

DATE	REVISION DESCRIPTION
11/2/2021	EPIC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

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

### 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 FIT 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 / 21
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback	Abbr.	Percent Ground Plane Cov.	Req./Prov.
20/20 (Hunter Jumper Dr.)	0/0	LS		75%/75%	
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.		
325,564 SF	16,278 SF	16,278 SF / 128,670 SF	32.5 / 32		
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback	Abbr.	Percent Ground Plane Cov.	Req./Prov.
10/10	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

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>					
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	23	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	10	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
<b>EVERGREEN TREES</b>					
PIE	2	Pinus edulis	Pine, Pinon	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
<b>DECIDUOUS SHRUBS</b>					
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	12	Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	R, D, Z=3, 7K, S
COP	17	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	24	Prunus besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes'	5 Gal	F, Z=3, 9.5K, L, M, S
POG	37	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 bumalda 'Goldmound'	Spiraea, 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
VO5	5	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R, D, 7.5K, S
<b>EVERGREEN SHRUBS</b>					
JBJ	34	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	10	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K, M, S
<b>ORNAMENTAL GRASSES</b>					
CAA	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	R, D, Z=3, 6.5K, M, S

### GROUND COVER LEGEND

SYMBOL	DESCRIPTION	QUANTITY
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	20,627 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)	105,560 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	13,779 SF
	DECORATIVE BOULDER	82 TOTAL
	STEEL EDGING	872 LF

7/13/2022 222094523

**CALLOUT KEY**

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

**PLANT SYMBOL KEY**

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

**UTILITY NOTE**

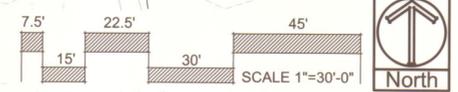
CALL 1-800-922-1987 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 15' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VENTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 14-202 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**SITE CONDITIONS NOTE**

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**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-637-0313

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

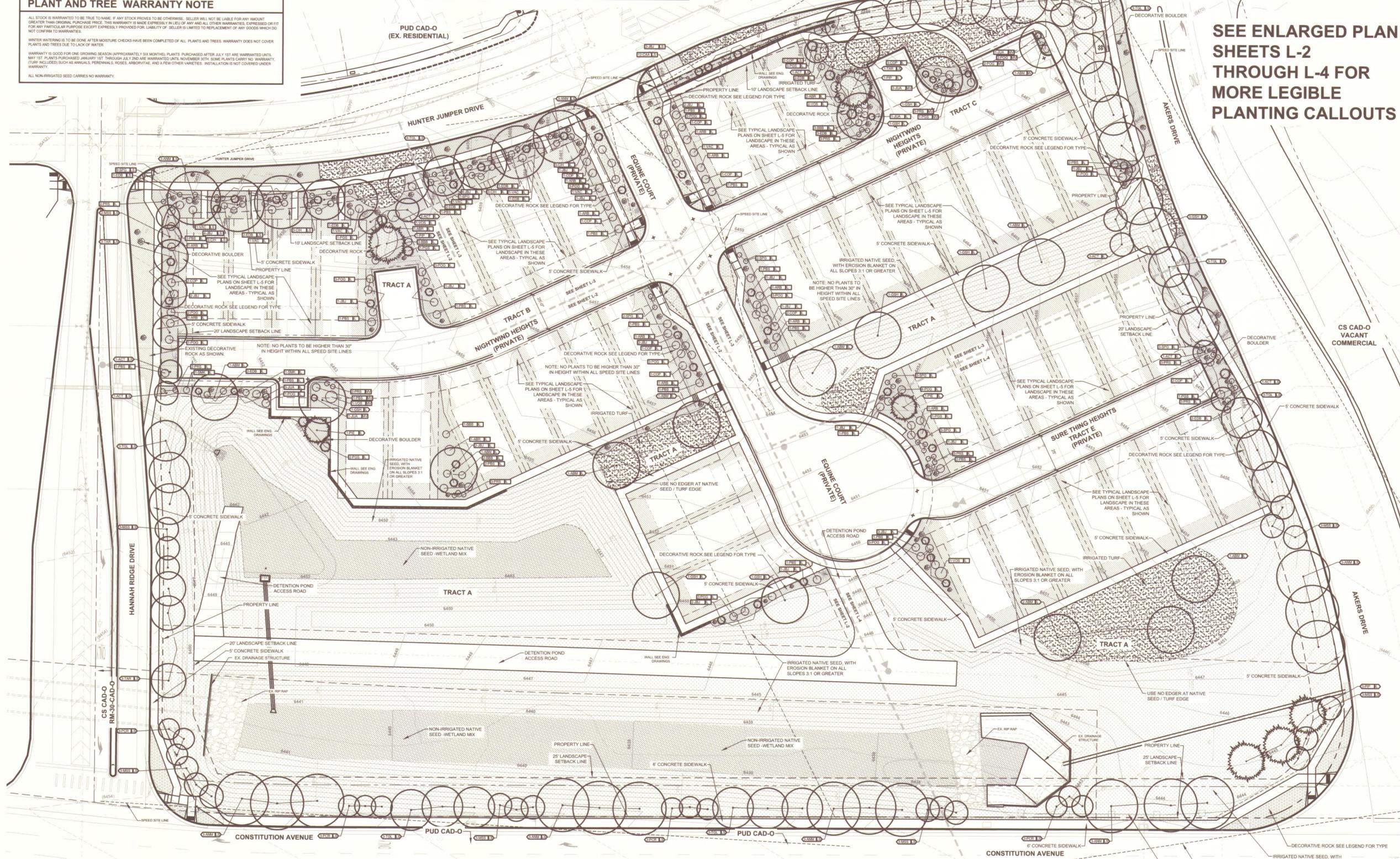
DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Restoring wall near site adjacent to Hunter Jumper Drive
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION



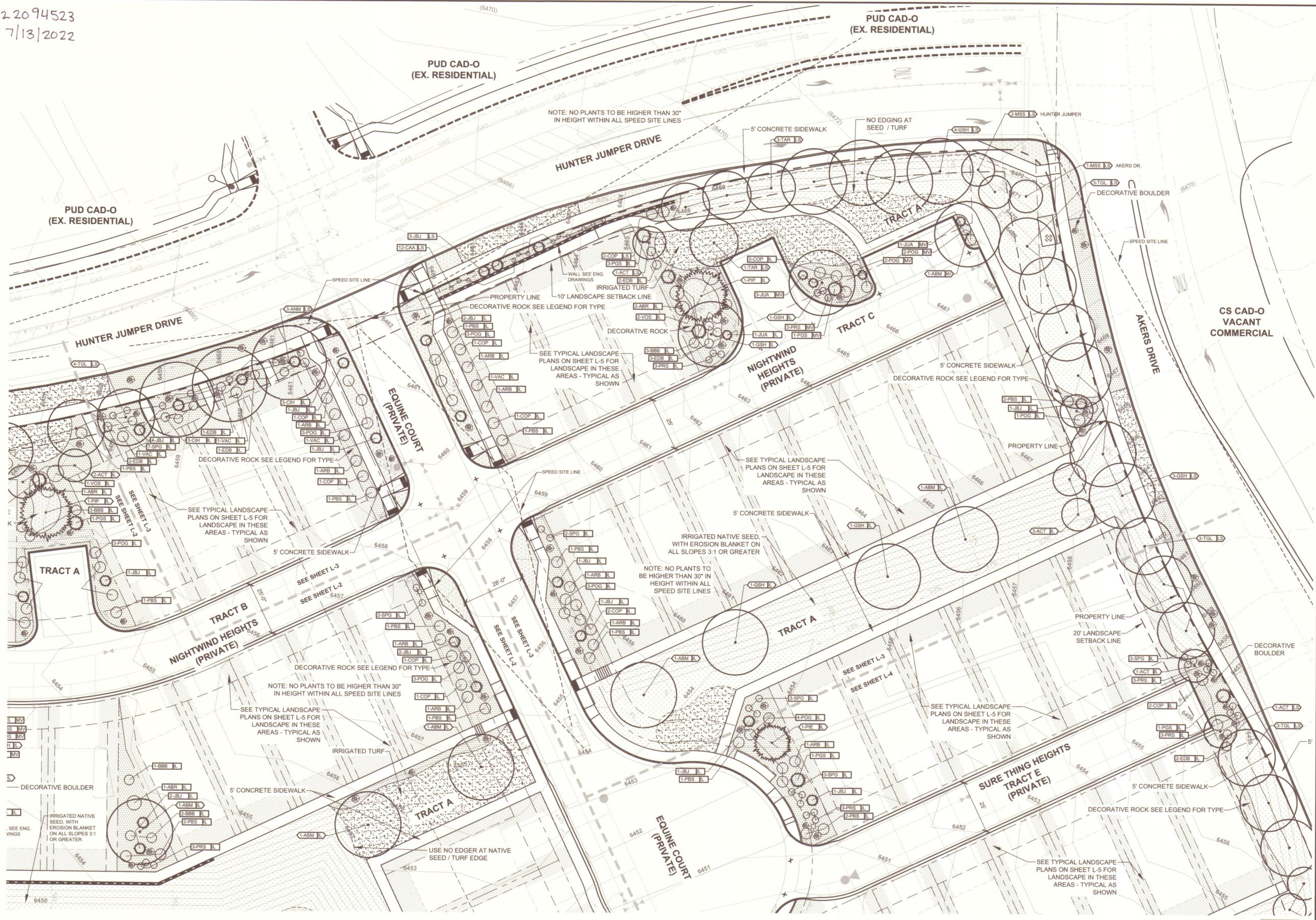
**MIDTOWN COLLECTION AT HANNAH RIDGE**  
FILING NO. 3  
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE  
COUNTY OF EL PASO, STATE OF COLORADO  
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER	2583-0420
DATE	8/21/2020
DRAWN BY	MB
DRAWING DESCRIPTION	LANDSCAPE - OVERALL PLAN
SHEET #	L-1



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.

222094523  
7/13/2022



**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1925 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.587.4913

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

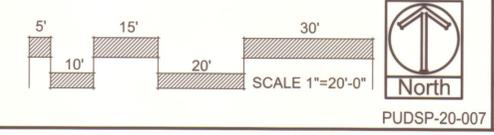
- FOR CONSTRUCTION
- NOT FOR CONSTRUCTION

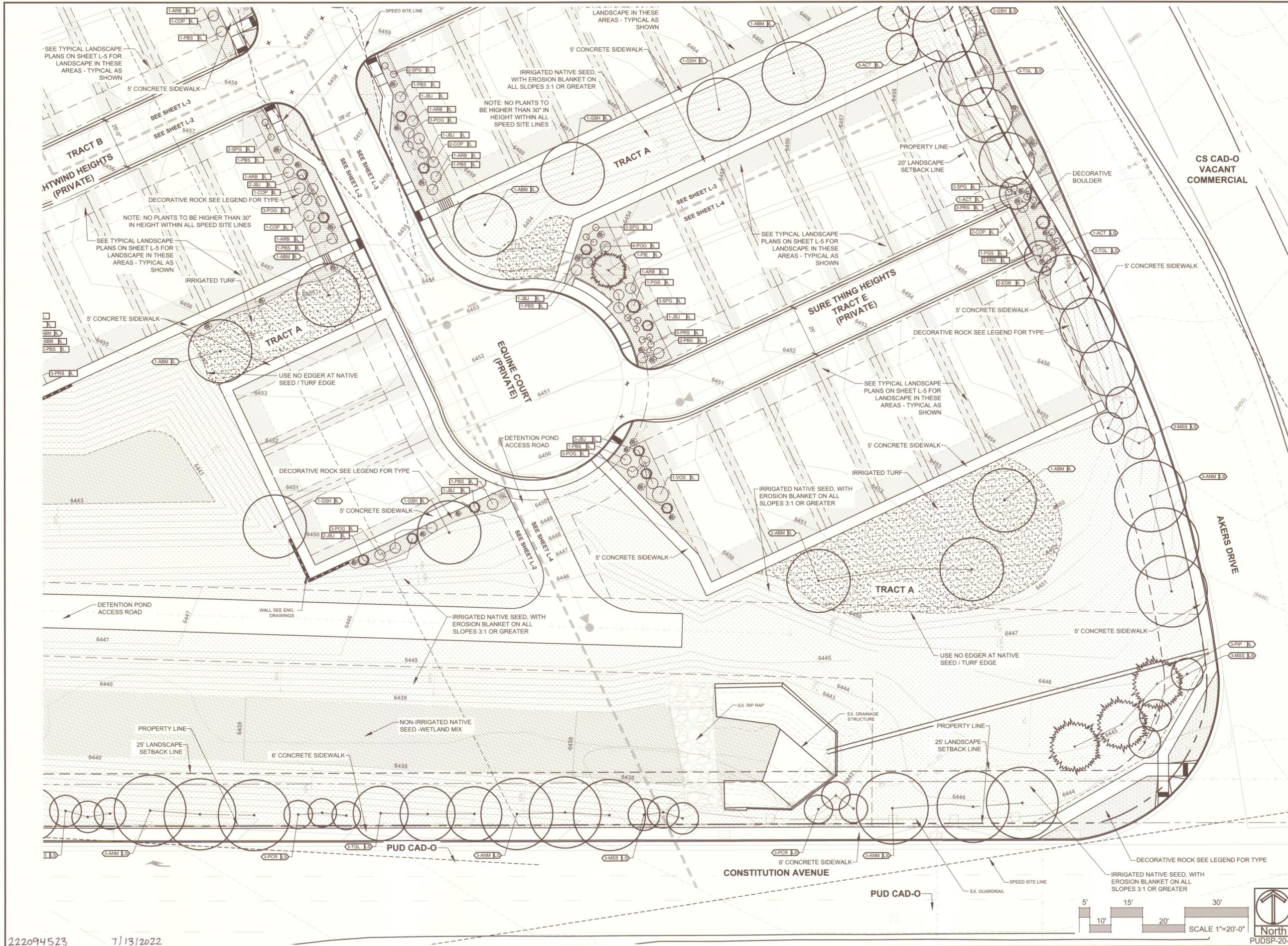


**MIDTOWN COLLECTION AT HANNAH RIDGE**  
FILING NO. 3  
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE

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: MBE  
DRAWING DESCRIPTION: LANDSCAPE PLAN  
SHEET #: L-3  
PUDSP-20-007





**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1825 AEROPOLAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719.837.0313

DATE	REVISION DESCRIPTION
1/13/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive
4/21/2022	Change landscape from added sidewalk at North-East corner of site.

- 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	IMB
DRAWING DESCRIPTION	LANDSCAPE PLAN
SHEET #	L-4
PUDSP-20-007	

# 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

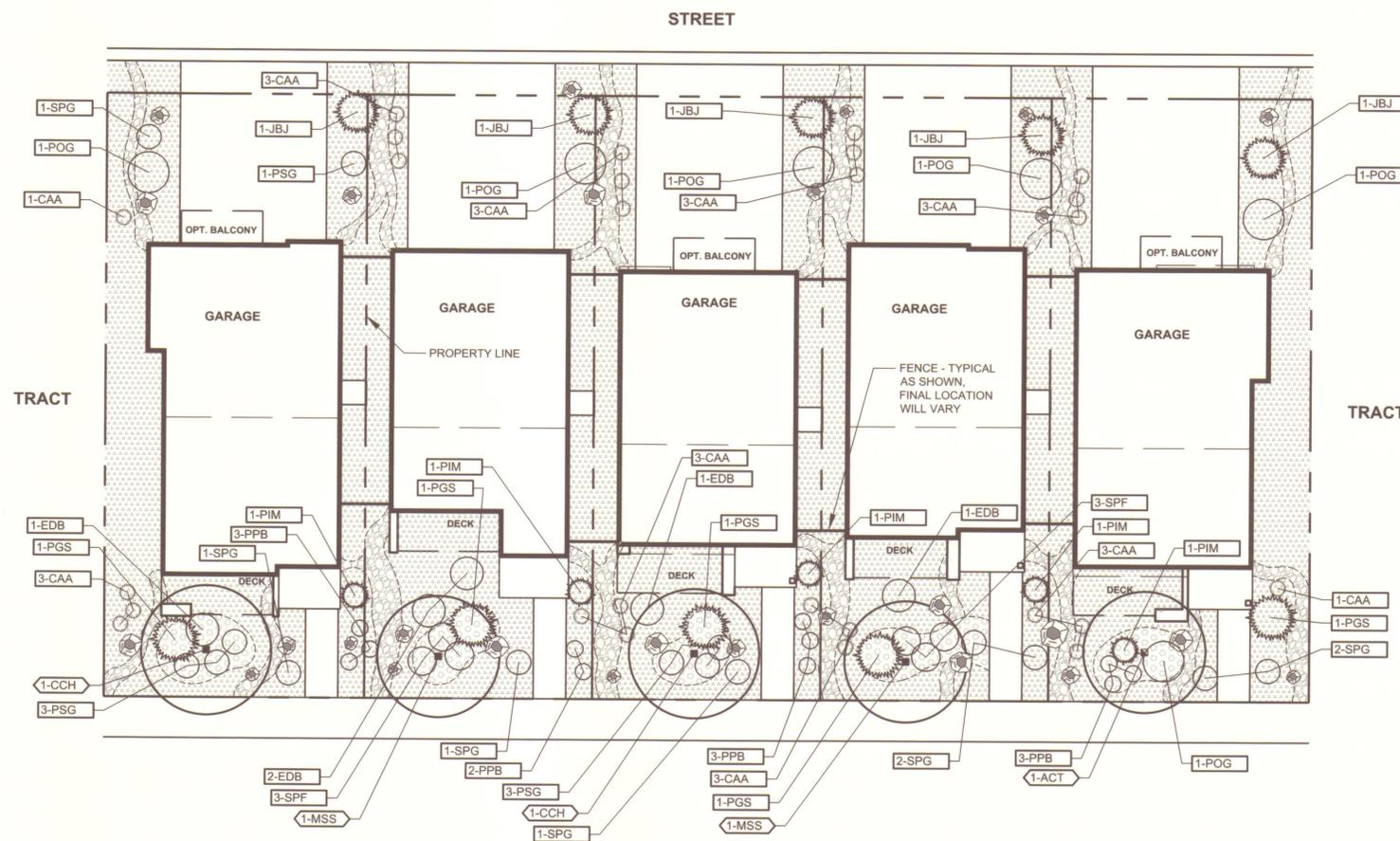
FILING NO. 3

222 094 523  
7/13/2022

ALL AMERICAN  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION  
1926 AEROPOLAZA DRIVE  
COLORADO, CO 80916  
719-487-0313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS
1/28/2022	Revised North Retaining wall near lots adjacent to Hunter Jumper Drive.
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FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

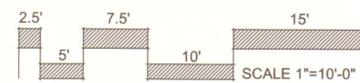


ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS TREES</b>				
ACT	Acer tataricum	Maple, tatarian	1-1/2"	
CCH	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2"	
MSS	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	
<b>DECIDUOUS SHRUBS</b>				
EDB	Euonymus alatus 'Compactus'	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'	Spiraea, Froebel	5 Gal	
SPG	Spiraea x bumalda 'Goldmound'	Spiraea, Goldmound	5 Gal	
<b>EVERGREEN SHRUBS</b>				
JB	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	
<b>ORNAMENTAL GRASSES</b>				
CAA	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	

SYMBOL	DESCRIPTION
	1-1/2" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC
	4-8" and 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC
	DECORATIVE BOULDER

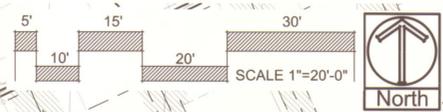
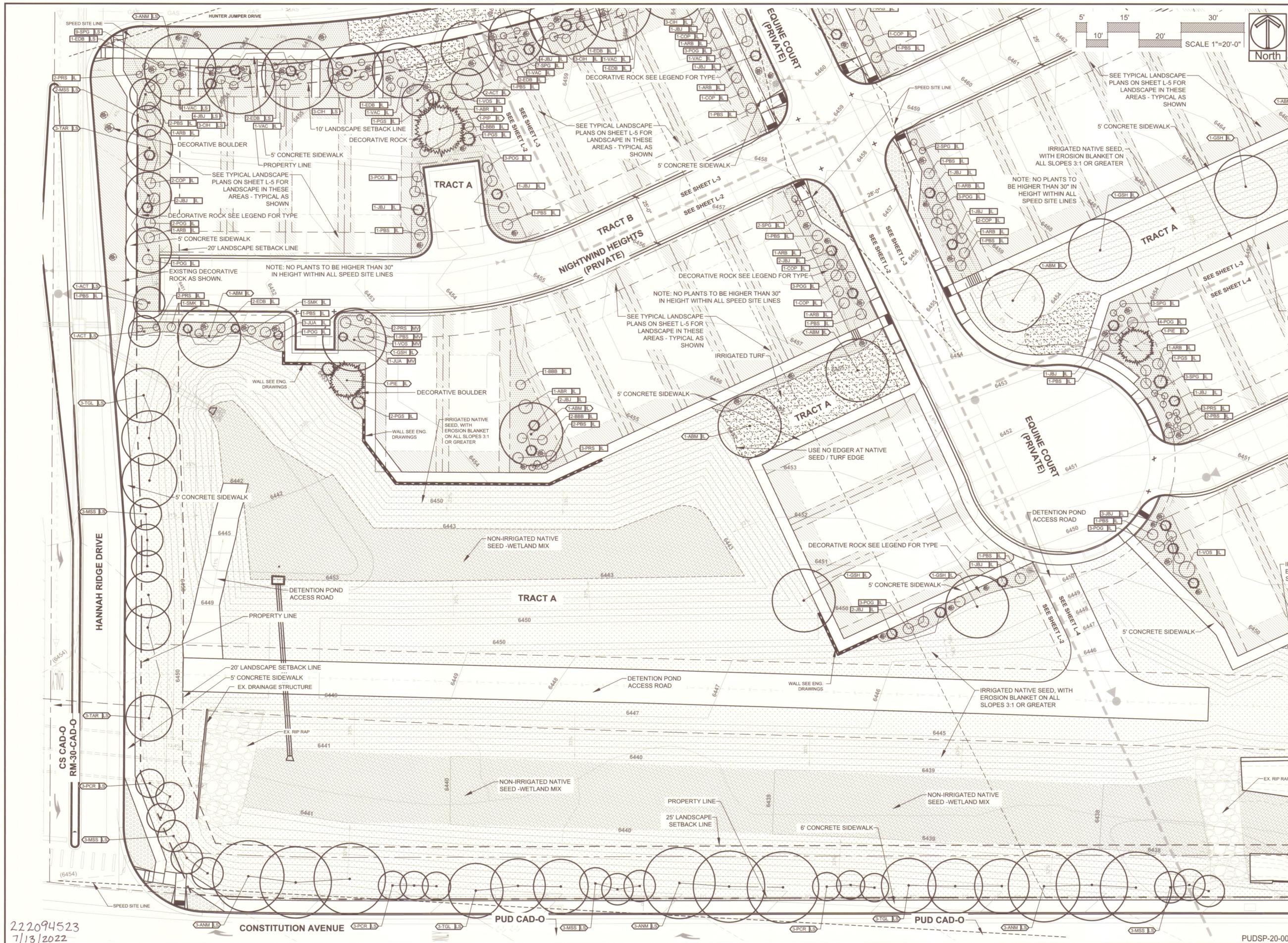
	PLANT ABBREVIATION
	TREE CALLOUT
	SHRUB & ORN. GRASS CALLOUT
	PERENNIAL CALLOUT
	PLANT QUANTITY

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



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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



**ALL AMERICAN**  
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN  
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION

1825 AEROPAZA DRIVE  
COLORADO SPRINGS, CO 80916  
719-537-0313

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

222094523  
7/13/2022

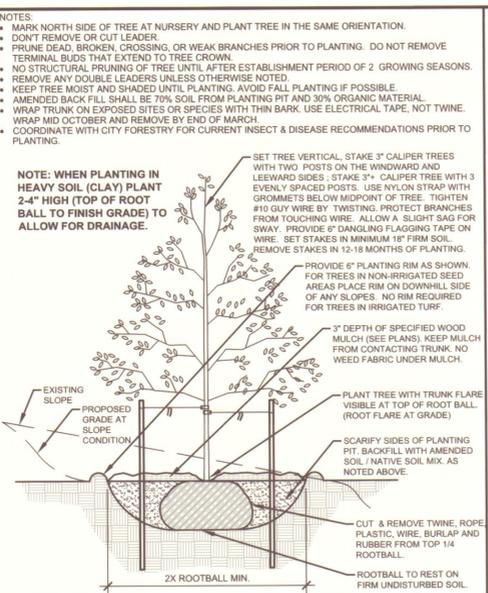
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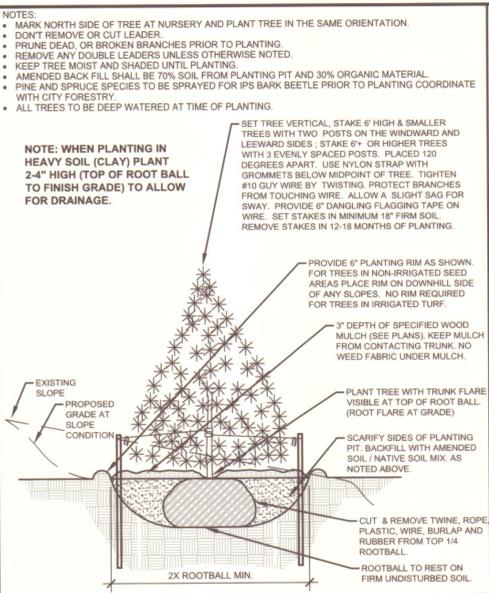
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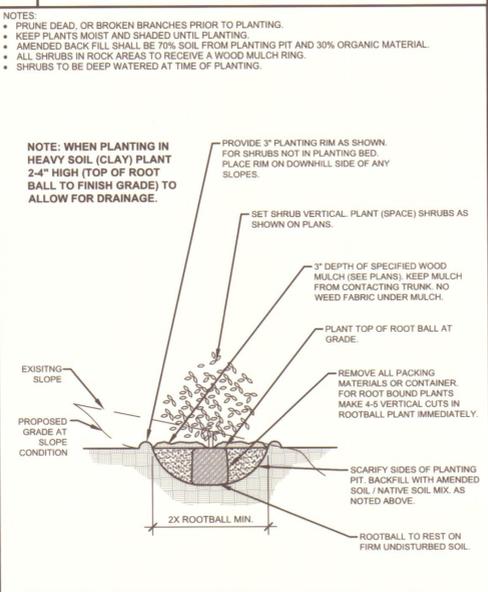
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SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST



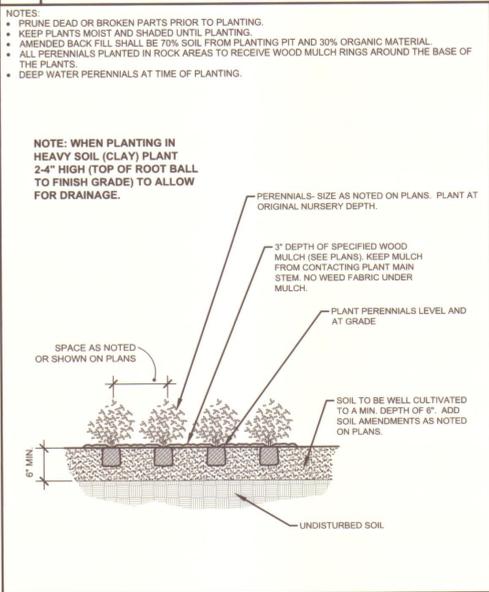
**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**B EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

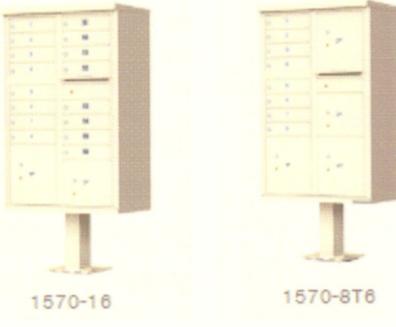
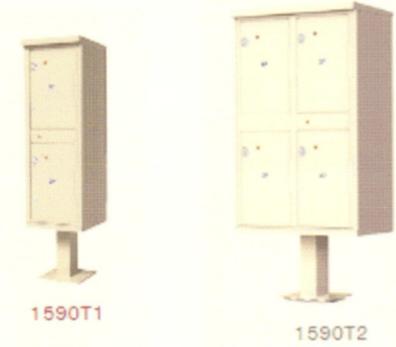


**C SHRUB PLANTING DETAIL**  
NOT TO SCALE



**D PERENNIAL PLANTING DETAIL**  
NOT TO SCALE

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**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 SCHEDULE 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 5' 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 'B' 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)**  
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%	ALKALI SACATON	1.5%
-SCOTTLEBURSH, SQUIRRELTAIL	13%	FOWL MANAGRASS	1%
-CANADIAN WILDRYE	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 SEEDED WITH THE FOOTHILLS MIX USING A ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS.

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. 214091923 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, ANTENNAS, MAILBOXES, TEMPORARY USES, SPECIAL USES, CMRS FACILITY - STEALTH.

NOTES: 1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCTURES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT PLAN. 2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).

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.

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 EAST (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.

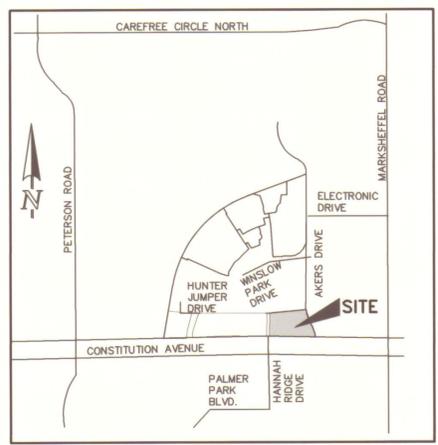
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3
COUNTY OF EL PASO, STATE OF COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

(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 PROVISION 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 FORTY-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 EAST (FILING NO. 3) HOMEOWNERS ASSOCIATION.
9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
10. GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR SHALLOW GROUNDWATER, EXPANSIVE SOILS, LOOSE OR COLLAPSIBLE SOILS, FILL, AND SEASONALLY SHALLOW GROUNDWATER. 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., DATED APRIL 20, 2020, 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. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE-SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.
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.



PROPERTY OWNER

ELITE PROPERTIES OF AMERICA, INC.
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. JIM BOULTON
(719) 592-9333

APPLICANT / DEVELOPER

ELITE PROPERTIES OF AMERICA, INC.
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. JIM BOULTON
(719) 592-9333

PROPERTY ADDRESS

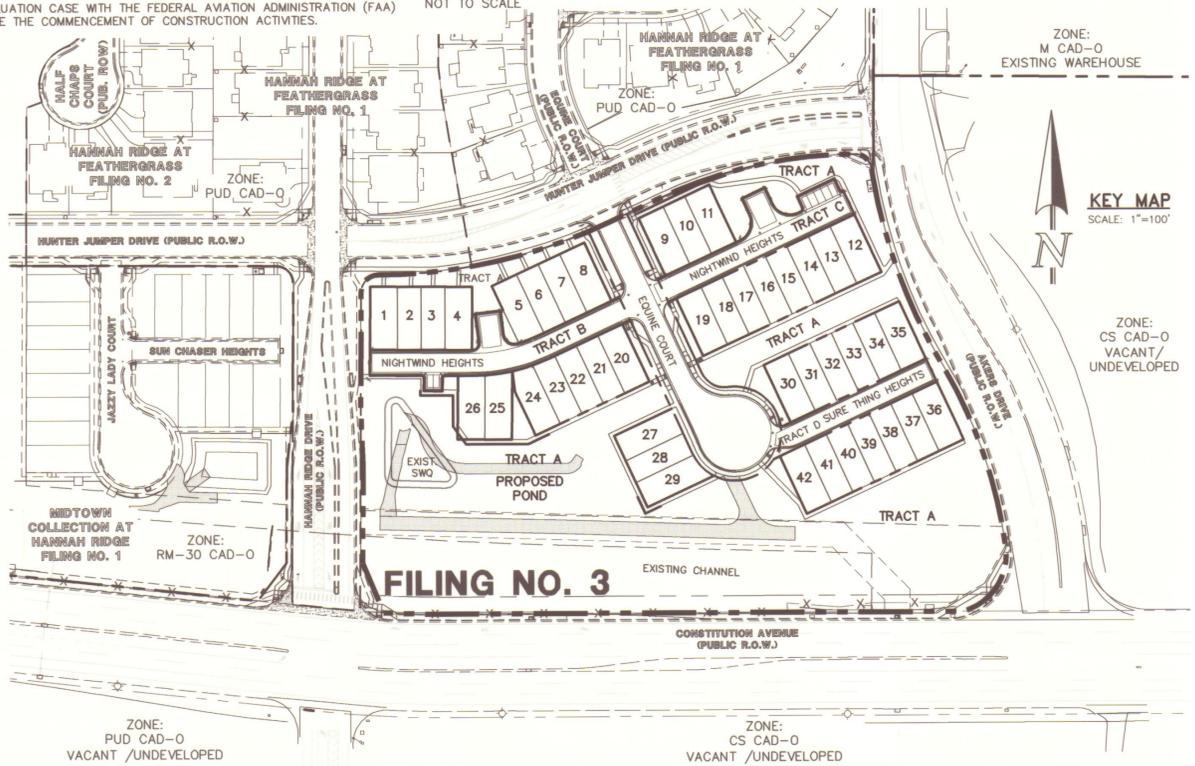
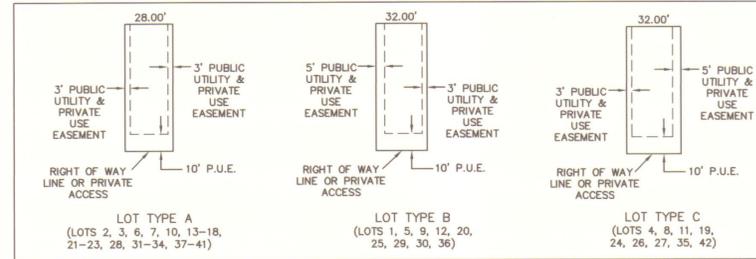
0 HUNTER JUMPER DRIVE
COLORADO SPRINGS, CO 80922

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

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 include: 1. 8.4.4.C PUBLIC ROADS REQ., 2. 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS, 3. 2.3.8.A TURNAROUNDS, 4. 2.2.5.E INTERSECTION SPACING, 5. 8.4.4.0.2 MORE THAN 25 LOTS ON DEAD END ROAD.



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.

222094523
7/13/2022

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 MARKSHEET 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 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 PUBLIC AND PRIVATE SIDEWALKS.

ELITE PROPERTIES OF AMERICA, INC.
NAME OF LANDOWNER:
LANDOWNER'S SIGNATURE:
STATE OF COLORADO }
COUNTY OF EL PASO } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2022 A.D. BY: Kyle Simple AS: Landowner OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 12.02.2025
Christine R. Wise
NOTARY PUBLIC
CHRISTINE L. WISE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID: 19974021715
MY COMMISSION EXPIRES DECEMBER 02, 2025

OWNER CERTIFICATION:

I, WE, CAPSTONE TITLE, 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 COLORADO, 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 Elite Properties of America, Inc.
Signature: Michael D. Butera
STATE OF COLORADO }
COUNTY OF EL PASO } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF June, 2022 A.D. BY: Michael D. Butera AS: Vice President OF Capstone Title
WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 7/30/26
Amanda Huenterby
NOTARY PUBLIC
AMBER L. HUENTERBY
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID: 2014029919
MY COMMISSION EXPIRES JUL 30, 2026

COUNTY CERTIFICATION:

THIS REZONING REQUEST FOR PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE Resolution (BOARD RESOLUTION OR MOTION # 22-195 (DATE) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.
Kari Parsons (on behalf of) June 30, 2022
DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT
DATE
Alan T. VanderWal July 12, 2022
BOARD OF COUNTY COMMISSIONER
DATE

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO }
COUNTY OF EL PASO } ss
I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK P.M. THIS DAY OF 2022, 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 with columns: SHEET, DESCRIPTION, SHEET NO. OF TOTAL SHEETS. Rows include: 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 contact information: 619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903. (719) 785-0790. MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN COVER SHEET. DESIGNED BY: KC, SCALE: (H) 1"=VARIES, DATE: 06/07/22. DRAWN BY: KC, SHEET 1 OF 10. CHECKED BY: KRC, (V) 1"=N/A, JOB NO.: 1116.35.



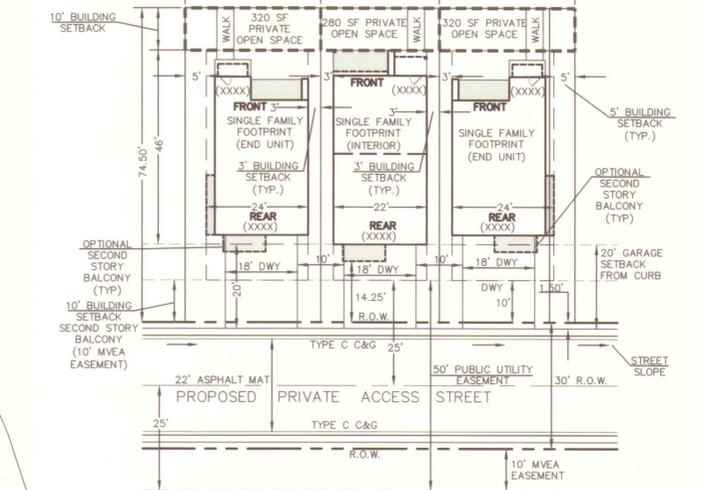
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7/13/2022

**LEGEND:**

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

**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.

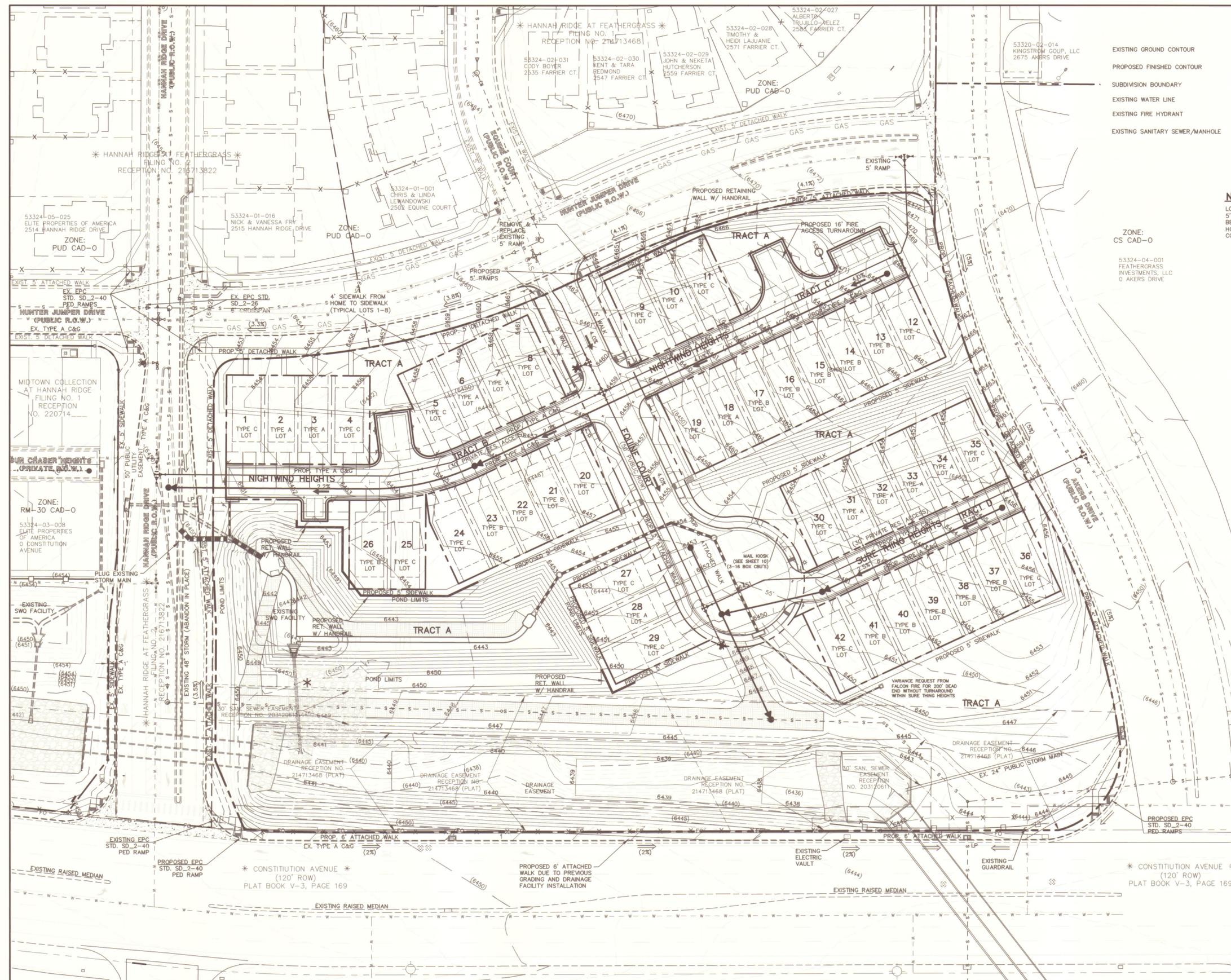
**ADDRESSING NOTE:**  
REAR LOADED UNITS REQUIRE UNIQUE ADDRESSING PLACEMENT AT FINAL INSPECTION WITH REGIONAL BUILDING CONSTRUCTION DIVISION.

**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



SCALE: 1" = 40'



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

ZONE: CS CAD-0  
54051-00-041  
FEATHERGRASS INVESTMENTS, LLC  
0 CONSTITUTION AVENUE

ZONE: CS CAD-0  
54051-00-042  
FEATHERGRASS INVESTMENTS, LLC  
0 CONSTITUTION AVENUE



PCDD FILE NO.: PUDSP-20-007

**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

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