

UNIVERSITY BLUFFS FILING NO. 4A

CITY OF COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN

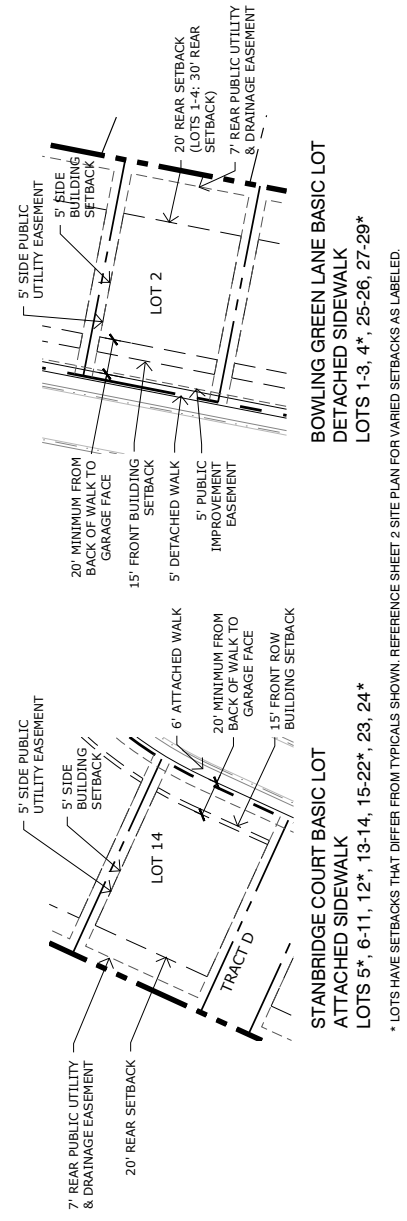


N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

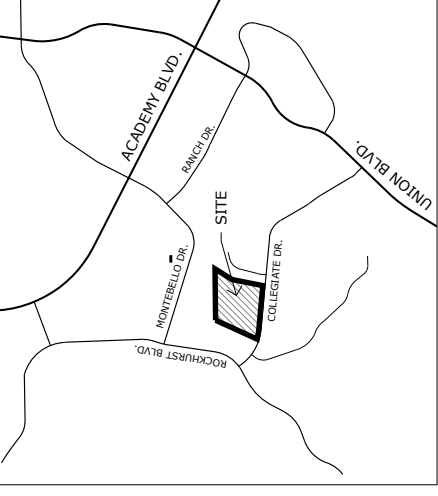
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com

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LOT TYPICALS



VICINITY MAP



SITE DATA

Owner: UP18, LLC
PO Box 908
Colorado Springs, CO 80901

Legal Description: Lot 108, University Bluffs Filing No. 4
Tax ID Number: 6321305002
Limit of Work Area: 9.91 ACRES
Master Plan (Implemented): University Park Master Plan (CPC MPA 00-00042-103)
RHS
Current Zoning: Vacant - Proposed School Site

Proposed Zoning: PUD HS
Proposed Use: Single Family Residential
Proposed Lot Count: 29
Development Schedule: Summer 2019

Maximum Building Height: 35' (see General Note 4)
Maximum Lot Coverage: Lots over 10,500 SF: 35%;
Lots under 10,500 SF: 40%;
9,500 SF

Minimum Lot Size: 15' Minimum from ROW
Lot Building Setbacks: 20' Minimum from back of walk/curb or edge of shared drive to Garage opening;
5' Minimum;
15' Minimum from secondary ROW;
Lot 5: Minimum 15' side setback on east side
20' Minimum;
Lots 1-4: Minimum 30' rear setback

GENERAL NOTES

- DRIVEWAYS ARE TO BE A MINIMUM 20' LENGTH FROM GARAGE FACE TO BACK OF WALK OR EDGE OF PAVEMENT OF PUBLIC OR PRIVATE ACCESS ROAD. PRIVATE SHARED ACCESS DRIVEWAYS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS. FLOW LINE TO FLOW LINE WIDTH WILL BE 20'
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETRIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- PROPOSED SIDEWALK ALONG COLLEGIATE DRIVE SHALL BE CONSTRUCTED BY DEVELOPER BEFORE ISSUANCE OF FIRST CERTIFICATE OF OCCUPANCY.
- ADMINISTRATIVE RELIEF CAN BE REQUESTED AT THE TIME OF PLOT PLAN REVIEW FOR ANY BUILDINGS EXCEEDING MAXIMUM BUILDING HEIGHT FOR UP TO AN ADDITIONAL 15% OF THE MAXIMUM HEIGHT.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- FIRE LANES AS SHOWN ON THE SITE PLAN SHALL BE SIGNED OR MARKED WITH STRIPING PER CITY CODE STANDARDS TO INDICATE NO PARKING.
- PRIOR TO CERTIFICATE OF OCCUPANCY, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
- REFERENCE SHEET 4 UTILITY PLAN FOR STREET SECTIONS.
- PROTECTION AREAS CALLED OUT ON SHEET 2 SITE PLAN MAY NOT BE DISTURBED DURING INITIAL GRADING OF THE SITE. REFERENCE LANDSCAPE NOTE 5. EACH LOT MUST SUBMIT A HILLSIDE GRADING PLAN TO THE CITY PLANNER SHOWING LOCATION OF ALL PRESERVED VEGETATION. DURING REVIEW, THE PLANNER AND LANDSCAPE ARCHITECT SHALL DETERMINE HOW VEGETATION CAN BE PRESERVED. ANY TREES DEEMED TO BE PRESERVED BY PLANNER MAY BE REMOVED BY REQUEST OF CITY FIRE DEPARTMENT DURING FIRE WISE CODE INSPECTION.
- FLOORPLAIN STATEMENT: THIS SITE, UNIVERSITY BLUFFS FILING NO 4A, IS NOT WITHIN A DESIGNATED F.E.M.A. 08041C0518F, DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0518F, EFFECTIVE MARCH 17, 1987.
- 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.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C.T.L THOMPSON, DATED NOVEMBER 9, 2018, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EROSION AND EXPANDED BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC PUD 19-00005 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

TRACT TABLE

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	8,532 SF	Open space, landscape buffer, drainage, public improvements, and public utilities	University Bluffs 4A Home Owners Assoc.	University Bluffs 4A Home Owners Assoc.
Tract B	20,074 SF	Detention, drainage, open space, landscaping, public utilities, mail kiosks	University Bluffs 4A Home Owners Assoc.	University Bluffs 4A Home Owners Assoc.**
Tract C	3,660 SF	Drainage, open space, landscaping, public utilities, trail connection	University Bluffs 4A Home Owners Assoc.	University Bluffs 4A Home Owners Assoc.
Tract D	3,600 SF	Drainage, open space, landscaping, trail connection	University Bluffs 4A Home Owners Assoc.	University Bluffs 4A Home Owners Assoc.

** Utility structures in detention pond will be maintained by the City of Colorado Springs.

WILDLAND URBAN INTERFACE NOTES:

- Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.
- All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final Inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.
- 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.
- FUELS MANAGEMENT- CLEARANCE TO MAIN STRUCTURE. All lots with homes constructed or reconstructed after the adoption of this 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 the 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.
- 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.
- 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.
- STRUCTURE PROTECTION. The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface for ignition-resistant construction and fuels management:
1. A Class A roofing (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.
2. Exterior cladding, eaves and soffits shall be clad in ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber cement board, stucco, masonry block, manufactured stone, and solid masonry blocks.
3. Exterior walls, including fireplaces, chimneys, and decorative venters, shall be clad in ignitable materials such as corbels, false gable tails, faux finials, shutters and decorative venters that are allowed when painted or stained as follows:
a. Horizontal under-floor areas enclosed with ignition resistant materials such as those allowed in item 2 above.
b. Exterior doors shall be noncombustible or solid core not less than 1-3/4" thick. Windows within doors and glazed doors shall be tempered safety glass or multilayered glazed panels.
c. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.
4. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the fire code official. Soffit vents may be allowed by only as approved by the fire code official.
5. Gutters and downspouts that are of noncombustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter.
6. Vinyl gutters may be allowed but must have a noncombustible landing area below the roof line, that is a minimum 5 foot distance from the side of the structure or foundation.
7. Note: gutter caps are highly encouraged as a homeowner maintenance item to prevent combustible debris from collecting in the trough.
8. Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railing.
9. The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.
10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap.
- FIRE PROTECTION SYSTEMS. Homes upon lots within the wildland urban interface illustrated on development plans approved on or after April 1, 1993, shall be required to install a monitored fire alarm system or a fire sprinkler system when the lot lies beyond one thousand feet (1000') along a cul-de-sac or lies beyond roadways with grades in excess of ten percent (10%) if roadways are the primary vehicular points of access to the home.
A monitored fire alarm system or a fire sprinkler system is required for residences built upon the following lot(s): 15-20 (inclusively). The fire code official shall review all building plans, determine system requirements, and issue appropriate permits. A visual piping inspection must be secured through the fire code official prior to requesting the framing inspection. Final inspection and approval of the system must be secured through the fire code official prior to final inspection by the Building Department and/or occupancy of the residence.
-

PROJECT INFO
DATE: 12-19-2018
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

2112 COLLEGIATE DRIVE
COLORADO SPRINGS, CO
80918

UNIVERSITY BLUFFS

FILING NO. 4A

ENTITLEMENT

DATE: 03-05-19
BY: KMM
DESCRIPTION: PER CITY REVIEW COMMENTS

COVER SHEET

SHEET NUMBER: 1 OF 6
PLAN FILE # CPC PUD 19-00005

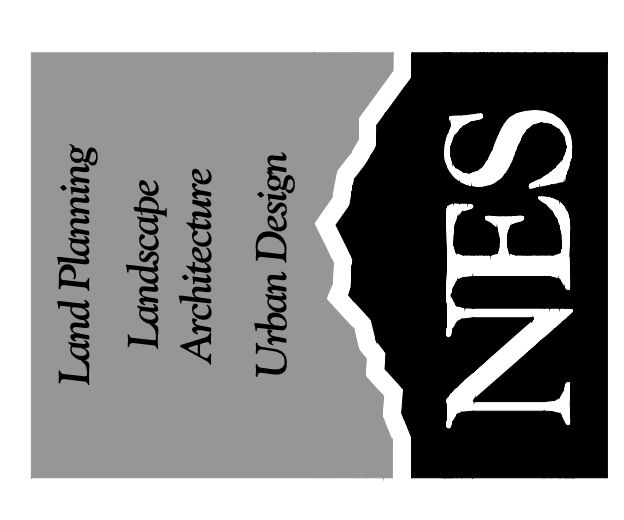
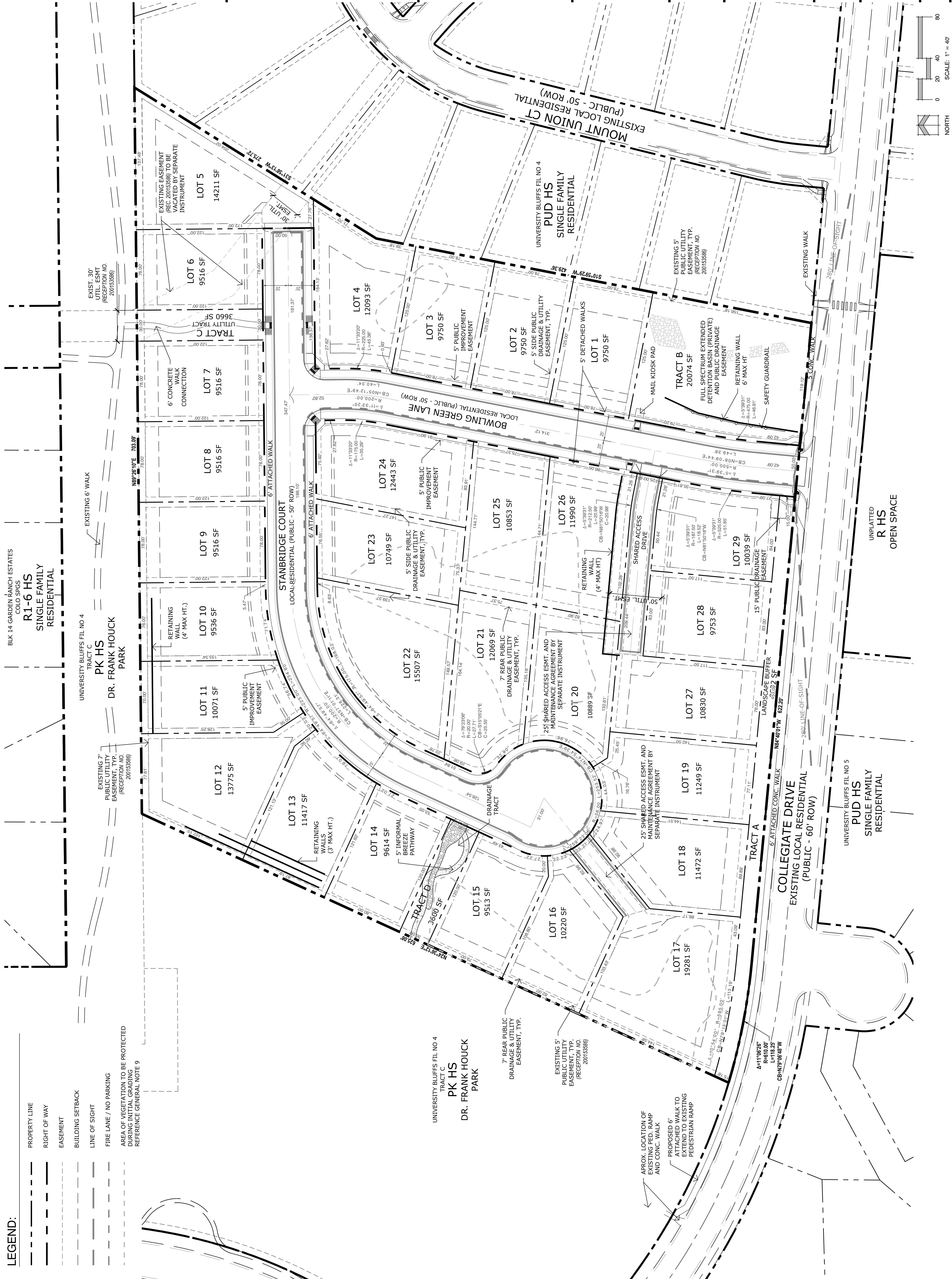
SHEET INDEX

- Sheet 1 of 6: Cover Sheet
- Sheet 2 of 6: PUD Site Plan
- Sheet 3 of 6: Preliminary Grading Plan
- Sheet 4 of 6: Preliminary Utility Plan and Public Facility Plan
- Sheet 5 of 6: Preliminary Landscape Plan
- Sheet 6 of 6: Preliminary Landscape Details

FIGURE 3

LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- BUILDING SETBACK
- LINE OF SIGHT
- FIRE LANE / NO PARKING
- AREA OF VEGETATION TO BE PROTECTED DURING INITIAL GRADING
- REFERENCE GENERAL NOTE 9



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 FILING NO. 4A**

2112 COLLEGIATE DRIVE
 COLORADO SPRINGS, CO
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DATE	BY	DESCRIPTION
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**PUD
 SITE PLAN**

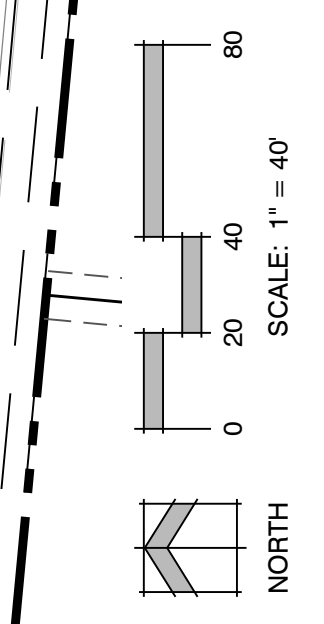
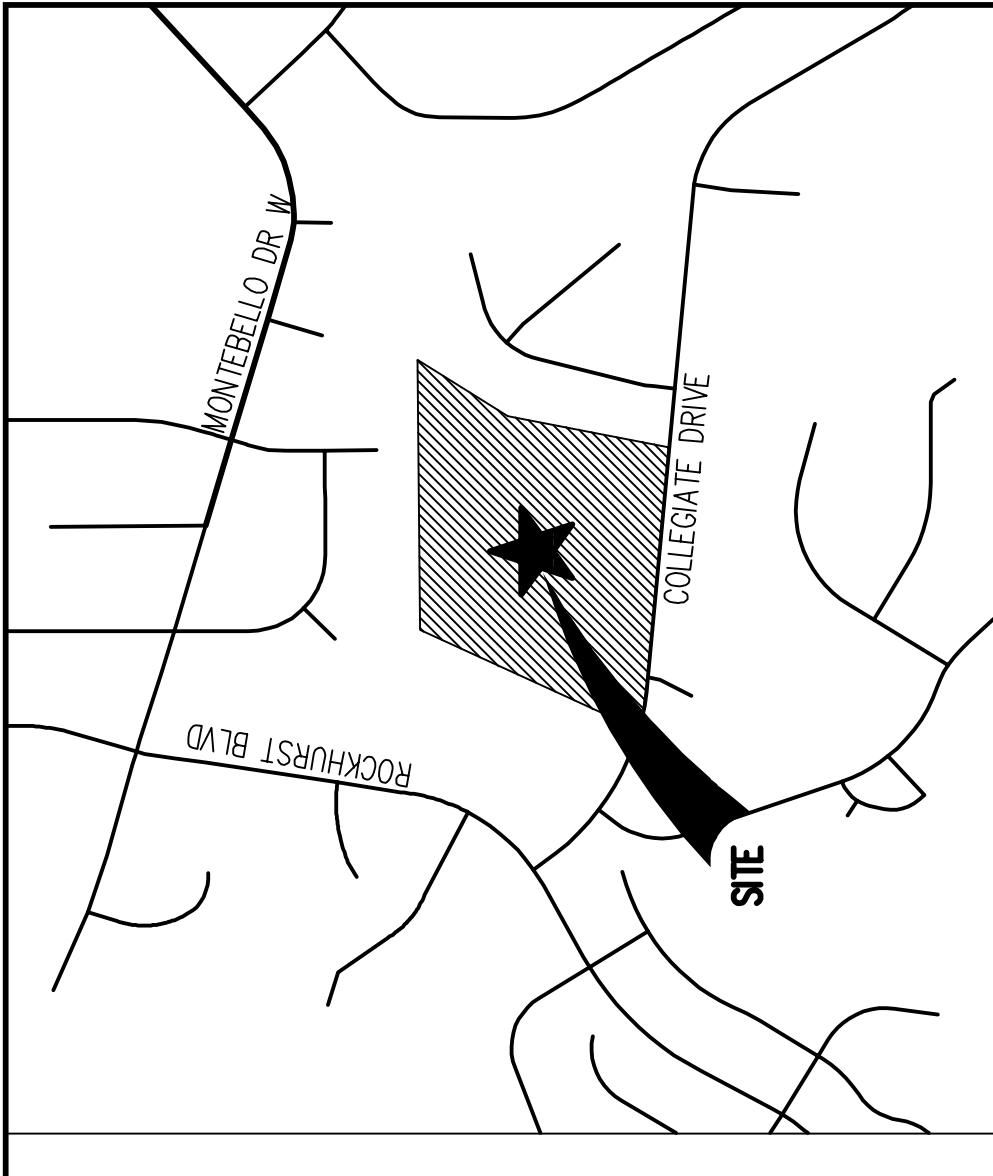


FIGURE 3



GRADING LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF PROTECTION AREA
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING FLEED END SECTION (FES)
- PROPOSED STORM INLET

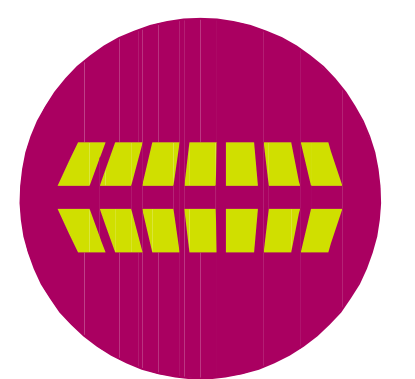
NOTES

1. ADD 6400 TO ALL SPOT ELEVATIONS.
2. ALL GRADES SHOW ARE TO FLOWLINES UNLESS OTHERWISE NOTED.

PRELIMINARY
NOT FOR CONSTRUCTION

Galloway
Planning, Architecture, Engineering,
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UNIVERSITY BLUFFS FILING NO. 4A
DEVELOPMENT PLAN
CITY FILE NO. CPC PUD 19-00005
COLLEGIATE DR. & ROCKHURST BLVD.
COLORADO SPRINGS, CO

#	Date	Issue / Description	Int.

Project No: SU004
Drawn By: BHB
Checked By: SMB
Date: 02/27/19

PRELIMINARY GRADING PLAN

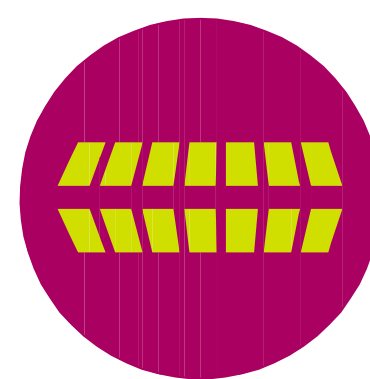
CPC PUD 19-00005

3

SHEET 3 OF 6

PRELIMINARY
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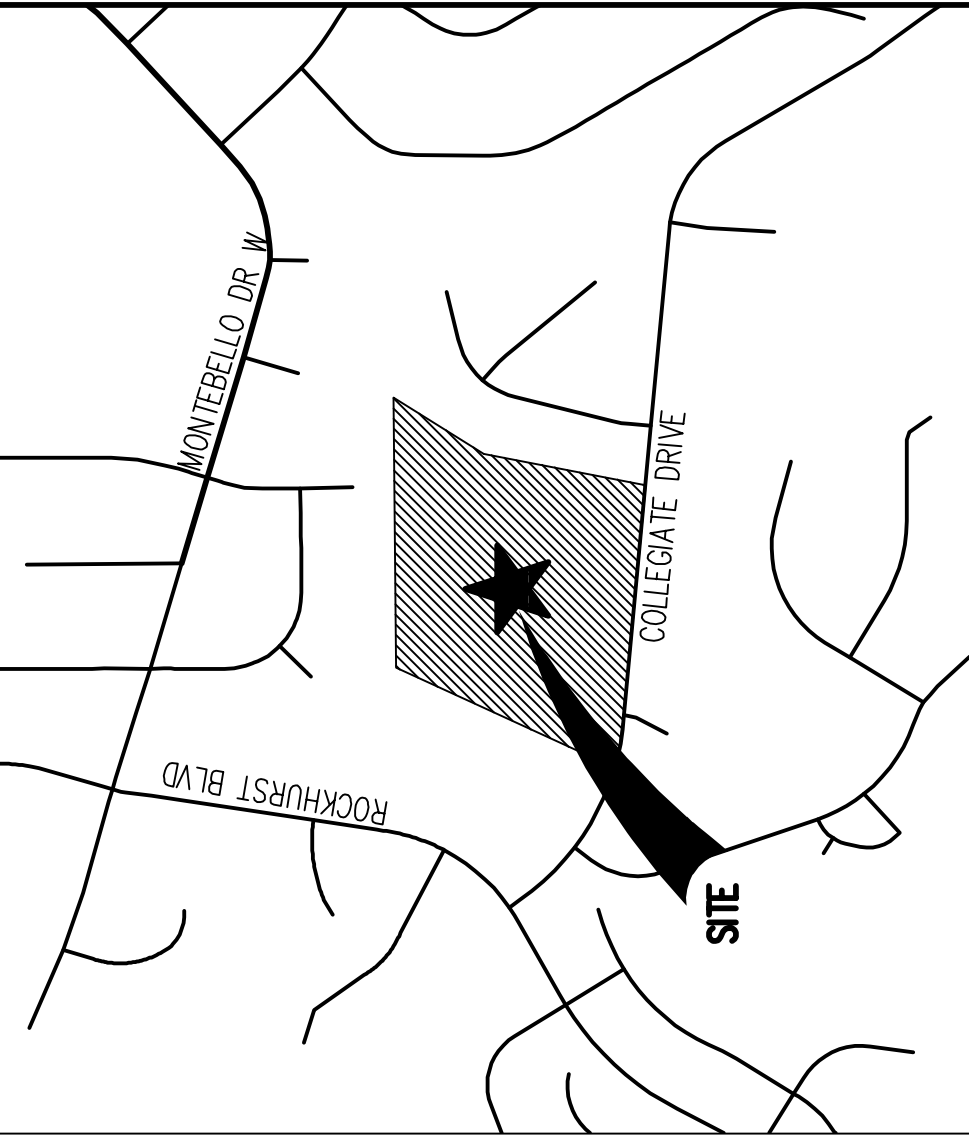


UNIVERSITY BLUFFS FILING NO. 4A
DEVELOPMENT PLAN
 CITY FILE NO. CPC PUD 19-00005
 COLLEGIATE DR. & ROCKHURST BLVD.
 COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.

Project No:	SL0004
Drawn By:	GMV
Checked By:	SMB
Date:	02/27/19

**PRELIMINARY UTILITY PLAN
 AND PUBLIC FACILITY PLAN**
 CPC PUD 19-00005



VICINITY MAP

- NOTES:**
1. ALL WATER AND WASTEWATER MAINS ARE PUBLIC.
 2. ALL PROPOSED WATER AND WASTEWATER MAINS ARE PVC.
 3. ALL PROPOSED STORM SEWERS IS PUBLIC.
 4. ALL PROPOSED STORM SEWERS SHALL BE PER THE LATEST VERSION OF CSU WATER LINE AND ALL UTILITY SEPARATIONS SHALL BE PER THE LATEST VERSION OF CSU WATER LINE.
 5. EXTENSION AND SERVICE STANDARDS CLEARANCE MATRIX 2.6.6.3 AND 2.6.6.4.

COLORADO SPRINGS GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- PROPERTY OWNERS SHALL ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
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 OWNERS SHALL ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITIES TO THE PROPERTY SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES' USE EXTENSION AND SERVICE STANDARDS (STANDARDS), TARIFFS, RULES, REGULATIONS, AND POLICES, CITY ORDINANCES, RESOLUTIONS, AND POLICES, AND 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 WATER SERVICE TO THE PROPERTY AND TO THE AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO WATER AND WASTEWATER, SHALL BE GUARANTEED. 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 OWNERS' SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT THE EXISTING UTILITY FACILITIES ARE NOT MEETING THE EXTENSION REQUIREMENTS 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 OWNER SHALL BE IN ACCORD WITH THE STANDARDS, TARIFFS, RULES, REGULATIONS, AND POLICES OF 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 ACKNOWLEDGES 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 MAY BE INCURRED TO CORRECT SUCH QUALITY ISSUES. OWNER SHALL BE RESPONSIBLE FOR ANY COSTS AS A RESULT OF OWNERS' 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 CASES OF SPRINGS UTILITIES SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 600-4905 OR SOUTH 668-5656).
 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' PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED 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 INTERPRETED AS A GUARANTEE OR WARRANTY OF ANY KIND. COLORADO SPRINGS UTILITIES' STANDARDS, TARIFFS, RULES, REGULATIONS, RESOLUTIONS, POLICES 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 POLICES OF SPRINGS UTILITIES.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY SERVICE PROVIDER. SPRINGS UTILITIES HAS CONDUCTED A VISUAL SURVEY AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITIES. THE CONTRACTOR SHALL REPORT OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
 Call before you dig

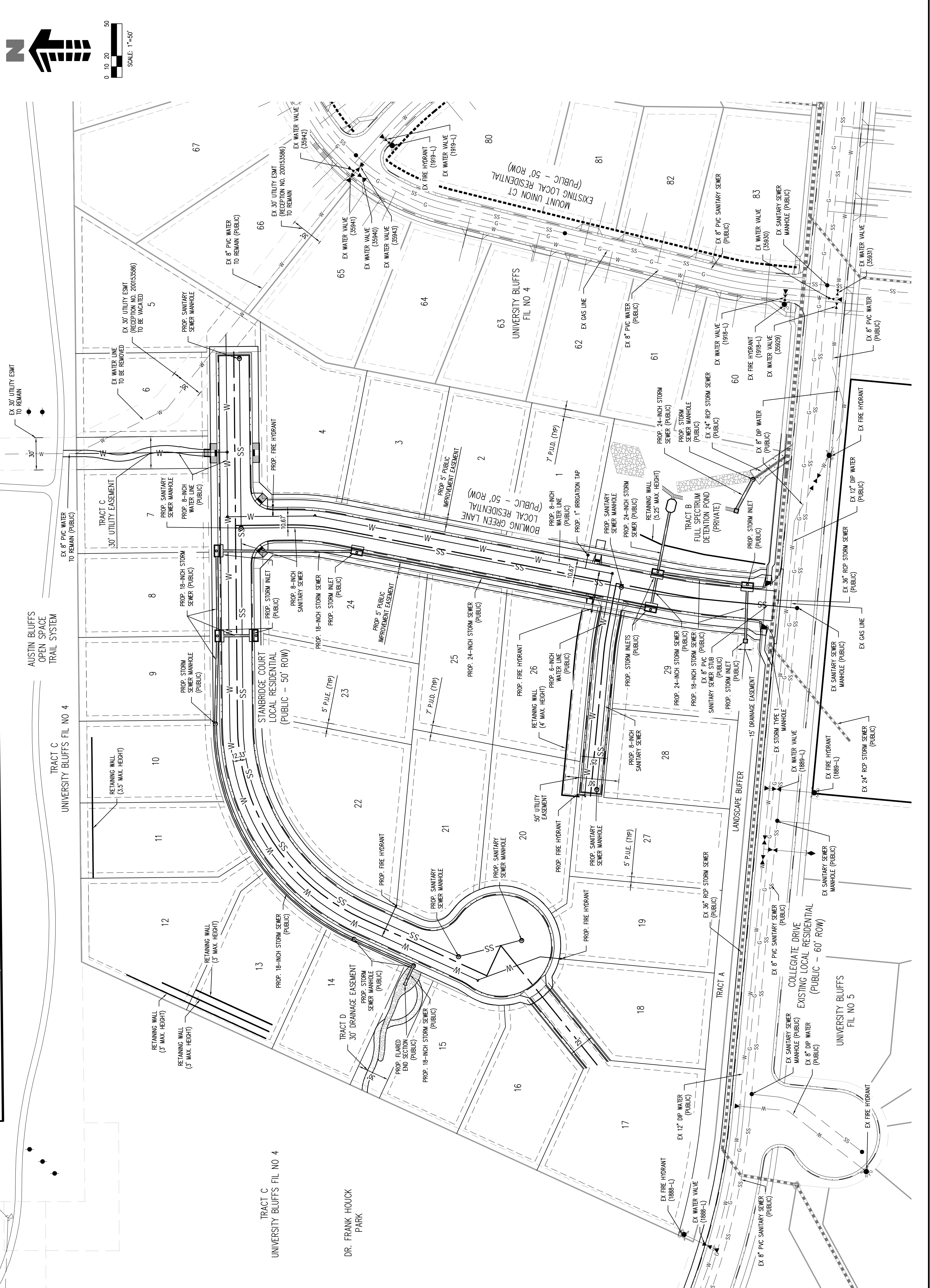
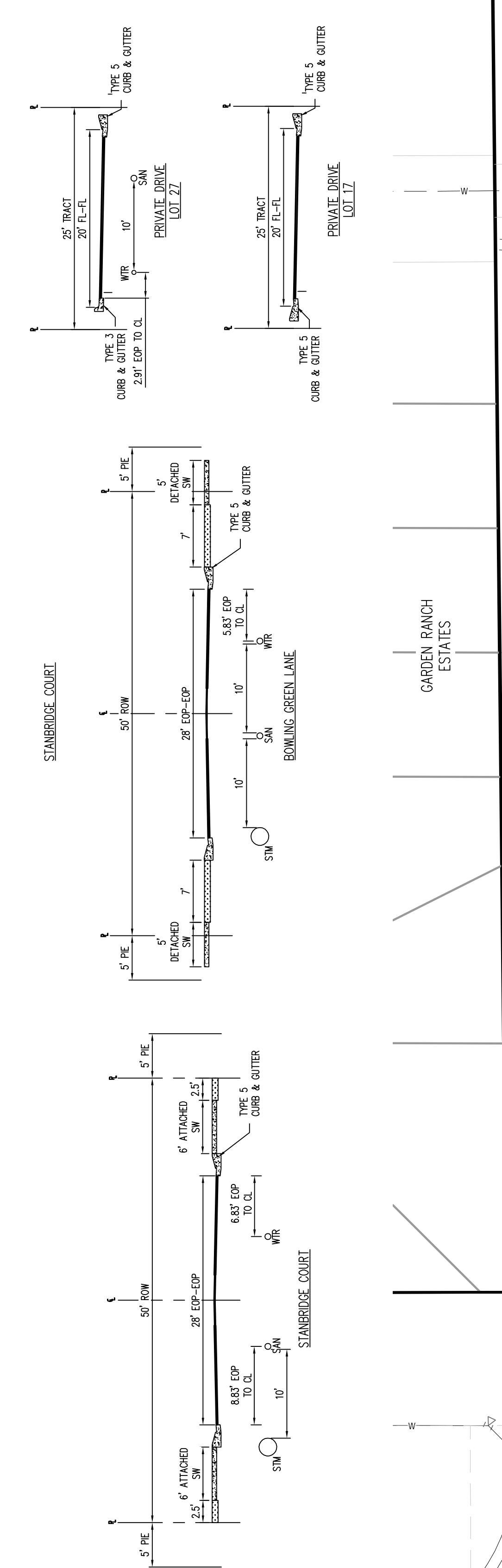
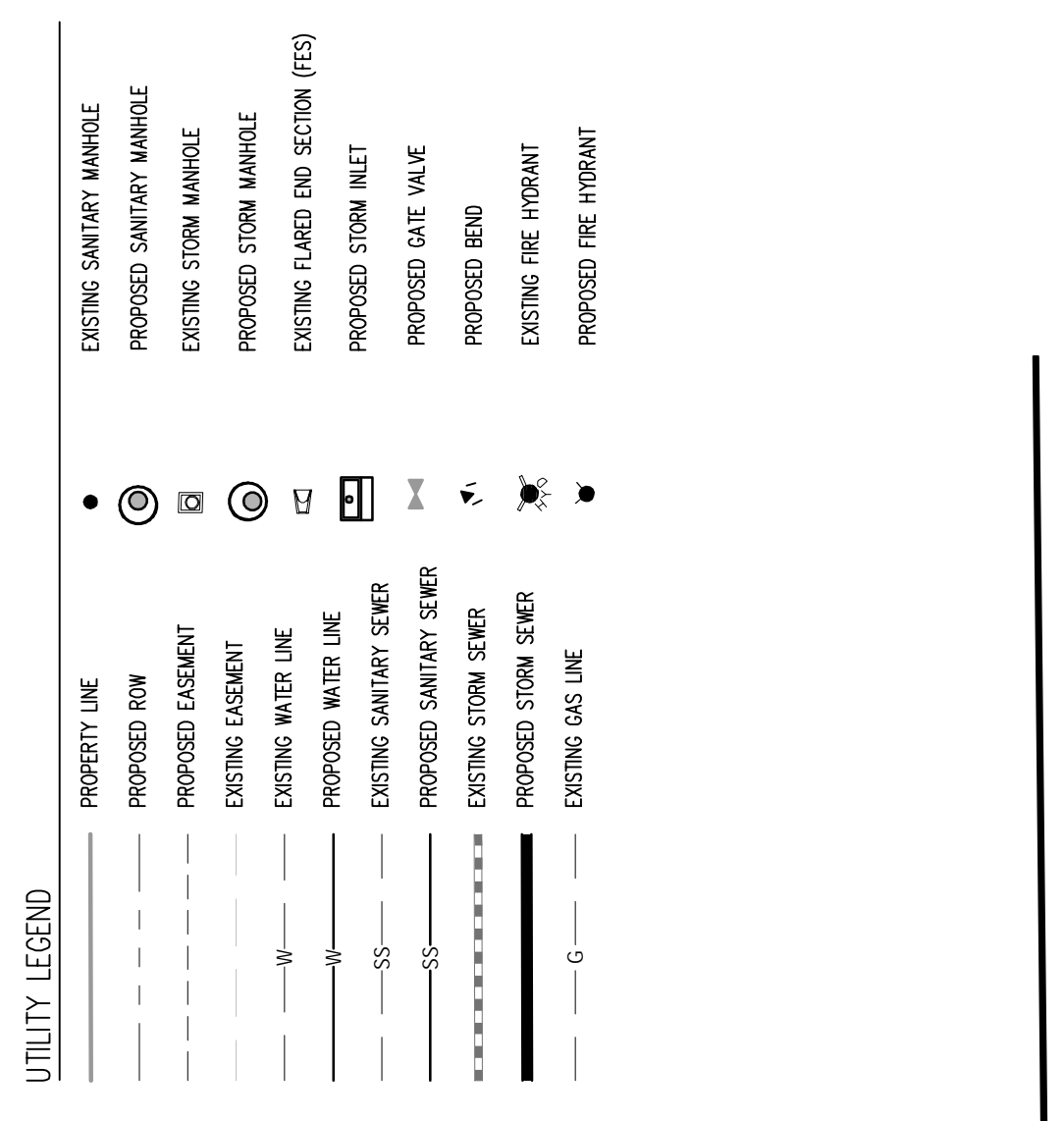
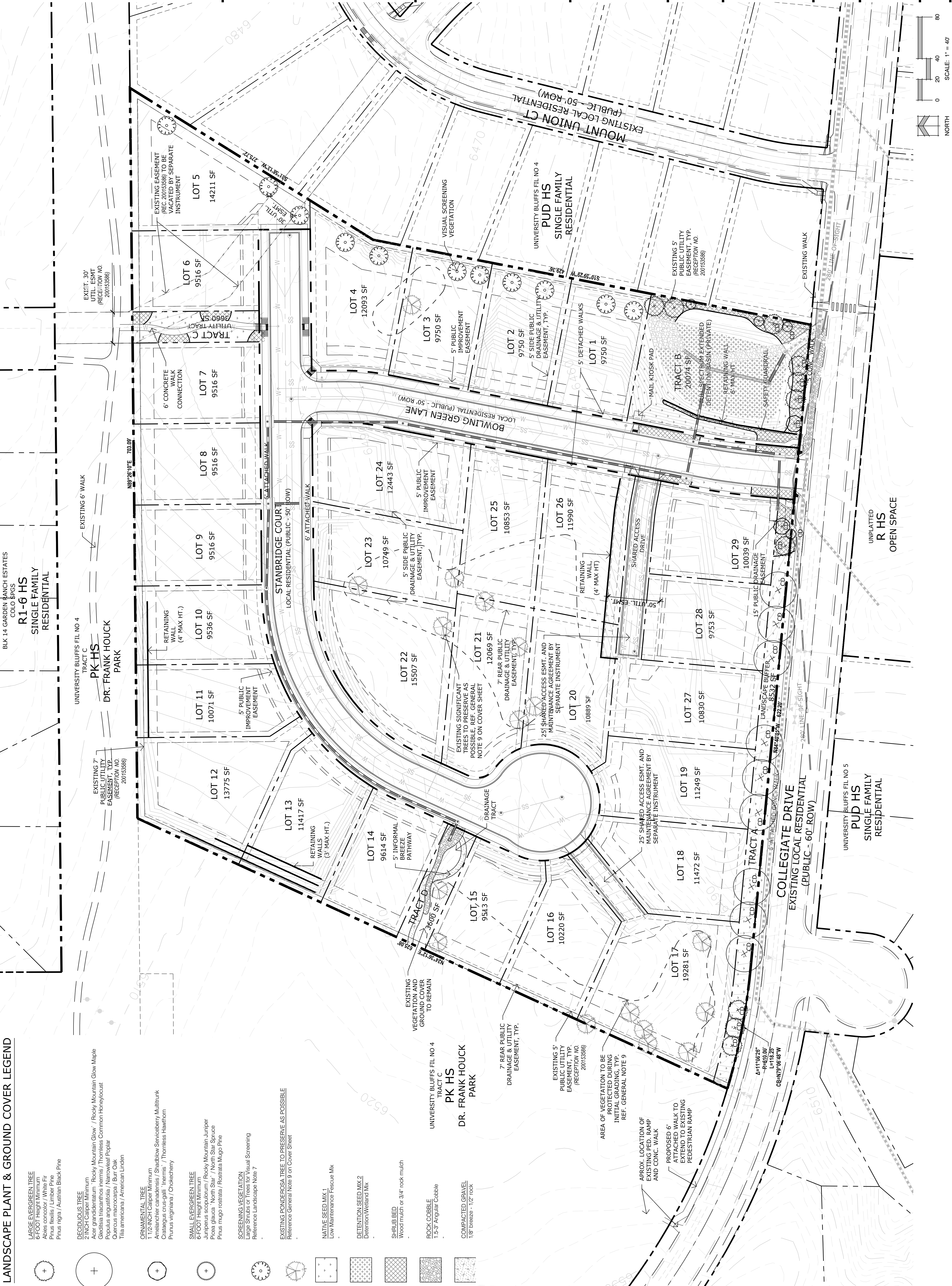


FIGURE 3

LANDSCAPE PLANT & GROUND COVER LEGEND

- LARGE EVERGREEN TREE
 Douglas Fir / White Fir
 Alberta Spruce / White Fir
 Pinus flexilis / Limba Pine
 Pinus nigra / Austrian Black Pine
- DECIDUOUS TREE
 2 INCH CALIPER MINIMUM
 Acer grandidentatum / Rocky Mountain Glow Maple
 Geodalia tricaudata / Inermis / Thornless Hawthorn
 Opulus angusticarpa / Black Elder
 Tilia americana / American Linden
- ORNAMENTAL TREE
 1 1/2-INCH CALIPER MINIMUM
 Amelanchier canadensis / Shadbow Serviceberry Multitrunk
 Crataegus crus-galli / Inermis / Thornless Hawthorn
 Prunus virginiana / Chokeberry
- SMALL EVERGREEN TREE
 6-FOOT HEIGHT MINIMUM
 Juniperus scopulorum / Rocky Mountain Juniper
 Picea glauca / North Star / North Star Spruce
 Pinus mugo rostrata / Rostrata Mugo Pine
- SCREENING VEGETATION
 Large Shrub / Tree / Visual Screening
 Reference Landscape Note 7
- EXISTING PONDEROSA TREE TO PRESERVE AS POSSIBLE
 Reference General Note 9 on Cover Sheet
- NATIVE SEED MIX 1
 Low Maintenance Fescue Mix
- DETENTION SEED MIX 2
 Detention/Wetland Mix
- SHRUBBED
 Wood mulch or 3/4" rock mulch
- ROCK COBBLE
 1.5-3" Angular Cobble
- COMPACTED GRAVEL
 1/8" breeze - 1/2" rock



Land Planning
Landscape
Architecture
Urban Design

NES

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UNIVERSITY
BLUFFS
FILING NO. 4A

2112 COLLEGIATE DRIVE
COLORADO SPRINGS, CO
80918

DATE: 12-19-2018
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE: 03-05-19
BY: KMM
PER CITY REVIEW COMMENTS

ISSUE / REVISION
SHEET NO. 5 OF 6
SHEET NUMBER 5 OF 6
PLAN FILE # CPC PUD 19-00005

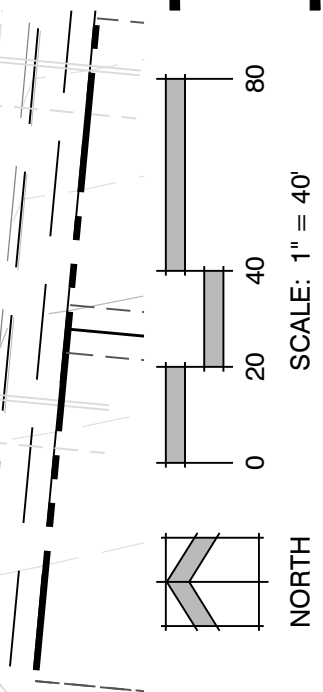


FIGURE 3

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS. SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO UTILIZE 5" STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- EXISTING VEGETATION OF SIGNIFICANT VALUE HAS BEEN IDENTIFIED ON THE LANDSCAPE PLAN. THESE TREES ARE INTENDED TO BE PRESERVED WHERE POSSIBLE DEPENDING ON FINAL GRADING FOR BUILDINGS. REFERENCE GENERAL NOTE 9 ON COVER SHEET.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DAMAGE TO PRESERVED AREAS. FENCING SHALL BE 4'-6" TALL AND 1/2" DIA. GALV. PIPE WITH 1/2" DIA. GALV. RAILS. FENCING SHALL BE 1/2" DIA. GALV. PIPE WITH 1/2" DIA. GALV. RAILS. FENCING SHALL BE 1/2" DIA. GALV. PIPE WITH 1/2" DIA. GALV. RAILS. FENCING SHALL BE 1/2" DIA. GALV. PIPE WITH 1/2" DIA. GALV. RAILS.
- ALL PROPOSED AND EXISTING VEGETATION TO REMAIN IS SUBJECT TO ALL WILDLAND URBAN INTERFACE CONDITIONS NOTED ON THE COVER SHEET OF THIS DEVELOPMENT PLAN. A FINAL LANDSCAPE PLAN MAY VARY FROM THIS PRELIMINARY LANDSCAPE PLAN FROM REQUEST OF FIRE DEPARTMENT TO COMPLY WITH PROPOSED VEGETATION WITHIN PRIVATE LOTS. WILL BE REQUIRED TO BE MAINTAINED BY OWNER. THE HOME OWNERS ASSOCIATION FOR UNIVERSITY BLUFFS FILING 4A WILL ENFORCE STANDARDS OF CARE.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF AND NOTES RATES FOR NEWLY PLANTED VEGETATION. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF AND NOTES RATES FOR NEWLY PLANTED VEGETATION. IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF AND NOTES RATES FOR NEWLY PLANTED VEGETATION.
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON FINAL LANDSCAPE PLAN. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX SIZED PER PLANTING DETAILS.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GRASS SEED MIX SPECIFIED ON FINAL LANDSCAPE PLAN. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX SIZED PER PLANTING DETAILS.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOVED STRIP, WITHOUT STEEL EDGING.
- REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSURE CONTRACTOR AND SUBSISTANT CONTRACTORS WITHIN THE PROJECT WITH ADEQUATE INSURANCE COVERAGE. SHIRING SHALL BE GIVEN DURING CONSTRUCTION WHILE FREIGHT IS OPEN AND MUST BE COVERED BY AN INSURANCE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
- CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.

LANDSCAPE REQUIREMENTS

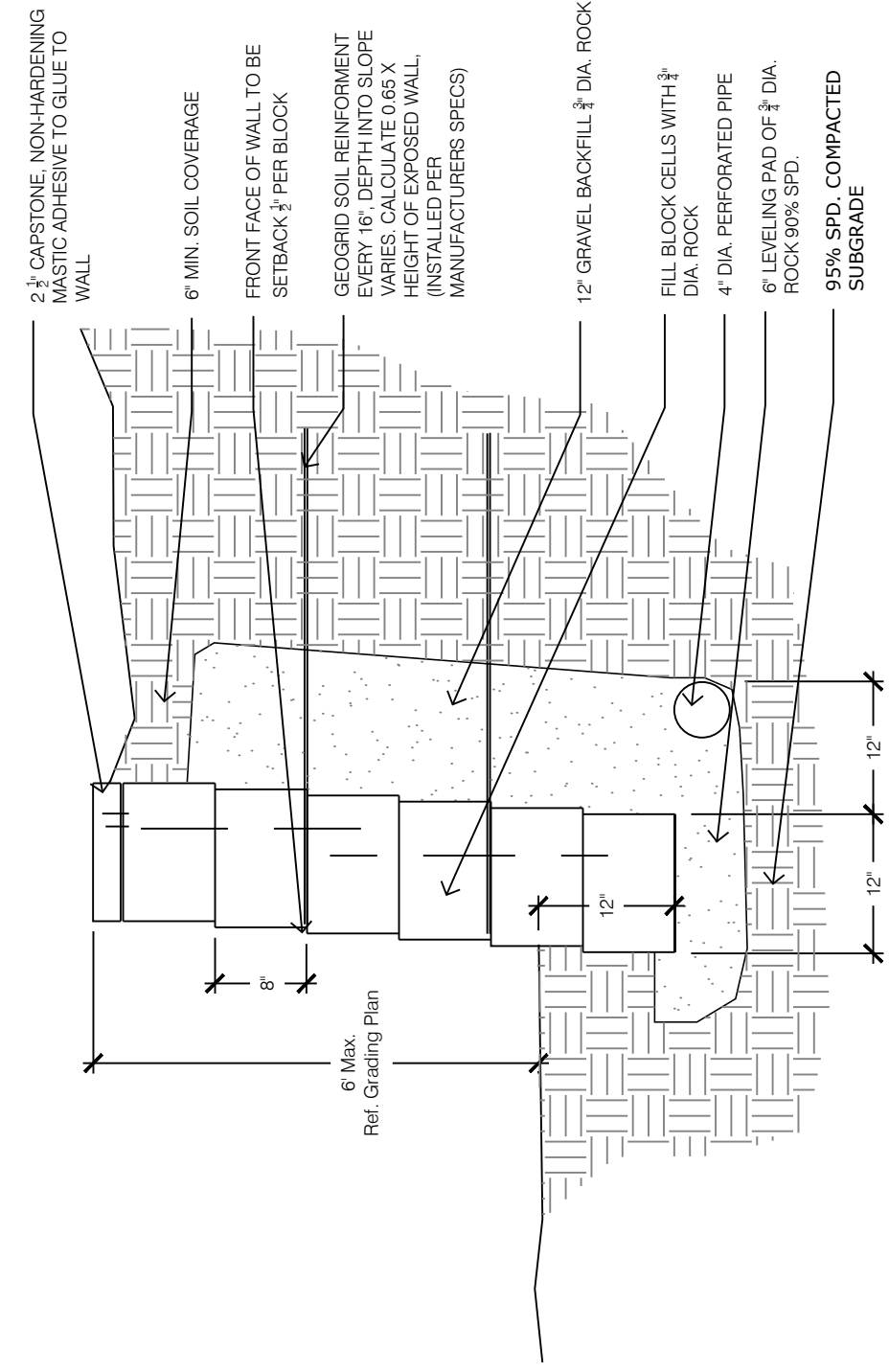
Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage Required	Tree/Foot No. of Trees Required	No. of Trees Req./Prov.
Collegiate	Non-arterial Double Frontage	6 / 15	740	1 / 30	25 / 21

Shrub Substitutes

Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr.	Percent Ground Plane Veg. Req. / Provided
40 / TBD	NA / TBD	CD	75% / 75%



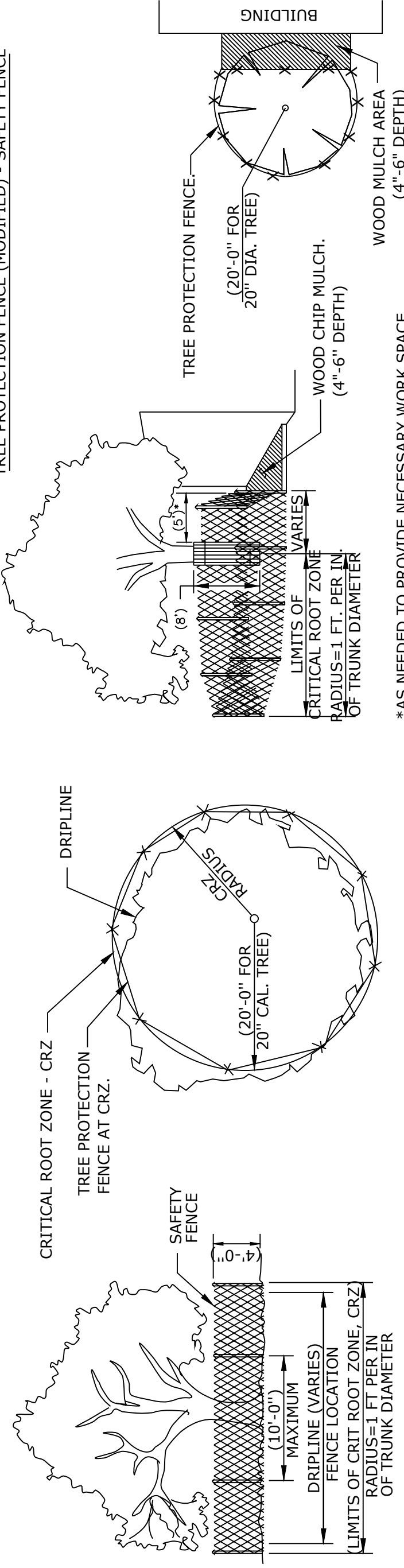
4 RETAINING WALL DETAIL

SCALE: NOT TO SCALE

TREE PROTECTION FENCE - SAFETY FENCE

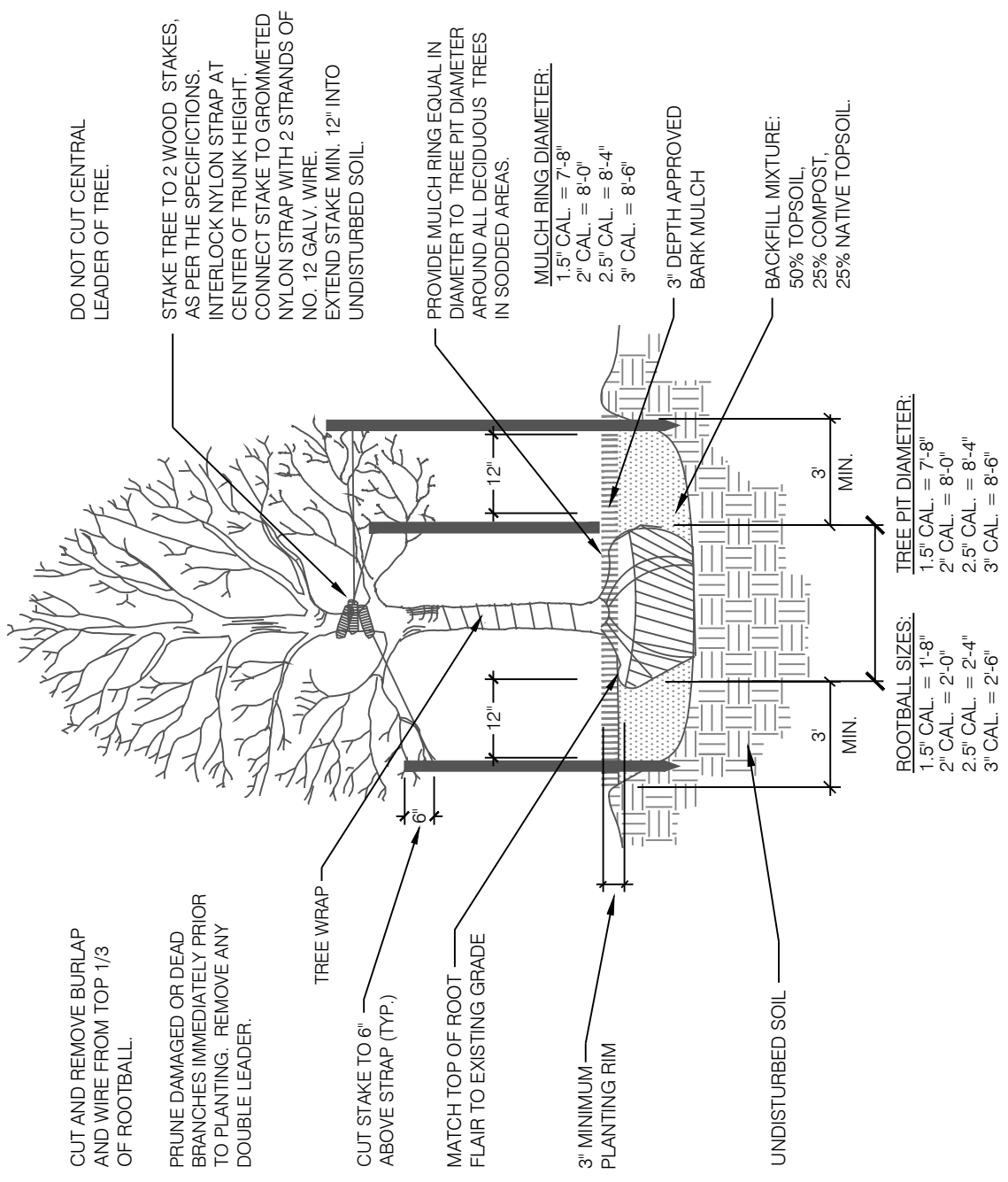
NOTE:

- ADDITIONAL WOOD MULCH REQUIRED AS SHOWN. LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- SUPPLEMENTAL WATERING REQUIRED BY CONTRACTOR DURING CONSTRUCTION.



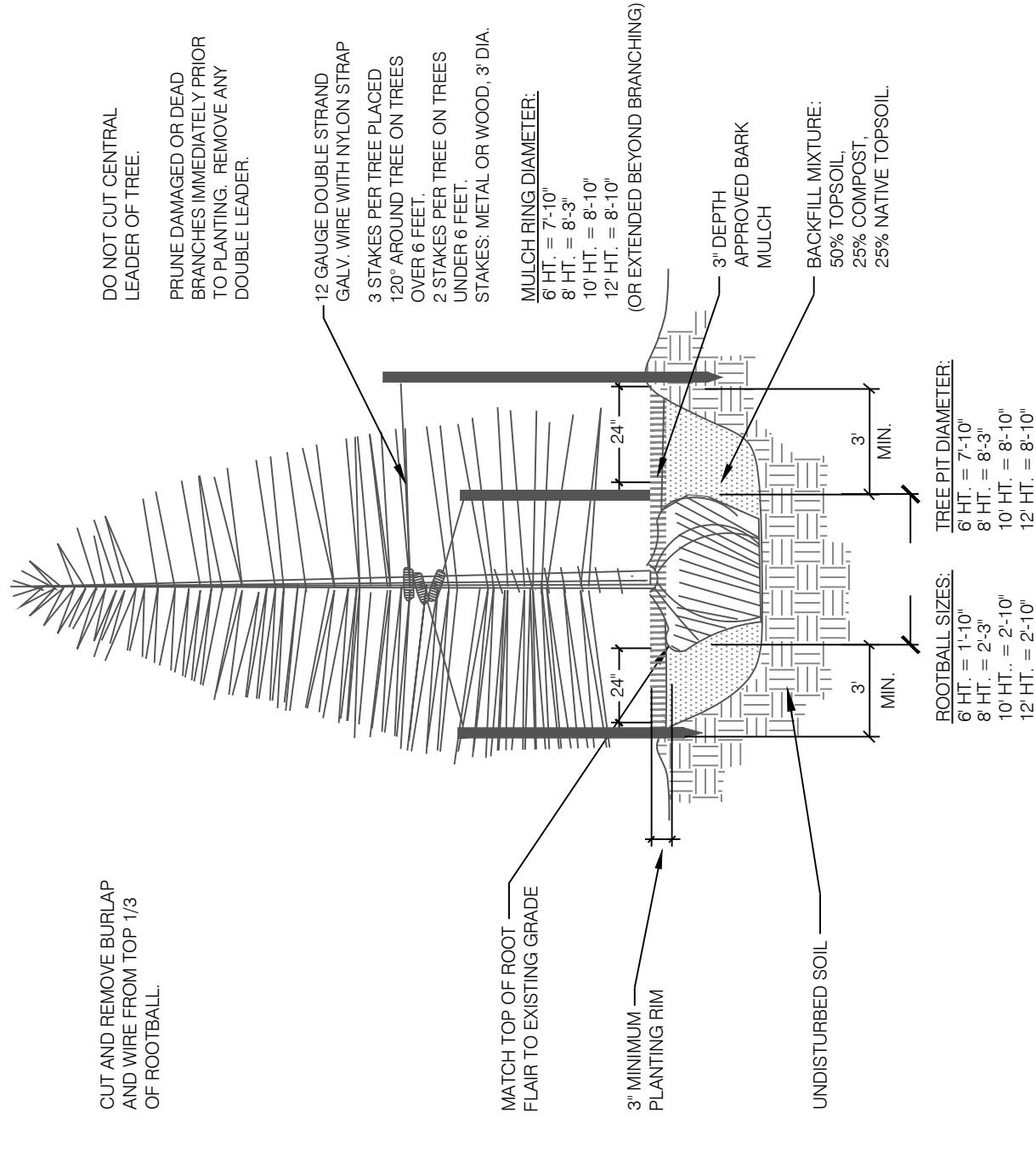
5 TREE PROTECTION DETAIL

SCALE: NOT TO SCALE



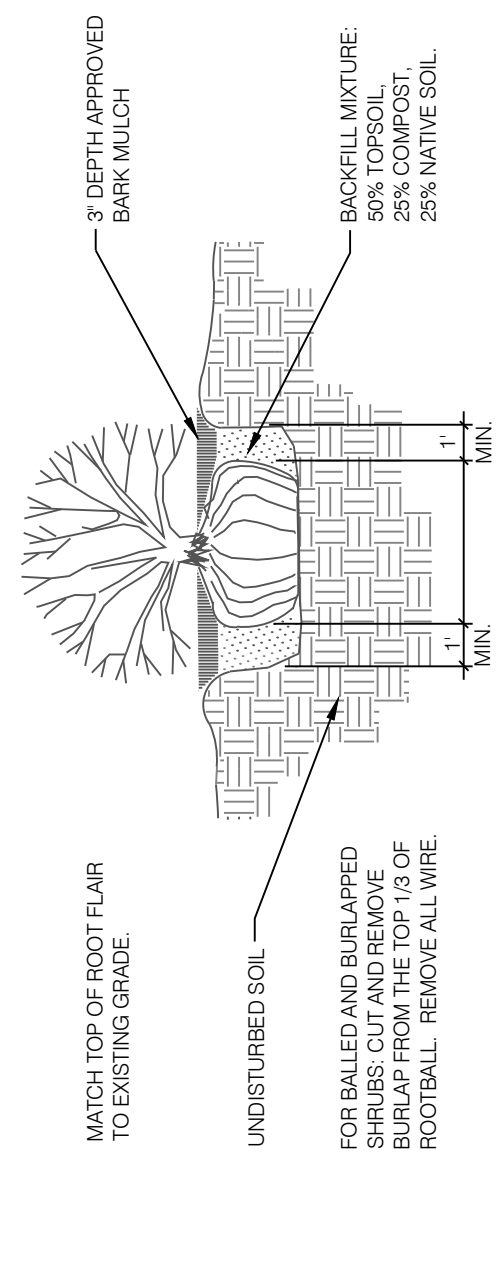
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE

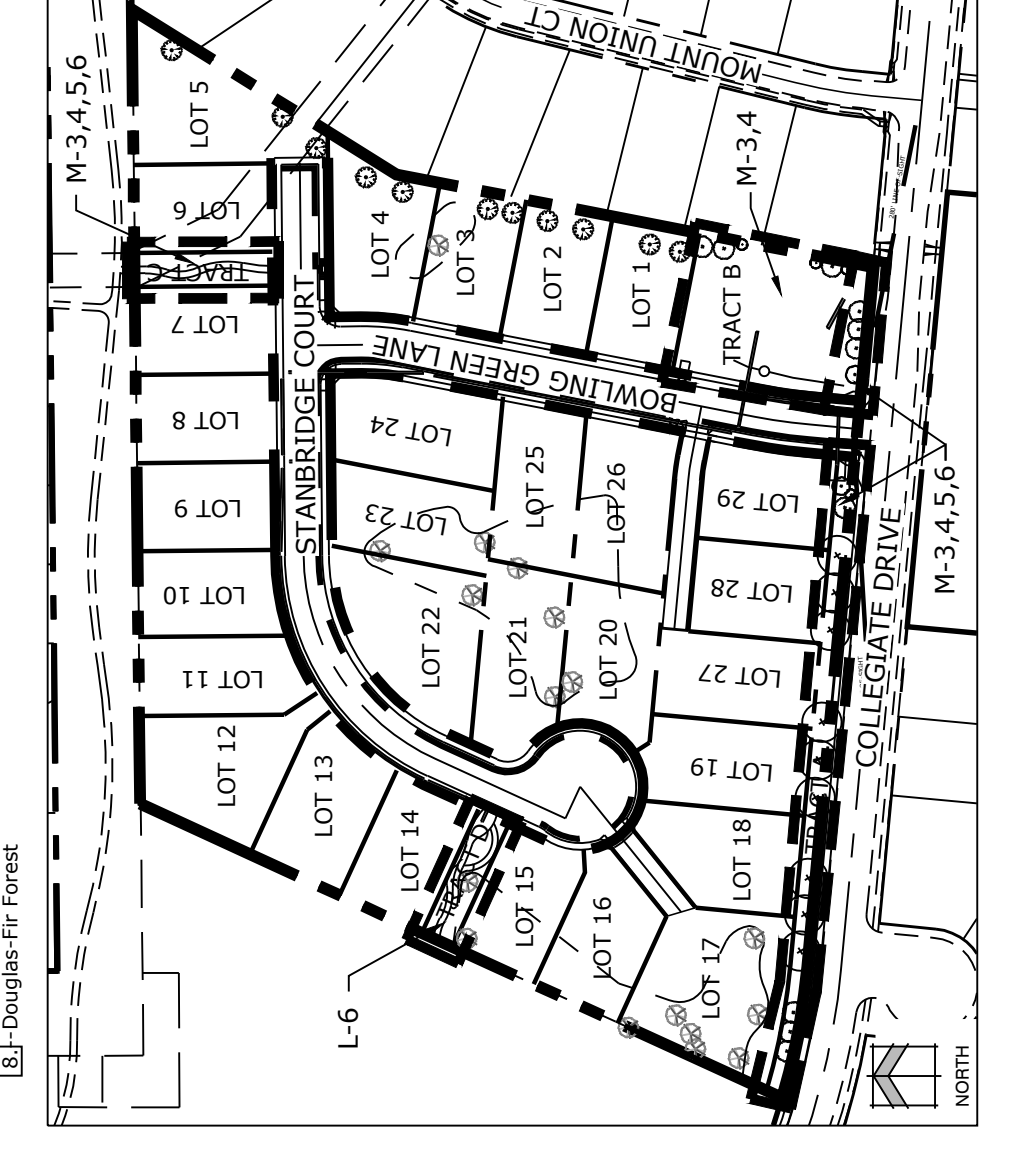


3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: University Bluffs Filing 4A Date: 03/05/2019
Climate Zone: Foothills & Plains
General Vegetation and Soil Association: Sandy Foothills/Rock Plant Communities
Hydrozones



LANDSCAPE PLANT & GROUND COVER LEGEND

+	LARGE EVERGREEN TREE 6-FOOT Height Minimum Abies concolor / White Fir Pinus flexilis / Limber Pine Pinus nigra / Austrian Black Pine	10
+	DECIDUOUS TREE 2 1/2" Caliper Minimum Acer grandidentatum / Rocky Mountain Glow Maple Gleditsia triacanthos inermis / Thornless Honeylocust Populus angustifolia / Narrowleaf Poplar Quercus macrocarpa / Burr Oak Tilia americana / American Linden	9
+	ORNAMENTAL TREE 1 1/2" INCH Caliper Minimum Amelanchier canadensis / Shadblow Serviceberry Multitruk Crataegus crus-galli / Inermis / Thornless Hawthorn Prunus virginiana / Chokecherry	2
+	SMALL EVERGREEN TREE 6-FOOT Height Minimum Juniperus scopulorum / Rocky Mountain Juniper Picea glauca / North Star / North Star Spruce Pinus mugo nana / Mugo Pine	4
+	SCREENING VEGETATION Large Shrubs or Trees for Visual Screening Reference Landscape Note 7	11
+	EXISTING PONDEROSA TREE TO PRESERVE AS POSSIBLE Reference General Note 9 on Cover Sheet	17
+	NATIVE SEED MIX 1 Low Maintenance Fescue Mix	18,699 sf
+	DETENTION SEED MIX 2 Detention/Wetland Mix	7,046 sf
+	SHRUB BED Wood mulch or 3/4" rock mulch	6,558 sf
+	ROCK COBBLE 1.5-3" Angular Cobble	1,647 sf
+	COMPACTED GRAVEL 1/8" Drieste - 1/2" rock	618 sf

ENTITLEMENT

DATE: 03-05-19

BY: KMM

PER CITY REVIEW COMMENTS

DESCRIPTION:

PRELIMINARY LANDSCAPE DETAILS & NOTES

SHEET NUMBER

6 OF 6

PLAN FILE # CPC PUD 19-00005

Land Planning
Landscape
Architecture
Urban Design

NES

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