

LEGAL DESCRIPTION:
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 65 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

RESERVE: THE EASTERLY BOUNDARY LINE OF TRACT J AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713366, RECORDS OF EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "CCS LLC PLS 30118", IS ASSUMED TO BEAR N0057.47°E, A DISTANCE OF 53.005 FEET.

LOTS 35 THROUGH 64, INCLUSIVE, AND TRACTS H, I, AND L, THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713366, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 4.842 ACRES.

TOGETHER WITH A PORTION OF RIPPY DRIVE AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713366, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 35 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF EMILY LOOP AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, BEING ALSO ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

N007305°E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, AND THE EASTERLY BOUNDARY OF LOTS 35 THROUGH 38, INCLUSIVE, A DISTANCE OF 178.16 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOT 38, AND THE SOUTHERLY BOUNDARY LINE TRACT H, AND THE WESTERLY BOUNDARY LINE OF LOT 39 AND LOT 40, ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 270.000°; A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF CURVE;

THENCE S007305°W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE BEING ALSO THE WESTERLY BOUNDARY LINE OF LOT 41 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 128.85 FEET TO THE SOUTHWESTERLY CORNER OF LOT 41, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP;

THENCE N893837°W, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.341 ACRES

TOGETHER WITH A PORTION OF RIPPY DRIVE AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713366, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 58 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF EMILY LOOP AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, BEING ALSO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S007305°W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 58 AND 59 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 145.94 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, ON THE EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY LINE OF LOTS 58 AND 59, BEING ALSO THE WESTERLY BOUNDARY LINE OF LOTS 59 AND 60, THE NORTHERLY BOUNDARY LINE OF TRACT E, AND THE EASTERLY BOUNDARY LINE OF LOT 61 ALL AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS S007305°W, HAVING A DELTA OF 270°00'00"; A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF TANGENT;

THENCE N007305°E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID RIPPY DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF LOTS 62 THROUGH 64, INCLUSIVE, A DISTANCE OF 183.62 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 64 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID EMILY LOOP;

THENCE N893837°W, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 0.360 ACRES

TOGETHER WITH A PORTION OF EMILY LOOP AS PLATTED IN THE RESERVE AT INDIGO RANCH FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. 213713366, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 45 AS PLATTED IN SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP;

THENCE S893837°E, ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45, A DISTANCE OF 23.31 FEET TO A POINT OF CURVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY RIGHT OF WAY OF SAID EMILY LOOP, BEING ALSO THE SOUTHERLY BOUNDARY LINE OF SAID LOT 45, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°33'42", A RADIUS OF 40.00 FEET AND A DISTANCE OF 62.18 FEET TO A POINT OF TANGENT;

THENCE N0057.47°E, ON THE WESTERLY RIGHT OF WAY LINE SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF SAID LOTS 45 AND 46 AS PLATTED SAID THE RESERVE AT INDIGO RANCH FILING NO. 1, A DISTANCE OF 89.52 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT ON THE WESTERLY, NORTHERLY AND EASTERLY RIGHT OF WAY LINE OF SAID EMILY LOOP, BEING ALSO THE EASTERLY BOUNDARY LINE OF LOTS 46 AND 47, THE SOUTHERLY BOUNDARY LINE OF TRACT AND THE WESTERLY BOUNDARY LINE OF LOTS 47 AND 48, BEING ALSO THE RESERVE AT INDIGO RANCH FILING NO. 1, WHOSE CENTER BEARS N0057.47°E, HAVING A DELTA OF 270°00'00"; A RADIUS OF 50.00 FEET AND A DISTANCE OF 235.62 FEET TO A POINT OF TANGENT;

CONTAINING A TOTAL CALCULATED AREA OF 6.055 ACRES.

THE RESERVE AT INDIGO RANCH FILING NO. 2

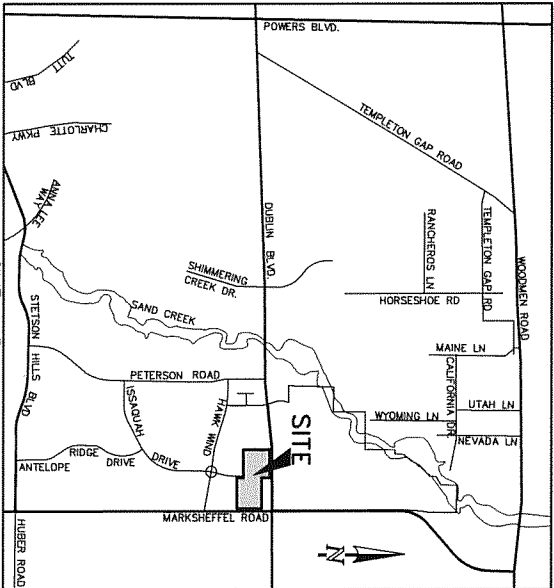
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MAJOR DEVELOPMENT PLAN AMENDMENT

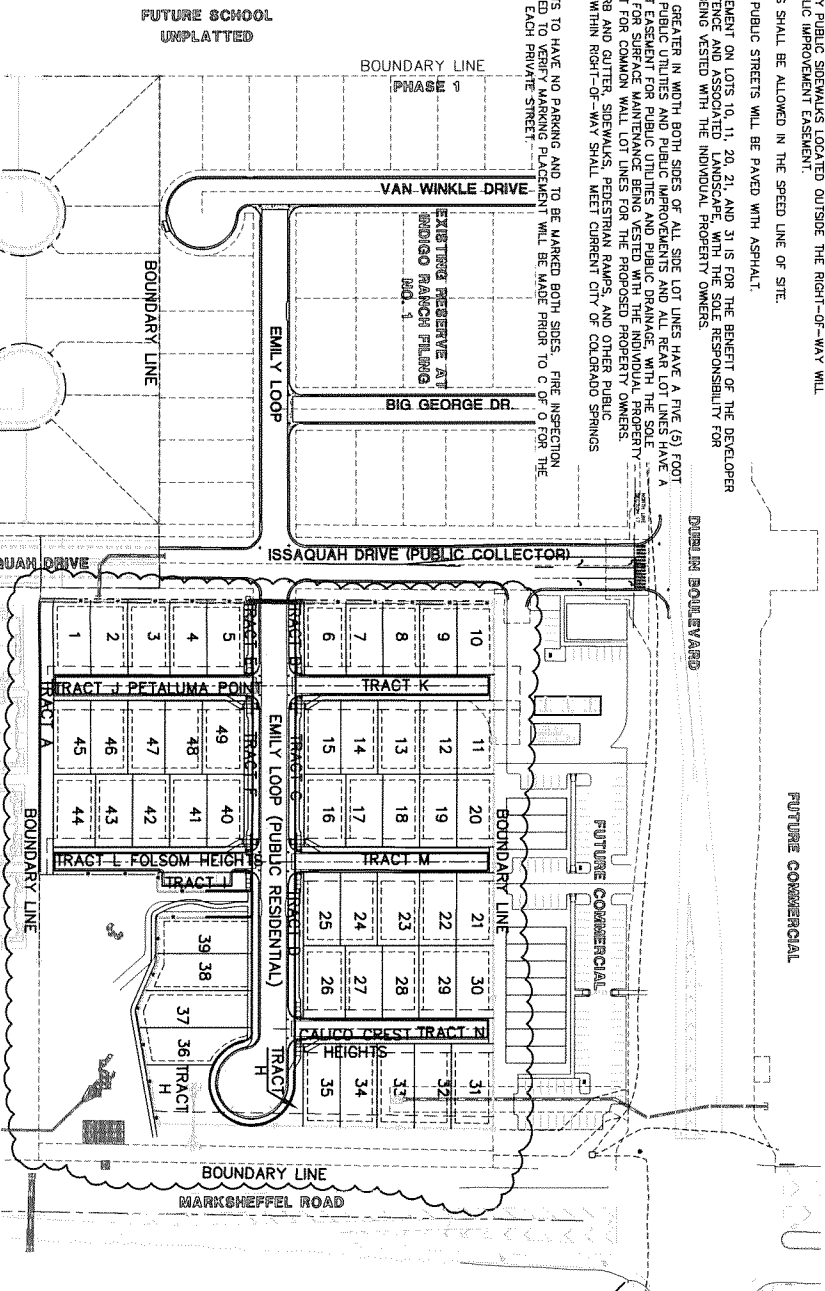
JULY 2015

GENERAL NOTES

1. STETSON RIDGE MASTER PLAN CPC MP 84-381-A3M13
2. THE 50' RIGHT-OF-WAY SHALL BE PLATTED WITH A 5' PUBLIC UTILITY AND IMPROVEMENTS EASEMENT ON BOTH SIDES OF THE STREET OR TRACT ALLOWING THE SAME USE.
3. APPROXIMATE SCHEDULE OF DEVELOPMENT: FALL/WINTER 2015.
4. ALL LOTS WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
5. ALL COMMON AREAS AND TRACTS ALONG WITH ASSOCIATED LANDSCAPING AND FENCING SHALL BE MAINTAINED BY THE STETSON RIDGE METROPOLITAN DISTRICT NO. 1.
6. ALL EXTERIOR LIGHTING PLANS MUST BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
7. WHILE NOT A REQUIREMENT, A RECOMMENDATION IS MADE THAT A 25dB REDUCTION IN INTERIOR NOISE, ANY INHABITED AREA SUSCEPTIBLE TO AIRCRAFT NOISE, BE OBTAINED BY SOUND PROOFING USING FAA RECOMMENDED CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
8. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
9. IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1 MUST BE FILED THROUGH THE AIRPORT ADMINISTRATION OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY.
10. NO ELECTROMAGNETIC LIGHT, OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
11. THERE SHALL BE NO DIRECT ACCESS FROM LOTS TO ANY COLLECTOR OR ARTERIAL ROADWAY (DUBLIN BOULEVARD/ISSAQUAH DRIVE/MARKSHEFFEL ROAD).
12. PRIVATE PARKING SHALL BE DEVELOPED WITH BLUEGRASS TURF (OR COMPARABLE) WITH OCCUR WITH ADEQUATE SETBACKS PER CITY SPEED LINE OF SITE ANALYSIS.
13. ALL FININGS OF THE RESERVE AT INDIGO RANCH SHALL BE ANNEXED INTO COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1 AND BE SUBJECT TO THE APPOINTED AND RESTRICTED COVENANTS, RESERVATIONS AND EASEMENTS RECORDED UNDER RECEPTION NO. 202033212 AS AVOIDED.
14. MARKSHEFFEL ROAD HAS NOT BEEN CONSTRUCTED. THE 6' WIDE DETACHED WALK IMPROVEMENTS BY OTHERS.
15. FINANCIAL ASSURANCES FOR PUBLIC STREETS AND DRAINAGE FACILITIES WILL NEED TO REQUIRE A PUBLIC IMPROVEMENT EASEMENT.
16. NO STRUCTURES SHALL BE ALLOWED IN THE SPEED LINE OF SITE.
17. ALL PROPOSED PUBLIC STREETS WILL BE PAVED WITH ASPHALT.
18. THE FENCE EASEMENT ON LOTS 10, 11, 20, 21, AND 31 IS FOR THE BENEFIT OF THE DEVELOPER TO INSTALL A FENCE AND ASSOCIATED LANDSCAPE, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
19. UNLESS SHOWN GREATER IN WIDTH BOTH SIDES OF ALL SIDE LOT LINES HAVE A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE. WITH THE SOLE RESPONSIBILITY FOR THE INSTALLATION OF SUCH UTILITIES AND DRAINAGE BEING VESTED IN THE INDIVIDUAL LOT OWNERS EXCEPT FOR COMMON WALL LOT LINES FOR THE PROPOSED PROPERTY OWNERS. DRIVEWAYS, CURB AND GUTTER, SIDEWALKS, PEDESTRIAN RAMPS, AND OTHER PUBLIC IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL MEET CURRENT CITY OF COLORADO SPRINGS STANDARDS.
20. PRIVATE STREETS TO HAVE NO PARKING AND TO BE MARKED BOTH SIDES. FIRE INSPECTION WILL BE REQUIRED TO VERIFY PARKING PLACEMENT WILL BE MADE PRIOR TO C OF O FOR THE FIRST HOME ON EACH PRIVATE STREET.



FUTURE COMMERCIAL



THE RESERVE AT INDIGO RANCH FILING NO. 1			
DEVELOPMENT PLAN - AMENDMENT HISTORY			
CITY FILE #	DATE APPROVED	AMENDMENT DESCRIPTION	ORIGINAL APPROVAL
CPC PUD 13-00046	08/27/13		
CPC PUD 13-00046-A1M14	09/14	REVISED PORTION OF WALK TO 6' ATTACHED	
CPC PUD 13-00046-XXX	7/15	REVISED LAYOUT EAST OF ISSAQUAH	

TRACTS	SF	LAND USE	OWNERSHIP	MAINTENANCE
A	5,108	PUBLIC (PAVED) OPEN SPACE	STETSON RIDGE METROPOLITAN DISTRICT NO. 1	STETSON RIDGE METROPOLITAN DISTRICT NO. 1
B	5,068	LANDSCAPE/REPAIR SPACE		
C	1,708	PUBLIC UTILITIES, DRAINAGE		
D	1,772			
E	1,422			
F	5,163	TOTAL OPEN SPACE: 21,011 SF		
G	6,980	PEDESTRIAN, PRIVATE STREETS		
H	6,980	PUBLIC UTILITIES, DRAINAGE		
I	6,980			
J	6,980			
K	6,980			
L	6,980			
M	6,980			

TAX ID NO'S:
53171-16-150 (RUL -188 AND 53171-16-190 53171-16-191, AND 53171-16-193.

FLOODPLAIN STATEMENT:

NO PORTION OF THE LOTS IN THIS SITE DEVELOPMENT PLAN, ARE WITHIN A DESIGNATED FEMA FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 0804100545F, EFFECTIVE MARCH 17, 1997.

OWNER:
ROCKWOOD HOMES, LLC
6455 N. UNION BLVD. SUITE 103
COLORADO SPRINGS, CO 80918
JOHN ROBERTS 719-660-9712

APPLICANT:
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
6385 CORPORATE DRIVE, SUITE 100
COLORADO SPRINGS, CO 80919
PHONE: 719-785-0750

* AESTHETIC MAINTENANCE BY STETSON RIDGE METROPOLITAN DISTRICT NO. 1 DEVELOPMENT OF STREETS, INCLUDING WALKS AND LANDSCAPING, TO COMBINE WITH PHASED LOT DEVELOPMENT AS SHOWN.

SITE DATA:

TOTAL ACRES: 6.53 AC.
NUMBER OF LOTS: 49
GROSS DENSITY: 7.50 DU/AC
NET DENSITY: 8.52 DU/AC
MIN. LOT SIZE: 3600 S.F. (NO MAXIMUM LOT COVERAGE)
PREVIOUS ZONING: PUD 40 SF DETACHED
PROPOSED ZONING: PUD 40 SF DETACHED AND ATTACHED SINGLE FAMILY RESIDENTIAL DETACHED AND ATTACHED

MASTER PLAN DEVELOPMENT SCHEDULE:

FALL 2015

PROPOSED BUILDING COVERAGE:

PROPOSED BUILDING COVERAGE: 50%
MAXIMUM BUILDING HEIGHT: 30'
SETBACKS: FRONT: 15' MINIMUM
ALL DRIVEWAYS MUST BE 20' MIN. AS MEASURED FROM BACK OF SIDEWALK TO GARAGE OPENING.

SIDE: 5'
REAR: 10'

ZONING ORDINANCE:

FILE NO. CPC ZC 15-00088
GUEST PARKING: PROVIDED ALONG EMILY LOOP (PUBLIC 50' ROW) AND WITHIN TRACT I.

PROJECT DESCRIPTION:

THE RESERVE AT INDIGO RANCH FILING NO. 2 IS A PROPOSED 6.055 ACRE SINGLE FAMILY ATTACHED AND DETACHED SUBDIVISION. THIS SITE IS TO INCLUDE NINE (9) SINGLE FAMILY DETACHED AND FORTY (40) SINGLE FAMILY ATTACHED UNITS.

SHEET INDEX:

SHEET 1 OF 6	TITLE SHEET
SHEET 2 OF 6	DEVELOPMENT PLAN
SHEET 3 OF 6	PRELIMINARY GRADING PLAN
SHEET 4 OF 6	PRELIMINARY UTILITY PLAN
SHEET 5 OF 6	LANDSCAPE PLAN NOTES & DETAILS
SHEET 6 OF 6	FINAL LANDSCAPE PLAN

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

THE RESERVE AT INDIGO RANCH
MAJOR DEVELOPMENT PLAN AMENDMENT
CPC PUD 15-00088
CPC PUD 13-00046-A2M15

TITLE SHEET
DESIGNED BY: WES
DRAWN BY: WES
CHECKED BY: (V) T= N/A

DATE: 06/22/15
SHEET 1 OF 6
JOB NO: 2360.25

FIGURE 1

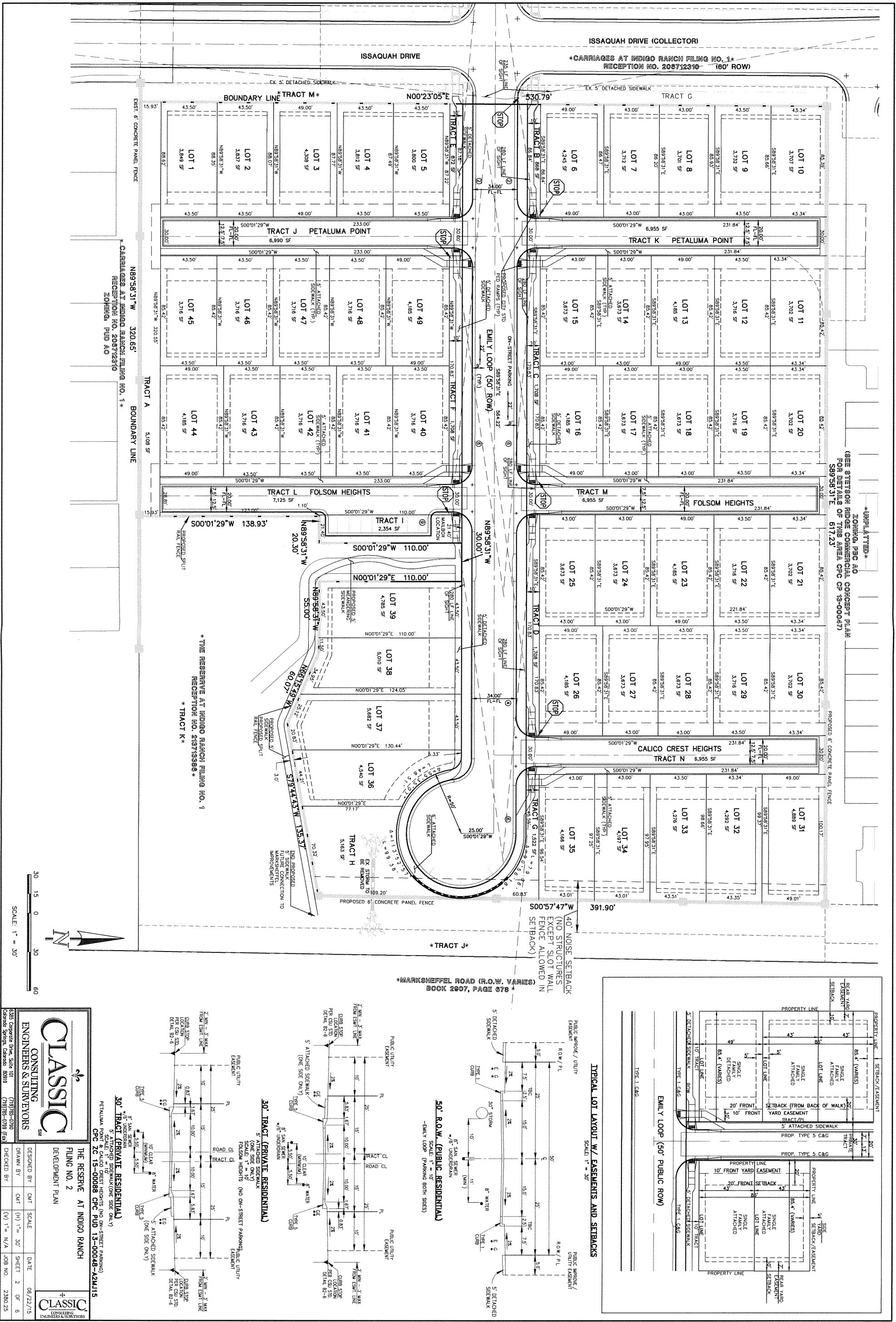
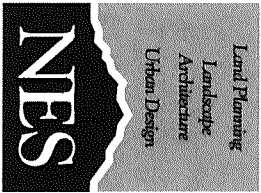


FIGURE 1





N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
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FIGURE 1

THE
RESERVE

PHASE 2

DATE: 7/27/15
PROJECT: THE RESERVE
PREPARED BY: N.E.S. Inc.

LANDSCAPE NOTES
AND DETAILS

5
OF 6

CPC ZC 15-00068
CPC PUD 13-00048-A2M15

PLANT SCHEDULE

Abbr.	Quantity	Scientific Name	Common Name	Size	Key from Appendix: Mature Width Notes
DECIDUOUS/EVERGREEN TREES					
AA	9	Acer glabrum 'Flame'	Flame Ash	2" cal.	5
AB	15	Acer rubrum 'Red Sunset'	Red Sunset Maple	2" cal.	5
AC	12	Catalpa crua-galli var. 'nana'	Thornless Catalpa	2" cal.	235AD
AD	19	Celtis occidentalis	Hickberry	2" cal.	30-40'
AE	17	Pinus nigra 'Arnold Sentinel'	American Linden	2-1/2" cal.	45
AF	13	Tilia americana	American Linden	2-1/2" cal.	45
Percent Signature Trees**					
Signature Trees: 61					
(60% minimum - Policy 311.3 N)					
Total No. of Trees 65 = 72% Signature Trees					
DECIDUOUS/ EVERGREEN SHRUBS					
CC	58	Caryopteris x clandonensis	Burnout Spirea	5 GAL.	1235A
CD	18	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 GAL.	2568A
CE	36	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	5 GAL.	568A
CF	8	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 GAL.	568A
CG	26	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 GAL.	568A
Percent Signature Shrubs**					
Signature Shrubs: 146					
(60% minimum - Policy 311.3 N)					
Total No. of Shrubs 146 = 100% Signature Shrubs					
GROUND COVER/ PERENNIAL/ GRASS					
DD	81	Delosperma dyeri 'Red Mountain'	Red Mountain Ice Plant	4" pot	1235D
DE	98	Gallieria aristata	Native Blanket Flower	4" pot	1235D
Total No. of Plants 146 = 100% Signature Plants					

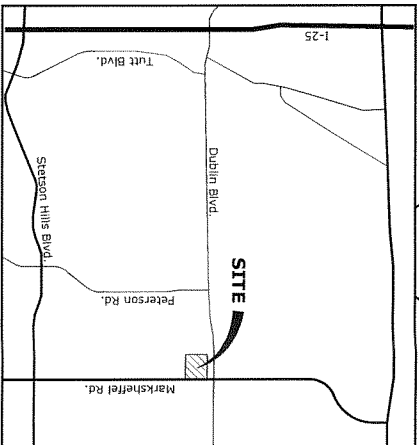
LANDSCAPE NOTES

1. SOIL SPEC. NOTE: INCORPORATE 3 CUBIC YARDS/1000 SF AREA ORGANIC COMPOST ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST TO ALL SHRUB BEDS AND NATIVE SEED AREAS. RECOMMENDATIONS FOR BLUEGRASS TURF AREAS ARE INCORPORATE 5LBS/1000SF OF NITROGEN AND 3 LBS/1000SF OF PHOSPHORUS; ALL INDIVIDUALLY PLANTED TREES: REFER TO PLANTING DETAIL.
2. ALL PLANTINGS TO RECEIVE 3 INCH DEPTH OF SHREDED CEDAR WOOD MULCH. FOR PLANTINGS IN SEEDBED AREAS, MULCH RINGS WITHIN PLANTING BEDS TO BE 15 INCH DIA. FOR 5 GALLON SHRUBS AND 36 INCH DIA. FOR TREES. CHOICE OF EITHER C&C SAND PRODUCT 473-722 OR THE BROWN METHOD MULCH FROM RENEWABLE FIBER INC (303) 758-1292.
3. ALL TREES TO BE STAKED WITH WOOD STAKES, FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES REQUIRED. (STAKE TO GROUND LEVEL.)
4. STAKING/ LANDSCAPE ARCHITECT INSPECTION NOTE: ALL PLANT LOCATIONS TO BE STAKED BY LANDSCAPE CONTRACTOR AND INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION BY LANDSCAPE ARCHITECT PRIOR TO TRANSPORTING TO THE SITE.
6. CONTRACTOR WILL BE RESPONSIBLE TO STOCKPILE TOPSOIL ON SITE, WHICH WILL BE INCORPORATED INTO SOIL AFTER GRADING OPERATIONS ARE COMPLETE.
7. ALL AREAS ALONG STREET FRONTAGES WILL BE IRRIGATED BY DRAIN IRRIGATION (SHRUB BEDS) OR SPRAY HEADS/TURF IRRIGATED SEED MIXES), AND SHALL BE SEPARATED INTO DIFFERENT ZONES ACCORDING TO WATER REQUIREMENTS.
8. ALL PLANT MATERIALS, PARTICULARLY POWERGRASS PINES INSTALLED WITHIN PLANTING LESS THAN 10' WIDE, ARE TO BE PRUNED BY THE TRACT'S MAINTENANCE AUTHORITY SO AS NOT TO IMPED EOR OBSTRUCT USE OF ADJACENT SIDEWALKS OR ROADWAYS.
9. ALL LANDSCAPING SHALL BE MAINTAINED BY STETSON RIDGE METROPOLITAN DISTRICT NO. 1.
10. AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND APPROVED WITHIN THIRTY (30) DAYS OF THE SUBMITTAL OF THE IRRIGATION PLAN. THE 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.

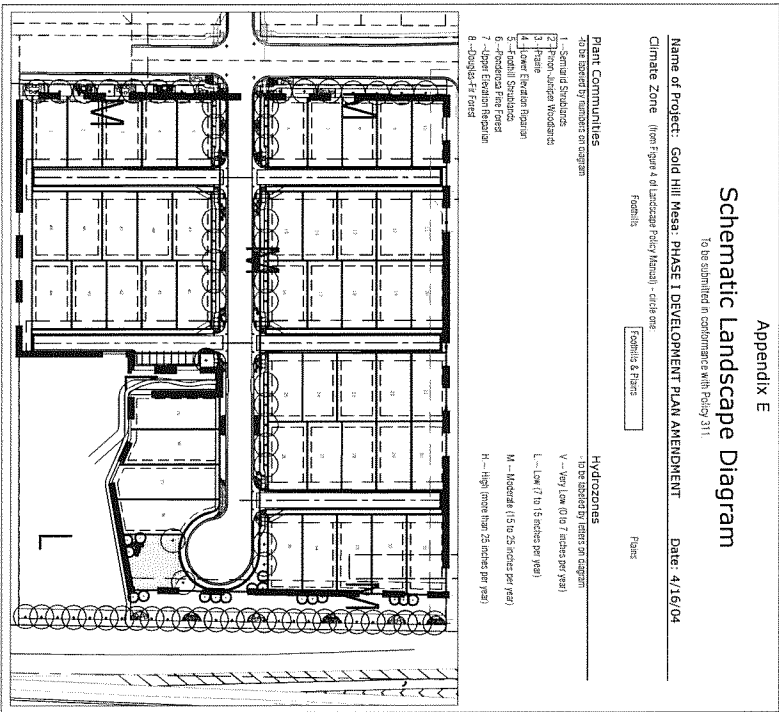
LOW GROW GRASS MIX

1. Perennial Bluegrass	2. Perennial Bluegrass	3. Perennial Bluegrass	4. Perennial Bluegrass	5. Perennial Bluegrass	6. Perennial Bluegrass	7. Perennial Bluegrass	8. Perennial Bluegrass	9. Perennial Bluegrass	10. Perennial Bluegrass
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LANDSCAPE SETBACKS					
See Code Section/Policy 320 & 317					
Street Name	Street Classification	Width (ft.)	Landscaping Requirement	Tree/Plant Requirement	No. of Trees Req'd / Provided
Stetson Blvd. (E/W)	Major Arterial	20' / 45'	530'	1' / 30'	27 / 27
Market St. (N/S)	Major Arterial	10' / 15'	490'	1' / 30'	17 / 15
Basement Drive	Residential	10' / 15'	490'	1' / 30'	17 / 15
Stetson Blvd. (E/W)	Major Arterial	20' / 45'	530'	1' / 30'	27 / 27
Market St. (N/S)	Major Arterial	10' / 15'	490'	1' / 30'	17 / 15
Basement Drive	Residential	10' / 15'	490'	1' / 30'	17 / 15



VICINITY MAP (N.T.S.)



Appendix E

Schematic Landscape Diagram

To be submitted in conformance with Policy 311

Name of Project: Gold Hill Mesa, PHASE I DEVELOPMENT PLAN AMENDMENT

Date: 4/16/04

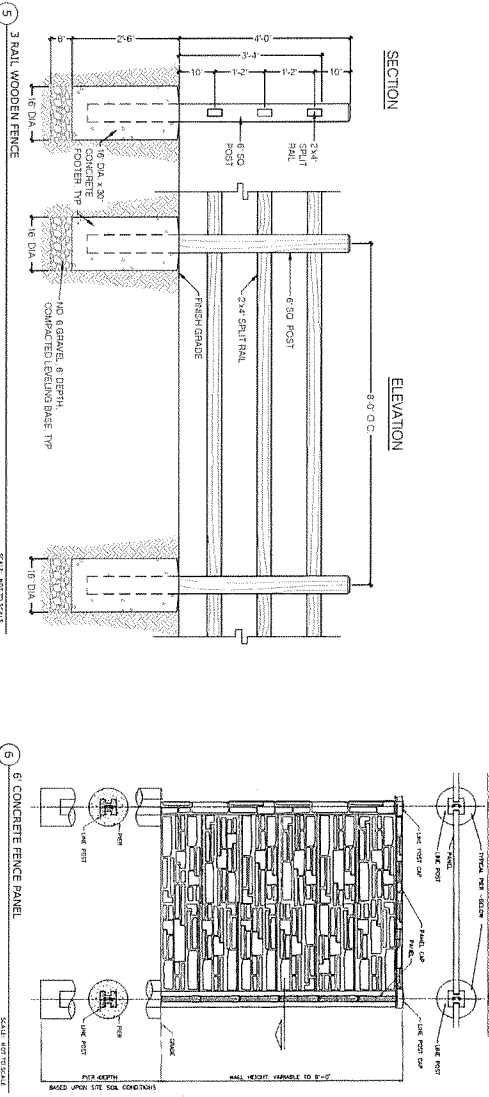
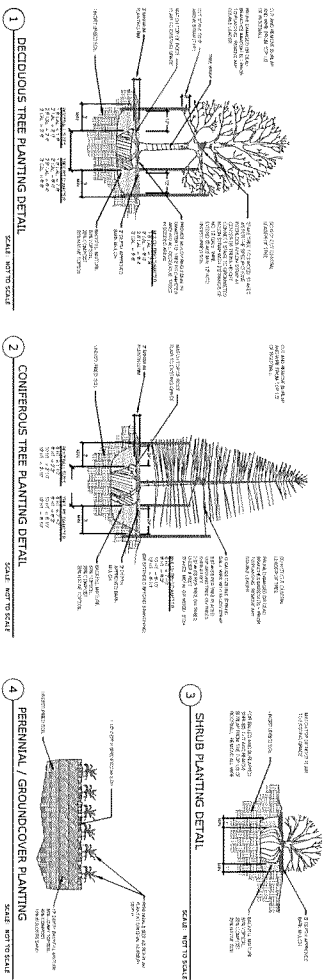
Climate Zone: (Refer to City of Colorado Policy Manual - Article 10)

Soils: (Refer to City of Colorado Policy Manual - Article 10)

Plant Communities

Hydrozones

- 1 - Spruce/Fir Forest
- 2 - Spruce/Fir Forest
- 3 - Spruce/Fir Forest
- 4 - Spruce/Fir Forest
- 5 - Spruce/Fir Forest
- 6 - Spruce/Fir Forest
- 7 - Spruce/Fir Forest
- 8 - Spruce/Fir Forest



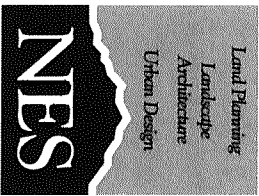
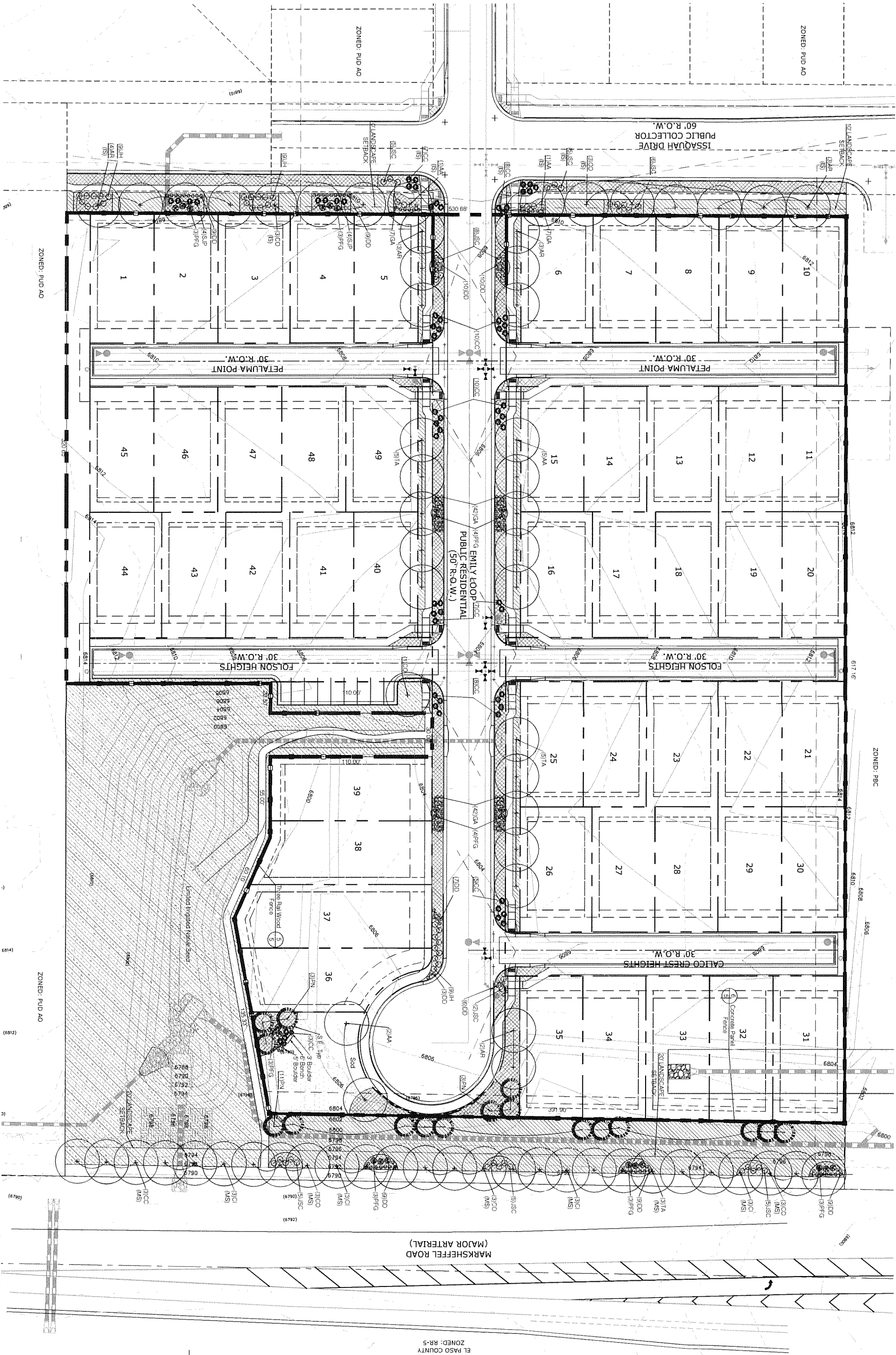


FIGURE 1



LEGEND:

Stamped Concrete

Irrigated Native Seed

Limited Irrigated Native Seed

Rock Mulch

Sod

4' Wood Rail Fence

6' Concrete Fence Panel

PLANNER / PREPARED BY: N.E.S., Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com 2012 All Rights Reserved.	DATE: 7/27/15 PREPARED BY: J. M. H. 10-20-2015 SF PER CITY COMMENTS: 6 OF 6	DATE: 10-20-2015 SF PER CITY COMMENTS: 6 OF 6	DATE: 10-20-2015 SF PER CITY COMMENTS: 6 OF 6
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