

Eastside Landing

DEVELOPMENT PLAN

City of Colorado Springs, County of El Paso, State of Colorado



3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.413.9691
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

Project Contacts

<p>OWNER/DEVELOPER ROCKWOOD HOMES, LLC 6455 N. UNION BLVD., STE. 103 COLORADO SPRINGS, CO 80918 CONTACT: JOHN RAPPLIS PHONE: 719-530-5367</p>	<p>APPLICANT ALTIITUDE LAND CONSULTANTS 2727 N. CASCADE, SUITE 160 COLORADO SPRINGS, CO 80907 CONTACT: KRISTIN HEGGEM, RLA PHONE: 719-339-9393</p>
<p>CIVIL ENGINEER VICKI SIKS ENGINEERING 1023 W. COLORADO AVE. DENVER, CO 80904 CONTACT: CHAD KUTZBEK, P.E., MBA PHONE: 719-485-1670 x 20</p>	<p>LANDSCAPE ARCHITECT ALTIITUDE LAND CONSULTANTS 2727 N. CASCADE, SUITE 160 COLORADO SPRINGS, CO 80907 CONTACT: KRISTIN HEGGEM, RLA PHONE: 719-339-9393</p>
<p>ARCHITECT LGA STUDIOS 201 E. LAS ANIMAS, SUITE 113 COLORADO SPRINGS, CO 80903 CONTACT: LARRY GILLIAND, NCIBC, LEED AP+C, CSI PHONE: 719-635-0860 x 102</p>	

General Notes

- All common areas, open space and landscape improvements shall be owned and maintained by the HOA.
- FLOODPLAIN STATEMENT: This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FEMA map #08041C0545F, revised March 17, 1997.
- School fees in lieu of land dedication shall be provided at the time of recordation of the final Plat.
- All on-site drives, road, and surface parking facilities shall be asphalt and/or concrete.
- The developer shall install all traffic control measures shown on the Development Plan to meet MUTCD standards.
- Signage is not approved with this plan. A separate sign permit is required. Please contact the City's Development Review Enterprise at 2880 International Circle for a Sign Permit application.
- 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.
- All lighting fixtures shall have full cut-off shielding or fixtures to reduce off-site lighting impacts.
- The required parking for all developed uses shall be calculated in accordance with city code.
- All public improvements along Marksheffel Rd. will be completed by the PPRTA on a forthcoming project.
- The developer is required to remit the amount of \$75,000 for the future anticipated traffic signal at the intersection of Stetson Hills Boulevard with Antelope Ridge Drive.
- All existing curb, gutter and crosspans posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Antelope Ridge Dr. and Stetson Hills Blvd. 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.

Site Data

Master Plan:	PBC-AO
Existing Zoning:	Vacant
Existing Land Use:	Single Family Attached Townhomes (100 Units)
Proposed Land Use:	9.76 du/ac
Proposed Gross Density:	53201.000004
Tax Schedule Number:	4/- 10.24 acres
Property Acreage:	0 Stetson Hills Blvd.
Drainage Basin:	

Dimensional Controls

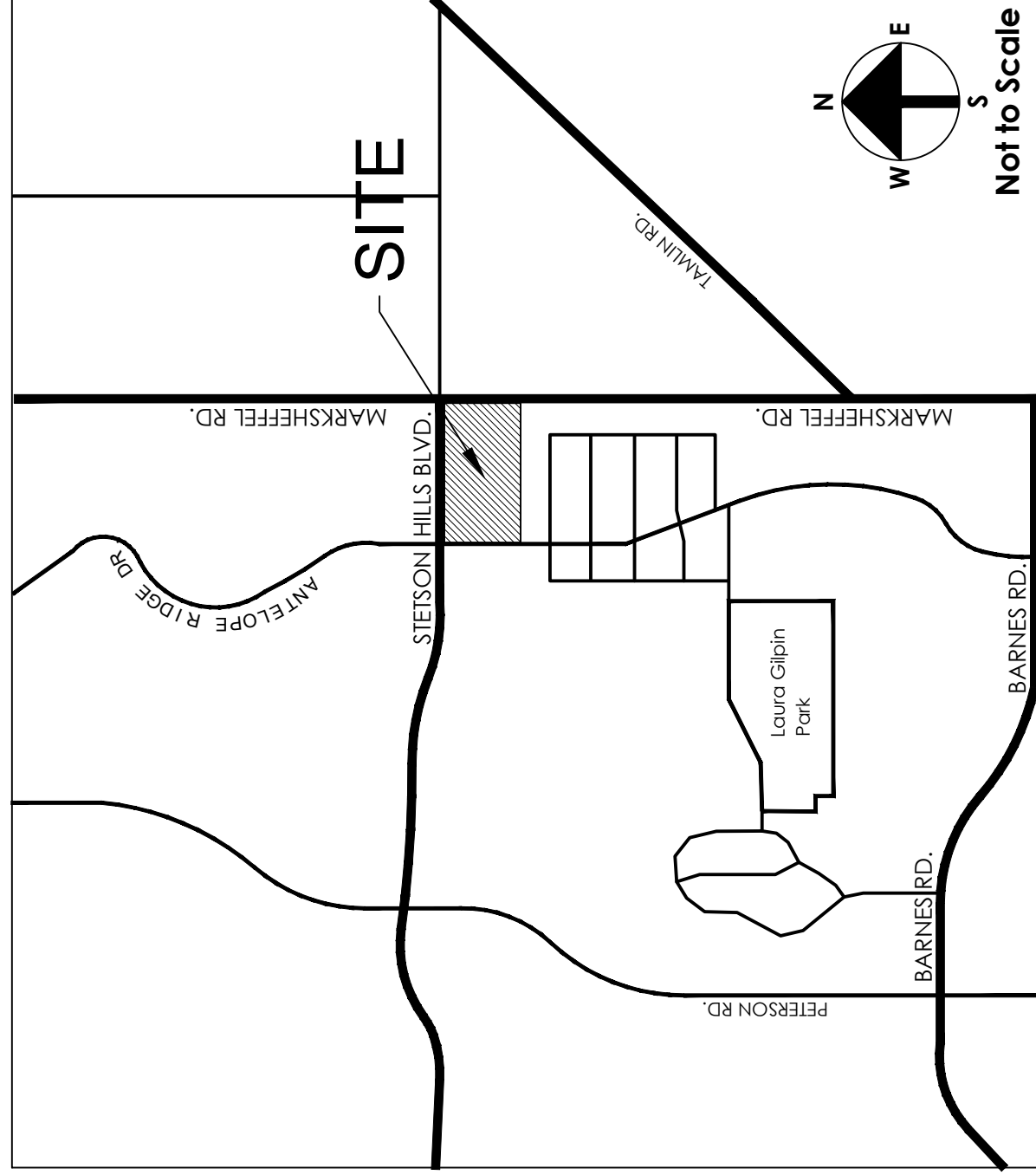
Maximum Building Height:	19'-2 1/2'-Feet
Minimum Building Setbacks:	
Proposed Lot Coverages:	

Townhome Unit Information

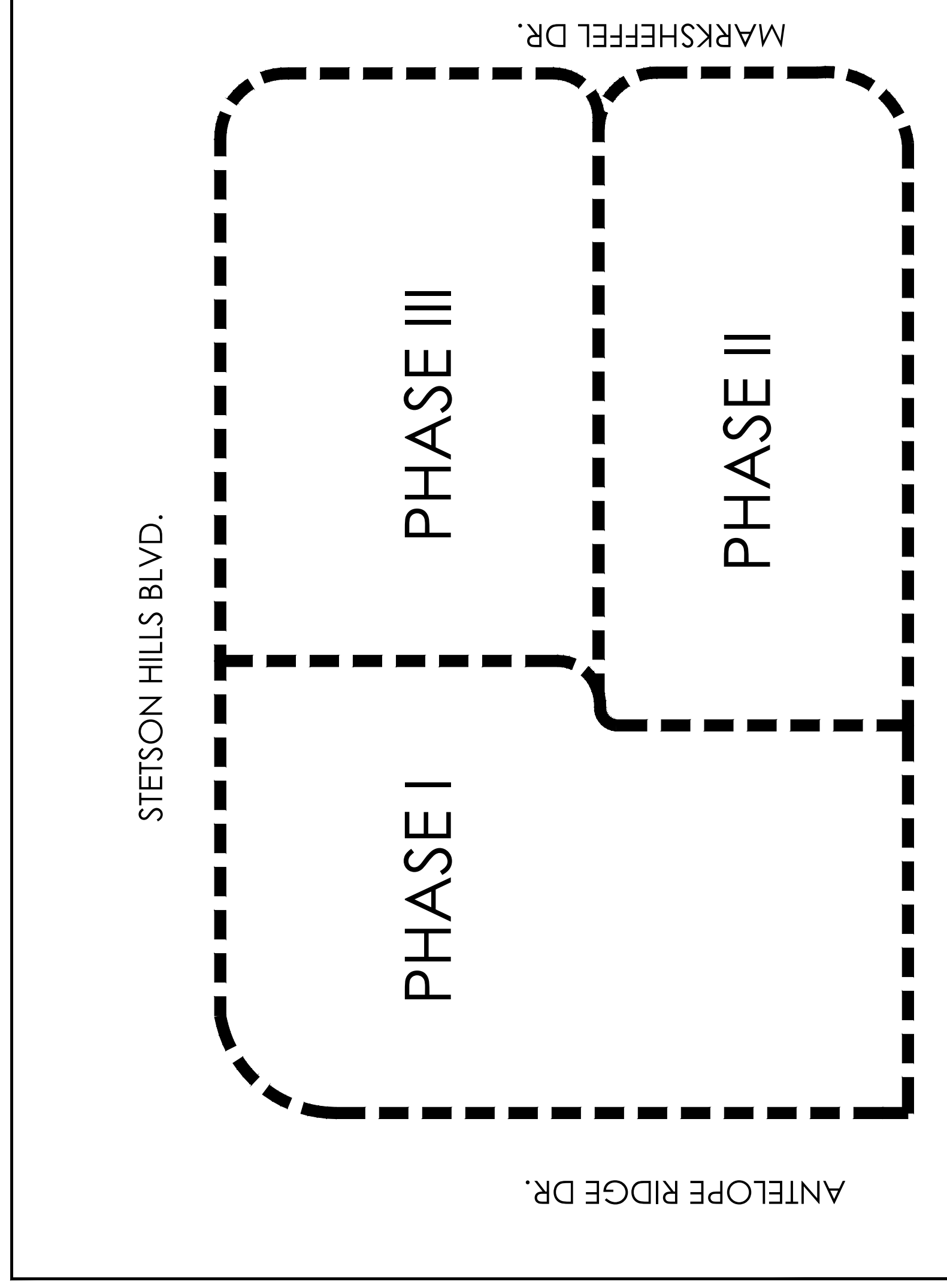
Building Type 1 Tri-Plex (Four Buildings):	
6 Garage Parking Spaces:	- 24 Spaces
	24 Spaces Required
Building Type 2 Four Plex (Twenty Two Buildings):	
8 Garage Parking Spaces:	- 176 Spaces
	176 Spaces Required

Parking Summary

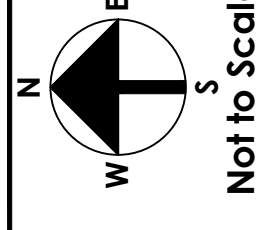
Overall Parking Required:	200 Spaces Required
Garage Parking (Beneath Units):	200 Spaces
Surface Parking Spaces:	228 Spaces Provided
ADA Accessible parking stalls:	3 (1 Van Accessible Spaces)
Typical Parking:	9' x 18' Standard 90° Stall 9' x 20' Standard 60° Stall 8' x 18' Stall
Typical ADA Parking Stall:	5' or 8' x 18' Striped Area
Typical ADA Loading Zone:	



Site Vicinity Map



Phasing Plan



Legal Description:

TR IN NE4NE4 SEC 20-13-65 DESC AS FOLS: COM AT SE COR OF SD NE4 OF SD SEC 20, TH N 02<27'03" W 2031.02 FT FOR POB, TH ON EXT OF & A PORT OF NLY LN & A PORT OF WLY LN OF EASTVIEW ESTATES FIL NO 1, S 89<13'00" W 821.00 FT, N 00<47'00" W 212.97 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 980.00 FT AN ARC DIST OF 71.11 FT A C/A OF 04<09'27", TH ALG ARC OF REVERSE CUR TO R HAVING A RAD OF 920.00 FT AN ARC DIST OF 66.76 FT A C/A OF 04<09'27", N 00<47'00" W 144.51 FT TO A PT ON SLY RW LN OF STETSON HILLS BLVD & WLY RW LN OF MARKSHEFFEL RD, N 47<13'12" E 86.64 FT, N 89<19'33" E 713.42 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 50.00 FT A C/A OF 00<35'19" E 501.66 FT TO POB

The navigation easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the Records of El Paso County, Colorado. 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."

Open Space Summary

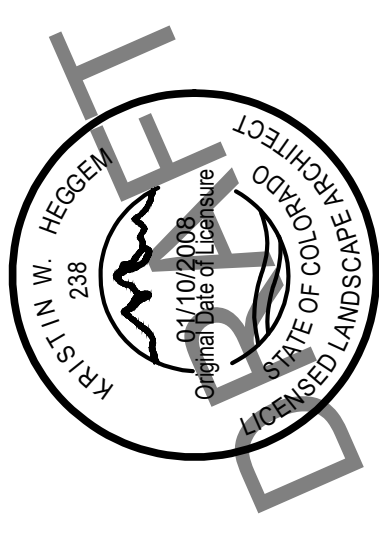
300 BR Units (200sq.ft. each)=	60,000 sq.ft. Required
	146,900sq.ft. Provided

Sheet Index

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DP-6.1 ARCHITECTS ELEVATIONS	SHEET 08 of 09
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Eastside Landing
Stetson Hills Blvd.
City of Colorado Springs, State of Colorado

ALC16-195



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NO. DATE BY
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DATE: 11/20/2017
DRAWN BY: SMO
CHECKED BY: KWH

Cover
Sheet

DP-1.0

Sheet 1 of 9

Eastside Landing

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REVISION:
DATE: 11/20/2017
DRAWN BY: SMO
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Site Plan

DP-2.0

Sheet 2 of 9

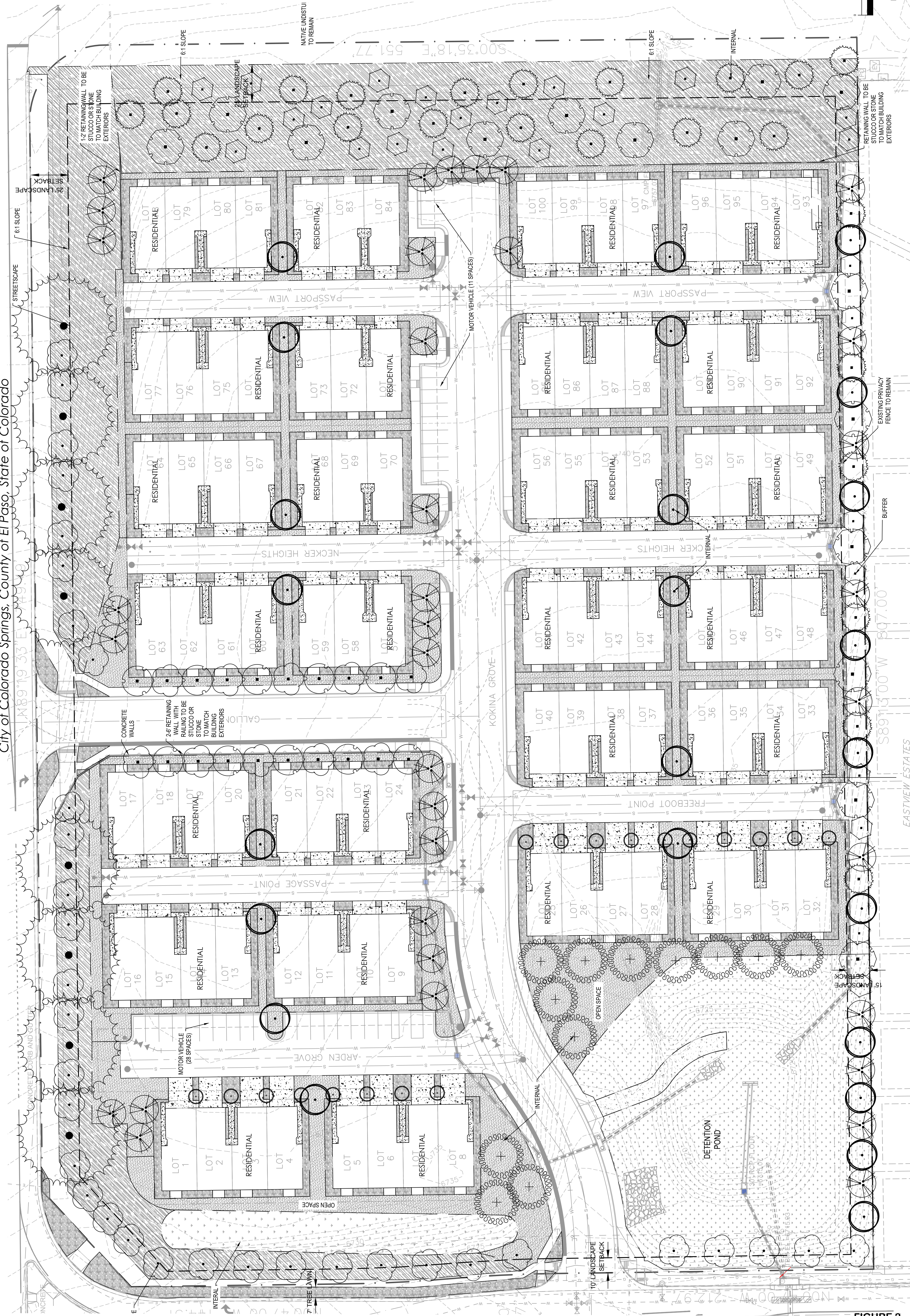
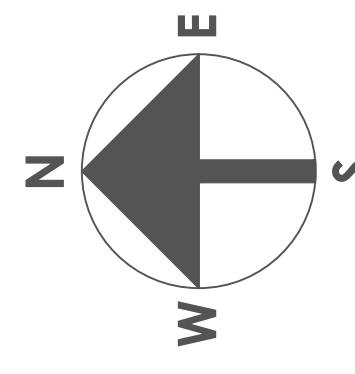
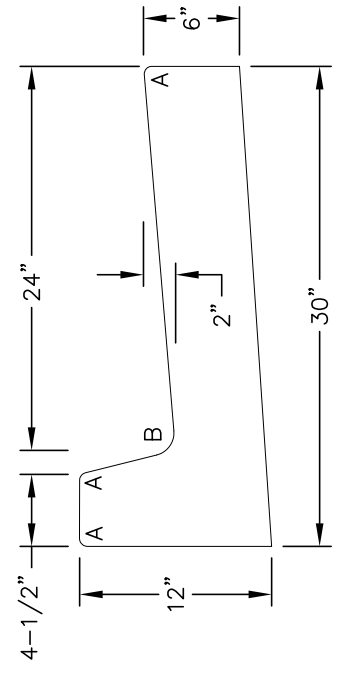
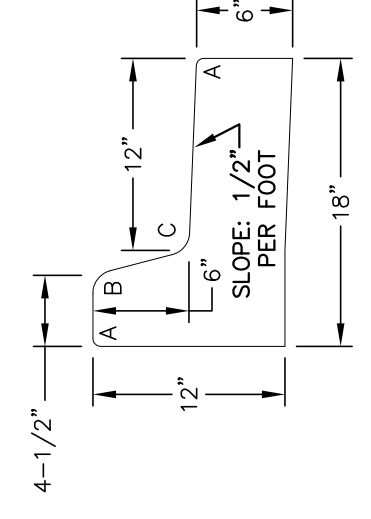


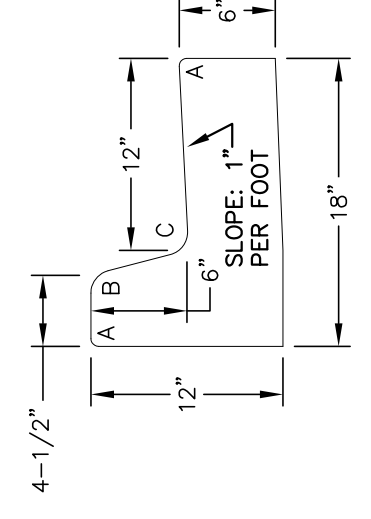
FIGURE 2



TYPE 2
6" VERTICAL CURB & GUTTER
SCALE: N.T.S.

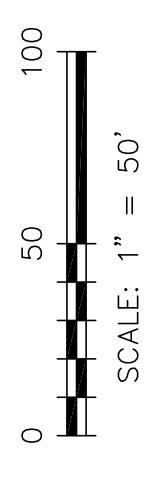


TYPE 3
MEDIAN CURB & GUTTER (SPILL)
SCALE: N.T.S.



TYPE 3'
MEDIAN CURB & GUTTER (CARRY)
SCALE: N.T.S.

RADIUS LEGEND:
A = 1/2"
B = 1-1/2"
C = 1-1/2" TO 2"

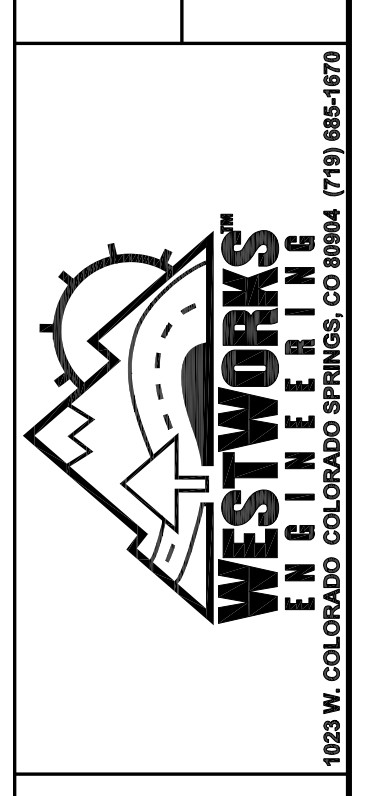


- LEGEND**
- (E) EXISTING
 - (P) PROPOSED
 - C&G CURB AND GUTTER
 - EASEMENT
 - BUILDING
 - DRAINAGE
 - LANDSCAPE
 - PUBLIC UTILITY
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT
 - SETBACK
 - (E) CONTOUR, INDEX
 - (E) CONTOUR
 - (E) STORM SEWER, INLET, MH
 - (P) CONTOUR, INDEX
 - (P) CONTOUR
 - (P) STORM SEWER, INLET, MH
 - TYPE 1 CURB & GUTTER
 - TYPE 3 CURB & GUTTER (SPILL)
 - TYPE 3' CURB & GUTTER (CARRY)

CITY FILE NO.: CPC CU 18-00001

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	03/09/18
JOB NUMBER:	91612	SHEET:	DP-2

EASTSIDE LANDING
PRELIMINARY GRADING PLAN



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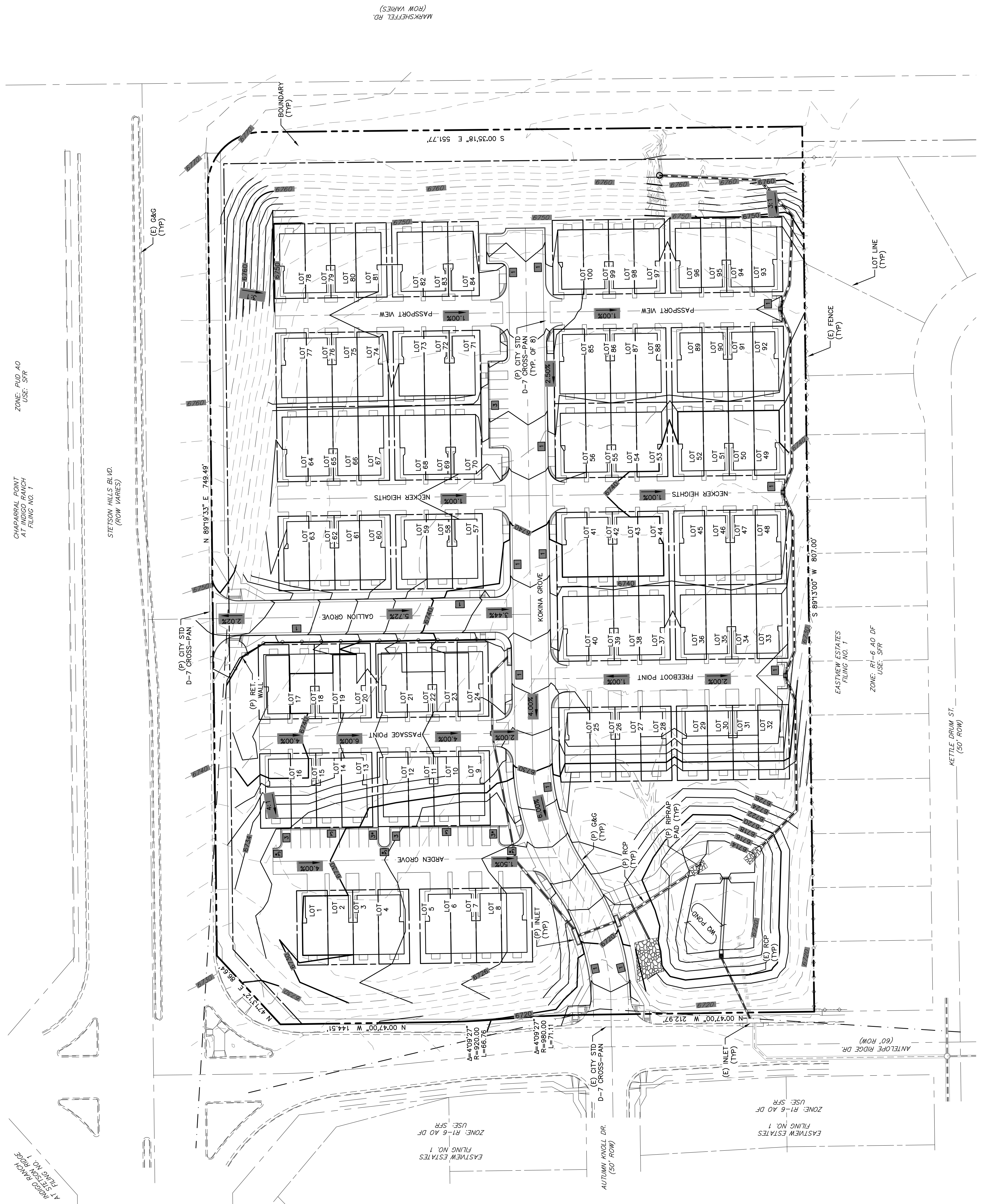
PREPARED FOR:
ROCKWOOD HOMES
6455 N. UNION BOULEVARD
COLORADO SPRINGS, CO 80918

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REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	03/09/18

BENCHMARK:
TOP OF NORTHEAST CORNER OF A CATCH BASIN LOCATED 62' NORTH OF THE SOUTHWEST CORNER OF THE SITE.
ELEVATION = 6715.93 (CLASSIC DATUM)



CHAPARRAL POINT AT PLING NO. 1
ZONE: PUD AO
USE: SFR

STETSON HILLS BLVD.
(ROW VARIES)

(P) CITY STD. D-7 CROSS-PAN
N 8919'33" E 749.49'

MARKSHEFFEL RD.
(ROW VARIES)

EASTVIEW ESTATES
FILING NO. 1
ZONE: R1-6 AO DF
USE: SFR

AUTUMN KNOLL DR.
(50' ROW)

EASTVIEW ESTATES
FILING NO. 1
ZONE: R1-6 AO DF
USE: SFR

ANTelope RIDGE DR.
(60' ROW)

KETTLE DRUM ST.
(50' ROW)

EASTVIEW ESTATES
FILING NO. 1
ZONE: R1-6 AO DF
USE: SFR

(E) FENCE (TYP)

(E) LOT LINE (TYP)

FIGURE 2

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:
PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF THE PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION AS TO WHETHER THE PROPOSED UTILITY FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNERS ("OWNERS") ACKNOWLEDGE THAT THE CONSTRUCTION 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, REGULATIONS, AND ORDINANCES, AND ANY OTHER APPLICABLE CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR 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 SYSTEMS, GAS SYSTEMS, AND ELECTRICAL SYSTEMS AND WIRE AND CABLE TRAYS). THE PROPERTY OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS. SPRINGS UTILITIES WILL NOT BE RESPONSIBLE FOR PROVIDING UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY. 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.
- 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 THE EXISTING UTILITY FACILITIES REQUIRE NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEVELOPE BY PLAT AND CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEMS 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.
- 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).
- 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, SPRINGS UTILITIES WILL BE RESPONSIBLE FOR CONDUCTING WATER QUALITY MONITORING AND TESTING NECESSARY TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNERS WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 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 SERVICE-LINE PRESSURE. (CONTACT FIELD ENGINEERING NORTH 688-4985 OR SOUTH 668-5544).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EXISTING UTILITY FACILITIES OR THE GRADE OF THE PROPERTY SURFACE WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS TO STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY FOR AND OBTAIN ANY NECESSARY PERMITS AND APPROVALS FROM ANY OTHER AGENCIES 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 PROPERTY OWNER'S OBLIGATION TO COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE, FEDERAL ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

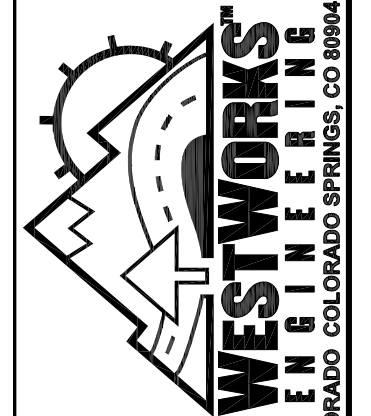
LEGEND

(E)	EXISTING
(P)	PROPOSED
C&G	CURB AND GUTTER
ESMT	EASEMENT
BLDG	BUILDING
DR	DRAINAGE
LS	LANDSCAPE
PUB	PUBLIC
UC	UNDERGROUND
UT	UTILITY
SWR	SANITARY
SWR	SEWER
WTR	WATER
BOUNDARY	BOUNDARY
RIGHT-OF-WAY	RIGHT-OF-WAY
LOT LINE	LOT LINE
EASEMENT	EASEMENT
SETBACK	SETBACK
(E) SANITARY MAIN, MH	(E) SANITARY MAIN, MH
(E) WATER MAIN, VALVE, FH	(E) WATER MAIN, VALVE, FH
(E) UG ELECTRIC	(E) UG ELECTRIC
(E) GAS MAIN	(E) GAS MAIN
(E) STORM SEWER	(E) STORM SEWER
(P) SANITARY MAIN, MH	(P) SANITARY MAIN, MH
(P) WATER MAIN, BOY, VALVE, FH	(P) WATER MAIN, BOY, VALVE, FH
(P) STORM SEWER, MH	(P) STORM SEWER, MH
NO PARKING FIRE LANE DESIGNATION	NO PARKING FIRE LANE DESIGNATION

CITY FILE NO.: CPC CU 18-00001

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	03/09/18
JOB NUMBER:	91612	SHEET:	
			DP-3

EASTSIDE LANDING
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

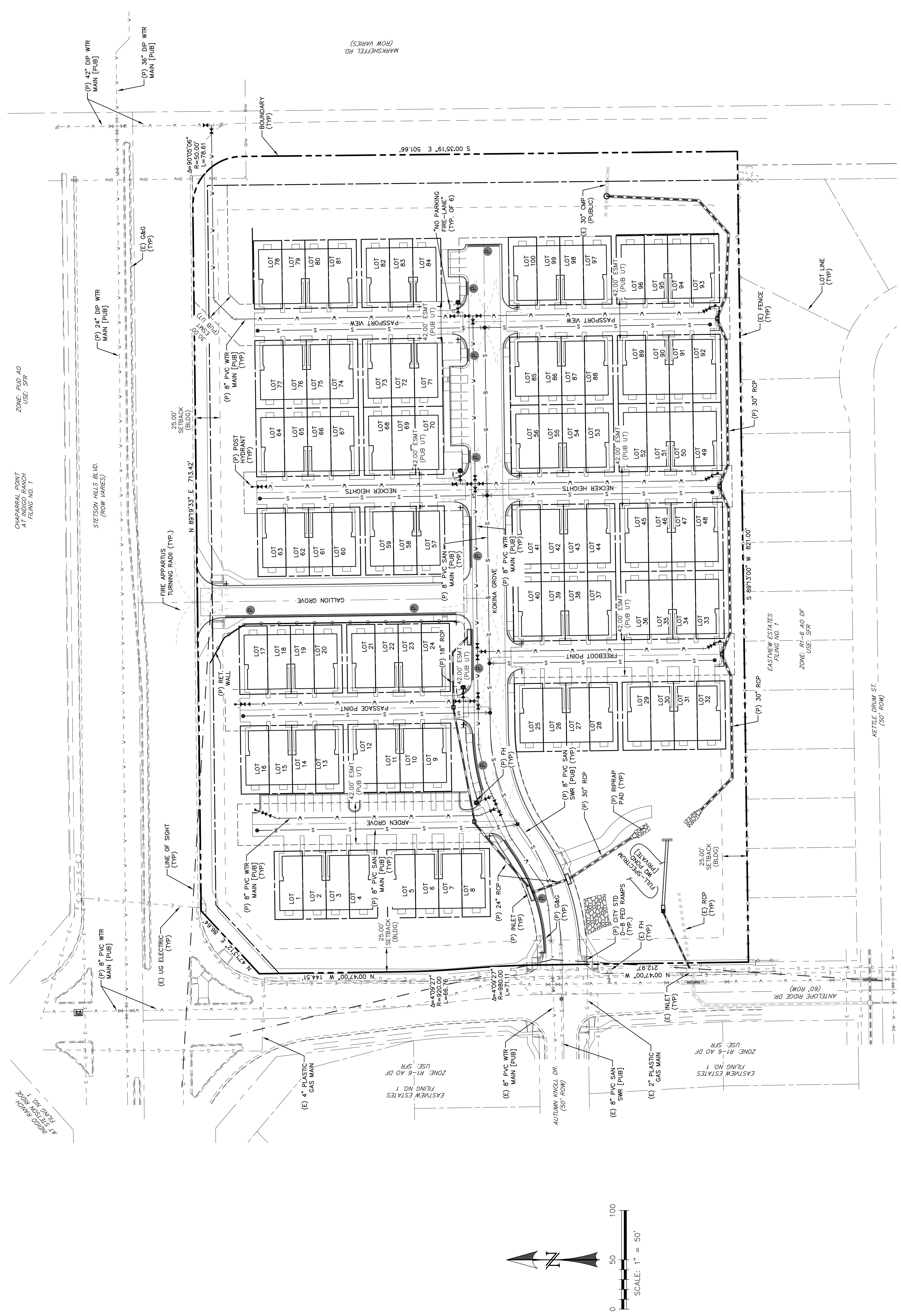


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 Call 72 hours before you dig.
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REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	03/09/18



STORM DRAIN NOTE:
 ALL PROPOSED STORM DRAIN SHOWN ON THIS PLAN SHALL BE PRIVATELY OWNED AND MAINTAINED.

FIRE LANE/PARKING NOTES:
 1. ON-STREET PARKING IS ALLOWED ON 1-SIDE ONLY ALONG KOKONA GROVE AND GALLON GROVE (26' PAVEMENT MAY/32' FL-FL).
 2. ALL ALLEYS SHALL HAVE A "NO PARKING - FIRE LANE" AT THE ALLEYS' HEADS WITH FACE-TO-FACE REQUIRED PARKING STALLS. ARDEN GROVE HAS DESIGNATED STRIPPED PARKING STALLS.

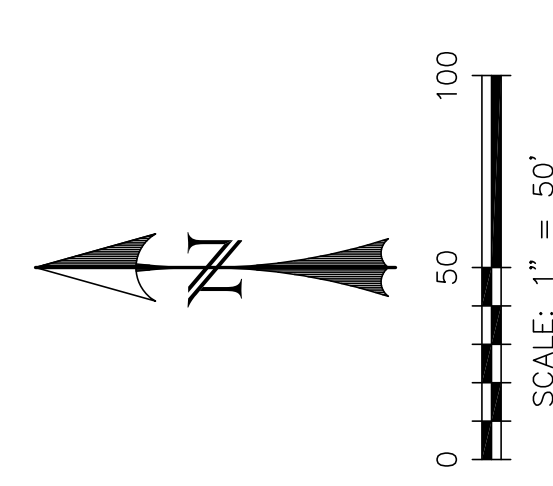


FIGURE 2

Eastside Landing

DEVELOPMENT PLAN

City of Colorado Springs, County of El Paso, State of Colorado

CHAPARRAL POINT
AT INDIGO RANCH
FILING NO. 1



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DATE: 11/20/2017
DRAWN BY: SMO
CHECKED BY: KWH

Preliminary
Landscape
Plan

DP-5.0

Sheet 5 of 9

Notes

1. THE MAINTENANCE FOR ALL LANDSCAPING, STREETS AND WALLS WILL BE BY THE EASTSIDE LANDING HOA FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT
2. NATIVE SEED AREAS TO BE IRRIGATED BY TEMPORARY ROTOR OVERHEAD SPRAY HEADS. SLOPE AREAS TO BE IRRIGATED BY PERMANENT SHRUB AREAS NEXT TO BUILDINGS TO BE IRRIGATED BY DRIP EMITTERS. TURF AREAS TO BE IRRIGATED BY OVERHEAD SPRAY HEADS.
- 3.

Open Space Summary

200 BR Units (200sq.ft. each)=60,000 sq.ft. Required
Xsq.ft. Provided

Drawing Scale & North Arrow

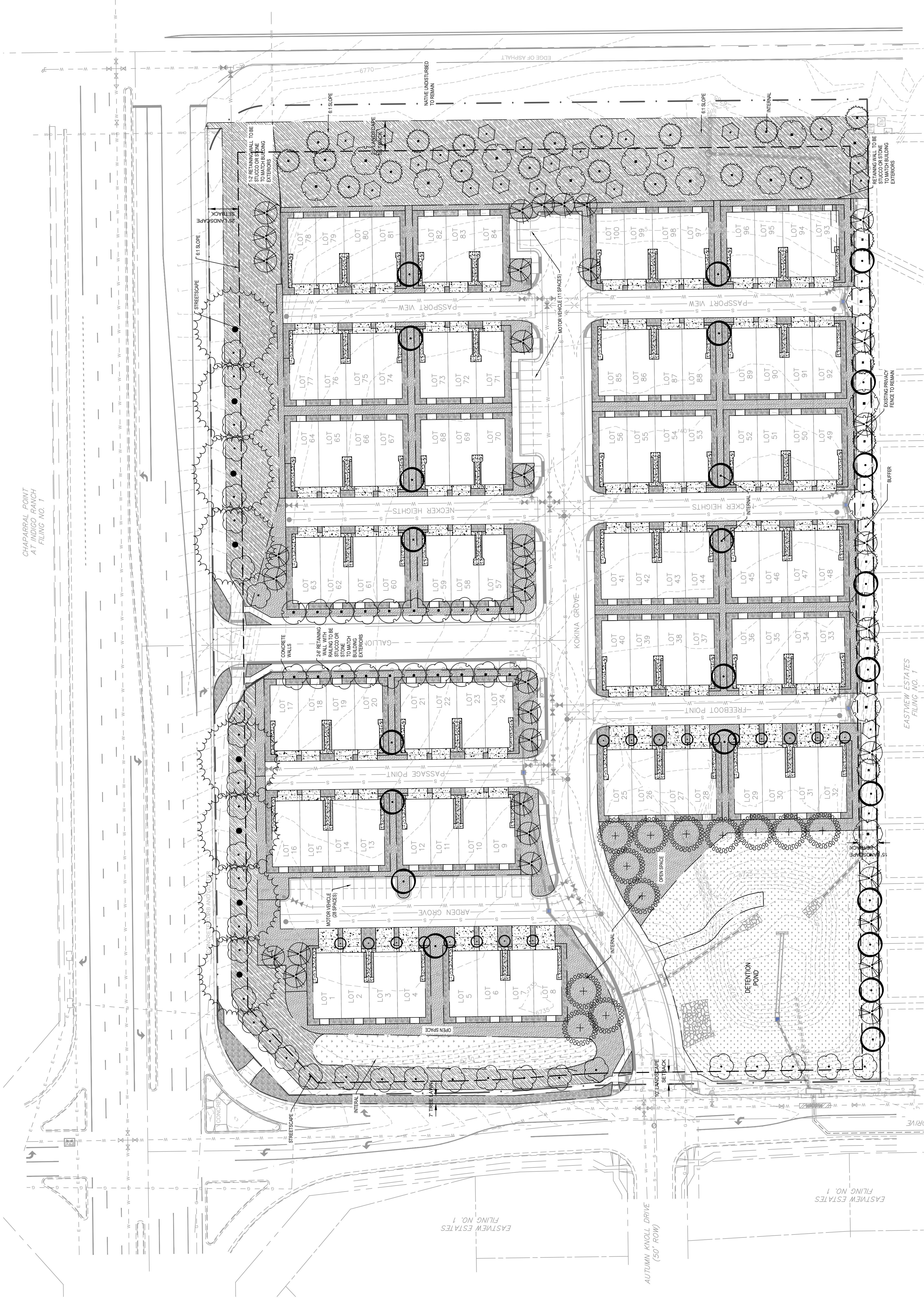
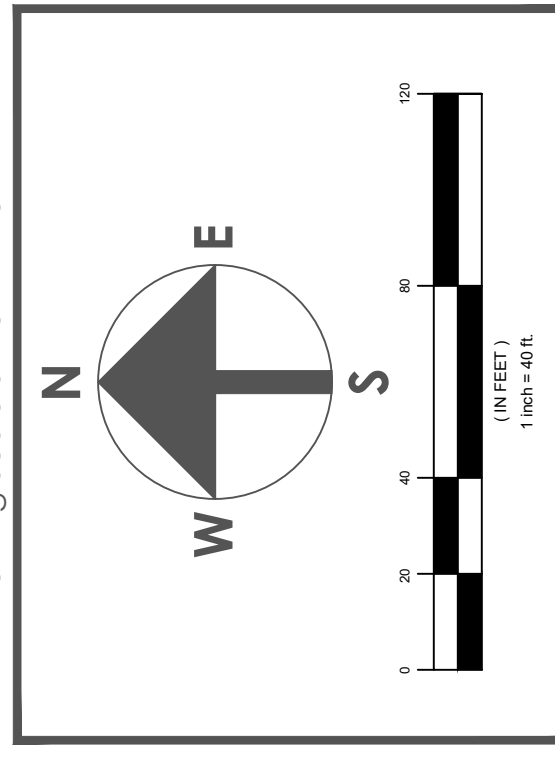
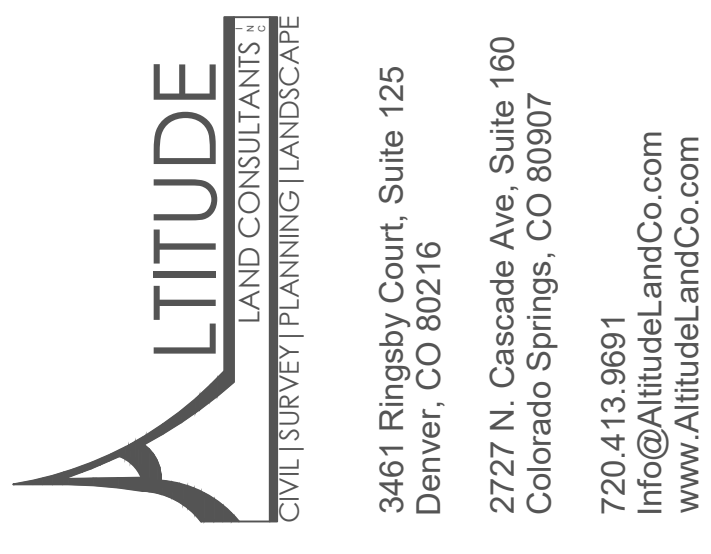


FIGURE 2

Eastside Landing

DEVELOPMENT PLAN

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TREES	CODE	QTY	BOTANICAL NAME	CONT	MATURE SIZE	MIN. SPACING	CITY CODE
	AS2	10	Amelanchier laevis 'Spring Flurry' Spring Flurry Serviceberry	2' Cal	20' X 35' H	SEE PLAN	D X 3
	AG	10	Amelanchier X grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	6' H	20' X 25' H	SEE PLAN	D X 3
	PB6	26	Picea pungens 'Baby Blueeyes' Baby Blue Eyes Spruce	6' H	15' X 30' H	SEE PLAN	D X 3
	PP8	25	Pinus edulis Pinon Pine	6' H	20' X 30' H	SEE PLAN	D X 3
	PF4	16	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Pine	6' H	30' X 50' H	SEE PLAN	D X 3
	PT6	12	Pinus mugo 'Tammenbaum' Mugo Pine	6' H	8' X 15' H	SEE PLAN	D X 2
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	CONT	MATURE SIZE	MIN. SPACING	CITY CODE
	AN	24	Acer ginnata 'Flame' Flame Amur Maple	2' Cal.	20' X 20' H	SEE PLAN	
	AI	35	Acer tataricum Tatarian Maple	2' Cal	20' X 20' H	SEE PLAN	457A
	CA	34	Cornus amomum Russian Hawthorn	2' Cal	20' X 25' H	SEE PLAN	235AD
	KP	12	Koeleria paniculata Golden Rain Tree	2' Cal.	30' X 30' H	SEE PLAN	S
	PCP	18	Prunus cerasifera 'Crimson Pointe' 'Crimson Pointe' Flowering Plum	2' Cal.	10' X 25' H	SEE PLAN	
	GM	8	Quercus macrocarpa Bur Oak	2.5' Cal.	60' X 60' H	SEE PLAN	4DA

Ground Plan Schedule			
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT
	34,773 sf	1 1/2"-2" Grey River Rock	flat
	64,626 sf	Coconut Mat Erosion Control Blanket / Low Grow Mix Seed	flat
	8,398 sf	DG / 3" Depth Compacted & Rolled	flat
	47,382 sf	Festuca arundinacea / Tall Fescue	SOD
	40,144 sf	Low Grow Mix 30% Echinium Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewing Fescue 10% Canada Bluegrass	SEED
	19,466 sf	Road Base	3" Depth

Landscape Setbacks for Double Frontage Lot Streetscapes See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (Feet) Req./Prov.	Linear Footage	Tree Spacing Required	No. of Trees Req./Provided	Shrub Substitutes Req./Prov.	Ornamental Grass Sub. Req./Prov.	Internal Plant Symbol on Plan
Antelope Ridge Dr	Non-Arterial	10	550	30	18,333333	183,33333	366,66667	"ARD"
Stetson Hills Blvd	Major Arterial/Freeway	25	785	20	39,25	382.5	785	"SHB"
Markshoffel Rd	Major Arterial/Freeway	25	550	20	27.5	275	550	"MSR"

Motor Vehicle Lots See Code Section/Policy 321 & 317

No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)	Length of Frontage (Ft.) (Excluding Drives)	2/3 Length of Frontage (Ft.)	Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req./Prov.	Internal Plant Symbol on Plan	Vehicle Lot Plant Symbol on Plan
228	15	0	0	0	0	0	"MVL"	Parking Parking

Internal Landscaping See Code Section/Policy 322 & 317

Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided	Internal Trees (1/600 SF) Req./Prov.	Shrub Substitutes Req./Prov.	Ornamental Grass Sub. Req./Prov.	Internal Plant Symbol on Plan
45,670	15%	6775 185000	136	1355	2710	

Landscape Buffers & Screens See Code Section/Policy 323 & 317

Street Name or Property Line (Elev.) Eastview Estates Filing NO. 1	Width (In Ft.) Req. & Prov.	Linear Footage	Buffer Trees (1/20') Req./Prov.	Evergreen Trees Req. (50%)/Prov.	Length of 6-ft. Opaque Structure Req./Prov.	Buffer Tree Symbol Denoted on Plan
	15-ft	810	41	20	540	"BUF"

City of Colorado Springs, State of Colorado
Stetson Hills Blvd.
Eastside Landing
ALC16-195



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NO. DATE BY
#1 03-09-2018 AKT

DATE: 11/20/2017
DRAWN BY: SMO
CHECKED BY: KWH

Landscape Plant Schedule/
Code Req's

DP-5.1

Sheet 6 of 9

LANDSCAPE NOTES

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CHANGES TO THE ORIGINAL LAYOUT LOCATIONS.
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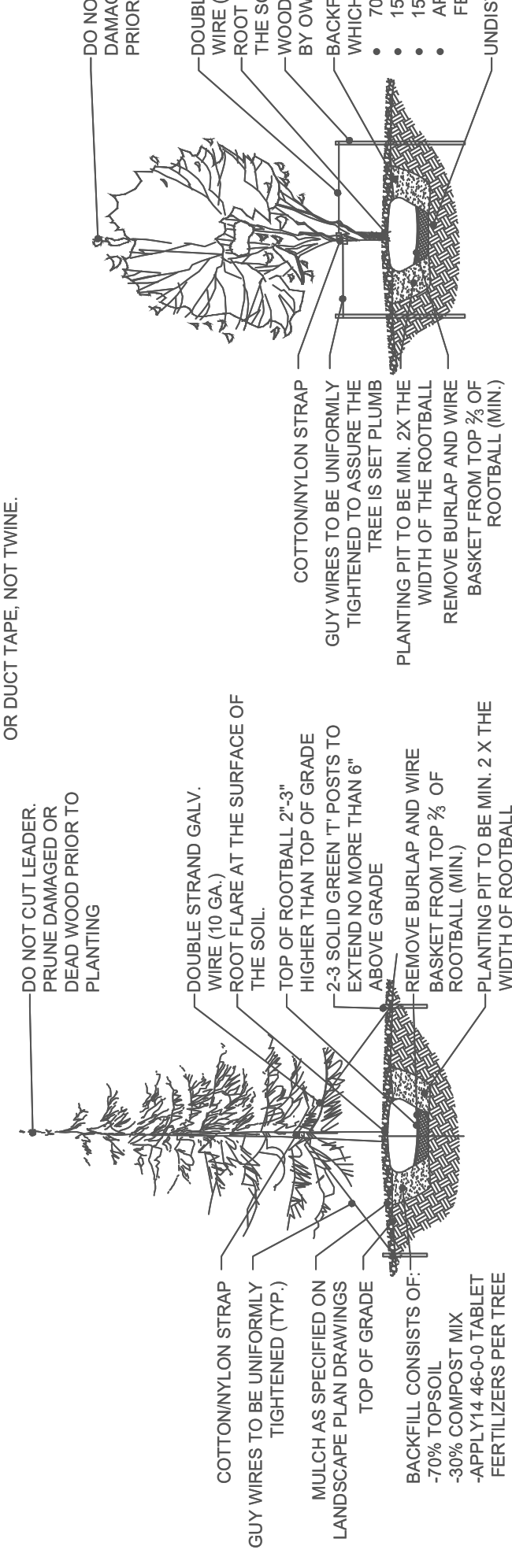
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Eastside Landing DEVELOPMENT PLAN

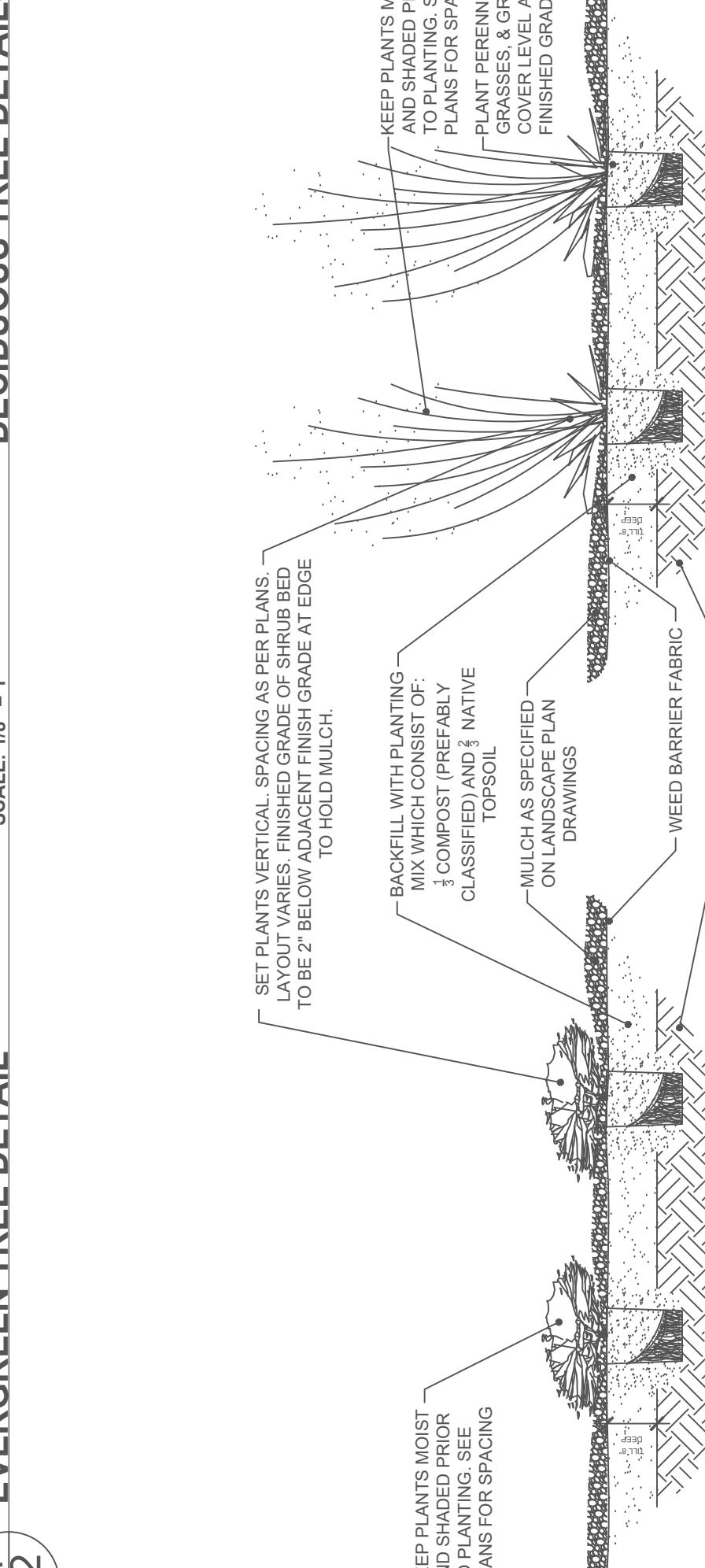
City of Colorado Springs, County of El Paso, State of Colorado

DECIDUOUS AND EVERGREEN TREE DETAIL NOTES

- MULTI PRUF OR EQUAL (IF LEAVED OUT)
- PLACE ORANGE FLOURESCENT FLAGGING ON WIRE FOR SAFETY.
- SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEeward AND DOWN-DRIVE SIDE. STAKES SHOULD BE SET AT LEAST 18" FROM THE TRUNK. STAKES SHOULD BE SET AT LEAST 18" FROM THE TRUNK.
- ALLOW A SLIGHT SAG FOR SWAY, PROTECT BRANCHES FROM TOUCHING WIRE. DO NOT ALLOW WIRE TO TOUCH LEAVES OR BRANCHES.
- STRUTS SHOULD BE SECURED TO THE TRUNK AT 6" INTERVALS.
- KEEP PLANTS MOST AND SHADENED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE COMPOST (PREFERABLY CLASSIFIED) AND NATIVE SOIL.
- DO NOT USE ANY MULCH OR COVERING MATERIALS ON THE TRUNK.
- OR DUCT TAPE, NOT TWINE.



B1 EVERGREEN TREE DETAIL SCALE: 1/8" = 1"

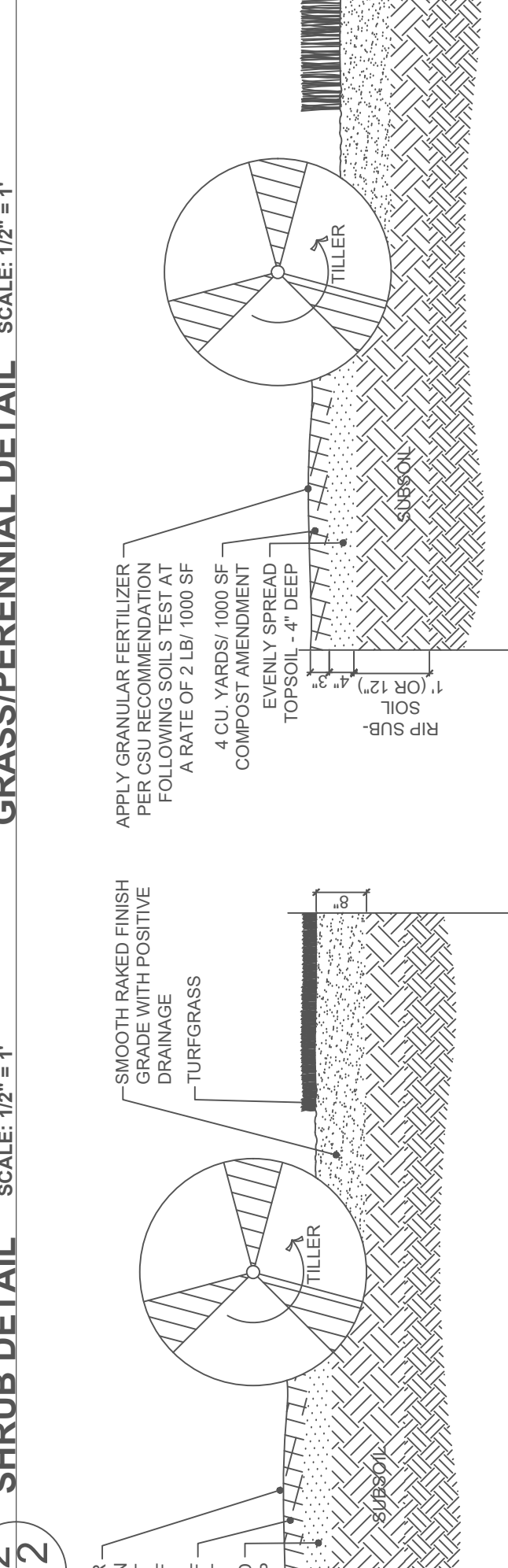


B2 SHRUB DETAIL SCALE: 1/2" = 1"



B3 SHRUB DETAIL SCALE: 1/2" = 1"

GRASS/PERENNIAL DETAIL SCALE: 1/2" = 1"



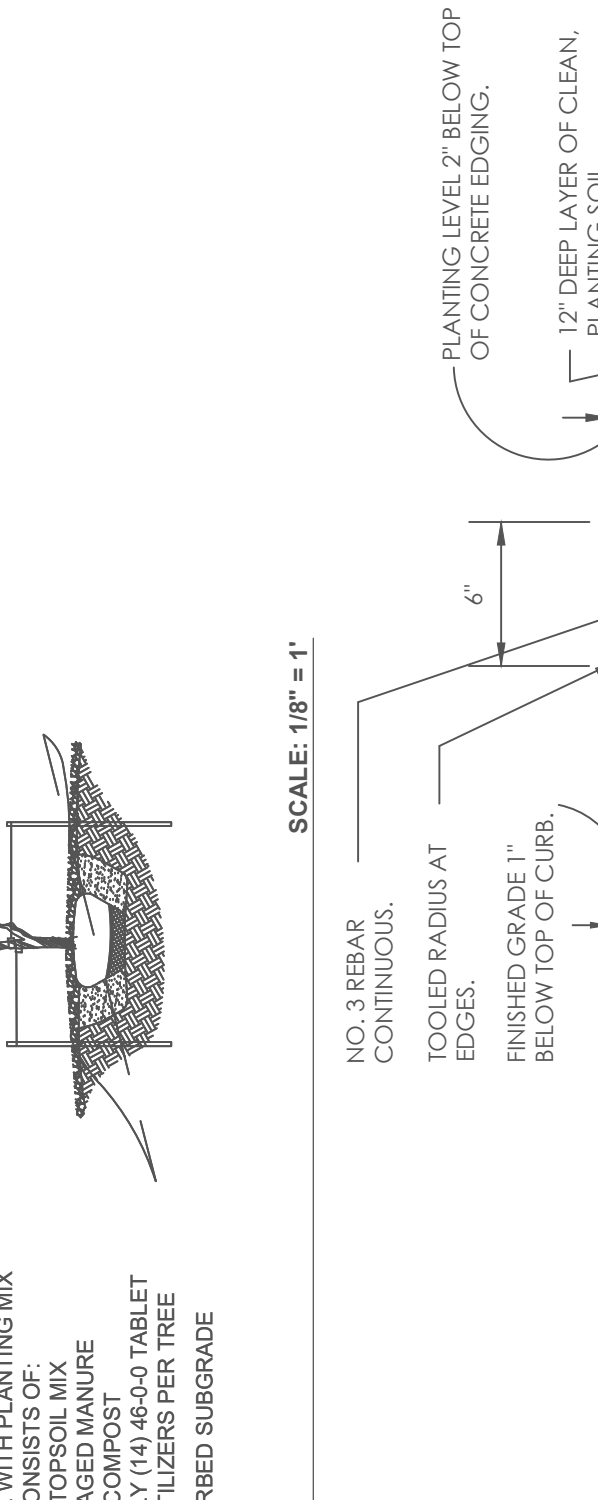
NOTES: 1. NOTES: 1-5 FROM PLANT SOIL PREPARATION DETAIL. 2. SURFACE OF THE WALK/CURB.

LANDSCAPE NOTES

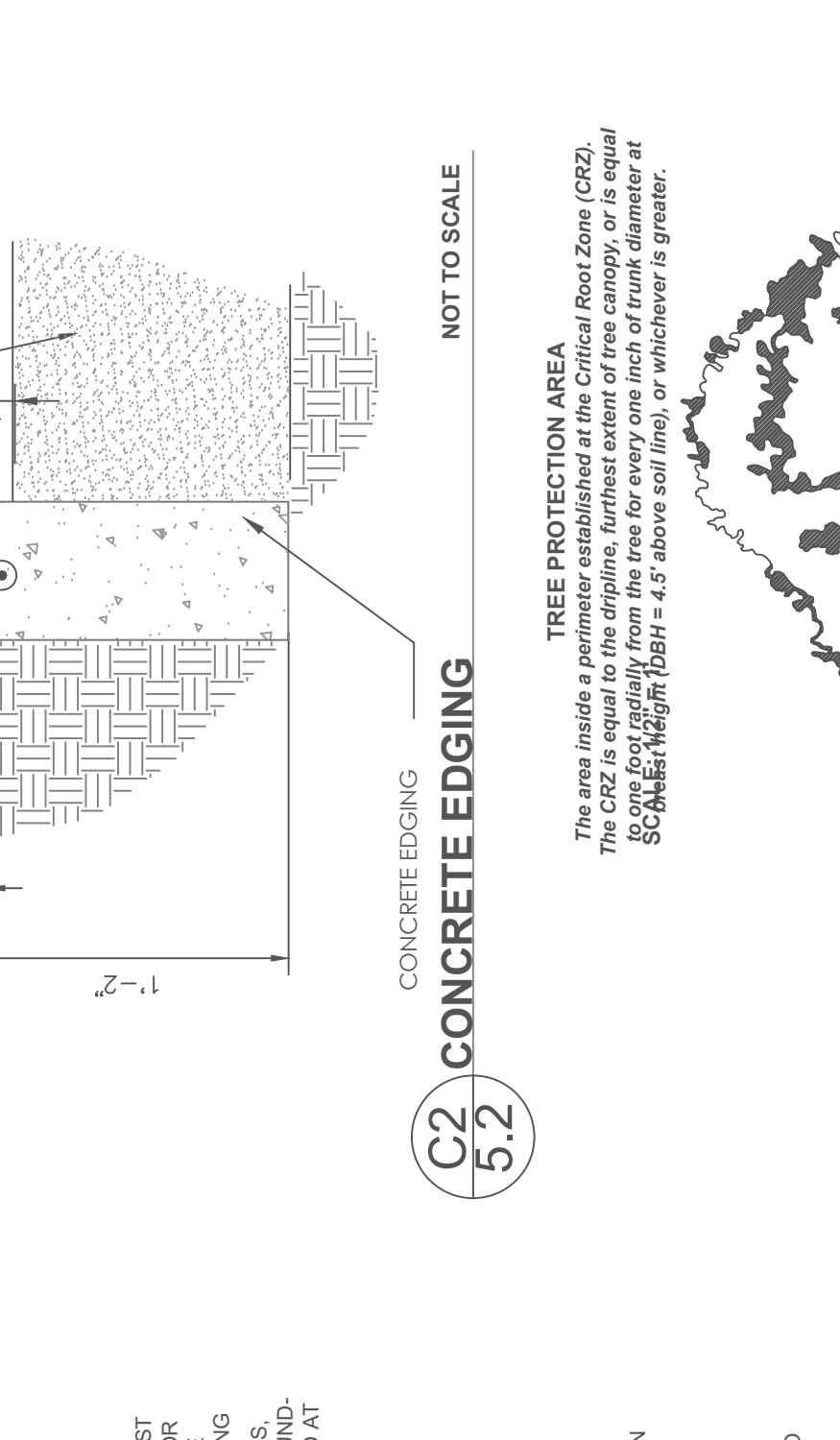
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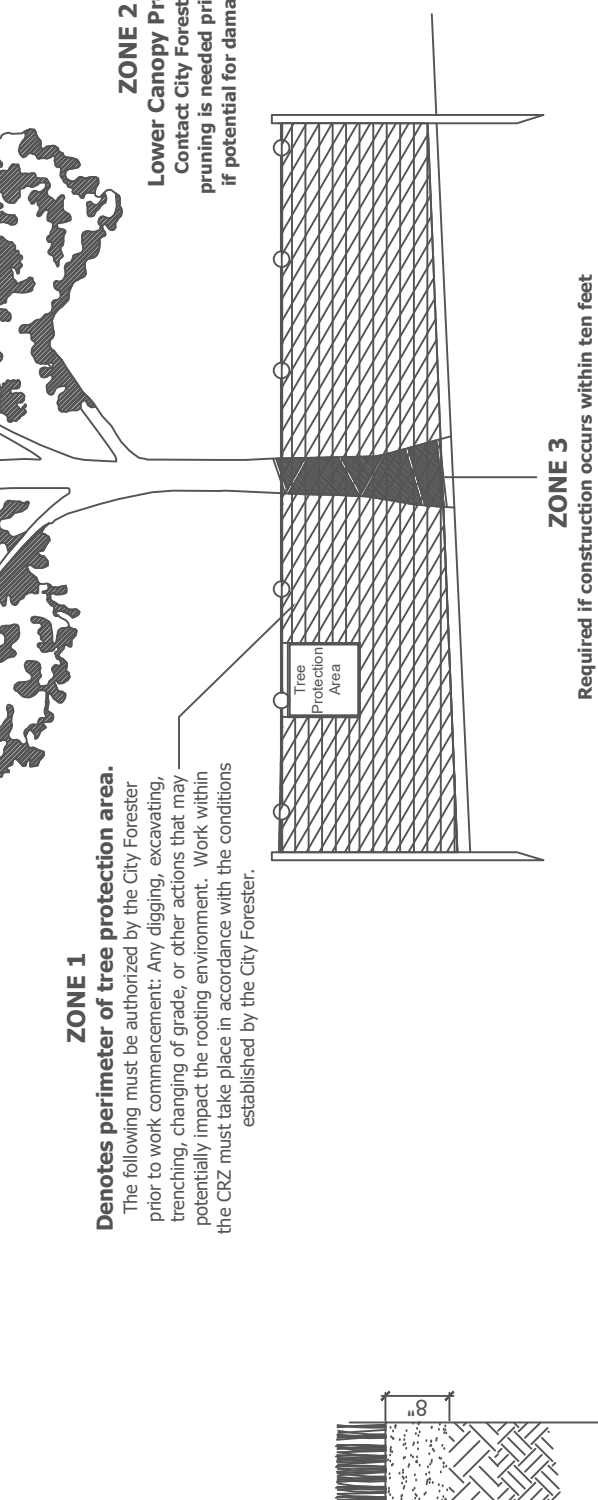
B1 EVERGREEN TREE DETAIL SCALE: 1/8" = 1"



B2 SHRUB DETAIL SCALE: 1/2" = 1"



GRASS/PERENNIAL DETAIL SCALE: 1/2" = 1"



NOTES: 1. NOTES: 1-5 FROM PLANT SOIL PREPARATION DETAIL. 2. SURFACE OF THE WALK/CURB.



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Colorado Springs, CO 80907
720.413.9891
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City of Colorado Springs, State of Colorado
Stetson Hills Blvd.
Eastside Landing
ALC-16-195

City of Colorado Springs, State of Colorado

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REVISION:
NO. DATE BY
03/05/2018 RKT

DATE: 11/20/2017
DRAWN BY: SHM
CHECKED BY: NWH

NOTES:
1. Damage to protected trees is subject to penalty per City Ordinance.
2. The free protection area shall not be modified or removed prior to consent of the City Forester.
3. Entrance to the Free Protection Area is not permitted without consent of the City Forester.
4. The Free Protection Area shall be marked with reflective orange plastic safety cones.
5. Zone One Free Protection Area fencing shall be orange safety fencing, min. 48" in height, top secured to metal posts with 1/4 gauge wire woven through top of fencing for entire length.
6. Posts shall be placed so that wire & fence are taut.
7. "Tree Protection Area" signs shall be maintained in the condition and as posted by City Forester's Office.

Landscaping Details

DP-5.2

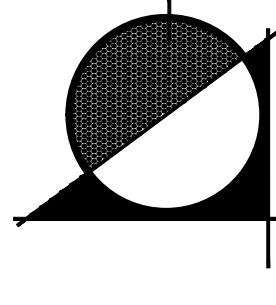
Sheet 7 of 9

Tree Preservation Detail

Scale: 1/2" = 1"

NOT TO SCALE

FIGURE 2



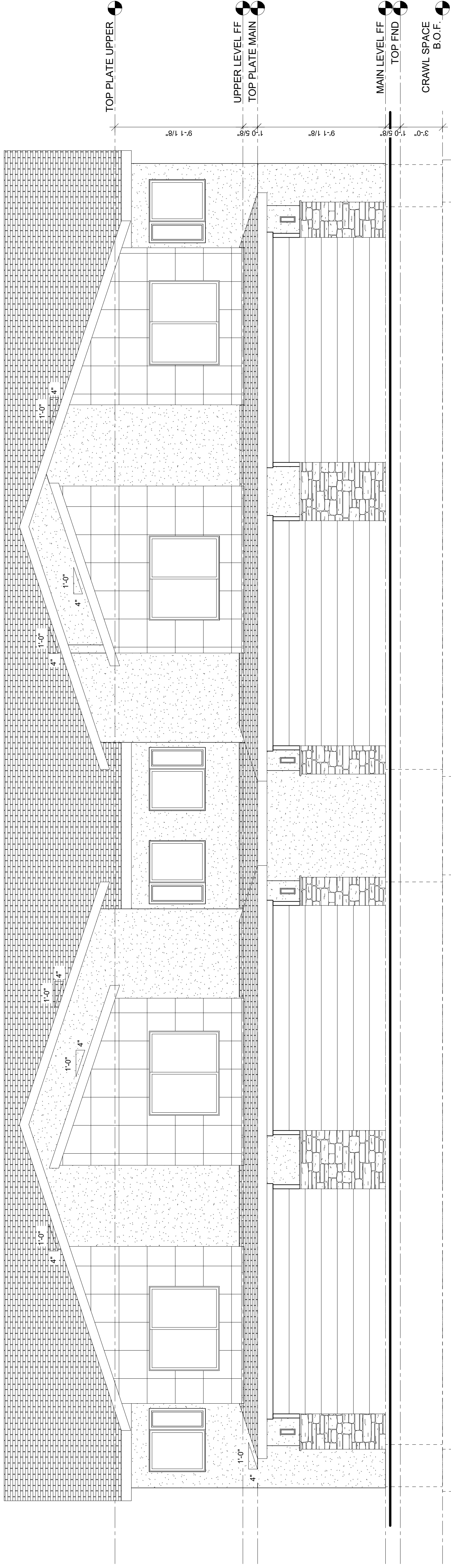
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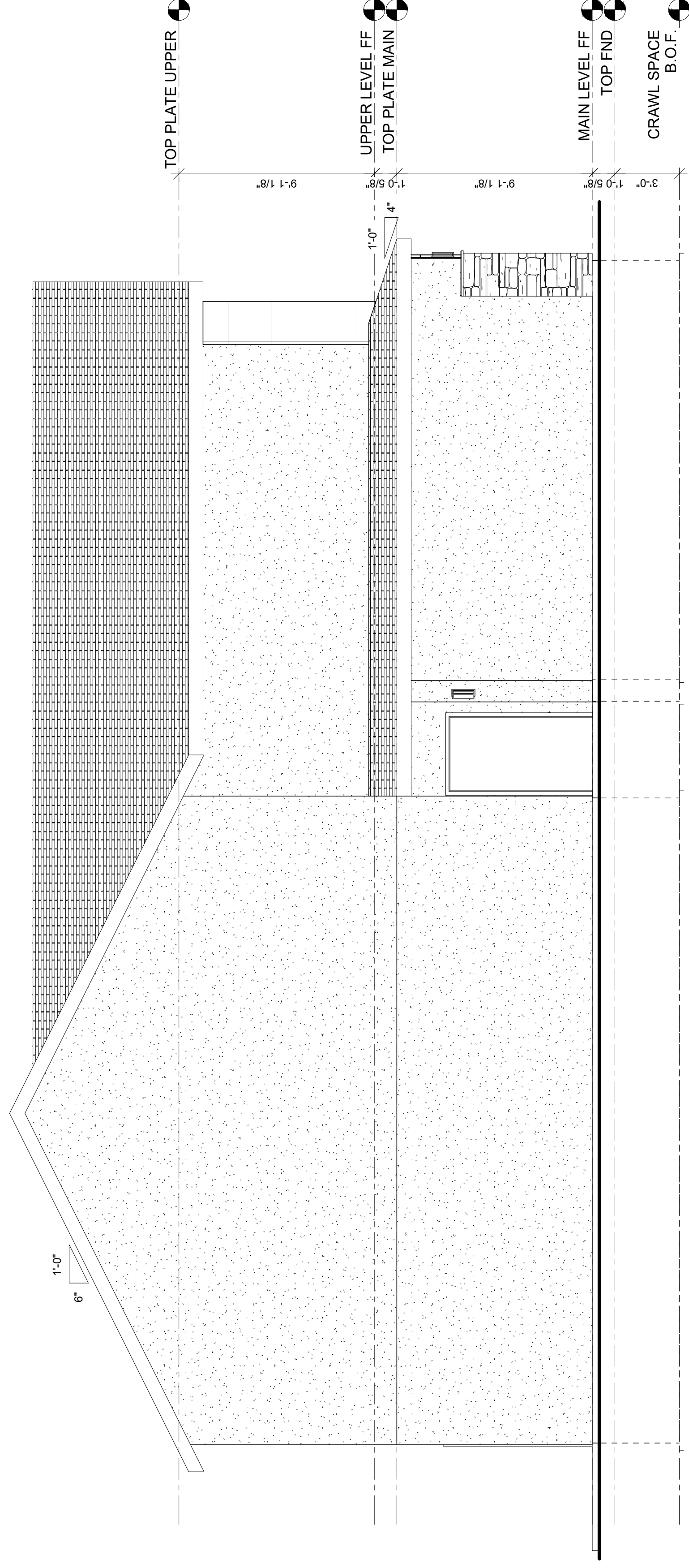
NO. DATE REVISION: BY

DATE: 10/06/2017
DRAWN BY: MDW
CHECKED BY: LGA



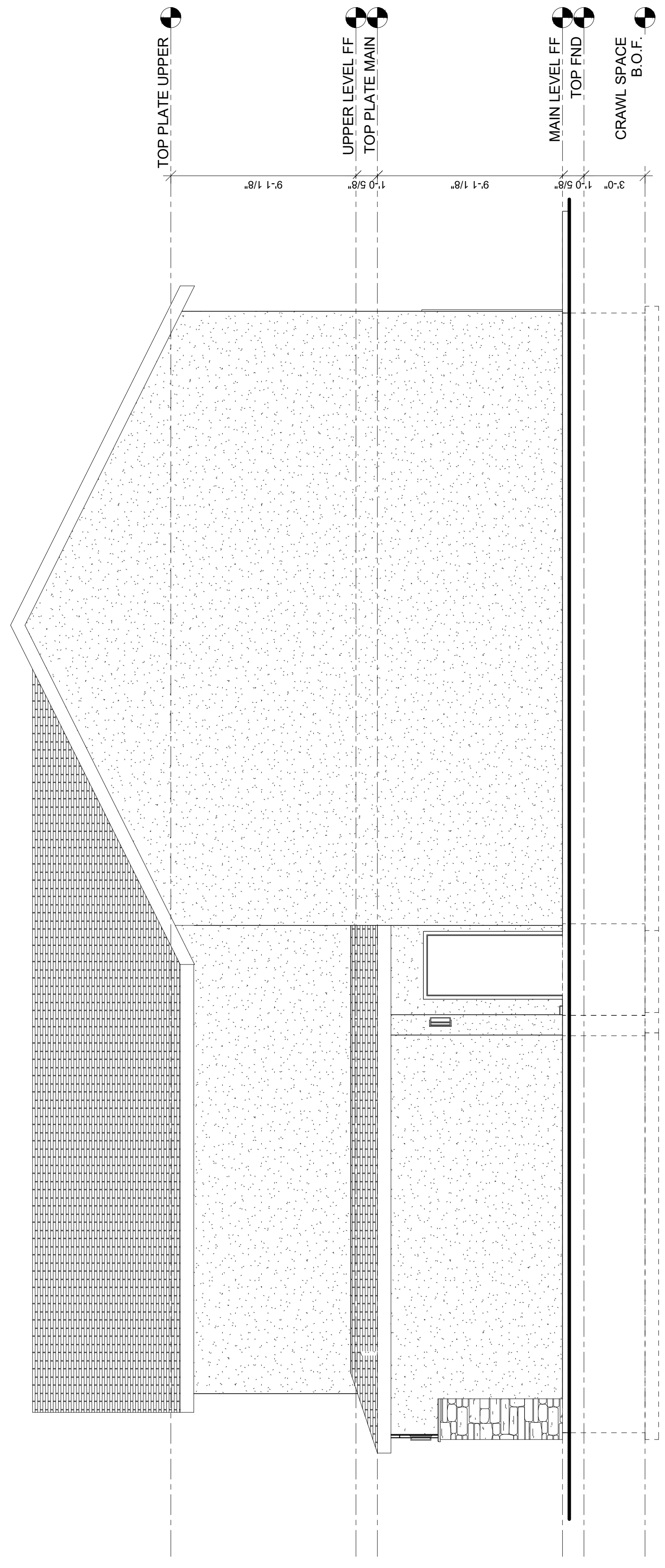
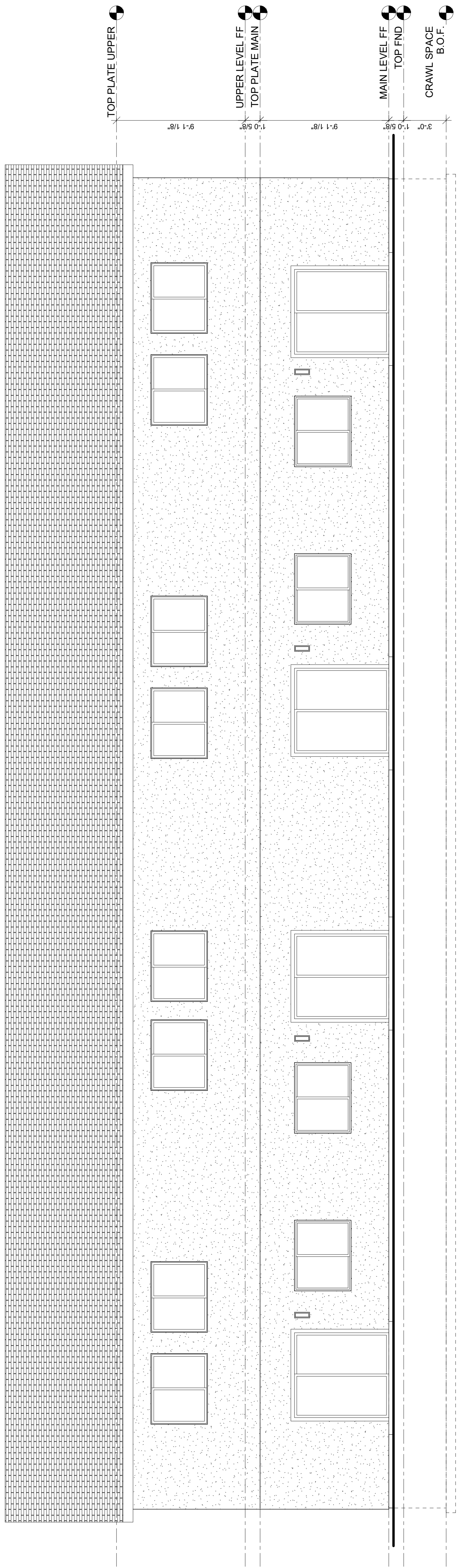
FRONT ELEVATION

SCALE 3/16"=1'-0"



LEFT ELEVATION

SCALE 3/16"=1'-0"



RIGHT ELEVATION

SCALE 3/4"=1'-0"