

TRAILSIDE
AT
COTTONWOOD
CREEK

EAST WOODMEN ROAD
COLORADO SPRINGS,
CO 80920

DATE: 08-06-2019
DRAWN BY: J. HARRIS
PREPARED BY: A. HARRIS

ENTITLEMENT

PUD
DEVELOPMENT
PLAN

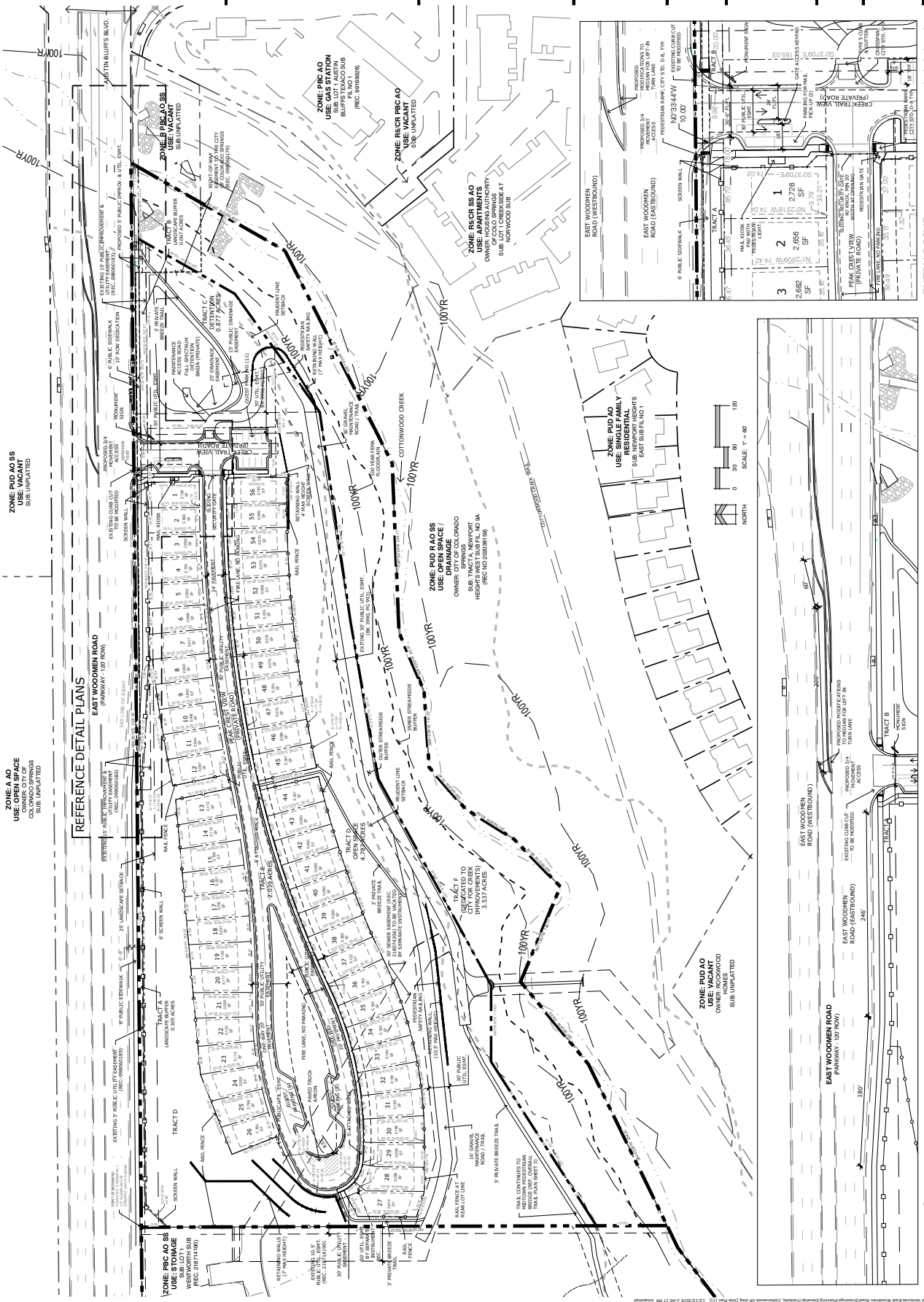


FIGURE 6



N.B.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0067
www.nbsinc.com
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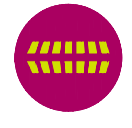
TRAILSIDE AT COTTONWOOD CREEK

EAST WOODMEN ROAD
COLORADO SPRINGS, CO 80920

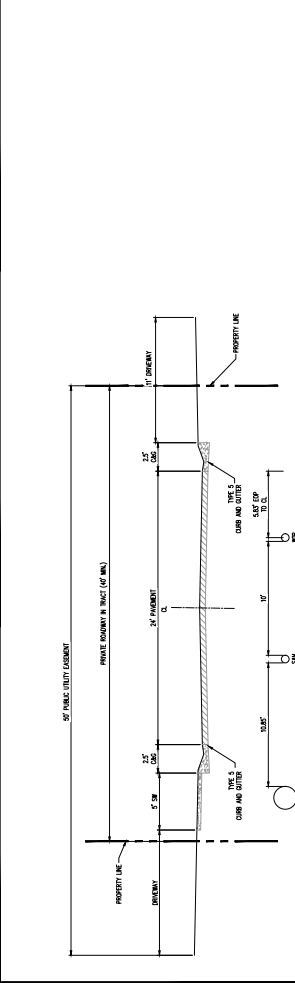
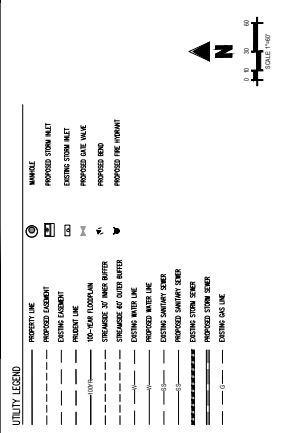
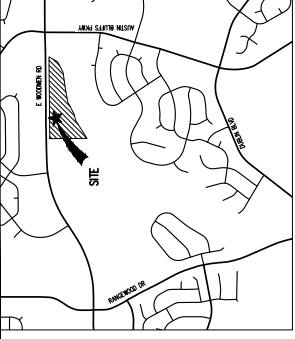
DATE: 08-06-2012
DRAWN BY: J. HARRIS
PREPARED BY: J. HARRIS
SCALE: 1" = 40'

ENTITLEMENT

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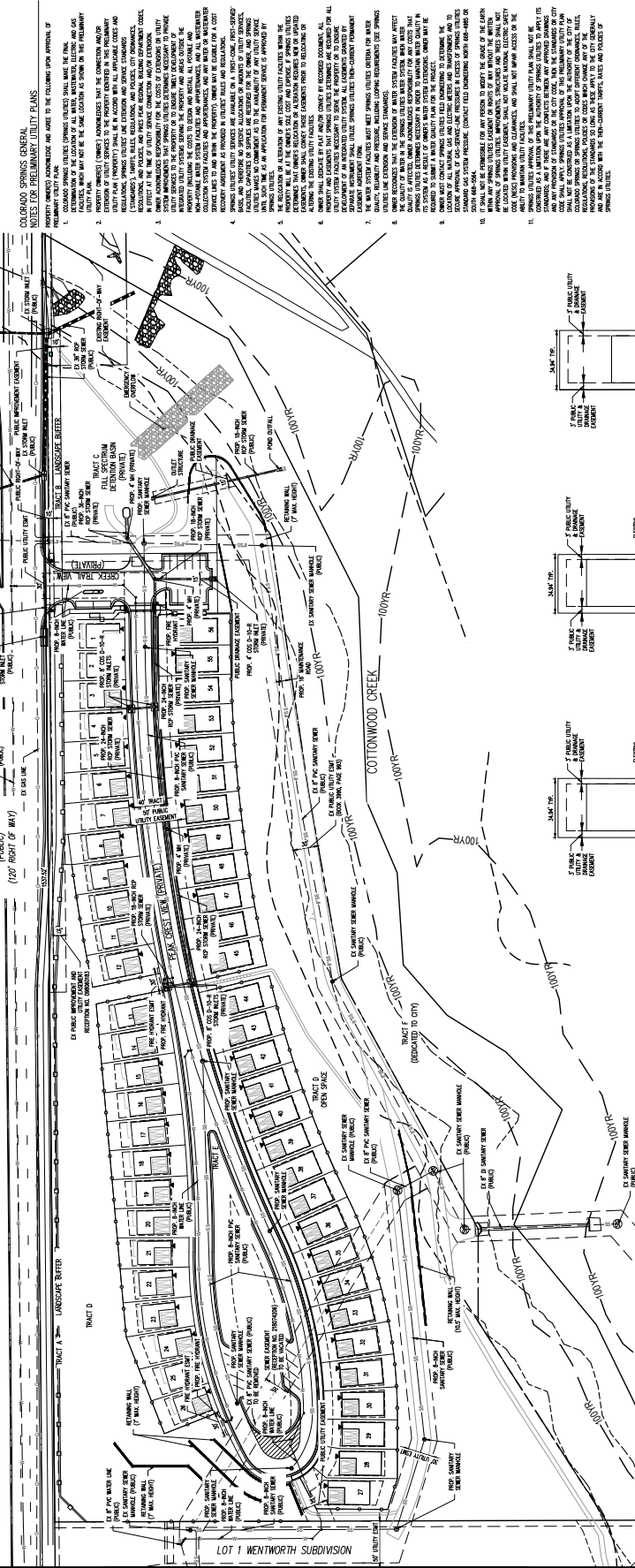


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NOTES:
 1. ALL PROPOSED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITY STANDARDS.
 2. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITY STANDARDS.
 4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITY STANDARDS.
 5. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITY STANDARDS.

COLOrado SPRINGS GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:
 1. THE UTILITY PLAN SHALL BE SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW AND APPROVAL.
 2. THE UTILITY PLAN SHALL BE SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW AND APPROVAL.
 3. THE UTILITY PLAN SHALL BE SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR REVIEW AND APPROVAL.



CAUTION - NOTICE TO CONTRACTOR
 ALL UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION.

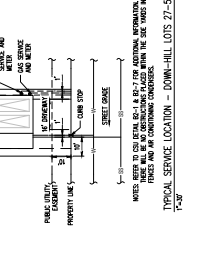
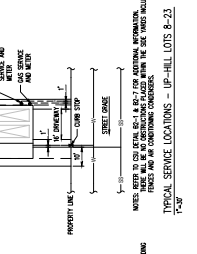
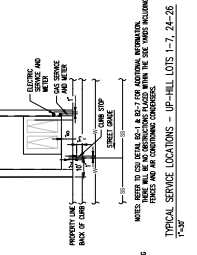


FIGURE 6

CONCEPT PLANT SCHEDULE

Symbol	Plant Name	Quantity
(+)	2 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	25
(+)	1 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	13
(+)	SMALL EVERGREEN TREE 4-6 FOOT HEIGHT MINIMUM Picea glauca / North Star / North Star Spruce, Picea canadensis / Fraser Fir, Blue Spruce	38
(+)	LARGE EVERGREEN TREE 6-10 FOOT HEIGHT MINIMUM Picea canadensis / Fraser Fir, Blue Spruce, Pinus nigra / Austrian Black Pine	29
(+)	REBUBBLER TREES/SUBUR 1 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	13
(+)	SOD TUBE 13,881 sf	
(+)	NATIVE SEED MIX 1 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	131,857 sf
(+)	NATIVE SEED MIX 2 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	6,583 sf
(+)	DECIDUOUS SEED MIX 1/2" CALIPER MINIMUM Alder, Redwood, Black Oak, Greenleaf Sycamore, Juniper, Thornless Common Honeylocust, Quercus bicolor, Sweet Wood Vireo, Osage, Tilia americana / American Linden	12,556 sf
(+)	ROCK CORNICE 31,276 sf	
(+)	ROAD BASE 30,228 sf	
(+)	ROCK MULCH 24,461 sf	
(+)	TOP SOIL 3,525 sf	
(+)	STRIP BED 14,849 sf	

LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone Boundary	Classification	Width (in Ft.) Req./Prop.	Linear Req./Prop.	Tree/Feet Required	No. of Trees Req./Prop.
Woodmen Road	Major Arterial	15.00	1533	1,120	72 / 08
Shrub Substitutes	Ornamental Grass Sub.	Skidback Plant Abbr.	Percent Ground Plane	Req./Prop.	
Required / Provided	Required / Provided	Disallowed on Plan	Req./Prop.	Req./Prop.	

Landscape Buffer & Screens

Street Name or Zone Boundary	Classification	Width (in Ft.) Req./Prop.	Linear Req./Prop.	Tree/Feet Required	No. of Trees Req./Prop.
Woodmen Road	Major Arterial	15.00	1533	1,120	72 / 08
Shrub Substitutes	Ornamental Grass Sub.	Skidback Plant Abbr.	Percent Ground Plane	Req./Prop.	
Required / Provided	Required / Provided	Disallowed on Plan	Req./Prop.	Req./Prop.	

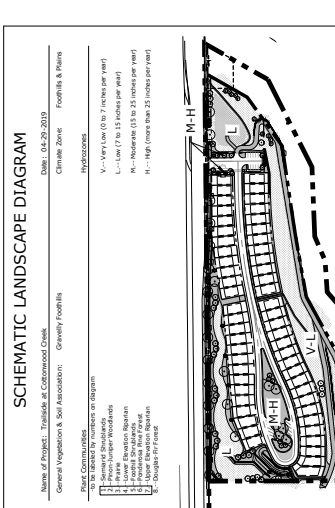
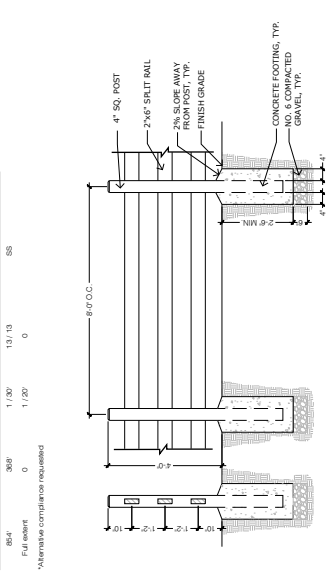
Small Lot PUD Internal Landscaping

Stream	Classification	Buffer Distance	Type of Disturbance	Linear Footage Impervious	Linear Footage Permeable
Cottonwood Creek	Type 2	100'	Point Overflow	26'	1,222'
Length within Submittal	Remaining Length	Tree/Feet Required	No. of Trees Required	Streamside Abbr.	Percent Ground Plane
864'	864'	3865'	1,130	131,13	85
Full extent	0	1,120	0		

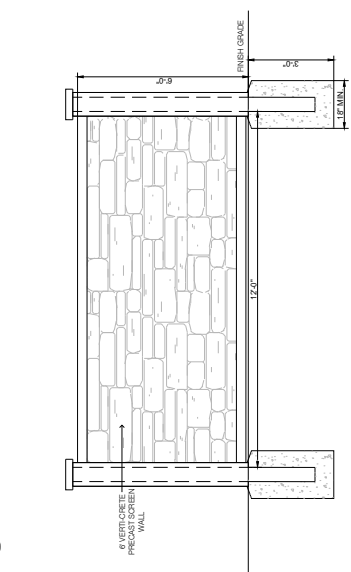
*Nursery compliance required

LANDSCAPE NOTES

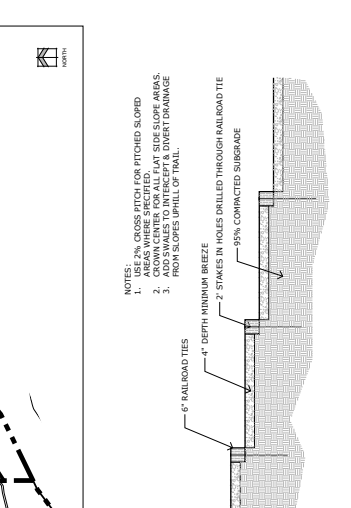
- SOIL REMEDIATION: UNCOVERED SOILS, MUDS OR SLURRIES OF ASBESTOS, ORGANIC COMPOST, OR APPROVED EQUAL OR BULKY SUBSTANCES, INCLUDING TURF, SHALL BE REMOVED TO A DEPTH OF 6" BELOW THE FINISH GRADE. ALL REMEDIATION AREAS SHALL BE COVERED WITH A 4" DEEP LAYER OF TOP SOIL. FOR LANDSCAPE TREATMENTS, SEE LANDSCAPE DETAILS.
- FOR TREATMENT AREAS, SEE LANDSCAPE DETAILS.
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE. FILL INTO TOP 6" OF SOIL. ALL REMEDIATION AREAS CONTAINING WASTE MATERIALS OR DEBRIS TO BE REMOVED TO BE RESEDED WITH A 4" DEEP LAYER OF TOP SOIL. PRESERVE EXISTING VEGETATION TO REMAIN. SUBMIT PROPOSED TO D.A. FOR APPROVAL PRIOR TO INSTALLATION.
- PLANTING AREAS AND SPACING: PLANTING AREAS AND SPACING SHALL BE AS SHOWN ON THE PLAN. PLANTING AREAS SHALL BE AS SHOWN ON THE PLAN AND SHALL BE PLANTED WITH THE SPECIFIED PLANT MATERIALS AND SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. ALL SEED AREAS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS. ALL SEED AREAS SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
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1 3-RAIL WOODEN FENCE

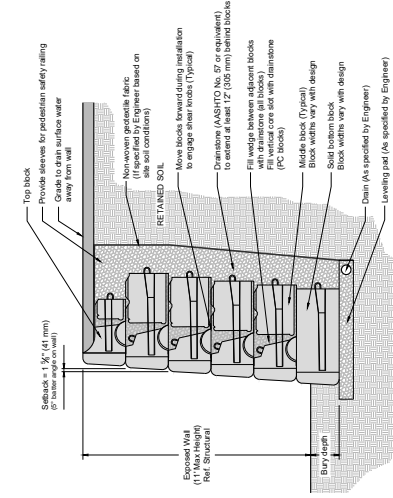


2 RAILROAD TIE STAIR DETAIL



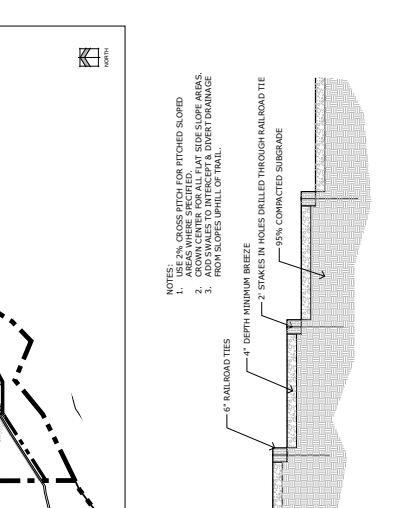
4 REDI-ROCK RETAINING WALL

SCALE: N.T.S.



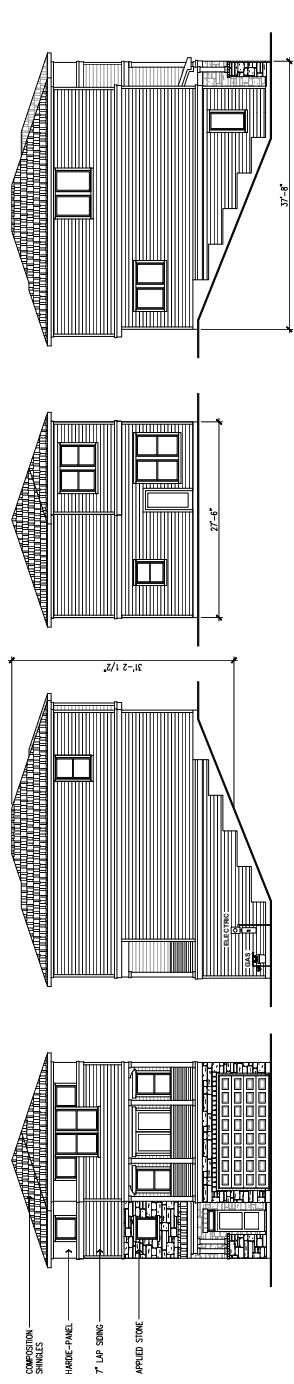
3 PRECAST SCREEN WALL

SCALE: 1/2" = 1'-0"

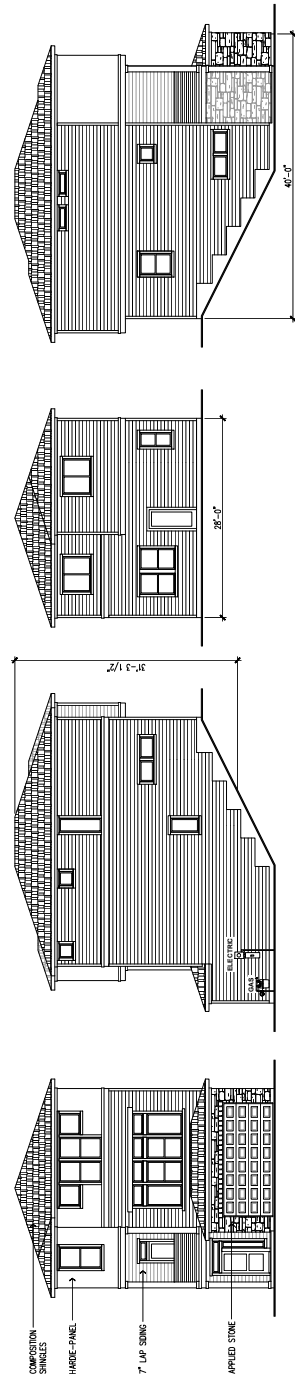


2 RAILROAD TIE STAIR DETAIL

SCALE: 1/2" = 1'-0"

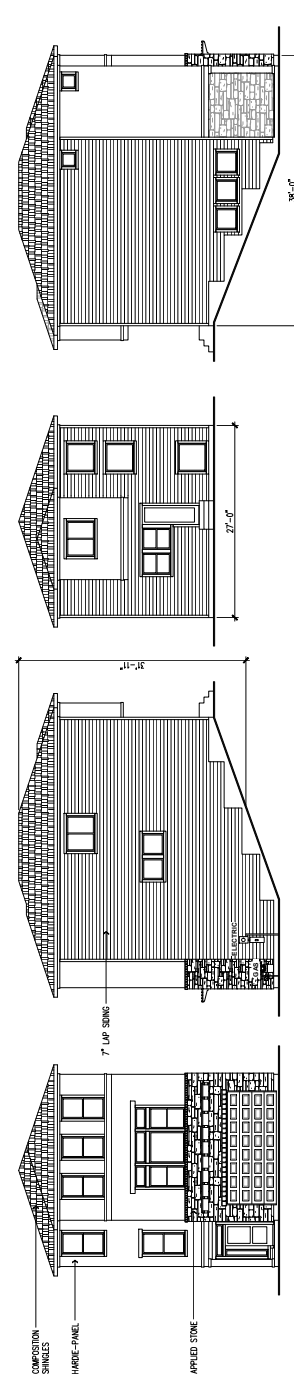


Alpine - H505
SCALE: 1/8" = 1'-0"

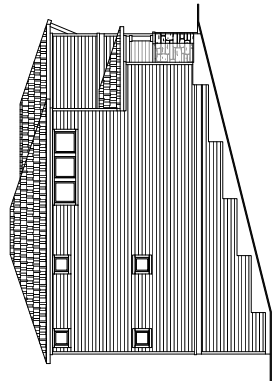


Bryanwood - H506
SCALE: 1/8" = 1'-0"

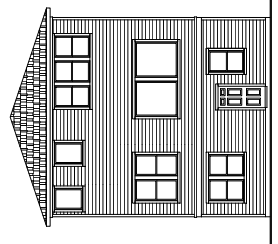
ELEVATIONS SHOWN ARE CONCEPTUAL ONLY AND ARE PROVIDED TO ILLUSTRATE EXTERIOR MATERIALS AND FINISHES. THESE ELEVATIONS ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE ELEVATIONS AND UNIT TYPES WITHOUT THE NEED TO RESUBMIT A DEVELOPMENT PLAN.



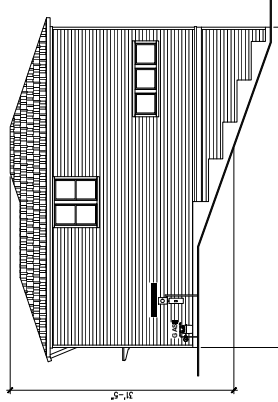
Cherry Oak - H507
SCALE: 1/8" = 1'-0"



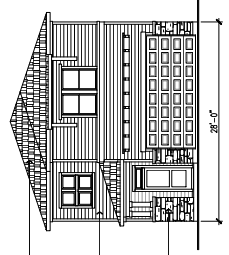
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

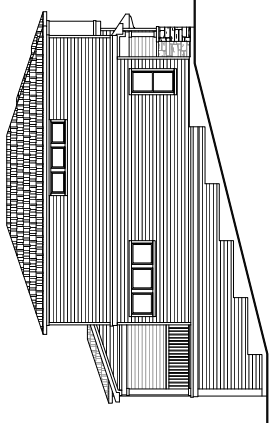


Deerfield — H508
SCALE: 1/8" = 1'-0"

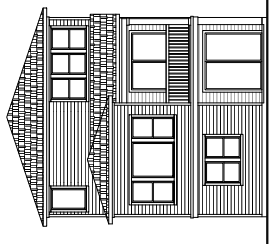
COMPOSITION
SHINGLES

7" LAP SIDING

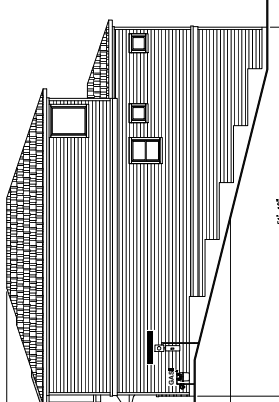
APPLIED STONE



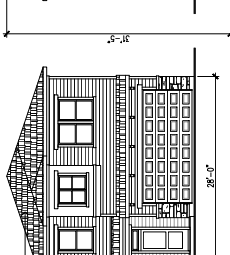
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

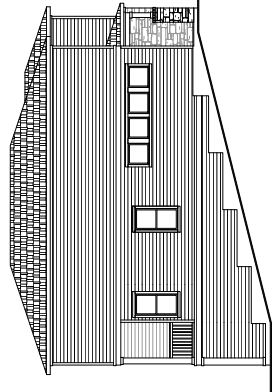


Ethridge — H509
SCALE: 1/8" = 1'-0"

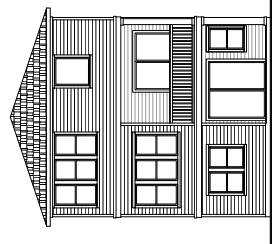
COMPOSITION
SHINGLES

7" LAP SIDING

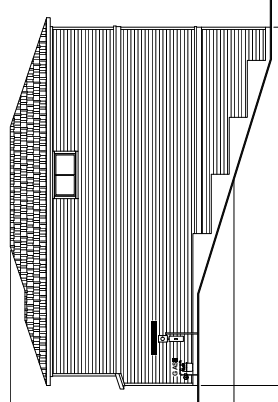
APPLIED STONE



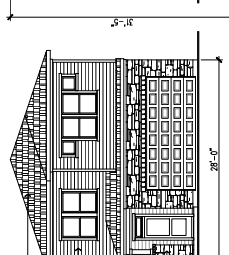
LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



Fairview — H510
SCALE: 1/8" = 1'-0"

COMPOSITION
SHINGLES

7" LAP SIDING

APPLIED STONE

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