URBAN COLLECTION AT BRIARGATE SQUARE

CITY OF COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN

LEGAL DESCRIPTION

A portion of Lot 1, Block 1, Briargate Subdivision Filing No. 46A as recorded under Reception No. 98192352 of the records of El Paso County, Colorado, described as follows:

Commencing at the southwest corner of said Lot 1, Block 1, Briargate Subdivision Filing No. 46A, thence N00°33'34"W (Basis of Bearings), 130.96 feet along the west line of said Lot 1, Block 1, Briargate Subdivision Filing No. 46A, and along the east line of Lot 1 of St. Gabriel the Archangel Subdivision Filing No. 1, a subdivision recorded under Reception No. 204036490 of the records of El Paso County, Colorado to the True Point of Beginning;

Thence continue N00°33'34"W, 886.15 feet along the west line of said Lot 1, Block 1 Briargate Subdivision Filing No. 46A, and along the east line of Lot 1 of St. Gabriel the Archangel Subdivision Filing No. 1 to the northwest corner of said Lot 1, Block 1 Briargate Subdivision Filing No. 46A;

Thence easterly, 43.29 feet along the arc of a curve concave to the north and along the northerly line of said Lot 1, Block 1 Briargate Subdivision Filing No. 46A to a point of tangent, said arc having a radius of 888.59 feet, a central angle of 4°12'51" and being subtended by a chord that bears S86°43'47"E, 43.28 feet;

Thence S89°50'00"E, 316.80 feet along the northerly line of said Lot 1, Block 1, Briargate Subdivision Filing No. 46A;

Thence S00°33'34"E, 880.00 feet along a line parallel with and 360.00 feet east of the west line of said Lot 1, Block 1, Briargate Subdivision No. 46A;

Thence S89°26'26"W, 360.00 feet to a point on the west line of said Lot 1, Block 1, Briargate Subdivision Filing No. 46A, and the Point of Beginning.

County of El Paso,
State of Colorado

GENERAL NOTES

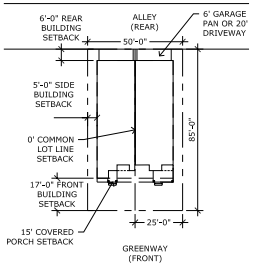
1. All common area and facilities outside of proposed residential lots will be owned and maintained by the Urban Collection at Briargate Square Home Owners Association.
2. Landscape and walks within private residential lots will be maintained by the Urban Collection at Briargate Square Home Owners Association.
3. All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
4. There will be no direct lot access from Scarborough Drive.
5. All existing curb, gutter, pedestrian ramps and crosspans posing a safety hazard, damaged, exhibiting excessive deterioration 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 Review Inspector to determine what, if any, improvements are required. The Inspector can be reached at 719-385-5977.
6. 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.
7. Prior to Certificate of Occupancy of the first building, a fire inspection to verify fire lane marking installation shall occur. A fire inspection may be requested by calling 719-385-5978.
8. This site is not within a designated F.E.M.A. floodplain as determined by the Flood Insurance Rate Map, community panel number 08041C0528G, effective December 7, 2018.
9. "Fire Lane, No Parking" signs to be posted on interior curb of private streets.
10. Signage will be posted stating "Private Road / No Cut Through Traffic". Additional traffic calming measures may be installed as City deems appropriate.
11. An access easement will be provided in the front of all residential lots to provide pedestrian and recreational use to all owners, tenants, and the home owners association's assigns.
12. 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.
13. This property is subject to an avigation easement for the Colorado Springs Airport, recorded in book 5377, at page 84, of the El Paso County Records. NOTICE: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft operating into and out of the Colorado Springs Municipal Airport. Buyers should familiarize himself/herself with the potential ramifications thereof.
14. NOTICE: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land.
15. This property is subject to the findings, summary and conclusions of a geological hazard exemption request prepared by Kimley-Horn and Associates, Inc. dated July 8, 1998. A copy of said exemption has been placed within file CPC DP 98-242 of the City of Colorado Springs - Development Services Division, 30 S. Nevada Ave. Suite 701, Colorado Springs, CO if you would like to review said exemption.

SITE DATA

Site Location:	Scarborough Dr. north of Research Pkwy.
Tax ID Number:	6236302005
Site Area:	7.29 Acres
Current Zoning:	PUD CR AO
Proposed Zoning:	PUD AO
Master Plan:	Briargate Master Plan (CPC MP 07-00061-A6MN19)
Proposed Use:	Residential, Single Family Attached, 70 Units
Proposed Density (Gross):	9.60 DU/AC
Development Schedule:	2021
Landscape Setbacks/Buffers:	
Scarborough:	10' Landscape Setback
West Boundary:	15' Buffer
Lot Standards.	
Maximum building height:	thirty (30) feet
Maximum Lot Coverage:	sixty percent (60%)
Setback minimums:	
From:	17' Minimum (15' minimum to covered porch)
Side:	5' Minimum (0' on common lot line)
Rear (Garage):	6' Minimum
Minimum Lot Width:	25'
Minimum Lot Size:	2,100 sf
Parking:	
Formula:	2 spaces per 3 bedroom unit
Required:	70 units x 2 = 140 spaces
Provided:	2 car garages per unit = 140 spaces
Guest Formula*:	0.5 spaces/unit 70 units x 0.5 = 35 spaces
Provided:	68 driveway spaces + 29 parking stalls + 5 on-street parking spaces Total Guest: 102 spaces
ADA Formula:	Provided guest spaces 26-50
Required:	2
Provided:	2**
Open Space:	
Formula:	200 SF per bedroom
Required:	210 rooms x 200 SF = 42,000 SF
Provided:	45,384 SF

*Guest parking formula based on guidelines and not a requirement per code
**Accessible spaces identified on plan are preliminary. Final location of 2 accessible guest spaces may be revised with construction documents.

LOT TYPICAL:



Any lots not to typical standards have been dimensioned on the Site Plan.

OWNER

Diocese of Colorado Springs
228 N Cascade Ave.
Colorado Springs, CO 80903

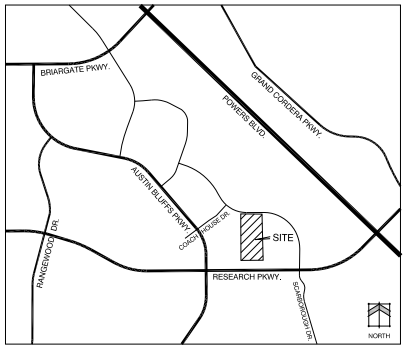
APPLICANT

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

DEVELOPER

Richmond American Homes
4350 S. Monaco Street
Denver, CO 80237

VICINITY MAP



SHEET INDEX

Sheet 1 of 10:	Cover Sheet
Sheet 2 of 10:	Development Plan
Sheet 3 of 10:	Preliminary Grading Plan
Sheet 4 of 10:	Preliminary Grading Plan
Sheet 5 of 10:	Preliminary Utility and Public Facilities Plan
Sheet 6 of 10:	Preliminary Utility and Public Facilities Plan
Sheet 7 of 10:	Preliminary Landscape Notes & Details
Sheet 8 of 10:	Preliminary Landscape Plan
Sheet 9 of 10:	Preliminary Landscape Plan
Sheet 10 of 10:	Building Elevations

Land Planning
Landscape Architecture
Urban Design
NES
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Fax 719.471.0267
www.nescolorado.com

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URBAN COLLECTION AT BRIARGATE SQUARE

SCARBOROUGH DRIVE
COLORADO SPRINGS,
CO 80920

DATE:	12-23-2019
PROJECT MGR:	A. BARLOW
PREPARED BY:	K. MARSHALL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
02-28-20	KM	PER CITY REVIEW COMMENTS
03-27-20	KM	PER CITY REVIEW COMMENTS

COVER SHEET

1 OF 10

CPC PUD 20-00003

FIGURE 2

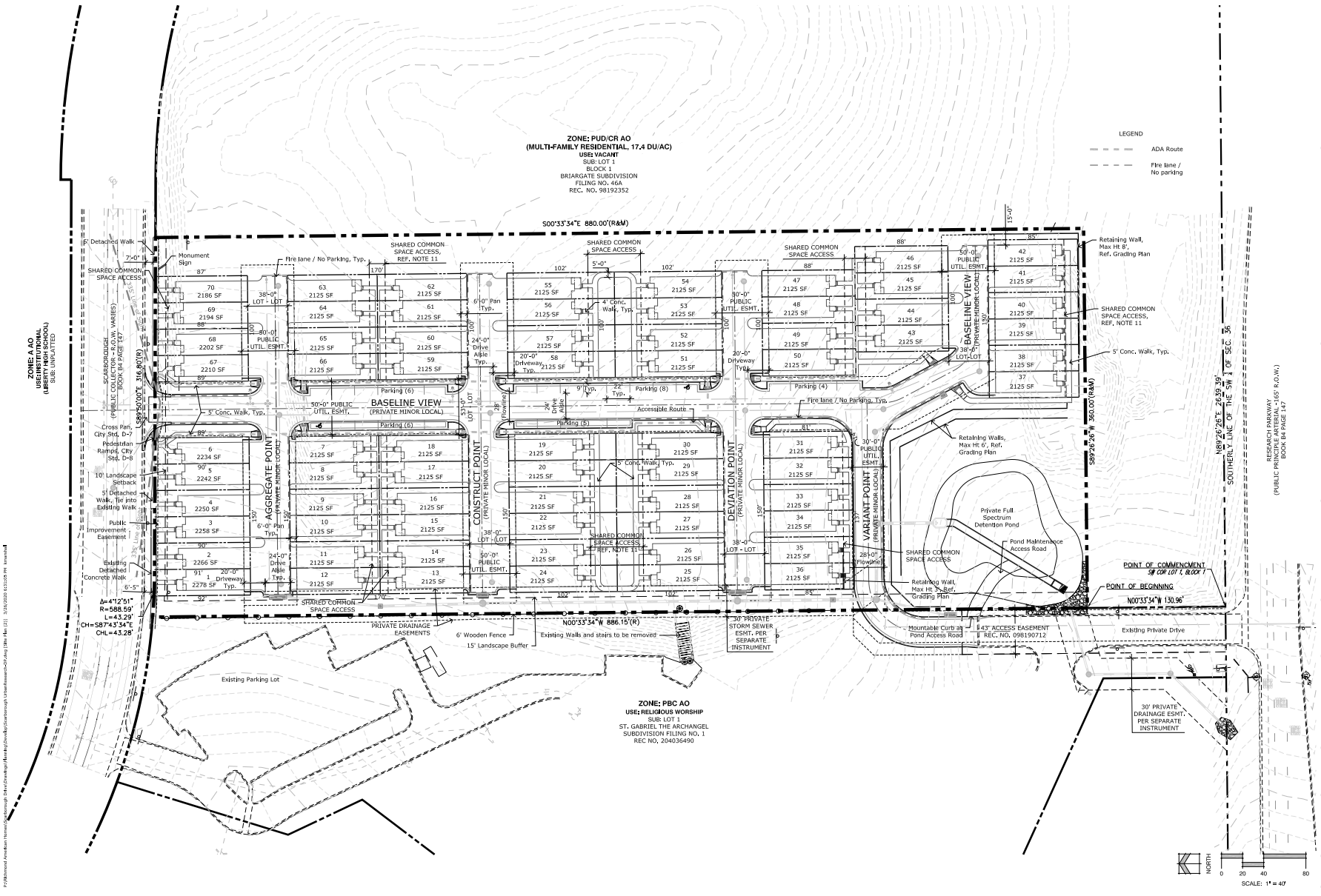

FIGURE 2

Land Planning
Landscape Architecture
Urban Design

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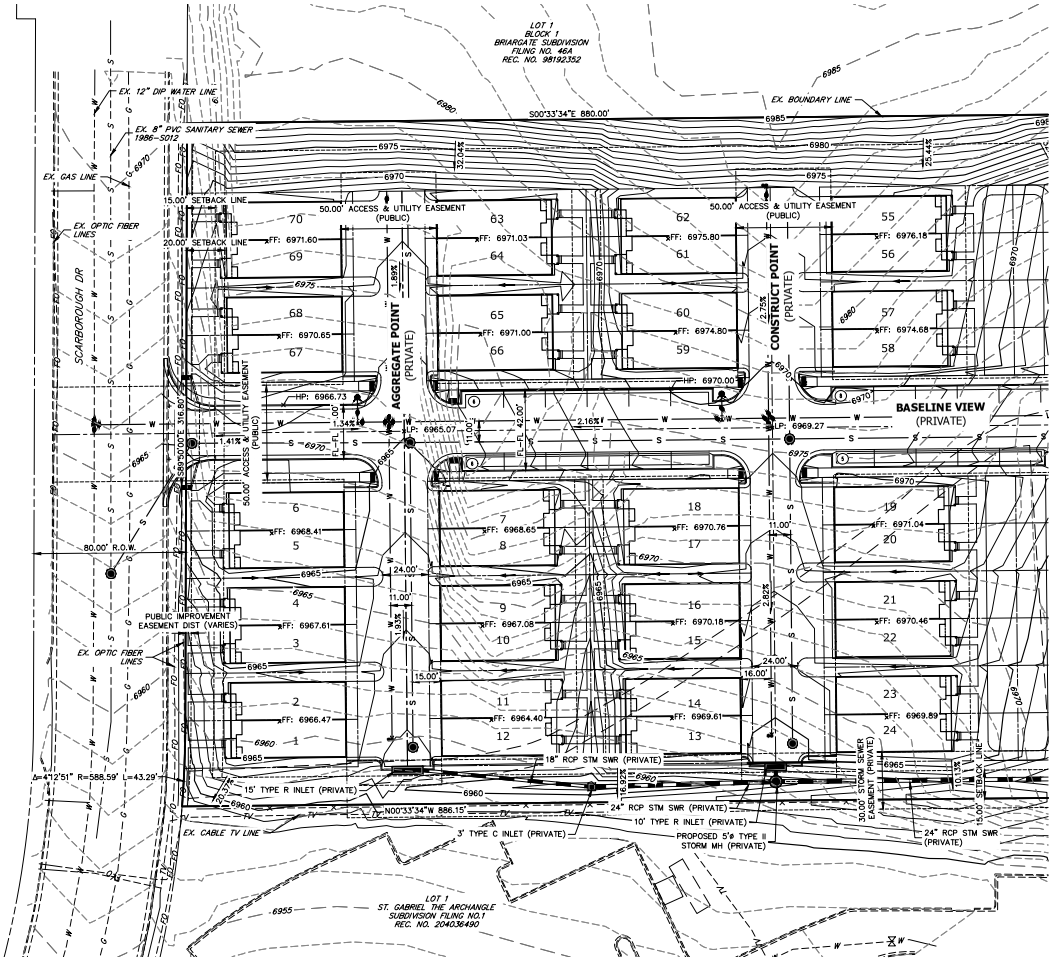
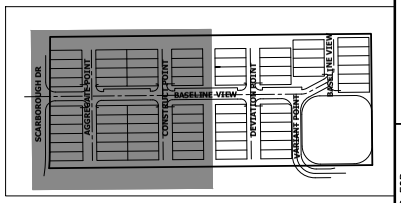
DEVELOPMENT PLAN

CPC PUD 20-00003





STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITIE LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICATNT'S EXPENSE.

GRADING AND UTILITY NOTES

1. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STREETS ARE PRIVATE.
4. ALL EXISTING WATER AND SANITARY UTILITIES ARE OWNED BY COLORADO SPRINGS UTILITIES UNLESS OTHERWISE NOTED.

CITY PROJECT NUMBER:
CPC PUD 20-00003

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE FOR REVIEW ONLY FOR THE PURPOSES OF WHICH THEY ARE ISSUED. WRITTEN AUTHORIZATION.

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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	3/26/20
DESIGNED BY	RB
DRAWN BY	JEA
CHECKED BY	

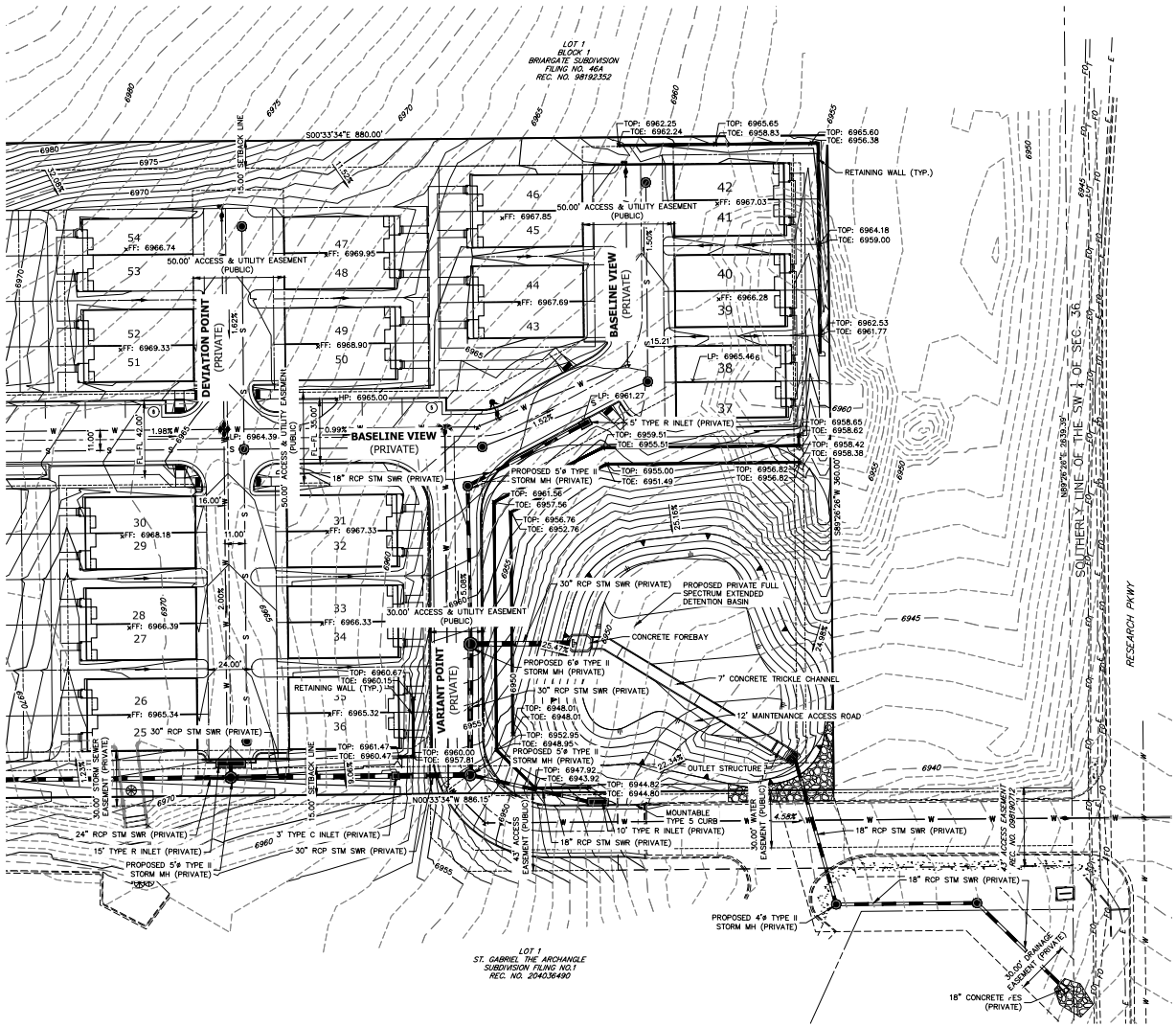
URBAN COLLECTION AT BRIARGATE SQUARE

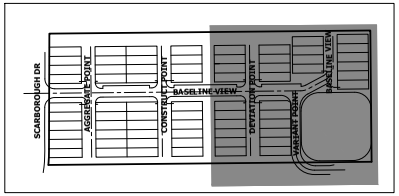
PRELIMINARY GRADING PLAN

SHEET 3 OF 10

JOB NO. 25170.01

FIGURE 2





LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	W
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
CURB & GUTTER		
LIMITS OF DISTURBANCE		
SLOPE	X%	X%
FLOW DIRECTION		

CITY PROJECT NUMBER:
CPC PUD 20-00003

20 10 0 20 40
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No.	REVISION	BY	DATE

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V-SCALE	1"=5'
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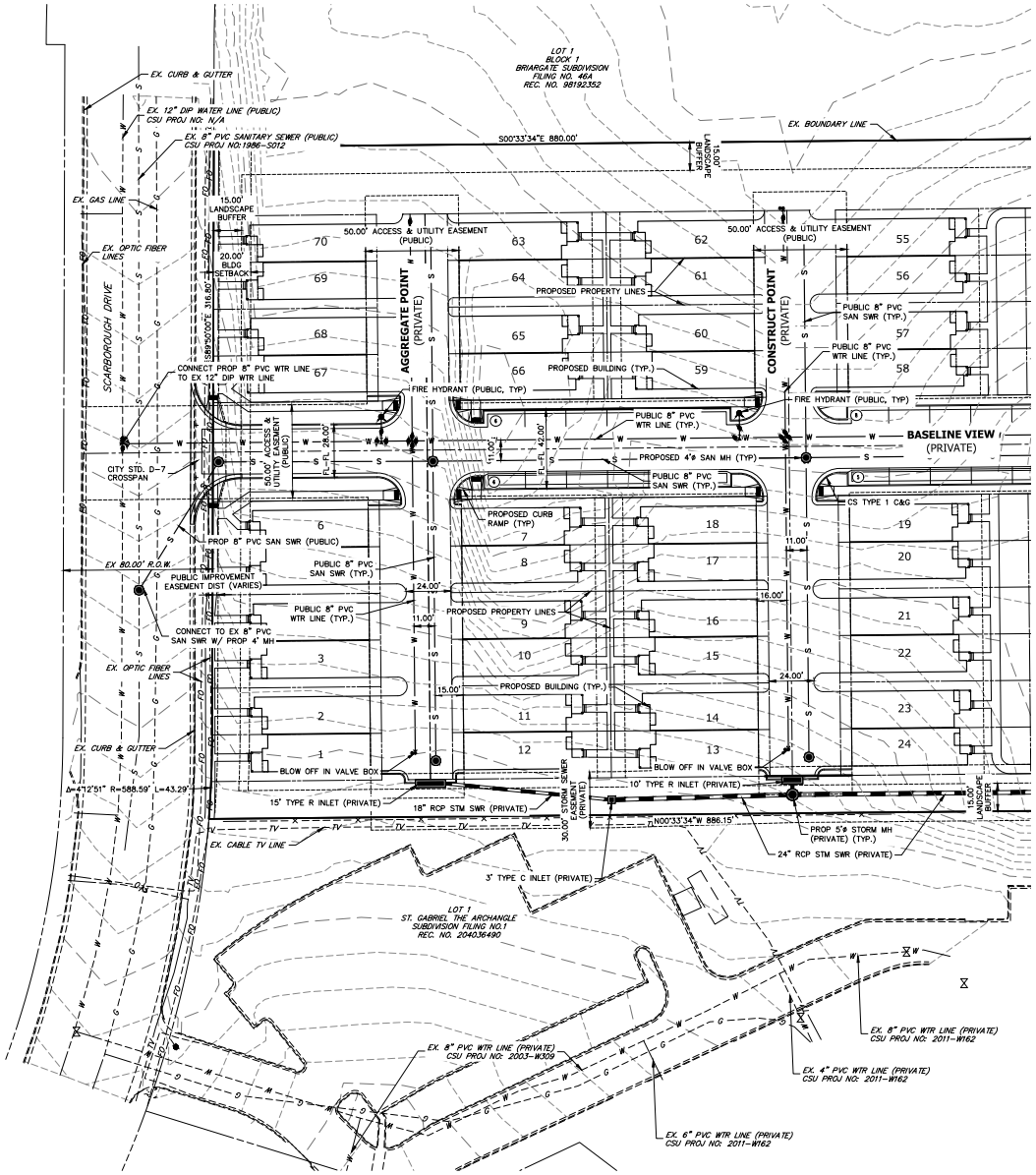
URBAN COLLECTION AT BRIARGATE SQUARE

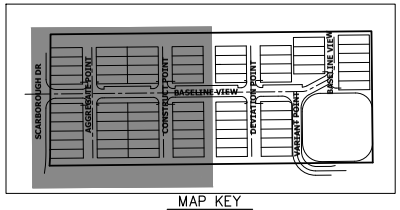
PRELIMINARY GRADING PLAN

SHEET 4 OF 10

JOB NO. 25170.01

FIGURE 2





MAP KEY
SCALE: N.T.S.

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

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

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	W
CURB & GUTTER		
LIMITS OF DISTURBANCE		

20 10 0 20 40
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PREPARED FOR
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V-SCALE	1"=x'
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DRAWN BY	JEA
CHECKED BY	

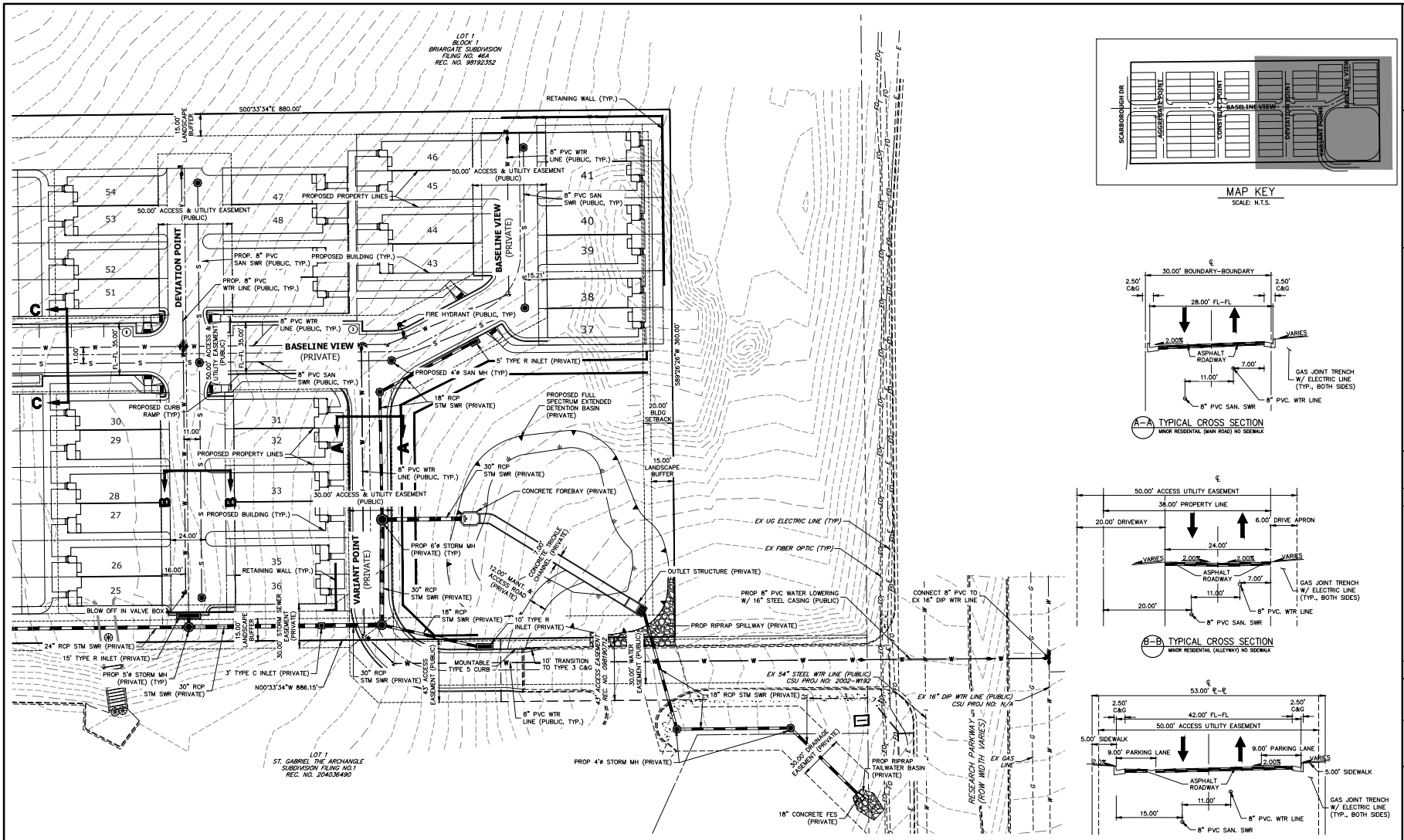
URBAN COLLECTION AT BRIARGATE SQUARE

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

SHEET 5 OF 10

JOB NO. 25170.01

FIGURE 2

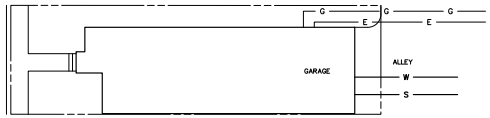


MAP KEY
SCALE: N.T.S.

A-A TYPICAL CROSS SECTION
MINOR RESIDENTIAL (MAIN ROAD) NO SIDEWALK

B-B TYPICAL CROSS SECTION
MINOR RESIDENTIAL (ALLEYWAY) NO SIDEWALK

C-C TYPICAL CROSS SECTION
MINOR RESIDENTIAL (MAIN ROAD) WITH SIDEWALK AND PARKING



LOT UTILITY SERVICE LAYOUT (TYP)

NOTE:
CURB STOP TO BE PLACED 6' FROM FACE OF GARAGE

GRADING AND UTILITY NOTES

1. ALL PROPOSED STORMWATER UTILITIES ARE PRIVATE.
2. ALL PROPOSED WATER AND SANITARY UTILITIES ARE PUBLIC.
3. ALL PROPOSED STREETS ARE PRIVATE.
4. ALL EXISTING WATER AND SANITARY UTILITIES ARE OWNED BY COLORADO SPRINGS UTILITIES UNLESS OTHERWISE NOTED.

CROSS SECTION NOTES

1. ASPHALT SECTION WILL BE DETERMINED AFTER GRADING AND IS SUBJECT TO APPROVAL BY THE CITY.
2. SEE PLAN VIEW FOR CURB AND GUTTER TYPE.
3. SECTION SHOWN ARE A TYPICAL REPRESENTATION OF THE ROAD DESIGNS. STREET PLAN AND PROFILE SHEETS TAKE PRECEDENCE OVER THE TYPICAL CROSS SECTIONS. TYPICAL SECTIONS DO NOT APPLY TO INTERSECTIONS.

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

CITY FILE NUMBER:
CPC PUD 20-00003

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES INDICATED BY THE WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
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MATT CHILDERS
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J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	1"=x'
DATE	3/25/20
DESIGNED BY	RB
DRAWN BY	JEA
CHECKED BY	

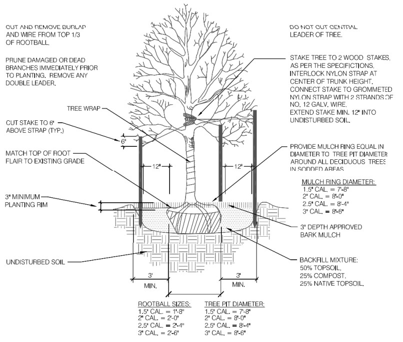
URBAN COLLECTION AT BRIARGATE SQUARE

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

SHEET 6 OF 10

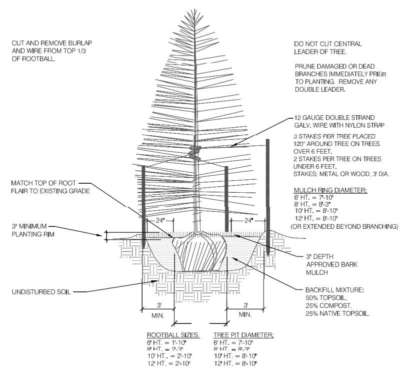
JOB NO. 25170.01

FIGURE 2



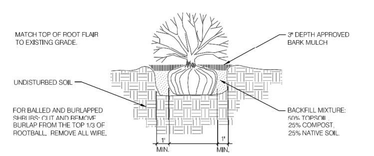
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



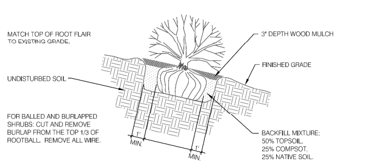
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE

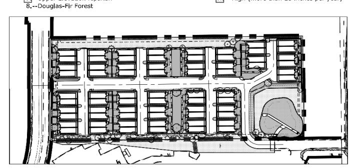
SCHEMATIC LANDSCAPE DIAGRAM

Climate Zone: Foothills (Foothills & Plains) Plains

General Vegetation and Soil Assodation: Sandy - Shallow Foothills

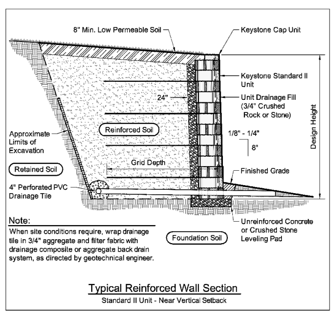
Plant Communities
-to be labeled by numbers on diagram
1.--Semiarid Shrublands
2.--Pinon-Juniper Woodlands
3.--Prairie
4.--Lower Elevation Riparian
5.--Foothill Shrublands
6.--Ponderosa Pine Forest
7.--Upper Elevation Riparian
8.--Douglas-Fir Forest

Hydrozones
- to be labeled 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)



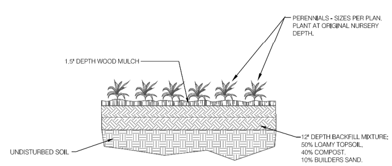
GROUND COVER LEGEND

Native Seed - Low Maintenance Mix	53,751 SF
Native Seed- Detention Mix Per DCM Vol. 1 Ch. 14 Sec 4.4	14,752 SF
Shrub Bed	12,690 SF
2-6" Rock Cobble	34,793 SF
Sod-Kentucky Blue Grass	25,855 SF



5 RETAINING WALL SECTION

SCALE: NOT TO SCALE



6 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
SCARBOROUGH DR.	NON-ARTERIAL	10' / 10'	360'	1 / 30'	12 / 12

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / TBD	-- / --	SD	75% / 75%

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
317,647 S.F.	15%	47,647 / 141,841 SF	96 / 49

Shrub Substitutes Required /Provided	Ornamental Grass Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
470 / TBD	-- / --	I	75% / 75%

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/20') Required /Provided	Evergreen Trees Req. (50%) /Prov.
WEST BOUNDARY	15' / 15'	886'	45 / 45	23 / 23

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
590' / 640'	WB	75% / 100%

LANDSCAPE NOTES

1. 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.
   RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits
2. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.

3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
7. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED ON FINAL LANDSCAPE PLAN. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
9. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
10. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
11. 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 MOWED STRIP, WITHOUT STEEL EDGING.
12. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
13. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
14. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF 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.
16. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
17. 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.
18. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
19. 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.
20. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	3	Acer grandidentatum / Bigtooth Maple	30`	20`	2.5" Cal.	B&B	7S
	27	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	40`	15`	2.5" Cal.	B&B	S
	10	Quercus rubra / Red Oak	65`	45`	2" Cal.	B&B	4S
	18	Tilia cordata / Littleleaf Linden	50`	35`	3" Cal.	B&B	4S
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**
	9	Abies concolor / White Fir	60`	25`	8` HT	B&B	45678SA
	16	Picea pungens / Colorado Spruce	60`	30`	8` HT	B&B	678S
	17	Pinus mugo / Mugo Pine	20`	10`	6` HT	B&B	1256D
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**
	6	Amelanchier canadensis / Canadian Serviceberry	25`	20`	2" Cal.	B&B	4578S

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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

URBAN COLLECTION AT BRIARGATE SQUARE

SCARBOROUGH DRIVE, COLORADO SPRINGS, CO 80920

PROJECT INFO

DATE: 12.23.19
PROJECT MGR: A. BARLOW
PREPARED BY: A. PAPIERSKI

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
02-28-20	KM	PER CITY REVIEW COMMENTS
03-27-20	KM	PER CITY REVIEW COMMENTS

SHEET TITLE

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER

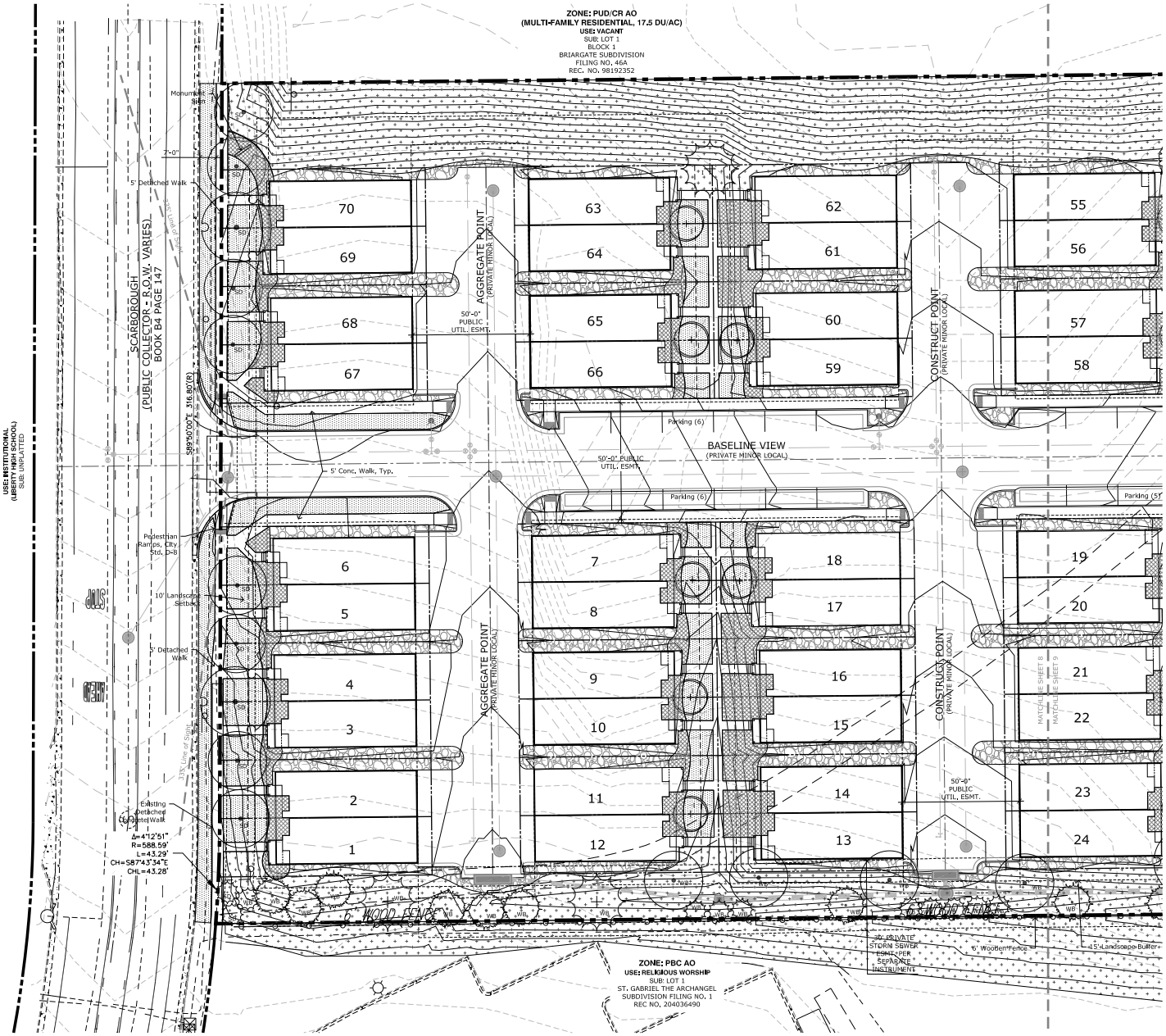
7

7 OF 10

PLAN FILE #

CPC PUD 20-00003

FIGURE 2



GROUND COVER LEGEND

- Native Seed - Low Maintenance Mix
- Native Seed- Detention Mix Per DCM Vol. 1 Ch. 14 Sec 4.4
- Shrub Bed
- 2-6" Rock Cobble
- Sod-Kentucky Blue Grass

NORTH

0 25 50 100

SCALE: 1" = 50'

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URBAN COLLECTION AT BRIARGATE SQUARE

SCARBOROUGH DRIVE,
COLORADO SPRINGS,
CO 80920

DATE: 12.23.19
PROJECT MGR: A. BARLOW
PREPARED BY: A. PAPIERSKI

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DATE:	BY:	DESCRIPTION:
02-28-20	KM	PER CITY REVIEW COMMENTS
03-27-20	KM	PER CITY REVIEW COMMENTS

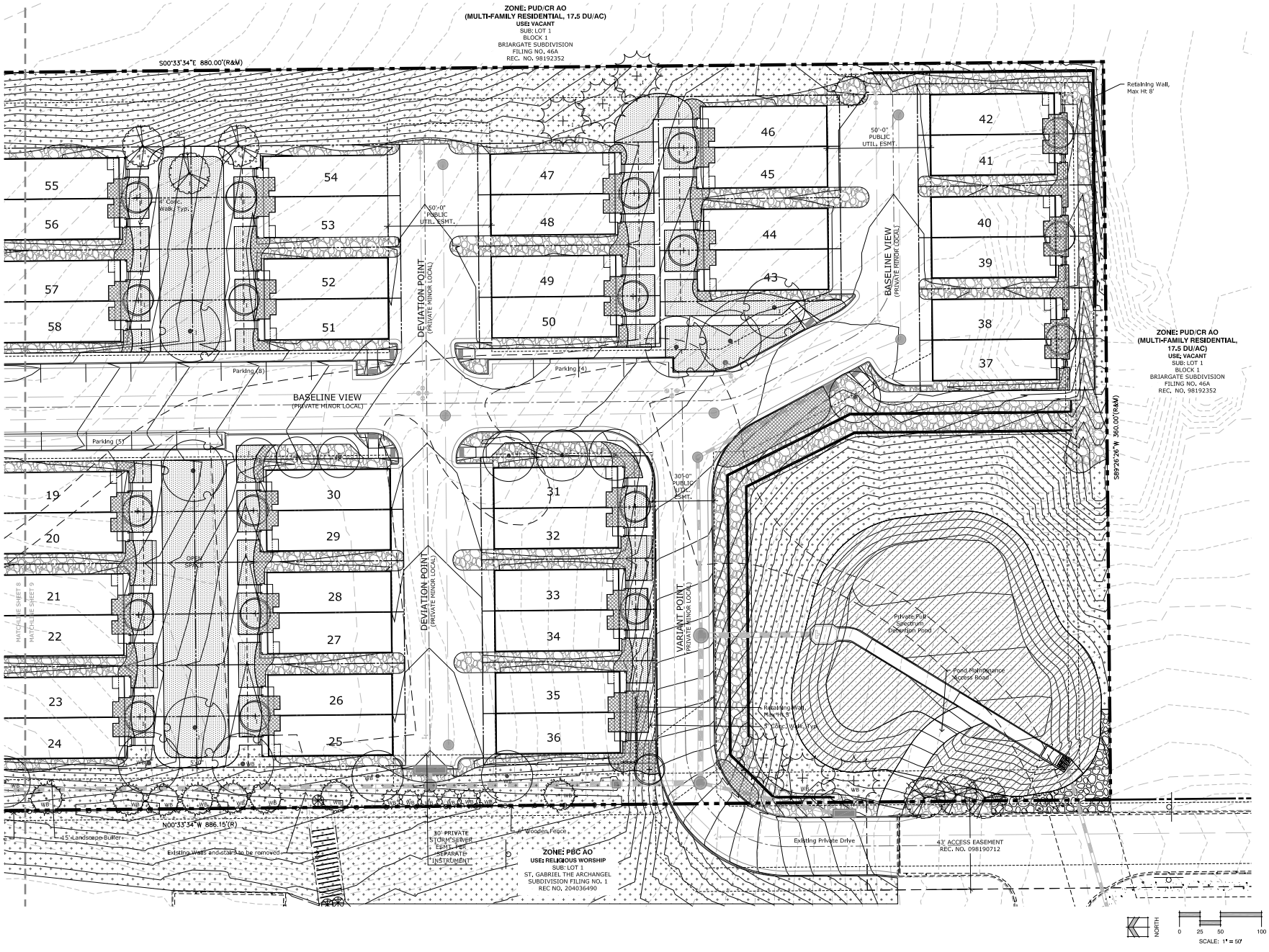
PRELIMINARY LANDSCAPE PLAN

8

8 OF 10

CPC PUD 20-00003

FIGURE 2



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URBAN COLLECTION AT BRIARGATE SQUARE

SCARBOROUGH DRIVE,
COLORADO SPRINGS,
CO 80920

DATE:	12.23.19
PROJECT MGR:	A. BARLOW
PREPARED BY:	A. RAPIERSKI

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
02-28-20	KM	PER CITY REVIEW COMMENTS
03-27-20	KM	PER CITY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN

9

9 OF 10

CPC PUD 20-00003

FIGURE 2

URBAN COLLECTION AT BRIARGATE SQUARE

CITY OF COLORADO SPRINGS, COLORADO

PUD DEVELOPMENT PLAN

RICHMOND AMERICAN HOMES

URBAN SINGLE FAMILY ATTACHED
D769 – BOSTON/ D770 – CHICAGO

3/26/2020

FIGURE 2

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URBAN COLLECTION AT BRIARGATE SQUARE

SCARBOROUGH DRIVE
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CO 80920

DATE:	12-23-2019
PROJECT MGR:	A. BARLOW
PREPARED BY:	K. MARSHALL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
02-28-20	KM	PER CITY REVIEW COMMENTS
03-26-20	KM	PER CITY REVIEW COMMENTS

BUILDING ELEVATIONS

CPC PUD 20-00003