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:

LEGAL DESCRIPTION

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

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

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 A 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

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

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 7.211 ACRES, MORE OR LESS.

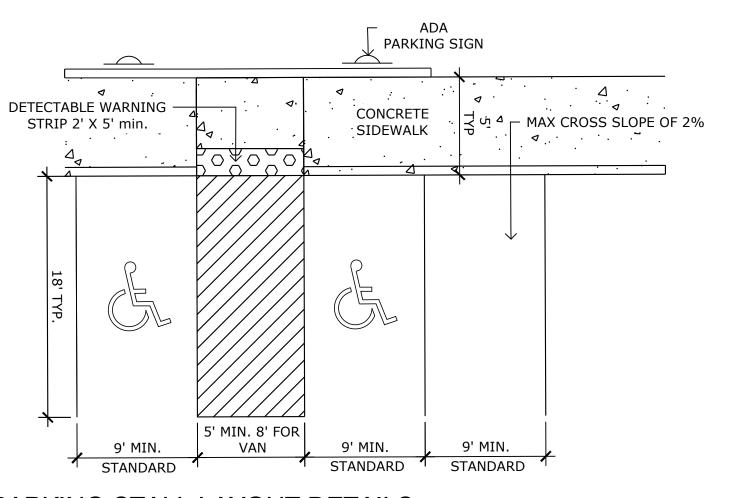
#### **GENERAL NOTES**

- 1. 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. DRIVEWAYS ARE TO BE A MINIMUM 20' OR MAXIMUM 8' LENGTH FROM GARAGE FACE TO BACK OF WALK OR RAMP CURB (OR EDGE OF PAVEMENT OF ACCESS
- ROAD). ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STD. D-16. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES. • ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45^) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW.
- EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGH SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBILITY SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE
- WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE. 6. PROPERTY OWNERS, HOA, AND/OR THEIR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE FOR THE SHARED COMMON TRACTS, ACCESS DRIVES,
- PRESERVATION AREAS, AND LANDSCAPE AREAS. 7. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE HOA.
- 8. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA, PROPERTY OWNERS, AND/OR THEIR ASSIGNS. 9. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880
- INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION. 10. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS, AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE
- DETERIORATION 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.
- 11. 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 27000LBS SINGLE AXLE WEIGHT AND 75000LB 12. 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.
- 13. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0761G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE ZONES X
- 14. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- 15. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS. 16. AN AVIGATION FASEMENT FEFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE BOOK 2583 Page 774) SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN
- THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT. 17. NOTICE: 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.
- 18. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE FSTABLISHED FITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- 19. AIRPORT ACKNOWLEDGEMENT: UPON ACCEPTING RESIDENCY WITHIN DAKOTA CROSSING, ALL ADULT RESIDENTS AND OCCUPANTS 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.
- 20. ALL UNITS WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOOR TO ENCROACH INTO THE REAR SETBACK. ENCROACHMENT CAN BE UP TO 2 FEET. THIS ARCHITECTURAL PROJECTION IS ALLOWED PER CITY CODE SECTION 7.4.203 TABLE 7.4.2-E. THE PROPOSED
- PROJECTION CAN BE DEFINED AS A VERTICAL PROJECTION FROM A SIDE WALL PLANE. 21. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION 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.
- 22. SCHOOL SITE OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION. 23. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT

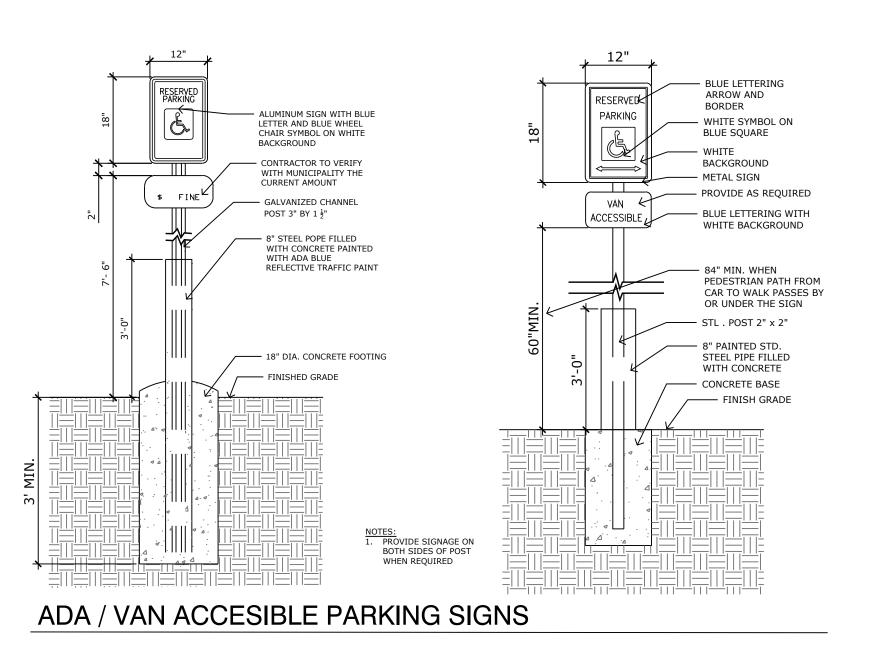
		PARKLAND OBLIGATION CALCULATI	ON
PLDO	NOTE: PLDO is to be	met through fees in lieu of land dedication, to be	e due at time of building permit
	B. FEE IN LIEU	FORMULA FOR NEIGHBORHOOD & CO	DMMUNITY PARKS
CATEGORY	# of Units	FEES INLIEU PER UNIT	LAND REQUIREMENT (AC)
1 unit per structure	69	0.01460	1.01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

	TRACT TABLE								
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE	OWNER / MAINTENANCE					
TRACT A	63,854	1.466	PRIVATE DRIVES	DAKOTA CROSSING HOA					
TRACT B	3 47,384	1.088	OPEN SPACE, DRAINAGE, PRIVATE ACCESS, UTILITIES	DAKOTA CROSSING HOA					
TRACT C	5,198	0.119	OPEN SPACE, UTILITIES	DAKOTA CROSSING HOA					
TRACT D	17,870	0.410	OPEN SPACE, UTILITIES	DAKOTA CROSSING HOA					
TRACT E	18,362	0.422	OPEN SPACE, UTILITIES, DRAINAGE	DAKOTA CROSSING HOA					
TRACT F	994	0.023	OPEN SPACE, UTILITIES, DRAINAGE	DAKOTA CROSSING HOA					

# PAINTED SKY VIEW HANCOCK EXPRESSWAY HANCOCK EXPRESSWAY SAND CREEK - PETERSON FIELD **VICINTY MAP**



#### PARKING STALL LAYOUT DETAILS



SITE DATA Tax ID Number: 6435100007 7.211 AC Total Area: Development Schedule: Summer 2025 Master Plan South Academy Master Plan Concept Plan: Sand Creek Drainage Basin Zoning: MX-M AO **Current Use:** Single-Family Detached Residential (CUDP-25-0023\*) Proposed Use: No. of Lots: Proposed Density: 9.57 DU/AC Maximum Building Height: **Proposed Building Height** Maximum Lot Coverage: N/A **Building Setbacks: Reference Lot Typicals** 10FT to Structure and 20FT Driveway if Applicable Secondary Front: Unified Development Setbacks: (MX-M Standards) Front (Chelton Rd): Side (Future Hancock Expy): Rear (Adjacent Single-Family): 15FT Landscape Setbacks: Front (Chelton Rd): Side(Future Hancock Expy): 2 Spaces per residential lot + Guest parking (10% of required spaces) Provided in garages or driveways 138 Stalls + 14 guest spaces = 152 Total Provided: 138 Spaces + 24 Guest Spaces = 162 Stalls

\*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.

31,411sqft

2 Stalls (2 Van Accessible)

Compact Lot - 10% of Site Area

Spaces provided 1-25 = 1ADA Stall

#### PROJECT TEAM

ADA Formula:

Required:

Formula

Open Space:

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

Greenwood Village, CO 80111

#### SHEET INDEX

Sheet 1 of 24: Cover Sheet Sheet 2 of 24: Lot Typicals and Street Sections Sheet 3 of 24: Development Plan Sheet 4 of 24: Preliminary Utility and Public Facilities Plan Sheet 5 of 24: Preliminary Grading Plan Sheet 6 of 24: Fire Truck Turn Sheet 7 of 24: Preliminary Landscape Plan Schedules & Notes Sheet 8 of 24: Preliminary Landscape Plan Sheet 9 of 24: Active Space and Hrydrozone Diagrams Sheet 10 of 24: Preliminary Landscape Plan Details Sheet 11 of 24: Architectural Elevations Sheet 12 of 24: Architectural Elevations Sheet 13 of 24: Architectural Elevations Sheet 14 of 24: Architectural Elevations Sheet 15 of 24: Architectural Elevations Sheet 16 of 24: Architectural Elevations Sheet 17 of 24: Architectural Elevations Sheet 18 of 24: Architectural Elevations Sheet 19 of 24: Architectural Elevations Sheet 20 of 24: Architectural Elevations Sheet 21 of 24: Architectural Elevations Sheet 22 of 24: Architectural Elevations Sheet 23 of 24: Architectural Elevations Sheet 24 of 24: Architectural Elevations



9:46:45 AM

**Allison Stocker** 

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.

DEVELOPMENT PLAN

0 S CHELTON RD COLORADO SPRINGS, CO 80910

02.18.25 PROJECT MGR: B. SWENSON PREPARED BY: TKNAB

DEVELOPMENT

DESCRIPTION: PER CITY COMMENT 04.09.25 TMK 05.14.25 TMK PER CITY COMMENT PER CITY COMMENT 07.09.25 TMK

**COVER SHEET** 

08.12.25 TMK PER CITY COMMENT

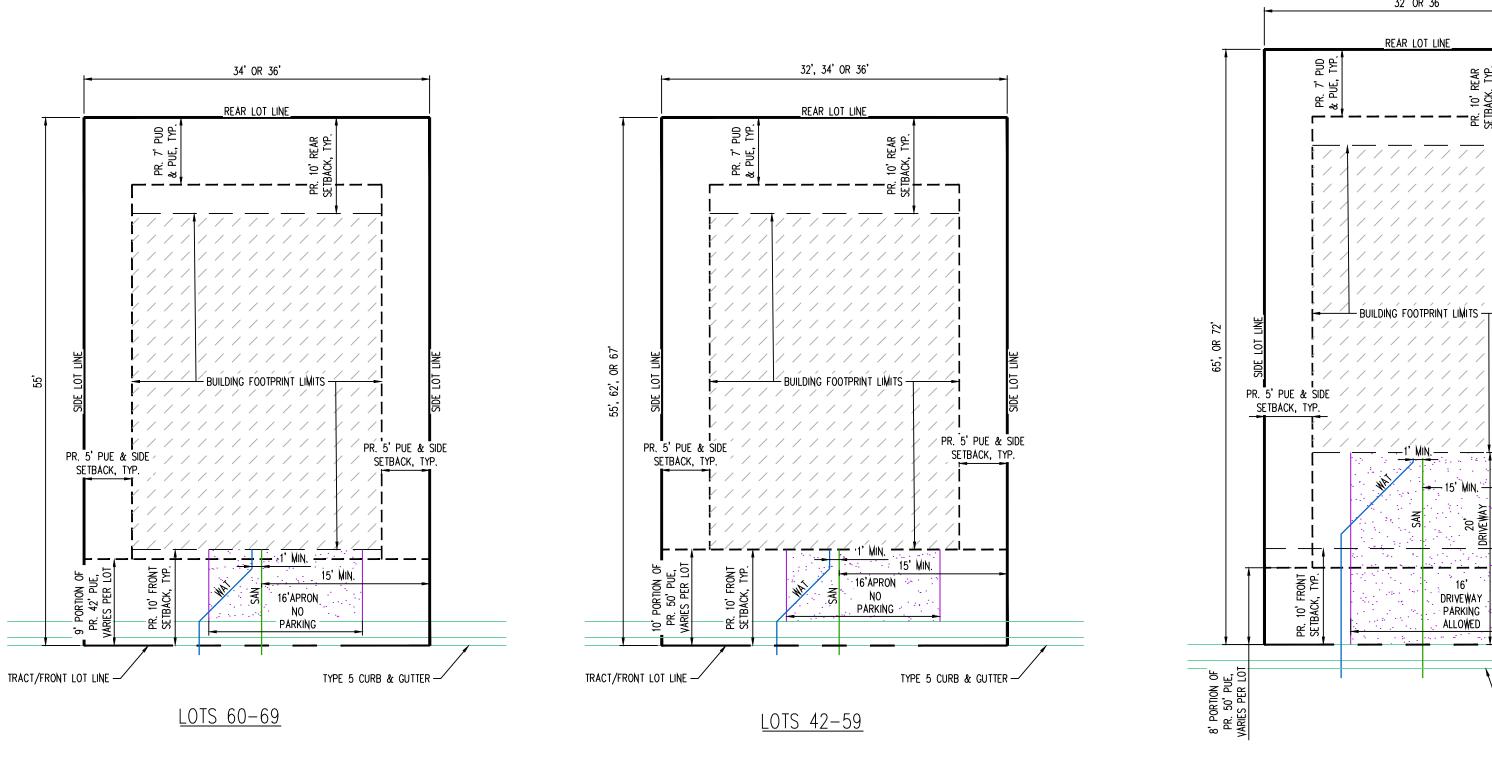
DEPN-25-0018

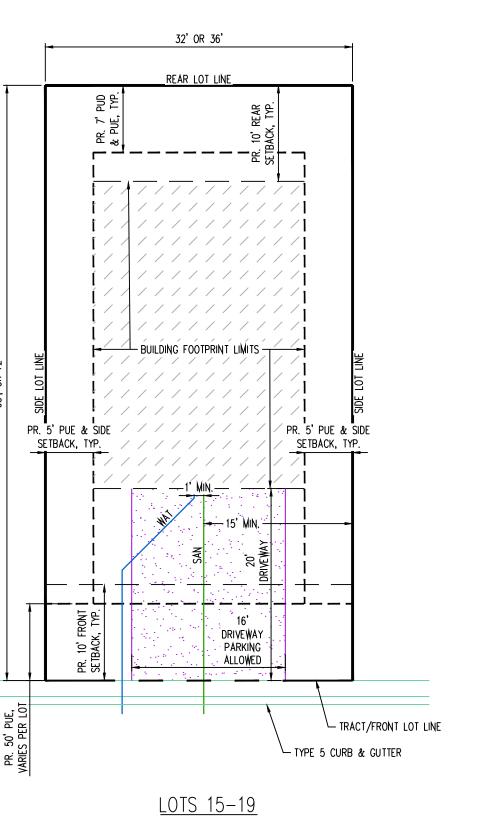
## DEVELOPMENT PLAN DAKOTA CROSSING

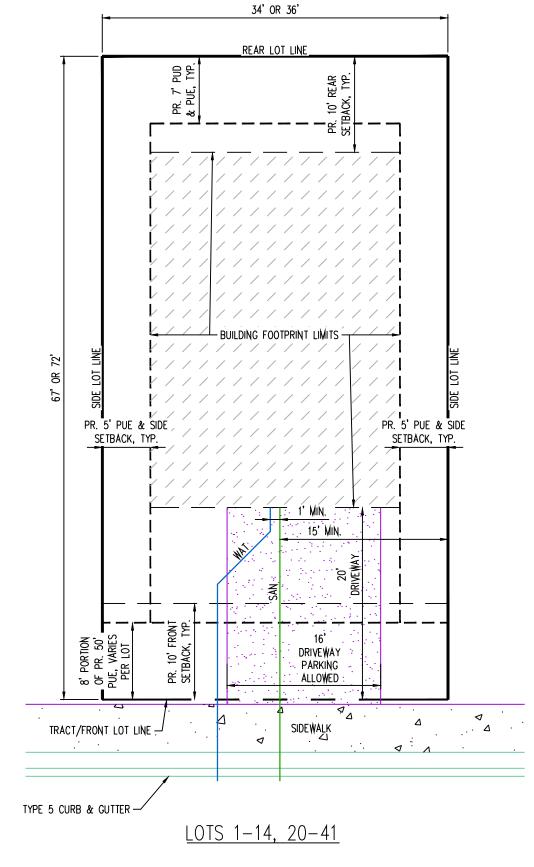
## CITY OF COLORADO SPRINGS, COLORADO

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

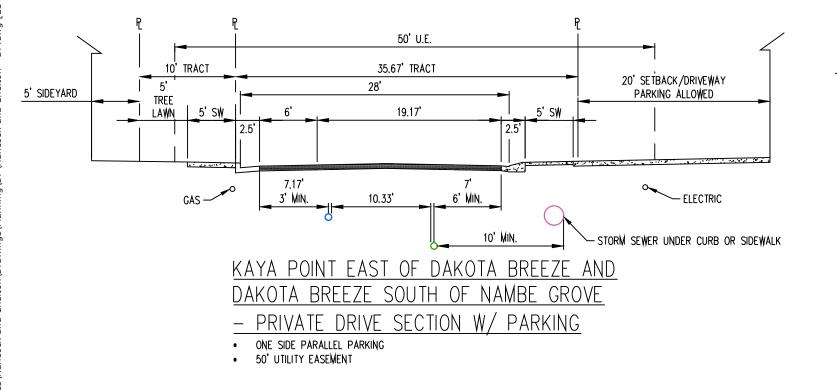
#### LOT TYPICAL DIAGRAMS

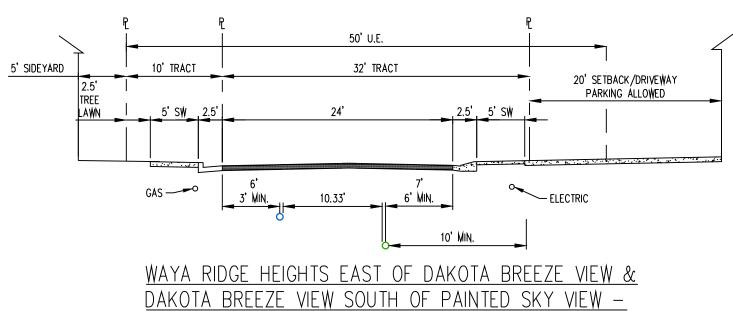






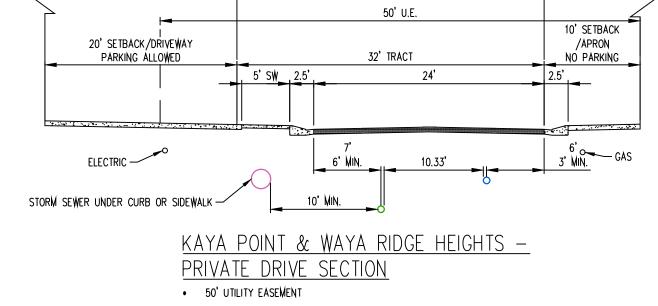
#### TYPICAL PRIVATE DRIVE SECTIONS

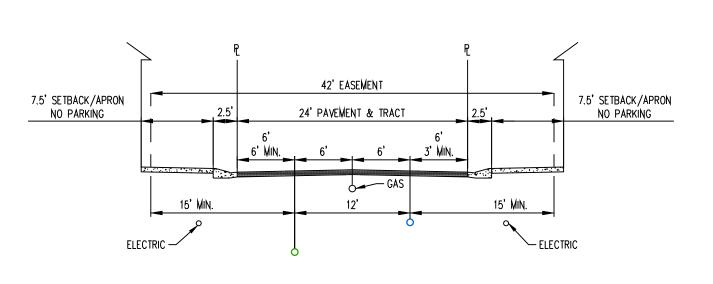




PRIVATE DRIVE SECTION W/ SIDE YARD NO PARKING

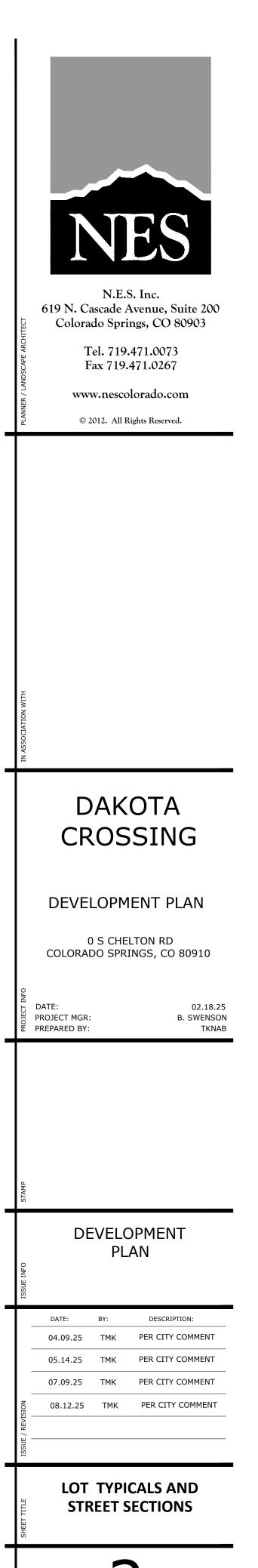
50' UTILITY EASEMENT





NAMBE GROVE - PRIVATE DRIVE SECTION 42' UTILITY EASEMENT



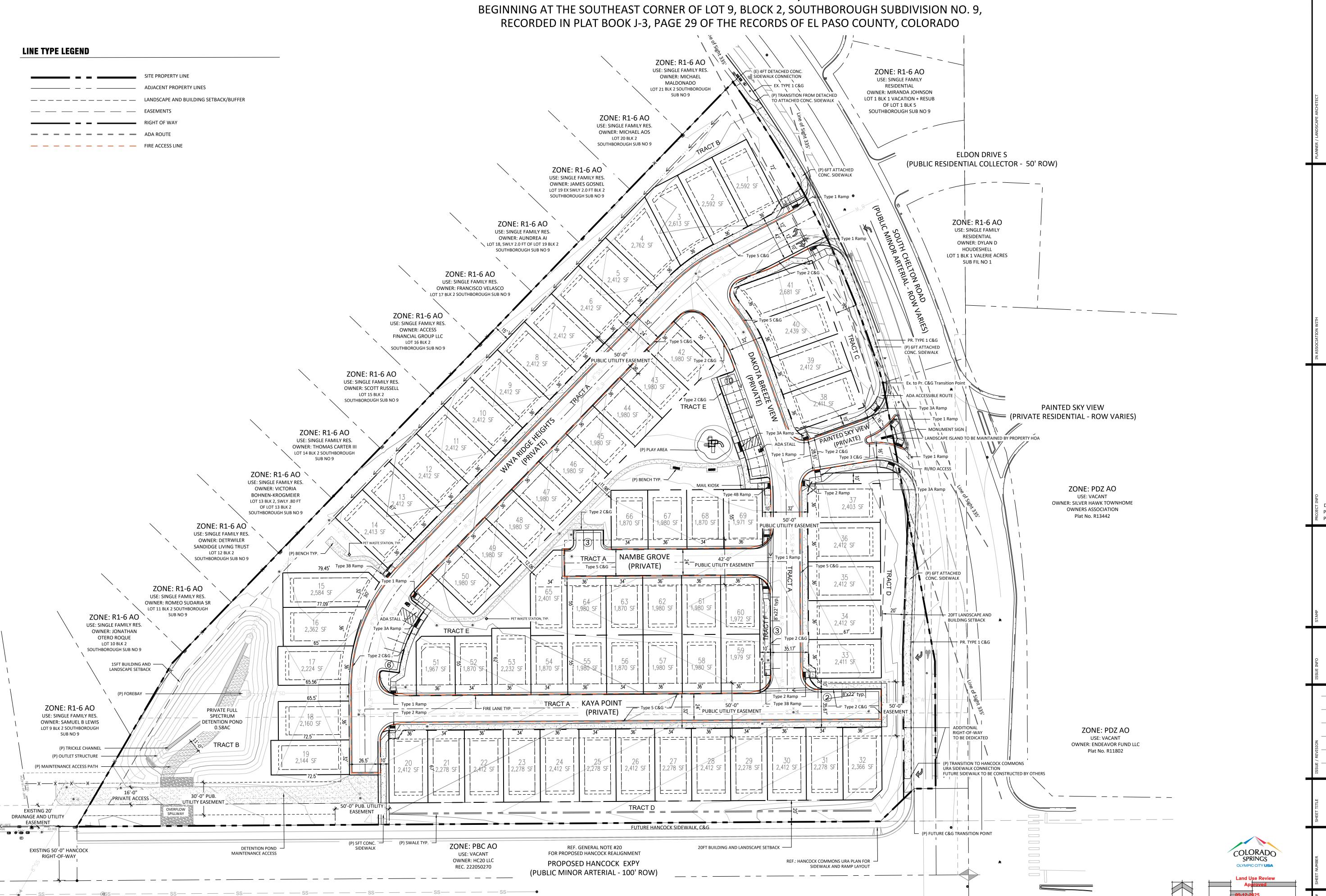


OF

DEPN-25-0018

## DEVELOPMENT PLAN DAKOTA CROSSING

## CITY OF COLORADO SPRINGS, COLORADO





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

02.18.25

TKNAB

PROJECT MGR: B. SWENSON PREPARED BY:

> DEVELOPMENT PLAN

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** 

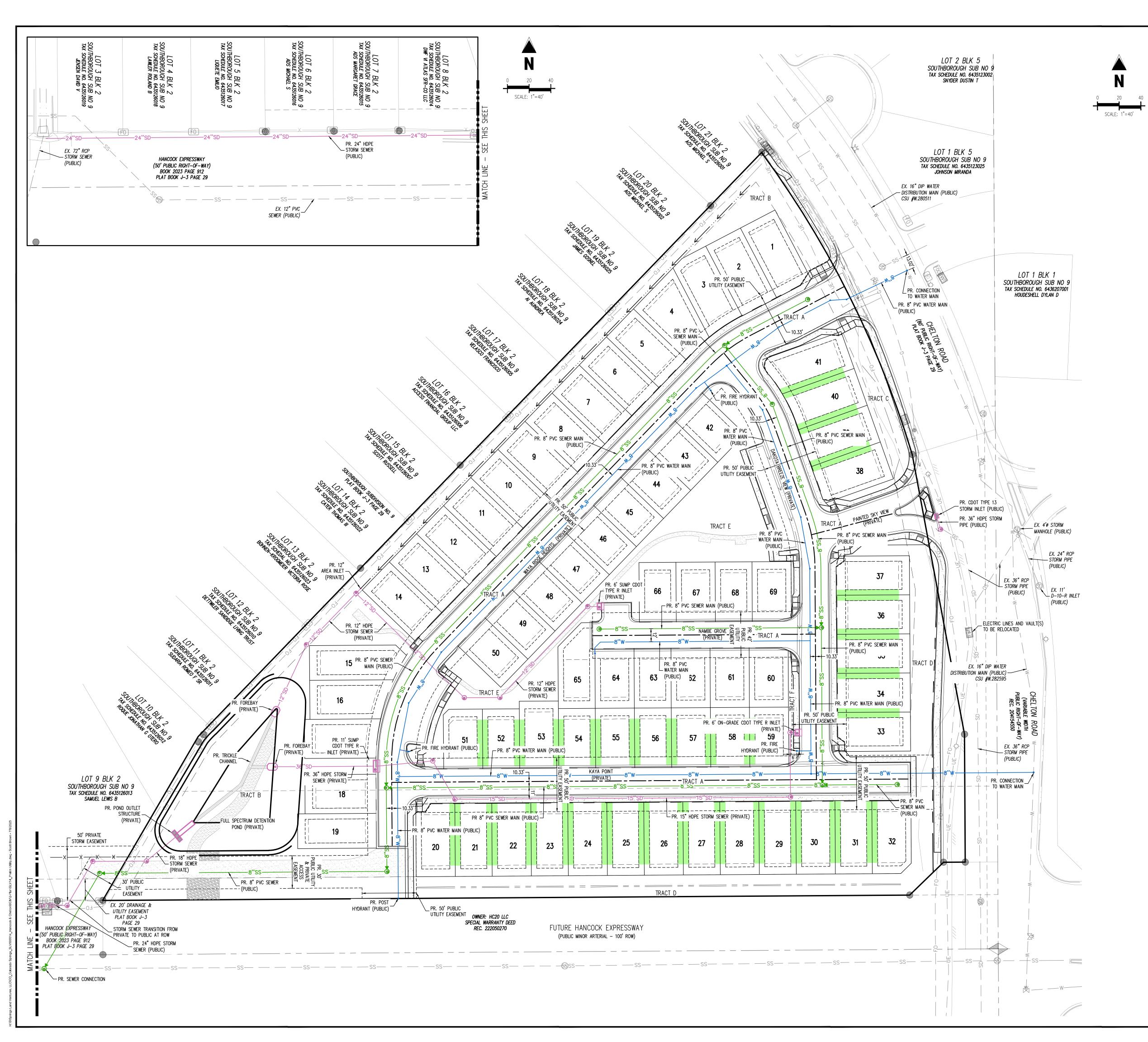
20'9:46:44G/M

NORTH

Allison Stocker SCALE: 1" = 40'

of **24** 

DEPN-25-0018



**LEGEND** EXISTING PROPERTY LINE — — — — — — EXISTING EASEMENT - PROPOSED EASEMENT - EXISTING STORM DRAIN PIPE 12" AND UNDER

EXISTING STORM DRAIN PIPE PROPOSED STORM DRAIN PIPE - --- W --- EXISTING WATER LINE - PROPOSED WATER LINE

— — SS — — EXISTING SANITARY SEWER LINE - PROPOSED SANITARY SEWER LINE - EXISTING UNDERGROUND ELECTRIC LINE EXISTING GAS LINE

- EXISTING FIBER OPTIC LINE EXISTING STORM MANHOLE PROPOSED STORM MANHOLE PROPOSED STORM INLET EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING SANITARY SEWER MANHOLE

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.

#### GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

⊙<del>□=</del>□

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 MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

EXISTING LIGHT

PROPOSED SITE LIGHT

PLANNED INFILTRATION AREA

- 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. REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK 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 SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL SANITARY SEWER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR SANITARY SEWER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME. FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS
- 5. THE 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 EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS 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 NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- 7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES 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 OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564.
- 10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG

AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT

TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

#### BASIS OF BEARING

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"19'15" W. 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, 2021, PLS 24313", 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 "NE S35, T14S R66W, 2003, PLS 4842", BEING THE NORTHEAST CORNER OF SECTION 35.

#### LEGAL DESCRIPTION

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.

#### BENCHMARK

COLORADO SPRINGS UTILITIES FIMS MONUMENT DRO2, ELEVATION = 5927.27 (NGVD29)



Land Use Review Approved 09-12-2025

9:46:45 AM Allison Stocker

Greenwood Village, CO 80111 303.770.8884 GallowayUS.com



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CHELTON ROAD & HANCOCK B CITY OF COLORADO SPRINGS,

E Date Issue / Description 04/09/2025 1ST CITY COMMENT 05/14/2025 2ND CITY COMMENT 07/09/2025 3RD CITY COMMENT

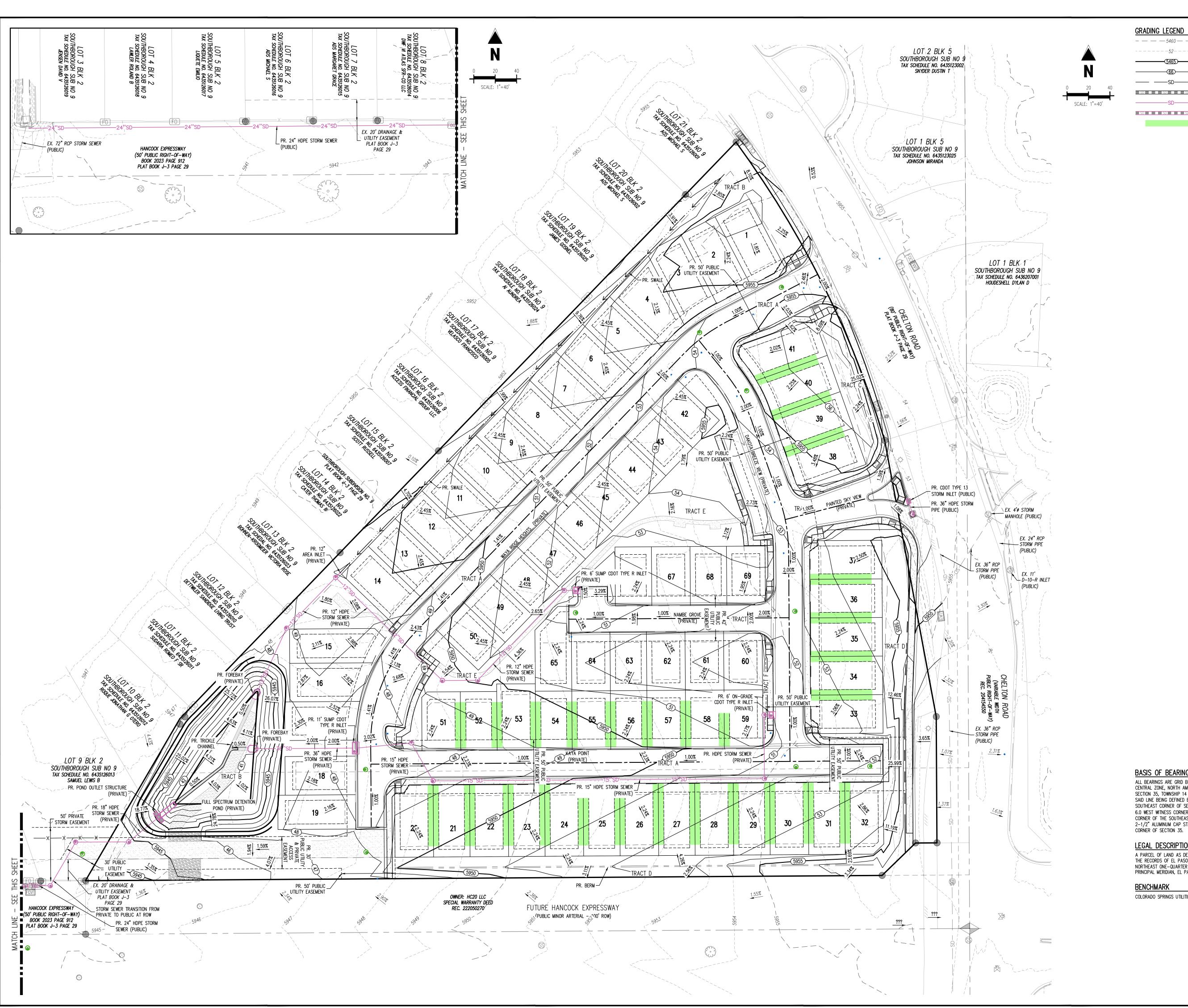
E C

SLV000014 07/09/2025

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

CITY FILE NUMBER: DEPN-25-0018

SHEET 4 OF 24



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DEVELOPMENT PLAN DAKOTA CROSSING

# Date Issue / Description 04/09/2025 1ST CITY COMMENT

05/14/2025 2ND CITY COMMENT

07/09/2025 3RD CITY COMMENT

## BASIS OF BEARING

- - - - 5460 - - - -

EXISTING MAJOR CONTOUR

- EXISTING MINOR CONTOUR PROPOSED MAJOR CONTOUR

- PROPOSED MINOR CONTOUR

PLANNED INFILTRATION AREA

PROPOSED STORM SEWER (LESS THAN 12"ø)

EXISTING STORM SEWER (12"Ø AND LARGER)

PROPOSED STORM SEWER (12" AND LARGER)

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 0019'15" W. 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, 2021, PLS 24313", 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 "NE S35, T14S R66W, 2003, PLS 4842", BEING THE NORTHEAST CORNER OF SECTION 35.

### LEGAL DESCRIPTION

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 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

#### **BENCHMARK**

COLORADO SPRINGS UTILITIES FIMS MONUMENT DRO2, ELEVATION = 5927.27 (NGVD29)



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

Allison Stocker

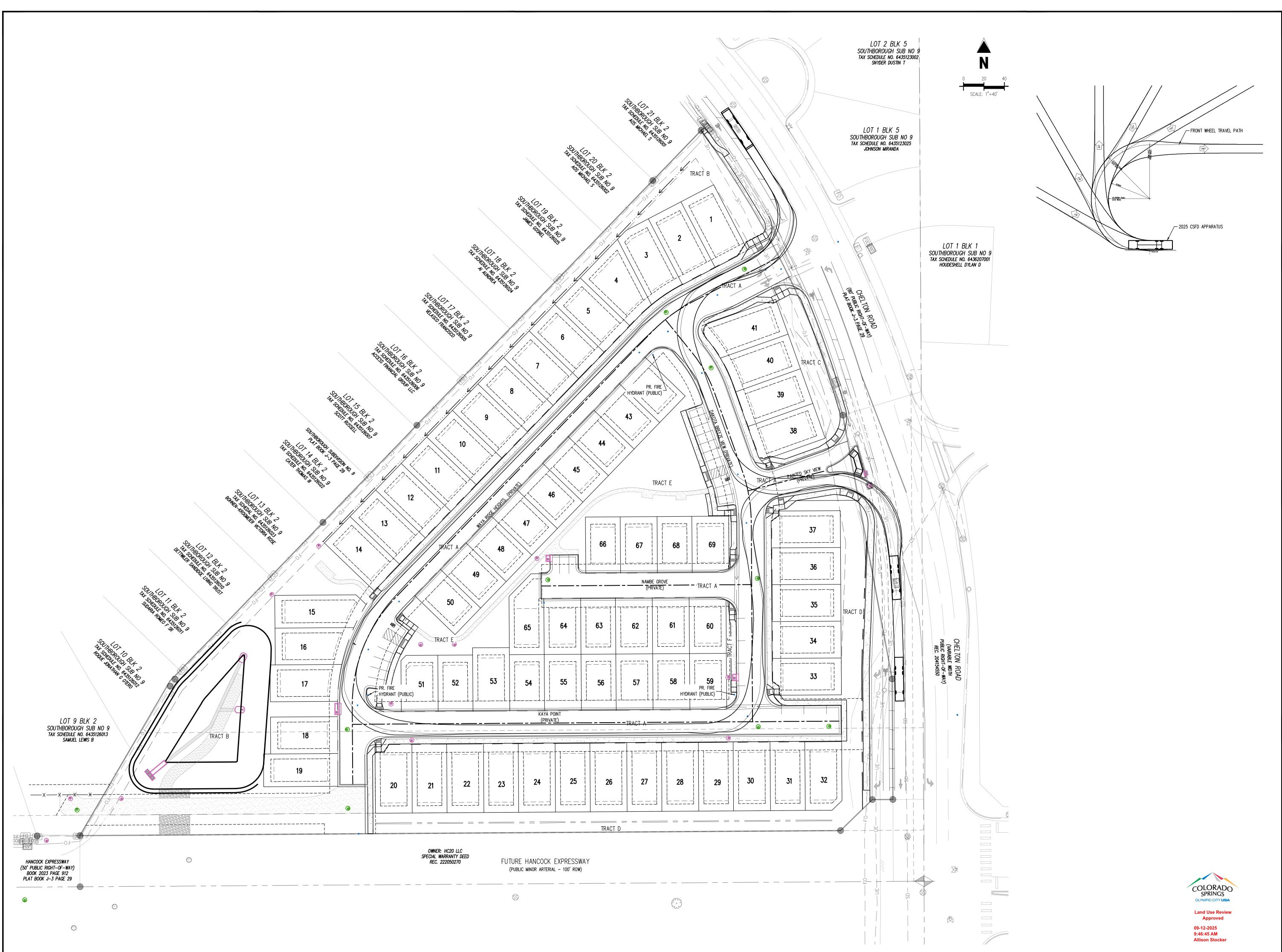
CITY FILE NUMBER: DEPN-25-0018

PRELIMINARY GRADING PLAN

SLV000014

07/09/2025

SHEET 5 OF 24



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DEVELOPMENT PLAN DAKOTA CROSSING

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

- 1. 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.
- 2. 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.
- 3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- 4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- 5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES. 6. ALL SOD SHALL BE TALL FESCUE BLEND.
- 7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- 8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- 9. 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.
- 10. 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.
- 11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- 12. 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.
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. 15. 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. 16. 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.
- 17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- 18. 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. 19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 20. 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

- 1. 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 IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE 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
- 4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE
- 5. 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.
- 6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE
- 7. 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	НВ	
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			
0/0	0/0		-	75% / 7	'5%		

#### Compact Lot See Code Section/Policy 7.4.905 and 7.4.908

Gross Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Reguired /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-Actice 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	

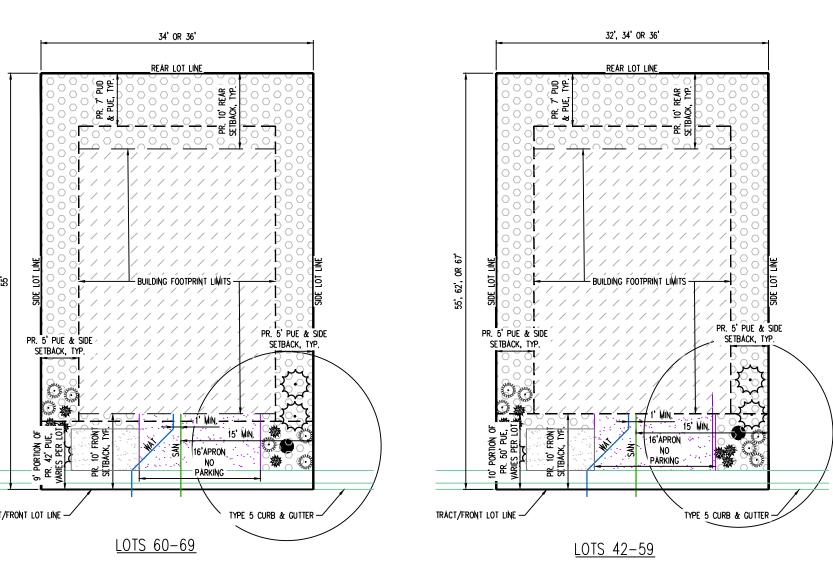
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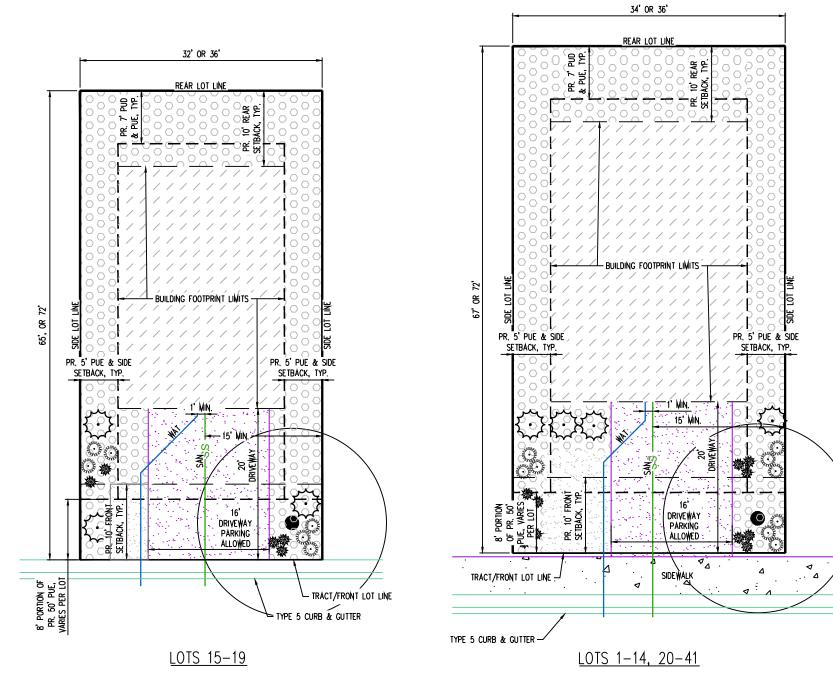
SYMBOL	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
	Agr	36	Acer grandidentatum / Bigtooth Maple	30`	30`	3" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	9	Acer platanoides / Norway Maple	40`	40`	3" Cal.	B&B	Park/ROW
	Ms	32	Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	2" Cal.	B&B	ROW/Median/Stream
$\bigcirc$	Pn	11	Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	2" Cal.	B&B	ROW
	Тсо	13	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B	ROW
EVERGRE	EN TREE	S						
O Co	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

#### GROLIND COVER LEGEND

GROUND COVER LEGEND							
EL PASO COUNTY  CONSERVATION  Big Bluestem - 20%  Blue Grama - 10%  Green Needlegrass - 10%  Western Wheatgrass - 20%  Sideoats Grama - 10%  Switchgrass - 10%  Prarie 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 Dropseed 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						

#### LOT TYPICAL PLANTING DIAGRAMS



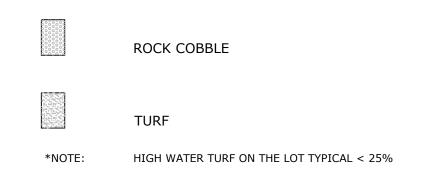


#### LOT TYPICAL RECOMMENDED TREE SPECIES

BOTANICAL / COMMON NAME	<u>HEIGHT</u>	WIDTH	SIZE	COND	CODE REQS
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
Acer platanoides / Norway Maple	40	40	3 Cai.	DQD	Talky NOW
Malus x `Spring Snow` / Spring Snow Crabapple	20`	15`	2" Cal.	В&В	ROW/Median/Stream
Prunus nigra `Princess Kay` / Princess Kay Plum	20`	20`	2" Cal.	B&B	ROW
				20.2	
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.

#### LOT TYPICAL GROUND COVER LEGEND



# 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.

### DAKOTA **CROSSING**

DEVELOPMENT PLAN

0 S CHELTON RD COLORADO SPRINGS, CO 80910

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

> PRELIMINARY LANDSCAPE PLAN

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

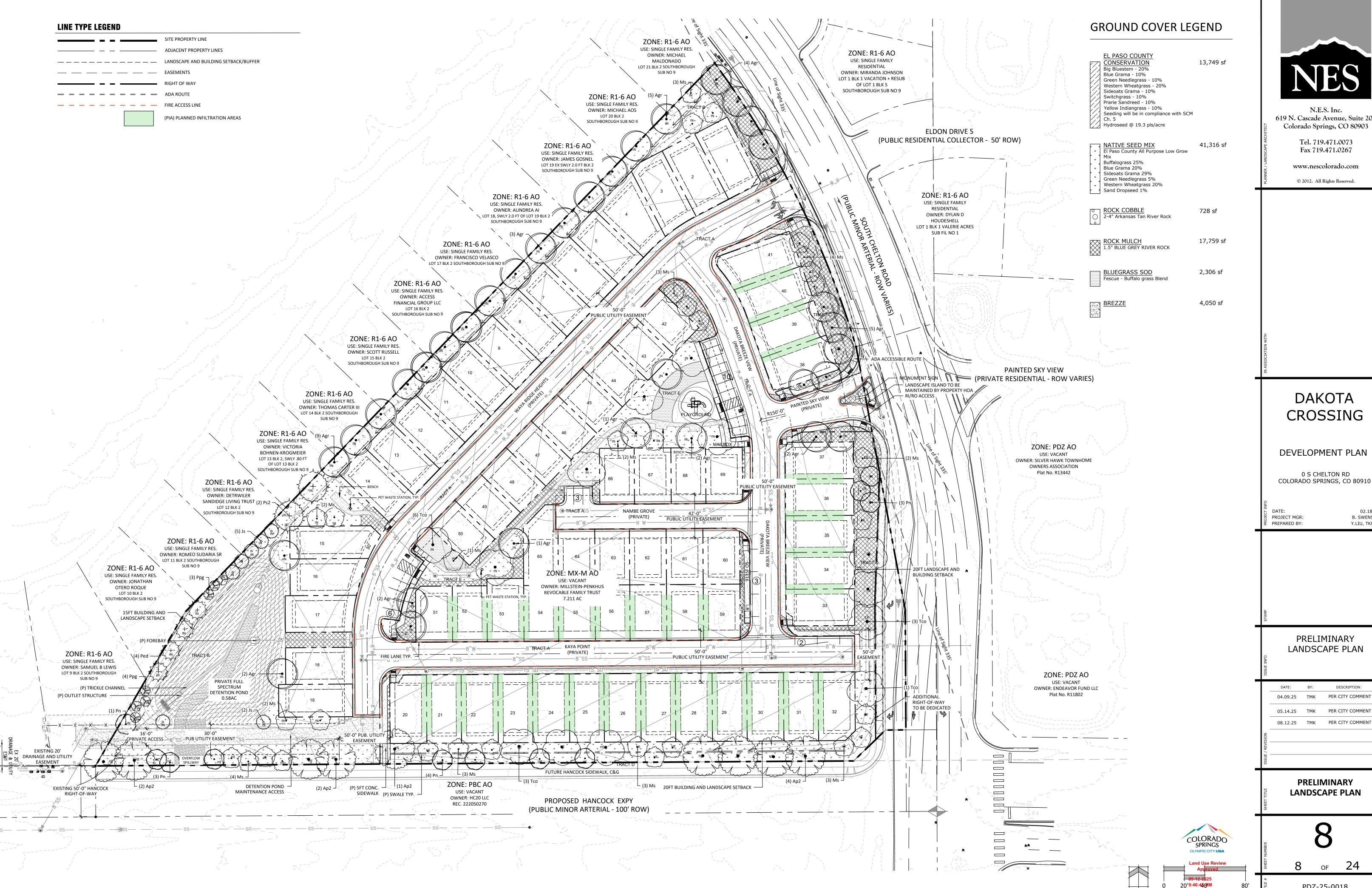
**PRELIMINARY** LANDSCAPE PLAN **SCHEDULES & NOTES** 

OLYMPIC CITY **USA** 

Land Use Review

9:46:45 AM **Allison Stocker**  OF

PDZ-25-0018





N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Fax 719.471.0267

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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD

02.18.25 B. SWENSON Y.LIU, TKNAB

> **PRELIMINARY** LANDSCAPE PLAN

04.09.25 TMK PER CITY COMMENT

**PRELIMINARY** LANDSCAPE PLAN

of **24** 

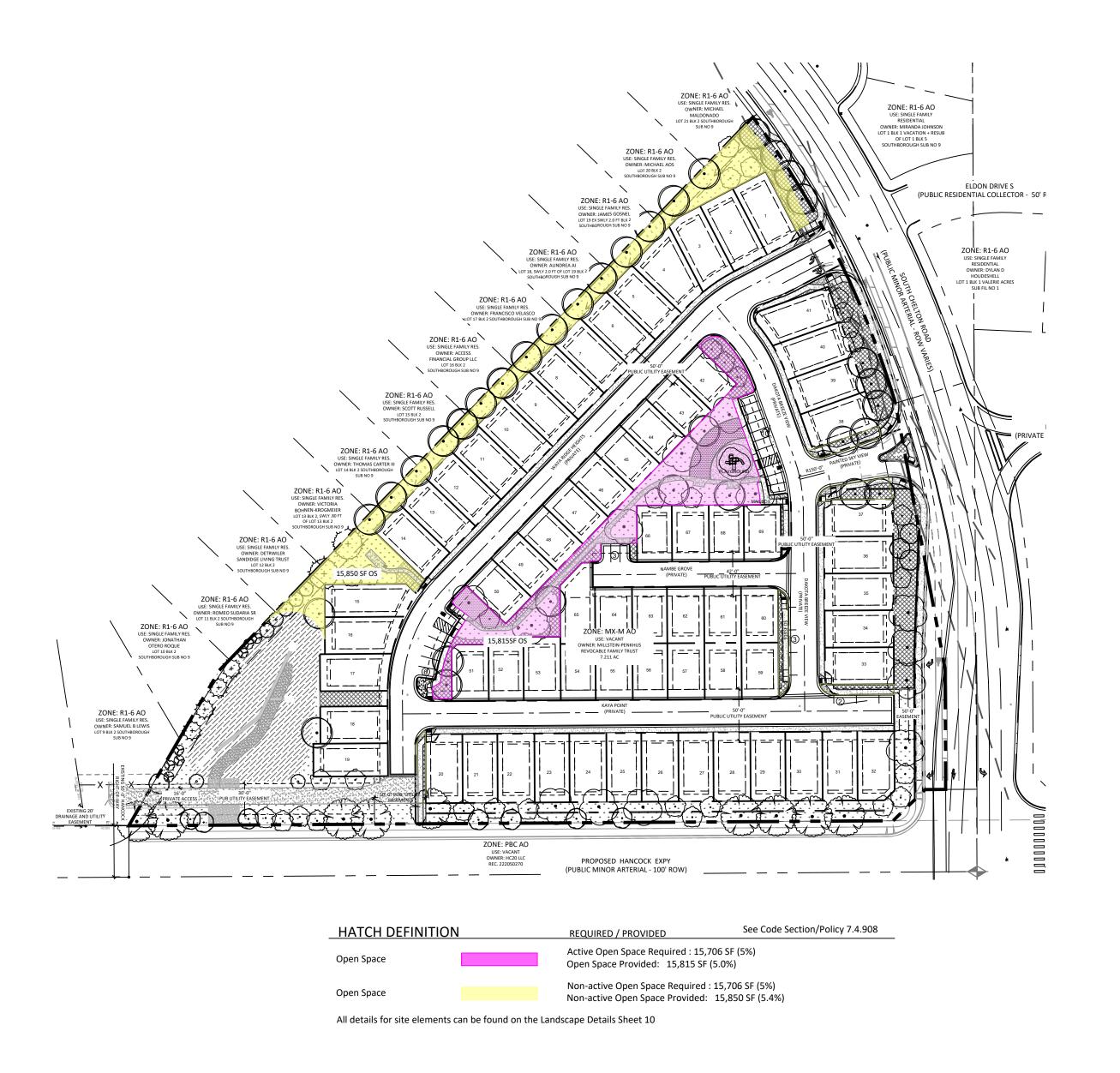
Allison Stocker SCALE: 1" = 40'

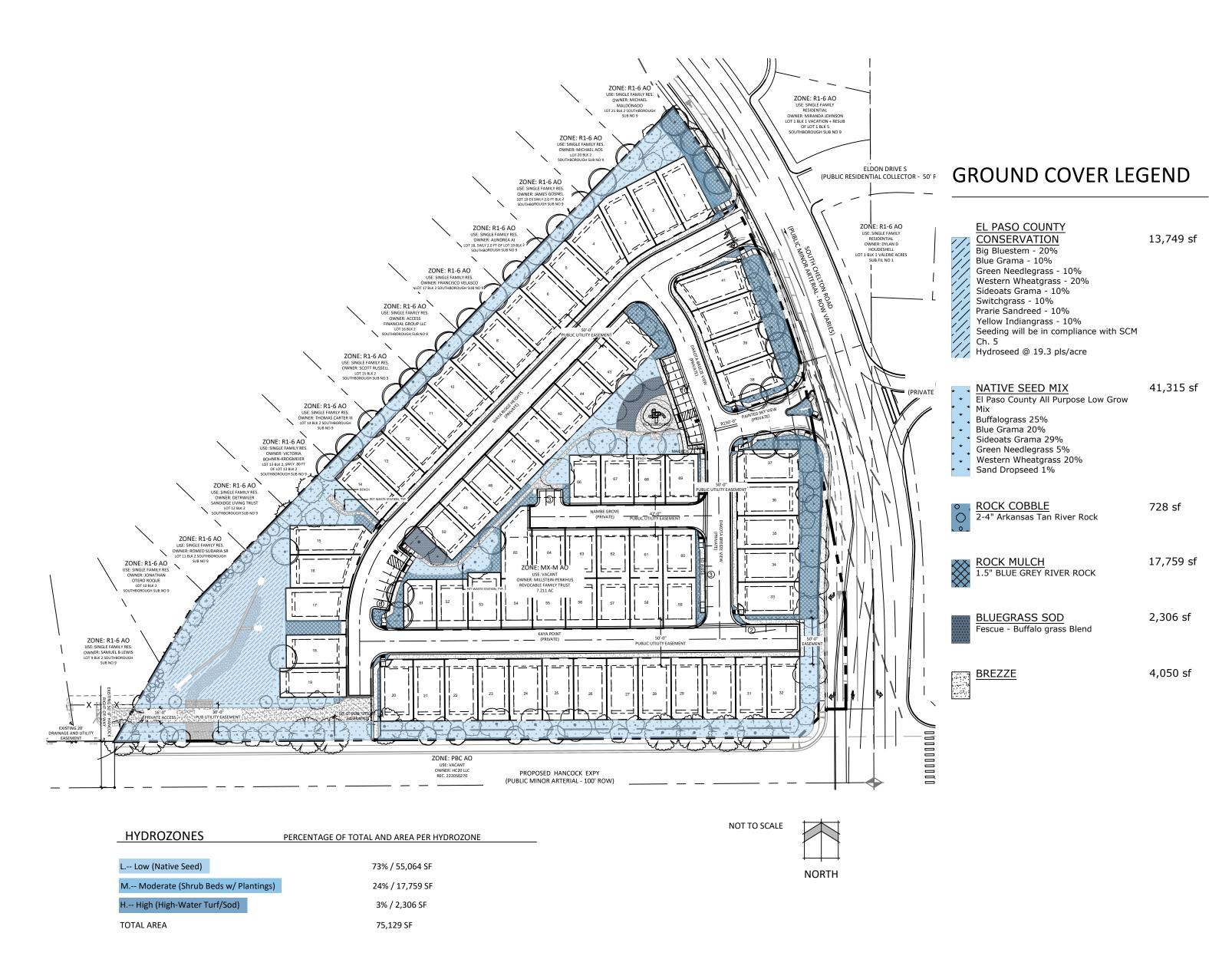
NORTH

PDZ-25-0018

# DAKOTA CROSSING

# CITY OF COLORADO SPRINGS, COLORADO PRELIMINARY LANDSCAPE PLAN







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> Tel. 719.471.0073 Fax 719.471.0267

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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD COLORADO SPRINGS, CO 80910

DATE: 02.18.25

PROJECT MGR:
PREPARED BY:

PREPARED BY:

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

9

COLORADO

OLYMPIC CITY **USA** 

Land Use Review

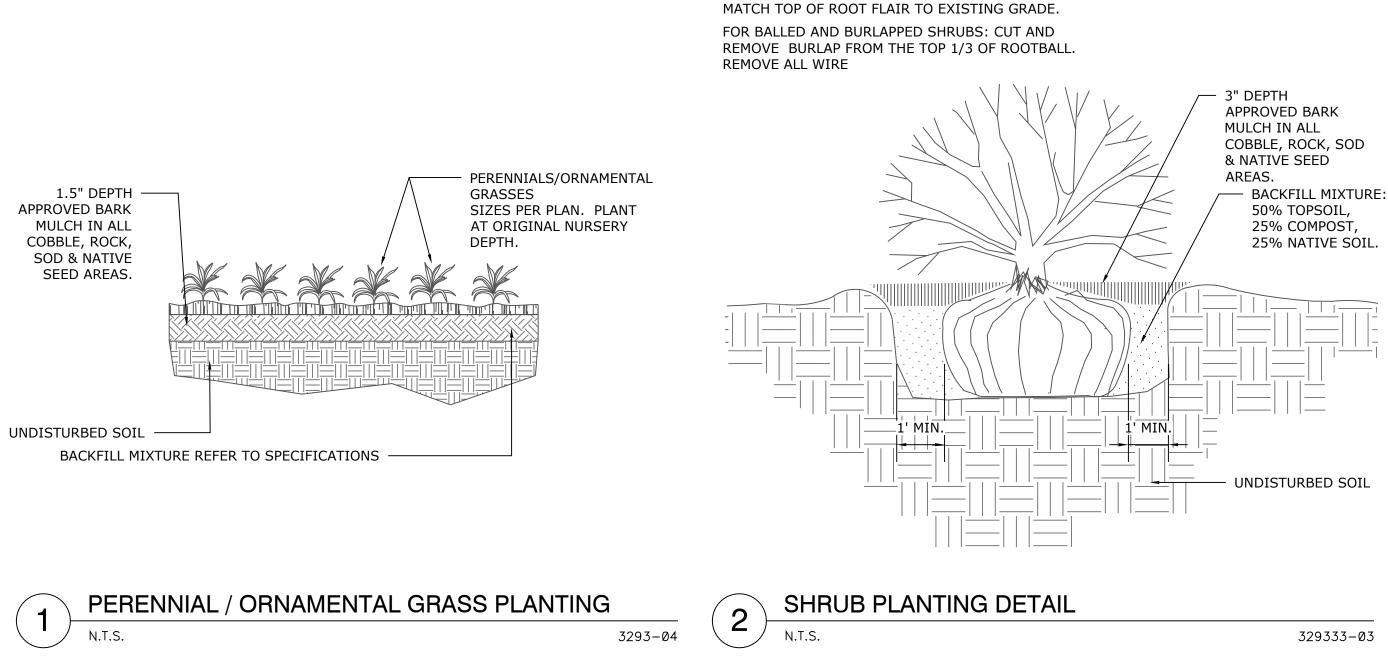
**Approved** 

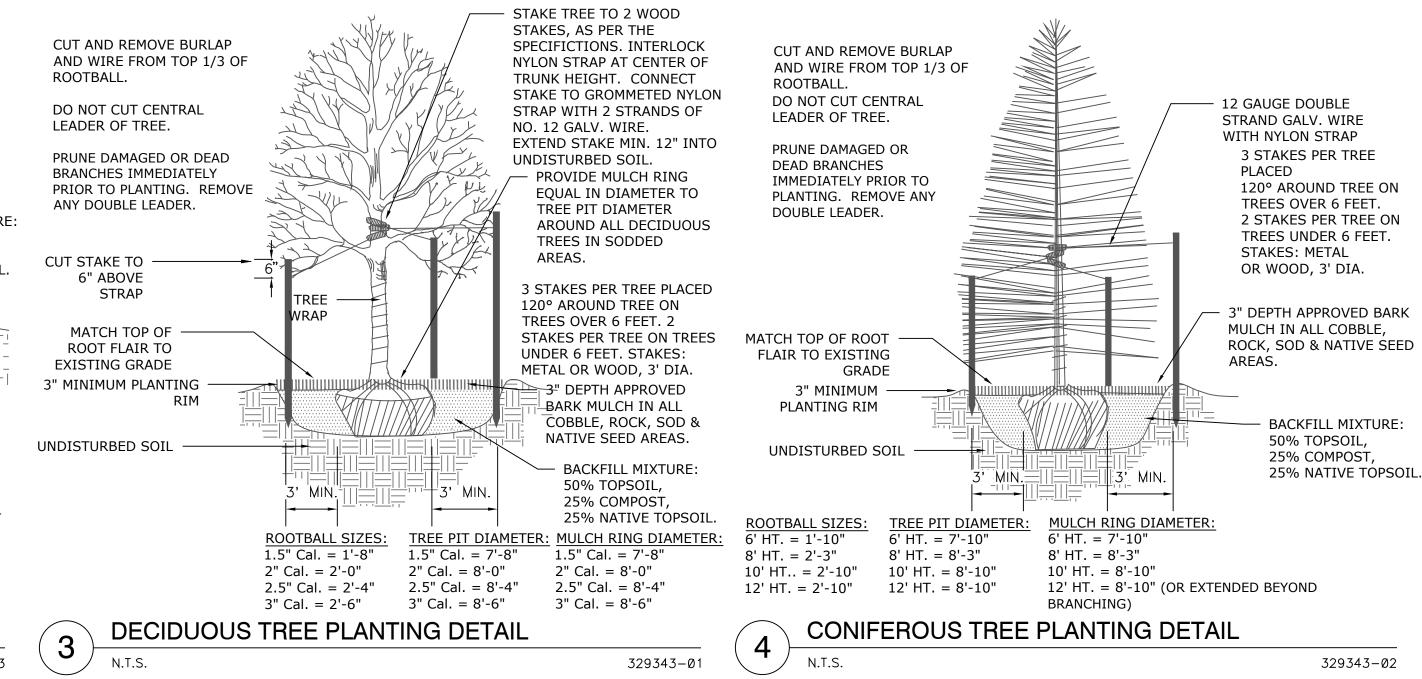
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Allison Stocker

9 of 24

PDZ-25-0018



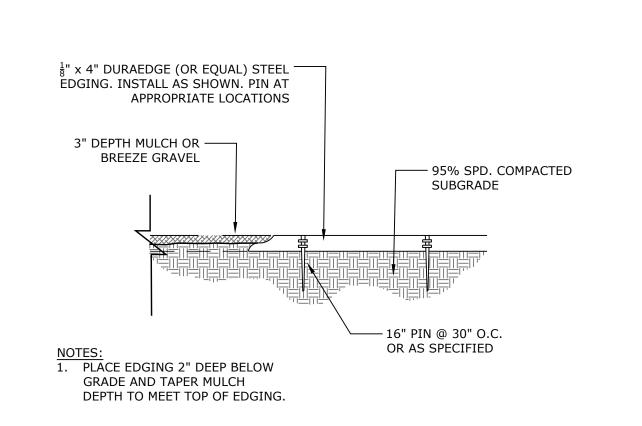


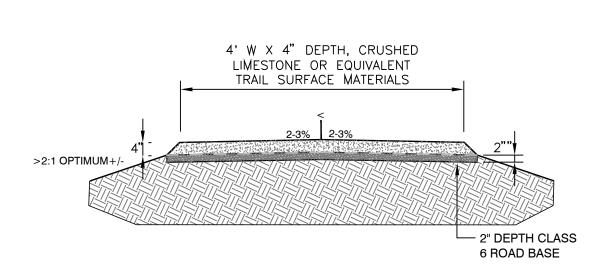
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— MULCHED LANDSCAPE BED

DEPTH VARIES

— FINISHED GRADE

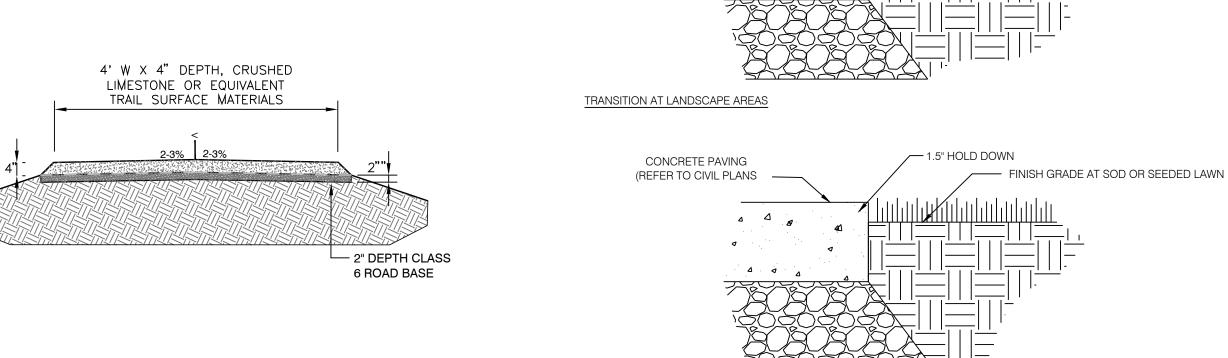




**INFORMAL BREEZE TRAIL** 

° ⊛ °

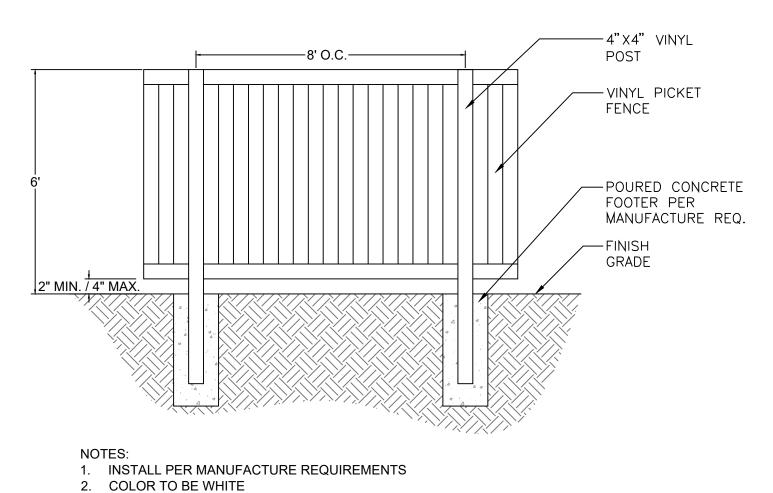
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P-DP-17

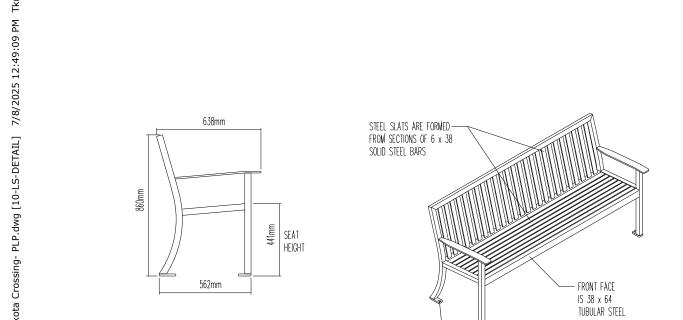
CONCRETE PAVING (REFER TO CIVIL PLANS)

**PAVING TO GRADE TRANSITION** 









STEEL EDGING

1. MANUFACTURER: VICTOR STANLEY SPECIFICATION: RMS-24 COLOR: POWDER COAT BLACK 4. (OR APPROVED EQUAL) (INSTALL PER MANUFACTURER SPECIFICATIONS)

CLEARANCE FOR 13—— ANCHOR BOLTS

FRONT VIEW SIDE VIEW MANUFACTURE: FLORENCE CORPORATION (OR APPROVED EQUAL) MODEL #: TYPE III VITAL 1570-16 (SHOWN) / TYPE I VITAL 1570-8 PEDESTAL MOUNT, INSTALL PER MANUFACTURER SPECIFICATIONS

MAIL KIOSK **BENCH SPECIFICATION** P-GKS-Ø6

329413-09



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

02.18.25

B. SWENSON

Y.LIU, TKNAB

COLORADO SPRINGS, CO 80910

DATE:

PROJECT MGR:

PREPARED BY:

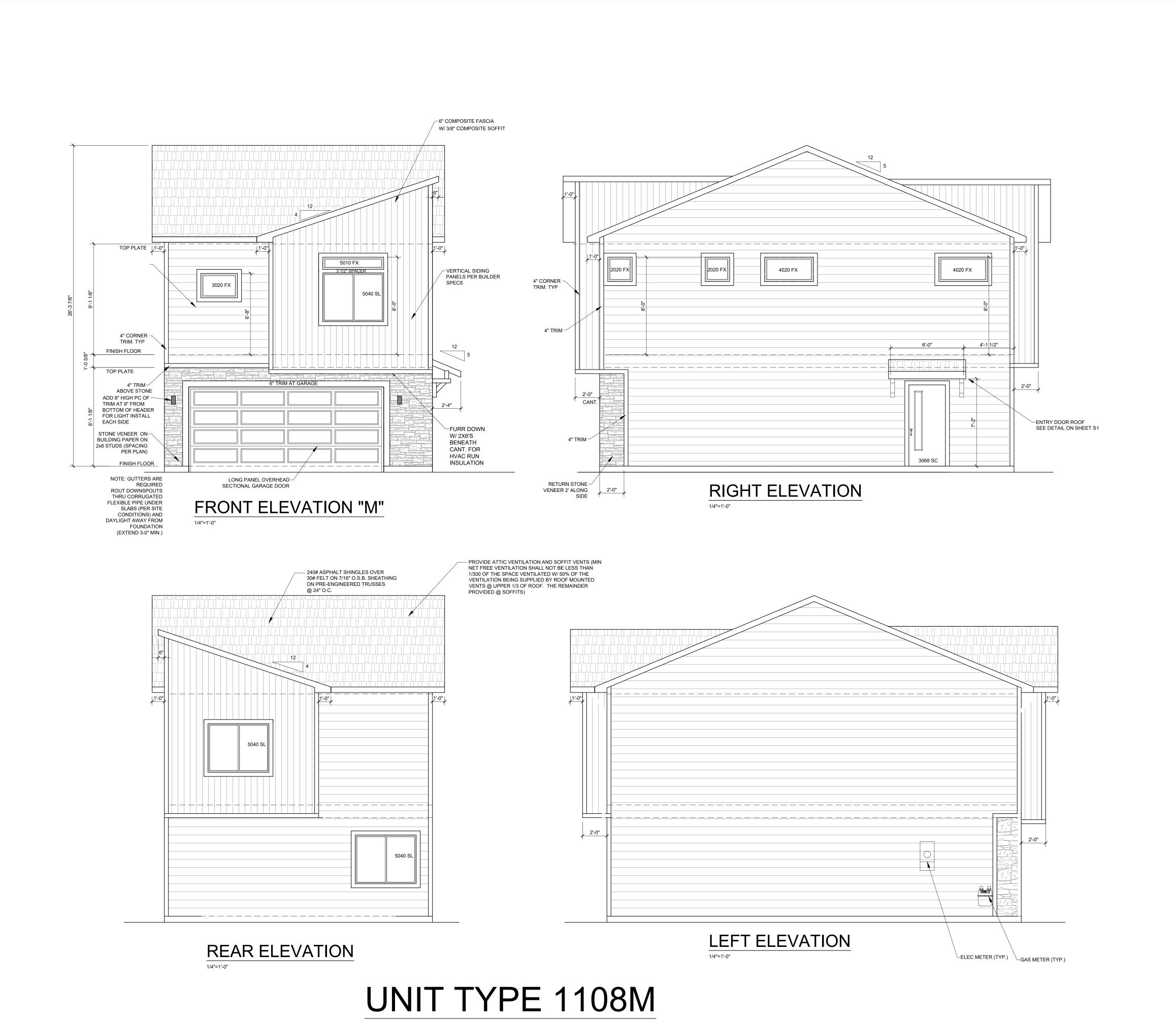
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		04.09.25	TMK	PER CITY COMMENT	
		05.14.25	TMK	PER CITY COMMENT	
	07.09.25	TMK	PER CITY COMMENT		
	EVISION	08.12.25	TMK	PER CITY COMMENT	
	REVI.				

LANDSCAPE DETAILS

10 of 24 PDZ-25-0018

COLORADO OLYMPIC CITY USA Land Use Review Approved 09-12-2025 9:46:45 AM

Allison Stocker



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CHALLENGER
HOMES

CHALLENGER BUILDING, LLC.
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920

SHEET NAME
ELEVATIONS- 1108M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

DRAWN BY:

SUBMITTALS / REVISIONS

AND STE TYPE

BY

TYPE

BY

TYPE

TYPE

TYPE

BY

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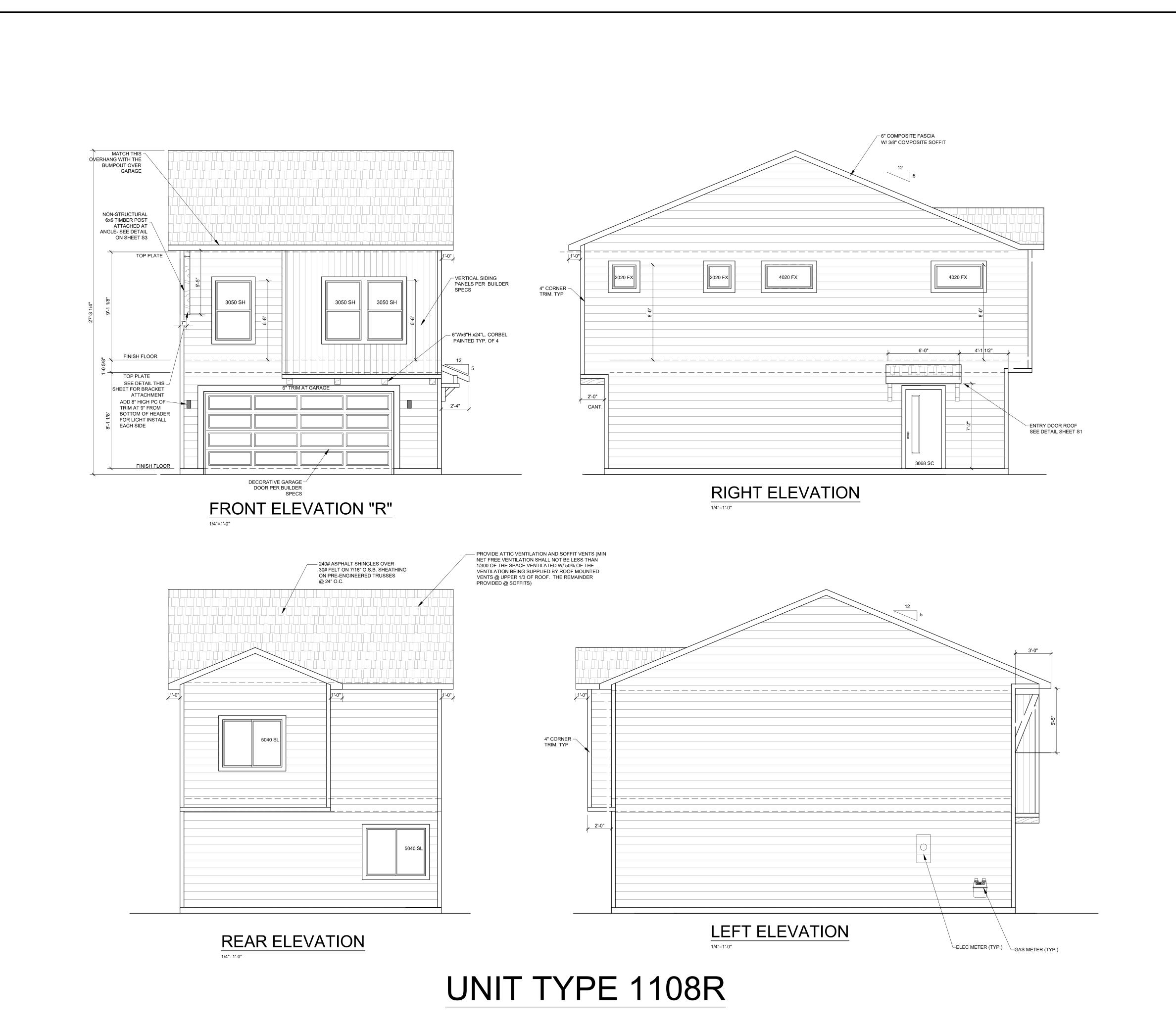
SUBMITTALS / REVISIONS

E TYPE BY DATE

DPEN-25-0018
SHEET NUMBER

Land Use Review Approved

COLORADO SPRINGS OLYMPIC CITY USA



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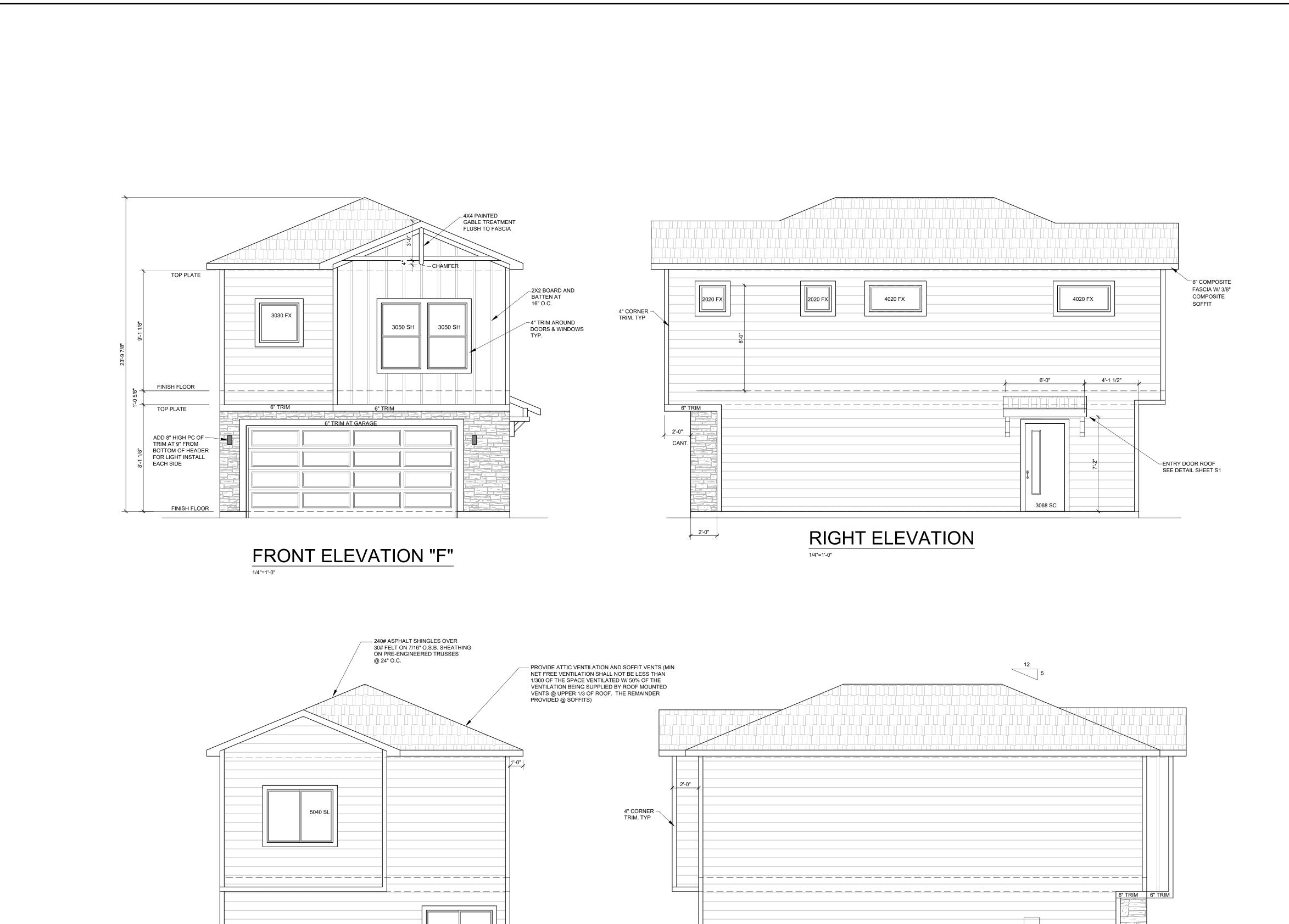
SHEET NAME ELEVATIONS- 1108R STAMPS/ENDORSEMENTS

1/15/2025

DPEN-25-0018

Land Use Review

9:46:45 AM Allison Stocker



UNIT TYPE 1108F

REAR ELEVATION

LEFT ELEVATION

ELEC METER (TYP.) GAS METER (TYP.)

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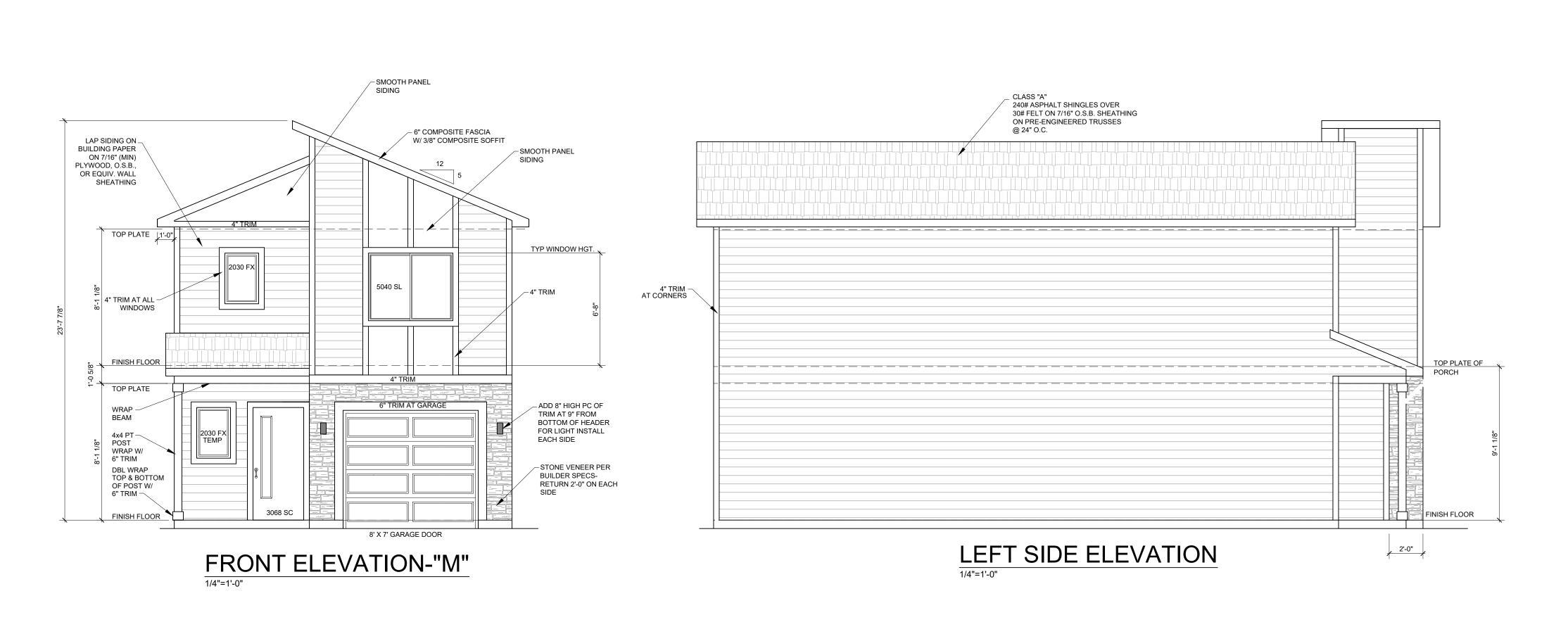
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PROJECT NAME
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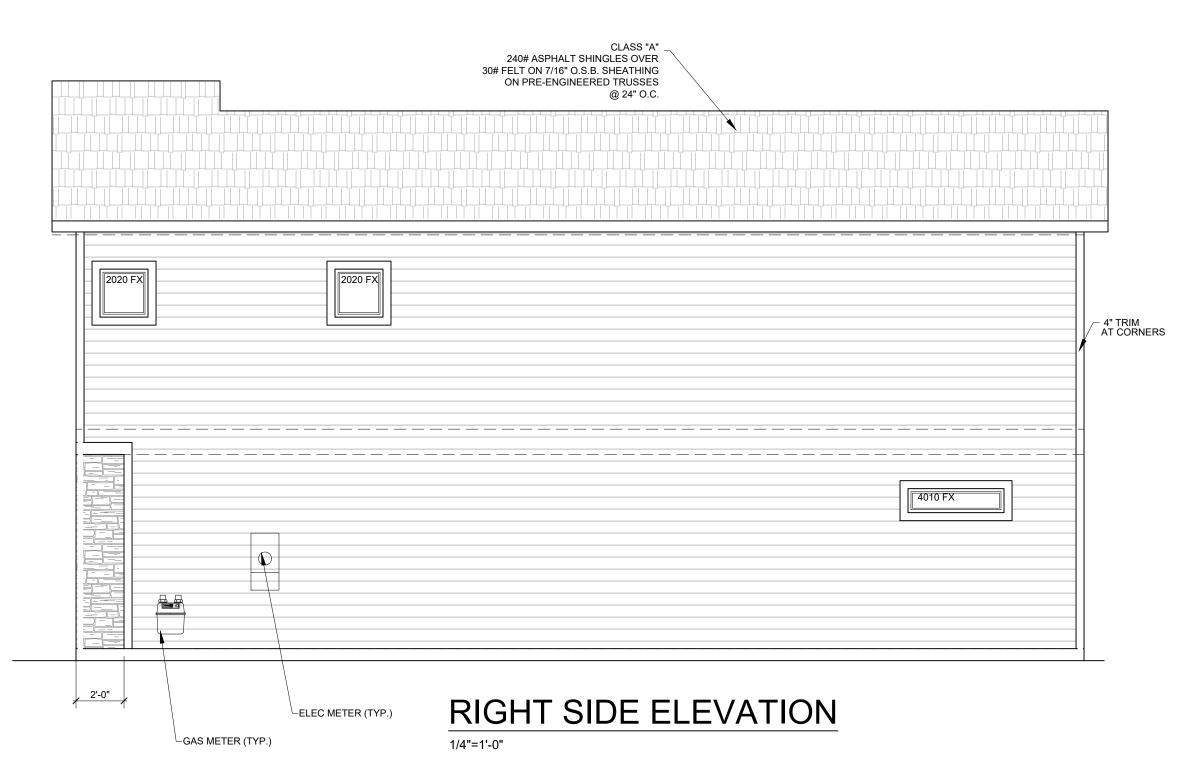
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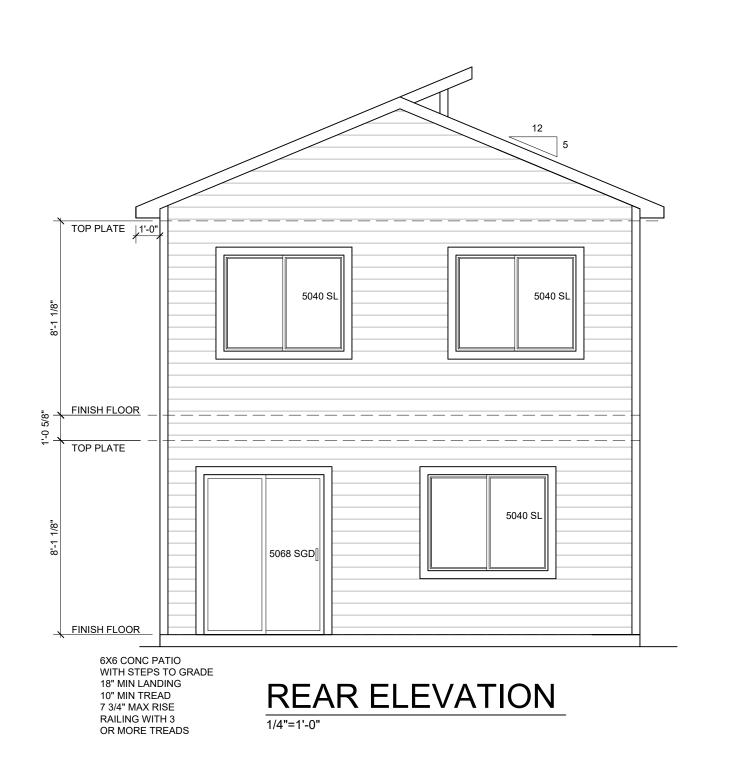
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Land Use Review **Approved** 







UNIT TYPE 1367M

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CHALLENGER
HOMES

CHALLENGER BUILDING, LLC.
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920

SHEET NAME

ELEVATIONS- 1367M

PROJECT NAME

DAKOTA CROSSING

DATE:

1/15/2025

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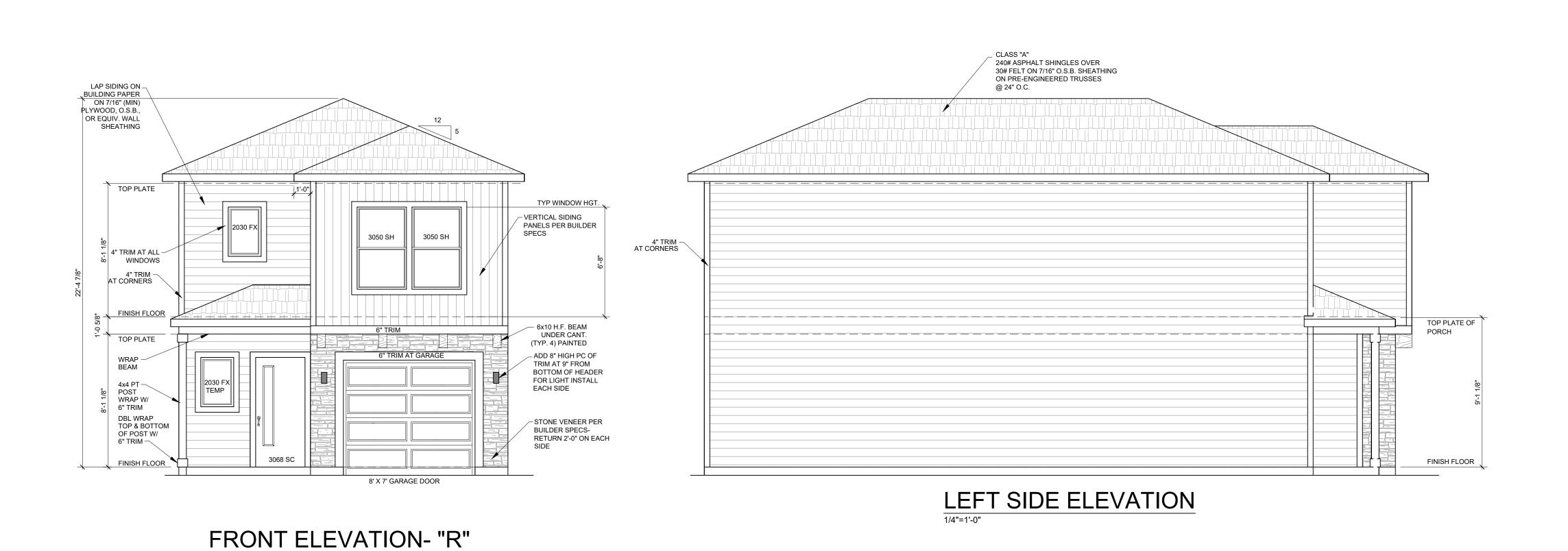
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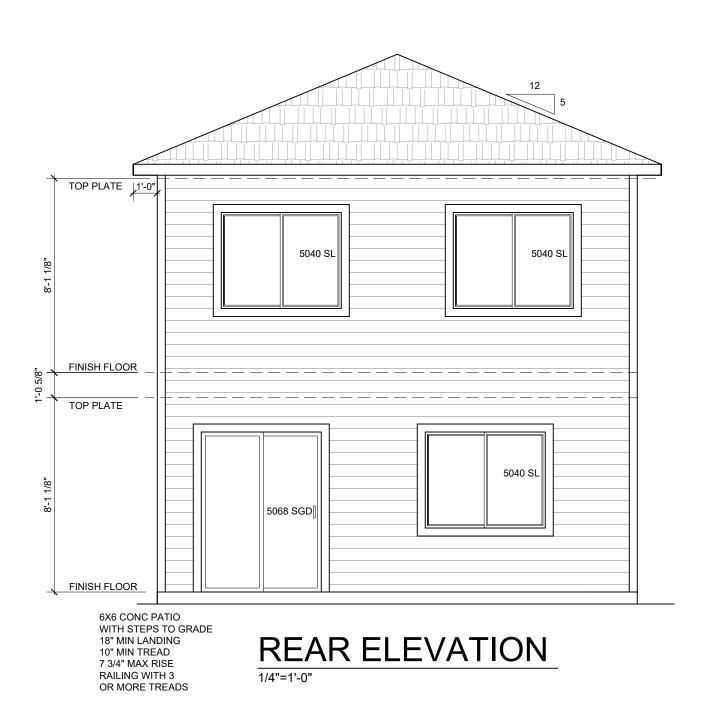
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Land Use Review Approved

99-42-2025
9:46:45 AM
Allison Stocker



240# ASPHALT SHINGLES OVER 30# FELT ON 7/16" O.S.B. SHEATHING ON PRE-ENGINEERED TRUSSES @ 24" O.C. 4010 FX RIGHT SIDE ELEVATION 2'-0"



UNIT TYPE 1367R

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CHALLENGER HOMES

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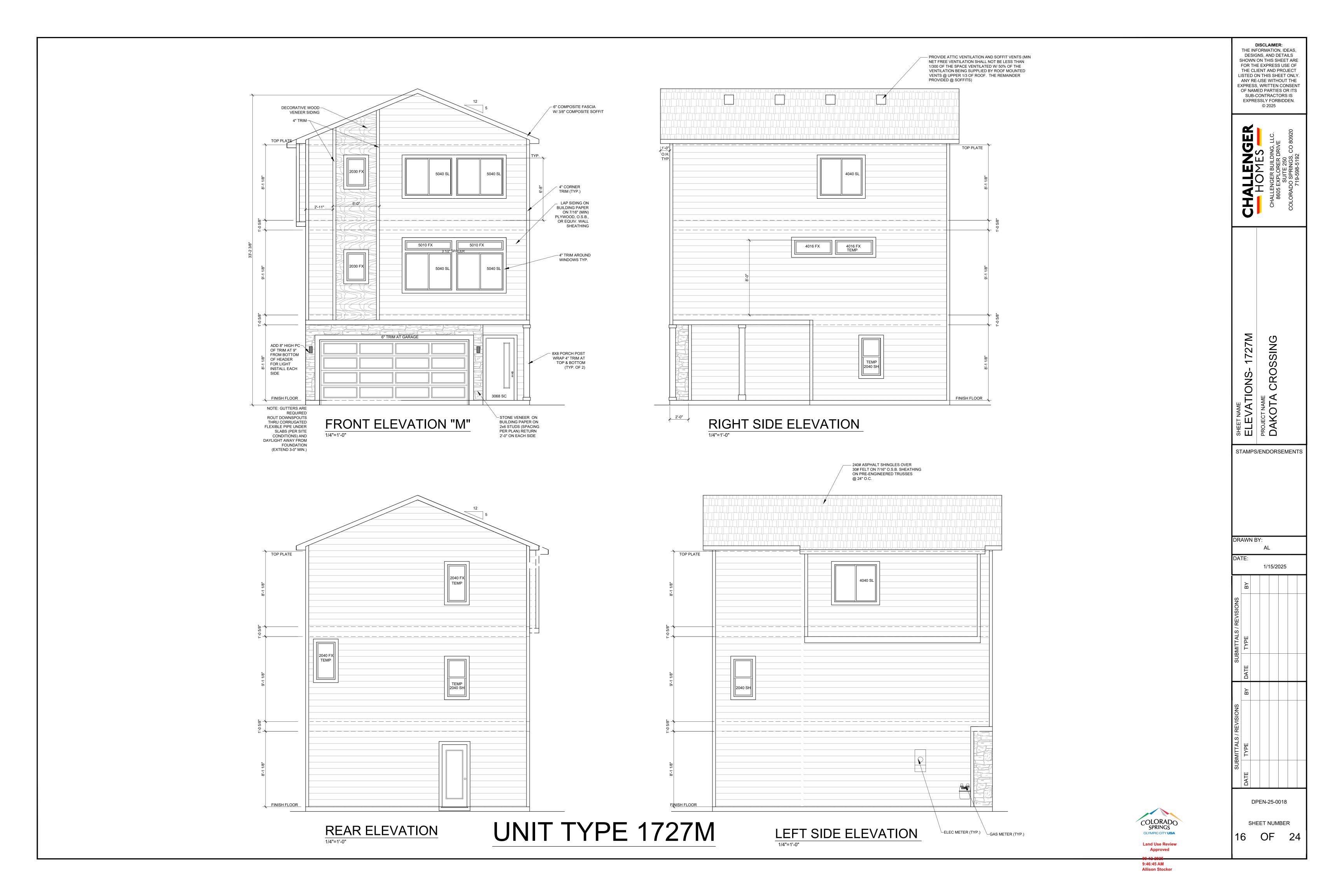
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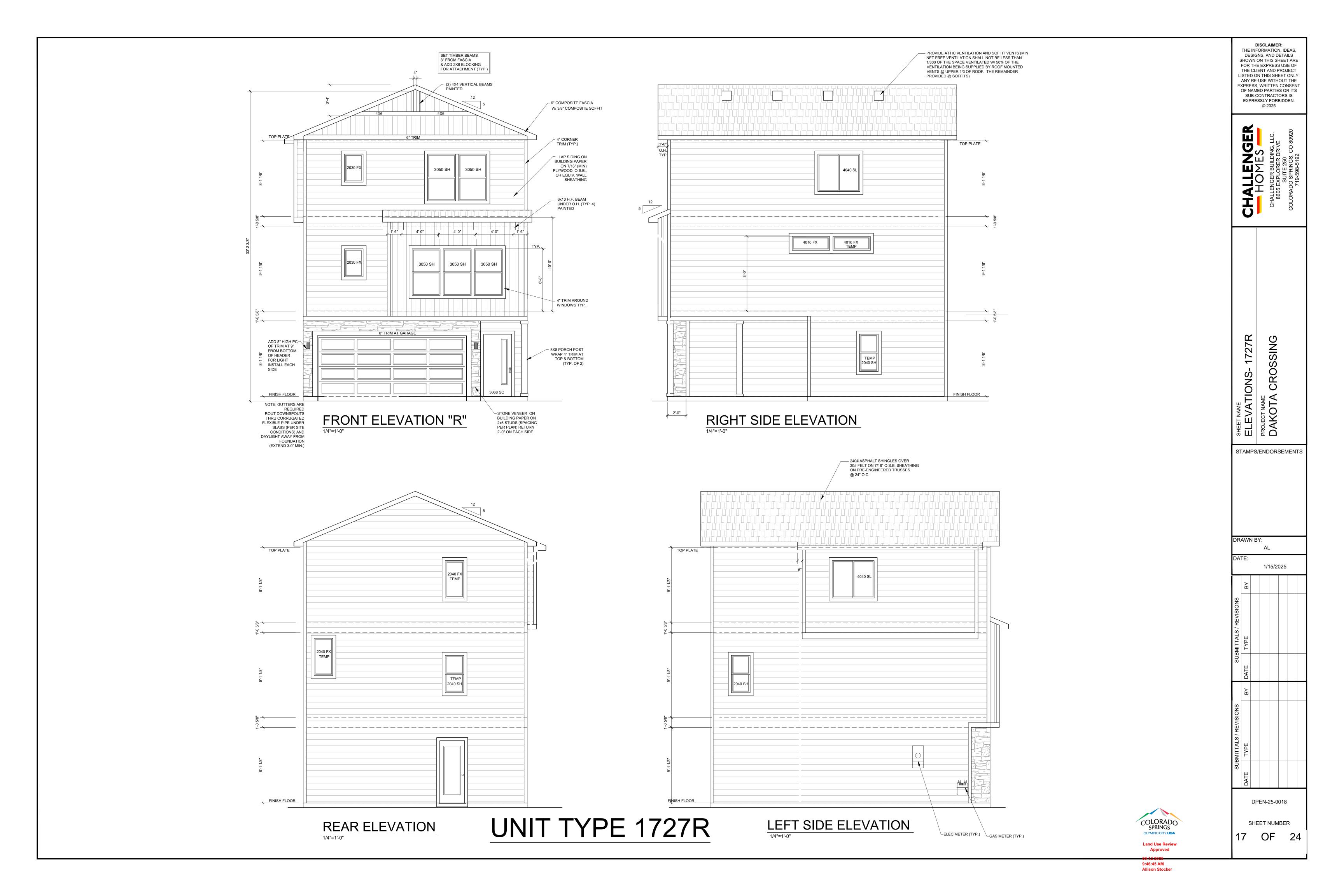
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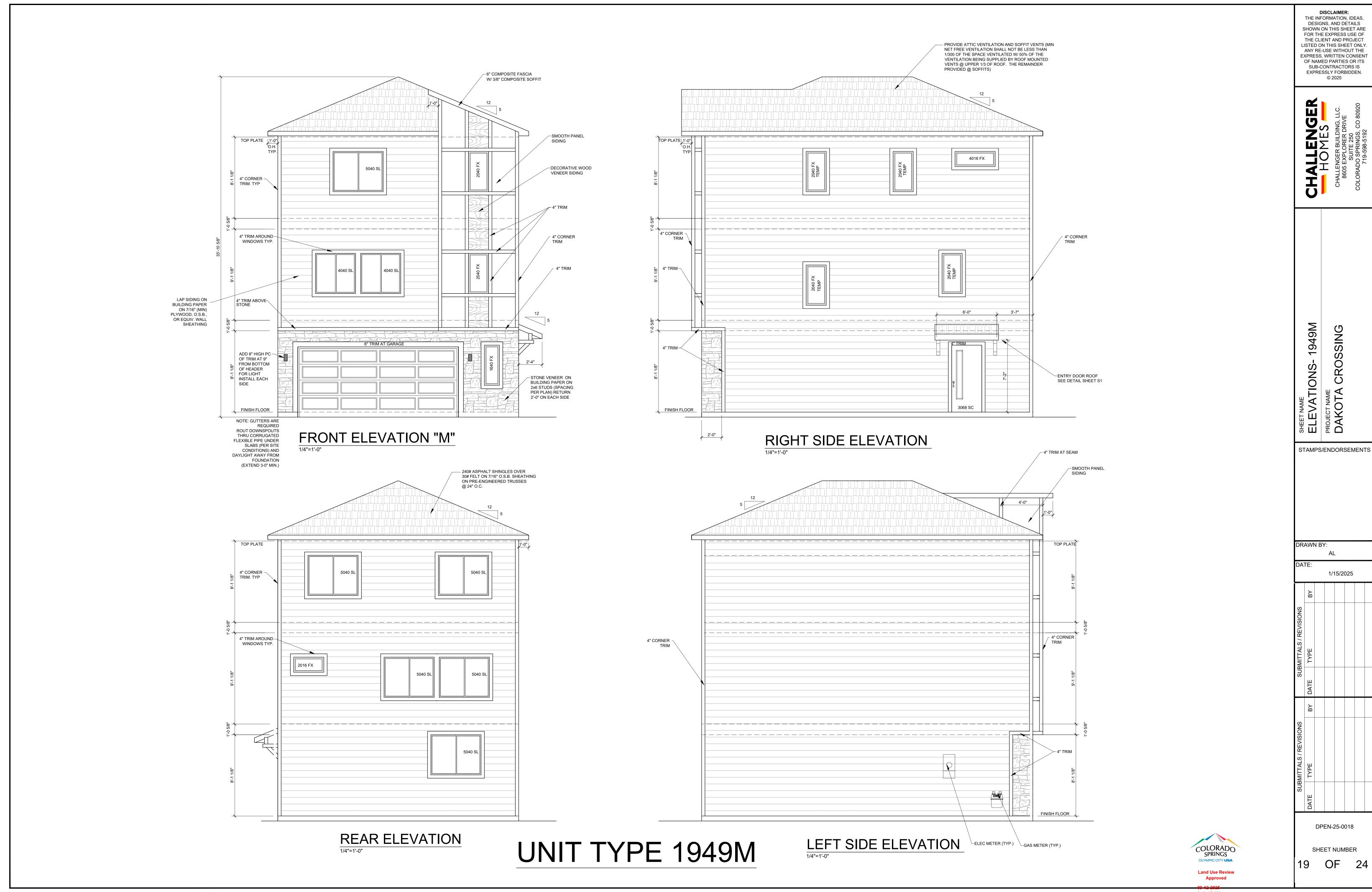
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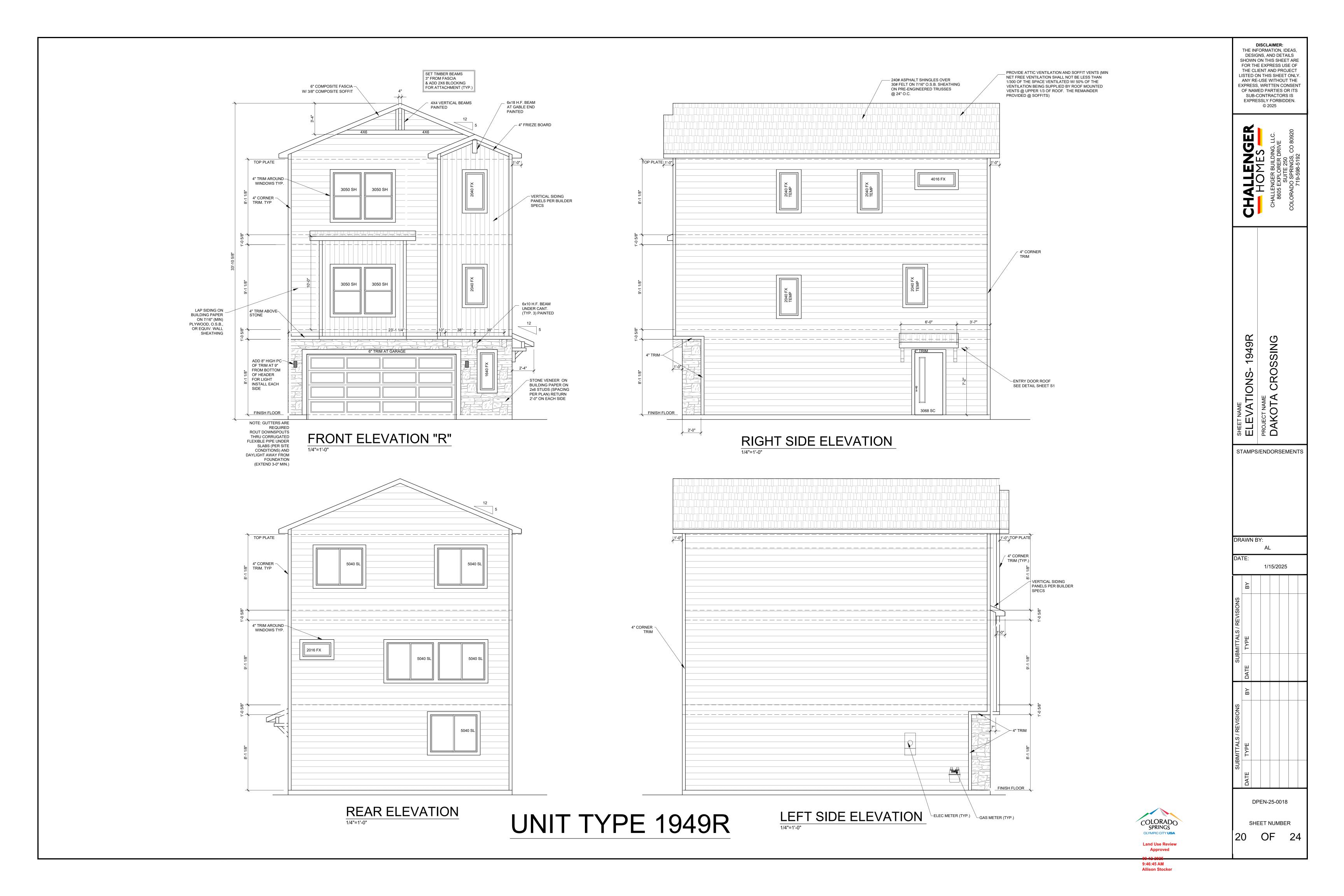


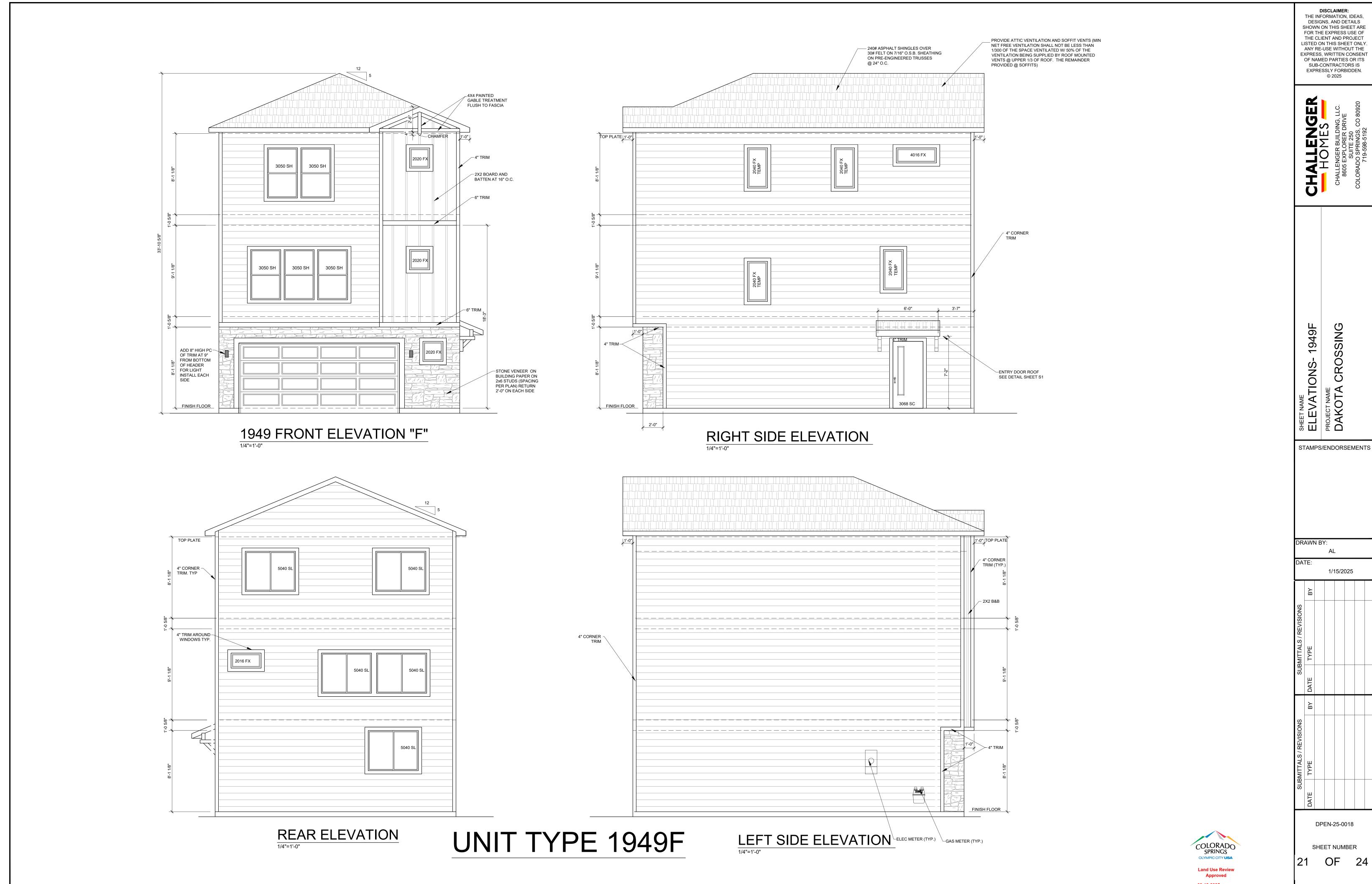






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