

Owner:
Stetson Ridge Homes
9475 Briar Village Point # 125
Colorado Springs, CO 80920
645-8970

Legal Description:
Lot 2 Templeton Heights Subdivision Filing No. 7, in the City of Colorado Springs, El Paso County, Colorado, according to the plat thereof recorded under Reception No. 205121669 of the records of said County, and containing 0.80 acres.

Title Information was provided by the client as follows:
Title Company: American Title Insurance Company
Warranty: W2S-590450-CO
Effective date: February 1, 2013
This survey does not constitute a title search or opinion.

Current Platted Address: 5506 Stetson Hills Boulevard
Master Plan: Templeton Heights Master Plan, City File No. CPC MPA 99-43
Land Use Classification: Community Commercial

Existing Zone: DC / cr / AD, Ordinance no. 87-117, 7-28-87 for the west half.
PBE-2 / cr / AD, Ordinance no. 87-118, 7-28-87 for the east half.

Proposed Zone: PUD / AD

Setbacks per building, as shown on the Development Plan, sheet 2

Assessors Parcel No. 63130-01-056

Floodplain Statement:
This site is not within the limits of the 100-year floodplain per FEMA Map Panel No. 0804100536F, dated March 17, 1997.

Geologic hazard study disclosure statement:
This plan is subject to the findings and conclusions of a geologic hazard exemption prepared by CTL Thompson dated 8-26-02. A copy of said report has been placed within file: AR FP 03-405, Templeton Heights Filing No. 7 of the City of Colorado Springs - Development Services Division. Contact Development Services Division, 30 South Nevada Avenue, suite 102, Colorado Springs, CO if you would like to review said report.

Proposed Uses: Multifamily residential townhome units

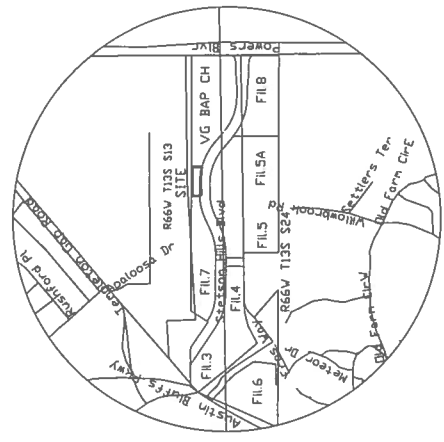
Proposed development table: Spring 2017

Site Data:
Overall area: 34,534 SF = 100%
Asphalt: 14,634 SF = 43%
Concrete: 11,340 SF = 33%
Buildings: 11,340 SF = 33%
of units = 4 per x 3 buildings = 12
Max height = 28'
Density 15 DU's / acre

Parking requirements:
2 spots / unit = 12 spots required, 12 spots provided via 2-car garage per unit
6, 2 bedroom units @ 17 spots / unit = 11 spots required, 12 spots provided via 2-car garage per unit
Visitor / guest spots provided with handicapped parking on the west side of the site, as shown

Site notes:
1. Base of this plan is a Major Amendment to the Templeton Heights Subdivision Filing No. 7 DP, City File No. AR DP 04-697-41(06), approved 1-26-07. Said development plan has expired.
2. DWY Lot 2 of Templeton Heights Subdivision Filing No. 7 is subject to the provisions of the development plan.
3. Trash: Pick up to be provided by the HDA for individual lots. No dumpsters are to be provided.
4. All parking and driveway areas are to be paved to meet H-20 load specs.
5. All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will need all applicable City and ADA requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 3' wide, and have a slope of no more than 8%. Access aisles may not exceed 2% slope in any direction.
6. Grading for the site will conform to the attached Preliminary Grading Plan.
7. Lighting is wall mounted on individual units. Solid light standards are to be shielded so as to contain the illumination on site. The fixture shall be a full cutoff design with no sag lenses permitted.
8. Signage is not approved with this plan. Contact City Zoning at 385-5086 for a separate sign application.
9. Common access and parking agreements shall be provided for the benefit of all lot owners and users.
10. All utility mains shown are existing as of date of submittal. Sewer approved 6-23-05, Project #: 2005-S013, Water approved 6-30-05, Work Order #: 2005-V028.
11. Wastewater Master Facilities report, Templeton Heights Subdivision Filing No. 7, City approved 4-15-05.
12. All traffic signage to comply with MUTCD standards. A Stop Sign is required at each end of Prominence Point at Templeton Drive.
13. All traffic signage to be placed on the west side of Templeton Drive.
14. Stetson Ridge Townhomes Filing No. 4 is subject to the declaration of covenants, conditions and restrictions of Stetson Ridge Townhomes which is recorded at Reception No. 206080892 of the real property records of El Paso County, Colorado. Tract A is dedicated as a public utility, drainage and private access and egress easement. Tract B is dedicated as an open space tract. Both tracts are to be owned and maintained by the Stetson Ridge Townhome Owners Association, Inc., pursuant to the recorded declaration.
15. The Design Professional responsible for this plan has familiarized themselves with all current ADA criteria and specifications and the proposed plan reflects required site elements. See 2010 ADA Standards for Accessible Design, as published by the Department of Justice (DOJ).

Notice: this property may be impacted by noise caused by aircraft operating in and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof. Aviation easement recorded in book 5394 at page 1431.
Site drainage:
Drainage will conform to the City approved drainage letter for Filing No. 7. Private drainage facilities are maintained by the HDA. Public drainage facilities are maintained by the City.
Units of measurement: US Survey Feet



VICINITY MAP
1"=1000'

Page / Description

1. Cover / note page
2. Development plan with details
3. Landscape cover
4. Exterior elevations A-4
5. Preliminary utility plan
6. Grading and erosion control plan
7. Landscape cover
8. Overall landscape plan
9. Landscape details
10. Landscape notes
11. Landscape details

PREPARED BY THE OFFICE OF:
OLIVER E. WATTS PE-LS
CONSULTING ENGINEER
15475 W. WYOMING ST.
COLORADO SPRINGS, CO 80907
(719) 593-0173
oliewatts@aol.com
Celebrating over 38 years in business

<p>OWNER: OLIVER E. WATTS DATE: 8-25-15 PROJECT NO.: 15-4754-06 SUBJECT: PUD DEVELOPMENT PLAN</p>	<p>REVISIONS</p> <table border="1"> <tr> <td>3-28-17 CITY REVIEW COMMENTS</td> <td>DEW</td> </tr> <tr> <td>4-12-17 CITY REVIEW COMMENTS</td> <td>DMS</td> </tr> </table>	3-28-17 CITY REVIEW COMMENTS	DEW	4-12-17 CITY REVIEW COMMENTS	DMS	<p>PROJECT: STETSON RIDGE TOWNHOMES FILING NO. 4 COLORADO SPRINGS</p>	<p>DATE: 8-25-15 PROJECT NO.: 15-4754-06 SUBJECT: PUD DEVELOPMENT PLAN</p>	<p>PREPARED BY THE OFFICE OF: OLIVER E. WATTS PE-LS CONSULTING ENGINEER 15475 W. WYOMING ST. COLORADO SPRINGS, CO 80907 (719) 593-0173 oliewatts@aol.com Celebrating over 38 years in business</p>
3-28-17 CITY REVIEW COMMENTS	DEW							
4-12-17 CITY REVIEW COMMENTS	DMS							

Figure 4 - PUD Development Plan

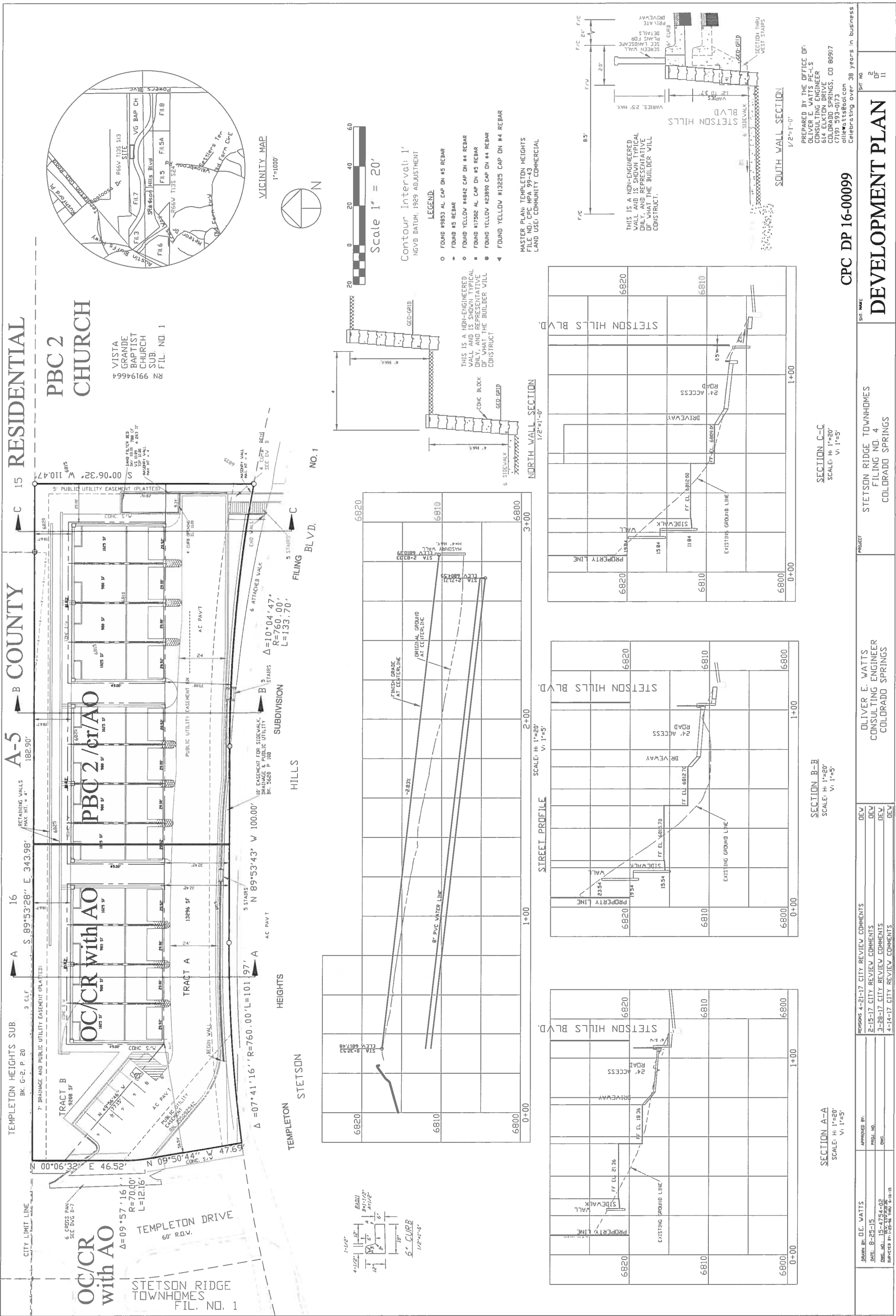


Figure 4 - PUD Development Plan

DRAWN BY: DE. WATTS DATE: 8-25-15 DES. NO.: 15-4754-02 SUPPLIER BY: 15-24-15	APPROVED BY: PROD. NO.: DWG.:	PROPOSAL 4-21-17 CITY REVIEW COMMENTS 2-15-17 CITY REVIEW COMMENTS 3-28-17 CITY REVIEW COMMENTS 4-14-17 CITY REVIEW COMMENTS	DEV DEV DEV DEV	DEV. E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT STETSON RIDGE TOWNHOMES FILING NO. 4 COLORADO SPRINGS	SHEET NAME DEVELOPMENT PLAN	SHEET NO. 02 OF 11	PREPARED BY THE OFFICE OF: OLIVER E. WATTS PE-LS CONSULTING ENGINEER 614 ELKTON DRIVE COLORADO SPRINGS, CO 80907 PHONE: 719.575.0000 oewatts@aol.com Celebrating over 38 years in business	CPC DP 16-00099
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PAUL J. ANDERSON
STATE OF COLORADO
LICENSED ARCHITECT
401748

Godden|Sudik
ARCHITECTS

STETSON RIDGE TOWNHOMES
Century Communities
3800 E. Crescent Parkway
Crestwood Village, CO 80111
Phone: 303-770-8300
Fax: 303-770-8307

CONSTRUCTION DOCUMENTS
DRAWN BY: GSA
CHECKED BY: PB
ISSUE DATE: 07-10-2013

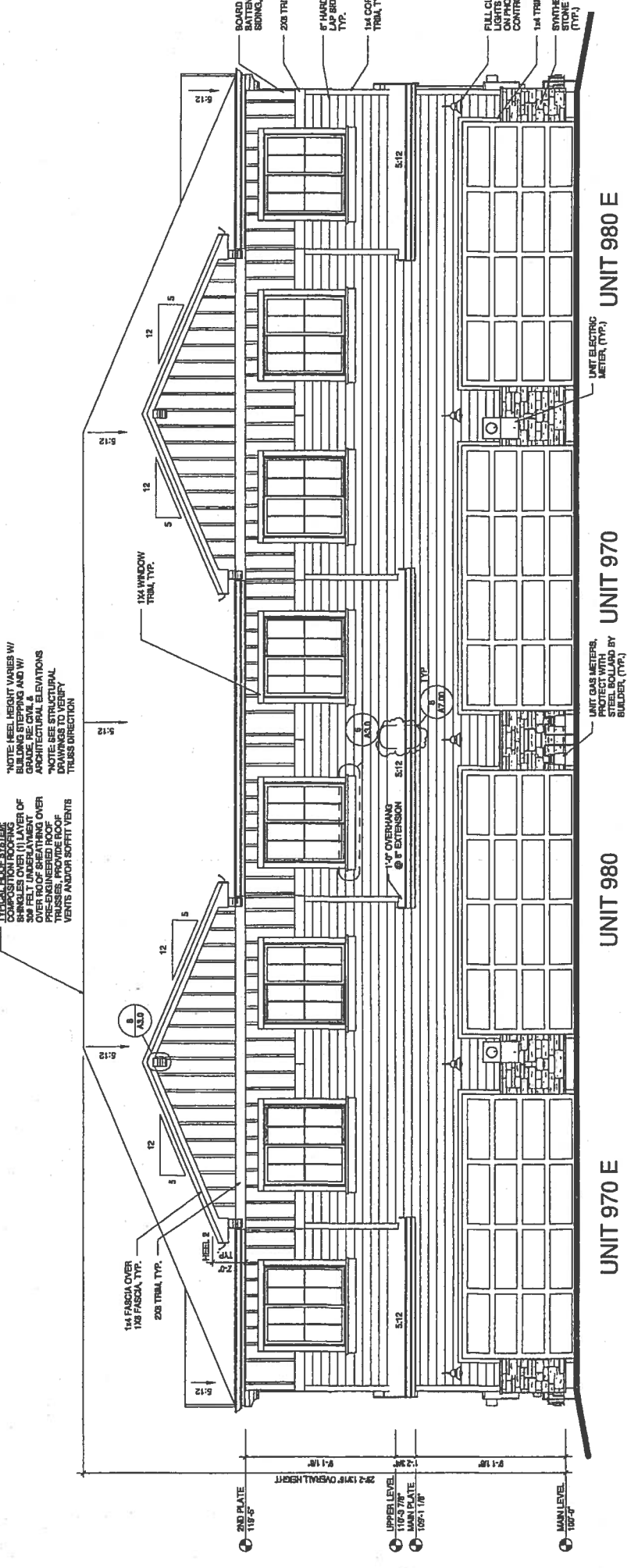
REVISIONS	DATE	DESCRIPTION
01	08-20-2013	
03	01-29-2014	

REAR & RIGHT ELEVATIONS

A3.1

ELEVATION NOTES

- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
- REFER TO BUILDING SECTION FOR ADDITIONAL WALL CONSTRUCTION, PARTITIONING, AND FINISHES.
- UNIT GAS METER SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. REFER TO CIVIL DRAWINGS FOR LOCATION OF AND CONNECTIONS TO THE TYPICAL GAS METER.
- TYPICAL WINDOW HEAD HEIGHT, UNADJUSTED, SHALL BE 80" ABOVE FINISHED FLOOR LEVEL.



2 REAR ELEVATION
1/4" = 1'-0"

Sea Gull Lighting
1/2" Illuminated | Since 1919
82340-782: Single-Light Cape May Outdoor Wall

Dimensions:
Height: 19 1/2"
Width: 8 1/2"
Mounting: Cap Nut
Orientation: Mount to Box

Features:
• Cast die-cast aluminum body
• Fully adjustable
• Easy to install with optional mounting

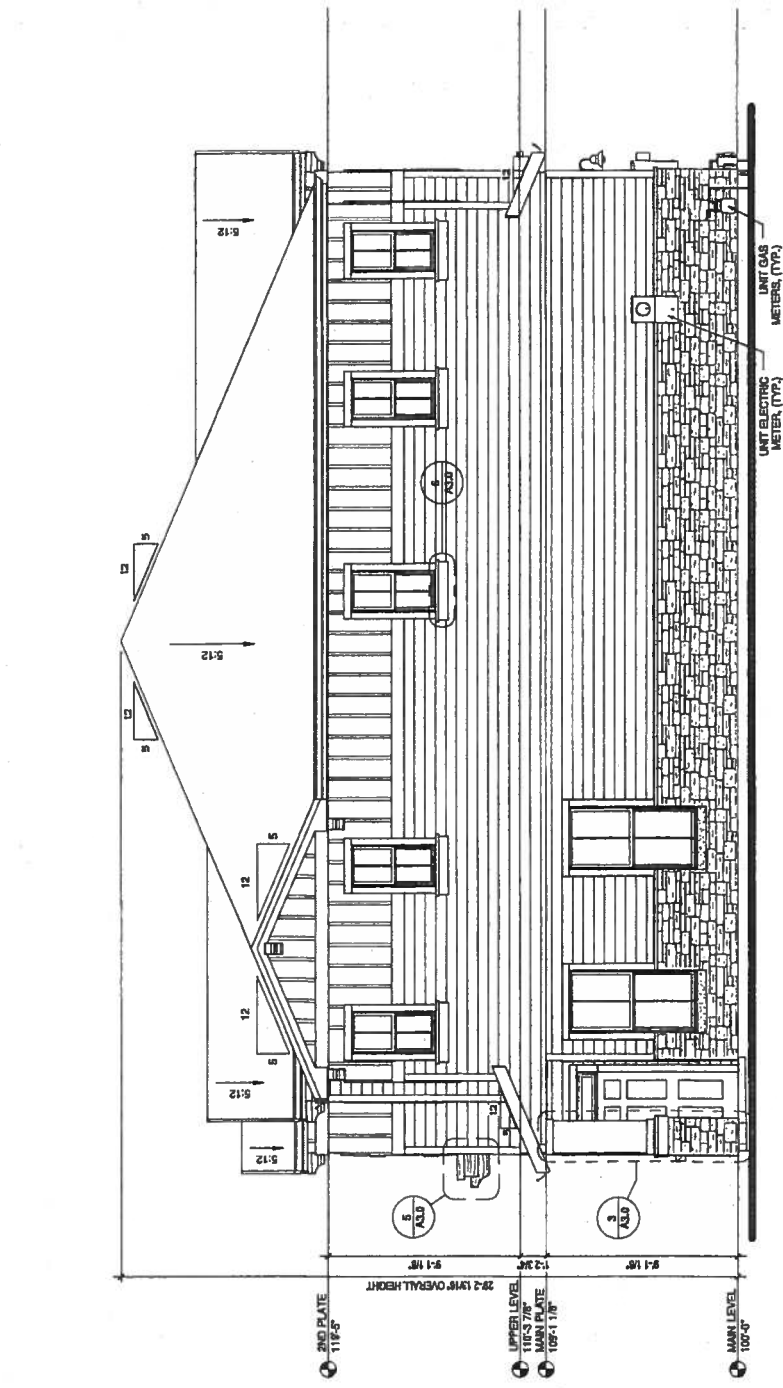
Material List:
1 Body - Aluminum - Brushed Silver
Safety Lighting:
C-12 LED Light for Wet Locations

Calculations: Cap Nut (Free) 1.00
Cap Nut 1.00

Note: The Cap Nut Light Lens is Sold in Packs with External Hardware with Light Fixture Cap Nut.

UPC: 670022282422
Fabric: Steel Iron (70)

Part	Qty	Part Name	Part No.	Part Description
1	1	Body	82340-782	Single-Light Cape May Outdoor Wall
2	1	Cap Nut	82340-782	Cap Nut



1 RIGHT ELEVATION
1/4" = 1'-0"

Figure 4 - PUD Development Plan



Golden/Sudik
ARCHITECTS

Century
Communities
8390 E. Centennial Parkway
Suite 650
Centennial, CO 80111
Phone: 303-770-8300
Fax: 303-770-8300

STETSON RIDGE TOWNHOMES

CONSTRUCTION
DOCUMENTS

DRAWN BY:
GSA
CHECKED BY:
PB
ISSUE DATE:
07-10-2013

REVISIONS	
01	09-20-2013
03	01-29-2014

FRONT & LEFT
ELEVATIONS

A3.0

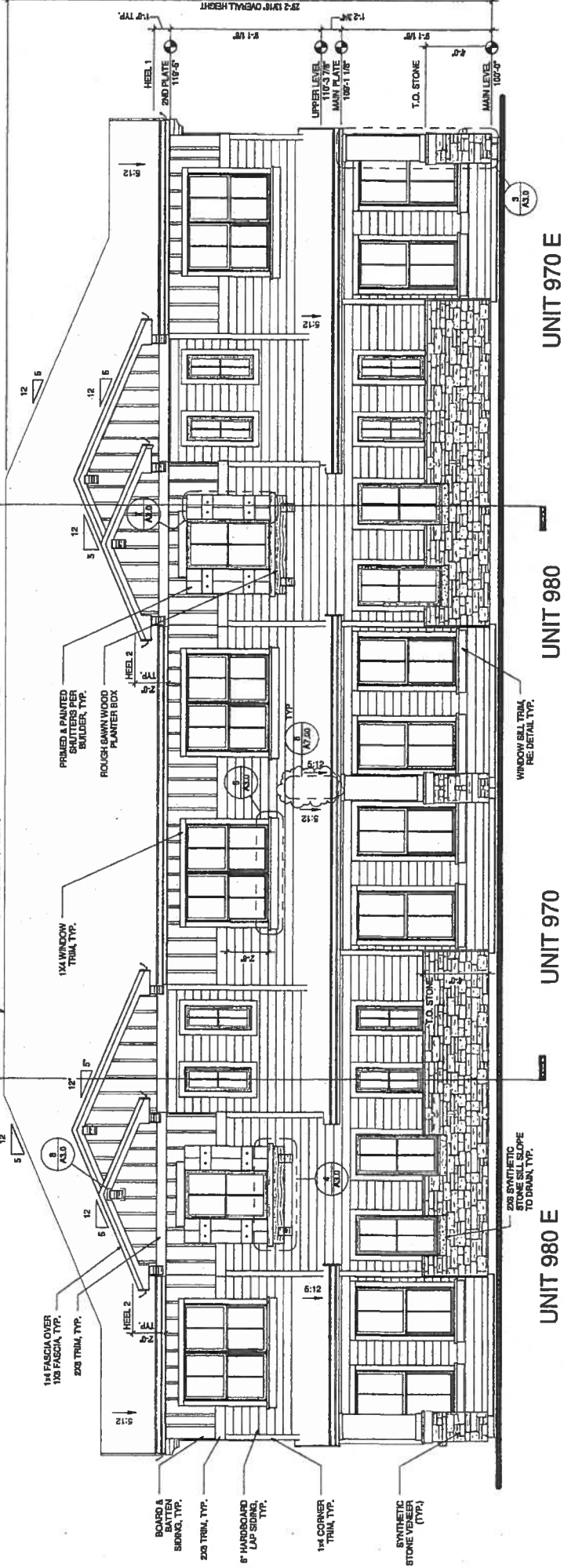
4/11

CPC DP 16-00099

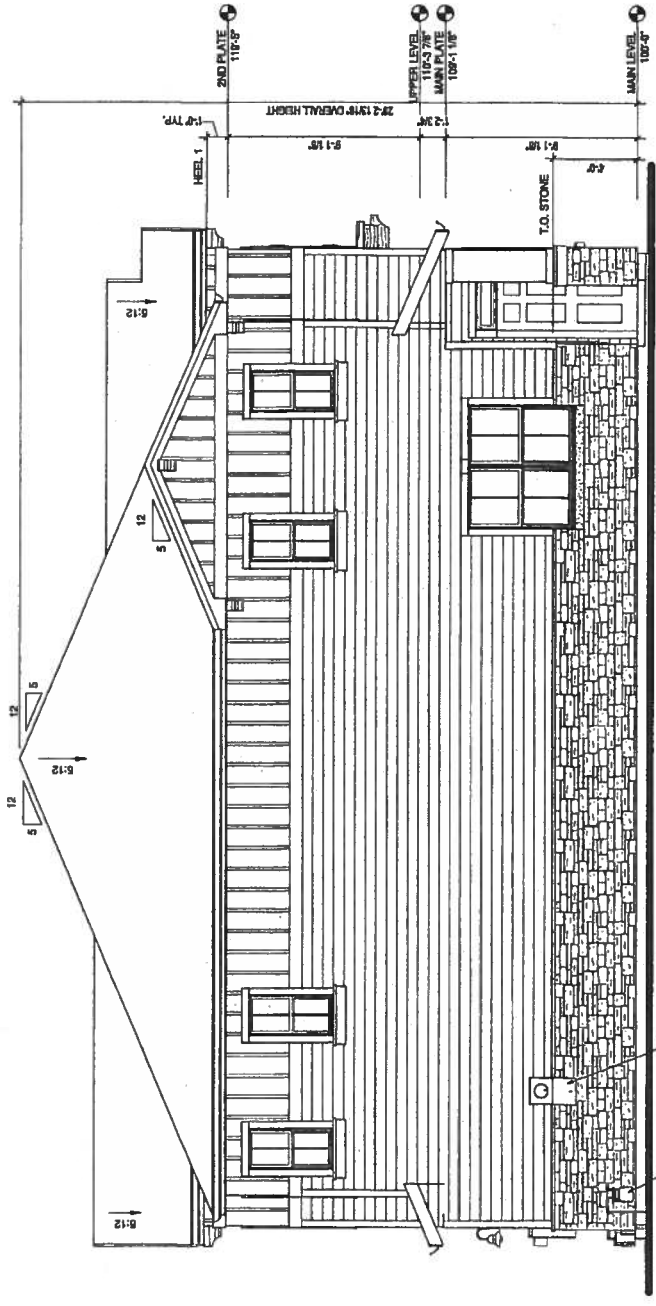
8 CORBEL DETAIL
1" = 1'-0"

ELEVATION NOTES

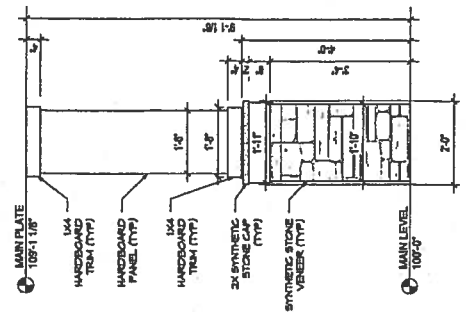
- 0 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON ELEVATIONS.
- 0 - REFER TO BUILDING SECTION FOR ADDITIONAL INFORMATION.
- 0 - WALL CONSTRUCTION, FINISHES, AND NOTES.
- 0 - DOORS & WINDOWS ARE TO BE FIELD UNFINISHED UNLESS NOTED OTHERWISE.
- 0 - ADJUSTABLE EXTENDERS TO CARRY WATER MAIN & GAS SHALL BE PROVIDED. REFER TO MECHANICAL DRAWINGS FOR LOCATION OF AND CONNECTIONS TO THE ROOM DRAIN SYSTEM.
- 0 - TYPICAL WINDOW HEAD HEIGHT, UNLESS NOTED OTHERWISE, SHALL BE 8'-0" AT UPPER LEVEL.



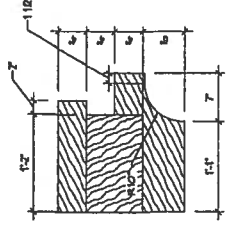
1 FRONT ELEVATION
1/4" = 1'-0"



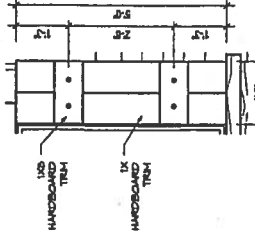
2 LEFT ELEVATION
1/4" = 1'-0"



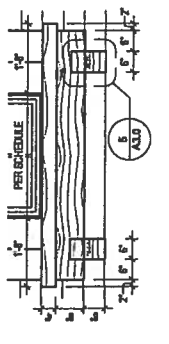
3 COLUMN DETAIL
1/2" = 1'-0"



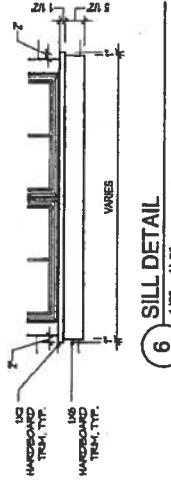
5 PLANTER SECTION
1" = 1'-0"



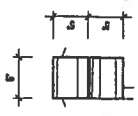
7 SHUTTER DETAIL
1/2" = 1'-0"



4 PLANTER DETAIL
1/2" = 1'-0"

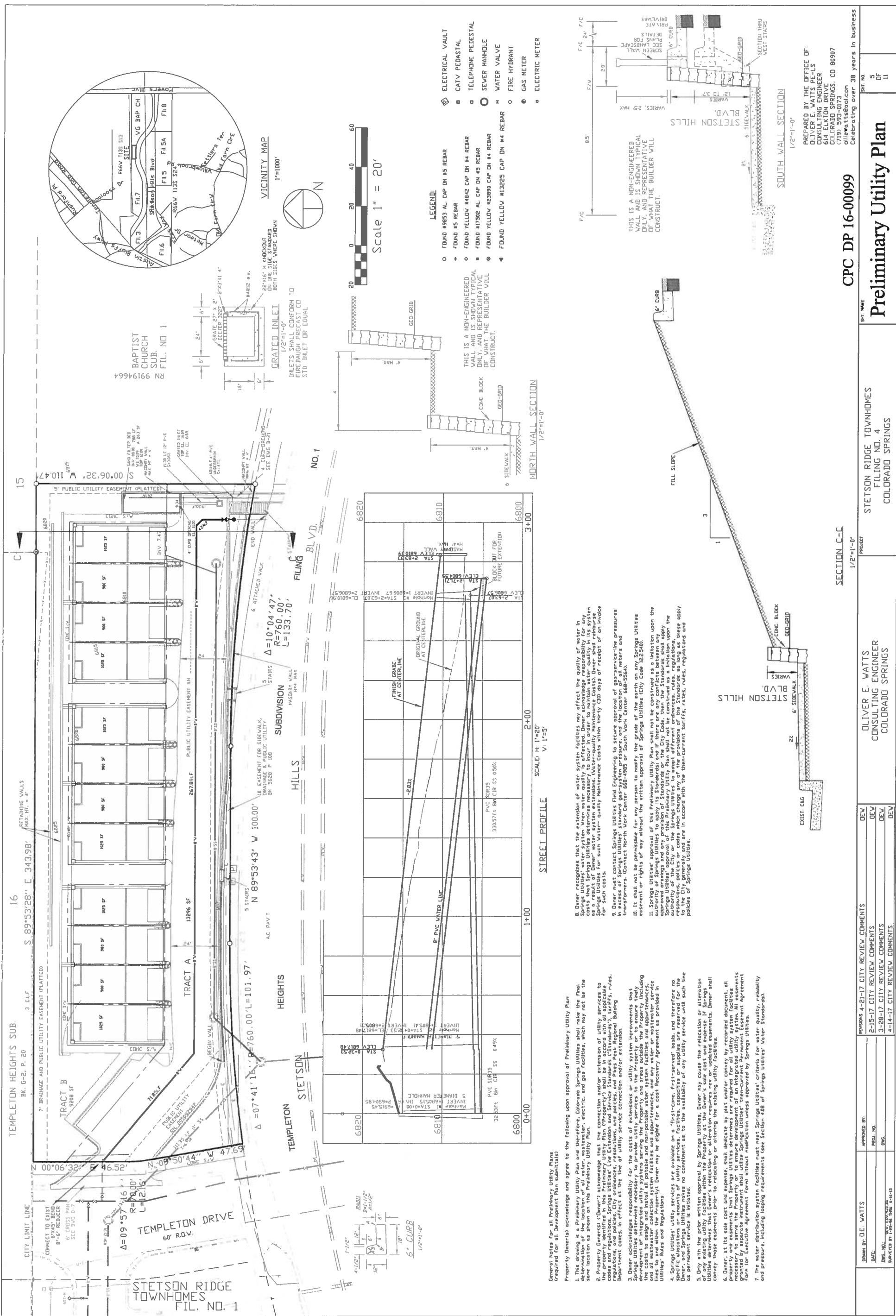


6 SILL DETAIL
1/2" = 1'-0"



8 CORBEL DETAIL
1" = 1'-0"

Figure 4 - PUD Development Plan



- General Notes for all Preliminary Utility Plans (required for all Development Plan Submittals)
- Property Owners acknowledge and agree to the following upon approval of Preliminary Utility Plan:
- This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final sewer location as shown on this Preliminary Utility Plan. Electric, gas, and other utilities, which may not be the same as shown on this Preliminary Utility Plan, shall be shown on a separate drawing.
 - Property Owners (Owner) acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan (Property) shall be in accordance with applicable codes and regulations. Springs Utilities' Line Extension and Service Standards ("Standards"), tariffs, rules, regulations, and other documents shall apply to the Property. Property Owners shall be responsible for obtaining all necessary department codes in effect at the time of utility service connection and/or extension.
 - Owner acknowledges responsibility for the costs of all utility system improvements that Springs Utilities determines necessary to provide utility services to the Property. Property Owners shall be responsible for the design, construction, and installation of all utility lines and appurtenances, including water lines and appurtenances, gas lines, and other utility lines, and all other utility lines and appurtenances, within the Property boundaries. Property Owners shall be responsible for the design, construction, and installation of all utility lines and appurtenances, including water lines and appurtenances, gas lines, and other utility lines, and all other utility lines and appurtenances, within the Property boundaries. Property Owners shall be responsible for the design, construction, and installation of all utility lines and appurtenances, including water lines and appurtenances, gas lines, and other utility lines, and all other utility lines and appurtenances, within the Property boundaries.
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8. Diner recognizes that the extension of water system facilities may affect the quality of water in the system and that the extension of water system facilities may incur costs that Springs Utilities determines necessary to incur in order to maintain water quality in its system as a result of Diner's water system extensions (Water-quality Maintenance Costs). Diner shall reimburse Springs Utilities for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.

9. Diner must contact Springs Utilities Field Engineering to assess approval of gas pressure, pressures in excess of Springs Utilities' standard gas-system pressure, and the location of all meters and transformers. Contact North Work Center, 688-4985 or South Work Center 688-5564.

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 R.25.03.

11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as an indication upon the authority of Springs Utilities to apply its Standards and if there are any conflicts between any provisions of this Preliminary Utility Plan and any provisions of the City Code, then the Standards shall apply. Springs Utilities and any provision of Standards on the City Code, then the Standards shall apply. Springs Utilities and any provision of Standards on the City Code, then the Standards shall apply. Springs Utilities and any provision of Standards on the City Code, then the Standards shall apply. Springs Utilities and any provision of Standards on the City Code, then the Standards shall apply.

12. The water distribution system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Section 4.8B of Springs Utilities' Water Standards).

DATE	APPROVED BY	REVISIONS
01/28/17	OLIVER E. WATTS	2-15-17 CITY REVIEW COMMENTS
02/02/17	OLIVER E. WATTS	2-15-17 CITY REVIEW COMMENTS
02/08/17	OLIVER E. WATTS	3-28-17 CITY REVIEW COMMENTS
02/14/17	OLIVER E. WATTS	4-14-17 CITY REVIEW COMMENTS

NO.	DESCRIPTION	DATE
1	PREPARED BY THE OFFICE OF OLIVER E. WATTS PE-LS CONSULTING ENGINEER 614 ELKTON DRIVE COLORADO SPRINGS, CO 80907 (719) 591-9999 olivewatts@comcast.net Celebrating over 38 years in business	01/28/17
5		02/02/17
11		02/14/17

SECTION C-C
1/2"=1'-0"

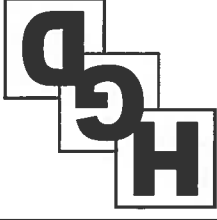
PROJECT: STETSON RIDGE TOWNHOMES FILING NO. 4 COLORADO SPRINGS

PREPARED BY: OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS

PRELIMINARY UTILITY PLAN

CPC DP 16-00099

Figure 4 - PUD Development Plan



FOR APPROVAL ONLY

NOT FOR CONSTRUCTION

634-16

11-30-16	PER CITY COMMENTS
4-3-17	PER CITY COMMENTS
4-10-17	PER CITY COMMENTS
4-18-17	PER CITY COMMENTS
4-24-17	PER CITY COMMENTS

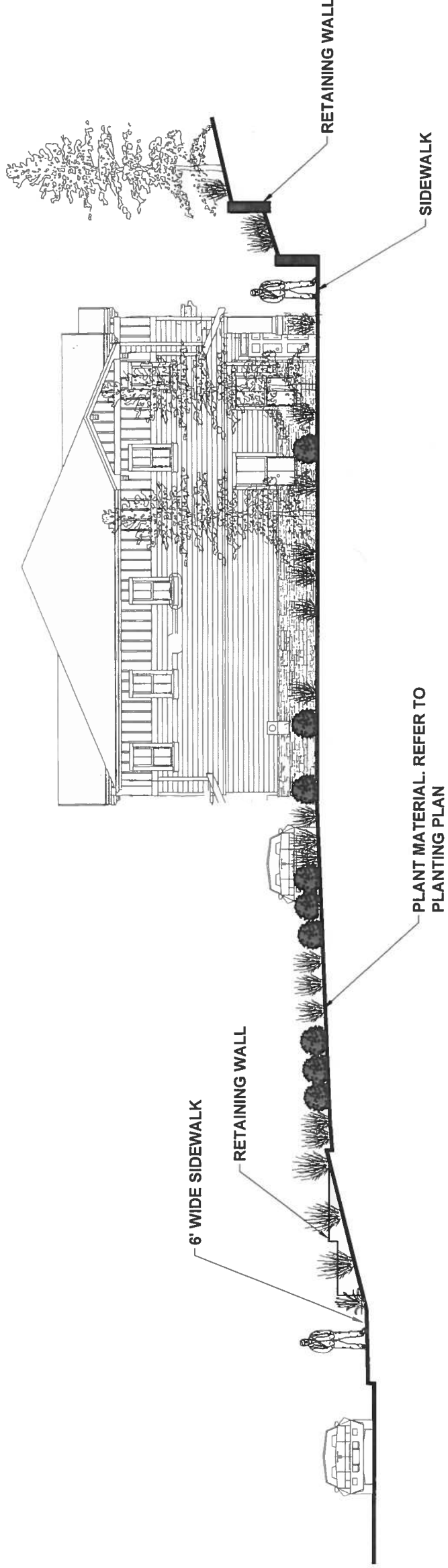
9-21-16

W/B J/M

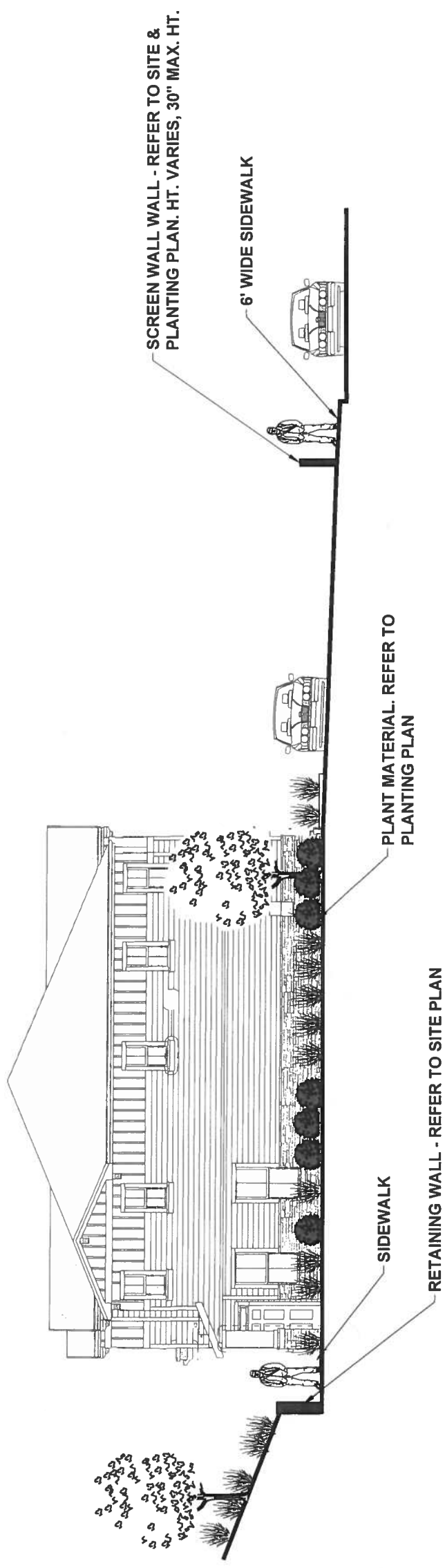
ELEVATIONS

9 OF 11

AR DP 16-00099



SECTION A-A - CONCEPT ELEVATION



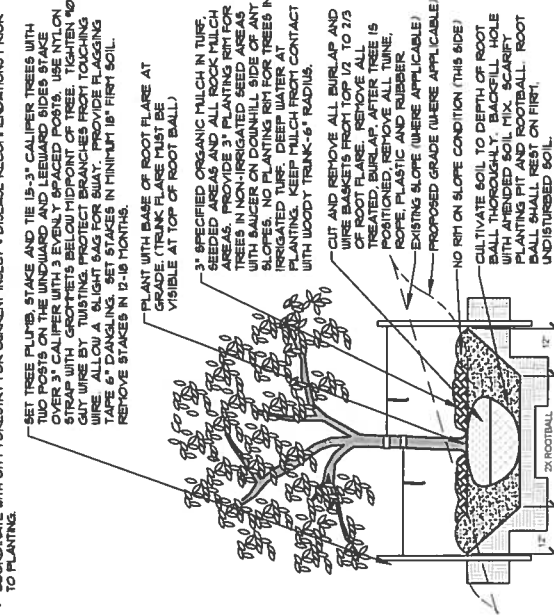
**SECTION B-B
 CONCEPT ELEVATION**

UTILITIES NOTE
 VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES IN ALL PERMITTED LOCATIONS. THESE PERMITS IN ALL LOCATIONS SHALL BE MAINTAINED FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS AND WATER MAINS. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN FROM PLANT MATERIAL PER COLORADO SPRINGS LANDSCAPING AND ELECTRICAL DEPARTMENT. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARDS DRAWINGS 11-300 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL UTILITIES TO BE LOCATED 2' CLEAR OF ALL TREE TRUNKS AT MATURE SIZE.

DOCUMENT NOTE
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

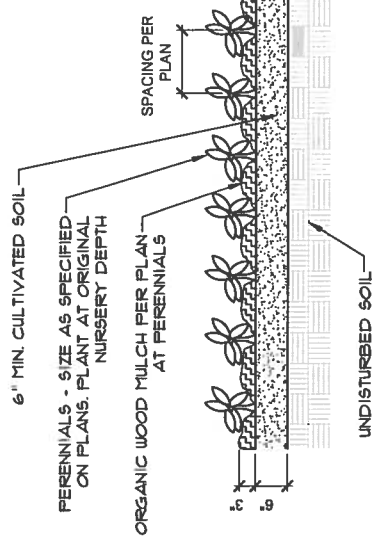
Figure 4 - PUD Development Plan

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROOKING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AVOID SPRUCE TREES TO BE SPRATED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



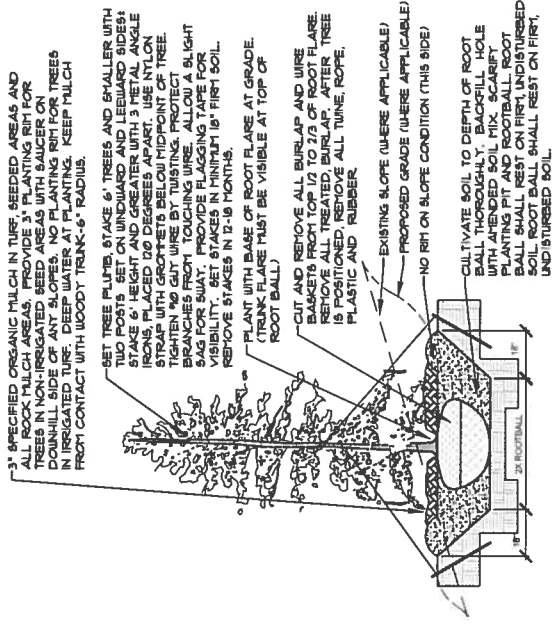
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.
 - SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - APENDED BACKFILL SHALL BE 30% COMPOST AND 70% NATIVE SOIL.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.



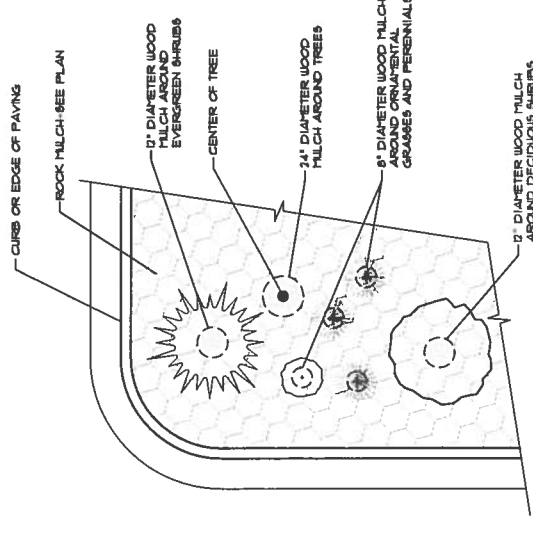
E PERENNIAL PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
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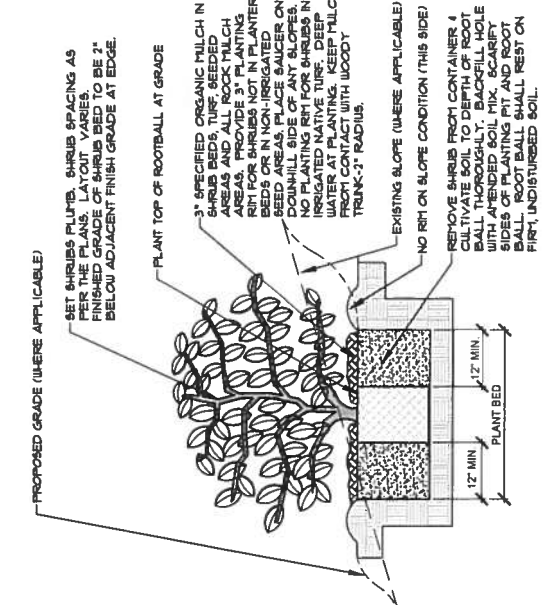
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPES AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN PLANTING PIT AND ROOTBALL. ROOT BALL SHALL REST ON FIRTY UNDISTURBED SOIL.
 - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



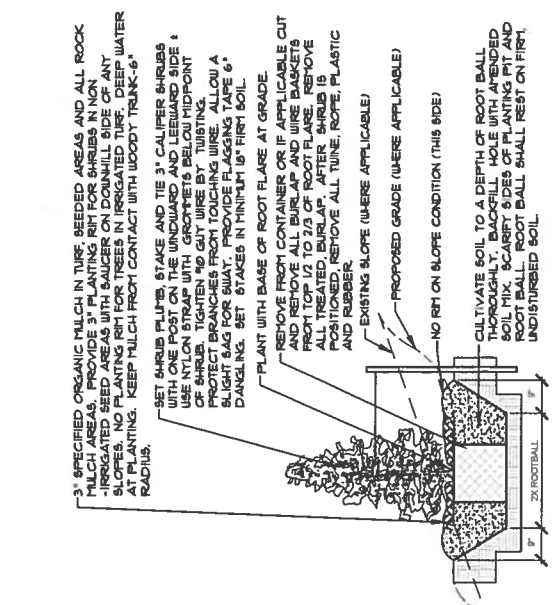
F TYPICAL GROUND PLANE TREATMENT
NOT TO SCALE

- NOTES:**
- REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - APENDED BACKFILL SHALL BE 30% COMPOST AND 70% NATIVE SOIL.
 - FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL, SPILT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A HOARD OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - APENDED BACKFILL SHALL BE 30% COMPOST AND 70% NATIVE SOIL.
 - FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL, SPILT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A HOARD OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIQUID FERTILIZER AND SEED.
 - NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
 - BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 2" (50MM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND ROLD REMAINING 2" (50 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
 - ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
 - THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" X 5" (5 CM X 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
 - CONSECUTIVE RECP'S SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
 - NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

E PERENNIAL PLANTING DETAIL
NOT TO SCALE

F TYPICAL GROUND PLANE TREATMENT
NOT TO SCALE

G EROSION CONTROL
NTS

D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

C SHRUB PLANTING DETAIL
NOT TO SCALE

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
PH: 719-528-1122
FAX: 719-528-1122



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FOR APPROVAL ONLY

REVISION	DATE	DESCRIPTION
11-20-17	PER CITY COMMENTS	
4-3-17	PER CITY COMMENTS	
4-10-17	PER CITY COMMENTS	
4-18-17	PER CITY COMMENTS	
4-24-17	PER CITY COMMENTS	
ORIGINAL DATE	9-21-16	
DRAWN BY	JIM	
DESCRIPTION	DETAILS	
SHEET NO	11 OF 11	
AR DP	16-00099	

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DOCUMENT NOTE
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UTILITIES NOTE
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE SHARP BENDS SHALL BE MINIMUM DISTANCE FROM ANY CURB OR EDGE OF PAVING. ANY UTILITIES LOCATED WITHIN THE PLANTING PIT SHALL BE PROTECTED BY A 12" (30 CM) DIAMETER CONCRETE PIPE. ANY UTILITIES LOCATED WITHIN THE PLANTING PIT SHALL BE PROTECTED BY A 12" (30 CM) DIAMETER CONCRETE PIPE. ANY UTILITIES LOCATED WITHIN THE PLANTING PIT SHALL BE PROTECTED BY A 12" (30 CM) DIAMETER CONCRETE PIPE.

Figure 4 - PUD Development Plan