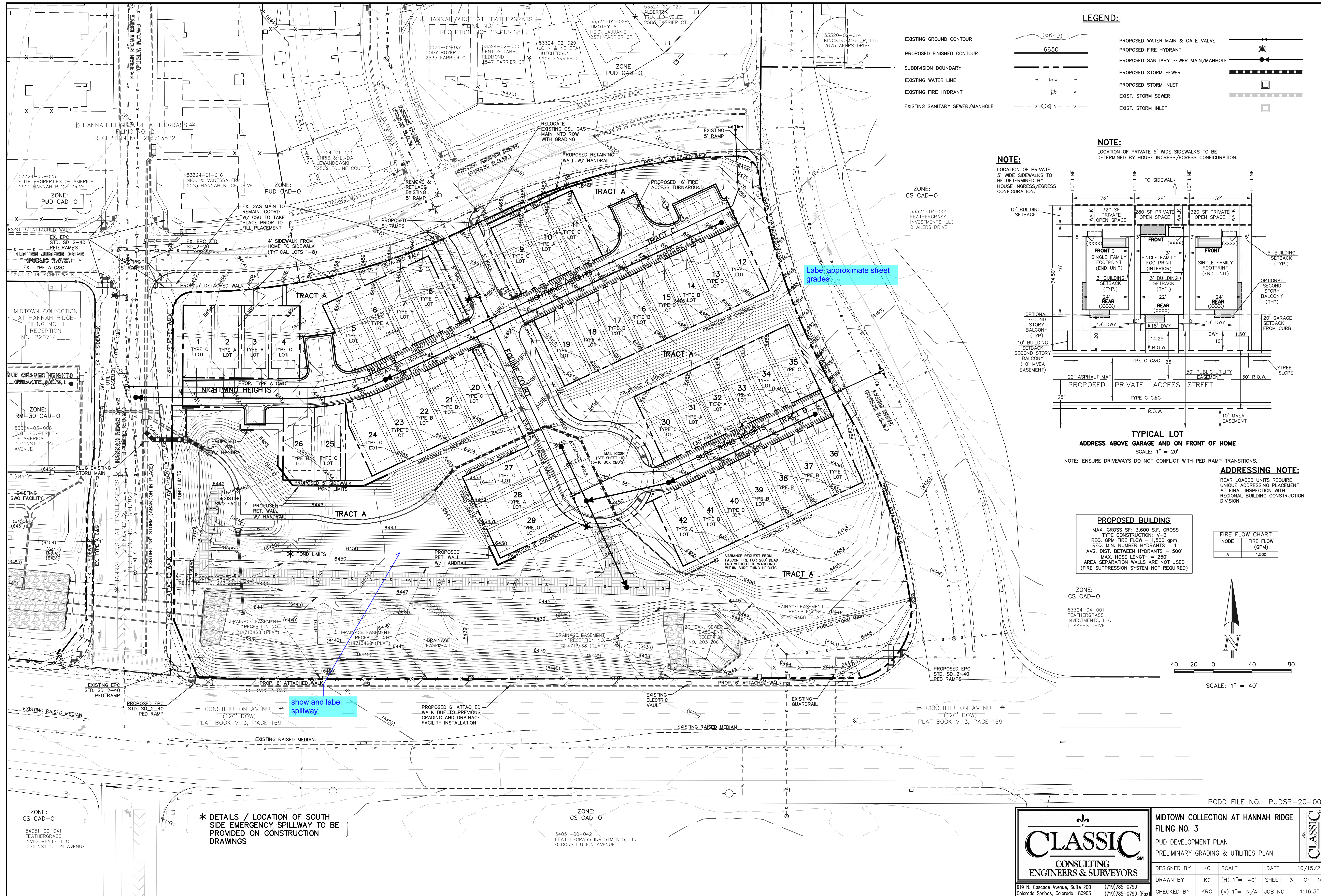


PCDD FILE NO.: PUDSP-20-007

<p>CLASSIC CONSULTING ENGINEERS & SURVEYORS</p>	<p>MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PUD DEVELOPMENT PLAN PRELIMINARY PLAN</p>				
	DESIGNED BY	KC	SCALE	DATE	10/15/21
	DRAWN BY	KC	(H) 1" = 40'	SHEET	2 OF 10
	CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1116.35



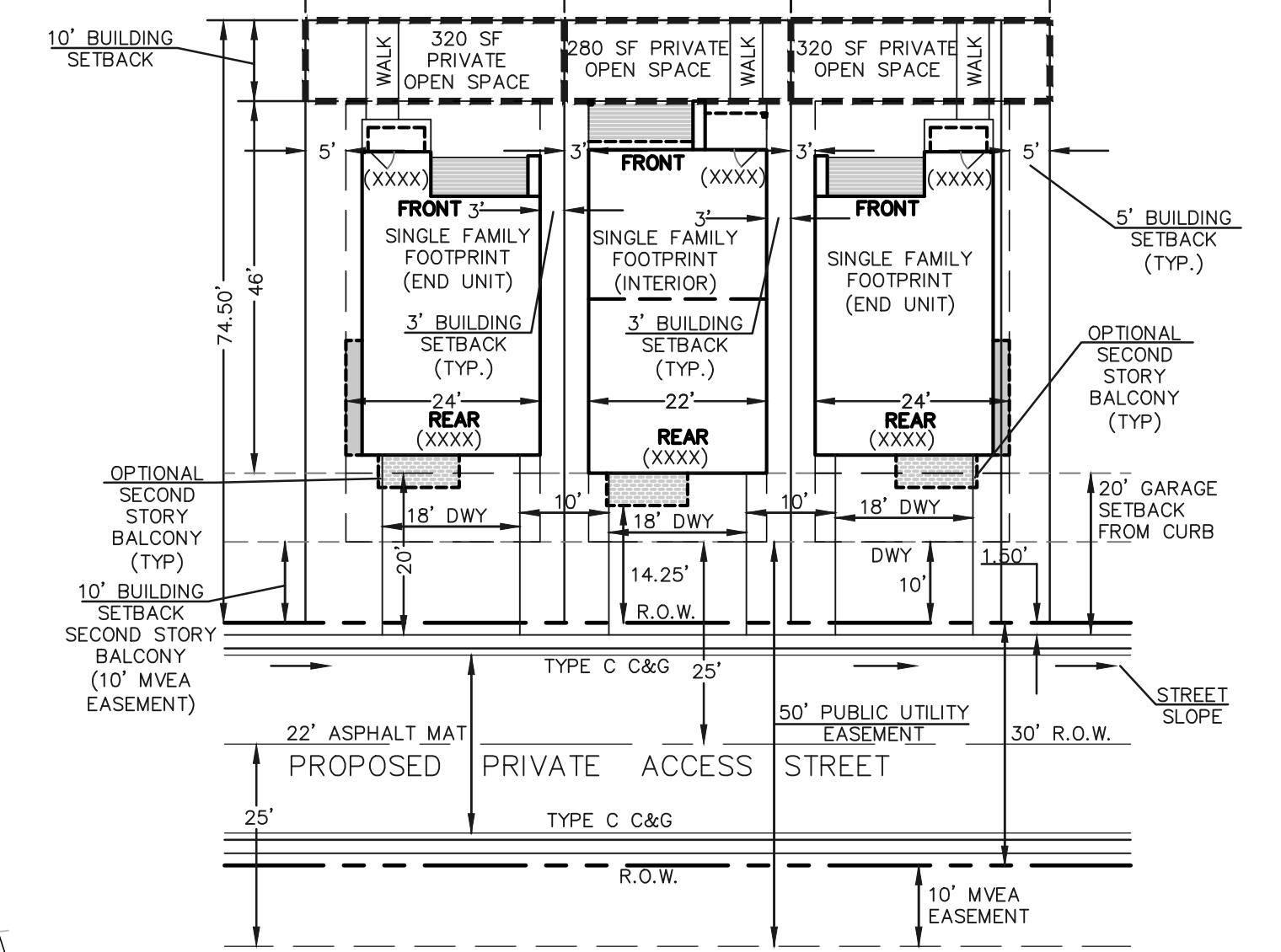
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LEGEND:

EXISTING GROUND CONTOUR	(6640)	PROPOSED WATER MAIN & GATE VALVE	
PROPOSED FINISHED CONTOUR	6650	PROPOSED FIRE HYDRANT	
SUBDIVISION BOUNDARY		PROPOSED SANITARY SEWER MAIN/MANHOLE	
EXISTING WATER LINE		PROPOSED STORM SEWER	
EXISTING FIRE HYDRANT		PROPOSED STORM INLET	
EXISTING SANITARY SEWER/MANHOLE		EXIST. STORM SEWER	
		EXIST. STORM INLET	

NOTE:
 LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



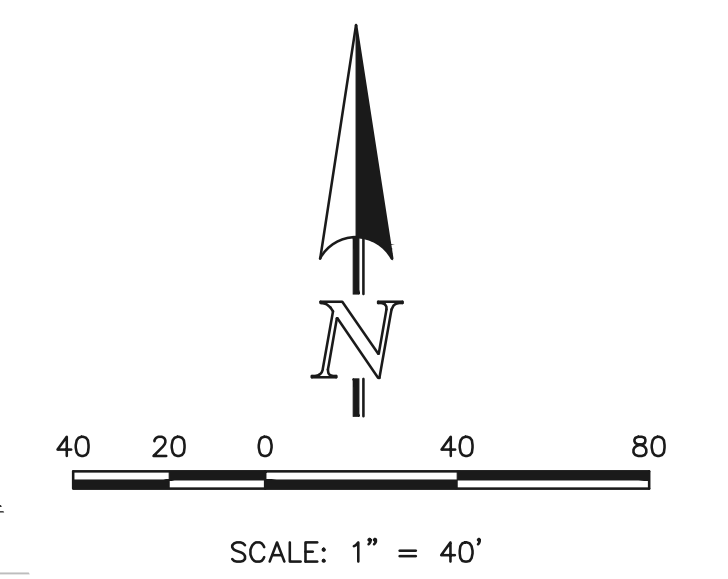
ADDRESSING NOTE:
 REAR LOADED UNITS REQUIRE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

PROPOSED BUILDING
 MAX. GROSS SF: 3,600 S.F. GROSS
 TYPE CONSTRUCTION: V-B
 REQ. GPM FIRE FLOW = 1,500 gpm
 REQ. MIN. NUMBER HYDRANTS = 1
 AVG. DIST. BETWEEN HYDRANTS = 500'
 MAX. HOSE LENGTH = 250'
 AREA SEPARATION WALLS ARE NOT USED (FIRE SUPPRESSION SYSTEM NOT REQUIRED)

FIRE FLOW CHART

NODE	FIRE FLOW (GPM)
A	1,500

ZONE:
 CS CAD-0
 53324-04-001
 FEATHERGRASS INVESTMENTS, LLC
 0 AKERS DRIVE



* DETAILS / LOCATION OF SOUTH SIDE EMERGENCY SPILLWAY TO BE PROVIDED ON CONSTRUCTION DRAWINGS

PCDD FILE NO.: PUDSP-20-007

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (fax)

MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 3
 PUD DEVELOPMENT PLAN
 PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	KC	SCALE	DATE	10/15/21
DRAWN BY	KC	(H) 1" = 40'	SHEET	3 OF 10
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	1116.35

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ALL AMERICAN
 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPOLAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-537-6313

DATE	REVISION DESCRIPTION
11/22/2021	EPC COMMENT REVISIONS

FOR CONSTRUCTION

NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
2583-0420

DATE **8/21/2020**
 DRAWN BY **MB**
 DRAWING DESCRIPTION
TITLE SHEET

SHEET #
L-TS
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PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

UTILITY NOTE

CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.

KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.

PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).

KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE REQUIREMENTS

LANDSCAPE SETBACKS (LS)

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft. Footage	Tree Req. / Prov.
Constitution Ave.	Major Arterial	25'/25'	709'	1/20	35.5 / 36
Hannah Ridge Dr.	Minor Arterial	20'/20'	393'	1/25	15.7 / 16
Akers Dr.	Minor Arterial	20'/20'	566'	1/25	22.8 / 23
Hunter Jumper Dr.	Non Arterial	10'/10'	570'	1/30	22.6 / 23

Internal Landscaping (IL)

Net Site Area (SF)	Percent Min.	Internal Area (SF)	Internal Trees (1/500 SF)
(Less Public R.O.W.)	Internal Area	(SF) Req. / Prov.	Req. / Prov.
325,564 SF	16,278 SF	16,278 SF / 128,670 SF	32.5 / 33

Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.
0/0	0/0	IL	75%/75%

PROJECT SITE DATA

ZONING: Proposed PUD
 PROPERTY AREA: 325,564 SF / 7.474 Acres
 PARKING SPOTS: 7 (No handicap spots)
 TOTAL LANDSCAPE AREA: 171,945 SF

IRRIGATION SYSTEM DESCRIPTION

The irrigation system to be an underground system with a spray or rotor system for turf or seeded areas. Shrub areas to be surface drip irrigated to irrigate all plant material. Irrigation system to be drainable for winter freeze protection. Irrigation to run off of a programmable irrigation controller.

PLANTING LEGEND

Notes Key:
 X=Xeric plant, R=Rabbit Resistant, D=Deer Resistant, F=Firewise plant
 Z=Zone, K=Altitude, Water Use L=Low, M=Moderate H=High, S=Signature plant

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
ABM	10	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K, S
ACT	10	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K L,M,S
ANM	21	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K, S
GSH	14	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline	1-1/2"	R,D,F,Z=4, 6.5K, L,M,S
MSS	24	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K, M,S
PCR	12	Prunus virginiana 'Schubert'	Cherry, Canada Red	1-1/2"	R,D,F,Z=2, 9.5K, S
TAR	12	Tilia americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K, M,S
TGL	22	Tilia cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K, M,S
EVERGREEN TREES					
PIE	2	Pinus edulis	Pine, Pinyon	6'	X,R,D,Z=3, 7.5K, L,S
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,D,Z=3, 10K, M,H,S
DECIDUOUS SHRUBS					
ABR	4	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,D,Z=5, 7.5K, S
ARB	11	Aronia melanocarpa	Chokeberry, Black	5 Gal	R,D,Z=2, 8.5K, L,S
BBB	9	Buddleia davidii	Butterfly Bush	5 Gal	R,D,Z=5, 7K, L,S
CIH	15	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	R,D,Z=3, 7K, S
COP	22	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,D,Z=4, 10K, S
EDB	17	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal	R,D,F,Z=4, 7.5K, M,H,S
PBS	25	Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F,Z=3, 9.5K, L,M,S
POG	39	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,D,F,Z=2, 10K, S
PRS	24	Potentilla fruticosa 'Red sunset'	Potentilla, 'Red Sunset'	5 Gal	R,D,Z=3, S
SMK	2	Syringa meyeri patula 'Miss Kim'	Lilac, Miss Kim	5 Gal	R,D,Z=3, 8.5K, L,M,S
SPG	29	Spiraea x burmalda 'Goldmound'	Spirea, Goldmound	5 Gal	R,D,Z=3, 7.5K, S
VAC	7	Viburnum trilobum 'Bailey compact'	Viburnum, Compact American Cranberry	5 Gal	R,D,Z=4, 7.5K, S
VOS	7	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,D, 7.5K, S
EVERGREEN SHRUBS					
JBJ	35	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,D,Z=3, 8.5K, L,S
JUA	9	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,D,Z=3, 7.5K, S
PGS	12	Picea pungens 'Glaucia Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M, S
ORNAMENTAL GRASSES					
CAA	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R,D,Z=3, 6.5K, M, S

GROUNDCOVER LEGEND NOTE: THIS LEGEND IS FOR NON-TYPICAL AREAS

SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	21,439 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	5,468 SF
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC (NOT SHOWN BUT TO BE ADDED AT AREAS OF DRAINAGE FLOWS AS NEEDED TO PREVENT EROSION)	TBD
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (FOR MULCH RINGS AT TREES IN NATIVE SEED AREAS AND TREES LOCATED IN TURF).	TBD
	IRRIGATED NATIVE SEED FOOTHILLS MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	105,515 SF
	NON-IRRIGATED NATIVE SEED (WETLAND MIX) AT STORM QUALITY POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES) NOTE: QTY MAY VARY PER ACTUAL SITE CONDITIONS.	23,380 SF
	TYPICAL LANDSCAPE AREA AT HOMES (SEE SHEET L-5 FOR LANDSCAPE IN THESE AREAS)	
	KENTUCKY BLUEGRASS SOD	14,397 SF
	DECORATIVE BOULDER	85 TOTAL
	STEEL EDGING	983 LF

CALLOUT KEY

	PLANT ABBREVIATION
	SITE CATEGORY ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

PLANT SYMBOL KEY

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

UTILITY NOTE

CALL 1-800-422-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 5' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VALVES AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 15-02 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 7' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

PLANT AND TREE WARRANTY NOTE

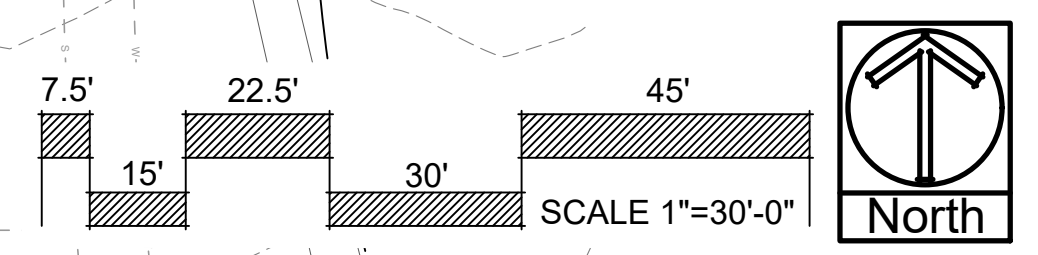
ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES.

WATER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.

WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 2ND ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TREE INCLUDES SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORSVITAE, AND A FEW OTHERS). INSTALLATION IS NOT COVERED UNDER WARRANTY.

ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

Adjust the wall location



SEE ENLARGED PLAN SHEETS L-2 THROUGH L-4 FOR MORE LEGIBLE PLANTING CALLOUTS

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-657-9313

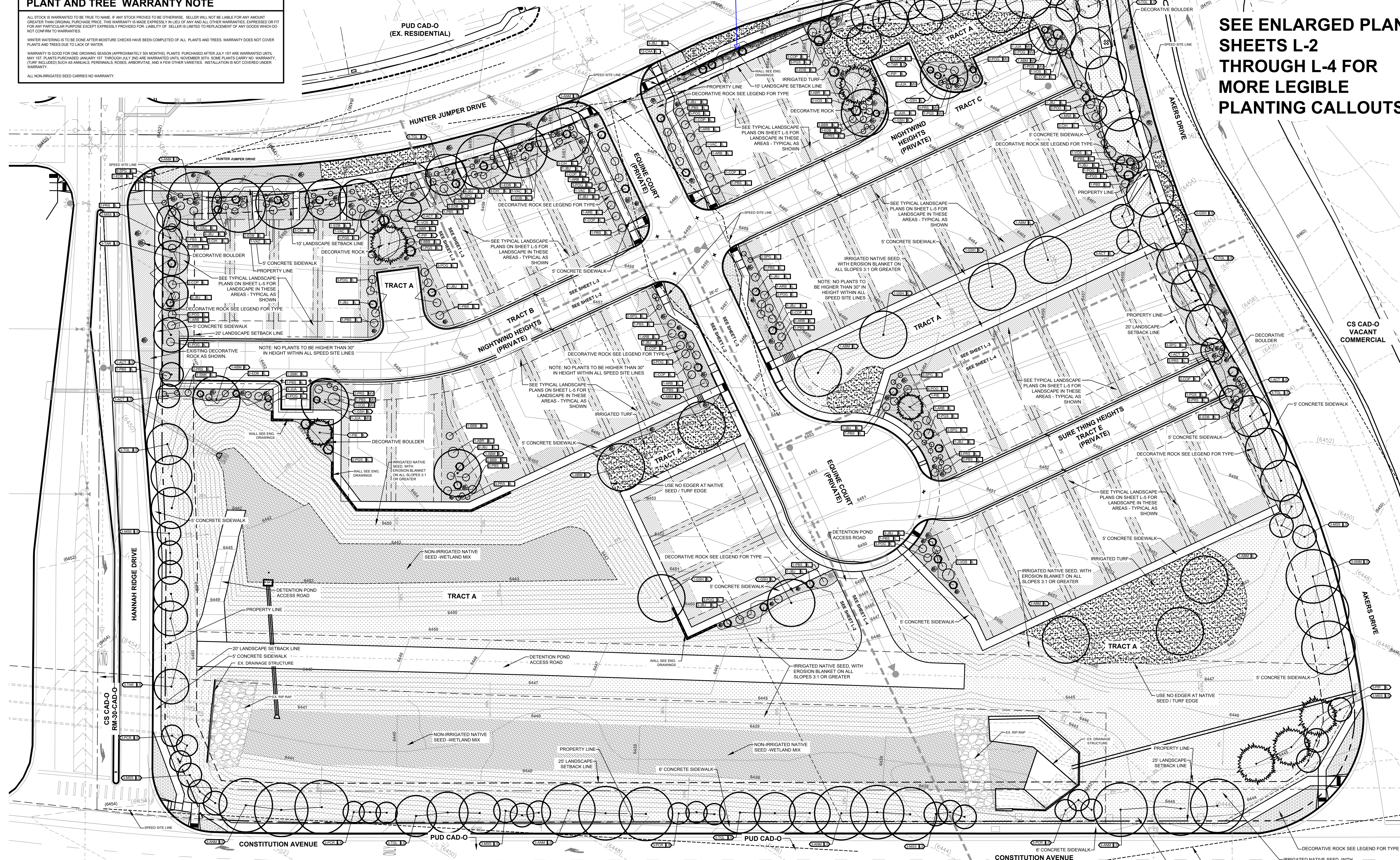
DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

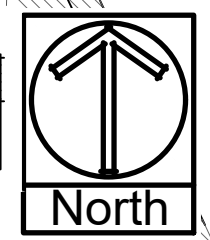
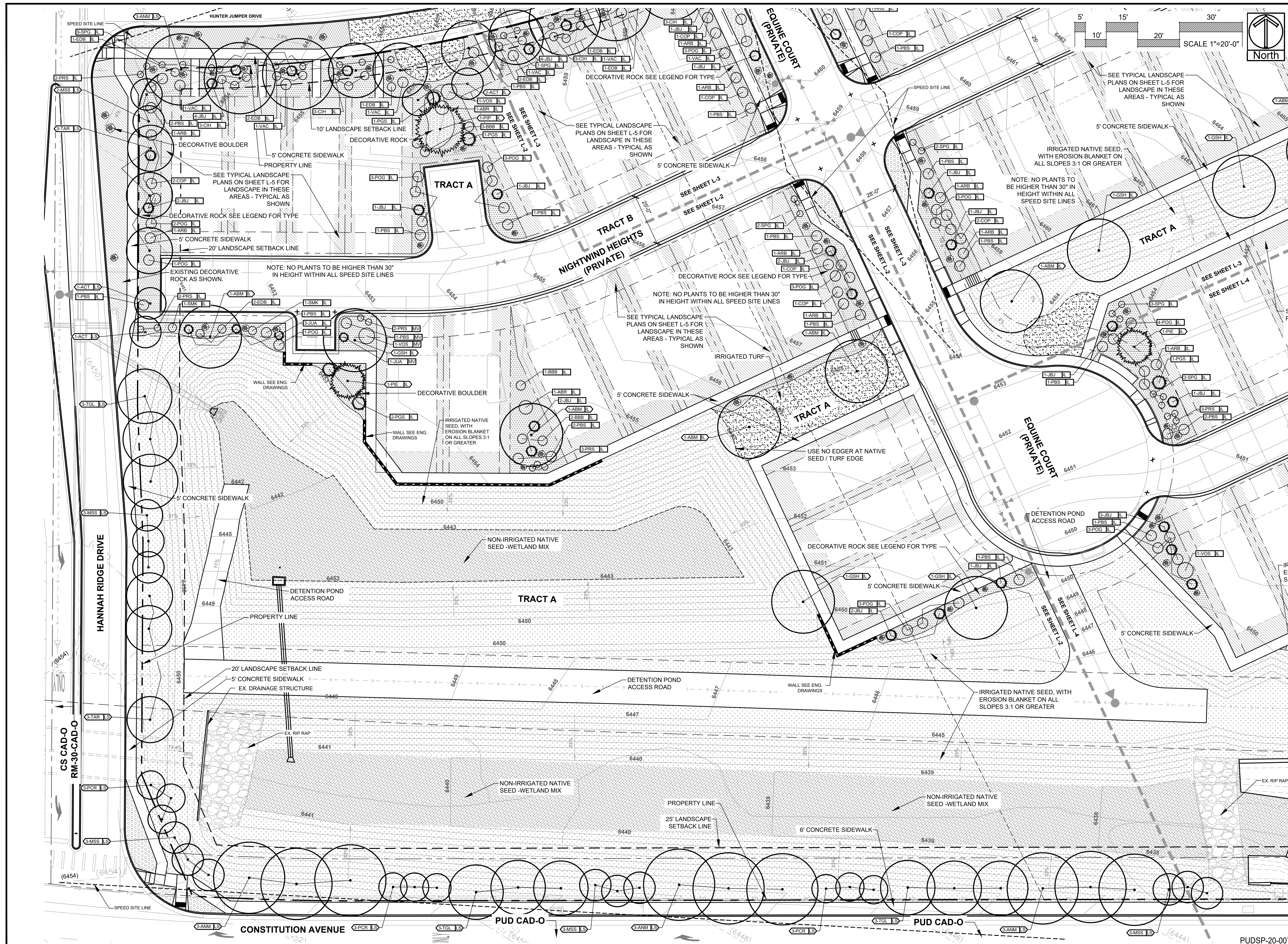


MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE - OVERALL PLAN
SHEET #	L-1
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NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.



SCALE 1"=20'-0"

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 LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
 RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
 1925 AEROPAZA DRIVE
 COLORADO SPRINGS, CO 80916
 719-637-6313

DATE	REVISION DESCRIPTION
1/12/2021	EPIC COMMENT REVISIONS

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER: 2583-0420
 DATE: 8/21/2020
 DRAWN BY: MB
 DRAWING DESCRIPTION: LANDSCAPE PLAN
 SHEET #: L-2
 PUDSP-20-007



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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.537.4313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

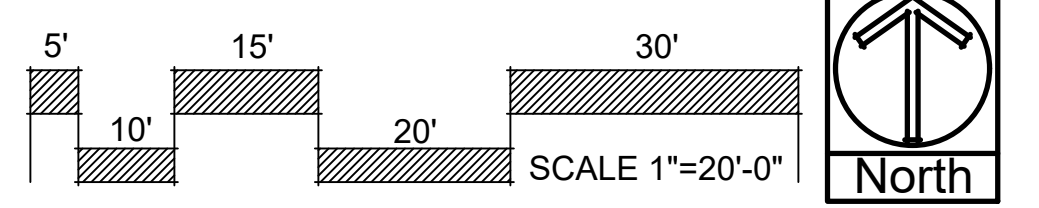
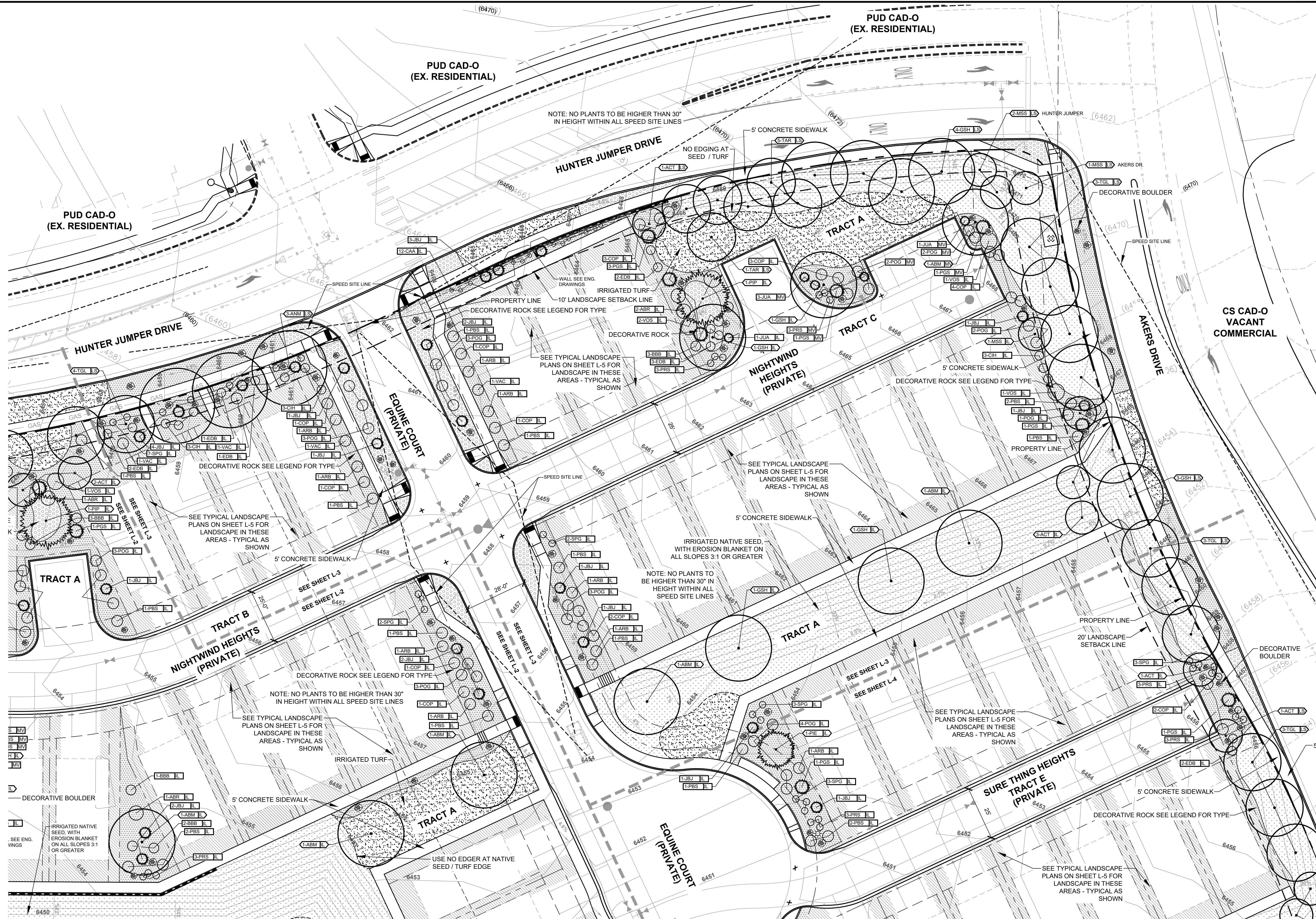


MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

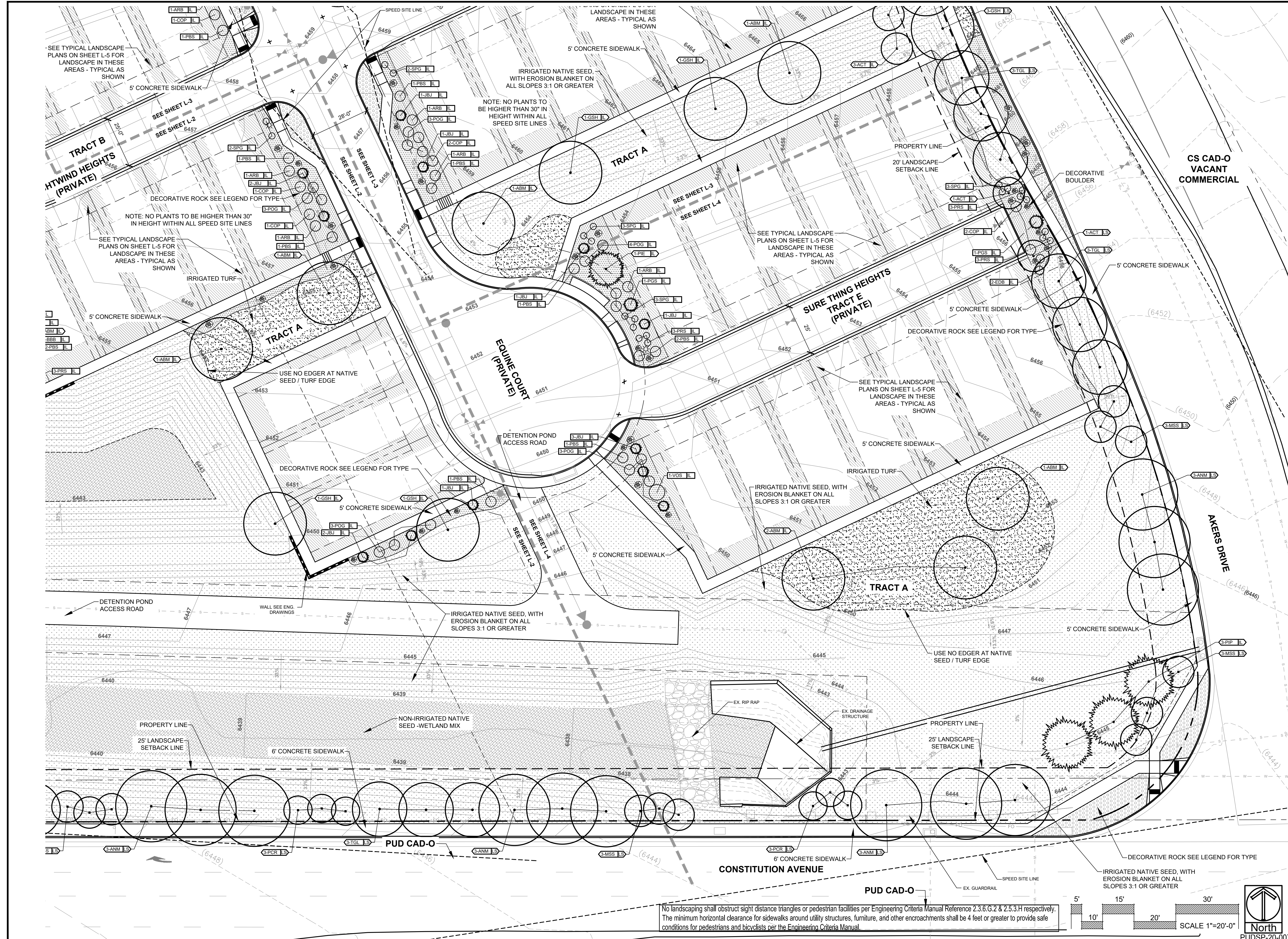
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DATE 8/21/2020
DRAWN BY MIB

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LANDSCAPE PLAN
SHEET #
L-3

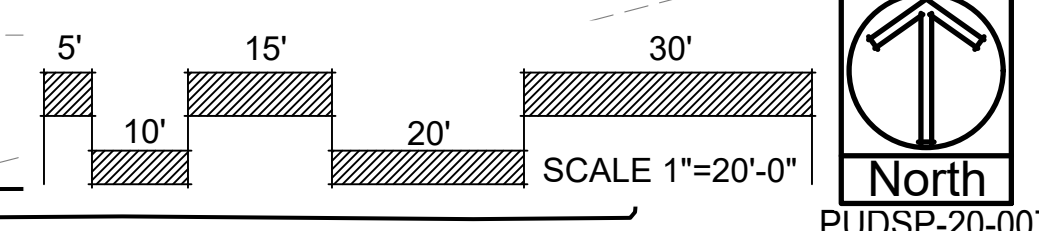
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PUDSP-20-007



No landscaping shall obstruct sight distance triangles or pedestrian facilities per Engineering Criteria Manual Reference 2.3.6.G.2 & 2.5.3.H respectively. The minimum horizontal clearance for sidewalks around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.



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DATE	REVISION DESCRIPTION
1/12/2021	EPIC COMMENT REVISIONS

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MIDTOWN COLLECTION AT HANNAH RIDGE
 FILING NO. 3
 CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
 COUNTY OF EL PASO, STATE OF COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER: 2583-0420
 DATE: 8/21/2020
 DRAWN BY: MB
 DRAWING DESCRIPTION: LANDSCAPE PLAN
 SHEET #: L-4
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MIDTOWN COLLECTION AT HANNAH RIDGE

COUNTY OF EL PASO, STATE OF COLORADO

SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

FILING NO. 3



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-587-6313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

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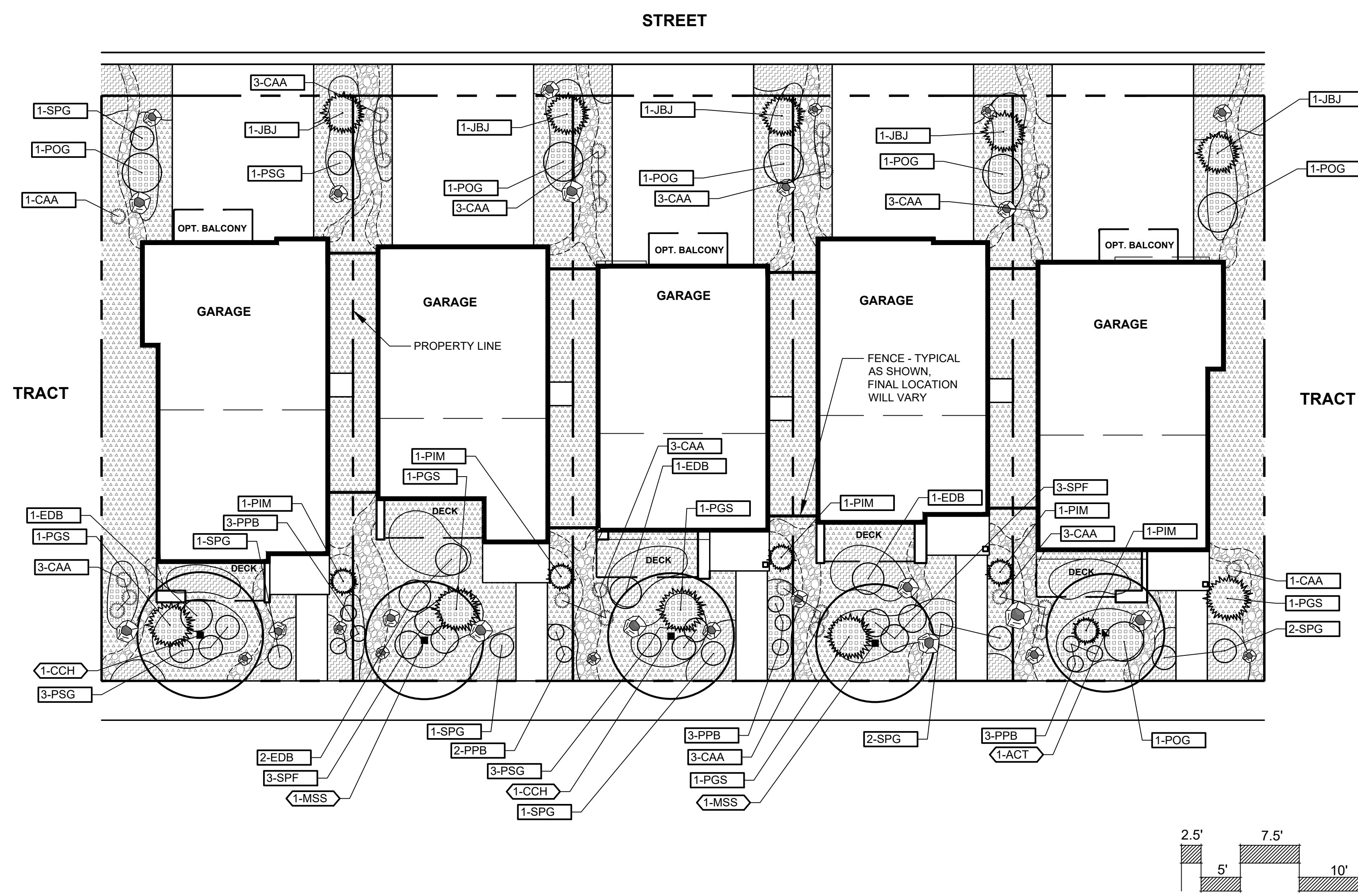


MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3

CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE BUILDING TYPICALS
SHEET #	L-5



PLANTING LEGEND (FOR THIS SHEET ONLY)

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES				
ACT	Acer tataricum	Maple, tatarian	1-1/2"	
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	
DECIDUOUS SHRUBS				
EDB	Euonymus alatus 'Compactus'	Burning Bush, Dwarf	5 Gal	
POG	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	
PPB	Potentilla fruticosa 'Pink Beauty'	Potentilla, 'Pink Beauty'	5 Gal	
PSG	Potentilla 'Sutters Gold'	Potentilla, Sutters Gold	5 Gal	
SPF	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound	5 Gal	
EVERGREEN SHRUBS				
JBJ	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glauca globosa'	Spruce, Globe Blue	5 Gal	
ORNAMENTAL GRASSES				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	

GROUNDCOVER LEGEND (FOR THIS SHEET ONLY)

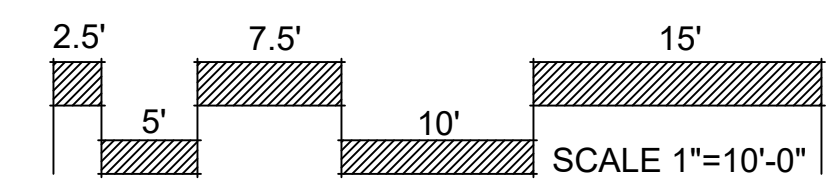
SYMBOL	DESCRIPTION
	3/4" BLACK GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" SADDLEBACK SWIRL ROCK 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8", 2-4" AND 3/4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	BERM (NOT SHOWN)
	DECORATIVE BOULDER
	STEEL EDGING

CALLOUT KEY

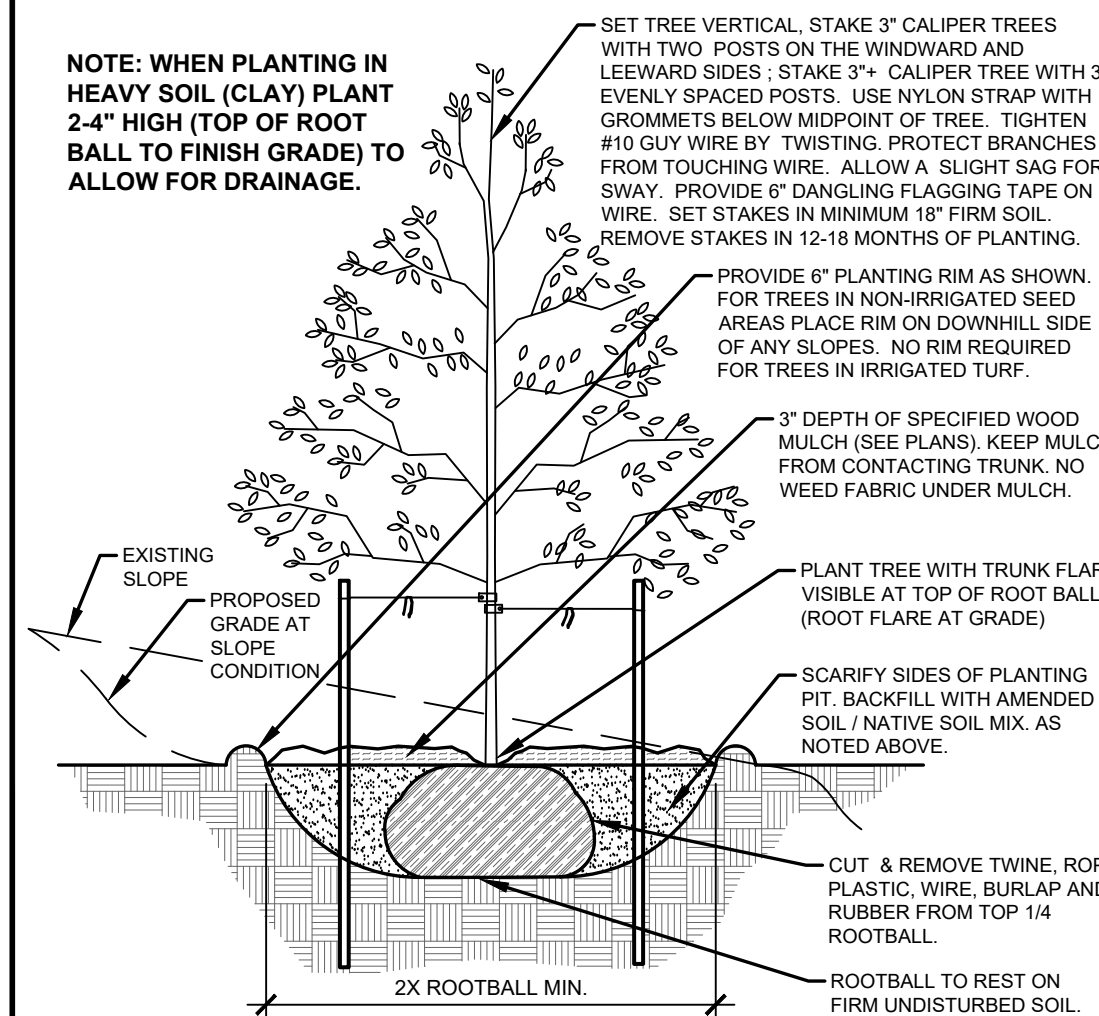
	PLANT ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

PLANT SYMBOL KEY

	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS

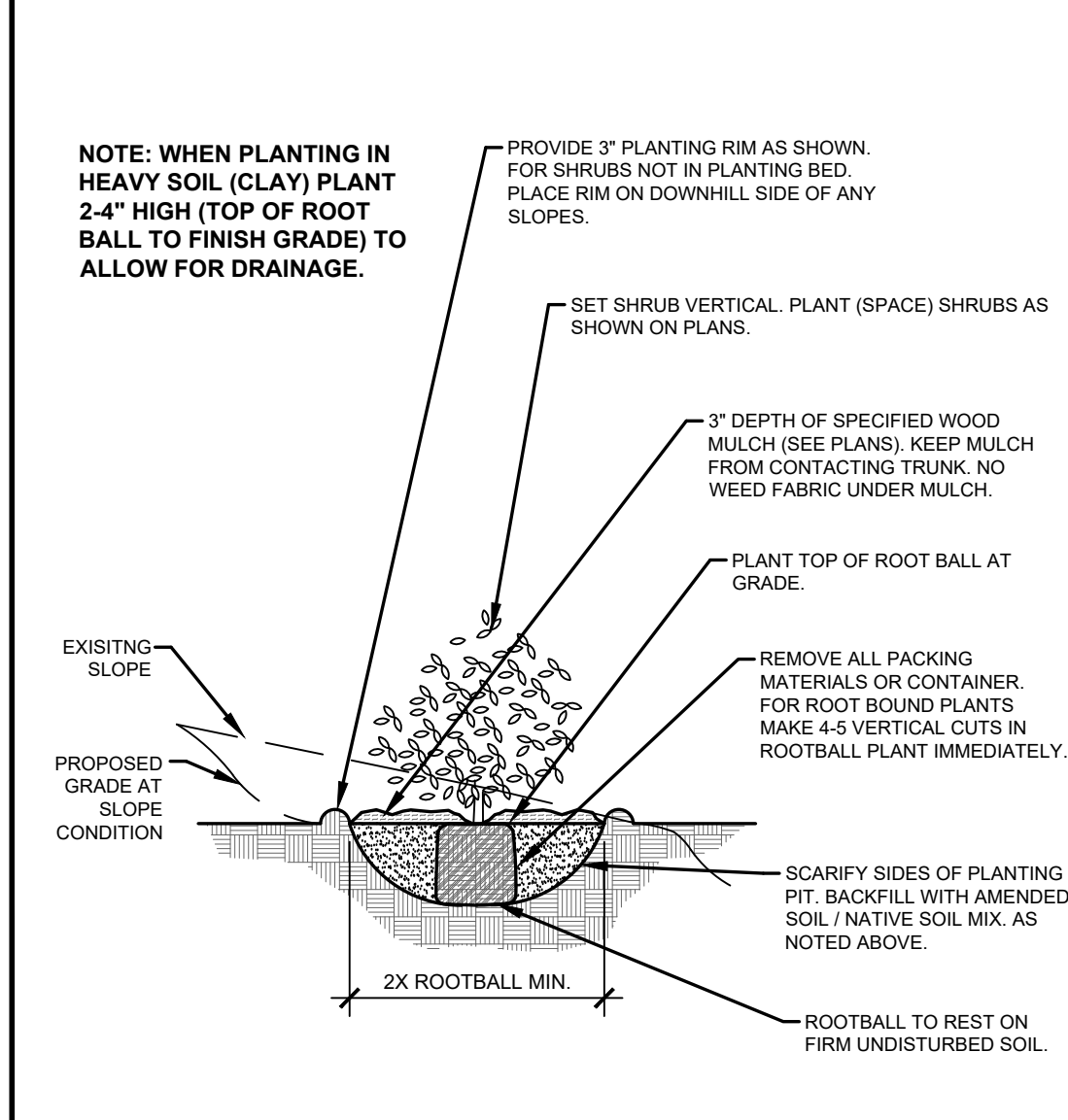


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD OF 2 GROWING SEASONS.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE. NOT TWINE. WRAP MID OCTOBER AND REMOVE BY END OF MARCH.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



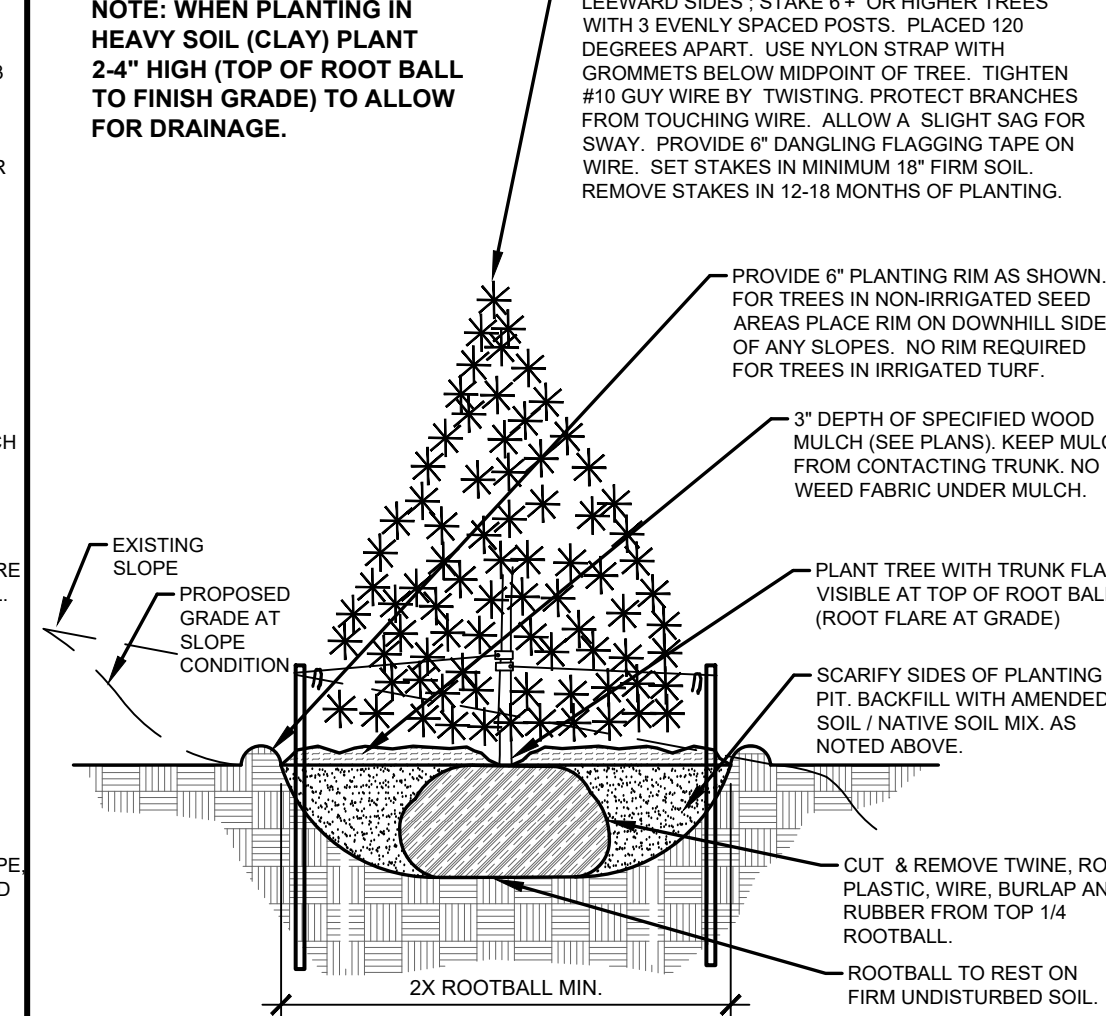
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL SHRUBS IN ROCK AREAS TO RECEIVE A WOOD MULCH RING.
 - SHRUBS TO BE DEEP WATERED AT TIME OF PLANTING.



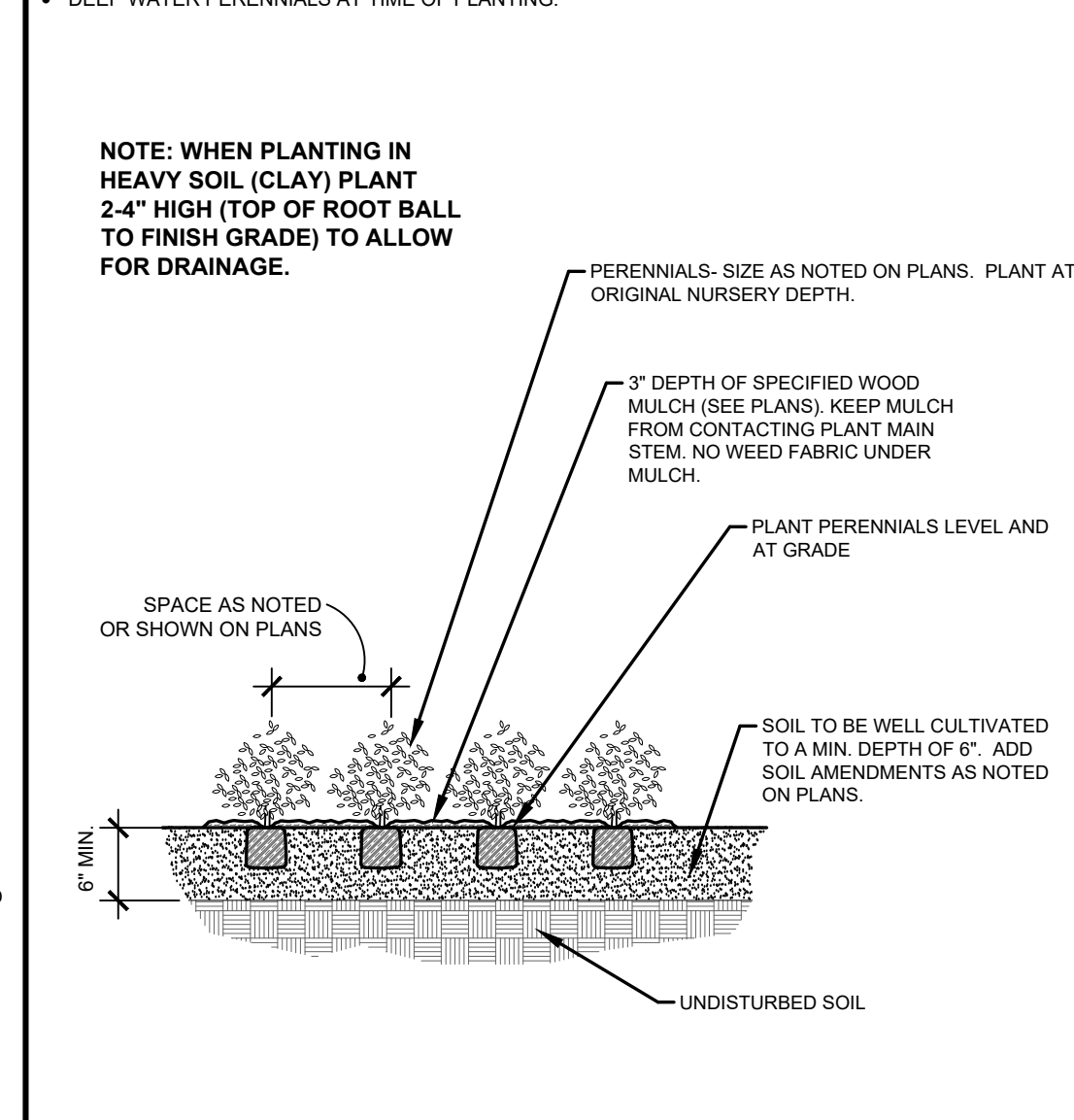
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, OR BROKEN BRANCHES PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADERS UNLESS OTHERWISE NOTED.
 - KEEP TREE MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - PINE AND SPRUCE SPECIES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING COORDINATE WITH CITY FORESTRY.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



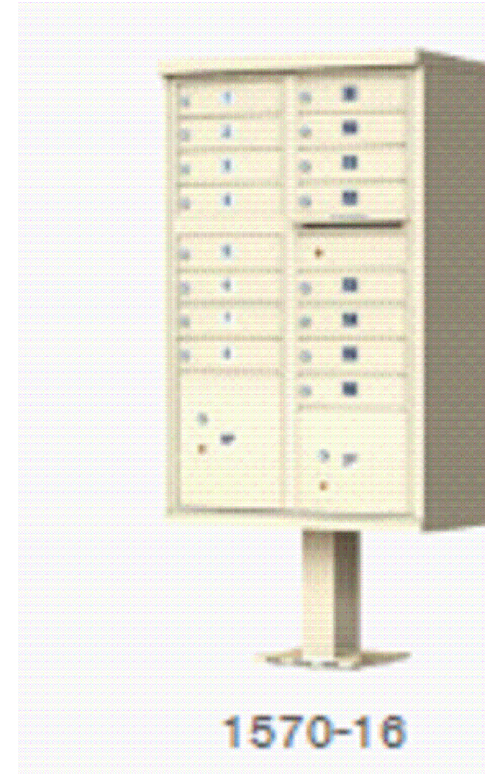
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - ALL PERENNIALS PLANTED IN ROCK AREAS TO RECEIVE WOOD MULCH RINGS AROUND THE BASE OF THE PLANTS.
 - DEEP WATER PERENNIALS AT TIME OF PLANTING.



D PERENNIAL PLANTING DETAIL
NOT TO SCALE

NOTE: NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6, G.2 & 2.5.3H. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING MANUAL.



E PROPOSED MAIL KIOSK
NOT TO SCALE * SEE CIVIL ENGINEERING PLANS FOR LOCATIONS

- LANDSCAPE CONTRACTOR NOTES**
- STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEEDED.
 - REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
 - PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS.
 - INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB SITE.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NOTICE PRIOR TO SCHEDULED INSPECTIONS. INSPECTIONS TO INCLUDE:
 - PLANT PLACEMENT, PLANT SPECIES, MATERIAL, SIZE, AND QUALITY.
 - HARDSCAPE MATERIAL PLACEMENT / PLANTING BED EDGING.
 - IRRIGATION MAIN LINE / HEAD PLACEMENT INSPECTION (AS APPLICABLE).

- LANDSCAPE INSTALLATION NOTES**
- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
 - ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH : 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
 - LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 9" O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
 - ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS: TREES = 36" DIAMETER MULCH RING, SHRUBS = 18" DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES = 12" MULCH RING. MULCH RINGS TO BE CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
 - ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
 - CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
 - EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 3 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
 - IF APPLICABLE ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 8" TOPSOIL OR EQUAL.
 - ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.
 - LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IF DOWNSPOUTS OR STORM DRAINAGE FROM ADJACENT LOTS WILL ADVERSELY AFFECT LANDSCAPED AREAS ON THESE PLANS.
- EXISTING TREE PROTECTION (IF APPLICABLE)**
ANY EXISTING TREES OR PLANT MATERIAL NOTED TO BE PROTECTED ON THESE PLANS ARE TO BE PROTECTED FROM CONSTRUCTION DAMAGE. CONTRACTOR WILL TAKE RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PROTECTED TREES OR LANDSCAPE.
ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL.
- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)**
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
- ASTROBRAND PERMETHRIN
- APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES
- SLOPE PROTECTION (IF APPLICABLE)**
CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES.
CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA. A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE)

- SEEDING NOTES**
- IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED INC. "FOOTHILLS MIX". APPLY SEED AT 25-35 LBS/ACRE USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS:
- | | | | |
|---------------------|-----|-----------------------|-----|
| -ANNUAL RYEGRASS | 20% | -CANADA BLUEGRASS | 10% |
| -SLENDER WHEATGRASS | 15% | -SIDEOTS GRAMMA | 6% |
| -CRESTED WHEATGRASS | 12% | -BIG BLUESTEM | 6% |
| -MOUNTAIN BROME | 10% | -BLUE GRAMMA (COATED) | 5% |
| -HARD FESCUE | 10% | -SWITCHGRASS | 5% |
| | | -SAND DROPSEED | 1% |
- SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- NON-IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED INC. "RIPARIAN MIX". APPLY SEED AT 2 LBS/1,000 SF USING A ONE STEP HYDRO-SEED PROCESS. SEE BELOW FOR WHAT THE MIX CONTAINS:
- | | | | |
|---------------------------|-----|-----------------|------|
| -WHEATGRASS, WESTERN | 44% | NEBRASKA SEDGE | 2.5% |
| -WHEATGRASS, STREAMBANK | 16% | ALKALAI SACATON | 1.5% |
| -BOTTLEBRUSH, SQUIRELTAIL | 13% | FOWL MANKGRASS | 1% |
| -CANADIAN, WILDRIVE | 11% | BALTIC RUSH | 5% |
| -SWITCHGRASS | 10% | PATH RUSH | 5% |
- SOIL IN NON-IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND LATE SEPTEMBER.
- ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDDED WITH THE FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.
- ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDDED TO FILL IN SUCH AREAS.

ALL AMERICAN
ARCHITECTURE & IRRIGATION DESIGN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-587-6313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

- FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
2583-0420

DATE
8/21/2020

DRAWN BY
MB

DRAWING DESCRIPTION
PLANTING DETAILS & NOTES

SHEET #
L-6

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