

HANSEN RANCH FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

SITE DATA:

OWNER
DONALDO CANNELLA
1826 LABELLETA GROVE
COLORADO SPRINGS, CO 80919-3850

ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
PHONE (719) 435-5736

SURVEYOR
POUARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
PHONE (719) 446-5844

LOT DATA: SINGLE FAMILY
HOUSING TYPES: 65
NO. LOTS: 65
DENSITY: =5.04 DWELLING UNITS PER AC

MAXIMUM BUILDING HEIGHT: 35' SLOPED ROOFS
30' FLAT ROOFS

MINIMUM LOT SIZE: 4,795 SF

MINIMUM SETBACKS:
FRONT (HOUSE) TO LOT LINE - 15'
FRONT (GARAGE) TO LOT LINE - 20'
GARAGE TO BACK OF WALK - 20' (MIN)
SIDE (GARAGE) TO LOT LINE - 5'
SIDE (HOUSE) TO LOT LINE - 15'
REAR (HOUSE) TO LOT LINE - 15'
REAR (GARAGE) TO LOT LINE - 15'

MAX. LOT COVERAGE: 45%

ZONING

CURRENT ZONING: A-0 AND AO (COSI)
PLANNED UNIT DEVELOPMENT, AIRPORT OVERLAY
DENSITY OF 5.12 DWELLING UNITS PER ACRE WITH
A MAXIMUM BUILDING HEIGHT OF 35'. REFER TO
CITY ORDINANCE NO. 13-21

BUILDING USE

SINGLE FAMILY RESIDENTIAL

CONSTRUCTION SCHEDULE

SUMMER, 2020 TO FALL 2020

TAX SCHEDULE NO.

5307300007

PROPERTY ADDRESS

6795 TEMPLETON GAP ROAD

EXISTING STRUCTURES:

NONE

PROPOSED LAND USE DATA

TRACTS: 1.27 AC
ROADS: 2.67 AC
SINGLE FAMILY: 8.65 AC
TOTAL AREA: 12.69 AC

PARKING DATA

REQUIRED PARKING
PLANNED UNIT DEVELOPMENT - GUEST PARKING
1/2 SPACE PER UNIT = 33 SPACES
PROVIDED PARKING
STANDARD SPACES 65

LEGEND:

EXISTING	PROPERTY LINE	PROPERTY LINE
-----	EASEMENT LINE	BUILDING AREA
-----	INDEX CONTOUR	EASEMENT LINE
-----	INTERMEDIATE CONTOUR	INDEX CONTOUR
[Symbol]	CONCRETE AREA	INTERMEDIATE CONTOUR
[Symbol]	ASPHALT AREA	SLOPE DIRECTION & GRADE
[Symbol]	CURB AND GUTTER	CURB AND GUTTER
[Symbol]	RETAINING WALL	SOUND WALL
[Symbol]	CHAIN LINK FENCE	BOULDER RETAINING WALL
[Symbol]	WOOD FENCE	PROPOSED PUBLIC WATER MAIN
[Symbol]	WATER LINE	PROPOSED PUBLIC SANITARY MAIN
[Symbol]	WATER VALVE	ABBREVIATIONS:
[Symbol]	FIRE HYDRANT	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
[Symbol]	SANITARY SEWER LINE	P.I.U.D.E. PUBLIC IMPROVEMENT UTILITY & DRAINAGE EASEMENT
[Symbol]	SANITARY SEWER MANHOLE	PE PUBLIC IMPROVEMENT EASEMENT
[Symbol]	GAS LINE	
[Symbol]	OVERHEAD ELECTRIC LINE	
[Symbol]	UTILITY / LITE POLE	
[Symbol]	SIGN	

NOT A CONSTRUCTION DOCUMENT
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

NOTES:

- TRACT OF LAND CONTAINS 12.90 ACRES, MORE OR LESS.
- FLOODPLAIN STATEMENT: PUD DEVELOPMENT PLAN AREA IS ZONE X (AREAS DETERMINED TO BE OUTSIDE FEMA DESIGNATED 500-YEAR FLOODPLAIN) PER FEMA FLOODPLAIN MAPS 800410033G, DATED DECEMBER 7, 2018.
- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE HANSEN RANCH FILING NO. 1 PLAN. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT UNDER RECEPTION NO. 21709662 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- TRACT A TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR A PRIVATE FULL SPECTRUM EXTENDED DEFLECTION BASIN WITH MAINTENANCE RESPONSIBILITY FOR THE PRIVATE FULL SPECTRUM EXTENDED DEFLECTION BASIN BY OWNER AS STATED IN THE CITY REQUIRED STORMWATER MAINTENANCE AGREEMENT.
- ALL PUBLIC STORMWATER INLETS AND PIPES WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS INCLUDING THE INLET PIPING FROM THE PUBLIC LINES TO PRIVATE FOREBAY.
- TRACT B AS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MINIMUM GRADE FOR ASPHALT AND UNPAVED AREAS SHALL BE .2% WHERE PRACTICAL. MINIMUM GRADE FOR CONCRETE SHALL BE 0.5%.
- NO SLOPE SHALL EXCEED 3:1 WITHOUT SPECIAL TREATMENT TO AVOID EROSION.
- FINISHED GRADE BEHIND CURBS AND SIDEWALKS SHALL NOT BE LOWER THAN THE TOP OF CONCRETE.
- EXISTING AND PROPOSED CROSSSPANS ARE CITY STANDARD D-7.
- ROADWAY CENTERLINE GEOMETRIC VALUES ARE NOT LESS THAN MINIMUM STANDARDS AS NOTED BY CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STAFF.
- CURB RETURNS ARE TO HAVE A TYPE I VERTICAL CURB WITH 10 FEET TANGENT LENGTHS OF TYPE I, THEN 10 FEET TRANSITION LENGTH TO OTHER CURB TYPES.
- DILENGER LANE, GIG COURT & BODACIOUS CIRCLE HAVE BEEN PLANNED AS A RESIDENTIAL STREET. ALL ROADWAYS ARE PUBLIC AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
- ADA PATHS ARE TO BE AS THE GRADES SHOWN AND NOT TO EXCEED 3% WITH THE ADA RAMPS NOT TO EXCEED 1:21. CROSS SLOPE OF ADA PATHS NOT TO EXCEED 2%.
- A PUBLIC IMPROVEMENT EASEMENT WILL BE REQUIRED FOR PUBLIC IMPROVEMENTS (PEDESTRIAN RAMPS, SIDEWALKS, STORM DRAIN SYSTEMS, ETC.) THAT ARE LOCATED OUTSIDE OF THE E.O.M.
- ALL EXISTING CURB, GUTTER AND SIDEWALK, AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE WEAR AND TEAR, OR ARE OTHERWISE DEFICIENT SHALL BE REPAIRED OR REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-585-5977.
- THE DEVELOPER WILL STRIKE THE CENTER LANE ALONG WOLF RIDGE ROAD (TEMPLETON GAP ROAD) JUST EAST OF DILENGER LANE TO PROVIDE A 100-FOOT WESTBOUND LEFT TURN LANE PLUS A 60-FOOT REVERSE CURVE PAPER.
- NO TREES SHALL BE PLACED WITHIN 15' OF ANY PUBLIC WATER OR SANITARY SEWER MAINS.
- TREES, FENCES OR WALLS WILL NOT BE ALLOWED WITHIN 5 FEET OF THE PUBLIC STORM SEWER FACILITIES.
- TREES SHALL NOT BE PLANTED WITHIN DRAINAGE OR PUBLIC IMPROVEMENT EASEMENT UNLESS OTHERWISE APPROVED.
- THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC SIGNAL, TRAFFIC SIGN OR STREET MARKING (TRAFFIC CONTROL DEVICE) ON PUBLIC RIGHT OF WAY OR EASEMENT SHOWN ON THE OR ANY OTHER DEVELOPMENT DOCUMENT.
- THE DEVELOPER OR HIS OWNER HAS NO OWNERSHIP RIGHT OR VESTED INTEREST, AFTER INSTALLATION, TO ANY TRAFFIC CONTROL DEVICE ON PUBLIC R.O.W.
- TRAFFIC SIGNALS, SIGNS AND MARKINGS SHALL BE DESIGNED AND INSTALLED BY A PROFESSIONAL ENGINEER AND MUST HAVE TWO APPROVED TRAFFIC ENGINEERS AS WITNESSES ON THE DRAWINGS. CONCEPTUAL APPROVAL OF FUTURE INSTALLATION AND DESIGN APPROVAL AND PERMISSION TO INSTALL.
- ALL DESIGN CRITERIA AND CONDITIONS ON THE APPROVED TRAFFIC SIGNAL, SIGN AND MARKINGS SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN THE DEVELOPMENT DOCUMENTS.
- THE DEVELOPER SHALL CONSTRUCT IMPROVEMENTS ASSOCIATED WITH DEVELOPMENT PLAN APPROVALS.
- A FINANCIAL SECURITY WILL BE REQUIRED TO BE POSTED FOR FENCING, STREETSCAPE LANDSCAPE TRAIL AND OPEN SPACE IMPROVEMENTS ILLUSTRATED ON THE DEVELOPMENT PLAN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE FILING.
- THE PEDESTRIAN RAMP INLET, DRIVEWAY & FIRE HYDRANT LOCATIONS AND DESIGNS WILL BE FINALED WITH THE STREET IMPROVEMENT PLAN REVIEW AND APPROVAL BY TRAFFIC AND CITY ENGINEERING.
- ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- PRIOR TO PAVING WORK ACTIVITIES COMMENCING ON THE SITE A GRADING AND EROSION CONTROL PLAN MUST BE APPROVED BY CITY ENGINEERING, AND FINANCIAL ASSURANCES MUST BE POSTED FOR EROSION CONTROL AND PERMANENT WATER QUANTITY FACILITIES.
- DRAINAGE MUST CONFORM TO THE APPROVED TRAFFIC AND FINAL DRAINAGE REPORT FOR HANSEN RANCH FILING NO. 1. STORMWATER QUALITY MEASURES MUST CONFORM TO CITY OF COLORADO SPRINGS DRAINAGE MANUAL, VOLUME 1 & 2.
- IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL, THE APPLICANT IS TO BE AN APPROPRIATE EVALUATION CASE WITH THE F.A.A. AND PROVIDES THE RESULTS TO THE AIRPORT BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE PARTIES RESPONSIBLE FOR THE PLAN HAVE EXAMINED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THE PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT CONSTITUTE A GUARANTEE OF ACCESSIBILITY. THE PARTIES SHALL BE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.
- TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENTS FOR SINGLE FAMILY LOTS IN HANSEN RANCH FILING NO. 1 ARE 5 FEET FROM SIDE PROPERTY LINES AND 7 FEET FROM REAR PROPERTY LINE.

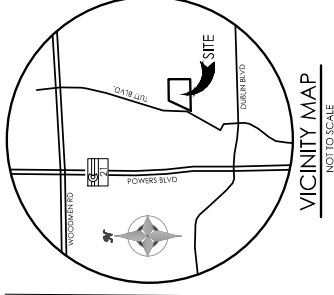
LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 89, DUBUIN NORTH KWAN PARCEL FILING NO. 8 AS RECORDED AT RECEPTION NO. 216713746 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N69°35'48"E S1.427 FEET ALONG THE WESTERLY LINE OF SAID DUBUIN NORTH KWAN PARCEL FILING NO. 8;
 THENCE S00°09'16"E 702.17 FEET ALONG THE WESTERLY LINE OF SAID DUBUIN NORTH KWAN PARCEL FILING NO. 8;
 THENCE S87°35'45"W 966.50 FEET ALONG THE WESTERLY LINE OF SAID DUBUIN NORTH KWAN PARCEL FILING NO. 8 TO A POINT ON THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD
 THENCE N42°02'27"E 48.04 FEET ALONG THE EAST RIGHT OF WAY LINE OF TEMPLETON GAP / TUTT BOULEVARD TO A POINT OF NON-JANGENT CURVE TO THE LEFT AND THE SOUTHERN MOST POINT OF TEMPLETON GAP AT TUSCANY PLAZA VACATION PLAT NO. 1 AS RECORDED AT RECEPTION NO. 216713756 OF SAID EL PASO COUNTY RECORDS;
 THENCE N39°46'48"E ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 754.00 FEET, WHOSE CHORD BEARS N13°22'30"E 139.46 FEET;
 THENCE N50°02'27"E 624.33 FEET;
 THENCE N69°35'48"E 47.40 FEET TO THE POINT OF BEGINNING;
 SAID TRACT CONTAINS 31.40235 ACRES (12.888 ACRES) MORE OR LESS.

SHEET INDEX:

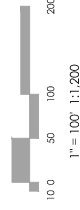
PUD 1	COVER SHEET
PUD 2	PLAN SHEET
PUD 3	PRELIMINARY GRADING PLAN
PUD 4	PRELIMINARY UTILITY PLAN
PUD 5	DETAIL SHEET
LS - 1	PRELIMINARY LANDSCAPE PLAN - OVERALL
LS - 2	PRELIMINARY LANDSCAPE PLAN - LAYOUT
LS - 3	PRELIMINARY LANDSCAPE PLAN - DETAILS

DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

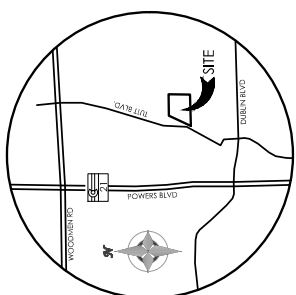
DESIGNED BY: T.W.
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 AS-BUILTS BY:
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HANSEN RANCH PUD DEVELOPMENT COVER SHEET

MVE PROJECT 51421
 MVE DRAWING -PUD-CS

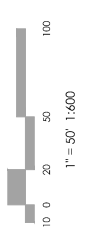
JUNE 25, 2020
 SHEET 1 OF 8

CPC PUD 19-00127



VICINITY MAP
NOT TO SCALE

BENCHMARK

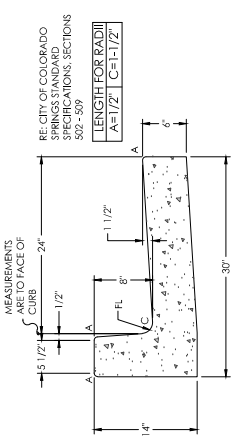


REVISIONS

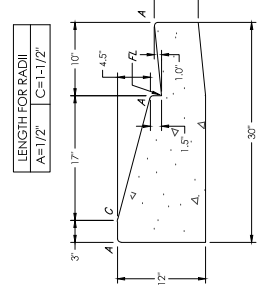
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HANSEN RANCH
PUD DEVELOPMENT
SITE PLAN

MVE PROJECT 51421
MVE DRAWING -PUD-P5
JUNE 25, 2020
SHEET 2 OF 8



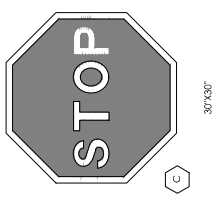
TYPE 1
CITY STD VERTICAL
CURB & GUTTER
SCALE: 1" = 1.0'



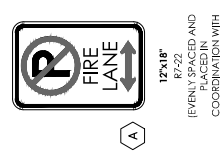
TYPE 5
CURB & GUTTER
SCALE: 1" = 1.0'



Dillenger Ln
LENGTH & HEIGHT VARIES
STREET NAME SIGN (D3-1)
NOT TO SCALE



STOP
30" X 30"



17" X 18"
EVENLY SPACED AND PLACED IN CONCORDANCE WITH FIRE DEPARTMENT ALONG FIRE LANES & LANE MARKING. MARKING SHALL BE PAINTED OR SPRAYED IN THE DIRECTION OF TRAVEL AS APPLICABLE.



RESERVED PARKING
17" X 24"



VAN ACCESSIBLE
17" X 24" (6' X 12')

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST, 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGNIFY. ADDITIONAL SIGNS TO BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGNIFY.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRELANE MARKING SHALL BE PROVIDED AS SHOWN. OTHER SIGNAGE OR MARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016. WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

SITE SIGNAGE LEGEND
SCALE: 1" = 1.0'



AREA SUMMARY:

LOTS (66 EA)	37.6,868 SF	8.652 AC.
TRACT A & B (DEFENTION / OPEN SPACE)	55,315 SF	1.270 AC.
RIGHT OF WAY	129,219 SF	2.966 AC.
TOTAL		12,888 AC.

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DEVELOPMENT PLAN

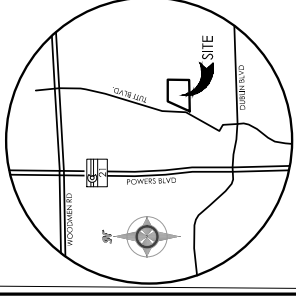
CPC PUD 19-00127

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA INDICATING AREA OF 500-YEAR FLOOD. AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD, AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C03071.G, EFFECTIVE DECEMBER 7, 2018.

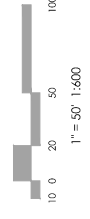
MAP NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING, INC.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED BELOW GROUND. UTILITY LOCATIONS WERE NOT PERFORMED.



VICINITY MAP
NOT TO SCALE

BENCHMARK



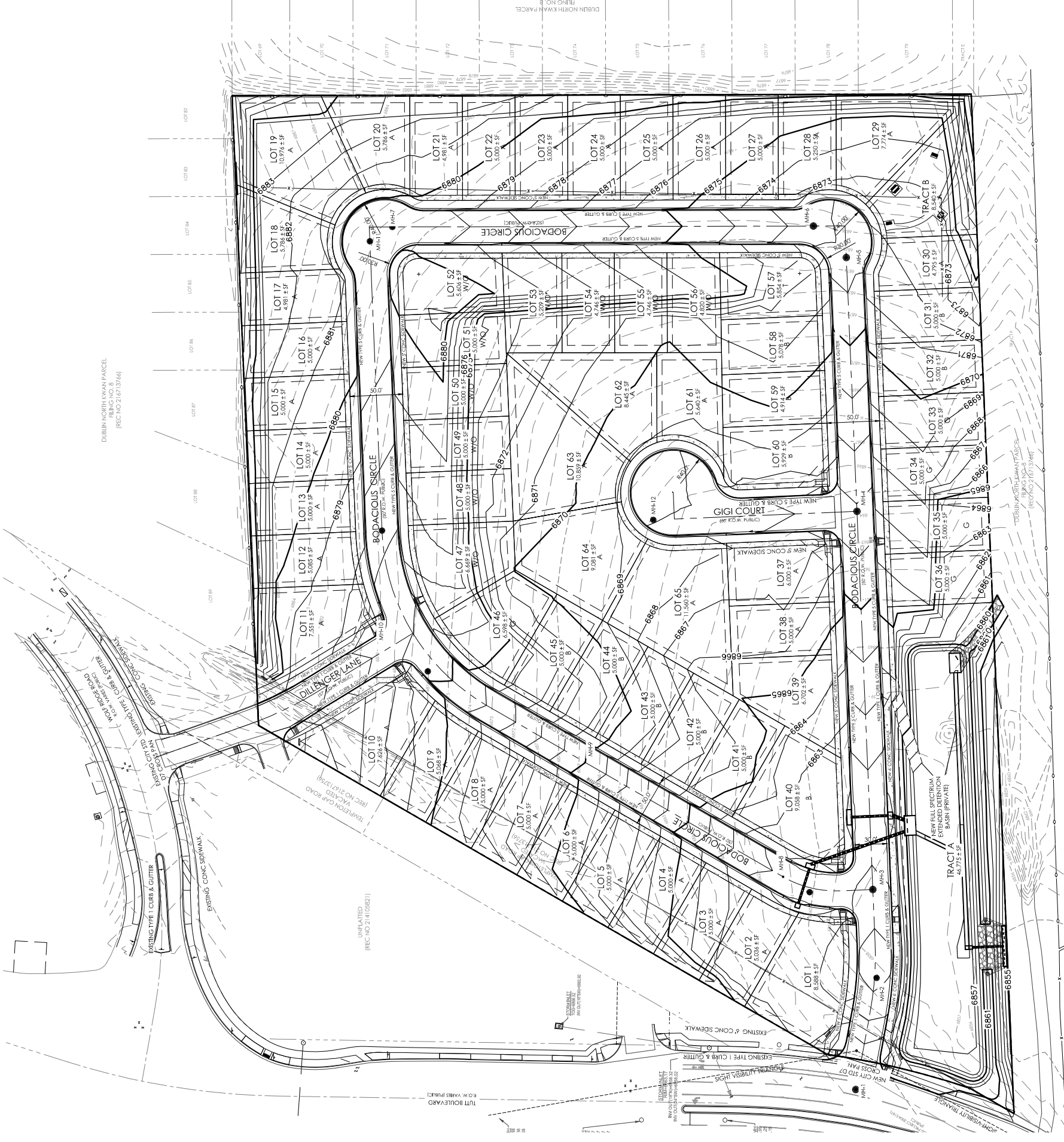
REVISIONS

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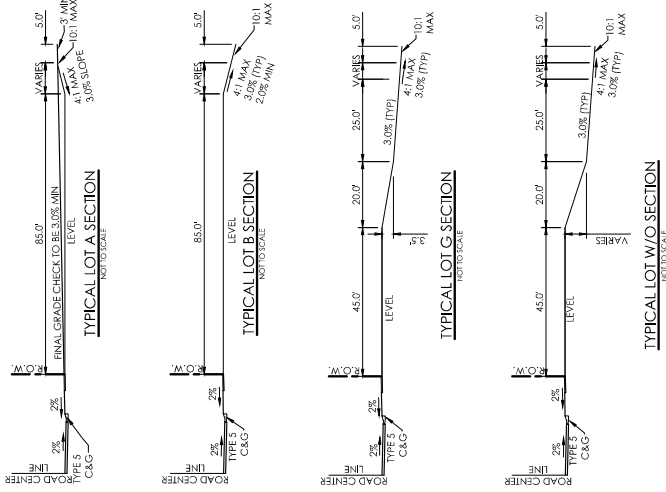
**HANSEN RANCH
PUD DEVELOPMENT
PRELIMINARY GRADING**

MVE PROJECT 51421
MVE DRAWING -PUD-PG

JUNE 25, 2020
SHEET 3 OF 8



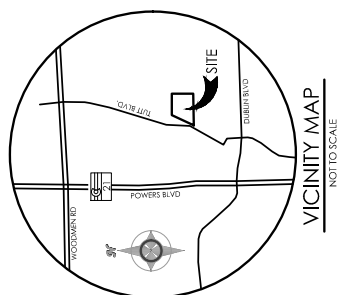
NOTE:
IF LOT OR TRACT BOUNDARIES DO NOT MATCH EXISTING RECORD MAPS, THESE BOUNDARIES SHALL BE THE BOUNDARIES SHOWN ON THIS PLAN. PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.



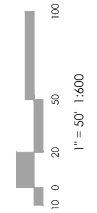
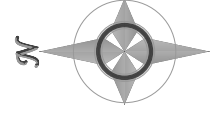
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DEVELOPMENT PLAN

CPC PUD 19-00127



VICINITY MAP
NOT TO SCALE



REVISIONS

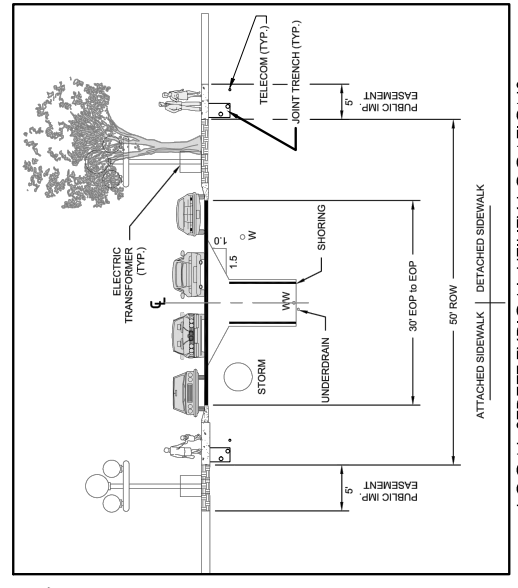
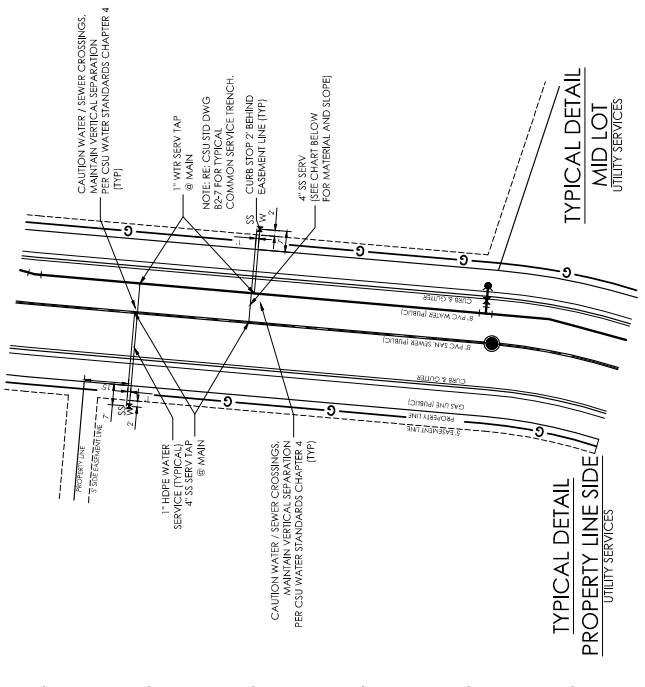
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**HANSEN RANCH
PUD DEVELOPMENT
PRELIMINARY UTILITY
& PUBLIC FACILITIES
PLAN**

MAVE PROJECT 51421
MAVE DRAWING PUD-PU
JUNE 25, 2020
SHEET 4 OF 8

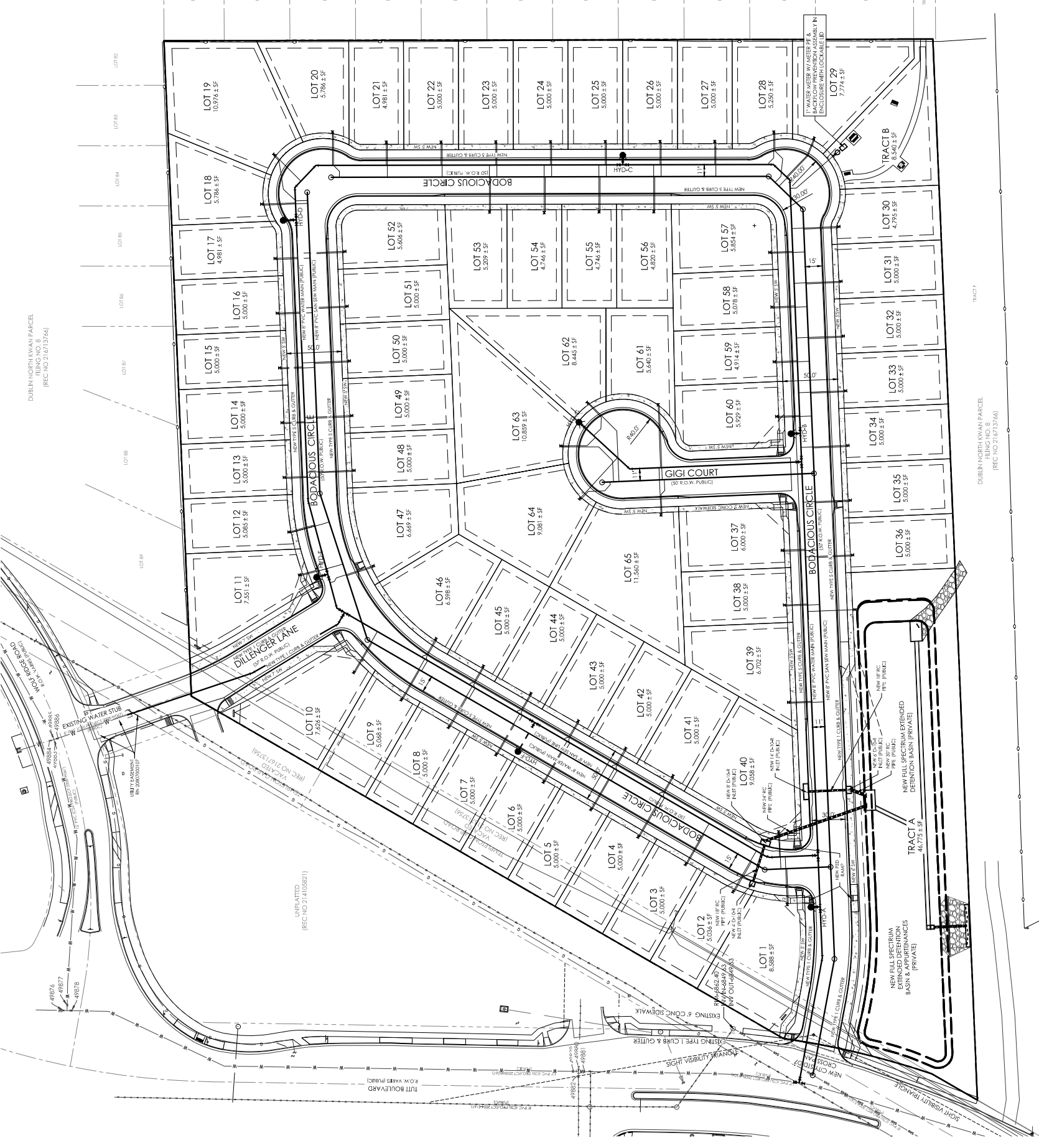
**COLORADO SPRINGS UTILITIES
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS:**

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 THE PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS (OWNERS) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THE PRELIMINARY UTILITY PLAN IS SUBJECT TO THE APPROVAL OF SPRINGS UTILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY FACILITIES, INCLUDING THE DESIGN AND CONSTRUCTION OF ALL UTILITY TRENCHES, TRENCHES, AND PIPES FOR 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 DETERMINE ARE NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE THE 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). 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 SERVICE ARE GUARANTEED. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY TRENCHES, TRENCHES, AND PIPES FOR REGIONAL BUILDING DEPARTMENT CODES. IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
5. THE LOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY, AS THE OWNER'S SOLE COST, AND EXPENSE. SPRINGS UTILITIES DETERMINES THAT OWNERS RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS. OWNERS SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DELEGATE PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINE 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 UTILITY SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER 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 TO OBTAIN THE LOCATION AND DEPTH OF ALL EXISTING UTILITY FACILITIES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY TRENCHES, TRENCHES, AND PIPES FOR REGIONAL BUILDING DEPARTMENT CODES. IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
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. ANY SUCH MODIFICATION SHALL BE AT THE OWNER'S SOLE RISK AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS 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 THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A WARRANTY OF ANY KIND, NOR SHALL IT BE CONSIDERED AS A GUARANTEE OF ANY KIND. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITY TRENCHES, TRENCHES, AND PIPES FOR REGIONAL BUILDING DEPARTMENT CODES. IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.



LOCAL STREET TYPICAL UTILITY LOCATIONS:

SEE COLORADO SPRINGS UTILITIES WATER LINE EXTENSION STANDARDS (LESS) DETAIL A3.7 FOR NOTES.



PRELIMINARY FIRE FLOW REQUIREMENTS

- SINGLE FAMILY RESIDENCES
- MAX GROSS BUILDING AREA = 7,700 SF
- REQ. FIRE FLOW = 2,250 GPM
- REQ. HOSE REACH = 450 FT
- REQ. HOSE LAY DISTANCE = 225 FT
- MAX. FIRE SPRINKLERS: NO
- SEVEN FIRE HYDRANTS PROVIDED

NOTES:

1. ALL PROPOSED UTILITIES SHOWN ON THE PRELIMINARY UTILITY PLAN ARE PRELIMINARY ONLY AND NOT FOR CONSTRUCTION. FINAL CONSTRUCTION DOCUMENTS SHALL BE PREPARED DURING FINAL DESIGN AND APPROVED BY COLORADO SPRINGS UTILITIES.
2. THE LOCATION OF ALL PROPOSED GAS AND ELECTRIC FACILITIES SHOWN ON THE PRELIMINARY UTILITY PLAN ARE SUBJECT TO COORDINATION WITH COLORADO SPRINGS UTILITIES FOR FINAL DETERMINATION. COLORADO SPRINGS UTILITIES PROVIDES SERVICE PLANS FOR THE SITE. FINAL LOCATIONS OF GAS AND ELECTRIC FACILITIES MAY NOT BE IN ACCORDANCE WITH THOSE SHOWN ON THE PRELIMINARY UTILITY PLAN.

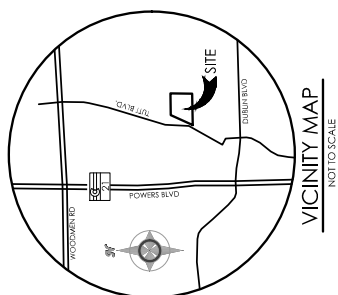
MAP NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THE PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLAR SURVEYING, INC. (POLS DATA).
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

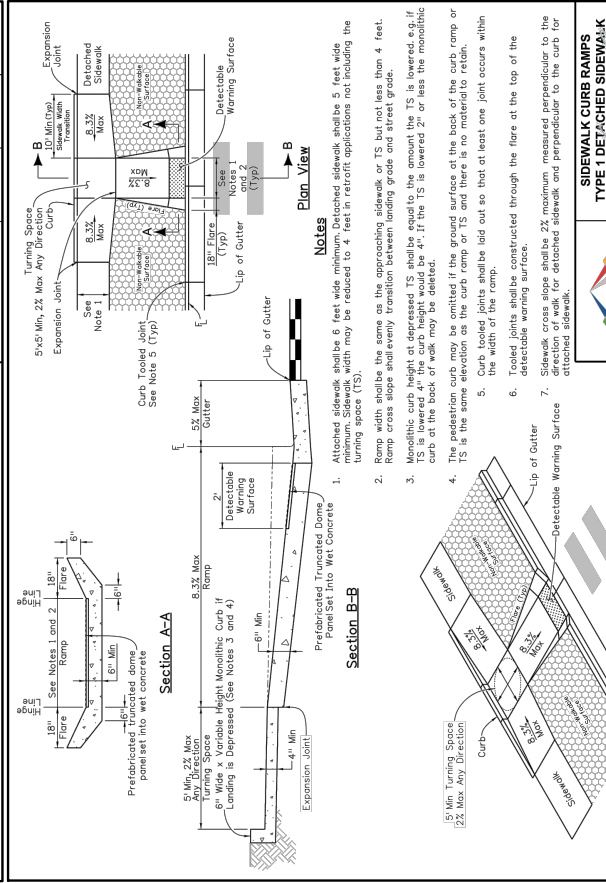
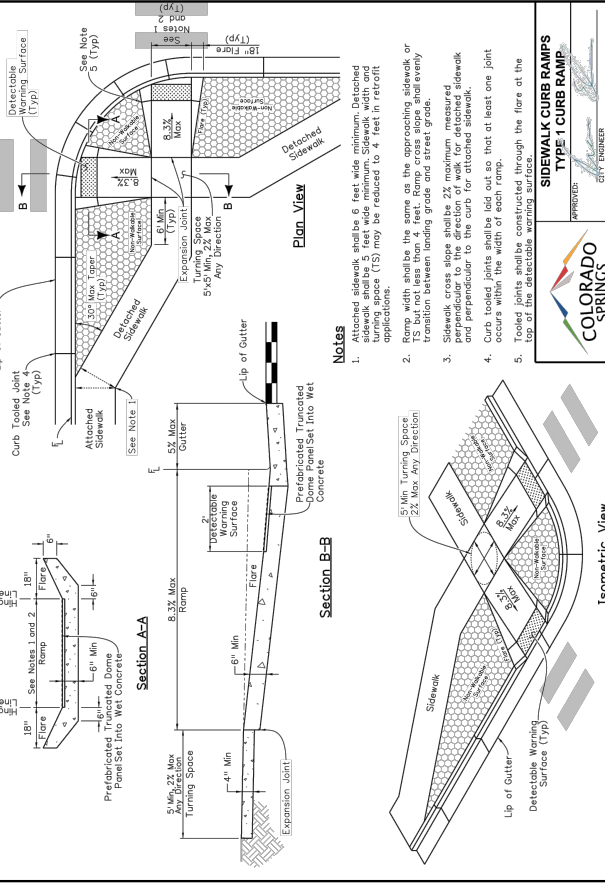
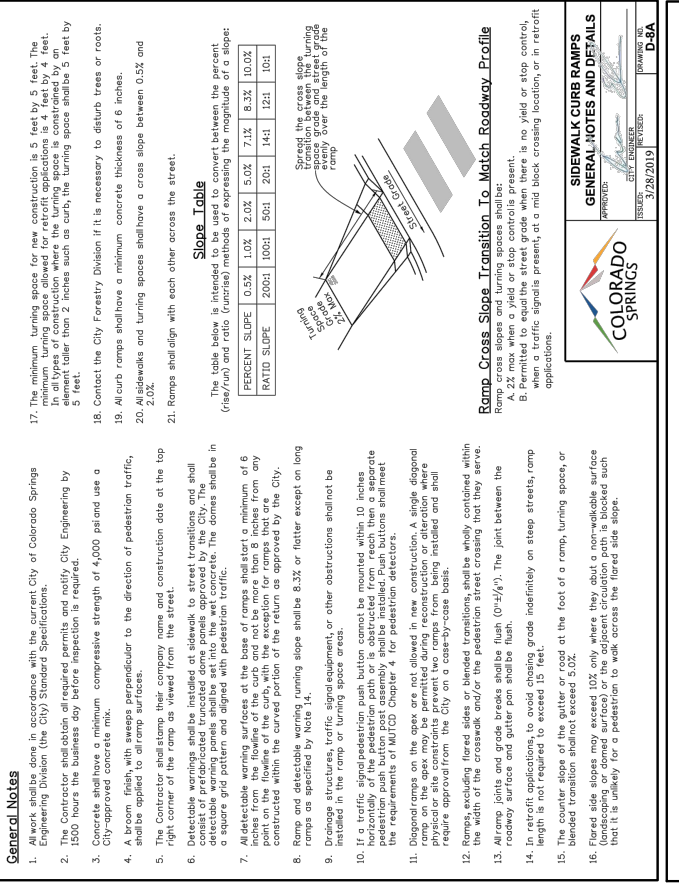
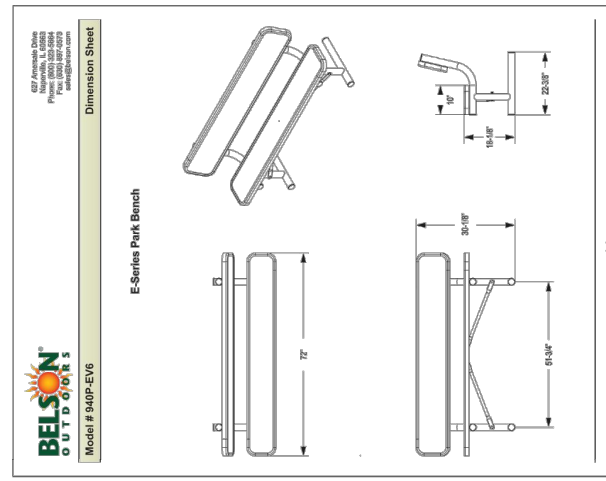
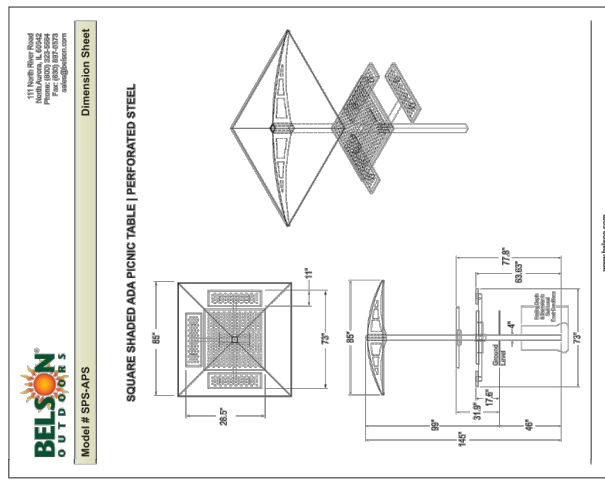
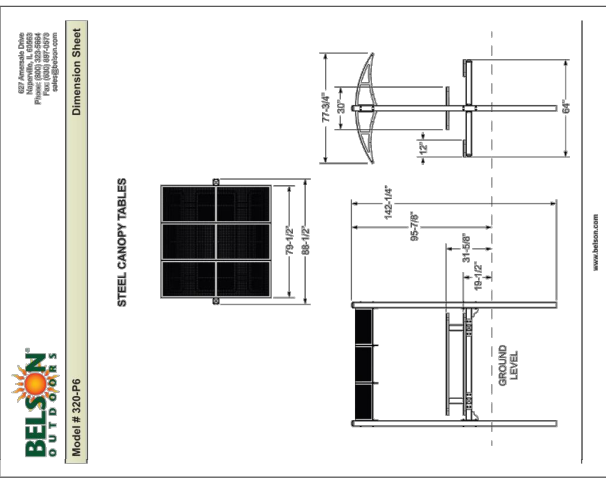
NOT A CONSTRUCTION DOCUMENT

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION. THIS IS A PRELIMINARY UTILITY PLAN. THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN IS AN APPROVED PROCEDURE. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

DEVELOPMENT PLAN



PARK AMENITIES DETAILS



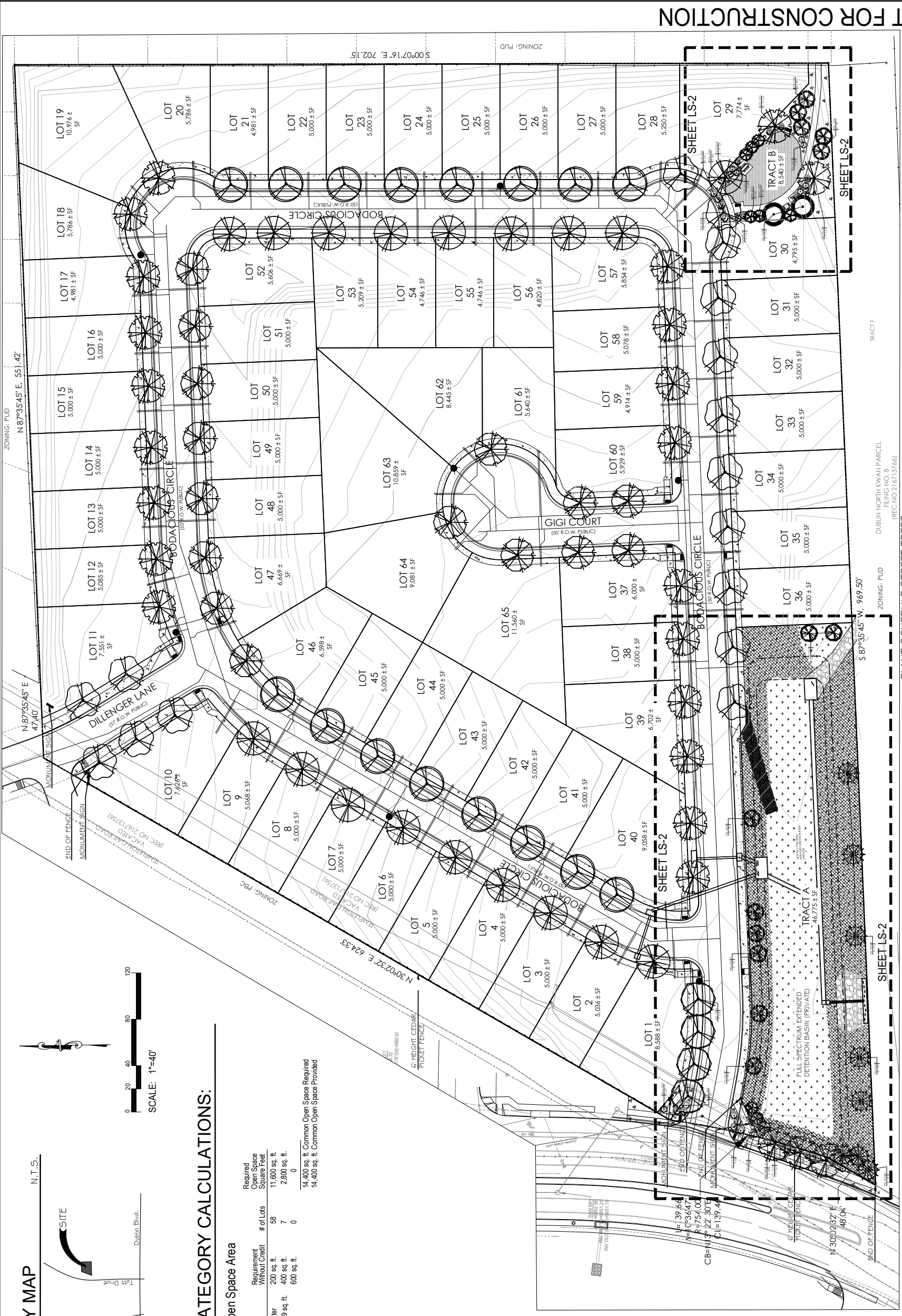
MVE ENGINEERS INC.
1903 Irbary Street, Suite 200, Colorado Springs, CO 80909
719.635.5736

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

HANSEN RANCH PUD DEVELOPMENT
DETAILS

MAVE PROJECT 51421
MAVE DRAWING -PUD-CD

JUNE 25, 2020
SHEET 5 OF 8



PLANT SCHEDULE STREET TREES

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	MATURE HEIGHT	PLANT KEY
	ACE RUB	17	Acer rubrum 'Red Sunset'	Red Sunset Maple	1.5" Cal. B x B	B x B	30' to 40'	5
	CIL OCC	19	Celtis occidentalis	Common Hackberry	1.5" Cal. B x B	B x B	20' to 30'	3457DA
	GLE TR2	15	Gleditsia triacanthos var. 'Sycoble' TM	Sycoble Thornless Honey Locust	1.5" Cal. B x B	B x B	30' to 40'	45A
	OLE RUB	15	Quercus rubra	Northern Red Oak	1.5" Cal. B x B	B x B	30' to 40'	45A
	TIL LIN	16	Tilia americana	American Linden	1.5" Cal. B x B	B x B	30' to 40'	45
*Percent Signature Trees: 65 Signature Trees: 65 (60% minimum - Policy 311.30) Total No. of Trees: 82 = 79% Signature Trees								

SITE CATEGORY CALCULATIONS:

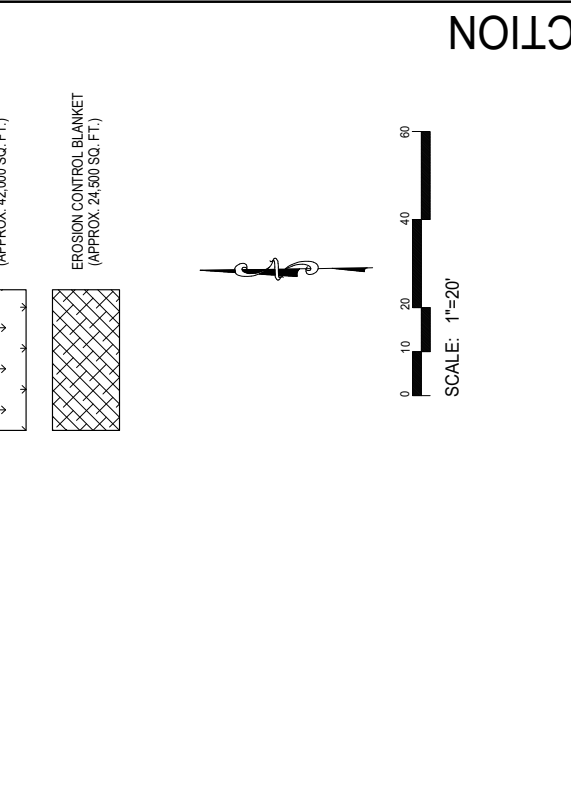
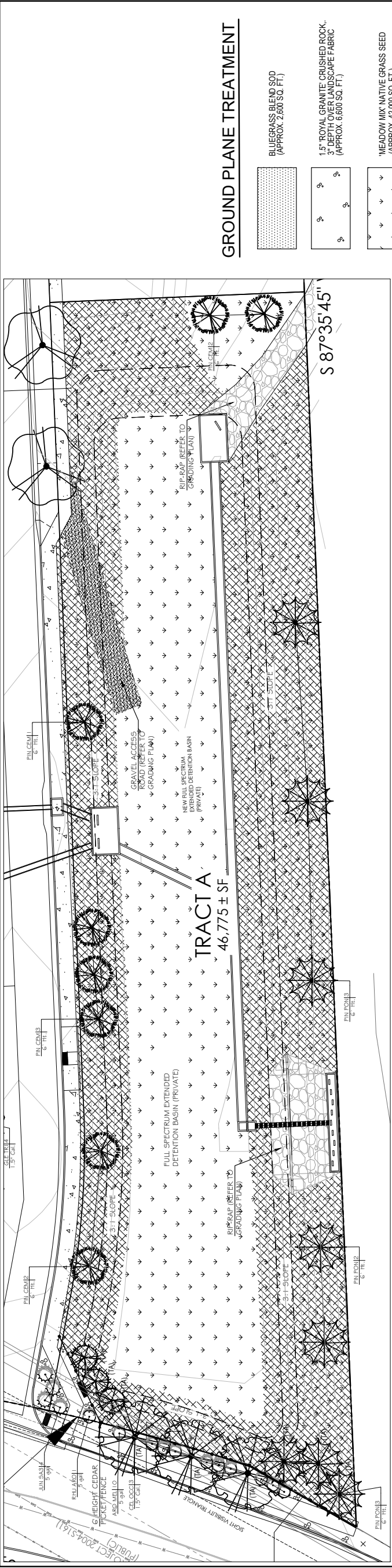
Common Open Space Area

Lot Size	Requirement Without Credit	# of Lots	Required Open Space Square Feet
5,000 sq. ft. or greater	200 sq. ft.	58	11,600 sq. ft.
4,000 sq. ft. to 4,999 sq. ft.	400 sq. ft.	7	2,800 sq. ft.
3,999 sq. ft. or less	600 sq. ft.	0	0
			14,400 sq. ft. Common Open Space Required
			14,400 sq. ft. Common Open Space Provided

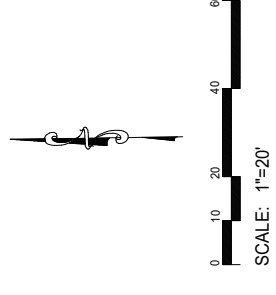
A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

CPC PUD 19-00127
 AR FP 19-00574

NOT FOR CONSTRUCTION



- GROUND PLANE TREATMENT**
- BLUEGRASS BLEND SOD (APPROX. 2,600 SQ. FT.)
 - 1.5" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH OVER LANDSCAPE FABRIC (APPROX. 6,600 SQ. FT.)
 - 'MEADOW MIX' NATIVE GRASS SEED (APPROX. 42,000 SQ. FT.)
 - EROSION CONTROL BLANKET (APPROX. 24,500 SQ. FT.)



NOT FOR CONSTRUCTION

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.)	Linear Footage Required	No. of Trees Req./Prov.
Tutt Ave.	Minor arterial	20' / 20'	188'	1 / 25' 8 / 9

Shrub Substitutes Req. 170%: 0 / 0
 On Grass Substitutes Req. 170%: 0 / 0
 Setback Plant Abbr. Denotes on Plan: (TA)
 Percent Ground Plane Veg. Req./Prov.: 75% / 75%

Common Open Space Trees

14,800 sq. ft. Common Open Space Required
 1 tree / 500 sq. ft. required = 30 trees required

Open Space Name	Open Space Area Provided (1 tree/500 sq. ft.)	Open Space Trees Req./Prov.
Tract A	5,812 sq. ft.	12 / 14
Tract B	8,540 sq. ft.	17 / 17
TOTAL	14,400 sq. ft.	29 / 31

Required Street Trees

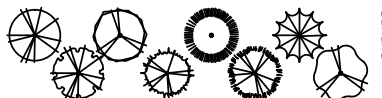
Each street frontage should include a minimum planting of one tree per lot
 1 tree per lot required = 65 trees required / 80 trees provided

USDA NRCS SOIL TYPE: BLAKELAND LOAMY SAND

PLANT SCHEDULE TRACTS A&B

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	MATURE HEIGHT	PLANT KEY
	ACE RUB	1	Acer rubrum 'Red Sunset'	Red Sunset Maple	1.5' Cal.	B # B	30' to 40'	S
	CEL OCC	5	Celtis occidentalis	Common Hackberry	1.5' Cal.	B # B	20' to 30'	3457DA
	GLE TRI	4	Gleditsia triacanthos 'Inermis'	Shademaster Locust	2' Cal.	B # B	30' to 40'	45
	JUN SC4	3	Juniperus scopulorum	Rocky Mountain Juniper	6' Ht.	B # B	6' to 8'	12567BD
	PIC FUN	2	Pinus pungens glauca	Colorado Blue Spruce	6' Ht.	B # B	20' to 30'	6785
	FIN CEM	12	Pinus centropoides edulis	Pinyon Pine	6' Ht.	B # B	15' to 20'	1256D
	FIN PON	8	Pinus ponderosa	Ponderosa Pine	6' Ht.	B # B	20' to 30'	2678D
	QUE RUB	1	Quercus rubra	Northern Red Oak	1.5' Cal.	B # B	30' to 40'	45A
	ARO MEL	10	Aronia melanocarpa 'Innocent Beauty'	Innocent Beauty	5 gal		3' to 5'	457A
	JUN SA3	12	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal		6' to 8'	568A
	FIN MUG	6	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal		3' to 5'	1256D
	RHU ARO	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal		5' to 8'	23456DA

Total No. of Shrubs: 40
 Total No. of Trees: 35 = 100% Signature Trees
 (80% minimum - Policy 311.3K)
 Percent Signature Shrubs: 40
 Total No. of Shrubs: 40 = 100% Signature Shrubs
 (80% minimum - Policy 311.3K)

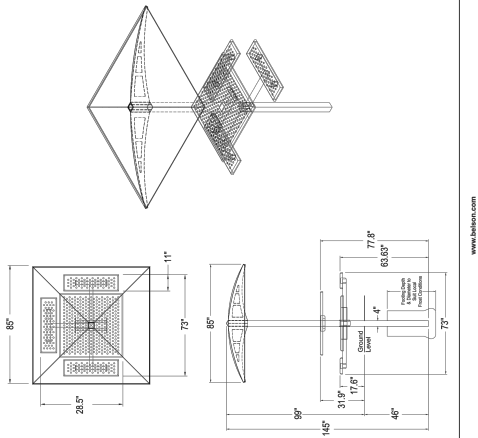


A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

PARK AMENITIES DETAILS

BELSON'S OUTDOORS
 Model # SPS-APS
 111 North River Road
 Northridge, CA 91324
 Phone: (805) 333-2666
 Fax: (805) 333-2667
 www.belson.com

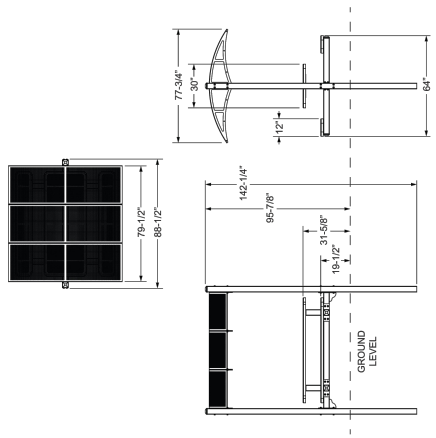
SQUARE SHADED ADA PICNIC TABLE / PERFORATED STEEL



www.belson.com

BELSON'S OUTDOORS
 Model # 320-PS
 627 Avenida Dove
 Northridge, CA 91324
 Phone: (805) 333-2666
 Fax: (805) 333-2667
 www.belson.com

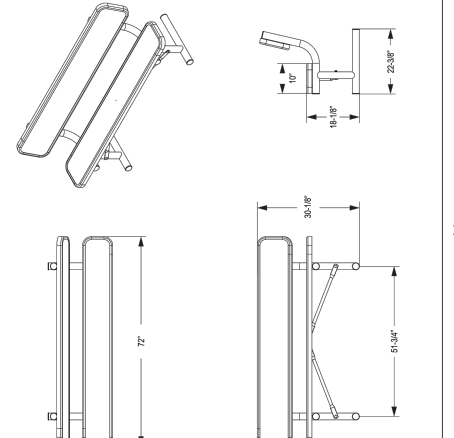
STEEL CANOPY TABLES



www.belson.com

BELSON'S OUTDOORS
 Model # 340P-EV6
 627 Avenida Dove
 Northridge, CA 91324
 Phone: (805) 333-2666
 Fax: (805) 333-2667
 www.belson.com

E-Series Park Bench



www.belson.com

GENERAL NOTES

1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES, 1-900-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF COLORADO SPRINGS PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
6. CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02830, 02840, AND 02850. CONTRACTOR SHOULD CONTACT OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
7. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE 'ALCC SPECIFICATIONS HANDBOOK' REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

PROJECT NOTES

1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2. CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
 2' BELOW TOP OF CONCRETE CURBS OR WALKS FOR ALL ROCK COVER BEDS.
 1" BELOW TOP OF CONCRETE CURBS FOR ALL NATIVE GRASS AND TURF AREAS.
 CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. ALL PROPOSED PLANTING BEDS ARE ALSO TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS ROTO-TILLED TO A 6" DEPTH. PLANT MATERIALS ARE TO BE INSTALLED USING ADDITIONAL 'BIOCOMP' SOIL AMENDMENTS (C&C SAND). REFER TO PLANTING DETAILS FOR PLANTING SOIL RATIOS.
4. AFTER PLANTING, BUT BEFORE MULCH IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
5. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER ROYAL GRANITE CRUSHED ROCK (C&C SAND), SPREAD OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
6. 'CASCADE CEDAR' WOOD MULCH IS TO BE PROVIDED AROUND BASE OF ALL TREES AT SPECIFIED DEPTHS SHOWN ON LANDSCAPE PLAN. CONTRACTOR IS TO SPRAY MULCH WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
7. STEEL EDGING IS TO CONSIST OF 4" HEIGHT 12 GAUGE PRO STEEL GREEN STEEL EDGING. EDGING IS TO BE USED TO SEPARATE SOD AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND USE MANUFACTURER'S GREEN STAKES SUPPLIED WITH EDGING.
8. ALL PROPOSED SOD AREAS TO CONSIST OF A BLUEGRASS BLEND SOD. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
9. ALL AREAS SHOWN AS 'NATIVE SEED' TO BE SEEDED WITH 'MEADOW MIX' (PAINSEE BUTTE SEED, INC.) BY HYDRO-MULCHING AND DRILL SEEDING (WHERE ACCESSIBLE AT A RATE OF 1 LBS. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. SEEDED AREAS ON 4:1 OR STEEPER SLOPES TO RECEIVE EROSION CONTROL BLANKET - 'R1' EXCEL WESTERN EXCEL SOD PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
10. BLUEGRASS SOD AREAS TO BE SPRAY IRRIGATED. ALL PROPOSED TREES AND SHRUBS ARE TO BE DRIP IRRIGATED. NATIVE GRASS AREAS ARE TO RECEIVE TEMPORARY IRRIGATION UNTIL ESTABLISHED. REFER TO IRRIGATION PLAN.

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING
 STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING OR BROADCAST SEEDING AT THE RATE SPECIFIED PRAKING INTO TOP 1/2" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. SPECIFIED FERTILIZER IS TO BE PROVIDED 3 WEEKS AFTER SEEDINGS EMERGE. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADCAST WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING
 SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/2" TO 3/4" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. SPECIFIED FERTILIZER IS TO BE APPLIED 3 WEEKS AFTER SEEDINGS EMERGE. BROADCAST WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADCAST WEEDS. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURER'S INSTRUCTIONS.

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.

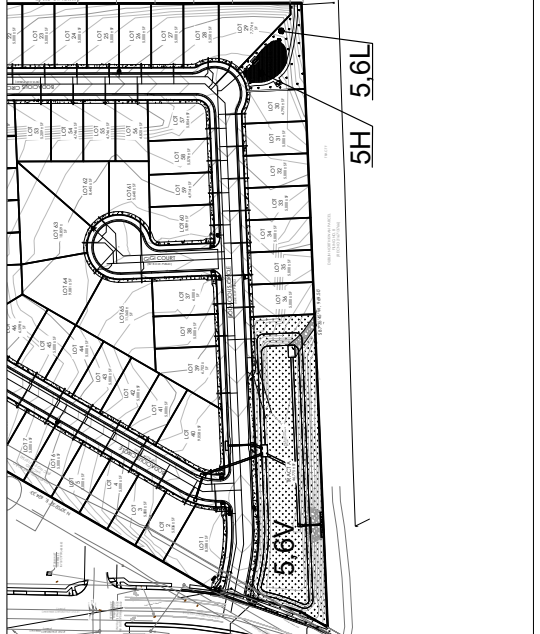
NOT FOR CONSTRUCTION

Schematic Landscape Diagram

Name of Project: **Hansen Ranch** Date: **06/29/20**
 Submitted in conformance with Policy 311.

- Climate Zone (from Figure 4 of Landscape Policy Manual): **Foothills**
- Plant Communities (to be selected by numbers on diagram):
 1- Smokey Shrublands
 2- Pinon-Juniper Woodlands
 3- Lower Elevation Riparian
 4- Foothill Shrublands
 5- Ponderosa Pine Forest
 6- Douglas-Fir Forest
 7- Juniper-Fir Forest
 8- Douglas-Fir Forest
- Foothills & Plains
 Hydroneces (to be selected by letters on diagram):
 V - Very Low (0 to 7 inches per year)
 L - Low (7 to 15 inches per year)
 M - Moderate (15 to 25 inches per year)
 H - High (more than 25 inches per year)

CLIMATE ZONE: **FOOTHILLS & PLAINS**
 PLANT COMMUNITIES: **LOWER ELEVATION RIPARIAN, FOOTHILL SHRUBLANDS**



HANSEN RANCH

Colorado Springs, CO

DEVELOPMENT PLAN FOR

PROJECT NAME:

PRELIMINARY LANDSCAPE PLAN

SHEET TITLE:
 SHEET NO.:
 DATE: **June 30, 2020**
 REVISION NO.:

STAMP
 SHEET NO. **LS-3**
 SHEET 8 OF 8

DEVELOPER / HOA LANDSCAPE NOTES

1. PROPOSED MONUMENT SIGNS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. LANDSCAPING AND IRRIGATION WITHIN TRACTS 'A' AND 'B' ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION IS ALSO TO MAINTAIN PARK BENCHES AND PICNIC TABLE.
3. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TREES SHOWN ON PLANS. PERMITS MUST BE OBTAINED FROM CITY FORESTRY PRIOR TO PLANTING TREES IN THE RIGHT OF WAYS. HOMEOWNERS WILL BE RESPONSIBLE FOR PROVIDING IRRIGATION TO THE STREET TREES.
4. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF DECAYED OR DEAD TREES. ALL QUANTITIES OF TREES SHOWN ON THE PLANS MUST BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SOIL PREPARATION NOTES

1. **PLANTING BEDS- PROPOSED TREES AND SHRUBS:** ALL PROPOSED SHRUB BEDS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. 'BIOCOMP' SOIL AMENDMENTS AND BE INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.
2. **IRRIGATED SOD AREAS:** ALL SOD AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.
3. **NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.

CPC PUD 19-00127
 AR FP 19-00574

DEVELOPMENT PLAN