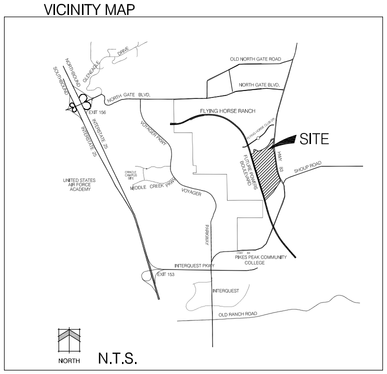
TURIN 2 FILINGS 3 & 4

CITY OF COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

VICINITY MAP



LEGAL DESCRIPTION

FILING 3

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N15°48'12"W, A DISTANCE OF 799.06 FEET.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE N15°48'12"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIDGELINE DRIVE, A DISTANCE OF 57.00 FEET;
THENCE N74°11'48"E, A DISTANCE OF 210.00 FEET;
THENCE N15°48'12"W, A DISTANCE OF 1771.09 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 24 FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713186;
THENCE N74°10'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 24 FILING NO. 1, A DISTANCE OF 91.87 FEET TO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 212713225;
THENCE CONTINUING N74°10'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25 TURIN FILING NO. 2 A DISTANCE OF 67.08 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°20'18"E, HAVING A DELTA OF 00°19'03", A RADIUS OF 301.50 FEET AND A DISTANCE OF 1.67 FEET TO A POINT OF TANGENT;
THENCE S12°58'45"E, A DISTANCE OF 78.43 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA 04°17'13", A RADIUS OF 966.50 FEET AND A DISTANCE OF 72.32 FEET TO A POINT OF TANGENT;
THENCE S17°15'58"E, A DISTANCE OF 651.03 FEET;
THENCE N72°44'02"E, A DISTANCE OF 80.00 FEET;
THENCE N64°19'15"E, A DISTANCE OF 49.00 FEET;
THENCE N63°13'29"E, A DISTANCE OF 70.85 FEET;
THENCE N54°21'22"E, A DISTANCE OF 523.33 FEET;
THENCE N82°31'11"E, A DISTANCE OF 280.40 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83, BEING PARCEL NO. 503 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057931;
THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 83 THE FOLLOWING (4) FOUR COURSES:

1. S07°28'49"E, A DISTANCE OF 389.86 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 08°21'08', A RADIUS OF 2500.00 FEET AND A DISTANCE OF 364.43 FEET TO A POINT OF TANGENT;
3. S15°49'57"E, A DISTANCE OF 115.28 FEET;
4. S24°06'50"E, A DISTANCE OF 188.71 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213147378 THE FOLLOWING (3) THREE COURSES:

1. S36°43'11"W, A DISTANCE OF 804.38 FEET;
2. S05°30'00"W, A DISTANCE OF 385.15 FEET;
3. S33°55'22"W, A DISTANCE OF 399.18 FEET;

THENCE N15°48'12"W, A DISTANCE OF 971.18 FEET;
THENCE S74°11'48"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 40.151 ACRES

FILING4

A PARCEL OF LAND BEING A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS; A PORTION OF THE EASTERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N15°48'12"W, A DISTANCE OF 799.06 FEET.

COMMENCING AT THE MOST SOUTHEASTERLY CORNER OF RIDGELINE DRIVE AS PLATTED IN FLYING HORSE NO. 3 CORTONA FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713882 RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N04°34'27"E, A DISTANCE OF 1093.50 FEET TO THE POINT OF BEGINNING;
THENCE N17°15'58"W, A DISTANCE OF 651.03 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 04°17'13", A RADIUS OF 966.50 FEET AND A DISTANCE OF 72.32 FEET TO A POINT OF TANGENT;
THENCE N12°58'45"W, A DISTANCE OF 78.43 FEET TO A POINT OF CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF VENETO WAY AS PLATTED IN FLYING HORSE NO. 25 TURIN FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 212713225;
THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25 TURIN FILING NO. 2 THE FOLLOWING (6) SIX COURSES:

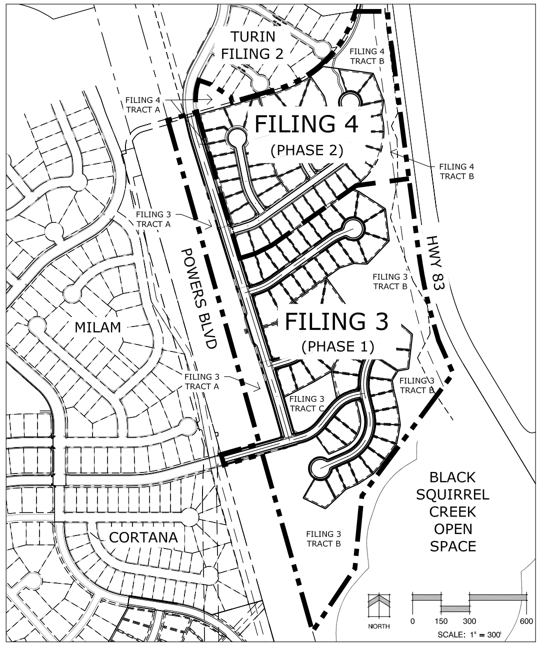
1. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°33'02", A RADIUS OF 301.50 FEET AND A DISTANCE OF 171.29 FEET
2. S70°25'43"E, A DISTANCE OF 70.90 FEET;
3. S57°30'00"E, A DISTANCE OF 120.00 FEET;
4. S15°50'00"E, A DISTANCE OF 27.27 FEET;
5. N74°10'00"E, A DISTANCE OF 233.85 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°37'35", A RADIUS OF 625.00 FEET AND A DISTANCE OF 617.70 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF FLYING HORSE NO. 25 TURIN FILING NO. 1 RECORDED UNDER RECEPTION NO. 212713197 SAID POINT BEING ALSO THE SOUTHWESTERLY CORNER OF FLYING HORSE NO. 25A FILING NO. 1 RECORDED UNDER RECEPTION NO. 216713765;

THENCE N90°00'00"E, ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NO. 25A FILING NO. 1, A DISTANCE OF 169.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83, BEING PARCEL NO. 503 DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057931;
THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 83 THE FOLLOWING (3) THREE COURSES;

1. S03°11'50"E, A DISTANCE OF 95.33 FEET;
2. S09°22'47"E, A DISTANCE OF 92.19 FEET;
3. S07°28'49"E, A DISTANCE OF 700.34 FEET;

THENCE S82°31'11"W, A DISTANCE OF 280.40 FEET;
THENCE S54°21'22"W, A DISTANCE OF 523.33 FEET;
THENCE S63°13'29"W, A DISTANCE OF 70.85 FEET;
THENCE S64°19'15"W, A DISTANCE OF 49.00 FEET;
THENCE S72°44'02"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 18.541 ACRES.

PHASE AND TRACT PLAN



LOT STANDARDS:

Setbacks (See Typical Lot Diagram)

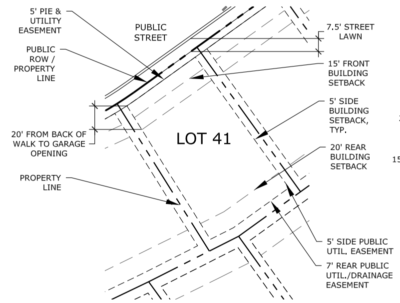
Front:	15' Minimum, 20' Minimum from back of walk to garage face
Side:	5' Minimum, 15' Minimum Adjacent to R.O.W. 5' for Accessory Structures
Rear:	20' Minimum, 5' for Accessory Structures & Patios

Minimum Lot Size:	8,000 SF
Minimum Lot Width:	70' (At Front Setback)
Maximum Lot Coverage:	40%
Maximum Building Height:	35'
Maximum Driveway Coverage:	60% of Front Setback

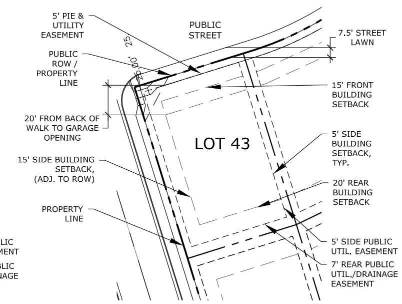
SITE DATA

Legal:	Turin 2 Filing No. 3 & 4
Location:	Northwest of Highway 83 & Shoup Road Colorado Springs, CO 80908
Tax ID Number:	6200000714
Total Site Area:	58.69 AC
Master Plan:	Flying Horse
Current Zoning:	A
Development Schedule:	Fall 2020
Existing Land Use:	Vacant
Proposed Zoning:	PUD
Proposed Land Use:	Single Family Residential
Number of Lots:	Filing 3: 52 Filing 4: 43
Density:	Gross Total: 1.62 DU/AC Net Density: 3.78 DU/AC

TYPICAL LOT DIAGRAM



TYPICAL CORNER LOT DIAGRAM



GENERAL NOTES

1. DRIVEWAYS ARE TO BE A MINIMUM 20' LENGTH FROM GARAGE FACE TO BACK OF WALK OR CURB. ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. ALL PROPOSED STREETS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
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. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
7. 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 **AND DURING SPECIAL EVENTS**. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN **IN PERPETUITY** WITH THE LAND.
8. DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ALL SIDEWALKS AND PEDESTRIAN RAMPS WITHIN AND ADJACENT TO THE TRACTS SHOWN HEREIN. ALL PEDESTRIAN RAMPS WILL BE BUILT TO CITY STANDARD D-8.
9. ALL TRACTS OUTSIDE THE PLATTED LOTS WILL HAVE USES, OWNERSHIP, AND MAINTENANCE AS SPECIFIED IN THE TRACT TABLE.
10. THE PROPERTY OWNER WILL MAINTAIN THE SURFACE OF ALL EASEMENTS.
11. DRIVEWAY WIDTHS ON SINGLE FAMILY LOTS SHALL NOT EXCEED 24' WIDE AT THE PUBLIC STREET TO MEET CITY CODE REQUIREMENTS AND SHALL MAINTAIN A MINIMUM WIDTH OF 18' FOR TWO CARS AND 12' FOR ONE CAR.
12. ON ALL LOTS, BUILDING FOOTPRINTS MAY VARY AS LONG AS THEY FIT WITHIN BUILDING ENVELOPES AS SHOWN.
13. FLOODPLAIN STATEMENT: THIS PLATTED FILINGS ARE NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041CO295G, EFFECTIVE DECEMBER 7, 2018 (ZONE X).
14. TRAIL CONNECTIONS SHOWN ON THE SITE PLANS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
15. REFERENCE SHEETS 6 AND 7 OF THIS SET FOR PROPOSED STREET SECTIONS.
16. 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.
17. FULL SPECTRUM DETENTION IS PROVIDED FOR THE THIS SITE IN THE PROPOSED DOWNSTREAM POND 1 IN FLYING HORSE PALERMO FILING NO 3 DEVELOPMENT. POND 1 MUST BE CONSTRUCTED OR 100% ASSURANCES PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS WITHIN FLYING HORSE NO 23 TURIN FILINGS NOS 3 & 4.
18. THE BLACK SQUIRREL CREEK CHANNEL MUST BE ANALYZED AND IF DEEMED NECESSARY BY THE ANALYSIS, IMPROVEMENTS SHALL BE FULLY CONSTRUCTED AND ACCEPTED FOR THE PROBATIONARY PERIOD BY THE CITY'S PUBLIC WORKS DEPARTMENT OR ASSURANCES POSTED FOR 100% OF THE PUBLIC IMPROVEMENT COST PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN FLYING HORSE NO 23 TURIN FILING NOS 3 AND 4 DEVELOPMENT PROJECT. ANY DEVIATION FROM THIS STANDARD PROCESS WILL REQUIRE A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.
19. THE FLYING HORSE DEVELOPER MUST SUBMIT A PARK DESIGN FOR THIS PLDO CREDITED TRACT C POCKET PARK (1 ACRE) FOR AN ADMINISTRATIVE REVIEW BEFORE CONSTRUCTION STARTS AS VERIFICATION OF WHAT WILL BE INSTALLED, FOR COMMENT AND APPROVAL.

TRACT TABLE

FILING 3 (PHASE 1)

Tract	Size	Use	Ownership	Maintenance
Tract A	4.305 AC 187,525 SF	Open Space, Landscape, Signage, Public Improvements, Public Access, Mail Kiosk	Flying Horse Metro District #1	Flying Horse Homeowners Association or Current Owner
Tract B	13.814 AC 601,737 SF	Open Space, Landscape, Public Drainage and Public Utilities, Public Trail, Public Improvements, Public Access, Fencing and Retaining Walls, Signage	Flying Horse Metro District #1	Flying Horse Homeowners Association or Current Owner
Tract C	1.162 AC 50,616 SF	Pocket Park, Public Improvements, Public Access, Open Space, Landscaping, Signage, Public Drainage and Public Utilities	Flying Horse Metro District #1	Flying Horse Metro District #1

FILING 4 (PHASE 2)

Tract	Size	Use	Ownership	Maintenance
Tract A	4.395 AC 191,446 SF	Open Space, Landscaping, Pocket Park, Public Improvements, Public Access, Public Utilities	Flying Horse Metro District #1	Flying Horse Homeowners Association
Tract B	1.136 AC 49,484 SF	Pocket Park, Open Space, Landscaping, Public Improvements, Public Access, Public Utilities	Flying Horse Metro District #1	Flying Horse Metro District #1 or Current Owner

SHEET INDEX

Sheet 1 of 11: Cover Sheet
Sheet 2 of 11: Development Plan
Sheet 3 of 11: Development Plan
Sheet 4 of 11: Preliminary Grading Plan
Sheet 5 of 11: Preliminary Grading Plan
Sheet 6 of 11: Preliminary Utility Plan
Sheet 7 of 11: Preliminary Utility Plan
Sheet 8 of 11: Preliminary Landscape Cover Sheet
Sheet 9 of 11: Preliminary Landscape Plan
Sheet 10 of 1: Preliminary Landscape Plan
Sheet 11 of 11: Preliminary Landscape Plan Details

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

OWNER / APPLICANT:
Pulpit Rock Investments LLC
6385 Corporate Dr., Suite 200
Colorado Springs, CO 80919

CIVIL ENGINEER:
Classic Consulting Engineers & Surveyors
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

IN ASSOCIATION WITH

Flying Horse
Parcel 23
TURIN 2
FILINGS 3 & 4
NW of Hwy 83 & Shoup Road

DATE:	04/23/2020
PROJECT MGR:	J. MAYNARD
PREPARED BY:	B. PERKINS

PROJECT INFO

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
06/16/2020	BP	PER CITY REVIEW COMMENTS
07/20/2020	BP	PER CITY REVIEW COMMENTS

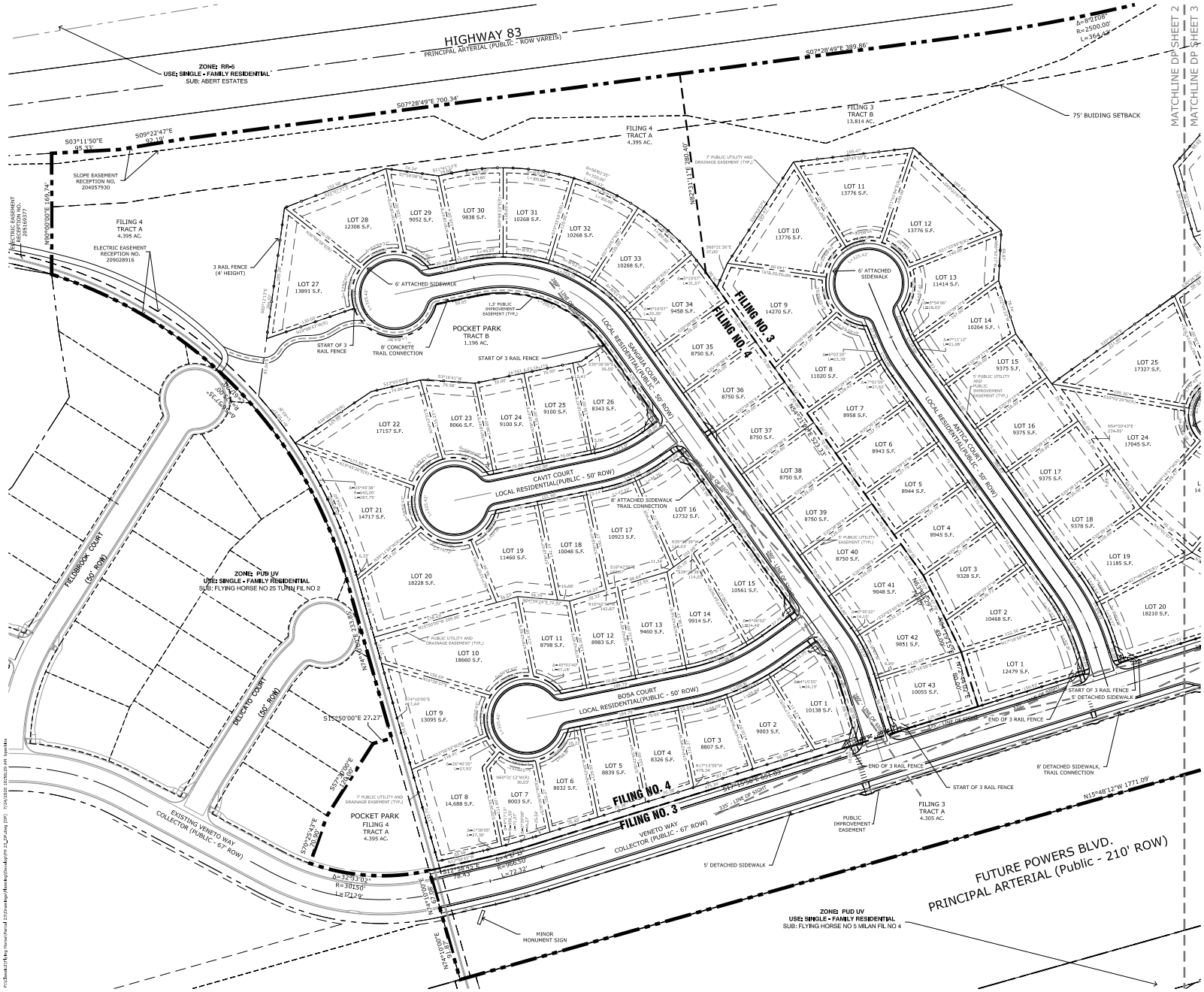
ISSUE / REVISION

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF 11

PLAN FILE #: CPC PUD 20-00078

DEVELOPMENT PLAN



DEVELOPMENT PLAN

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Flying Horse
Parcel 23

TURIN 2

FILINGS 3 & 4

NW of Hwy 83 &
Shoup Road

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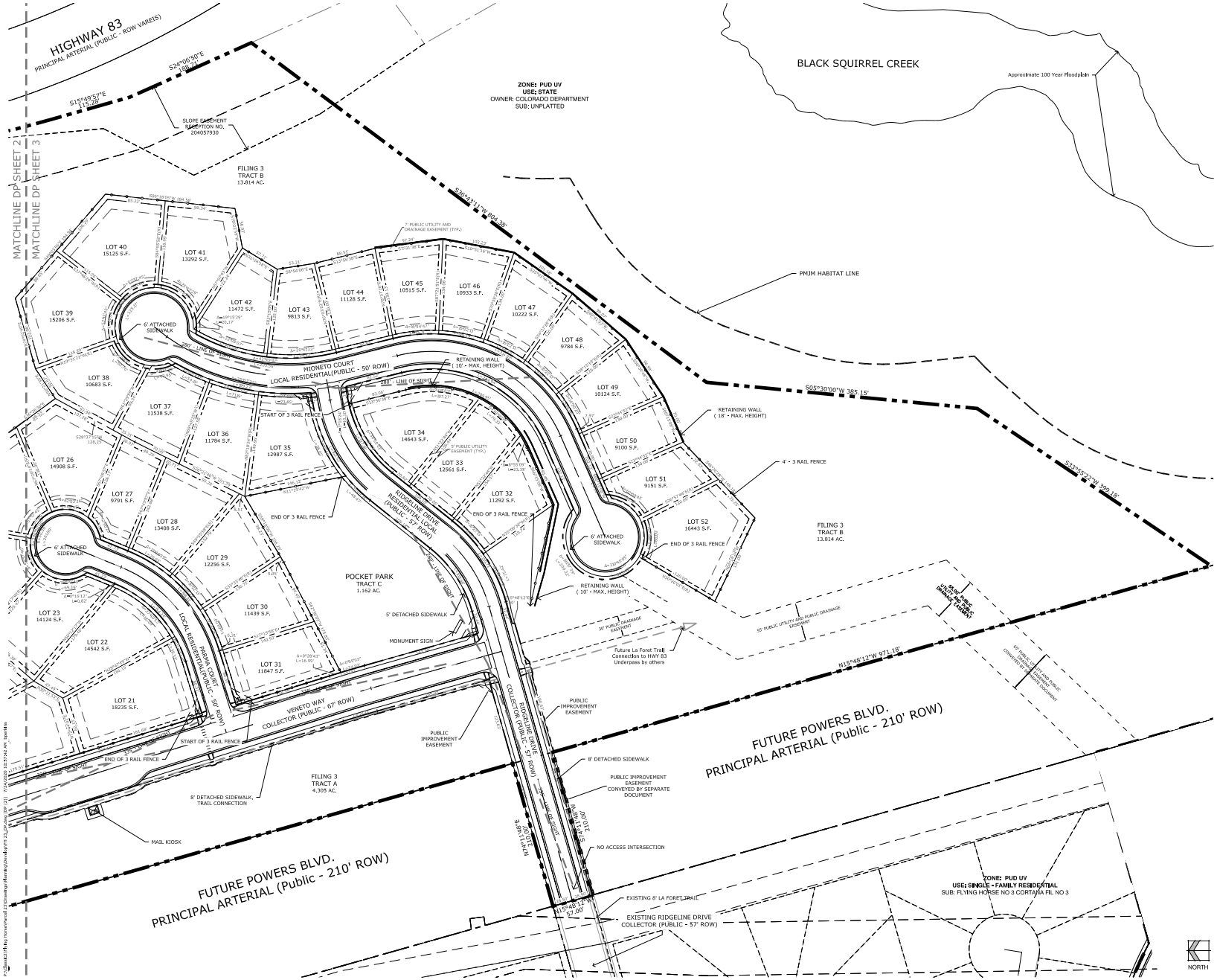
06/16/2020	BP	PER CITY REVIEW COMMENTS
07/20/2020	BP	PER CITY REVIEW COMMENTS

DEVELOPMENT PLAN

CPC PUD 20-00078



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Flying Horse Parcel 23

TURIN 2

FILINGS 3 & 4

NW of Hwy 83 & Shoup Road

DATE:	04/23/2020
PROJECT MGR:	J. MAYNARD
PREPARED BY:	B. PERKINS

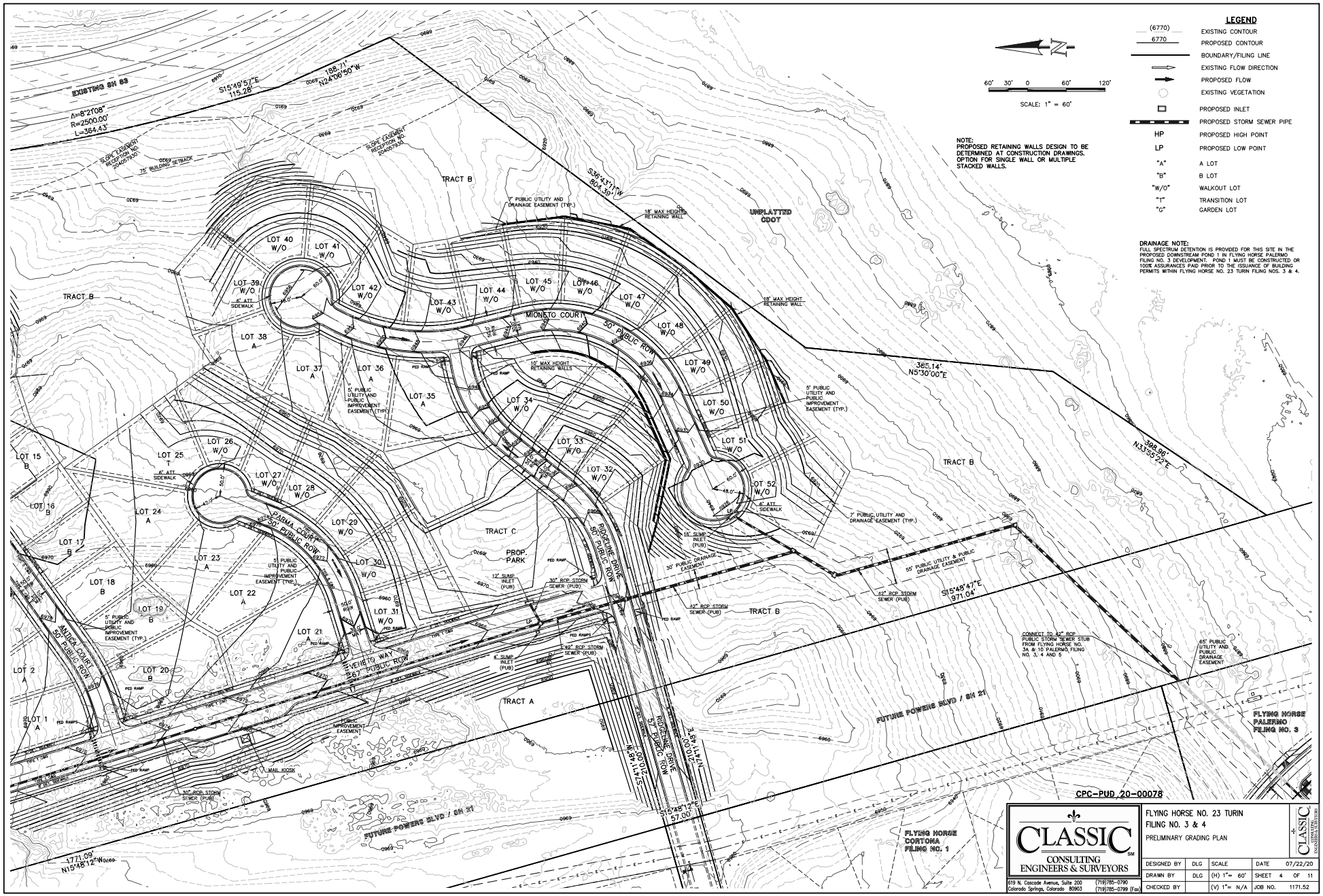
ENTITLEMENT

DATE	BY	DESCRIPTION
06/16/2020	BP	PER CITY REVIEW COMMENTS
07/20/2020	BP	PER CITY REVIEW COMMENTS

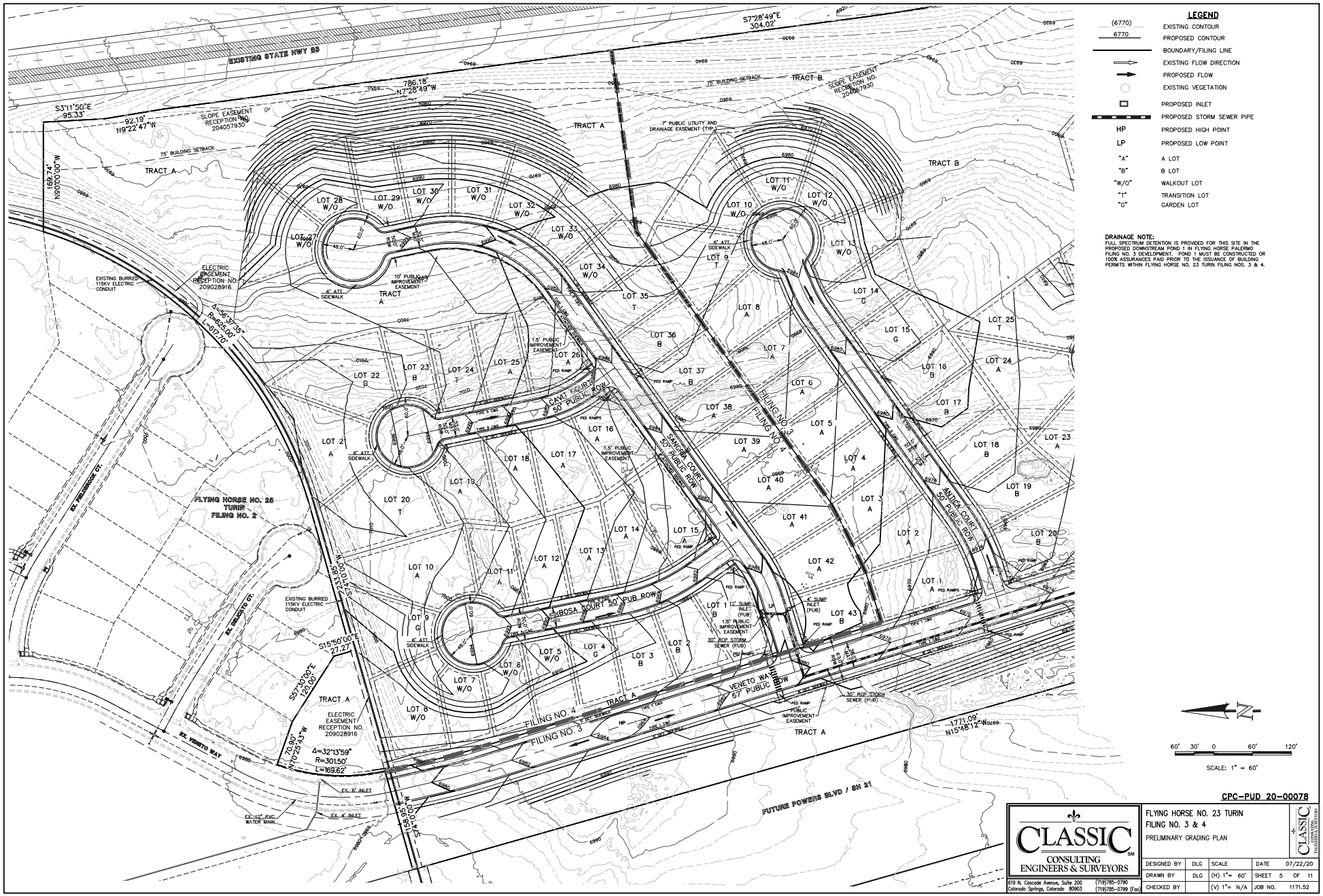
DEVELOPMENT PLAN

CPC PUD 20-00078

DEVELOPMENT PLAN



DEVELOPMENT PLAN


EXISTING STATE HWY 83
S7°28'49"E 304.02'
786.18' N7°28'49"W
S3°11'50"E 95.33'
92.19' N9°22'47"W
SLOPE EASEMENT RECEPTION NO. 204057930
75' BUILDING SETBACK
TRACT A
TRACT B
7' PUBLIC UTILITY AND DRAINAGE EASEMENT (TYP.)
N90°00'00"W 169.74'
EXISTING BURIED 115KV ELECTRIC CONDUIT
ELECTRIC EASEMENT RECEPTION NO. 209028916
10' PUBLIC IMPROVEMENT EASEMENT
6' ATT. SIDEWALK
1.5' PUBLIC IMPROVEMENT EASEMENT
CAVI COURT 50' PUBLIC ROW
SANTORSA COURT 50' PUBLIC ROW
ANTICA COURT 50' PUBLIC ROW
FILING NO. 4
FLYING HORSE NO. 25 TURIN FILING NO. 2
EX. FALLSBROOK CT.
EX. SALMONTO CT.
EX. VENETO WAY
R=100.00' L=38.33'
S15°50'00"E 27.27'
S73°30'00"E 120.00'
70.90' N17°25'43"W
Δ=32°13'59" R=301.50' L=169.62'
EX. 6" INLET
EX. 4" INLET
EX. 10" PVC WATER MAIN
S47°10'38"W 1158.35'
N10°00'00"W
VENETO WAY 67' PUBLIC ROW
30" RCP STORM SEWER (PUB)
12" SUMP INLET (PUB)
4" SUMP INLET (PUB)
PED RAMP
FILING NO. 3
1771.09' N15°48'12"W
FUTURE POWERS BLVD / SH 21
LOT 1 A
LOT 2 A
LOT 3 A
LOT 4 A
LOT 5 A
LOT 6 A
LOT 7 A
LOT 8 A
LOT 9 T
LOT 10 W/O
LOT 11 W/O
LOT 12 W/O
LOT 13 W/O
LOT 14 G
LOT 15 G
LOT 16 B
LOT 17 B
LOT 18 B
LOT 19 B
LOT 20 B
LOT 21 W/O
LOT 22 B
LOT 23 B
LOT 24 T
LOT 25 A
LOT 26 A
LOT 27 W/O
LOT 28 W/O
LOT 29 W/O
LOT 30 W/O
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LOT 32 W/O
LOT 33 W/O
LOT 34 W/O
LOT 35 T
LOT 36 B
LOT 37 B
LOT 38 A
LOT 39 A
LOT 40 A
LOT 41 A
LOT 42 A
LOT 43 B
LOT 1 B
LOT 2 B
LOT 3 B
LOT 4 G
LOT 5 W/O
LOT 6 W/O
LOT 7 W/O
LOT 8 W/O
LOT 9 G
LOT 10 A
LOT 11 A
LOT 12 A
LOT 13 A
LOT 14 A
LOT 15 A
LOT 16 A
LOT 17 A
LOT 18 A
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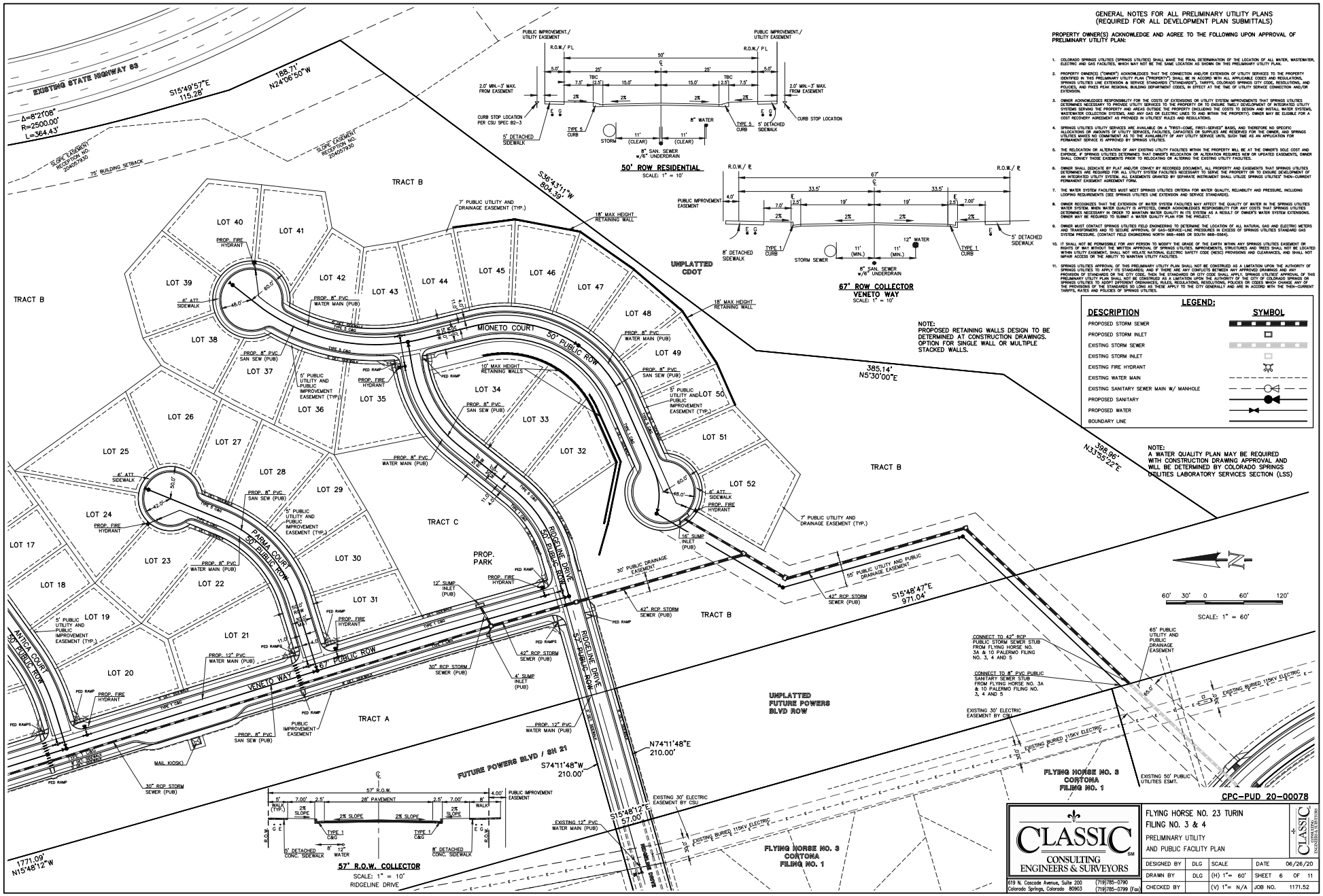
LOT 20 T
LOT 2 A
LOT 22 B
LOT 23 A
LOT 24 A
LOT 25 T

DEVELOPMENT PLAN



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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 ON 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.
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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.
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CPC-PUD 20-00078

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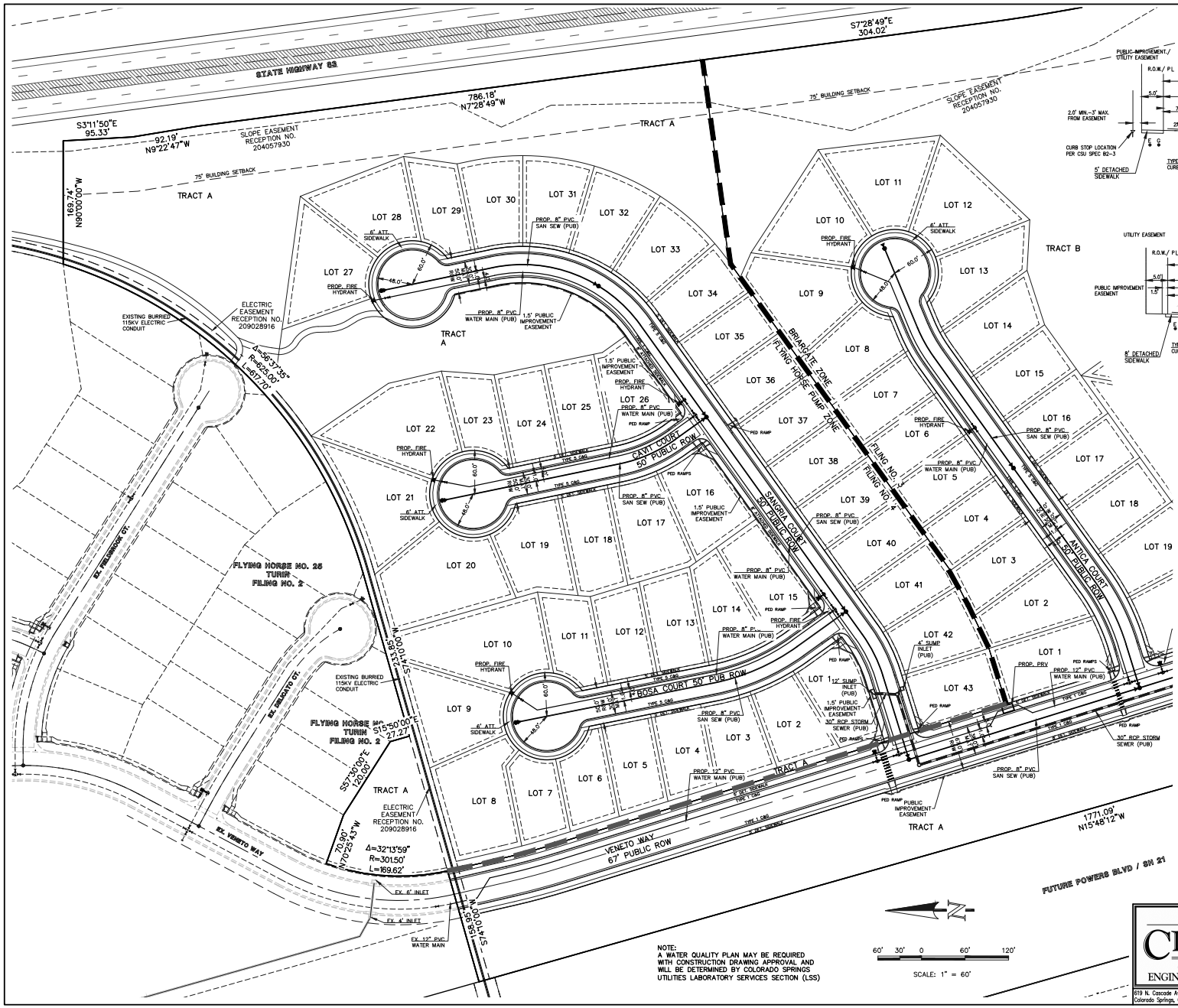
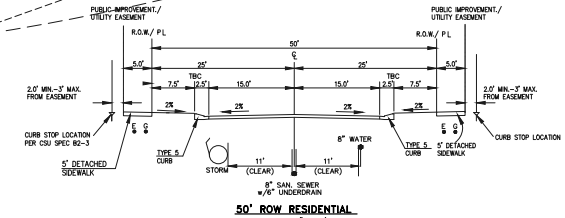
FLYING HORSE NO. 23 TURIN
FILING NO. 3 & 4
PRELIMINARY UTILITY
AND PUBLIC FACILITY PLAN

DESIGNED BY	DLG	SCALE	DATE	06/26/20
DRAWN BY	DLG	(H) 1"= 60'	SHEET 6	OF 11
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.52

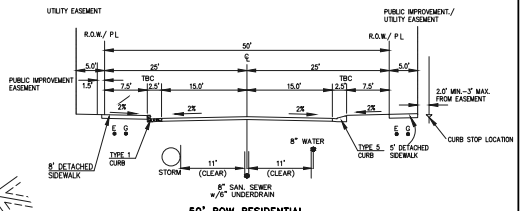
DEVELOPMENT PLAN





50' ROW RESIDENTIAL

SCALE: 1" = 10'



50' ROW RESIDENTIAL

SANGRIA COURT

SCALE: 1" = 10'

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	

NOTE:
A WATER QUALITY PLAN MAY BE REQUIRED WITH CONSTRUCTION DRAWING APPROVAL AND WILL BE DETERMINED BY COLORADO SPRINGS UTILITIES LABORATORY SERVICES SECTION (LSS)

CPC-PUD 20-00078

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FLYING HORSE NO. 23 TURIN
FILING NO. 3 & 4
PRELIMINARY UTILITY
AND PUBLIC FACILITY PLAN

DESIGNED BY	DLG	SCALE	DATE	07/22/20
DRAWN BY	DLG	(H) 1"= 60'	SHEET 7 OF 11	
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.52

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 BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUBS	PERENNIALS	ANNUALS
NITROGEN	2.2 LBS/1000SF	.7 LBS/1000SF	3.4 LBS/1000SF	1.5 LBS/1000SF	1.0 LBS/1000SF
PHOSPHORUS (P205)	1.8 LBS/1000SF	.8 LBS/1000SF	.9 LBS/1000SF	1.3 LBS/1000SF	1.1 LBS/1000SF
POTASSIUM (K20)	1.1 LBS/1000SF	1.4 LBS/1000SF	2.4 LBS/1000SF	1.7 LBS/1000SF	1.1 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	.4 LBS/1000SF	.1 LBS/1000SF	.1 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	.3 LBS/1000SF	.3 LBS/1000SF	.3 LBS/1000SF
MAGNESIUM	0 LBS/1000SF	.1 LBS/1000SF	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. 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. SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
13. 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.
14. 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.
15. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK MULCH AND ROCK COBBLE.
16. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE GRAY GRANITE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED. BOULDERS MAY VARY IN SIZE BUT ARE NOT TO EXCEED 3' HEIGHT IN PUBLIC RIGHT OF WAY.
17. A FINAL LANDSCAPE PLAN AND 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.
18. 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.
19. 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.
20. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
21. 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.
22. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
23. ADDITIONAL LANDSCAPE AND AMENITIES MAY BE PROVIDED IN POCKET PARKS AT THE DISCRETION OF THE DEVELOPER. THESE IMPROVEMENTS ARE EXTRA TO THE REQUIREMENTS PER CITY LANDSCAPE CODE. LIVE GROUND PLANE COVERAGE OF 75% IS TO BE PROVIDED IN THESE POCKET PARKS, TO NOT INCLUDE PEDESTRIAN CIRCULATION, PLAZAS, OR AMENITY AREAS.
24. PROTECT EXISTING LANDSCAPING AND UTILITIES WHERE NOTED ON THE PLAN AND BEYOND THE WORK AREA DURING CONSTRUCTION. REFERENCE TREE PROTECTION DETAIL ON SHEET 11.

LANDSCAPE REQUIREMENTS:

Landscape Setbacks

See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
POWERS	PRINCIPAL ARTERIAL	25' / 100'	1,764'	1 / 20'	88 / 80
HIGHWAY 83	PRINCIPAL ARTERIAL	25' / 100+'	1,946'	1 / 20'	97 / 72** (12 EXISTING)
VENETO WAY	DOUBLE FRONTAGE	6' / 6'	602'	1 / 30'	21 / 16

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
80 / 80	0 / 0	PB	75% / 75%
0 / 0	0 / 0	HW	75% / 100%
50 / 50	0 / 0	VW	75% / 75%

**ALTERNATIVE COMPLIANCE REQUESTED

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: TURIN 2 FILINGS NO. 3 & 4 Date: 04/08/2020

Vegetation and Soil Association: Sandy Divide

(Foothills) Foothills & Plains Plains

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)

GROUNDCOVER LEGEND

NATIVE SEED PBSI Native Prairie Mix - Blue Grama - Buffalograss - Sideoats Grama - Western Wheatgrass - Green Needlegrass - Sand Dropseed	271,090 sf
ROCK MULCH 3/4" - 1 1/2" ANGULAR CIMARRON GRANITE	11,311 sf
ROCK COBBLE 2"-4" BLUE MOUNTAIN RIVER ROCK	1,749 sf
SOD TURF	14,614 sf

PLANT SCHEDULE

DECIDUOUS TREE	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Acer freemanii `Autumn Blaze` / Autumn Blaze Maple	40`	30`	2" Cal.	B&B	S
	Pyrus calleryana `Glen`s Form` TM / Chanticleer Pear	30`	20`	2" Cal.	B&B	A
EVERGREEN TREE	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**
	Juniperus scopulorum / Rocky Mountain Juniper	30`	15`	6` HT	B&B	125678D
	Picea pungens / Colorado Spruce	60`	20`	6` HT	B&B	678S
	Pinus cembroides edulis / Pinyon Pine	25`	15`	6` HT	B&B	1256D
	Pinus ponderosa / Ponderosa Pine	50`	20`	6` HT	B&B	2678D
	Pseudotsuga menziesii / Douglas Fir	80`	25`	8` HT	B&B	4678A
SHRUBS	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**
	Juniperus sabina `Buffalo` / Buffalo Savin Juniper	1.5`	8`	5 GAL	CONT	568A
	Physocarpus opulifolius `Dart`s Gold` / Yellow Ninebark	3`	3`	5 GAL	CONT	568SA
	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea	2.5`	3`	5 GAL	CONT	SA
ANNUALS/PERENNIALS	**BOTANICAL / COMMON NAME**	**HEIGHT**	**WIDTH**	**SIZE**	**COND**	**KEY**
	Ratibida columnifera pulcherrima / Red Praire Coneflower	2`	2`	1 GAL	CONT	3A
	Rudbeckia fulgida / Black-Eyed Susan/Coneflower	2`	2`	1 GAL	CONT	47A

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Flying Horse
Parcel 23
TURIN 2
FILINGS 3 & 4

NW of Hwy 83 &
Shoup Road

PROJECT INFO
DATE: 04/23/2020
PROJECT MGR: J. MAYNARD
PREPARED BY: B. PERKINS

SEAL

ISSUE INFO
ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
06/16/2020	BP	PER CITY REVIEW COMMENTS
07/20/2020	BP	PER CITY REVIEW COMMENTS

SHEET TITLE
PRELIMINARY LANDSCAPE PLAN NOTES

SHEET NUMBER
8 OF 11

PLAN FILE #
CPC PUD 20-00078

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DEVELOPMENT PLAN

DEVELOPMENT PLAN

Land Planning
Landscape Architecture
Urban Design

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PROJECT TITLE:

Flying Horse Parcel 23

TURIN 2

FILINGS 3 & 4

NW of Hwy 83 & Shoup Road

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ENTITLEMENT

REVISIONS:

DATE:	BY:	DESCRIPTION:
06/16/2020	BP	PER CITY REVIEW COMMENTS
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SHEET TITLE:

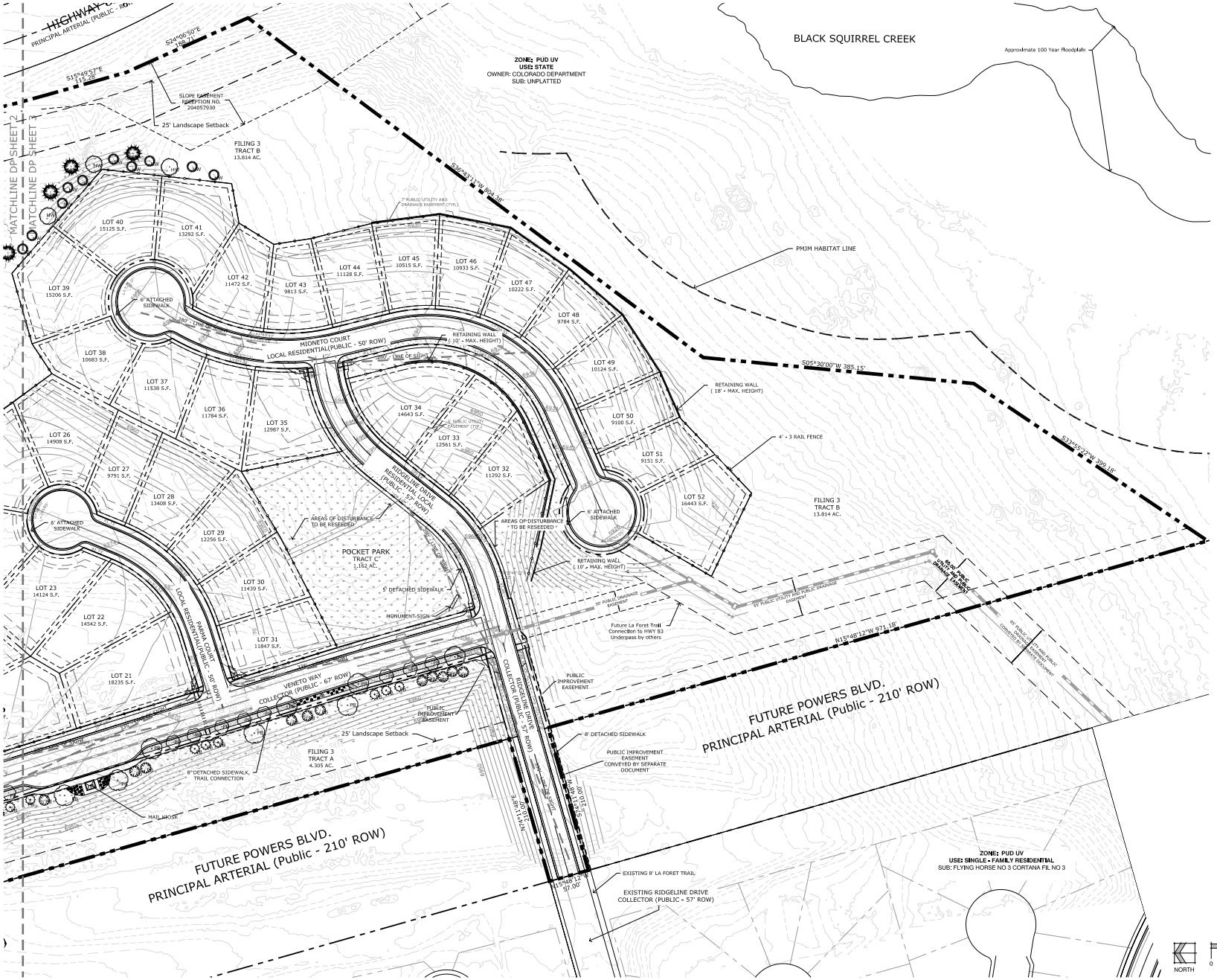
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

9 OF 11

FILE NO.:

CPC PUD 20-00078



DEVELOPMENT PLAN

Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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Flying Horse Parcel 23

TURIN 2

FILINGS 3 & 4

NW of Hwy 83 & Shoup Road

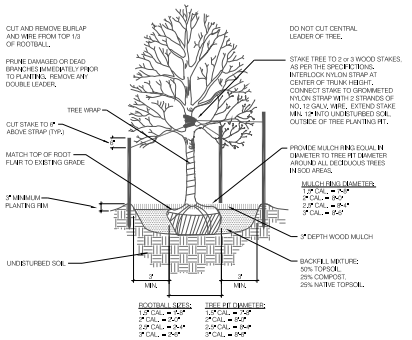
DATE:	04/23/2020
PROJECT MGR:	J. MAYNARD
PREPARED BY:	B. PERKINS

ENTITLEMENT

DATE	BY	DESCRIPTION
06/16/2020	BP	PER CITY REVIEW COMMENTS
07/20/2020	BP	PER CITY REVIEW COMMENTS

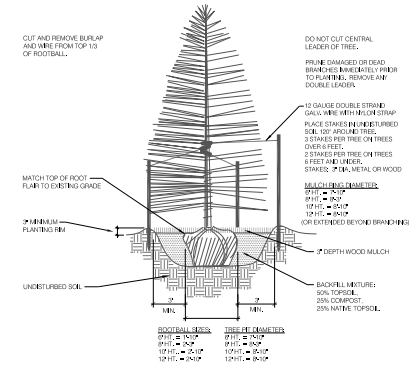
PRELIMINARY LANDSCAPE PLAN

CPC PUD 20-00078



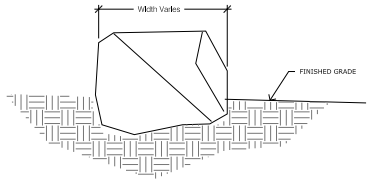
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



5 CONIFEROUS TREE PLANTING DETAIL

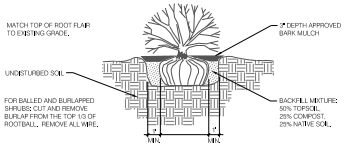
SCALE: NOT TO SCALE



NOTES:
1. BOULDERS TO BE SILOAM.
2. BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
3. BURY DEPTH TO BE MINIMUM 4 OF BOULDER HEIGHT. THE BURY DEPTH MAY VARY BETWEEN BOULDERS.EXPOSED HEIGHT NOT TO EXCEED 3'

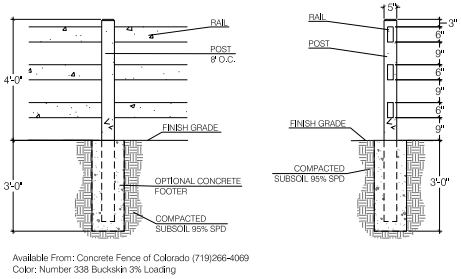
7 LANDSCAPE BOULDER

SCALE: NOT TO SCALE



2 SHRUB PLANTING DETAIL

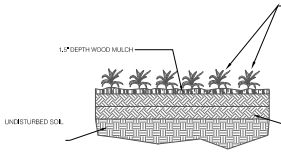
SCALE: NOT TO SCALE



Available From: Concrete Fence of Colorado (719)266-4069
Color: Number 338 Buckskin 3% Loading

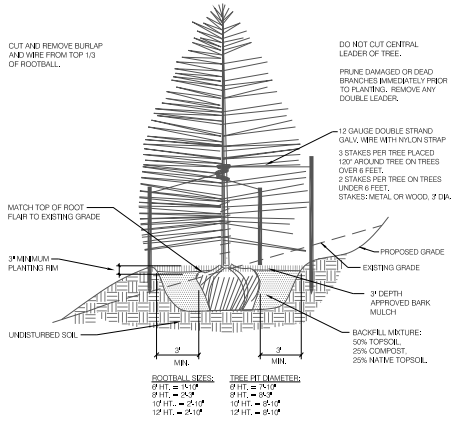
8 3-RAIL WOOD-CRETE FENCE

SCALE: NOT TO SCALE



3 PERENNIAL / GROUNDCOVER PLANTING

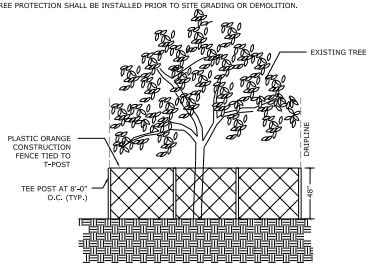
SCALE: NOT TO SCALE



6 CONIFEROUS TREE PLACEMENT ON SLOPE

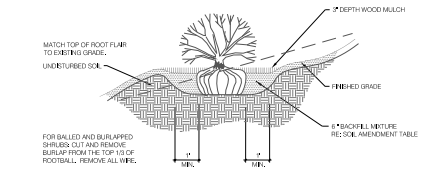
SCALE: NOT TO SCALE

NOTES:
EXISTING ROOTS OF TREE SHALL REMAIN UNDISTURBED WITHIN THE TREE CANOPY DRIPLINE.
CONTRACTOR SHALL REPAIR/REPLACE ANY EXISTING IRRIGATION COMPONENTS, DAMAGE DUE TO CONSTRUCTION.
CONTRACTOR SHALL REPLACE ANY EXISTING TREE WHOSE DEATH IS DUE TO CONSTRUCTION PROCESS.
TREE PROTECTION SHALL BE INSTALLED PRIOR TO SITE GRADING OR DEMOLITION.



9 TREE PROTECTION DETAIL

SCALE: NOT TO SCALE



4 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE

DEVELOPMENT PLAN

P:\Elements\194 Hwy 105\Parcel 23\Drawings\Planning\Development Plan\PD23_DP.dwg [DETAILS] 7/23/2020 3:39:39 PM bpeters

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PROJECT ARCHITECT

PROJECT ENGINEER

Flying Horse Parcel 23

TURIN 2

FILINGS 3 & 4

NW of Hwy 83 & Shoup Road

PROJECT INFO

DATE:	04/23/2020
PROJECT MGR:	J. MAYNARD
PREPARED BY:	B. PERKINS

SEAL

ENTITLEMENT

SUBMITTAL

DATE:	BY:	DESCRIPTION:
06/16/2020	BP	PER CITY REVIEW COMMENTS
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REVISIONS

PRELIMINARY LANDSCAPE PLAN DETAILS

SHEET TITLE

SHEET NUMBER

CPC PUD 20-00078

FILE NO.