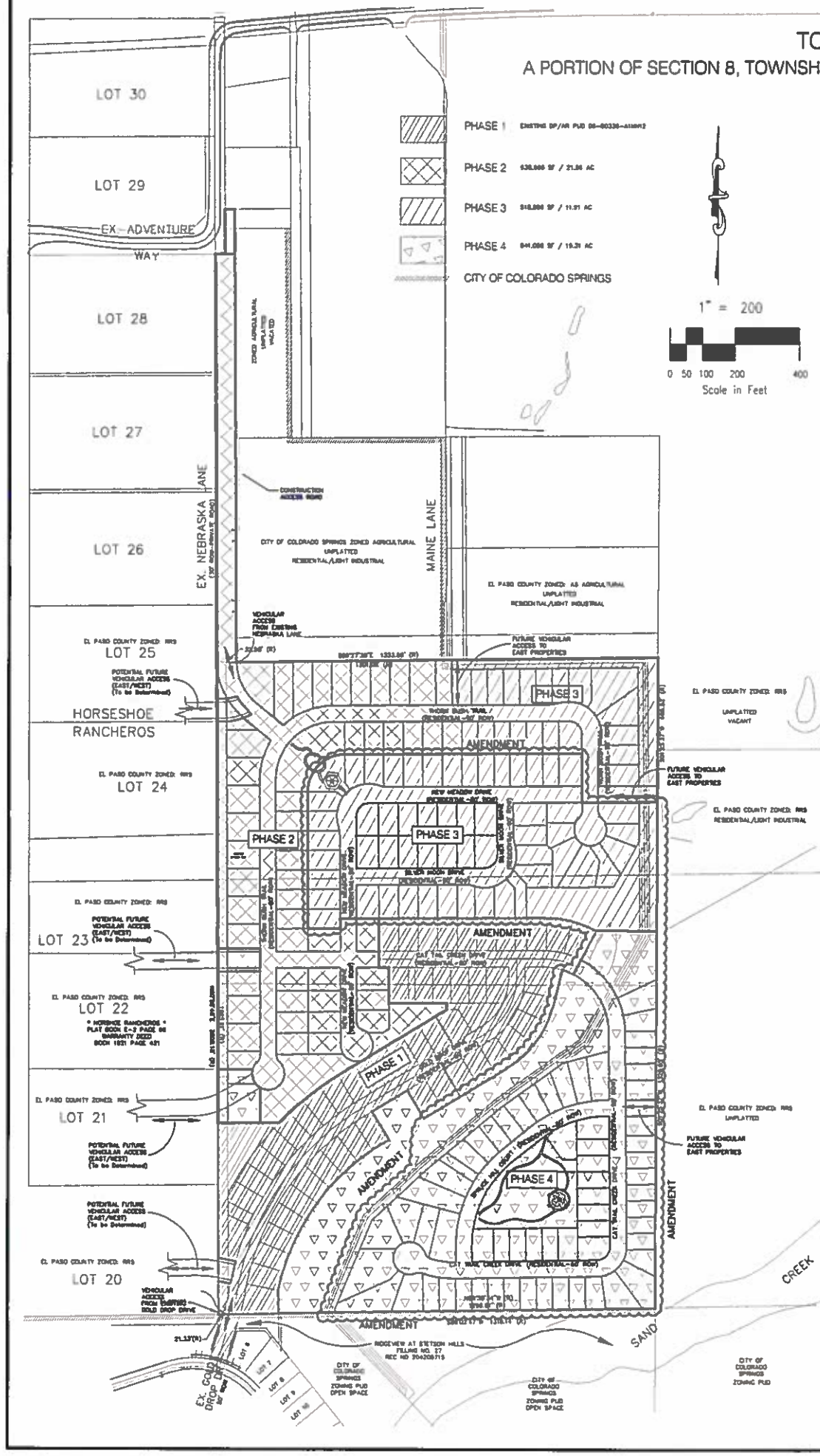
QUAIL BRUSH CREEK PHASE TWO PUD DEVELOPMENT PLAN (MINOR AMENDMENT)

A PORTION OF THE WOODMEN HEIGHTS ADDITION NO. 7

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO

A PORTION OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



SITE DATA:

OWNERS NAME & ADDRESS

RIVERS QUAIL BRUSH, LLC
13530 NORTHGATE ESTATES, DR.
SUITE 200
COLORADO SPRINGS, CO 80921
REESE LUNDGREN, PE (719) 598-5192

COLORADO SPRINGS 1st CHURCH OF THE NAZARENE, INC
4120 E. FOUNTAIN BLVD
COLORADO SPRINGS, CO 80916
(719)-596-5119

CONCEPT PLAN ACREAGE: 62.2 +/- Acres
CONCEPT PLAN: CPC PUP 05-00264: QUAIL BRUSH CREEK PUD CONCEPT PLAN
MASTER PLAN NAME: DUBLIN NORTH
EXISTING ZONING: PUD/AO

DEVELOPMENT SCHEDULE: 2013 - 2018

SPECIAL DISTRICTS:
WOODMEN ROAD METROPOLITAN DISTRICT
WOODMEN HEIGHTS METROPOLITAN DISTRICT

LAND USE: SINGLE-FAMILY DETACHED RESIDENTIAL:
DEVELOPMENT PLAN AREA 52.869 AC
NUMBER OF LOTS: 181
GROSS DENSITY: 3.42 DU/AC (PER NOTE #8, SHOULD THE RESERVED TRACTS OF LAND FOR FUTURE RIGHT OF WAY CONNECTIONS BE DEVELOPED WITH SINGLE-FAMILY DETACHED DWELLINGS THE PROJECT WILL ACHIEVE A GROSS DENSITY OF 3.5 DU/AC)
NET DENSITY: 6.60 DU/AC
EXISTING ZONING PUD
AVERAGE LOT SIZE 6,602 SF
MINIMUM LOT SIZE (SF): 5,000 SF
LOT COVERAGE 45%
MAXIMUM BUILDING HEIGHT 30'

TOTAL SITE PERIMETER SETBACKS
A MINIMUM 30' LANDSCAPE BUFFER/SETBACK SHALL BE PROVIDED ON THE WESTERN BOUNDARY OF THIS SITE.

LOT SETBACKS
A MINIMUM SETBACK OF 20' IS REQUIRED FROM THE BACK OF THE SIDEWALK TO THE GARAGE DOOR.

SETBACKS: (STANDARD LOT)

FRONT	20' TO GARAGE; 10' MIN. TO NON-GARAGE
REAR	15' MIN.
SIDE	5' MIN.
GARAGE DOOR TO SIDEWALK	20' MIN.

SETBACKS: (STANDARD CORNER LOT)

FRONT	20' TO GARAGE; 10' MIN. TO NON-GARAGE
SIDE FRONT	10' TO BUILDING
REAR	15' MIN.
SIDE	5' MIN.
GARAGE DOOR TO SIDEWALK	20' MIN.

PUBLIC IMPROVEMENTS:
INCLUDING ALL STREETS, STORM SEWER FACILITIES AND UTILITIES.

SIZE:	TRACTS:	TYPE:	OWNERSHIP & MAINTENANCE:
59,364 SF.	TRACT A	LANDSCAPE/PARK, OPEN SPACE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, PED. ACCESS & FUTURE RIGHT OF WAY EXTENSION.	DEVELOPER/H.O.A.
40,225 SF.	TRACT B	30' LANDSCAPE BUFFER/SETBACK, DRAINAGE, PUBLIC IMPROVEMENTS, PED. ACCESS, & FUTURE RIGHT OF WAY EXTENSION	DEVELOPER/H.O.A.
4,138 SF.	TRACT C	LANDSCAPE, DRAINAGE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS, PED. ACCESS, & FUTURE RIGHT OF WAY EXTENSION.	DEVELOPER/H.O.A.
13,385 SF.	TRACT D	LANDSCAPE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED ACCESS	H.O.A. - Neighborhood
28,628 SF.	TRACT E	LANDSCAPE/PARK, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
3,000 SF.	TRACT F	PUBLIC UTILITES, PUBLIC IMPROVEMENTS, PED. ACCESS & FUTURE RIGHT OF WAY EXTENSION	DEVELOPER/H.O.A.
6,930 SF.	TRACT G	(FUTURE) MAINE LANE STREET EXTENSION ROW PRESERVATION, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS (TO BE BUILT BY OTHERS WHEN AND IF THE PROPERTY TO THE NORTH IS DEVELOPED)	DEVELOPER/H.O.A.
40,977 SF.	TRACT H	LANDSCAPE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
8,576 SF.	TRACT I	LANDSCAPE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
10,977 SF.	TRACT J	LANDSCAPE/PARK, DRAINAGE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED ACCESS	H.O.A. - Neighborhood
68,007 SF.	TRACT K	LANDSCAPE, OPEN SPACE, DRAINAGE CHANNEL, PUB UTILITIES, PUB IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
5,147 SF.	TRACT L	LANDSCAPE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS, & PED ACCESS	H.O.A. - Neighborhood
9,225 SF.	TRACT M	(FUTURE) NEW MEADOWS DRIVE STREET EXTENSION ROW PRESERVATION, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS, PED. ACCESS (TO BE BUILT BY OTHERS WHEN AND IF THE PROPERTY TO THE EAST IS DEVELOPED)	DEVELOPER/H.O.A.
34,654 SF.	TRACT N	LANDSCAPE, OPEN SPACE, DRAINAGE CHANNEL, PUB UTILITIES, PUB IMPROVEMENTS & PED. ACCESS -	H.O.A - Neighborhood
217,119 SF.	TRACT O	LANDSCAPE, OPEN SPACE, DRAINAGE CHANNEL, PUB UTILITIES, PUB IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
63,341 SF.	TRACT P	LANDSCAPE/PARK, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
4,808 SF.	TRACT Q	(FUTURE) SPRUCE HILL COURT STREET EXTENSION ROW PRESERVATION, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS (TO BE BUILT BY OTHERS WHEN AND IF THE PROPERTY TO THE EAST IS DEVELOPED)	H.O.A. - Neighborhood DEVELOPER/H.O.A.
16,781 SF.	TRACT R	LANDSCAPE, DRAINAGE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood
3,673 SF.	TRACT S	LANDSCAPE, PUBLIC UTILITES, PUBLIC IMPROVEMENTS & PED. ACCESS	H.O.A. - Neighborhood

MAINTENANCE:
THE QUAIL BRUSH CREEK H.O.A. TO OWN AND MAINTAIN ALL OPEN SPACE, LANDSCAPING, POCKET PARKS BUFFERS, PERIMETER FENCING AND TRAILS FOUND THROUGHOUT THIS SUBDIVISION UNLESS NOTED DIFFERENTLY.
DESCRIPTION: DEVELOPER TO OWN ALL R.O.W. RESERVATION TRACTS

NOTES:
1. 50' RIGHT-OF-WAY REQUIRES A 5' EASEMENT & 5' DETACHED AND 6' ATTACHED SIDEWALKS ON BOTH SIDES OF THE STREET AS REQUIRED BY CITY TRAFFIC STANDARDS.

2. THIS PROPERTY IS SUBJECT TO THE FINDINGS WITHIN THE PRELIMINARY SUBSURFACE SOIL INVESTIGATION REPORT QUAIL BRUSH CREEK, PHASE 2 & 3, PREPARED BY RMG ARCHITECTS & ENGINEERS - DATED MAY 18, 2015, JOB NO. 145954 & A COPY OF SAID REPORT BEING SUBMITTED WITH 2016 AMENDMENT TO ORIGINAL AR-PUD 06-00336. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVE., #401, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

3. PRIOR TO GRADING PLAN APPROVAL, AN AGREEMENT WITH THE AFFECTED PROPERTY OWNER MUST BE PROVIDED TO THE CITY OF COLORADO SPRINGS ENGINEERING SUBDIVISION REVIEW.

4. ALL INTERSECTIONS SHALL BE DESIGNED USING APPROPRIATE VISIBILITY TRIANGLES.

5. SCHOOL AND PARK FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT THE TIME OF PLATTING

6. ACCORDING TO FEMA MAP #08041 C0537 f, March 18, 1997. NO PORTION OF THIS DEVELOPMENT IS LOCATED WITHIN DESIGNATED FLOODPLAIN. ZONE X.

7. THIS DEVELOPMENT PLAN IS LOCATED WITHIN AND IS SUBJECT TO WOODMEN HEIGHTS METRO DISTRICT AND WOODMEN ROAD METRO DISTRICT REQUIREMENTS AND PLATTING AND BUILDING PERMIT FEES.

8. LOTS ARE ELIGIBLE FOR THE NEW HOME STREET TREE PROGRAM WHICH PROVIDES A DECIDUOUS TREE FOR EACH LOT'S FRONT PARKWAY. RESIDENTS AND/OR THE DEVELOPER CAN CALL CITY FORESTRY AT 385-5942 TO REQUEST THE NEW HOME STREET CERTIFICATE.

9. IF IT IS DETERMINED BY THE CITY OF COLORADO SPRINGS THAT FUTURE R.O.W. RESERVATIONS ARE NOT REQUIRED, THE DEVELOPER MAY AMEND THE FINAL PLAT AND USE THE R.O.W. RESERVATION FOR FUTURE LOTS, OPEN SPACE OR PUBLIC IMPROVEMENT EASEMENTS. R.O.W. RESERVATION TRACTS A, B, C, F, G, M AND O SHALL BE OWNED BY THE DEVELOPER. R.O.W. TRACTS A, B, C, F, G, M AND O SHALL NOT BE OWNED BY THE HOME OWNERS ASSOCIATION.

10. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT FROM THIS PROJECT VIA QUAIL BRUSH CREEK DRIVE AND NOT USE GOLD DROP DRIVE.

11. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES

12. NO ACCESS IS ALLOWED TO QUAIL BRUSH CREEK DRIVE FROM LOTS 25, 26, 27, & 28 OF THE HORSESHOE RANCHEROS SUBDIVISION.

13. ANY PHASE ADJACENT TO THE STREAMSIDE OVERLAY PROPERTIES MUST BE IN COMPLIANCE WITH THE REVIEW CRITERIA OF THE STREAMSIDE OVERLAY (7.3.506.C) AND PROVIDE A STREAMSIDE COMPLIANCE PLAN SHEET.

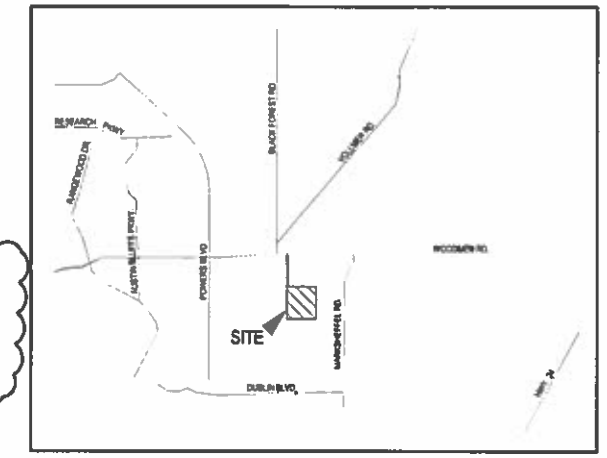
14. LOTS 133, 136, 137, 138, 139, 140, 141, 142 AND 143 MUST MEET THE STREAMSIDE OVERLAY REVIEW CRITERIA AND WILL BE REQUIRED TO SUBMIT A STREAMSIDE SITE PLAN FOR BUILDING PERMIT REVIEW.

15. LOTS 137, 138 AND 139 ARE ALLOWED UP TO A MAXIMUM 45% OF IMPERVIOUS SURFACES, PER RELIEF GRANTED UNDER AR NV 17-00101.

CITY COUNCIL CONDITION - OCTOBER 10, 2006 - CPC MP 05-00262:
1. LOTS OF MINIMUM 11,000 SQUARE FEET INCLUDING THE 30' LANDSCAPE BUFFER ON PUD/MASTER PLAN. NOTE: 11,000 SF REQUIRED ON THE WESTERN BOUNDARY OF THE DEVELOPMENT. BUFFER TO BE INCLUDED IN 11,000 SF CALCULATION.

2. NO FENCING AND LANDSCAPING HIGHER THAN 30" ALLOWED IN SITE TRIANGLES.

3. CITY TRAFFIC ENGINEERING DEVELOPMENT STANDARDS REQUIRE 5' DETACHED AND 6' ATTACHED SIDEWALK ON RESIDENTIAL STREET SECTIONS.



VICINITY MAP

N.T.S.

PHASE KEY: THIS PROJECT SHALL NOT EXCEED A TOTAL OF ALL PHASES OF 230 PLATTED LOTS, WITHOUT EXTENDING AN ADDITIONAL STREET WEST TO HORSESHOE ROAD.

PHASE 1:

GOLD DROP AND CAT TAIL CREEK DRIVE TO BE BUILT TO CITY STANDARDS AS DEPICTED IN THE APPROVED RESIDENTIAL (LOCAL) TYPICAL 50' ROW CROSS-SECTION. A TEMPORARY TURN AROUND SHALL BE PROVIDED AT THE WEST END OF CAT TAIL CREEK DRIVE. GOLD DROP DRIVE WILL BE CONSTRUCTED TO FLOWERING ALMOND DRIVE. THIS PHASE SHALL BE LIMITED TO A TOTAL OF TWENTY-FIVE (25) BUILDING PERMITS UNTIL THE PHASE 2 DEVELOPMENT HAS BEEN APPROVED AND THE QUAIL BRUSH CREEK DRIVE (NEBRASKA LANE) AND THORN BRUSH TRAIL CONNECTION IS CONSTRUCTED TO ADVENTURE WAY AND ACCEPTED BY THE CITY. ONCE THE STREETS ARE ACCEPTED BY CITY ENGINEERING THE REMAINING 24 BUILDING PERMITS MAY BE ISSUED.

PHASE 2:

CAT TAIL CREEK DRIVE, THORN BRUSH TRAIL AND THE SOUTHERN PORTION OF NEW MEADOW DRIVE TO BE BUILT TO CITY STANDARDS AS DEPICTED IN THE APPROVED RESIDENTIAL (LOCAL) TYPICAL 50' ROW CROSS-SECTION. THE TEMPORARY TURN AROUND SHALL BE REMOVED AT THE WEST END OF CAT TAIL CREEK DRIVE. QUAIL BRUSH CREEK DRIVE (NEBRASKA LANE) SHALL BE BUILT TO CITY STANDARDS FOR A COLLECTOR STREET AND BE EXTENDED TO ADVENTURE WAY AS APART OF THIS PHASE. NEW MEADOWS DRIVE EXTENDING TO THE EASTERN PROJECT BOUNDARY, EAST OF THORN BRUSH TRAIL (TRACT M) SHALL BE PRESERVED AS A 50' ROW AND NOT BE REQUIRED TO BE CONSTRUCTED AS PARE OF THIS PROJECT. MAINE LAND EXTENDING TO THE NORTHERN PROJECT BOUNDARY (TRACT G) SHALL BE PRESERVED AS A 50' ROW AND NOT BE REQUIRED TO BE CONSTRUCTED AS PART OF THIS PROJECT. NO BUILDING PERMITS WILL BE ALLOWED IN PHASE 2 UNTIL QUAIL BRUSH IS BUILT TO CITY STANDARDS.

PHASE 3:

THE REMAINING PORTIONS OF BOTH THORN BRUSH TRAIL AND NEW MEADOW DRIVE AND SILVER MOON DRIVE TO BE BUILT TO CITY STANDARDS AS DEPICTED IN THE APPROVED TYPICAL 50' ROW CROSS-SECTION. PER THE WOODMEN HEIGHTS FILING NO. 7 ANNEXATION AGREEMENT, IN WHICH THIS PROJECT IS A PART OF.

PHASE 4:

THE REMAINING PORTION OF CAT TAIL CREEK DRIVE AND SPRUCE HILL COURT TO BE BUILT TO CITY STANDARDS AS DEPICTED IN THE APPROVED RESIDENTIAL (LOCAL) TYPICAL 50' ROW CROSS-SECTION. SPRUCE HILL COURT, EAST OF CAT TAIL CREEK DRIVE (TRACT Q) SHALL BE PRESERVED AS A 50' ROW AND NOT BE REQUIRED TO BE CONSTRUCTED AS PART OF THIS PROJECT. WATER QUALITY SHALL BE REQUIRED FOR ALL FLOWS INTO SAND CREEK.

QUAIL BRUSH CREEK DEVELOPMENT PLAN AMENDMENT HISTORY

CITY LUR FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTES/ COMMENTS
AR-PUD 06-00336	3/21/2007	ORIGINAL APPROVAL	
AR-PUD 06-00336-A1MN12	1/30/2014	THIS AMENDMENT ALLOWS FOR A RE-CONFIGURATION OF THE LOT LAYOUT AND A NEW PHASING SCHEDULE FOR THIS PROJECT.	
AR-PUD 06-00336-A2MN13	2/17/2015	THIS AMENDMENT ALLOWS FOR A RE-CONFIGURATION OF THE LOT LAYOUT AND A NEW PHASING SCHEDULE FOR THIS PROJECT.	
AR-PUD 06-00336-A3MN16	PENDING	THIS AMENDMENT ALLOWS FOR A RE-CONFIGURATION OF THE LOT LAYOUT WITHIN PHASE 3 AND PHASE 4 FROM PREVIOUSLY APPROVED	

Signage is not approved with this plan. A separate sign permit is required. Contact Development Review Enterprise, 2880 International Circle for sign plan applications.

PUD NOTES AND LEGEND:

A 16' WIDE MAINTENANCE ROAD SHALL BE CONSTRUCTED TO SERVE THE SANITARY SEWER EASEMENT AND TO PROVIDE PEDESTRIAN TRAIL ACCESS. MAN HOLES SHALL BE LOCATED IN THE ROAD PURSUANT TO CSU STANDARDS. MAINTENANCE ROADS SHALL BE CONSTRUCTED TO MEET H-20 LOADING CRITERIA.

SCHOOL AND PARK FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT THE TIME OF PLATTING.

THIS CONCEPT PLAN IS LOCATED WITHIN AND IS SUBJECT TO WOODMEN HEIGHTS METRO DISTRICT AND WOODMEN ROAD METRO DISTRICT REQUIREMENTS AND PLATTING AND BUILDING PERMIT FEES.

ANY PHASE ADJACENT TO THE STREAMSIDE OVERLAY PROPERTIES MUST BE IN COMPLIANCE WITH THE REVIEW CRITERIA OF THE STREAMSIDE OVERLAY (7.3.506.C) AND PROVIDE A STREAMSIDE COMPLIANCE PLAN SHEET.

TRANSITION AND BUFFERING
BUFFERING ADJACENT TO THE WEST PROPERTY IS A HIGH PRIORITY. (5) ACRE LOTS ARE CURRENTLY ADJACENT TO THIS PROPOSED DEVELOPMENT. A MIN 30' LANDSCAPE BUFFER AND DRAINAGE EASEMENT WILL BE PROVIDED ALONG THE WESTERN BOUNDARY. THE HOA WILL OWN AND MAINTAIN THIS AS A DRAINAGE/LANDSCAPE TRACT. SPECIFIC BUFFER LANDSCAPE REQUIREMENTS TO BE PROVIDED AND COORDINATED ON THE PUD DEVELOPMENT PLAN.

PEDESTRIAN ACCESS DESCRIPTION
A H20 16' MAINTENANCE/MULTI-USE TRAIL WILL PROVIDE PEDESTRIAN ACCESS ALONG THE NORTHERN SECTION OF THIS SITE FLOWING SOUTH ADJACENT TO THE TRIBUTARY AND SOUTH (CITY OF COLORADO SPRINGS PARCEL) TO A FUTURE CONNECTION TO A TRAIL WHICH SHOULD ULTIMATELY CONNECT TO THE SAND CREEK TRAIL. A SERIES OF OPEN SPACE TRACTS WILL RUN NORTH/SOUTH THROUGHOUT THIS PARCEL WHICH WILL PROVIDE CONNECTIVITY TO THE TRIBUTARY TRAIL AND MANY OF THE POCKET PARKS. PEDESTRIAN CIRCULATION ALONG STREET CORRIDORS SHALL BE PROVIDED BY ATTACHED 5' SIDEWALKS PURSUANT TO THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

DEVELOPMENT STANDARDS
1. SITE LIGHTING, ARCHITECTURAL STYLE, LANDSCAPING AND SIGNAGE SHALL BE DESIGNED AND DEVELOPED PURSUANT TO COLORADO SPRINGS ZONING CODE REQUIREMENTS. A COMPLETE PUD DEVELOPMENT PLAN SHALL ADDRESS THESE STANDARDS IN MORE DETAIL.

SIGNIFICANT FEATURES AND GEOHAZARDS:
1. THE UNNAMED DRAINAGE TRIBUTARY AND EXISTING VEGETATION ACCOUNT FOR THE ONLY SIGNIFICANT NATURAL FEATURES. THE PRIMARY SITE GEOHAZARDS INVOLVE BUILDING AROUND THE TRIBUTARY. BUILDING IMMEDIATELY ADJACENT TO THE TRIBUTARY SHALL BE MINIMIZED AND 20' BUILDING SETBACKS SHALL BE ENFORCED ACCORDING TO THE WOODMEN HEIGHTS ADDITIONS GEOLOGIC HAZARD STUDY (PROJECT #58045 - DATED SEPTEMBER 15, 2005).

CITY COUNCIL CONDITION - OCTOBER 10, 2006-CPC MP 05-00262
LOTS OF MINIMUM 11,000 SQUARE FEET INCLUDING THE 30' LANDSCAPE BUFFER ON THE MASTER PLAN.
NOTE: 11,000 SF REQUIRED ON THE WESTERN BOUNDARY OF THE DEVELOPMENT. BUFFER TO BE INCLUDED IN 11,000 SF CALCULATION.

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
FROM ALTA 08-001, 08-002 THE NORTH LINE OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE EAST END BY A 3 1/4" ALUMINUM CAP STAMPED PLS 17496" AND AT THE WEST END BY A 3 ¼" ALUMINUM CAP STAMPED PLS 17496; ASSUMED TO BEAR S 89°23'04" W, A DISTANCE OF 5221.44 FEET. (MONUMENTS RECOVERED JULY, 2003)

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S 20°11'42" E 3825.73 FEET TO THE POINT OF BEGINNING; POINT BEING ON THE EASTERLY LINE OF THE SUBDIVISION HORSESHOE RANCHEROS AS RECORDED IN BOOK E-2, PAGE 66;

THENCE N 00°20'42" W ALONG SAID EASTERLY LINE A DISTANCE OF 2664.49 FEET TO THE NORTHEAST CORNER OF LOT 26 OF SAID HORSESHOE RANCHERO SUBDIVISION;
THENCE N 89°39'08" E 60.00 FEET;
THENCE S 00°20'34" E, 1246.88 FEET;
THENCE 5.34 FEET ALONG THE ARC OF A 170.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°47'56" AND A CHORD THAT BEARS S 01°14'32" E, 5.34 FEET;
THENCE N 89°11'01" E, 1303.53 FEET;
THENCE S 00°04'50" W, 688.51 FEET;
THENCE S 00°06'23" W, 1,329.74 FEET;
THENCE N 89 02' 47" E, 162.73 FEET;
THENCE N 00 57' 13" W, 70.30 FEET;
THENCE 568.38 FEET ALONG THE ARC OF A 690.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°11'47" AND A CHORD THAT BEARS N 33°13'49" E, 552.44 FEET;
THENCE N 56°49'42" E, 39.37 FEET;
THENCE [illegible] FEET;
THENCE [illegible] FEET;
THENCE [illegible] FEET;
THENCE [illegible] W, 100.00 FEET;
THENCE N 58°49'42" E, 294.31 FEET;
THENCE [illegible] TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°33'23" AND A CHORD THAT BEARS N 35°04'01" E, 265.93 FEET;
THENCE N 13°53'38" E, 89.37 FEET;
THENCE 36.22 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°22'32" AND A CHORD THAT BEARS N [illegible] FEET;
THENCE N 27°17'02" E, 150.00 FEET;
THENCE 164.80 FEET ALONG THE ARC OF A 350.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°37'57" AND A CHORD THAT BEARS N 76°31'56" W, 167.17 FEET;
THENCE [illegible] FEET;
THENCE [illegible] FEET;
THENCE S 00°20'34" E, 110.00 FEET;
THENCE N 89°39'08" E, 178.81 FEET;
THENCE S 00°20'34" E, 20.00 FEET;
THENCE S 58°49'42" W, 382.86 FEET;
THENCE 241.31 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°43'31" AND A CHORD THAT BEARS S 51°28'27" E, 240.65 FEET;
THENCE S 89°39'08" W, 188.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 2298863.37 SQUARE FEET. (52.78 ACRES). MORE OR LESS.

APPROVED
CITY OF COLORADO SPRINGS
PLANNING

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20 OF 20	STREAMSIDE COMPLIANCE PLAN

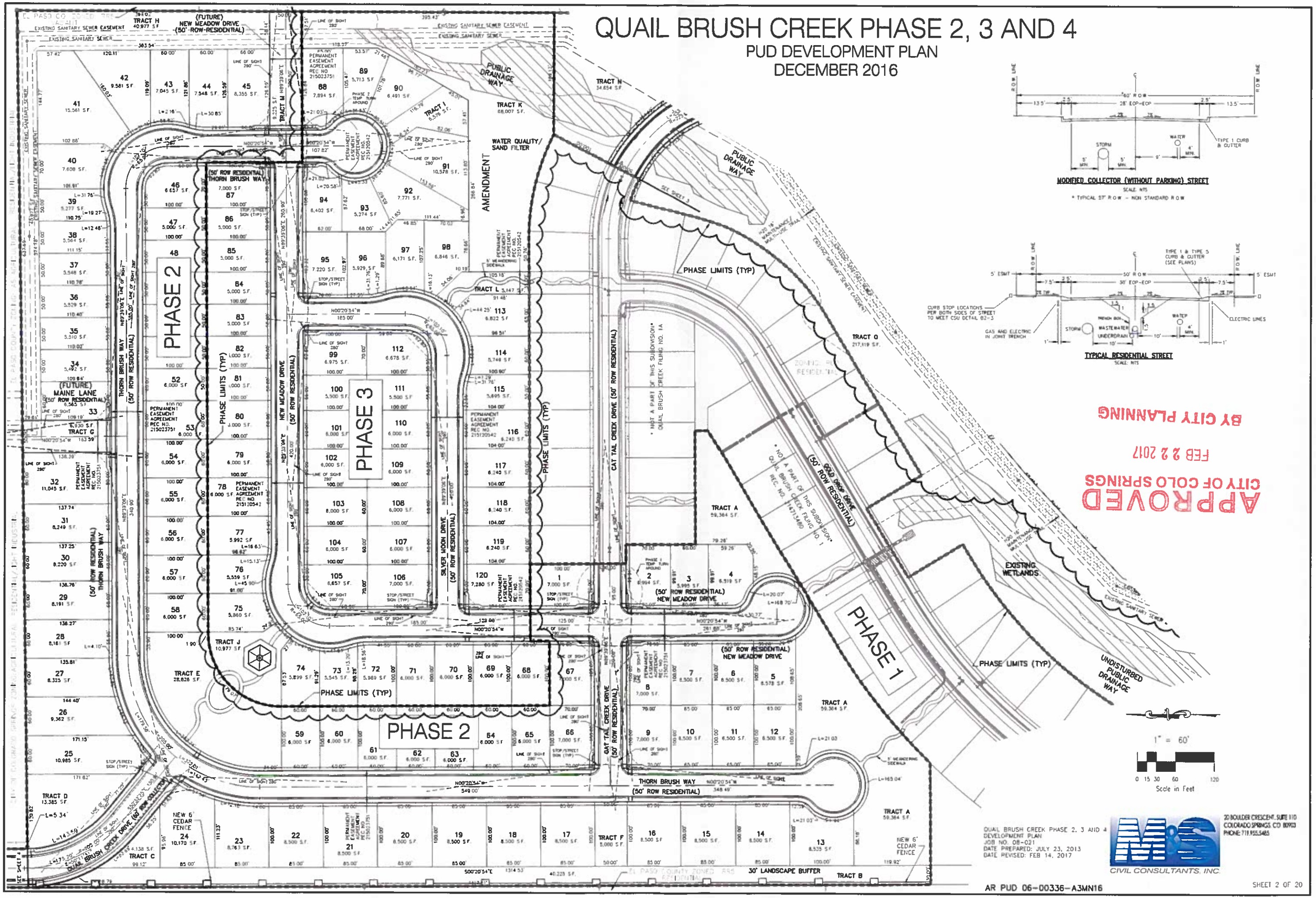
CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PRELIMINARY: COVER SHEET
QUAIL BRUSH CREEK PHASE 2, 3 AND 4
JOB NO. 041021
DATE PREPARED: JULY 23, 2013
DATE REVISED: FEB 21, 2017

QUAIL BRUSH CREEK PHASE 2, 3 AND 4

PUD DEVELOPMENT PLAN

DECEMBER 2016



MODIFIED COLLECTOR (WITHOUT PARKING) STREET

SCALE: NTS

* TYPICAL 57' R.O.W. - NON STANDARD R.O.W.

TYPICAL RESIDENTIAL STREET

SCALE: NTS

APPROVED
CITY OF COLO SPRINGS
FEB 22 2017
BY CITY PLANNING

QUAIL BRUSH CREEK PHASE 2, 3 AND 4
DEVELOPMENT PLAN
JOB NO. 08-021
DATE PREPARED: JULY 23, 2013
DATE REVISED: FEB 14, 2017

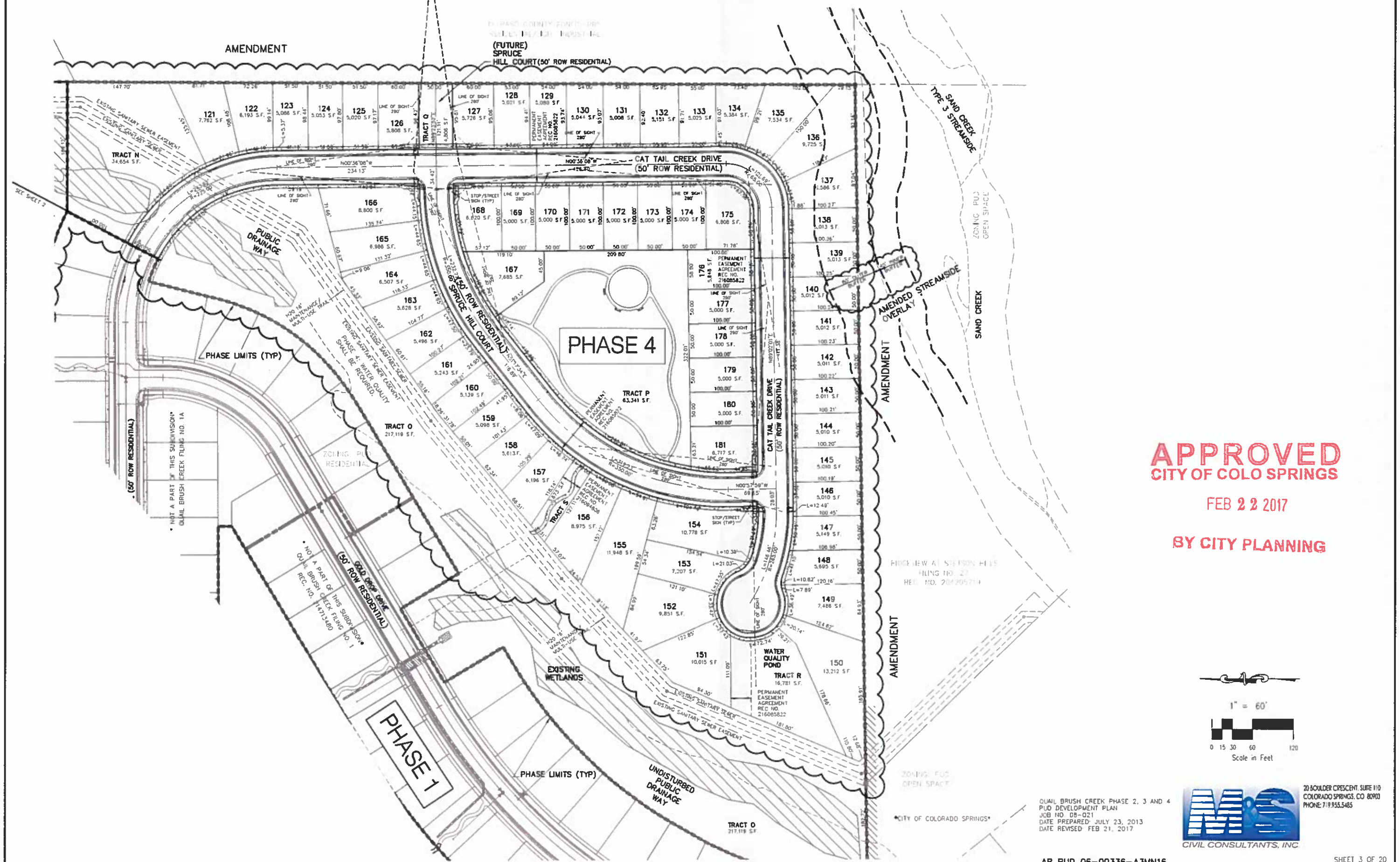
M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

AR PUD 06-00336-A3MN16

QUAIL BRUSH CREEK PHASE 2, 3 AND 4

PUD DEVELOPMENT PLAN

DECEMBER 2016



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CIVIL CONSULTANTS, INC.

AR PUD 06-00336-A3MN16

QUAIL BRUSH CREEK PHASE 2, 3 AND 4

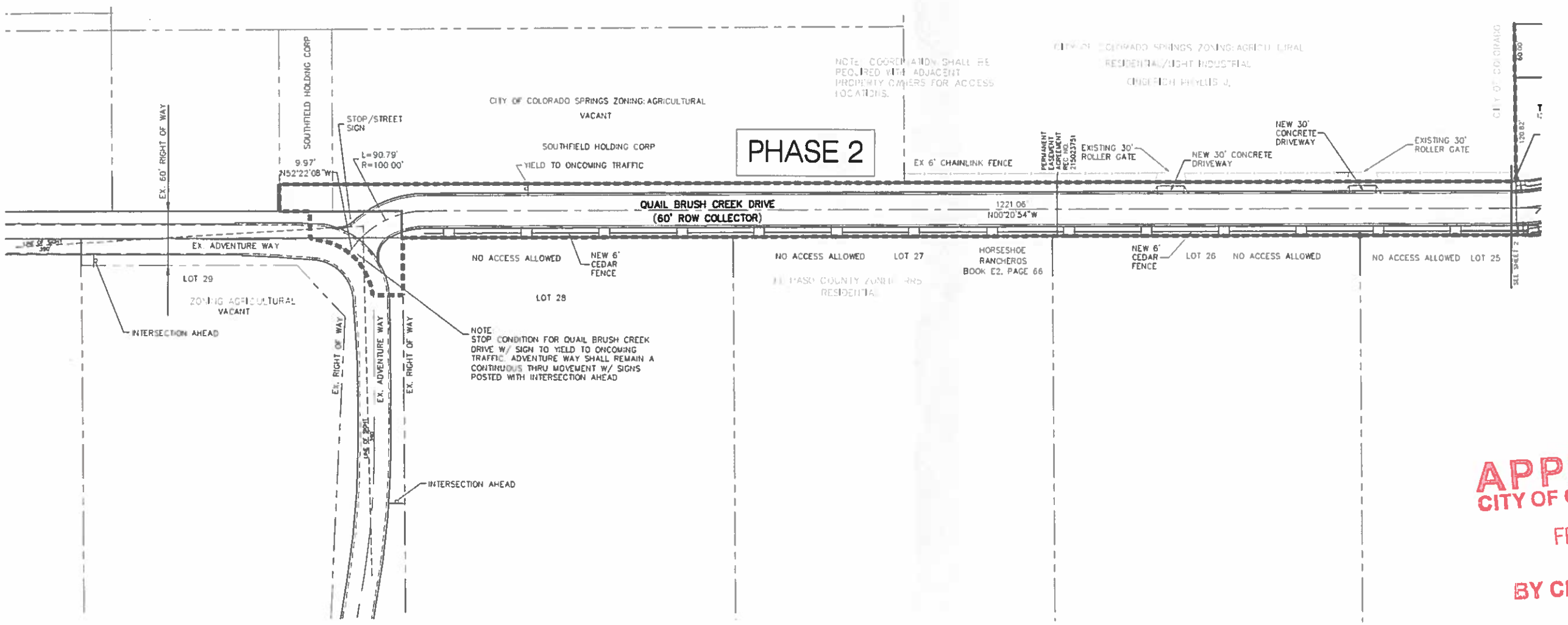
PUD DEVELOPMENT PLAN

DECEMBER 2016

1" = 60'

0 15 30 60 120

Scale in Feet



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FEB 22 2017
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COLORADO SPRINGS, CO 80903
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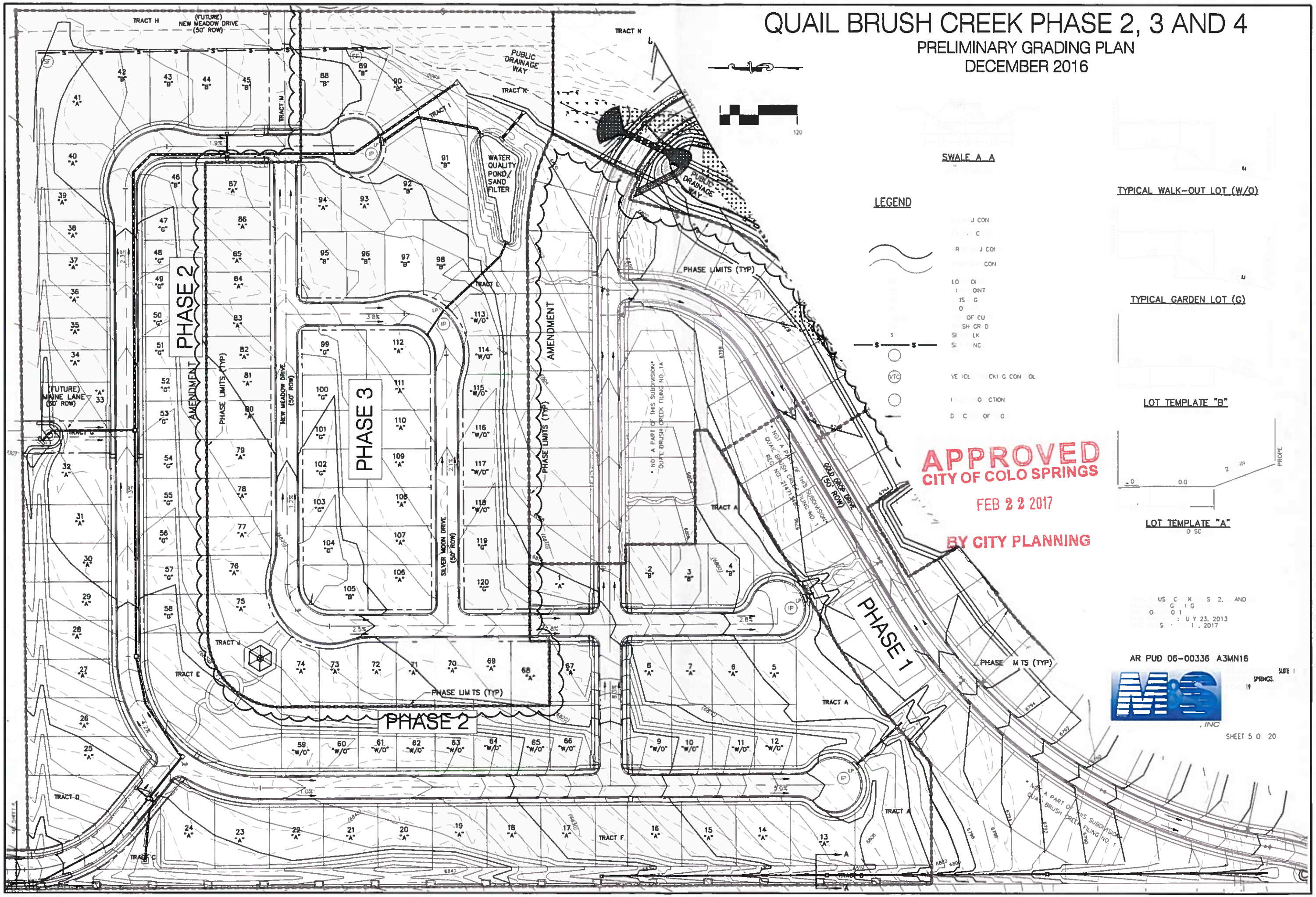
AR PUD 06-00336-A3MN16

QUAIL BRUSH CREEK PHASE 2, 3 AND 4

PRELIMINARY GRADING PLAN

DECEMBER 2016



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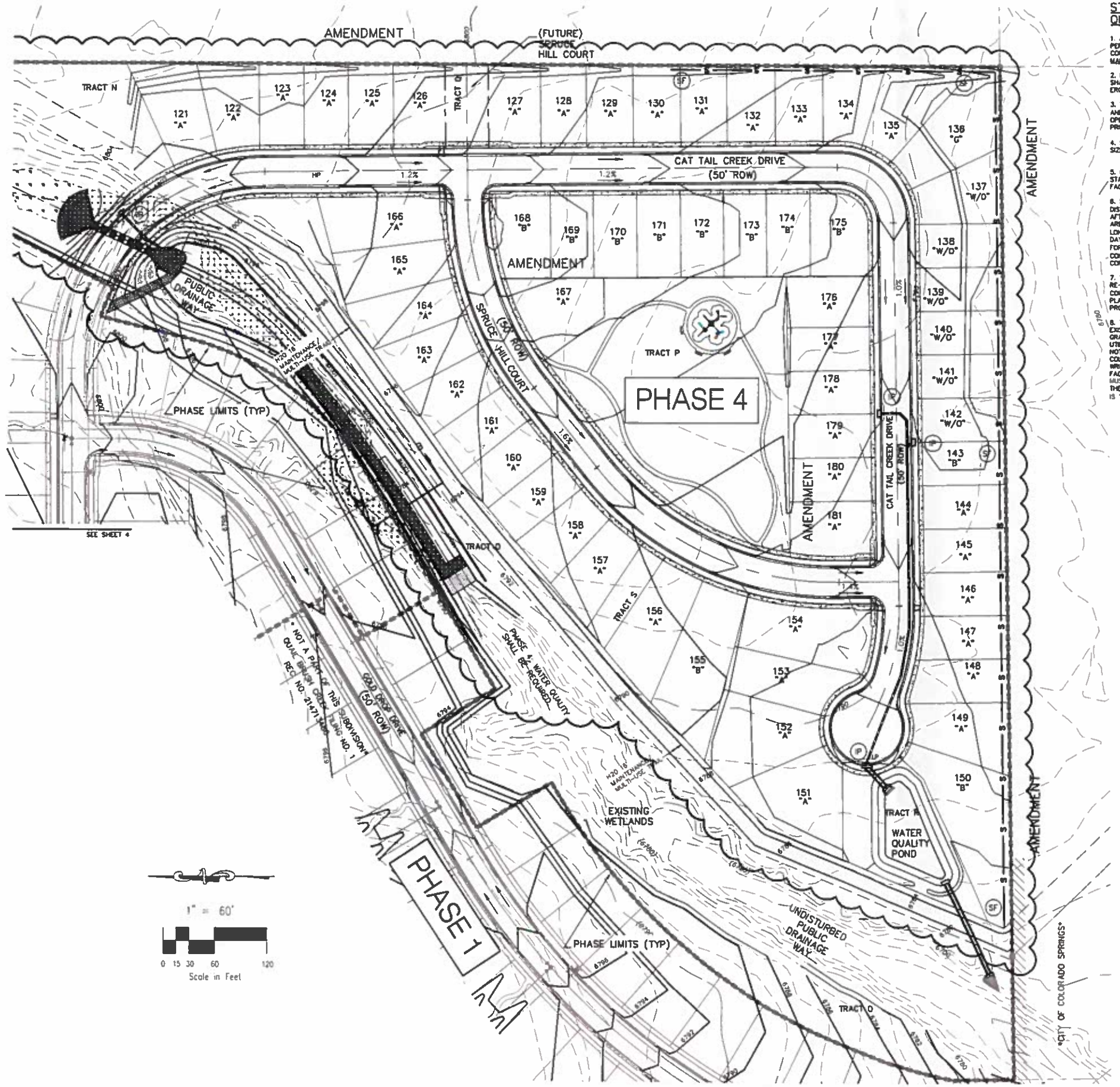


STANDARD GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.

2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.

3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

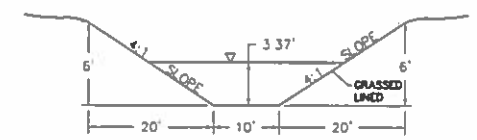
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.

5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.



MAIN CHANNEL
X-SECT B-B
NOT TO SCALE

EROSION CONTROL NOTES:

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.

2. ALL SEDIMENT TRAPS WILL BE CLEANED 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 PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

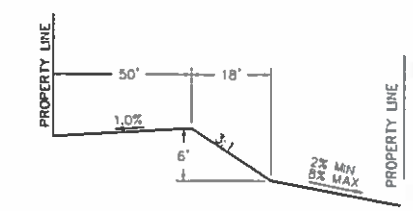
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEEDED AND/OR MULCHED TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED.

5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.

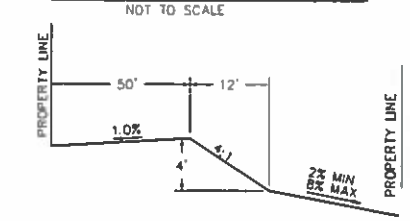
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION SHALL BE SEEDED AND/OR MULCHED.

7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.

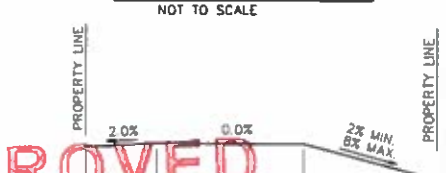
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



TYPICAL WALK-OUT LOT (W/O)
NOT TO SCALE



TYPICAL GARDEN LOT (G)
NOT TO SCALE



LOT TEMPLATE "B"
NOT TO SCALE

LOT TEMPLATE "A"
NOT TO SCALE

LEGEND

	EX MAJ CONT
	EX MIN CONT
	PROP MAJ CONT
	PROP MIN CONT
LP	LOW POINT
HP	HIGH POINT
EX	EXISTING
FL	FLOWLINE
TBC/TC	TOP OF CURB
FG	FINISH GRADE
SW	SIDEWALK
—S—S—	SILT FENCE
SF	
VTC	VEHICLE TRACKING CONTROL
IP	INLET PROTECTION
	DIRECTION OF FLOW

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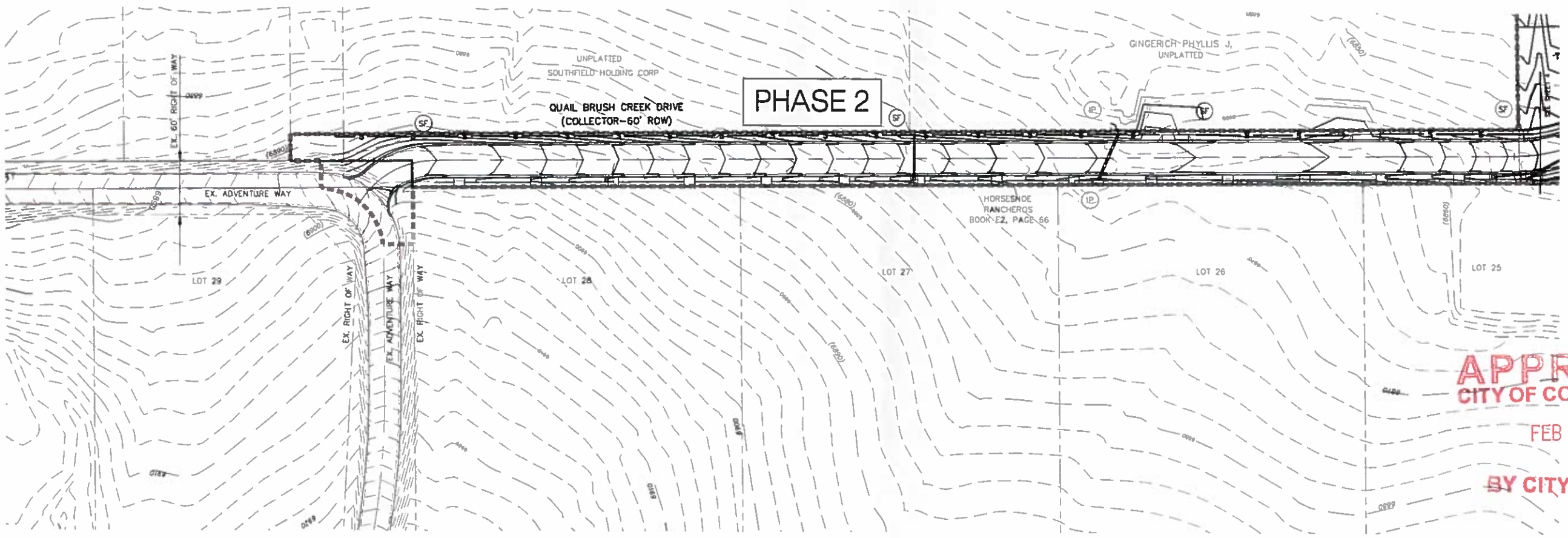
LEGEND

- EX MAJ CONT
- EX MIN CONT
- PROP MAJ CONT
- PROP MIN CONT
- LP — LOW POINT
- HP — HIGH POINT
- EX — EXISTING
- FL — FLOWLINE
- TBC/TC — TOP OF CURB
- FG — FINISH GRADE
- SW — SIDEWALK
- S — S — SILT FENCE
- SF — SILT FENCE
- VTC — VEHICLE TRACKING CONTROL
- IP — INLET PROTECTION
- DIRECTION OF FLOW

1" = 60'

0 15 30 60 120

Scale in Feet



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QUAIL BRUSH CREEK PHASE 2, 3 AND 4

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

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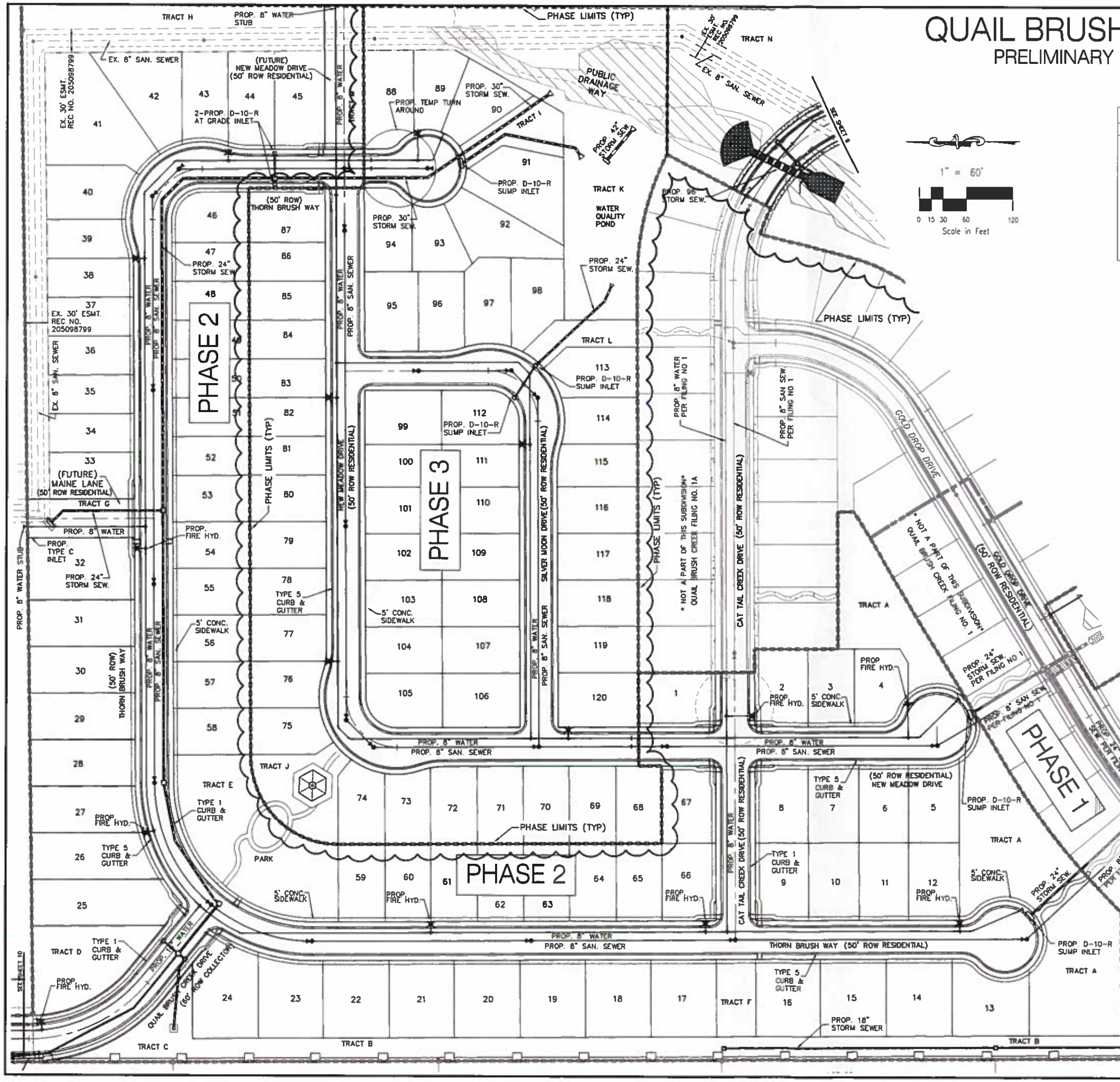

1" = 60'

0 15 30 60 120

Scale in Feet

UTILITIES LEGEND

PROPOSED	UTILITY	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:

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2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH 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 WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. 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 PERMANENT SERVICE IS INITIATED.

5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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.

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7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

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10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).

11. 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 SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE 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, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

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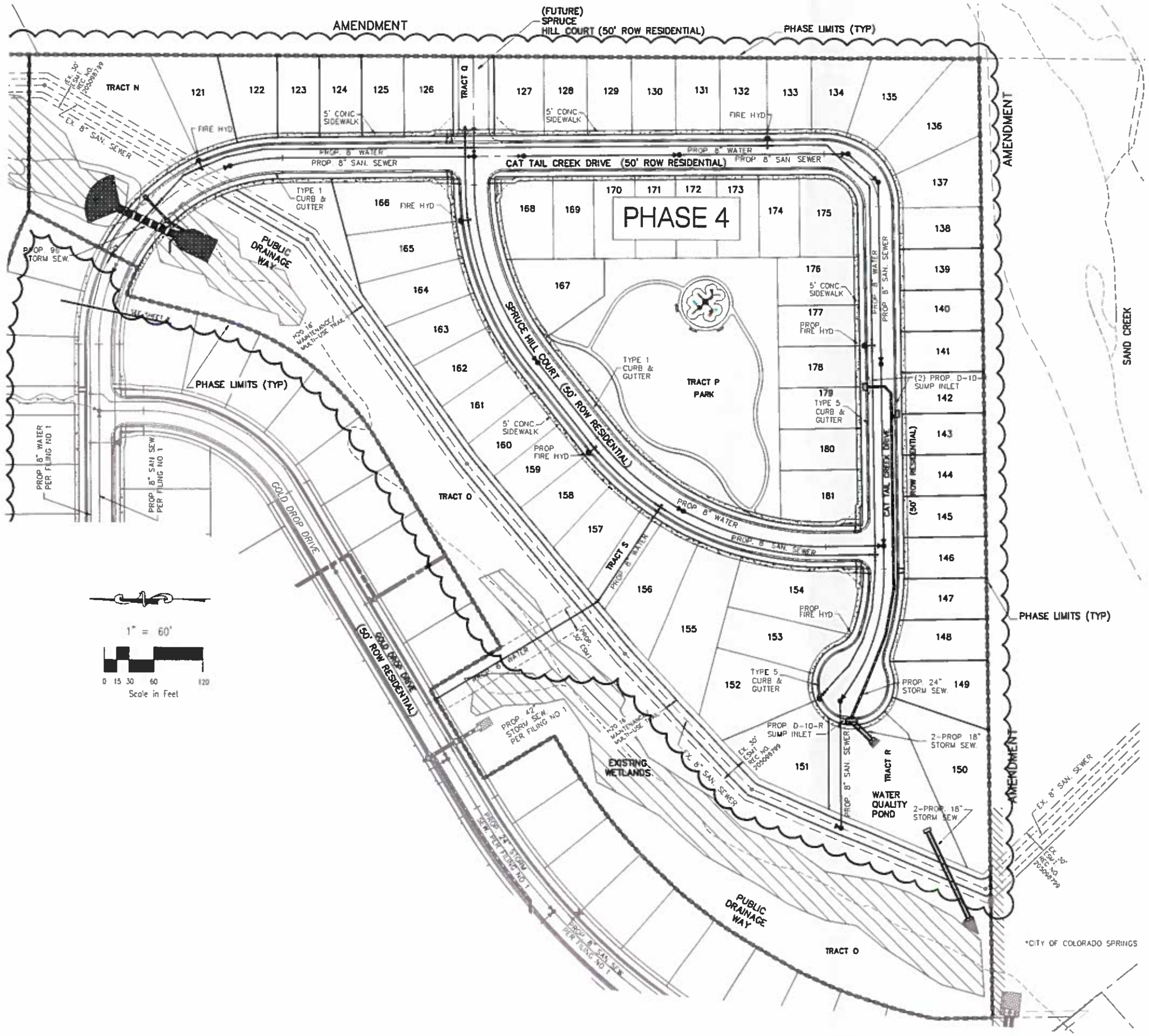

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	FIRE HYDRANT	
	STORM SEWER	
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