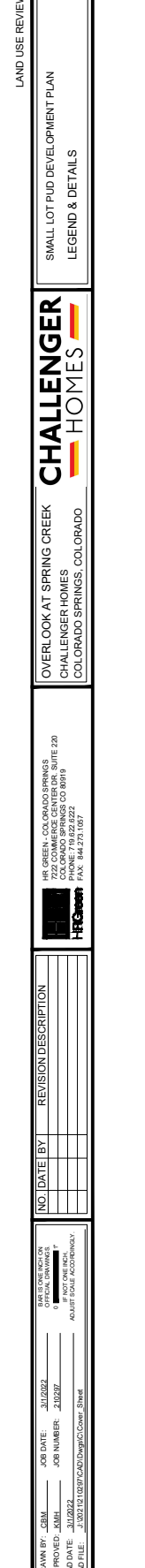
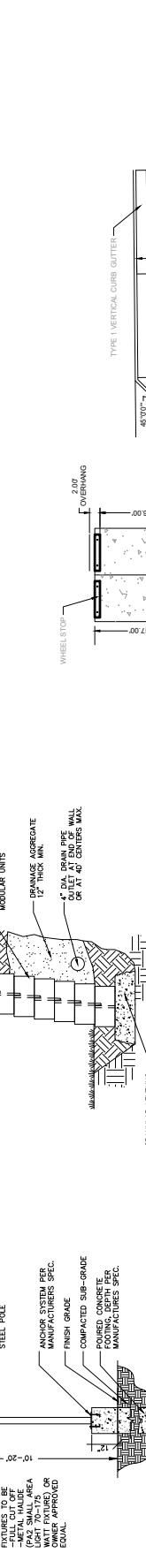
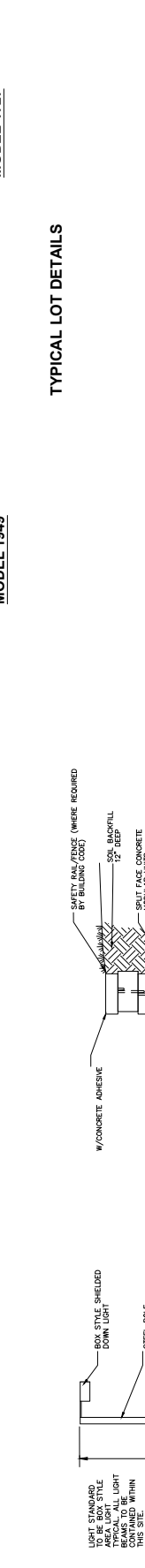


LEGEND

EXISTING	PROPOSED
MATCH LINE	MATCH LINE
SECTION LINE	SECTION LINE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
RIGHT OF WAY	RIGHT OF WAY
CENTERLINE	CENTERLINE
WOODEN FENCE	WOODEN FENCE
ROD IRON FENCE	ROD IRON FENCE
GUARDRAIL	GUARDRAIL
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
FIBER OPTIC	FIBER OPTIC
SANITARY SEWER	SANITARY SEWER
STORM DRAIN	STORM DRAIN
WATER METER	WATER METER
WATER TEE	WATER TEE
WATER REDUCER	WATER REDUCER
TRAIL	TRAIL
TRAIL GUTTERS	TRAIL GUTTERS
DRAINAGE BASIN	DRAINAGE BASIN
INDEX CONTOUR	INDEX CONTOUR
INTER CONTOUR	INTER CONTOUR
SPLOSH PLAN	SPLOSH PLAN
FLOODWAY	FLOODWAY
EDGE OF METPADS	EDGE OF METPADS
DRAINAGE	DRAINAGE
DRAINAGE BASIN	DRAINAGE BASIN
BASIN TAG	BASIN TAG
DESIGN POINT	DESIGN POINT

EXISTING	PROPOSED
STORM SEWER	STORM SEWER
MANHOLE	MANHOLE
FLARED END SECTION	FLARED END SECTION
RIPRAP	RIPRAP
SANITARY SEWER	SANITARY SEWER
CLEAN OUT	CLEAN OUT
MANHOLE	MANHOLE
PLUG	PLUG
WATER	WATER
FIRE HYDRANT	FIRE HYDRANT
FIRE DEPT. CONNECTION	FIRE DEPT. CONNECTION
MANHOLE	MANHOLE
METER	METER
TEE	TEE
REDUCER	REDUCER
DRY UTILITIES	DRY UTILITIES
ELECTRIC METER	ELECTRIC METER
ELECTRIC PEDestal	ELECTRIC PEDestal
ELECTRICAL CABINET	ELECTRICAL CABINET
FIBER OPTIC RAIL BOX	FIBER OPTIC RAIL BOX
FIBER OPTIC MANHOLE	FIBER OPTIC MANHOLE
FIBER OPTIC PEDestal	FIBER OPTIC PEDestal
FIBER OPTIC SOLE	FIBER OPTIC SOLE
FIBER OPTIC VAULT	FIBER OPTIC VAULT
GAS METER	GAS METER
GAS VALVE	GAS VALVE
GAS VAULT	GAS VAULT
TELEPHONE CABINET	TELEPHONE CABINET
TELEPHONE MANHOLE	TELEPHONE MANHOLE
TELEPHONE VAULT	TELEPHONE VAULT
TELEPHONE SIGN	TELEPHONE SIGN
TELEPHONE PEDestal	TELEPHONE PEDestal
TRANSFORMER	TRANSFORMER
FIBER OPTIC VAULT	FIBER OPTIC VAULT

MISCELLANEOUS
SIGN
BOLLARD
ACCESSIBLE PARKING



TYPICAL LOT DETAILS

STANDARD PARKING STALL TYPICAL DETAIL

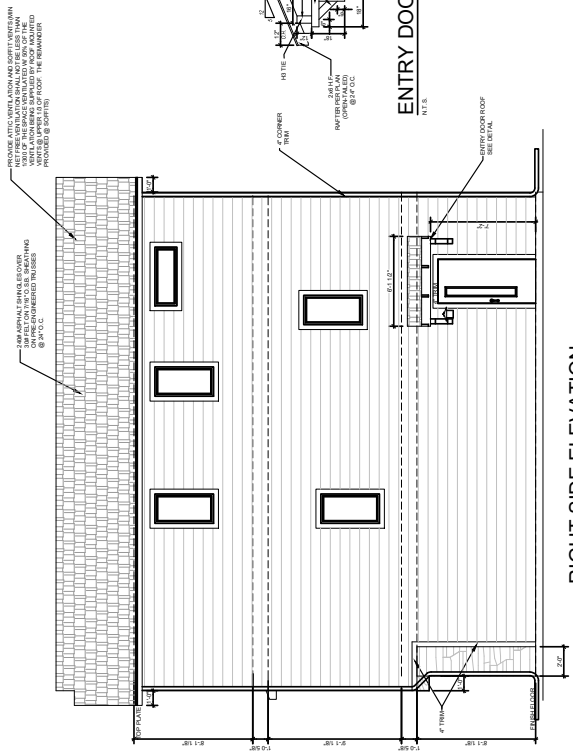
PARALLEL PARKING STALL TYPICAL DETAIL

RETAINING WALL DETAIL

LIGHTPOLE DETAIL

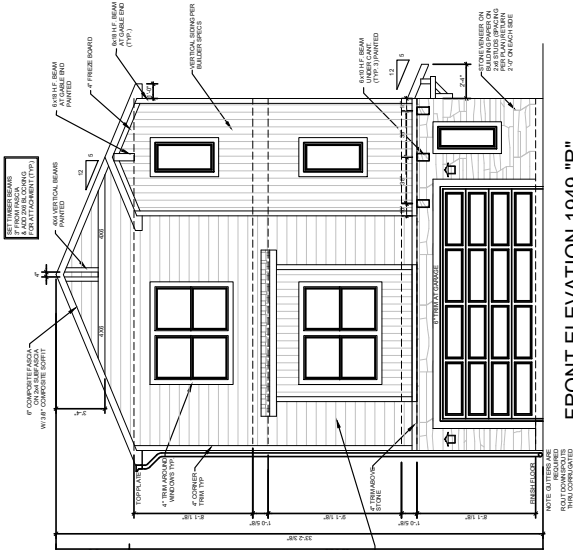
NOTES:

- RETAINING WALLS TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- RETAINING WALLS TO BE ALLAN BLOCK (CLASSIC WALL OR EQUAL) TAN IN COLOR.
- RETAINING WALLS TO BE STRUCTURALLY ENGINEERED AND MUST RECEIVE APPROVAL OF A BUILDING PERMIT.



FRONT ELEVATION-1949 "R"
1/4"=1'-0"

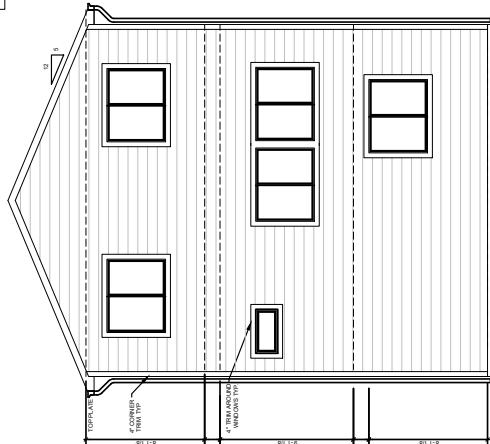
ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME



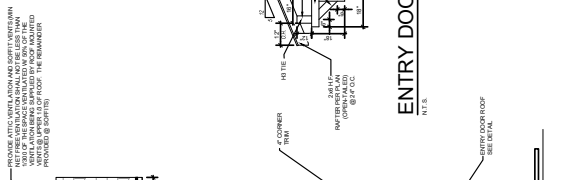
RIGHT SIDE ELEVATION
1/4"=1'-0"



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



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

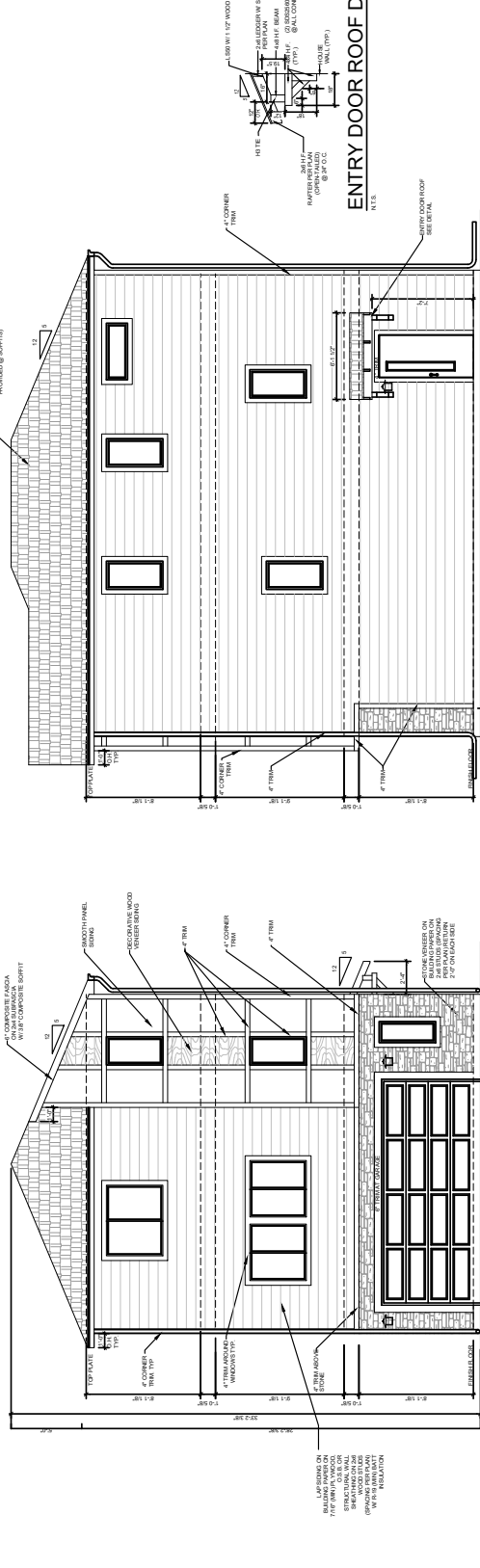


ENTRY DOOR ROOF DETAIL
N.T.S.

UNIT TYPE: 1949R

DRAWN BY: AL APPROVED: J.L./2022 CAD DATE: 3/1/2022 CAD FILE: J:\2021\03\1027\CAD\Drawings\CS-Mod. Elevations		NO. DATE BY REVISION DESCRIPTION 1. 3/1/2022 J.L. CHALLENGER HOMES 2. 3/1/2022 J.L. CHALLENGER HOMES	
CHALLENGER HOMES COLORADO SPRINGS, COLORADO PHONE: 719.622.8222 FAX: 844.273.1187		OVERLOOK AT SPRING CREEK CHALLENGER HOMES COLORADO SPRINGS, COLORADO	
LAND USE REVIEW FILE NO. CPC PUD 21-00080		SHEET ---- 6	

INCLUDE A FLOOD ELEVATION AND REPORT TO THE OWNER. THE FLOOD ELEVATION SHALL BE BASED ON THE FLOOD ELEVATION PROVIDED BY THE LOCAL GOVERNMENT. THE FLOOD ELEVATION SHALL BE BASED ON THE FLOOD ELEVATION PROVIDED BY THE LOCAL GOVERNMENT. THE FLOOD ELEVATION SHALL BE BASED ON THE FLOOD ELEVATION PROVIDED BY THE LOCAL GOVERNMENT.

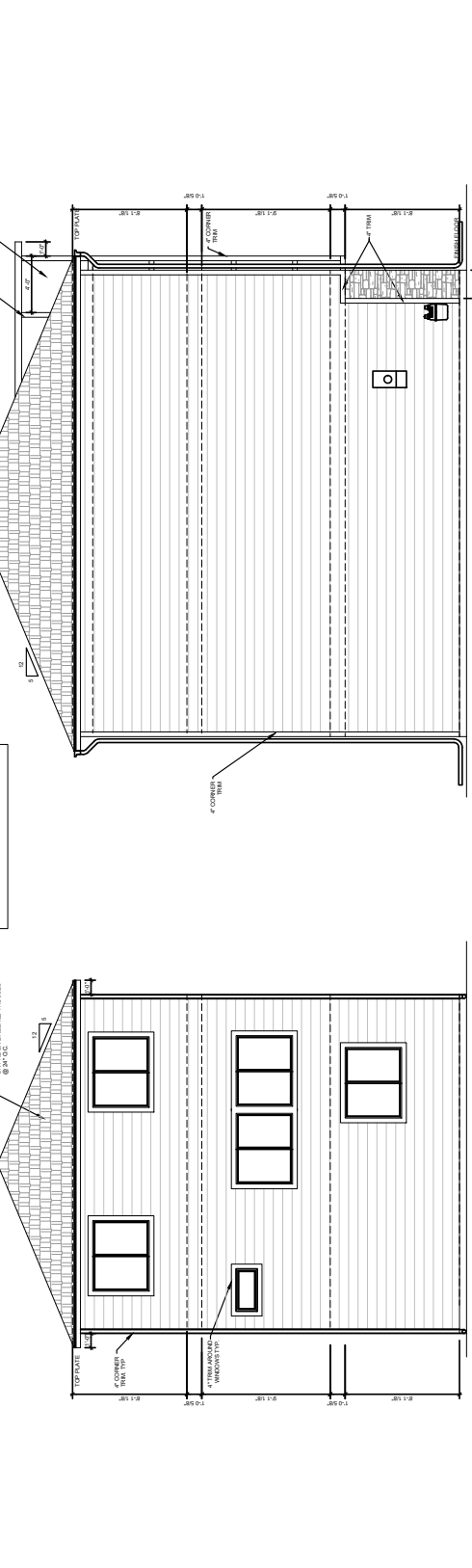


FRONT ELEVATION
1/8" = 1'-0"

RIGHT SIDE ELEVATION
1/8" = 1'-0"

ENTRY DOOR ROOF DETAIL
1/8" = 1'-0"

ALL DOWNSPOUTS TO DRAIN FROM FRONT OR REAR OF HOME



LEFT SIDE ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

UNIT TYPE: 1949M

LAND USE REVIEW FILE NO. CPC PUD 21-00080

SHEET 7

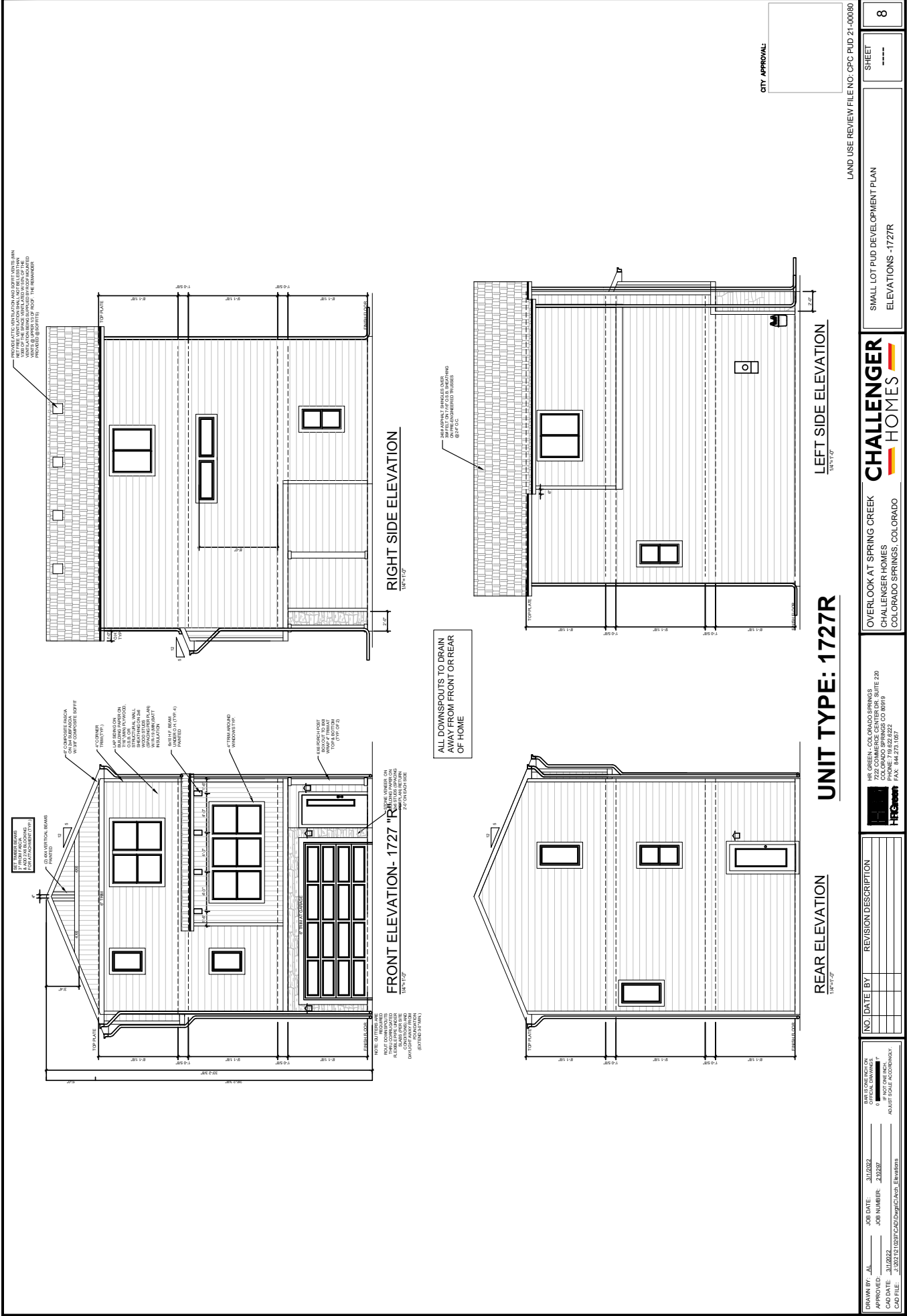
SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS - 1949M

OVERLOOK AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS, CO 80911
PHONE: 719.622.8222
FAX: 844.273.1187

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: AL
JOB DATE: 3/1/2022
APPROVED: [Signature]
JOB NUMBER: 210297
CAD DATE: 3/1/2022
CAD FILE: J:\2021\03\15297\CAD\Drawings\CAD - Elevations



PROVIDE LATENT VENTILATION AND EXHAUST VENTS AS PER LOCAL CODES. THE EXHAUST VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM THE SIDE OF THE HOUSE AND 10 FEET FROM THE REMAINING UNFINISHED (BYPASS) ROOF.

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NOTE: MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT AND CLIENT. ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.

NOTE: DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME.

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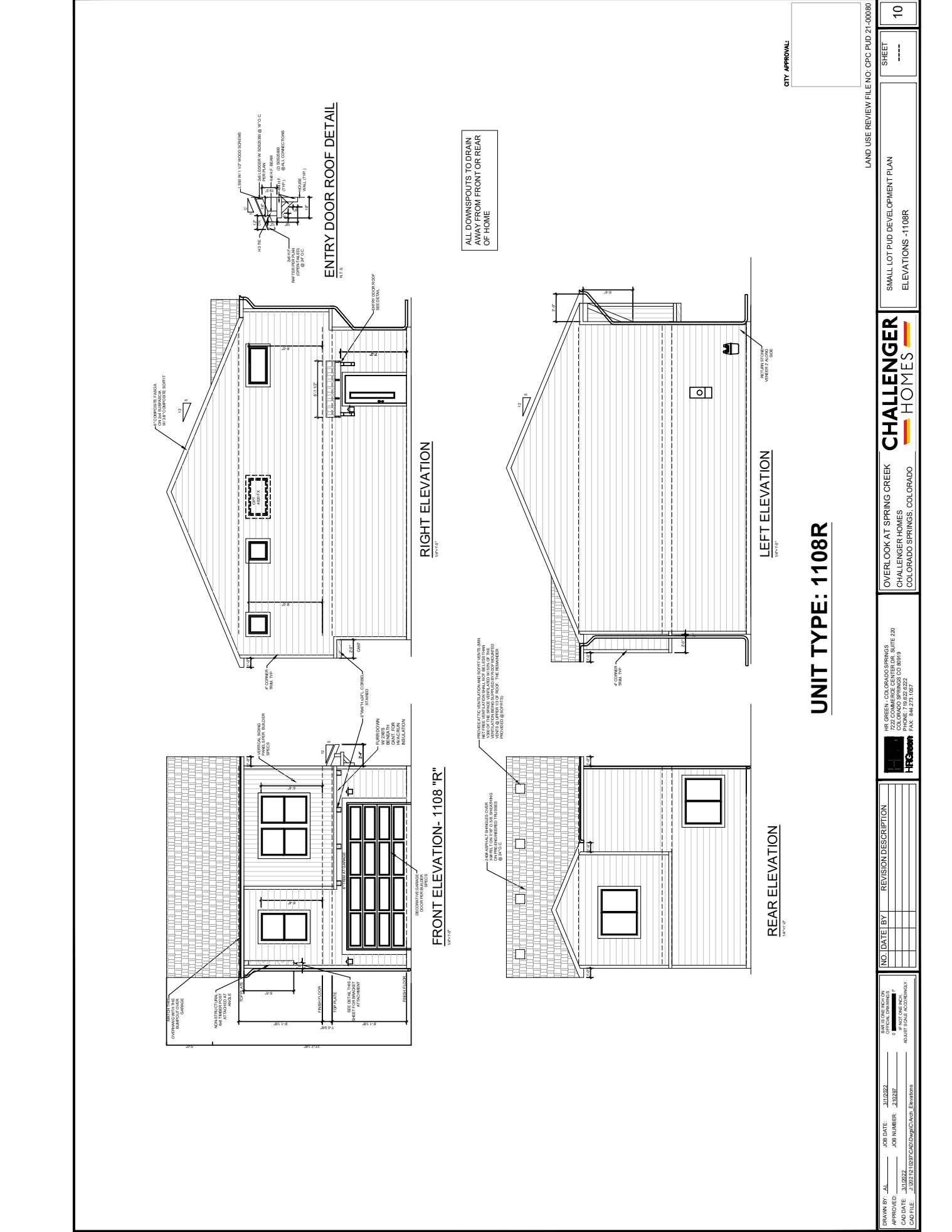
NOTE: DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME.

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PHHN, KEN, 3/1/2022 2:22 PM

ALL DOWNSPOUTS TO DRAIN AWAY FROM FRONT OR REAR OF HOME

ENTRY DOOR ROOF DETAIL

UNIT TYPE: 1108R

CITY APPROVAL

LAND USE REVIEW FILE NO. CPC PUD 21-00080

SMALL LOT PUD DEVELOPMENT PLAN
ELEVATIONS - 1108R



OVERLOOK AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

HR GREEN, COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS, CO 80911
PHONE: 719.622.8222
FAX: 844.273.1897



NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: AL
APPROVED: 3/1/2022
JOB NUMBER: 210297
JOB DATE: 3/1/2022
JOB FILE: J:\2021\101597\CAD\Drawings\CAD - Elevations

DEVELOPMENT PLAN

OVERLOOK AT SPRING CREEK

LOCATED IN THE A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE PLAN NOTES:

- CURRENT OWNER WILL BE RESPONSIBLE FOR ALL INITIAL LANDSCAPE IMPROVEMENTS. AFTER INITIAL INSTALLATION, IT WILL BE THE RESPONSIBILITY OF THE SPRING CREEK HOME OWNERS ASSOCIATION TO MAINTAIN ALL LANDSCAPE AREAS.
- LANDSCAPE SUBSTITUTIONS SHALL PROVIDE ALL LAWN, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTS TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- 2ND MATERIALS, BUILDINGS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE.
3. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
4. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
5. EXACT UTILITY LOCATIONS BY CONTRACTOR SHALL BE DETERMINED BY THE CONTRACTOR. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITY LOCATIONS.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. SOIL PROTECTION, RECLAMATION AND EROSION CONTROL (CODE 315) AS NEEDED OVER AND ABOVE SWAMP PERMIT FOR RE-VEGETATION AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
10. ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION AFTER INITIAL INSTALLATION BY THE OWNER. THE HOA (OVERLOOK AT SPRING CREEK HOA) WILL BE SET UP BY THE OVERLOOK MANAGEMENT COMPANY.
11. SOIL PREPARATION INCLUDES AMENDMENT, TILLING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION.
12. SOIL PROTECTION, RECLAMATION AND EROSION CONTROL (CODE 315) AS NEEDED OVER AND ABOVE SWAMP PERMIT FOR RE-VEGETATION AND PRIOR TO ISSUANCE OF A BUILDING PERMIT.
13. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

IRRIGATION:

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. ALL PROPOSED IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS.

SHRUB TREE PLANTING NOTES:

1. ALL PLANTS WHICH ARE RESPONSIBLE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
3. PLANTING MATERIALS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
4. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, C.S. 1974 (SEE LANDSCAPE THE NURSERY ACT).
5. THE CONDITION OF PLANTING MATERIALS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS WHICH DO NOT MEET THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS WHICH DO NOT MEET THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS WHICH DO NOT MEET THE SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY PLANTS WHICH DO NOT MEET THE SPECIFICATIONS.
6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
7. PLANTS BEING REPLANTED SHALL BE OF FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT.
8. PERENNIAL WEED BARBERS FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
9. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
10. FORTENYER.
11. THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SOILING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED SOIL AND PLANTING AREAS SHALL BE ROTO-TILLED TO A DEPTH OF 6". THE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ALL OTHER MATERIALS FROM THE SOIL SURFACE.
3. AFTER TILING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURS AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOIL THICKNESS.
4. FINE GRADE SOIL AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
5. PLANTING MATERIALS SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
6. ANY WEED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARRIERS, BERMS, BARRIERS, INSURFACES, TOPSOIL, ROCKY, PROPER SURFACE, ETC.) SHALL BE INSTALLED.
7. ALL SCHEDULED SEED AREAS SHALL BE FREED OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT.
8. PERENNIAL WEED BARBERS FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
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VICINITY MAP

SCALE: N.T.S.



GROUND COVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
[Pattern]	SOD TURF	23,251	SQUARE FEET
[Pattern]	SHRUB BED	22,161	SQUARE FEET
[Pattern]	DETENTION SEEDING	8,391	SQUARE FEET

TREE PROTECTION KEY

EXIST. TREE TO BE PRESERVED

TOTAL QUANTITIES (IN VICINITY OF DISTURBANCE AND PROPOSED IMPROVEMENTS)

EXIST. TREES TO BE PRESERVED 7
EXIST. TREES TO BE REMOVED 0
TOTAL EXISTING TREES 7

GENERAL NOTES

1. THE INTENT IS TO KEEP THE EXISTING TREES TO BE PRESERVED IN FACT THROUGHOUT THE DURATION OF CONSTRUCTION ON-SITE. IF THE TREES ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPLACING PER THE MUNICIPALITY'S ORDINANCE.
2. CONTRACTOR IS RESPONSIBLE FOR THE HAUL-OFF OF ALL TREES AND OTHER VEGETATION TO BE REMOVED.

10. MULCHING, WEED-FREE MULCH, WEED-FREE STRAW OR VEGETAL WOOD CHIP MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE MULCH, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,500 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.

11. ALL MULCHING SHALL BE APPLIED TO THE SOIL TO PROTECT THE SOIL FROM EROSION AND TO MAINTAIN SOIL MOISTURE. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS. MULCHING SHALL BE APPLIED TO ALL EXPOSED SOIL AREAS.

12. FINE GRADE SOIL TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDING AREAS WITH WOOD CHIPS WITHIN 24 HOURS OF SEEDING. APPLY MULCH THICKNESS AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATION.

13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOP-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPICAL ROAD WEAR DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.

14. SQUARE FOOT AREA, IF QUANTIFIED, GRASS SEEDING SHALL BE APPLIED TO ALL SEEDING AREAS. SEEDING SHALL BE APPLIED TO ALL SEEDING AREAS. SEEDING SHALL BE APPLIED TO ALL SEEDING AREAS. SEEDING SHALL BE APPLIED TO ALL SEEDING AREAS.

15. REVEGETATION SHALL HAVE AT LEAST 3 MATING GRASS SEEDINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE FOOT. REVEGETATION SHALL BE APPLIED TO ALL SEEDING AREAS. REVEGETATION SHALL BE APPLIED TO ALL SEEDING AREAS. REVEGETATION SHALL BE APPLIED TO ALL SEEDING AREAS.

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LANDSCAPE REQUIREMENTS

INTERNAL LANDSCAPING

AREA SET	NO. OF LOTS	REQUIRED PER LOT	REQUIRED PER LOT	REQUIRED PER LOT	REQUIRED PER LOT
STREET ORIENTED LOTS	35	1	1	1	1
STREET ORIENTED LOTS	35	1	1	1	1

LANDSCAPE BUFFERS

ROAD CLASSIFICATION	MINIMUM BUFFER WIDTH	MINIMUM BUFFER WIDTH	MINIMUM BUFFER WIDTH
PRINCIPAL ARTERIAL	25'	25'	25'
RESIDENTIAL	10'	10'	10'
RESIDENTIAL	10'	10'	10'

NOTE: NO TREES ARE REQUIRED WITH ANY UTILITY EASMENTS. SHRUB SUBSTITUTIONS CAN BE MADE ON FINAL LANDSCAPE PLAN.

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: JAS	JOB DATE: 3/1/2022	DATE OF REVISION: 3/1/2022
APPROVED: PLS	JOB NUMBER: 210297	PROJECT NUMBER: 210297
CAD DATE: 3/1/2022	CAD USER: JAS	ADJUST TOTAL AS NECESSARY
CAD FILE: J:\2022\1827\CADD\Design\Clamsonville-Plan		

CITY APPROVAL:	
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Know what's below.
Call before you dig.



PRELIMINARY LANDSCAPE PLAN
COVER SHEET & NOTES

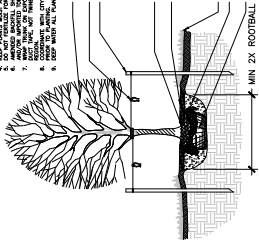
OVERLOOK AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO



HR GREEN-COLORADO SPRINGS
7722 COMMERCE CENTER CIR. SUITE 220
COLORADO SPRINGS, CO 80919
PHONE: 719.622.9222
FAX: 944.273.1897

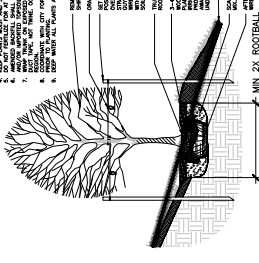
LAND USE REVIEW FILE NO. CPC PUD 21-00080
SHEET L.01
12

1. THE NORTH SIDE OF TREE IN HARBURY, AND NORTH SIDE TO FACE NORTH AT THE
2. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
3. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
4. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
5. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
6. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE



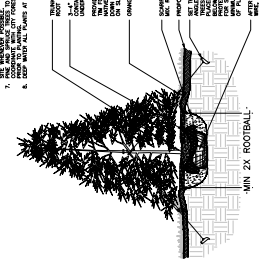
1 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

1. THE NORTH SIDE OF TREE IN HARBURY, AND NORTH SIDE TO FACE NORTH AT THE
2. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
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6. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE



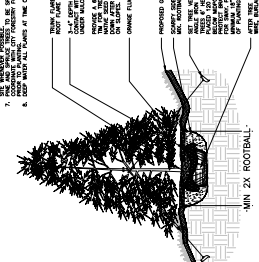
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

1. THE NORTH SIDE OF TREE IN HARBURY, AND NORTH SIDE TO FACE NORTH AT THE
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6. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE



3 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

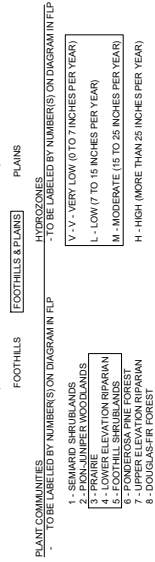
1. THE NORTH SIDE OF TREE IN HARBURY, AND NORTH SIDE TO FACE NORTH AT THE
2. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
3. THE TREE SHOULD BE PLANTED WITH THE TRUNK AT AN ANGLE TO THE
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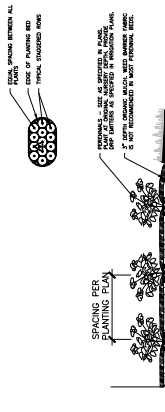
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS

SCHEMATIC LANDSCAPE DIAGRAM

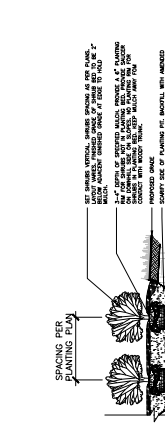
SCALE: NTS
TO BE SUBMITTED IN CONFORMANCE WITH POLICY 311
CLIMATE ZONE FROM FIGURE 4 OF LANDSCAPE POLICY MANUAL - CIRCLE ONE:



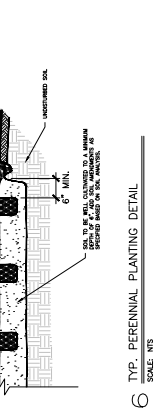
- 1 - SEMIARD SHRUBLANDS
- 2 - PION-JUNIPER WOODLANDS
- 3 - PRAIRIE ELEVATION RICHNESS
- 4 - PRAIRIE ELEVATION RICHNESS
- 5 - PRAIRIE ELEVATION RICHNESS
- 6 - PRAIRIE ELEVATION RICHNESS
- 7 - PRAIRIE ELEVATION RICHNESS
- 8 - PRAIRIE ELEVATION RICHNESS



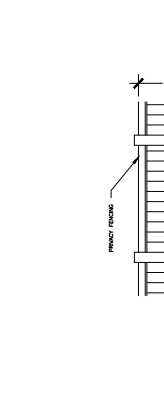
5 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



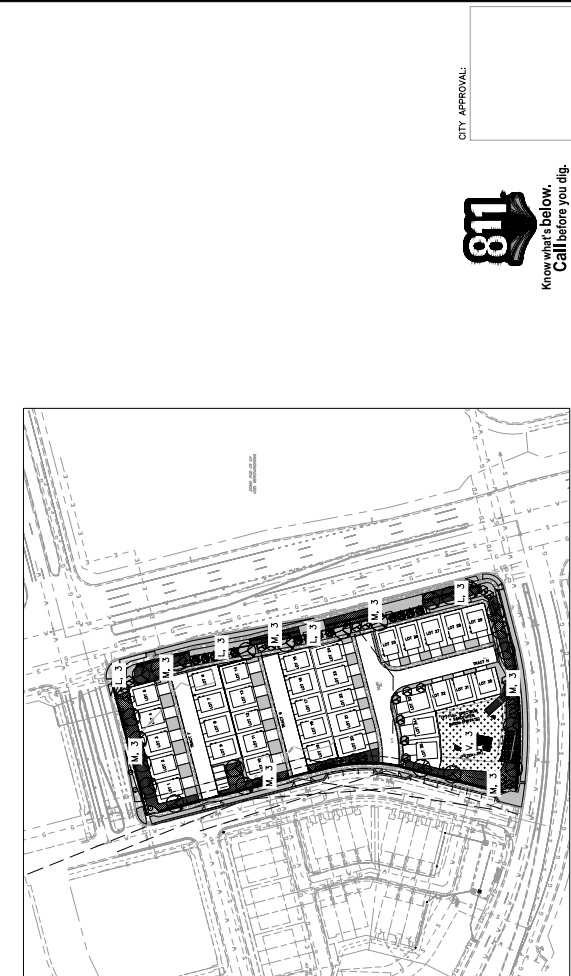
6 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



7 TYP. METAL EDGING DETAIL
SCALE: NTS



8 TYP. 5' - 6' PRIVACY FENCING DETAIL
SCALE: NTS



811 Know what's below. Call before you dig.

LAND USE REVIEW FILE NO. CPC PUD 21-00080

CITY APPROVAL

PRELIMINARY LANDSCAPE PLAN
DETAILS & NOTES

OVERLOOK AT SPRING CREEK
CHALLENGER HOMES
COLORADO SPRINGS, COLORADO

CHALLENGER HOMES
7722 COMMERCIAL CENTER DR. SUITE 220
COLORADO SPRINGS, CO 80919
PHONE: 719.622.8222
FAX: 719.622.1897

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: JAS JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 210297
CAD DATE: 3/1/2022
CAD FILE: 210297121897\CAD\Design\CLandscapePlan

DATE OF THE PLAN: 3/1/2022
SCALE: 1" = 10'-0"
PROJECT: OVERLOOK AT SPRING CREEK
SHEET: L.03
14