

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH / PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9, RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID SOUTHBOROUGH SUBDIVISION NO. 9 THE FOLLOWING TWO COURSES;

N 30°12'51" E, A DISTANCE OF 174.76 FEET,

N 45°58'03" E, A DISTANCE OF 747.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHELTON ROAD, AS DESCRIBED IN SAID SOUTHBOROUGH SUBDIVISION NO.9;

THENCE 312.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTHWEST, HAVING CENTRAL ANGLE OF 19°40'03", A RADIUS OF 910 FEET, AND CHORD BEARING AND DISTANCE OF S 26°29'36" E, 310.84 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 096159235 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 096159235 THE FOLLOWING TWO COURSES

S 10°35'14" E, A DISTANCE OF 262.20 FEET;

S 00°19'15" E, A DISTANCE OF 117.81 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222050270 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 222050270 THE FOLLOWING THREE COURSES;

S 89°40'45" W, A DISTANCE OF 20.00 FEET;

S 45°51'20" W, A DISTANCE OF 43.44 FEET;

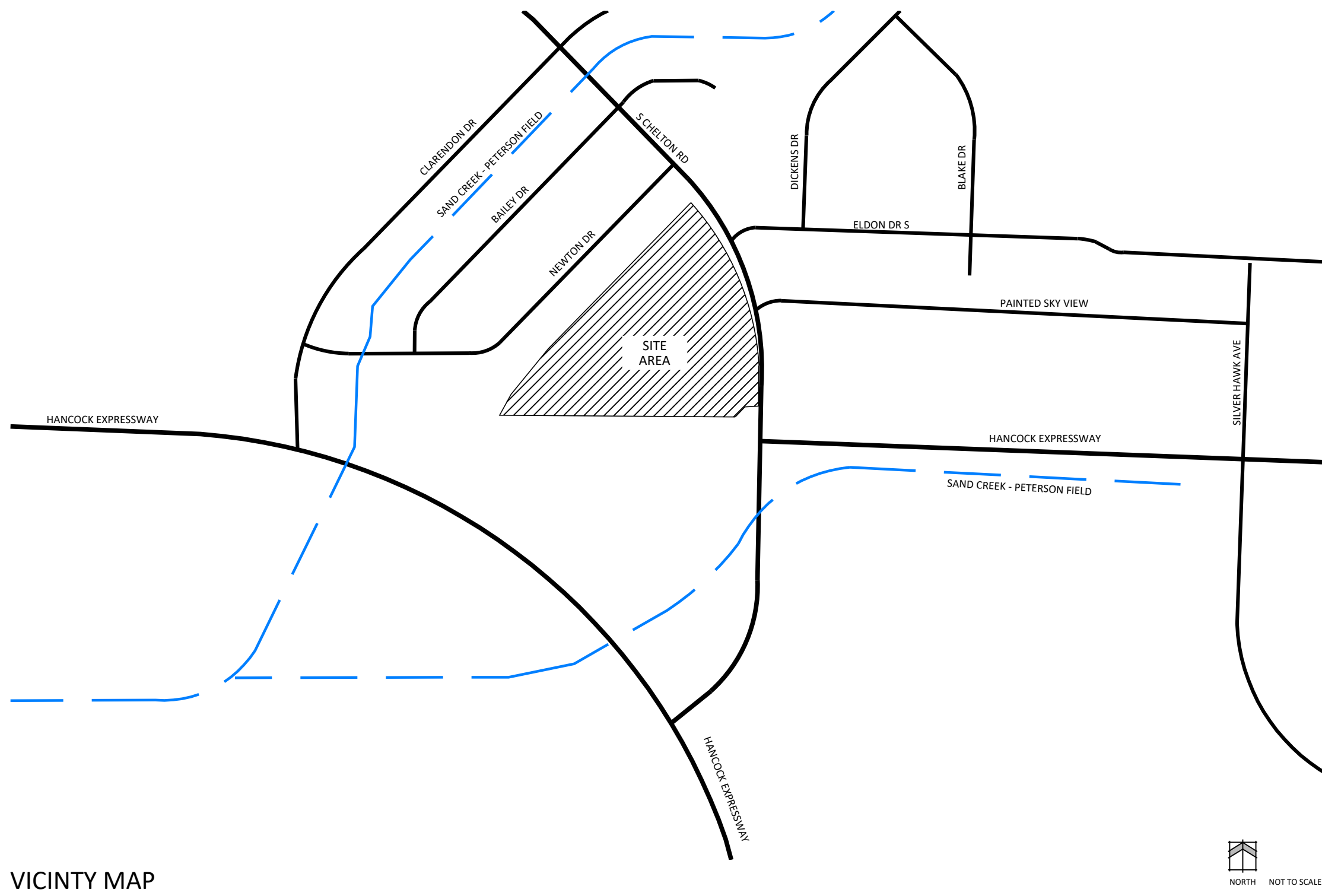
S 89°37'22" W, A DISTANCE OF 743.22 FEET TO THE POINT OF BEGINNING

GENERAL NOTES

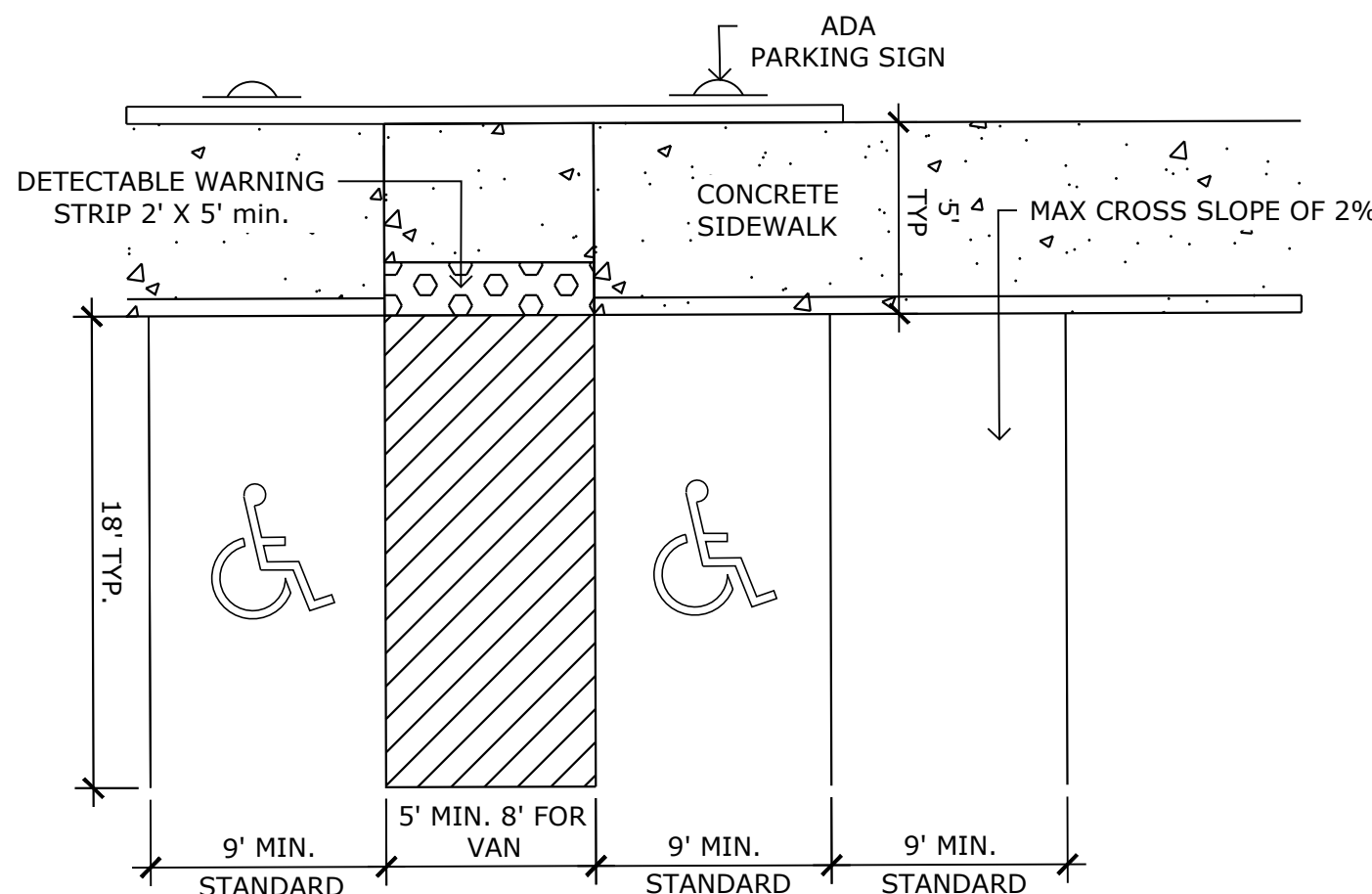
- ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.**
- DRAINWAYS ARE REQUIRED TO BE A MINIMUM 20" DIA. MANHOLE LINED FROM GARAGE FACE TO BACK OF WALK OR RAMP CURB AND EDGE OF PAVEMENT OF ACCESS ROAD. ALL DRAINWAYS ARE TO BE CONSTRUCTED TO CITY D.E.-6**
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN SHALL BE TO B-S' CONCRETE UNLESS OTHERWISE SPECIFIED.**
- PRIVATE DRIVEWAYS ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.**
- PARKING SPACES, PARKING SPACES ADJACENT TO UTILITY LINES MUST MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPS NOT EXCEEDING ONE IN FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.**
- **ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR CHAIN (4") LINKS.**
 - **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 ACCESSIBILITY SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE". MOUNTED ABOVE THE SYMBOL OF ACCESSIBILITY. EACH VAN ACCESSIBLE SPACE SHALL BE IDENTICAL TO EACH OTHER VAN ACCESSIBLE SPACE.**
 - **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.**
- PROPERTY OWNERS, HOA, AND/OR THEIR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE FOR THE SHARED COMMON TRACTS, ACCESS DRIVES, CONSERVATION AREAS, AND LANDSCAPE AREAS.**
- ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE HOA.**
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA, PROPERTY OWNERS, AND/OR THEIR ASSIGNS.**
- SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-9982, 2880 E. UNIVERSITY BLVD., SUITE 200, CO SPRINGS, CO 80901.**
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS, AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETEIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS 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.**
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 2700LB/SQ LINEAL AXLE WEIGHT AND 7500LB/H**
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.**
- FEDERAL EGRESS MANAGEMENT RATE MAP NUMBER 0804/C0761G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONE X'S.**
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROJECT HAS BEEN REFERRED TO THE LOCAL ADA DESIGN STANDARDS AND GUIDELINES PUBLISHED BY THE UNITED STATES GOVERNMENT FOR COMPLIANCE WITH FEDERAL AND 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 UTILITIES, EXCEPT UTILITIES SUBJECT TO RIGHT-OF-WAY ENCROACHMENT, SHALL BE SHOWN ON PLAT DRAWINGS AND SPECIFICATIONS. CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.**
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY the Book 2583 PAGE 77) COLORADO COUNTY RECORDS. IT IS HEREBY CONSIDERED THAT THE EASEMENT IS SUBJECT TO THE RECORDING INSTRUMENT AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE COLORADO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY BELIEVED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.**
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE SOUND PROPAGATION MODEL CORRIDOR OF THE COLORADO SPRINGS MUNICIPAL AIRPORT.**
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.**
- A PERSON WHO KNOWS OR SHOULD KNOW OF VIOLATIONS OF THESE CovenANTS, CONDITIONS AND RESTRICTIONS, SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT DAKOTA CROSSING LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 1.5 MILES FROM COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND AIRPORT.**
- SECTION 18.01(B). BEYOND THE MAXIMIAL ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOOR TO ENCRUCH INTO THE REAR SETBACK. ENCRUCHMENT CAN BE UP TO 2 FEET. THIS ARCHITECTURAL PROJECTION IS ALLOWED PER CITY CODE SECTION 7.4.203 TABLE 7.4.2-Z. THE PROPOSED PROECTION CAN BE DEFINED AS A VERTICAL PROECTION FROM A SIDE WALL PLANE.**
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSSPAN AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBTING EXCESSIVE DETEIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS 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.**
- ALL UTILITY SITES OBLIGATED TO BE MET THROUGHOUT THE LIFE OF THE PROJECT AND LAND DISPOSAL.**
- FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.**

PARKLAND OBLIGATION CALCULATION			
PLD NOTE: PLDOs to be met through fees in lieu of land dedication, to be due at time of building permit			
B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD & COMMUNITY PARKS			
CATEGORY	# of Units	FEES IN LIEU PER UNIT	LAND REQUIREMENT (AC)
1 unit per structure	69	0.01460	1.01
TOTAL	69		1.01

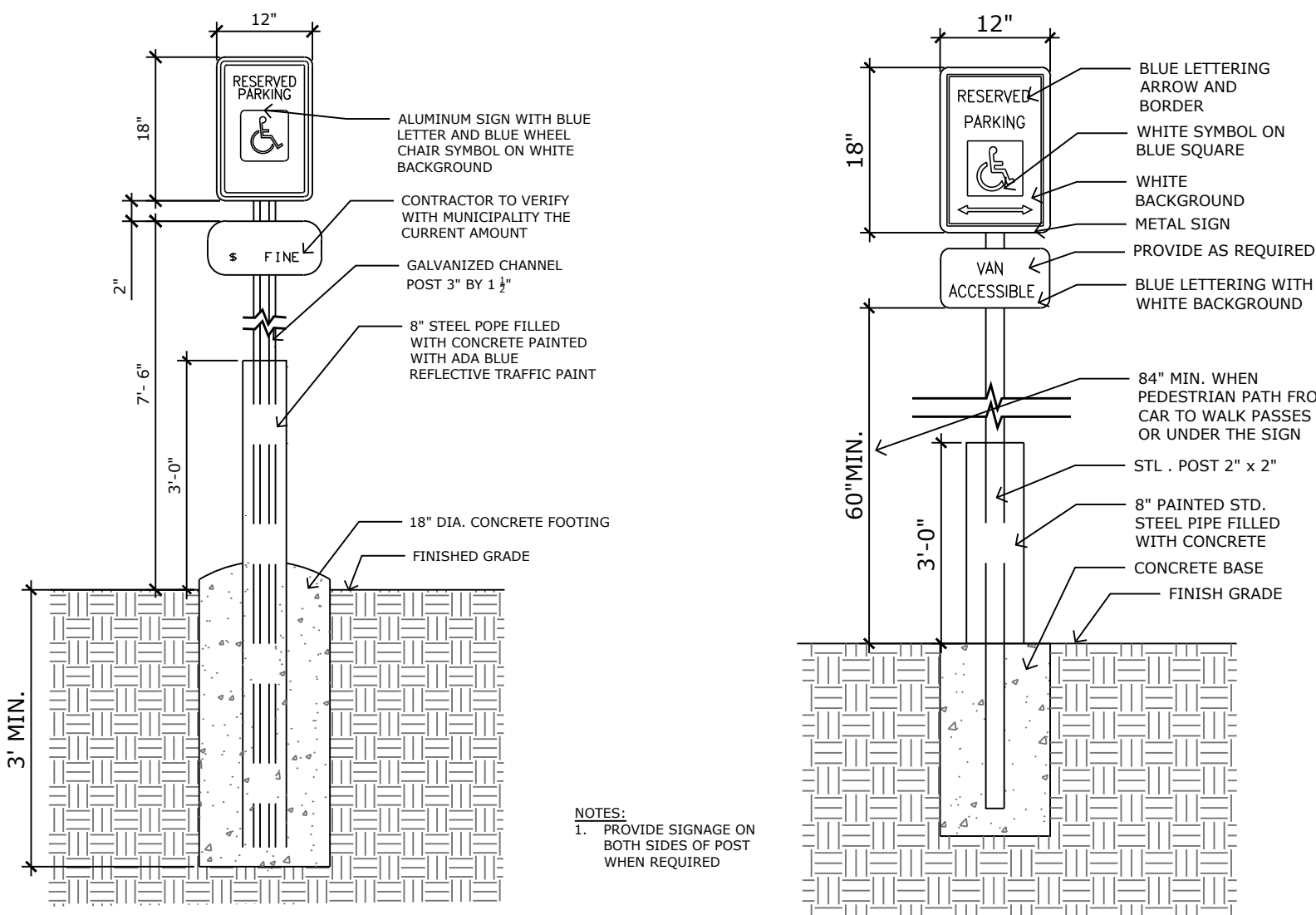
TRACT TABLE			
TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNER / MAINTENANCE
TRACT A	63,854	1.466	PRIVATE DRIVES
TRACT B	47,384	1.088	OPEN SPACE, DRAINAGE, PRIVATE ACCESS, UTILITIES
TRACT C	5,198	0.119	OPEN SPACE, UTILITIES
TRACT D	17,870	0.410	OPEN SPACE, UTILITIES
TRACT E	18,362	0.422	OPEN SPACE, UTILITIES, DRAINAGE
TRACT F	994	0.023	OPEN SPACE, UTILITIES, DRAINAGE



VICINTY MAP



PARKING STALL LAYOUT DETAILS



ADA / VAN ACCESSIBLE PARKING SIGNS

SITE DATA

Tax ID Number:	6435100007
Total Area:	7.211 AC
Development Schedule:	Summer 2025
Master Plan:	South Academy Master Plan
Concept Plan:	---
Drainage Basin:	Sand Creek
Zoning:	MX-M AO
Current Use:	Vacant
Proposed Use:	Single-Family Detached Residential (CUDP-25-0023*)
No. of Lots:	69 Lots
Proposed Density:	9.57 DU/AC
Maximum Building Height:	45FT
Proposed Building Height:	35FT
Maximum Lot Coverage:	N/A
Building Setbacks:	Reference Lot Typicals
Front:	10FT to Structure and 20FT Driveway if Applicable
Secondary Front:	15FT
Side:	5FT
Rear:	10FT
Unified Development Setbacks:	
(MX-M Standards)	
Front (Chelton Rd):	20FT
Side (Future Hancock Expvl):	20FT
Rear (Adjacent Single-Family):	15FT
Landscape Setbacks:	
Front (Chelton Rd):	20FT
Side(Future Hancock Expvl):	20FT
Parking:	
Formula:	2 Spaces per residential lot + Guest parking (10% of required spaces) Provided in garages or driveways
Required:	138 Stalls + 14 guest spaces = 152 Total
Provided:	138 Spaces + 24 Guest Spaces = 162 Stalls
ADA Formula:	Spaces provided 1-25 = 1ADA Space
Required:	1 Stall
Provided:	2 Stalls (2 Van Accessible)
Open Space:	
Formula:	Compact Lot - 10% of Site Area
Required:	31,411sqft
Provided:	35,463sqft

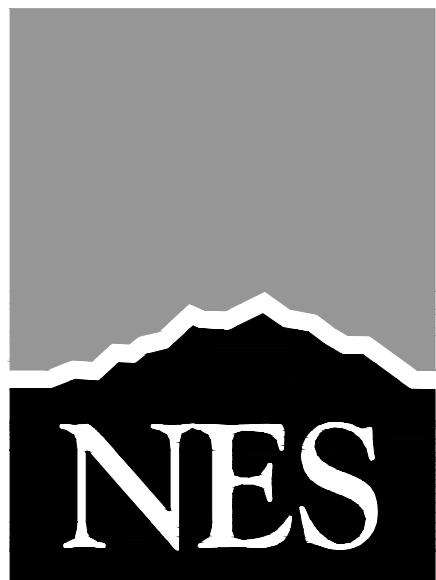
*CUDP-25-0023 allows single-family detached in the MX-M zone. MX-M development standards apply to the periphery of the unified development. Individual lots not subject to MX-M development standards.

PROJECT TEAM

OWNER:	Millstein-Penkhus Revocable Family Trust Personal Representative's Deed Rec. 220084891
APPLICANT:	Spring Land Ventures, LLC PO BOX 908 Colorado Springs, CO 80901
BUILDER:	Challenger Communities 8605 EXPLORER DR #250 Colorado Springs, CO 80921
PLANNER/ LANDSCAPE ARCHITECT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Galloway 5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111

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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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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

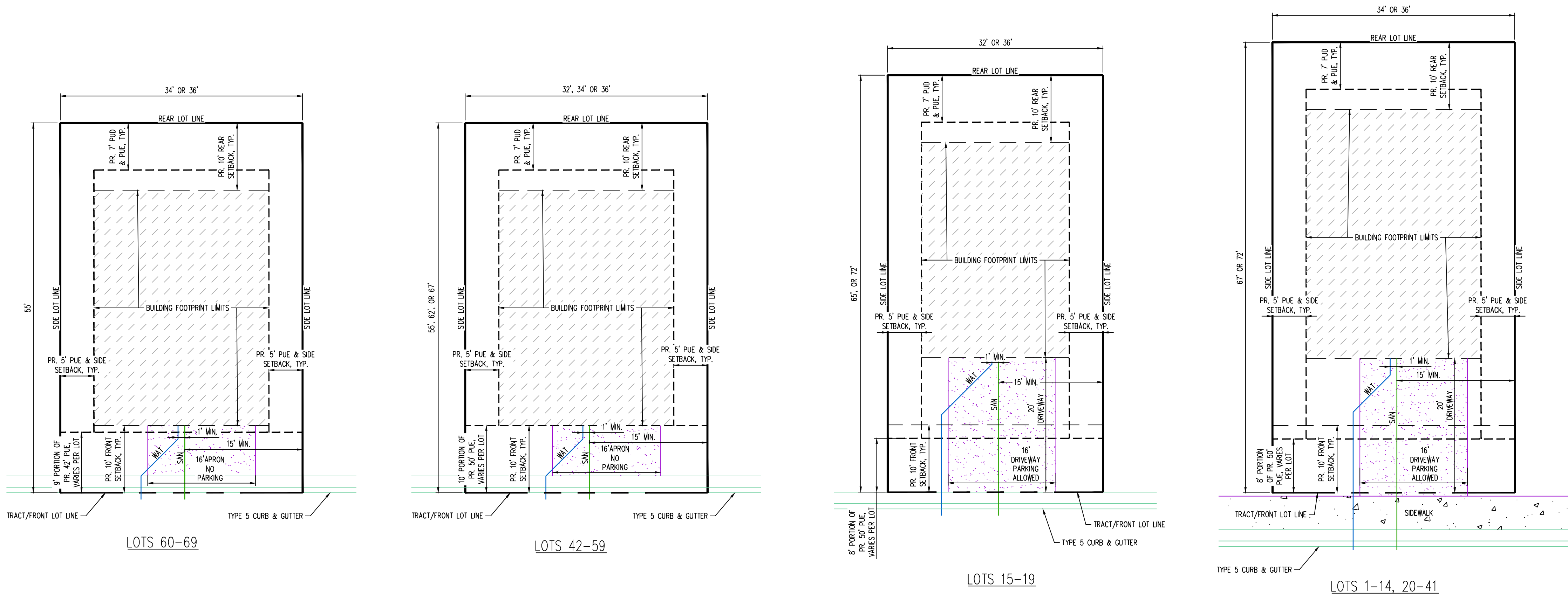
COVER SHEET

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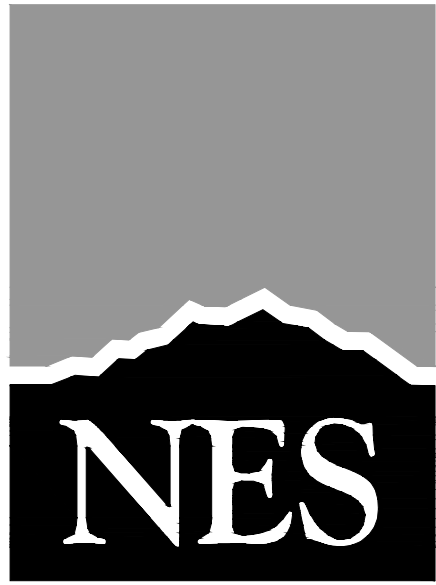
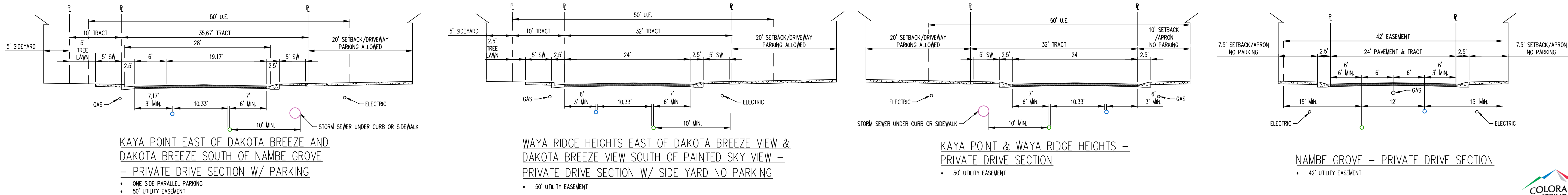
DEPN-25-0018

DEVELOPMENT PLAN
DAKOTA CROSSING
CITY OF COLORADO SPRINGS, COLORADO
BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

LOT TYPICAL DIAGRAMS



TYPICAL PRIVATE DRIVE SECTIONS



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619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

www.nescolorado.com

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DAKOTA
CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

DEVELOPMENT
PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
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07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

LOT TYPICALS AND
STREET SECTIONS

2

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DEPN-25-0018

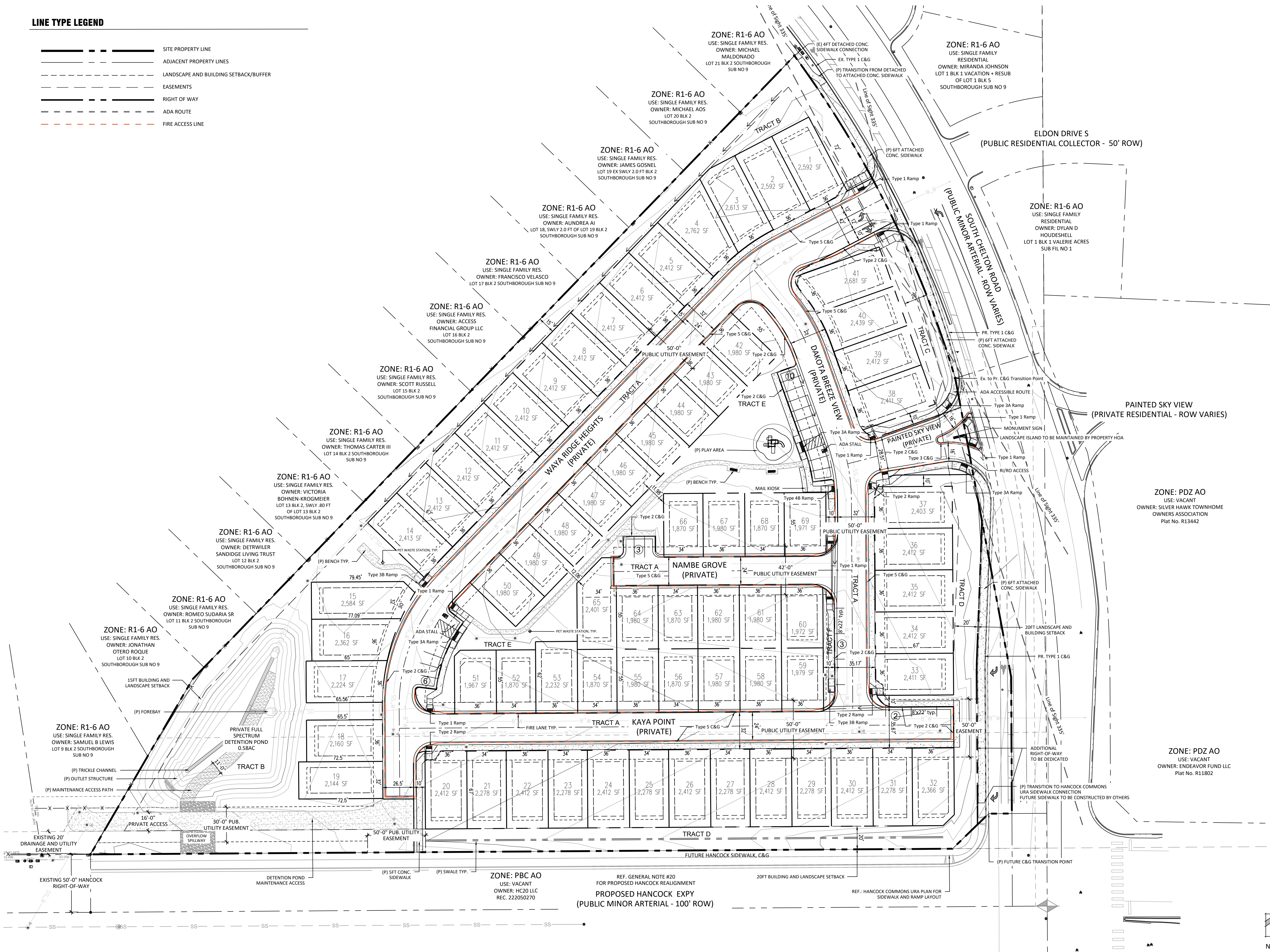
DEVELOPMENT PLAN DAKOTA CROSSING

CITY OF COLORADO SPRINGS, COLORADO

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

LINE TYPE LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES
- LANDSCAPE AND BUILDING SETBACK/BUFFER
- EASEMENTS
- RIGHT OF WAY
- ADA ROUTE
- FIRE ACCESS LINE



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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

DEVELOPMENT PLAN

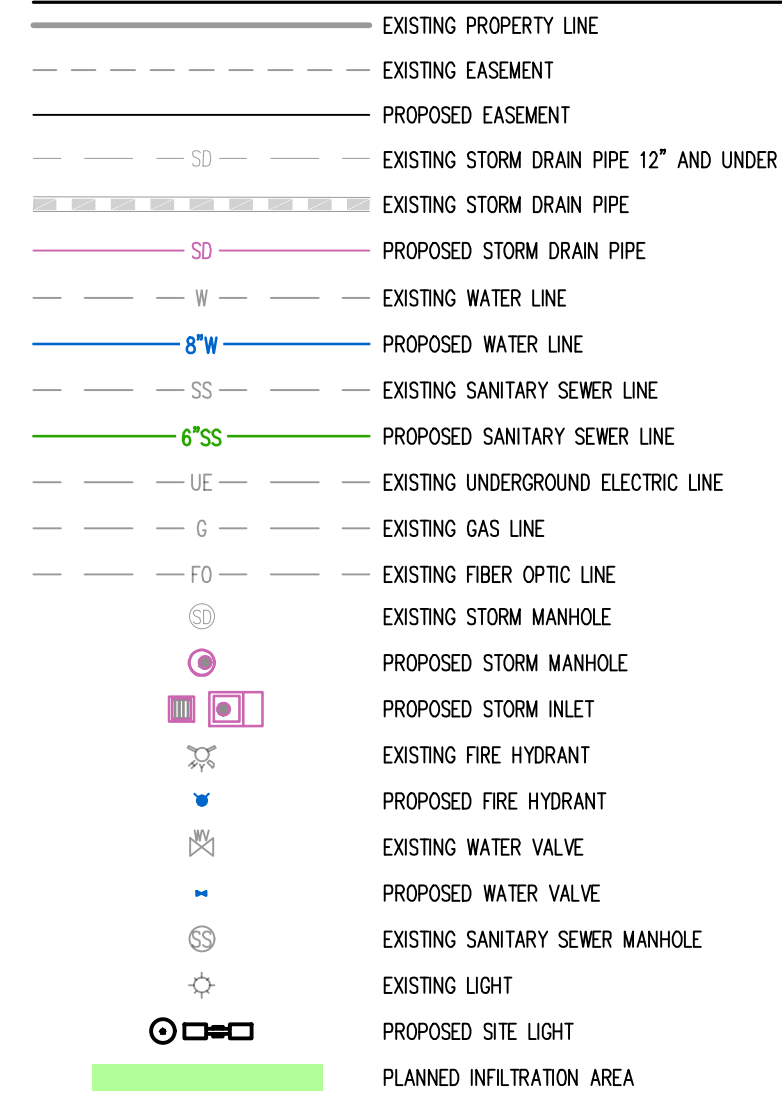
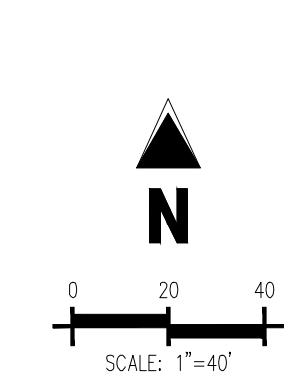
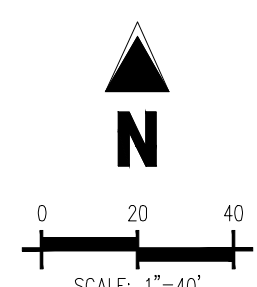
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04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

DEVELOPMENT PLAN

3

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DEPN-25-0018



1. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
2. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT

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

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, SANITARY SEWER, ELECTRIC AND GAS FACILITIES, WHICH SHALL BE IN ACCORD WITH THE CITY OF COLORADO SPRINGS ZONING ORDINANCES.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES AND REGULATIONS, AND ANY ORDINANCES, ORDINATIONS, ORDERS, RESOLUTIONS AND PICKES PER REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SERVICE 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 PROPERTY AND AREAS OUTSIDE THE PROPERTY) THAT ARE NECESSARY TO MAINTAIN UTILITY APPURTENANCES, AND ALL SANITARY SEWER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR SANITARY SEWER SERVICE LINES AS WELL AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN SPRINGS UTILITIES' STANDARDS AND REGULATIONS.
4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVE BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAY MAKE NO COMMITMENT TO PROVIDE UTILITY SERVICES TO THE PROPERTY UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. OWNER'S RELOCATION OR ALTERATION 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 ALTERATION REQUIRES NEW OR UPDATED ASSESSMENTS, OWNER SHALL COVER THOSE ASSESSMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. 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 AND UTILITY SERVICES TO BE PROVIDED TO THE PROPERTY AND DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES THEN-CURRENT PERMANENT EASEMENT STANDARD FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LIFTING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF THE WATER IN THE PROPERTY. THE WATER SYSTEM WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF THE EXTENSION OF WATER SYSTEM FACILITIES. OWNER MAY BE REQUIRED TO SUBMIT WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES DESIGN ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NUMBER 668-6985 OR SOUTH 668-6564).
10. OWNER SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MOWE 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 ELECTRICAL SAFETY CODE REQUIREMENTS AND STANDARDS, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, TARIFFS, RULES AND REGULATIONS, AND ANY ORDINANCES, ORDINATIONS, ORDERS, RESOLUTIONS OR STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, ORDINANCES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS SUCH CHANGES TO THE STANDARDS ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR N 00°15'15" S SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A CALCULATED POSITION FOR THE SOUTHEAST CORNER OF SECTION 35 BASED ON A FOUND 3-1/2" ALUMINUM CAP STAMPED "URS 6.0 WEST WITNESS CORNER, SE SEC35, T14S R66W, 2003, PLS 2431", BEING A 6.0' WITNESS CORNER OF THE SOUTHEAST CORNER OF SECTION 35 PER MONUMENT RECORD; AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "N SEC35, T14S R66W, 2003, PLS 4842", BEING THE NORTHEAST CORNER OF SECTION 35.

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

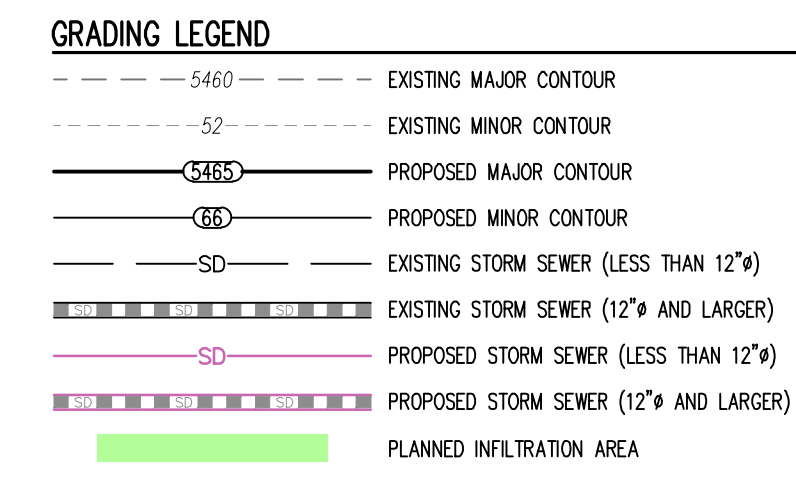
COLORADO SPRINGS UTILITIES FIMS MONUMENT DR02, ELEVATION = 5927.27 (NGVD29)

[illegible]

Project No:	SLV000014
Drawn By:	JWR
Checked By:	CMV
Date:	07/09/2025

PRELIMINARY UTILITY
AND PUBLIC FACILITIES PLAN

CITY FILE NUMBER: DEPN-25-0018



PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



CHELTON ROAD & HANCOCK BLVD
CITY OF COLORADO SPRINGS, CO

[illegible]

BENCHMARK
COLORADO SPRINGS UTILITIES FIMS MONUMENT DR02, ELEVATION = 5927.27 (NGVD29)

BENCHMARK
COLORADO SPRINGS UTILITIES FIMS MONUMENT DR02, ELEVATION = 5927.27 (NGVD29)

CITY FILE NUMBER: DEPN-25-0018

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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DEVELOPMENT PLAN DAKOTA CROSSING

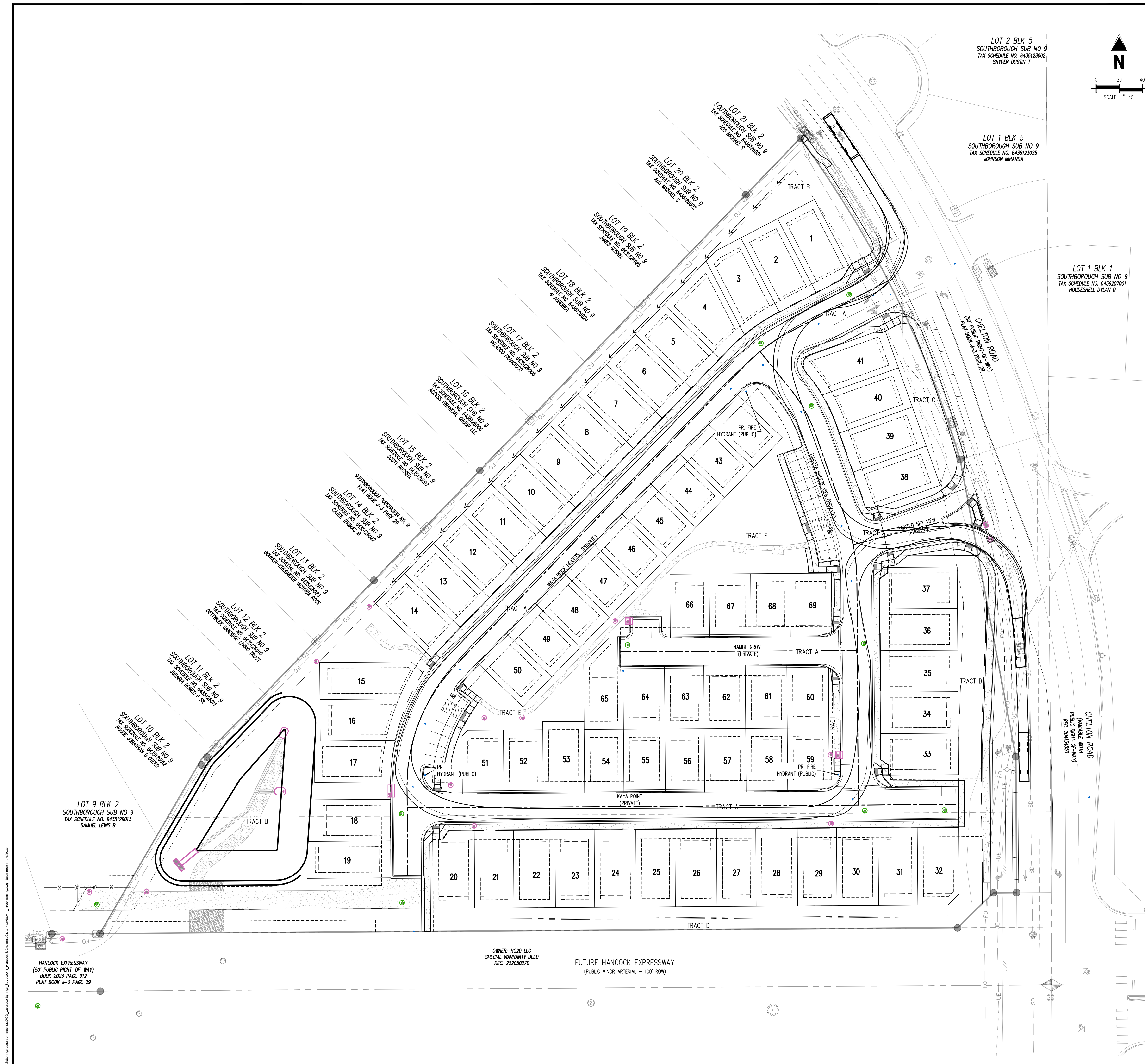
CHELTON ROAD & HANCOCK BLVD
CITY OF COLORADO SPRINGS, CO

[illegible]

Project No:	SLV000014
Drawn By:	JWR
Checked By:	CMV
Date:	07/09/2025

TRUCK TURN EXHIBIT

CITY FILE NUMBER: DEPN-25-0018



DAKOTA CROSSING

CITY OF COLORADO SPRINGS, COLORADO

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

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 LANDSCAPING 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 ORIGATION 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 WIT 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.
- 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.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See code section 6.2.2.B.1

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Req./Pov.	Setback Abbr. Denoted on Plan
Hancock Expy	Minor-Arterial	20'	762'	1 / 25'	31/31	HB
Chelton Rd	Minor-Arterial	20'	697'	1 / 25'	28/20	CR
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	75% / 75%		
0 / 0	0 / 0	-				

Compact Lot

See Code Section/Policy 7.4.905 and 7.4.908

Gross Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided / Abbreviation
314,110	10%	31,411/35,463	131 / 137 / IN
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Percent Ground Plane Veg. Req. / Provided	
0 / 0	0 / 0		75% / 75%

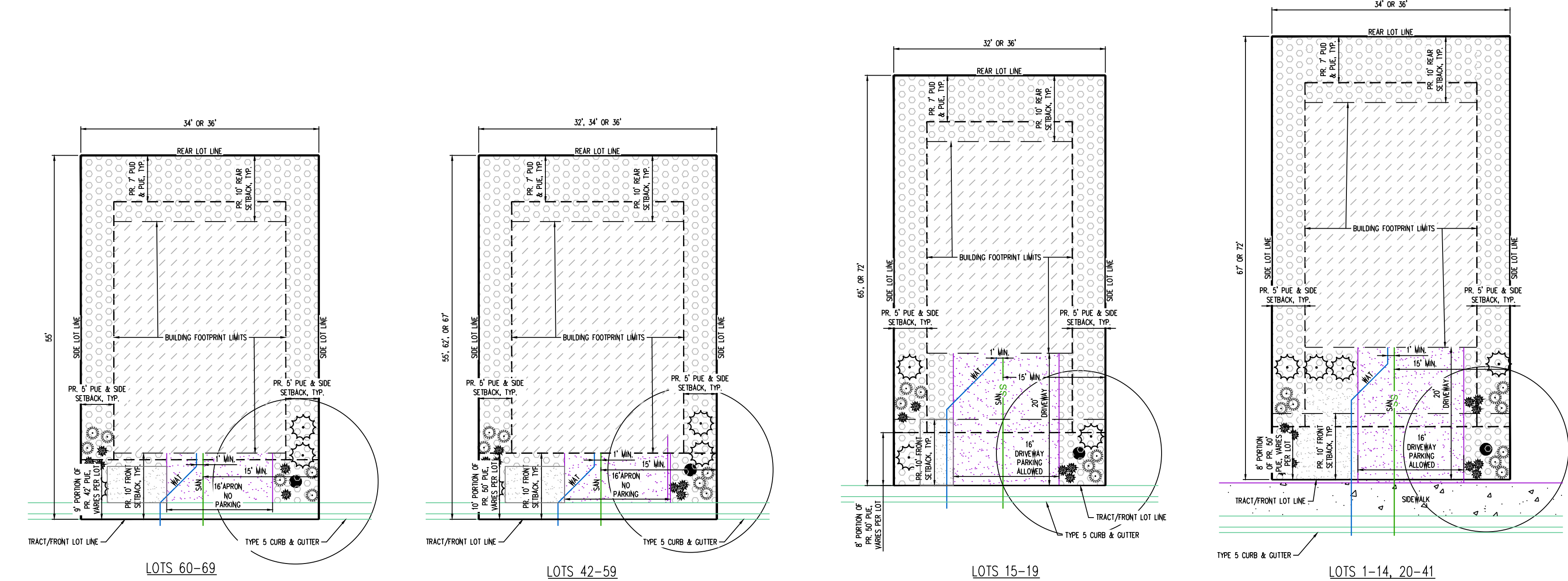
Green Space Required	Active Green Space Area (SF) Required /Provided	Non-Active Green Space Area (SF) Required /Provided	Design Elements
Yes	15,706(5%) / 15,815(5.0%)	15,706(5%) / 16,929(5.4%)	Trail, Bench, Playground

Street Oriented Lots	Number of Street Oriented Lots	Number of Trees Required /Provided
Yes	69	69/69 per Lot Typical Diagrams

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQ5
DECIDUOUS TREES								
	Agr	36	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	9	Acer platanoides / Norway Maple	40'	40'	3" Cal.	B&B	Park/ROW
	Ms	32	Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15'	2" Cal.	B&B	ROW/Median/Stream
	Pn	11	Prunus nigra 'Princess Kay' / Princess Kay Plum	20'	20'	2" Cal.	B&B	ROW
	Tco	13	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B	ROW
EVERGREEN TREES								
	Js	7	Juniperus scopulorum / Rocky Mountain Juniper	25'	15'	8" HT	B&B	Screen/Wall/Trash
	Ppg	7	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	Screen/Wall/Trash
	Ped	4	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Screen/Wall/Trash
	Ps2	2	Pinus sylvestris / Scotch Pine	40'	35'	8" HT	B&B	Screen/Wall/Trash

LOT TYPICAL PLANTING DIAGRAMS



LOT TYPICAL RECOMMENDED TREE SPECIES

BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQ5
Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B	Park/ROW/Stream/Median
Acer platanoides / Norway Maple	40'	40'	3" Cal.	B&B	Park/ROW
Malus x 'Spring Snow' / Spring Snow Crabapple	20'	15'	2" Cal.	B&B	ROW/Median/Stream
Prunus nigra 'Princess Kay' / Princess Kay Plum	20'	20'	2" Cal.	B&B	ROW
Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B	ROW

- NOTE: A plant schedule of shrubs and grasses will be provided in the final landscape plan.
- NOTE: Fencing proposed to enclose backyards for individual lots only. Reference Detail #8 of the landscape details page for fencing information.

GROUND COVER LEGEND

	EL PASO COUNTY CONSERVATION Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 pls/acre	13,749 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix Buffalograss 25% Blue Grama 20% Sideoats Grama 29% Green Needlegrass 5% Western Wheatgrass 20% Sand Dropped 1%	41,316 sf
	ROCK COBBLE 2-4" Arkansas Tan River Rock	728 sf
	ROCK MULCH 1.5" BLUE GREY RIVER ROCK	17,759 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	2,306 sf
	BREZZE	4,050 sf

DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y.LIU, TKNAB

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

PRELIMINARY LANDSCAPE PLAN SCHEDULES & NOTES

7

7 OF 24

PDZ-25-0018



Land Use Review
Approved

09-12-2025
9:46:45 AM
Allison Stocker

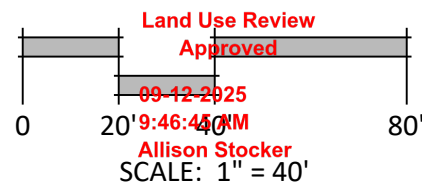
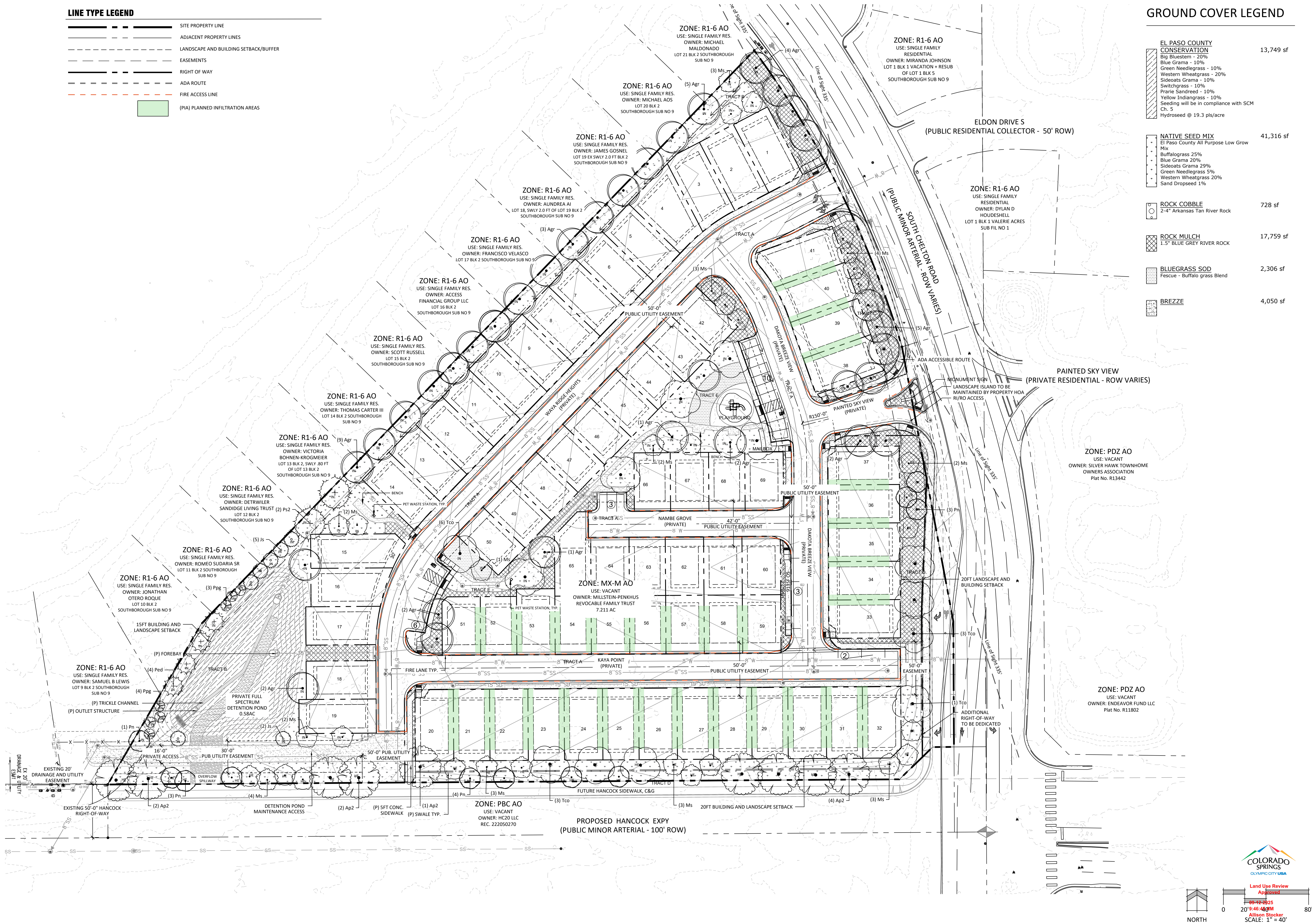
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LINE TYPE LEGEND

	SITE PROPERTY LINE
	ADJACENT PROPERTY LINES
	LANDSCAPE AND BUILDING SETBACK/BUFFER
	EASEMENTS
	RIGHT OF WAY
	ADA ROUTE
	FIRE ACCESS LINE
	(PIA) PLANNED INFILTRATION AREAS

GROUND COVER LEGEND

	EL PASO COUNTY CONSERVATION Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 pls/acre	13,749 sf
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	BLUEGRASS SOD Fescue - Buffalo grass Blend	2,306 sf
	BREZZE	4,050 sf



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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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y.LIU, TKNB

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08.12.25	TMK	PER CITY COMMENT

PRELIMINARY LANDSCAPE PLAN

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PDZ-25-0018

DAKOTA CROSSING
CITY OF COLORADO SPRINGS, COLORADO
PRELIMINARY LANDSCAPE PLAN

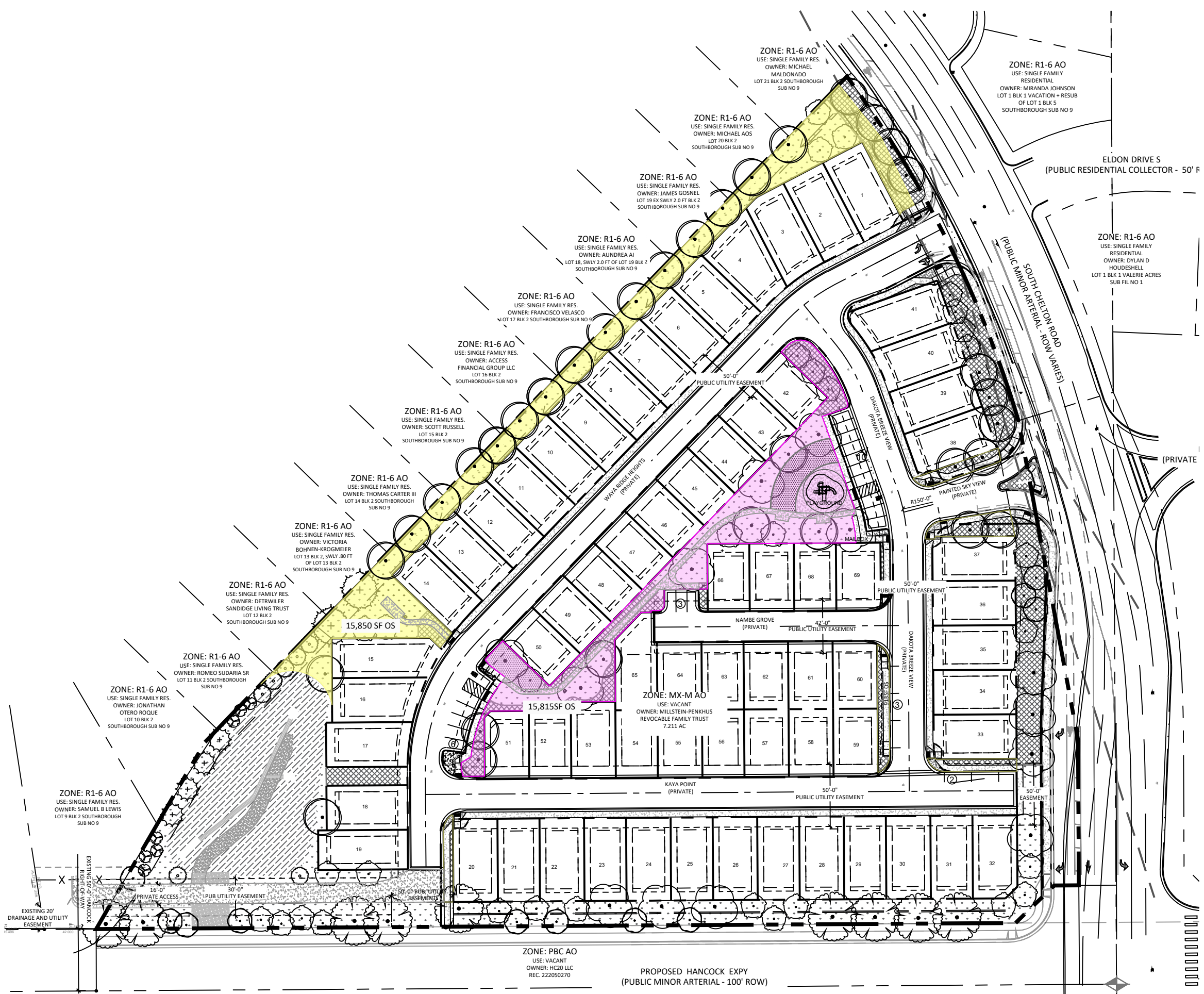


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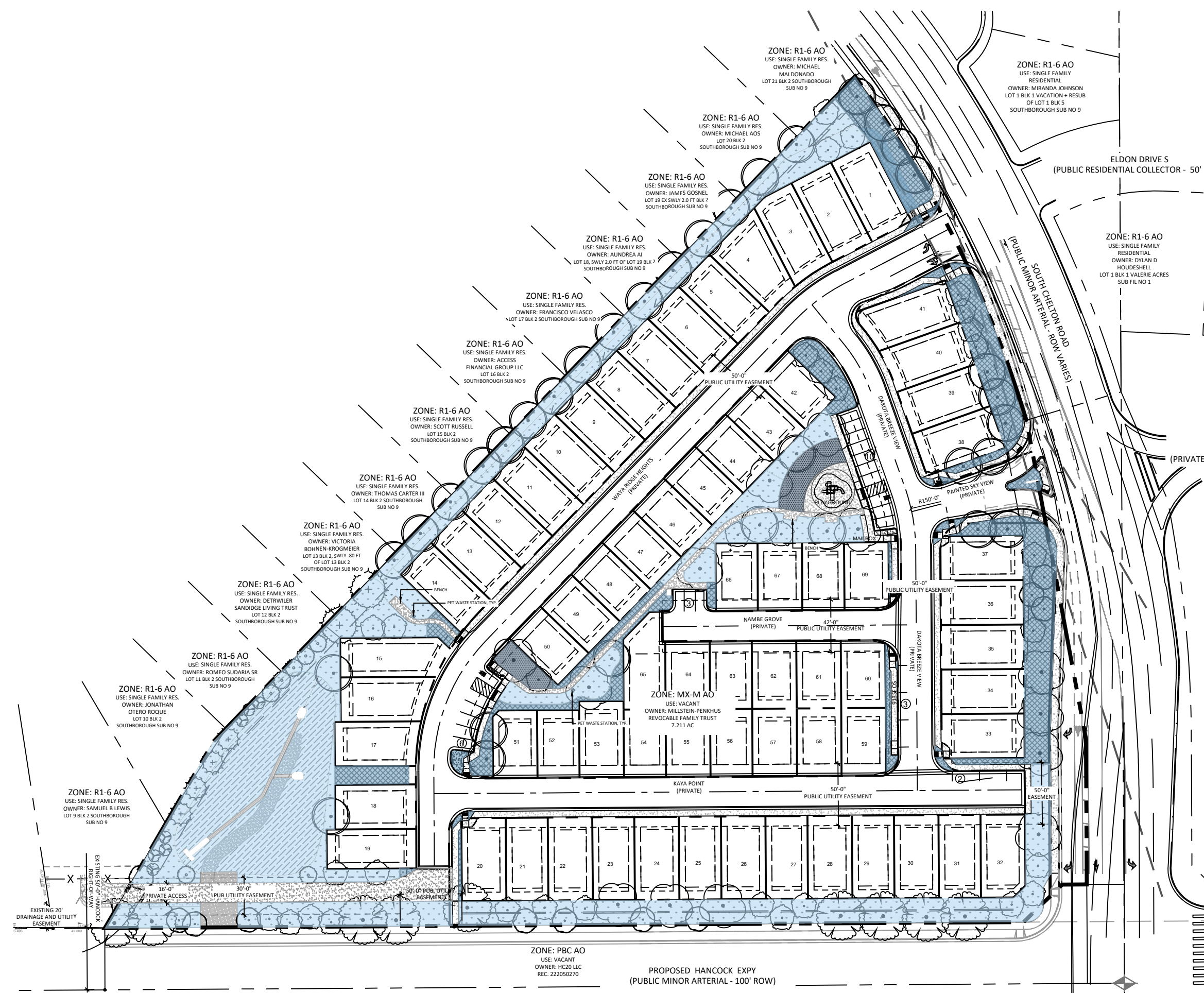
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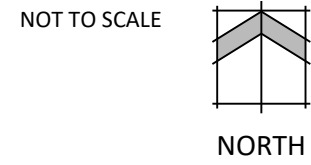


HATCH DEFINITION	REQUIRED / PROVIDED	See Code Section/Policy 7.4.908
Open Space	Active Open Space Required : 15,706 SF (5%) Open Space Provided: 15,815 SF (5.0%)	
Open Space	Non-active Open Space Required : 15,706 SF (5%) Non-active Open Space Provided: 15,850 SF (5.4%)	

All details for site elements can be found on the Landscape Details Sheet 10



HYDROZONES	PERCENTAGE OF TOTAL AND AREA PER HYDROZONE
L-- Low (Native Seed)	73% / 55,064 SF
M-- Moderate (Shrub Beds w/ Plantings)	24% / 17,759 SF
H-- High (High-Water Turf/Sod)	3% / 2,306 SF
TOTAL AREA	75,129 SF



GROUND COVER LEGEND

EL PASO COUNTY CONSERVATION	13,749 sf
Big Bluestem - 20%	
Blue Grama - 10%	
Green Needlegrass - 10%	
Western Wheatgrass - 20%	
Sideoats Grama - 10%	
Switchgrass - 10%	
Prairie Sandreed - 10%	
Yellow Indiangrass - 10%	
Seeding will be in compliance with SCM Ch. 5	
Hydroseed @ 19.3 pls/acre	
NATIVE SEED MIX	41,315 sf
El Paso County All Purpose Low Grow Mix	
Buffalograss 25%	
Blue Grama 20%	
Sideoats Grama 25%	
Green Needlegrass 5%	
Western Wheatgrass 20%	
Sand Dropseed 1%	
ROCK COBBLE	728 sf
2-4" Arkansas Tan River Rock	
ROCK MULCH	17,759 sf
1.5" BLUE GREY RIVER ROCK	
BLUEGRASS SOD	2,306 sf
Fescue - Buffalo grass Blend	
BREZZE	4,050 sf

DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y.LIU, TKNA8

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PRELIMINARY LANDSCAPE PLAN

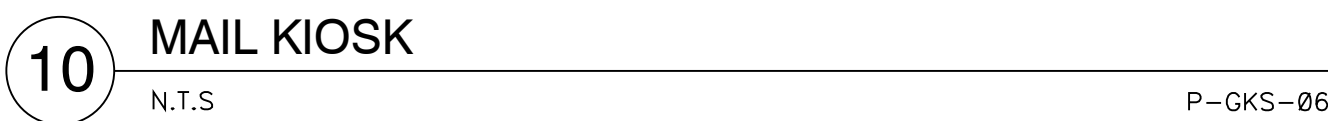
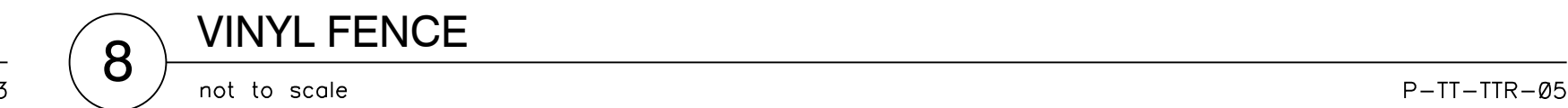
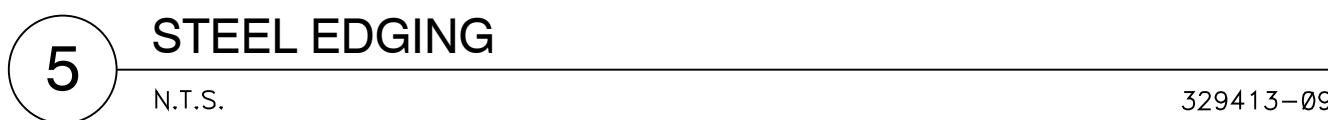
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9 OF 24

PDZ-25-0018



Land Use Review
Approved
09-12-2025
9:46:45 AM
Allison Stocker



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CHALLENGER HOMES
CHALLENGER BUILDING, LLC.
8805 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192

ELEVATIONS- 1108M

PROJECT NAME

DAKOTA CROSSING

CAMP/ENDORSEMENTS

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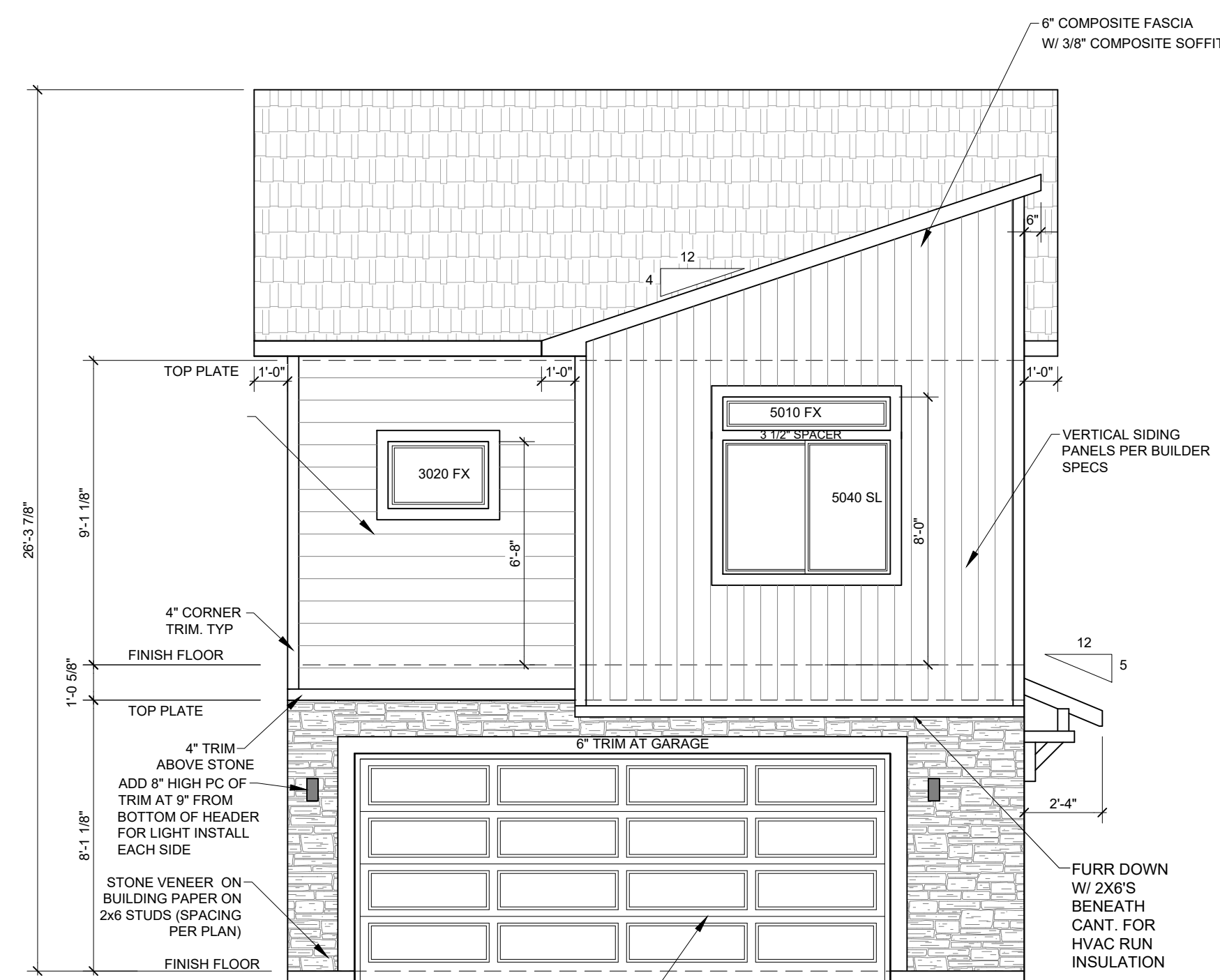
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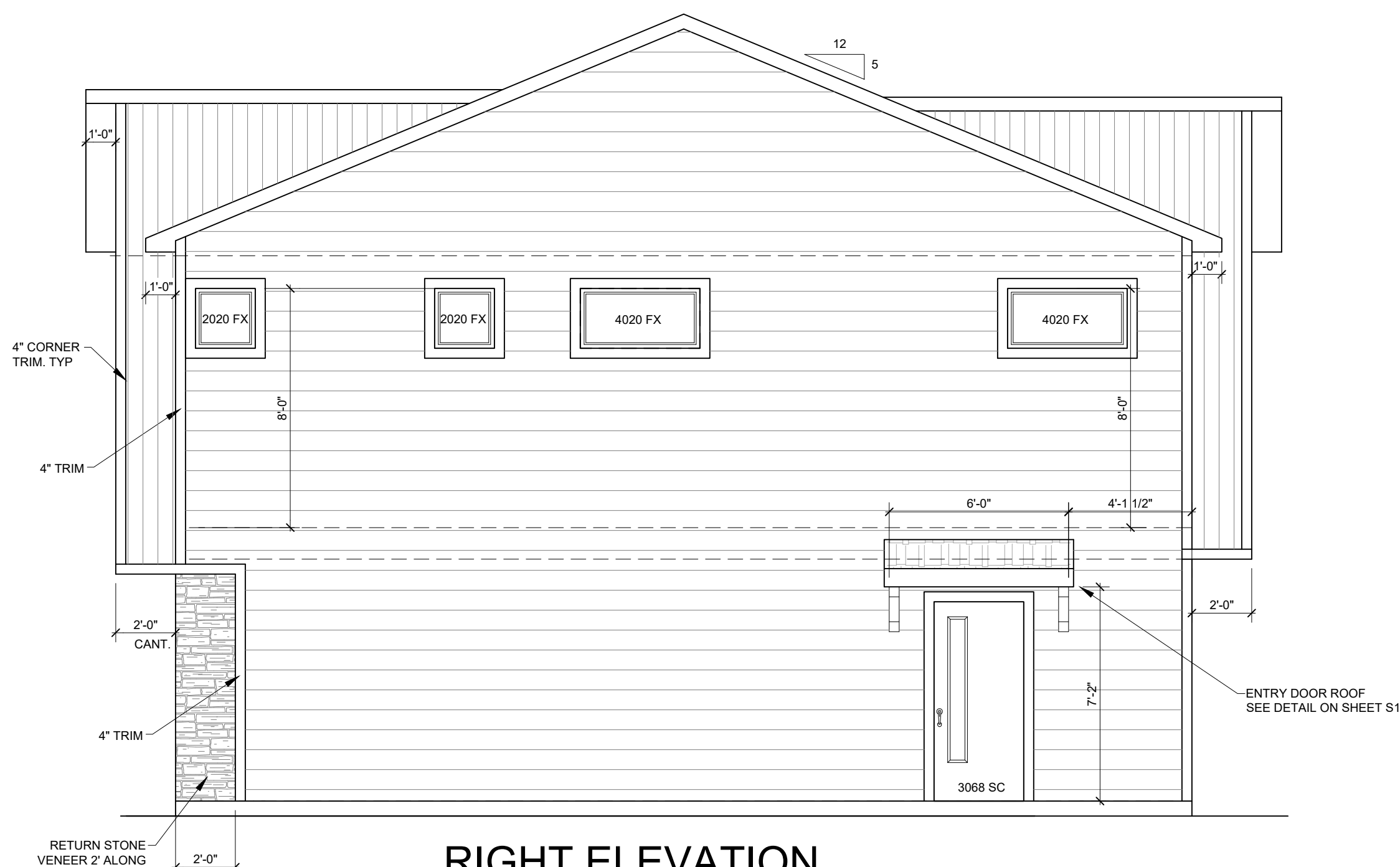
11 OF 24



NOTE: GUTTERS ARE
REQUIRED
ROUT DOWNSPOUTS
THRU CORRUGATED
FLEXIBLE PIPE UNDER
SLABS (PER SITE
CONDITIONS) AND
DAYLIGHT AWAY FROM
FOUNDATION
(EXTEND 3-0" MIN.)

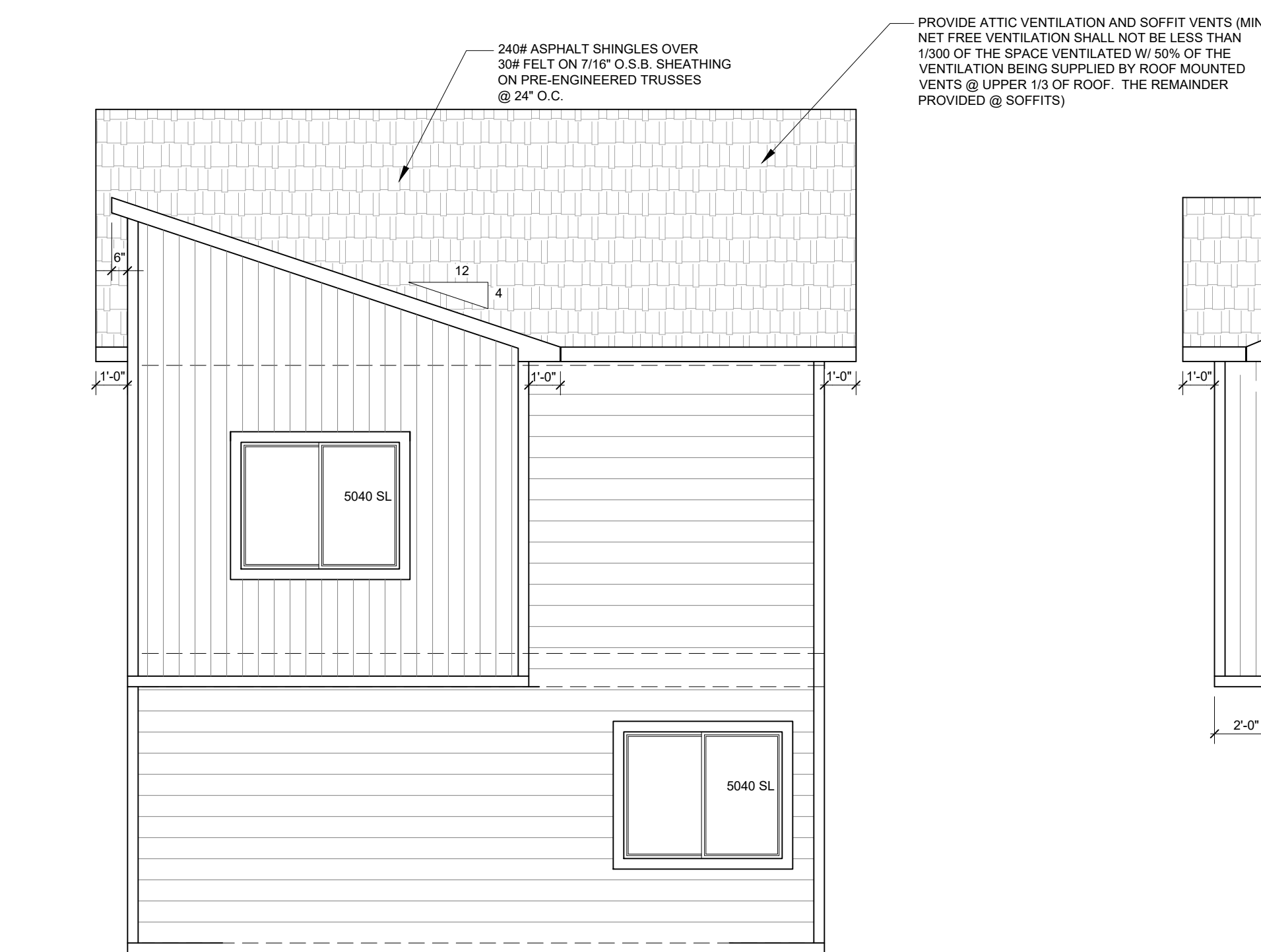
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1/4"-1'-0"

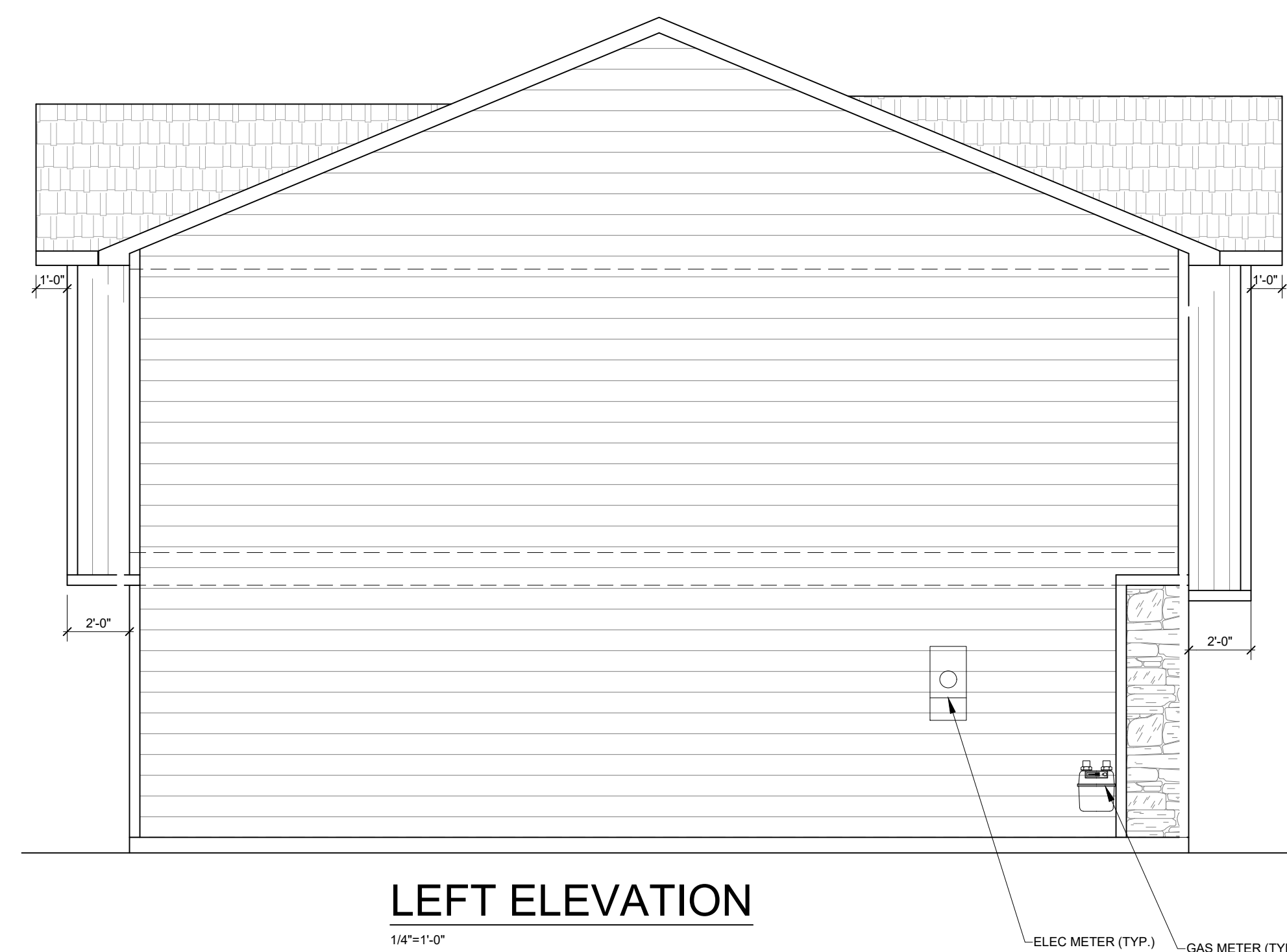


RIGHT ELEVATION

1/4"-1'-0"



REAR ELEVATION

 $1/4'' \approx 1' \cdot 0$ 

LEFT ELEVATION

1/4"=1'-0"

ELEC METER (TYP.)

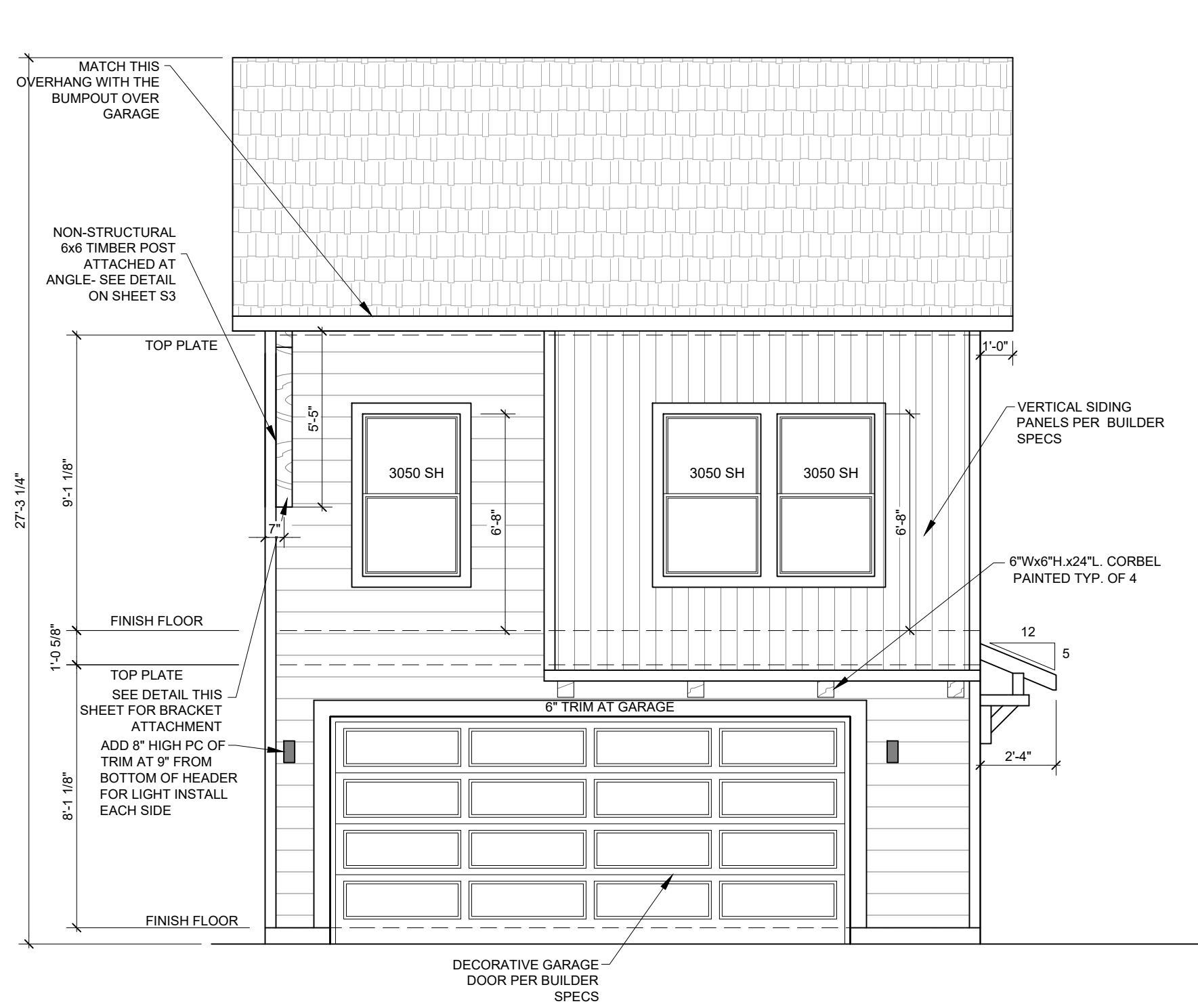
— GAS METER (TYPE)

UNIT TYPE 1108M

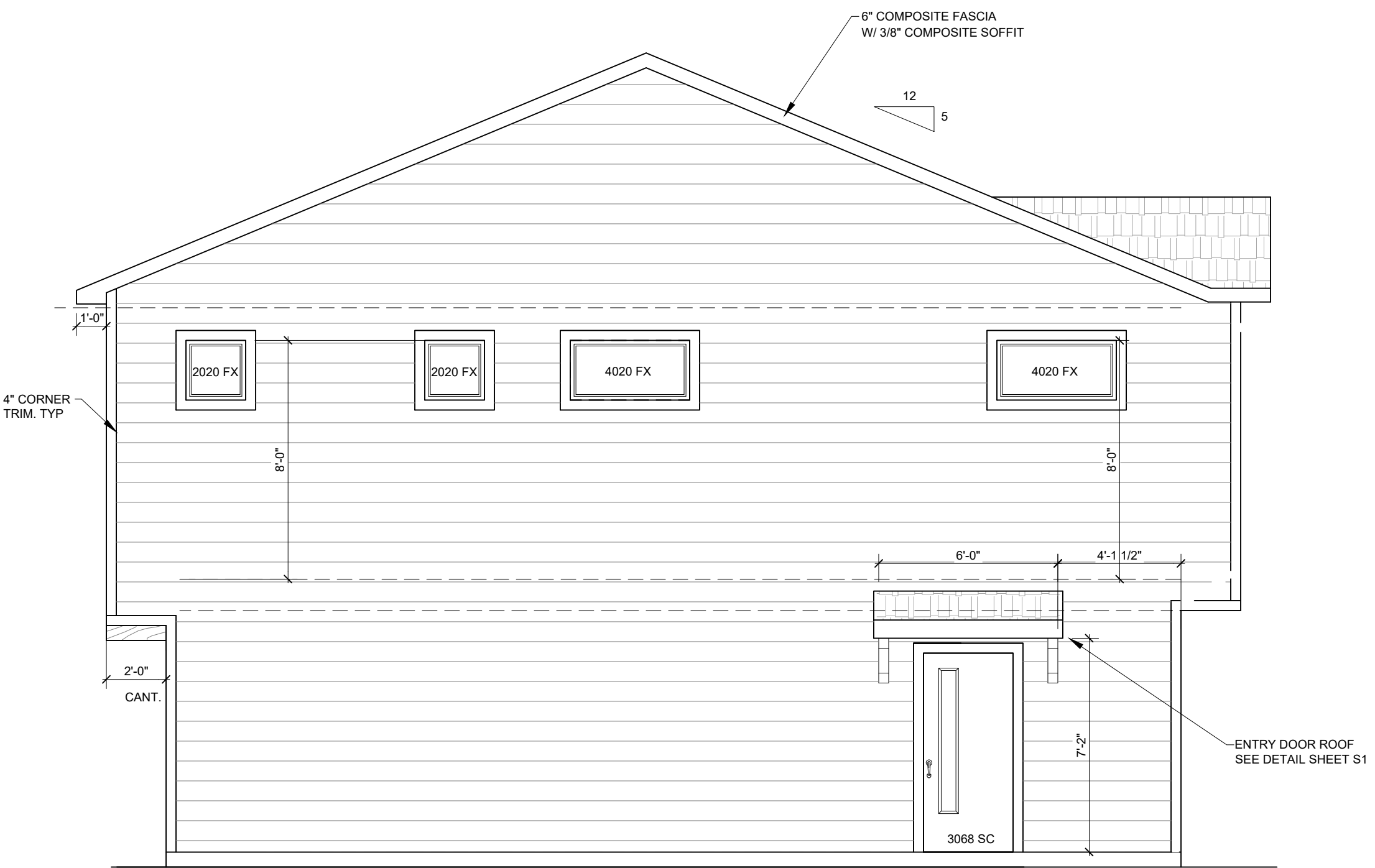


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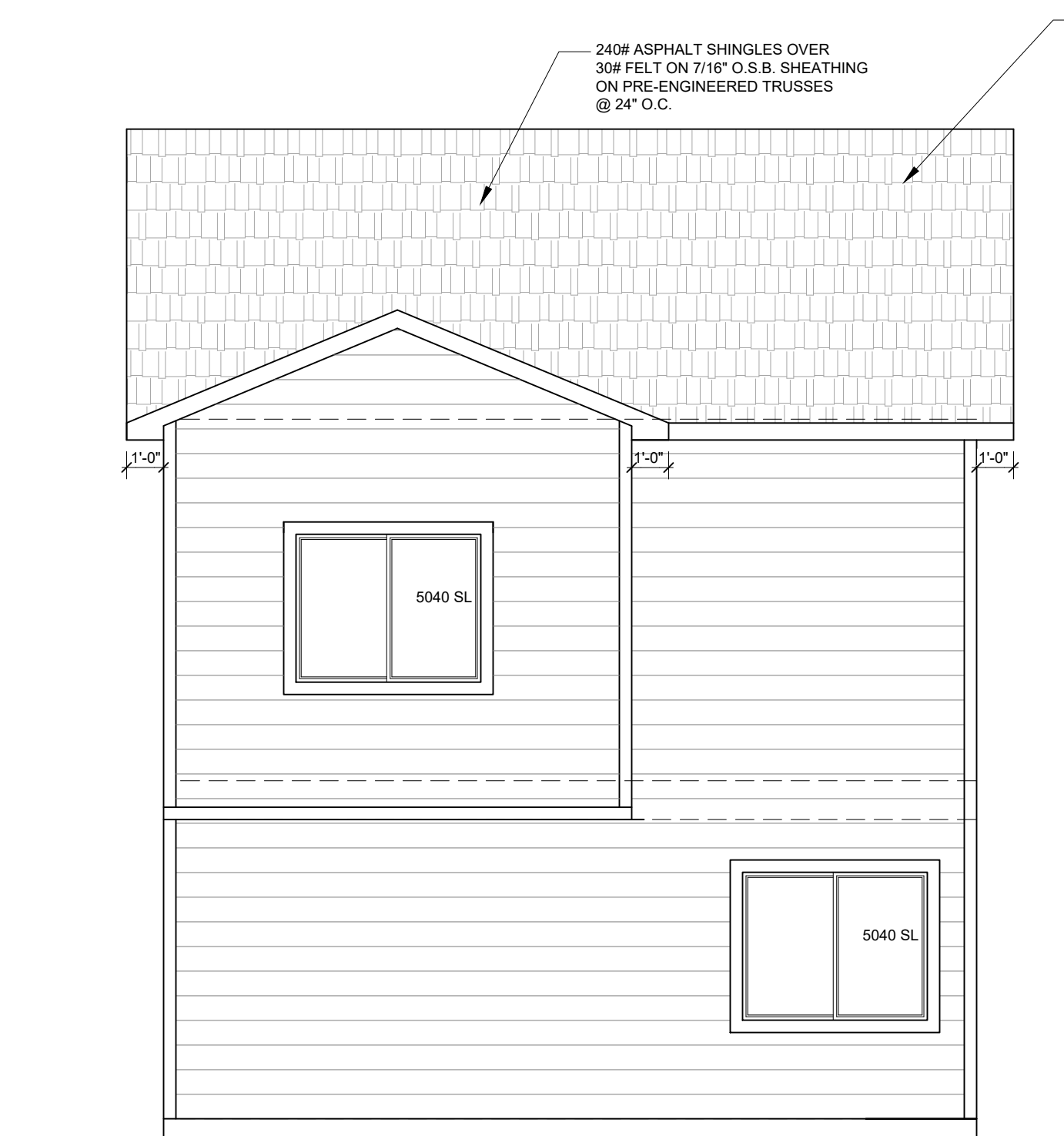
09-12-202
9:46:45 AM
Allison St



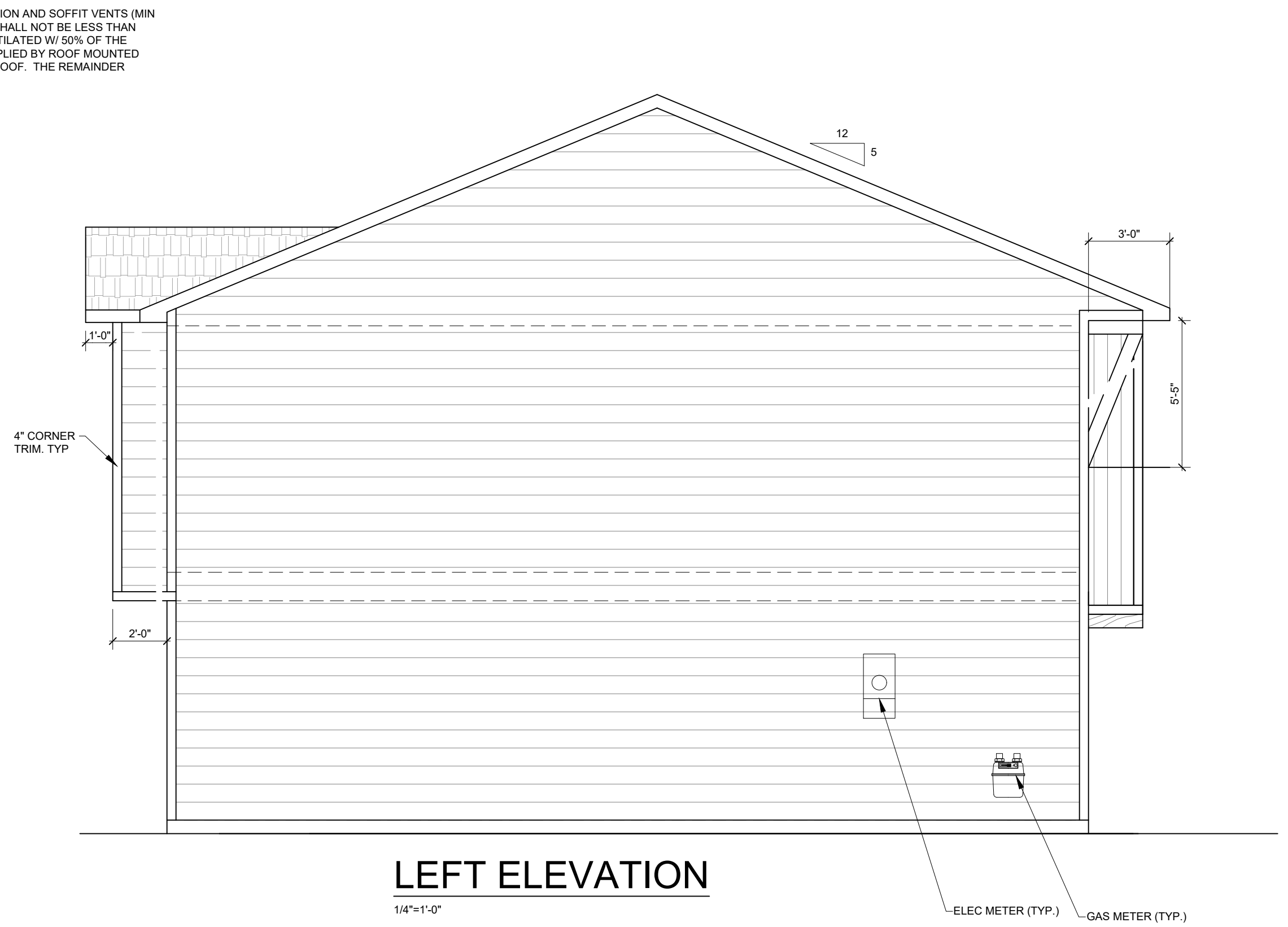
FRONT ELEVATION "R"
1/4"=1'-0"



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



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



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

UNIT TYPE 1108R

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8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-596-5192

SHEET NAME
ELEVATIONS- 1108R

PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

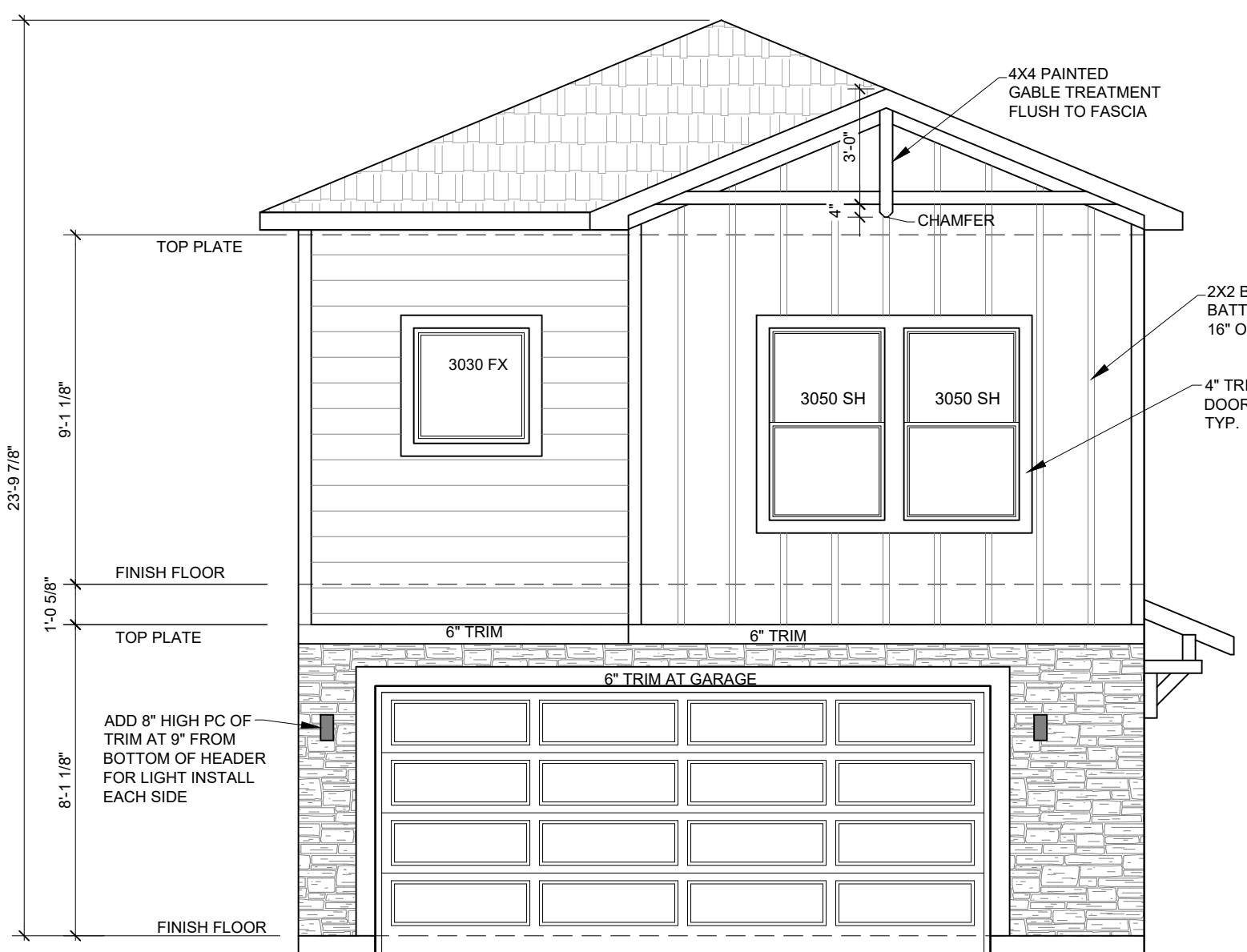
DRAWN BY:
AL

DATE:
1/15/2025

SUBMITTALS / REVISIONS		SUBMITTALS / REVISIONS	
DATE	BY	DATE	BY

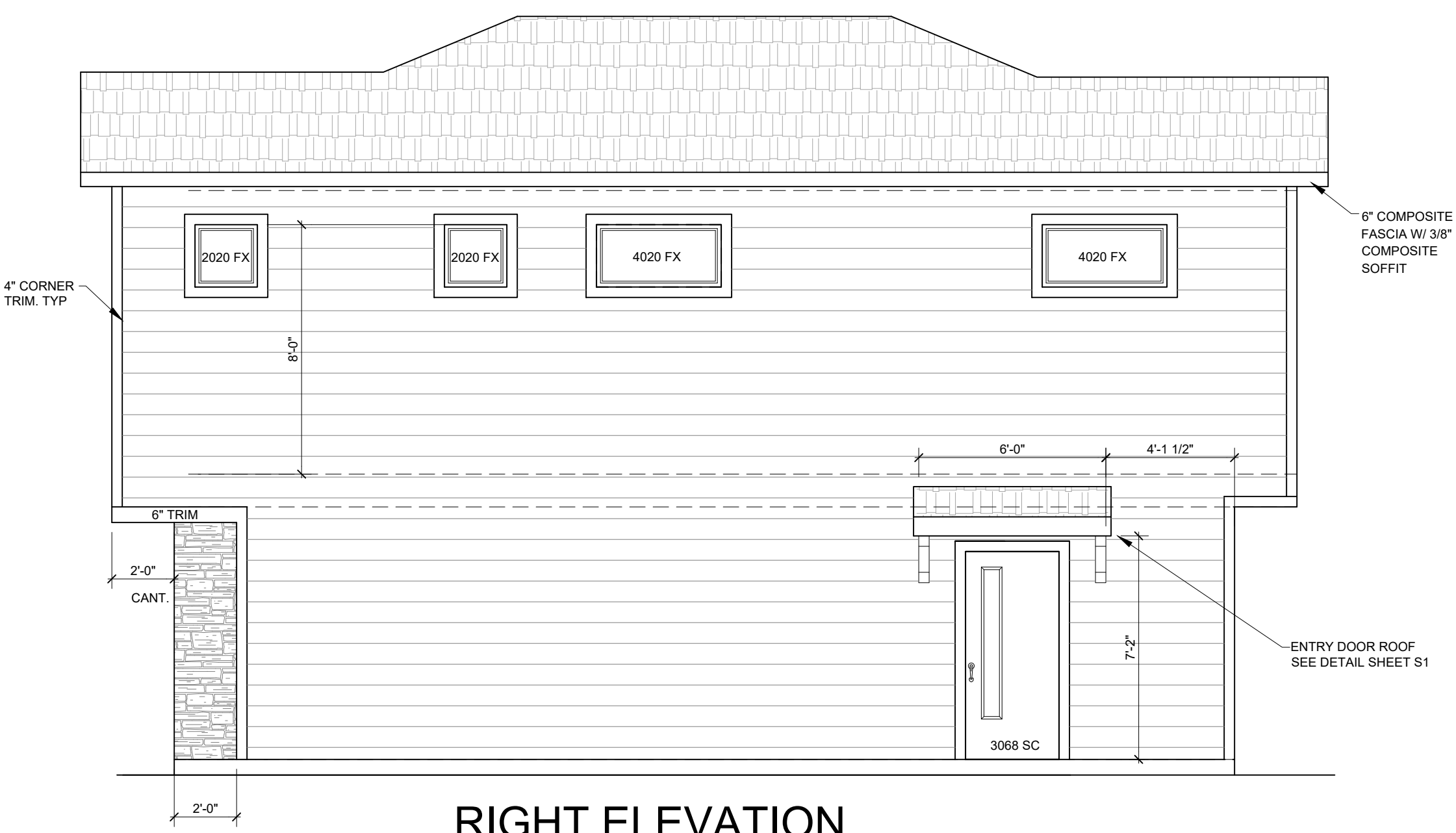
DPEN-25-0018

SHEET NUMBER
12 OF 24



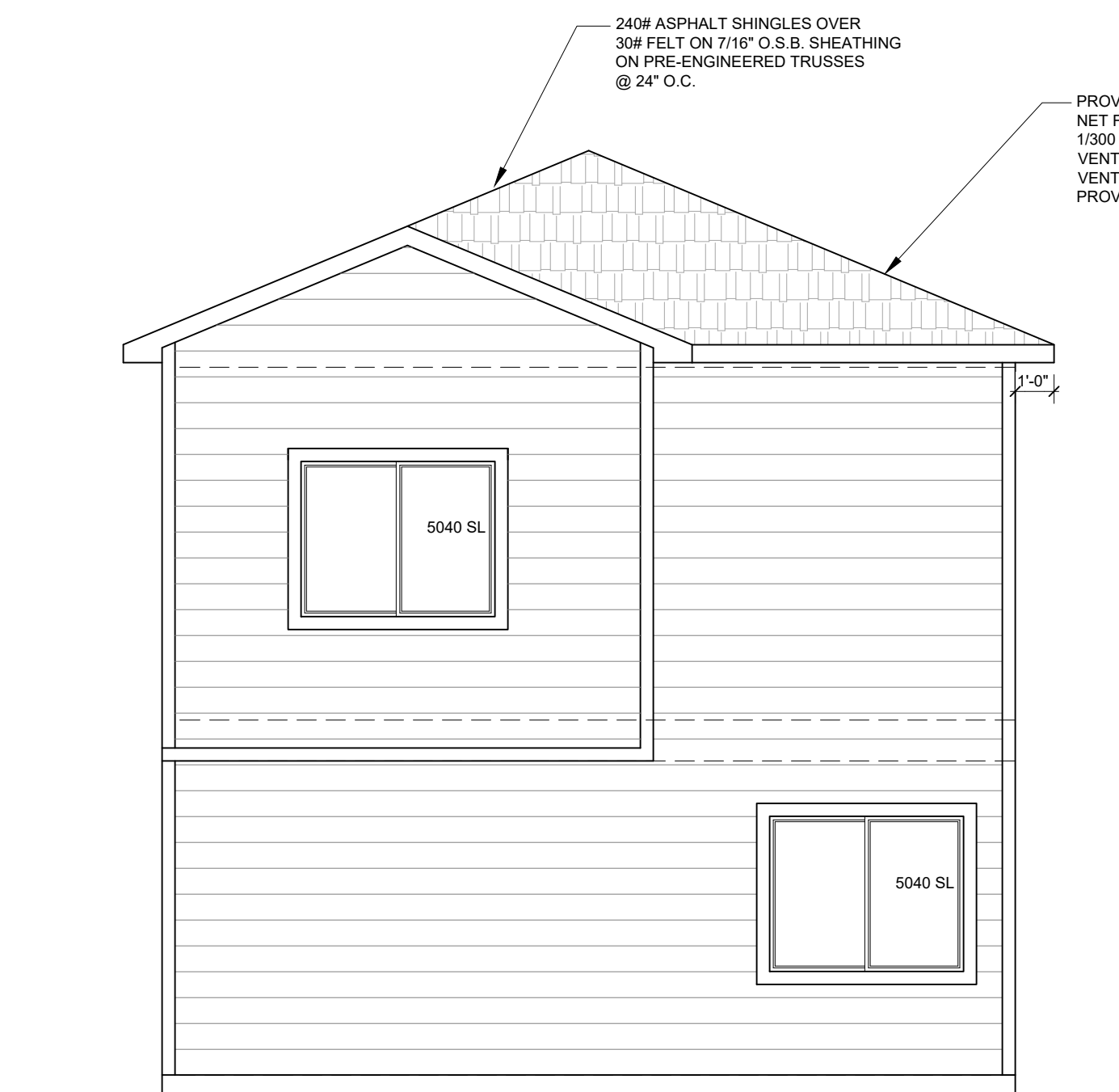
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1/4"=1'-0"



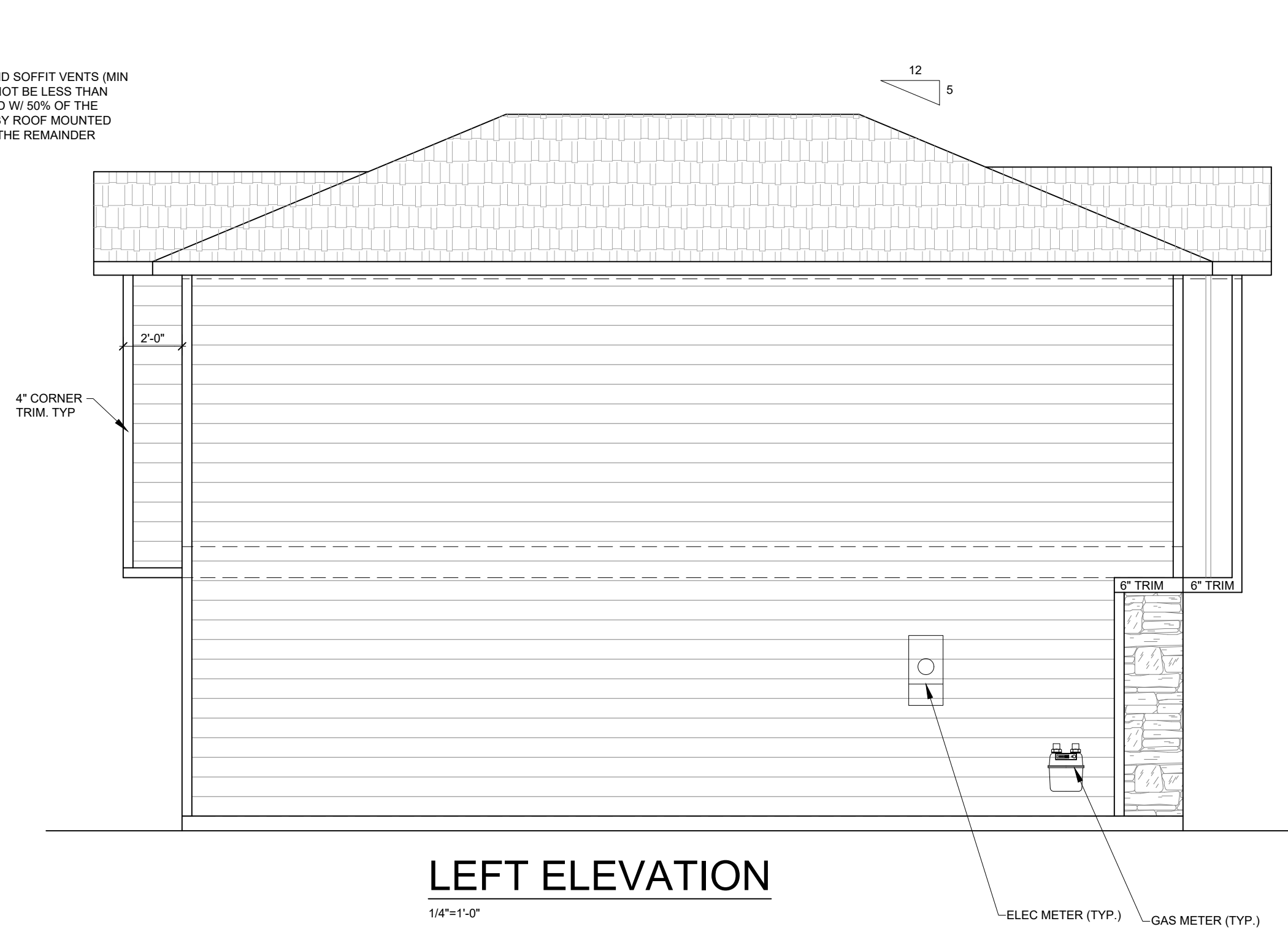
RIGHT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

UNIT TYPE 1108F

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719-598-5192

SHEET NAME
ELEVATIONS- 1108F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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DATE	TYPE	DATE	TYPE

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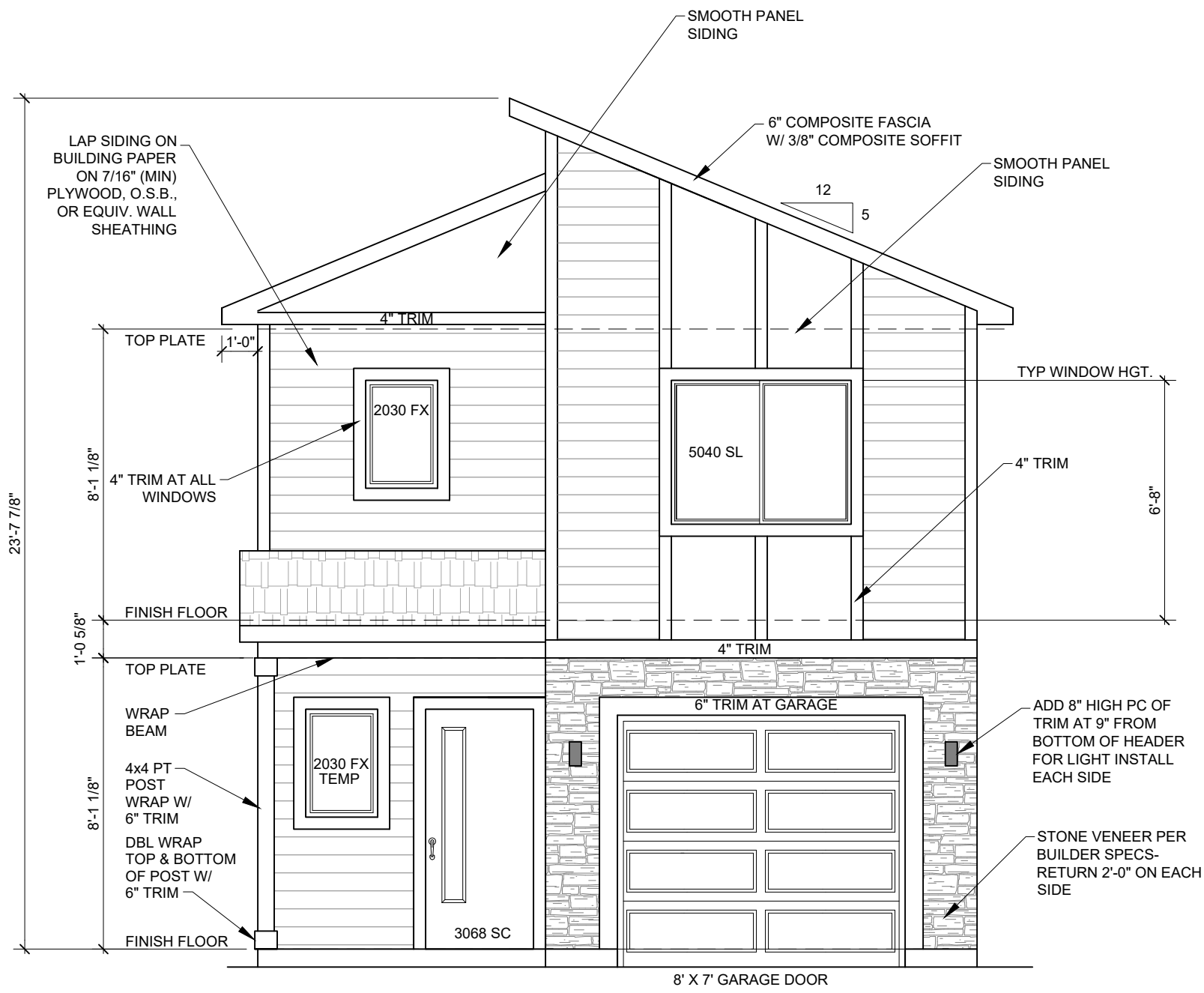
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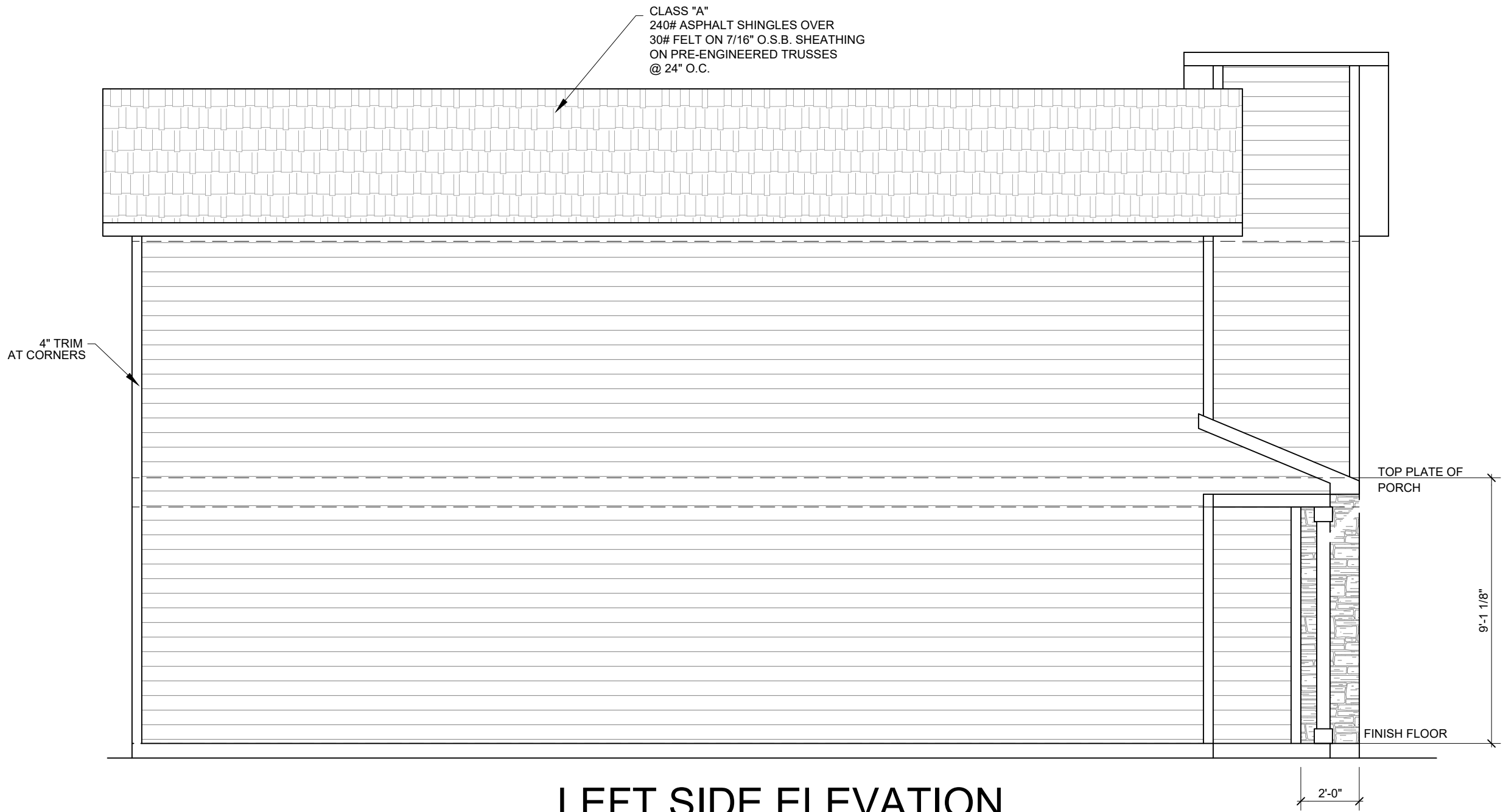
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20-43-2005

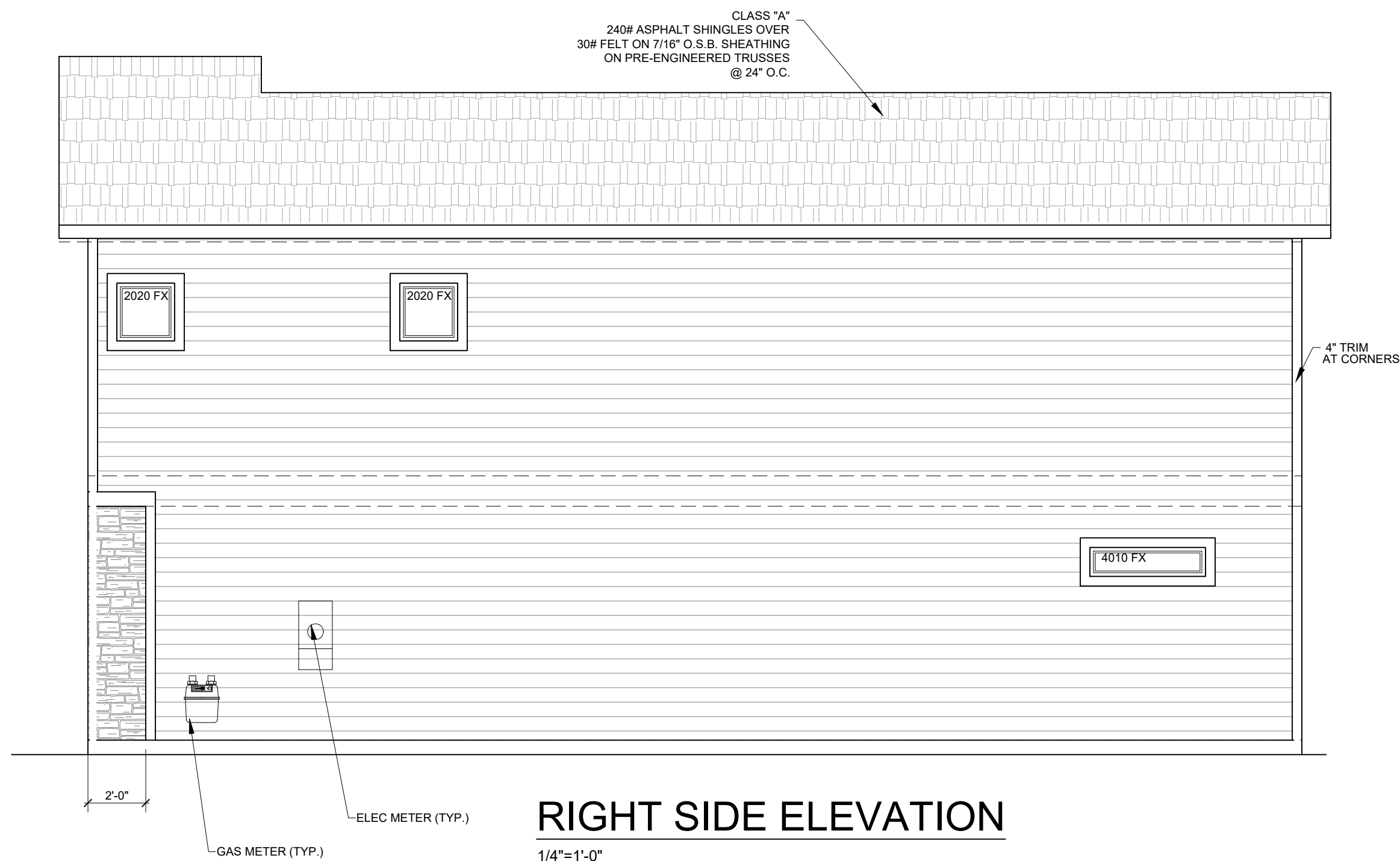
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Allison Stocker



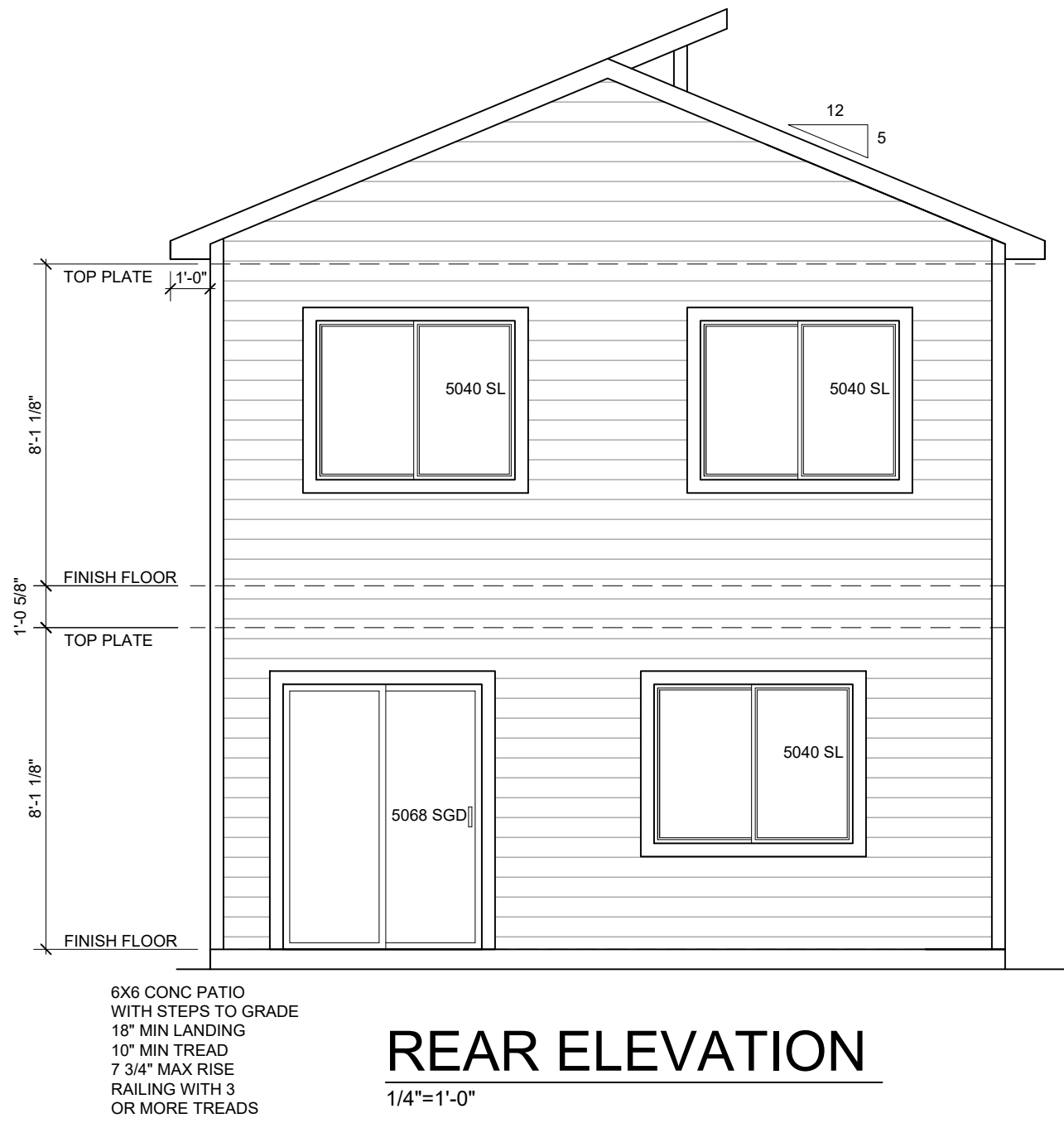
FRONT ELEVATION-"M"
1/4"=1'-0"



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



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



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

UNIT TYPE 1367M

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SHEET NAME
ELEVATIONS- 1367M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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DATE	TYPE	DATE	TYPE

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719-596-5192

SHEET NAME
ELEVATIONS- 1367R

PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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DATE	TYPE	DATE	TYPE

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SHEET NUMBER
15 OF 24

FRONT ELEVATION- "R"

LEFT SIDE ELEVATION

FRONT ELEVATION- "R"

1/4"=1'-0"

LEFT SIDE ELEVATION

1/4"=1'-0"

RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION

1/4"=1'-0"

REAR ELEVATION

REAR ELEVATION

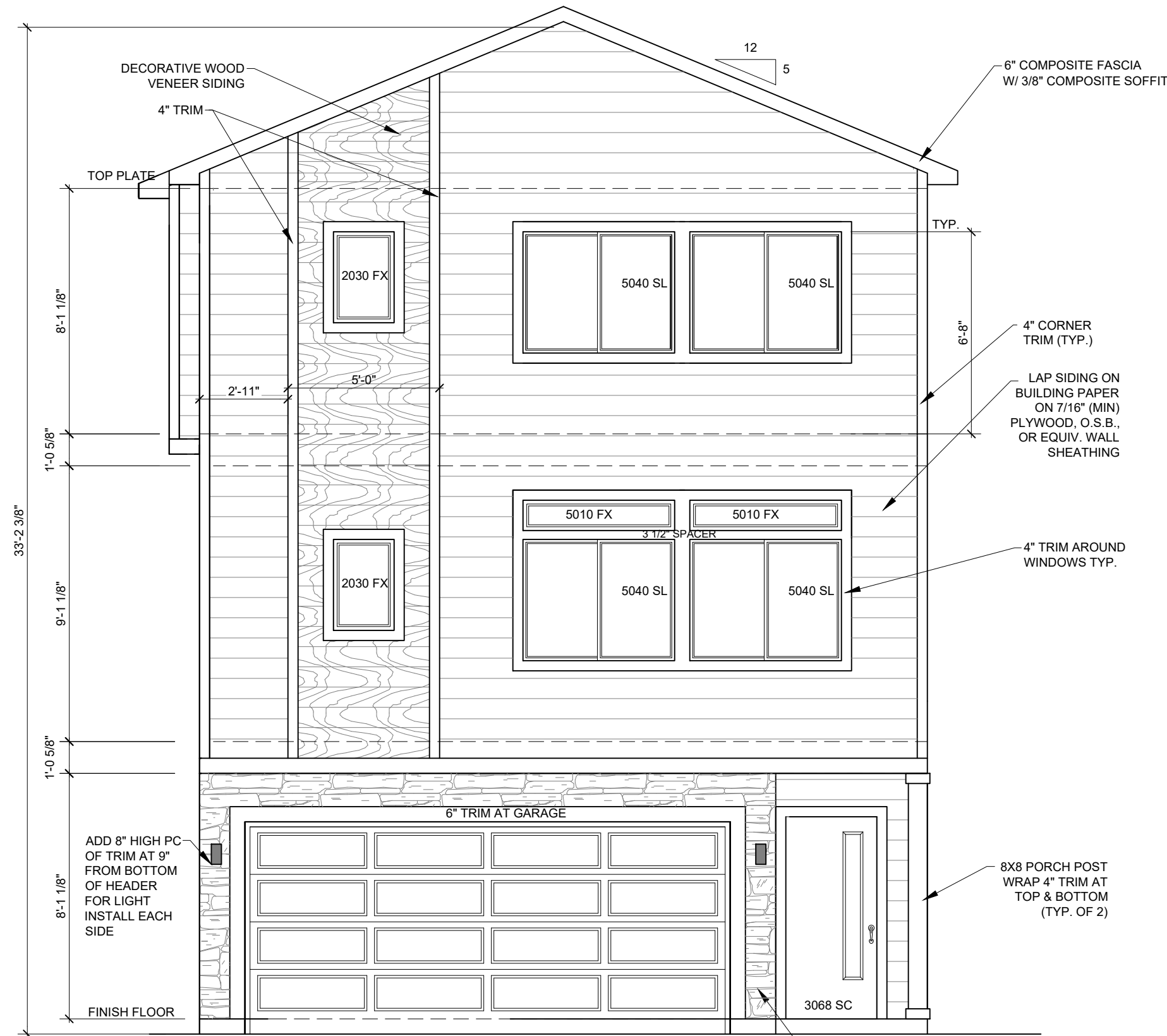
1/4"=1'-0"

UNIT TYPE 1367R

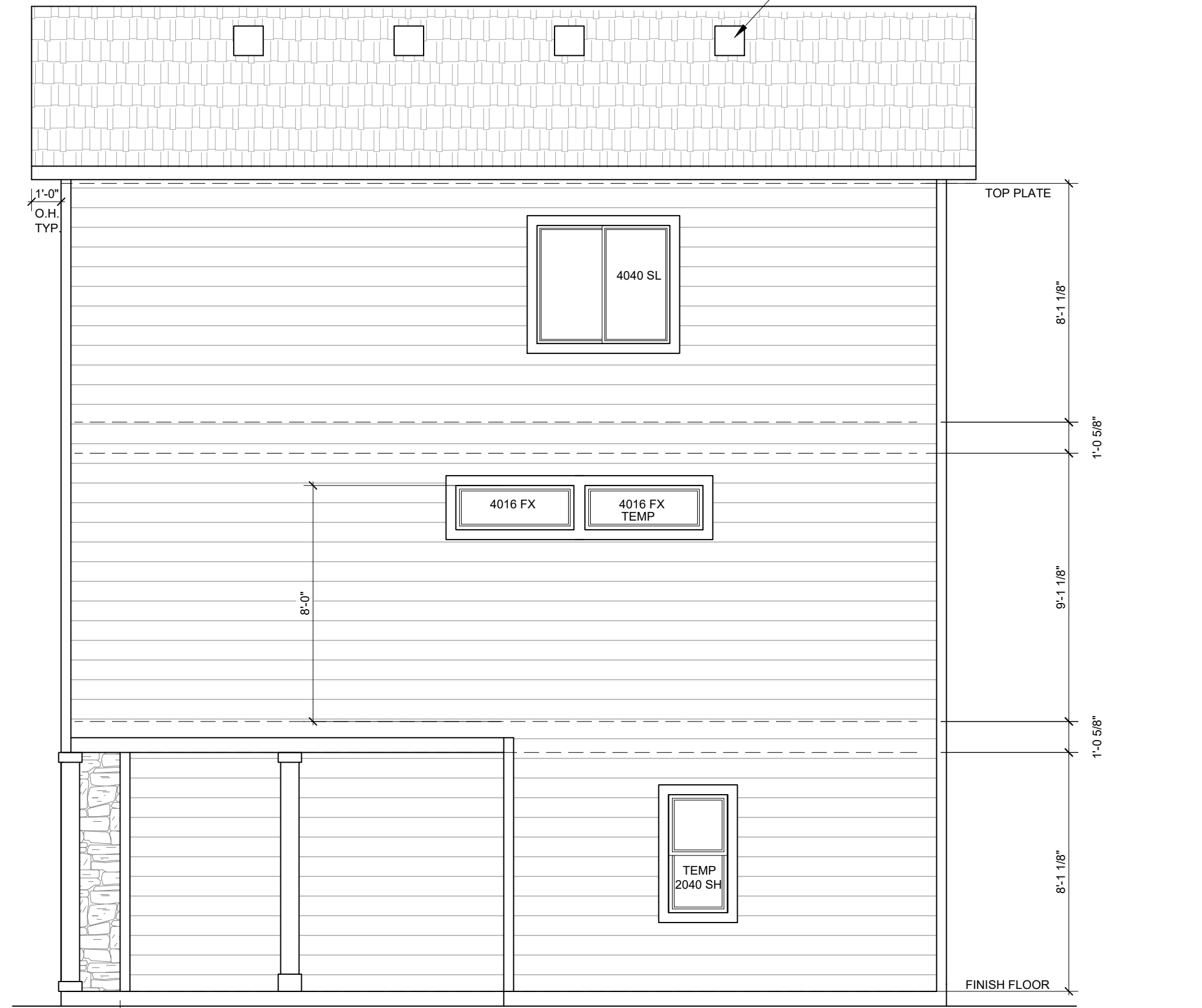
COLORADO SPRINGS
OLYMPIC CITY USA

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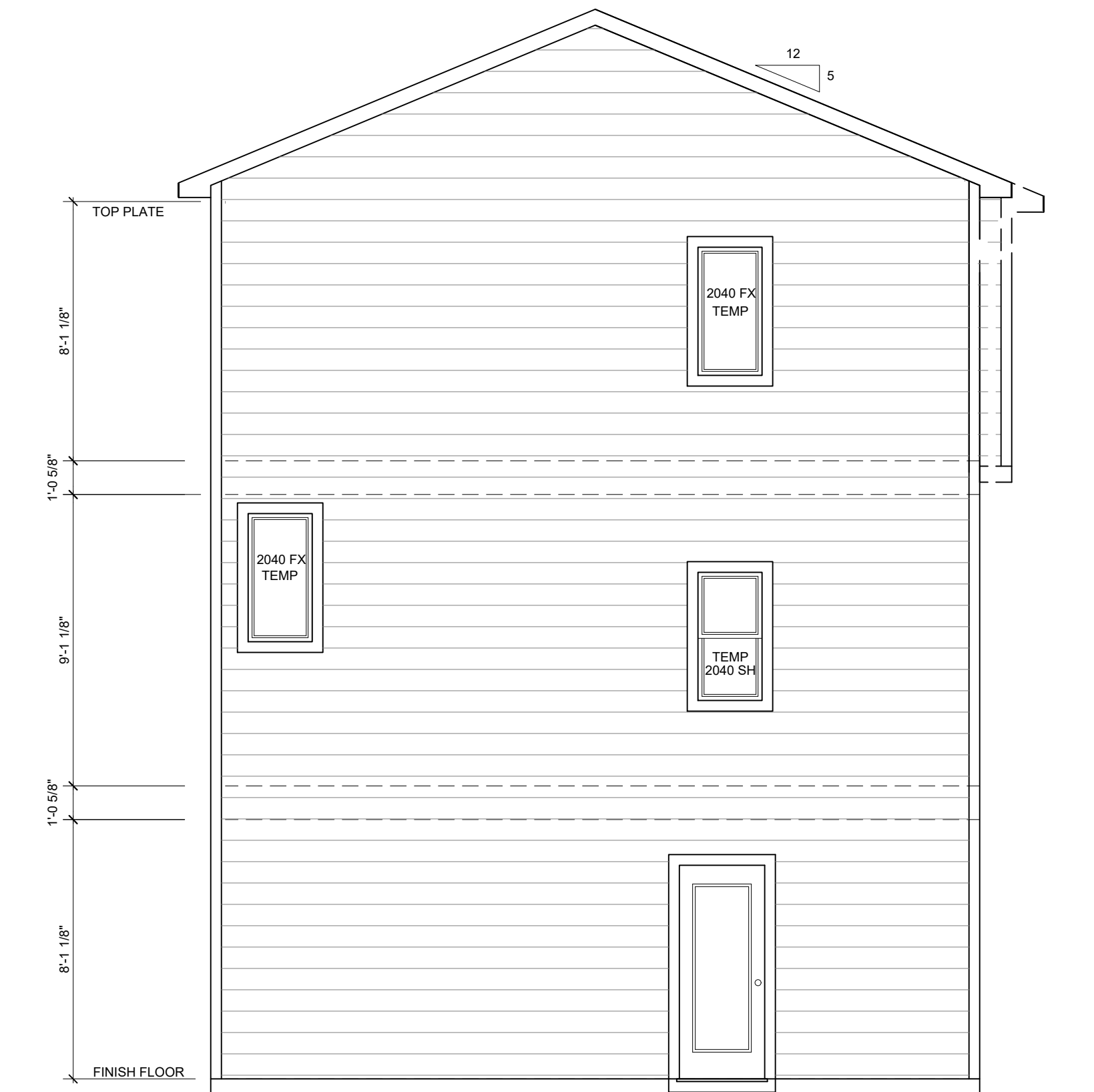
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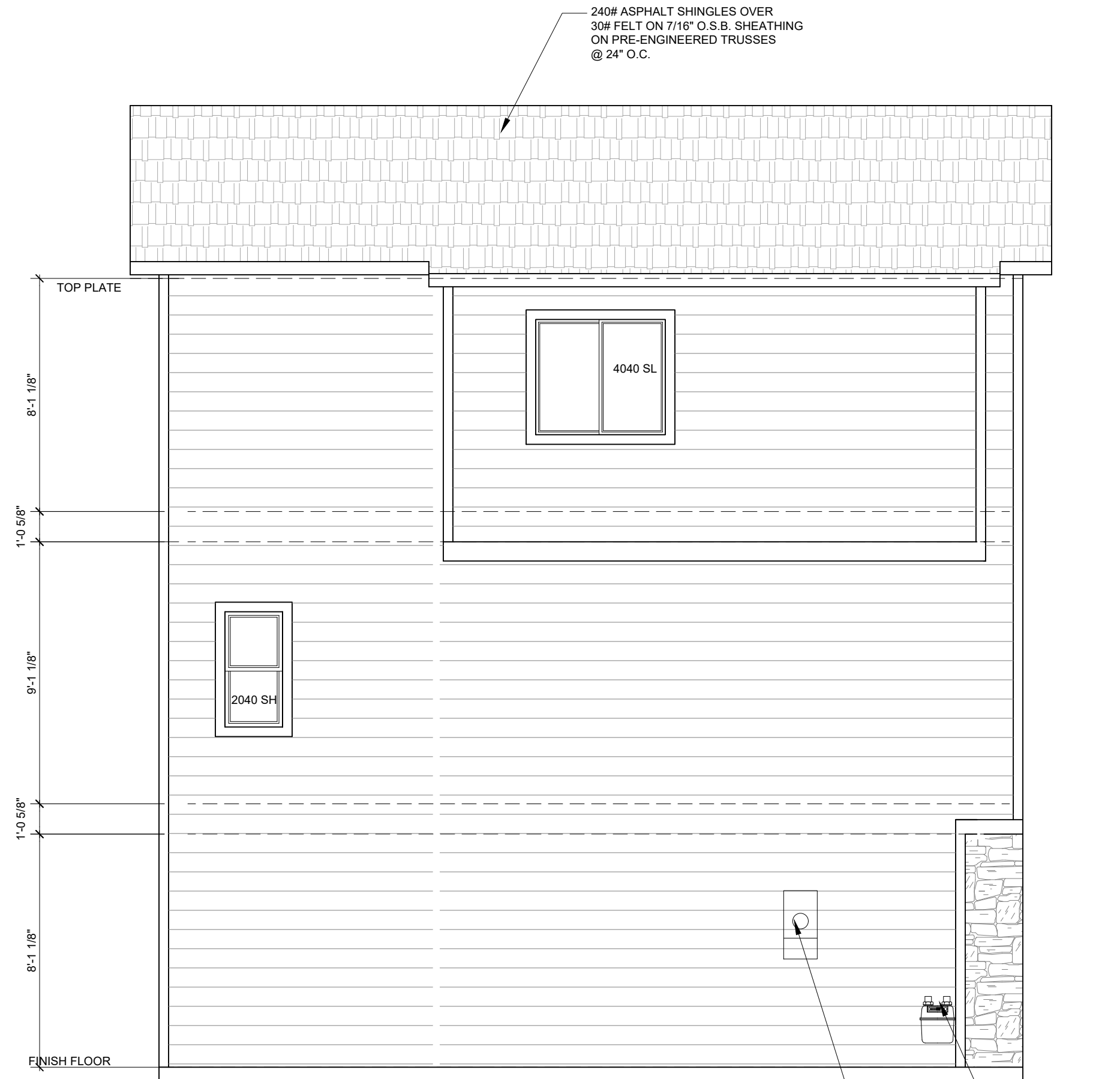
FRONT ELEVATION "M"
1/4"=1'-0"



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



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



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

UNIT TYPE 1727M



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719-598-5192

SHEET NAME
ELEVATIONS- 1727M
PROJECT NAME
DAKOTA CROSSING

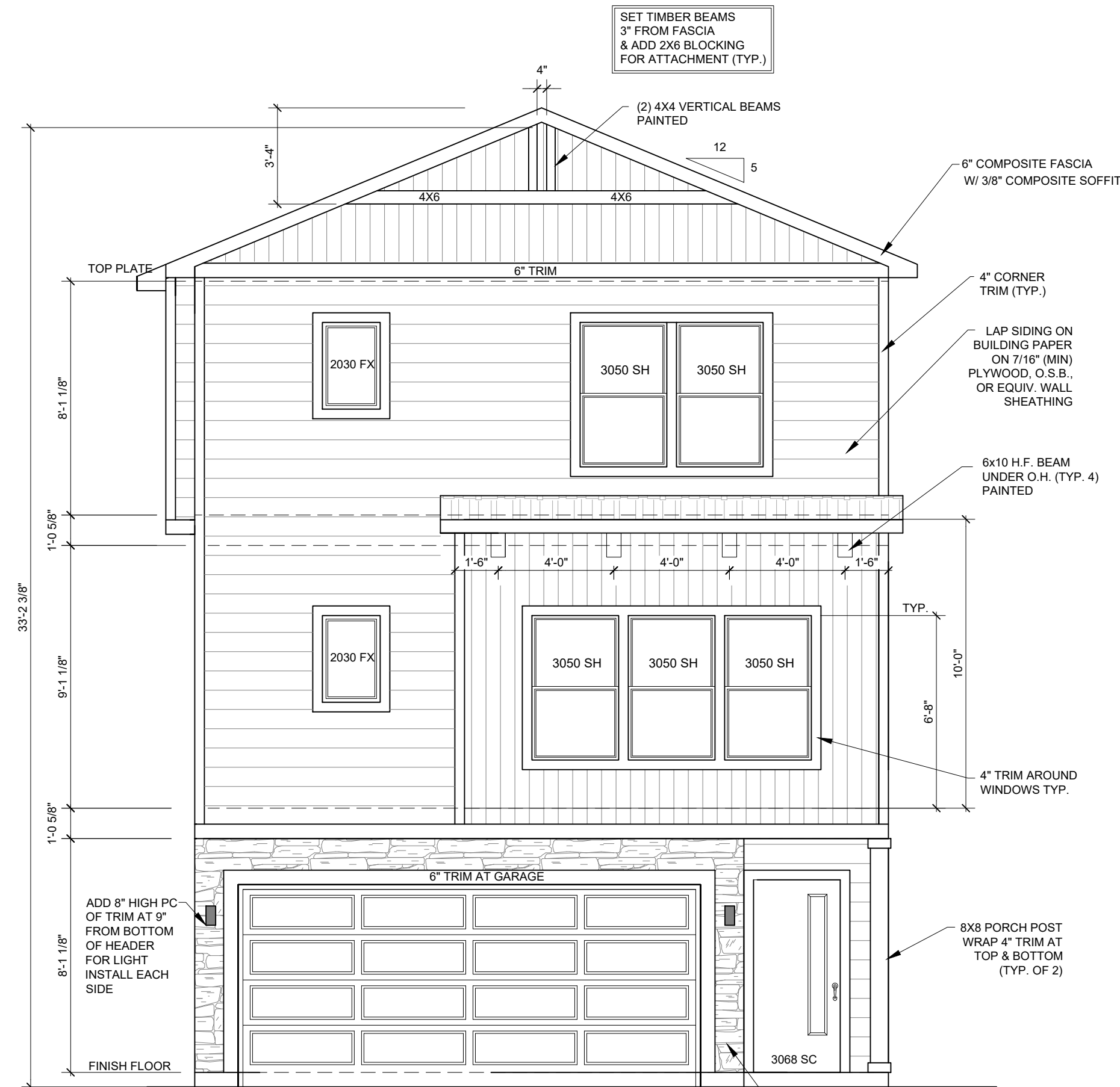
STAMPS/ENDORSEMENTS

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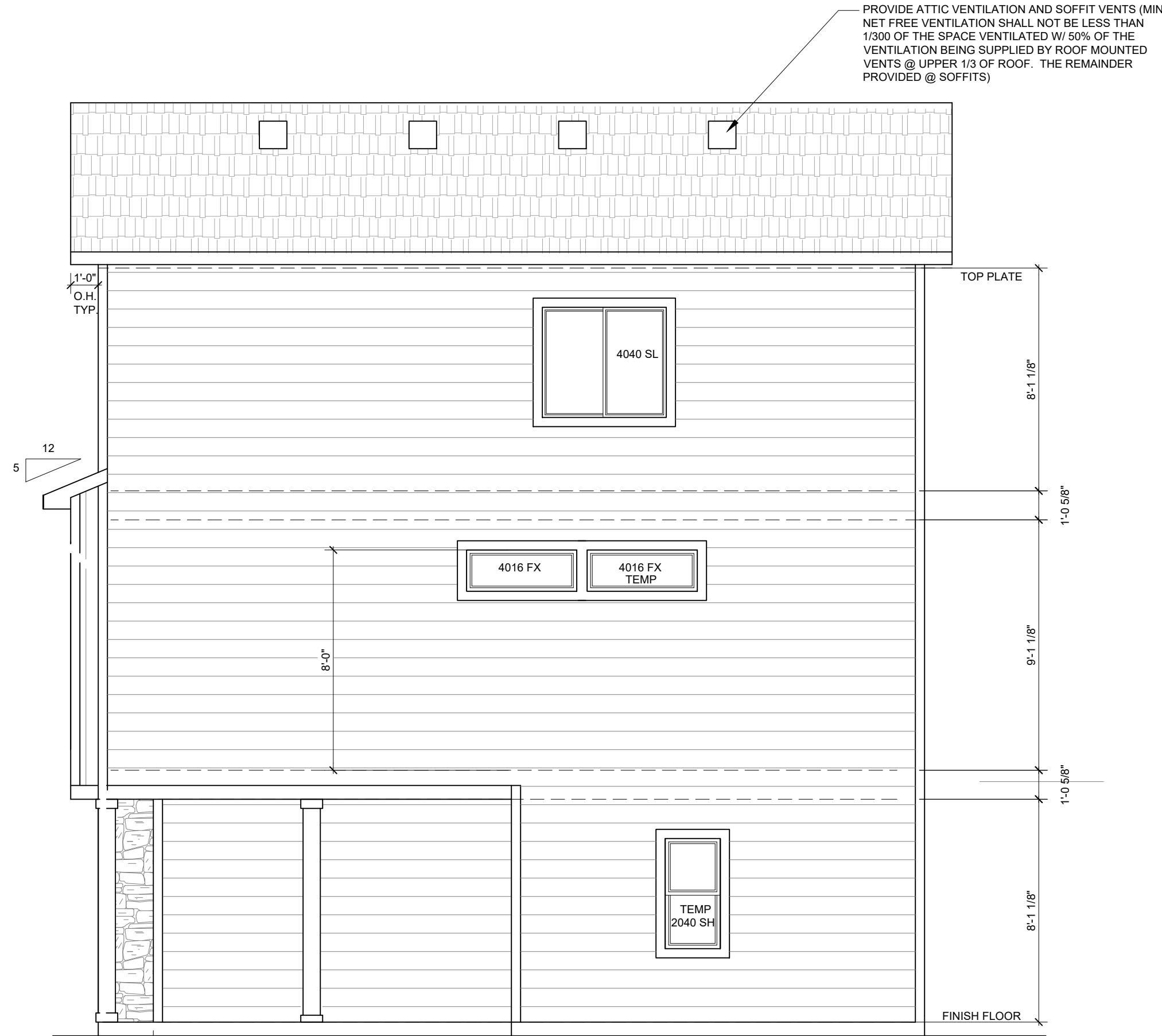
SUBMITTALS / REVISIONS		SUBMITTALS / REVISIONS	
DATE	TYPE	DATE	TYPE

DPEN-25-0018

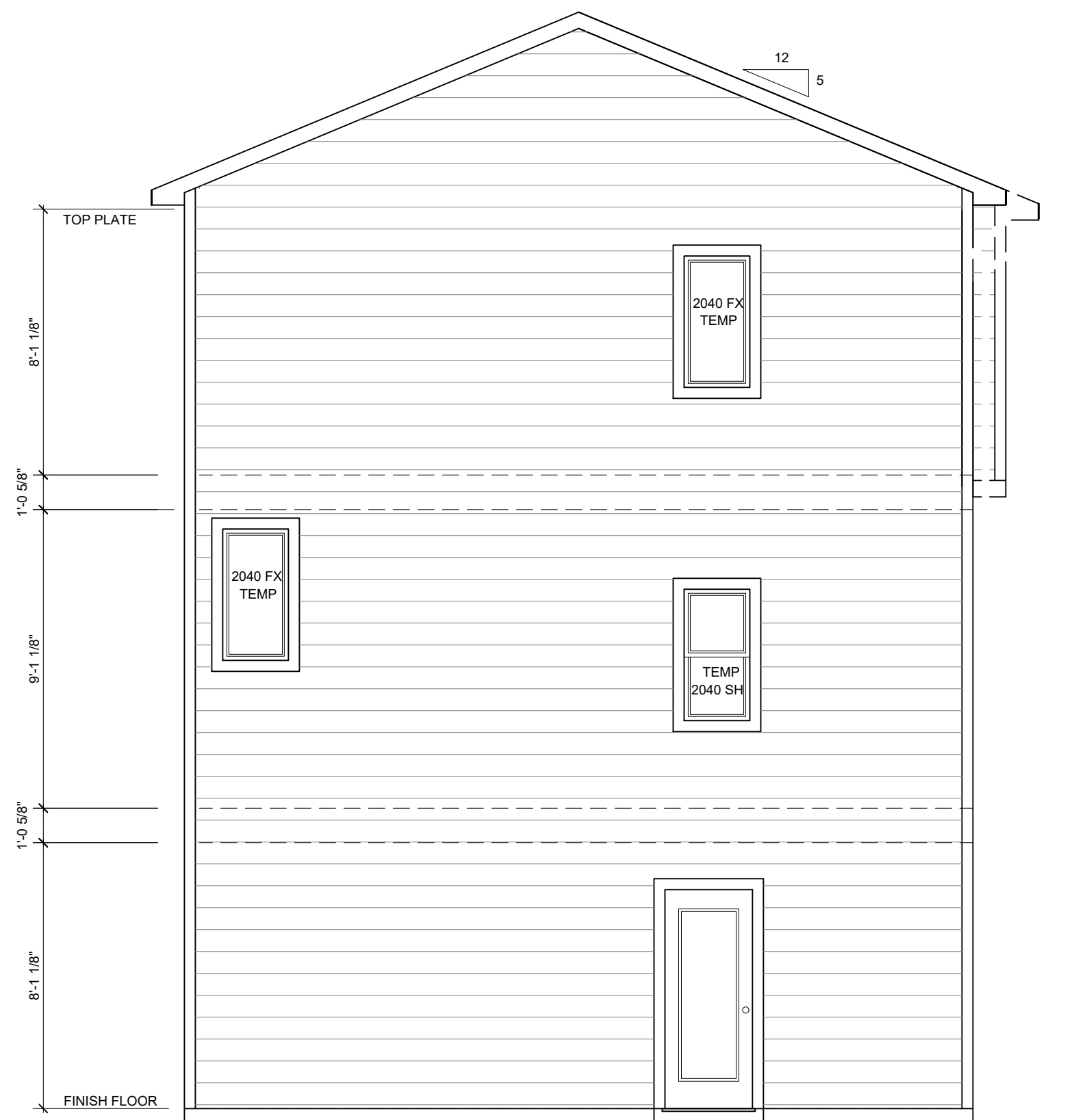
SHEET NUMBER
16 OF 24



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



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



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



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

UNIT TYPE 1727R



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SHEET NAME
ELEVATIONS- 1727R
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

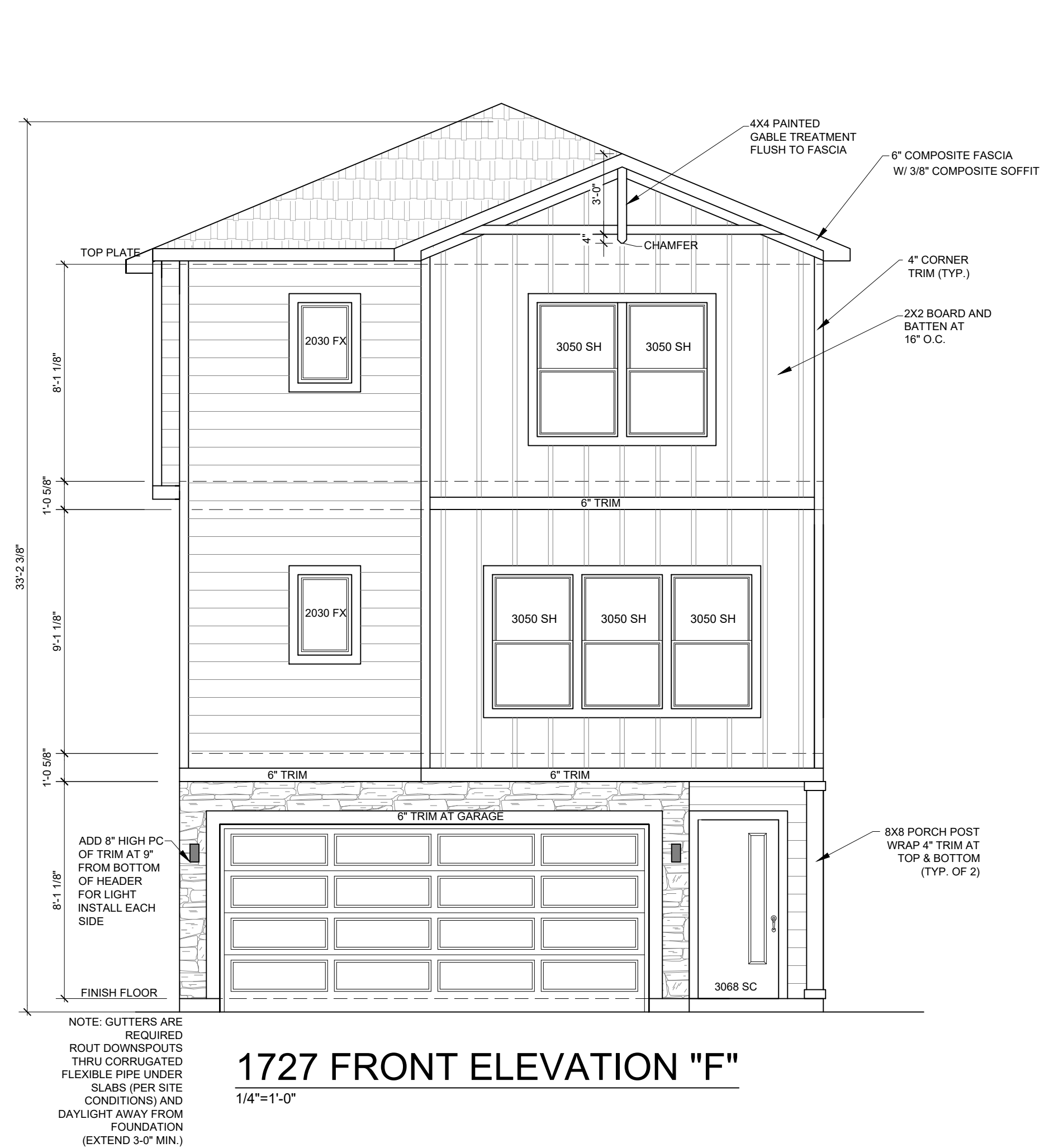
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DATE	TYPE	DATE	TYPE

DPEN-25-0018

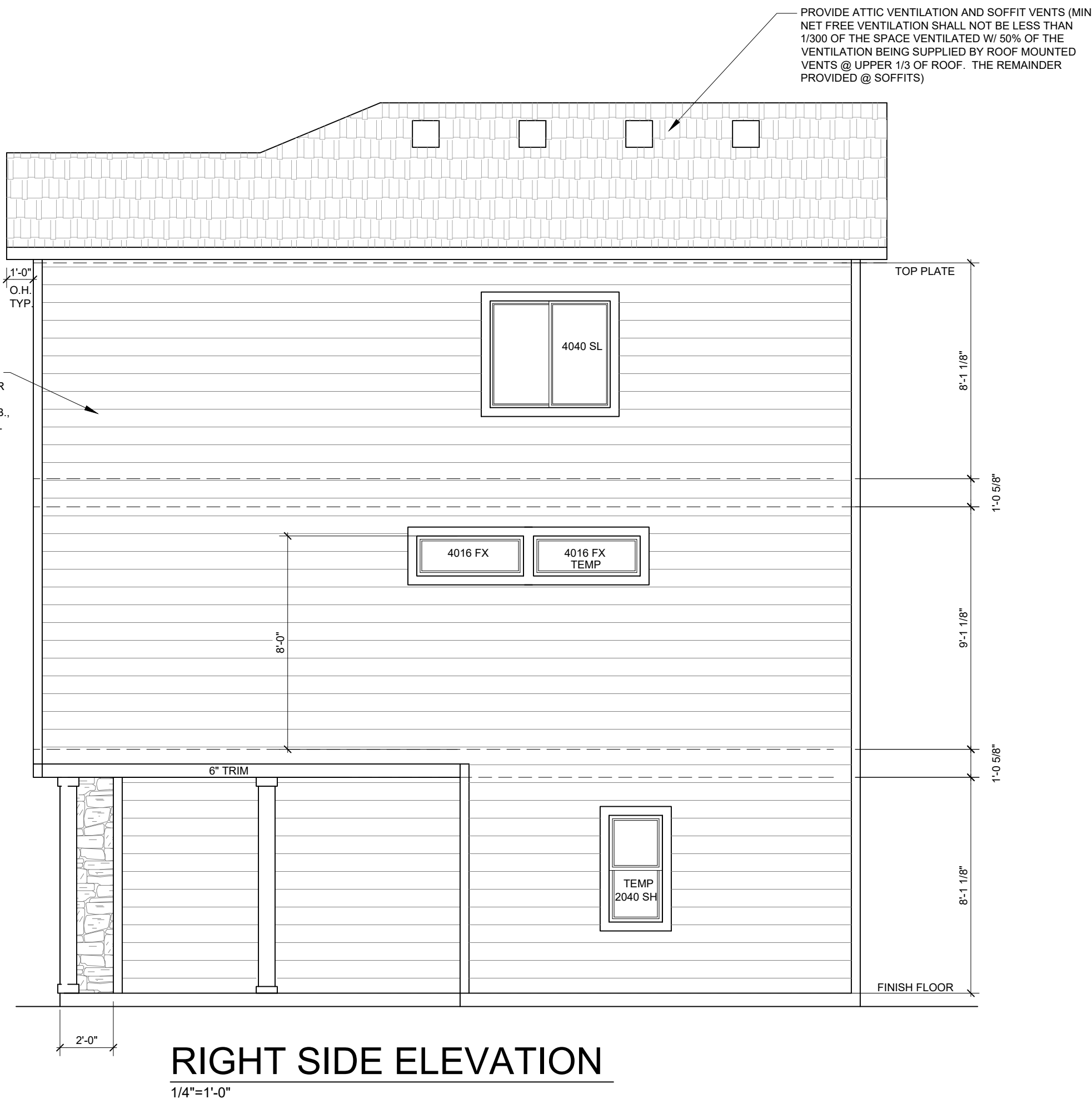
SHEET NUMBER

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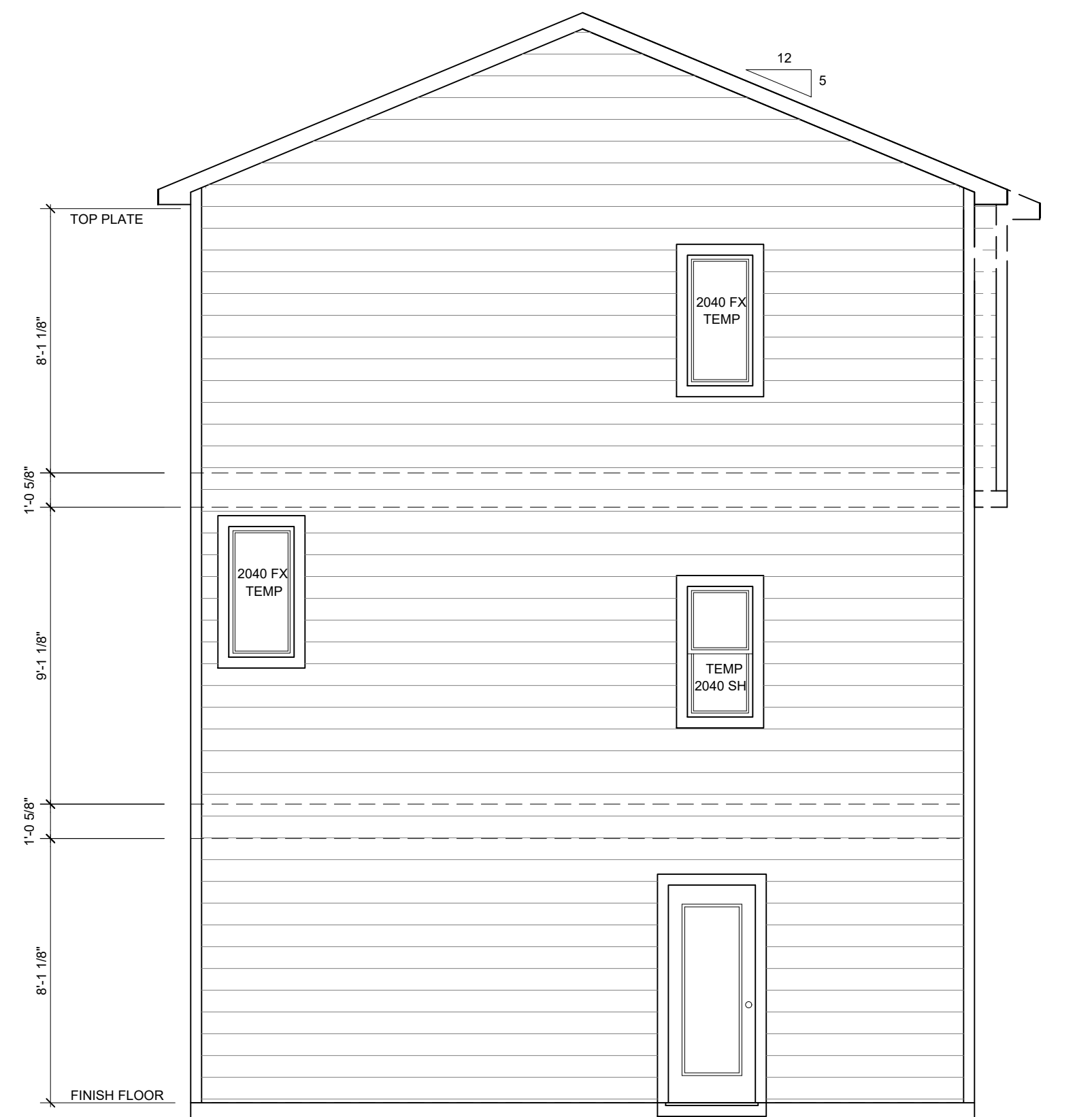
1727 FRONT ELEVATION "F"

1/4"=1'-0"



RIGHT SIDE ELEVATION

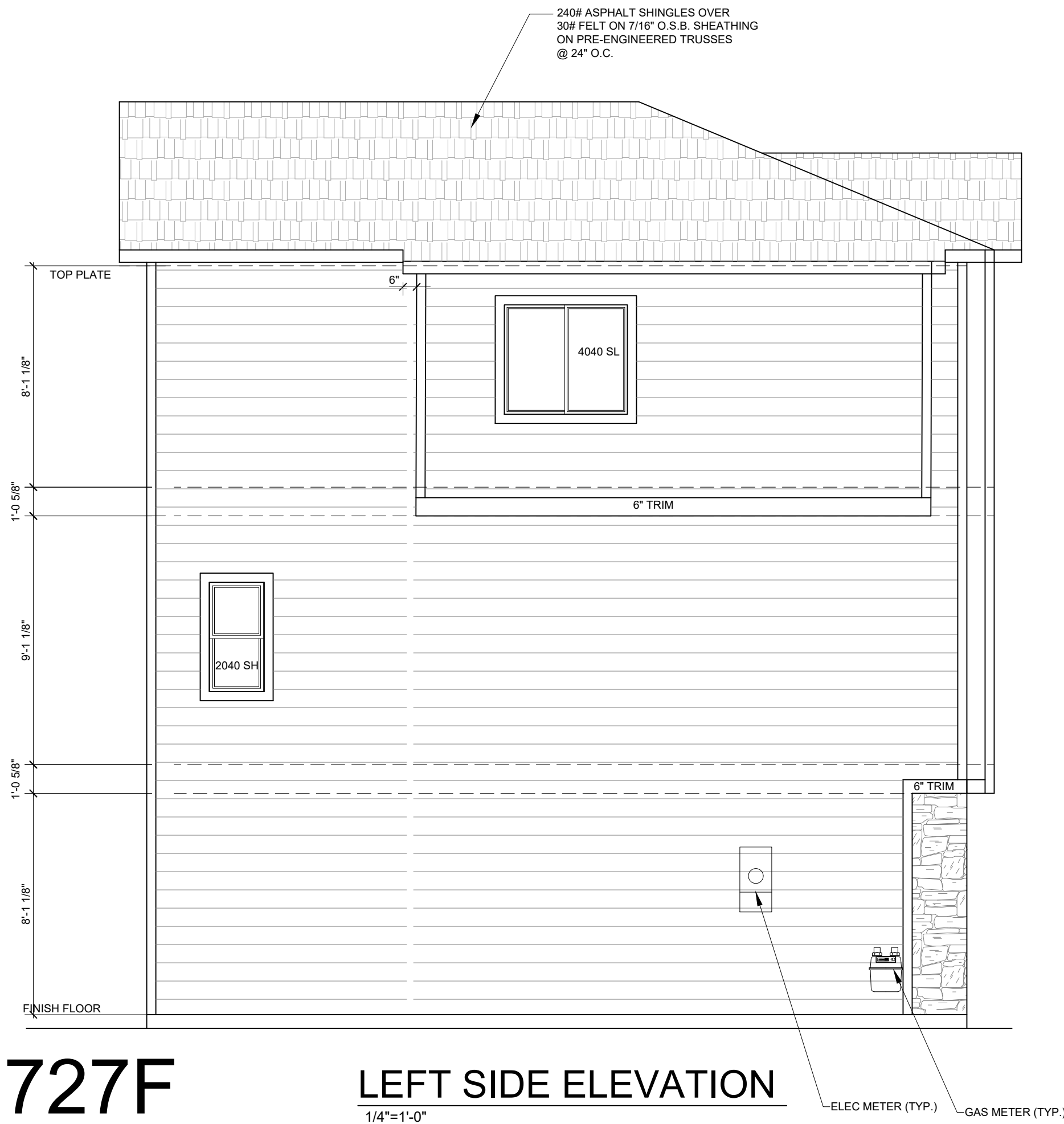
1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 1727F



LEFT SIDE ELEVATION

1/4"=1'-0"



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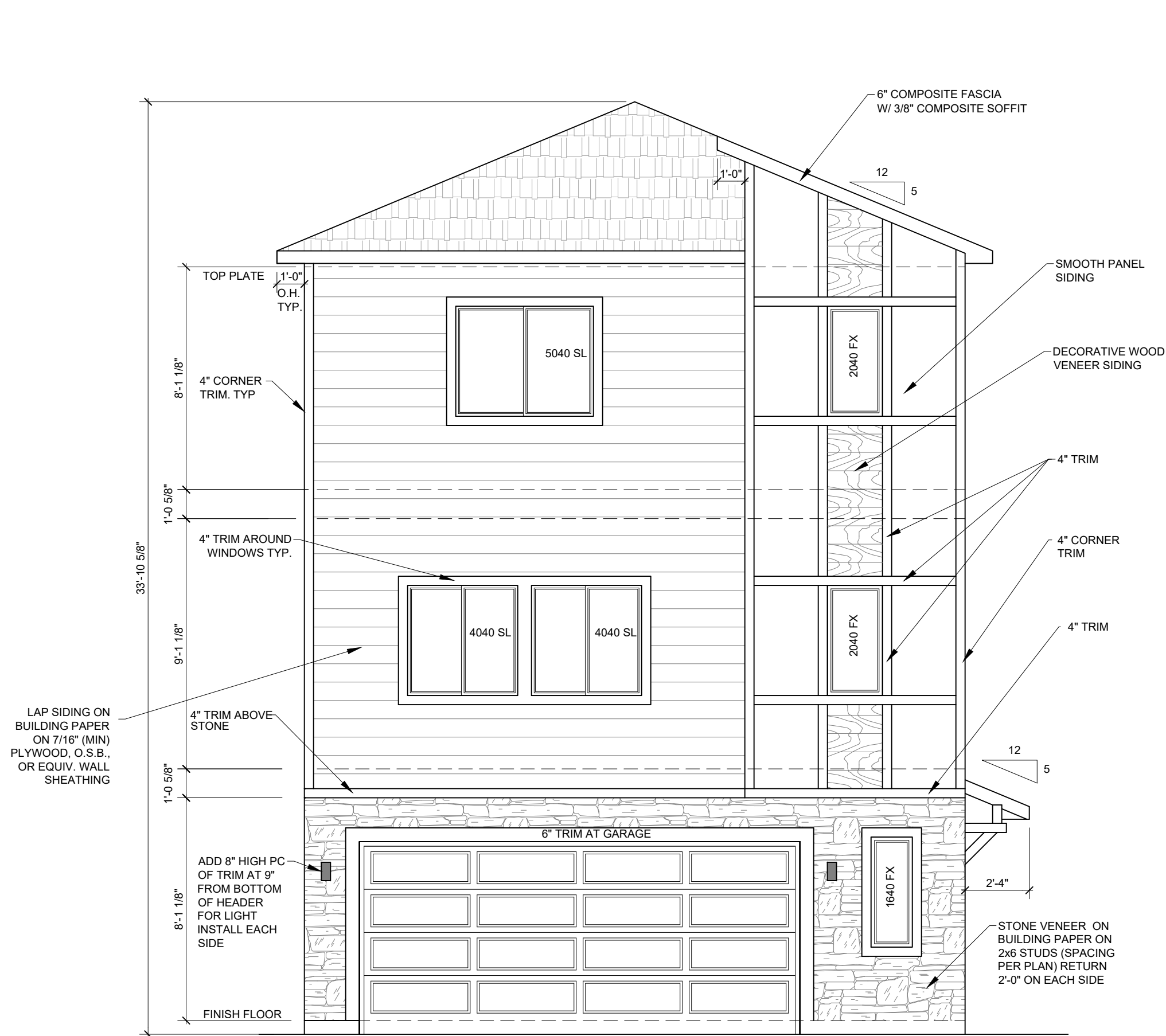
SHEET NAME
ELEVATIONS- 1727F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

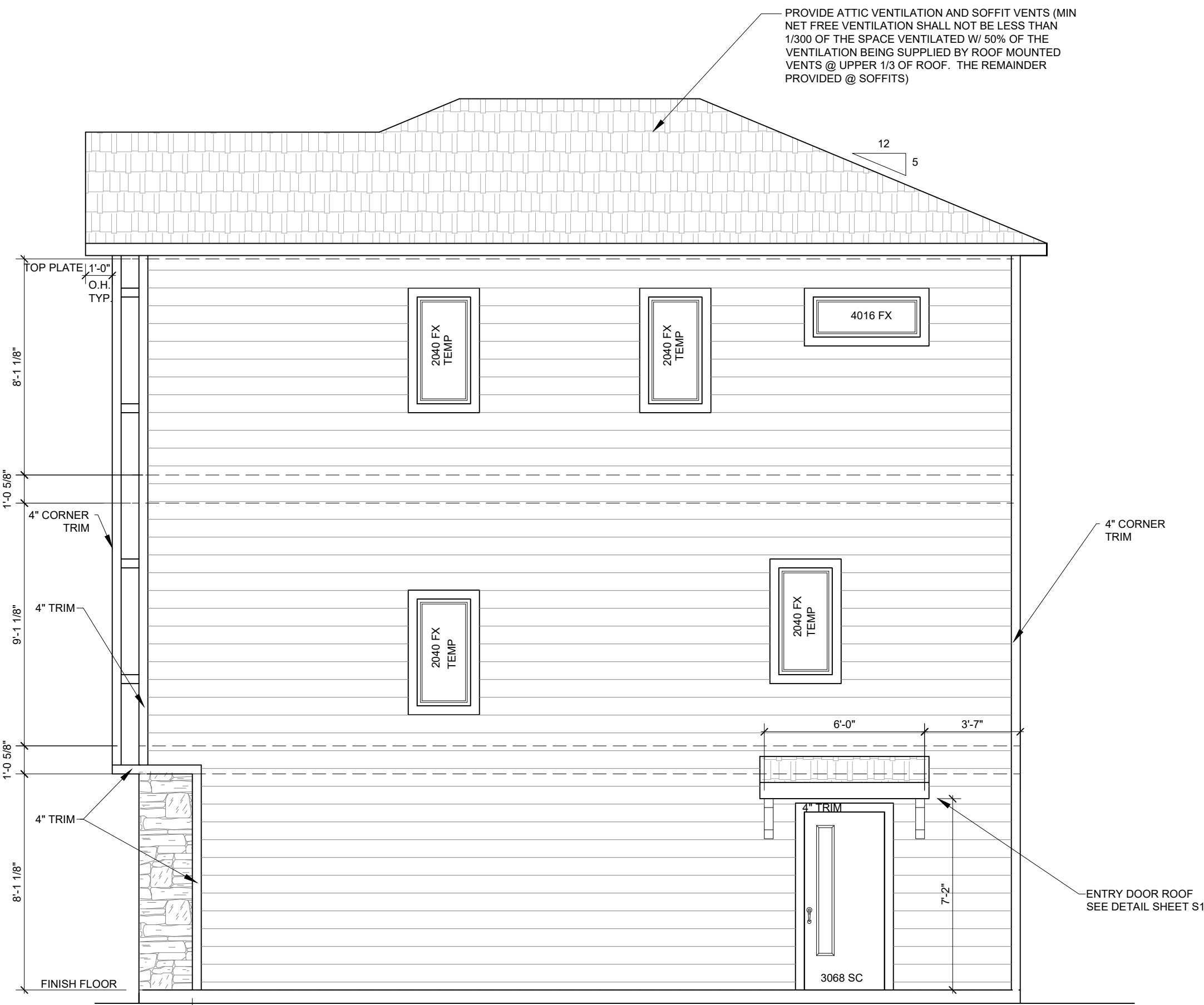
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SUBMITTALS / REVISIONS		BY		DATE	
DATE	TYPE	DATE	TYPE	DATE	TYPE

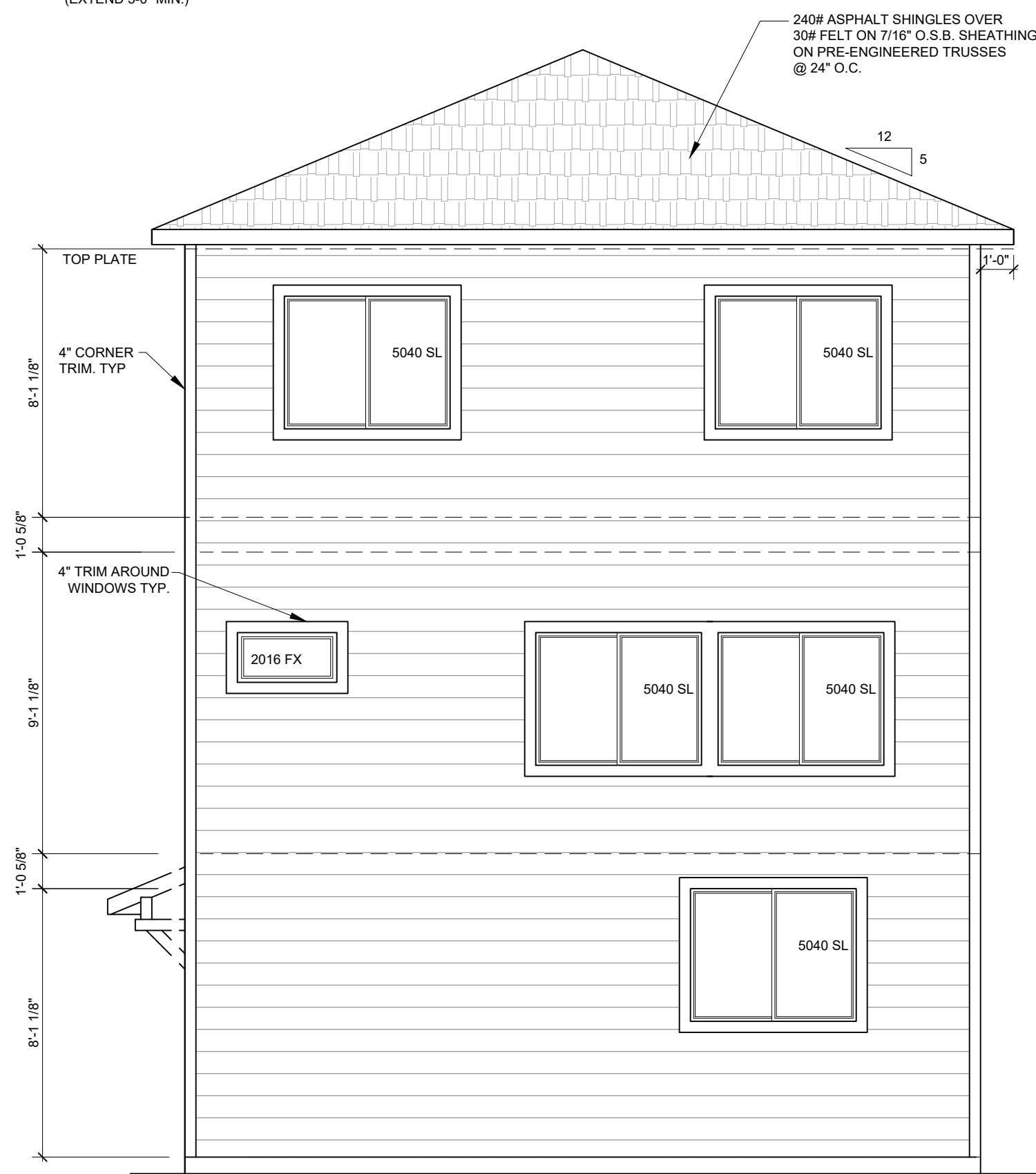
DPEN-25-0018
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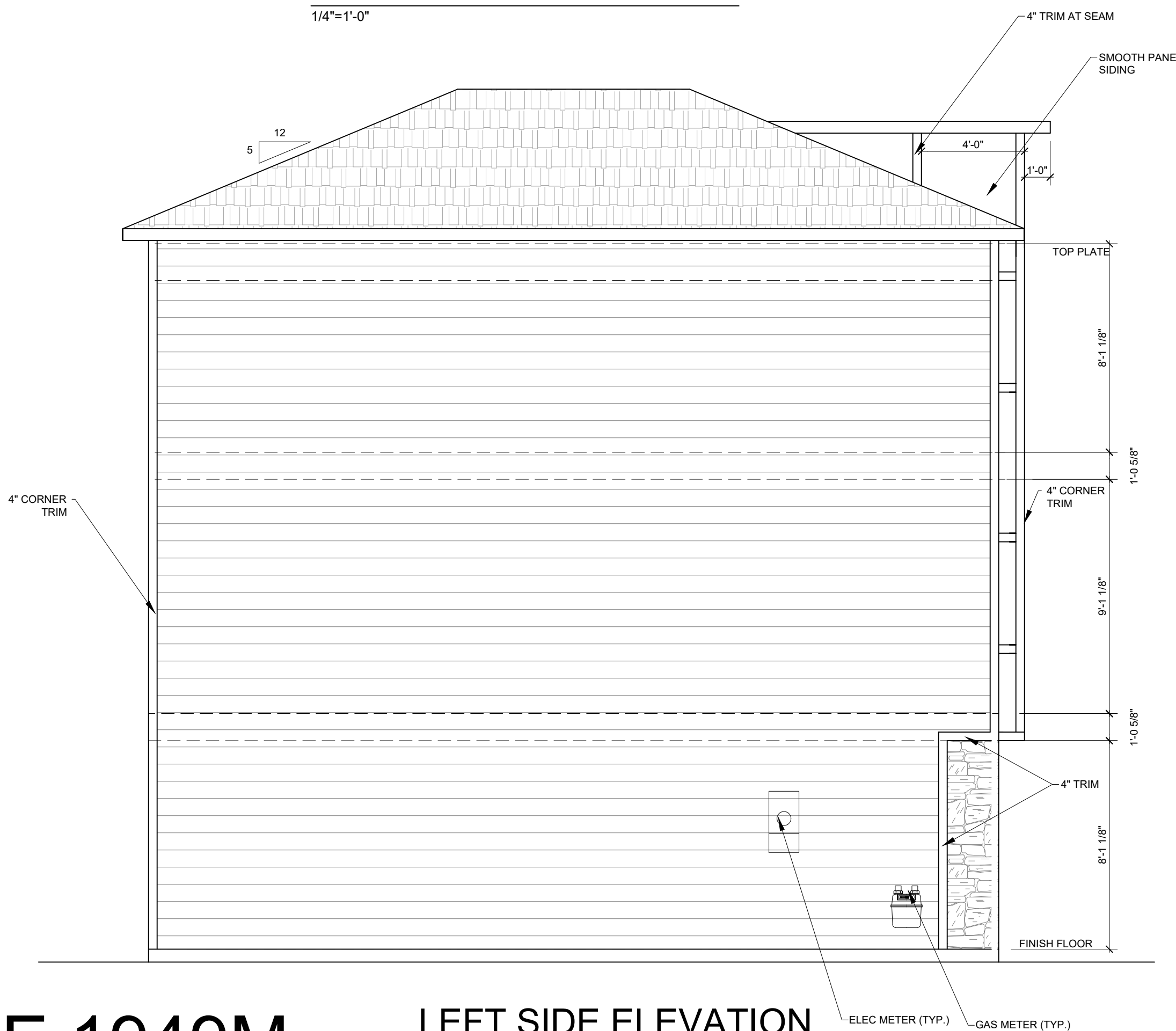
FRONT ELEVATION "M"
1/4"=1'-0"



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

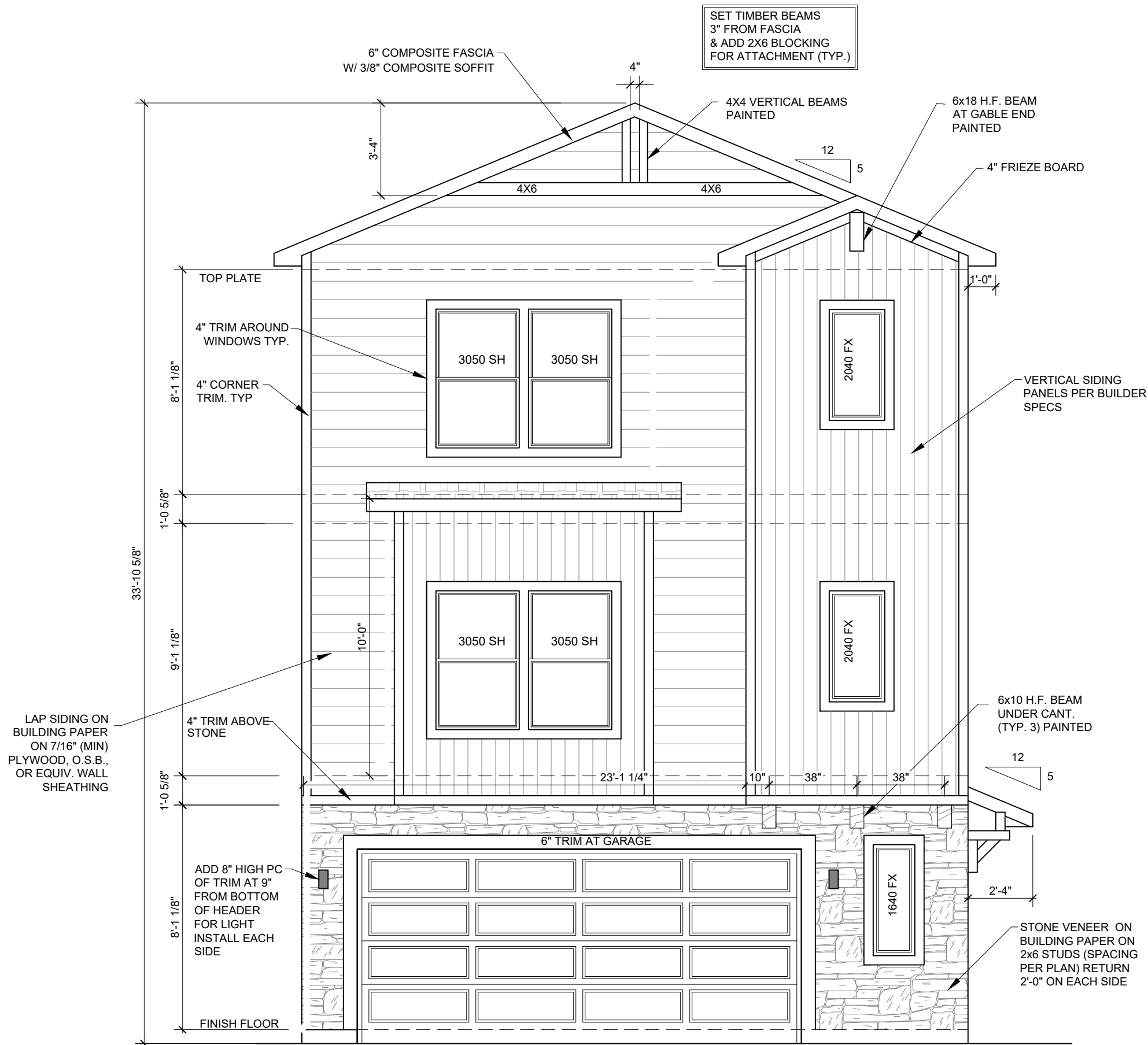


REAR ELEVATION
1/4"=1'-0"

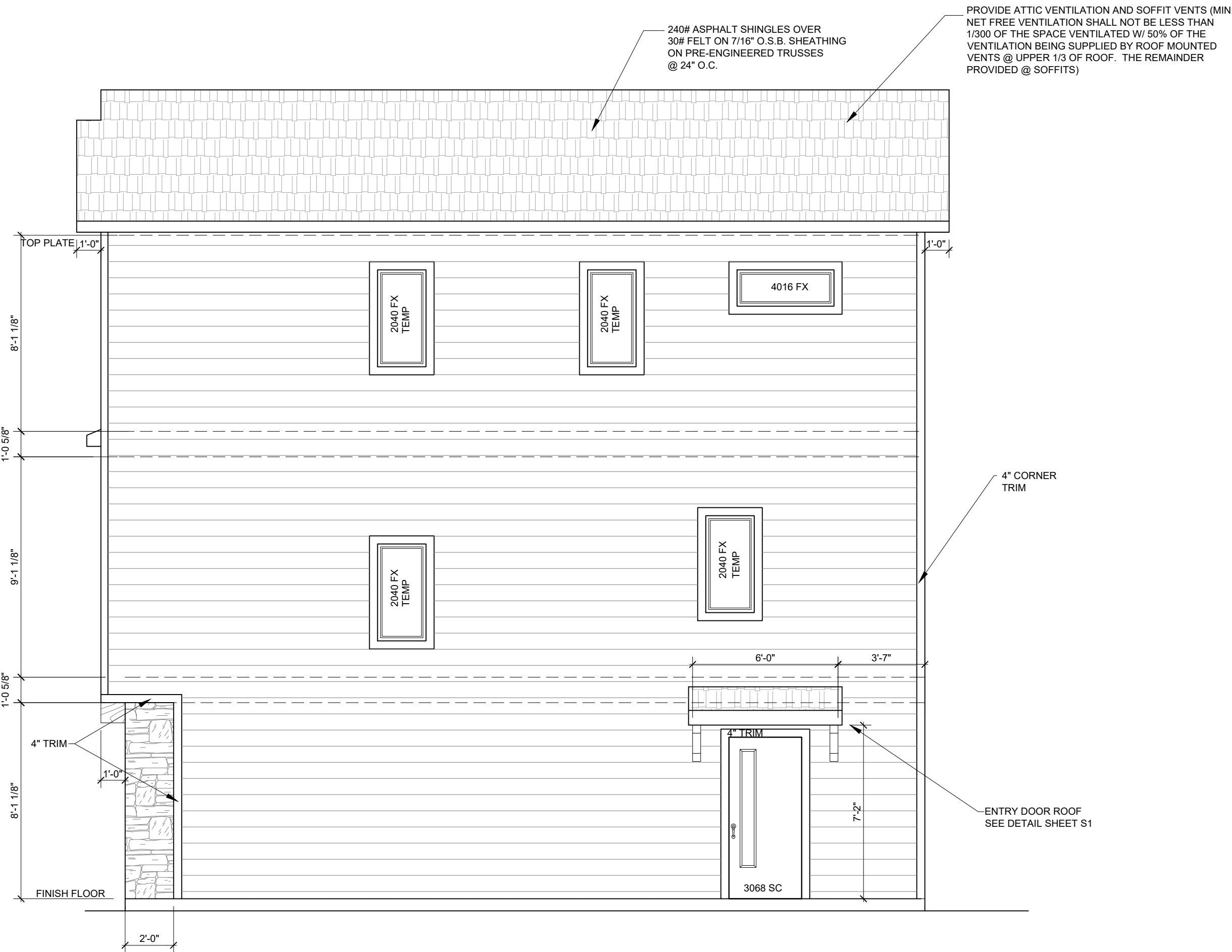


LEFT SIDE ELEVATION
1/4"=1'-0"

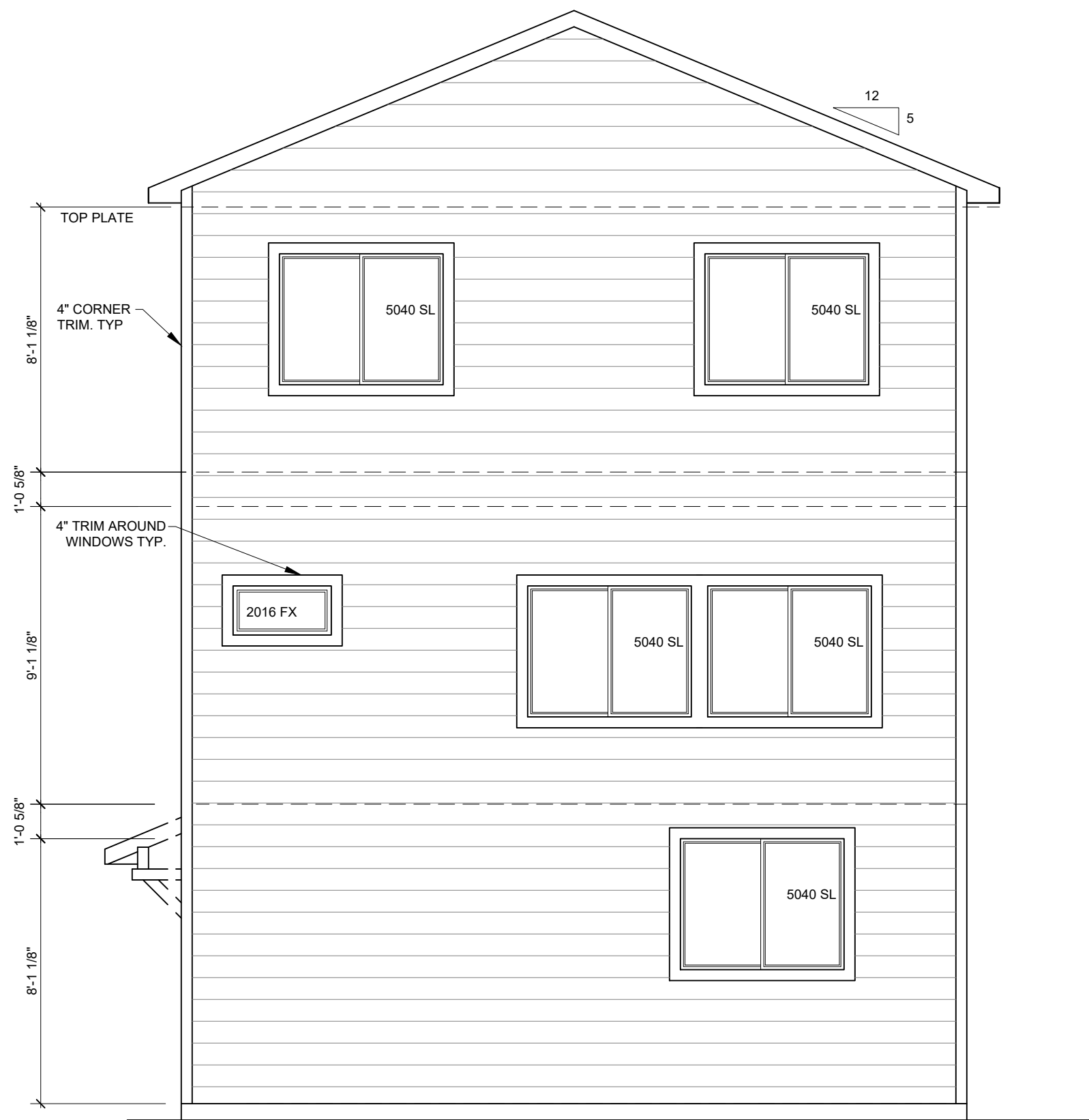
UNIT TYPE 1949M



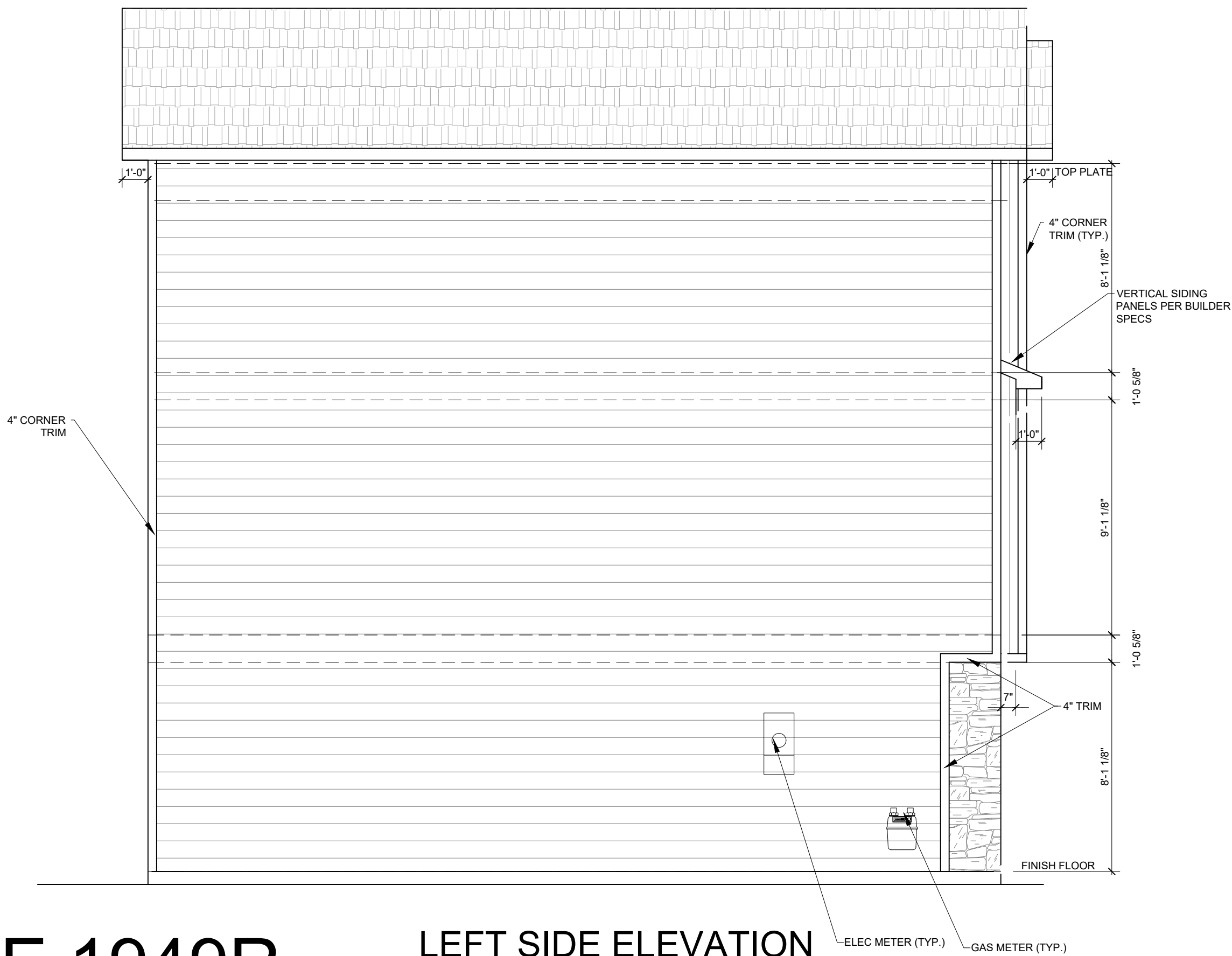
FRONT ELEVATION "R"
1/4"=1'-0"



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



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



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

UNIT TYPE 1949R



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SHEET NAME
ELEVATIONS- 1949R
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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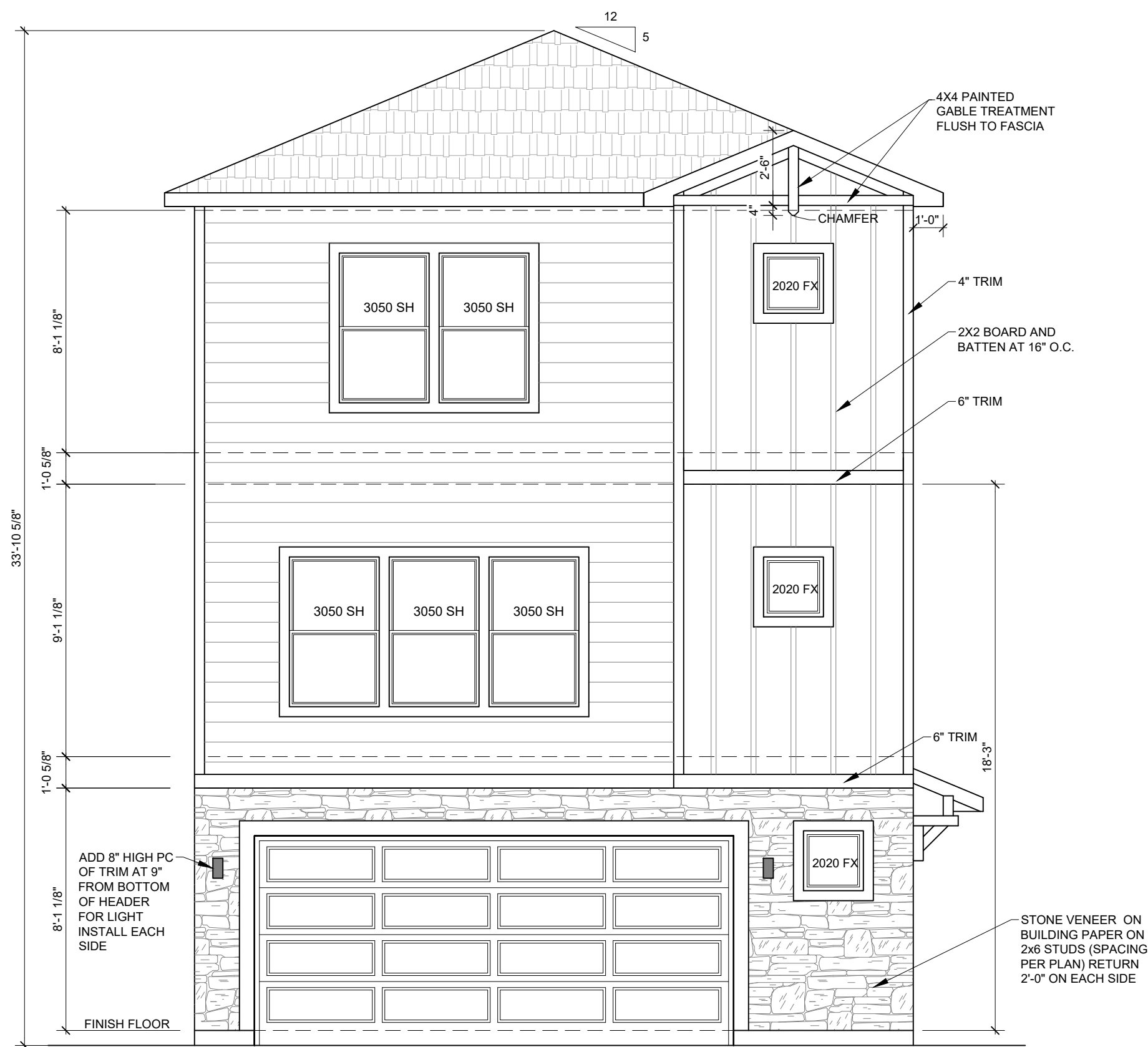
DATE:
1/15/2025

SUBMITTALS / REVISIONS		BY	
		DATE	TYPE

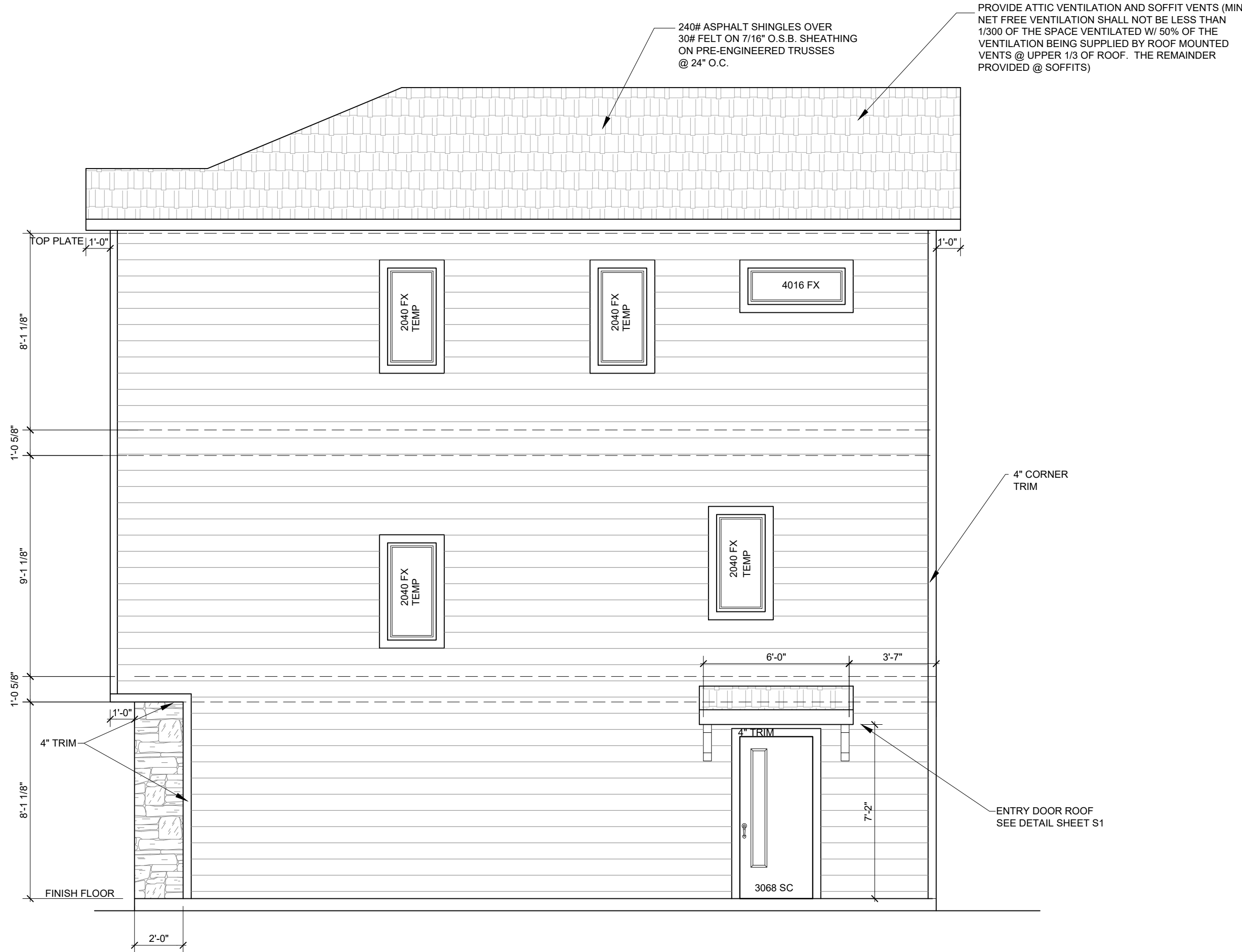
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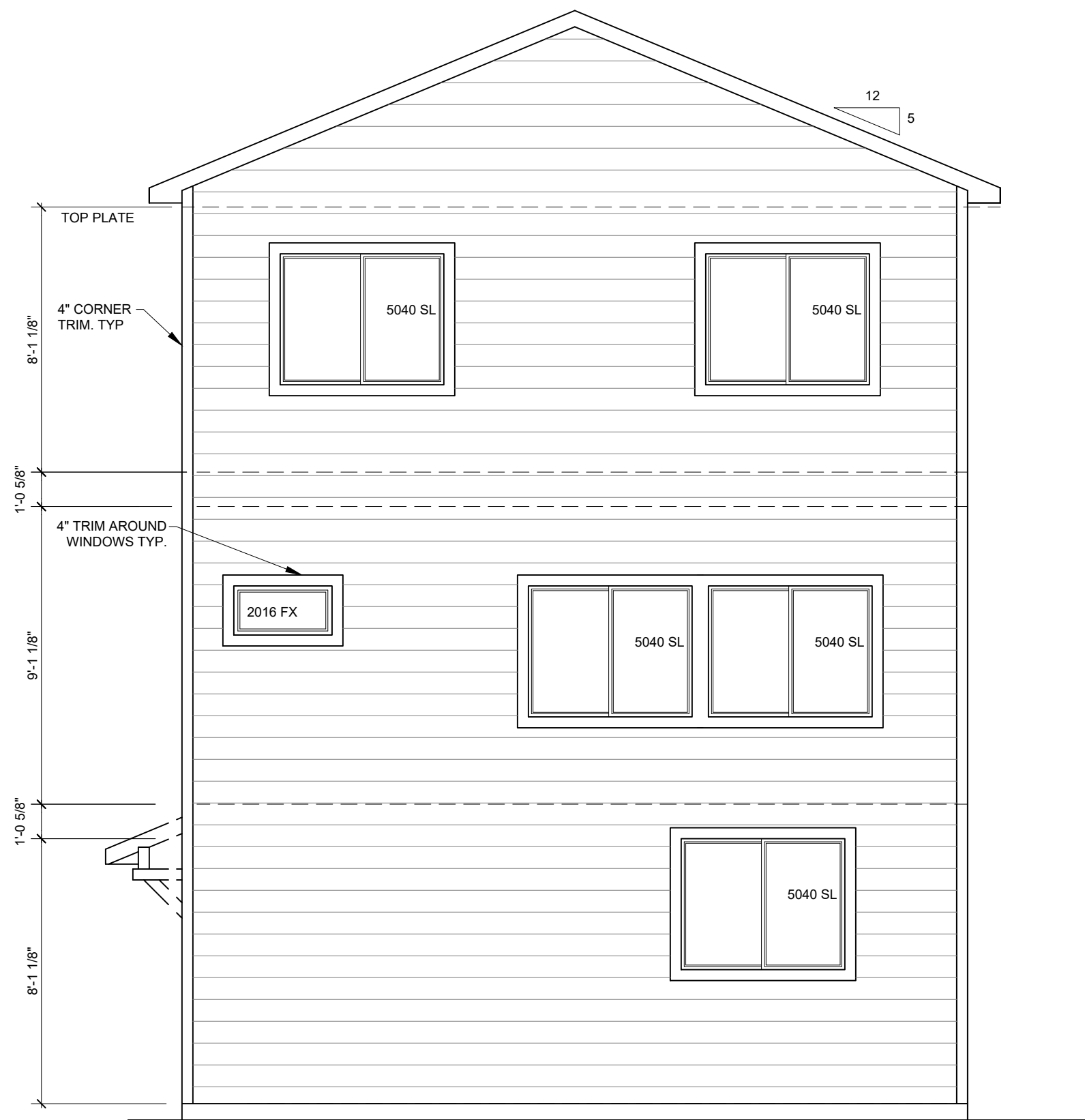
20 OF 24



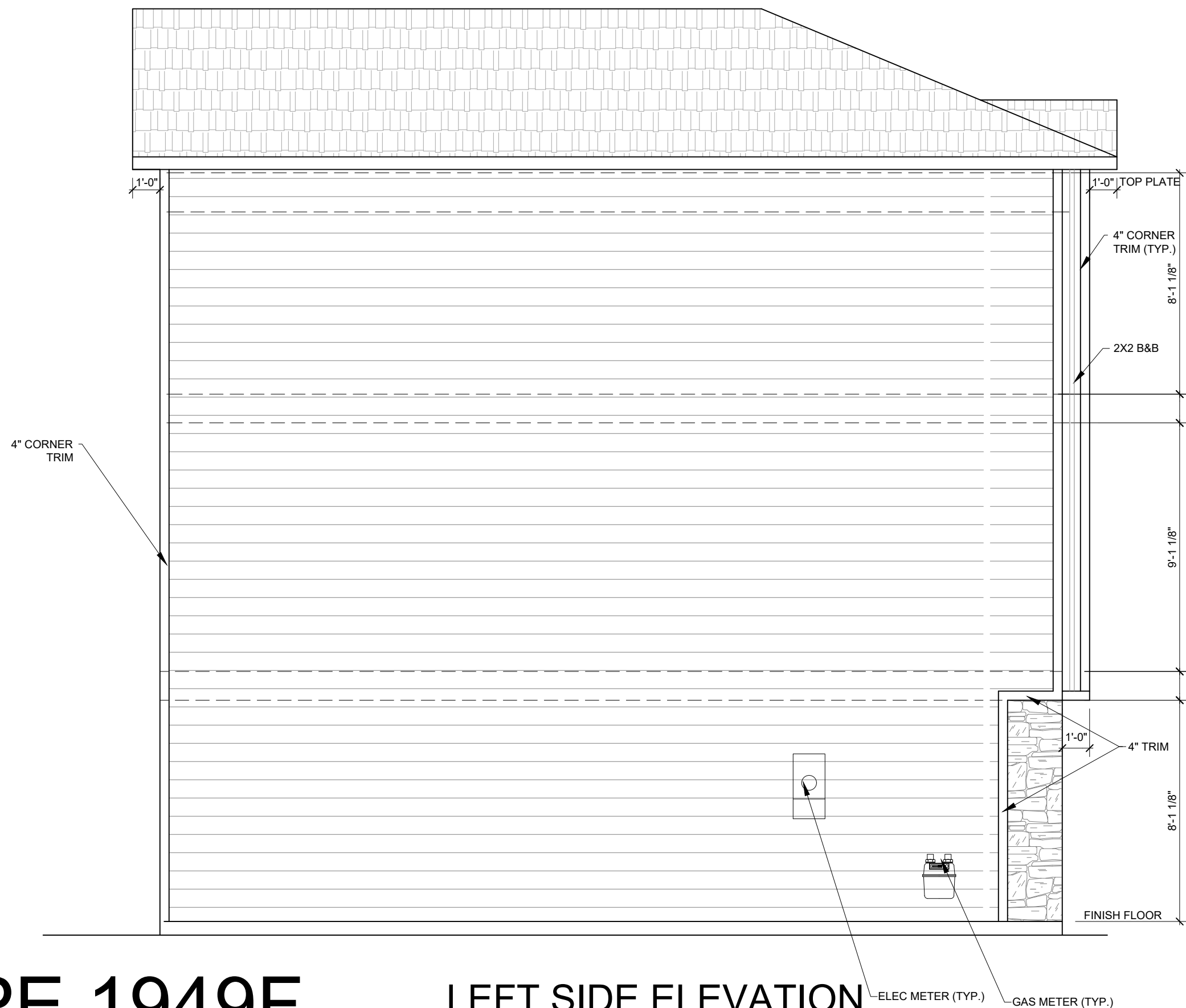
1949 FRONT ELEVATION "F"
1/4"=1'-0"



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



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



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

UNIT TYPE 1949F



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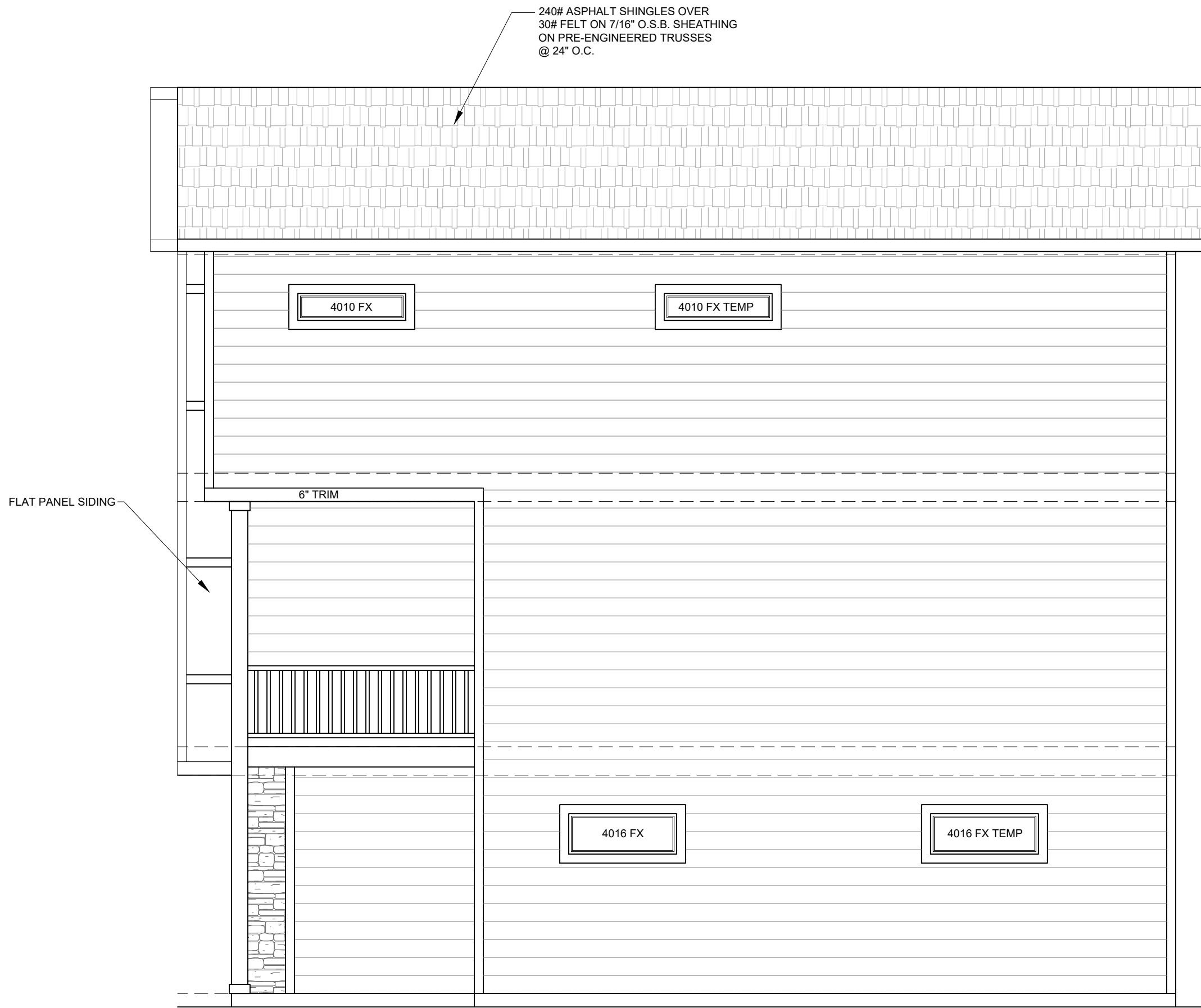
SHEET NAME
ELEVATIONS- 1949F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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DATE:
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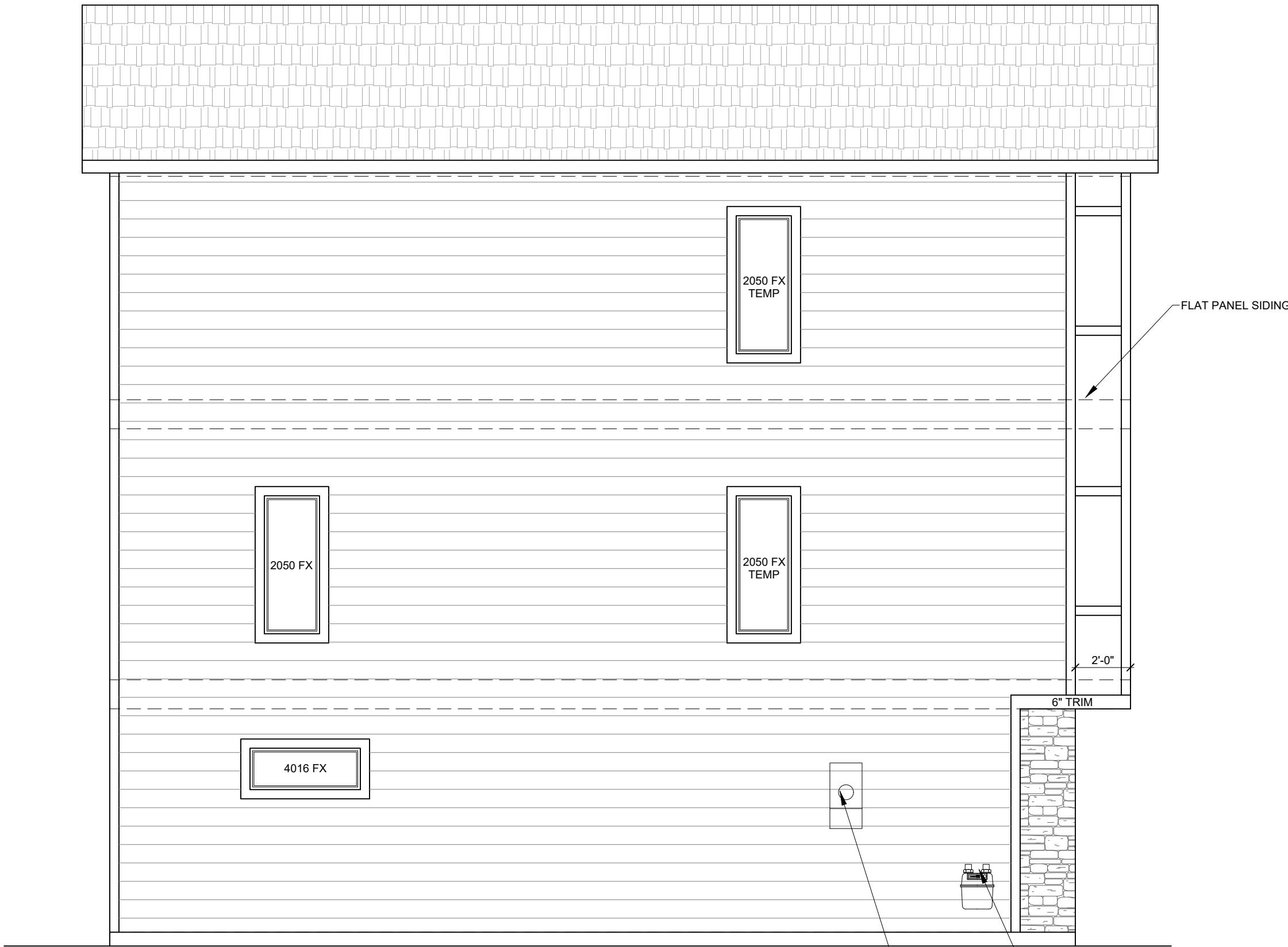
SUBMITTALS / REVISIONS		SUBMITTALS / REVISIONS	
DATE	TYPE	DATE	TYPE

DPEN-25-0018
SHEET NUMBER
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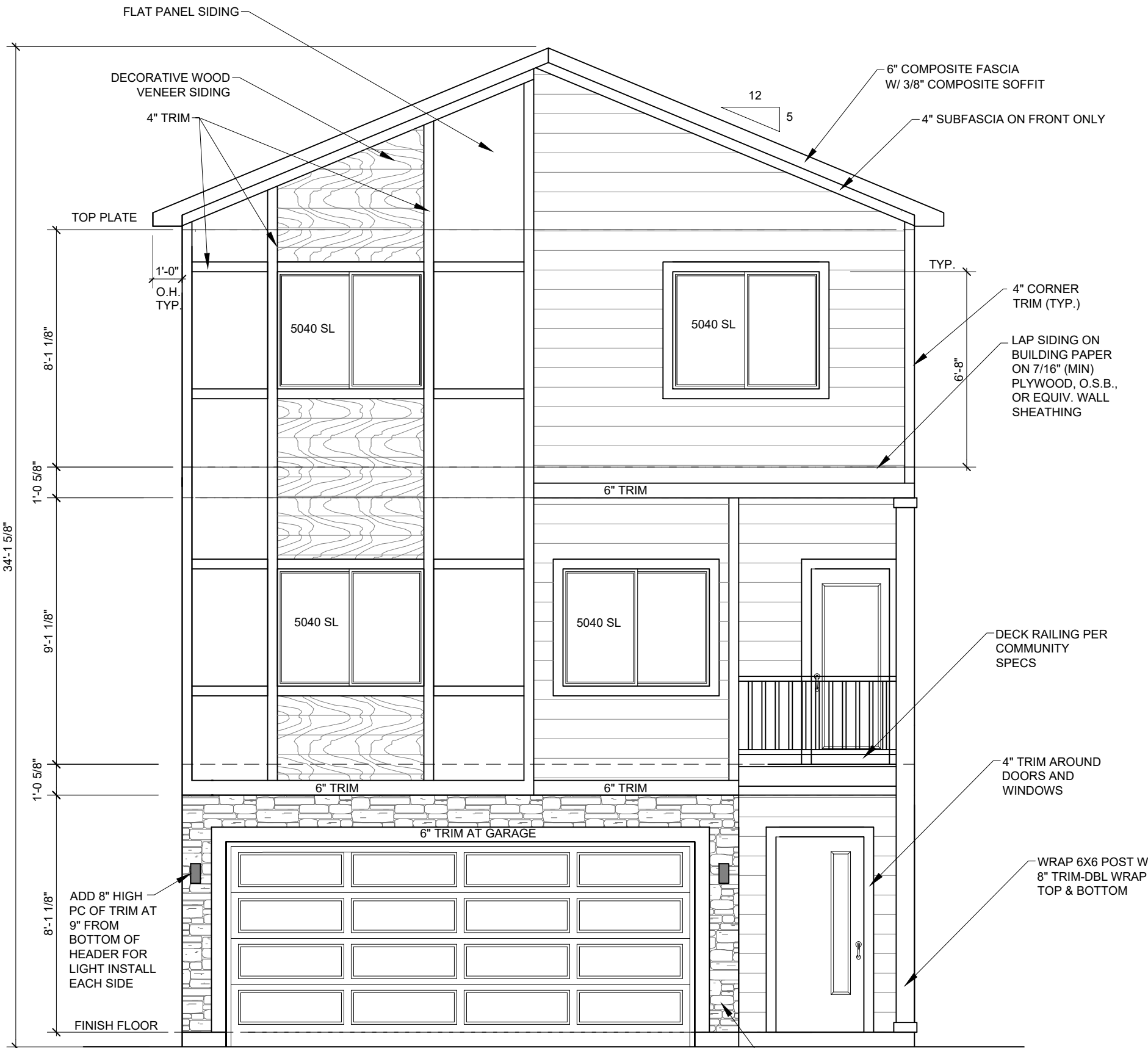
RIGHT ELEVATION

1/4"=1'-0"



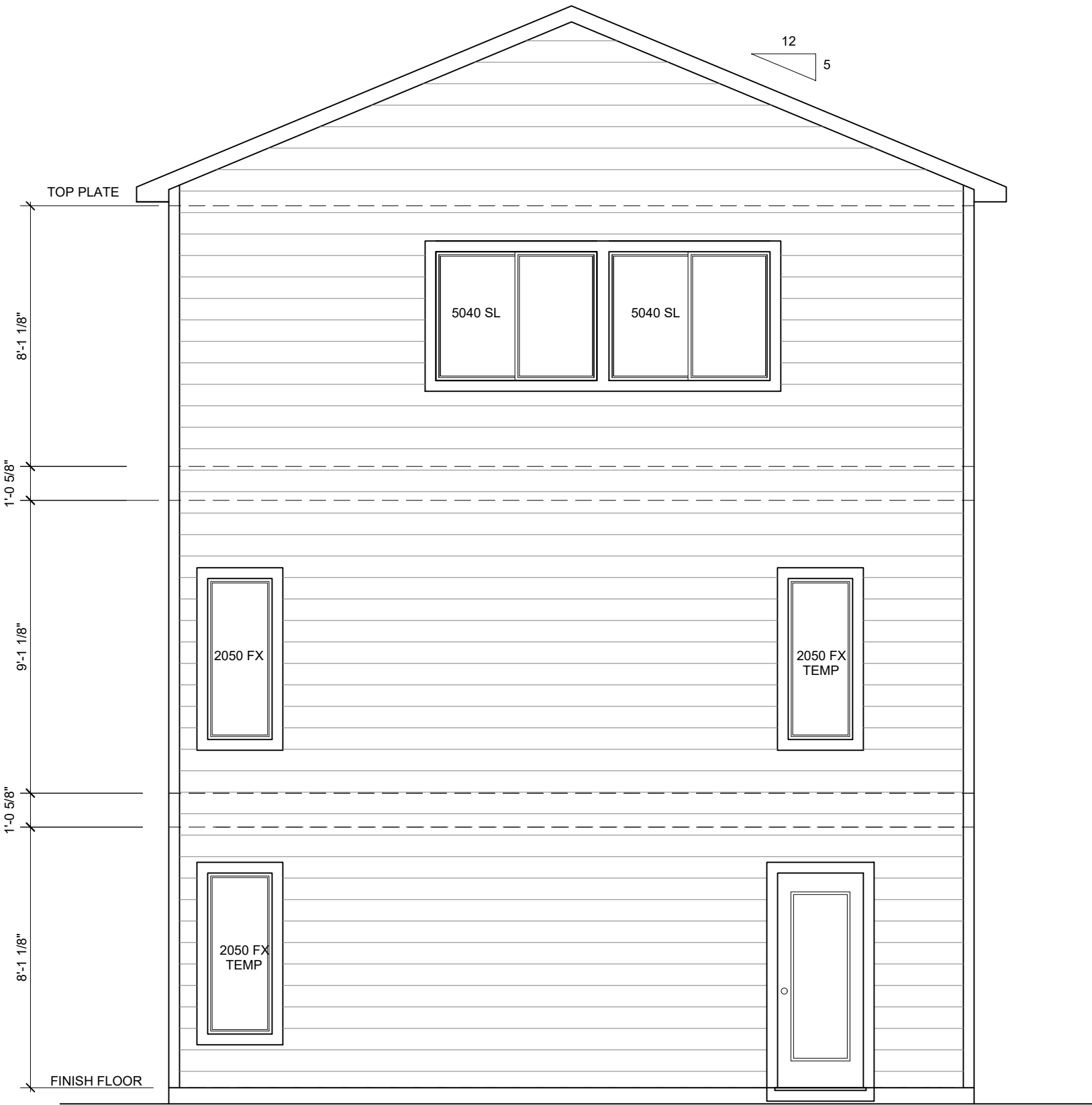
LEFT ELEVATION

1/4"=1'-0"



FRONT ELEVATION "M"

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167M

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SHEET NAME
ELEVATIONS- 2167M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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SUBMITTALS / REVISIONS		BY		DATE	
		DATE	TYPE	DATE	TYPE

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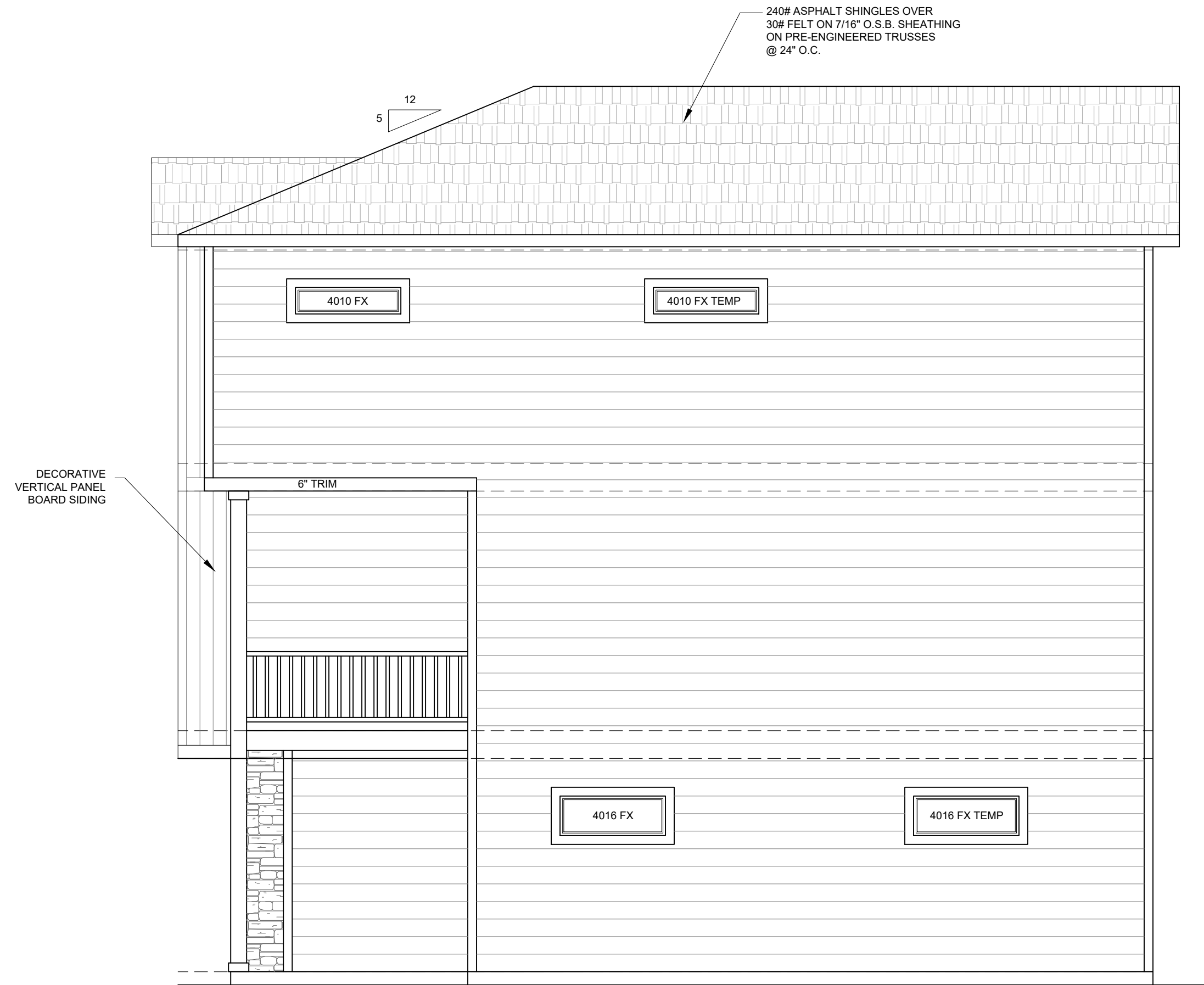
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22 OF 24



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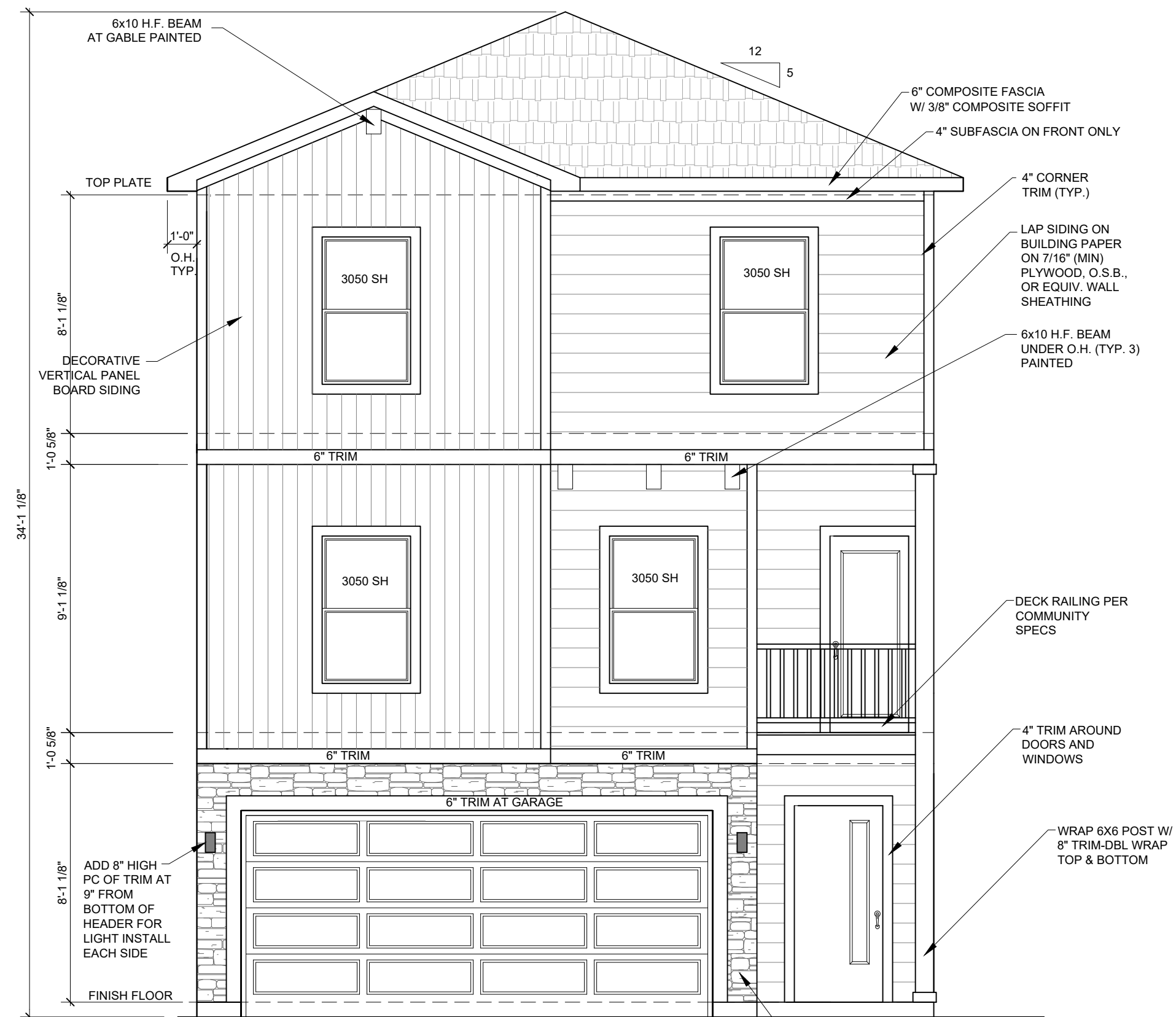
RIGHT ELEVATION

1/4"=1'-0"



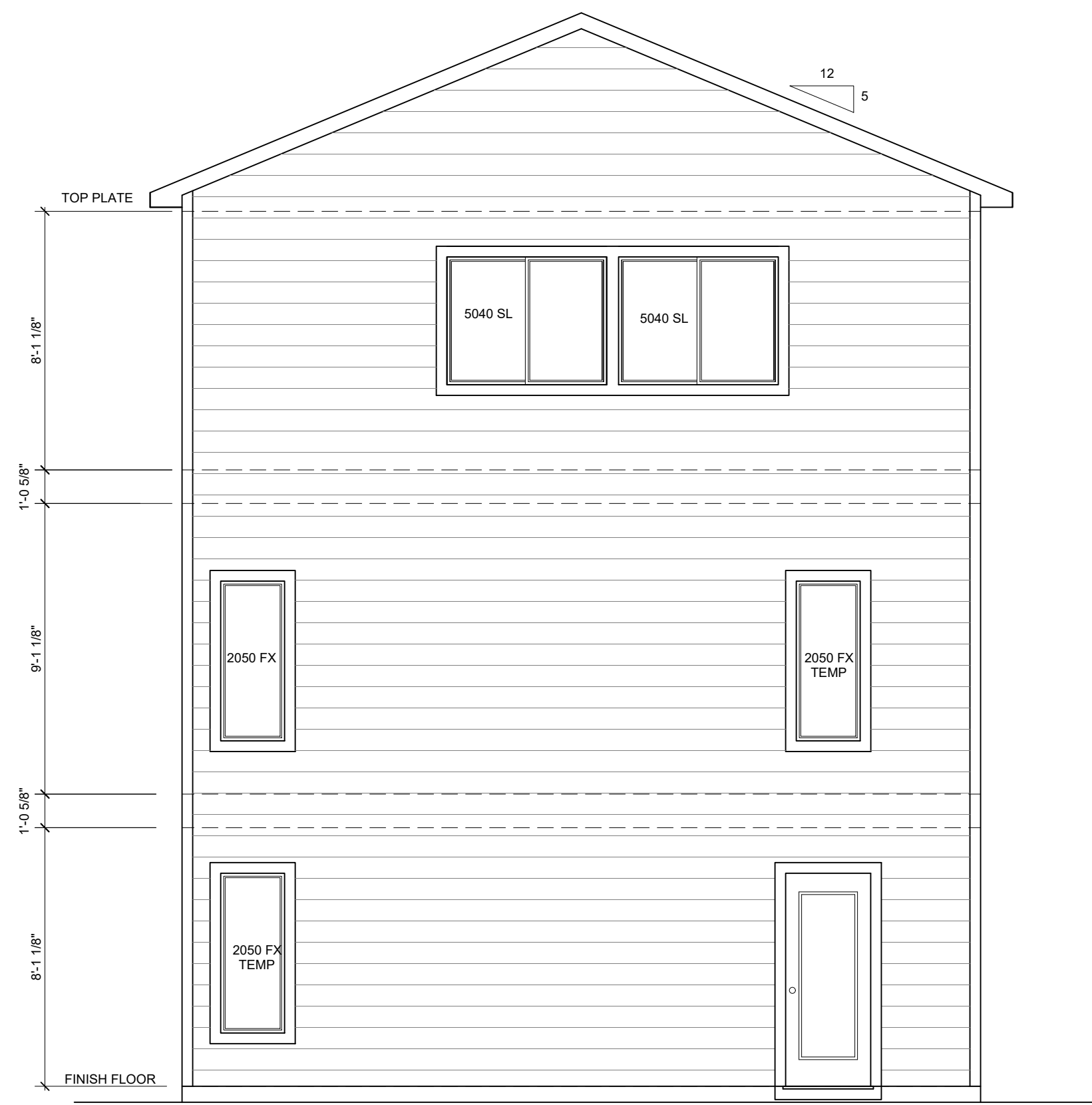
LEFT ELEVATION

1/4"=1'-0"



FRONT ELEVATION "R"

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167R



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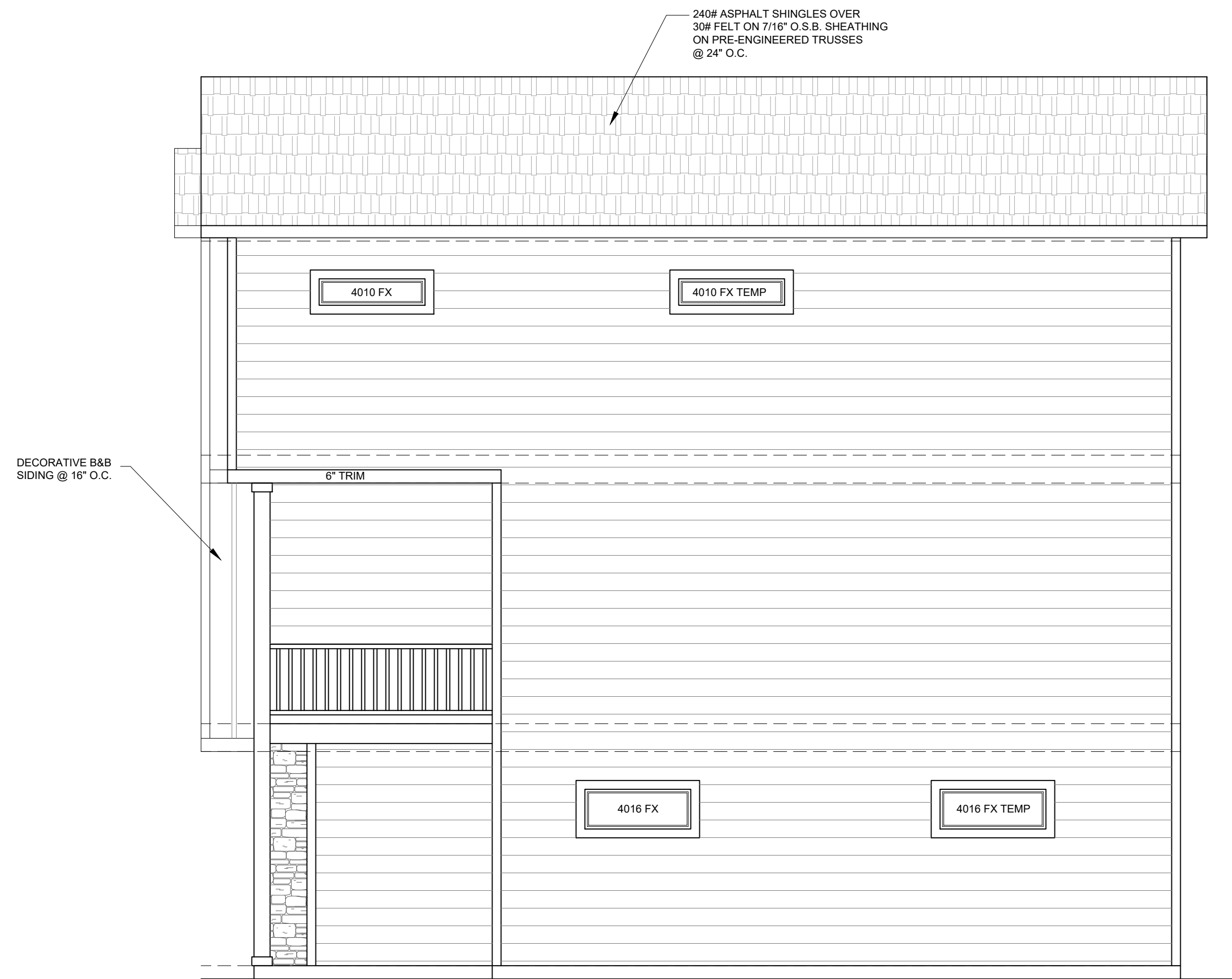
SHEET NAME
ELEVATIONS- 2167R
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

DRAWN BY:
AL
DATE:
1/15/2025

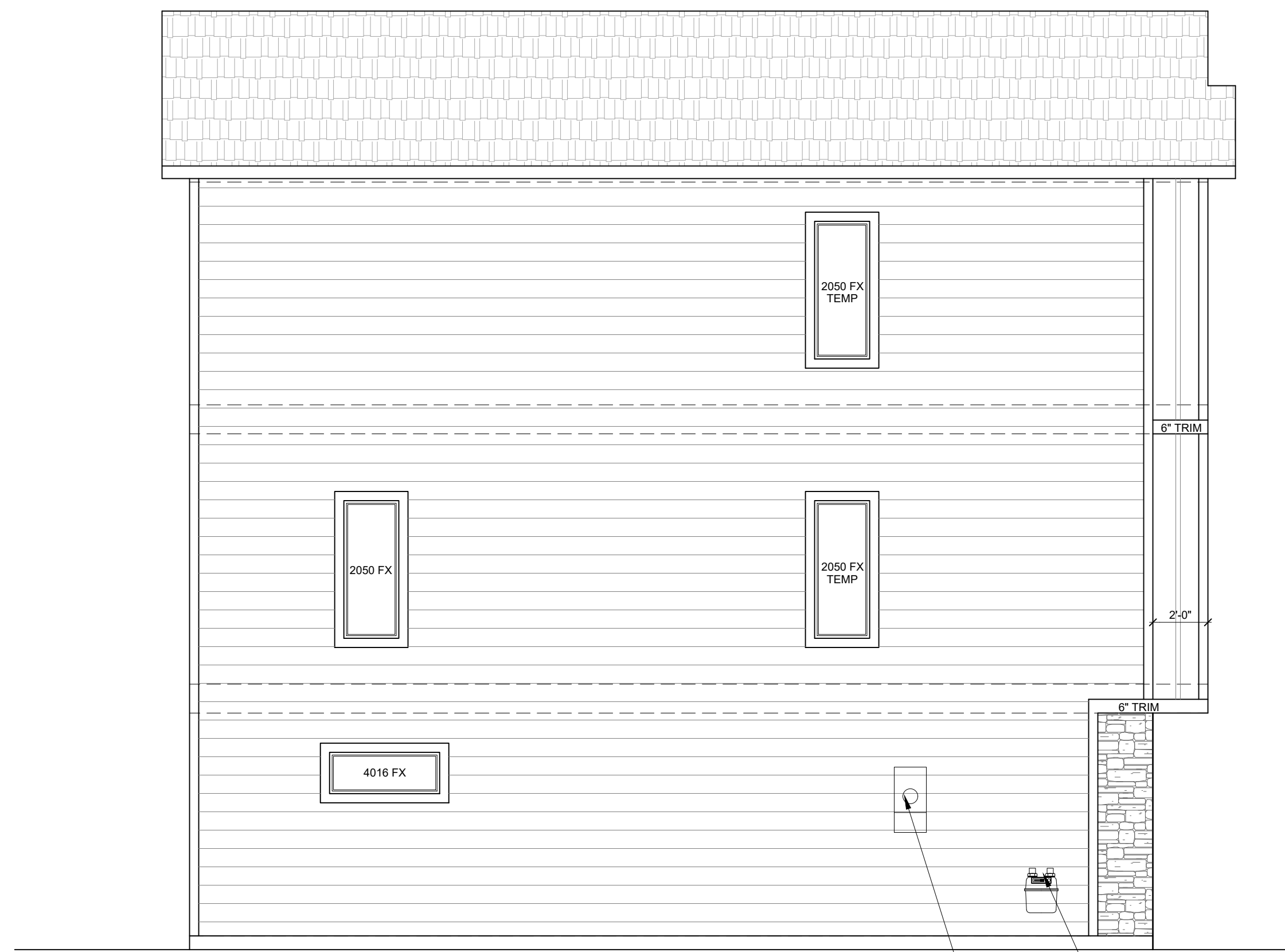
SUBMITTALS / REVISIONS		SUBMITTALS / REVISIONS	
DATE	TYPE	DATE	TYPE

DPEN-25-0018
SHEET NUMBER
23 OF 24



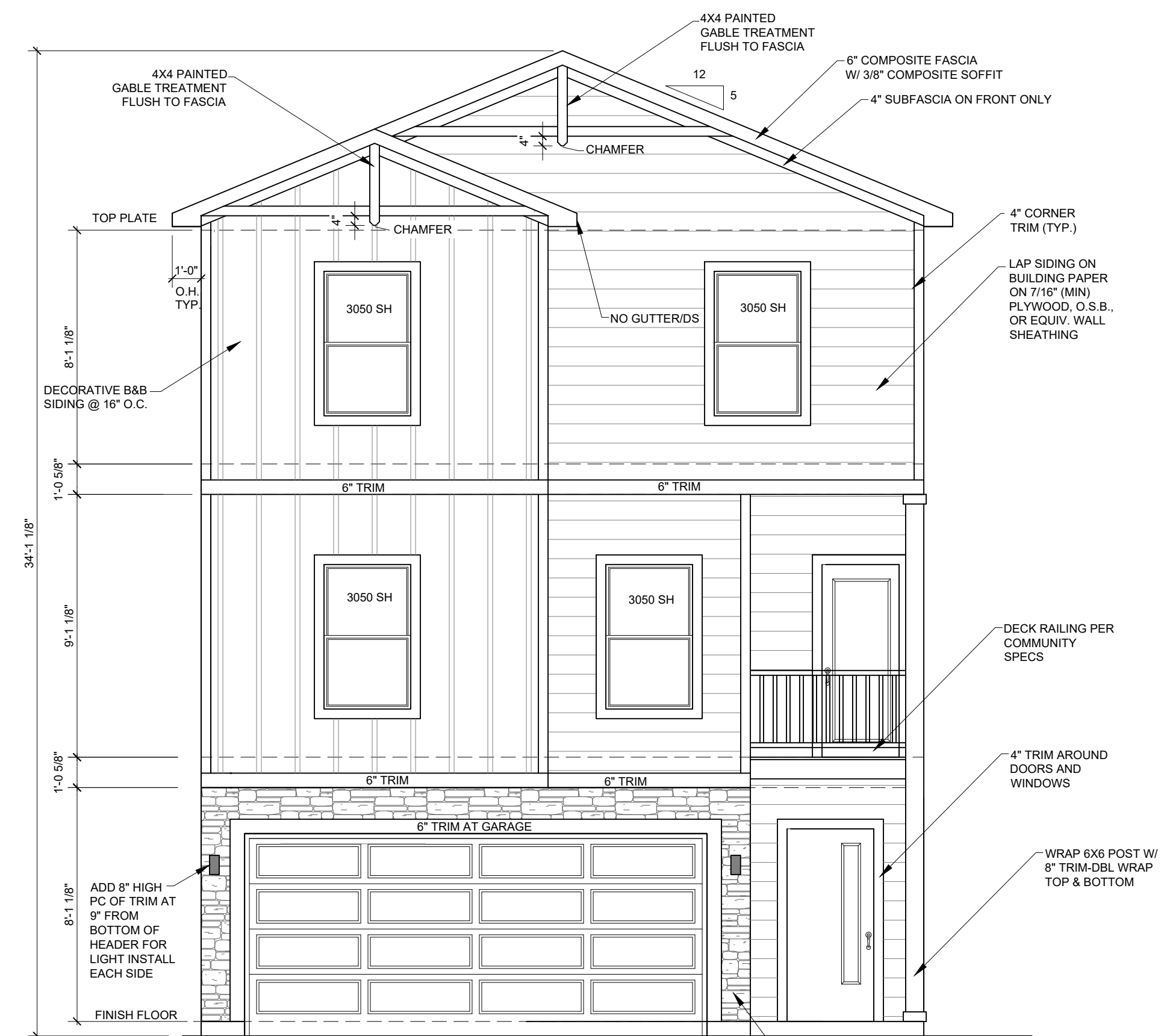
RIGHT ELEVATION

1/4"=1'-0"



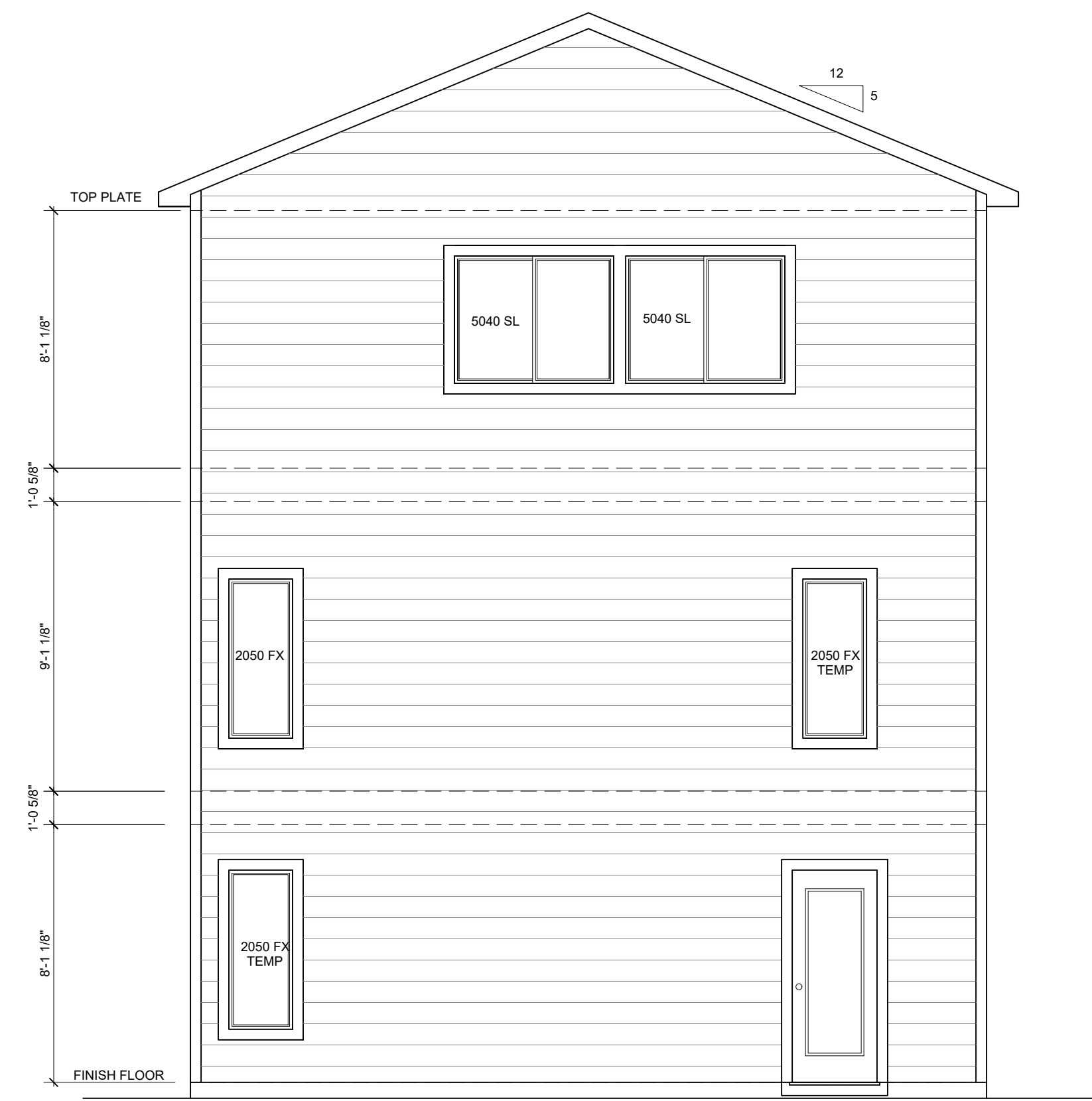
LEFT ELEVATION

1/4"=1'-0"



FRONT ELEVATION "F"

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167F



Land Use Review
Approved
9:46:45 AM
Allison Stocker

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COLORADO SPRINGS, CO 80920
719-598-5192

SHEET NAME
ELEVATIONS- 2167F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

DRAWN BY:
AL
DATE:
1/15/2025

SUBMITTALS / REVISIONS		SUBMITTALS / REVISIONS	
DATE	TYPE	DATE	TYPE

DPEN-25-0018
SHEET NUMBER
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