

RIDGE AT SPRING CREEK SMALL LOT PUD DEVELOPMENT PLAN

A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

PER EXHIBIT A OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. 34867LTG

ADDRESS OF RECORD: S. UNION BLVD., COLORADO SPRINGS

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH CIRCLE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1). SOUTH 00 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 500.73 FEET TO A POINT ON CURVE;
- 2). ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST, HAVING A DELTA OF 63 DEGREES 07 MINUTES 33 SECONDS, A RADIUS OF 604.50 FEET, A DISTANCE OF 666.01 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF A TRACT OF LAND DESCRIBED IN BOOK 5117 AT PAGE 1206 AND BOOK 5396 AT PAGE 1416;

THENCE ON SAID BOUNDARY LINE THE FOLLOWING TEN (10) COURSES:

- 1). SOUTH 66 DEGREES 29 MINUTES 04 SECONDS WEST, A DISTANCE OF 74.22 FEET; ***
- 2). SOUTH 70 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 216.26 FEET;
- 3). SOUTH 70 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 85.45 FEET;
- 4). SOUTH 72 DEGREES 19 MINUTES 37 SECONDS WEST, A DISTANCE OF 73.38 FEET;
- 5). SOUTH 75 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 46.14 FEET;
- 6). SOUTH 78 DEGREES 22 MINUTES 10 SECONDS WEST, A DISTANCE OF 36.65 FEET;
- 7). SOUTH 81 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 46.14 FEET;
- 8). SOUTH 84 DEGREES 24 MINUTES 44 SECONDS WEST, A DISTANCE OF 73.38 FEET;
- 9). SOUTH 86 DEGREES 24 MINUTES 07 SECONDS WEST, A DISTANCE OF 74.73 FEET
- 10). SOUTH 86 DEGREES 43 MINUTES 50 SECONDS WEST, A DISTANCE OF 165.83 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HANCOCK EXPRESSWAY, AS PLATTED IN SPRING CREEK FILING NO. 4, RECORDED IN PLAT BOOK E-4 AT PAGE 45;

THENCE ON SAID RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

- 1). NORTH 54 DEGREES 22 MINUTES 05 SECONDS WEST, A DISTANCE OF 23.95 FEET;
- 2). NORTH 07 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 274.33 FEET;
- 3). NORTH 11 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 180.47 FEET;
- 4). NORTH 07 DEGREES 05 MINUTES 41 SECONDS WEST, A DISTANCE OF 36.13 FEET TO A POINT OF CURVE;
- 5). ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00 DEGREES 19 MINUTES 58 SECONDS, A RADIUS OF 7699.45 FEET, A DISTANCE OF 44.72 FEET TO A POINT ON CURVE;
- 6). NORTH 05 DEGREES 38 MINUTES 15 SECONDS WEST, A DISTANCE OF 128.36 FEET TO THE SOUTHWESTERLY CORNER OF TRACT G AS PLATTED IN SPRING CREEK TRADITIONAL NEIGHBORHOOD FILING NO. 5 AS RECORDED UNDER RECEPTION NO. 204194100;

THENCE NORTH 84 DEGREES 21 MINUTES 45 SECONDS EAST, ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT G, A DISTANCE OF 277.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SPRING CREEK FILING NO. 1, AS RECORDED IN PLAT BOOK Z-3 AT PAGE 124;

THENCE ON SAID BOUNDARY THE FOLLOWING FIVE COURSES:

- 1). SOUTH 01 DEGREES 16 MINUTES 23 SECONDS EAST, A DISTANCE OF 112.53 FEET;
- 2). SOUTH 87 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 403.69 FEET;
- 3). NORTH 50 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 802.77 FEET;
- 4). NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST, A DISTANCE OF 21.37 FEET;
- 5). NORTH 00 DEGREES 55 MINUTES 32 SECONDS EAST, A DISTANCE OF 140.88 FEET TO THE POINT OF BEGINNING.

SITE DATA:

TAX ID NUMBER: 6428400027
 MASTER PLAN: SPRING CREEK TND, CPC MPA 01-00177
 CONCEPT PLAN: SPRING CREEK TND, CPC CP 05-00179
 EXISTING ZONING: PUD UV
 EXISTING LAND USE: NEIGHBORHOOD COMMERCIAL (CURRENTLY VACANT)
 TOTAL DEVELOPMENT AREA: 16.71 ACRES

DEVELOPMENT SCHEDULE: SUMMER 2021

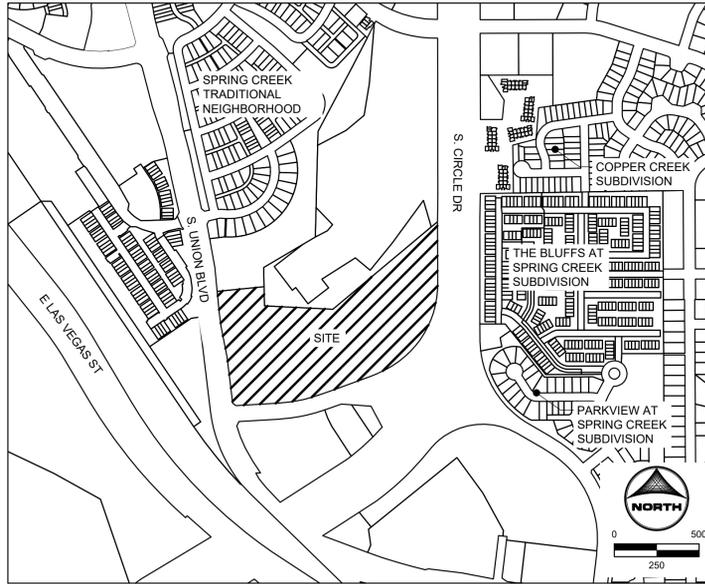
PROPOSED PUD ZONING DATA:
 PROPOSED ZONING: PUD
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL DETACHED
 MAX BUILDING HEIGHT: 36' AS MEASURED 5' BELOW THE PEAK GABLE ROOF
 DENSITY: 5.27 DU/AC (88 LOTS)
 MINIMUM LOT DIMS: 35' X 85' (2,975 SQ.FT.)
 LOT COVERAGE: 40% MAXIMUM
 LOT DRIVEWAY COVERAGE: 50% MAXIMUM
 (IN FRONT SETBACK)

AVERAGE LOT SIZE: 3,298 SQ.FT.

PROP ZONING BUILDING SETBACKS: REAR: 15'
 FRONT: 20'
 SIDE: 5'

LANDSCAPE BUFFERS: NORTH: 25'
 SOUTH: 25'
 EAST: 25'
 WEST: 15'

PARKING: NO ON STREET PARKING ALL PARKING TO BE ACCOMMODATED IN TANDEM DRIVEWAYS



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX:

- 1 - COVER SHEET
- 2 - LEGEND AND TYPICAL SECTIONS
- 3-4 - PRELIMINARY SITE PLAN
- 5 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
- 6 - PRELIMINARY GRADING PLAN
- 7-16 - ARCHITECTURAL ELEVATIONS
- 17 - COVER SHEET (LANDSCAPING)
- 18 - LANDSCAPE PLAN
- 19 - LANDSCAPE SPECIFICATIONS

CONTACTS:

OWNER/DEVELOPER:	CHALLENGER HOMES 8605 EXPLORER DRIVE, SUITE 250 COLORADO SPRINGS, CO 80920 ATTN: ERIN GANAWAY
APPLICANT/PLANNER/LANDSCAPE ARCHITECT:	HR GREEN DEVELOPMENT, LLC 7222 COMMERCE CENTER DRIVE, SUITE 220 COLORADO SPRINGS, CO 80919 ATTN: PHIL STUEPFERT 720.602.4941
ENGINEER:	DAVID MUJARES, PE CATAMOUNT ENGINEERING 321 W. HENRIETTA AVE SUITE 'A' PO BOX 221 WOODLAND PARK, CO 80866 (719)426-2124
SURVEYOR:	BARRON LAND SPENCER BARRON, PLS 2790 N. ACADEMY BLVD., SUITE 311 COLORADO SPRINGS, CO 80917 719.360.6827

ADA NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

GENERAL NOTES:

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
2. DEVELOPMENT IS NOT WITHIN AN AIRPORT OVERFLY
3. ALL ROADWAYS SHOWN ON THE PLANS ARE PRIVATE TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A).
4. ALL TRACTS FOR PRIVATE ACCESS, OPEN SPACE, PARKING, PRIVATE ROADWAYS, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, TRAILS, MAILBOXES, SITE AMENITIES, AND SIGNAGE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
6. THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN DEPICT GENERAL LOCATIONS. MINOR VARIATIONS IN ROAD ALIGNMENT, LOT SIZE AND SHAPE, AND EASEMENT LOCATION MAY OCCUR AT TIME OF PLATTING.
7. PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
8. SIDEWALKS SHOWN INTERNAL TO THE PROJECT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. US POST OFFICE APPROVED CLUSTER OF UNITS ARE SHOWN IN PRELIMINARY LOCATIONS. FINAL LOCATIONS SHALL BE COORDINATED WITH WITH THE USPS AND FINALIZED AT THE TIME OF FINAL PLAT APPROVALS.
10. STORMWATER DETENTION AND WATER QUALITY HAS BEEN ACCOUNTED FOR IN TRACT B AT THE SW CORNER OF THE PROJECT SITE. SEE DRAINAGE REPORT FOR MORE INFORMATION. THE CONSTRUCTION OF THE FACILITY MUST BE COMPLETED OR 100% ASSURANCES PAID PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE DEVELOPMENT.
11. ALL LANDSCAPING NOT WITHIN INDIVIDUAL PRIVATE PROPERTY LOTS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT PRIOR TO AND DURING THE OCCUPANCY PHASE.
12. ALL OPEN SPACE TRACTS WILL BE OWNED AND MAINTAINED BY THE HOA.
13. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY ADJACENT TO THE SITE WILL BE MAINTAINED BY THE HOA.
14. ON STREET PARKING SHALL NOT BE PERMITTED ON PRIVATE STREETS.
15. SCHOOL FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED.
16. PARK FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED.
17. 2015 IFC - ACCESS AND LOADING. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS. (2018 CSFC §D102.1)
18. A FIRE INSPECTION WILL BE CALLED (719-385-5978) FOR AND COMPLETED PRIOR TO THE CERTIFICATE OF OCCUPANCY OF THE FIRST HOME ON EACH STREET SEGMENT TO ENSURE THE PROPER AND ADEQUATE INSTALLATION OF FIRE LANE MARKINGS ALONG THE STREET SEGMENT.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON THE SOUTHEASTERLY BOUNDARY LINE OF SPRING CREEK FILING NO. 1 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 124, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEASTERLY END BY NO. 4 REBAR WITH A 1" YELLOW PLASTIC SURVEYOR'S CAP STAMPED "LS 13225" AND BEING MONUMENTED AT THE NORTHEASTERLY END BY A NO. 4 REBAR WITH A 1" RED PLASTIC SURVEYOR'S CAP STAMPED "LS 19625", BEING ASSUMED TO BEAR NORTH 50 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 802.77 FEET.

BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES (CSU) FIMS BENCHMARK "RY07", DESCRIBED AS A 3.25-INCH DIAMETER ALUMINUM CDOT CAP STAMPED "2574" SET AT GROUND LEVEL ON THE TOP OF A HILL AT THE SOUTHWEST QUADRANT OF THE INTERCHANGE OF THE HIGHWAY 24 BYPASS AND UNION BOULEVARD, APPROX. 1400' NORTH AND 600' WEST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS 5,963.04' NGVD29 VERTICAL DATUM.

FLOODPLAIN STATEMENT

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0741G, 8041C9742G EFFECTIVE DATE OF DECEMBER 7, 2018, INDICATES THE THAT SUBJECT PARCEL IS LOCATED IN FEMA ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN).

TRACT TABLE					
TRACT	USE	AREA (S.F)	AREA (ACRES)	MAINTENANCE	OWNERSHIP
A	OPEN SPACE, PUBLIC ACCESS & IMPROVEMENTS & PRIVATE UTILITIES	251,301	5.77	HOA	HOA
B	OPEN SPACE & DETENTION POND	62,972	1.45	HOA	HOA
C	OPEN SPACE, PUBLIC ACCESS & IMPROVEMENTS & PRIVATE UTILITIES	14,097	0.32	HOA	HOA
TOTAL SITE AREA		727,852	16.71		
TOTAL OPEN SPACE (A,B,C)		328,370	7.54	45%	of site
TOTAL OPEN SPACE EXCLUDING DETENTION (A,C)		265,398	6.09	36%	of site
REQ. OPEN SPACE (600 S.F. PER LOT)		52,800	1.21		

HOA - SPRING CREEK HOME OWNERS ASSOCIATION

CITY APPROVAL:

LAND USE REVIEW FILE NO:

DRAWN BY: CBM JOB DATE: 7/19/2021
 APPROVED: KMH JOB NUMBER: 210167
 CAD DATE: 7/30/2021
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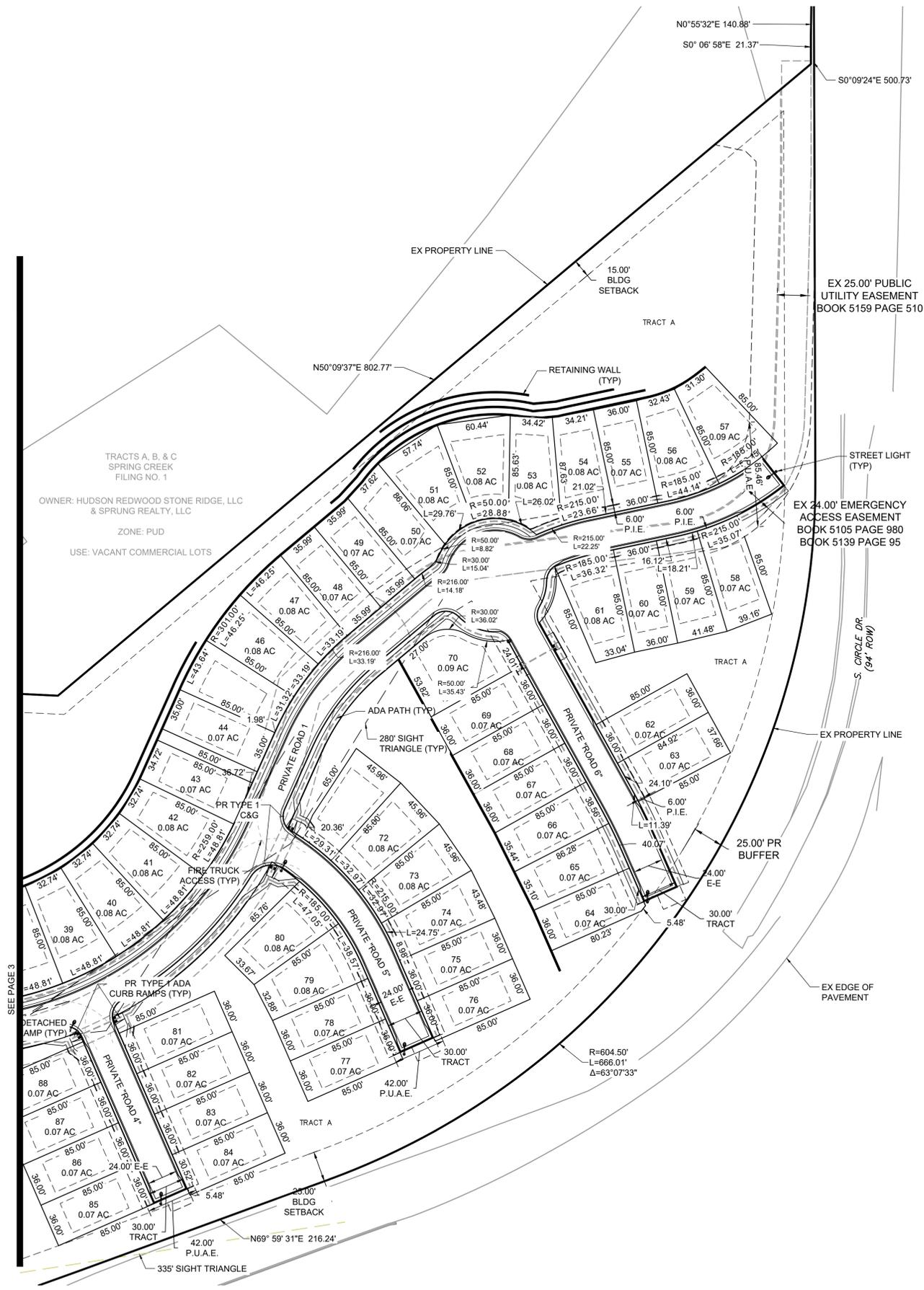
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RIDGE AT SPRING CREEK
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO



SMALL LOT PUD DEVELOPMENT PLAN
 COVER SHEET

SHEET
 CV
 1



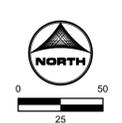
SITE PLAN NOTES:
 1. ALL PROPOSED ROADWAY AND PARKING AREAS TO BE ASPHALT PAVED.
 2. SEE SHEET 5 FOR EXISTING AND PROPOSED UTILITIES
 3. SEE SHEET 6 FOR EXISTING AND PROPOSED CONTOURS
 4. ROAD 1 WILL HAVE TYPE 1 CURB AND GUTTER, ALL SIDE STREETS WILL HAVE TYPE 5 CURB AND GUTTER

ABBREVIATIONS:
 P.I.E - PUBLIC IMPROVEMENTS EASEMENT
 P.U.A.E - PUBLIC UTILITY & ACCESS EASEMENT

TRACT B
 THE BLUFFS AT SPRING CREEK
 FILING NO. 2
 OWNER: BLUFFS AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC.
 ZONE: PUD P
 USE: OPEN SPACE

TRACT A
 THE BLUFFS AT SPRING CREEK
 FILING NO. 2
 OWNER: BLUFFS AT SPRING CREEK COMMUNITY ASSOCIATION
 ZONE: PUD
 USE: OPEN SPACE

TRACT A
 PARKVIEW AT SPRING CREEK
 FILING NO. 1
 OWNER: PARKVIEW AT SPRING CREEK HOMEOWNERS ASSOCIATION, INC.



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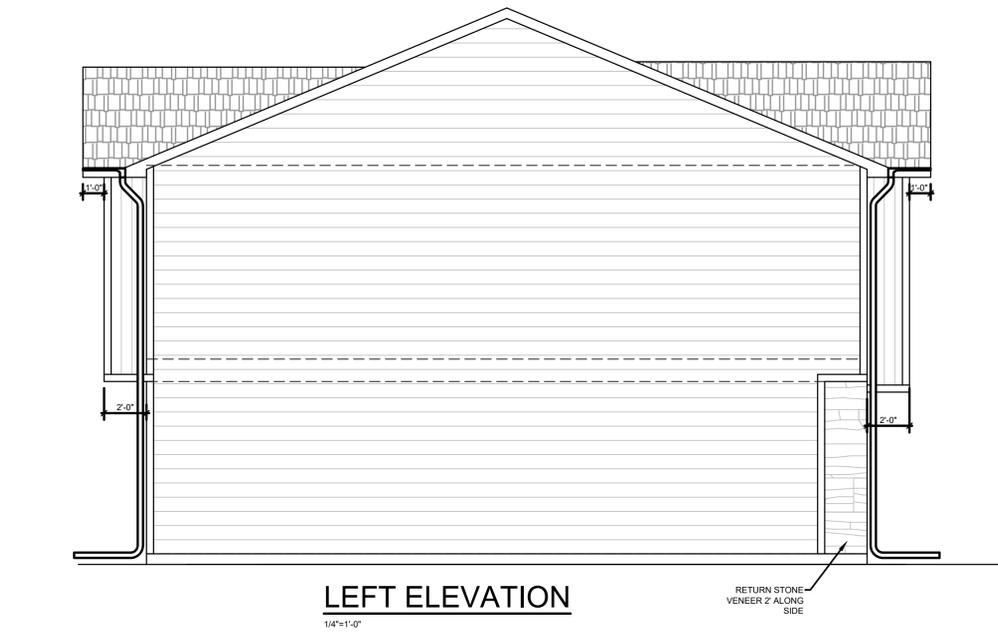
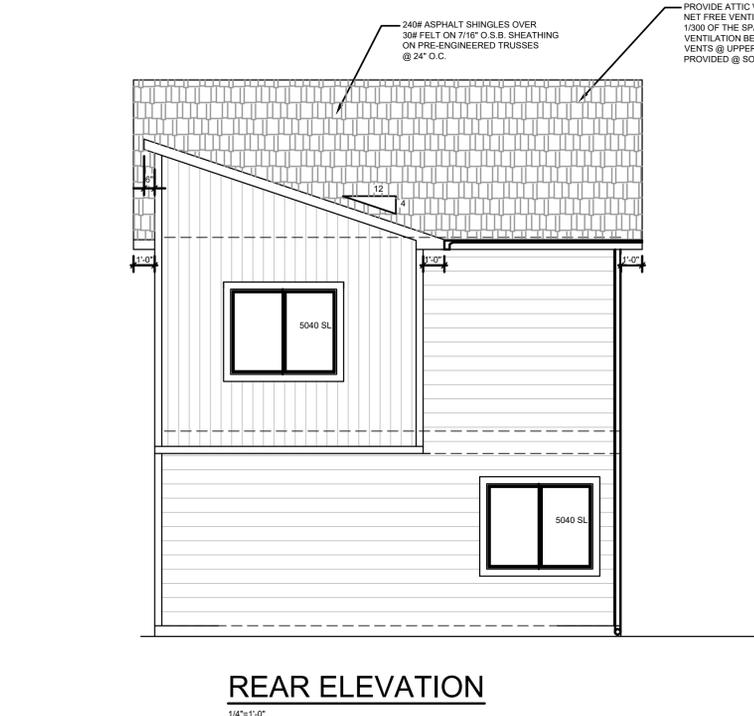
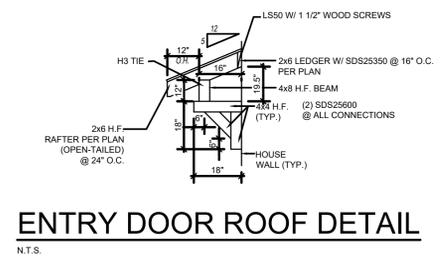
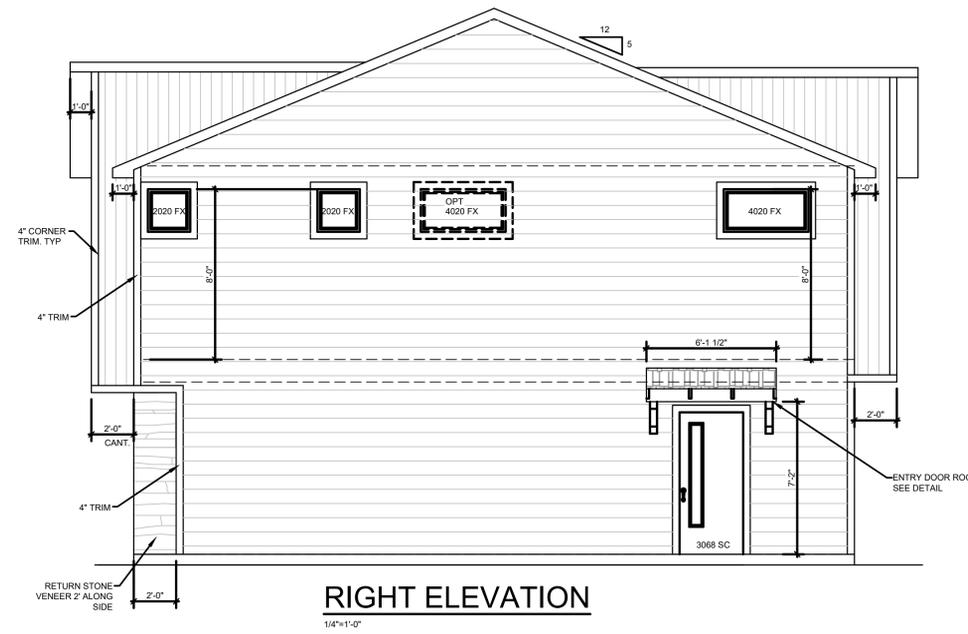
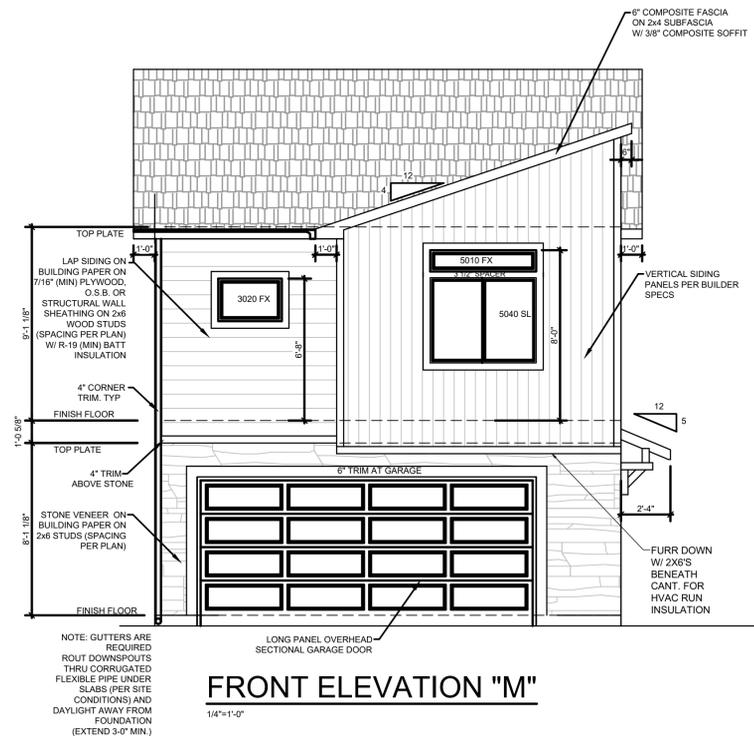
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RIDGE AT SPRING CREEK
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

SMALL LOT PUD DEVELOPMENT PLAN
 PRELIMINARY SITE PLAN

SHEET SP 4



ALL DOWNPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME

UNIT TYPE: 1108M

CITY APPROVAL:

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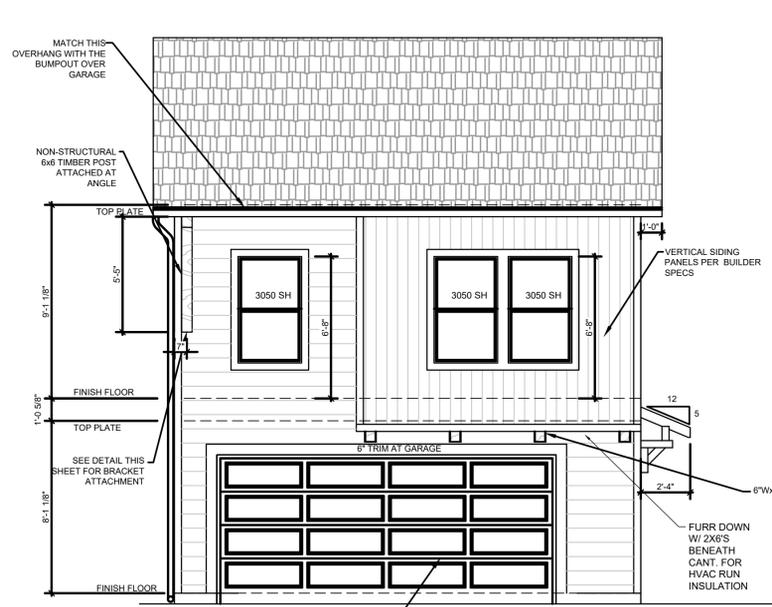
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COLORADO SPRINGS CO 80919
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RIDGE AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

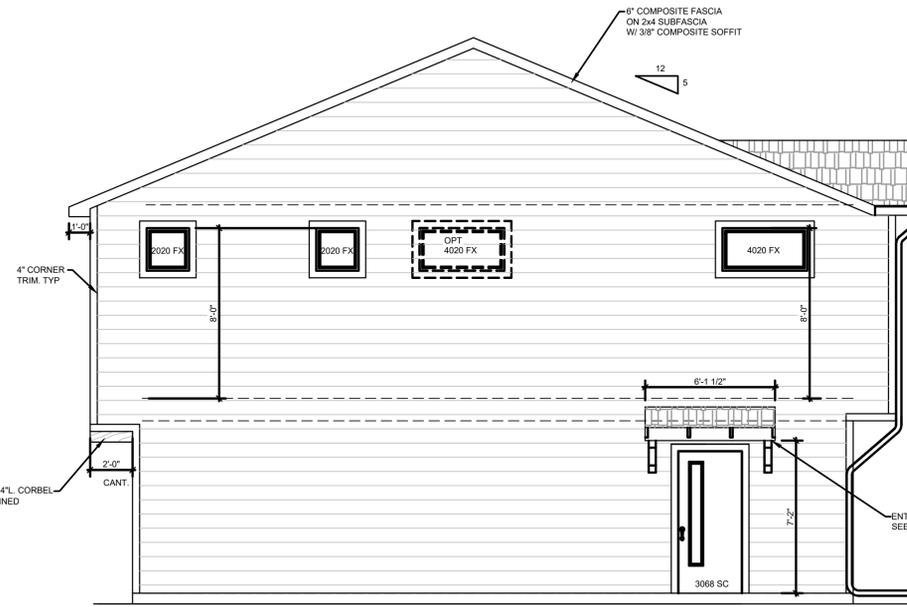
SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1108M

SHEET
EL
7



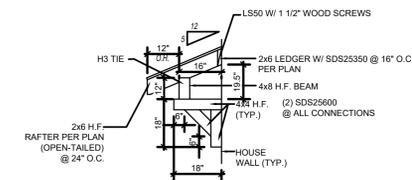
FRONT ELEVATION "R"

1/4"=1'-0"



RIGHT ELEVATION

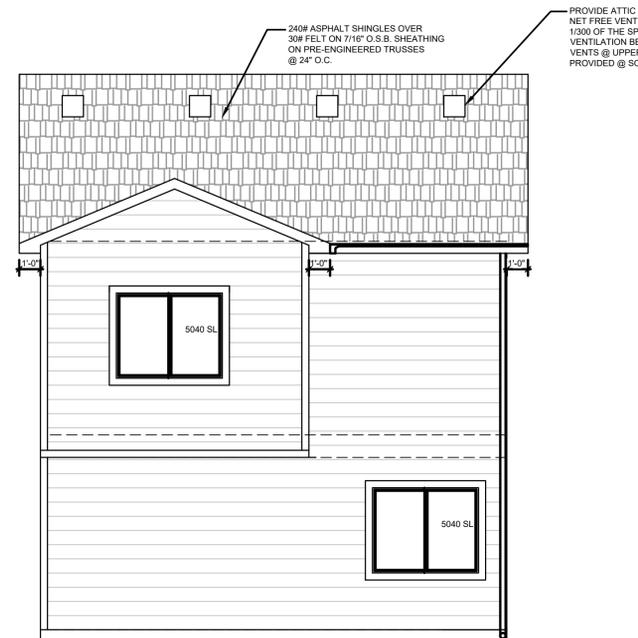
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ENTRY DOOR ROOF DETAIL

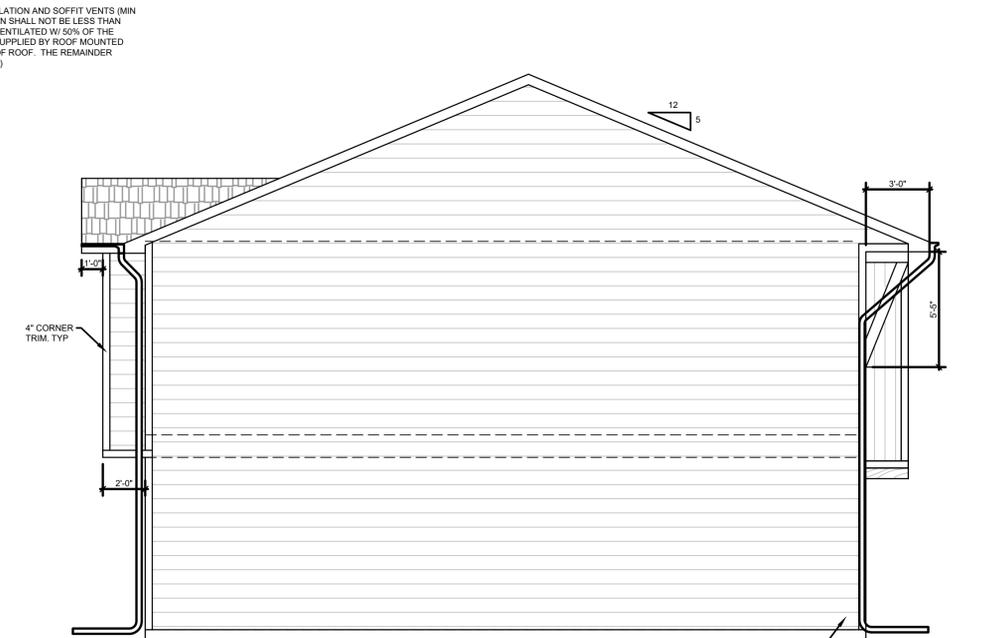
N.T.S.

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



REAR ELEVATION

1/4"=1'-0"

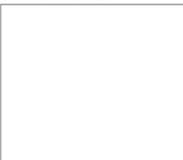


LEFT ELEVATION

1/4"=1'-0"

UNIT TYPE: 1108R

CITY APPROVAL:



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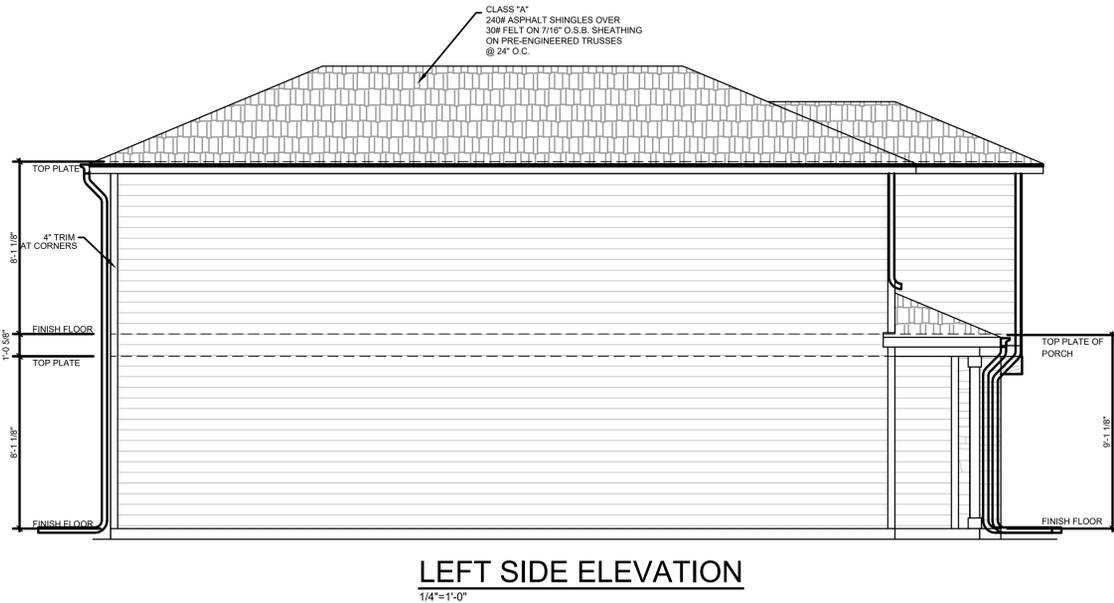
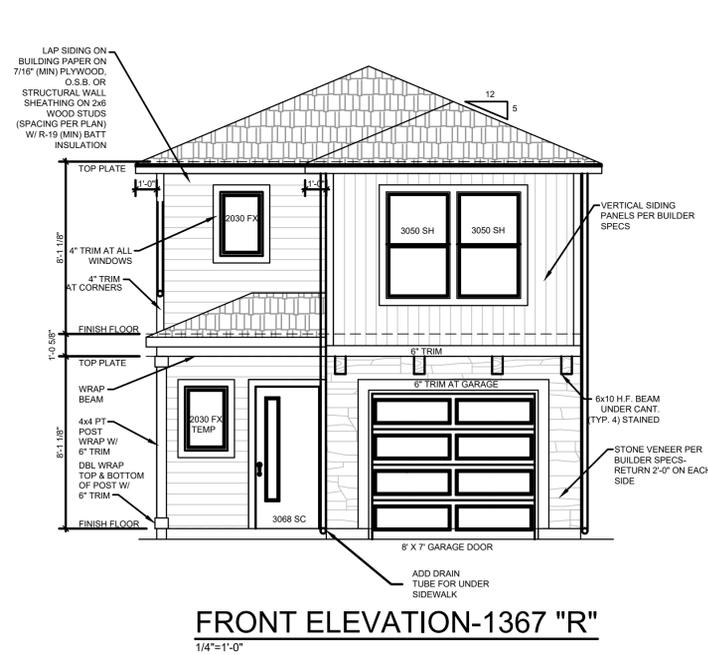
RIDGE AT SPRING CREEK
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO



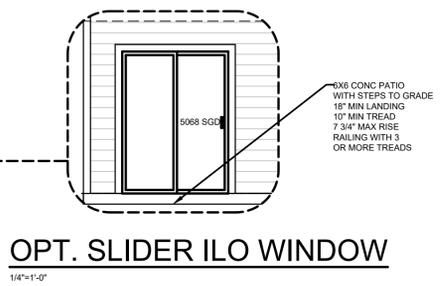
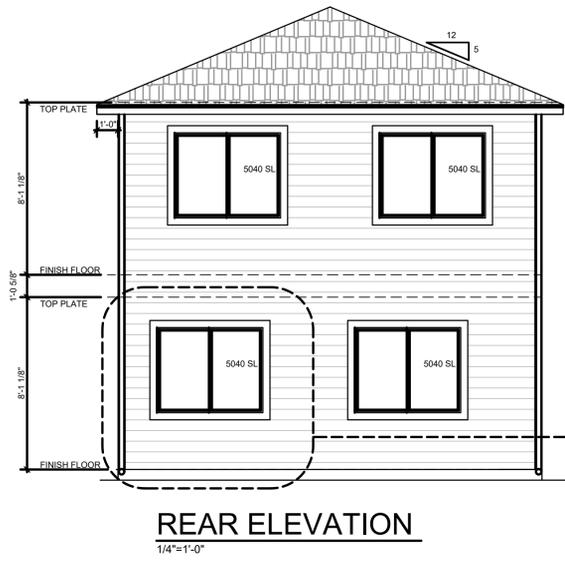
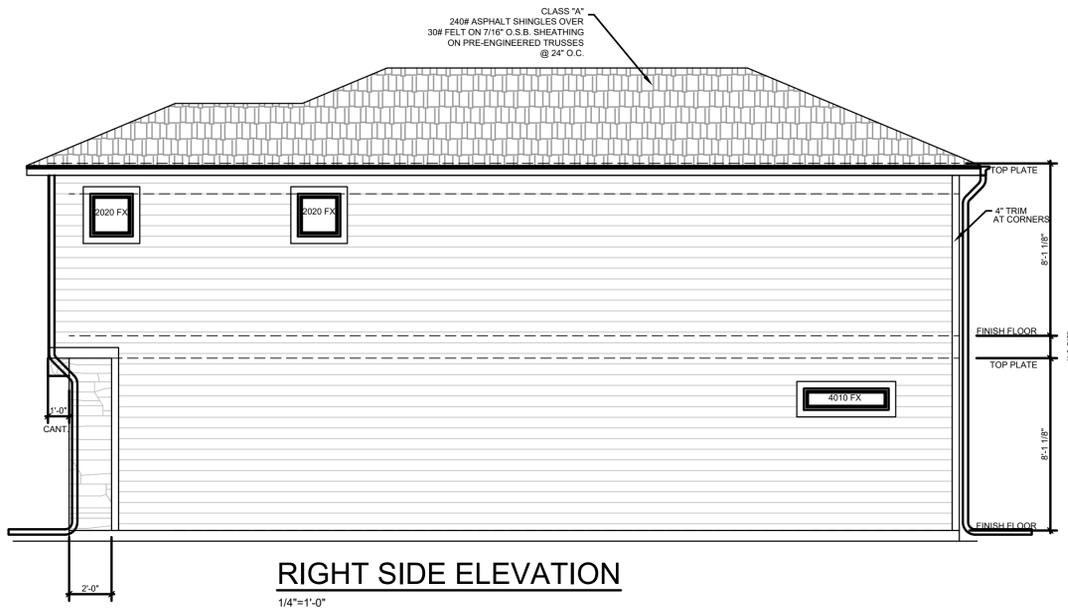
SMALL LOT PUD DEVELOPMENT PLAN
 ELEVATIONS -1108R

SHEET
 EL

8



ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



UNIT TYPE: 1367R

CITY APPROVAL:

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CHALLENGER HOMES

SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1367R

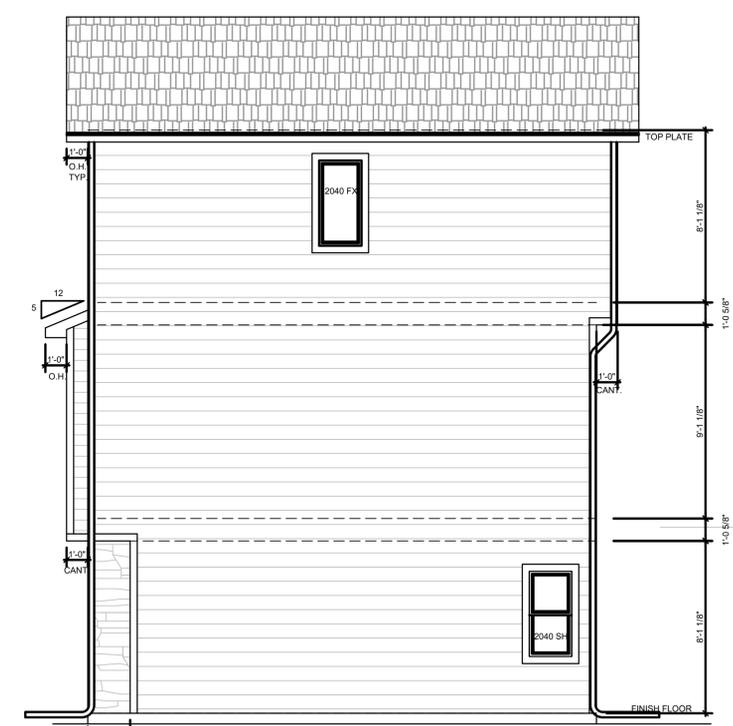
SHEET EL 10



LAP SIDING ON BUILDING PAPER ON 7/16\" (MIN) PLYWOOD, O.S.B. OR STRUCTURAL WALL SHEATHING ON 2x6 WOOD STUDS (SPACING PER PLAN) W/ R-19 (MIN) BATT INSULATION

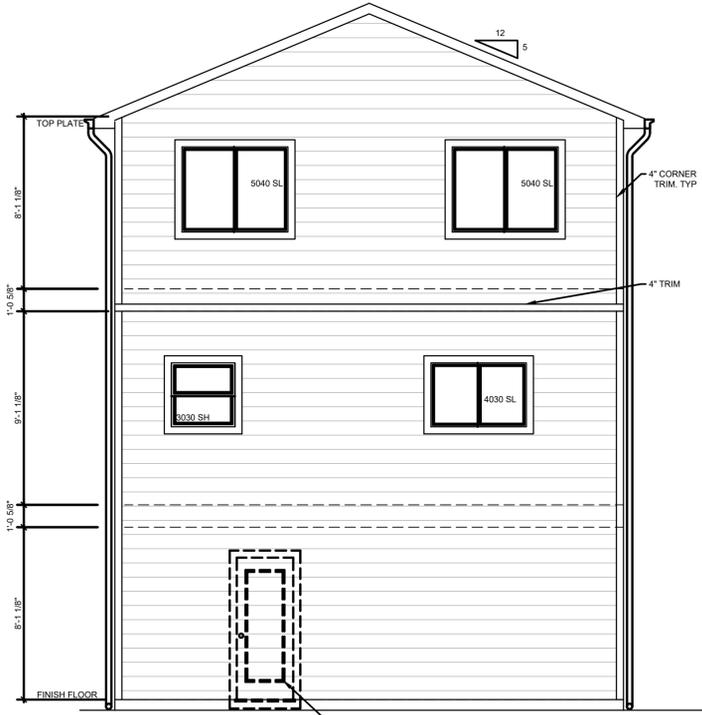
NOTE: GUTTERS ARE REQUIRED ROUT DOWNSPOUTS THRU CORRUGATED FLEXIBLE PIPE UNDER SLABS (PER SITE CONDITIONS) AND DAYLIGHT AWAY FROM FOUNDATION (EXTEND 3'-0\" MIN.)

FRONT ELEVATION "M"
1/4"=1'-0"

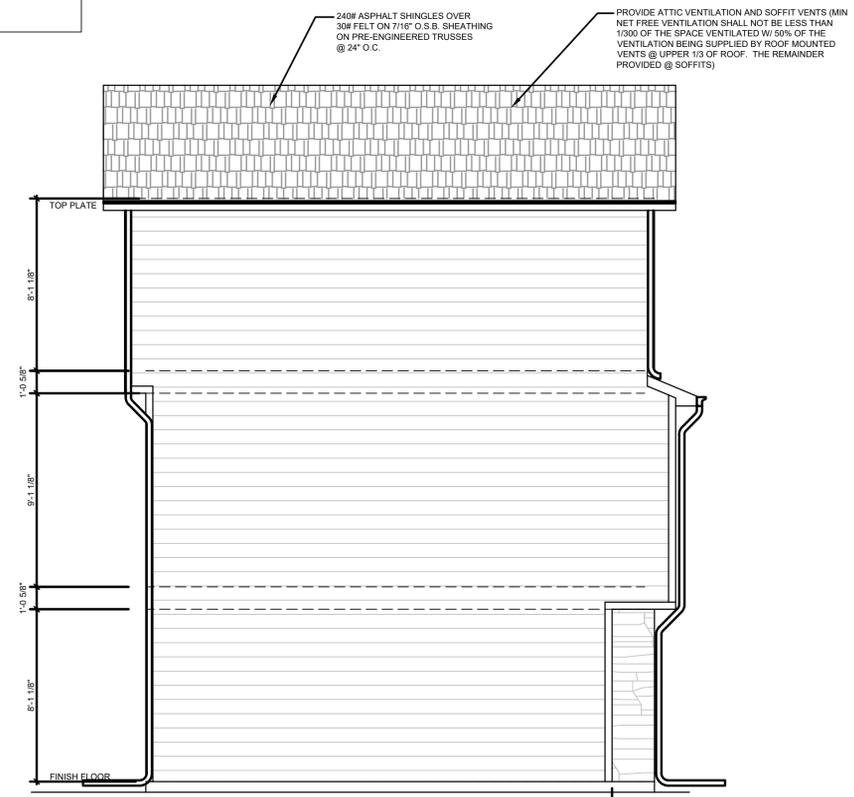


RIGHT SIDE ELEVATION
1/4"=1'-0"

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE: 1494M

CITY APPROVAL:

LAND USE REVIEW FILE NO:

DRAWN BY: CBM	JOB DATE: 6/23/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 210167	0" = 1"
CAD DATE: 7/19/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\210167\CAD\DWG\C\SDP\Arch_Elevations		

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

RIDGE AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

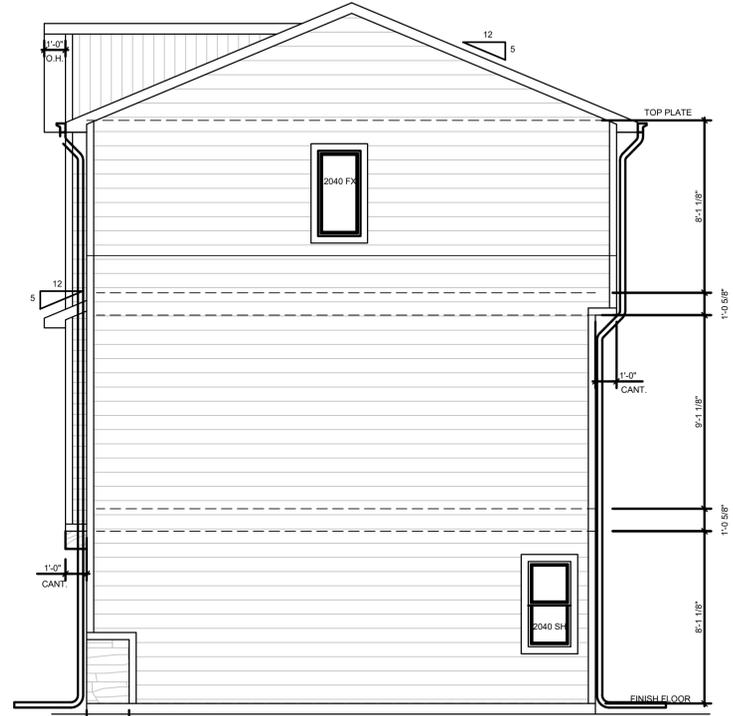
SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1494M

SHEET EL 11

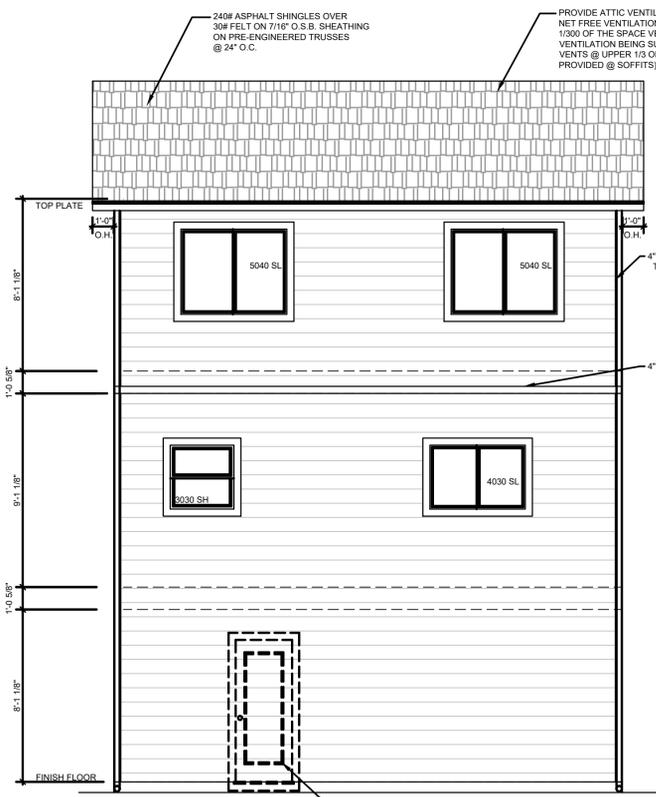


FRONT ELEVATION "R"
1/4"=1'-0"

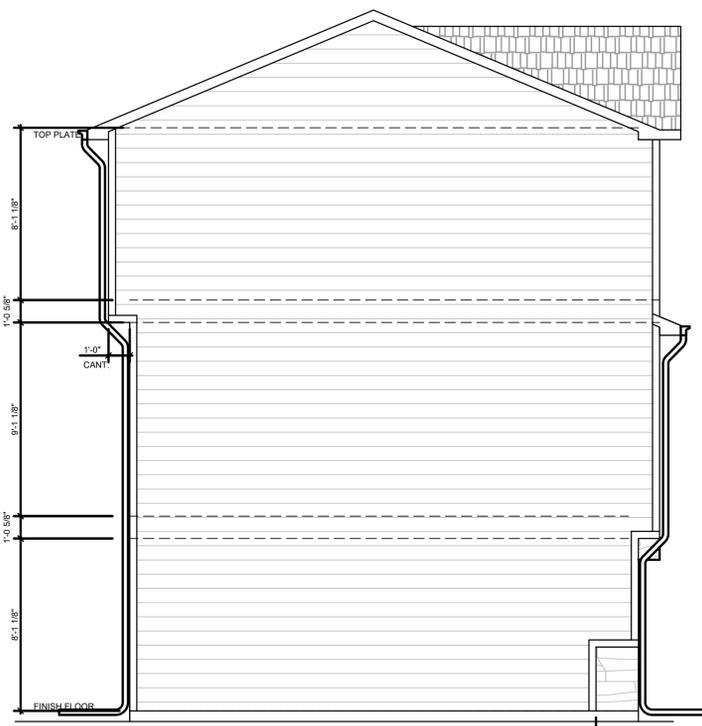
NOTE: GUTTERS ARE REQUIRED ROUT DOWNSPOUTS THRU CORRUGATED FLEXIBLE PIPE UNDER SLABS (PER SITE CONDITIONS) AND DAYLIGHT AWAY FROM FOUNDATION (EXTEND 3'-0" MIN.)



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE: 1494R

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME

CITY APPROVAL:

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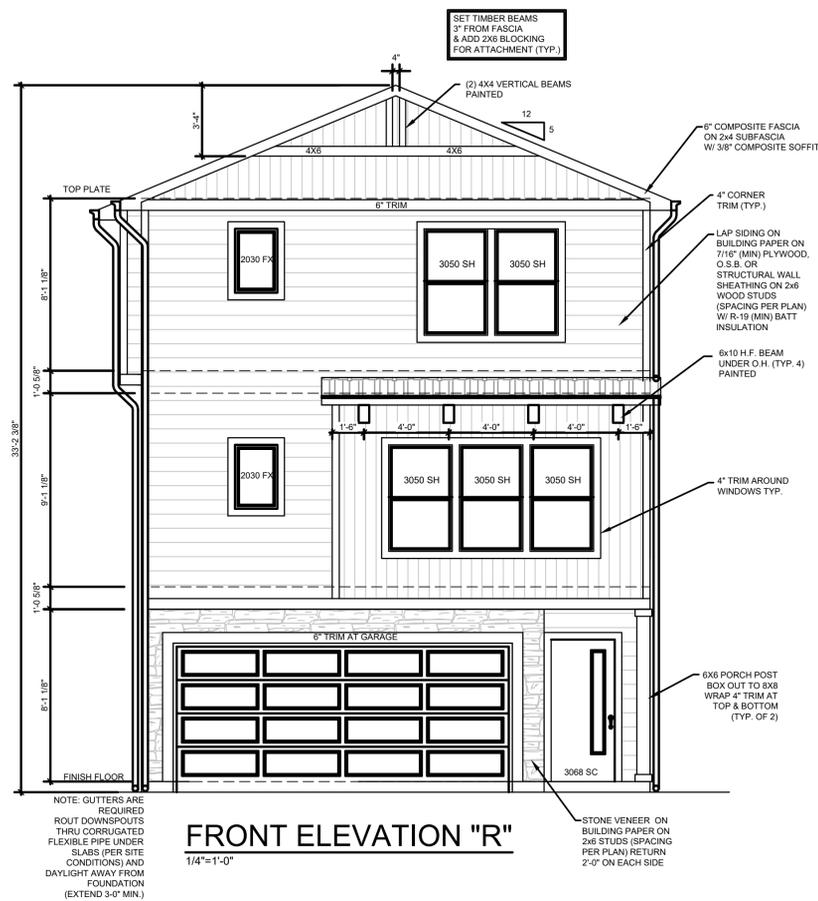
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RIDGE AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1494R

SHEET EL 12



FRONT ELEVATION "R"

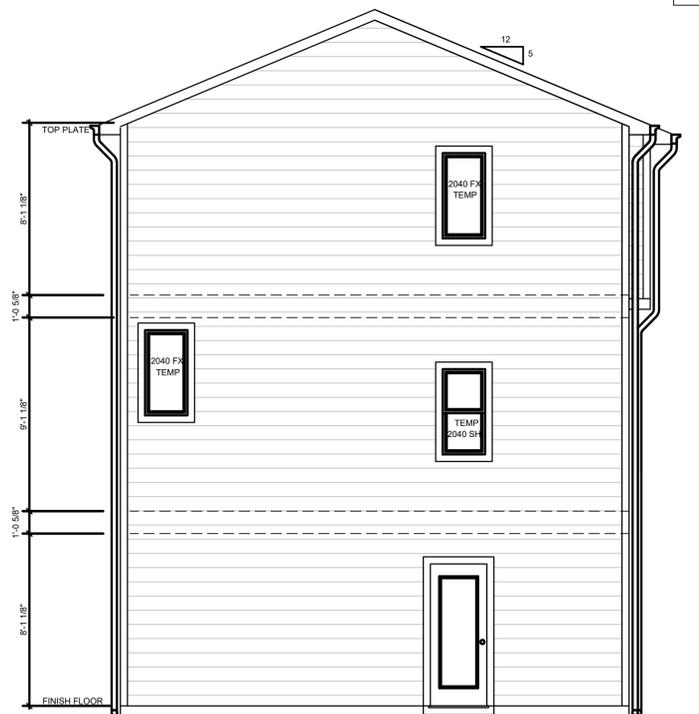
1/4"=1'-0"



RIGHT SIDE ELEVATION

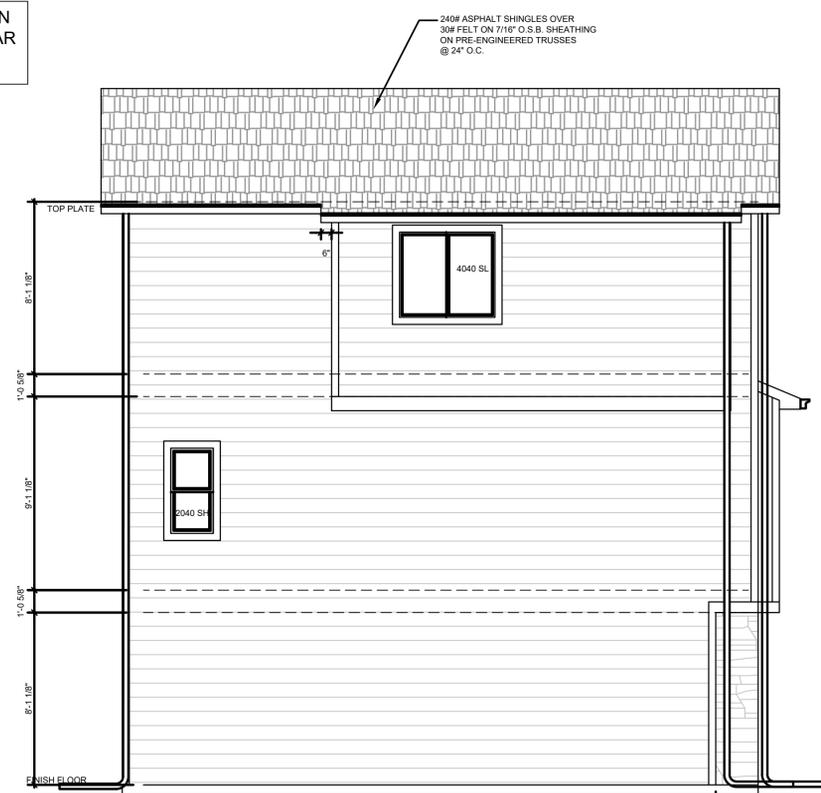
1/4"=1'-0"

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



REAR ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

UNIT TYPE: 1727R

CITY APPROVAL:

Empty box for City Approval.

LAND USE REVIEW FILE NO:

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NO.	DATE	BY	REVISION DESCRIPTION



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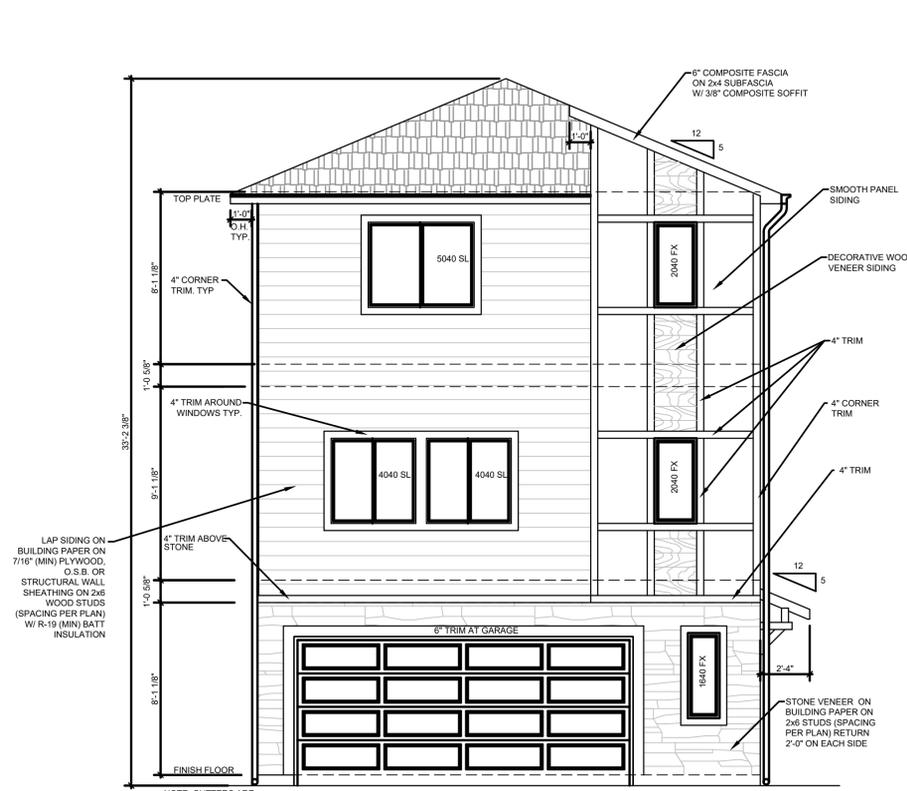
RIDGE AT SPRING CREEK
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO



SMALL LOT PUD DEVELOPMENT PLAN
 ELEVATIONS -1727R

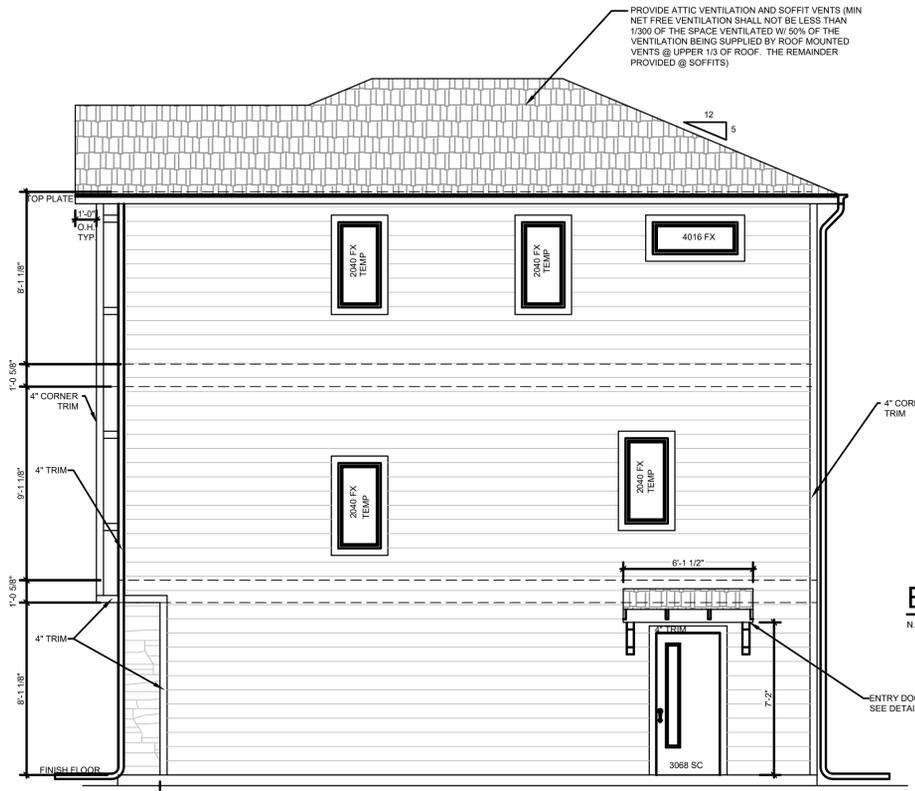
SHEET EL

14

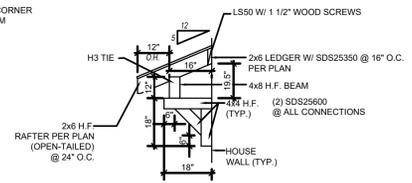


FRONT ELEVATION "M"
1/4"=1'-0"

NOTE: GUTTERS ARE REQUIRED
ROUT DOWNSPOUTS
THRU CORRUGATED
FLEXIBLE PIPE UNDER
SLABS (PER SITE
CONDITIONS) AND
DAYLIGHT AWAY FROM
FOUNDATION
(EXTEND 3'-0" MIN.)

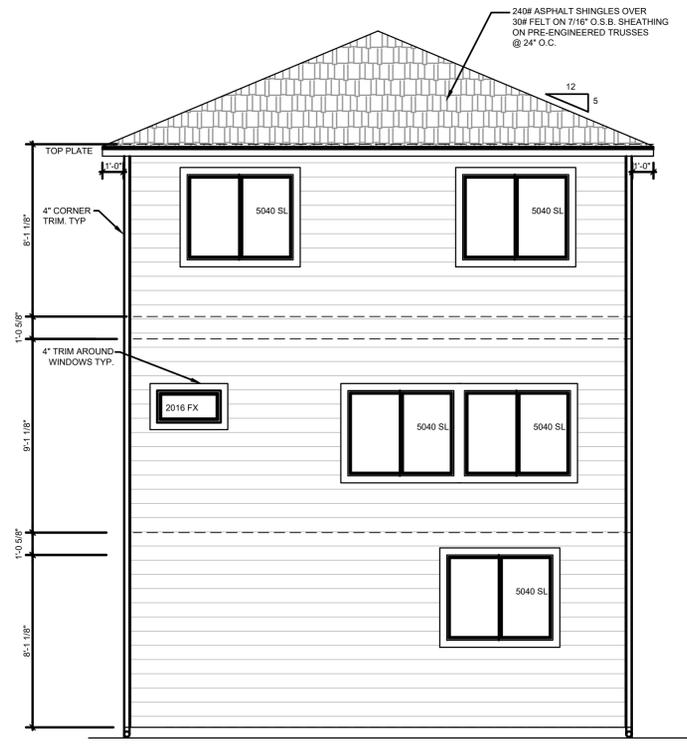


RIGHT SIDE ELEVATION
1/4"=1'-0"

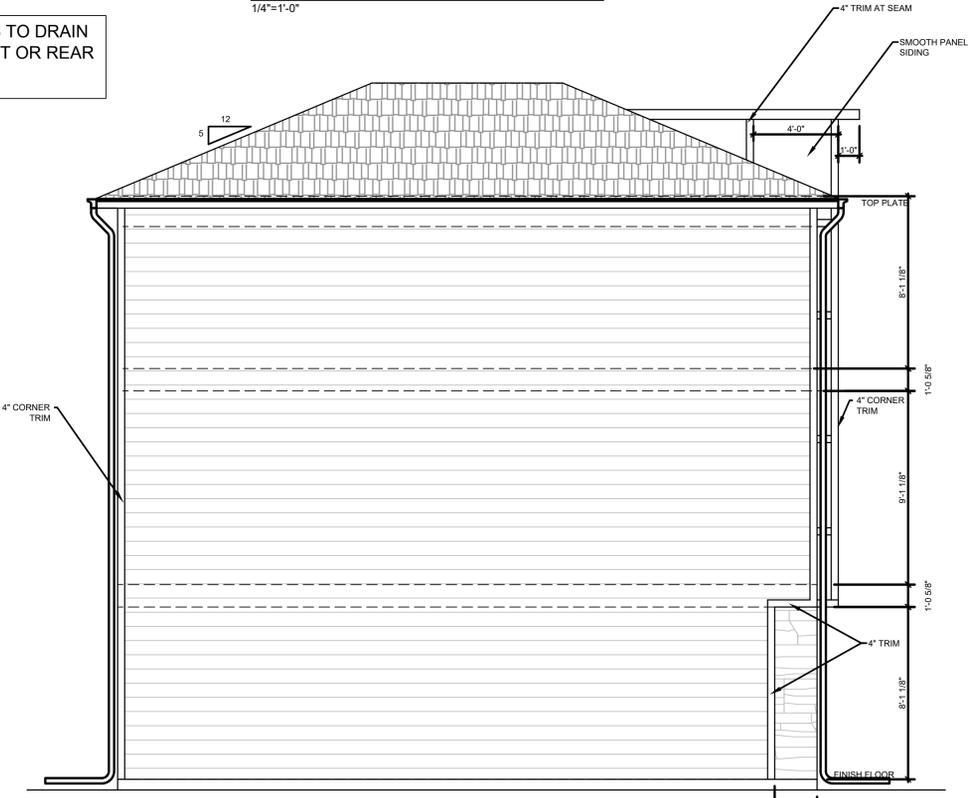


ENTRY DOOR ROOF DETAIL
N.T.S.

ALL DOWNSPOUTS TO DRAIN
AWAY FROM FRONT OR REAR
OF HOME



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE: 1949M

CITY APPROVAL:

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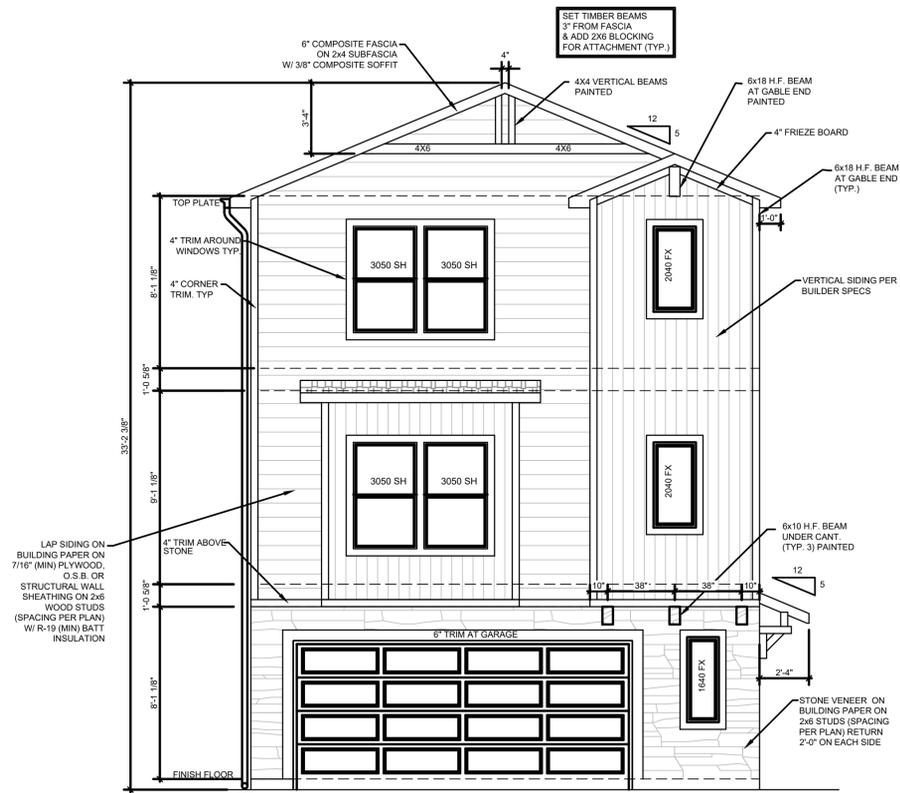
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COLORADO SPRINGS CO 80919
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RIDGE AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO



SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1949M

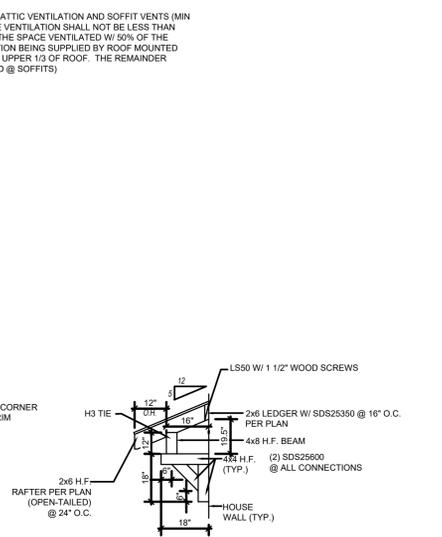


FRONT ELEVATION "R"
1/4"=1'-0"

NOTE: GUTTERS ARE REQUIRED
ROUT DOWNSPOUTS THRU CORRUGATED FLEXIBLE PIPE UNDER SLABS PER SITE CONDITIONS AND DAYLIGHT AWAY FROM FOUNDATION (EXTEND 3'-0" MIN.)

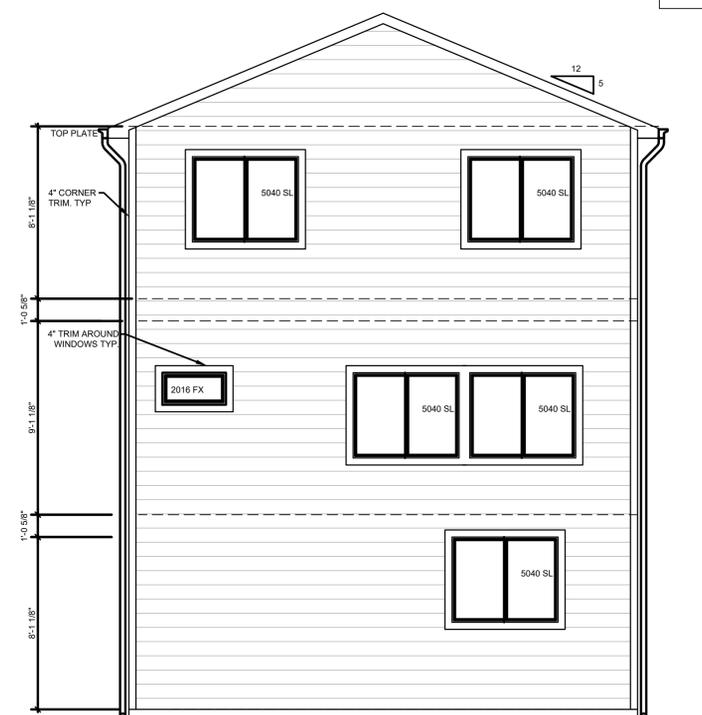


RIGHT SIDE ELEVATION
1/4"=1'-0"

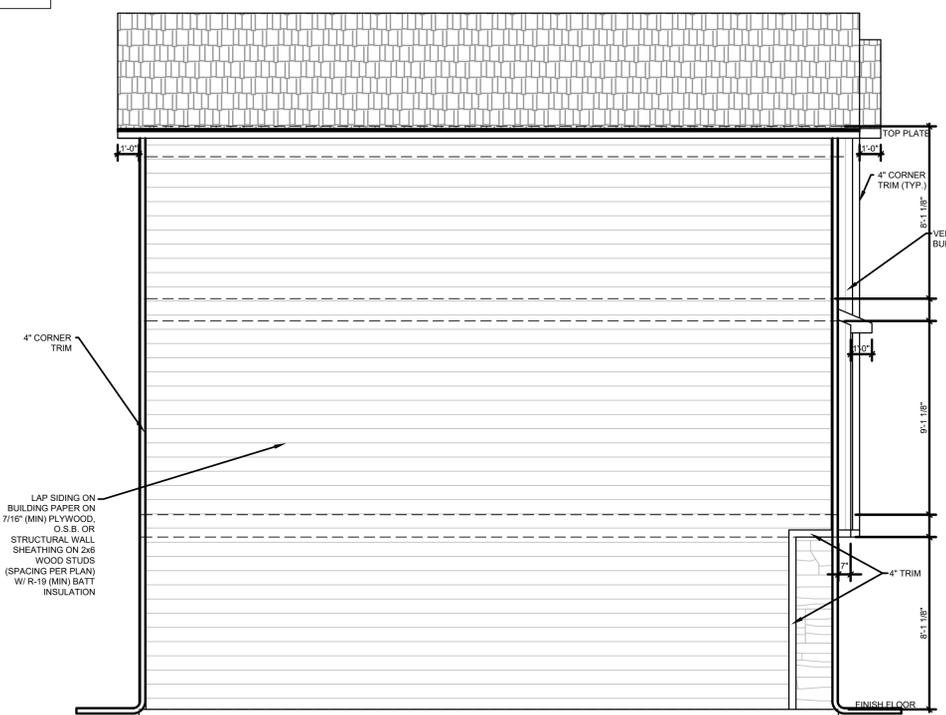


ENTRY DOOR ROOF DETAIL
N.T.S.

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE: 1949R

CITY APPROVAL:

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RIDGE AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES

SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS -1949R

SHEET EL 16

MARSHALL, CLARK, 7/19/2021 1:11 PM

RIDGE AT SPRING CREEK						
July 9, 2021						
MATERIALS SCHEDULE						
QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS TREES						
TBD	AG	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	2.5" CAL.	B&B	CENTRAL LEADER; MATCHED
TBD	MP	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPP	2" CAL.	B&B	CENTRAL LEADER; MATCHED
TBD	PM	PRUNUS MAACKII 'CANADA RED'	CANADA RED CHOKECHERRY	2" CAL.	B&B	CENTRAL LEADER; MATCHED
TBD	CG	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL.	B&B	CENTRAL LEADER; MATCHED
EVERGREEN TREES						
TBD	JS	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW UPRIGHT JUNIPER	6' HT.	B&B	CENTRAL LEADER; MATCHED
TBD	PN	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B&B	CENTRAL LEADER; MATCHED
TBD	PP	PICEA PUNGENS 'BAKERI'	BAKERI BLUE SPRUCE	6' HT.	B&B	CENTRAL LEADER; MATCHED
DECIDUOUS SHRUBS						
TBD	BT	BERBERIS THUNBERGII 'CONCORDE'	CONCORDE JAPANESE BARBERRY	#5	CONT.	3" O.C.; MATCHED
TBD	CS	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	#5	CONT.	6" O.C.; MATCHED
TBD	EA	EUONYMUS ALATA 'COMPACT'	DWARF BURNING BUSH	#5	CONT.	5" O.C.; MATCHED
TBD	JH	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5	CONT.	6" O.C.; MATCHED
TBD	RS	PEROVSKIA ATRIPLICIFOLIAQ	RUSSIAN SAGE	#5	CONT.	4" O.C.; MATCHED
TBD	PC	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	#5	CONT.	6" O.C.; MATCHED
TBD	SJ	SPIRAEA JAPONICA 'FROEBELII'	FROEBEL SPIREA	#5	CONT.	4" O.C.; MATCHED
TBD	SM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#5	CONT.	5" O.C.; MATCHED
GRASSES						
TBD	CA	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER FEATHER REED GRASS	#5	CONT.	2" O.C.; MATCHED
TBD	HS	HELICTOTRICHON SEMPERVIRENS	SAPPHIRE BLUE OAT GRASS	#5	CONT.	2" O.C.; MATCHED
TBD	PV	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#5	CONT.	1.5" O.C.; MATCHED
PERENNIALS						
TBD	HD	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#1	CONT.	12" O.C.; MATCHED
TBD	LS	LEUCANTHEMUM X SUPERBUM 'BECKY'	BECKY SHASTA DAISY	#1	CONT.	24" O.C.; MATCHED
TBD	LA	LUPINUS ARGENTEUS	LUPINE	#1	CONT.	24" O.C.; MATCHED
TBD	PB	PENSTEMON BARBATUS	BEARDLIP PENSTEMON	#1	CONT.	18" O.C.; MATCHED
TBD	SS	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	#1	CONT.	18" O.C.; MATCHED
TBD	SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1	CONT.	18" O.C.; MATCHED
GROUND COVER						
52882	SOD	TURF SOD (SEE NOTE BELOW)		SF		
10505	SHRUB	SHRUB BED (SHALL CONTAIN A COMBINATION OF MULCH, ROCK AND PLANTINGS)		SF		
252238	SEED	EL PASO COUNTY ALL PURPOSE LOW GROW MIX		SF		
26934	SEED	EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX		SF		
GENERAL NOTES:						
1. PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH AND DEVELOPMENT WHEN PLANTED (VIABLE, NOT DORMANT). PROVIDE SOD COMPOSED PRINCIPALLY OF AN APPROVED KENTUCKY BLUE GRASS BLEND CONTAINING A MINIMUM OF FOUR IMPROVED VARIETIES.						

LEGEND

<p>EXISTING</p> <p>MATCH LINE PHASE LINE SECTION LINE PROPERTY LINE EASEMENT LINE RIGHT OF WAY CENTERLINE CHAIN LINK FENCE WOODEN FENCE ROD IRON FENCE GUARDRAIL CABLE TV U.G. ELECTRIC OVERHEAD ELECTRIC FIBER OPTIC GAS MAIN SANITARY SEWER STORM DRAIN TELEPHONE WATER MAIN SWALE TRAIL CURB & GUTTER DRAINAGE BASIN INDEX CONTOUR INTER. CONTOUR 100-YR FLOODPLAIN FLOODWAY</p> <p>PROPOSED</p> <p>EDGE OF WETLANDS</p> <p>DRAINAGE</p> <p>DRAINAGE BASIN</p> <p>BASIN TAG</p> <p>DESIGN POINT</p>	<p>STORM SEWER</p> <p>MANHOLE STORM INLET FLARED END SECTION RIPRAP</p> <p>SANITARY SEWER</p> <p>CLEAN OUT MANHOLE PLUG</p> <p>WATER</p> <p>FIRE HYDRANT FIRE DEPT. CONNECTION GATE VALVE MANHOLE METER TEE REDUCER</p> <p>DRY UTILITIES</p> <p>ELECTRIC METER ELECTRIC PEDESTAL ELECTRICAL CABINET ELECTRIC VAULT FIBER OPTIC PULL BOX FIBER OPTIC MANHOLE FIBER OPTIC PEDESTAL FIBER OPTIC SIGN FIBER OPTIC VAULT GAS METER GAS SIGN GAS VAULT TELEPHONE CABINET TELEPHONE MANHOLE TELEPHONE SIGNAL/MAST TELEPHONE SIGN TELEPHONE PEDESTAL TRANSFORMER LIGHT POLE FIBER OPTIC VAULT</p>	<p>EXISTING</p> <p>MANHOLE STORM INLET FLARED END SECTION RIPRAP</p> <p>PROPOSED</p> <p>MANHOLE STORM INLET FLARED END SECTION RIPRAP</p> <p>MISCELLANEOUS</p> <p>SIGN BOLLARD ACCESSIBLE PARKING</p>
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SCHEMATIC LANDSCAPE DIAGRAM

SCALE - N.T.S.

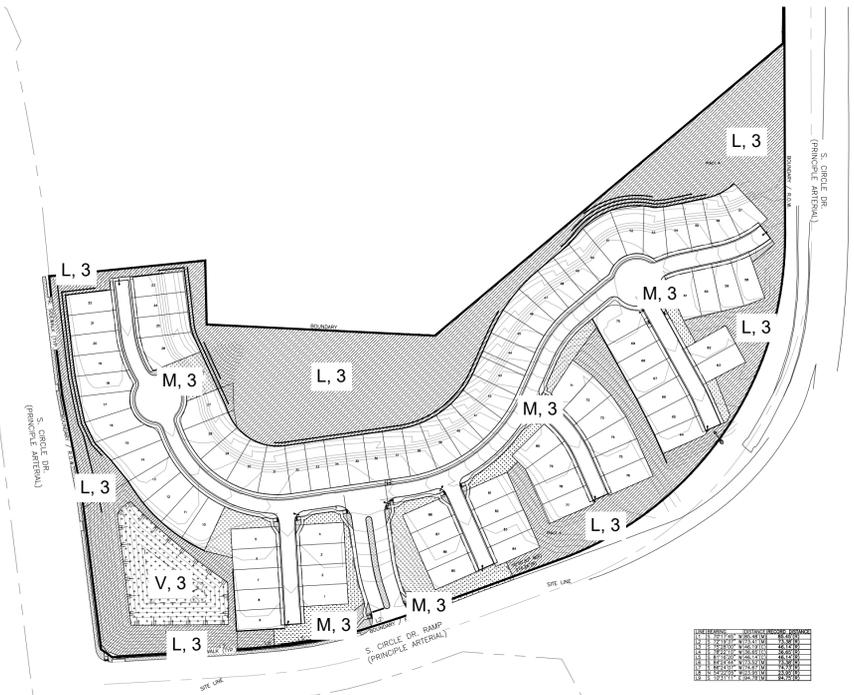
TO BE SUBMITTED IN CONFORMANCE WITH POLICY 311
CLIMATE ZONE (FROM FIGURE 4 OF LANDSCAPE POLICY MANUAL) - CIRCLE ONE:

FOOTHILLS **FOOTHILLS & PLAINS** PLAINS

PLANT COMMUNITIES - TO BE LABELED BY NUMBER(S) ON DIAGRAM IN FLP HYDROZONES - TO BE LABELED BY NUMBER(S) ON DIAGRAM IN FLP

- 1 - SEMIARID SHRUBLANDS
- 2 - PION-JUNIPER WOODLANDS
- 3 - PRAIRIE
- 4 - LOWER ELEVATION RIPARIAN
- 5 - FOOTHILL SHRUBLANDS
- 6 - PONDEROSA PINE FOREST
- 7 - UPPER ELEVATION RIPARIAN
- 8 - DOUGLAS-FIR FOREST

- V - V - VERY LOW (0 TO 7 INCHES PER YEAR)
- L - LOW (7 TO 15 INCHES PER YEAR)
- M - MODERATE (15 TO 25 INCHES PER YEAR)
- H - HIGH (MORE THAN 25 INCHES PER YEAR)



SEEDING SPECIFICATIONS

- NATIVE SEEDING**
EL PASO COUNTY ALL PURPOSE LOW GROW MIX
- 25% BUFFALOGRASS
 - 20% GRAMA, BLUE
 - 29% GRAMA, SIDEOATS
 - 5% GREEN NEEDLEGRASS
 - 20% WHEATGRASS, WESTERN
 - 1% DROPSEED, SAND
- SEEDING RATE: 42 LBS PLS/ACRE
- DETENTION SEEDING**
EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX
- 20% BLUESTEM, BIG
 - 10% GRAMA, BLUE
 - 10% GREEN NEEDLEGRASS
 - 20% WHEATGRASS, WESTERN
 - 10% GRAMA, SIDEOATS
 - 10% SWITCHGRASS
 - 10% PRAIRIE SANDREED
 - 10% YELLOW INDIANGRASS
- SEEDING RATE: 19.3 LBS PLS/ACRE

SIGNATURE TREES AND SHRUBS

TREES	
SIGNATURE TREES	191
TOTAL TREES	191
PERCENTAGE	100.0%
SHRUBS	
SIGNATURE SHRUBS	TBD
TOTAL SHRUBS	TBD
PERCENTAGE	00.0%

GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
[Symbol]	SOD TURF	52,882	SQUARE FEET
[Symbol]	SHRUB BED	10,505	SQUARE FEET
[Symbol]	NATIVE SEEDING	252,238	SQUARE FEET
[Symbol]	DETENTION SEEDING	26,934	SQUARE FEET

PLANT LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DECIDUOUS SHADE TREE
[Symbol]	EVERGREEN TREE
[Symbol]	DECIDUOUS ORNAMENTAL TREE

CITY APPROVAL:

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RIDGE AT SPRING CREEK
 CHALLENGER HOMES
 COLORADO SPRINGS, COLORADO



PRELIMINARY LANDSCAPE PLAN
 LANDSCAPE SPECIFICATIONS