

# DEVELOPMENT PLAN

## PROSPECT VILLAGE - A Tiny House Community

3103 North Prospect Street, City of Colorado Springs

### PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE DEVELOPMENT OF A TINY HOUSE COMMUNITY COMPRISING EIGHTEEN (18) INDIVIDUAL TINY HOUSES, A COMMUNITY BUILDING, OFF-STREET PARKING, STREET FRONTAGE, ON-SITE LANDSCAPING, AND PRIVATE GREEN AND AMENITY SPACES. THE COMMUNITY IS DESIGNED TO ALIGN WITH THE MISSION OF WE FORTIFY, SUPPORTING EIGHTEEN RESIDENTS BY PROVIDING ACCESS TO LIVING-WAGE JOB OPPORTUNITIES, MENTAL HEALTH SERVICES, AND STABLE HOUSING. EACH RESIDENT WILL ACTIVELY PARTICIPATE IN THE PROGRAM AND PAY RENT TO WE FORTIFY, THE PROPERTY OWNER.

### FLOODPLAIN STATEMENT

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041C0518F WITH AN EFFECTIVE DATE OF MARCH 17, 1997, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN).

### SITE DATA

Address: 3103 N Prospect St.  
 Master Plan: Not Applicable  
 Current Zoning: R-5  
 Proposed Zoning: R-Flex-High  
 Existing Land Area: 34,067 Sq. Ft.  
 Dedicated ROW: 1,950 Sq. Ft.  
 Proposed Land Area: 32,117 Sq. Ft.

Tax Schedule Numbers: 6332216038  
 Development Schedule: Spring 2025  
 Drainage Basin: Midland Basin

Existing Use Type: Detached Single-Family  
 Proposed Use Type: Tiny House Community

See "Tiny House Community Standards" for Setbacks, Heights, and Other.

### TINY HOUSE COMMUNITY STANDARDS

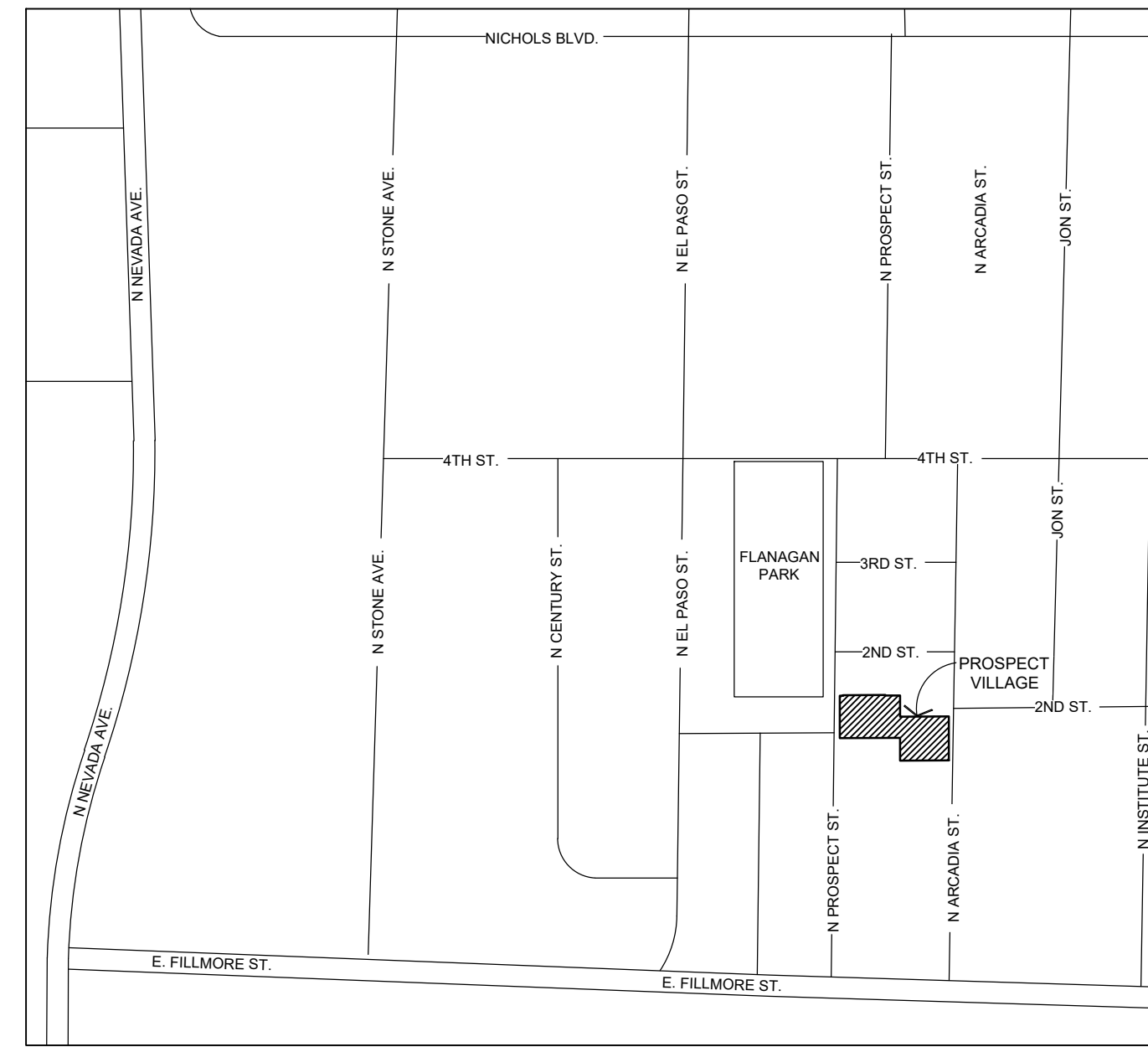
	Required	Proposed
Min. Community Area	20,000 Sq. Ft.	34,067 Sq. Ft.
Min. Defined Area per Home	1,000 Sq. Ft.	*693 Sq. Ft.
Max. Density (Units/ Acre)	25 DU/Ac.	24 DU/Ac.
Green Space (10%)	3,277 Sq. Ft.	10,852 Sq. Ft.
Min. Distance from Res. Use	10-Feet	*5-Feet
Min. Distance from ROW	20-Feet	*10-Feet
Min. Distance Between Homes	10-Feet	*6-Feet
Max. Building Height	20-Feet	20-Feet

\* See Notes 12-16 under GENERAL NOTES for Development Standards Adjustments.

### PARKING SUMMARY

Type:	Tiny House Community
Dwelling Units:	18
Requirements:	1 Parking Space Per Tiny Home
DVSA-24-0006 Request	½ Parking Spaces Per Tiny Home
Adjusted Parking Required:	9 Spaces (½ per Tiny Home)
Off-Street Parking Provided:	6 Off-Street Spaces (1 Van Accessible)
On-Street Parking Provided:	6 Parallel Spaces
Total Spaces Provided:	12 Parking Spaces

### VICINITY MAP



(NOT TO SCALE)

### GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ALL LIGHTING FIXTURES, INCLUDING WALL PACKS, EXCEPT MOTION DETECTOR-ACTIVATED LIGHTING, SHALL BE FULLY SHIELDED SO THAT THE LIGHTING ELEMENT IS NOT VISIBLE TO AN OBSERVER AT ANY PROPERTY LINE, EXCEPT AS STATED IN CITY CODE SECTION 7.4.1203. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. PLEASE CONTACT THE CITY'S DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PERMIT APPLICATION.
- ALL LANDSCAPE AREAS, PARKING LOT AREAS, DRIVE AISLES AND ON-SITE DRAINAGE SYSTEMS WILL BE MAINTAINED BY WE FORTIFY, OR THEIR ASSIGNS.
- ANY CHANGES TO THIS DEVELOPMENT PLAN WILL REQUIRE AN AMENDMENT TO THE DEVELOPMENT PLAN.
- ALL ACCESS DRIVEWAYS, DRIVES, AISLES, MANEUVERING AND PARKING AREAS, AND EASEMENTS SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE AND OWNERS OF THIS DEVELOPMENT. FEE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERS OR PLATTING ACTIONS.
- OUTSIDE STORAGE AREAS WILL BE PROHIBITED UNLESS SCREENED AND SHOWN ON THE DEVELOPMENT.
- ALL PRIVATE DRIVES WILL BE CONSTRUCTED TO MEET CSDF 2015 IFC - ACCESS AND LOADING STANDARDS (2015 IFC §D102.1) WHICH ARE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34,050 KG) WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS (12,247.2 KG).
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.
- A FIRE LANE INSPECTION WILL BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THIS DEVELOPMENT BY CALLING 719-385-5978.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- THE DEVELOPMENT HAS BEEN GRANTED AN ADJUSTMENT TO CODE SECTION 7.3.301.D.1.b(2) ALLOWING A MINIMUM LOT AREA/ DWELLING UNIT OF 693 SQUARE FEET WHERE 1,000 SQUARE FEET IS REQUIRED (CITY FILE NUMBER ADRF-24-0048).
- THE DEVELOPMENT HAS BEEN GRANTED AN ADJUSTMENT TO CODE SECTION 7.3.301.D.3.a ALLOWING THE MINIMUM SEPARATION FROM ADJACENT RESIDENTIAL OR MIXED-USE ZONE DISTRICT OF FIVE (5) FEET WHERE TEN (10) FEET IS REQUIRED (CITY FILE NUMBER DVSA-24-01).
- THE DEVELOPMENT HAS BEEN GRANTED AN ADJUSTMENT TO CODE SECTION 7.3.301.D.3.a ALLOWING A MINIMUM DISTANCE OF TEN (10) FEET FROM ANY PUBLIC RIGHT-OF-WAY WHERE TWENTY (20) FEET IS REQUIRED. (CITY FILE NUMBER DVSA-24-05).
- THE DEVELOPMENT HAS BEEN GRANTED AN ADJUSTMENT TO CODE SECTION 7.3.301.D.3.b ALLOWING A MINIMUM DISTANCE OF SIX (6) FEET BY THE SHORTEST DISTANCE BETWEEN TWO (2) TINY HOUSES WHERE TEN (10) FEET IS REQUIRED. (CITY FILE NUMBER DVSA-24-11).
- THE DEVELOPMENT HAS BEEN GRANTED AN ADJUSTMENT TO CODE SECTION 7.3.301.D.8 ALLOWING A MINIMUM OF ONE HALF (½) PARKING SPACES PER TINY HOUSE WITH ADJACENT ON-STREET PARKING WHERE ONE (1) PARKING SPACE PER TINY HOUSE IS REQUIRED (CITY FILE NUMBER DVSA-24-06).
- FUTURE DEVELOPMENT OF THIS LOT WILL LIMIT THE HEIGHTS OF BUILDINGS TO A MAXIMUM HEIGHT OF FIFTY (50) FEET PER CITY R-5 ZONING STANDARDS.

### DEVELOPMENT CONTACTS

**OWNER/DEVELOPER**  
 We Fortify  
 c/o Shelley Jensen  
 shelley@wefortify.org  
 719.232.1252

**PLANNER AND LANDSCAPE ARCHITECT**  
 Urban Landscapes LLC  
 c/o John Olson  
 John@UrbanLandscapes.design  
 719.600.8366

**CIVIL ENGINEER**  
 M.V.E., Inc.  
 c/o Dave Gorman  
 DaveG@mvecivil.com  
 719.635.5736

**LAND SURVEYOR**  
 Land Development Consultants, Inc.  
 c/o Dave Hostetler  
 dhostetler@ldc-inc.com  
 719.528.6133

**HOME BUILDER**  
 Off-Site Modular  
 c/o Tyler Williams  
 info@offsite modular.com  
 512.369.3525

### LEGAL DESCRIPTION:

THAT TRACT DESCRIBED BY DOCUMENT (RECEPTION NO. 224032176, EL PASO COUNTY, COLORADO RECORDS) BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

TRACT F FLANAGAN'S SUBDIVISION (PLAT BOOK J, PAGE 46, SAID EL PASO COUNTY RECORDS) OF PART OF THE SOUTHWEST QUARTER IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, EXCEPT THE EAST 150 FEET OF THE NORTH ONE-HALF THEREOF, AND THE SOUTHERLY 2 FEET OF LOTS 1, 2 AND THE WEST 3 FEET OF LOT 3, BLOCK 3, VIRGINIA HOMES SUBDIVISION NO. 6 (PLAT BOOK A-2, PAGE 28, SAID RECORDS), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

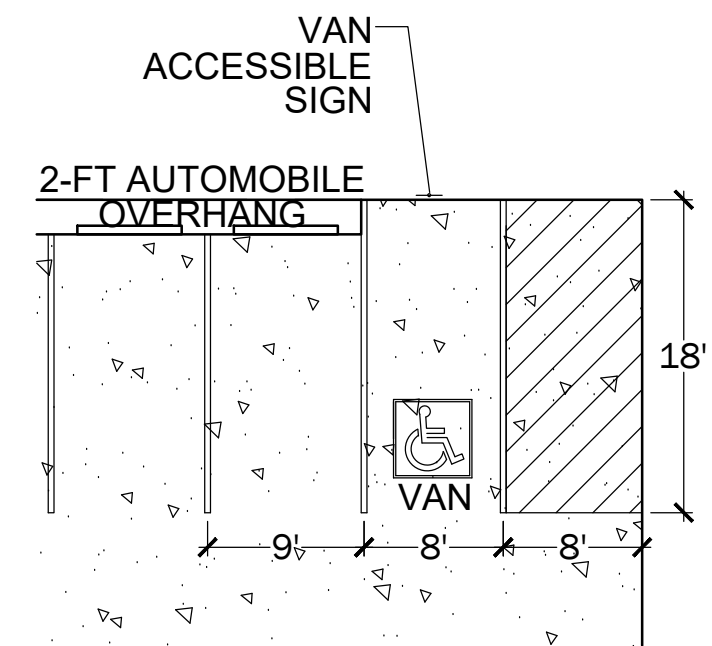
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT F (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE WESTERLY LINE OF SAID TRACT F, WHICH BEARS N00°00'05"E "ASSUMED"); THENCE N89°40'17"E ALONG THE NORTHERLY LINE OF SAID TRACT F, 10.00 FEET (THE FOLLOWING THREE (3) COURSES ARE ALONG THE LINES OF SAID LOTS 1, 2 AND 3'S SOUTHERLY TWO (2) FOOT EXCEPTIONS); 1) N00°00'00"W, 2.00 FEET; 2) N89°40'17"E, 130.50 FEET; 3) S00°00'00"E, 2.00 FEET TO A POINT ON SAID TRACT F'S NORTHERLY LINE; THENCE N89°40'17"E ALONG SAID NORTHERLY LINE, 44.74 FEET TO THE NORTHWESTERLY CORNER OF THAT TRACT DESCRIBED BY DOCUMENT (RECEPTION NO. 221010970, SAID RECORDS); THENCE S00°00'00"E ALONG THE WESTERLY LINE OF SAID TRACT, 65.00 FEET TO AN ANGLE POINT THEREOF; THENCE N89°40'17"E ALONG THE SOUTHERLY LINE OF SAID TRACT, 150.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT F, SAID LINE ALSO BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF N. ARCADIA STREET (PUBLIC R.O.W. WIDTH VARIES) AS PLATTED WITHIN SAID FLANAGAN'S SUBDIVISION (THE FOLLOWING THREE (3) COURSES ARE ALONG THE LINES OF SAID TRACT F); 1) S00°00'17"W ALONG SAID COINCIDENT LINES, 65.00 FEET; 2) S89°40'17"W, 335.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N. PROSPECT STREET (PUBLIC R.O.W. WIDTH VARIES) AS PLATTED WITHIN SAID FLANAGAN'S SUBDIVISION; 3) N00°00'05"E ALONG SAID N. PROSPECT STREET'S EASTERLY RIGHT-OF-WAY LINE, 129.87 FEET TO THE POINT OF BEGINNING AND THE TERMINUS POINT OF THIS DESCRIPTION;

CONTAINING 0.782 ACRES (34,048 SQUARE FEET), MORE OR LESS.  
 TO BE PLATTED AS LOT 1, PROSPECT VILLAGE

### SHEET INDEX:

DRAWING #	DRAWING NAME	SHEET #
DP 1	COVER SHEET & NOTES	01 OF 06
DP 2	SITE PLAN & DETAILS	02 OF 06
DP 3	PRELIMINARY GRADING & DRAINAGE PLAN	03 OF 06
DP 4	PRELIMINARY UTILITY PUBLIC FACILITY PLAN	04 OF 06
DP 5	PRELIMINARY LANDSCAPE PLAN	05 OF 06
DP 6	ARCHITECTURAL ELEVATIONS	06 OF 06

### VAN ACCESSIBLE ADA PARKING SPACE DETAIL



#### NOTES:

- Accessible parking spaces, access aisles, and signage shall meet all applicable city code requirements including:
  - Parking Spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.
  - Accessible parking spaces shall be marked with four inch (4") lines.
  - Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.
  - Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van Accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.

Housing Type (Per Section 4, Park Land Dedication and Fees)	Estimated No. of Units	Acres of Dedication per unit (Neighborhood)	Acres of Dedication per unit (Community)	Total Acres of Land Dedication (Neighborhood)	Total Acres of Land Dedication (Community)
Single-family detached residential structure	17	0.0066	0.0080	0.1122	0.1360
<b>Total</b>	<b>17</b>		<b>0.0080</b>		<b>0.1360</b>

- \* 1 Existing Home on Site not included in PLDO Calculations.
- \* PLDO is to be met by fees in lieu of land dedication.

APPROVAL STAMP



MONUMENT VALLEY ENGINEERS INC.

URBAN Landscapes DESIGN REVOLUTION

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## PROSPECT VILLAGE

A Tiny House Community

3103 N PROSPECT ST.  
 Colorado Springs,  
 Colorado

DEVELOPMENT PLAN

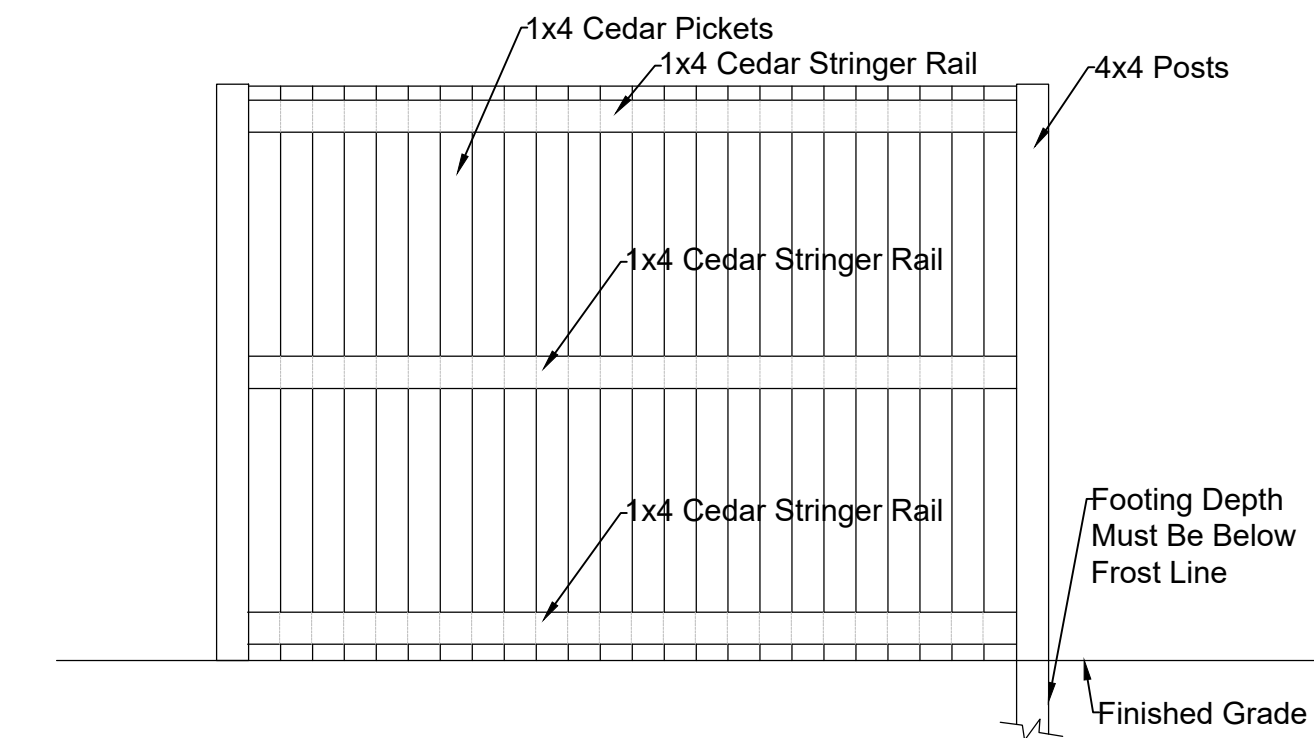
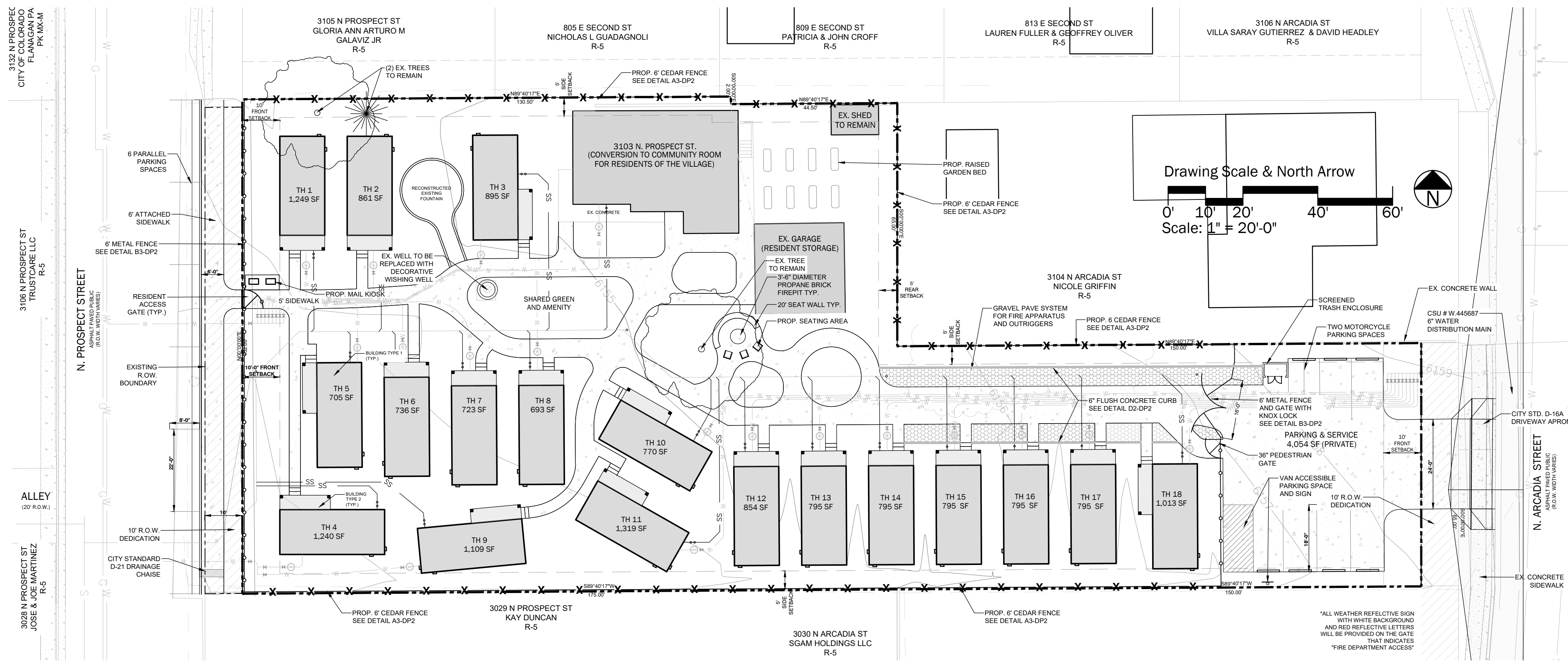
Date Submitted: Oct. 2, 2024  
 Resubmitted: Nov. 13, 2024  
 Resubmitted: Jan. 22, 2025

# DP1

COVER SHEET SHEET 1 OF 6

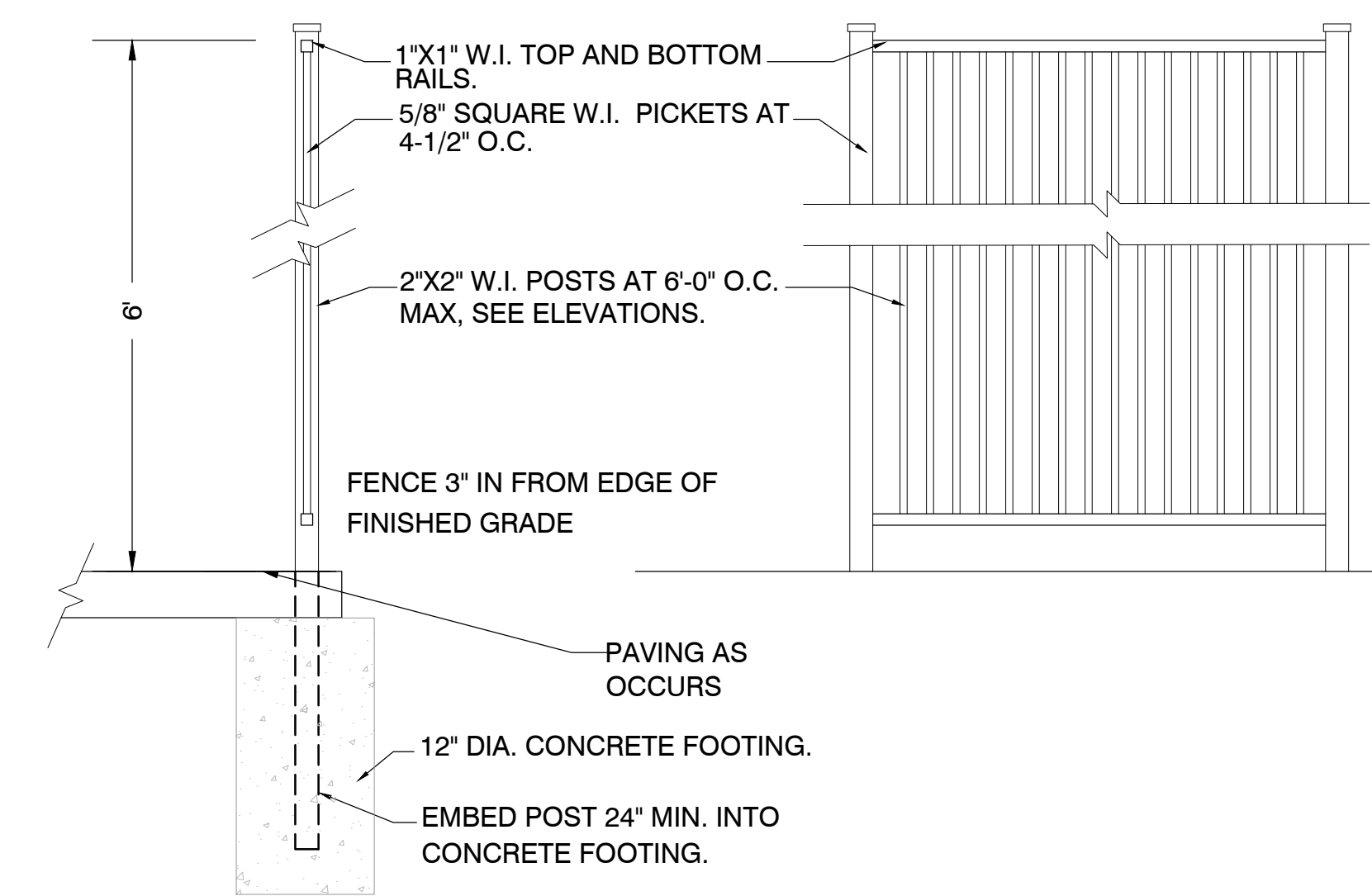
Not For Construction  
 Colorado Springs Land Use Review  
 File Number(s): DEP-24-0123



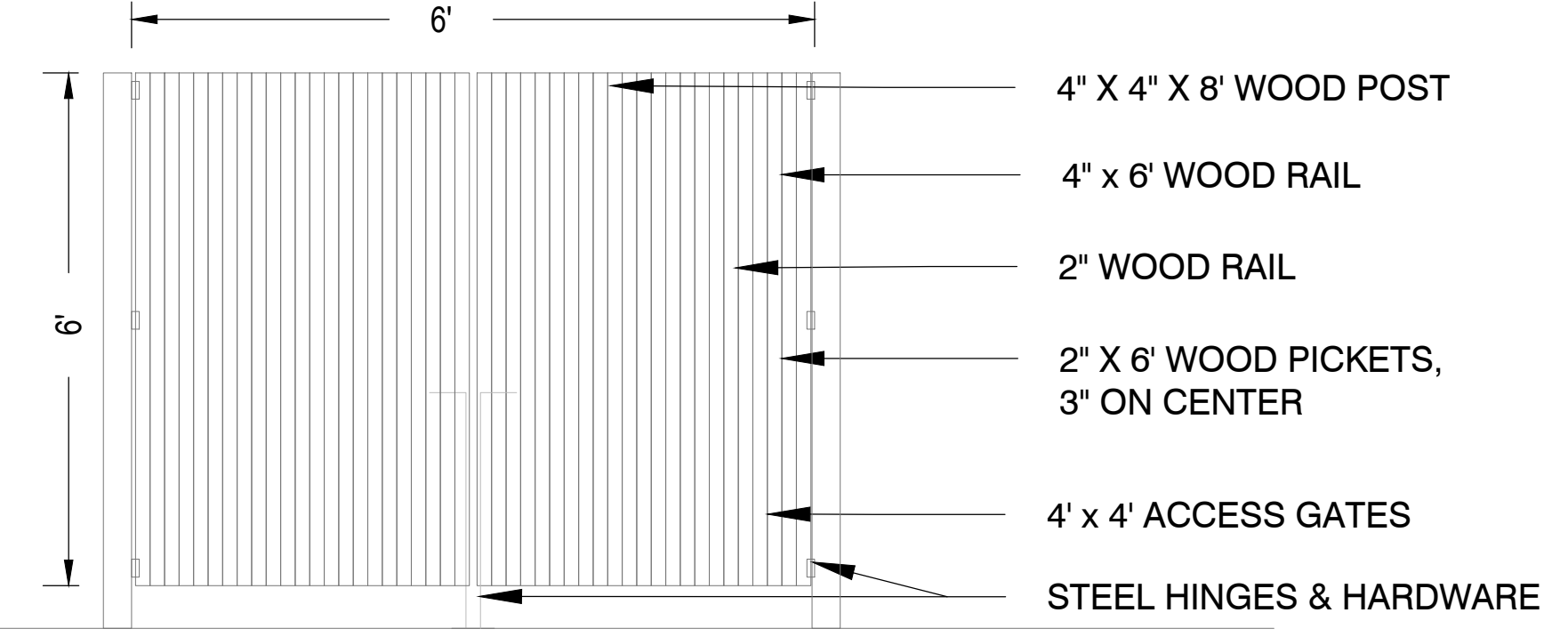


**A3** 6' CEDAR FENCE  
**DP2** NOT TO SCALE

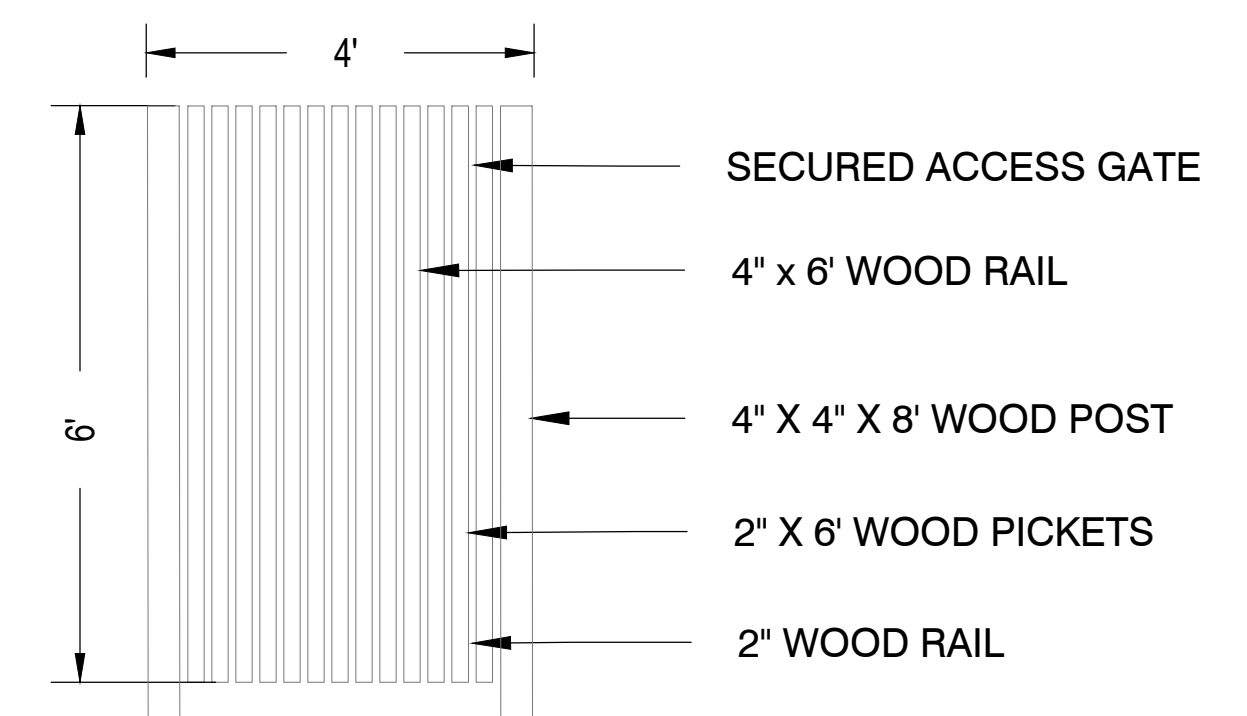
APPROVAL STAMP



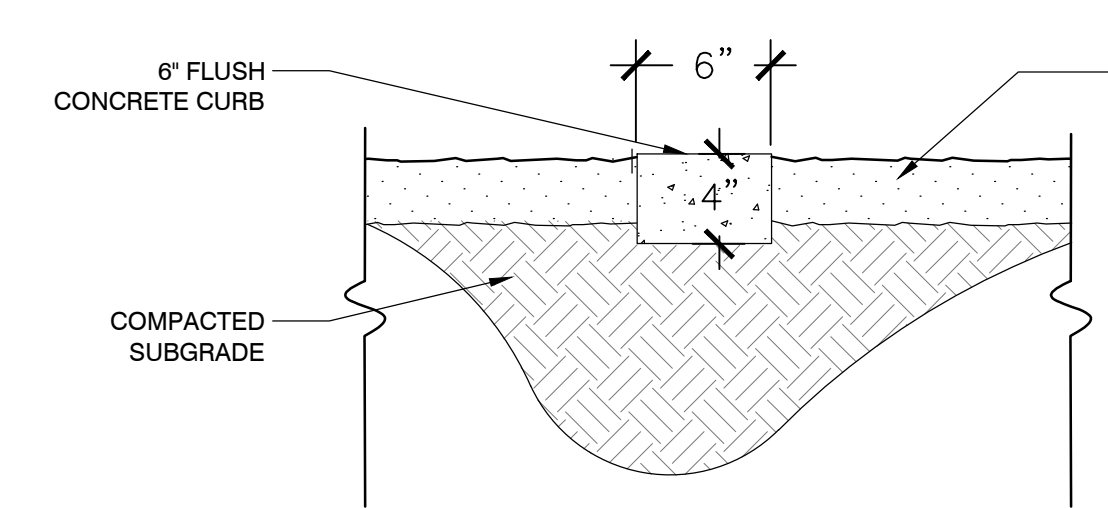
**B3** METAL PICKET FENCE  
**DP2** NOT TO SCALE



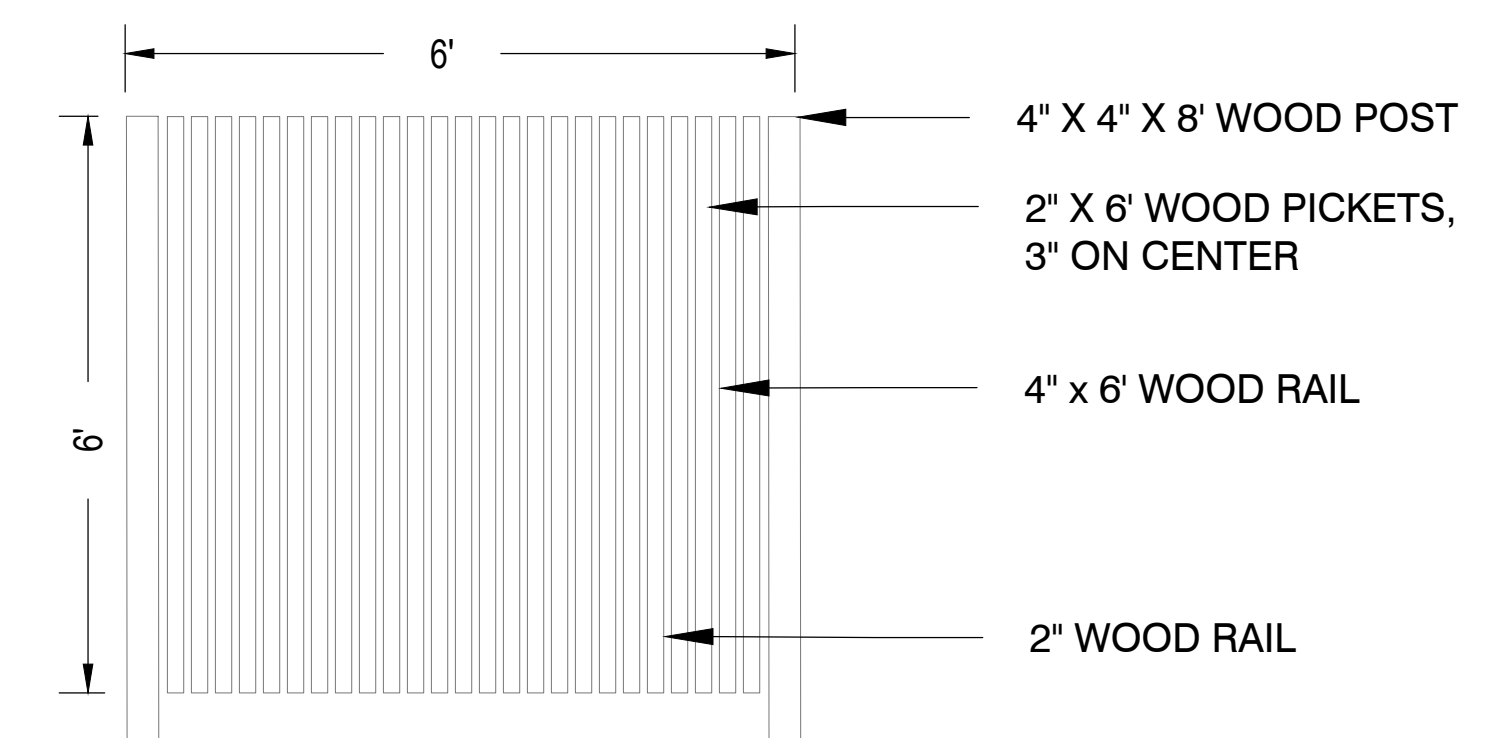
**B1** TRASH ENCLOSURE - FRONT ELEVATION  
**DP2** NOT TO SCALE



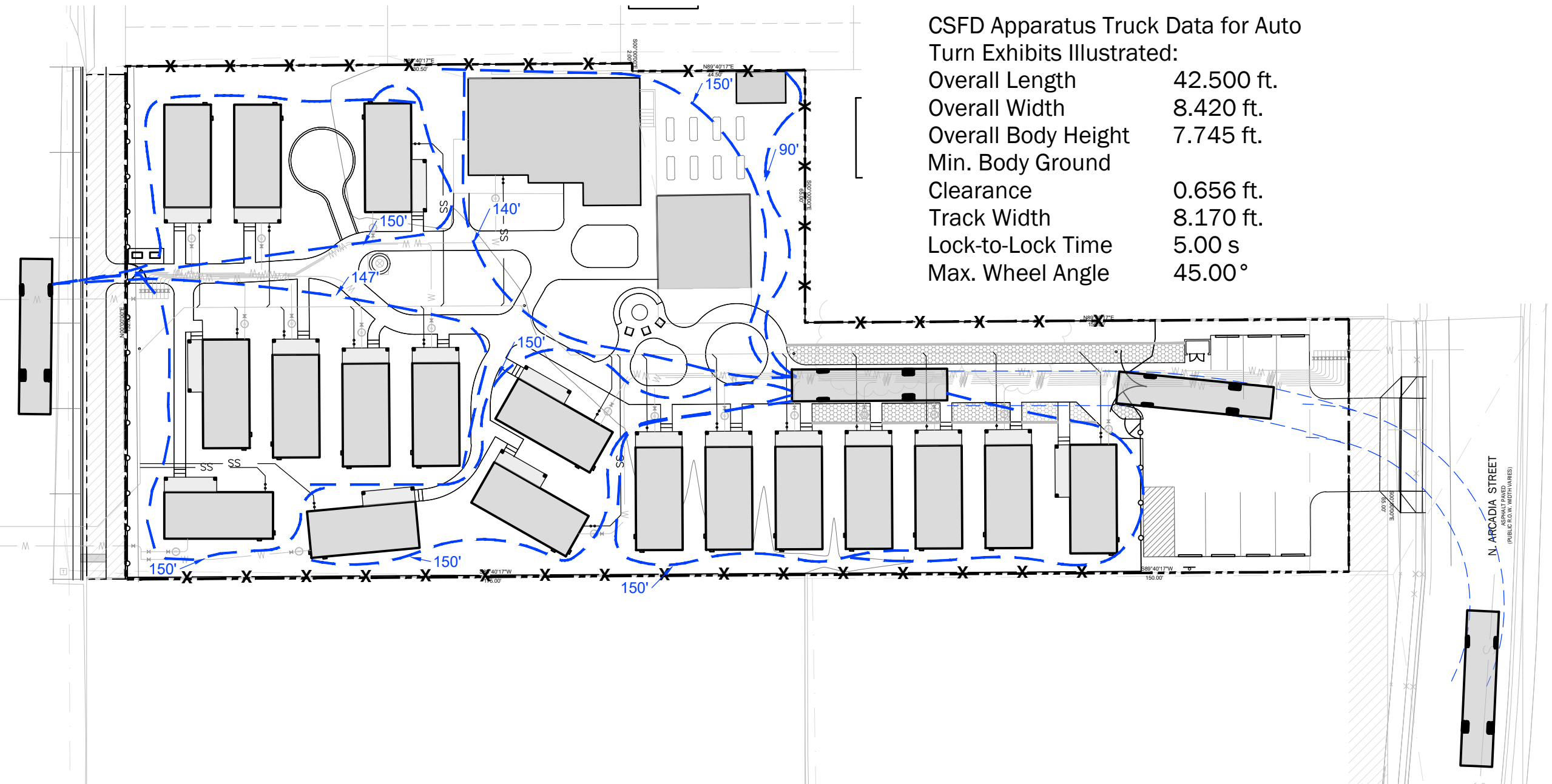
**B2** TRASH ENCLOSURE - SIDE ELEVATION  
**DP2** NOT TO SCALE



**D2** 6" CONCRETE EDGING  
**DP2** NOT TO SCALE



**D3** TRASH ENCLOSURE - REAR ELEVATION  
**DP2** NOT TO SCALE



**D1** FIRE APPARATUS DIAGRAM  
**DP2** 1" = 30'-0"



**PROSPECT VILLAGE**  
 A Tiny House Community

3103 N PROSPECT ST.  
 Colorado Springs,  
 Colorado  
 DEVELOPMENT PLAN  
 Date Submitted: Oct. 2, 2024  
 Resubmitted: Nov. 13, 2024  
 Resubmitted: Jan. 22, 2025

**DP2**  
 SITE PLAN  
 SHEET 2 OF 6

Not For Construction  
 Colorado Springs Land Use Review  
 File Number(s): DEP-24-0123



**NOT A CONSTRUCTION DOCUMENT**

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

**NOTES**

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. ALL EXISTING CURB, GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.

**MAP NOTES**

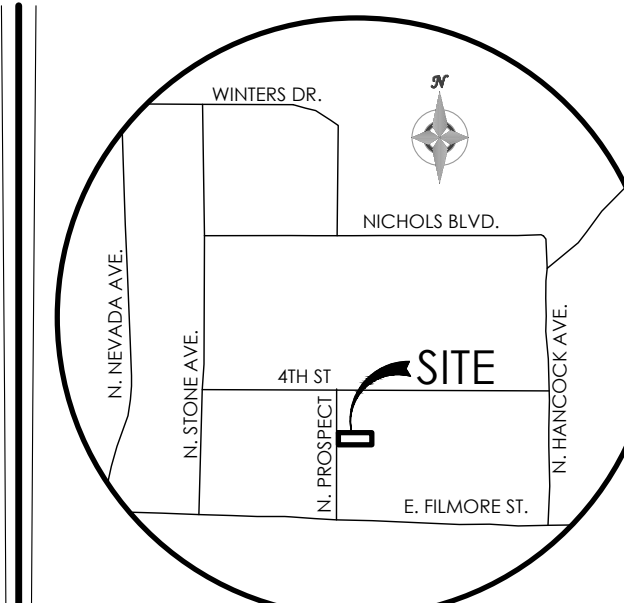
1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY LAND DEVELOPMENT CONSULTANTS, INC.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

**FLOODPLAIN STATEMENT**

THE CURRENT FLOOD INSURANCE STUDY OF THE REGION INCLUDES A FLOOD INSURANCE RATE MAP (FIRM), EFFECTIVE ON MARCH 17, 1997. THE PROPOSED SUBDIVISION IS INCLUDED IN COMMUNITY PANEL NUMBER 08041 C0518 F OF THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY AND INCORPORATED AREAS. NO PORTION OF THE SITE LIES WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREAS (SFHA'S).

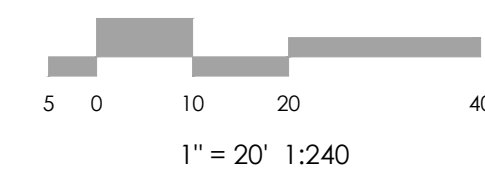
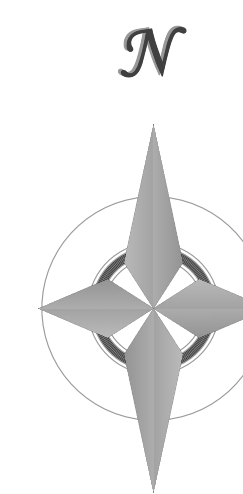
**LEGEND**

EXISTING	PROPOSED
--- 5985 --- INDEX CONTOUR	--- 5985 --- INDEX CONTOUR
--- 84 --- INTERMEDIATE CONTOUR	--- 84 --- INTERMEDIATE CONTOUR
[Pattern] CONCRETE AREA	[Pattern] CONCRETE AREA
[Pattern] ASPHALT AREA	[Pattern] ASPHALT AREA
[Pattern] CURB AND GUTTER	[Pattern] CURB AND GUTTER
[Pattern] BUILDING/ BUILDING OVERHANG	[Pattern] BUILDING/ BUILDING OVERHANG
[Pattern] DECK	[Pattern] DECK
[Pattern] RETAINING WALL - SOLID/ ROCK	[Pattern] RETAINING WALL - SOLID/ ROCK
[Symbol] SIGN	[Symbol] SIGN
[Symbol] BOLLARD	[Symbol] BOLLARD
[Symbol] WOOD FENCE	[Symbol] WOOD FENCE
[Symbol] CHAIN LINK FENCE	[Symbol] CHAIN LINK FENCE
[Symbol] BARBED WIRE FENCE	[Symbol] BARBED WIRE FENCE
[Symbol] TREE (EVERGREEN/DECIDUOUS)	[Symbol] TREE (EVERGREEN/DECIDUOUS)
[Symbol] SHRUB	[Symbol] SHRUB
[Symbol] ROCK	[Symbol] ROCK
	84.0 TSW 83.0 FG 86.85 83.35 84.96 TSW FF = 5986.00
	TOP OF WALL/GRADE AT BOTTOM OF WALL TOP OF CURB/FLOWLINE SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK FINISHED FLOOR ELEVATION



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

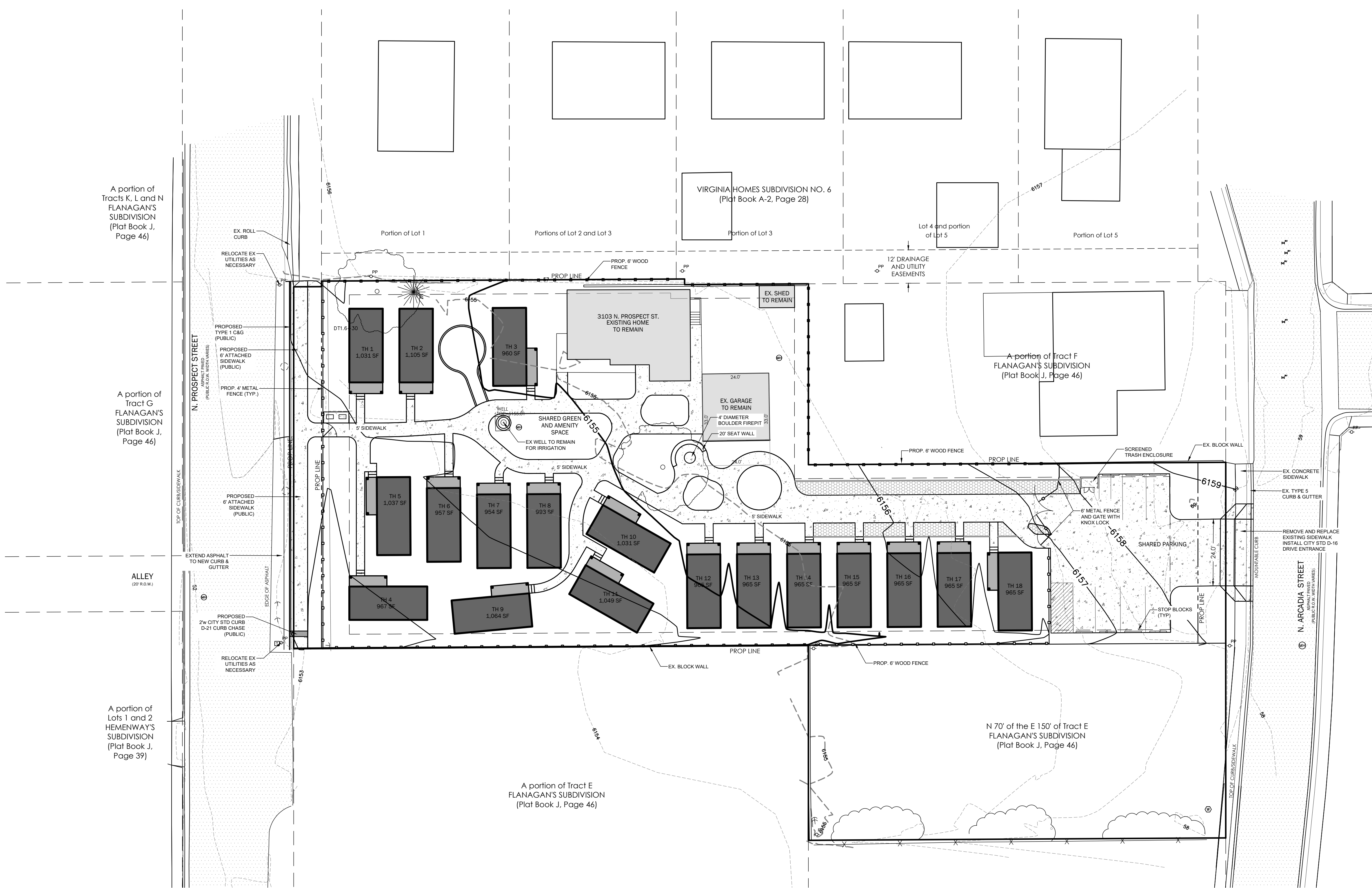
PROSPECT VILLAGE  
3103 N PROSPECT ST

PRELIMINARY GRADING PLAN

MVE PROJECT 51553  
MVE DRAWING

JANUARY 22, 2025  
SHEET 3 OF 6

DEPN-24-0123



A portion of Tracts K, L and N FLANAGAN'S SUBDIVISION (Plat Book J, Page 46)

A portion of Tract G FLANAGAN'S SUBDIVISION (Plat Book J, Page 46)

ALLEY (20' x 0.00')

A portion of Lots 1 and 2 HEMENWAY'S SUBDIVISION (Plat Book J, Page 39)

Portion of Lot 1

Portions of Lot 2 and Lot 3

VIRGINIA HOMES SUBDIVISION NO. 6 (Plat Book A-2, Page 28)

Portion of Lot 3

Lot 4 and portion of Lot 5

Portion of Lot 5

3103 N. PROSPECT ST. EXISTING HOME TO REMAIN

A portion of Tract F FLANAGAN'S SUBDIVISION (Plat Book J, Page 46)

A portion of Tract E FLANAGAN'S SUBDIVISION (Plat Book J, Page 46)

N 70' of the E 150' of Tract E FLANAGAN'S SUBDIVISION (Plat Book J, Page 46)

**COLORADO SPRINGS UTILITIES  
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS**

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

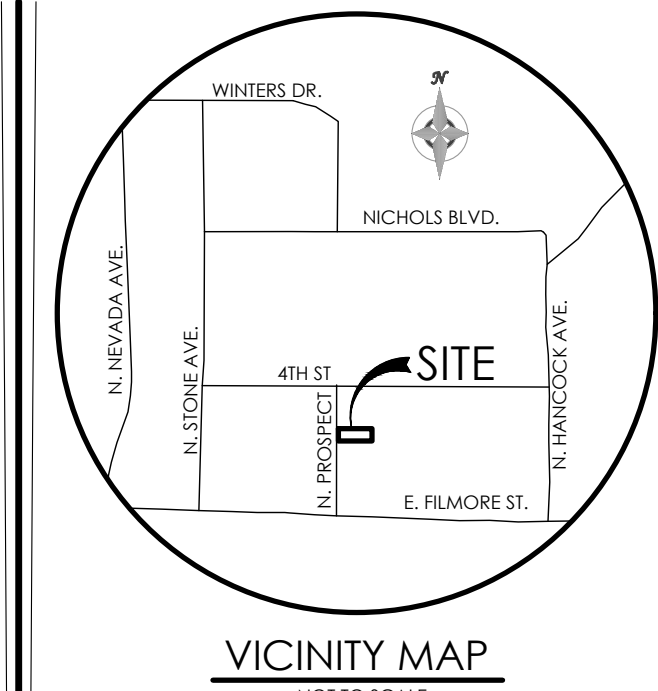
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR 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, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- 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 EASEMENT PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES 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'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER-QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR 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.

**INFORMATION ITEMS**

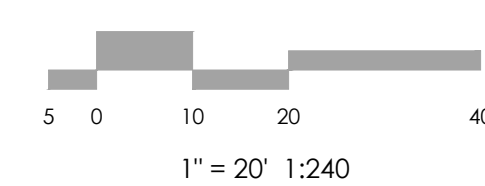
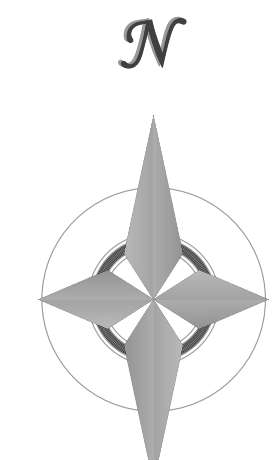
- PLEASE CONTACT UTILITIES DEVELOPMENT SERVICES (UDS) AT 719.668.8111 FOR AN ESTIMATE OF DEVELOPMENT CHARGES, FEES, RECOVERY AGREEMENT CHARGES OR OTHER UTILITY RELATED COSTS THAT MAY APPLY TO THIS DEVELOPMENT. ON INSTANCES WHERE METERED WATER AND/OR WASTEWATER CONNECTIONS EXISTED ON THE PROPERTY, PLEASE CONTACT UDS TO DISCUSS DISTRIBUTION OF WATER AND/OR WASTEWATER DEVELOPMENT CHARGES TO ELIGIBLE LOTS.
  - WHEN NEW WATER METERS ARE PROPOSED TO SERVE THE PROJECT OR ADDITIONAL DEMAND ADDED TO EXISTING WATER METERS, A COMMERCIAL WATER METER SIZING FORM WILL BE REQUIRED TO BE SUBMITTED TO CSU PRIOR TO SERVICE CONTRACT ISSUANCE AND PLAN SET APPROVAL.
  - CSU REQUIRES AN APPLICATION FOR GAS AND ELECTRIC LINE EXTENSION TO BE SUBMITTED ALONG WITH A LOAD DATA FORM OR AN APPLICATION FOR GAS SERVICE LINE APPROVAL AND/OR APPLICATION FOR ELEVATED PRESSURE APPROVAL PRIOR TO ELECTRIC AND NATURAL GAS SYSTEM DESIGN FOR SERVICE TO THE PROJECT. REFER TO THE CSU LINE EXTENSION AND SERVICE STANDARDS OR CONTACT FIELD ENGINEERING AT 719-668-4985.
  - CSU MAY REQUIRE AN EXTENSION CONTRACT AND PAYMENT OF CONTRIBUTIONS-IN-AID OF CONSTRUCTION (OR A REVENUE GUARANTEE CONTRACT) FOR THE EXTENSION OF ELECTRIC FACILITIES NEEDED TO SERVE THE DEVELOPMENT. WITH REGARD TO NATURAL GAS EXTENSIONS, CSU MAY REQUIRE AN EXTENSION CONTRACT AND ADVANCE PAYMENT FOR THE ESTIMATED COSTS TO CONSTRUCT THE NECESSARY GAS EXTENSIONS.
  - IMPROVEMENTS, STRUCTURES AND TREES MUST NOT BE LOCATED DIRECTLY OVER OR WITHIN A FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES AND SHALL NOT VIOLATE ANY PROVISION OF THE NATIONAL ELECTRIC SAFETY CODE (NESEC) OR ANY APPLICABLE NATURAL GAS REGULATIONS OR CSU' POLICIES.
  - IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED UNDER ANY OVERHEAD UTILITY FACILITY, SHALL NOT VIOLATE NESEC CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
  - LANDSCAPING SHALL BE DESIGNED TO PROVIDE THE REQUIRED CLEARANCES FOR UTILITY FACILITIES, TO ALLOW CONTINUOUS ACCESS FOR UTILITY EQUIPMENT, AND TO MINIMIZE CONFLICTS WITH SUCH FACILITIES.
  - CSU REQUIRES WASTEWATER AND WATER CONSTRUCTION DRAWINGS WHEN NEW WASTEWATER AND WATER FACILITIES ARE PROPOSED. PLANS CAN BE SUBMITTED ELECTRONICALLY TO UDS VIA WWW.CSU.ORG.
- A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
- CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.
- ADD NOTE FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

**LEGEND**

EXISTING	PROPOSED
--- 5985 --- INDEX CONTOUR	--- 5985 --- INDEX CONTOUR
--- 84 --- INTERMEDIATE CONTOUR	--- 84 --- INTERMEDIATE CONTOUR
[Pattern] CONCRETE AREA	[Pattern] CONCRETE AREA
[Pattern] ASPHALT AREA	[Pattern] ASPHALT AREA
[Pattern] CURB AND GUTTER	[Pattern] CURB AND GUTTER
[Pattern] BUILDING/ BUILDING OVERHANG	[Pattern] BUILDING/ BUILDING OVERHANG
[Pattern] DECK	[Pattern] DECK
[Pattern] RETAINING WALL - SOLID/ ROCK	[Pattern] RETAINING WALL - SOLID/ ROCK
[Symbol] SIGN	[Symbol] SIGN
[Symbol] BOLLARD	[Symbol] BOLLARD
[Symbol] WOOD FENCE	[Symbol] WOOD FENCE
[Symbol] CHAIN LINK FENCE	[Symbol] CHAIN LINK FENCE
[Symbol] BARBED WIRE FENCE	[Symbol] BARBED WIRE FENCE
[Symbol] TREE (EVERGREEN/DECIDUOUS)	[Symbol] TREE (EVERGREEN/DECIDUOUS)
[Symbol] SHRUB	[Symbol] SHRUB
[Symbol] ROCK	[Symbol] ROCK
12" W (PVC) (PUBLIC) WATER MAIN	12" PVC WATER MAIN (PUBLIC) WATER MAIN
W - W WATER SERVICE LINE	1" HDPE WATER SERVICE WATER SERVICE LINE
W - W WATER VALVE	W - W WATER VALVE
16544 FIRE HYDRANT	HYD 'A' FIRE HYDRANT
10" SAN (PVC) (PUBLIC) SANITARY SEWER MAIN	10" PVC SANITARY SEWER (PUBLIC) SANITARY SEWER MAIN
SAN - SAN - SAN - SANITARY SEWER SERVICE LINE	4" PVC SAN SEWER SERVICE SANITARY SEWER SERVICE LINE
SAN - S - SAN - SANITARY SEWER MANHOLE	MM-1 SANITARY SEWER MANHOLE
SAN - CO - SAN - SANITARY SEWER CLEANOUT	CO - CO - CO - SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT
2" GAS (PLASTIC) (PUBLIC) GAS MAIN	WM - WM - WM - WATER METER PIT
OHE - OHE - OHE - OVERHEAD ELECTRIC LINE	EM - UGE - OHE - ELECTRIC METER & SERVICE LINE
UGE - UGE - UGE - UNDERGROUND ELECTRIC LINE/ MANHOLE	GM - UGE - G - GAS METER & SERVICE LINE
[Symbol] UTILITY POLE/GUY WIRE	[Symbol] UTILITY POLE/GUY WIRE
[Symbol] WATER SHUTOFF VALVE/ SPRINKLER BOX	[Symbol] WATER SHUTOFF VALVE/ SPRINKLER BOX
[Symbol] ELECTRIC TRANSFORMER/Vault	[Symbol] ELECTRIC TRANSFORMER/Vault
[Symbol] TELEPHONE PEDESTAL	[Symbol] TELEPHONE PEDESTAL
[Symbol] LIGHT POLE	[Symbol] LIGHT POLE



BENCHMARK



**NOT A CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

**PRELIMINARY FIRE FLOW REQUIREMENTS**

**EXISTING RESIDENCE**  
GROSS BUILDING AREA = 2,090 SF NON SPRINKLED  
IBC BUILDING CONSTRUCTION TYPE: V-B

FIRE FLOW REQUIREMENTS: (NON-REDUCED)  
REQ. FIRE FLOW = 1,500 GPM  
REQ. NO. OF HYDRANTS = 1  
REQ. AVG. HYDRANT SPACING = 500 FT  
MAX. HOSE LAY DISTANCE = 250 FT

REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

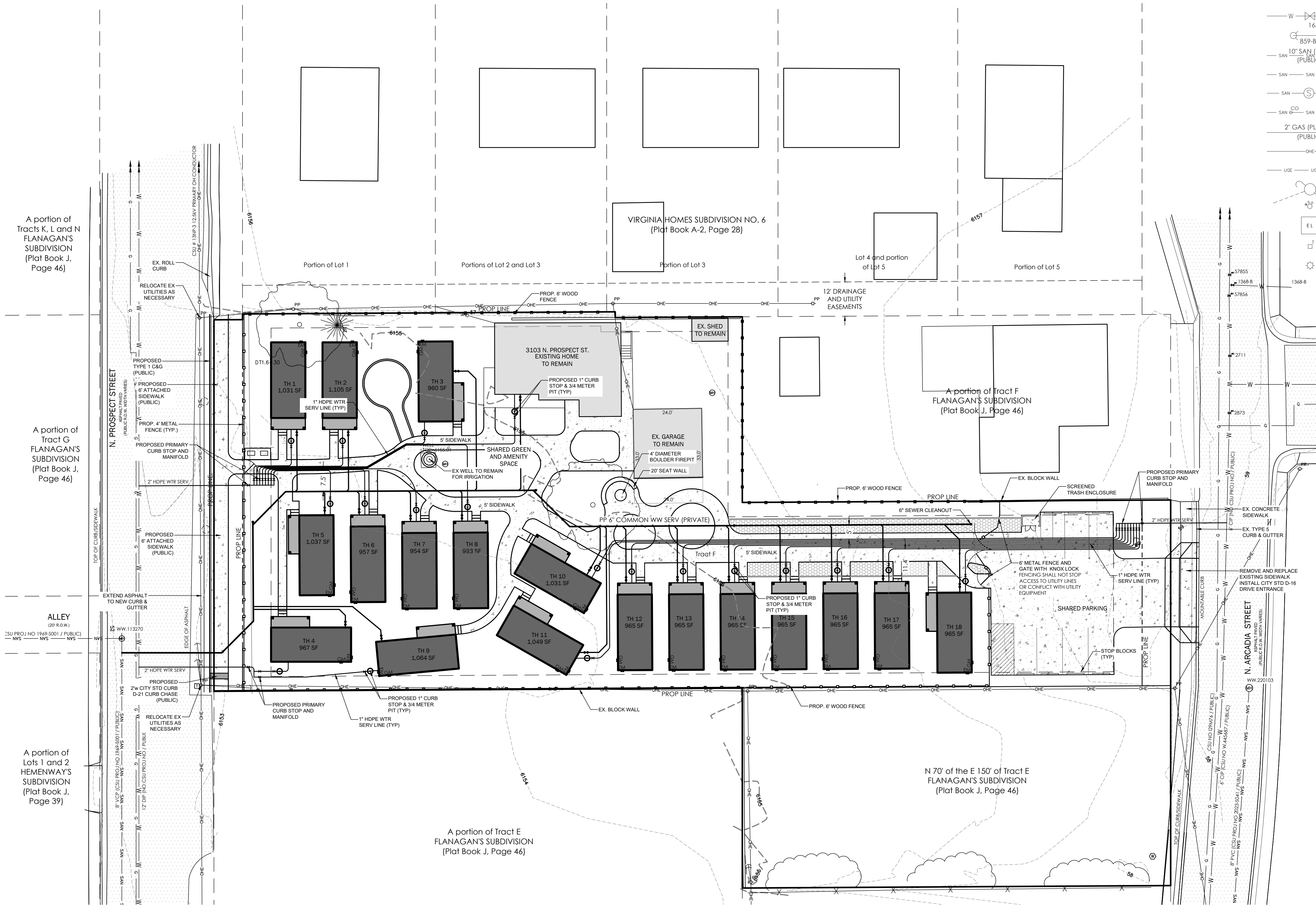
PROSPECT VILLAGE  
3103 N PROSPECT ST

PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

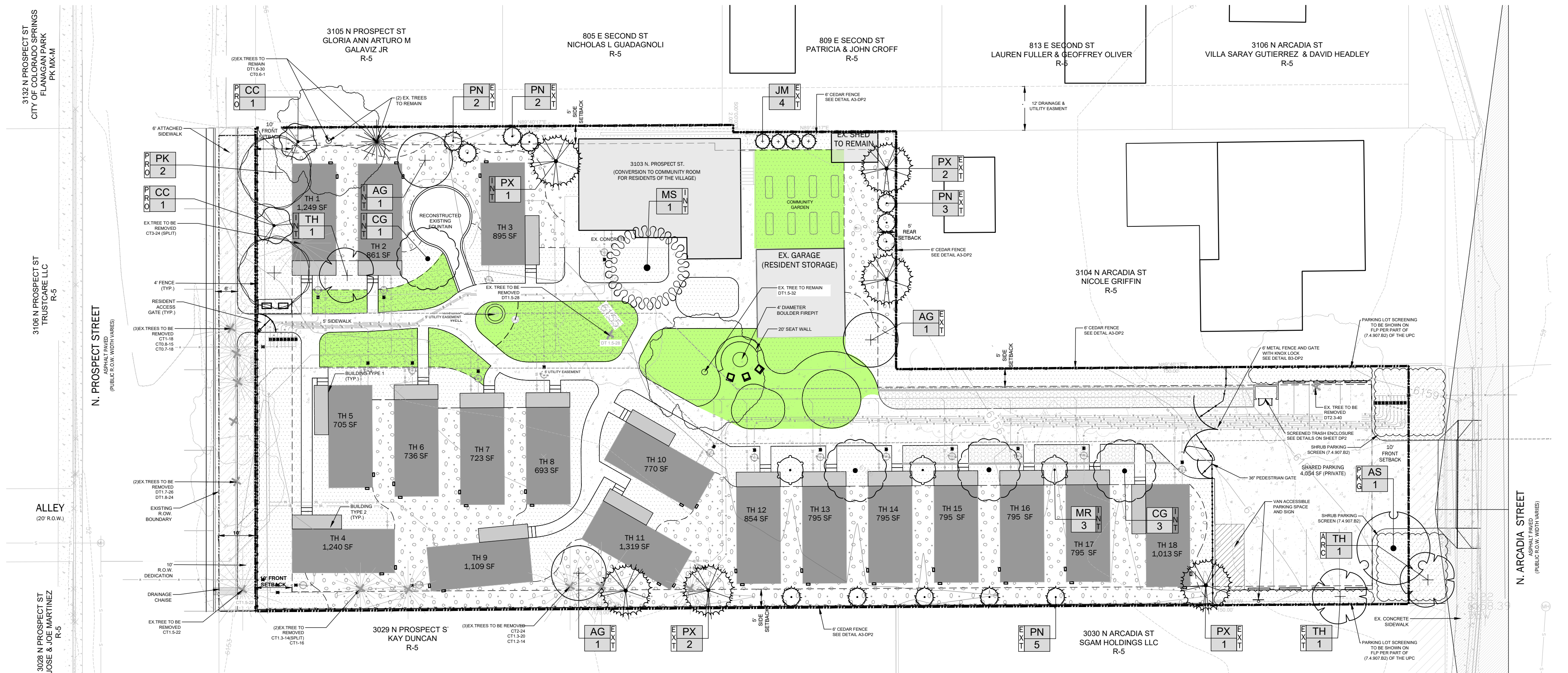
MVE PROJECT 51553  
MVE DRAWING

**JANUARY 22, 2025**  
**SHEET 4 OF 6**

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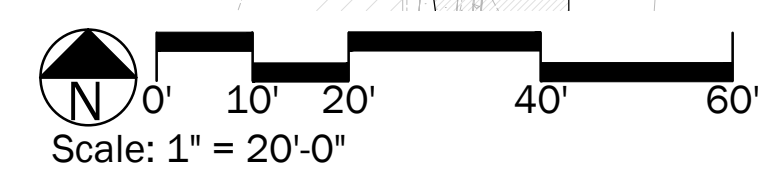






- LANDSCAPE NOTES:**
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
  - CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
  - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'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.
  - THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
  - AN EVENLY PLACED LAYER OF GRAVEL MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
  - AN EVENLY PLACED LAYER OF BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE APPLIED DIRECTLY TO TILLED, SCARIFIED, AMENDED AND UNCOMPACTED SOIL.
  - THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
  - POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS ONLY IN LOCATIONS WHERE BREEZE IS NOT PRESENT.
  - WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAP". THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY ROCK.
  - 4" HEIGHT BY 3/4" WIDTH ROLLED STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM VARYING TYPES OF TURF WHERE ILLUSTRATED. PLACE EDGING FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
  - ALL EXISTING TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE. TOPSOIL SHOULD BE LOCATED WHERE IDENTIFIED ON THE CIVIL ENGINEERING GRADING AND EROSION CONTROL PLAN.
  - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
  - CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
  - FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
  - CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS AND SOD AREAS TO A DEPTH OF 12".
  - ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK 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.
  - ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
  - ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
  - 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. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
  - 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). 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 THESE SPECIFICATION REQUIREMENTS.
  - PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
  - THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
  - 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.
  - WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
  - AFTER PLANTING IS COMPLETE, 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.
  - FINE GRADE SOD AND SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
  - ROLL SOD AFTER INSTALLATION TO ENSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.
  - CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
  - 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 TWO-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
  - 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.
  - THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  - 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 GIVEN.
  - TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
  - 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
  - IRRIGATION WILL BE PROVIDED TO ALL SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION WILL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY IRRIGATION.
  - UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - MITIGATION OF EXISTING TREES MAY OCCUR WITHIN THE FLOODPLAIN OF THE SITE FOR SAFETY REASONS. TO ENSURE THE SAFETY OF THE USERS OF THE AREA, WEAK-WOODED PLANT MATERIAL AND DEAD/DYING PLANTS MAY BE REMOVED.
  - ALL LANDSCAPE ADJACENT TO PROTECTED LANDSCAPE AREAS, NOTED AS "RE-ESTABLISHED AREA" IN THE GROUNDPLANE SCHEDULE, SHALL BE PROTECTED OR REPAIRED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
  - WALL, FENCE, AND OTHER ARCHITECTURAL DETAILS PROVIDED ON LANDSCAPE DRAWINGS ARE FOR DEVELOPMENT PLAN PURPOSES ONLY. SEE APPLICABLE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR CONSTRUCTION.
  - ALL EXISTING DECIDUOUS TREES THAT WILL REMAIN ON THE PROPERTY SHALL BE PRUNED AND MAINTAINED ACCORDINGLY.

APPROVAL STAMP



CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	CODE REQUIREMENTS
<b>TREES</b>						
AS	1	Acer grandidentatum 'Schmidt' Rocky Mountain Glow® Maple	2" Cal.	20-30 Ft.	15-25'	ROW
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	2" Cal.	20-25 Ft.	15-25 Ft.	Buffer / Internal
CG	4	Autumn Brilliance Serviceberry Crataegus crus-galli inermis Thornless Cockspur Hawthorn	2" Cal.	15-25 Ft.	15-25 Ft.	INTERNAL
MR	3	Malus x 'Red Barron' Red Barron Crabapple	2" Cal.	15-20 Ft.	15-20 Ft.	Buffer / Internal
MS	1	Malus x 'Spring Snow' Spring Snow Crabapple	2" Cal.	20-25 Ft.	20-25 Ft.	INTERNAL
PK	2	Prunus nigra 'Princess Kay' Princess Kay Plum	2" Cal.	20-25 Ft.	15-20 Ft.	ROW
TH	3	Tilia cordata 'Halka' TM Summer Sprite Littleleaf Linden	2" Cal.	15-20 Ft.	15-20 Ft.	ROW/ INTERNAL/ PARKING
<b>EVERGREEN TREES</b>						
JM	4	Juniperus scopulorum 'Medora' Medora Juniper	6" Ht.	15-20 Ft.	4-6 Ft.	BUFFER
PX	6	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	6" Ht.	40-50 Ft.	20-25 Ft.	BUFFER
PN	12	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	6" Ht.	20-25 Ft.	5-10 Ft.	BUFFER
<b>UNDERSTORY TREES</b>						
CC	2	Cercis canadensis Eastern Redbud	2" Cal.	235AD	15-25 Ft.	15-20 Ft.

SYMBOL	QTY	BOTANICAL / COMMON NAME	ADD INFO
<b>GROUND COVERS</b>			
[Symbol]	5,689 sf	3/4" Cimarron Granite	3" Depth - Covering Weed Barrier Fabric
[Symbol]	9,542 sf	3/8" Cimarron Granite	3" Depth - Covering Weed Barrier Fabric
[Symbol]	601 sf	El Paso County All-Purpose Low Grow Mix	Seed
[Symbol]	1,317 sf	Poa pratensis 'Colorado Blue' Colorado Blue Kentucky Bluegrass	Sod

SHARED COMMUNITY GREEN SPACE (3,469 SQ.FT.)

- STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES:**
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL. ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
  - THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
  - COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
  - IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
  - TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
  - ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

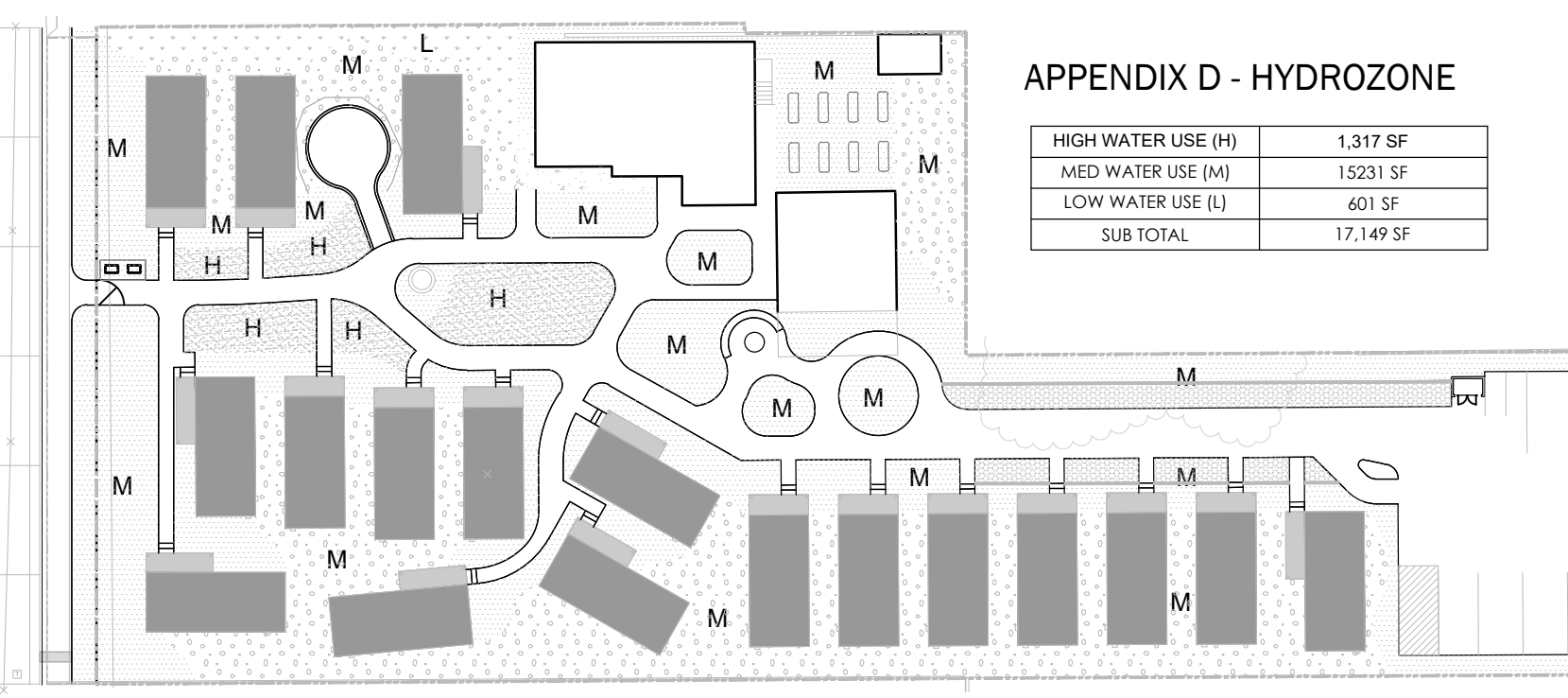
Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section/ Policy 7.4.905.B												
Street Name or Zone Boundary	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree	No. of Trees	Plant Abbrev.	Shrub Substitutes	Ornamental Grass		Percent Ground Plane	
		Req.	Prov.						Req.	Prov.	Req.	Prov.
N. Prospect St.	Non Arterial	10	10	130	30	5	4	PRO	10	*	0	* 75% 75%
N. Arcadia St.	Non Arterial	10	0	41	30	2	1	ARC	10	*	0	* 75% 75%

\* WILL BE PROVIDED ON FINAL LANDSCAPE PLAN

Motor Vehicle Lots See Code Section/ Policy 7.4.907													
Vehicle Lot Frontage	No. of Uncovered Vehicle Spaces Provided	Shade Trees (1/15 Spaces)		Length of Screening Wall	Length of Frontage	2/3 Length of Frontage	Plant Abbrev.	Percent Ground Plane		Min. 3' Screening Plants		Evergreen Plants (50% Min.)	
		Req.	Prov.					Req.	Prov.	Req.	Prov.	Req.	Prov.
Total Shade Trees Required	8	1	1	N/A	N/A	N/A	PKG	75%	75%	N/A	N/A	N/A	N/A

Internal Landscape See Code Section/ Policy 7.4.908												
Net Site Area (Sq. Ft.) (Less Public R.O.W.)	Percent Minimum Internal Area (%)	Internal Area (Sq Ft)		Internal Trees (1/500 Sq Ft)		Internal Shrubs (10 Shrubs/ Tree)		Plant Abbrev.	Percent Ground Plane		Internal Ornamental Grass Sub.	
		Req.	Prov.	Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.
32767	10%	3277	23322	7	10	0	0	INT	75%	75%	0	0

\* Existing Trees are Included in Provided Count



**We Fortify**  
SOCIAL IMPACT  
COMMUNITY BUILDERS

**MVE**  
MONUMENT VALLEY  
ENGINEERS INC.

**URBAN**  
Landscapes  
DESIGN REVOLUTION

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**PROSPECT VILLAGE**  
A Tiny House Community

3103 N PROSPECT ST.  
Colorado Springs,  
Colorado

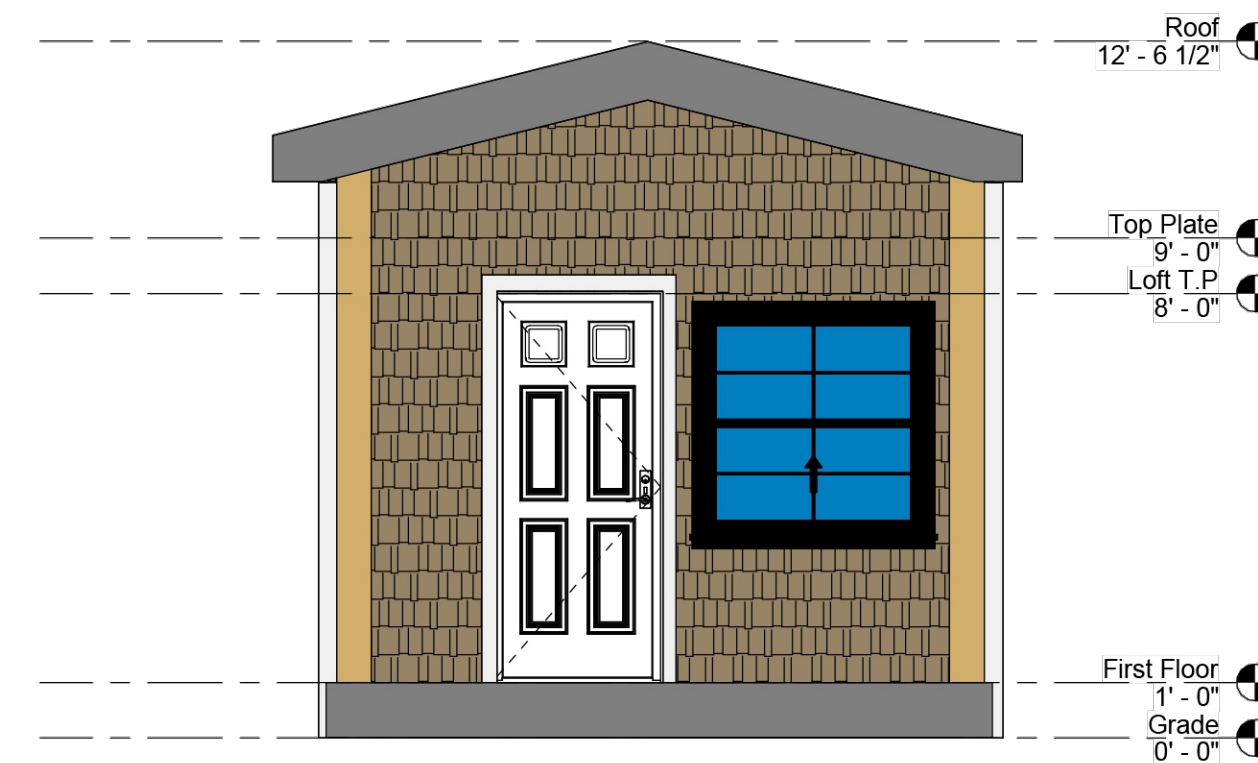
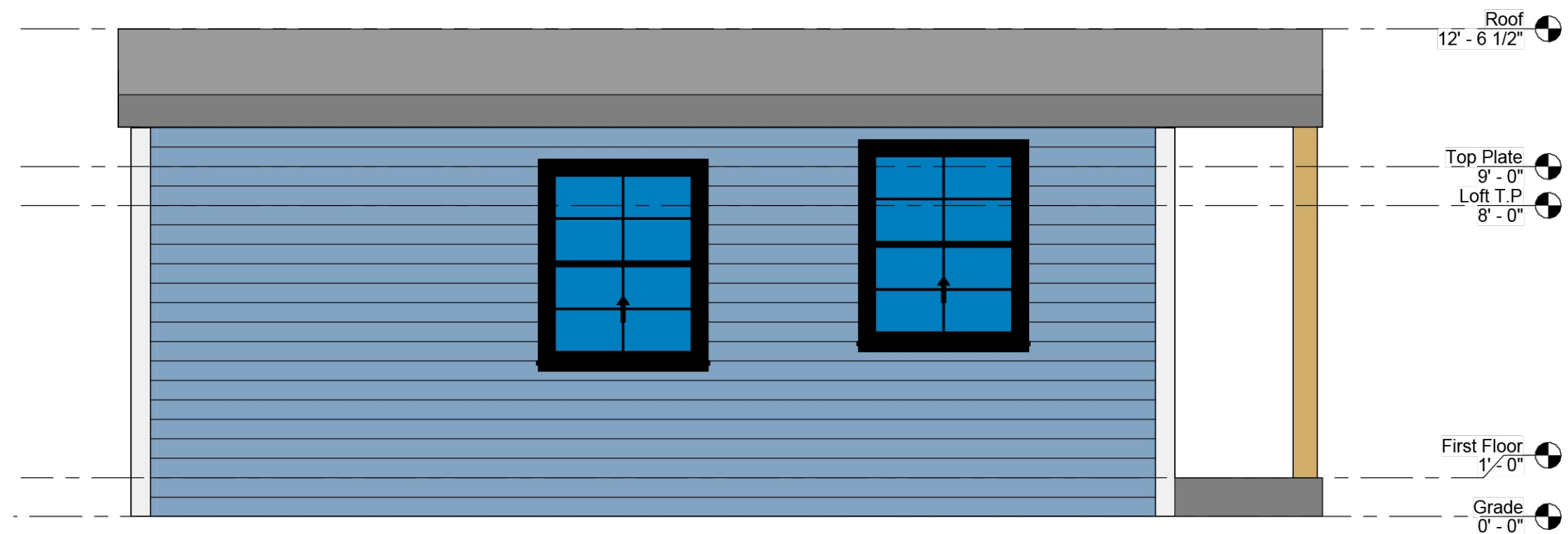
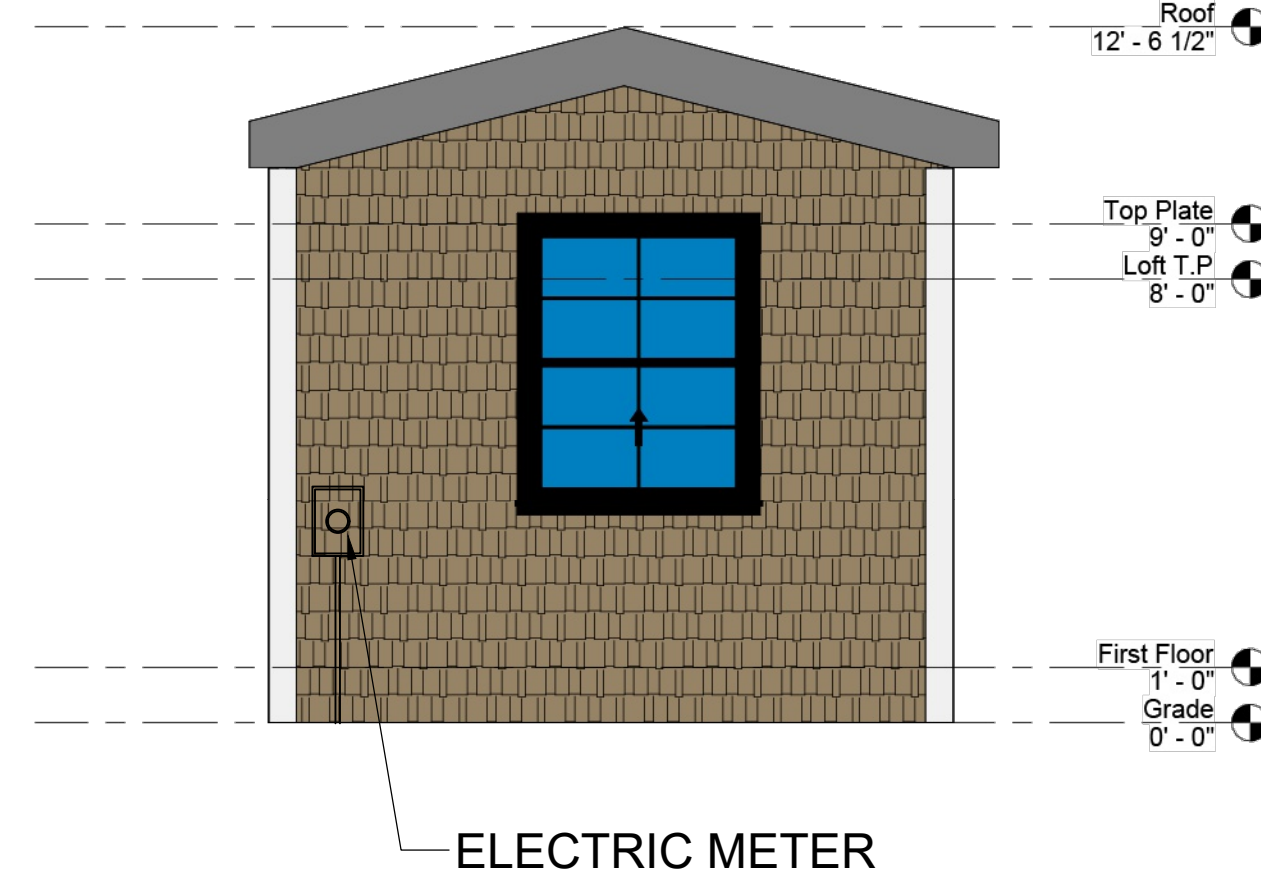
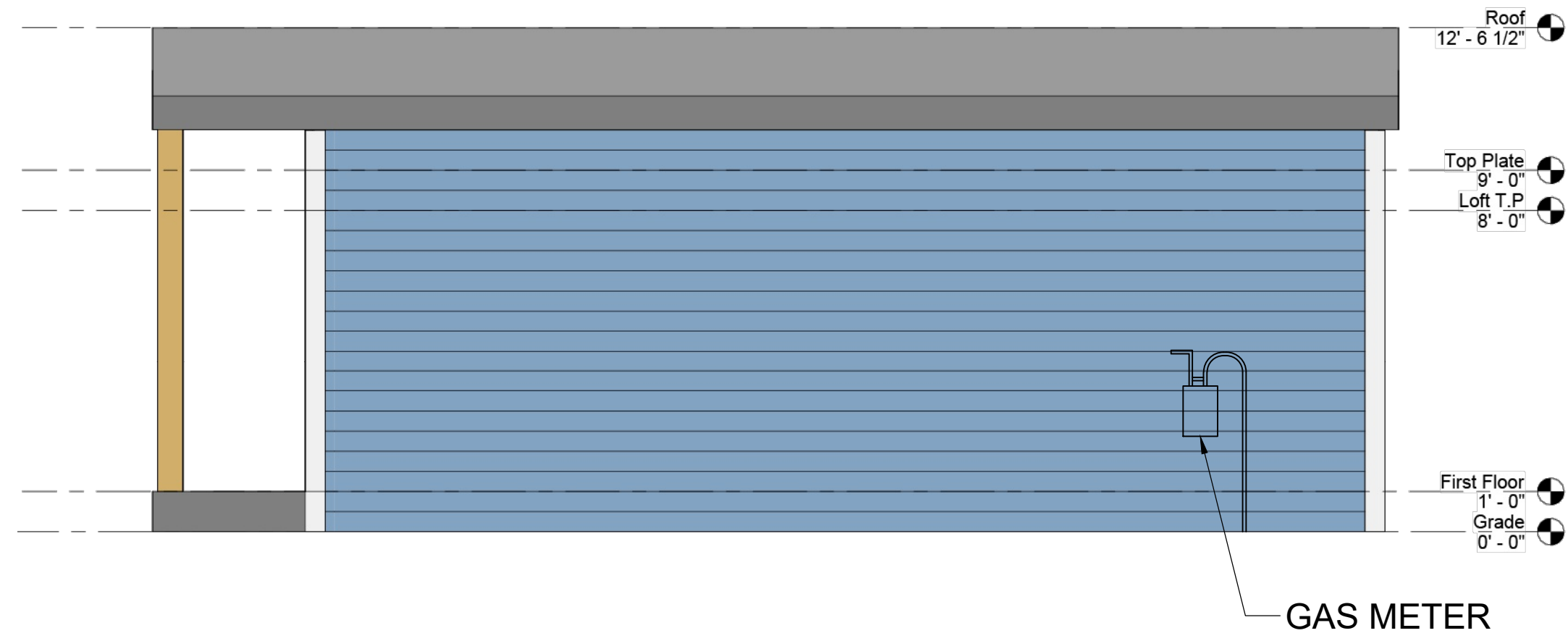
DEVELOPMENT PLAN

Date Submitted: Oct. 2, 2024  
Resubmitted: Nov. 13, 2024  
Resubmitted: Jan. 22, 2025

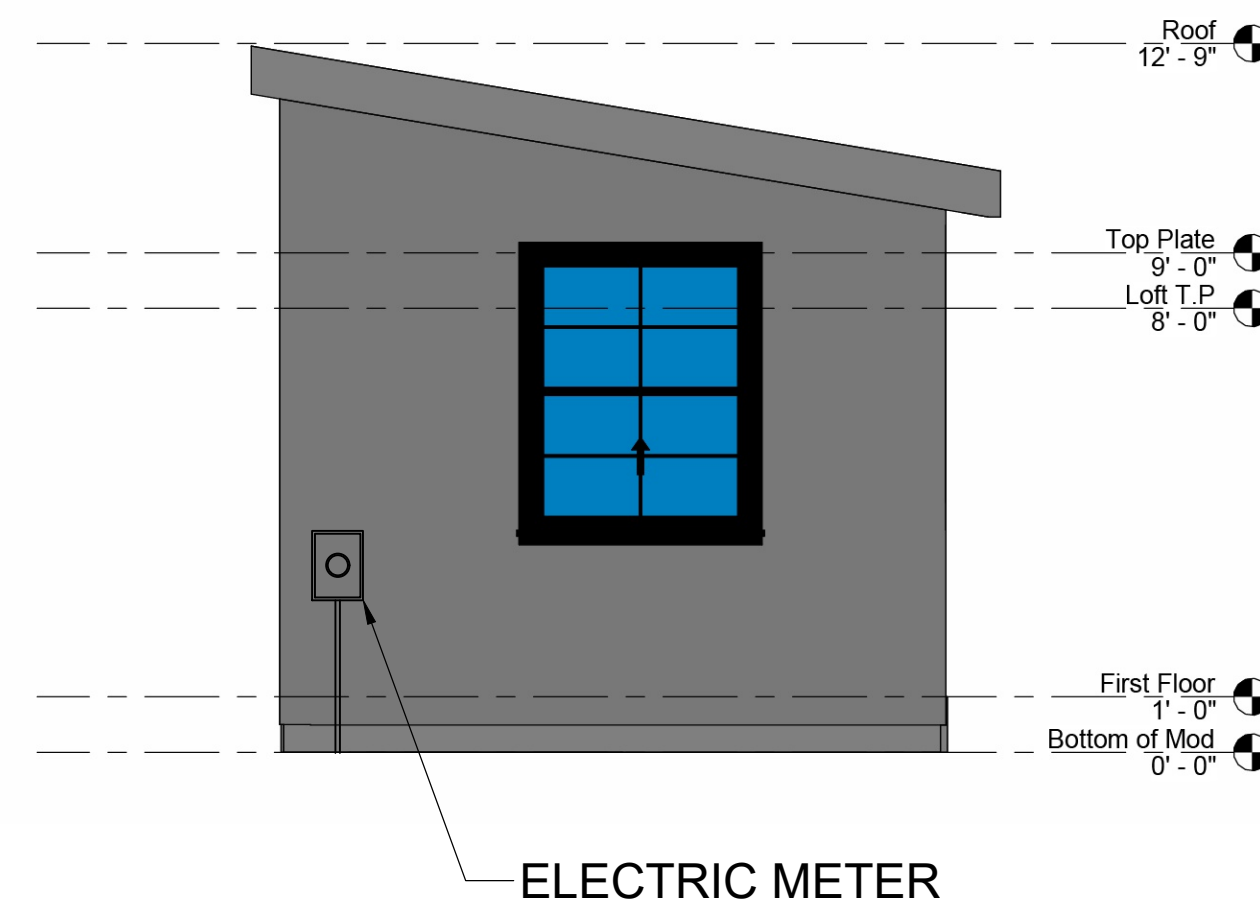
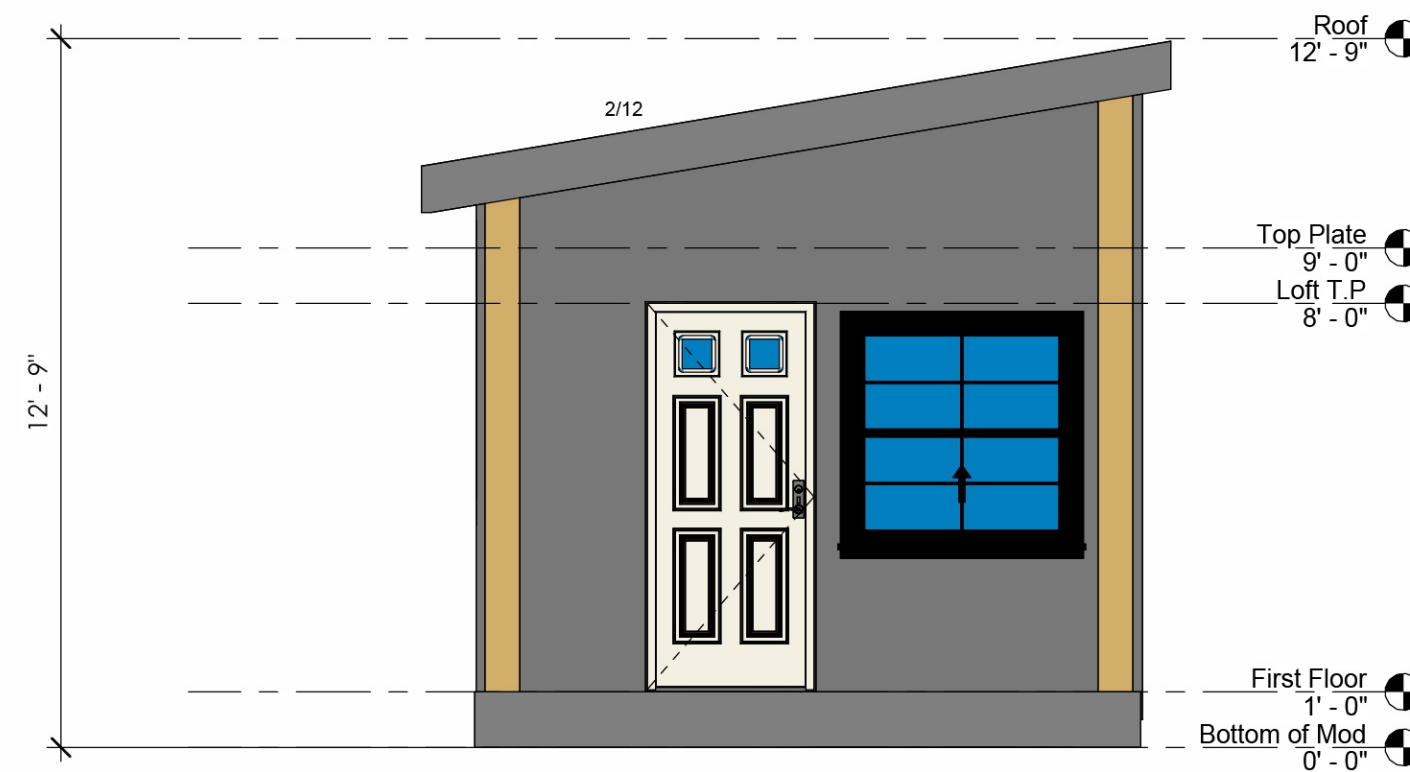
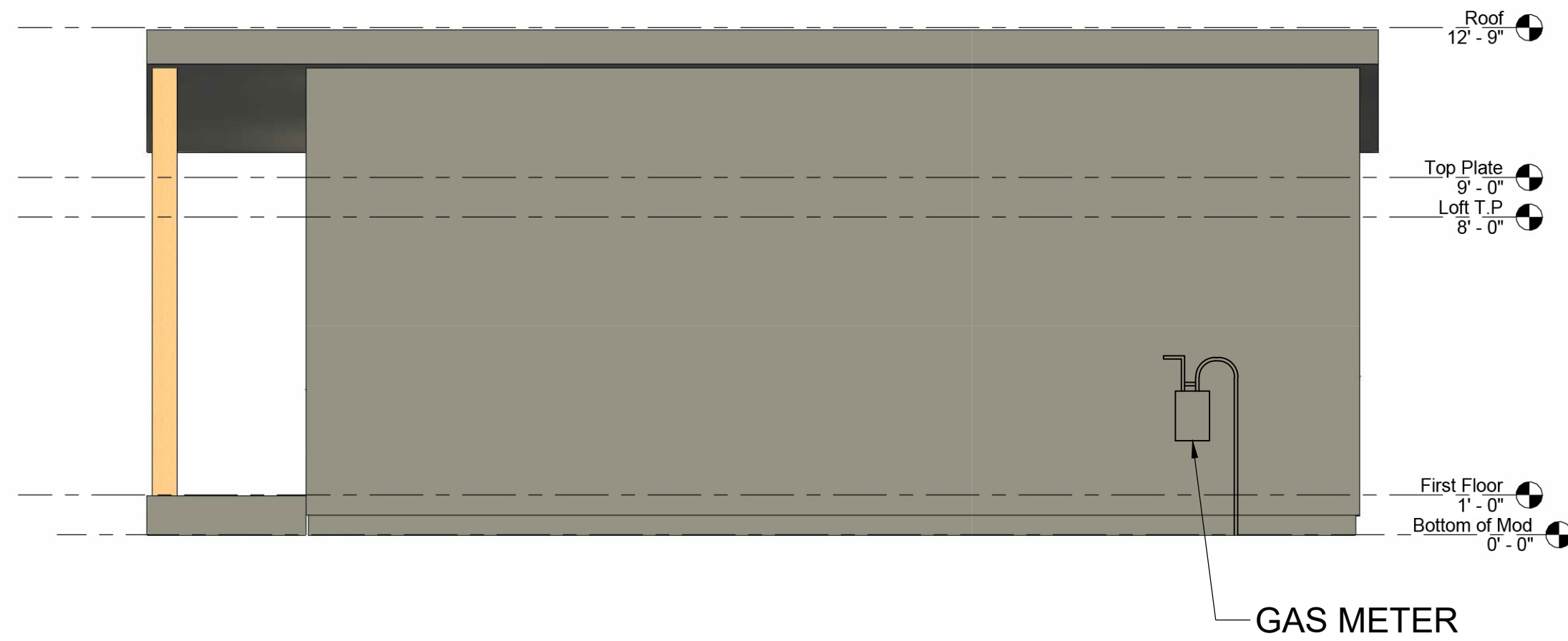
**DP5**  
PRELIM  
LANDSCAPE PLAN  
SHEET 5 OF 6

Not For Construction  
Colorado Springs Land Use Review  
File Number(s): DEP-24-0123





PROSPECT VILLAGE - ALPHA



PROSPECT VILLAGE - OMEGA

APPROVAL STAMP



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Colorado Springs,  
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**DP6**  
ARCHITECT  
ELEVATIONS  
SHEET 6 OF 6

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Colorado Springs Land Use Review  
File Number(s): DEPN-24-0123