THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN

LEGAL DESCRIPTION:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4,5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 17664", BEARS N89°18'16"E, A DISTANCE OF 2650.55 FEET.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9;
THENCE N47°30'19"W A DISTANCE OF 1780.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY DEDICATION OF MARKSHEFFEL ROAD AS DESCRIBED IN THE PLAT OF "SHILOH MESA FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 216713770 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY S05°20'56"W A DISTANCE OF 109.01 FEET;
THENCE S89°59'08"W A DISTANCE OF 222.95 FEET;
THENCE S00°00'13"W A DISTANCE OF 217.23 FEET;
THENCE N89°26'10"W A DISTANCE OF 117.27 FEET;
THENCE N89°17'12"W A DISTANCE OF 986.63 FEET;
THENCE N00°34'36"W A DISTANCE OF 20.55 FEET;
THENCE N17°59'49"E A DISTANCE OF 274.05 FEET;
THENCE N49°05'39"E A DISTANCE OF 380.85 FEET;
THENCE N38°29'43"E A DISTANCE OF 362.21 FEET;
THENCE N63°50'54"E A DISTANCE OF 387.00 FEET;
THENCE N37°45'24"E A DISTANCE OF 161.53 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY OF MARKSHEFFEL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:
1) THENCE S33°38'27"E A DISTANCE OF 227.50 FEET;
2) THENCE S29°19'17"E A DISTANCE OF 149.24 FEET;
3) THENCE 148.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1032.50 FEET, A CENTRAL ANGLE OF 8°15'13" (THE CHORD OF WHICH BEARS S22°43'28"E, 148.60 FEET);
4) THENCE N71°24'08"E A DISTANCE OF 4.47 FEET;
5) THENCE 316.79 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 902.50 FEET, A CENTRAL ANGLE OF 20°06'42" (THE CHORD OF WHICH BEARS S06°14'04"E, 315.17 FEET) TO A POINT OF TANGENT;
6) THENCE S03°49'17"W A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 911,751 S.F. (20.931 ACRES MORE OR LESS).

TO BE PLATTED LEGAL DESCRIPTION:

THE NOOK AT SHILOH MESA

SITE DATA:

SITE ACREAGE:	20.93 AC (911,729 SF)
MASTER PLAN	WOODMEN HEIGHTS MASTER PLAN CPC MPA 06-00206, AS AMENDED
CONCEPT PLAN	WOODMEN HEIGHTS COMMERCIAL CENTER PUP 07-00100 AS AMENDED
TOTAL LOTS	91
GROSS DENSITY	4.35 DU / AC.
TOTAL LOT AREA TOTAL OPEN SPACE AREA TOTAL PRIVATE ROW AREA SAND CREEK DEDICATION AREA	377,553 SF (8.67 AC) 191,651 SF (4.40 AC) 125,497 SF (2.88 AC) 217,028 SF (4.98 AC)
EXISTING ZONING:	PUD/ AO/ SS (CPC PUZ 07-00099; Ord. #: 07-208)
PROPOSED ZONING:	PUD/ AO/ SS (CPC PUZ 19-00011)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SMALL LOT PUD SINGLE FAMILY DETACHED RES.
TAX SCHEDULE NUMBER:	5304300005; 5304300012
DEVELOPMENT SCHEDULE	SUMMER/ FALL 2019
DRAINAGE BASIN	SAND CREEK DRAINAGE BASIN

COMMON OPEN SPACE:

REQUIRED: 400 SF/ LOT X 91 LOTS (W/ PARK CREDIT) = 0.86 ACRES

600 SF/ LOT X 91 LOTS (W/O PARK CREDIT) = 1.25 ACRES

TOTAL OPEN SPACE PROVIDED: 4.40 ACRES

PRIVATE OPEN SPACE:

REQUIRED: 600 SF/ LOT X 91 LOTS = 1.25 ACRES

300 SF/ LOT ADJACENT TO GREENWAY, COMMON COURTYARD, OR COMMON OPEN SPACE AREA

ALL LOTS PLANNED WITH MINIMUM 700 SF PRIVATE OPEN SPACE

TOTAL PRIVATE OPEN SPACE PROVIDED: 63,700 SF (1.46 AC) MINIMUM

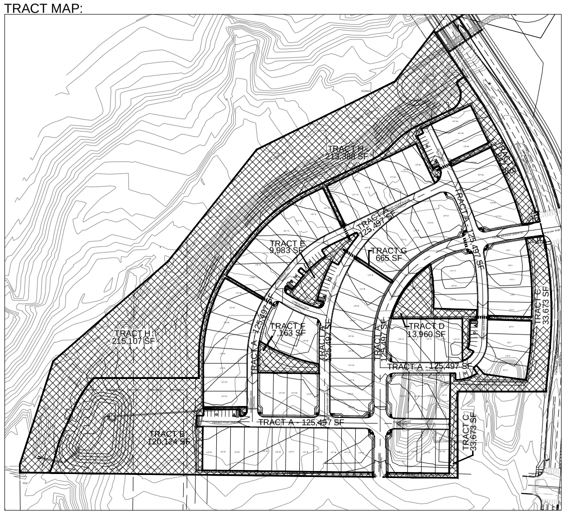
TRACT TABLE:

TRACT	SIZE	PRIVATE ACCESS	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	PARKING/ SIDEWALKS	SIGNAGE/ FENCES WALLS	DRAINAGE/ DETENTION	MAILBOX KIOSK	PUBLIC IMPROVEMENTS	PUBLIC UTILITES	OWNED BY	MAINTAINED BY
A	125,497 SF	X	X	X	X	X	X	X	X	HOA	HOA
B	121,842 SF	X	X	X	X	X	X	X	X	HOA	HOA/WHMD
C	33,673 SF	X	X	X	X	X	X	X	X	HOA	HOA
D	13,960 SF	X	X	X	X	X	X	X	X	HOA	HOA
E	9,983 SF	X	X	X	X	X	X	X	X	HOA	HOA
F	7,163 SF	X	X	X	X	X	X	X	X	HOA	HOA
G	665 SF	X	X	X	X	X	X	X	X	HOA	HOA
H	213,388 SF		X			X	X	X	X	COS	COS

TOTAL TRACT AREA: 534,176 SF (12.26 ACRES)
HOA= NOOK AT SHILOH MESA HOMEWONERS ASSOCIATION
WHMD= WOODMEN HEIGHTS METROPOLITAN DISTRICT
COS= CITY OF COLORADO SPRINGS
'X'= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACT NOTES:
1. TRACT H TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS. IMPROVEMENTS TO THE SAND CREEK CHANNEL AND ADJACENT PUBLIC TRAIL ARE TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS FOR OWNERSHIP AND MAINTENANCE WITH CORRESPONDING FINAL PLATS.
2. DETENTION FACILITY WITHIN TRACT B TO BE MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT.
3. UNLESS OTHERWISE NOTED, ALL COMMON OPEN SPACE ELEMENTS SUCH AS LANDSCAPING, FENCING, WALLS, PARK ELEMENTS, SIDEWALKS ARE TO BE OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION. TRACTS SHALL BE DEDICATED WITH ASSOCIATED FINAL PLATS UNLESS CONVEYED THROUGH SEPARATE INSTRUMENT PRIOR TO PLATTING. MAINTENANCE OF OPEN SPACE FACILITIES LOCATED IN TRACTS SHALL BE THE RESPONSIBILITY OF OWNER(S) OF SAID TRACTS.
4. PROPOSED STREETSCAPE PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THIS DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION.
5. ALL UTILITY AND DRAINAGE TRACTS SHALL BE OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION, UNLESS OTHERWISE NOTED IN THE TRACT NOTES.
6. TRACT A IS FOR THE PURPOSE OF PRIVATE ROADS AND ASSOCIATED APPURTENANCE, ACCESS/INGRESS, AND STORMWATER CONVEYANCE.
7. TRACTS B AND C CONTAIN PORTIONS OF PUBLIC SIDEWALK IMPROVEMENTS. EASEMENTS FOR SITING AND PUBLIC USE OF THE SIDEWALKS WITHIN PRIVATE TRACTS WILL BE DEDICATED WITH CORRESPONDING FINAL PLATS.

TRACT MAP:



FLOODPLAIN:

Portions of this property are located within or near a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041CO535G', effective date December 7, 2018.

DEVELOPMENT STANDARDS AND GUIDELINES:

Minimum Lot Area: 3,000 SF
Average Lot Size: 4,116 SF
Minimum Lot Width: 35'
Maximum Percentage of Structural Coverage of Lot: No Maximum
Maximum Structural Height: Thirty Five Feet (35').

LOT SETBACKS FOR LOTS 1-32, 34-53, 55, 56, 59, 61-91:
See Details Sheet 2
Front: 10' Building
Side: 2' or 8' Building Internal Unit. (10' Min. Between Buildings) as depicted in this plan.
Rear: 20' Setback from R.O.W. to Face of Garage
20' Setback from rear property line or back of Curb/ Sidewalk (when applicable) to Face of Garage.

LOT SETBACKS FOR LOTS 33, 54, 57, 58, 60:
See Plan for Setback Information
Front: 10' Building
Side: Setback established by this plan as illustrated for these corner lots (10' Min. Between Buildings)
Rear: 20' Setback from R.O.W. to Face of Garage
20' Setback from rear property line or back of Curb/ Sidewalk (when applicable) to Face of Garage.

ACCESSORY STRUCTURES:
No accessory structures shall be permitted on residential lots.

REQUIRED PARKING:

91 SINGLE FAMILY LOTS
2.0 SPACERS PER LOT
91 X 2 SPACES/ LOT= 182 REQUIRED SPACES

GUEST PARKING:
1/2 SPACE/ LOT= 46

TOTAL REQUIRED PARKING: 228

PROVIDED PARKING:

91 SINGLE FAMILY LOTS W/ 2 CAR GARAGE AND 20' DRIVEWAY
2.0 SPACES PER GARAGE
2.0 SPACES PER DRIVEWAY

91 X 2 GARAGE= 182 SPACES
91 X 2 DRIVEWAY= 182 SPACES
GUEST PARKING= 42 (INCL 4 ACCESSIBLE PARKING STALLS)
37' ROW PRIVATE FRIGID AIR POINT- PARKING ALLOWED ON ONE SIDE
28' ACCESS STREET- NO PARKING ALLOWED

TOTAL PARKING SPACES PROVIDED: 406 SPACES

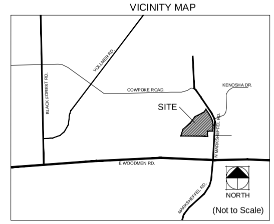
ALL PARKING SPACES 9' X 18'

STREAMSIDE OVERLAY LOT DATA*:

*SEE NOTE #35

LOT NO.	LOT AREA	AREA OF LOT ENCUMBERED BY OUTER BUFFER	IMPERVIOUS SURFACE PERMITTED WITHIN OUTER BUFFER (25%)
67	4364 SF	88 SF	22 SF
68	4544 SF	712 SF	178 SF
69	4354 SF	831 SF	208 SF
70	4060 SF	565 SF	141 SF
71	3879 SF	297 SF	74 SF
72	4271 SF	78 SF	20 SF
73	4271 SF	7 SF	2 SF
74	4271 SF	396 SF	99 SF
75	4101 SF	749 SF	187 SF
76	4040 SF	920 SF	230 SF
77	3850 SF	827 SF	207 SF
78	3850 SF	619 SF	155 SF
79	3850 SF	221 SF	55 SF

VICINITY MAP



(Not to Scale)

GENERAL NOTES:

1. THIS PROJECT WILL CONFORM TO THE CITY OF COLORADO SPRINGS "SMALL LOT PLANNED UNIT DEVELOPMENTS- REVIEW CRITERIA & GUIDELINES" , AS AMENDED.
2. ALL ROADWAYS SHOWN ON THE PLANS AS PRIVATE TO BE PRIVATELY OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION.
3. THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD.
4. THE NOOK AT SHILOH MESA WILL BE DEVELOPED IN ONE PHASE.
5. ALL TRACTS FOR PRIVATE ACCESS, OPEN SPACE, PARKING, PRIVATE ROADWAYS, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, TRAILS, FENCES, WALLS, MAILBOXES, SITE AMENITIES, AND SIGNAGE TO BE OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION UNLESS OTHERWISE DEDICATED, CONVEYED, AND ACCEPTED BY AN ENTITY VIA PLAT OR OTHER INSTRUMENT ACCEPTABLE TO THE CITY OF COLORADO SPRINGS PLANNING COMMISSION AND CITY COUNCIL.
6. PRIVATE ACCESS IS GRANTED TO THOSE LOTS ADJACENT TO SAID TRACTS. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
7. AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY "THE NOOK AT SHILOH MESA" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
8. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, INC. DATED JUNE 7, 2005 WHICH IDENTIFIED SPECIFIC GEOLOGIC HAZARDS ON THE SUBJECT PROPERTY. A COPY OF SAID REPORT HAS BEEN PLACED IN FILE #CPC MP 03-279 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE, SUITE 105, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID REPORT.
9. THE STREAMSIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. REFER TO THE LAND SUITABILITY ANALYSIS AND PRELIMINARY LANDSCAPE PLAN FOR STREAM SIDE OVERLAY REQUIREMENTS.
10. THE SUBJECT PRPOSAL IS ENCUMBERED BY THE STREAMSIDE OVERLAY. IMPERVIOUS SURFACE LIMITATIONS AND ADDITIONAL VEGETATION REQUIREMENTS ARE APPLICABLE.
11. THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE DESIGN CONCEPTS. MINOR VARIATIONS IN ROAD ALIGNMENT, LOT SIZE AND SHAPE, AND EASEMENT LOCATION MAY OCCUR AT TIME OF PLATTING.
12. FOR REAR LOADING GARAGES, WHERE THE GARAGE DOOR FACES THE REAR LOT LINE, THE GARAGE DOOR SHALL BE 20 FEET MINIMUM FROM THE REAR LINE, OR REAR OF CURB AND SIDEWALK OPPOSITE ANY ROAD, WHERE CURB/SIDEWALK IMPROVEMENTS MAY BE LOCATED ON PRIVATE PROPERTY.
13. STREET LIGHTS SHALL BE PROVIDED WITHIN THE RIGHTS OF WAY AS REQUIRED BY THE CITY OF COLORADO SPRINGS AND SHALL BE PER THE CITY OF COLORADO SPRINGS STANDARDS.
14. THERE IS NO SITE LIGHTING PROPOSED FOR THE NOOK AT SHILOH MESA OUTSIDE ANY REQUIRED STREET LIGHTS.
15. THE EXACT LOCATION OF SOFT SURFACE TRAILS TO BE FIELD LOCATED TO ACCOMMODATE GRADING AND VEGETATION.
16. US POST OFFICE APPROVED CLUSTER BOX UNITS WILL BE LOCATED AT THE TIME OF FINAL PLAT APPROVALS.
17. PEDESTRIAN RAMPS TO BE STD D-8A (INTERSECTIONS) AND D-8A (MID-BLOCK) PER THE CIVIL DRAWINGS. PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT PLAN AND PROFILE.
18. PUBLIC IMPROVEMENT AND UTILITIES TO BE PROVIDED WITH THIS PROJECT INCLUDE MARKSHEFFEL ROAD IMPROVEMENTS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DETENTION FEATURES, AND LANDSCAPING.
19. ALL LANDSCAPING NOT WITHIN INDIVIDUAL PRIVATE PROPERTY LOTS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT PRIOR TO AND DURING THE OCCUPANCY PHASE.
20. HOMES SHALL BE ADDRESSED OFF OF THE NAMED STREET AS FOLLOWS:
 - 20.1. LOTS 1-9 & 84-91 ADDRESSED FROM OCHRE VIEW WITH ADDRESS POSTED ON THE BACK OF THE HOME ONLY.
 - 20.2. LOTS 10-33 ADDRESSED FROM FRIGID AIR POINT WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
 - 20.3. LOTS 34-37 ADDRESSED FROM OCHRE VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
 - 20.4. LOTS 38-53 ADDRESSED FROM TREMBLE POINT WITH ADDRESS POSTED ON THE FRONT & THE BACK OF THE HOME.
 - 20.5. LOTS 54-60 ADDRESSED FROM SUN SHIMMER VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
 - 20.6. LOTS 61-83 ADDRESSED FROM SUN SHIMMER VIEW WITH ADDRESS POSTED ON THE FRONT & BACK OF THE HOME.
21. ON-STREET PARKING SHALL BE RESTRICTED TO A SINGLE DESIGNATED SIDE OF FRIGID AIR POINT AS DEPICTED AND/OR IDENTIFIED BY THIS PLAN DEPICTION OF SIGNAGE, STRIPING, AND/OR OTHER RESTRICTIONS IDENTIFIED HEREIN.
22. DRIVEWAYS SHALL BE A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM BACK OF CURB OR BACK OF SIDEWALK TO STRUCTURE. SEE DETAILS ON SHEET 2 FOR MORE CLARITY.
23. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
24. SCHOOL FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT TIME OF FINAL PLAT RECORDATION.
25. PARK FEES WILL BE PROVIDED IN LIEU OF LAND. PARK FEE CREDITS MAY BE REQUESTED FOR INSTALLATION OF THE REGIONAL TRAIL.
26. THE DESIGN PROFESSIONAL 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 PUBLISHED BY THE UNITE 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 LAWS LIES WITH THE PROPERTY OWNER.
27. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION.
28. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WOODMEN HEIGHTS ROAD DISTRICT, WHICH IS CREATED BY ORDINANCE NO. ________ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. ________.
29. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT 3, WHICH IS CREATED BY ORDINANCE NO. ________ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. ________.
30. ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE."
31. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
32. THE SAND CREEK CHANNEL IMPROVEMENTS ADJACENT TO THIS PROJECT 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 THE NOOK AT SHILOH MESA. ANY DEVIATION FROM THIS STANDARD PROCESS WILL REQUIRE A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE CITY.
33. THE FUTURE SAND CREEK TIER I REGIONAL TRAIL IMPROVEMENTS ARE TO BE CONSTRUCTED BY THE CITY OF COLORADO SPRINGS PR&CS DEPARTMENT. FINAL LOCATION AND DESIGN TO BE DETERMINED BY THE CITY IN RESPONSE TO DEVELOPMENT CONDITIONS AND POTENTIAL CREEK AND/OR CHANNEL IMPROVEMENTS. PRELIMINARY GRADING AND COMPACTION OF THE TRAIL CORRIDOR IS TO BE PROVIDED BY THIS DEVELOPER.
34. THE FRONTS OF LOTS 67 - 79 ARE IMPACTED BY THE STREAMSIDE OVERLAY OUTER BUFFER. A MAXIMUM 25-PERCENT (25%) OF THE ENCUMBERED AREA WITHIN EACH LOT MAY BE IMPROVED WITH IMPERVIOUS SURFACES.
35. THIS DEVELOPER WILL BE RESPONSIBLE FOR THE BUILD-OUT OF MARKSHEFFEL ROAD ADJACENT TO THIS DEVELOPMENT, UP TO THE PROPOSED BRIDGE. THE PROPOSED BRIDGE WILL BE CONSTRUCTED BY THE CITY OF COLORADO SPRINGS.
36. PRIOR TO ISSUING BUILDING PERMITS, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $30,000 FOR THE FUTURE TRAFFIC MOVEMENT RESTRICTIONS AT THE INTERSECTION OF MARKSHEFFEL ROAD AND KENOSHA DRIVE/FRIGID AIR POINT.

SHEET INDEX:

1	COVER SHEET
2	DETAILS
3-5	DEVELOPMENT PLAN
6	PRELIMINARY GRADING PLAN
7	PRELIMINARY UTILITY PLAN
8-12	PRELIMINARY LANDSCAPE PLAN
13	LAND SUITABILITY ANALYSIS
14-17	BUILDING ELEVATIONS

PROJECT TEAM:

OWNER/ DEVELOPER:
COLA, Inc.
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921

PLANNERS/ LANDSCAPE ARCH.:
THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

City Approval

City File Number: CPC PUD 19-00013

FIGURE 4

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN
Colorado Springs, CO

STAMP:

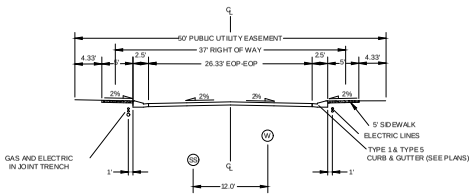
REV #	REVISIONS	DATE
1	REV1 - RESPONSE TO COMMENTS	4.1.19
2	REV2 - RESPONSE TO COMMENTS	5.16.19
3	REV3 - RESPONSE TO COMMENTS	7.09.19
4	REV4 - RESPONSE TO COMMENTS	8.16.19
5		
6		

DESIGNED	STB	1.18.19
DRAWN	STB	1.18.19
CHECKED	JRA	1.18.19
PROJECT NUMBER:		3815.00
SCALE:		AS NOTED

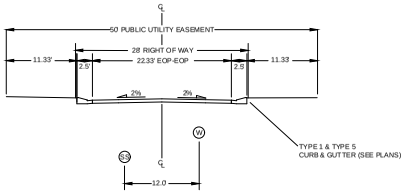
COVER

P1

TYPICAL STREET CROSS SECTIONS:



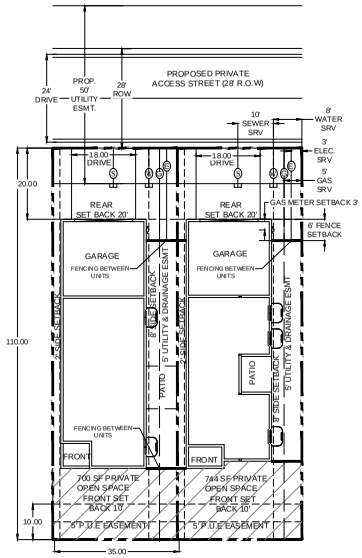
CROSS SECTION
FRIGID AIR POINT (PRIVATE DRIVE)
PARKING PERMITTED ONE-SIDE



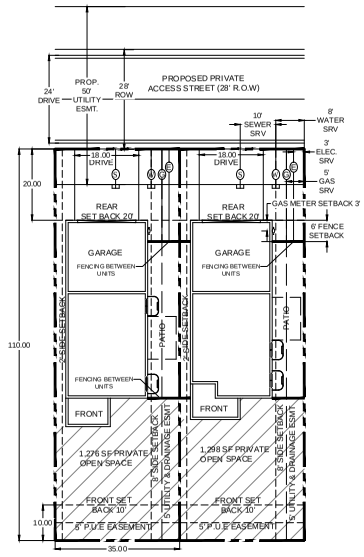
CROSS SECTION
ACCESS DRIVES (PRIVATE DRIVE)
NO PARKING PERMITTED

OCHRE VIEW SUN SHIMMER VIEW
GREENLET VIEW FILIGREE POINT
SUN SHIMMER VIEW TREMBLE POINT

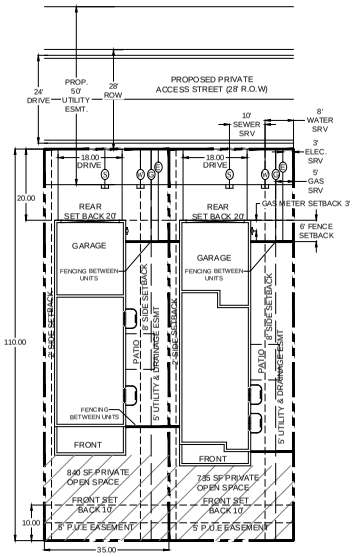
TYPICAL LOT DETAILS:



UNIT TYPE: 2043SW-S
UNITY TYPE: 1986.1SW-S



UNIT TYPE: 1727.1SW - S
UNIT TYPE: 1730.1SW - S



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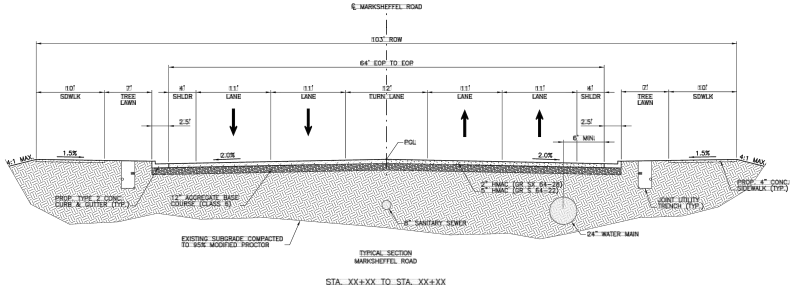
UNIT TYPE: 1644SW - S

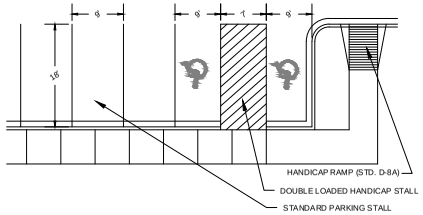


TYPICAL SECTION
MARKSHEFFEL ROAD

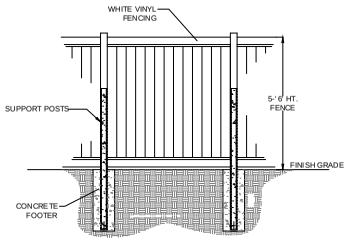
STA. XX+XX TO STA. XX+XX

LOT TYPICAL NOTES:

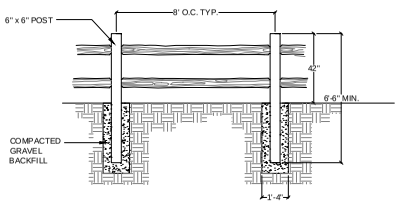
1. LOCATION OF PRIVATE 5' WIDE WALKS LOCATED IN THE FRONT YARD FOR THE PURPOSE OF PROVIDING PEDESTRIAN ACCESS TO AND FROM COMMON RIGHTS OF WAY LOCATED IN TRACTS A, B, C, D, F TO THE FRONT ENTRY OF EACH RESIDENCE TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. ENSURE THAT DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.
3. 5' VINYL FENCING PERMITTED ONLY BETWEEN UNITS AT THE FRONT AND REAR OF THE HOUSE. SAID FENCING MAY BE LOCATED ON OR OVER SHARED PROPERTY LINES WITHIN THE PERMITTED AREA. FINAL LOCATION OF FENCING TO BE DETERMINED BY INDIVIDUAL HOUSE CONFIGURATION.
4. THERE SHALL BE NO FENCING PERMITTED AROUND THE FRONT YARD PRIVATE OPEN SPACE.
5. LOTS 33, 54, 57, 58, 60, 67-83, AND 91 SHALL BE RESTRICTED TO UNIT TYPES 1727.1SW-S AND 1730.1SW-S.
6. 10' MINIMUM SEPARATION BETWEEN UNITS. THIS SHALL NOT INCLUDE STANDARD AND/OR COMMON ARCHITECTURAL FEATURES AND/OR PROJECTIONS WHICH MAY EXTEND UP TO THREE (3) FEET INTO THE REQUIRED SETBACK. BELOW OR AT GRADE PROJECTIONS SHALL BE PERMITTED AS SHOWN ON THIS PUD.
7. 5' PUBLIC UTILITY EASEMENT TO BE PROVIDED ALONG THE FRONTS OF ALL LOTS.
8. ACCESSORY STRUCTURES NOT PERMITTED.



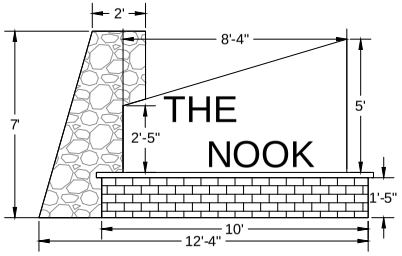
1 TYPICAL ADA PARKING DETAIL
DETAIL NTS



2 5' & 6' HEAVY DUTY VINYL FENCING
FENCE DETAIL NTS



3 SPLIT-RAIL FENCE DETAIL
FENCE DETAIL NTS



4 MAIN ENTRANCE SIGN
SIGN DETAIL NTS

City File Number: CPC PUD 19-00013

FIGURE 4

Thomas+Thomas
planning, architecture, interiors, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-4277

THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN
Colorado Springs, CO

STAMP:

REV #	REVISIONS	DATE
1	REV 1 - RESPONSE TO COMMENTS	4.1.19
2	REV 2 - RESPONSE TO COMMENTS	5.6.19
3	REV 3 - RESPONSE TO COMMENTS	7.09.19
4		
5		
6		

DESIGNED	STB	1.18.19
DRAWN	STB	1.18.19
CHECKED	BA	1.18.19
PROJECT NUMBER:	3015.00	
SCALE:	AS NOTED	

DETAILS

P2

SITE PLAN
P3
3 OF 25
DESIGNED STB 1.18.19
DRAWN STB 1.18.19
CHECKED JBA 1.18.19
PROJECT NUMBER: 3815.00
SCALE: AS NOTED
REV # REVISIONS DATE
1 REV1 - RESPONSE TO COMMENTS 4.1.19
2 REV2 - RESPONSE TO COMMENTS 5.6.19
3 REV3 - RESPONSE TO COMMENTS 7.09.19
4 REV4 - RESPONSE TO COMMENTS 7.25.19
5
6
STAMP:
THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN
Colorado Springs, CO
Thomas+Thomas
planning, urban design + landscape architecture, inc.
102 Austin Bluffs
Colorado Springs, Colorado 80903
(719) 634-0777
City File Number: CPC PUD 19-00013
NORTH
SCALE: 1" = 30'
ZONED: PUD AO
SINGLE FAMILY RESIDENTIAL
ZONED: PUD AO SS
VACANT
ZONED: A AO SS
VACANT
N MARKSHEFFEL RD.
110' R.O.W.
(PRINCIPAL ARTERIAL)
S29°19'17"E
149.24'
S33°38'27"E 277.00'
N37°45'24"E
161.53'
N63°50'54"E 387.00'
N38°29'43"E 362.21'
N71°24'08"E
4.47'
Δ=8°15'43"
R=1032.00'
L=148.73
CH=S22°14'28"E
CHL=148.60'
SAND CREEK
SAND CREEK - TYPE 3
OCHREVIEW
(PRIVATE)
SYCAMORE VIEW (PRIVATE)
MARKSHEFFEL PLACE
(PRIVATE)
TRACT A
125,497 SF
TRACT B
120,124 SF
TRACT H
215,407 SF
MATCHLINE-P3
MATCHLINE-P4
MATCHLINE-P2
MATCHLINE-P1
6912
6911
6909
6904
6902

FIGURE 4

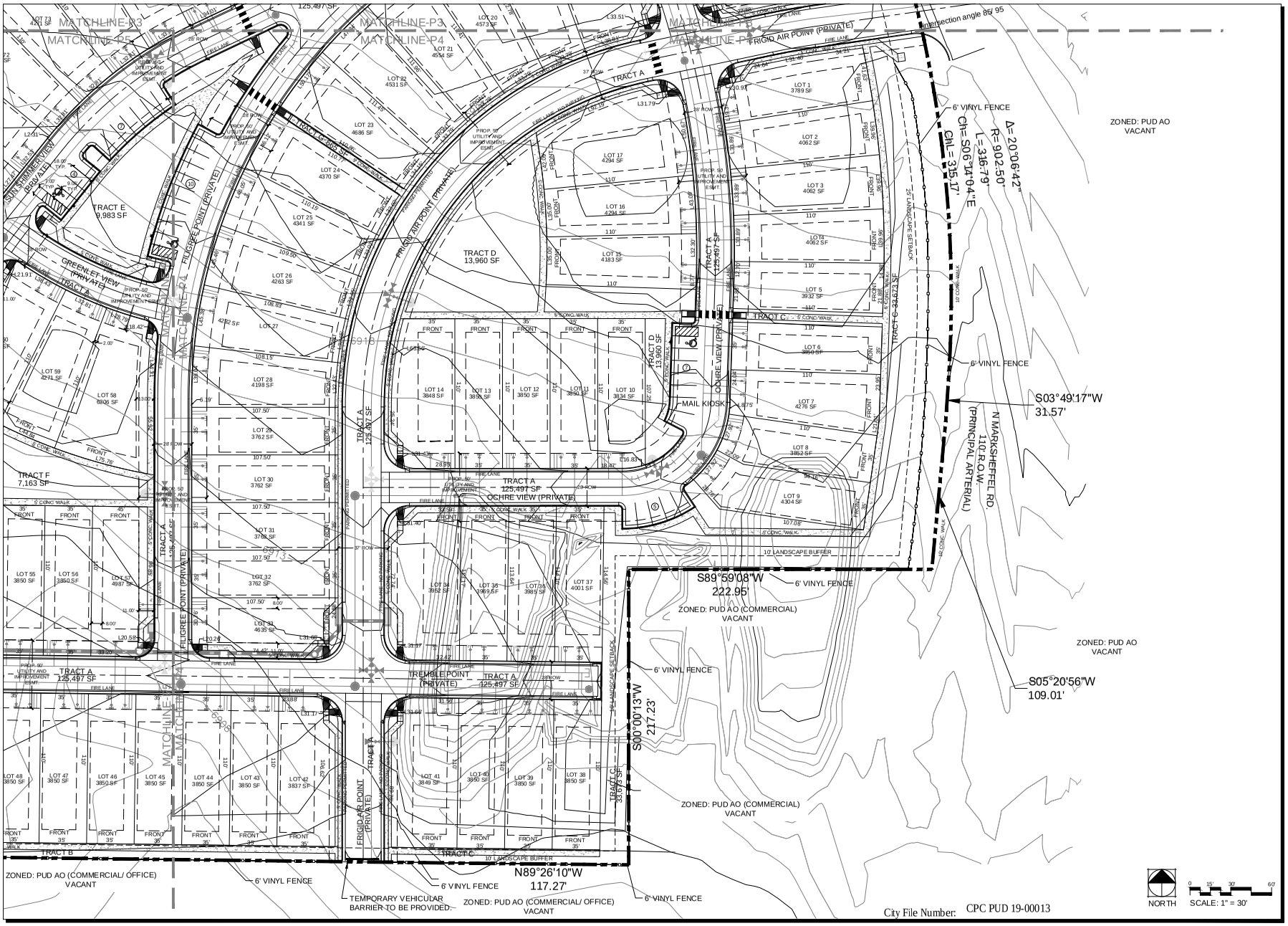


FIGURE 4

Thomas+Thomas
planning, architecture, landscape architecture, inc.
730 North Tejon
Colorado Springs, Colorado 80903
(719) 636-0277

THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN
Colorado Springs, CO

STAMP:

REV #	REVISIONS	DATE
1	REV 1 - RESPONSE TO COMMENTS	4.1.19
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4		
5		
6		

DESIGNED	STB 1.18.19
DRAWN	STB 1.18.19
CHECKED	BA 1.18.19
PROJECT NUMBER:	3015.00
SCALE:	AS NOTED

SITE PLAN

P4

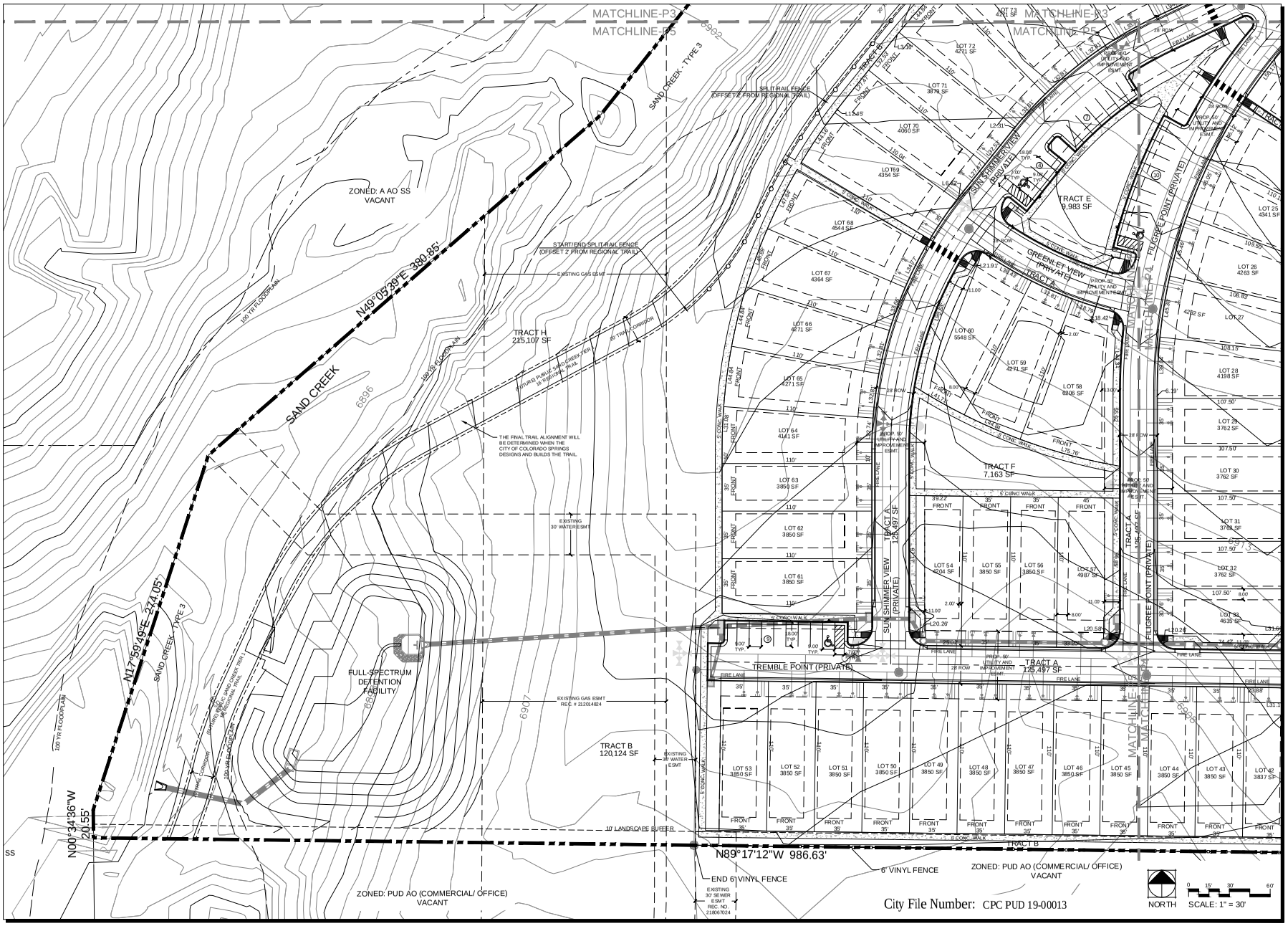

FIGURE 4

Thomas+Thomas
planning, design-build, construction, architecture, inc.
7702 North Tower
Colorado Springs, Colorado 80923
(719) 576-4277

THE NOOK AT SHILOH MESA
PUD DEVELOPMENT PLAN
Colorado Springs, CO

STAMP:

REV #	REVISIONS	DATE
1	REV 1 - RESPONSE TO COMMENTS	4.1.19
2	REV 2 - RESPONSE TO COMMENTS	5.6.19
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6		

DESIGNED	STB	1.18.19
DRAWN	STB	1.18.19
CHECKED	BA	1.18.19
PROJECT NUMBER:		3015.00
SCALE:		AS NOTED

SITE PLAN

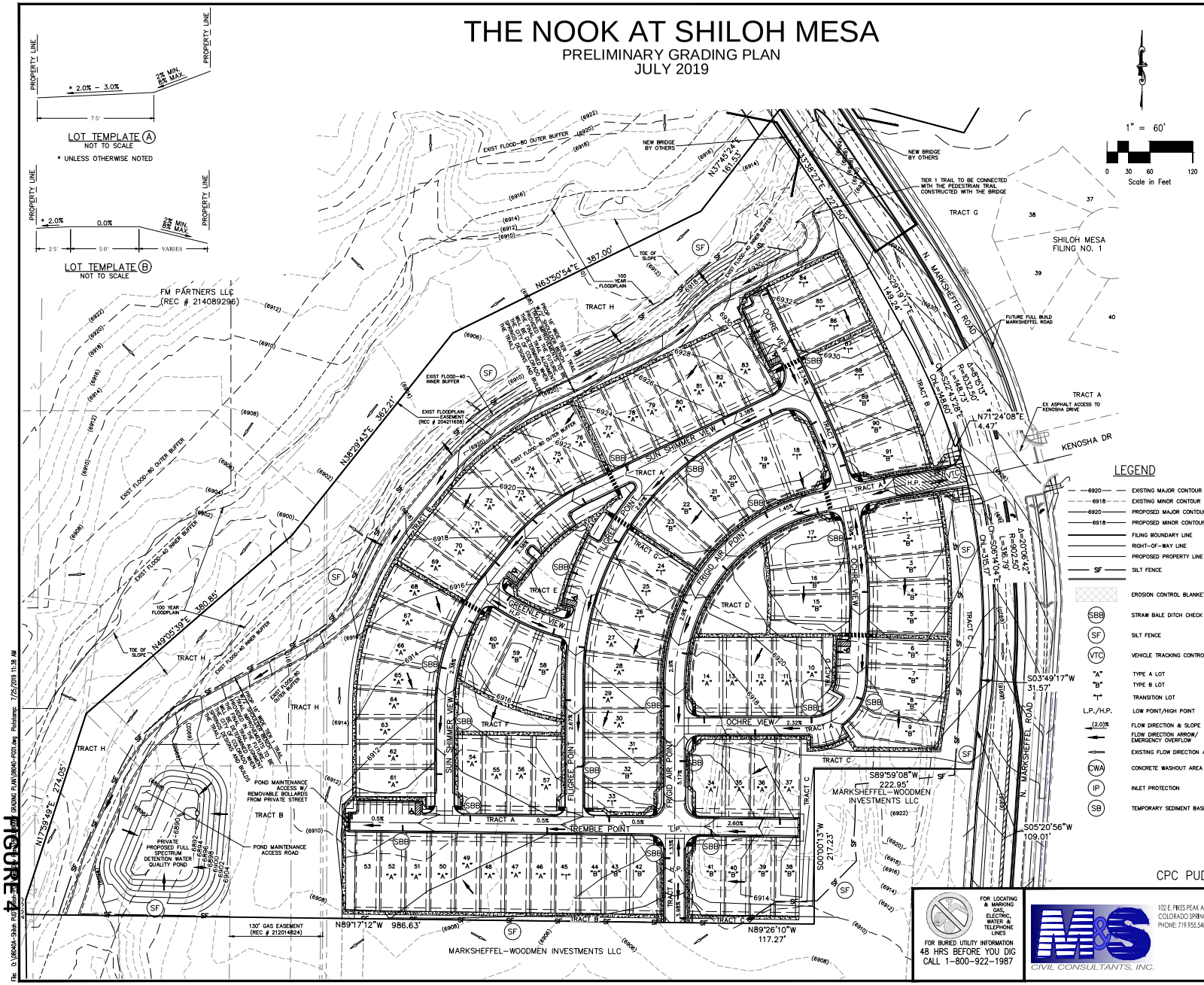
P5

5 OF 25

THE NOOK AT SHILOH MESA

PRELIMINARY GRADING PLAN

JULY 2019



LEGEND

6920	EXISTING MAJOR CONTOUR
6918	EXISTING MINOR CONTOUR
6920	PROPOSED MAJOR CONTOUR
6918	PROPOSED MINOR CONTOUR
	FILING BOUNDARY LINE
	RIGHT-OF-WAY LINE
	PROPOSED PROPERTY LINE
SF	SILT FENCE
	EROSION CONTROL BLANKET
SBB	STRAW BALE DITCH CHECK
SF	SILT FENCE
VTC	VEHICLE TRACKING CONTROL
"A"	TYPE A LOT
"B"	TYPE B LOT
"T"	TRANSITION LOT
L.P./H.P.	LOW POINT/HIGH POINT
(2.0)%	FLOW DIRECTION & SLOPE
	FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW
	EXISTING FLOW DIRECTION ARROW
CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SB	TEMPORARY SEDIMENT BASIN

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, FILING, 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, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO 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) 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 NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY 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 UTILITY 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 APPLICANT'S EXPENSE.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL, STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES AWAITING PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEEDED AND/OR MULCHED AND/OR SURROUNDED BY SILT FENCE TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF SILT FENCE.
5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEEDED AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.

CPC PUD 19-00013

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES

FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987

M&S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE. SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

THE NOOK AT SHILOH MESA

PRELIMINARY GRADING PLAN

PROJECT NO. 08-040A	FILE: \dwg\Dev Plan\Preliminary Grading Plans\08040-PG01.dwg		
DESIGNED BY: DLM	SCALE	DATE: 07/25/2019	
DRAWN BY: CLP	HORIZ: 1"=60'	SHEET 6 OF 25	PG01
CHECKED BY: VAS	VERT: N/A		

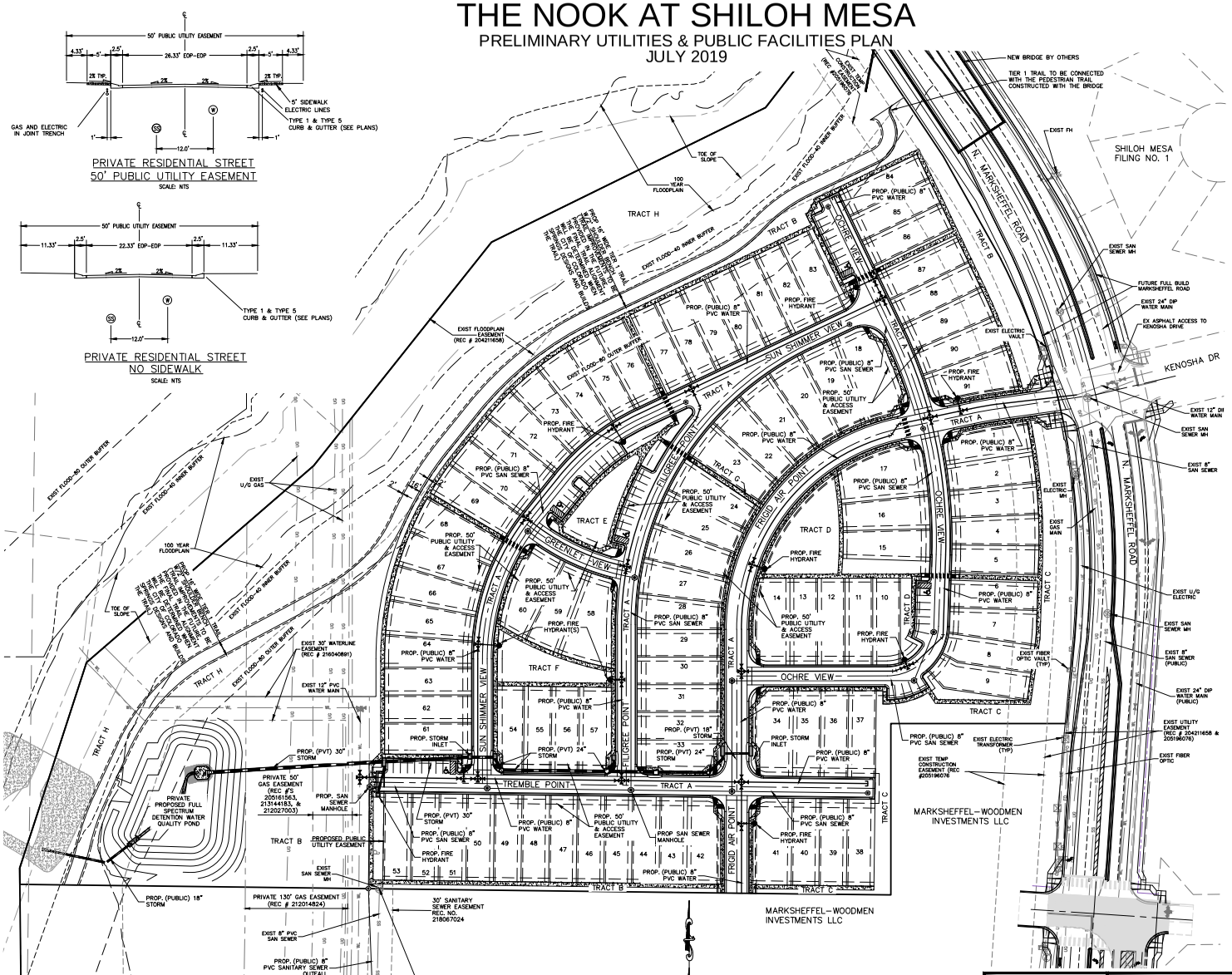
FIGURE 4

File: Q:\08040A-Shiloh 400\Dwgs\Dev Plan\Preliminary Grading Plans\08040-PG01.dwg Plotdate: 7/25/2019 11:38 AM

THE NOOK AT SHILOH MESA

PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN

JULY 2019



LEGEND

R.O.W.	
LOT LINE	
SANITARY SEWER LINE	SS
SANITARY SEWER MANHOLE	
WATER LINE	WL
FIRE HYDRANT	
STORM SEWER LINE	
STORM SEWER INLET	
EX. SANITARY SEWER LINE	SS
EX. WATER LINE	WL
EX. U/G ELECTRIC LINE	UE
EX. U/G FIBER OPTIC LINE	FO
EX. BARBED WIRE FENCE	
EX. SANITARY SEWER MANHOLE	SS
EX. WATER VALVE	WV
EX. ELECTRIC MANHOLE	E
EX. ELECTRIC TRANSFORMER	XF
EX. ELECTRIC PEDESTAL	E
EX. UTILITY POLE	*OH
EX. ELECTRIC VAULT	EV
EX. FIBER OPTIC PEDESTAL	FO
EX. FIBER OPTIC VAULT	FVL
LOT NUMBER	9
FORCE MAIN	FM

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO 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') ACKNOWLEDGE 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 AND SERVICE STANDARDS ('STANDARDS'), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE 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 PERMANENT SERVICE IS INITIATED.

5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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, AT ITS SOLE COST AND EXPENSE, 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 (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.

7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).

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 SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE 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, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

CPC PUD 19-00013

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES
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M&S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE, SUITE 500
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

THE NOOK AT SHILOH MESA
PRELIM UTILITIES & PUBLIC FACILITIES PLAN

PROJECT NO. 08-040A	FILE: \dwg\Dev Plan\Preliminary Utility Plans\08040-PUT01.dwg		
DESIGNED BY: DLM	SCALE	DATE: 07/25/2019	
DRAWN BY: CLP	HORIZ: 1"=60'		
CHECKED BY: VAS	VERT: N/A	SHEET 7 OF 25	PUT01

FIGURE 4

File: Q:\08040A-Shiloh 400\08040-PUT01.dwg Plotted on: 7/25/2019 11:40 AM

GENERAL NOTES:

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

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. LANDSCAPE IMPROVEMENTS ALONG MARKSHEFFEL DRIVE WITHIN THE RIGHT-OF-WAY WILL BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METRO DISTRICT.
12. ALL TREES, SHRUB BEDS, SOD/SEED AREAS, AND OTHER LANDSCAPE ELEMENTS IDENTIFIED ON THIS PLAN, EXCLUDING THOSE LOCATED WITHIN TRACT H, WILL BE OWNED AND MAINTAINED BY THE NOOK AT SHILOH MESA HOME OWNER'S ASSOCIATION UNLESS OTHERWISE NOTED.

SHRUB/ TREE PLANTING NOTES:

1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
10. USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
15. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
16. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
17. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

IRRIGATION:

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN MOTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE IN THE IRRIGATION SYSTEM DESIGN.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
7. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
8. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD

10.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.

10.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.

10.2.1. FOR AREAS LARGER THAN O.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.

10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.

11. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
13. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
14. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
15. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

SOILS:

1. PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS.
2. A SOIL ANALYSIS WITH RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS WILL BE COMPLETED WITH THE FINAL LANDSCAPE PLAN SUBMITTAL PACKAGE.

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MARKSHEFFEL ROAD	SOUTH SIDE	NORTH WEST SIDE
ZONE DISTRICT BOUNDARY:	NO	NO	NO
STREET CLASSIFICATION OR BUFFER:	PRINCIPAL ARTERIAL	BUFFER	NA
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	15' / 10.5'[3]	NA
LINEAR FOOTAGE:	808'	1,544'	NA
TREE/FEET REQUIRED:	1/20	1/20	NA
NUMBER OF TREES REQUIRED/PROVIDED:	40/ 40	77 / 77[2]	NA
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	NA
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	NA
PLANT ABBREVIATION DENOTED ON PLAN:	MS	SS	NA
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/TBD[1]	75%/TBD[1]	NA

[1] DETAILED GROUND PLANE COVERAGE DATA WILL BE PROVIDED WITH THE SUBMITTAL OF A FINAL LANDSCAPE PLAN.
[2] SEE NOTE 14 ON SHEET LS1
[3] A REQUEST FOR ALTERNATIVE COMPLIANCE HAS BEEN CONCURRENTLY SUBMITTED WITH THIS PLAN.

SMALL LOT PUD STREET-ORIENTED UNIT REQUIREMENTS[4]:

STREET NAME :	FRIGID AIR POINT	OCHRE VIEW
STREET CLASSIFICATION:	PRIVATE DRIVE	PRIVATE DRIVE
STREET-ORIENTED LOTS:	16	4
TREE/LOT REQUIRED:	1 / 1	1 / 1
NUMBER OF TREES REQUIRED/PROVIDED:	16 / 16[4]	4 / 4[4]
PLANT ABBREVIATION DENOTED ON PLAN:	FA	OV

[4] SEE NOTE 13 ON SHEET LS1

INTERNAL LANDSCAPING:

SITE AREA:	911,728 SF (20.93 AC)
TOTAL NO. OF LOTS	91
REQUIRED OPEN SPACE PER LOT:	600 SF
COMMON OPEN SPACE REQUIRED:	54,600 SF (1.25 AC)
COMMON OPEN SPACE PROVIDED:	191,651 SF (4.40 AC)
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	109 / 89
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	200 / 200
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/TBD[1]

[1] DETAILED GROUND PLANE COVERAGE DATA WILL BE PROVIDED WITH THE SUBMITTAL OF A FINAL LANDSCAPE PLAN.

STREAMSIDE OVERLAY DATA TABLE:

STREAM TYPE - 3	INNER BUFFER	OUTER BUFFER
WIDTH REQ./ PROVIDED	40' / 40'	80' / 80'
TREE REQUIREMENT	1 / 20'	1 / 30'
LINEAR FRONTAGE	1520'	1442'
TREES REQ. / PROVIDED	76 / 0	48 / 28
COTTONWOOD POLE SUBSTITUTES REQ./PROV.	76 / 14	20 / 0
WILLOW / SHRUB SUBSTITUTES REQ./PROV.	620 / 620	200 / 200
AREA WITHIN BUFFER	61,382 SF	117,888 SF
IMPERVIOUS SURFACE ALLOWED	0%	44,818 SF (25%)
IMPERVIOUS SURFACES PROPOSED	0%	9,095 SF (5.1%)
PLANT ABBREVIATION DENOTED ON PLAN:	SI	SO

*SEE LAND SUITABILITY ANALYSIS FOR STREAMSIDE REVEGETATION SPECIFICATIONS.

PLANT SCHEDULE:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
Deciduous									
	AG	13	Acer ginnala 'Flame'	FLAME AMUR MAPLE	457A	15-20'	15-20'	2.0" Caliper	B&B
	CM	6	Crataegus crus-galli inermis	THORNLESS COCKSPUR HAWTHORN	235AD	15-25'	15-20'	2.0" Caliper	B&B
	AP	34	Acer platanoides 'Deborah'	DEBORAH NORWAY MAPLE	4S	40-50'	30-40'	2.5" caliper	B&B
	MP	25	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	467S	15-20'	15-20'	2.0" Caliper	B&B
	AM	24	Amelanchier canadensis	SHADBLOW SERVICEBERRY	4578S	15-20'	15-25'	2.0" Caliper	B&B
	TT	43	Tilia tomentosa	STERLING SILVER LINDEN	4S	40-50'	30-40'	2.5" caliper	B&B
	QR	3	Quercus Rubra	RED OAK	4S	40-50'	40-50'	2.5" caliper	B&B
	KO	2	Koelreuteria paniculata	GOLDENRAIN TREE	S	20'-30'	20'-30'	2.5" caliper	B&B
	PO	30	Populus tremuloides Clump	CLUMP QUAKING ASPEN	478S	20'-30'	20'-50'	2.5" caliper	B&B
	CO	20	Celtis occidentalis	WESTERN HACKBERRY	3457AD	40'-50'	50'-60'	2.5" caliper	B&B
Evergreen									
	PS	11	Pinus sylvestris	SCOTCH PINE	5678S	20'-30'	30'-50'	6' HT	B&B
	PN	12	Pinus nigra	AUSTRIAN PINE	25678A	30'-40'	40'-60'	6' HT	B&B
	PE	5	Pinus edulis	PINON PINE	1256D	15'-20'	10-15'	6' HT	B&B
	PK	33	Pinus nigra 'komet'	KOMET COLUMNAR AUSTRIAN PINE	125678A	4'-5'	15'-20'	6' HT	B&B

PERCENT SIGNATURE TREES: (60% MINIMUM REQUIRED) **SIGNATURE TREES: 259 / TOTAL NUMBER OF TREES: 261 = 99.2% SIGNATURE TREES**

SHRUBS

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	MATURE WIDTH:	MATURE HEIGHT:	PLANTING SIZE:	NOTES:
	CN	XX	Chrysothamnus nauseosa ssp 'glabrata'	Tall Green Rabbitbrush	1235D	2'-6'	2'-6'	5 Gallon	Container
	RH	XX	Rhus trilobata	Three Leaf Sumac	23456DA	3'-6'	3'-6'	5 Gallon	Container
	RT	XX	Rhus typhina Tigers Eyes	Tiger Eyes Staghorn Sumac	567AD	6'-8'	6'-8'	5 Gallon	Container
	FP	XX	Forestiera pubescens var. pubescens	New Mexico Privet	145A	8'-12'	6'-8'	5 Gallon	Container
	PA	XX	Perovskia atriplicifoliaq	Russian Sage	12D	3'-4'	3'-4'	5 Gallon	Container
	PH	XX	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	568SA	6'-8'	6'-8'	5 Gallon	Container
	SY	XX	Symphoricarpos albus	White Snowberry	457SA	3'-5'	3'-5'	5 Gallon	Container
	SB	XX	Syringa x Bloomerang	Purple Reblooming Lilac	568A	4'-5'	4'-5'	5 Gallon	Container
	BE	XX	Berberis x Emerald Carousel	Emerald Carousel Barberry	45A	4'-5'	4'-5'	5 Gallon	Container
	AC	XX	Acer ginnala 'Bailey Compact'	Dwarf Amur Maple	457A	6'-8'	6'-8'	5 Gallon	Container
	CS	50	Cornus sericea 'Baileyi'	Bailey Redtwig Dogwood	457S	6-10'	6-10'	5 Gallon	Container

LANDSCAPE MATERIAL SCHEDULE

SYMBOL/ SITE CALLOUT	NOTES:
SOD	SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications/ details. Submit cutsheet of species mix for approval prior to installation. [1]ESTIMATED AREA: 17,722 SF
IRRIGATED NATIVE SEED	IRRIGATED NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE LAWN MIX consisting of (90%) Buffalograss; and (10%) Blue Grama. Install per seed supplier specifications. Submit cut-sheet for approval prior to installation. [1]ESTIMATED AREA: 91,381 SF
NON IRRIGATED NATIVE SEED	NON-IRRIGATED NATIVE SEED: To be Pawnee Buttes Seed Inc. FOOTHILLS NATIVE MIX Install per seed supplier specifications. Submit cut-sheet for approval prior to installation. To be used between Toe of Creek and Regional Trail per plan. 10 % SWITCHGRASS; 10 % ROCKY MOUNTAIN FESCUE; 10 % BIG BLUESTEM; 10 % SLENDER WHEATGRASS; 10 % WESTERN WHEATGRASS; 10 % YELLOW INDIANGRASS; 5 % BLUE GRAMA; 5 % BEARDLESS WHEATGRASS; 5 % INDIAN RICEGRASS; 5 % LITTLE BLUESTEM; 5 % SAND DROPSEED; 5 % SIDEOATS GRAMA [1]ESTIMATED AREA: 66,194 SF
COBBLE	COBBLE MULCH: To be whole washed Blue Gray River Rock 1"-1 1/2" in size. Installed to a depth of 4". Install on fabric weed barrier per specifications. Submit sample for approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be Duraedge ⅛" thick x 5" wide rolled top steel edge. Color to be 'Green' install per manufacturer's specifications.
	BOULDERS: Size to be 1'-4' and vary in size. Install per detail.

[1] DETAILED GROUND PLANE COVERAGE DATA WILL BE PROVIDED WITH THE SUBMITTAL OF A FINAL LANDSCAPE PLAN.

City File Number: CPC PUD 19-00013

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 678-8777

The Nook at Shiloh Mesa West
Preliminary Landscape Plan
Colorado Springs, CO

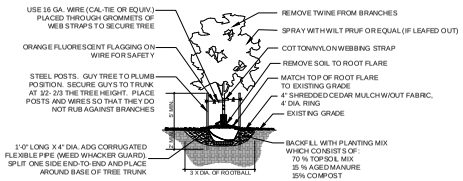
STAMP:

REV #	REVISIONS	DATE
1	REV1-RESPONSE TO COMMENTS	04.01.18
2	REV2 - RESPONSE TO COMMENTS	5.16.19
3	REV3 - RESPONSE TO COMMENTS	6.12.19
4		
5		
6		

DESIGNED	STB	01.18.18
DRAWN	STB	01.18.18
CHECKED	JRA	01.18.18
PROJECT NUMBER:		3815.00
SCALE:		AS NOTED

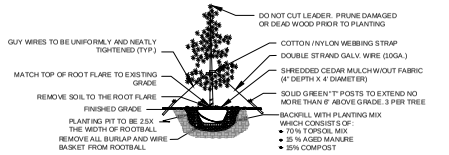
LS1

FIGURE 4



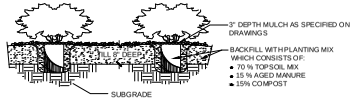
NOTES:
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

1 DECIDUOUS TREE
PLANTING DETAIL NTS



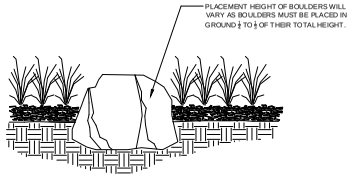
NOTES:
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL.

2 EVERGREEN TREE
NTS

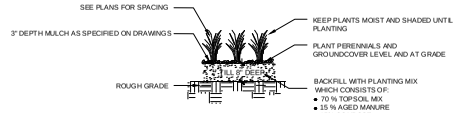


NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

3 SHRUBS
PLANTING DETAIL NTS

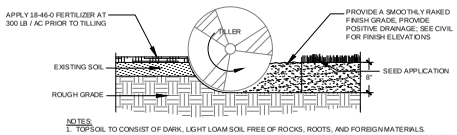


4 DECORATIVE LANDSCAPE BOULDERS
DETAIL NTS



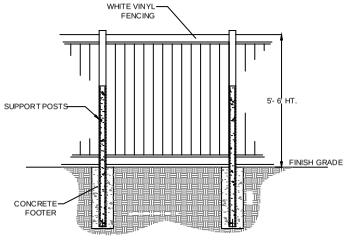
NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

5 PERENNIALS & GRASSES
PLANTING DETAIL NTS

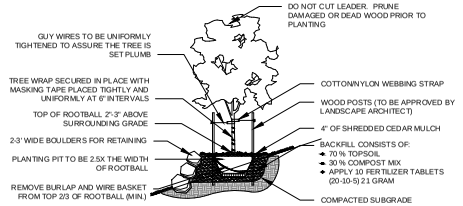


NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
4. FROZEN SOIL OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

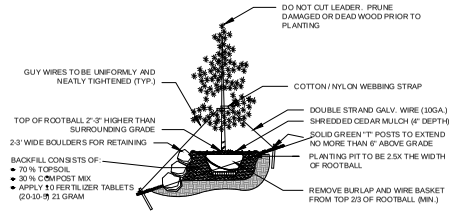
6 SOIL PREPARATION- ALL AREAS
PLANTING DETAIL NTS



7 5' & 6' HEAVY DUTY VINYL FENCING
FENCE DETAIL NTS



8 DECIDUOUS TREE - ON SLOPE
PLANTING DETAIL NTS



9 EVERGREEN TREE - ON SLOPE
PLANTING DETAIL NTS

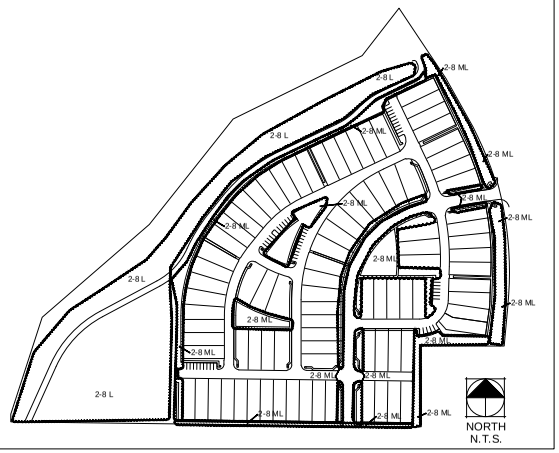
Schematic Landscape Diagram
To be submitted in conformance with Policy 311

Climate zone (from Figure 4 of Landscape Policy Manual) - **circle one:**

Foothills Foothills & Plains Plains

Plant Communities
-to be labeled by number(s) 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 (supplemental water)
-to be labeled by letter(s) 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)



City File Number: CPC PUD 19-00013

FIGURE 4

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

The Nook at Shiloh Mesa West
Preliminary Landscape Plan

Colorado Springs, CO

STAMP:

REV #	REVISIONS	DATE
1	REV 1-RESPONSE TO COMMENTS	04.01.18
2	REV 2 - RESPONSE TO COMMENTS	5.16.19
3	REV 3 - RESPONSE TO COMMENTS	6.12.19
4		
5		
6		

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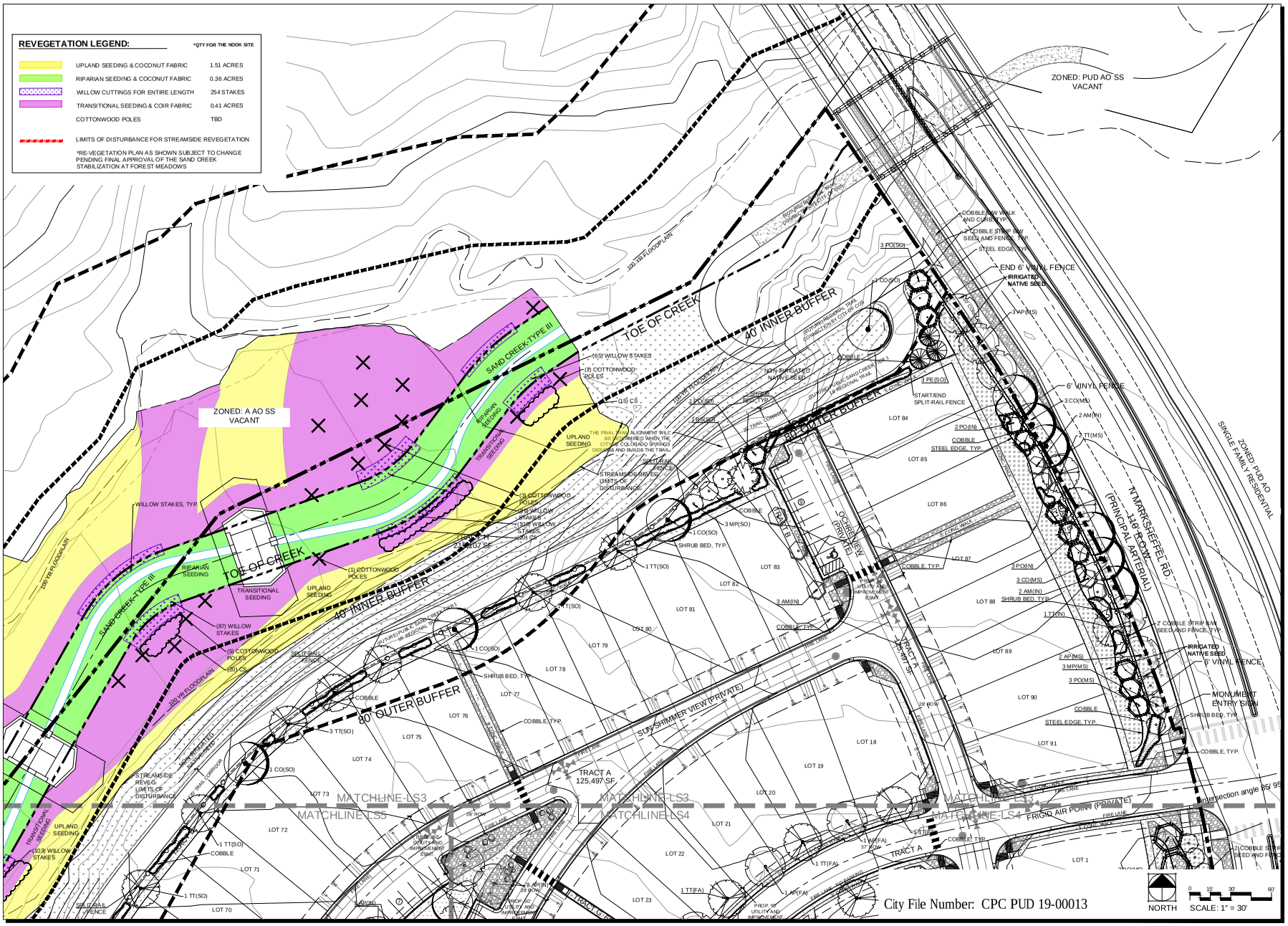
CHECKED	JRA	01.18.18
PROJECT NUMBER:	38.15.00	
SCALE:	AS NOTED	

LS2 9 OF 25



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5		
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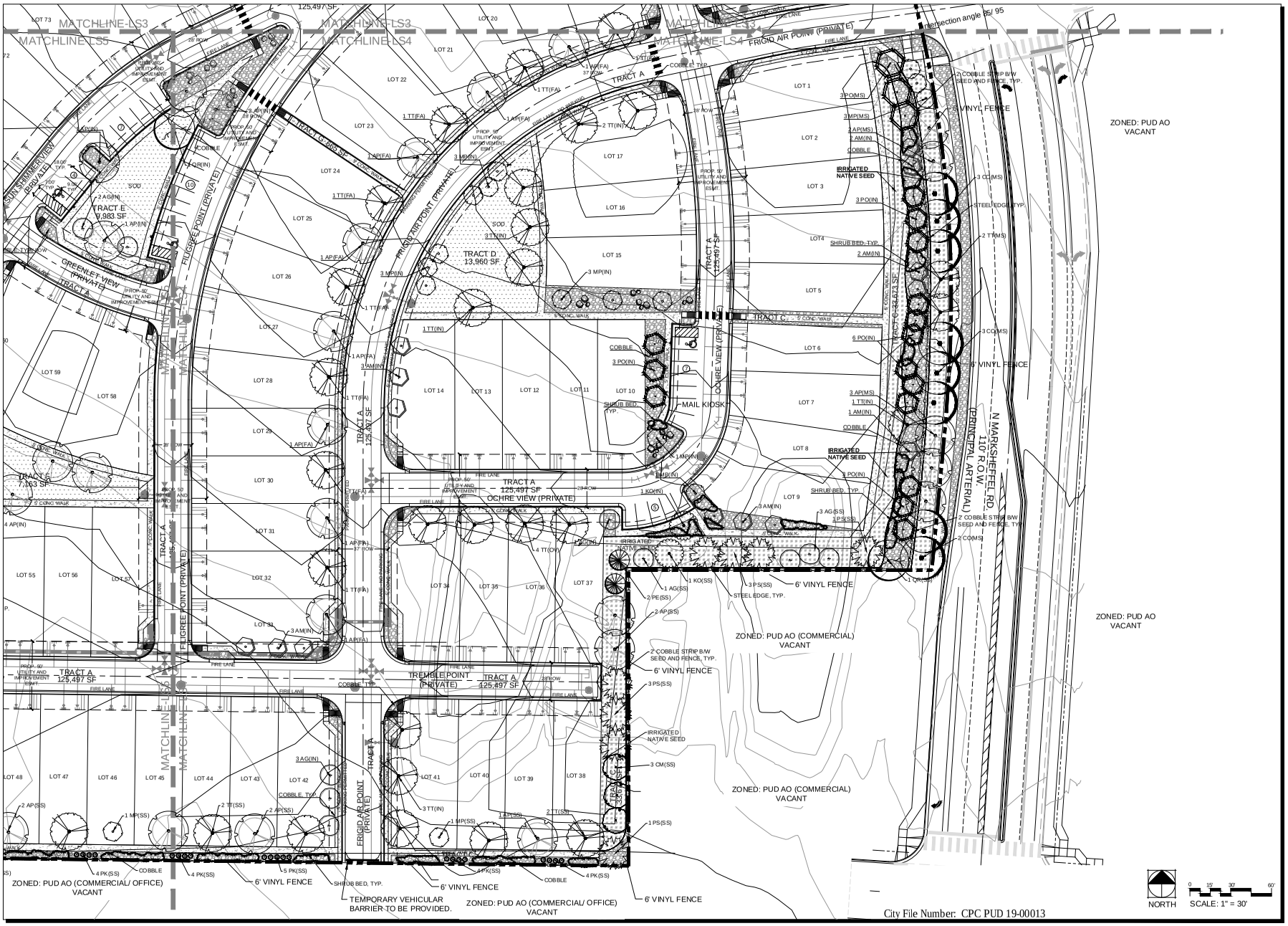
SCALE:		AS NOTED

LS3 10 OF 25



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The Nook at Shiloh Mesa West

Preliminary Landscape Plan

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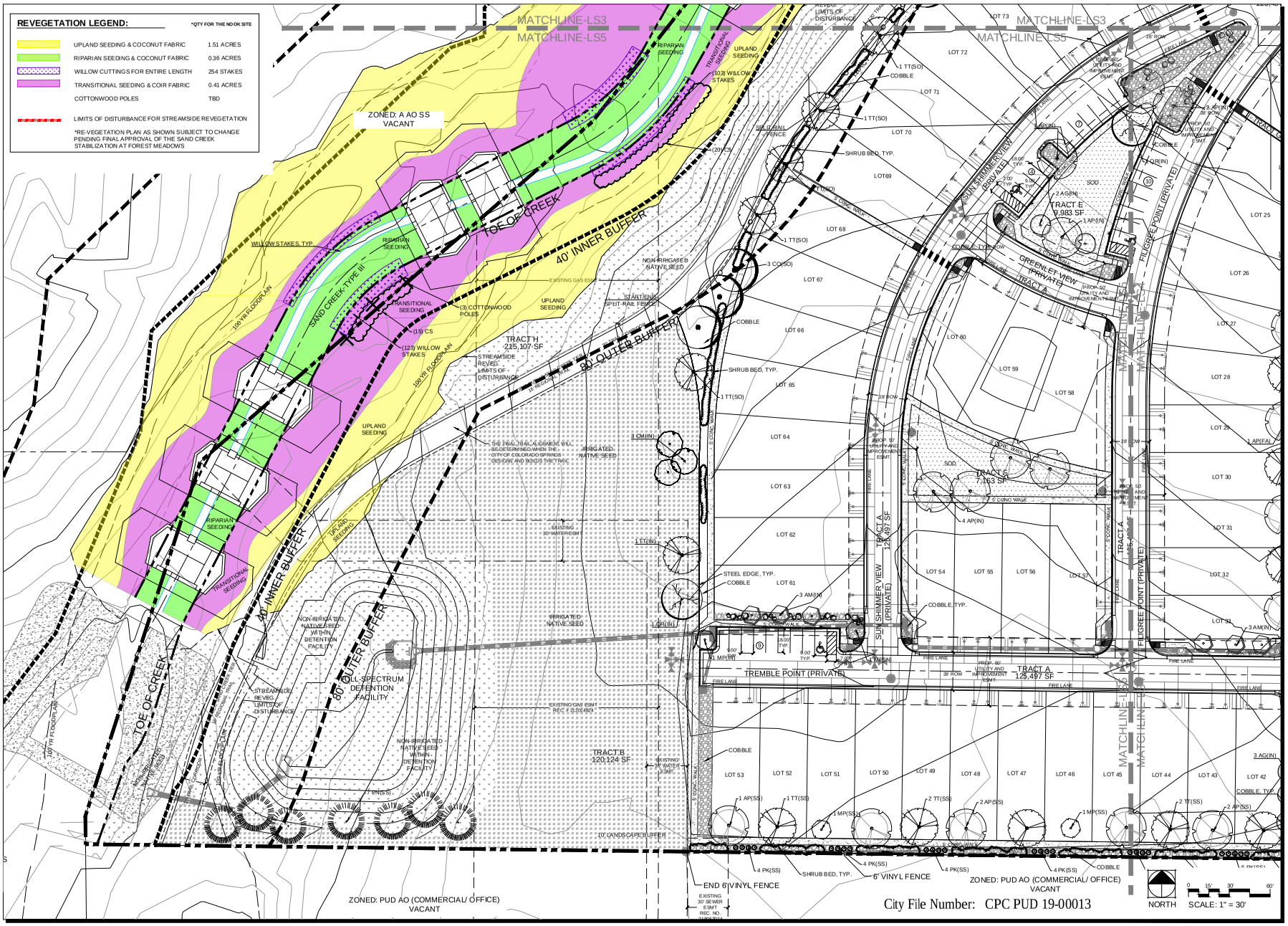
LS4



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The Nook at Shiloh Mesa West

Preliminary Landscape Plan

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LS5

STREAMSIDE NOTES:

1. THIS STREAMSIDE CONCEPT PLAN IS BEING COMPLETED FOR THE PORTION OF SAND CREEK, A TYPE 3 SIZED CREEK, WHICH IS LOCATED ALONG THE WESTERN EDGE OF THE SITE.
2. A BUFFER OF 120' FROM THE TOE OF CHANNEL SHALL BE PROVIDED ON THE EAST SIDE OF THE CREEK.
3. THE STREAM'S OUTER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 80' WIDE.
4. THE STREAM'S INNER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 40' WIDE.
5. NO IMPERVIOUS SURFACES SHALL BE PROVIDED WITHIN THE INNER BUFFER, EXCEPT FOR ANY PORTION OF THE PROPOSED PUBLIC REGIONAL TRAIL.
6. A MAXIMUM OF 10% IMPERVIOUS SURFACES SHALL BE PROVIDED WITHIN THE OUTER BUFFER UNLESS DETENTION FACILITIES ARE PROVIDED WHICH PERMITS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
7. NO OPAQUE FENCING SHALL BE PROVIDED ALONG THE CREEK'S EDGE.
8. IMPERVIOUS SURFACING CREATED BY THE REGIONAL TRAIL IS NOT REQUIRED TO BE INCLUDED AS PART OF THE IMPERVIOUS SURFACE CALCULATIONS.
9. THE REGIONAL TRAIL WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
10. THE FRONTS OF LOTS 67 - 79 ARE IMPACTED BY THE STREAMSIDE OVERLAY OUTER BUFFER. A MAXIMUM 25-PERCENT (25%) OF THE ENCUMBERED AREA WITHIN EACH LOT MAY BE IMPROVED WITH IMPERVIOUS SURFACES. SEE SHEET P.1 FOR DETAILS.
11. SEE SAND CREEK STABILIZATION AT FOREST MEADOWS (CITY FILE NO. _____) FOR DETAILS ON THE PROPOSED REVEGETATION OF SAND CREEK.
12. ANY LANDSCAPE PLANTING WITHIN TRACT H WILL BE OWNED AND MAINTAINED BY THE CITY OF COS.
13. THE MOST CURRENT RE-VEGETATION PLAN FOR SAND CREEK WILL BE PROVIDED AT THE TIME OF FINAL LANDSCAPE PLAN SUBMITTAL.
14. COTTONWOOD POLES, WILLOW CUTTINGS, AND SHRUBS WILL BE USED AS TREE SUBSTITUTES FOR THE STREAMSIDE OVERLAY PLANTING REQUIREMENTS. AT THE TIME OF FINAL LANDSCAPE PLAN SUBMITTAL, CITY STAFF WILL COORDINATE WITH APPLICANT REGARDING THE FINAL REQUIRED NUMBER OF EACH TO MEET THE TOTAL NUMBER OF STREAMSIDE BUFFER TREES.
   - 14.1. COTTONWOOD POLES: 3 COTTONWOOD POLES PER 1 TREE REQUIRED.
   - 14.2. WILLOW CUTTING or SHRUB: 10 WILLOW CUTTINGS or SHRUBS PER 1 TREE REQUIRED.

STREAMSIDE LEGEND:

- IMPERVIOUS SURFACE 9,095 SF (44,818 SF PERMITTED WITHIN OUTER BUFFER)
- TIER 1 REGIONAL TRAIL 24,077 SF (TRAILS PERMITTED WITHIN OUTER & INNER BUFFER)

STREAMSIDE OVERLAY DATA TABLE:

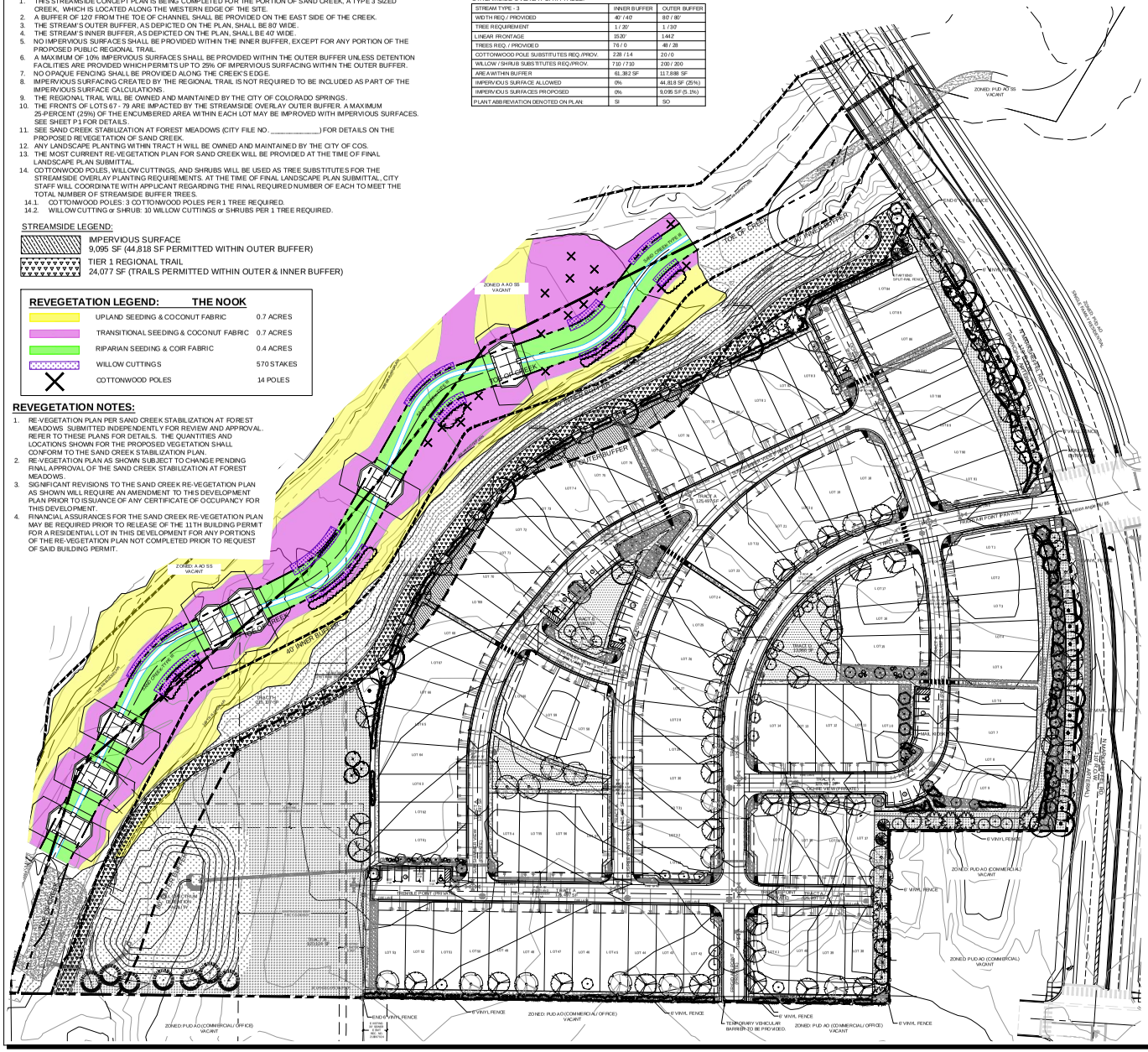
STREAM TYPE - 3	INNER BUFFER	OUTER BUFFER
WIDTH REQ / PROVIDED	40' / 40'	80' / 80'
TREE REQUIREMENT	1 / 30'	1 / 30'
LINEAR FRONTAGE	1530'	1443'
TREES REQ. / PROVIDED	76 / 0	48 / 28
COTTONWOOD POLE SUBSTITUTES REQ./PROV.	228 / 14	20 / 0
WILLOW / SHRUB SUBSTITUTES REQ/PROV.	710 / 710	200 / 200
AREA WITHIN BUFFER	61,362 SF	117,888 SF
IMPERVIOUS SURFACE ALLOWED	0%	44,818 SF (25%)
IMPERVIOUS SURFACES PROPOSED	0%	9,095 SF (5.1%)
PLANT ABBREVIATION DENOTED ON PLAN	SI	SO

REVEGETATION LEGEND: THE NOOK

	UPLAND SEEDING & COCONUT FABRIC	0.7 ACRES
	TRANSITIONAL SEEDING & COCONUT FABRIC	0.7 ACRES
	RIPARIAN SEEDING & COIR FABRIC	0.4 ACRES
	WILLOW CUTTINGS	570 STAKES
	COTTONWOOD POLES	14 POLES

REVEGETATION NOTES:

1. RE-VEGETATION PLAN PER SAND CREEK STABILIZATION AT FOREST MEADOWS SUBMITTED INDEPENDENTLY FOR REVIEW AND APPROVAL. REFER TO THESE PLANS FOR DETAILS. THE QUANTITIES AND LOCATIONS SHOWN FOR THE PROPOSED VEGETATION SHALL CONFORM TO THE SAND CREEK STABILIZATION PLAN.
2. RE-VEGETATION PLAN AS SHOWN SUBJECT TO CHANGE PENDING FINAL APPROVAL OF THE SAND CREEK STABILIZATION AT FOREST MEADOWS.
3. SIGNIFICANT REVISIONS TO THE SAND CREEK RE-VEGETATION PLAN AS SHOWN WILL REQUIRE AN AMENDMENT TO THIS DEVELOPMENT PLAN PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THIS DEVELOPMENT.
4. FINANCIAL ASSURANCES FOR THE SAND CREEK RE-VEGETATION PLAN MAY BE REQUIRED PRIOR TO RELEASE OF THE 11TH BUILDING PERMIT FOR A RESIDENTIAL LOT IN THIS DEVELOPMENT FOR ANY PORTIONS OF THE RE-VEGETATION PLAN NOT COMPLETED PRIOR TO REQUEST OF SAID BUILDING PERMIT.



STREAMSIDE OVERLAY CRITERIA:

1. GRADING AND LANDFORM
   HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE ORDINANCE AS WELL AS OTHER CITY GRADING REGULATIONS?
   LIMITED GRADING WILL OCCUR WITHIN THE STREAMSIDE OVERLAY. INNER BUFFER AS PART OF THE THE SAND CREEK CHANNEL IMPROVEMENTS. GRADING WILL OCCUR WITHIN THE OUTER BUFFER AS PART OF THE DEVELOPMENT CONSTRUCTION FOR LOTS, SIDEWALKS, ETC.
2. SITE DESIGN
   DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESS WAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS, OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?
   THERE ARE SIDEWALK/TRAIL CONNECTIONS TO THE STREAMSIDE AREA, AS WELL AS UNITS THAT ARE FRONT-FACING TO THE STREAM.
3. WILDLIFE HABITAT PRESERVATION
   HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?
   THERE IS CURRENTLY LITTLE TO NO VEGETATION ON THE SITE. LANDSCAPE IMPROVEMENTS IN THE STREAMSIDE OVERLAY WILL ENHANCE WILDLIFE HABITAT.
4. TRAILS AND RECREATION
   HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS OR OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?
   TRAIL IS PROPOSED FOR THE CREEK, SOUTH SIDE IS PROPOSED.
5. FLOODPLAIN
   HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?
   THE BUILDINGS FINISHED FLOOR IS LARGELY ELEVATED ABOVE THE 100 YEAR FLOODPLAIN PER A COMFIRLOMR PROCESS FOR THE SAND CREEK IMPROVEMENTS.
6. SIGNIFICANT NATURAL FEATURES
   HAVE ALL SIGNIFICANT NATURAL REATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?
   THE RIPARIAN SLOPES ALONG THE STREAM WILL REMAIN LARGELY UNDISTURBED DURING THIS DEVELOPMENT. GRADING WITHIN THE INNER BUFFER WILL BE DONE AS PART OF THE SAND CREEK CHANNEL IMPROVEMENTS.
7. COMPLEMENTARY PLANS
   DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN, OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY AND OF ANY APPROVED CITY ENGINEERING PROJECTS ANS HABITAT CONSERVATION PLANS?
   NOT APPLICABLE
8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES
   1. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY? *ALL DRAINAGE IS DIRECTED TOWARDS THE WATER QUALITY FEATURE TO ASSIST WITH CAPTURING ANY POLLUTANTS AND SEDIMENTS.*
   2. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY? *THE INNER BUFFER CONTAINED NO IMPERVIOUS SURFACES WHILE THE OUTER BUFFER DOES NOT EXCEED THE 25% LIMIT.*
   3. INCORPORATE ALL STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON-SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY? *A WATER QUALITY FACILITY IS LOCATED ON-SITE TO CAPTURE AND FILTRATE STORMWATER.*
   4. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM? *THE SAND CREEK STABILIZATION AT FOREST MEADOWS, WHICH WILL APPLY TO THIS SITE, ACCOUNTS FOR RIPARIAN VEGETATION ON BOTH SIDES OF THE STREAM.*
9. LANDSCAPE
   1. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES SET FORTH IN APPENDIX A OF THE LANDSCAPING POLICY MANUAL? *THE INNER AND OUTER BUFFER STANDARDS HAVE NOT BEEN MET. THE RE-VEGETATION PLAN PER SAND CREEK STABILIZATION AT FOREST MEADOWS IS BEING SUBMITTED INDEPENDENTLY FOR REVIEW AND APPROVAL. REFER TO THESE PLANS FOR DETAILS.*
   2. DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY LANDSCAPE CODE? *ALL LANDSCAPE CODES ARE MET IN THE PROPOSED PLAN UNLESS OTHERWISE NOTED.*
10. STREAM BANK STABILIZATION
    HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE EXCEEDING FIFTEEN PERCENT (15%) SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? *THE DISTURBANCE TO THE INNER BUFFER SLOPES ALONG THE STREAM IS LIMITED.* DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS? *SLOPE STABILIZING PLANTS ARE SPECIFIED FOR RIPARIAN AREAS.*
11. STREAM RECLAMATION
    HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY, AND RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITIONS.
    SAND CREEK CHANNEL IMPROVEMENTS ARE PLANNED FOR THE PORTION OF THE STREAM WITHIN THIS SITE.

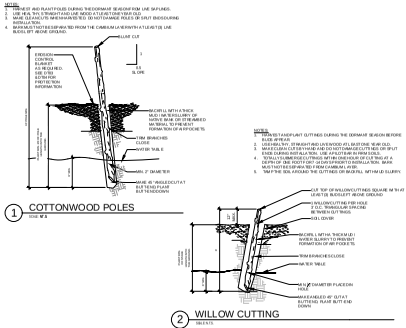


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FIGURE 4

Thomas+Thomas
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(719) 578-4777

The Nook at Shiloh Mesa West
Land Suitability Analysis
Colorado Springs, CO

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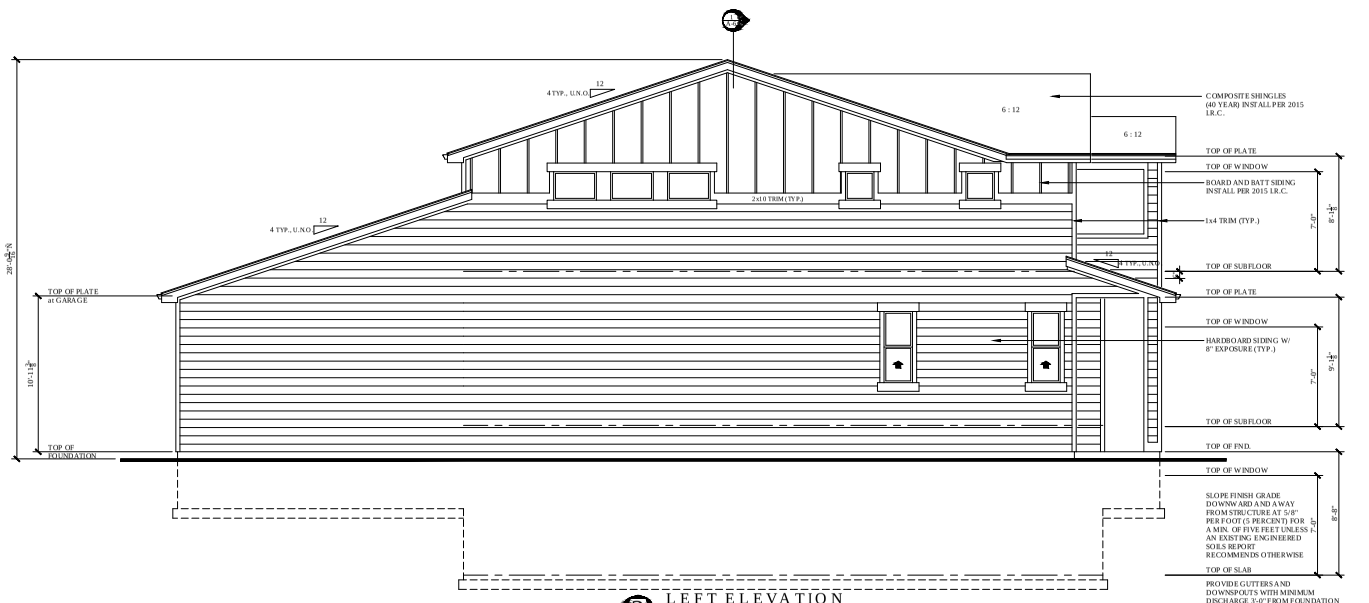
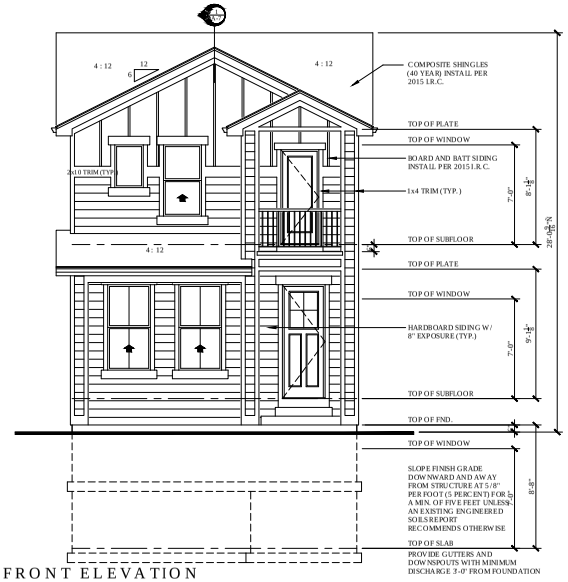
LSA1 13 OF 25



2 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS :
HARDBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN. OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30# FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR EQUAL). INSTALL VENEER PER 2015 I.R.C.

- WINDOW TRIM :
AT DOOR & WINDOWS AS SHOWN.

- EAVE AND RAKE MATERIALS :
EAVE DETAIL PER BUILDER WITH GUTTER OR RAKE WITH 1x4 TRIM.

- WINDOWS :
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- RAILINGS :
RAILING PER BUILDER. 36" HT. MIN. W/ 4" MAX. SPACS.

- ROOFING AND PITCH :
ROOFING TO BE (30 or 40 YEAR) COMPOSITE SHINGLE OVER 30# FELT INSTALL PER MFR. 5 : 12 PITCH, UNLESS NOTED OTHERWISE.

- ATTIC VENTILATION :
PROVIDE ROOF VENTS AND/OR DECORATIVE VENTS AS SHOWN TO PROVIDE ATTIC VENTILATION AS REQUIRED PER LOCAL CODE.

- REFER TO SECTIONS FOR ADDITIONAL INFORMATION.

CPC PUD 19-00013

FIGURE 4

THD
TIMBERLINE HOME DESIGNS, INC
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Jim Cassel Terri L. Cassel Charles L. Bryant

ELEVATIONS

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Office: (719) 382-9433 - www.aspenviewhomes.net

PLAN 1644SW-S

MASTER PLAN

STATE of COLORADO

plan no.

1644-S

designed by: C M B

drawn by: C M B

date: 09 / 04 / 18

revisions :

date	drawn by

sheet

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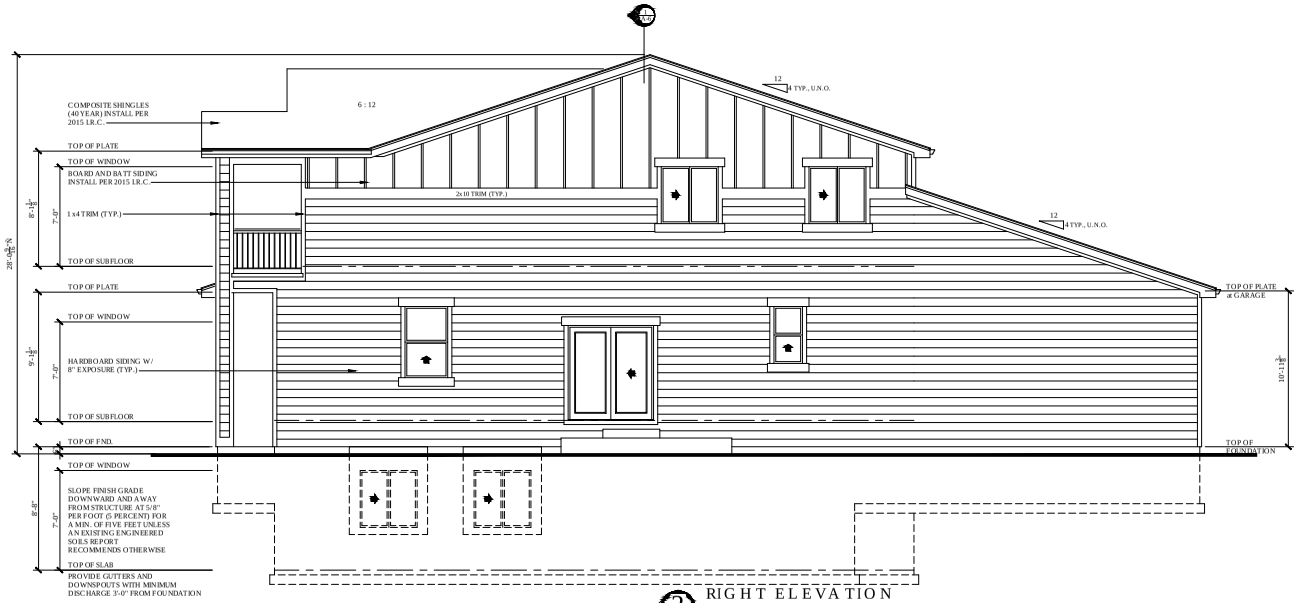

2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS:
HARDBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN. OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30# FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR EQUAL). INSTALL VENEER PER 2015 I.R.C.

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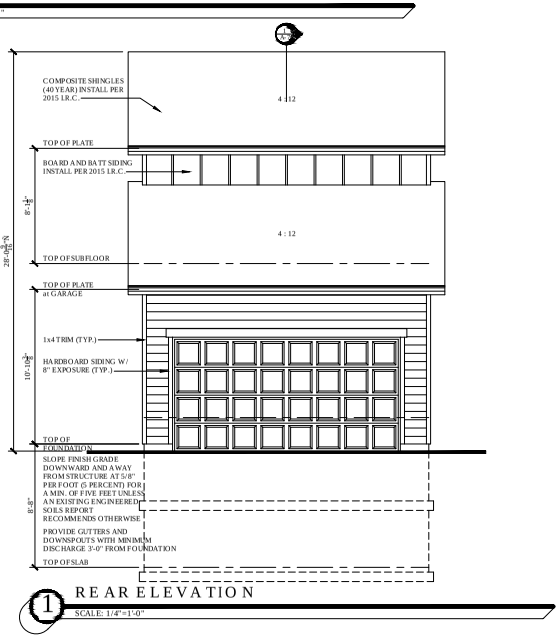

1 REAR ELEVATION

SCALE: 1/4"=1'-0"

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PLAN 1644SW-S

MASTER PLAN

STATE of COLORADO

plan no.

1644-S

designed by: C M B

drawn by: C M B

date: 09 / 04 / 18

revisions:

date	drawn by

sheet

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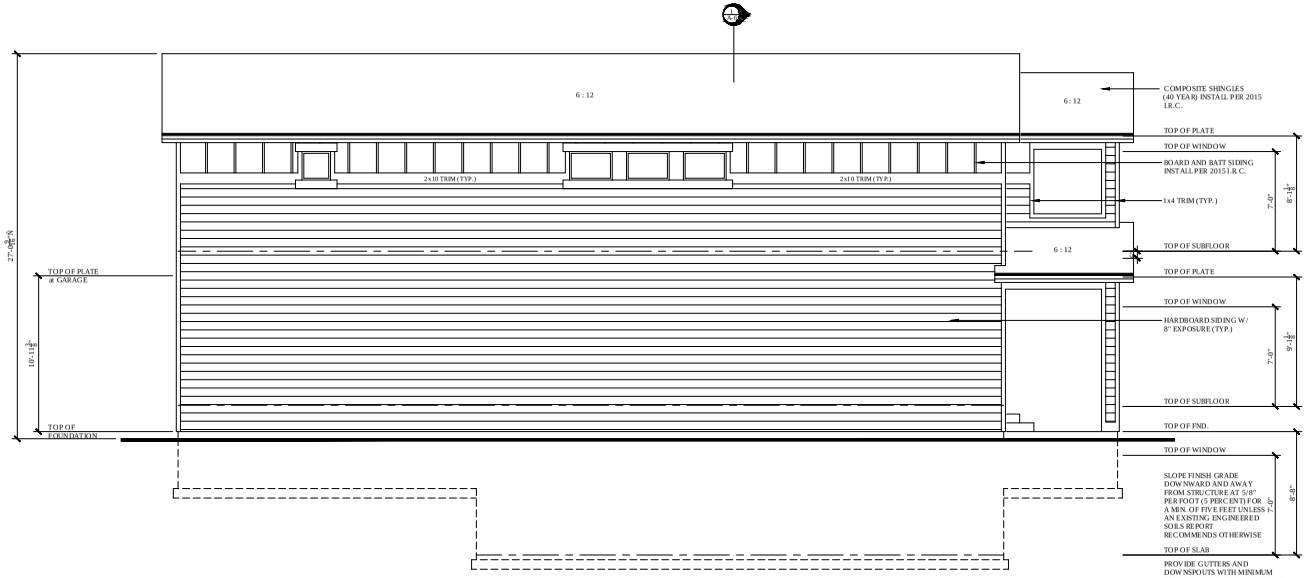
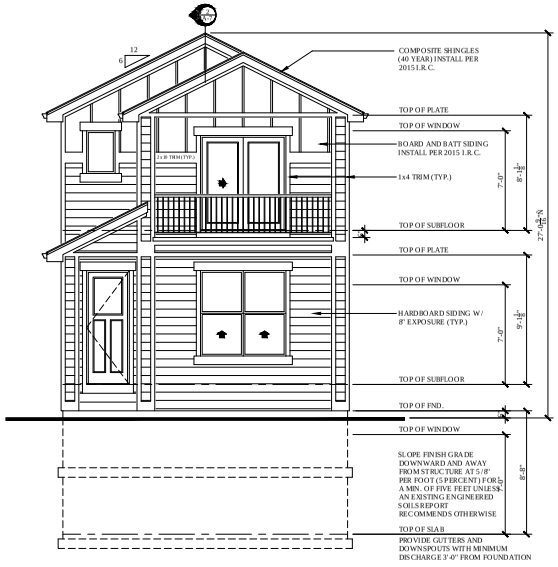
FIGURE 4



2 LEFT ELEVATION
SCALE: 1/4"=1'-0"



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Home | Floor | Elevations | Section

ELEVATIONS

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PLAN 1871SW-S
MASTERPLAN
STATE of COLORADO

plan no.
1871-S

designed by: CMB
drawn by: CMB
date: 09 / 04 / 18

revisions :

date	drawn by

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16 OF 25

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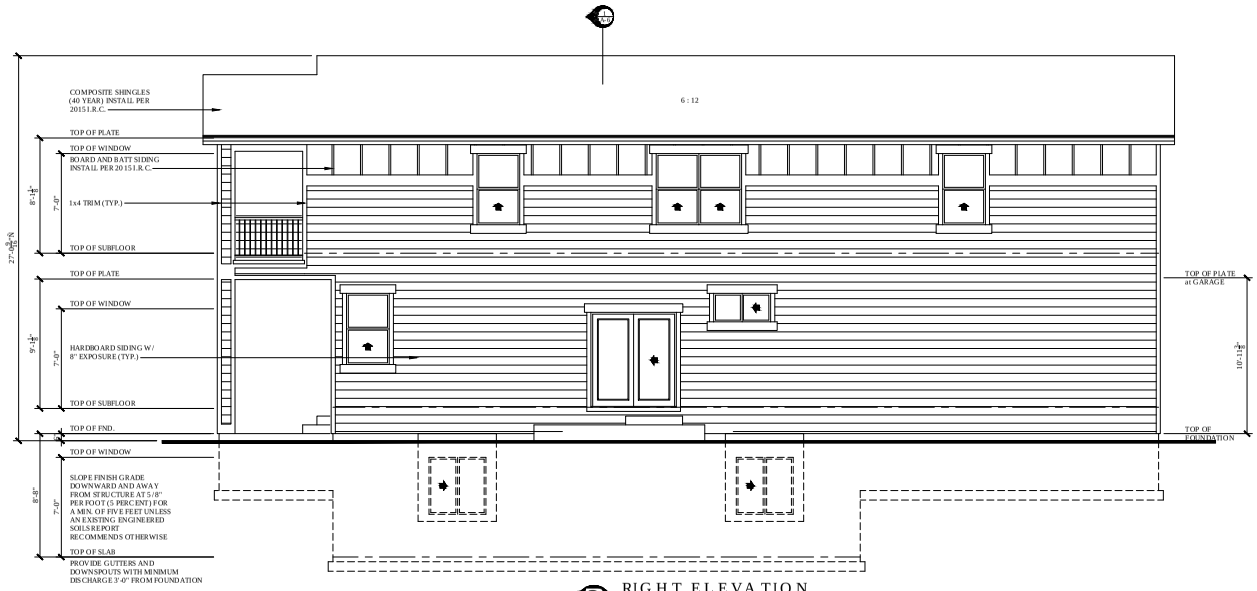
FIGURE 4



2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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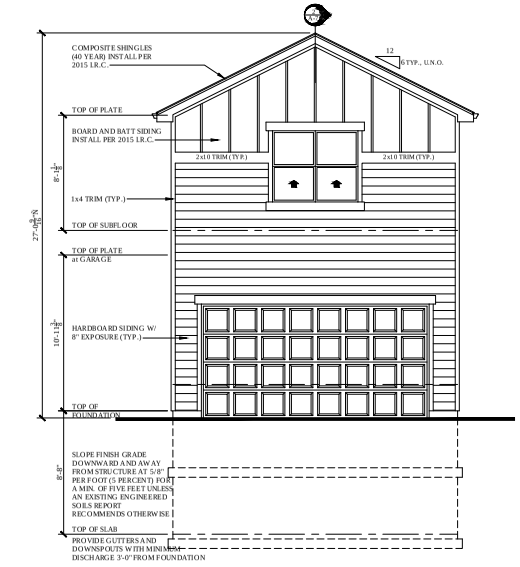

1 REAR ELEVATION

SCALE: 1/4"=1'-0"

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Jim Cassel Home | Cy Cyr Home

ELEVATIONS

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PLAN 1871 SW-S

MASTERPLAN

STATE of COLORADO

plan no.

1871-S

designed by: C M B

drawn by: C M B

date: 09 / 04 / 18

revisions :

date	drawn by

sheet

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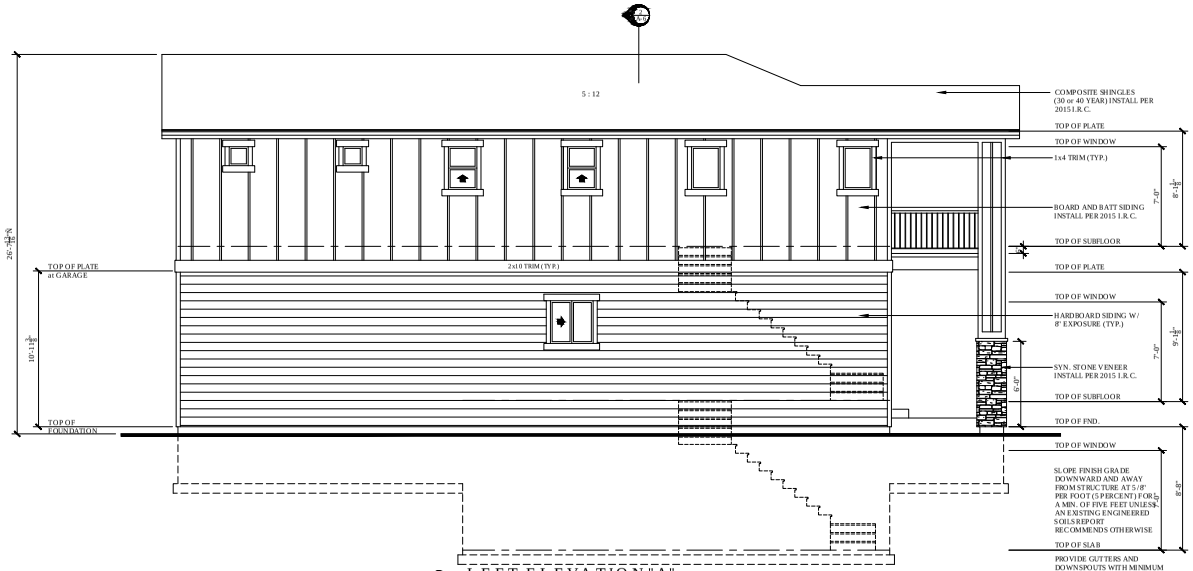
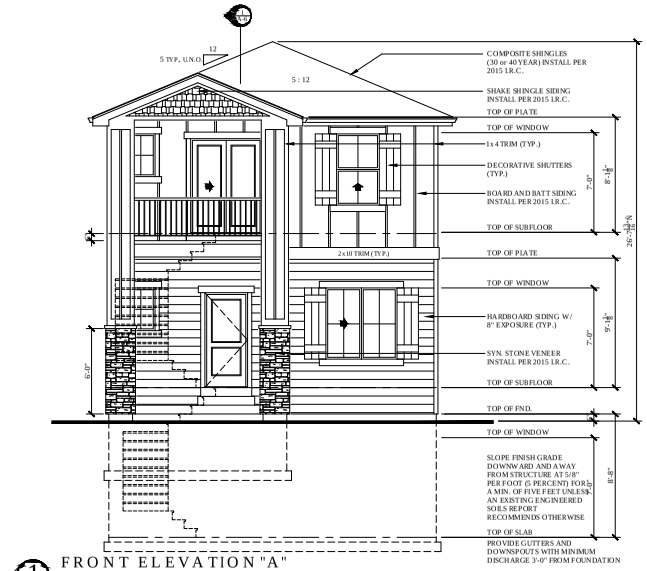


2 LEFT ELEVATION "A"

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION "A"

SCALE: 1/4"=1'-0"

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P.O. Box 903
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Aspen View Homes - Lot Type 1 Series

ELEVATION "A"

ASPEN VIEW HOMES, LLC.

555 Middle Creek Pkwy - SUITE 380 - Colo. Spgs., Colorado 80921
Office - (719) 382-9433 - www.aspenviewhomes.net

PLAN 1727.1 S W-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1727.1-S

designed by: C M B

drawn by: C M B

date: 07 / 12 / 18

revisions :

date	drawn by

sheet

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FIGURE 4

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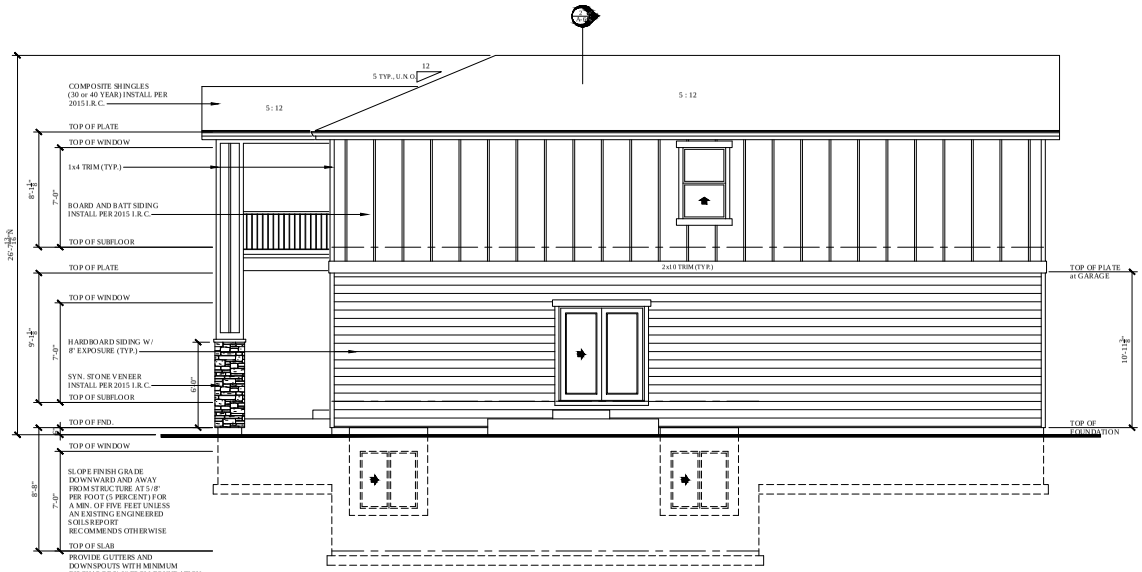
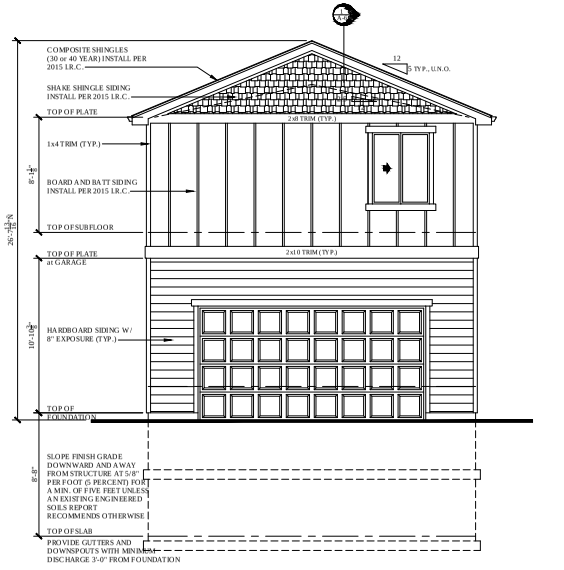


2 RIGHT ELEVATION "A"
SCALE: 1/4"=1'-0"



1 REAR ELEVATION "A"
SCALE: 1/4"=1'-0"

CPC PUD 19-00013

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Architect Home | Lot Plan | Section

ELEVATIONS "A"

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PLAN 1727.1 SW-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1727.1-S

designed by: CMB

drawn by: CMB

date: 07 / 12 / 18

revisions :

date	drawn by

sheet

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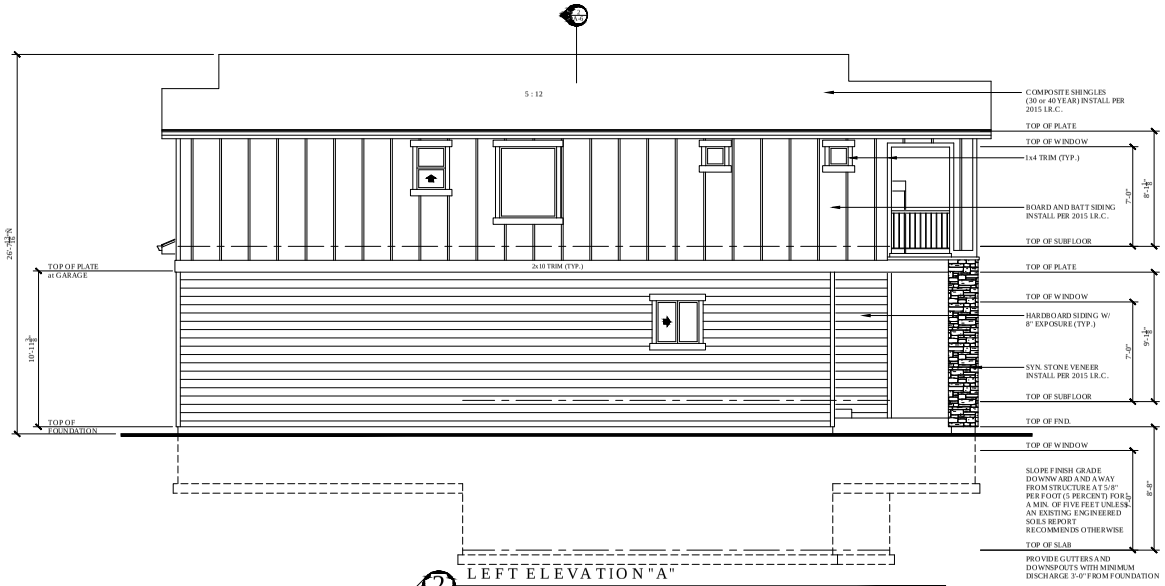
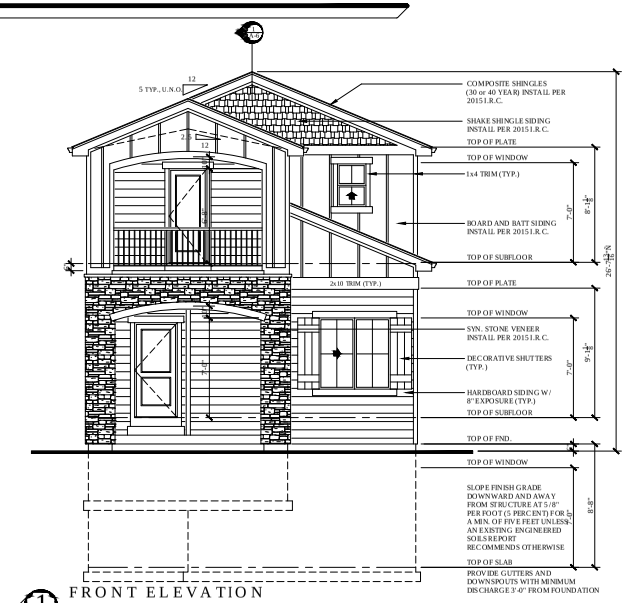


2 LEFT ELEVATION "A"

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

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Architect | Interior Designer | Consultant

ELEVATION "A"

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PLAN 1730.1 S W-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1730.1-S

designed by: C M B

drawn by: C M B

date: 07 / 19 / 18

revisions :

date	drawn by

sheet

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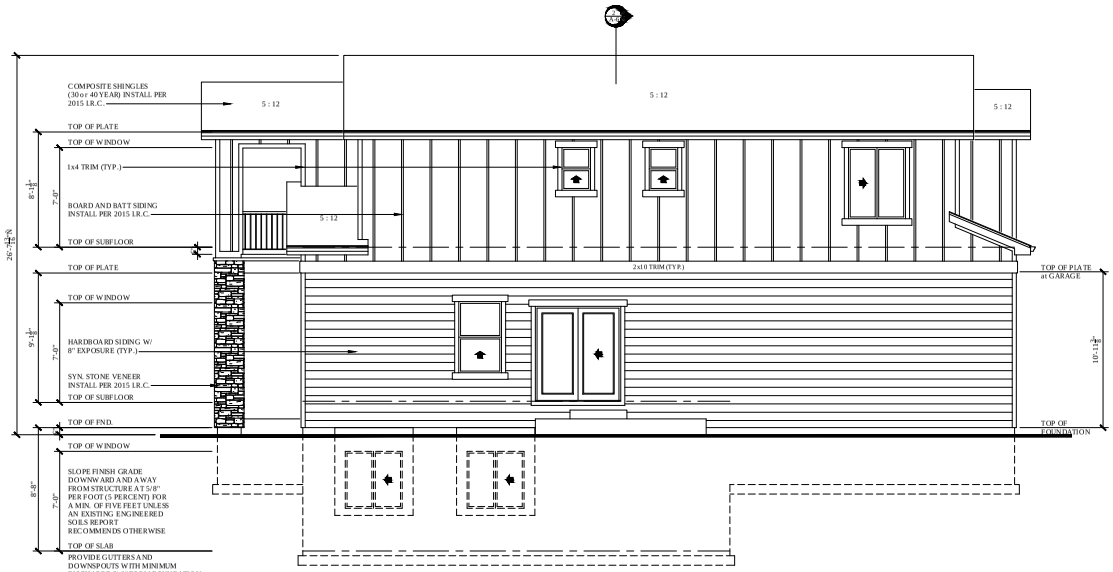
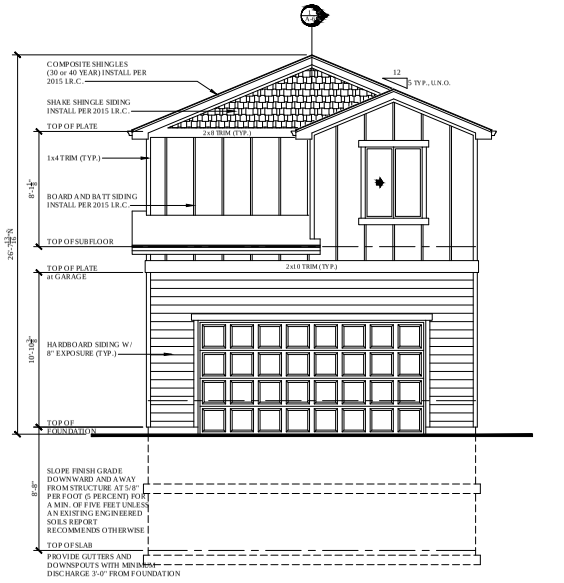


2 RIGHT ELEVATION "A"
SCALE: 1/4"=1'-0"



1 REAR ELEVATION "A"
SCALE: 1/4"=1'-0"

CPC PUD 19-00013

THD
TIMBERLINE
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ELEVATIONS "A"

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PLAN 1730.1 SW-S

MASTERPLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1730.1-S

designed

by: CMB

drawn by: CMB

date: 07 / 19 / 18

revisions :

date	drawn by

sheet

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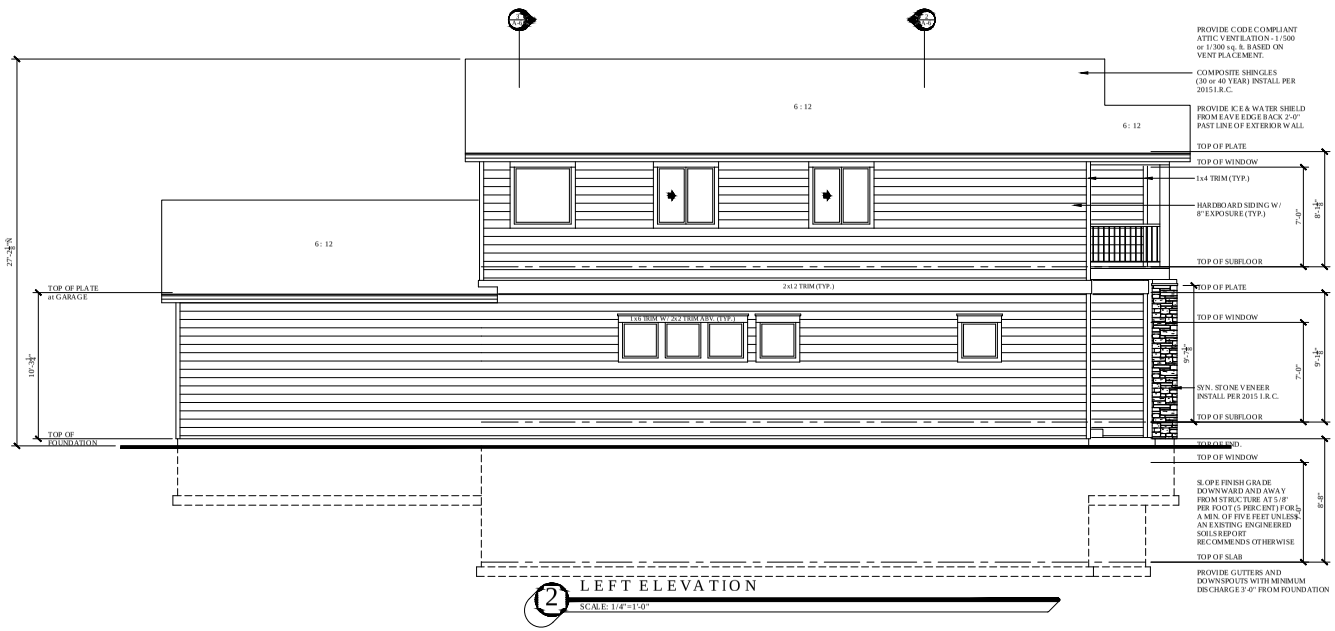
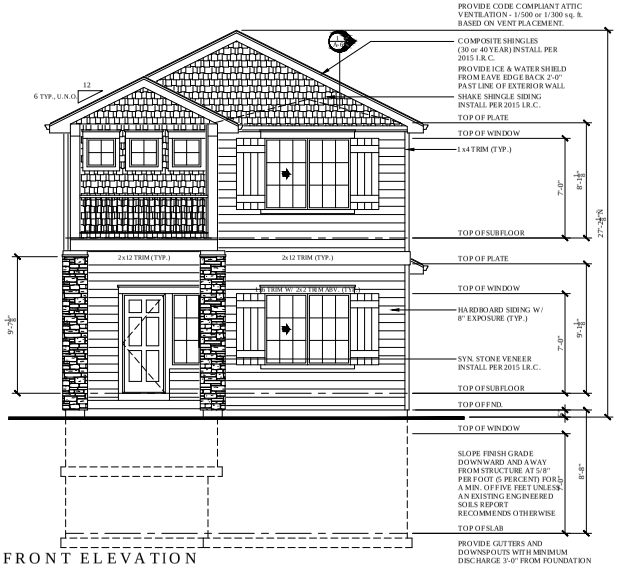


2 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

CPC PUD 19-00013

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS :
HARDIBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN. OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30# FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR EQUAL). INSTALL VENEER PER 2015 I.R.C..

- WINDOW TRIM :
AT DOOR & WINDOWS AS SHOWN.

- EAVE AND RAKE MATERIALS :
EAVE DETAIL PER BUILDER WITH GUTTER OR RAKE WITH 1x4 TRIM.

- WINDOWS :
VINYL GLASS UNITS OR APPROVED EQUALS. PER BUILDER. [REFER TO PLANS AND WINDOW MFR. SPEC. FOR TEMPER GLASS LOCATIONS].

- RAILINGS :
RAILING PER BUILDER. 36" HT. MIN. W/ 4" MAX. SPACS.

- ROOFING AND PITCH :
ROOFING TO BE (30 or 40 YEAR) COMPOSITE SHINGLE OVER 30# FELT INSTALL PER MFR. 5 : 12 PITCH, UNLESS NOTED OTHERWISE.

- ATTIC VENTILATION :
PROVIDE ROOF VENTS AND/OR DECORATIVE VENTS AS SHOWN TO PROVIDE ATTIC VENTILATION AS REQUIRED PER LOCAL CODE.

- REFER TO SECTIONS FOR ADDITIONAL INFORMATION.

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PLAN 1986.1 SW-S

MASTERPLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1986.1-S

designed by: CMB

drawn by: CMB

date: 08 / 23 / 18

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date	drawn by

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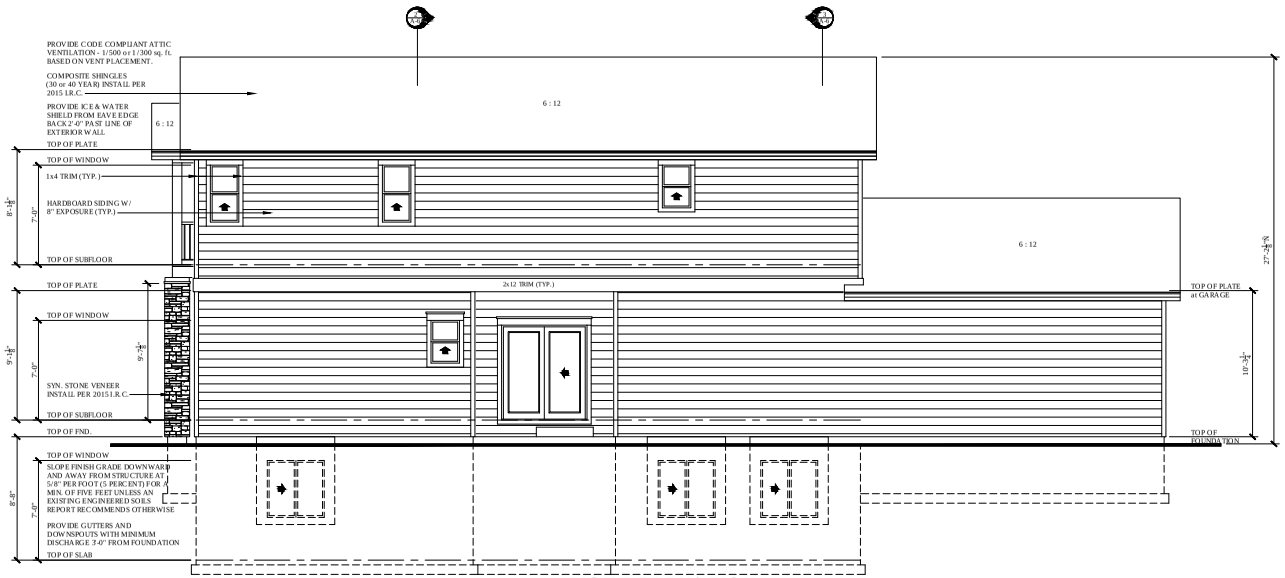
FIGURE 4



2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS :
HARDBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN. OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30A FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR EQUAL). INSTALL VENEER PER 2015 I.R.C.

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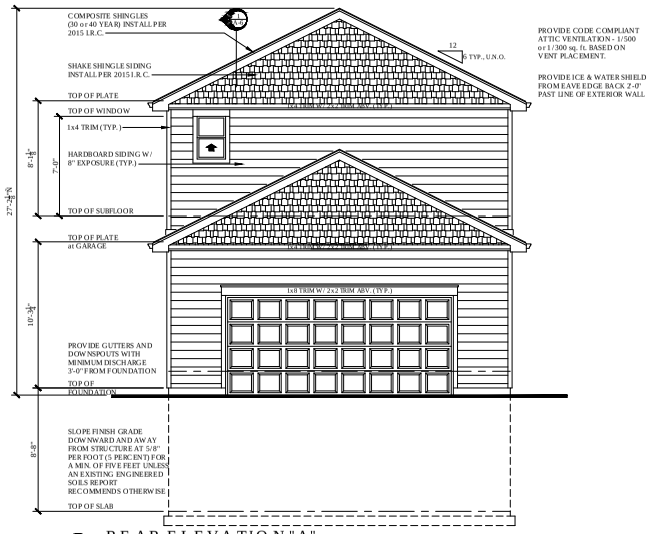

1 REAR ELEVATION "A"

SCALE: 1/4"=1'-0"

CPC PUD 19-00013

FIGURE 4

THD TIMBERLINE HOME DESIGNS, INC
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PLAN 1986.1 S W-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

1986.1-S

designed by: C M B

drawn by: C M B

date: 08 / 23 / 18

revisions :

date	drawn by

sheet

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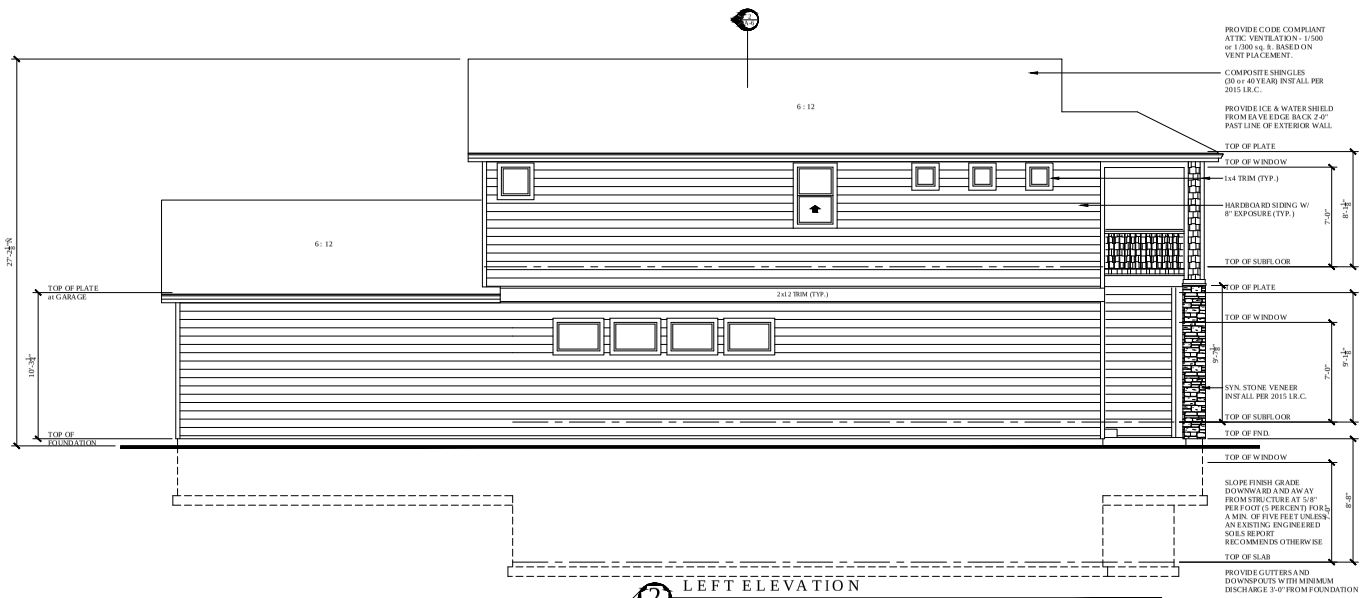
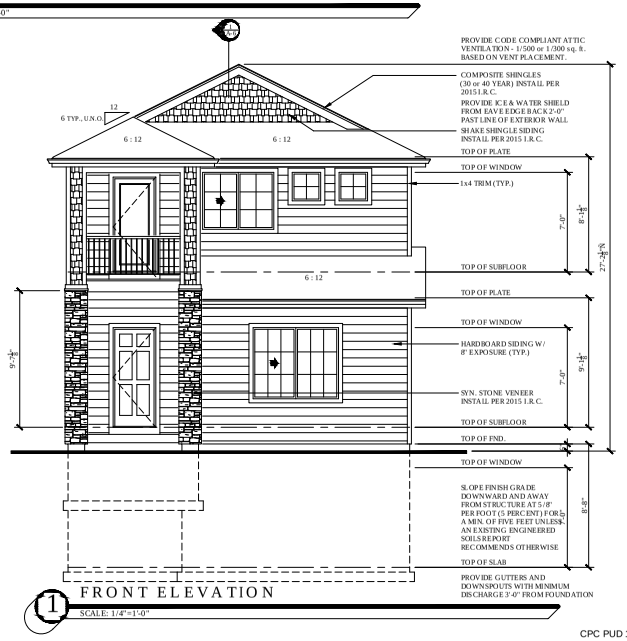


2 LEFT ELEVATION

SCALE: 1/4"=1'-0"



1 FRONT ELEVATION

SCALE: 1/4"=1'-0"

TYPICAL ELEVATION NOTES:

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FIGURE 4

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PLAN 2043 SW-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.
2043-S

designed by: CMB
drawn by: CMB
date: 08 / 23 / 18

revisions :

date	drawn by

sheet
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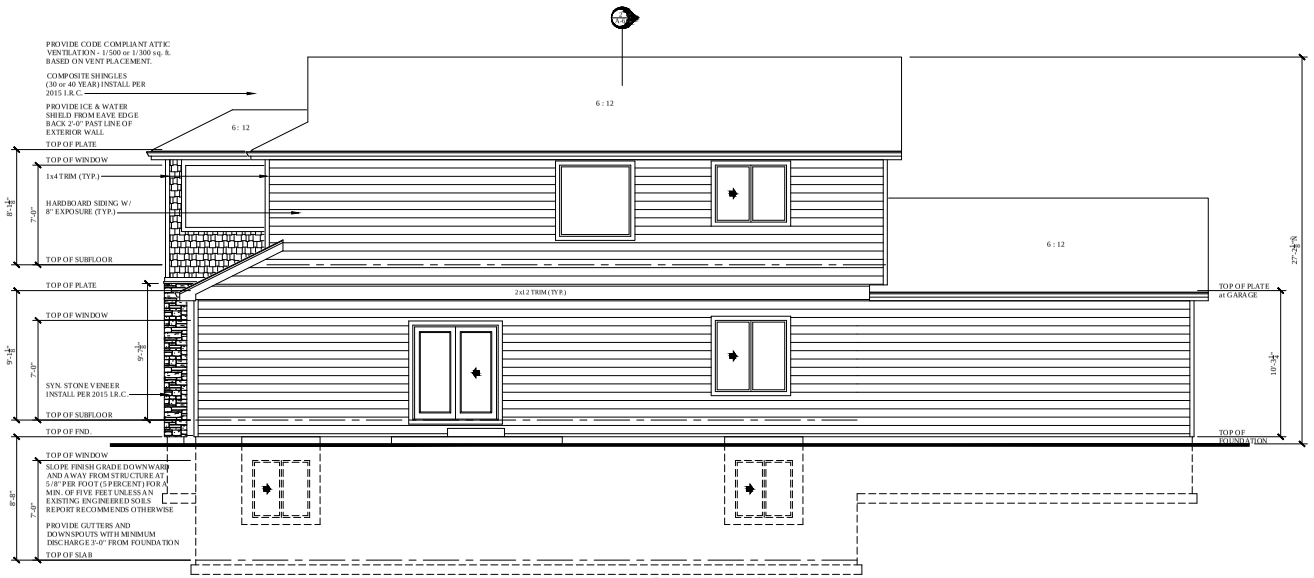

2 RIGHT ELEVATION

SCALE: 1/4"=1'-0"

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS :
HARDBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN. OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30A FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR EQUAL). INSTALL VENEER PER 2015 I.R.C..

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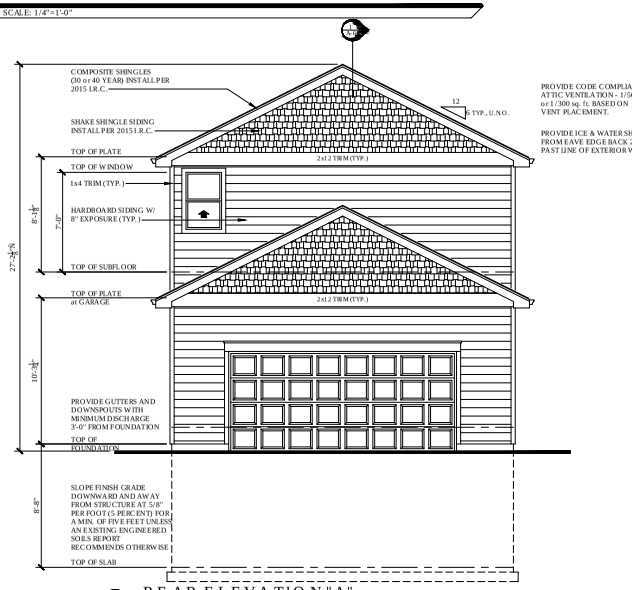

1 REAR ELEVATION "A"

SCALE: 1/4"=1'-0"

CPC PUD 19-00013

FIGURE 4

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PLAN 2043SW-S

MASTER PLAN

COUNTY of EL PASO, STATE of COLORADO

plan no.

2043-S

designed by: CMB

drawn by: CMB

date: 08/23/18

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