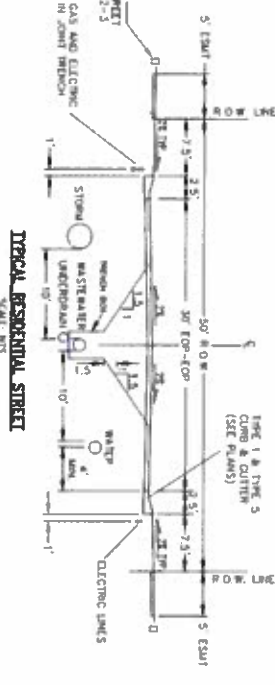
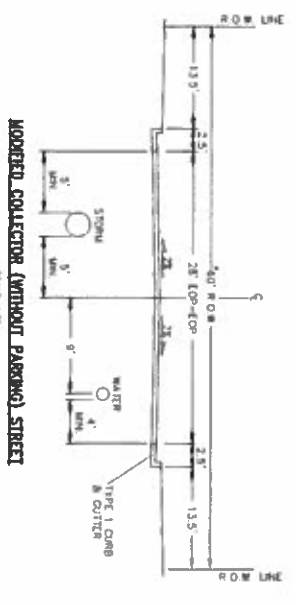
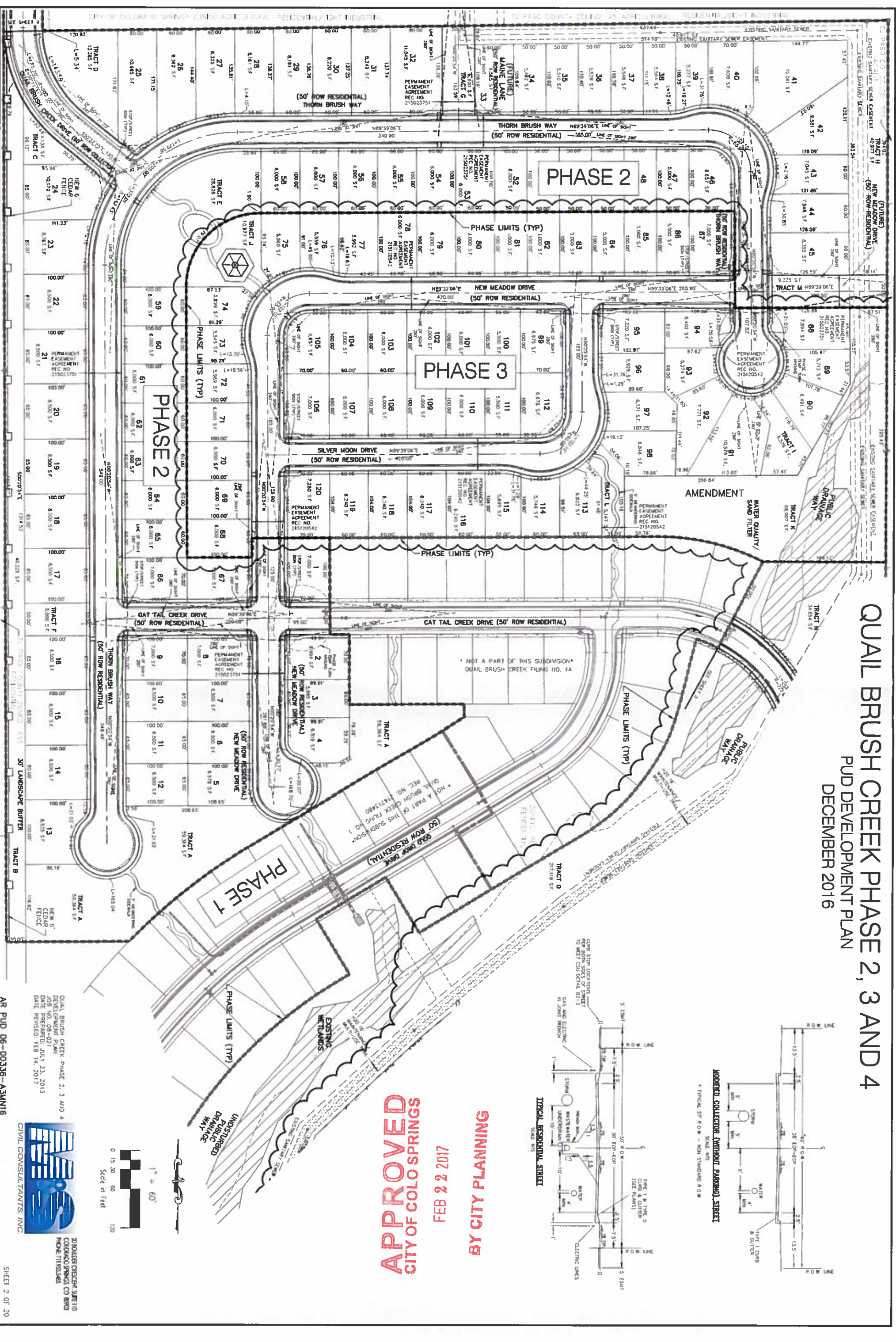
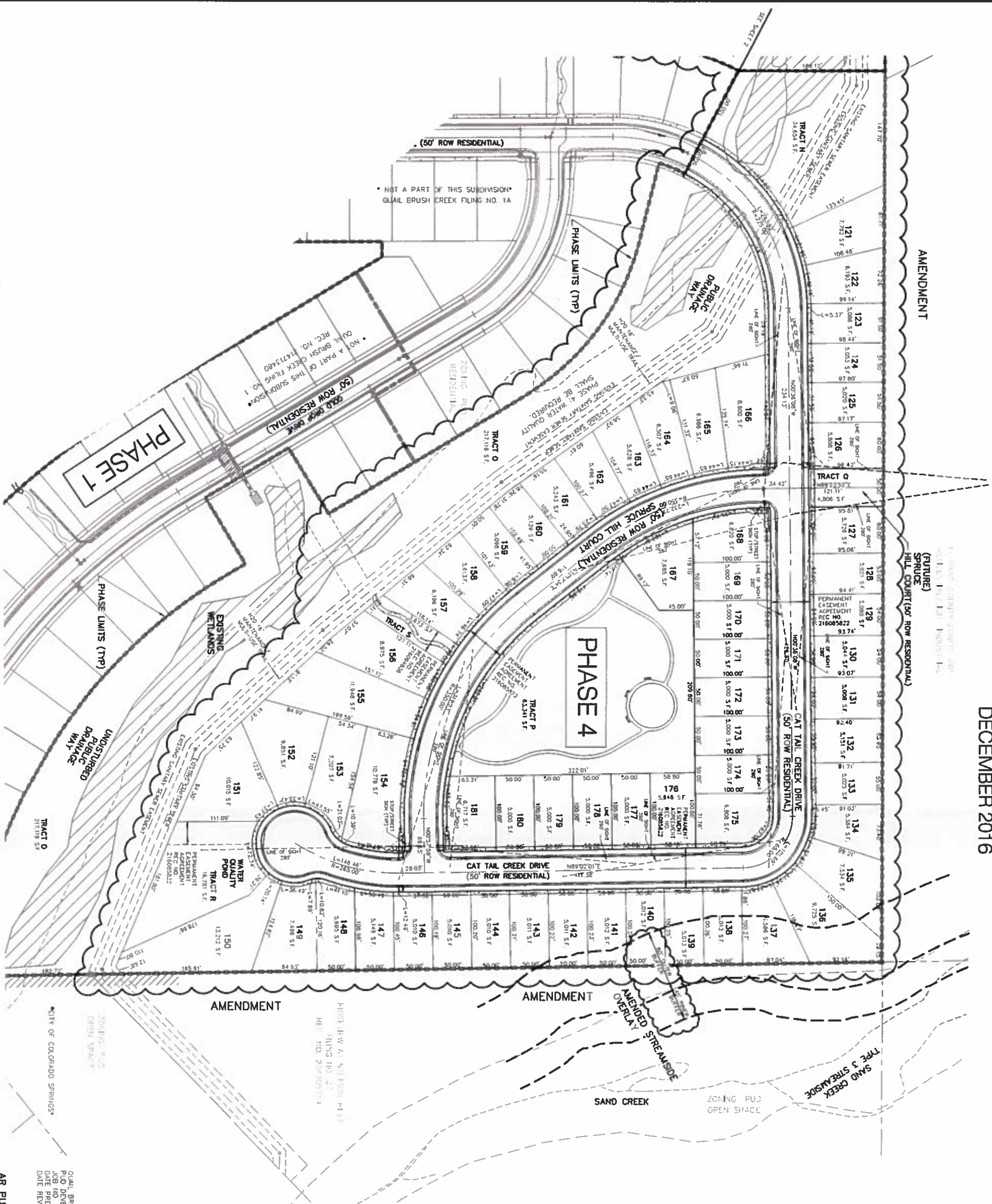


QUAIL BRUSH CREEK PHASE 2, 3 AND 4
PUD DEVELOPMENT PLAN
DECEMBER 2016



APPROVED
SIGNED FOR CITY
L102 2 & 3 FEB 16
GINNANTIA BY

DECEMBER 2016



APPROVED
CITY OF COLO SPRINGS

FEB 22 2017

BY CITY PLANNING

§

$$I = 60^\circ$$

Score in Feet	Number of Students
0 - 15	1
15 - 30	2
30 - 60	3
60 - 120	8

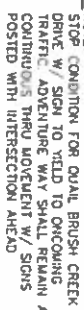
QUAL BRUSH CREEK PHASE 2, 3 AND 4
BID DEVELOPMENT PLAN

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.3485

AR PUD 06-00336-A3MN16

SHEET 3 OF 20

**PUD DEVELOPMENT PLAN
DECEMBER 2016**



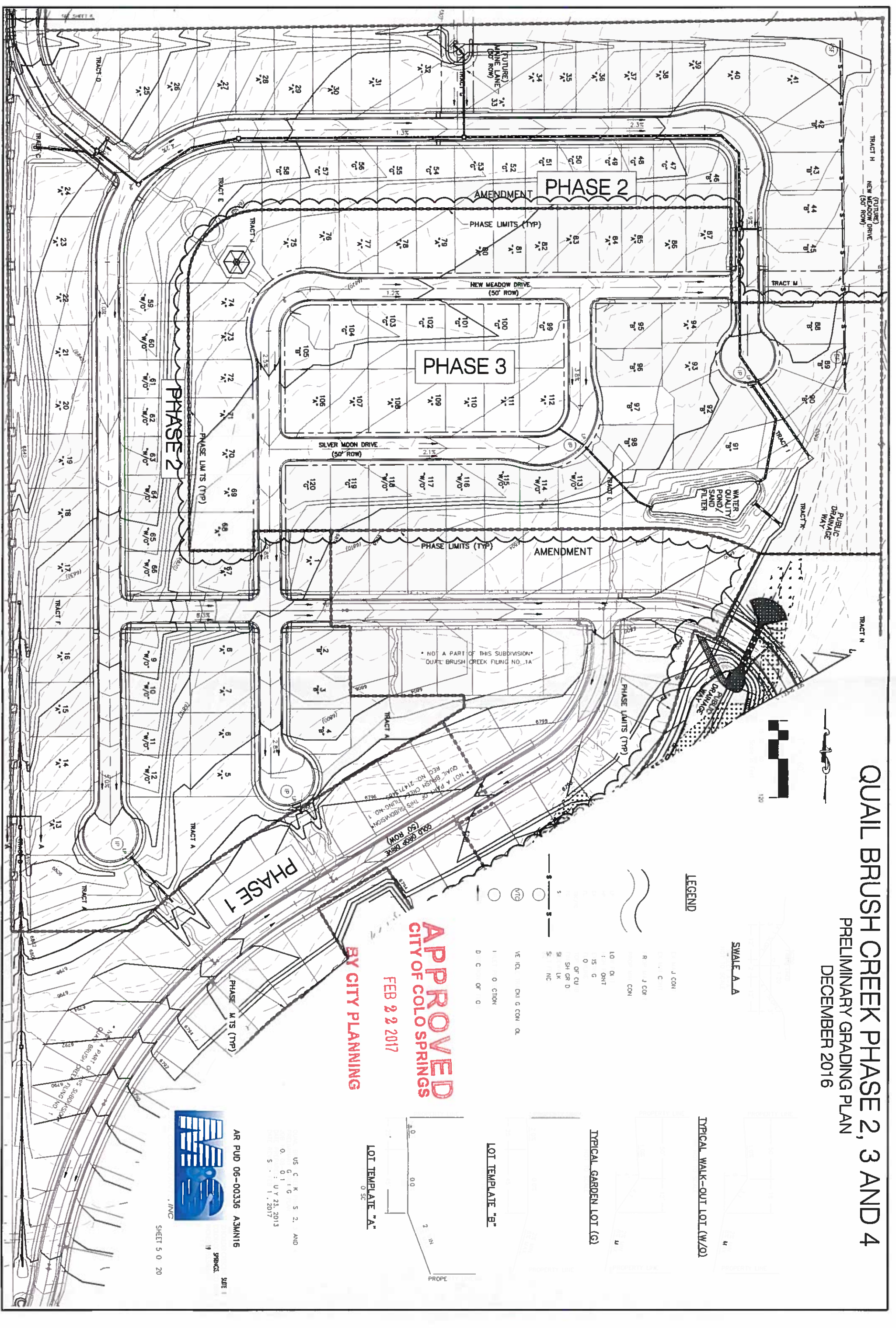
FEB 22 2017

BY CITY PLANNING

QUAIL BRUSH CREEK PHASE 2, 3 AND
PUD DEVELOPMENT PLAN
JOB NO. 08-021
DATE PREPARED: JULY 23, 2013
DATE REVISED: FEB 14, 2017



QUAIL BRUSH CREEK PHASE 2, 3 AND 4
PRELIMINARY GRADING PLAN
DECEMBER 2016



SWALE A.A

LEGEND

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- D C OF O

TYPICAL WALK-OUT LOT (W/O)

TYPICAL GARDEN LOT (G)

LOT TEMPLATE "B"

LOT TEMPLATE "A"

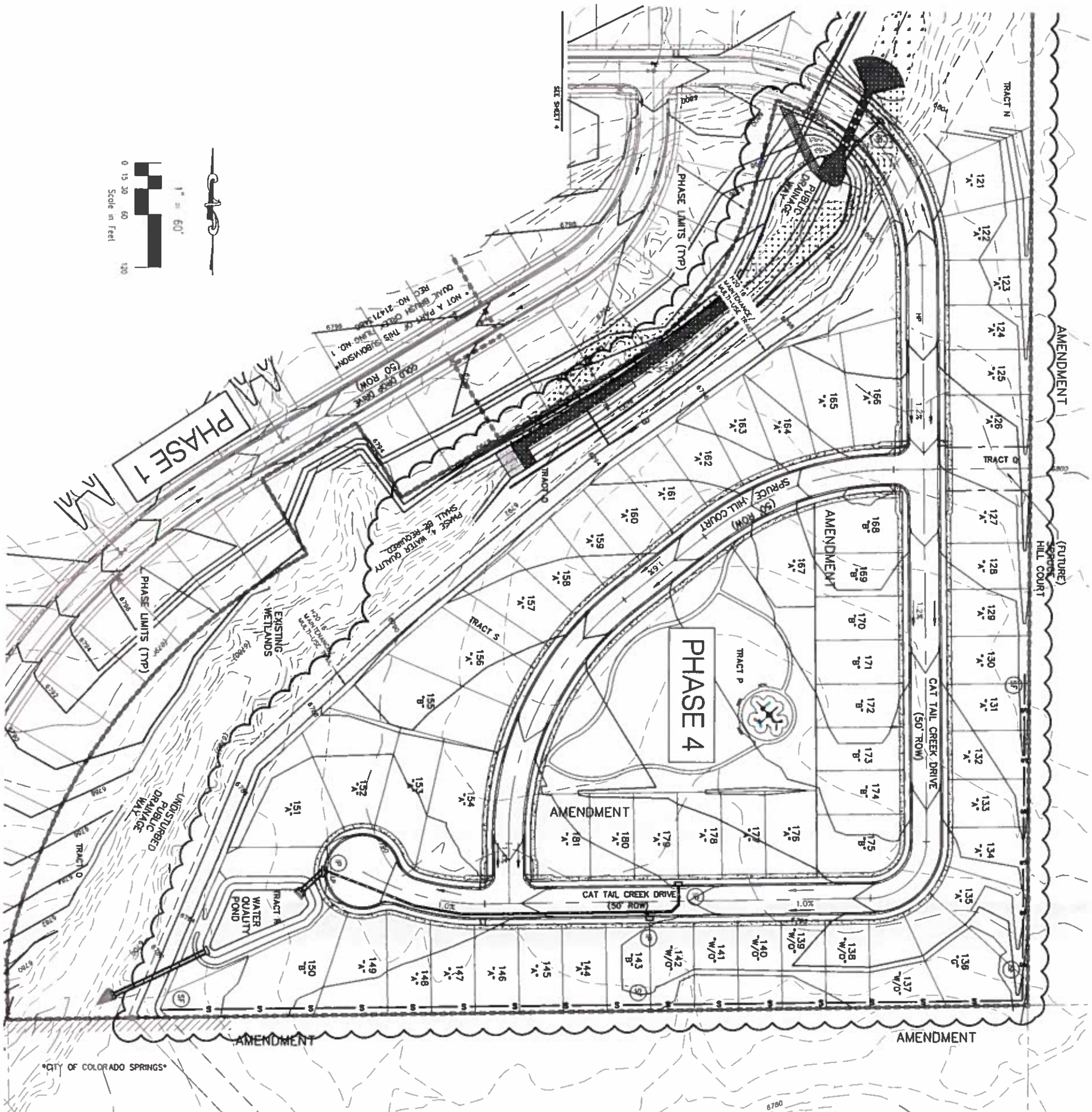
APPROVED
CITY OF COLO SPRINGS
FEB 22 2017

BY CITY PLANNING



AR PUD 06-00336 ADMIN16

QUAIL BRUSH CREEK PHASE 2, 3 AND 4
PRELIMINARY GRADING PLAN
DECEMBER 2016

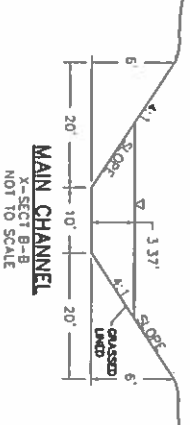


STANDARD GRADING, EROSION AND STORMWATER
QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBED BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PARTY SHALL COMPLY WITH THE BASE GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN. THE PLAN SHALL BE MAINTAINED ON THE DISTURBED AREA UNTIL THE DISTURBED AREA IS RESTORED TO ITS ORIGINAL CONDITION OR BETTER.
2. NO GRADING, STORMWATER, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL THE EROSION AND STORMWATER QUALITY CONTROL PLAN IS APPROVED BY THE CITY OF COLORADO SPRINGS. THE PLAN SHALL BE MAINTAINED ON THE DISTURBED AREA UNTIL THE DISTURBED AREA IS RESTORED TO ITS ORIGINAL CONDITION OR BETTER.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BEST MANAGEMENT PRACTICES (BMPs) SHALL BE COMPLETED WITHIN 14 DAYS OF THE START OF CONSTRUCTION. CALL CITY ENGINEER FOR INSPECTION. SEE 300-3000-40 FOR MORE INFORMATION.
4. SEDIMENT (LID AND DRIP) TRANSPORTED ONTO A PUBLIC ROAD, RECREATION OR THE SIZE OF THE SITE SHALL BE CLEARED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUN OFF TO STATE HIGHWAYS, INCLUDING ANY SERVICE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY OTHER DISTURBED AREAS SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 14 DAYS OF THE START OF CONSTRUCTION. CALL CITY ENGINEER FOR INSPECTION. SEE 300-3000-40 FOR MORE INFORMATION.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-APPROVAL BY THE CITY OF COLORADO SPRINGS. GRADING DOES NOT CONSTITUTE A CHANGE IN THE EROSION CONTROL PLAN. A CHANGE IN THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR APPROVAL. SEE 300-3000-40 FOR MORE INFORMATION.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DRAINAGE OR FLOW OF ANY EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EXISTENT ON RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EXISTENT MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY APPROVALS. IF IT IS DETERMINED THAT THE PLAN DOES NOT COMPLY WITH THE CITY OF COLORADO SPRINGS UTILITY EXISTENT ON UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY EXISTENT. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN SHALL BE THE RESPONSIBILITY OF THE APPLICANT. THE PLAN SHALL BE MAINTAINED ON THE DISTURBED AREA UNTIL THE DISTURBED AREA IS RESTORED TO ITS ORIGINAL CONDITION OR BETTER. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE UTILITY ACCESS IS THE APPLICANT'S EXPENSE.

EROSION CONTROL NOTES:

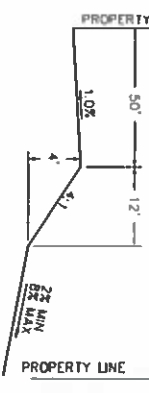
1. ALL SITES DURING THE CONSTRUCTION OF THE PROJECT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS RESTORED TO ITS ORIGINAL CONDITION OR BETTER. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE DISTURBED AREA IS RESTORED TO ITS ORIGINAL CONDITION OR BETTER.
2. ALL SEDIMENT TRAPS SHALL BE CLEARED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL, STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES Awaiting PERMITS, ETC.), VEGETATION SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS RELOADED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT BARE FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER DIRT AND FILL AREAS. TOPSOIL SHALL BE STOCKPILED IN AREAS THAT ARE NOT TO BE DISTURBED. TOPSOIL SHALL BE SEEDING AND/OR MULCHED TO PREVENT SOIL LOSS UNTIL TOPSOIL IS USED.
5. TEMPORARY STOCKPILES (OF FILL, ROCKS) DUE TO UTILITY CONSTRUCTION SHALL BE LEFT BARE UNTIL THE CONSTRUCTION TO PREVENT EROSION SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DAMAGE CONSTRUCTION SHALL BE SEEDING AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



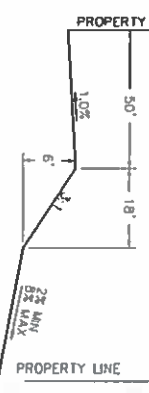
LEGEND

- EX MAJ CONT
- EX MIN CONT
- PROP MAJ CONT
- PROP MIN CONT
- LOW POINT
- HIGH POINT
- EXISTING FLOWLINE
- TOP OF CURB
- FINISH GRADE
- SIDEWALK
- SILT FENCE
- VEHICLE TRACKING CONTROL
- INLET PROTECTION
- DIRECTION OF FLOW

TYPICAL GARDEN LOT (G)

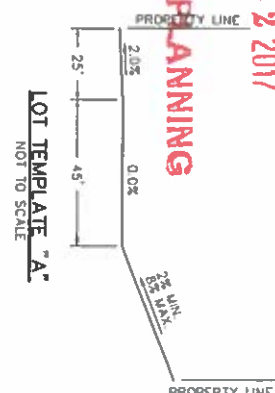


TYPICAL WALK-OUT LOT (W/O)



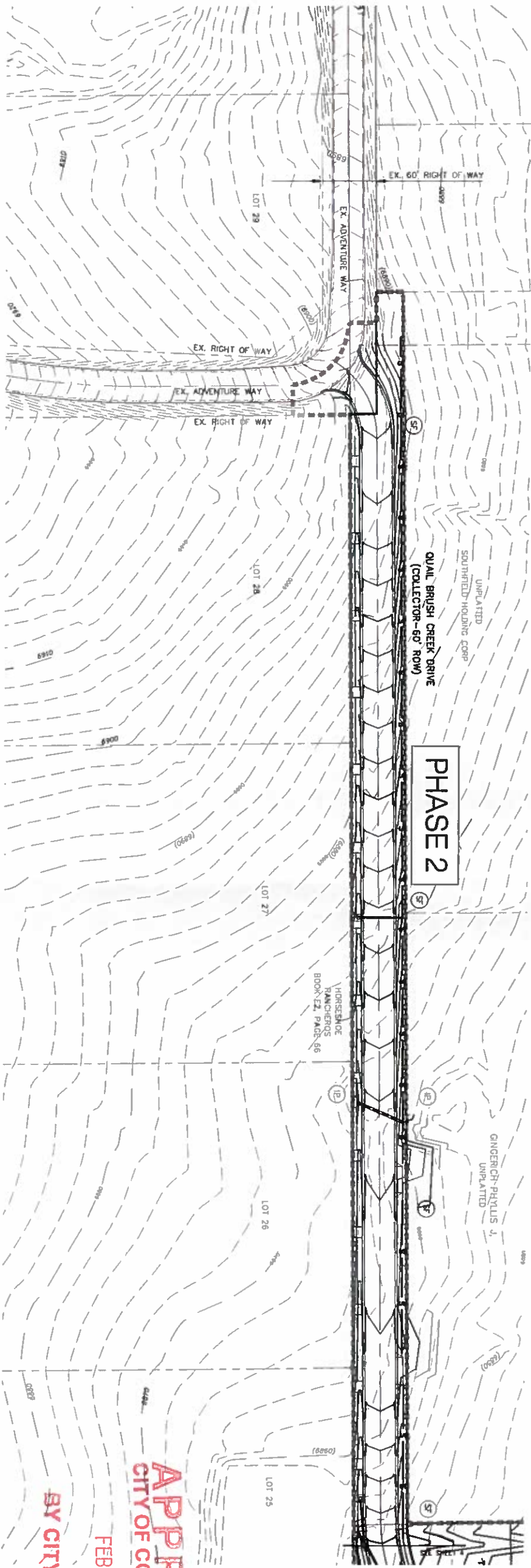
APPROVED
CITY OF COLORADO SPRINGS
FEB 22 2017

BY CITY PLANNING



QUAIL BRUSH CREEK PHASE 2, 3 AND 4
PRELIMINARY GRADING PLAN
DECEMBER 2016

LEGEND	
	EX MAJ CONT
	EX MIN CONT
	PROP MAJ CONT
	PROP MIN CONT
	LOW POINT
	HIGH POINT
	EXISTING
	FLOWLINE
	TOP OF CURB
	FINISH GRADE
	SIDEWALK
	SILT FENCE
	VEHICLE TRACKING CONTROL
	VEHICLE TRACKING CONTROL
	INLET PROTECTION
	DIRECTION OF FLOW



APPROVED
CITY OF COLO SPRINGS
FEB 22 2017
BY CITY PLANNING

QUAIL BRUSH CREEK PHASE 2, 3 AND 4
PRELIMINARY GRADING PLAN
JOB NO. 06-02
DATE PREPARED: JULY 23, 2013
DATE REVISED: FEB 14, 2017



CREEK PHASE 2, 3 AND 4 UTILITY AND PUBLIC FACILITY PLAN DECEMBER 2016

UTILITIES LEGEND	
PROPOSED	EXISTING
 WATER	
 FIRE HYDRANT	
 STORM SEWER	
 SANITARY SEWER	
 SANITARY SEWER MANHOLE	

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

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

- [illegible]

SPRING VALLEY
PROVED
OF COLO SPRINGS
FEB 22 2017

QUAL BRUSH CREEK PHASE 2, 3 AND 4
PRELIMINARY UTILITY PLAN
JOB NO. 08-021
DATE PREPARED: JULY 23, 2013
DATE REVISED: FEB 14, 2017
AR PUD 06-00336-A3MN16

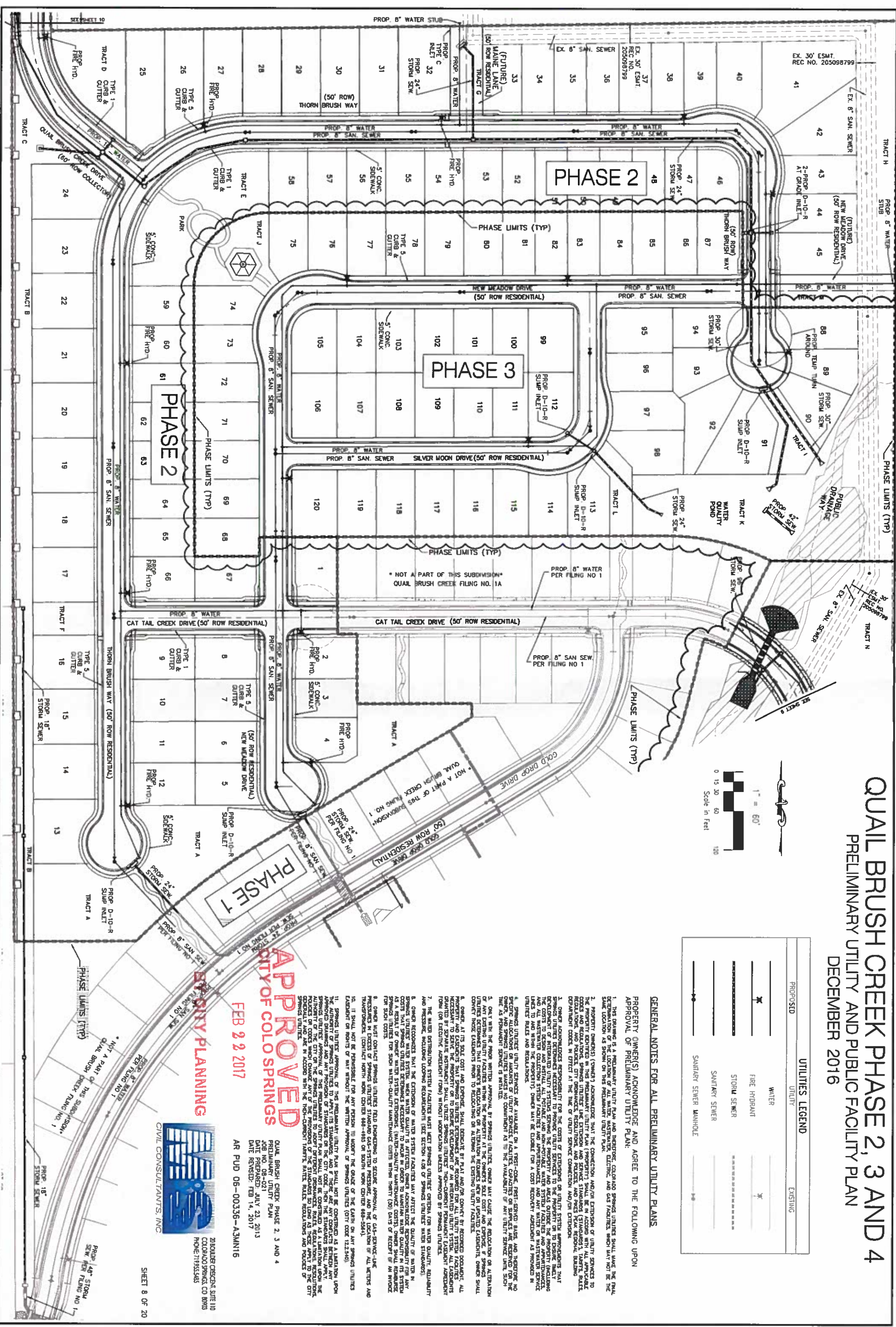
AR PUD 06-00336-A3MN16

BY CITY PLANNING

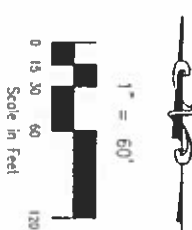


20 BOLDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5435

SHEET 8 of 20



PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN



SANITARY SEWER MAIN

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

- ## 11. SPARKS LIMITED'S APPROVAL OF THE PERFORMANCE UTILITY PLAN SHALL NOT BE CONSIDERED AS A 100%

FEB 22 2017

BY CITY PLANNING