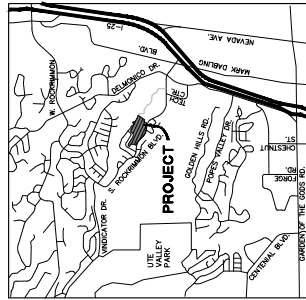


CREEKSIDE AT ROCKRIMMON SINGLE-FAMILY FILING NO. 1

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PUD DEVELOPMENT PLAN



VICINITY MAP
NOT TO SCALE

- NOTES:**
- PROPOSED STREETS WILL BE PUBLIC (RESIDENTIAL STREET CROSS SECTIONS), RESIDING IN OR NEAR WILDLAND, URBAN INTERFACE OR INTERMIX AREAS INVOLVES TYPES OF DEVELOPMENT COMMITMENT THAT MAY NOT APPLY IN URBAN OR MORE ORGANIZED AREAS.
 - ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUELS MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 100 OF THE CITY OF COLORADO ORDINANCES AND THE CITY OF COLORADO FIRE DEPARTMENT. THE CITY OF COLORADO FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE INITIAL FUELS MANAGEMENT ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION. APPROVAL OBTAINED PRIOR TO BUILDING FINAL INSPECTION. THESE PROCEDURES ARE SUBJECT TO THE CITY OF COLORADO ORDINANCES 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. THE CITY OF COLORADO ORDINANCES AND THE CITY OF COLORADO 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 DEVELOPER.
 - THE MINIMUM LENGTH OF THE DRIVEWAYS FROM THE GARAGE DOOR TO THE BACK OF THE PARCELS IS 20' MINIMUM.
 - THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANT, ASSOCIATION, AND RESTRICTIONS OF THE _____ HOMEOWNERS ASSOCIATION.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA OR CURRENT OWNER.
 - STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY OF COLORADO SHALL BE THE RESPONSIBILITY OF THE HOA OR CURRENT OWNER.
 - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL COMPLETE THE AIRMANSHIP PROGRAM. THE AIR FORCE ACADEMY SHALL BE RESPONSIBLE FOR THE AIR FORCE ACADEMY'S FLIGHT OPERATIONS. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
 - SEE SHEET 11 FOR AREAS WHERE SUBSIDENCE INSURANCE IS RECOMMENDED.
 - THE HOMEOWNERS ASSOCIATION SHALL BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
 - SEE SHEET 11 FOR AREAS WHERE SUBSIDENCE INSURANCE IS RECOMMENDED.
 - THE HOMEOWNERS ASSOCIATION SHALL BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

LEGAL DESCRIPTION:
LOT 9, CREEKSIDE AT ROCKRIMMON FILING NO. 1 TO BE RE-PLATTED AS CREEKSIDE AT ROCKRIMMON SINGLE-FAMILY FILING NO. 1

FLOODPLAIN STATEMENT:
THIS PROPERTY IS NOT LOCATED IN A 100 YR FLOODPLAIN SHOWN ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 0804100512 G, EFFECTIVE DATE DECEMBER 7, 2018.

BENCHMARK:
A. SOUTHWEST CORNER TYPE R INLET, TOP OF CONCRETE, EAST OF SHELL STATION AT ENTRANCE
ELEVATION=6286.04
B. SOUTHWEST CORNER TYPE R INLET, APPROX. 60' WEST OF NORTHEAST INTERSECTION OF ROCKRIMMON BLVD. AND TECH. CENTER DR.
ELEVATION=6285.53
DATUM: NGVD 29

APPROXIMATE SCHEDULE OF DEVELOPMENT: BEGIN WINTER 2021
COMPLETE WINTER 2022

NOTE: THE PROJECT DESIGN AND LAYOUT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CITY OF COLORADO ORDINANCES AND THE CITY OF COLORADO FIRE DEPARTMENT. THE PROJECT DESIGN AND LAYOUT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CITY OF COLORADO ORDINANCES AND THE CITY OF COLORADO FIRE DEPARTMENT. THE PROJECT DESIGN AND LAYOUT HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CITY OF COLORADO ORDINANCES AND THE CITY OF COLORADO FIRE DEPARTMENT.

SITE/BUILDING DATA:

OWNER: PUEBLO BANK & TRUST COMPANY
301 W 5TH ST, PUEBLO, CO 81003-3157

OWNER/DEVELOPER REPRESENTATIVE: PAUL BROUSSARD - PREMIER HOMES, INC.
200 W. 1ST ST., SUITE 200 PUEBLO, CO 81003

EXIST. ADDRESS: 252 HEAVY STONE VIEW
COLORADO SPRINGS, CO 80919

TAX SCHEDULE NUMBER: 73134-02-009

DEVELOPMENT PLAN/LOT AREA: 760,956 S.F. (17.47 AC)

ZONING: (EXISTING & PROPOSED) PUD/CR SS HS (PLANNED UNIT DEVELOPMENT)- OVERLAY ZONE - HILLSIDE AREA (OVERLAY)

CITY FILE #PC9 P12 08-00077

ORDINANCE #08-194

CONDITIONS OF RECORD:
1. DEVELOPMENT PLANNING COMMISSION FOR APPROVAL BEFORE CITY PLANNING COMMISSION FOR APPROVAL
2. THE MAXIMUM BUILDING HEIGHT FOR THE MULTI-FAMILY HOMES CANNOT EXCEED 45 FEET IN HEIGHT

MASTER PLAN: ROCKRIMMON

LAND USE: SINGLE FAMILY RESIDENTIAL

GROSS DENSITY: 2.46 DU/ACRE

OVERALL CREEKSIDE AT ROCKRIMMON SITE DENSITY (114 UNITS/20.21 ACRES): 3.77 DU/ACRE

DRAINAGE BASIN: NORTH ROCKRIMMON DRAINAGE BASIN

MAXIMUM BUILDING HEIGHT: 35 FT

MINIMUM RESIDENTIAL LOT SQUARE FOOTAGE: 7,198 SF

MAXIMUM LOT COVERAGE: 40%

BUILDING SETBACKS: FRONT 20'
SIDE 25'
REAR 25'

LANDSCAPE SETBACKS: ROCKRIMMON BLVD. 20'

ACE PERMIT NUMBER:

ALL PROPOSED GRADING AND LAND DISTURBANCE AROUND DESIGNATED WETLAND AREAS ARE IN ACCORDANCE WITH THE PREFERENCE POLICY REGARDING ANY CHANGES OCCUR, THOSE CHANGES WILL NEED TO BE REVIEWED BY CITY STAFF

GEOLOGIC HAZARD STUDY DISCLOSURE STATEMENT:
A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING INC DATED 7/16/21 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: EXPANSIVE SOILS, UNSTABLE SLOPES, SUBSIDENCE AREA, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER, ARTIFICIAL FILL AND AREAS OF PONDED WATER. A COPY OF SAID REPORT IS ATTACHED TO THIS DEVELOPMENT PLAN. FOR MORE INFORMATION ON THE GEOLOGIC HAZARD STUDY AT ROCKRIMMON SINGLE-FAMILY FILING NO. 1 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 IF YOU WOULD LIKE TO REVIEW SAID REPORT.

UNDERMINED TYPE II AREA IS RECOMMENDED TO HAVE SUBSIDENCE INSURANCE, AND THE FOLLOWING SUBSIDENCE MEASURES ARE REQUIRED:
-PIPELINES SHOULD BE CONSTRUCTED WITH LINES AND COUPLINGS THAT CAN WITHSTAND STRAINS OF 5 PERCENT VERTICAL AND 0.5 PERCENT HORIZONTAL
-PIPES SHOULD BE BEDDED WITH COARSE AGGREGATE TO SPRINGLINE
-FOUNDATIONS SHOULD BE REINFORCED AND DESIGNED WITH AN EPP OF 100 PCF OR BE PROTECTED WITH A VERTICAL LAYER OF COMPRESSIBLE MATERIAL
-SLABS TO BE SUPPORTED ON A MINIMUM 6" LAYER OF COMPACTED SAND
THESE MEASURES WILL NOT PREVENT MOVEMENT FROM SUBSIDENCE. THEY ARE INTENDED TO REDUCE THE RISK OF DAMAGE TO THE BUILDING. HOWEVER, IT IS UNDERMINED TYPE II AREA CAN PROCEED WITHOUT RESTRICTIONS. HOWEVER, IT IS RECOMMENDED THAT THESE AREAS ALSO FOLLOW THE SAME MITIGATION TECHNIQUES AS LISTED ABOVE.

FINAL FOUNDATION RECOMMENDATIONS AND VERIFY WATER LEVELS ON THE BUILDING SITES. BASED ON ENTECH'S FINDINGS THERE ARE NO AREAS THAT ARE NOT RECOMMENDED TO BE BUILT UPON. SEE SHEET 11 FOR TYPE I AND TYPE II AREAS.

TRACT NAME	TRACT AREA	TRACT USE
TRACT A	1.60 ACRE	PUBLIC & PRIVATE UTILITIES/STORM SEWER, OPEN SPACE, TRAIL, LANDSCAPE
TRACT B	1.52 ACRE	DETENTION POND, OPEN SPACE, TRAIL, LANDSCAPE
TRACT C	0.65 ACRE	PUBLIC & PRIVATE UTILITIES, PUBLIC IMPROVEMENTS, OPEN SPACE, LANDSCAPE
TRACT D	0.04 ACRE	PUBLIC IMPROVEMENTS, OPEN SPACE, LANDSCAPE

PREPARED BY:
DREXEL BARRELL & CO
ENGINEERS ARCHITECTS
COLORADO SPRINGS, COLORADO 80909
CONTACT: 719.594.8000
WWW.DREXELBARRELL.COM

CLIENT:
PREMIER HOMES, INC.
200 W. 1ST ST. SUITE 200
PUEBLO, COLORADO 81003
CONTACT: 719.594.8000

SHEET INDEX:

1	COVER SHEET
2	NOTES
3	PRELIMINARY SITE PLAN
4	PRELIMINARY GRADING PLAN
5-6	PRELIM UTILITY & PUBLIC FACILITIES PLAN
7	STREAMSIDE PLAN ANALYSIS
8	LANDSCAPE PLAN ANALYSIS
9-11	FINAL LANDSCAPE PLANS
12-17	FINAL LANDSCAPE PLANS

DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON SINGLE-FAMILY FILING NO. 1
COLORADO SPRINGS, COLORADO

ISSUE DATE: 5/27/22
INITIAL ISSUE DATE: 5/27/22
DESIGNED BY: TOM
DRAWN BY: GCS
FILE NAME: 20245-05200

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF:
DREXEL BARRELL & CO

PROJECT NO. 20245-05200
DRAWING NO. CV1

COVER SHEET

811 Know what's below. Call before you dig.
BEFORE YOU DIG, CALL 811 TO ADVANCE THE LOCATION OF UNDERGROUND UTILITIES.

CITY FILE NO. CPC PUD 20-00109

DEVELOPMENT PLAN

APPROXIMATE SCHEDULE OF DEVELOPMENT: BEGIN WINTER 2021
COMPLETE WINTER 2022

DEVELOPMENT PLAN

DEVELOPMENT PLAN

DEVELOPMENT PLAN

DEVELOPMENT PLAN

STRUCTURE PROTECTION: THE FOLLOWING REQUIREMENTS SHALL BE ENFORCED FOR ALL SITES CONSIDERED FOR DEVELOPMENT WITHIN THE MIDLAND URBAN INTERFACE FOR IGNITION-RESISTANT CONSTRUCTION AND FUELS MANAGEMENT:

1. A CLASS 1 ROOF COVERING (EXCLUDING SOLID WOOD MATERIALS) SHALL BE INSTALLED ON ALL RESIDENTIAL OCCUPANCIES AND A MINIMUM CLASS 2 ROOF COVERING SHALL BE INSTALLED ON REMAINING OCCUPANCIES, UNLESS OTHERWISE PERMITTED.
2. EXTERIOR CLADDING, EAVES AND SOFFITS SHALL BE CONSTRUCTED OF APPROVED MATERIALS INCLUDING BUT NOT LIMITED TO: FIBER-CEMENT BOARD, STUCCO, MASONRY/BRICK, MANUFACTURED STONE, AND SIMILAR MATERIALS. NATURAL WOOD/CEGAR SIDING, HARDBOARD, VINYL, AND SIMILAR COMBUSTIBLE MATERIALS ARE NOT ALLOWED.
3. FINISH OPTION OF THE ROOF STRUCTURE SHALL HAVE A HORIZONTAL UNDER-FLOOR AREAS ENCLOSED WITH IGNITION RESISTIVE MATERIALS SUCH AS THOSE ALLOWED IN ITEM 2 ABOVE. EXCEPTION: HEAVY TIMBER OR DIMENSIONAL LOG CONSTRUCTION IS ALLOWED.
4. 1-1/4" THICK WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL BE TEMPERED SAFETY GLASS OR MULTILAYERED GLAZED PANELS. EXCEPTION: DECORATIVE SINGLE PANE GLAZING IN FRONT ENTRY DOORS IS ALLOWED.
5. EXTERIOR WINDOWS SHALL BE A MINIMUM DOUBLE PANE. TEMPERED PANES ARE PERMITTED FOR SINGLE PANE UNLESS OTHERWISE SPECIFIED.
6. ALL GABLE VENTS SHALL BE SCREENED WITH WIRE MESH OR HARDWARE CLOTH OR PRODUCT IS ALLOWED BY THE FIRE CODE OFFICIAL. SOFFIT VENTS ARE ALLOWED. GABLE VENTS MAY BE ALLOWED BY ONLY AS APPROVED BY THE FIRE CODE OFFICIAL.
7. GUTTERS AND DOWNSPOUTS THAT ARE OF NONCOMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED SUCH THAT THE LEADING EDGE OF THE ROOF IS FINISHED WITH A METAL DROP EDGE SO THAT NO WOOD SHEATHING IS EXPOSED. THE DRIP EDGE SHALL EXTEND INTO THE GUTTER. VINYL GUTTERS MAY BE ALLOWED IF THE LEADING EDGE OF THE DRAINING WOOD SHEATHING IS A MINIMUM 5 FOOT DISTANCE FROM THE SIDE OF THE STRUCTURE OR FOUNDATION. NOTE: GUTTER CAPS ARE HIGHLY ENCOURAGED AS A HOMEOWNER MAINTENANCE ITEM TO PREVENT COMBUSTIBLE DEBRIS FROM COLLECTING IN THE ROOF.
8. DECKS AND OTHER HABITABLE SPACES SHALL BE OF IGNITION RESISTANT OR NON-COMBUSTIBLE MATERIALS, SUCH AS COMPOSITE OR METAL DECKING. WOOD IS NOT PERMITTED TO BE USED FOR THE DECKING SURFACE, BUT CAN BE USED FOR ALL LARGE STRUCTURAL COMPONENTS AND RAILING. PROTECTED ON THE BOTTOM SIDE WITH PROVISIONS SUCH AS FIRE RESISTANT FOAM OR WIRE MESH HAVING OPENINGS NO LARGER THAN 1/8-INCH TO PROTECT THEM FROM EMER INTRUSION AND STILL ALLOW FOR WEeping AND MOISTURE CONTROL.
10. CHIMNEYS SERVING FIREPLACES, AS WELL AS OTHER HEATING APPLIANCES IN UNFINISHED CRAWL SPACES, SHALL HAVE AN APPROVED SPARK ARRESTOR OR CAP. (2018 CSFC K104.1).

PREPARED BY:



DREXEL, BARRELL & CO.
 ENGINEERS & ARCHITECTS
 1100 W. WASHINGTON AVENUE
 COLORADO SPRINGS, COLORADO 80902
 CONTACT: (719) 590-0887
 FAX: (719) 590-0887
 WEBSITE: WWW.DREXELBARRELL.COM

CLIENT:



PREMIER BUILDERS
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 584-9980
 CONTACT: TARA L. BRONSON@PBL.COM

DEVELOPMENT PLAN
 CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	9/29/20
REVISIONS	9/29/20
DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	20245-DC001

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.


DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

NOTES

PROJECT NO. 20245-DC001
 DRAWING NO.

NT1

**Know what's below.
 Call before you dig.**
 CALL 811 OR VISIT [WWW.811COLORADO.COM](http://www.811colorado.com) FOR ADVANCE SERVICE TO LOCATE AND MARK UTILITIES BEFORE YOU DIG. CALL BEFORE YOU DIG. PREVENT ACCIDENTS AND PROTECT THE ENVIRONMENT.
 CITY FILE NO: CPC PUD 20-00109

PREPARED BY:

DREXEL, BARRELL & CO.
 ENGINEERS ARCHITECTS
 1000 SOUTH WASHINGTON AVENUE
 COLORADO SPRINGS, COLORADO 80902
 CONTACT: (719) 594-8800
 FAX: (719) 594-8801
 WWW.DREXELBARRELL.COM

CLIENT:

PREMIER PROPERTIES
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 864-9990
 CONTACT: TALLIE W. BRONKHORST

DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	5/29/20
REVISED ISSUE	6/24/20

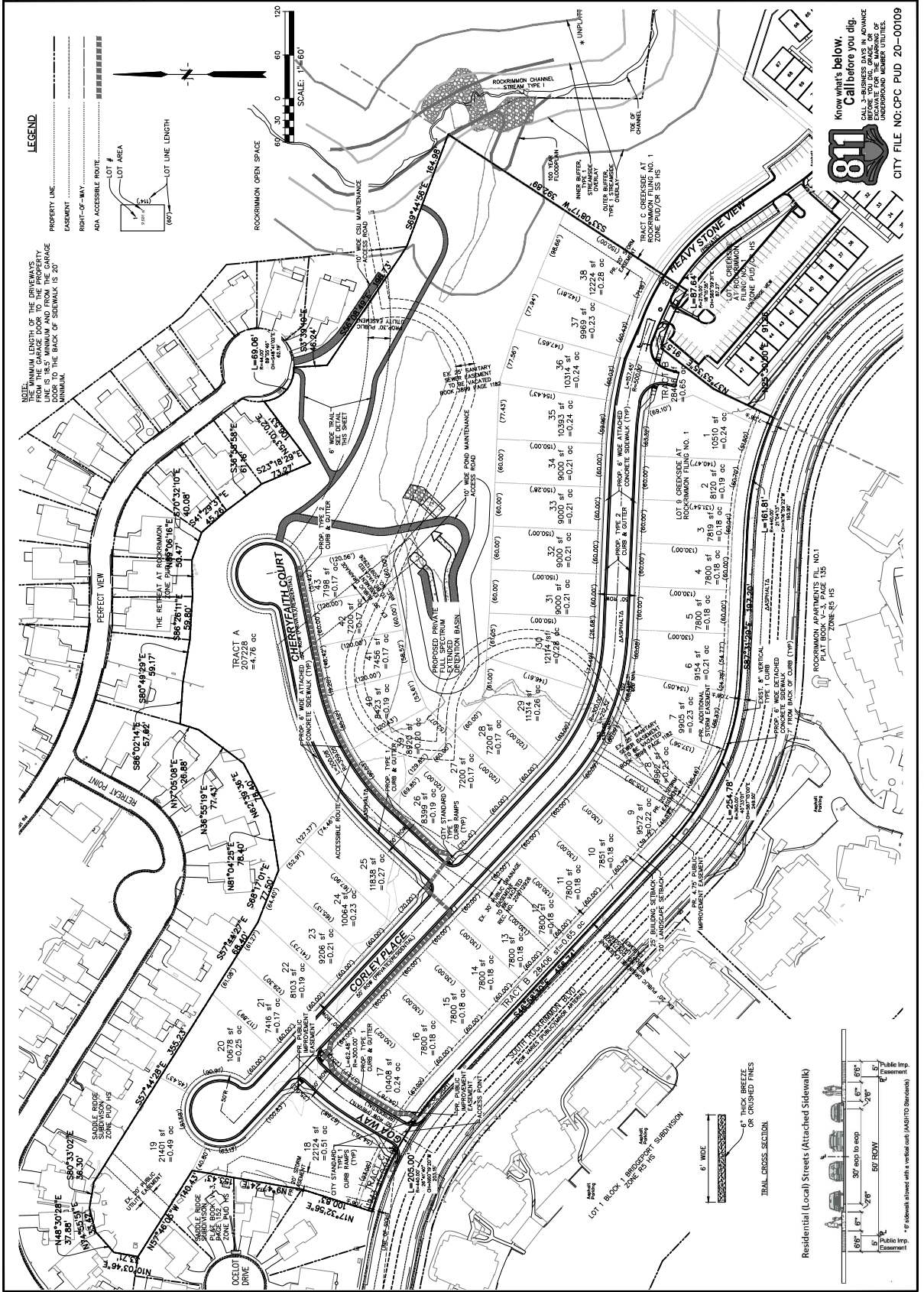
DESIGNED BY: TOM
 DRAWN BY: CES
 FILE NAME: 20045-03001
 PREPARED UNDER AN ARCHITECT'S SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

PROJECT NO. 20045-03001

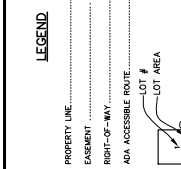
SP1

SHEET: 3 OF 17



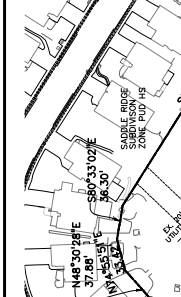
LEGEND

- PROPERTY LINE
- EASEMENT
- RIGHT-OF-WAY
- ADA ACCESSIBLE ROUTE
- LOT #
- LOT AREA
- LOT LINE LENGTH




NOTE: THE MINIMUM LENGTH OF THE DRIVEWAYS TO THE REAR OF THE GARAGE SHALL BE 18.5' MINIMUM AND FROM THE GARAGE DOOR TO THE BACK OF SIDEWALK IS 20' MINIMUM.

811 Know what's below. Call before you dig.
 CALL 811 BUSINESS DAYS IN ADVANCE TO REQUEST A UTILITY LOCATING SERVICE. DRAWING FOR THE MARKING OF UNDERGROUND UTILITIES ONLY.
 CITY FILE NO. CPC PUD 20-00109



Residential (Local) Streets (Attached Sidewalk)

PREPARED BY:

DREXEL BARRELL & CO.
 ENGINEERS ARCHITECTS
 COLORADO SPRINGS, COLORADO 80909
 CONTACT: (719) 596-3887
 WEBSITE: COLORADO SPRINGS WEBSITE

CLIENT:

PREMIER
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 544-4990
 CONTACT: TALLIE W. BRONKHORST

DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON NO. 1
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	5/29/20
DATE ISSUE	5/29/20
DESIGNED BY:	TDM
DRAWN BY:	GES
FILE NAME:	20245-20201

PREPARED UNDER AN DIRECT SUPERVISION FOR AND BEHALF OF DREXEL BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

PROJECT NO. 20245-20201
 DRAWING NO.
GP1

SHEET: 4 OF 17



- NOTES:
1. ALL EXISTING AND PROPOSED WALLS, LOT, AND TRACT BOUNDARIES SHALL BE SHOWN AND COORDINATED WITH THE LOCAL OFFICIALS AND THE LOCAL PLANNING DEPARTMENT.
 2. WALLS MAY BE ADDED, PLACED OR REMOVED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
 3. GRADING IS REQUIRED TO BE INSTALLED THROUGHOUT THE SLOPED FILL AREAS TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO PREVENT EROSION.
 4. THE DRAIN SHOULD FOLLOW THE EXISTING DRAINAGE TO THE NEAREST AVAILABLE OUTLET. THE DRAINAGE SHOULD BE INSTALLED TO PREVENT EROSION AND TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
 5. OUTLET PROTECTION SHALL BE ADDED OUTSIDE OF THE WETLANDS TO PREVENT EROSION DURING HIGH FLOWS.



811 Know what's below. Call before you dig.
 CALL 811 BUSINESS DAYS IN ADVANCE TO REQUEST A UTILITY LOCATIONS DRAWING FOR THE MARKING OF UNDERGROUND UTILITIES.


UNDERRATED TYPE I AREA IS RECOMMENDED TO HAVE SUBSIDIARY INSURANCE, AND THE FOLLOWING SUBSIDIARY MEASURES ARE REQUIRED:
 - STRAINS OF 2 PERCENT VERTICAL AND 15 PERCENT HORIZONTAL
 - 36" MIN. DIA. PIPE WITH 1/4" WALL THICKNESS
 - PROTECTED WITH A VERTICAL LAYER OF COMPRESSIBLE MATERIAL
 - THESE MEASURES WILL NOT PREVENT DAMAGE FROM SUBSIDENCE. THEY ARE INTENDED TO UNDERWRITE THE AREA CAN PROCEED WITHOUT RESTRICTION, HOWEVER IT IS RECOMMENDED AFTER THE GRADING IS COMPLETE, ADDITIONAL INVESTIGATION WILL BE REQUIRED TO PREVENT DAMAGE TO EXISTING UTILITIES.
 BASED ON ENTECH'S FINDINGS THERE ARE NO AREAS THAT WERE NOT RECOMMENDED TO BE BUILT UPON.

UNDERRATED TYPE I HAZARD STUDY BY ENTECH (ENGINEERING)
 UNDERRATED TYPE I (SEE GEOLOGIC HAZARD STUDY BY ENTECH (ENGINEERING))

LEGEND

HIGH POINT 6314
 LOW POINT 6315
 PROPOSED STORM SEWER 6384
 PROPOSED MANHOLE 6505
 EX. STORM SEWER EX. STORM SEWER
 VALLEY DRAIN VALLEY DRAIN

PROPOSED INTERMEDIATE CONTOUR 6314
 PROPOSED INDEX CONTOUR 6315
 EX. INTERMEDIATE CONTOUR 6384
 EX. INDEX CONTOUR 6505
 DIRECTION OF FLOW DIRECTION OF FLOW

PREPARED BY:

DREXEL, BARRELL & CO.
 ENGINEERS & ARCHITECTS
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 866-4900
 CONTACT: TERRY BARRELL
 WEBSITE: COLORADO.SPRINGS-SELECT

CLIENT:

PREMIER DEVELOPMENT
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 CONTACT: TERRY BARRELL

DEVELOPMENT PLAN
 CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

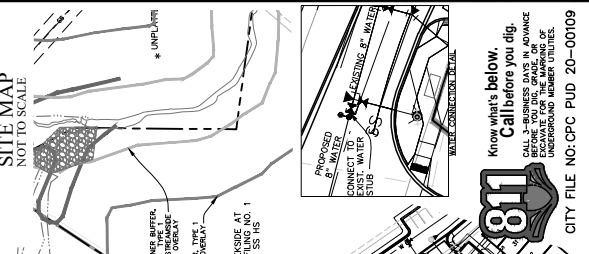
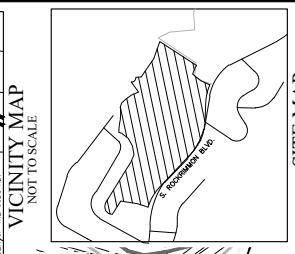
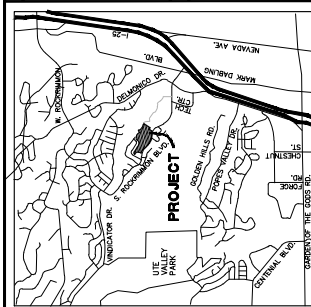
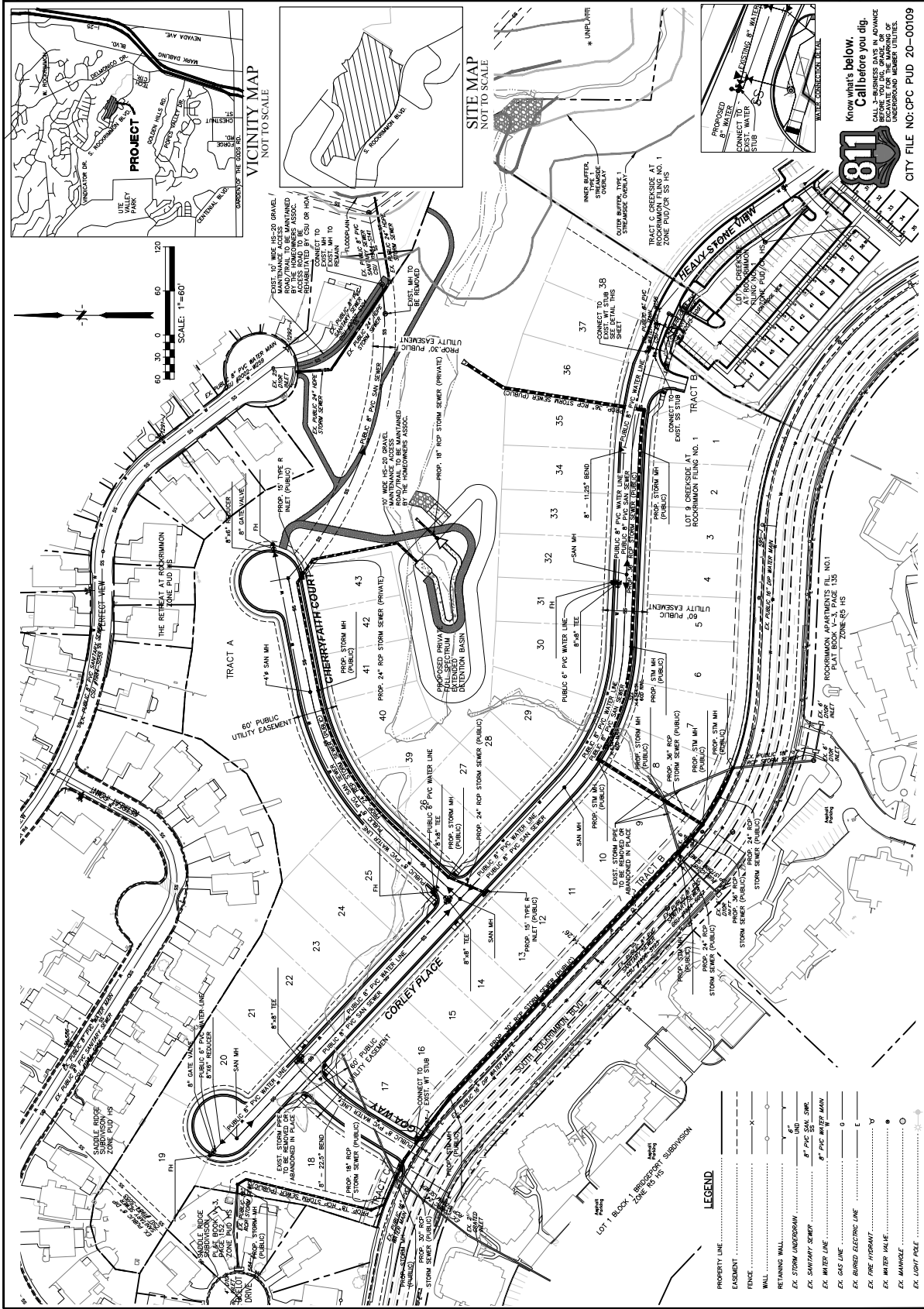
ISSUE	DATE
INITIAL ISSUE	5/29/20
DATE	5/29/20

DESIGNED BY: TOM
 DRAWN BY: CES
 FILE NAME: 20243-05101
 PREPARED UNDER AN DIRECT
 SUPERVISION FOR AND BEHALF
 OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

PROJECT NO. 20243-05101
 DRAWING NO.

SHEET: 5 OF 17




Know what's below.
 Call before you dig.
 CALL 811 BUSINESS DAYS IN ADVANCE
 TO GET THE LOCATION AND DEPTH OF
 ALL UTILITIES BEFORE YOU START
 YOUR PROJECT.

811

CITY FILE NO. CPC PUD 20-00109

LEGEND

PROPERTY LINE	.....
EASEMENT	.....
FENCE	.....
WALL	.....
RETAINING WALL	.....
EX. STORM DRAIN	.....
EX. SANITARY SEWER	.....
EX. WATER LINE	.....
EX. GAS LINE	.....
EX. BASED ELECTRIC LINE	.....
EX. FIRE HYDRANT	.....
EX. WATER VALVE	.....
EX. MANHOLE	.....
EX. LIGHT POLE	.....


Know what's below. Call before you dig.
 CALL 811 BUSINESS HOURS IN ADVANCE
 TO GET THE LOCATION OF ALL
 UTILITIES BELOW GROUND.

PROJECT NO: 20243-00252
 DRAWING NO:
UT2
 SHEET: 6 OF 17

PRELIMINARY
 UTILITY & PUBLIC
 FACILITIES PLAN

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

DESIGNED BY: TOM
 DRAWN BY: SRN
 CHECKED BY: JRM
 FILE NAME: 20243-00252

ISSUE	DATE
INITIAL ISSUE	9/29/20
DATED ISSUE	9/29/20

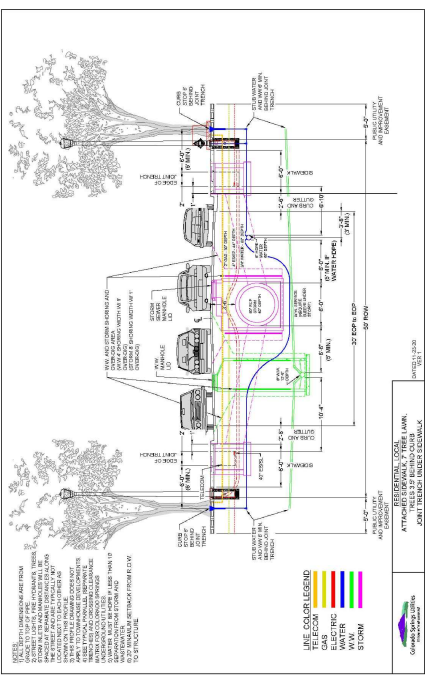
DEVELOPMENT PLAN
 CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

CLIENT:
 PREMIER
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 866-9900
 CONTACT: PAUL W. BRIDGES

PREPARED BY:

DREXEL, BARRELL & CO.
 ENGINEERS/ARCHITECTS
 1500 W. WASHINGTON ST.
 COLORADO SPRINGS, COLORADO 80904
 CONTACT: (719) 443-9887
 EMAIL: COLORADO@DREXELBARRELL.COM

- General Notes for Foundation Utility Plans**
- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plans:
 - a. All water, wastewater, electric and gas facilities, which may not be the same location as shown on the existing site plan, shall be located as shown.
 - b. Owner(s) 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 the applicable codes, standards and regulations that apply to the utility services, including but not limited to the Colorado Springs City Code, regulations and policies, and the applicable Regional Building Department codes, in effect at the time of utility service connection and/or extension.
 - Owner(s) acknowledge responsibility for the costs of extension or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to extend the utility service to the Property. Springs Utilities reserves the right to require the Property Owner to provide 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 allocation or amount of utility services, facilities, capacities or quantities of any utility service shall be guaranteed to the Property. Springs Utilities reserves the right to suspend or discontinue utility services to the Property if the Property Owner may be eligible for a cost recovery agreement, as provided in Utilities' Rules and Regulations.
 - The location or direction of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or re-routing of existing utility facilities, including but not limited to water, gas, electric, fiber optic, or telecommunications, is necessary to install or extend utility services to the Property or to ensure compliance with applicable codes, standards and regulations, then the relocation or re-routing of existing utility facilities shall be at the Property Owner's expense. All equipment, piping, and appurtenances shall be installed in accordance with applicable codes, standards and regulations. All equipment shall meet Springs Utilities' then-current Permit and Extension Requirements.
 - 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 Requirements).
 - Owner(s) shall hold the installation of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner(s) acknowledge that the water quality in the system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
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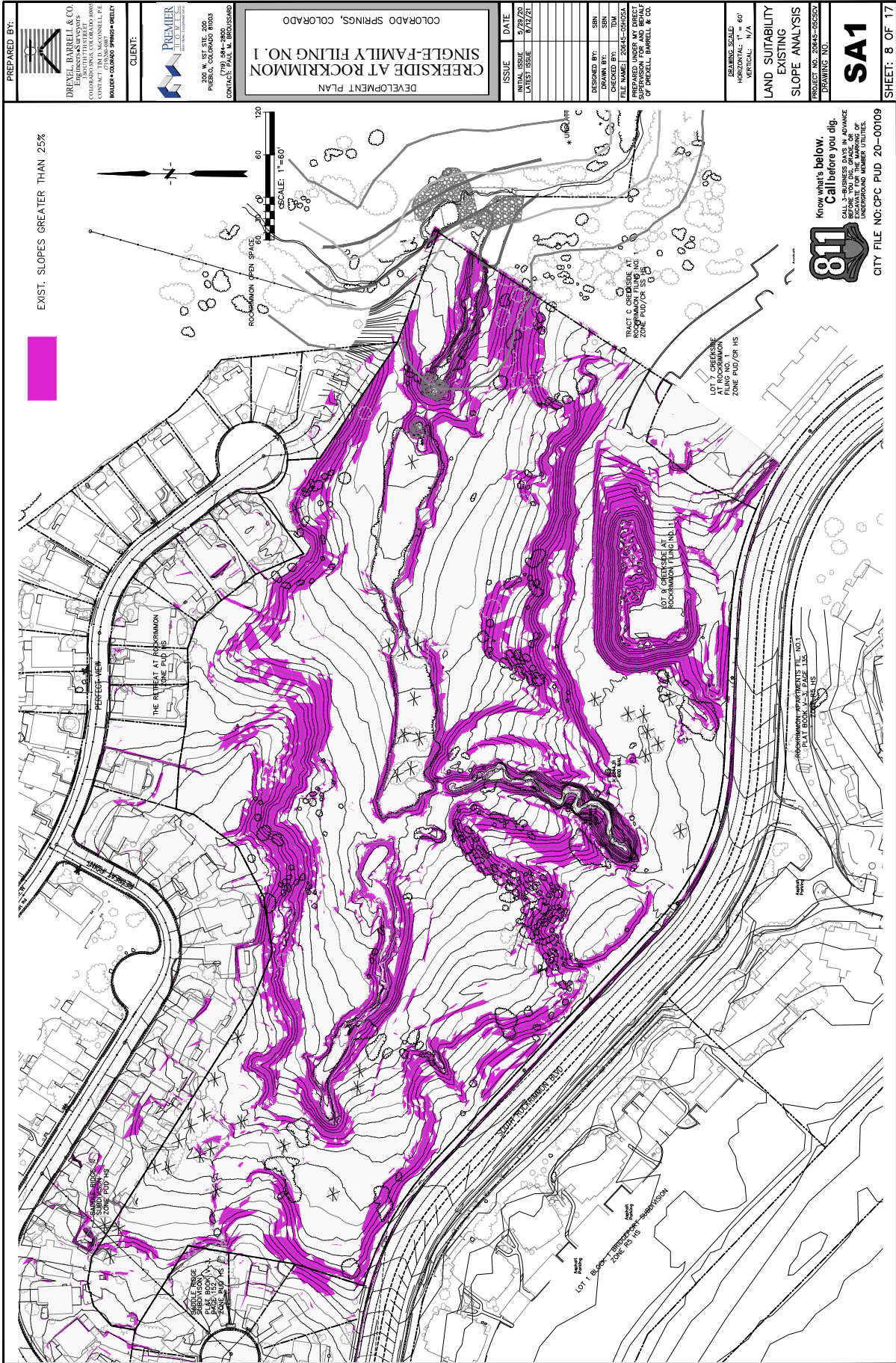


DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON
SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO


ISSUE	DATE
INITIAL ISSUE	5/29/20
DATED ISSUE	9/21/21
DESIGNED BY:	TRM
DRAWN BY:	UES
CHECKED BY:	UES
FILE NAME:	20049-DESIGN



- STREAMESS REVIEW CENTER:**
1. PROPOSED GRADING HAS ONLY A SMALL AREA WITHIN THE INNER BUFFER, BANK STABILIZATION IS PROPOSED IN THE BUFFER ZONE, AND THE REMAINDER OF THE BUFFER ZONE WILL REMAIN AS NATURAL OPEN SPACE WITHIN THE CITY.
 2. THE PROPOSED GRADING AND BANK STABILIZATION AND A TRAIL TO CONNECT TO THE ROCKRIMMON OPEN SPACE EASILY ACCESSED BY THE NEARBY RESIDENTS.
 3. WILDLIFE HABITAT PRESERVATION: THIS PROJECT CONTAINS 3.27 IMPERVIOUS SURFACES WITHIN THE OUTER BUFFER ZONE, THERE IS NO IMPACT ON ENDANGERED SPECIES, A NATURAL LANDSCAPE AND PROTECT THE CREEK, THERE IS NO IMPACT ON ENDANGERED SPECIES.
 4. DEVELOPMENT AND SURROUNDINGS ADJACENT TO THE ROCKRIMMON OPEN SPACE WILL BE REVEGETATED TO A NATURAL STATE PER CITY STANDARDS AND THE STREAMSIDE DESIGN GUIDELINES.
 5. CHANNEL STUDY: THE PROPOSED DESIGN PLAN FOR THE NATURAL STREAM OPEN SPACE AND SURROUNDINGS WILL BE REVEGETATED TO A NATURAL STATE PER CITY STANDARDS AND THE STREAMSIDE DESIGN GUIDELINES.
 6. CHANNEL STUDY: THE DEVELOPER WILL INSTALL OR POST ASSURANCES FOR S/D IMPROVEMENTS WITHIN THE INNER OUTER STREAMSIDE AREA BUT WILL HAVE NO NEGATIVE IMPACT ON THE STREAM. THIS PROJECT CONTAINS 3.27 IMPERVIOUS SURFACES WITHIN THE OUTER BUFFER AND PROPOSED TO REVEGETATE THE REMAINDER OF THE BUFFER ZONE, THERE IS NO IMPACT ON ENDANGERED SPECIES.
 7. COMPLEMENTARY PLANS: THIS PROJECT IS WITHIN THE NORTH ROCKRIMMON DRAINAGE BASIN AND BANK STABILIZATION, STREAM BANK STABILIZATION, STREAM BANKS AND SLOPE AREAS HAVE BEEN IDENTIFIED AND REVEGETATION IS WITHIN THE OUTER BUFFER, A FULL SPECTRUM RESTORATION FUND WILL BE ESTABLISHED TO MAINTAIN AND IMPROVE WATER QUALITY, THERE ARE NO NEARBY ADJACENT DEVELOPMENTS ON THE OPPOSITE SIDE OF THE ROCKRIMMON CHANNEL TO THE PROJECT BOUNDARY.
 8. REHABILITATION: THE ONLY PROPOSED LANDSCAPING WITHIN THE OUTER BUFFER IS SEEDING AND MULCHING, WHICH WILL OFFER STABILIZATION TO ELIMINATE IMPACTS TO THE STREAM.
 9. LANDSCAPE: THE ONLY PROPOSED LANDSCAPING WITHIN THE OUTER BUFFER IS SEEDING AND MULCHING, WHICH WILL OFFER STABILIZATION TO ELIMINATE IMPACTS TO THE STREAM.
 10. STREAM BANK STABILIZATION: STREAM BANKS AND SLOPE AREAS HAVE BEEN IDENTIFIED AND REVEGETATION IS WITHIN THE OUTER BUFFER, A FULL SPECTRUM RESTORATION FUND WILL BE ESTABLISHED TO MAINTAIN AND IMPROVE WATER QUALITY, THERE ARE NO NEARBY ADJACENT DEVELOPMENTS ON THE OPPOSITE SIDE OF THE ROCKRIMMON CHANNEL TO THE PROJECT BOUNDARY.
 11. MORE NATURAL SETTING.
- TRACT C, CREEKSIDE AT ROCKRIMMON**
- | | |
|-------------------|----------------|
| INNER BUFFER | 0 SF |
| MIDDLE BUFFER | 315 SF |
| OUTER BUFFER | 840 SF (0.08%) |
| LINEAR ECOLOGICAL | 22,494 SF |
| TOTAL AREA | 22,494 SF |
- TRACT B, CREEKSIDE AT ROCKRIMMON**
- | | |
|---------------|----------------|
| INNER BUFFER | 0 SF |
| MIDDLE BUFFER | 447 SF |
| OUTER BUFFER | 840 SF (0.08%) |
| TOTAL AREA | 22,494 SF |
- TRACT A, CREEKSIDE AT ROCKRIMMON**
- | | |
|---------------|----------------|
| INNER BUFFER | 0 SF |
| MIDDLE BUFFER | 447 SF |
| OUTER BUFFER | 840 SF (0.08%) |
| TOTAL AREA | 22,494 SF |
- Scale: 1" = 40'**
- 811**
 Know what's below. Call before you dig.
 CALL 3-BUSINESS DAYS IN ADVANCE FOR A PRELIMINARY PREPARATION FOR THE MARKING OF UNDERGROUND UTILITIES.



EXIST. SLOPES GREATER THAN 25%

PREPARED BY:

DREXEL, BARRELL & CO.
 ENGINEERS ARCHITECTS
 COLORADO SPRINGS, COLORADO 80905
 CONTACT: (719) 596-2200
 WWW.DREXELBARRELL.COM

CLIENT:

PREMIER COMMUNITIES
 200 W. 1ST ST. 200
 PUEBLO, COLORADO 81003
 (719) 544-9990
 CONTACT: PAUL G. BROUSSARD

DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	5/29/20
DATED ISSUE	5/29/20

DESIGNED BY: SRN
 DRAWN BY: SRN
 FILE NAME: 20043-000003
 PREPARED UNDER AN DIRECT SUPERVISION FOR AND BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

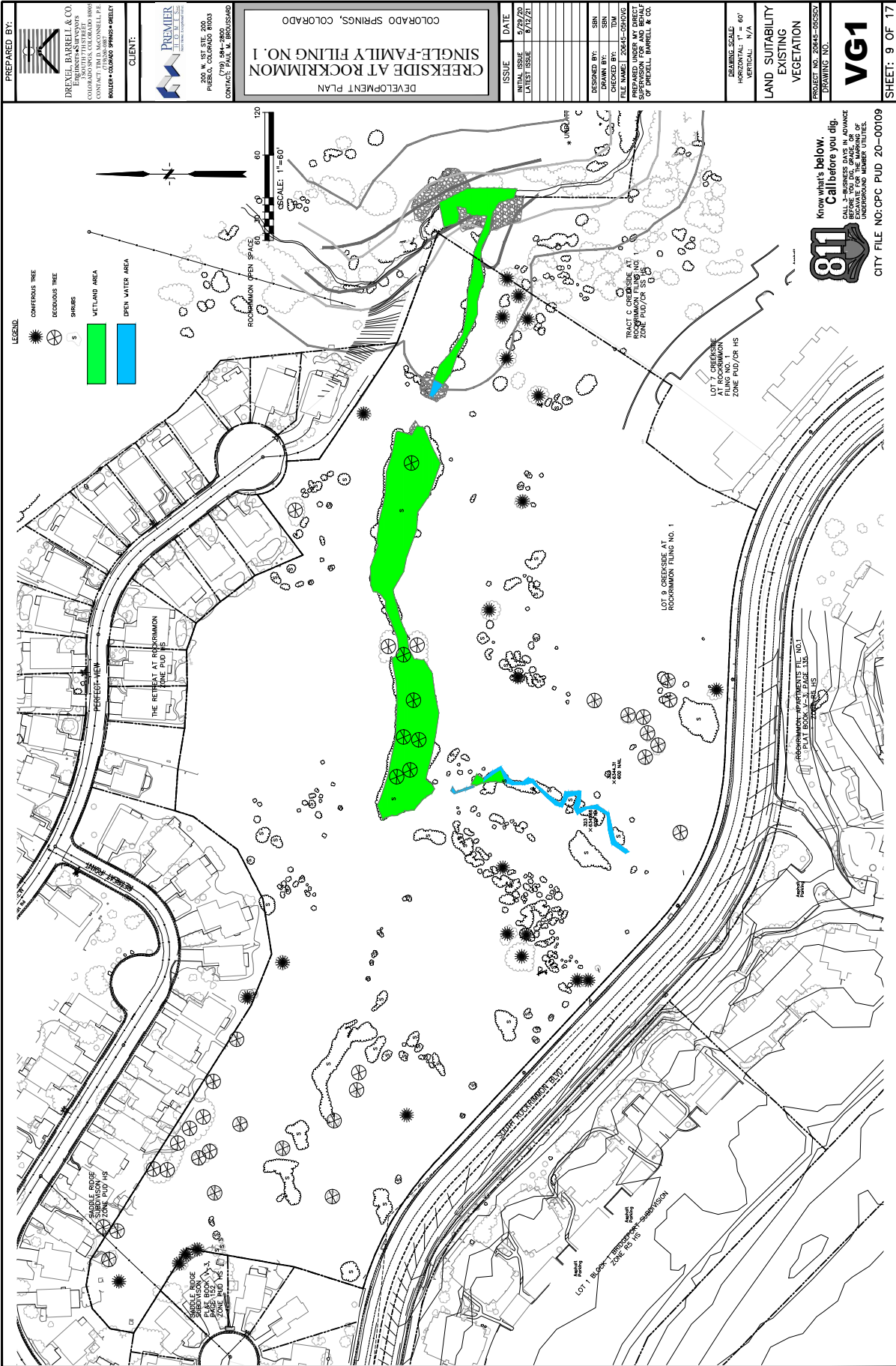
LAND SUITABILITY
 EXISTING
 SLOPE ANALYSIS

PROJECT NO. 20043-000003
 DRAWING NO. SA1

SHEET: 8 OF 17

811
 Know what's below.
 Call before you dig.
 CALL 8-BUSINESS DAYS IN ADVANCE
 TO GET A FREE PRE-CONSTRUCTION
 DRAWING FOR THE MARKING OF
 UNDERGROUND UTILITIES.

CITY FILE NO: CPC PUD 20-00109



PREPARED BY:
DREXEL BARRELL & CO.
 ENGINEERS ARCHITECTS
 1255 13TH AVENUE, SUITE 100
 COLORADO SPRINGS, COLORADO 80902
 PHONE: (719) 575-8000
 FAX: (719) 575-8001
 WWW.DREXELBARRELL.COM

CLIENT:
**PREMIER
 REAL ESTATE**
 200 W. 1ST ST., 200
 PUEBLO, COLORADO 81003
 (719) 584-9900
 CONTRACT: PUEBLO 20030300

DEVELOPMENT PLAN
**CREEKSIDE AT ROCKRIMMON
 SINGLE-FAMILY FILING NO. 1**
 COLORADO SPRINGS, COLORADO


ISSUE	DATE
INITIAL ISSUE	5/29/20
DATE ISSUE	5/29/20

DESIGNED BY: SRN
 DRAWN BY: SRN
 FILE NAME: 20044-02040
 PREPARED UNDER AN ARCHITECT'S
 SUPERVISION FOR AND BEHALF
 OF DREXEL BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

LAND SUITABILITY
 EXISTING
 VEGETATION
 PROJECT NO. 20044-02040
 DRAWING NO.
VG1

811
 Know what's below.
 Call before you dig.
 CALL 8-BUSINESS DAYS IN ADVANCE
 TO IDENTIFY AND MARK UTILITIES
 DRAWABLE FOR THE MARKING OF
 UTILITIES FOR THE PROJECT.
 CITY FILE NO. CPC PUD 20-00109

PREPARED BY:

DREXEL BARRELL & CO.
 ENGINEERS & ARCHITECTS
 200 N. 1ST ST. STE. 200
 PUEBLO, COLORADO 81003
 (719) 244-6900
 CONTACT: JIM BARRELL, P.E.
 JIM@DBARRELL.COM
 WEBSITE: COLORADO SPRINGS - WEBSET

CLIENT:

PREMIER HOMES
 200 N. 1ST ST. STE. 200
 PUEBLO, COLORADO 81003
 (719) 244-6900
 CONTACT: PAUL W. BRONSSARD

DEVELOPMENT PLAN
CREEKSIDE AT ROCKRIMMON
SINGLE-FAMILY FILING NO. 1
 COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	5/7/2010
DATE ISSUE	6/15/2010
DESIGNED BY:	SRN
DRAWN BY:	SRN
FILE NAME:	20045-20000

PREPARED UNDER MY DIRECT
 SUPERVISION FOR AND BEHALF
 OF DREXEL BARRELL & CO.

DRAWING SCALE:
 HORIZONTAL: N/A
 VERTICAL: N/A

LAND SUITABILITY
 GEOLOGIC
 HAZARD EXHIBITS

PROJECT NO. 20045-20000
 DRAWING NO.

GH1

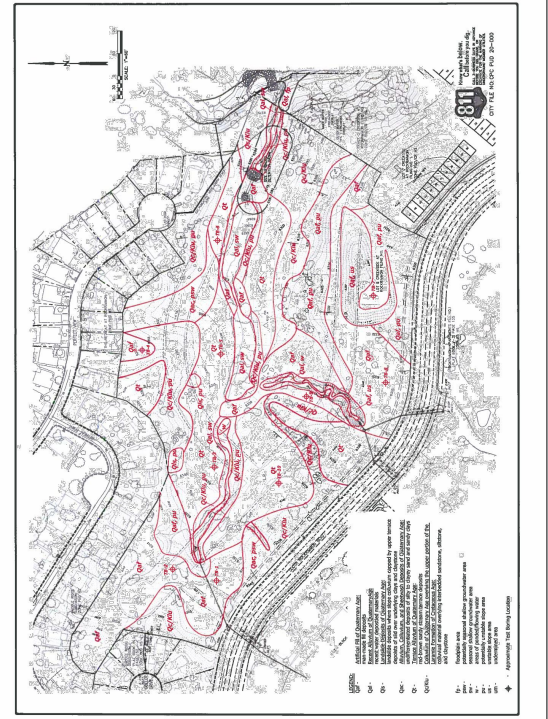
SHEET: 10 OF 17

NOTE: ALL ENTECH'S FINDINGS HERE ARE AND
 BASED UPON THE INFORMATION PROVIDED TO BE
 AND NOT RECOMMENDED TO BE
 BUILT UPON

ENTECH ENGINEERING, INC.
 4815 SOUTH MAIN ST. SUITE 100
 DENVER, COLORADO 80231
 (303) 751-1234
 www.entechnet.com

ENTECH ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100000001
 EXPIRES 12/31/2010

ENTECH ENGINEERING, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100000002
 EXPIRES 12/31/2010



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