

N:\111835\DRAWINGS\DEVELOPMENT\111835-DE-01-C\18.dwg, 10/15/2021 4:14:56 PM, 1:1

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:

USE	PRINCIPAL USES	NOTES
DWELLINGS – SINGLE FAMILY DETACHED	WITH 3' OR 5' SIDEYARD SETBACKS	
OPEN SPACE, PARKS AND TRAILS		
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS	
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.	
ACCESSORY USES		
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.	
RESIDENTIAL HOME OCCUPATION	FOR PERSONAL USE ONLY	
SOLAR ENERGY SYSTEMS		
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVERED		
FENCE, WALL OR HEDGE		
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES		
MAILBOXES		
TEMPORARY USES		
MODEL HOME / SUBDIVISION SALES OFFICE		
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE	
YARD OR GARAGE SALES		
SPECIAL USES		
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.	
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).		
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS AMENDED).		
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE STANDARD FOR REVIEW AND APPROVAL SET OUT IN CHAPTER 5.2.2 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.

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

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. STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

Private Roads:

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:

Soil and Geology Conditions:

Geologic Hazard Note: (to be customized based upon the individual circumstances)

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

•Potentially Seasonally High Groundwater:(name lots or location of area) Placed in tracts and underdrains for mitigation?

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

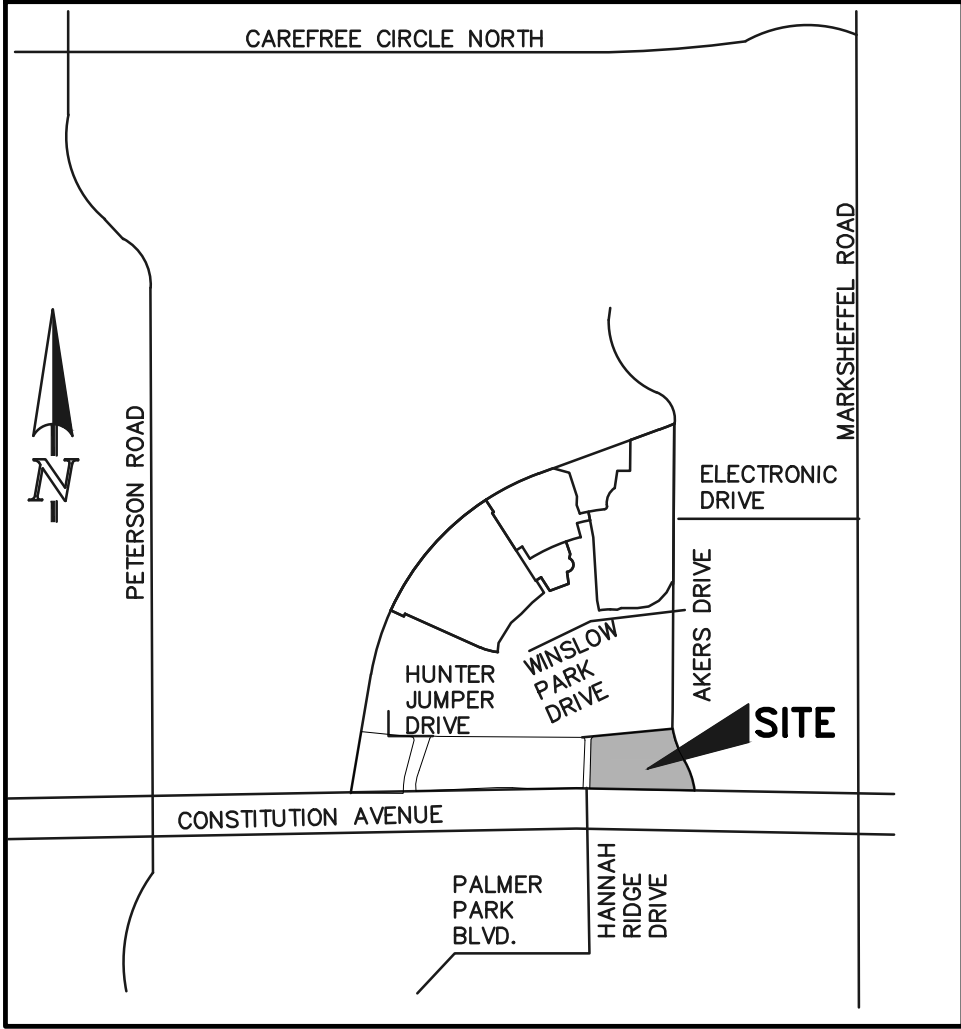
AND SHALL BE LIMITED TO A TOTAL OF FOURTY-TWO (42) SINGLE FAMILY LOTS.

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, DATED DECEMBER 7, 2018, and 756G
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 "PRELIMINARY SUBSURFACE SOIL INVESTIGATION MIDTOWN AT HANNAH RIDGE TRACTS CC EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. show on plan
11. NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOA. (SEE LANDSCAPE SHEET FOR DETAIL).
12. HOA / HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
13. AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLAT APPLICATION.
14. 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.

Verify that the site design complies with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plan and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Add this note: Approval of this 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.

Add this note and the note below:
Snow storage shall be accommodated onsite in available tracts and at ends of the private drive aisles, not in the public right-of-way.

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.

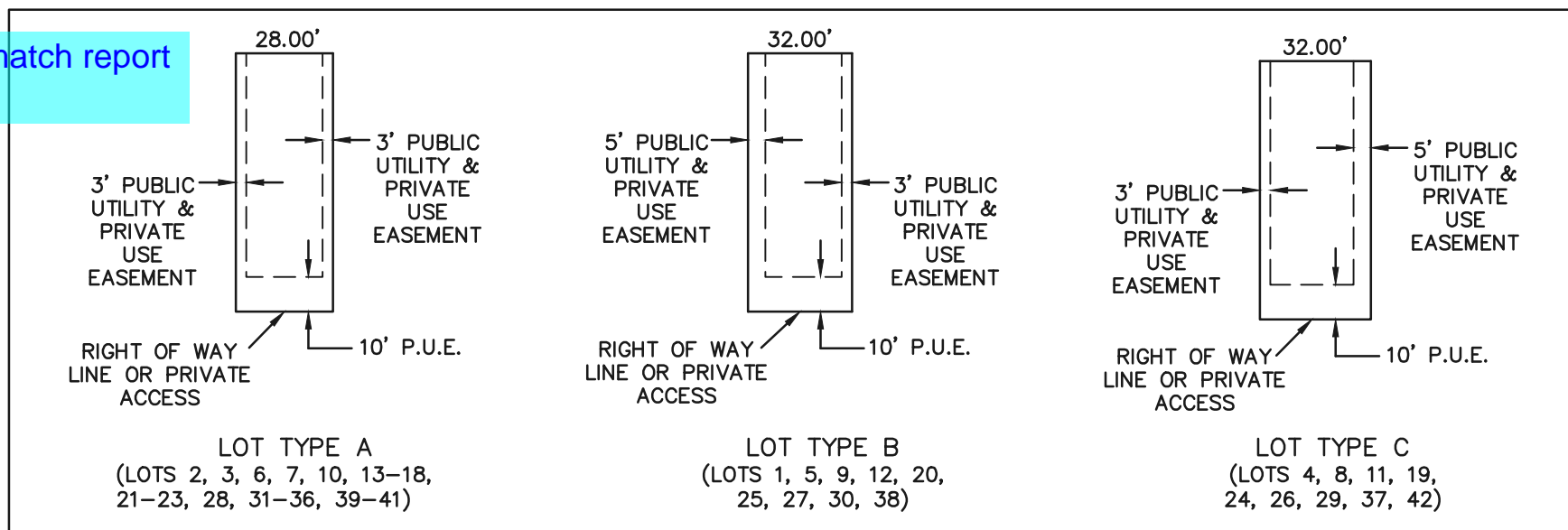


VICINITY MAP

N.T.S.

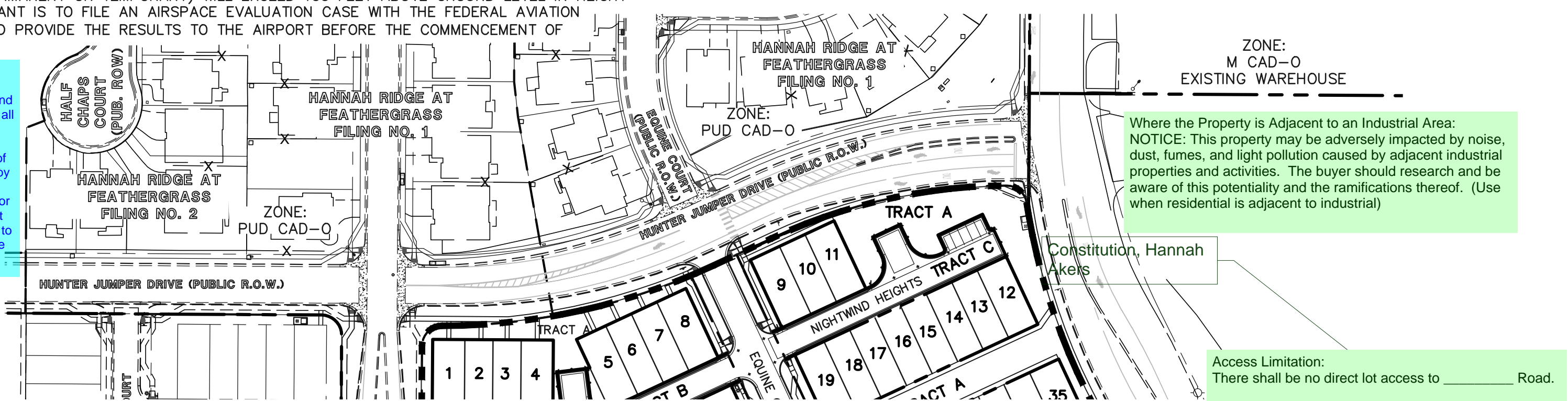
PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1 8.4.4.C PUBLIC ROADS REQ.	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS ADJACENT TO PRIVATE ROADWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE ROADWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS, DEAD END TURNAROUNDS,
2 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS				
3 2.3.8.A TURNAROUNDS		CUL-DE-SACS USED ONLY AS NECESSARY	PROVIDE DEAD END TURNAROUNDS	DEAD END TURNAROUNDS,
4 2.2.5.E INTERSECTION SPACING		MINIMUM 175' INTERSECTION SPACING	REDUCE INTERSECTION SPACING	SHORTENED INTERSECTION SPACING.

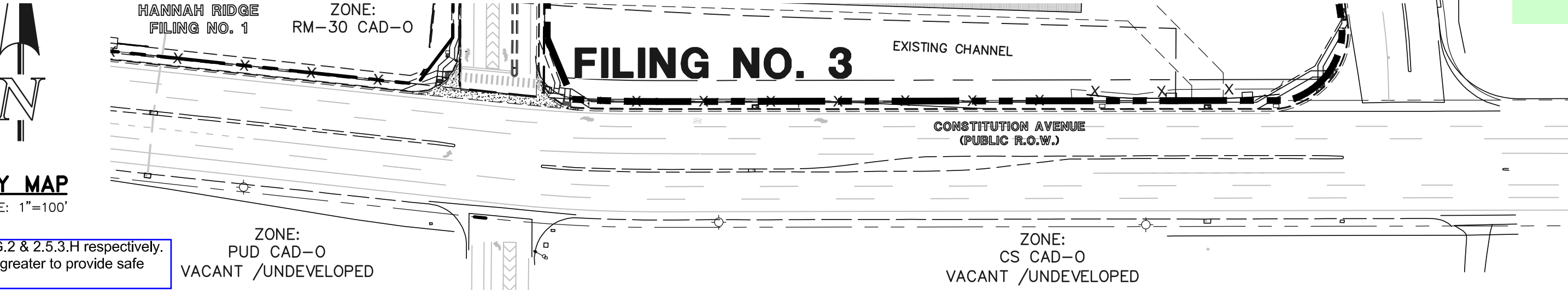


TYPICAL LOT DETAILS

NOT TO SCALE



Groundwater was encountered in four of the test borings at depths of 5 to 18 feet. Water was not encountered in the remaining borings which were drilled to 20 feet. Fluctuation in groundwater conditions may occur due to variations in rainfall and other factors not readily apparent at this time. Areas or seasonal shallow groundwater associated with a detention pond



DEVELOPMENT DATA:

EXISTING ZONING:	CS CAD-0
TAX SCHEDULE NO.:	53324-03-009
TOTAL AREA:	7.444 ACRES
NUMBER OF LOTS:	42
TOTAL LOT AREA:	2,155 ACRES (28.95%)
AVERAGE LOT SIZE:	2,155 SF
MINIMUM LOT SIZE:	2,086 SF
MINIMUM LOT WIDTH:	28'
MINIMUM LOT DEPTH:	74.50'
GROSS DENSITY:	5.64 DU/AC
NET DENSITY (W/O PUBLIC ROW):	6.14 DU/AC
ROW (PUBLIC)	0.602 ACRES (8.05%)
PRIVATE ROADWAY TRACTS:	0.736 ACRES (9.89%)
TOTAL OPEN SPACE:	3.951 ACRES (53.07%)
MAXIMUM LOT COVERAGE:	68%

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.

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

BoCC Signature needed as well

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

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 _____ 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

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 so 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 sidewalks.

SHEET 1 OF 10
SHEET 2 OF 10
SHEET 3 OF 10
SHEET 4 OF 10
SHEET 5 OF 10
SHEET 6 OF 10
SHEET 7 OF 10
SHEET 8 OF 10
SHEET 9 OF 10
SHEET 10 OF 10

PCDD FILE NO.: PUDSP-20-007

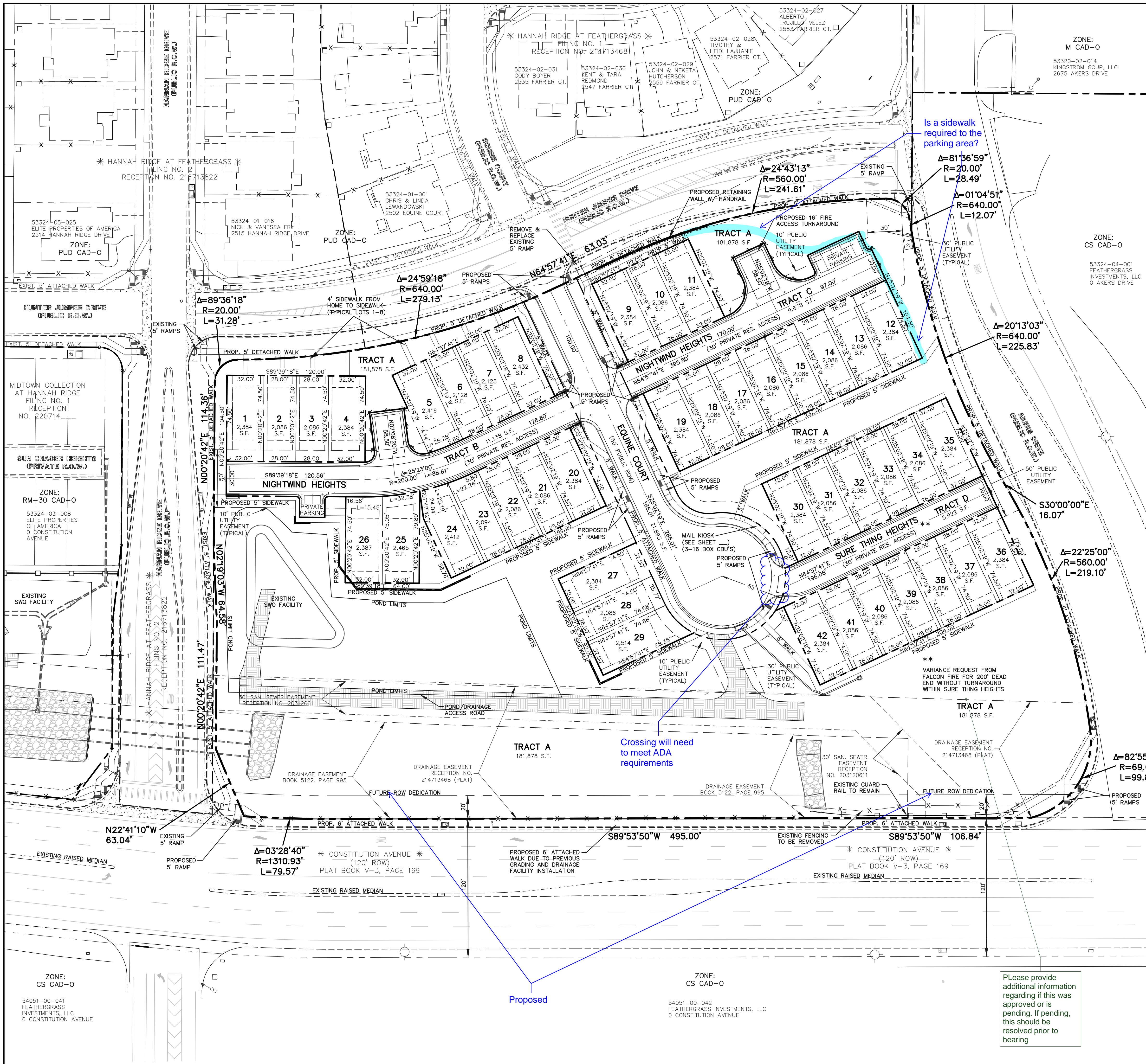


MIDTOWN COLLECTION AT HANNAH RIDGE

FILING NO. 3

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN
COVER SHEET

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



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:

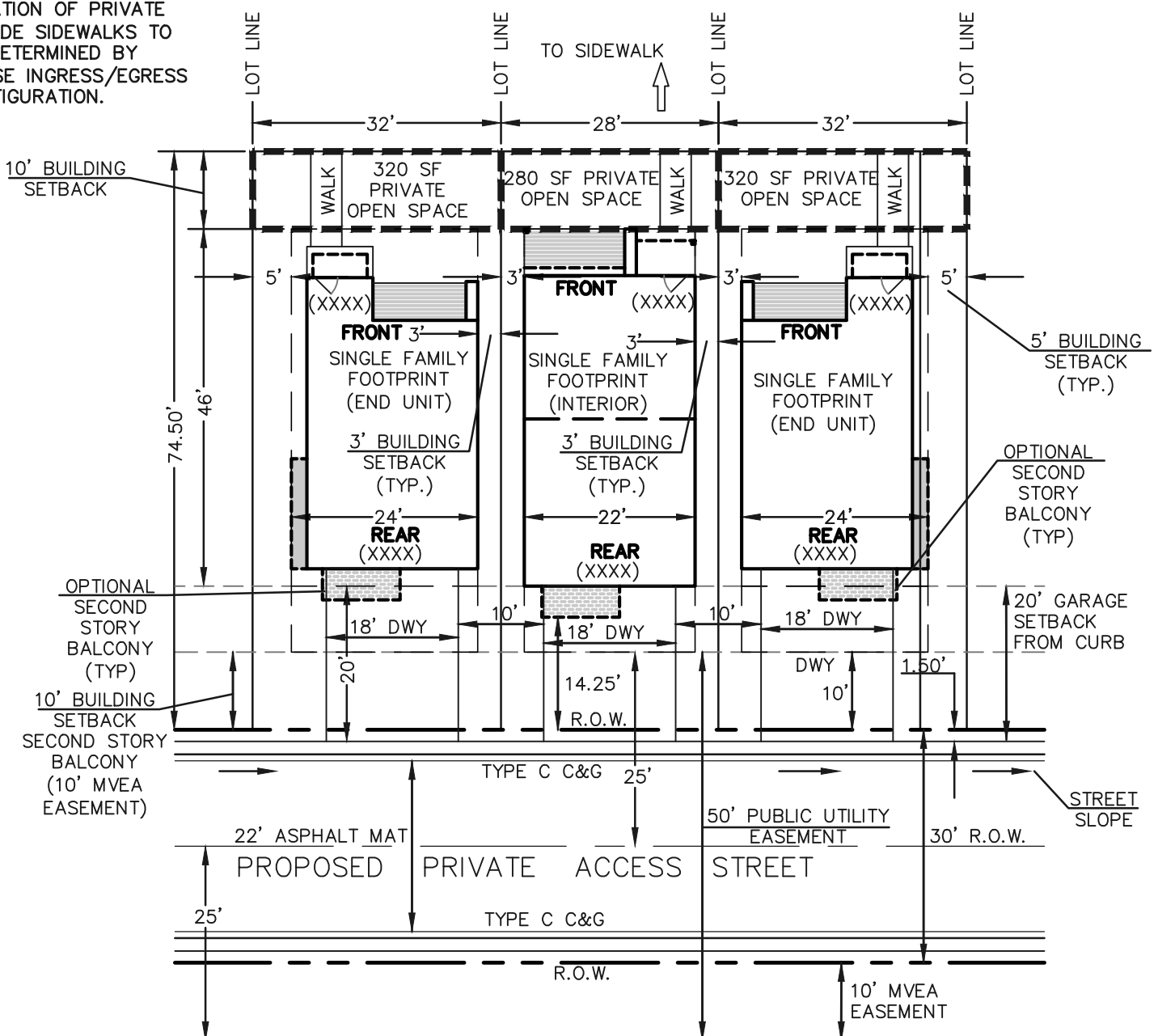
PARCELS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A	181,878	56.09%	HOA	HOA
TRACT B, C, D (PRIVATE R.O.W. - ACCESS - PRIVATE PARKING)	26,738	8.25%	HOA	HOA
LOTS (42 TOTAL)	93,758	28.91%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	21,893	6.75%	COUNTY	COUNTY
TOTAL	324,267	100%		

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.



ADDRESS ABOVE GARAGE AND ON FRONT OF HOME

SCALE: 1" = 20'

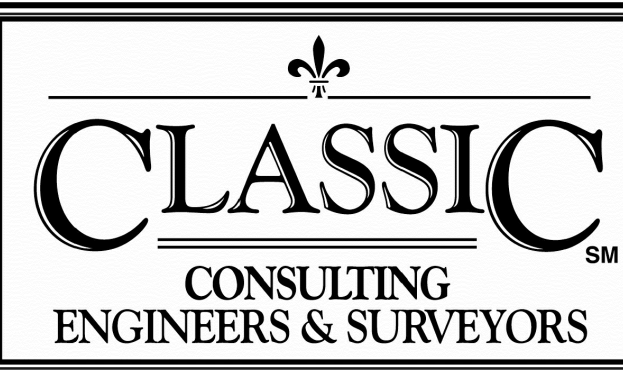
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

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



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

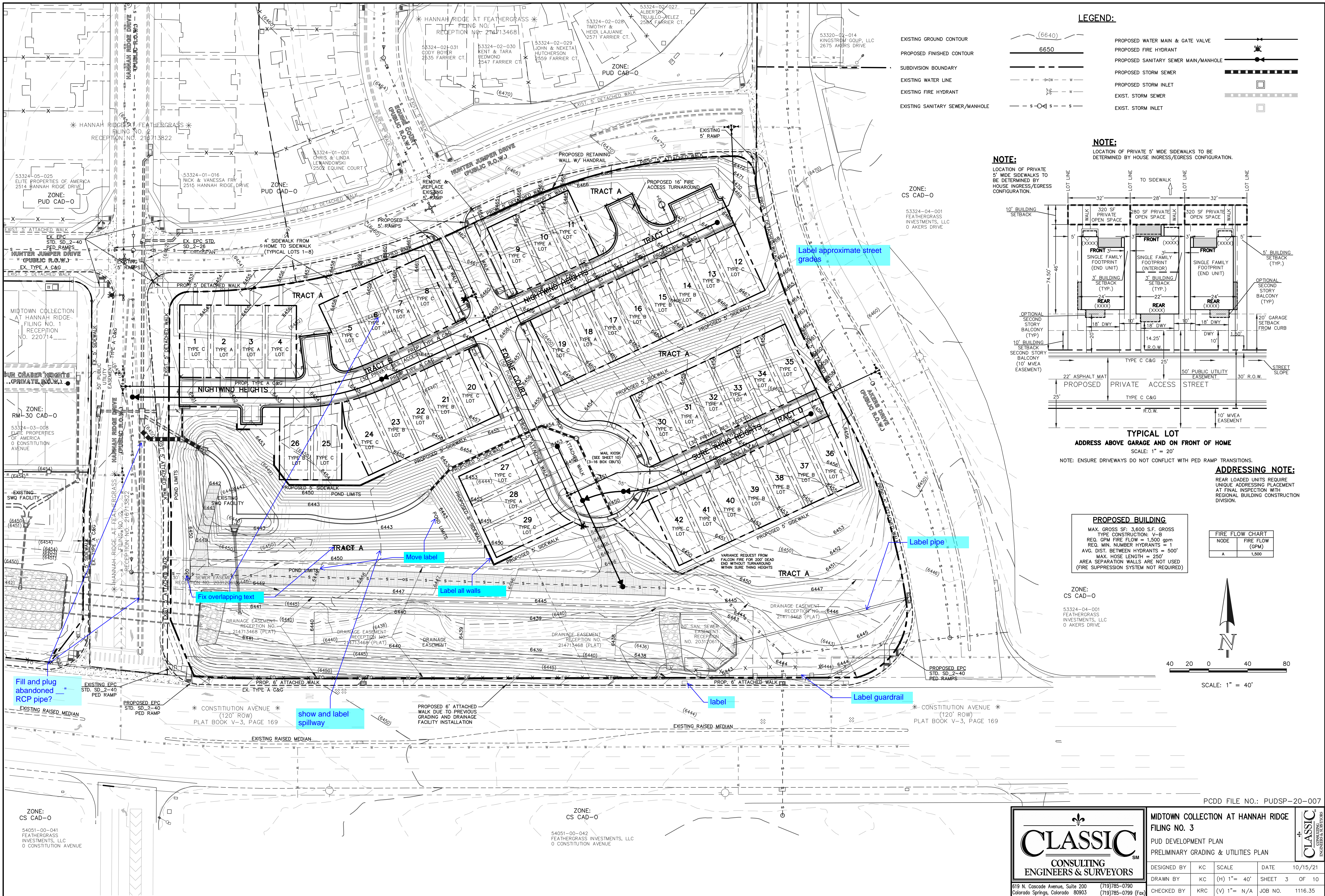
DESIGNED BY	KC	SCALE	DATE	10/15/21
DRAWN BY	KC	(H) 1"= 40'	SHEET	2 OF 10
CHECKED BY	KRC	(V) 1"= N/A	JOB NO.	1116.35

Please provide additional information regarding if this was approved or is pending. If pending, this should be resolved prior to hearing

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

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

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ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-4313

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

JOB NUMBER
2583-0420

DATE 8/21/2020

DRAWN BY MIB

DRAWING DESCRIPTION

TITLE SHEET

SHEET #

L-TS

PUDSP-20-007

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, AND/OR VITAE, 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 18-302 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.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	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) (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 / 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 bumalda '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

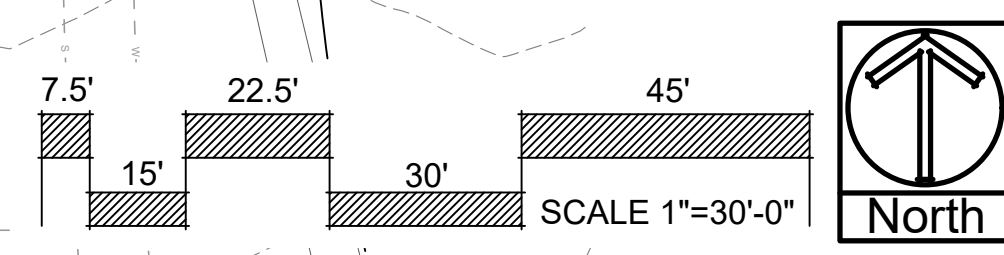
CALL 1-800-422-1887 FOR UTILITY LOCATIONS TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. KEEP TREES 10' FROM GAS MAINS & 10' FROM SEWER AND WATER MAIN LINES. KEEP TREES 5' MINIMUM DISTANCE FROM ANY OTHER UTILITIES. RESOLVE ANY TREE / UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED. PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VAULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-002 FOR SPECIFIC CLEARANCE REQUIREMENTS). KEEP ALL SHRUBS 5' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

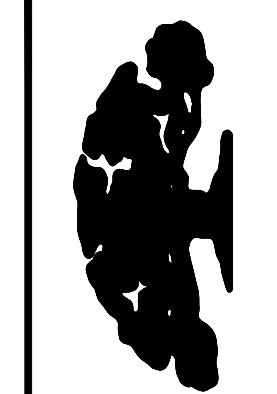
THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

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. SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFIRM TO WARRANTIES. WINTER WATERING IS TO BE DONE AFTER MONITORING 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. (TIER INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBORSVITAE, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY. ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.



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
719-637-4313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

- ☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



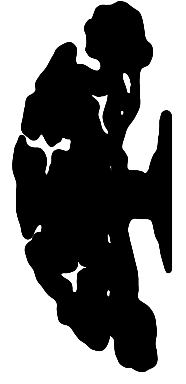
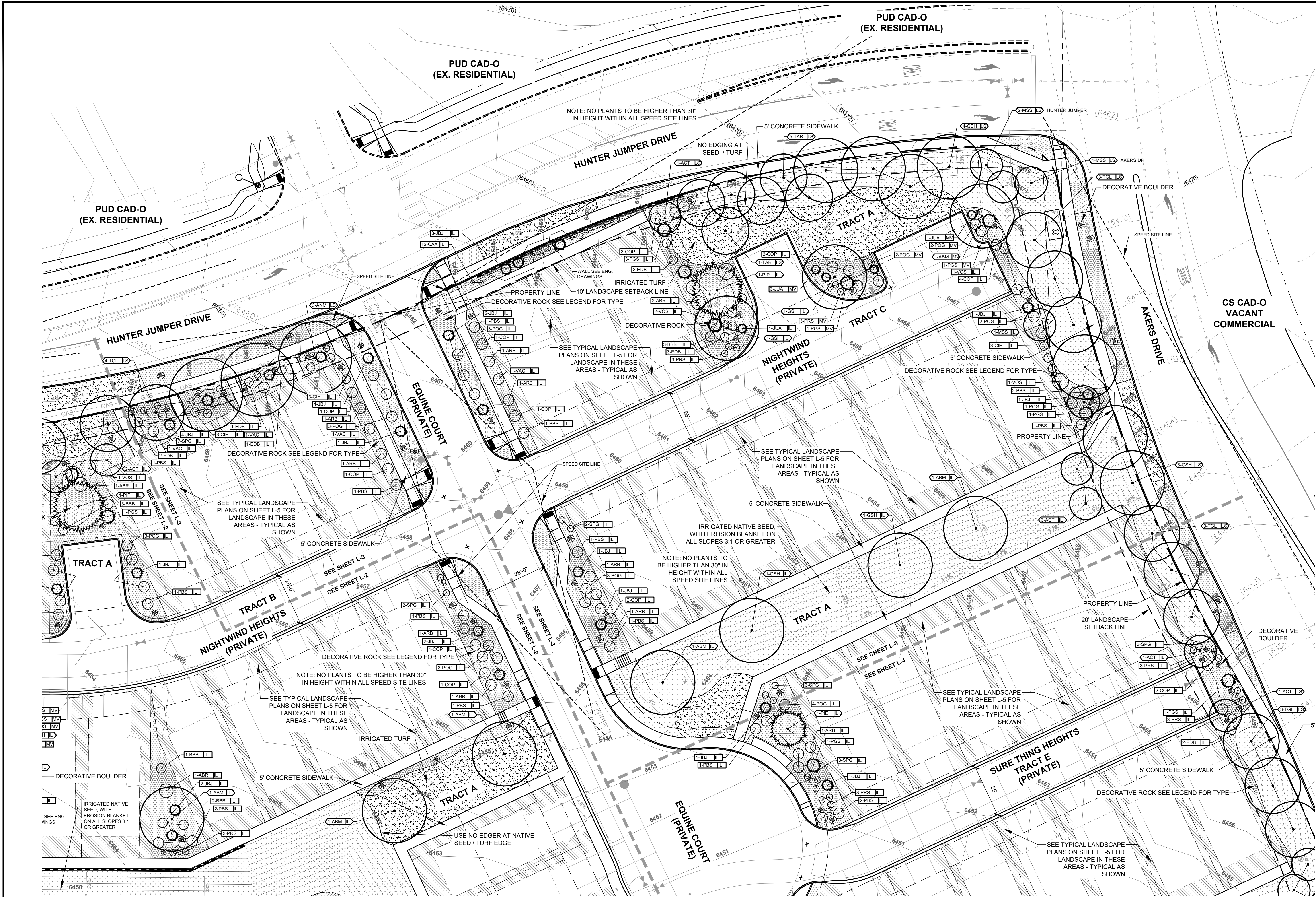
MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

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 & 2.5.3.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 MANUAL.

PUDSP-20-007



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-4313

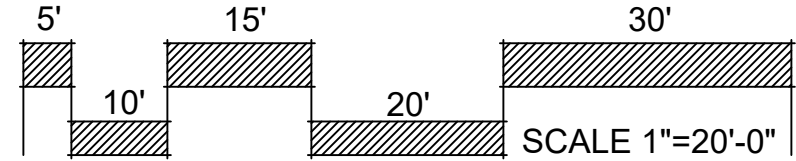
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1/12/2021	EPC COMMENT REVISIONS

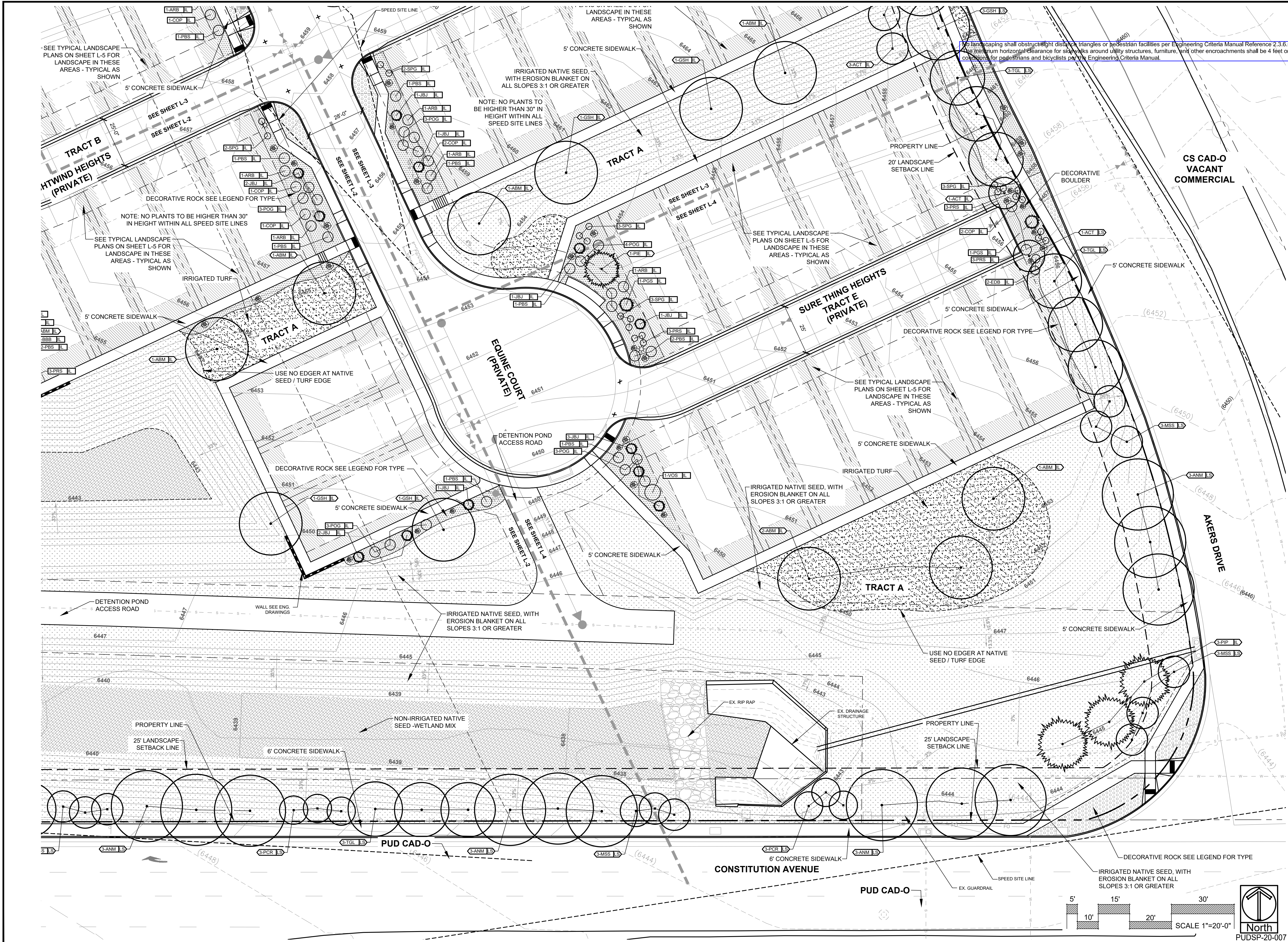
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☒ NOT FOR CONSTRUCTION

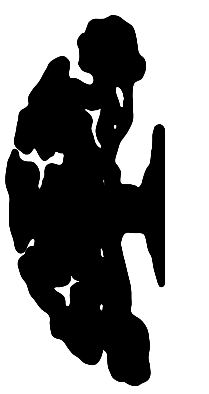


MIDTOWN COLLECTION AT HANNAH RIDGE
FILING NO. 3
CORNER OF CONSTITUTION AVENUE AND AKERS DRIVE
COUNTY OF EL PASO, STATE OF COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST

JOB NUMBER
2583-0420
DATE
8/21/2020
DRAWN BY
MB
DRAWING DESCRIPTION
LANDSCAPE PLAN
SHEET #
L-3
PUDSP-20-007








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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-4313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

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☒ NOT FOR CONSTRUCTION



CLASSIC
COMMUNITIES

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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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-537-3313

DATE	REVISION DESCRIPTION
1/12/2021	EPC COMMENT REVISIONS

☐ FOR CONSTRUCTION

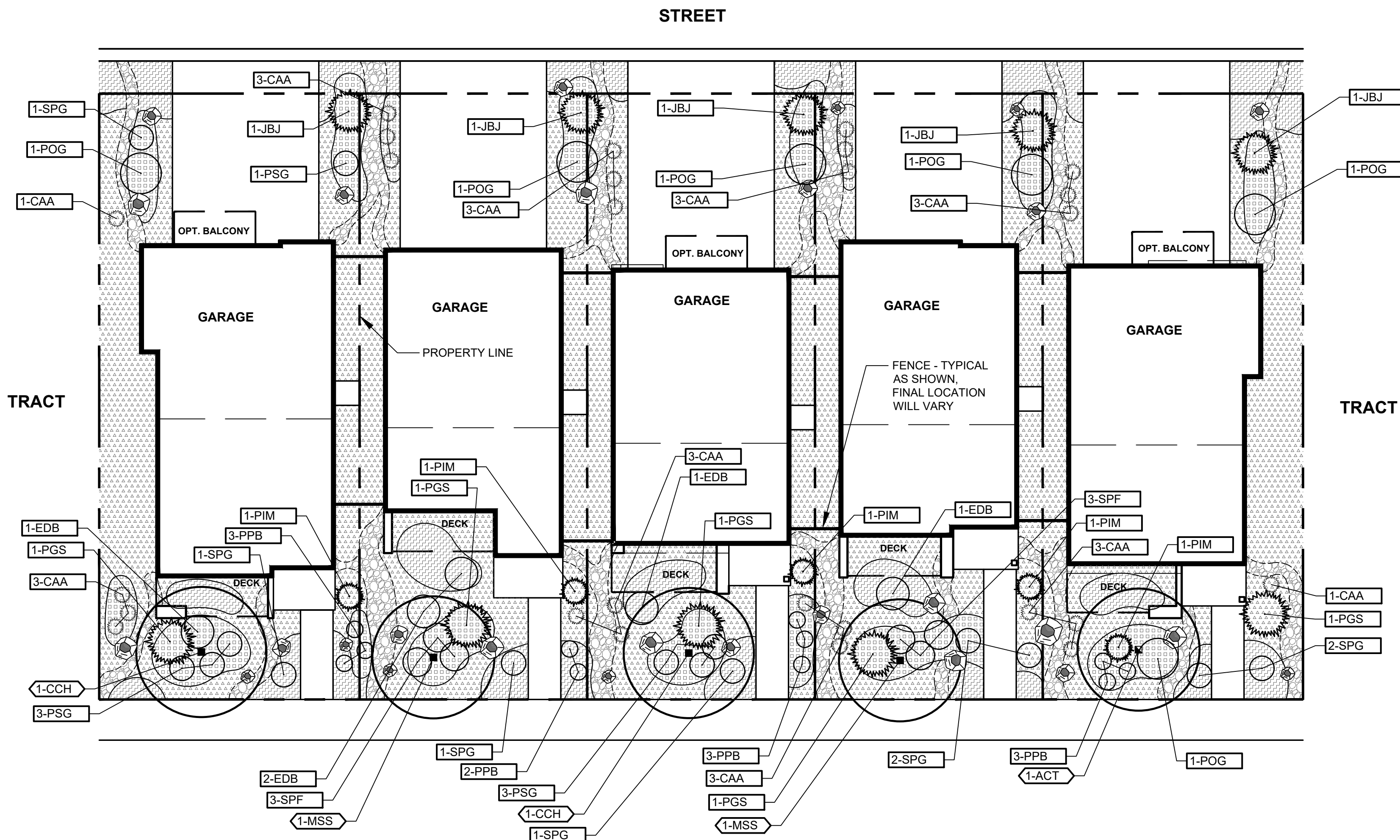
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MIDTOWN COLLECTION AT HANNAH RIDGE

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



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				
JB	Juniperus Sabina	Juniper, Buffalo	5 Gal	
PIM	Pinus mugo 'Slowmound'	Pine, Slowmound Mugo	5 Gal	
PGS	Picea pungens 'Glaucia 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

PUDSP-20-007

JOB NUMBER
2583-0420

DATE
8/21/2020

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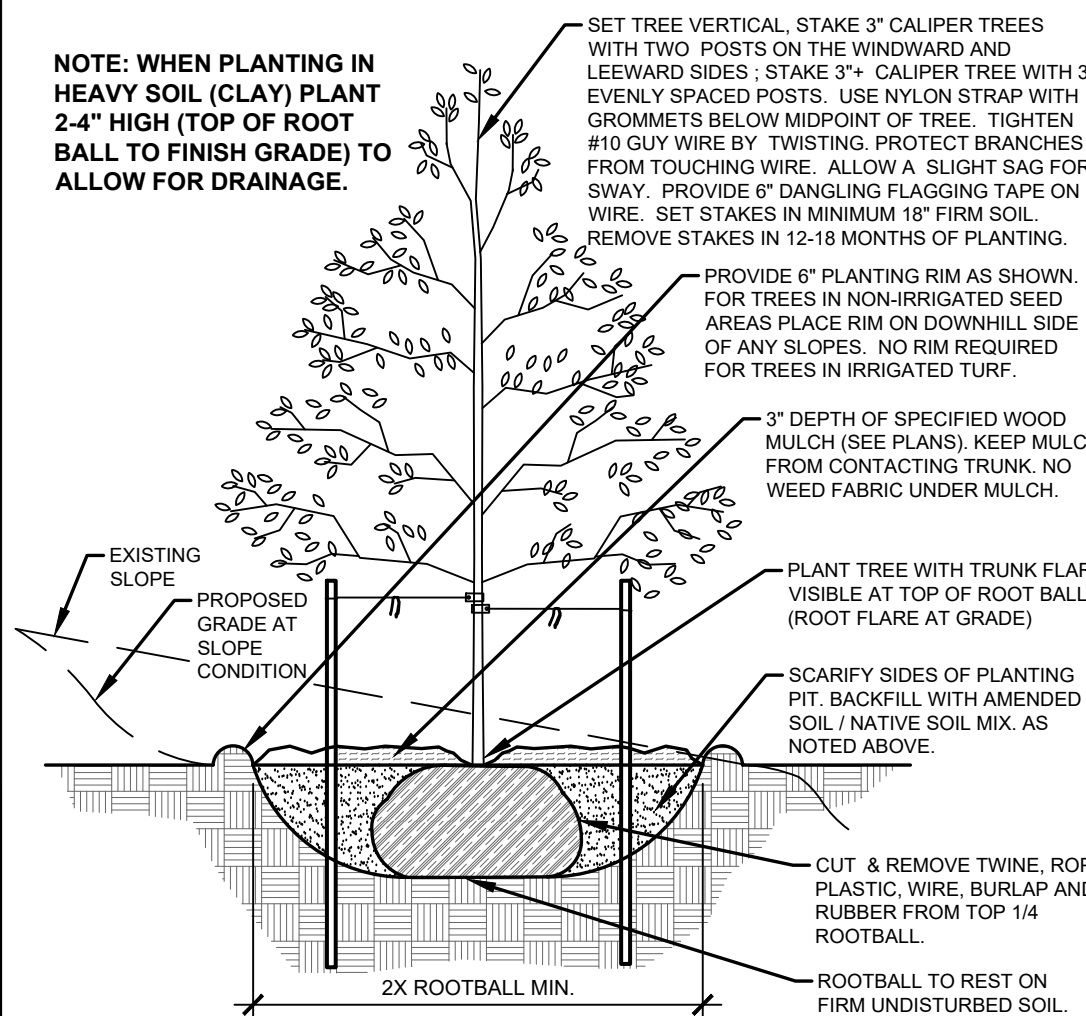
LANDSCAPE
BUILDING TYPICALS

SHEET #

L-5

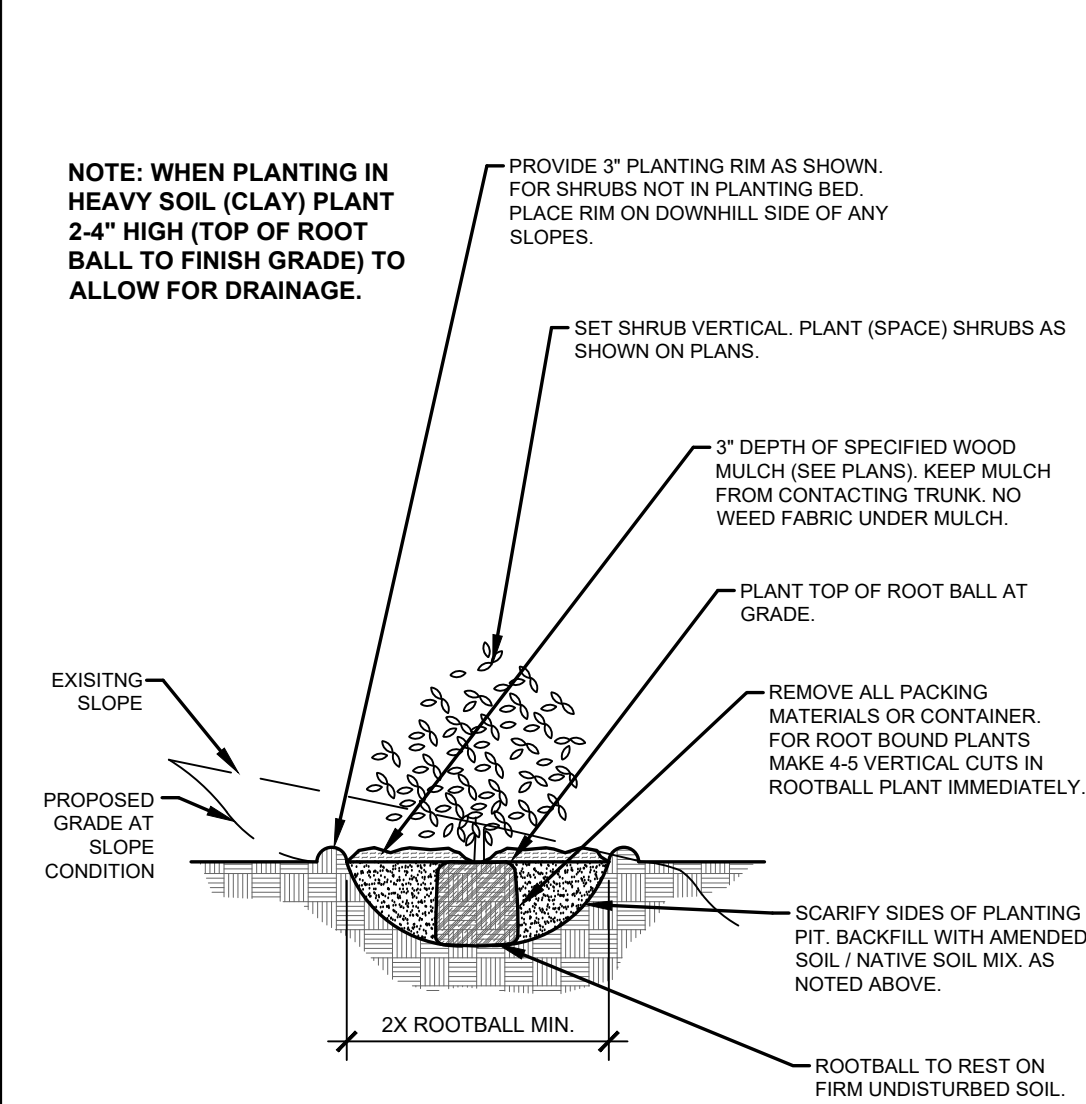
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- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND PLANT TREE IN THE SAME ORIENTATION.
 - DON'T REMOVE OR CUT LEADER.
 - PRUNE DEAD, BROKEN, CROSSING, OR WEAK BRANCHES PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL 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.



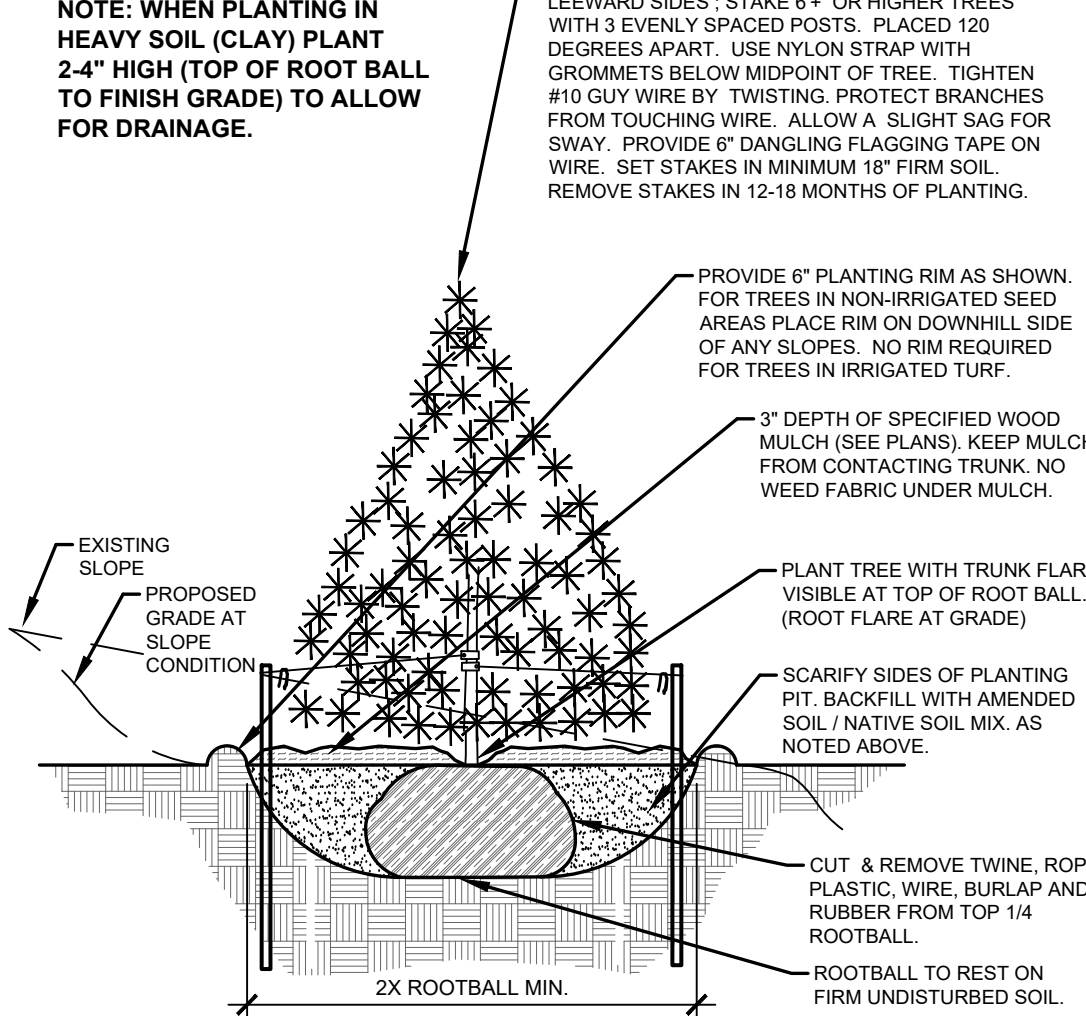
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.



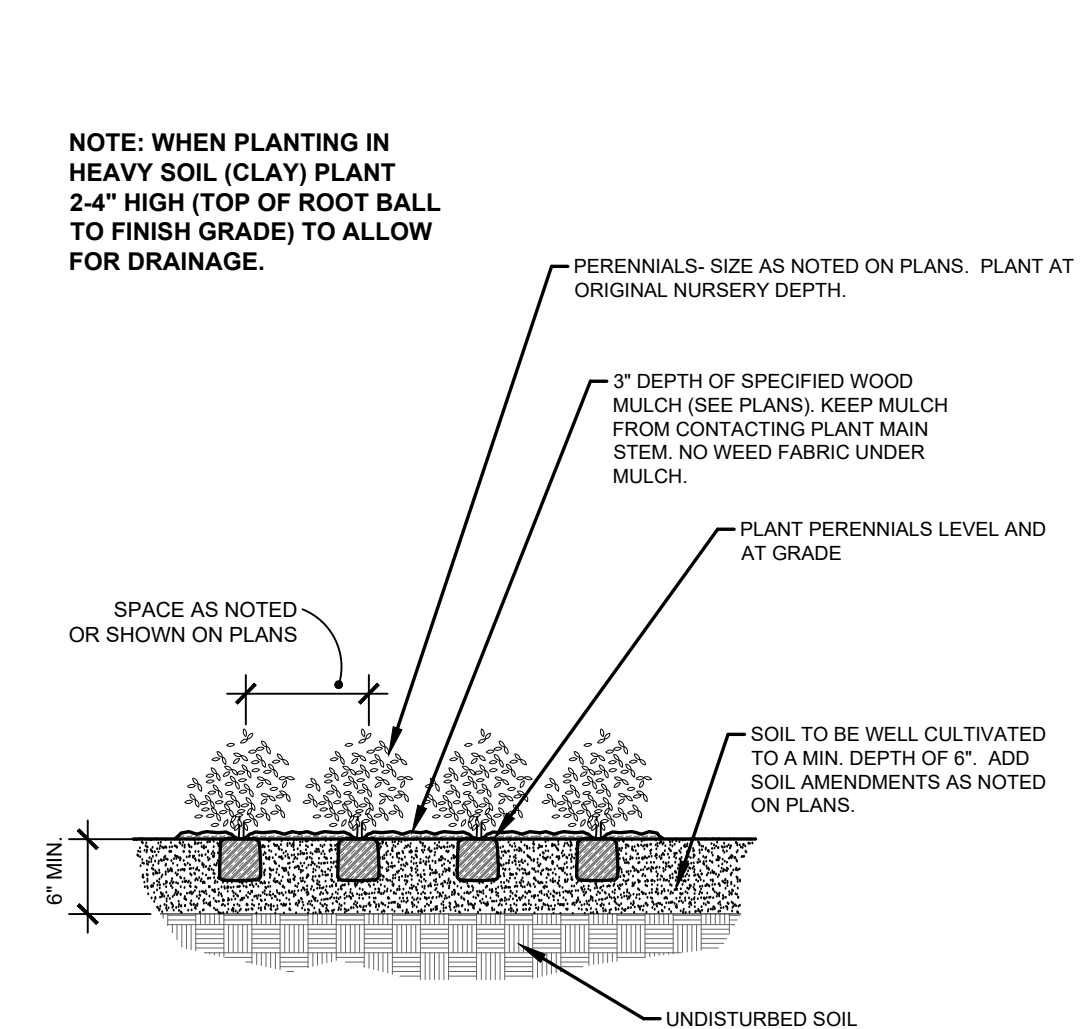
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 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.



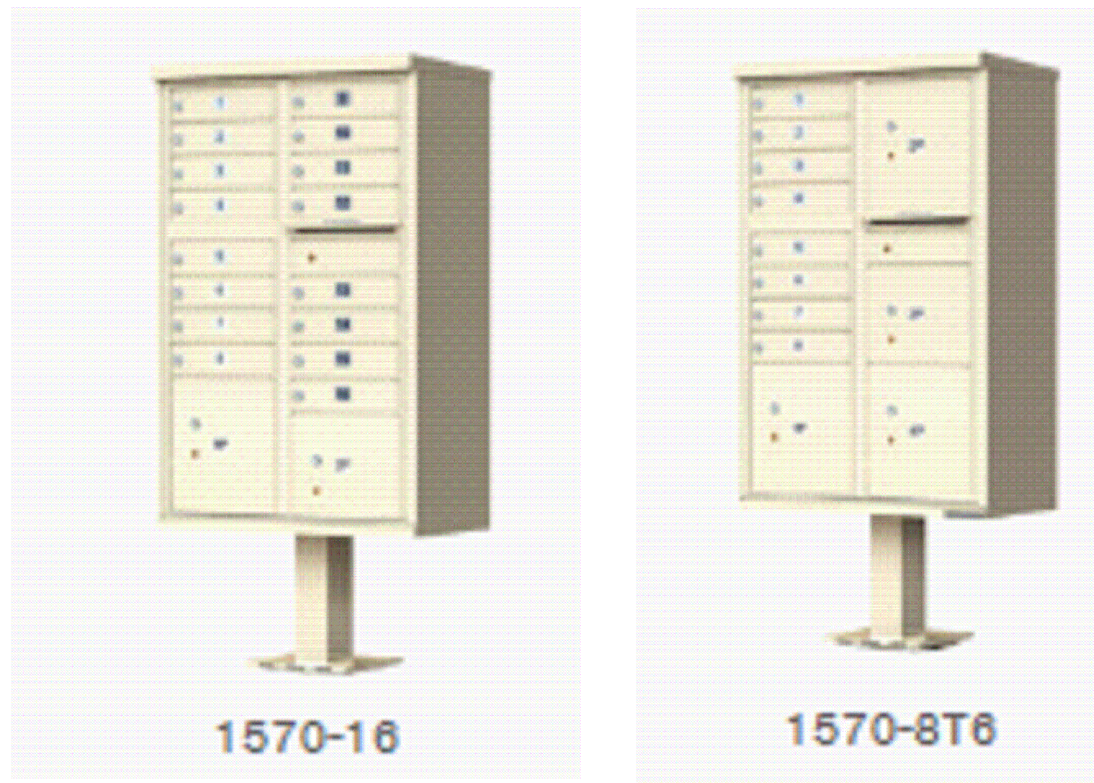
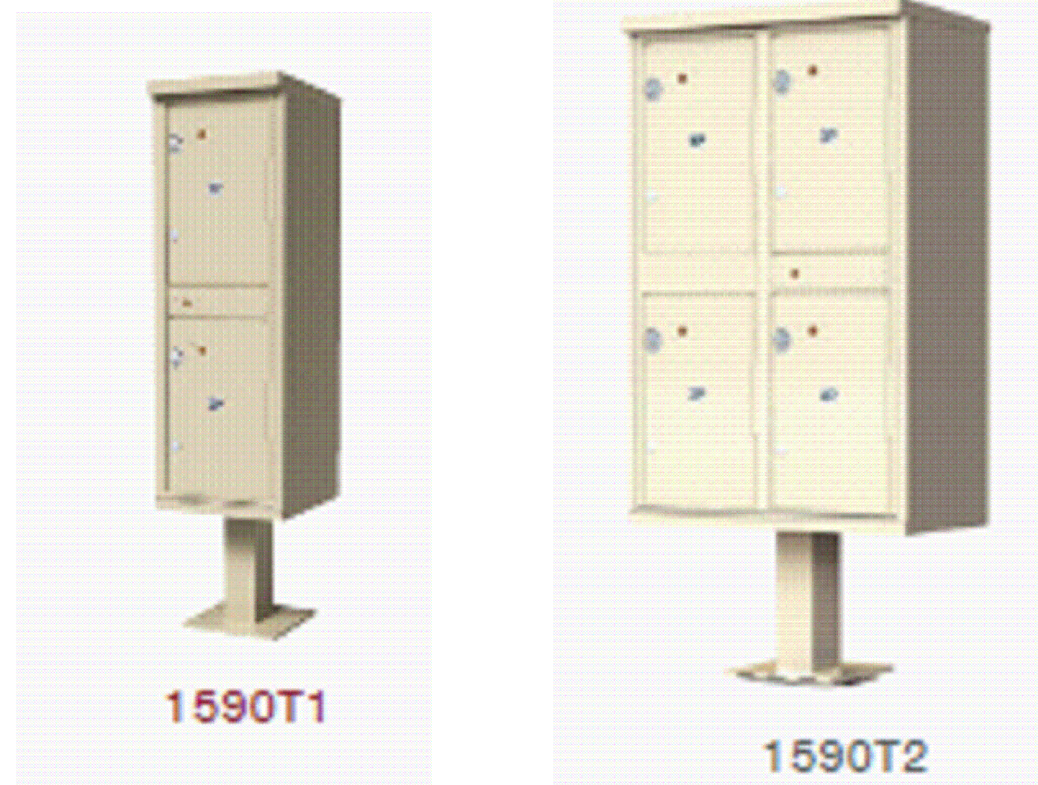
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 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, 2.2 & 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 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. EDGINGS TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'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 1" TOPSOIL OR EQUIV.
- 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 PERMITHRIN
- 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 MANUFACTURE'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)	6%
-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, SQUIRRELTAIL	13%	FOWL MANNA GRASS	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.



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-6513

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

PUDSP-20-007

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