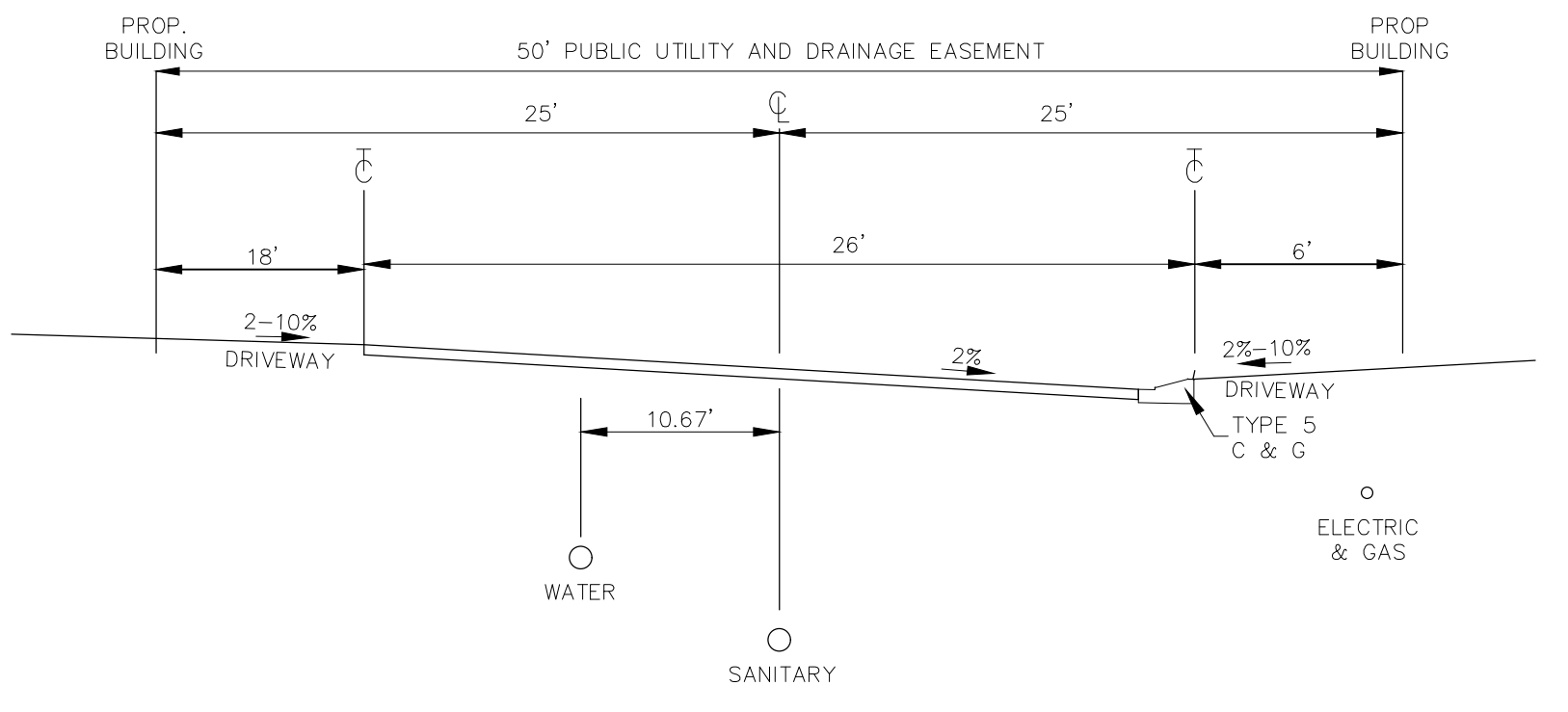
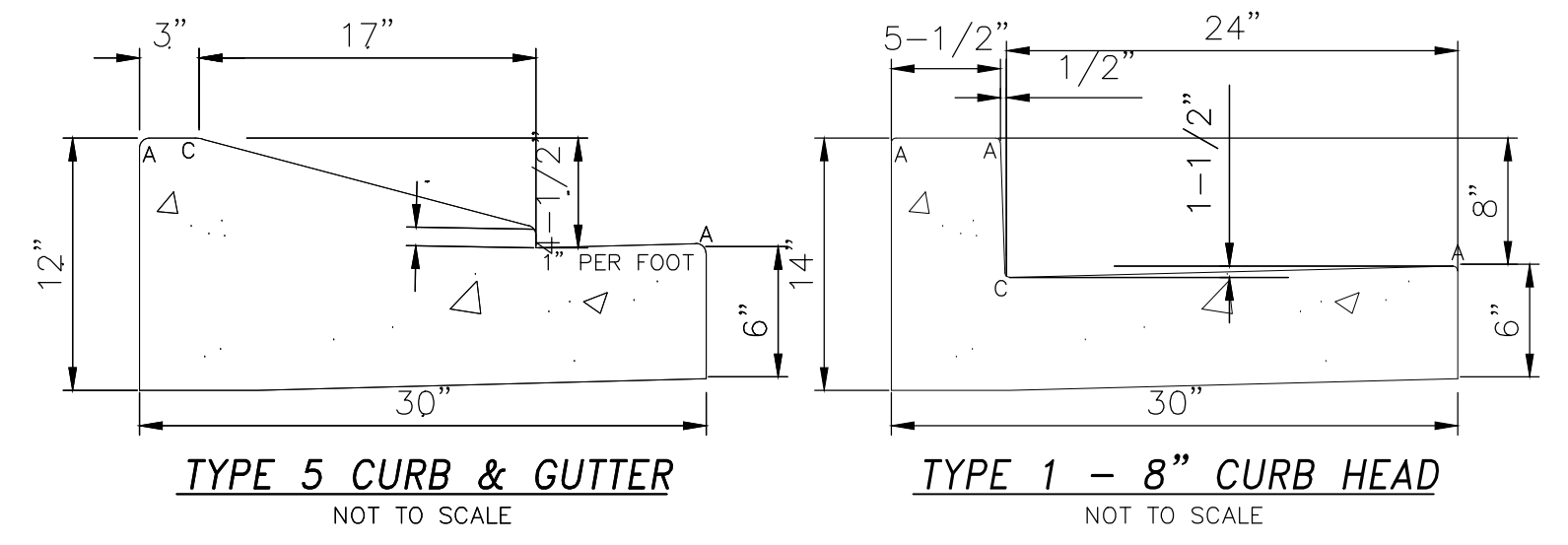
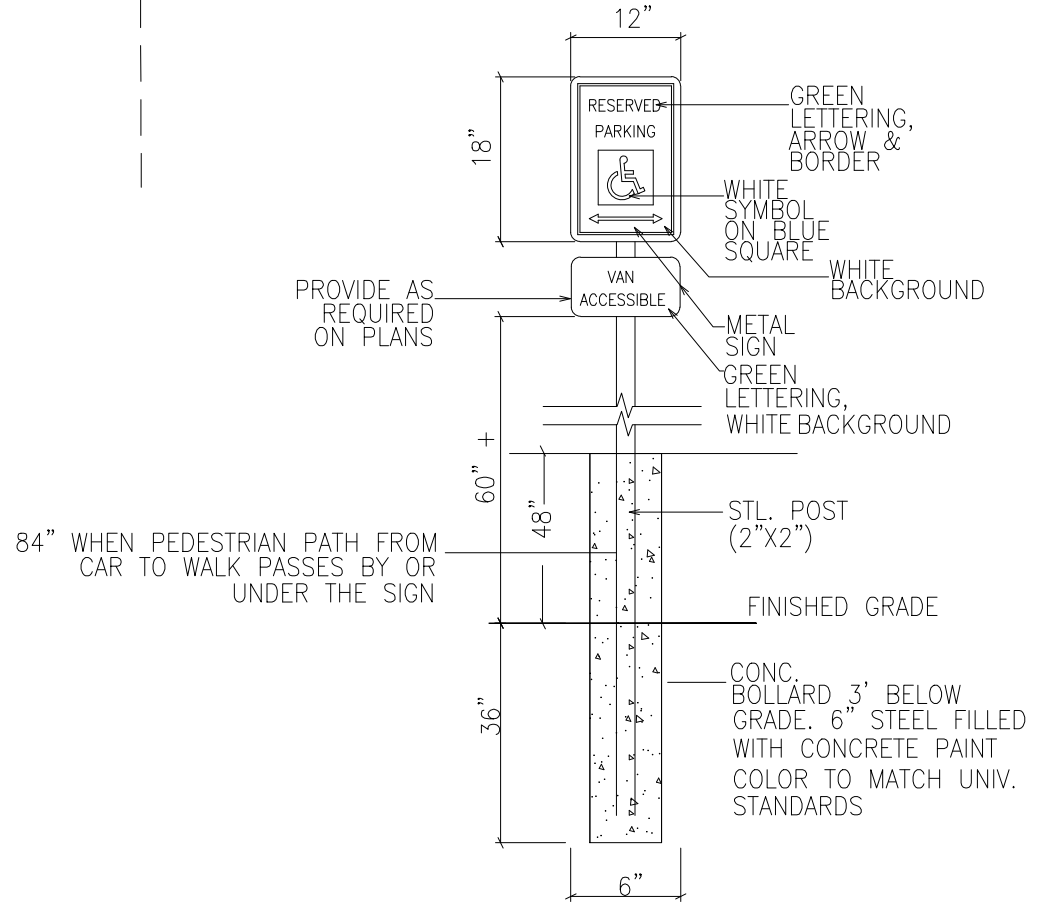


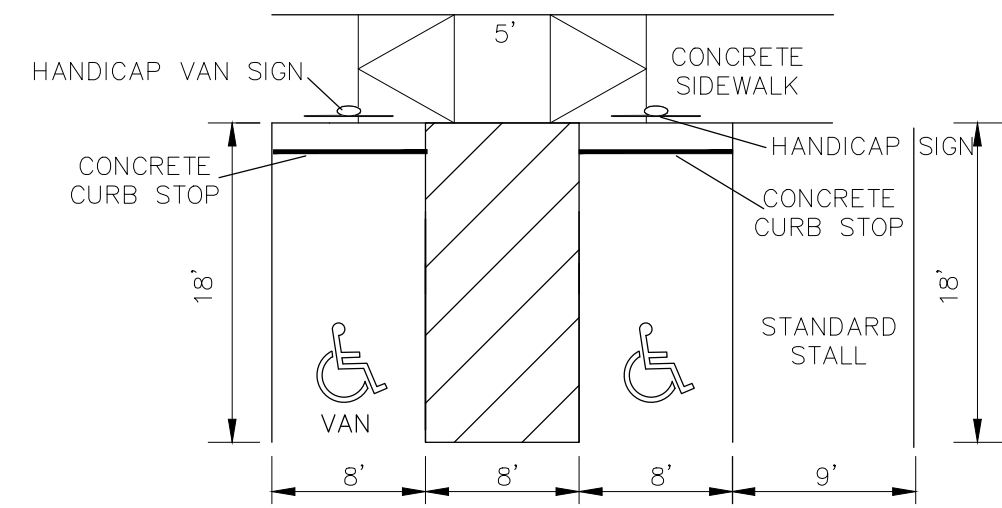
LOT LAYOUT



PRIVATE RESIDENTIAL STREET SECTION



ADA PARKING SIGN DETAIL  
N.T.S.



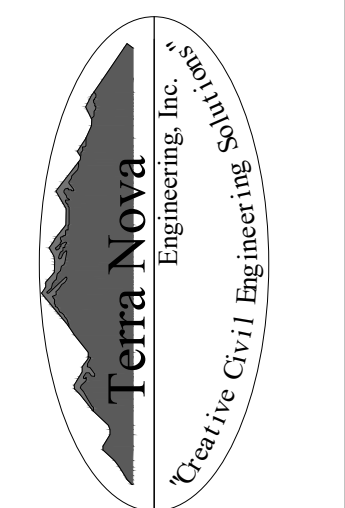
HANDICAP PARKING SPACE DETAILS  
NTS



NO.	REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060  
DENVER CO 80207  
720-563-7701



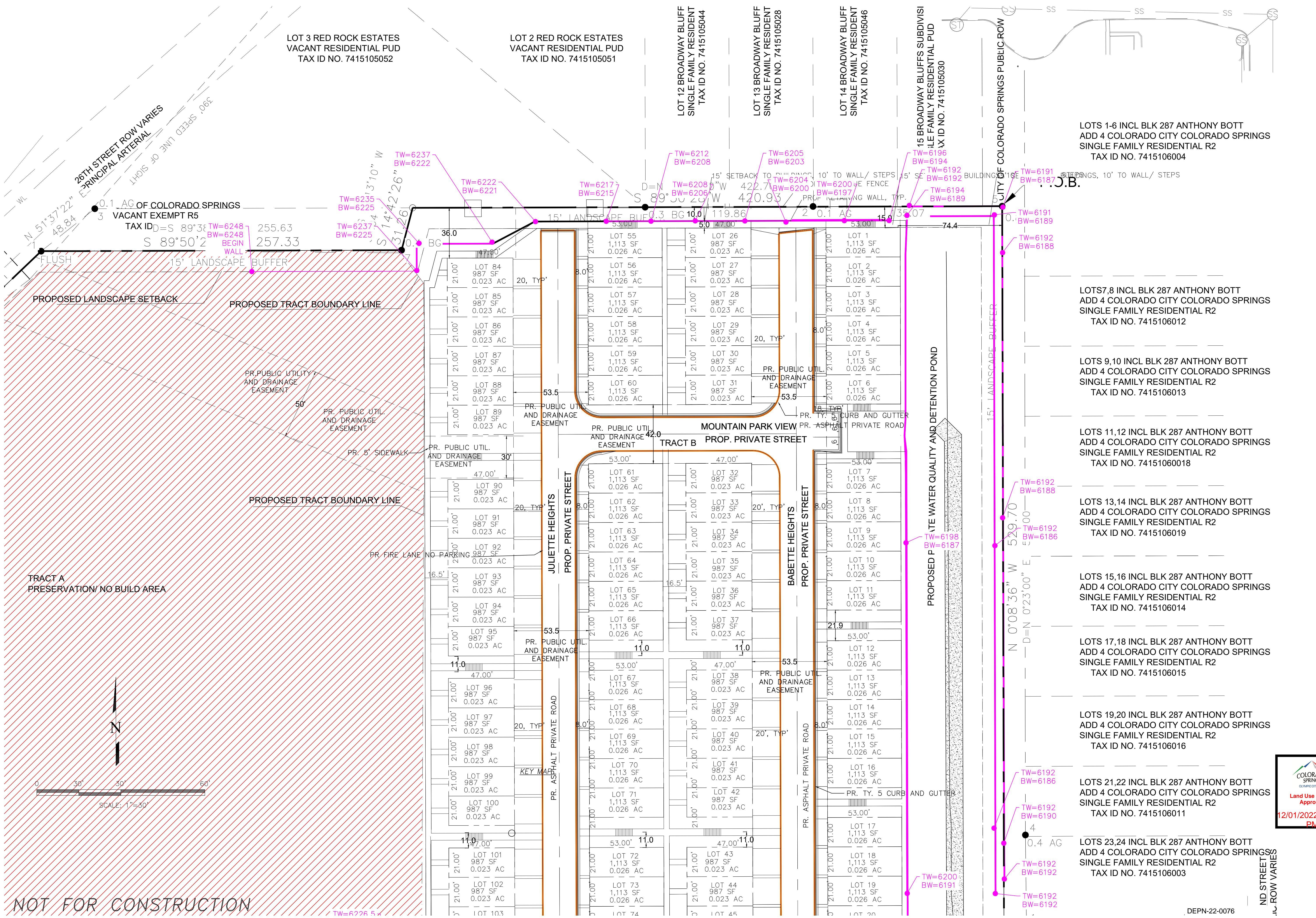
721 S. 2900 STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnecinc.com

2650 WHEELER  
DEVELOPMENT PLAN  
SITE PLAN

DESIGNED BY	LD
DRAWN BY	LD
CHECKED BY	LD
H-SCALE	1"=80'
V-SCALE	N.T.S.
JOB NO.	2106.00
DATE ISSUED	10/10/22
SHEET NO.	2 OF 17

NOT FOR CONSTRUCTION

DEPN-22-0076



NO.	REVISIONS	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT. TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECT AND PURPOSES INDICATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST STE 4060  
DENVER CO 80207  
720-563-7701

Terra Nova Engineering, Inc.  
721 S. 29th STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAK: 719-635-6426  
www.tnec.com

2650 WHEELER  
DEVELOPMENT PLAN  
NORTH DETAILED SITE PLAN

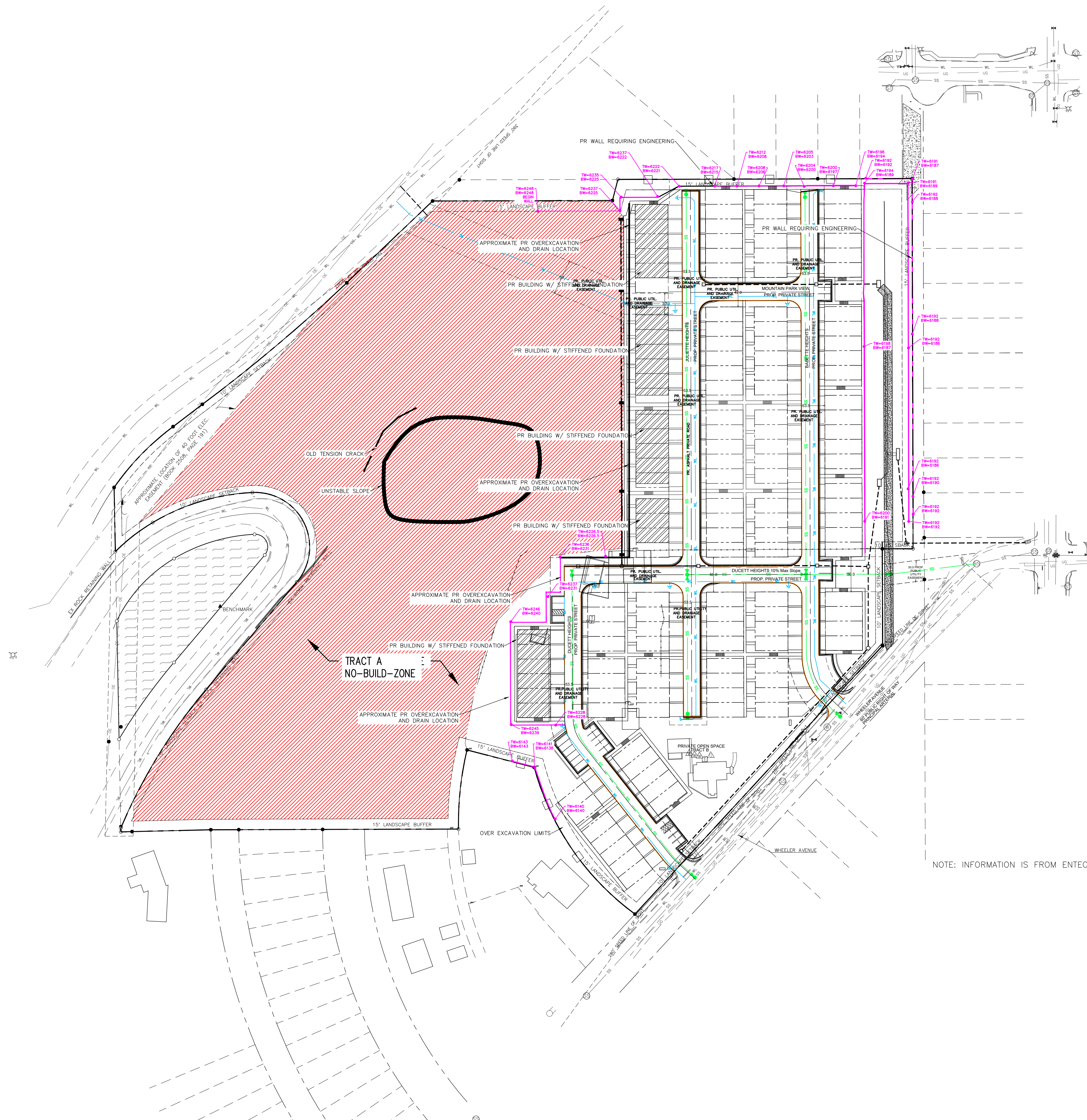
DESIGNED BY LD  
DRAWN BY LD  
CHECKED BY  
H-SCALE 1"=30'  
V-SCALE N/A  
JOB NO. 2106.00  
DATE ISSUED 10/10/22  
SHEET NO. 2A OF 17



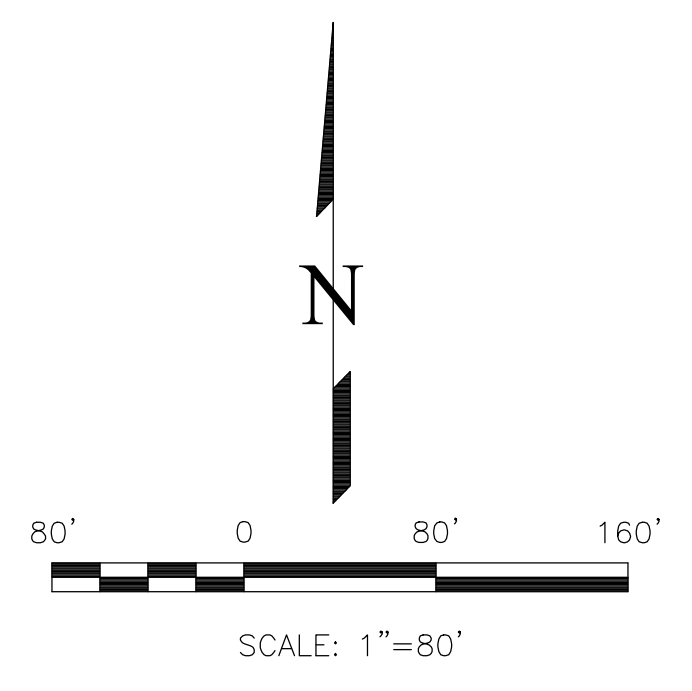
NOT FOR CONSTRUCTION

DEPN-22-0076





NOTE: INFORMATION IS FROM ENTECH REPORT. PLEASE REFER TO THAT FOR MORE DETAIL.



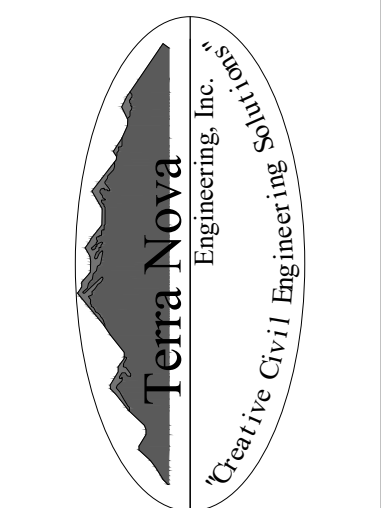
**NOT FOR CONSTRUCTION**

DEPN-22-0076

REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEER, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR THE PROJECT DESCRIBED BY THE INFORMATION CONTAINED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
**LGI HOMES COLORADO LLC**  
 ATTN: KACY FLEMONS  
 3401 QUEBEC ST SUITE 4060  
 DENVER CO 80207  
 720-563-7701



721 S. 23RD STREET  
 COLORADO SPRINGS, CO 80904  
 OFFICE: 719-635-6422  
 FAX: 719-635-6426  
 www.tnecinc.com

2650 WHEELER  
 DEVELOPMENT PLAN AMENDMENT  
 GEOTECH CONSTRAINTS

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY
H-SCALE 1"=80'
V-SCALE N/A
JOB NO. 2106.00
DATE ISSUED 10/10/22
SHEET NO. 2C OF 17

WLY LINE, TRACT 2  
(BOOK 1029, PAGE 76)

RADIAL BEAR.=  
S 45°03'27" E

RADIAL BEAR.=  
N 43°29'25" W

26TH STREET  
(f.k.o. STATE HWY. 336)  
(ASSUMED 60 FOOT RIGHT-OF-WAY)

RADIAL BEAR.=  
S 35°42'48" E

26TH STREET  
(f.k.o. STATE HWY. 336)  
(ASSUMED 60 FOOT RIGHT-OF-WAY)

Δ=27°49'11" R=310.00 L=150.52

26TH STREET  
(f.k.o. STATE HWY. 336)  
(ASSUMED 60 FOOT RIGHT-OF-WAY)

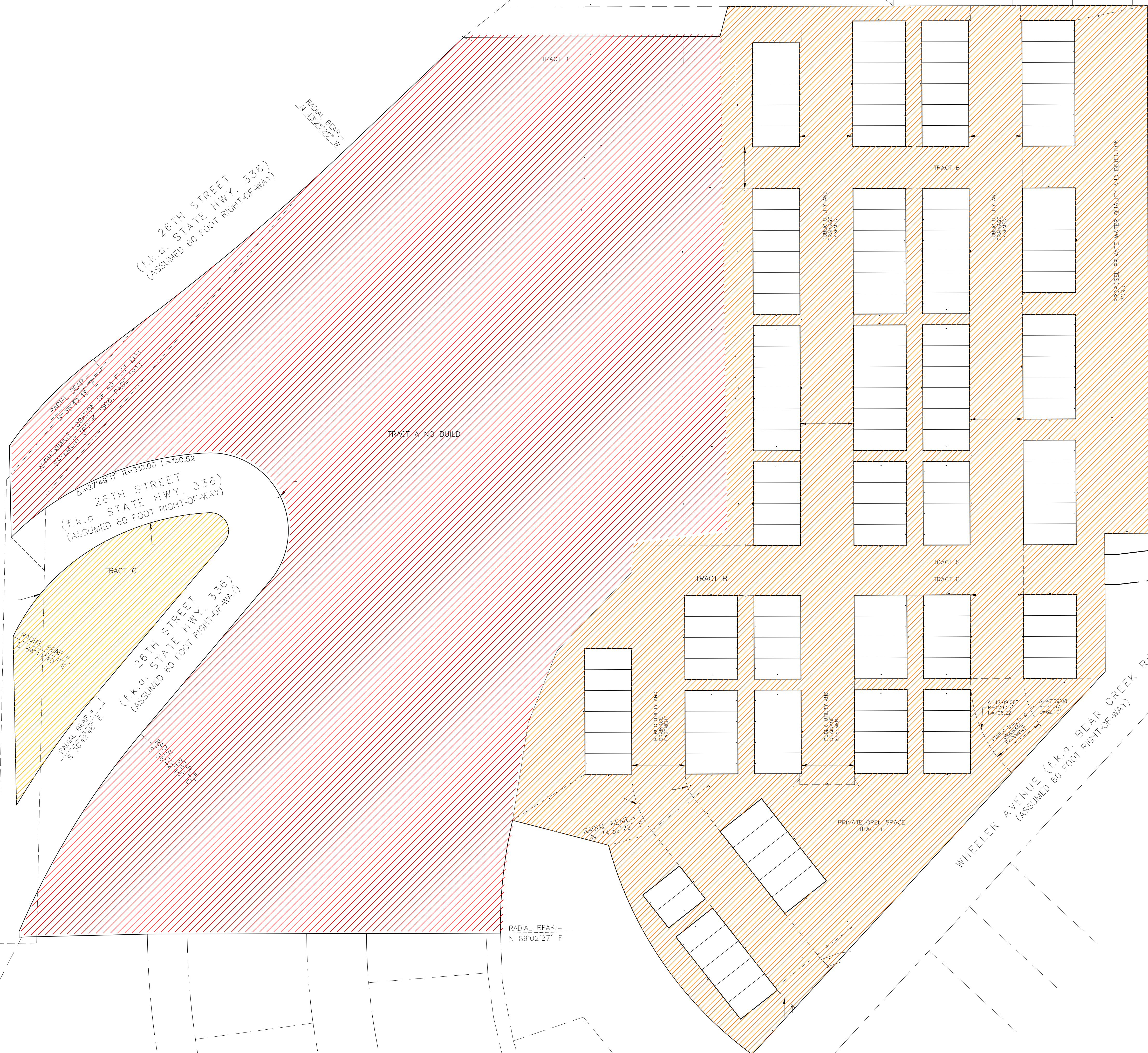
RADIAL BEAR.=  
S 35°42'48" E

26TH STREET  
(f.k.o. STATE HWY. 336)  
(ASSUMED 60 FOOT RIGHT-OF-WAY)

RADIAL BEAR.=  
N 89°02'27" E

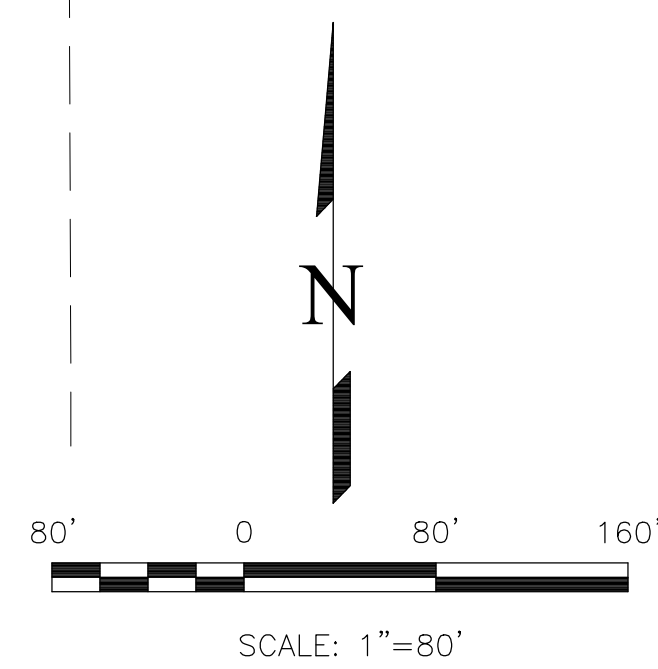
RADIAL BEAR.=  
N 74°52'42" E

WHEELER AVENUE (f.k.o. BEAR CREEK ROAD)  
(ASSUMED 60 FOOT RIGHT-OF-WAY)



LEGEND

- NO BUILD AREA (TRACT A)
- TRACT B
- TRACT C



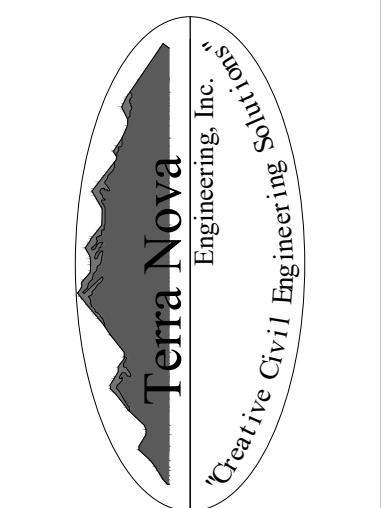
NOT FOR CONSTRUCTION

DEPN-22-0076

REVISIONS	NO.	DESCRIPTION	DATE

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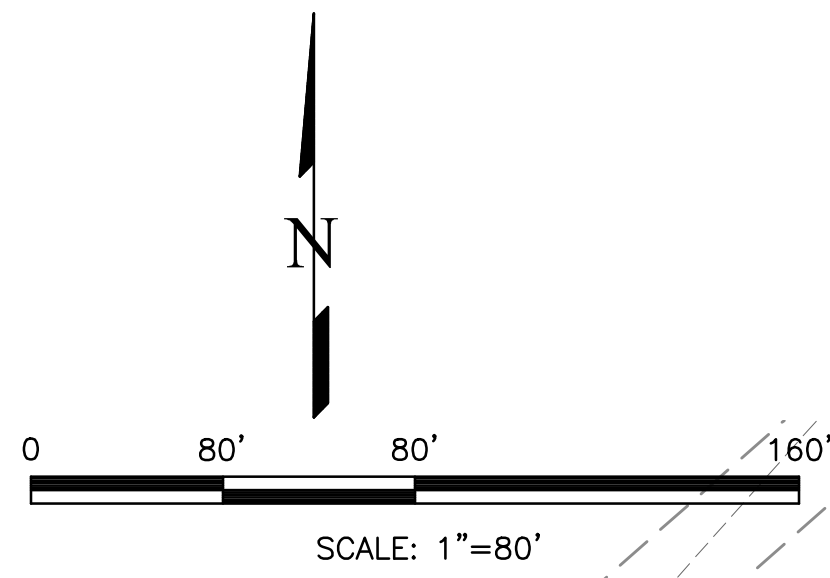
PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060  
DENVER, CO 80207  
720-563-7701



721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnecinc.com

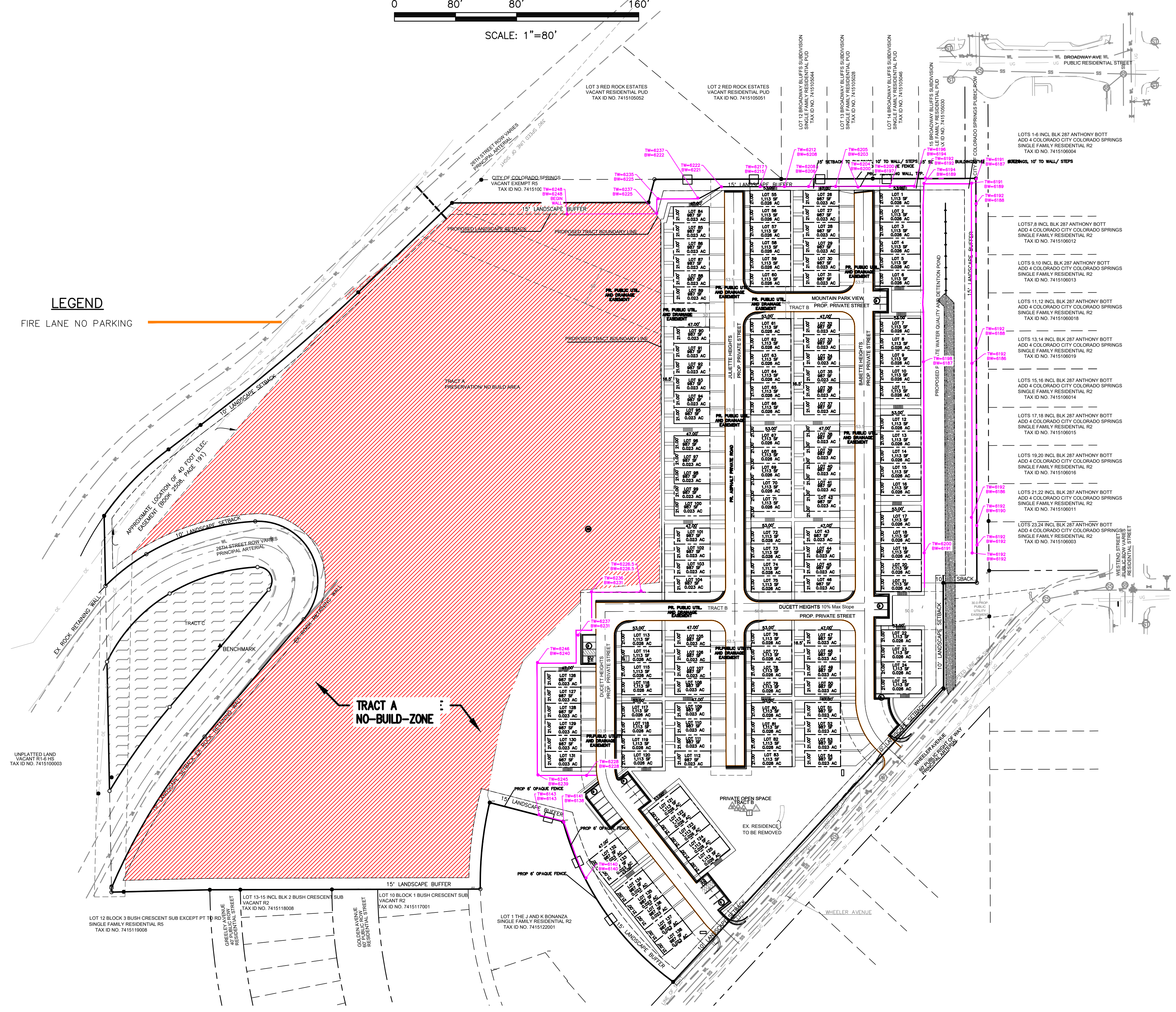
2650 WHEELER  
DEVELOPMENT PLAN AMENDMENT  
TRACT EXHIBIT

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY
H-SCALE 1"=80'
V-SCALE N/A
JOB NO. 2106.00
DATE ISSUED 10/10/22
SHEET NO. 2D OF 17



SOUTH 26TH ST  
HWY 24

**LEGEND**  
FIRE LANE NO PARKING



UNPLATTED LAND  
VACANT EXEMPT R2  
TAX ID NO. 741510003

LOT 12 BLOCK 3 BUSH CRESCENT SUB EXCEPT PT 1  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 7415119008

LOT 13-15 INCL. BLK 2 BUSH CRESCENT SUB  
VACANT R2  
TAX ID NO. 7415118008

LOT 10 BLOCK 1 BUSH CRESCENT SUB  
VACANT R2  
TAX ID NO. 7415117001

LOT 1 THE J AND K BONANZA  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 7415122001

LOT 3 RED ROCK ESTATES  
VACANT RESIDENTIAL PUD  
TAX ID NO. 741510002

LOT 2 RED ROCK ESTATES  
VACANT RESIDENTIAL PUD  
TAX ID NO. 741510001

LOT 17 BROADWAY BLUFFS SUBDIVISION  
PUBLIC RESIDENTIAL PUD  
TAX ID NO. 741510004

LOT 13 BROADWAY BLUFFS SUBDIVISION  
SMALL FAMILY RESIDENTIAL PUD  
TAX ID NO. 741510002

LOT 4 BROADWAY BLUFFS SUBDIVISION  
SMALL FAMILY RESIDENTIAL PUD  
TAX ID NO. 741510004

LOT 16 BROADWAY BLUFFS SUBDIVISION  
SMALL FAMILY RESIDENTIAL PUD  
TAX ID NO. 741510002

LOT 15 BROADWAY BLUFFS SUBDIVISION  
SMALL FAMILY RESIDENTIAL PUD  
TAX ID NO. 741510002

LOT 14 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 13 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 12 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 11 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 10 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 9 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510004

LOT 15 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510018

LOT 14 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 13 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 12 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 11 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 10 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 9 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 8 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019

LOT 7 INCL. BLK 287 ANTHONY BOTT  
ADD 4 COLORADO CITY COLORADO SPRINGS  
SINGLE FAMILY RESIDENTIAL R2  
TAX ID NO. 741510019



NOT FOR CONSTRUCTION

DEPN-22-0076

NO.	DESCRIPTION	DATE

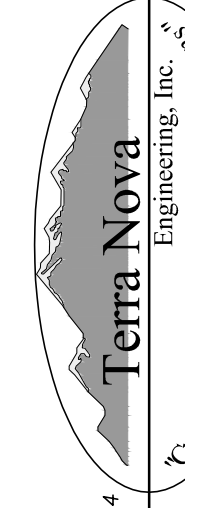
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC., APPROVES THEM FOR USE.

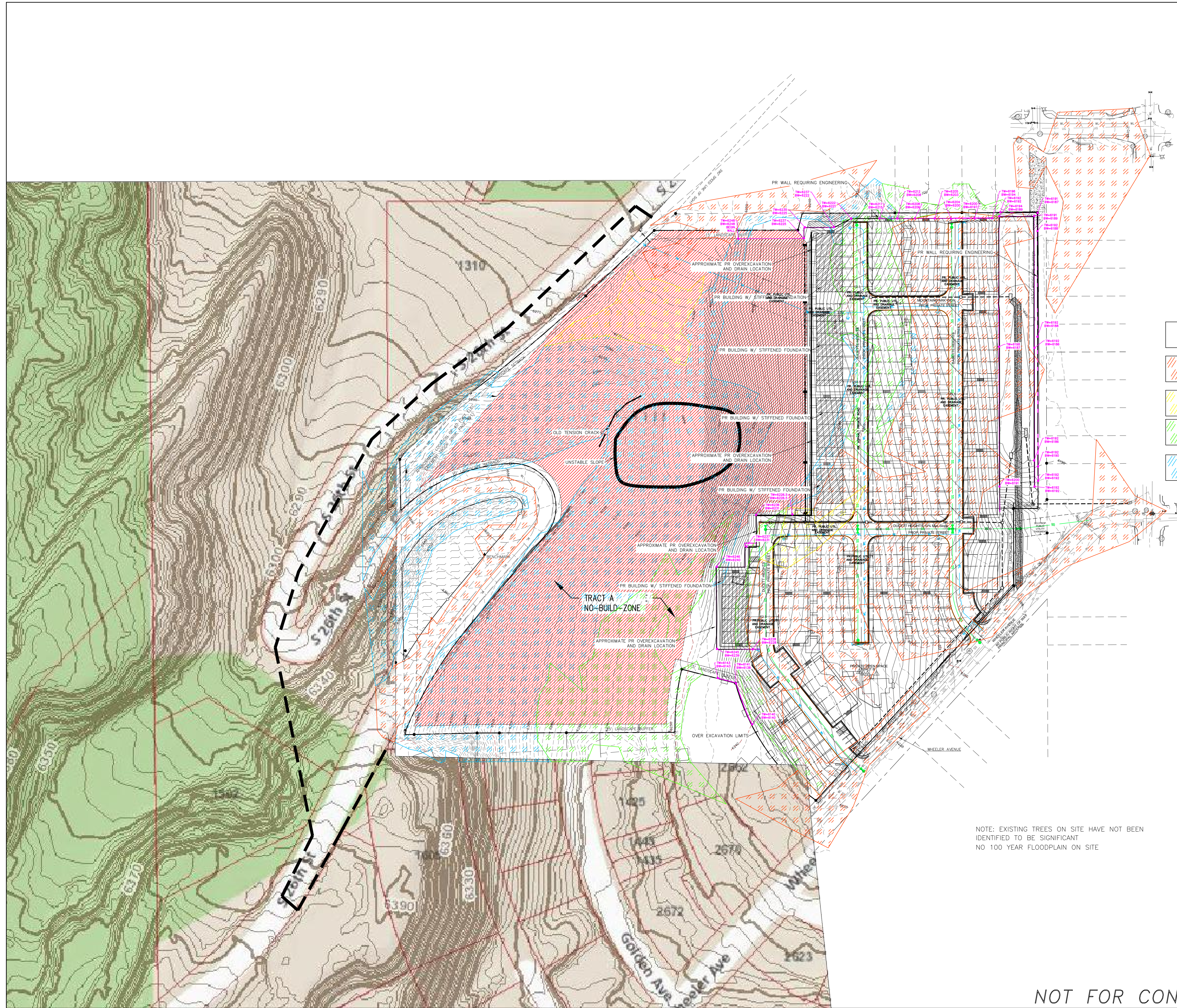
PREPARED FOR:  
**LGI HOMES COLORADO LLC**  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-535-6422

**2650 WHEELER**  
DEVELOPMENT PLAN

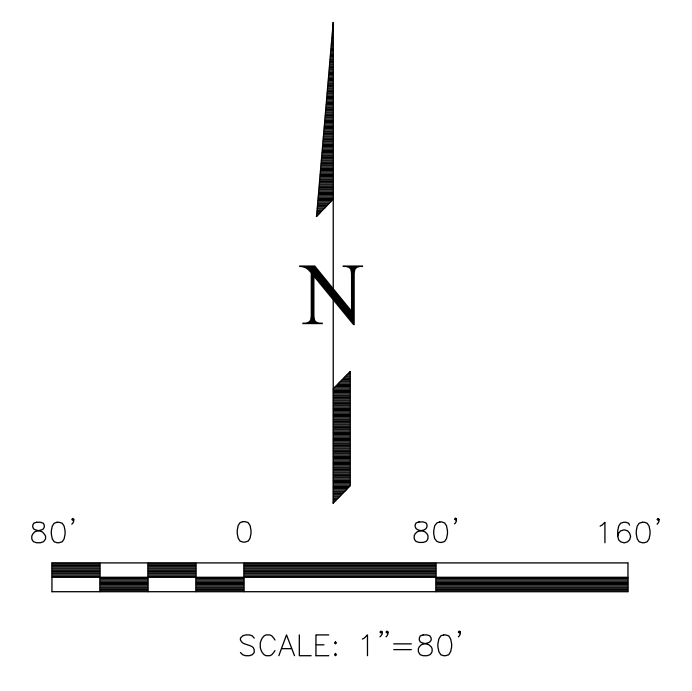
DESIGNED BY  
DRAWN BY  
CHECKED BY  
H-SCALE 1"  
V-SCALE N/  
JOB NO. 2106  
DATE ISSUED  
SHEET NO. 21





- 0% TO 8% SLOPES  
GENERALLY SUITABLE FOR DEVELOPMENT  
(OUTSIDE THE 100-YEAR FLOODPLAIN)
- 8% TO 12% SLOPES  
INCREASED POTENTIAL FOR ENGINEERING DIFFICULTIES,  
MODERATE POTENTIAL FOR ACTIVATING SITE HAZARDS
- 12% TO 15% SLOPES  
INCREASED POTENTIAL FOR ENGINEERING DIFFICULTIES,  
MODERATELY HIGH POTENTIAL FOR ACTIVATING SITE HAZARDS
- 15% TO 25% SLOPES  
HIGH POTENTIAL FOR ACTIVATING HAZARD POTENTIAL
- 25% OR GREATER SLOPES  
VERY HIGH POTENTIAL FOR DEVELOPMENT DIFFICULTY,  
SEVERE HAZARD POTENTIAL
- GEO-HAZ NO BUILD ZONE

NOTE: EXISTING TREES ON SITE HAVE NOT BEEN IDENTIFIED TO BE SIGNIFICANT  
NO 100 YEAR FLOODPLAIN ON SITE



NOT FOR CONSTRUCTION

DEPN-22-0076

REVISIONS NO.	DESCRIPTION	DATE

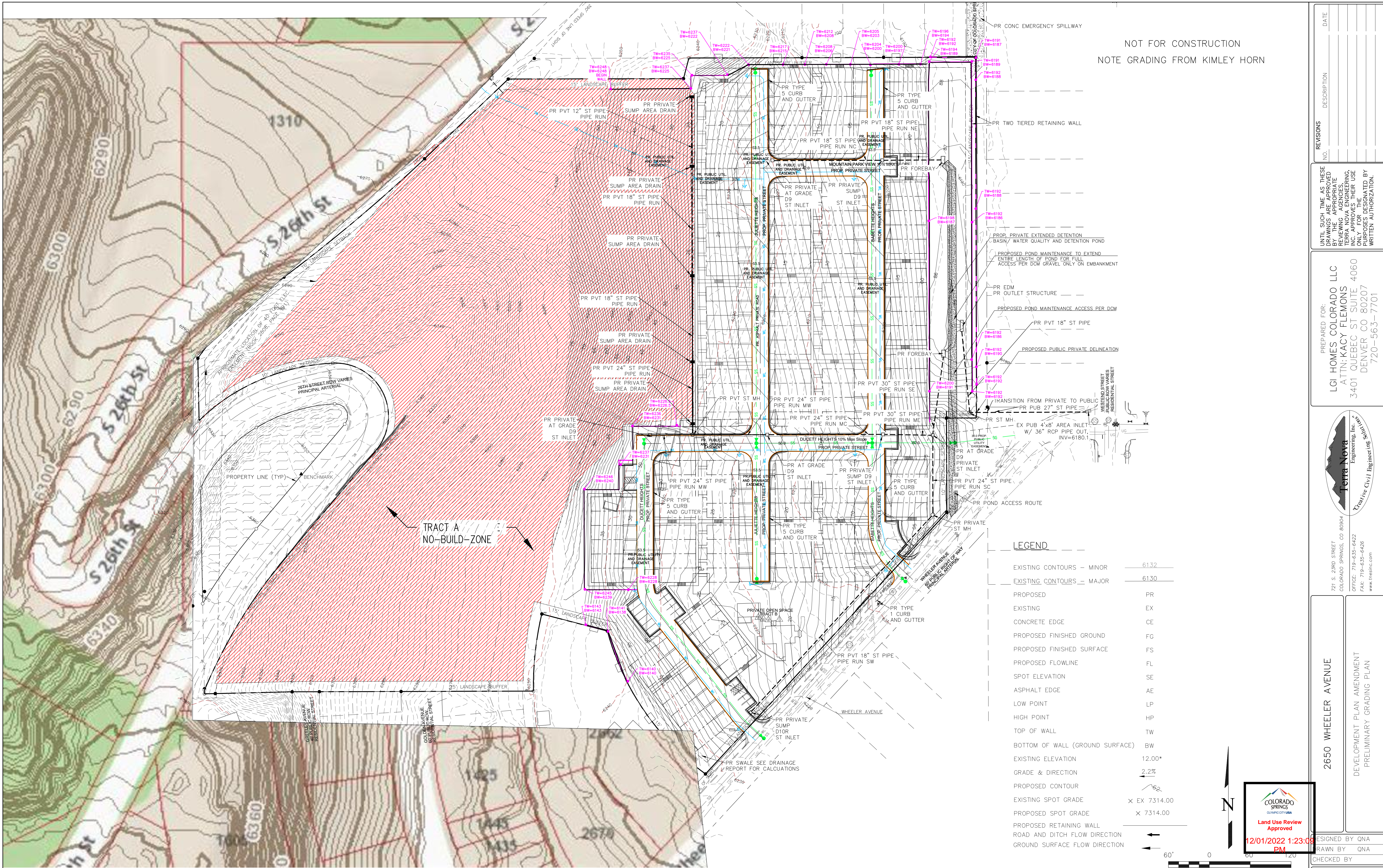
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR THE PROJECT DESCRIBED BY WRITTEN AUTHORIZATION.

PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060  
DENVER CO 80207  
720-563-7701

721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnec.com

2650 WHEELER  
DEVELOPMENT PLAN AMENDMENT  
LAND SUITABILITY ANALYSIS

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY
H-SCALE 1"=80'
V-SCALE N/A
JOB NO. 2106.00
DATE ISSUED 10/10/22
SHEET NO. 3 OF 17

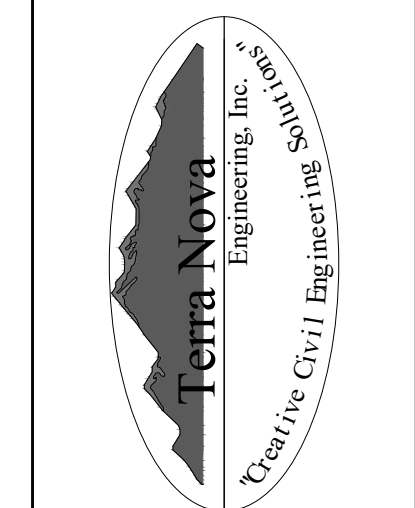


NOT FOR CONSTRUCTION  
NOTE GRADING FROM KIMLEY HORN

NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL JURISDICTION, THE DESIGNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE USER OF THESE DRAWINGS SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE ENGINEER AND ARCHITECT BEFORE ANY CONSTRUCTION OF THE PROJECT.

PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060  
DENVER CO 80207  
720-563-7701



721 S. 23RD STREET  
COLORADO SPRINGS, CO 80904  
OFFICE: 719-635-6422  
FAX: 719-635-6426  
www.tnecinc.com

2650 WHEELER AVENUE  
DEVELOPMENT PLAN AMENDMENT  
PRELIMINARY GRADING PLAN

DESIGNED BY	QNA
DRAWN BY	QNA
CHECKED BY	
H-SCALE	1"=60'
V-SCALE	N/A
JOB NO.	2106.00
DATE ISSUED	10/10/22
SHEET NO.	4 OF 17

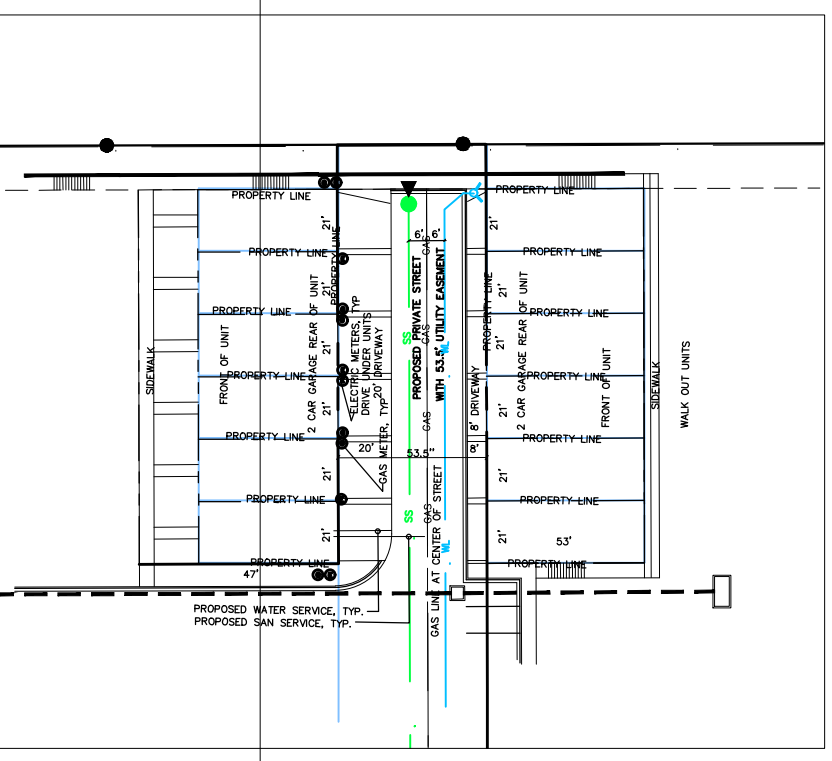
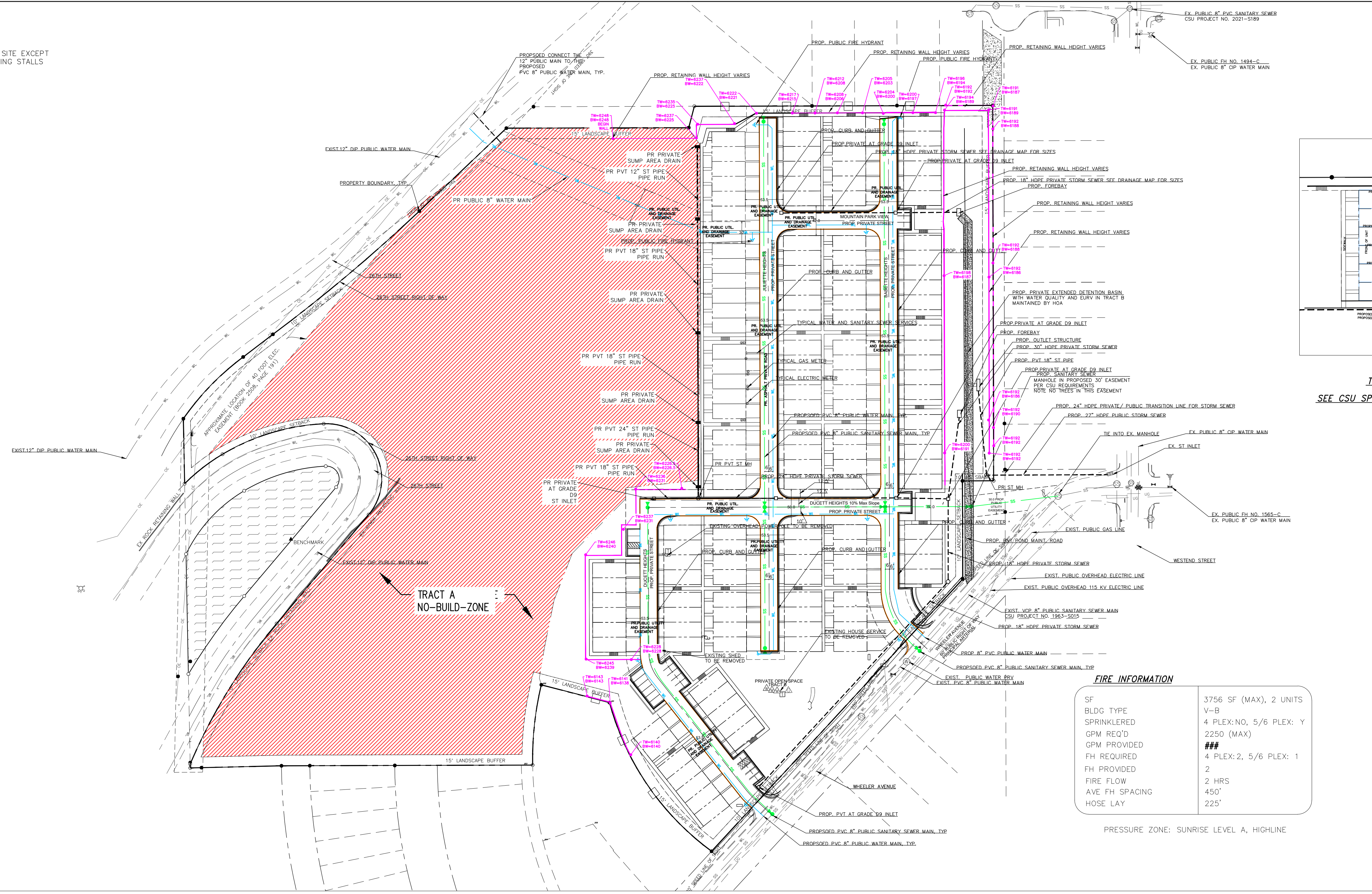
PRELIMINARY GRADING PLAN - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

DEPN-22-0076



NOTE: FIRE LANES ARE EVERYWHERE ON THE SITE EXCEPT IN THE LOCATIONS OF DRIVE WAYS AND PARKING STALLS FOR GUEST PARKING.



TYPICAL SERVICE LOCATION  
SEE CSU SPEC A3-14 FOR DETAIL ON SERVICES

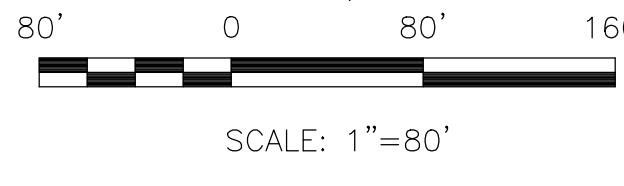
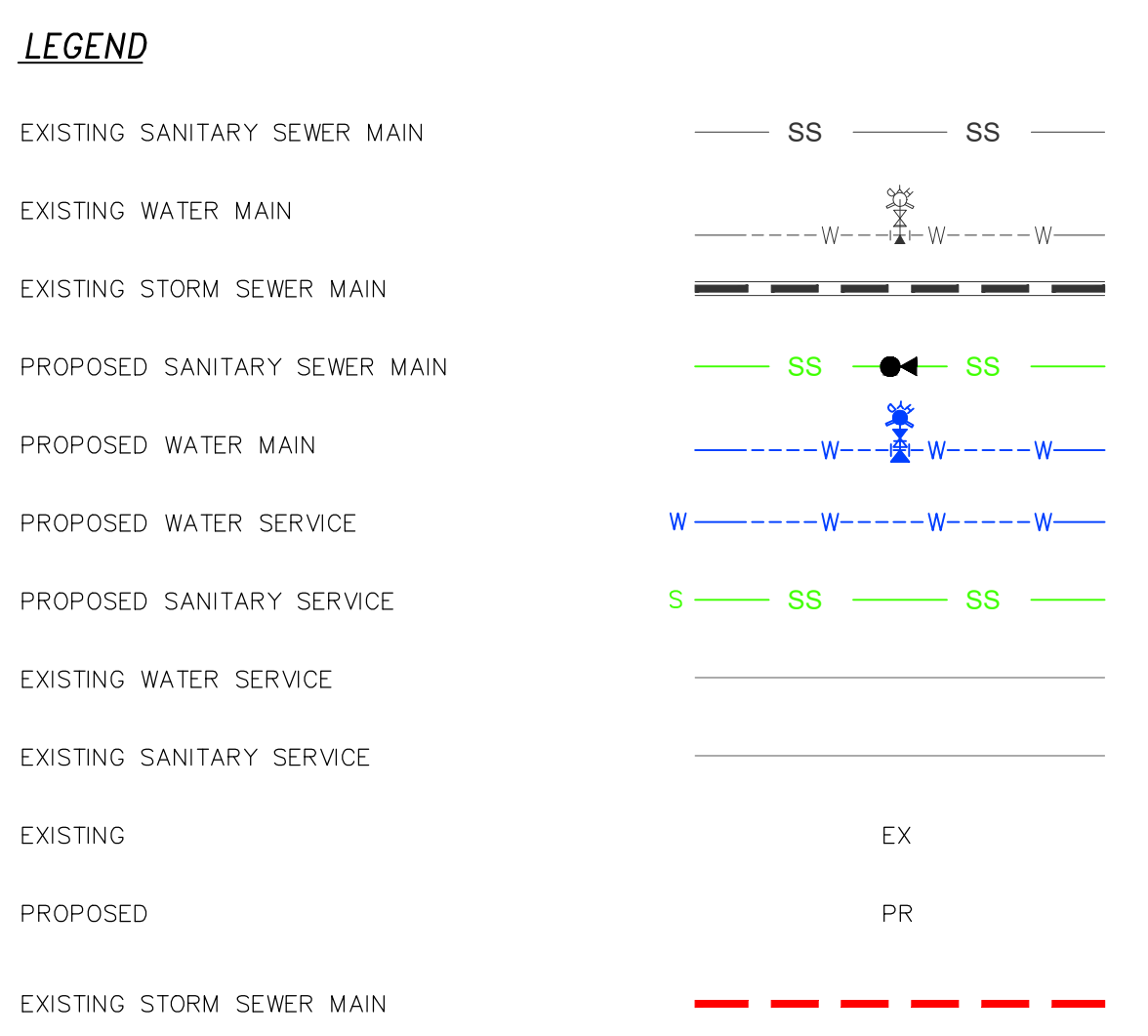
**FIRE INFORMATION**

SF	3756 SF (MAX), 2 UNITS
BLDG TYPE	V-B
SPRINKLERED	4 PLEX: NO, 5/6 PLEX: Y
GPM REQ'D	2250 (MAX)
GPM PROVIDED	###
FH REQUIRED	4 PLEX: 2, 5/6 PLEX: 1
FH PROVIDED	2
FIRE FLOW	2 HRS
AVE FH SPACING	450'
HOSE LAY	225'

PRESSURE ZONE: SUNRISE LEVEL A, HIGHLINE

- NOTES:**
1. ALL PROPOSED PUBLIC WASTEWATER COLLECTION MAINLINES THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MINIMUM GRADE OF 1.04% AND NOT EXCEED A MAXIMUM DEPTH OF 20- FEET.
  2. ALL PROPOSED WATER/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAT FOR ALL REQUIRED EASEMENTS.
  3. EASEMENTS GRANTED TO COLORADO SPRINGS UTILITIES FOR THE PROPOSED WATER/WASTEWATER FACILITIES WILL BE GRANTED BY SEPARATE INSTRUMENT, USING A COLORADO SPRINGS UTILITIES' PERMANENT EASEMENT AGREEMENT DOCUMENT. THE RECORDING RECEPTION NUMBER FOR THESE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT.
  4. ALL PROPOSED WATER/WASTEWATER MAINS SHALL MEET ALL CLEARANCE REQUIREMENTS IN THE WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS.
  5. A FACILITY/SERVICE PLAN WILL BE PROVIDED FOR ALL FUTURE PHASES.
  6. A 16-INCH DIAMETER WATER MAIN WILL BE EXTENDED FROM 8TH STREET TO AN EXISTING 12-INCH MAIN LINE ON W. RIO GRANDE FOR THE FIRST PHASE OF DEVELOPMENT.
  7. POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECTS ON PUBLIC UTILITIES AND IMPROVEMENTS WITHIN THIS PROPOSED DEVELOPMENT AND NO CONSTRUCTION WILL BEGIN BEFORE CITY APPROVAL.
  8. NO CONSTRUCTION WILL BE ALLOWED UNTIL CSU IS SATISFIED WITH THE ENVIRONMENTAL ISSUES WITHIN THE PUBLIC RIGHTS-OF-WAY.
- GENERAL NOTES:**
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
  2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKE'S PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
  3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY).
  4. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
  4. NOTE: ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



NOT FOR CONSTRUCTION

DEPN-22-0076

DATE	
DESCRIPTION	
REVISIONS	
NO.	

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF COLORADO SPRINGS UTILITIES ENGINEERING, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ON BEHALF OF THE CITY OF COLORADO SPRINGS. DESIGNED BY QNA, DRAWN BY LD, CHECKED BY LD.

PREPARED FOR:  
LGI HOMES COLORADO LLC  
ATTN: KACY FLEMONS  
3401 QUEBEC ST SUITE 4060  
DENVER CO 80207  
720-563-7701

www.tn-engineering.com  
www.tn-inc.com

2650 WHEELER AVENUE  
MAJOR DEVELOPMENT PLAN  
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

DESIGNED BY QNA  
DRAWN BY LD  
CHECKED BY LD  
H-SCALE 1"=80'  
V-SCALE N/A  
JOB NO. 2106.00  
DATE ISSUED 10/10/22  
SHEET NO. 5 OF 17

VICINITY MAP



SCHEMATIC LANDSCAPE DIAGRAM

CLIMATE ZONE: FOOTHILLS **FOOTHILLS AND PLAINS** PLAINS



PLANT COMMUNITIES	HYDROZONES (SUPPLEMENTAL WATER)
1 - SEMIARID SHRUBLANDS	V - VERY LOW (0 TO 7 IN. / YR)
2 - PINYON WOODLANDS	L - LOW (7 TO 15 IN. / YR)
3 - PRAIRIE	M - MODERATE (15 TO 25 IN. / YR)
4 - LOWER ELEVATION RIPARIAN	H - HIGH (MORE THAN 25 INCHES / YR)
5 - FOOTHILL SHRUBLANDS	
6 - PONDEROSA PINE FOREST	
7 - UPPER ELEVATION RIPARIAN	
8 - DOUGLAS-FIR FOREST	

SITE CATEGORY CALCULATIONS

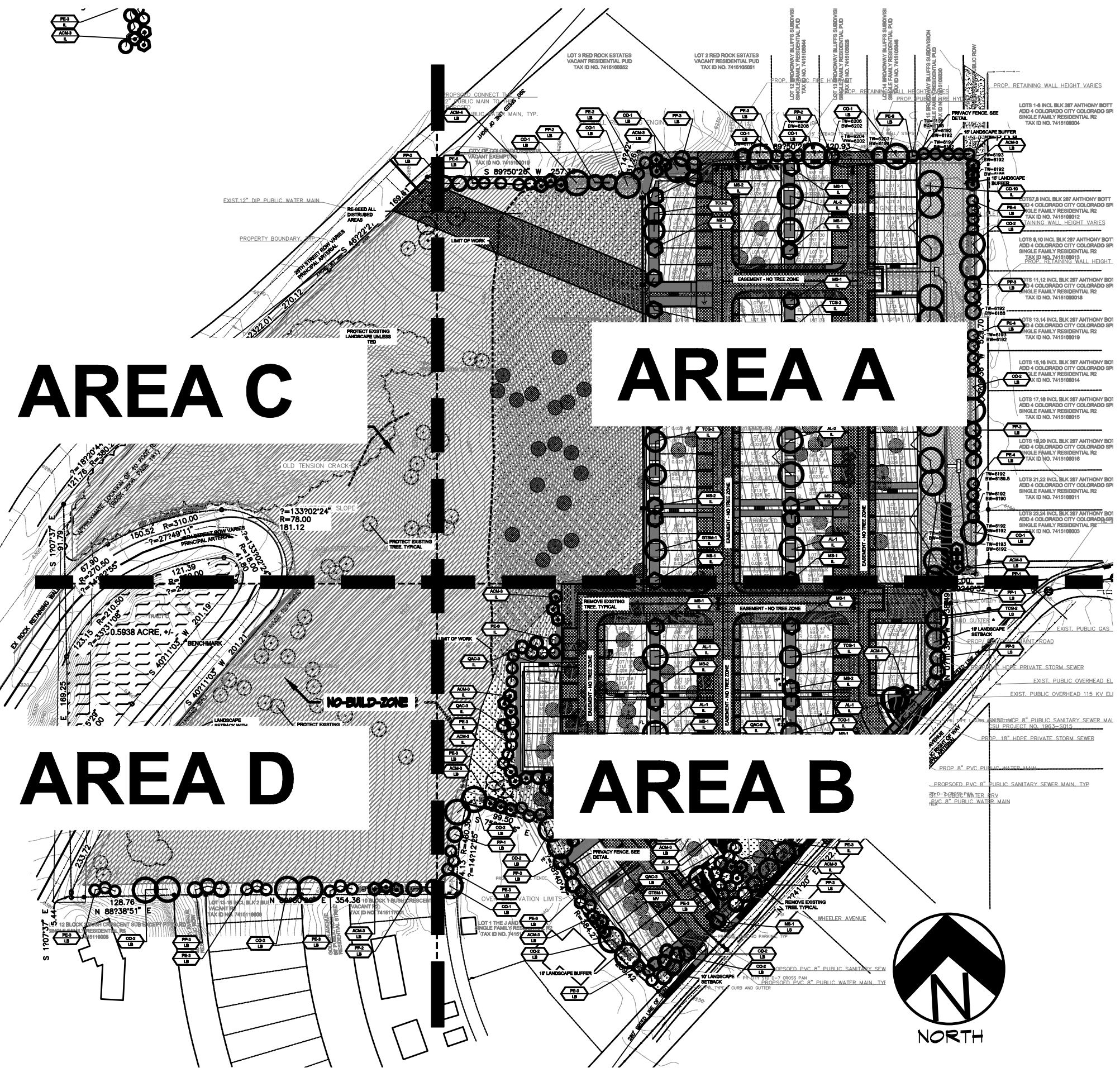
LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
WHEELER AVE.	NON-ARTERIAL	10/10 FT	105 LF	1/30 FT	24/24
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	0/0	L6	15%/15%		
0/0	0/0	L8	15%/15%		

MOTOR VEHICLE LOTS (MV)				
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
26	2/2	FRONTAGE	0 LF	0 LF
(1/5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
0/0	0/0	0 LF	MV	15%/15%

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. 100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED (EXCLUDING DRIVEWAYS)
256,250 SF (TOTAL SITE)	RESIDENTIAL 15%	REFER TO PROVIDED INTERNAL TREES	
41,133 (DEVELOPED AREA)	RESIDENTIAL 15%	62,810 SF, 63,000	16/000
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
260,760 FINAL PLAN	0/0	IL	15%/15%

LANDSCAPE BUFFERS AND SCREENS (LB & LBT)				
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
NORTH	15/15 FT	110 LF	36/36	18/23
SOUTH	15/15 FT	956 LF	48/48	24/29
EAST	15/15 FT	930 LF	26/26	14/18
TRASH ENCLOSURE(S)	NA	NA	NA	NA
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	SHRUB ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	LB	15%/15%		
0/0	LB	15%/15%		
0/0	LB	15%/15%		
6' HIGH WOOD ENCLOSURE	LBT (SHRUB)	NA		

INTERNAL AREA NOTE FOR FINAL PLAN: ALL EXISTING TREES WILL BE EVALUATED FOR SPECIES AND CONDITION TO DETERMINE IF THEY CAN BE USED TOWARD THE INTERNAL REQUIREMENTS. THIS WILL BE PROVIDED ON THE FINAL LANDSCAPE PLAN AND TREES/SHRUBS ADDED AS REQUIRED TO MEET MINIMUM CODE.



OVERALL PRELIMINARY LANDSCAPE PLAN DEVELOPMENT PLAN

PLANTING AREA SOIL PREP NOTES

- SOIL PREPARATION FOR PLANTING AREAS ONLY WHERE ACCESSIBLE:
- A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
  - B. REMOVE ALL RUBBLE, STONES AND EXTRANEUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
  - C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES. EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

LANDSCAPE MAINTENANCE NOTE

ALL LANDSCAPE IMPROVEMENTS SHALL BE MAINTAINED BY THE HOA AND/OR CURRENT TRACT OWNER. STREET TREES, STREETSCAPE IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 160PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS BY HGD, INC. IF ANY DISCREPANCY BETWEEN APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS EXIST THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENT. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENCRUCH INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT STILL MEETS CITY MINIMUM SIZE REQUIREMENT, AND ARE NOT REQUIRED AS PART OF ANY SPECIAL PLAN APPROVAL AGREEMENT OR STANDARD. WHEN MINOR LANDSCAPE CHANGES ACCUMULATE OR LARGE CHANGES OCCUR FROM THE APPROVED PLAN AFTER ENTITLEMENT, A MINOR AMENDMENT APPLICATION SUBMITTAL IS OFTEN REQUIRED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5906) AND AS NECESSARY OUR DRE OFFICE (385-5982).

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOR/SPRAY SYSTEM FOR TURF AND/OR SEEDED AREAS AS REQUIRED PER PLAN. IF THE IRRIGATION PLAN IS NOT SUBMITTED WITH THE FINAL IT MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS AFTER BUILDING PERMIT IS ISSUED. THE PLAN MUST BE APPROVED PRIOR TO ANY IRRIGATION COMPONENT INSTALLATION AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY. CONTACT LANDSCAPE ARCHITECT.

FINAL LANDSCAPE PLAN SUBMITTAL NOTE

A FINAL LANDSCAPE PLAN, TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. THESE PLANS MUST BE SUBMITTED TO CITY PLANNING AND ZONING OFFICE. THE FINAL LANDSCAPE PLAN WILL INCLUDE A MAINTENANCE PLAN TO ADDRESS MOWING, PRUNING, AND IRRIGATION SCHEDULING FOR PLANT MATERIAL. SPECIFIC INFORMATION WILL BE PROVIDED FOR BLUEGRASS AND NATIVE SEED. THE PROPERTY OWNER SHALL BECOME FAMILIAR WITH THESE GUIDELINES. PLAN SHALL ALSO BE SUBMITTED TO THE COLORADO SPRINGS FIRE DEPARTMENT, WILDFIRE MITIGATION SECTION FOR APPROVAL

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

DOCUMENT NOTE

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CITY STAMP

NUMBER 985-21

REVISIONS	PER CITY COMMENTS
10-5-21	PER CITY COMMENTS
11-15-21	PER CITY COMMENTS
6-30-22	PER SITE UPDATES
9-6-22	PER COMMENTS
10-7-22	PER COMMENTS

ORIGINAL DATE 4-5-21

DRAWN BY JM

DESCRIPTION OVERALL PRELIMINARY LANDSCAPE PLAN

SHEET NO. L1.1

NOT FOR CONSTRUCTION

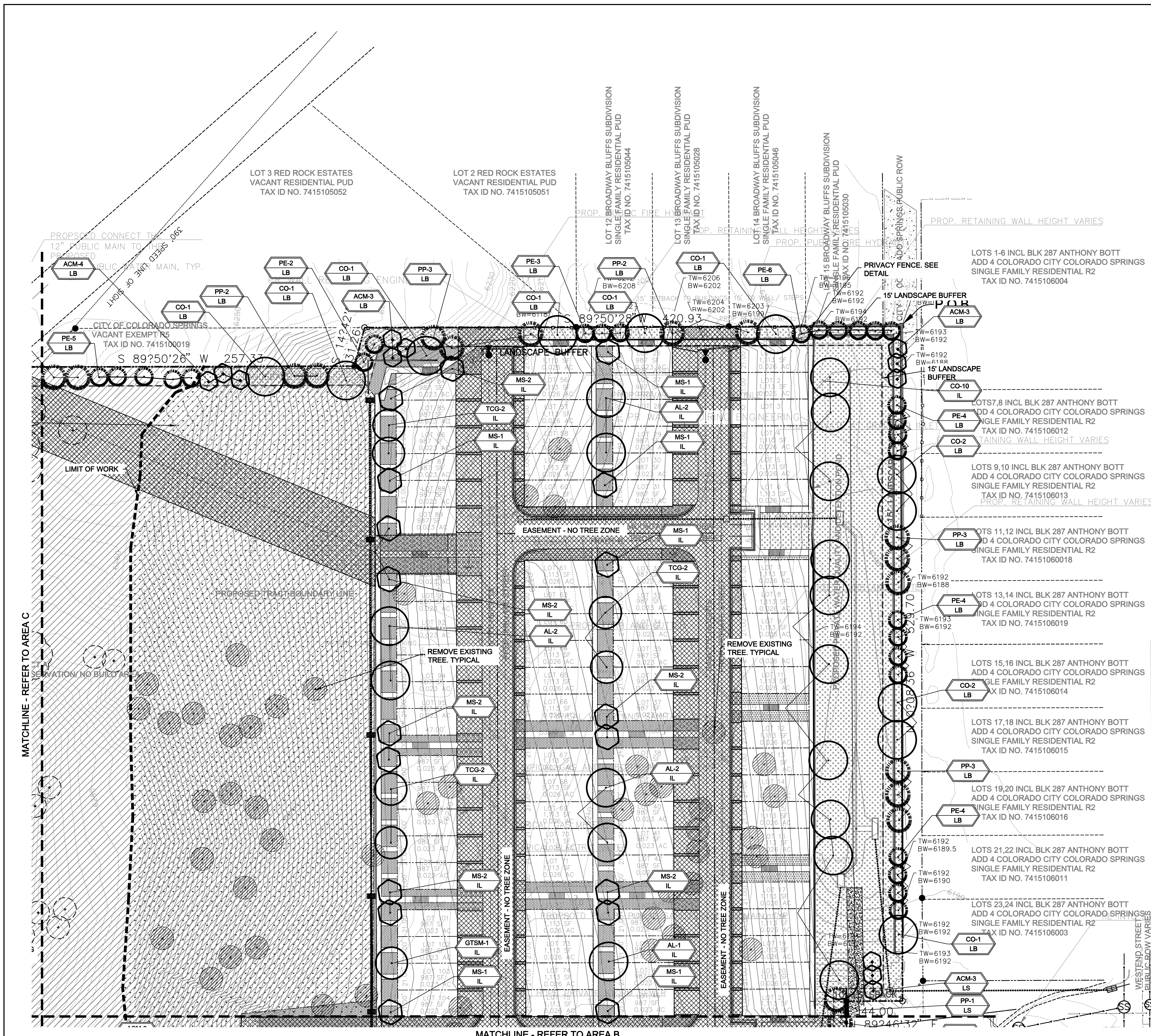
For City Approval Only

CITY OF COLORADO SPRINGS  
Land Use Review  
Approved  
2/01/2022 1:23:09 PM

HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-568-1122



2650 WHEELER DEVELOPMENT PLAN  
COLORADO SPRINGS, CO  
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.  
PREPARED FOR:  
2650 WHEELER LLC

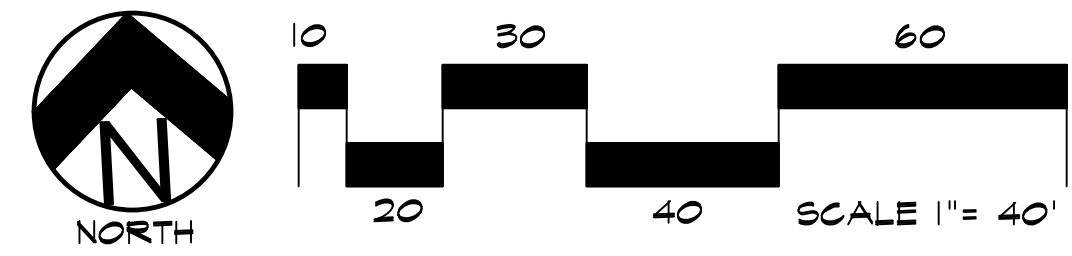


### FIRE MITIGATION NOTES

**COMMENT 2:** Place the following as notes on the landscape plans.  
**FUELS MANAGEMENT- SAFETY ZONE.** All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:  
**K102.1.1 SAFETY ZONE.**  
 Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least ten feet (10') or more of noncombustible materials and/or grass mowed to not more than four inches (4") in height. (Ordinance 18-50, §8.4.105, K102.1)  
**COMMENT 3:** Place the following as notes on the landscape plans.  
**FUELS MANAGEMENT- CLEARANCE TO MAIN STRUCTURE.** All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:  
**K102.1.2 CLEARANCE TO MAIN STRUCTURE.** No hazardous brush or trees (i.e. junipers and conifers) shall be allowed within fifteen feet (15') of the main structure or significant accessory structure. Conifers or other similarly combustible plants shall not be planted under soffit vents.  
 Exception: When approved by the fire code official, small brush patches or trees, not exceeding one hundred (100) square feet in size and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accordance with the applicable Colorado Springs Community Wildfire Protection Plan. Plants with fire resistant characteristics found on the Colorado State Forest Service List of Firewise Plants are allowed within 15# of the main structure or significant accessory structure. (Ordinance 18-50, §8.4.105, K102.1.2)  
**COMMENT 4:** Place the following as notes on the landscape plans.  
**PRUNING OF DEAD LIMBS.** Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved. (Ordinance 18-50, §8.4.105, K102.1.3)  
**COMMENT 5:** Place the following as notes on the landscape plans.  
**CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES.** Tree branches shall not extend over or under the roof or eaves, and shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney. (Ordinance 18-50, §8.4.105, K102.1.4)

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
[Pattern]	Seed Mix 'A' OR Alternate Kentucky Bluegrass Sod	6,252 SF
[Pattern]	Arkansas Tan Rock: 3/4" Diameter (with weed barrier) Plants to meet city code shown on final landscape plan	38,267 SF
[Pattern]	Irrigated Seed Grass Mix 'A'. Refer to notes Water Quality Area	49,200 SF
[Pattern]	Irrigated Seed Grass Mix 'B'. Refer to notes	142,000 SF
[Pattern]	Black Granite Rock: 4-8" Diameter (with weed barrier) Plants to meet city code shown on final landscape plan	10,485 SF
[Symbol]	Accent Boulders: Broadmoor or Denver Granite, 18" Dia-36" Dia.	See Final plan
[Symbol]	Steel Edger. See notes	
[Symbol]	4-8" Dia. Cobble Edge between rock types	

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.



**UTILITIES NOTE**  
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# PRELIMINARY LANDSCAPE PLAN DEVELOPMENT PLAN AREA A

CITY STAMP

NUMBER **985-21**

REVISIONS	PER CITY COMMENTS
10-5-21	PER CITY COMMENTS
11-15-21	PER CITY COMMENTS
6-30-22	PER SITE UPDATES
9-6-22	PER COMMENTS
10-7-22	PER COMMENTS

ORIGINAL DATE **4-5-21**

DRAWN BY **JM**

DESCRIPTION **AREA A - PRELIMINARY LANDSCAPE PLAN**

SHEET NO. **L1.2**

NOT FOR CONSTRUCTION

For City Approval Only

12/01/2022 1:23:03 PM

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80916  
 Phone 719-477-1646  
 Fax 719-568-1122



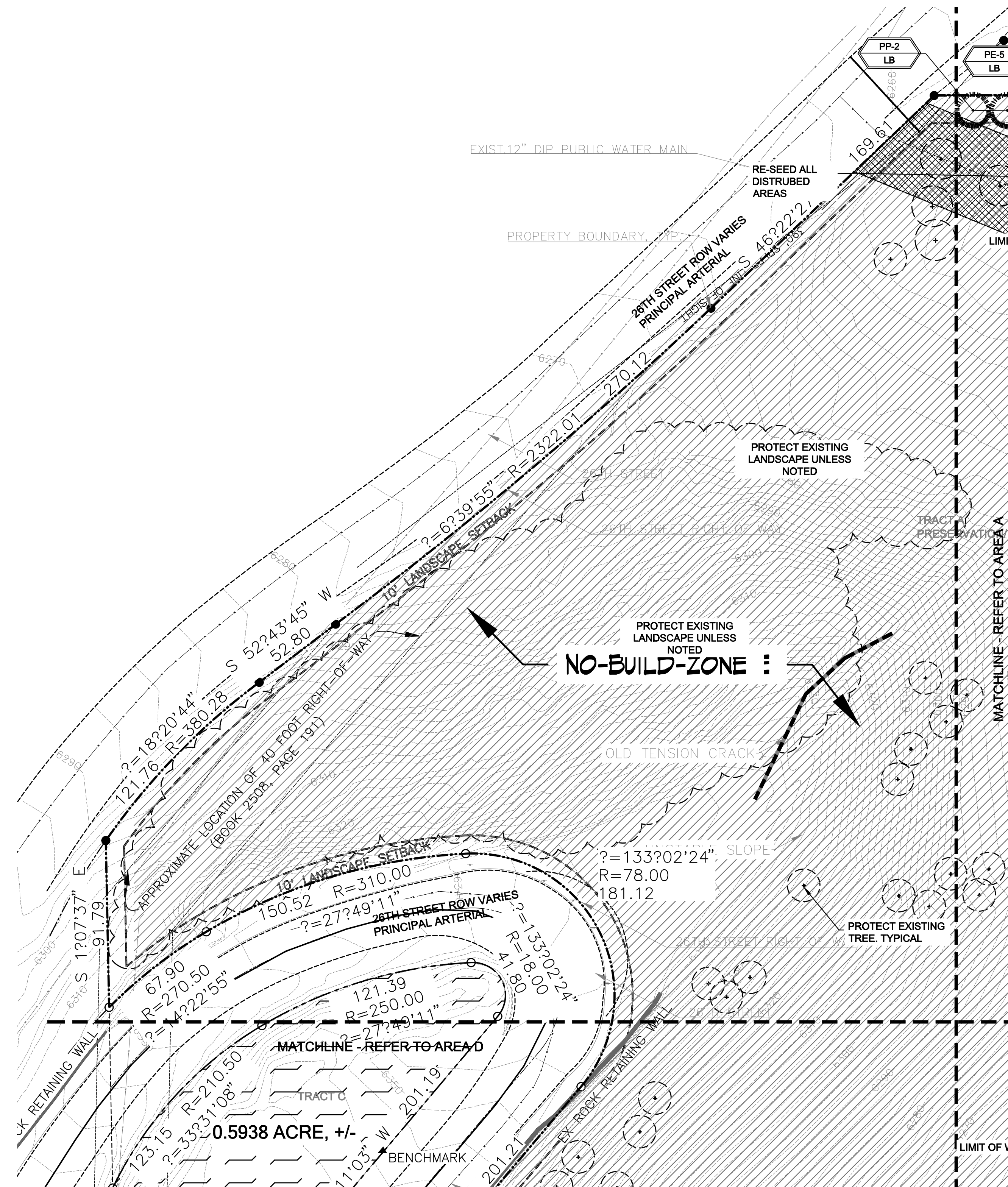
**2650 WHEELER DEVELOPMENT PLAN**  
 COLORADO SPRINGS, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

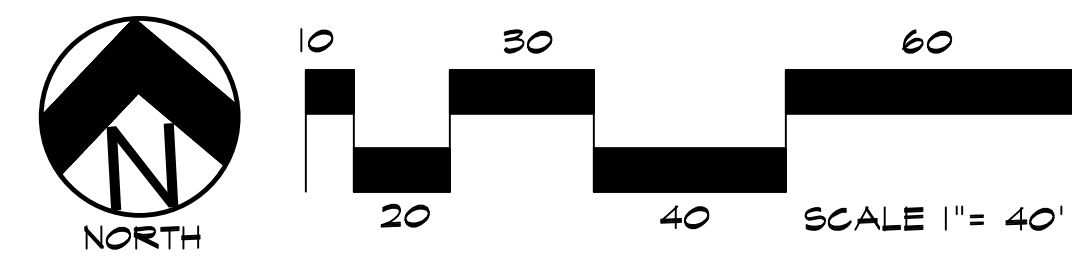
PREPARED FOR:  
 2650 WHEELER LLC

CITY FILE NO. DEP-22-0076





# PRELIMINARY LANDSCAPE PLAN DEVELOPMENT PLAN AREA C



**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 160PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MANHOLE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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CITY FILE NO. DEPN-22-0076

PLANT SCHEDULE							
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Size	Planting Size
<b>DECIDUOUS TREES:</b>							
	** ACM	43	Amelanchier canadensis 'Shadblow'	Shadblow Serviceberry	S	15 x 25'	1-1/2" cal.
	** AL	12	Acer platanoides	Norway Maple (European)	S	30'	1-1/2" cal.
	** CO	32	Celtis occidentalis	Hackberry	3457AD	30' x 40'	1-1/2" cal.
	** CTSM	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30'	1-1/2" cal.
	** MS	28	Malus 'Spring Snow'	Spring Snow Crabapple	467S	15'	1-1/2" cal.
	** QAC	27	Quercus alba 'Q. robur' 'Crimson Spire'	Crimson Spire Oak	AD	15' x 45'	1-1/2" cal.
	** TCG	16	Tilia cordata 'Glenleven'	Glenleven Linden	AD	35 x 20'	1-1/2" cal.
<b>EVERGREEN TREES:</b>							
	** PE	73	Pinus edulis	Pinyon Pine	1256D	15'x15'	6' ht.
	** PP	35	Pinus ponderosa	Ponderosa Pine	2678D	20'x45'	6' ht.
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES							
<b>EVERGREEN SHRUBS:</b>							
	** JR		Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	DA	6-8' / 4-6'	# 5
	** MA		Mahonia aquifolium compacta	Compact Oregon Grape Holly	568A	6-8' / 4-6'	# 5
	** PM		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	1256D	2-3' / 2-3'	# 5
CONTAINER							
<b>DECIDUOUS SHRUBS:</b>							
	** CR		Cornus stolonifera 'Redtwig'	Red Twig Dogwood	457S	6-10' x 8-10'	CONTAINER
	** SG		Spiraea japonica 'Limemound'	Limemound Spirea	SA	3' x 2-3'	# 5
	** SJ		Spiraea japonica 'Majic Carpet'	Majic Carpet Spirea	SA	1-2' x 1-2'	# 5
	** PB		Prunus besseyi	Western Sand Cherry	1345A	5-8' x 5-6'	# 5
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS **SIGNATURE SHRUBS							
<b>ORNAMENTAL GRASSES:</b>							
	CA		Calamagrostis acutiflora 'Kari Foerster'	Feather Reed Grass	A	1-3' / 2-3'	#5 cont.
	PVH		Panicum virgatum 'Heavy Metal'	Heavy Metal Grass	12346D	2' / 3-4'	#5 cont.
	PVG		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	12346D	3-4' / 3-5'	#5 cont.
	SSB		Schizachyrium scoparium 'Blaze'	Little bluestem grass	1235D	2' / 2'	#5 cont.
<b>PERENNIALS:</b>							
	HEM		Hemerocallis 'Red Magic'	Red Magic Daylily	D	18" x 12"	#1 CONT.
	LES		Leucanthemum superbum	Shasta Daisy	D	18" x 12"	#1 CONT.
	PSH		Phlox subulata	Creeping Phlox	D	18" x 12"	#1 CONT.
	RUD		Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	A	24 x 24"	#1 CONT.
	SAL		Salvia nemorosa 'May Night'	May Night Salvia	DA	24 x 24"	#1 CONT.

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone 719-477-1646  
Fax 719-568-1122



2650 WHEELER DEVELOPMENT PLAN  
COLORADO SPRINGS, CO

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PREPARED FOR:  
2650 WHEELER LLC

CITY STAMP

NUMBER 985-21

10-5-21	PER CITY COMMENTS
11-15-21	PER CITY COMMENTS
6-30-22	PER SITE UPDATES
9-6-22	PER COMMENTS
10-7-22	PER COMMENTS

ORIGINAL DATE 4-5-21

DRAWN BY JM

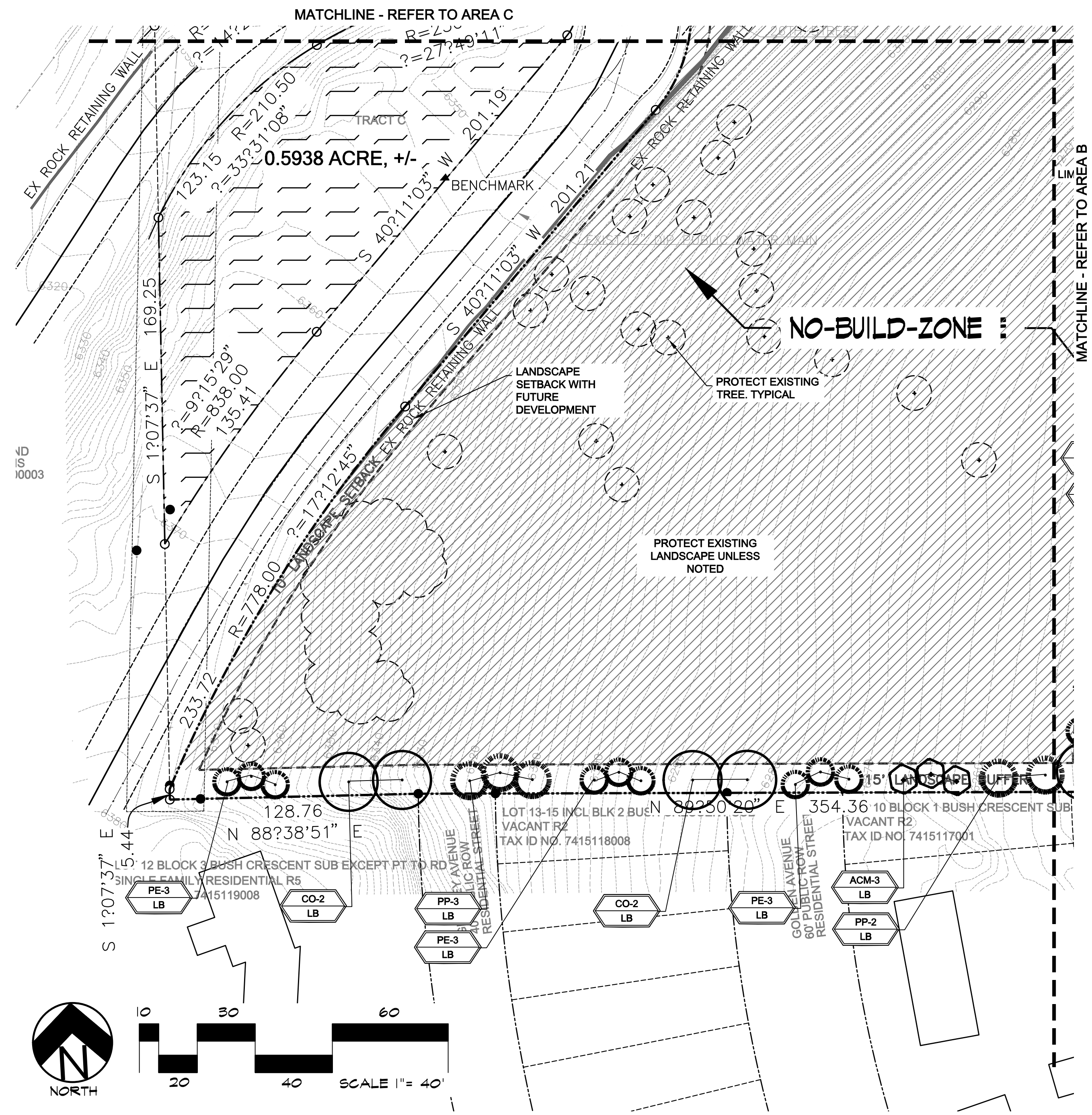
DESCRIPTION  
AREA C - PRELIMINARY LANDSCAPE PLAN

SHEET NO. L1.4

NOT FOR CONSTRUCTION

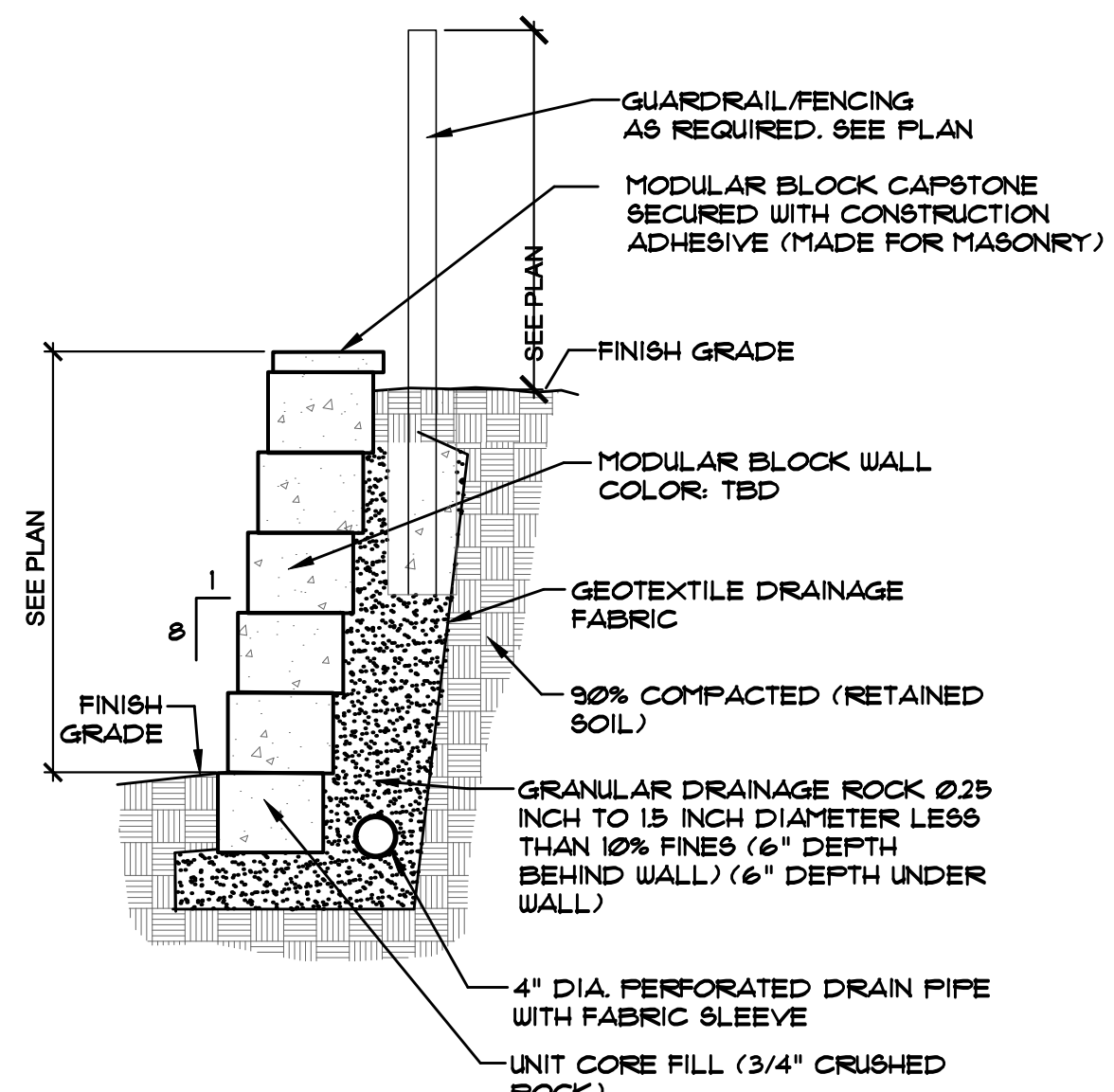
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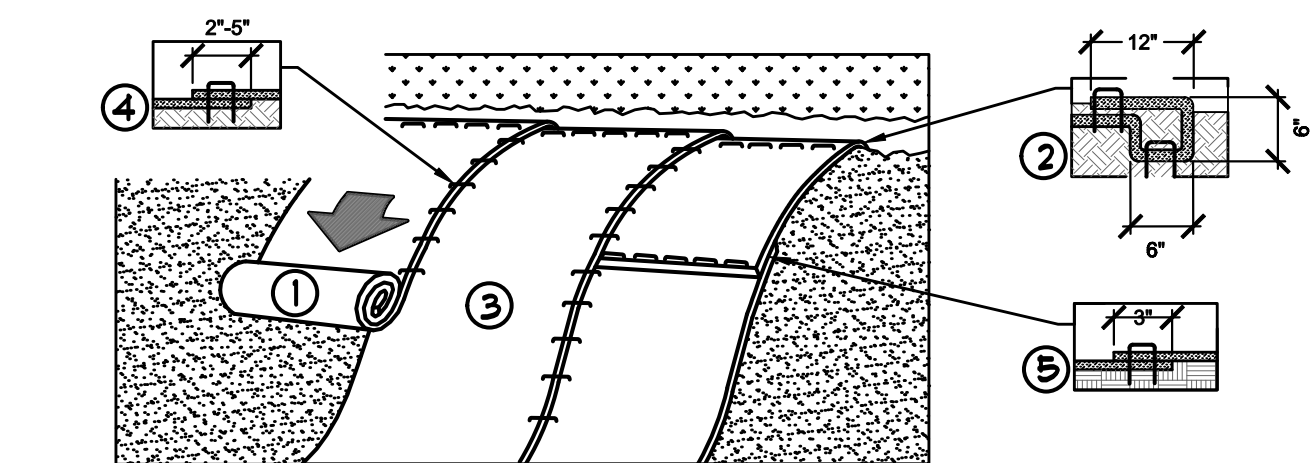


# PRELIMINARY LANDSCAPE PLAN DEVELOPMENT PLAN AREA D

NOTES: • ENGINEERING OF WALL DONE BY OTHERS



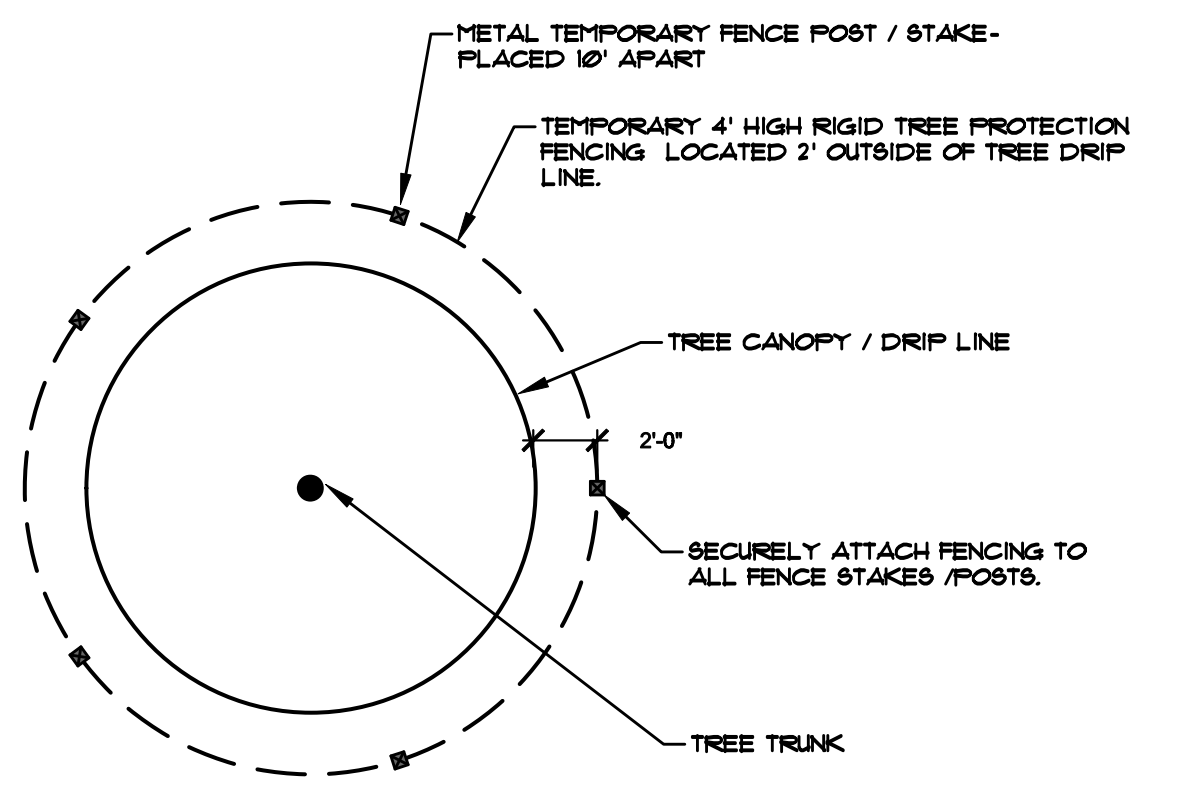
**A MODULAR BLOCK RETAINING WALL**  
NTS (NOT FOR CONSTRUCTION)



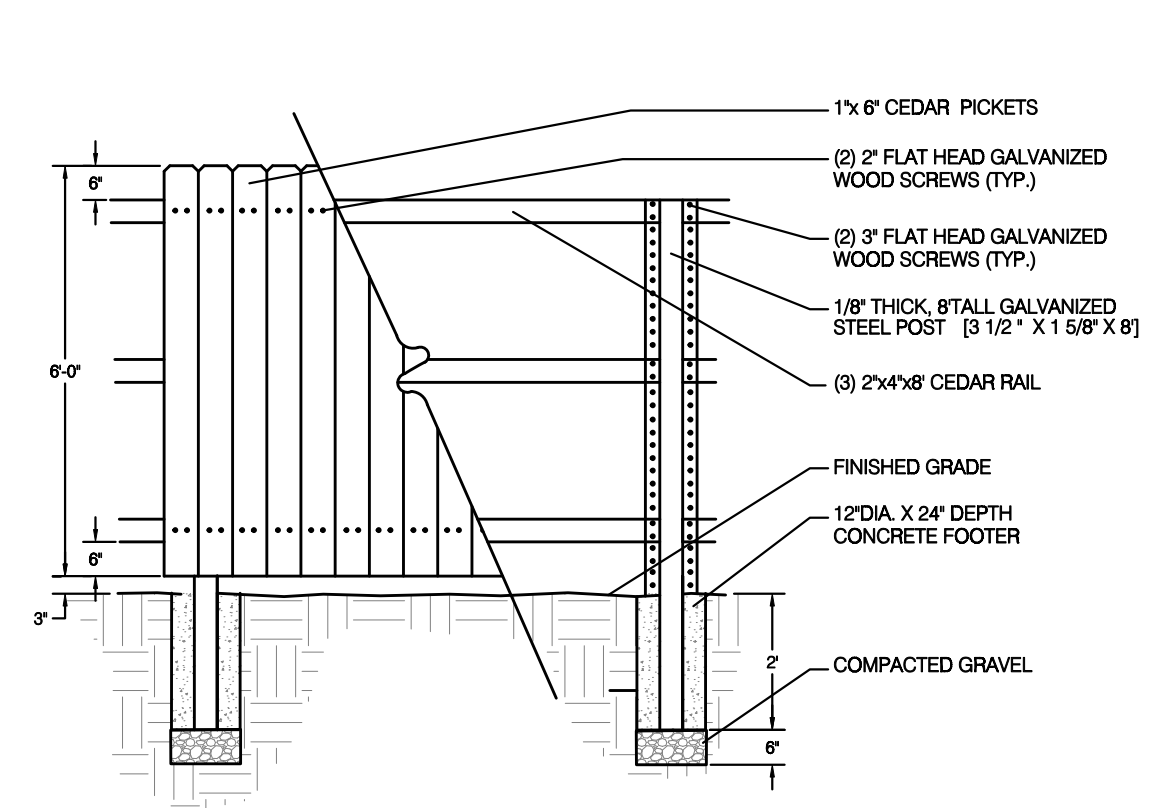
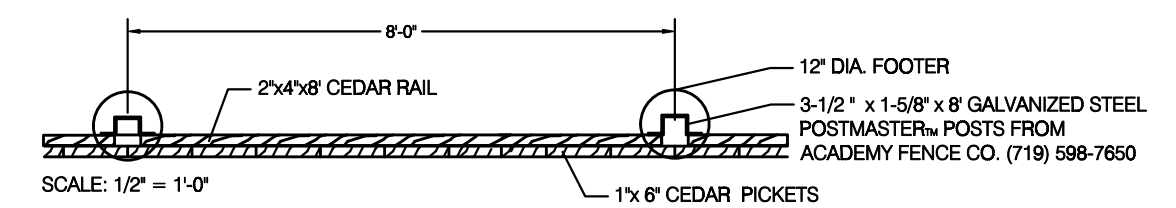
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.  
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP IN A 6" (6 CH) DEEP X 6" (6 CH) WIDE TRENCH WITH APPROXIMATELY 1" (30 CH) OF RECP EXTENDING BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CH) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND HOLD REMAINING 1" (30 CH) PORTION OF RECP BACK OVER SEED AND COMPACTED SOIL. SECURE RECP OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CH) APART ACROSS THE WIDTH OF THE RECP.
- ROLL THE RECP (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (6 CH - 12 CH) OVERLAP DEPENDING ON RECP TYPE.
- CONSECUTIVE RECP IMPLACED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (75 CH) OVERLAP. STAPLES THROUGH OVERLAPPED AREA APPROXIMATELY 12" (30 CH) APART ACROSS ENTIRE RECP WIDTH.  
NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (6 CH) MAY BE NECESSARY TO PROPERLY SECURE THE RECP.

**C EROSION CONTROL**  
NTS

- NOTES:
- TEMPORARY FENCING TO BE INSTALLED AROUND ALL PROTECTED TREES OR AROUND EXISTING VEGETATION AS NOTED ON THE PLANS.
  - PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS CAUSED BY RUNOFF OR SPILLAGE WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM FLOODING, ERODING, OR EXCESSIVE WETTING CAUSED BY DE-WATERING OPERATIONS.
  - DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL WITHIN THE DRIP LINE OF PROTECTED (REMAINING) TREES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN THE TREE DRIP LINE TO PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.
  - EXISTING PROTECTED TREES SHALL BE PROTECTED AT ALL TIMES DURING THE CONTRACT PERIOD BY USING FENCING NOTED BELOW. TEMPORARY FENCING TO BE MAINTAINED BY CONTRACTOR.
  - NO EQUIPMENT SHALL BE PARKED OR DRIVEN WITHIN THE DRIP LINE AREA OF EXISTING PROTECTED TREES.
  - NO GASOLINE, OIL, CHEMICALS, CONCRETE OR OTHER MATERIAL SHALL BE DUMPED ANYWHERE ON SITE.



**B TREE PROTECTION DETAIL**  
NOT TO SCALE



**D PRIVACY FENCE**  
NTS (NOT FOR CONSTRUCTION)

**UTILITIES NOTE**  
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 160PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MANHOLE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**DOCUMENT NOTE**  
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECTS DOCUMENTS.

CITY STAMP

NUMBER **985-21**

REVISIONS	PER CITY COMMENTS
10-5-21	PER CITY COMMENTS
11-15-21	PER CITY COMMENTS
6-30-22	PER SITE UPDATES
9-6-22	PER COMMENTS
10-7-22	PER COMMENTS

ORIGINAL DATE **4-5-21**

DRAWN BY **JM**

DESCRIPTION  
**AREA D - PRELIMINARY LANDSCAPE PLAN**

SHEET NO.  
**L1.5**

For City Approval Only

Land Use Review Approved  
12/01/2022 1:23:10 PM

**HIGHER GROUND DESIGNS, INC.**  
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2650 WHEELER DEVELOPMENT PLAN  
COLORADO SPRINGS, CO

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PREPARED FOR:  
2650 WHEELER LLC



**SIDE ELEVATION**  
ELEVATION A  
3/16" = 1'-0"



**REAR ELEVATION**  
ELEVATION A  
3/16" = 1'-0"



**FRONT ELEVATION**  
ELEVATION A  
3/16" = 1'-0"

Building One | TH in Colorado Springs | Colorado Springs, Colorado

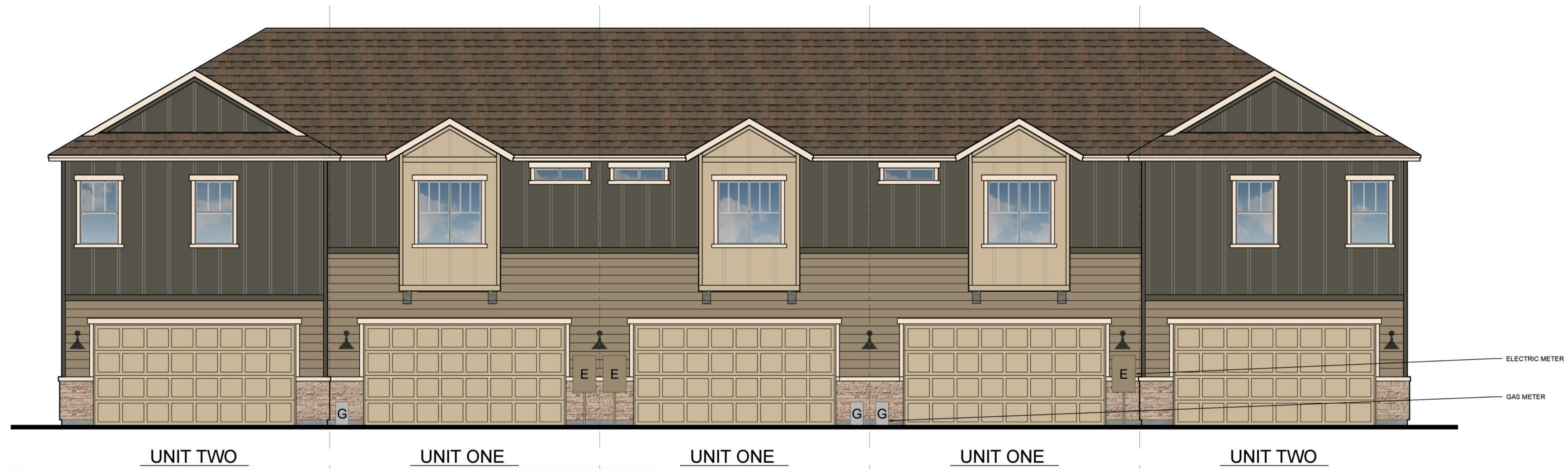


FILE NUMBER DEPN-22-0076  
SHEET 11 OF 17  
9-2-2022



2650 WHEELER DEVELOPMENT PLAN





**REAR ELEVATION**  
ELEVATION A 3/16" = 1'-0"



**FRONT ELEVATION**  
ELEVATION A 3/16" = 1'-0"



FILE NUMBER . DEPN-22-0076  
SHEET  
12 OF 17 9-2-2022

Building Two | TH in Colorado Springs | Colorado Springs, Colorado



PROJECT NAME:  
**2650 WHEELER DEVELOPMENT PLAN**





UNIT TWO

SIDE ELEVATION

ELEVATION A 3/16" = 1'-0"

Building Two | TH in Colorado Springs | Colorado Springs, Colorado



FILE NUMBER / DEPN-22-0076  
SHEET  
13 OF 17 9-2-2022



2650 WHEELER DEVELOPMENT PLAN





**REAR ELEVATION**  
ELEVATION A      3/16" = 1'-0"



**FRONT ELEVATION**  
ELEVATION A      3/16" = 1'-0"



FILE NUMBER DEPN-22-0076  
SHEET 14 OF 17      9-2-2022

Building Three | TH in Colorado Springs | Colorado Springs, Colorado



2650 WHEELER DEVELOPMENT PLAN



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UNIT FOUR

SIDE ELEVATION  
ELEVATION A 3/16" = 1'-0"



FILE NUMBER , DEPN-22-0076  
SHEET  
15 OF 17 9-2-2022

Building Three | TH in Colorado Springs | Colorado Springs, Colorado



2650 WHEELER DEVELOPMENT PLAN





**REAR ELEVATION**  
ELEVATION A 3/16" = 1'-0"



**FRONT ELEVATION**  
ELEVATION A 3/16" = 1'-0"

COLORADO SPRINGS OLYMPIC CITY USA  
Land Use Review Approved  
12/01/2022 1:23:10 PM

FILE NUMBER DEPN-22-0076  
SHEET 16 OF 17  
9-2-2022

Building Four | TH in Colorado Springs | Colorado Springs, Colorado



2650 WHEELER DEVELOPMENT PLAN





UNIT FOUR

SIDE ELEVATION  
ELEVATION A 3/16" = 1'-0"



FILE NUMBER DEPN-22-0076  
SHEET 17 OF 17  
9-2-2022

Building Four | TH in Colorado Springs | Colorado Springs, Colorado



2650 WHEELER DEVELOPMENT PLAN

