

CURRENT LEGAL DESCRIPTION:

LOT 2, MOUNTAIN VISTA AT BRIARGATE FILING NO.1 AS RECORDED UNDER RECEPTION NO. 216713719, RECORDS OF EL PASO COUNTY, COLORADO.
CONTAINING A CALCULATED AREA OF 16.420 ACRES.

TO BE PLATTED LEGAL DESCRIPTION:

LOT 1, MOUNTAIN VISTA AT BRIARGATE FILING NO.2 AS RECORDED UNDER RECEPTION NO. _____, RECORDS OF EL PASO COUNTY, COLORADO.
CONTAINING A CALCULATED AREA OF 15.420 ACRES.

BASIS OF BEARINGS

THE BEARINGS USED FOR THIS MAP ARE GRID BEARINGS OF COLORADO STATE PLANE CENTRAL ZONE; THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF LOT 1, MOUNTAIN VISTA AT BRIARGATE FILING NO. 1 RECORDED ON JANUARY 20, 2016 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 216713719 BEING MONUMENTED AT THE WEST END BY A FOUND 1" YELLOW PLASTIC CAP STAMPED "PLS 13830" AND ON THE EAST END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "RLS 10377" AND BEARS SOUTH 60°00'56" EAST 1639.75 FEET.

VERTICAL BENCHMARK

THE BENCHMARK USED FOR THIS PROJECT IS THE WESTERNMOST CORNER OF LOT 2, AS SHOWN ON THE PLAT OF MOUNTAIN VISTA AT BRIARGATE FILING NO. 1 BEING A FOUND 1-1/2" ALUMINUM CAP STAMPED "LWA, PLS 28658". THE ELEVATION FOR THIS POINT WAS OBTAINED BY A "RAPID STATIC" GPS DATA FILE PROCESSED THROUGH THE NGS OPUS (ONLINE POSITIONING USER SERVICE). THE PUBLISHED NAVD88 ELEVATION FOR THIS FOUND MONUMENT (#9152) IS 6779.13 U.S. SURVEY FEET.

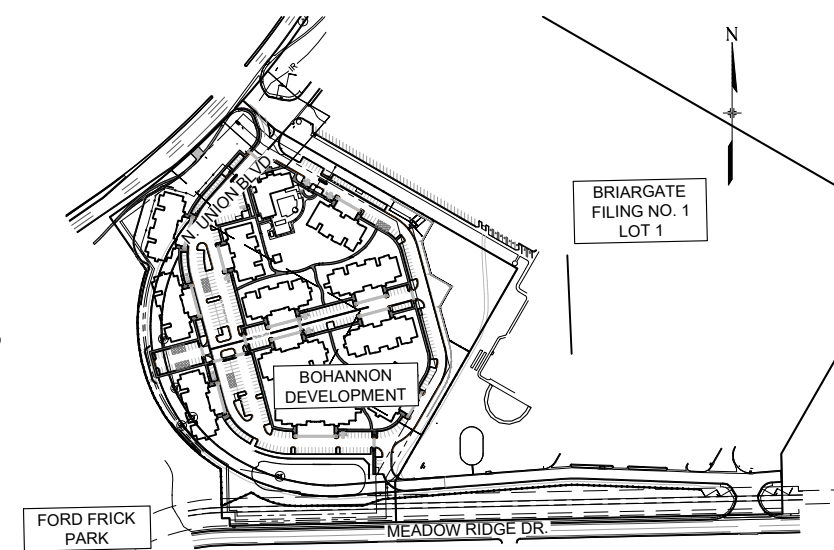
GENERAL NOTES:

- THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0509G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- 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.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF LIGHTS BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARD. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- ALL PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO AN AVIGATION EASEMENT RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 219014586.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAY.
- NO DIRECT VEHICLE ACCESS SHALL BE ALLOWED ONTO UNION BOULEVARD OR MEADOW RIDGE DRIVE FROM THE SUBJECT PROPERTY. ACCESS SHALL BE AFFORDED AS ILLUSTRATED WITHIN THIS PLAN.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY MANAGEMENT GROUP.
- ALL EXISTING CURB, GUTTER, SIDEWALK, CROSSPANS AND PEDESTRIAN RAMPS POSTING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG N. UNION BLVD. AND MEADOW RIDGE DR. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (CO). 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.
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1, MOUNTAIN VISTA AT BRIARGATE FILING NO. 1 (RECEPTION NO. 216713719). TRACT A SHALL BE USED FOR PURPOSES ALLOWED WITHIN THE OVERALL ZONE (PIP-1/OC/CR), AND IS TO BE CONVEYED BY SEPARATE DOCUMENT.
- MAIL KIOSKS WILL BE INTEGRATED INTO THE CLUBHOUSE AND WILL BE ACCESSIBLE FROM OUTSIDE.
- ALL PROPOSED EASEMENTS WILL BE RECORDED AT TIME OF APPROVAL BY SEPARATE INSTRUMENT.
- ACCESS TO THE SITE IS THROUGH A COMMON ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT AT RECEPTION NUMBER 216713719.
- ALL PROPOSED EASEMENTS AS PART OF THIS DEVELOPMENT WILL BE RECORDED AT TIME OF APPROVAL BY SEPARATE INSTRUMENT.
- NO PARKING IS ALLOWED BEHIND THE GARAGE SPACES. NO PARKING SIGNS WILL BE AFFIXED TO THE GARAGE DOORS.
- EMERGENCY ACCESS AT SOUTH END OF PROJECT IS PRIVATE FROM MEADOW RIDGE DR. TO PROJECT SITE. NO TURN AROUND IS REQUIRED.

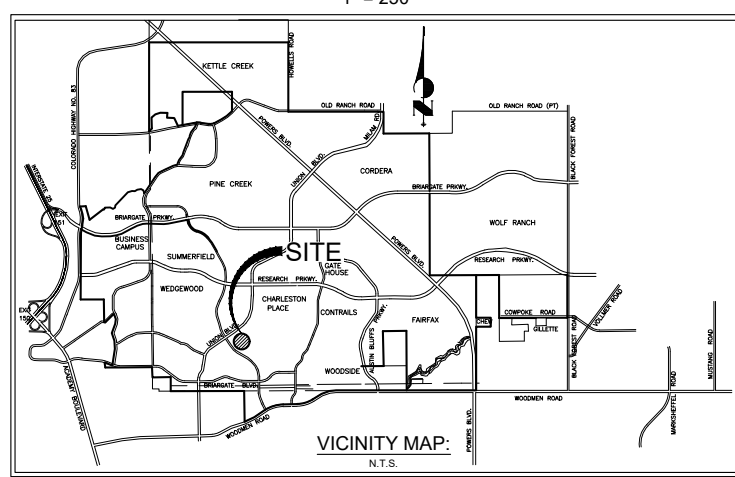
FOX BRIDGE ON UNION (STONEBRIDGE DEVELOPMENT)

COLORADO SPRINGS, CO MINOR AMENDMENT DEVELOPMENT PLAN

JUNE 2023



SITE MAP
1" = 250'



VICINITY MAP:
N.T.S.

INDEX OF SHEETS

| DESCRIPTION | SHEET NUMBER/NAME |
|--|-------------------|
| TITLE SHEET | 1 (TS01) |
| SITE PLAN | 2-3 (SP01-SP02) |
| PRELIMINARY GRADING PLAN | 4 (GR01) |
| PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN | 5-6 (UT01-UT02) |
| FIRE ACCESS PLAN | 7 (FL01) |
| PRELIMINARY LANDSCAPE PLAN | 8-9 (L-1 - L-2) |
| ARCHITECTURAL BUILDING ELEVATIONS | 10-15 (A-1 - A-6) |

APPROXIMATE SCHEDULE

SPRING 2019 - FALL 2020

| SUMMARY DATA | |
|------------------------------------|--|
| PROPERTY SIZE | 15.42 ACRES |
| TAX SCHEDULE NO. | 6303104007 |
| MASTER PLAN | BRIARGATE MASTER PLANNED AREA |
| CONCEPT PLAN | MOUNTAIN VISTA AT BRIARGATE CONCEPT PLAN (CITY FILE NO. CPC CP 15-00071-A1MN18) |
| PLAT | 13719 |
| EXISTING LAND USE | VACANT |
| PROPOSED LAND USE | MULTI-FAMILY RESIDENTIAL - APARTMENTS (232 UNITS) |
| EXISTING ZONING | OC/CR (OFFICE COMPLEX WITH CONDITIONS OF RECORD)(CIT FILE NO. CPC ZC 15-00070, ORD. NO. 15-90) |
| BUILDING SETBACKS | FRONT: 25' (UNION) EAST: 50' WEST: 20' REAR: 25' |
| LANDSCAPE SETBACKS | FRONT: 25' (UNION) EAST: 15' WEST: 15' REAR: 10' |
| ZONE A MAXIMUM BUILDING HEIGHT | 36'-0" |
| ZONE A PROPOSED BUILDING HEIGHT | 30'-2" |
| ZONE B MAXIMUM BUILDING HEIGHT | 45'-0" |
| ZONE B PROPOSED BUILDING HEIGHT | 40'-10" |
| PERCENT OF LOT COVERED BY BUILDING | 18.00% |
| DRAINAGE BASIN | PINE CREEK |
| PROJECT ADDRESS | 8205 UNION BLVD |

| PARKING SUMMARY | |
|------------------|--|
| PARKING REQUIRED | 379 |
| PROPOSED PARKING | 433 SPACES (16 HANDICAPPED, 65 GARAGE) |
| BED ROOM TOTALS | 232 |
| SINGLE BED ROOM | 117 |
| DOUBLE BED ROOM | 91 |
| TRIPLE BED ROOM | 24 |

**FOX BRIDGE ON UNION
DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN**

CONSULTANT:
CIVIL ENGINEER:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

ARCHITECT:

Fugleberg Koch
2555 Temple Trail
Winter Park, FL 32789
Phone (407) 629-0595

LANDSCAPE ARCHITECT:

MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE
300 COLORADO SPRINGS, CO 80920
PHONE 719-575-0100
FAX 719-575-0208

PROJECT:

**FOX BRIDGE ON UNON
DEVELOPMENT PLAN**
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:

BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

DEVELOPER:

BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

ISSUE: OCTOBER, 2020

REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS

REV3: JUNE, 2023 - SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS

DRAWING INFORMATION:

| | |
|--------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

TITLE SHEET

CITY PLANNING FILE NO:

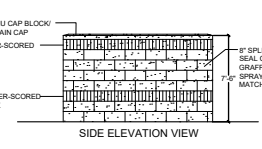
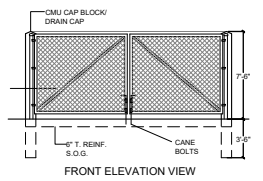
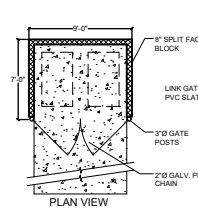
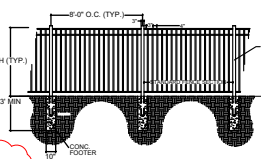
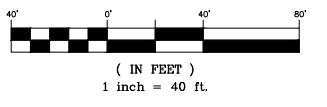
TS01

SHEET 1 OF 15

DEVELOPMENT PLAN APPROVAL AND AMENDMENT HISTORY

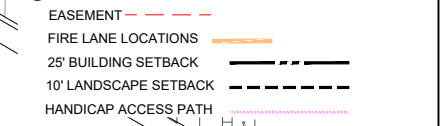
| FILE NUMBER | APPROVAL DATE | REVISION DESCRIPTION |
|-----------------------|---------------|--|
| AR DP 18-00631 | 03/13/2019 | ORIGINAL DEVELOPMENT PLAN APPROVAL |
| AR DP 18-00631-A1MN21 | 06/15/2021 | MINOR DEVELOPMENT PLAN AMENDMENT TO INCORPORATE COVERED PARKING, A DOG PARK, MINOR REVISIONS TO THE CLUBHOUSE POOL DECK AND RETAINING WALLS, AND MONUMENT SIGN REMOVAL AND REPLACEMENT |
| DEPN-22-0187 | 11/14/2022 | MINOR RETAINING WALL & BUILDING MODIFICATIONS |
| LAPN-22-0021 | 12/20/2022 | MINOR LANDSCAPE PLAN AMENDMENT |
| | PENDING | SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS |

GRAPHIC SCALE



LEGEND

- 1 CONCRETE SIDEWALK (TYP)
- 2 CITY STANDARD D-8A PED. RAMP
- 3 CITY STANDARD D-8J PED. RAMP (NOT USED)
- 4 TYPE 1 CURB & GUTTER
- 5 TYPE 3 CURB & GUTTER (SPILL)
- 6 TYPE 3 CURB & GUTTER (CATCH)
- 7 MARKED CURB W/ NO PARKING FOR FIRE LANE (NOT USED)
- 8 PROPOSED PARKING SPACES (TYP)
- 9 CITY STD. D-8D PED. RAMP
- 10 PROPERTY ACCESS POINT
- 11 PROPOSED CITY STD. D-7 CROSSSPAN
- 12 ASPHALT SURFACE
- 13 PROPOSED FENCE
- 14 CONCRETE CROSSSPAN (3 FT)
- 15 PLAYGROUND AREA
- 16 STOP SIGN (MUTCD R1-1)
- 17 TYPE 3 BARRICADE & ROAD CLOSED SIGN (NOT USED)
- 18 MODIFIED TYPE 5 CURB & GUTTER (NOT USED)
- 19 CONCRETE DRIVE SURFACE (NOT USED)
- 20 ADA PEDESTRIAN ACCESS (NOT USED)
- 21 RETAINING WALL
- 22 CABANA
- 23 EMERGENCY ACCESS GATE WITH KNOX LOCK (PER CSFD)
- 24 NO PARKING SIGN (NOT USED)
- 25 PARALLEL PEDESTRIAN RAMP CITY STD. D-8J
- 26 COVERED PARKING
- 27 TRASH ENCLOSURES
- 28 PARKING COUNT



FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

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PROJECT:
FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:
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ISSUE: OCTOBER, 2020

REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS 2

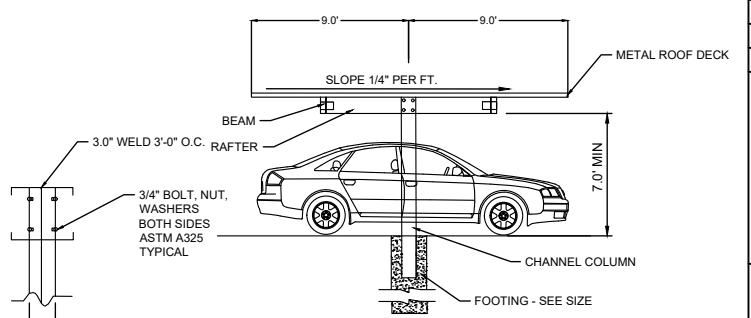
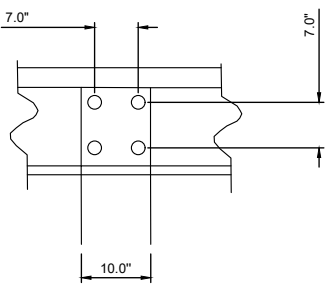
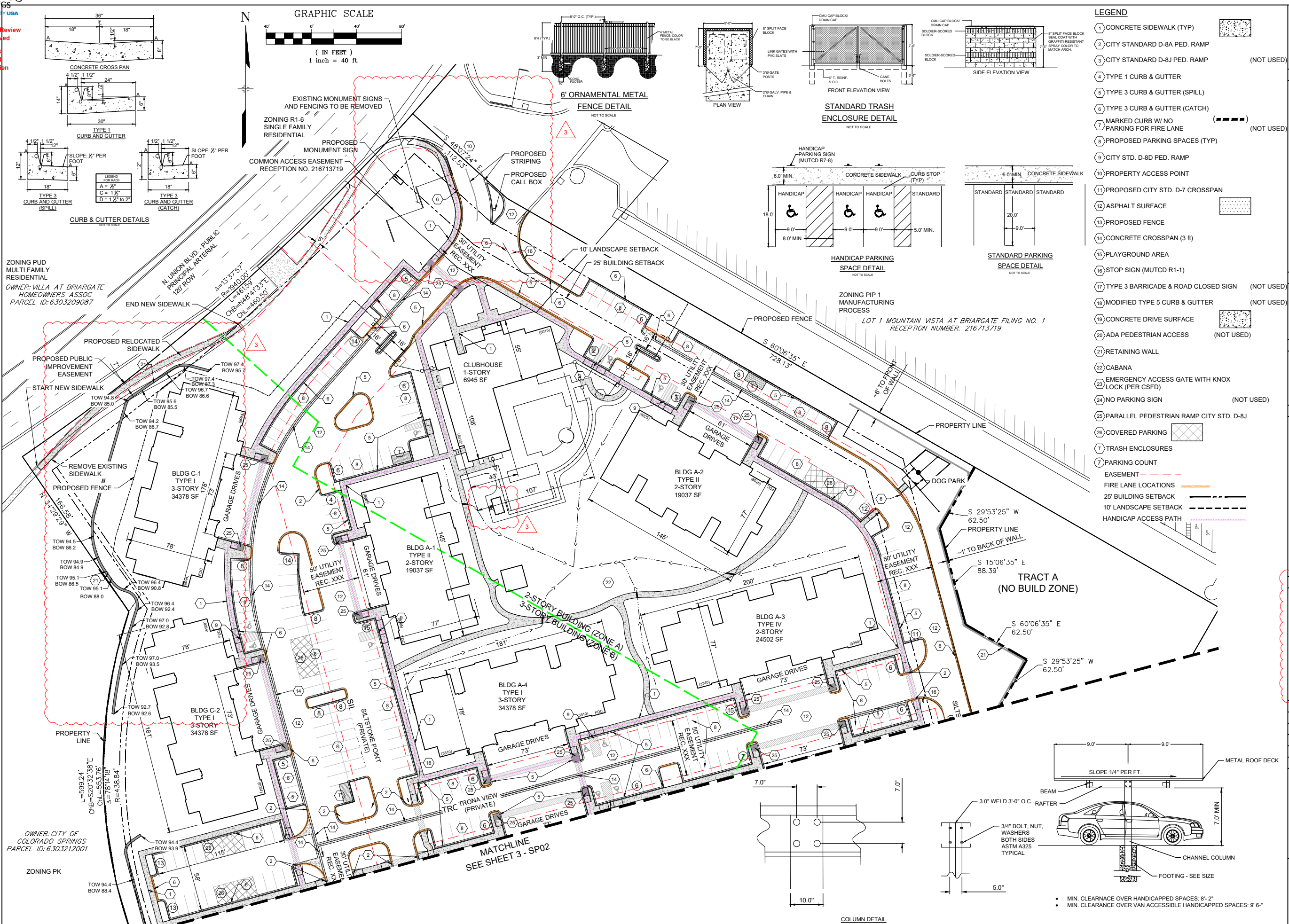
REV3: JUNE, 2023 - SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS 3

DRAWING INFORMATION:

| | |
|--------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

SITE PLAN

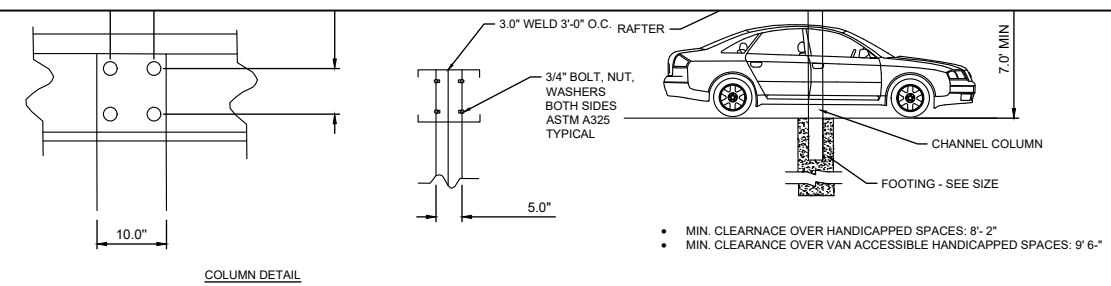
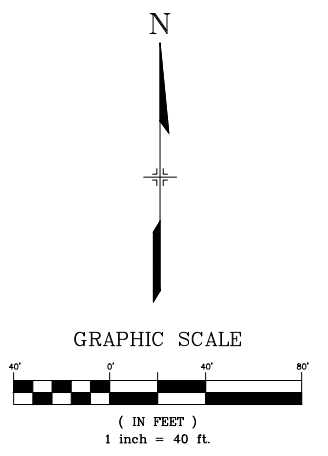
CITY PLANNING FILE NO:
SP01



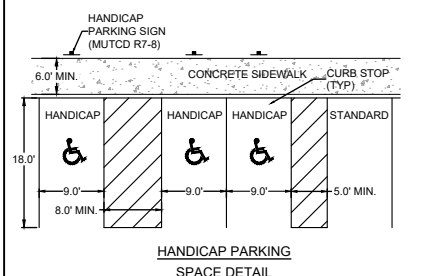
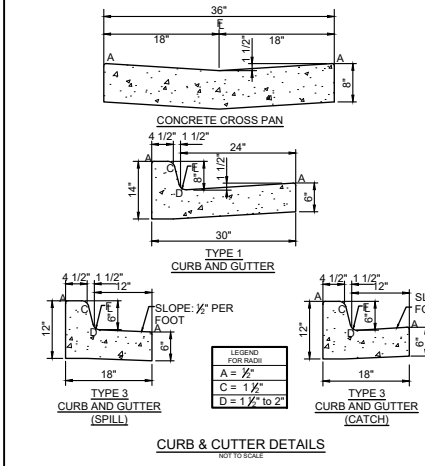
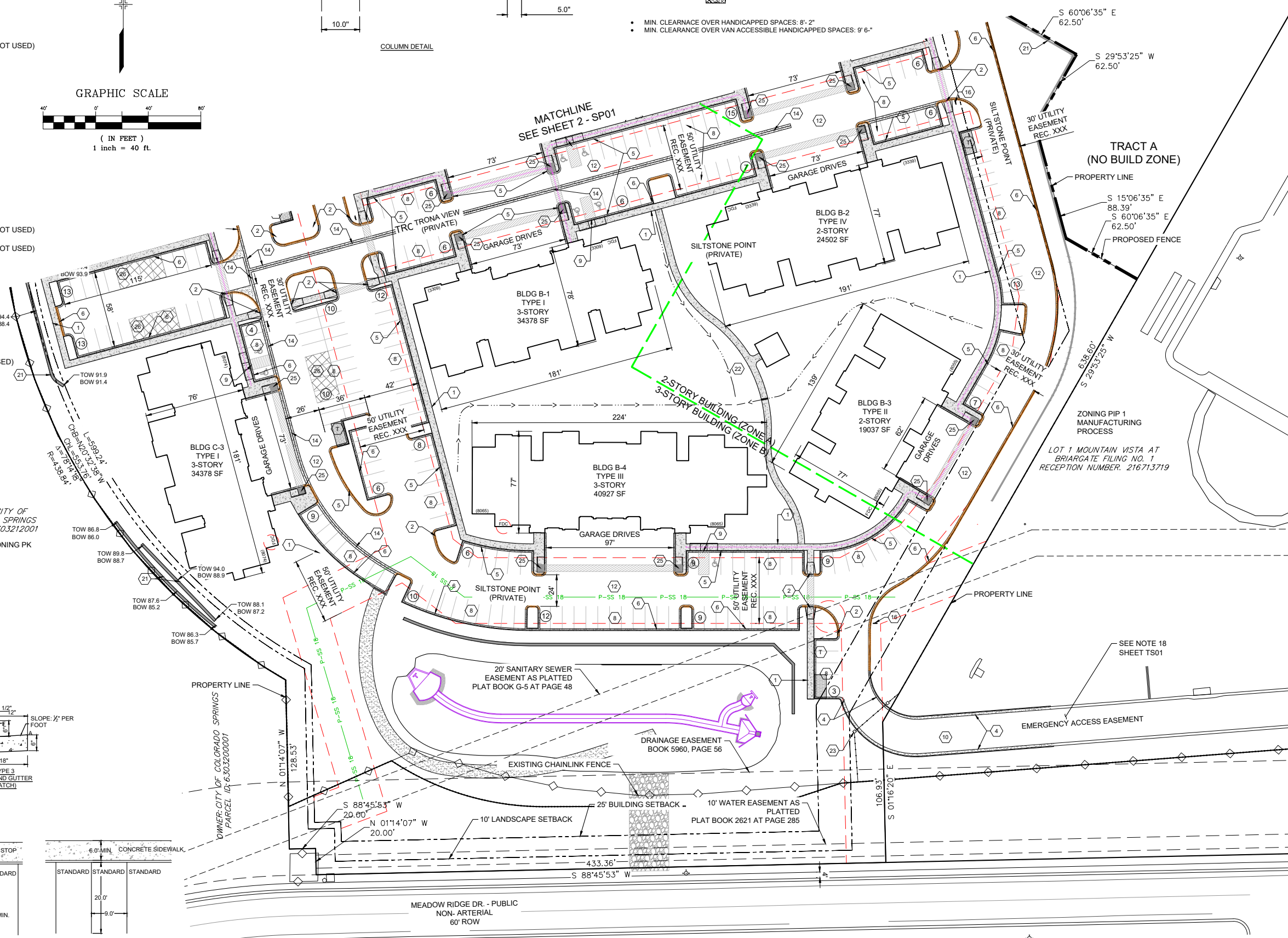
- MIN. CLEARANCE OVER HANDICAPPED SPACES: 8'-2"
- MIN. CLEARANCE OVER VAN ACCESSIBLE HANDICAPPED SPACES: 9'-6"

Land Use Review Approved
06-29-2023
2:26:11 PM
Molly O'Brien

- LEGEND**
- 1 CONCRETE SIDEWALK (TYP)
 - 2 CITY STANDARD D-8A PED. RAMP
 - 3 CITY STANDARD D-8J PED. RAMP (NOT USED)
 - 4 TYPE 1 CURB & GUTTER
 - 5 TYPE 3 CURB & GUTTER (SPILL)
 - 6 TYPE 3 CURB & GUTTER (CATCH)
 - 7 MARKED CURB W/ NO PARKING FOR FIRE LANE (NOT USED)
 - 8 PROPOSED PARKING SPACES (TYP)
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 - 23 EMERGENCY ACCESS GATE WITH KNOX LOCK (PER CSFD)
 - 24 NO PARKING SIGN (NOT USED)
 - 25 PARALLEL PEDESTRIAN RAMP CITY STD. D-8J
 - 26 COVERED PARKING
 - 27 TRASH ENCLOSURES
 - 28 PARKING COUNT
- EASEMENT**
- 29 FIRE LANE LOCATIONS
 - 30 25' BUILDING SETBACK
 - 31 10' LANDSCAPE SETBACK
 - 32 HANDICAP ACCESS PATH



- MIN. CLEARANCE OVER HANDICAPPED SPACES: 8'-2"
- MIN. CLEARANCE OVER VAN ACCESSIBLE HANDICAPPED SPACES: 9'-6"



FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

CONSULTANT:
CIVIL ENGINEER:



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LANDSCAPE ARCHITECT:
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300 COLORADO SPRINGS, CO 80920
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PROJECT:
FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:
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ISSUE: OCTOBER, 2020

REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS

DRAWING INFORMATION:

| | |
|--------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

SITE PLAN

CITY PLANNING FILE NO:
SP02

ZONING PIP-1 OFFICES
OWNER: 7899 LEXINGTON LLC C/O WATSON DEVELOPMENT CO LLC.
PARCEL ID: 6303314001

ZONING PBC/PR CU SKATING PARK
OWNER: BISH-ING LLC
PARCEL ID: 6303406008

NOTES:
1. Spot elevations subject to change with final grading design and construction.

FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

CONSULTANT:
CIVIL ENGINEER:



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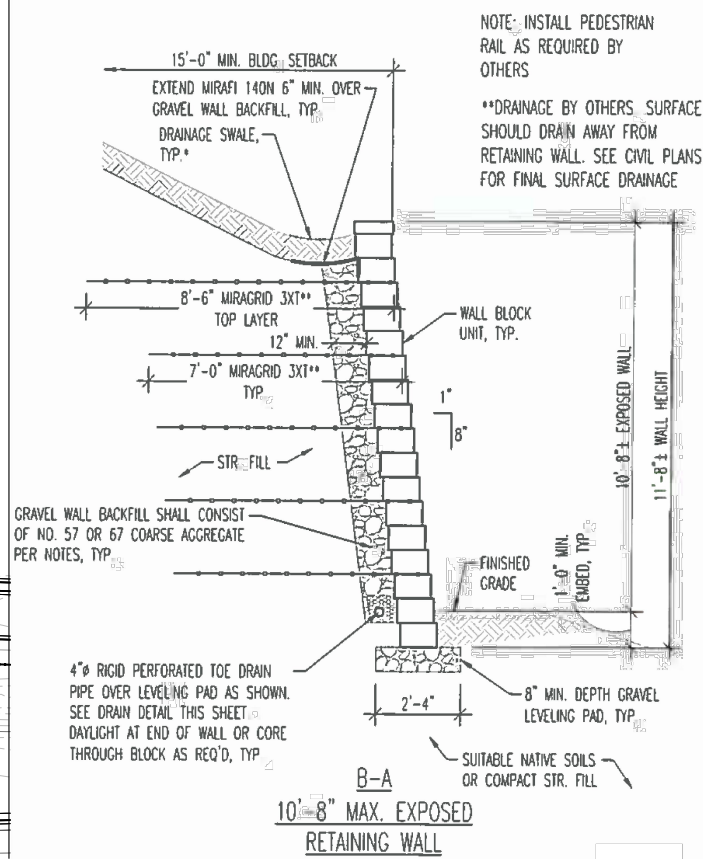
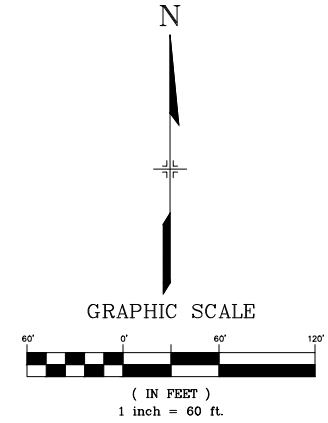
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FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

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LEGEND:

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOW POINT
- HIGH POINT
- SPOT ELEVATION
- FLOW DIRECTION
- SWALE
- LIMITS OF DISTURBANCE



ISSUE: OCTOBER, 2020

REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS

REV3: JUNE, 2023 - SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS

DRAWING INFORMATION:

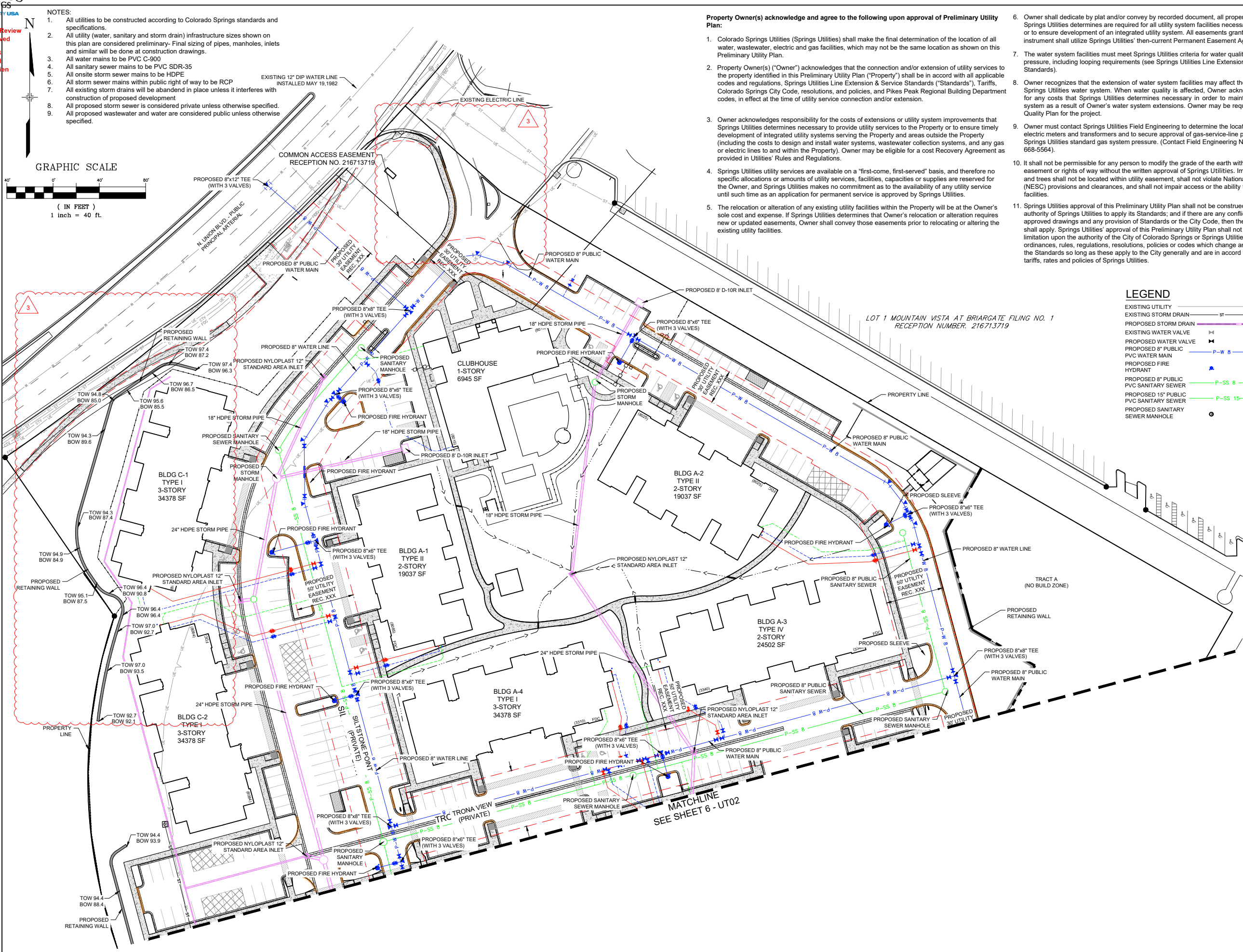
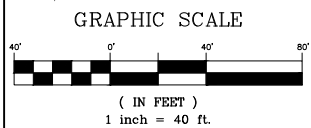
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|--------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

PRELIMINARY GRADING PLAN

CITY PLANNING FILE NO:

GR01

- NOTES:**
- All utilities to be constructed according to Colorado Springs standards and specifications.
 - All utility (water, sanitary and storm drain) infrastructure sizes shown on this plan are considered preliminary- Final sizing of pipes, manholes, inlets and similar will be done at construction drawings.
 - All water mains to be PVC C-900
 - All sanitary sewer mains to be PVC SDR-35
 - All onsite storm sewer mains to be HDPE
 - All storm sewer mains within public right of way to be RCP
 - All existing storm drains will be abandoned in place unless it interferes with construction of proposed development
 - All proposed storm sewer is considered private unless otherwise specified.
 - All proposed wastewater and water are considered public unless otherwise specified.



- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:**
- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
 - 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 & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
 - 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 water systems, wastewater collection systems, and any gas or electric 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 Utilities.
 - 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.

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- 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).
- 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.
- 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).
- 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.

LEGEND

| | |
|--|---------|
| EXISTING UTILITY | ST |
| EXISTING STORM DRAIN | ST |
| PROPOSED STORM DRAIN | ST |
| EXISTING WATER VALVE | WV |
| PROPOSED WATER VALVE | WV |
| PROPOSED 8" PUBLIC PVC WATER MAIN | P-W 8 |
| PROPOSED FIRE HYDRANT | FH |
| PROPOSED 8" PUBLIC PVC SANITARY SEWER | P-SS 8 |
| PROPOSED 15" PUBLIC PVC SANITARY SEWER | P-SS 15 |
| PROPOSED SANITARY SEWER MANHOLE | SM |

LOT 1 MOUNTAIN VISTA AT BRIARGATE FILING NO. 1
RECEPTION NUMBER: 216713719

FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

CONSULTANT:
CIVIL ENGINEER:
Matrix

2435 Research Parkway, Suite 300
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Phone 719-575-0100
Fax 719-575-0208

ARCHITECT:
Fugleberg Koch
2555 Temple Trail
Winter Park, FL 32789
Phone (407) 629-0595

LANDSCAPE ARCHITECT:
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300 COLORADO SPRINGS, CO 80920
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PROJECT:
FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:
BOHANNON DEVELOPMENT CORP.
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EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

DEVELOPER:
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- ISSUE: OCTOBER, 2020
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- REV3: JUNE, 2023 - SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS 3

DRAWING INFORMATION:

| | |
|--------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

CITY PLANNING FILE NO:
UT01
SHEET 5 OF 15

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

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FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

CONSULTANT:
CIVIL ENGINEER:



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PROJECT:
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CITY OF COLORADO SPRINGS
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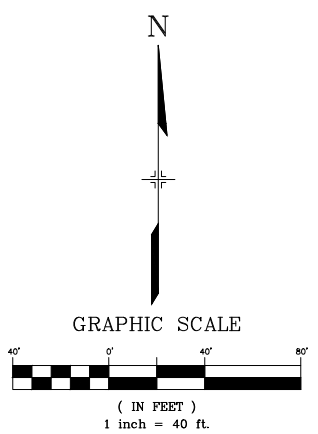
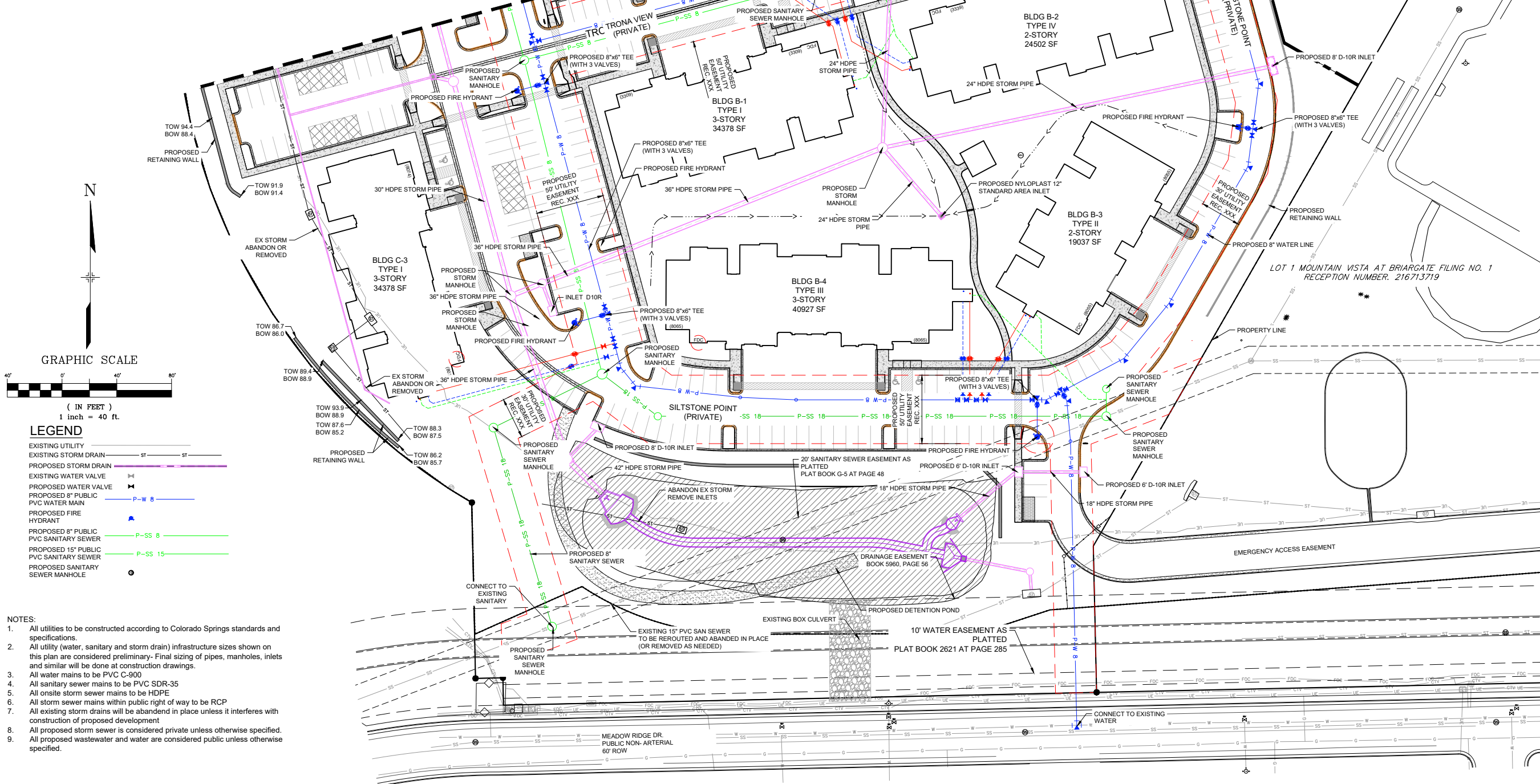
ISSUE: OCTOBER, 2020

| DRAWING INFORMATION: | |
|----------------------|------------|
| PROJECT NO: | 18.984.001 |
| DRAWN BY: | CRD |
| CHECKED BY: | JAO |
| APPROVED BY: | JAO |
| SHEET TITLE: | |

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

CITY PLANNING FILE NO:

UT02



LEGEND

| | |
|--|---------|
| EXISTING UTILITY | --- |
| EXISTING STORM DRAIN | ST |
| PROPOSED STORM DRAIN | --- |
| EXISTING WATER VALVE | ⊞ |
| PROPOSED WATER VALVE | ⊞ |
| PROPOSED 8" PUBLIC PVC WATER MAIN | P-W 8 |
| PROPOSED FIRE HYDRANT | ⊞ |
| PROPOSED 8" PUBLIC PVC SANITARY SEWER | P-SS 8 |
| PROPOSED 15" PUBLIC PVC SANITARY SEWER | P-SS 15 |
| PROPOSED SANITARY SEWER MANHOLE | ⊞ |

- NOTES:**
- All utilities to be constructed according to Colorado Springs standards and specifications.
 - All utility (water, sanitary and storm drain) infrastructure sizes shown on this plan are considered preliminary. Final sizing of pipes, manholes, inlets and similar will be done at construction drawings.
 - All water mains to be PVC C-900
 - All sanitary sewer mains to be PVC SDR-35
 - All onsite storm sewer mains to be HDPE
 - All storm sewer mains within public right of way to be RCP
 - All existing storm drains will be abandoned in place unless it interferes with construction of proposed development
 - All proposed storm sewer is considered private unless otherwise specified.
 - All proposed wastewater and water are considered public unless otherwise specified.

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APPROVED BY: JAO

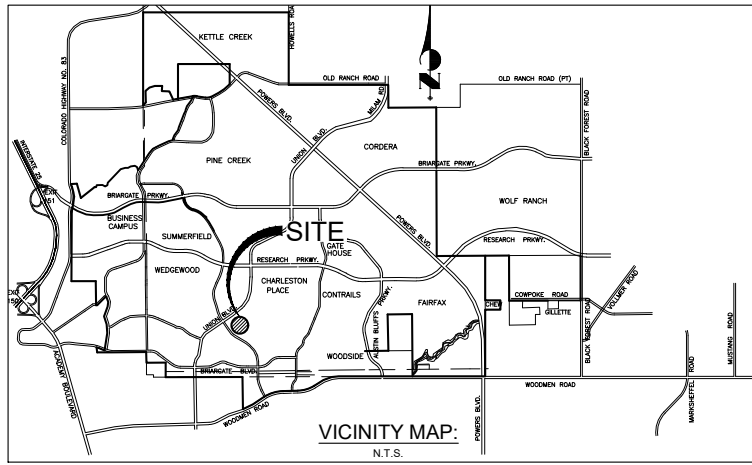
SHEET TITLE:

FIRE ACCESS PLAN

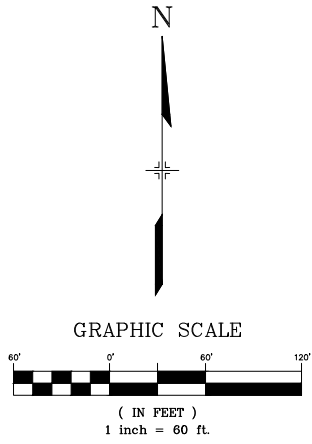
CITY PLANNING FILE NO:

FL01

SHEET 7 OF 15



- NOTES:**
- APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION/DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE ACCESS ROADS ARE AVAILABLE. (2009 IFC §1410)
 - TEMPORARY ACCESS ROADS SHALL BE AN ALL-WEATHER SURFACE COMPRISED OF EITHER THE FIRST LIFT OF ASPHALT, OR CONCRETE/COMPACTED GRAVEL TO A THICKNESS CAPABLE OF SUPPORTING THE IMPOSED LOADS OF FIRE DEPARTMENT APPARATUS. A 20-FT MINIMUM WIDTH SHALL BE MAINTAINED UNLESS THE PERMANENT ROAD IS DESIGNED LESS THAN 20-FT, IN WHICH CASE THE TEMPORARY ROAD SHALL BE THE INTENDED WIDTH OF THE PERMANENT ROAD. ADEQUATE STREET SIGNS AND FIRE LANE SIGNS SHALL BE INSTALLED WHERE APPLICABLE. TEMPORARY ACCESS ROADS MUST BE MAINTAINED IN ACCORD WITH THIS SECTION AND INSPECTED BY THE FIRE DEPARTMENT. (2009 IFC §1410.1.1)
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. (2009 IFC §501.4)
 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE (2018 CSFC §3312.1)
 - REQUIRED ACCESS DURING CONSTRUCTION. APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. (2018 CSFC §3310.1)
 - WHEN REQUIRED- WATER SUPPLY. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. (2018 CSFC §3312.1)
 - ALL BREEZEWAYS OF EACH BUILDING TYPE WILL BE FULLY SPRINKLED THROUGHOUT ALL LEVELS.
 - AT FINAL LANDSCAPE PLAN, CLEAR ACCESS PATHS AND FINAL TREE AND SHRUB LOCATIONS WILL BE COORDINATED WITH COLORADO SPRINGS FIRE DEPARTMENT

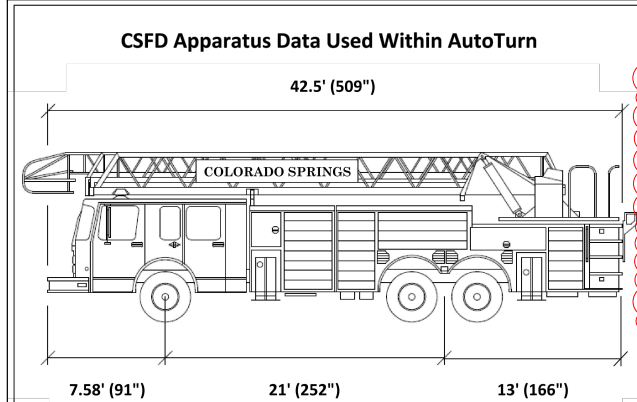


- LEGEND**
- BOUNDARY LINE
 - PROPOSED EASEMENT
 - EXISTING WATER MAIN
 - FIRE TRUCK DRIVE DISTANCE
 - FIRE TRUCK HOSE LENGTH (150' MAX)
 - EXISTING FIRE HYDRANT
 - PROPOSED 8" PUBLIC WATER MAIN
 - PROPOSED FIRE HYDRANT
 - BREEZEWAY
 - MARKED CURB W/NO PARKING FOR FIRE LANE

Fire Flow

| Building Type | Total SF | Fire Suppression System | GPM | Req # Hydrants | Buildings Name | Hose Lay |
|---------------|----------|-------------------------|------|----------------|-------------------------|----------|
| TYPE I | 34,378 | Yes | 2500 | 3 | A-4, B-1, C-1, C-2, C-3 | 225 |
| TYPE II | 19,037 | Yes | 1875 | 1 | A-1, A-2, B-3 | 250 |
| TYPE III | 40,927 | Yes | 2750 | 3 | B-4 | 225 |
| TYPE IV | 24,502 | Yes | 2150 | 2 | A-3, B-2 | 225 |
| Clubhouse | 6,945 | Yes | 1125 | 1 | | 250 |

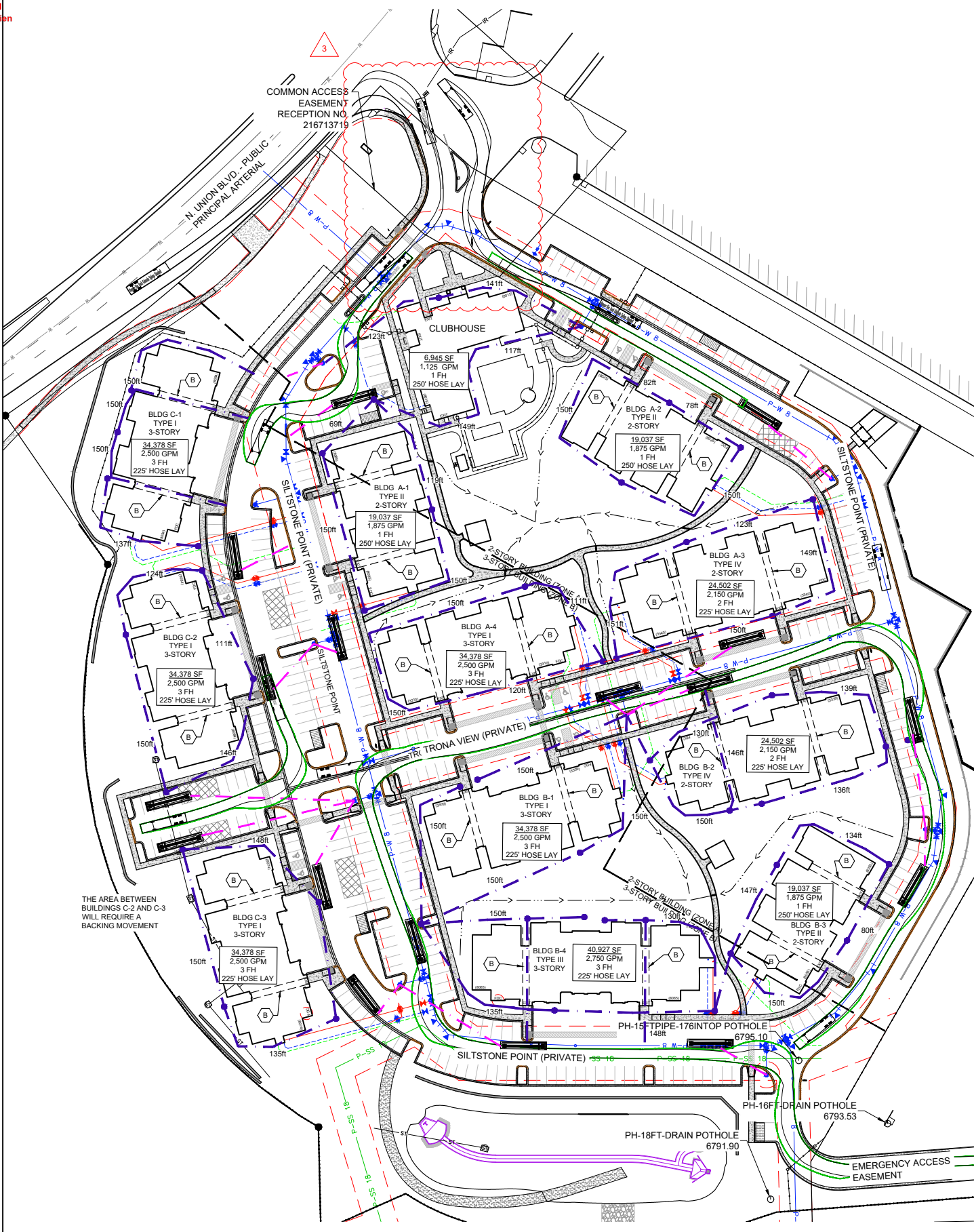
- FLAWS BASED ON TYPE V-B CONSTRUCTION**
- Striping Requirements**
- 3.1. **Design.** When striping is used to identify fire apparatus access roads, the striping shall comply with Figures 14 and 17. All striping used for marking of fire lanes must meet the following criteria:
- 6-inch red traffic paint stripe
 - 4-inch white reflective lettering/wording with 3/4-inch stroke stating "No Parking Fire Lane"
 - Lettering/wording spaced every 25 feet
 - See attachment for additional striping design criteria.
- Figure 124 - Fire lane striping example



| | |
|-------------------|---------------|
| Width | 8.42' (101'') |
| Track | 8.17' (98'') |
| Lock to Lock Time | 5.00 seconds |
| Steering Angle | 44 degrees |

Other Useful Apparatus Data

| | |
|---|--------------------------------------|
| Angle of Approach | Less than 8° degrees (not % percent) |
| Angle of Departure | Less than 8° degrees (not % percent) |
| Undercarriage Clearance | .66' (8'') |
| Rear Overhang (CL of rear axle to rear bumper) | 10' (120'') |
| Wheelbase (CL of front axle to CL of forward rear axle) | 20' (240'') |
| Inside Turning Radii | 33' (396'') |
| Outside Turning Radii | 53' (636'') |



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CITY OF COLORADO SPRINGS
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SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

CITY PLANNING FILE NO:

L-1

LANDSCAPE SETBACKS:

| STREET NAME OR ZONE BOUNDARY: | N. UNION BLVD. | MEADOW RIDGE |
|---|----------------------|---------------------|
| ZONE DISTRICT BOUNDARY: | NO | NO |
| STREET CLASSIFICATION: | PRINCIPAL ARTERIAL | NON-ARTERIAL |
| SETBACK DEPTH REQUIRED/PROVIDED: | 25' / 25' | 10' / 10' |
| LINEAR FOOTAGE: | 462' | 433' |
| TREE/FEET REQUIRED: | 1 / 20 | 1 / 30 |
| NUMBER OF TREES REQUIRED/PROVIDED: | 23 / 18 (5 EXISTING) | 14 / 9 (7 EXISTING) |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 70 / 70 | 50 / 50 |
| ORNAMENTAL GRASS SUBSTITUTES REQ./PROV. | 0 / 0 | 0 / 0 |
| PLANT ABBREVIATION DENOTED ON PLAN: | UN | MR |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/100% | 75% / 100% |

LANDSCAPE BUFFERS AND SCREENS:

| STREET NAME OR PROPERTY LINE: | WEST | EAST |
|----------------------------------|-----------|---------------|
| WIDTH IN FEET REQ./PROV.: | 15' / 15' | 15' / 15'-25' |
| LINEAR FOOTAGE: | 934' | 1513' |
| TREE/FEET REQUIRED: | 1 / 20 LF | 1 / 20 LF |
| BUFFER TREES REQ./PROV.: | 47 / 39 | 76 / 61 |
| DEC. TREES PROV.: | 15 | 25 |
| EVERGREEN TREES (50%) PROV.: | 24 | 34 (2 EXIST) |
| SHRUB SUBSTITUTES REQ./PROVIDED: | 80 / 80 | 150 / 150 |
| LENGTH OF OPAQUE STRUCTURE: | 895' | 1,268' |
| BUFFER TREE ABBR. ON PLAN: | WE | EA |
| % GROUND PLANE VEG. REQ./PROV.: | 75%/100% | 75% / 100% |

MOTOR VEHICLE LOTS:

| | |
|--|----------|
| NUMBER OF SURFACE VEHICLE SPACES PROVIDED: | 381 |
| SHADE TREES 1 PER 15 SPACES REQ./PROV.: | 25 / 25 |
| VEHICLE LOT FRONTAGES: | N. UNION |
| LENGTH OF FRONTAGE: | 145' |
| 2/3 LENGTH OF FOOTAGE: | 96' |
| MIN. 3' SCREENING PLANTS REQ./PROV.: | TBD |
| LENGTH OF SCREENING OR BERM PROVIDED: | 96' |
| VEHICLE LOT PLANT ABBREVIATED ON PLAN: | PL |

INTERNAL LANDSCAPING:

| | |
|--|-----------------------|
| SITE AREA: | 671,390 SF (15.41 AC) |
| OPEN SPACE REQUIRED (15%): | 100,709 SF |
| OPEN SPACE PROVIDED: | 309,010 SF |
| TREE/FEET REQUIRED: | 1 Tree / 500 SF |
| INTERNAL TREES REQUIRED/PROVIDED: | 201 / 116 |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED: | 850 / 850 |
| ORN. GRASS SUBSTITUTES REQ./PROV.: | 0 / 0 |
| INTERNAL PLANT ABBREVIATED ON PLAN: | IN |
| % GROUND PLANE VEG. REQUIRED/PROVIDED: | 75%/75% |

SYMBOL / CALLOUT

SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.

SEED MIX A: To be pre-blended Arkansas Valley Seed Mix "Low Maintenance" seed blend installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
35% CHEWINGS FESCUE 25% HARD FESCUE
30% CREEPING RED FESCUE 10% BLUE FESCUE

WOOD MULCH: To be organic shredded cedar mulch installed to a depth of 4". Submit sample for review and approval prior to installation.

COBBLE MULCH: 2" to 4" Foothills Cobblestone (or approved equal) mulch over weed fabric. Submit sample for review and approval prior to installation. Fire Access Paths to have 2" Maximum Cobble Size.

STEEL EDGE: Steel edge to be DURAEDGE 1" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.

PLANT SCHEDULE:

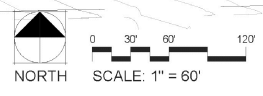
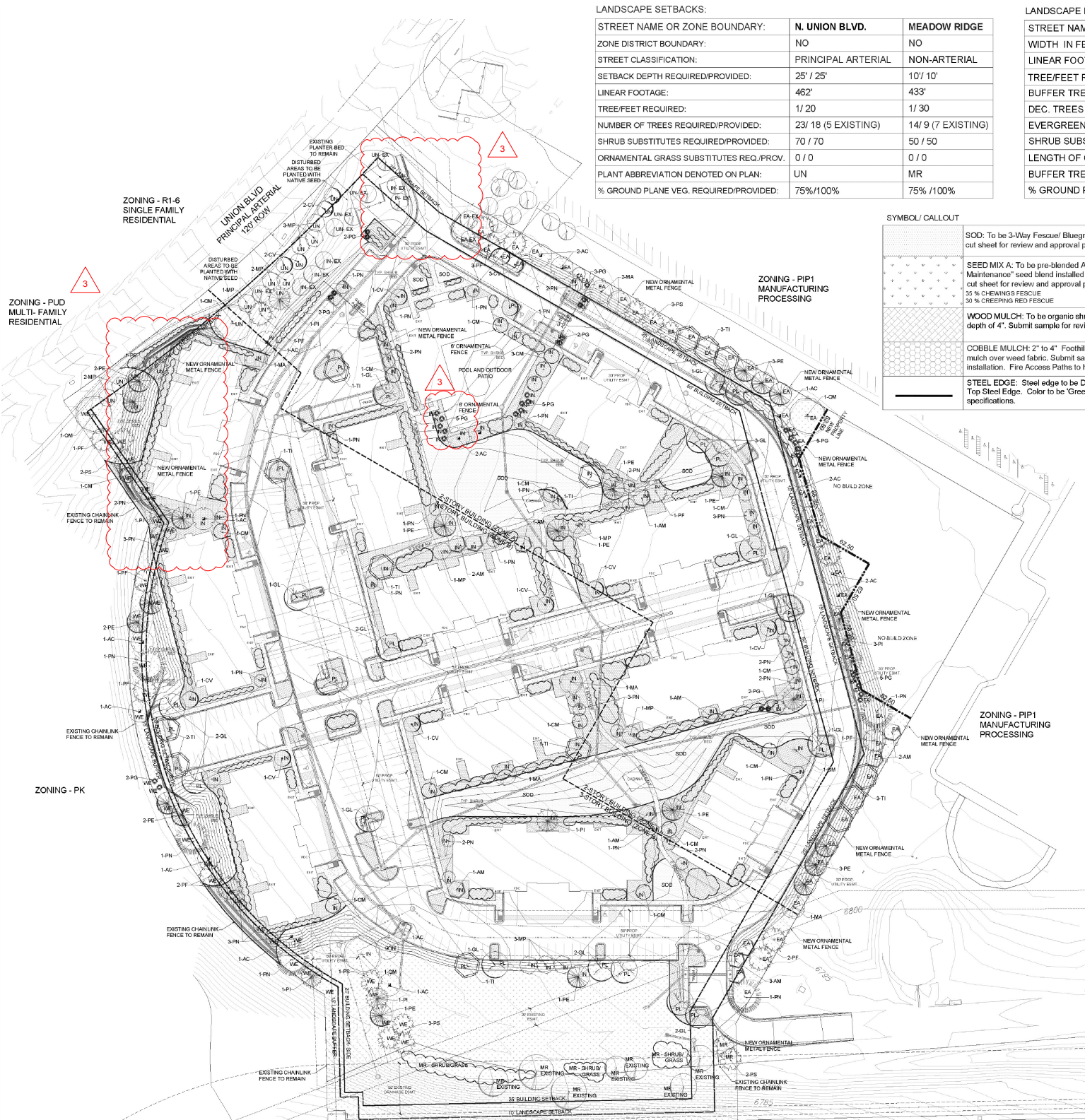
| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: | |
|-----------|-----------|------|--|------------------------------------|---------------------------|---------------|----------------|----------------|--------|-----|
| Deciduous | OM | 5 | Quercus muhlenbergii | Chinquapin Oak | S | 35-50 | 35-50 | 2.0' caliper | BBB | |
| | OM | 16 | Crataegus x mordenensis 'Snowbird' | Snowbird Hawthorn | 255AD | 15-20 | 15-20 | 2.0' caliper | BBB | |
| | CV | 14 | Crataegus velutina 'Winter King' | Winter King Hawthorn | 45AD | 15-20 | 15-20 | 2.5' caliper | BBB | |
| | MA | 6 | Malus 'Spring Snow' | Spring Snow Crabapple | 46TS | 20-30 | 20-30 | 2.0' caliper | BBB | |
| | MP | 15 | Malus 'Princess' | Princess Crabapple | 46TS | 15-20 | 15-20 | 2.0' caliper | BBB | |
| | AM | 12 | Amandorva canadensis | Shadblow Serviceberry | 45TS5 | 15-20 | 15-20 | 2.0' caliper | BBB | |
| | PN | 42 | Prunus nigra 'Princess Kay' | Princess Kay Canadian Plum | 46TS | 10-15 | 15-20 | 2.5' caliper | BBB | |
| | TI | 14 | Tilia tomentosa 'Sterling Silver' | Sterling Silver Linden | 4S | 20-30 | 40-50 | 2.5' caliper | BBB | |
| | GL | 19 | Gleditsia triacanthos 'Inermis 'Santibani' | Santibani Honeylocust | 45A | 30-35 | 30-35 | 2.5' caliper | BBB | |
| | AC | 17 | Acer x freemanii 'Celebration' | Celebration Maple | S | 20-25 | 35-45 | 2.5' caliper | BBB | |
| | Evergreen | PS | 11 | Pinus ponderosa | Ponderosa Pine | 257BD | 20-30 | 40-60 | 6 HT | BBB |
| | | PN | 5 | Pinus nigra | Austrian Pine | 2557BD | 30-40 | 40-60 | 6 HT | BBB |
| | | PE | 20 | Pinus felix 'Vanderwolf's Pyramid' | Vanderwolf's Pyramid Pine | 568DA | 20-30 | 30-50 | 6 HT | BBB |
| | | PF | 17 | Picea pungens 'Fat Albert' | Fat Albert Spruce | 678S | 20-30 | 30-40 | 6 HT | BBB |
| | | PI | 9 | Picea pungens | Colorado Spruce | 678S | 20-30 | 40-60 | 6 HT | BBB |
| | PO | 33 | Picea glauca 'North Star' | Compact White Spruce | W | 5-7 | 10-15 | 6 HT | BBB | |

PERCENT SIGNATURE TREES: (80% MINIMUM REQUIRED) SIGNATURE TREES: 200 TOTAL NUMBER OF TREES: 255 = 78.4% SIGNATURE TREES

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: |
|---------|-------|----------------|--|-------------------------------|---------|---------------|----------------|----------------|-----------|
| Shrub | JH | | Juniperus horizontalis 'Hughes' | Hughes Juniper | 2566A | 5-8' | 1-2' | 5 gallon | |
| | JW | | Juniperus horizontalis 'Wiltoni' | Wilton Carpet Juniper | 2566A | 6-8' | 4'-6" | 5 gallon | |
| | PA | | Picea abies 'Elegans' | Spreading Norway Spruce | 78S | 3'-6" | 3'-4" | 5 gallon | |
| | PI | | Picea pungens 'Waldbrunn' | Waldbrunn Spruce | 678S | 3'-6" | 2'-3" | 5 gallon | |
| | PS | | Pinus mugo 'Slowmound' | Slowmound Mugo Pine | 1256D | 5'-7" | 3'-0" | 5 gallon | |
| | PM | | Pinus mugo 'Mops' | Miniature Mugo Pine | 1256D | 2'-3" | 2'-3" | 5 gallon | |
| | BE | | Berberis x Emerald Carousel | Emerald Carousel Barberry | 45A | 4'-5" | 4'-5" | 5 Gallon | Container |
| | BR | | Berberis thunbergii 'Rose Glow' | Rose Glow Barberry | 45A | 5'-6" | 3'-0" | 6 Gallon | Container |
| | CA | | Caryopteris x clandonensis 'Dark Knight' | Dark Knight Blue Mist Spirea | 1239A | 2'-3" | 3'-4" | 5 Gallon | Container |
| | FS | | Forsythia 'Sunrise' | Sunrise Forsythia | D | 4'-6" | 4'-0" | 5 Gallon | Container |
| | LI | | Ligustrum vulgare 'Lodense' | Lodense Privet | A | 3'-4" | 2'-3" | 5 Gallon | Container |
| | PH | | Philadelphus microphyllus | Littleleaf Mockorange | 12957DA | 4'-6" | 4'-6" | 6 Gallon | Container |
| | PN | | Physocarpus opulifolius 'Nanus' | Dwarf Ninebark | 968A | 4'-6" | 4'-0" | 5 Gallon | Container |
| | PP | | Potentilla fruticosa 'Prairie Snow' | Prairie Snow Potentilla | 4567S | 3'-5" | 2'-3" | 5 Gallon | Container |
| | PB | | Prunus besseyi 'Plumbea Buttes' | Creeping Western Gland Cherry | 1345A | 4'-6" | 2'-3" | 5 Gallon | Container |
| | RH | | Rhus trilobata | Three Leaf Sumac | 25456DA | 3'-6" | 3'-0" | 5 Gallon | Container |
| | RM | | Rosa 'Morden Sunrise' | Morden Sunrise Rose | 456785A | 2'-3" | 2'-4" | 5 Gallon | Container |
| RI | | Rosa 'Iceberg' | Iceberg Rose | 456785A | 2'-3" | 2'-3" | 5 Gallon | Container | |

PERCENT SIGNATURE SHRUBS: (80% MINIMUM REQUIRED) SIGNATURE SHRUBS: XXX TOTAL NUMBER OF SHRUBS: XXXX = XX.X% SIGNATURE SHRUBS

| SYMBOL: | ABBR. | QTY. | BOTANICAL NAME: | COMMON NAME: | KEY: | MATURE WIDTH: | MATURE HEIGHT: | PLANTING SIZE: | NOTES: |
|---------|-------|------|---|-------------------------------|-------|---------------|----------------|----------------|-----------|
| Grass | DP | | Gallardia aristata 'Oranges and Lemons' | Oranges and Lemons Bleeket | 35A | 12"-18" | 18"-24" | 1 Gallon | Container |
| | EC | | Achillea millefolium 'Terra Cotta' | Terra Cotta Yarrow | 1356A | 18"-24" | 18"-24" | 1 Gallon | Container |
| | EP | | Echinacea purpurea 'White Swan' | White Swan Cone Flower | 235D | 24"-30" | 2'-3" | 1 Gallon | Container |
| | HR | | Hemerocallis 'Ruffled Apricot' | Apricot Daylily | D | 18"-24" | 2'-3" | 1 Gallon | Container |
| | AN | | Subzachyrium scoparium 'Prairie Blues' | Prairie Blues Little Bluestem | 1235D | 15"-18" | 3'-4" | 1 Gallon | Container |
| | BS | | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Grass | 1235D | 2'-3" | 4'-0" | 1 Gallon | Container |
| | BL | | Subzachyrium scoparium 'Blaze' | Blaze Little Bluestem | 1235D | 2'-3" | 3'-4" | 1 Gallon | Container |



NOTES:

- LANDSCAPING TO BE FIELD MODIFIED TO ACCOMMODATE RETAINING WALL & BUILDING MODIFICATIONS PER REVISION 2. MODIFICATIONS NOT ANTICIPATED TO SIGNIFICANTLY CHANGE THE LAYOUT & INTENT OF THESE LANDSCAPING PLANS.
- LANDSCAPING AND IRRIGATION MINOR MODIFICATION ASSOCIATED WITH REVISION 3 IN PROGRESS. REFER TO FINAL CONSTRUCTION DOCUMENTS FOR DETAILS.

CITY FILE NUMBER: AR DP 18-00631

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PROJECT:
FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:
BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

DEVELOPER:
BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
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ISSUE: OCTOBER, 2020

REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS

DRAWING INFORMATION:
PROJECT NO: 18.984.001
DRAWN BY: CRD
CHECKED BY: JAO
APPROVED BY: JAO
SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

CITY PLANNING FILE NO:

L-2

TREE PRESERVATION NOTES:

- CONTRACTOR TO COORDINATE REMOVAL OF TREES WITHIN THE PUBLIC OWNED RIGHT-OF-WAY OR WITHIN PUBLIC SPACES WITH THE CITY OF COLORADO SPRINGS FORESTRY DEPT. PRIOR TO INITIATION OF DEMO SERVICES.
- THE CRITICAL ROOT ZONE (CRZ) OF A TREE SHALL BE DEFINED AS THE GROUND AREA AROUND THE TREE TRUNK WHICH EXTENDS TO A VERTICAL LINE DROPPED FROM THE OUTERMOST BRANCHES OF THE TREE (DRIPLINE).
- THE FOLLOWING MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR:
 - ALL TREES TO REMAIN SHALL BE PRUNED STRUCTURALLY FOR BRANCH CLEARANCE
 - 4" CONSTRUCTION FENCING WITH "KEEP OUT" WARNING SIGNS SHALL BE ANCHORED IN THE GROUND AROUND THE CRZ'S TO PREVENT SOIL COMPACTION AND TRUNK OR CROWN DAMAGE
 - SILT FENCING SHALL BE INSTALLED ON THE OUTSIDE OF THE CONSTRUCTION FENCE ON THE UPSLOPE SIDE OF THE CRZ(S)
 - TREE ROOTS SHALL BE PRUNED TO THE DEPTH OF THE PROPOSED GRADING OR SOIL DISTURBANCE.
- THE PROTECTIVE FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITEWORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STORAGE OF ANY MATERIALS, VEHICLES OR EQUIPMENT, OR DUMPING OF ANY CONTAMINANTS WITHIN A CRZ SHALL BE PROHIBITED.
- FILLING OVER A CRZ SHALL BE PROHIBITED, WITHOUT AN APPROVED MITIGATION PLAN.
- PRIOR TO ANY TRENCHING OR EXCAVATION IN A CRZ, TREE ROOTS SHALL BE PRUNED AT THE EDGE OF THE PROPOSED TRENCH OR EXCAVATION, HOWEVER, NO MORE THAN 40% OF A CRZ SHALL BE PRUNED WITHOUT PRIOR APPROVAL.
- ALL DEAD WOOD AND DAMAGED LIMBS SHALL BE PRUNED OUT BY THE COMPLETION OF CONSTRUCTION.
- ALL WORK ON TREES TO REMAIN INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

GENERAL NOTES:

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- THE STONEBRIDGE APARTMENTS PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING COMMON AREA LANDSCAPING, POOL, CABANA, FENCING, AND ANY OTHER COMMON AREA AMENITIES.
- TREES LABELED AS (EX) ARE TO BE RETAINED AND PROTECTED BY TEMPORARY FENCING DURING SITE GRADING AND CONSTRUCTION.
- PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY FOOTHILLS.
- TILL AMENDMENTS INTO THE TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE. APPLY 3 CY/ 1000 SF ORGANIC MATTER COMPOST AMENDMENT.
- IRRIGATION WILL BE PROVIDED IN THE FORM OF SPRAY FOR THE SOD/ TURF AREAS AND DRIP WITHIN PLANTER BEDS AND AT TREES.

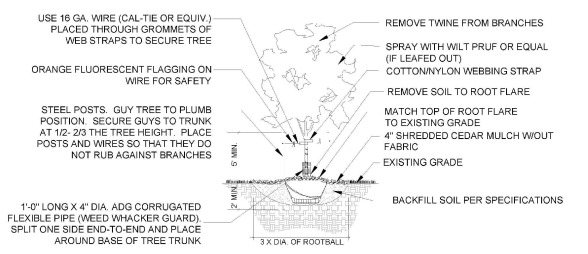
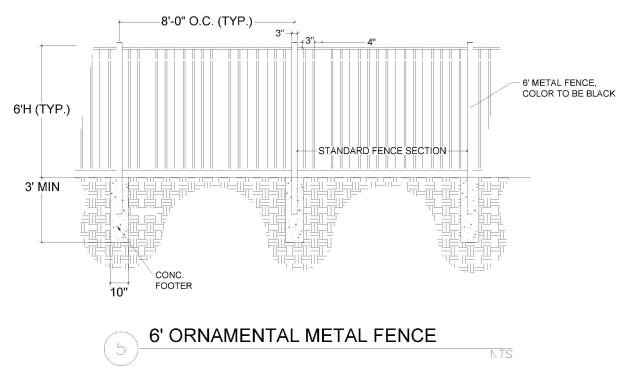
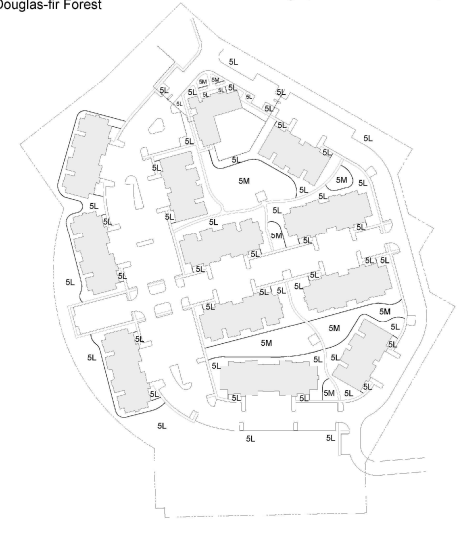
SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BASINS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
- SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE - HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS OBSERVED AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

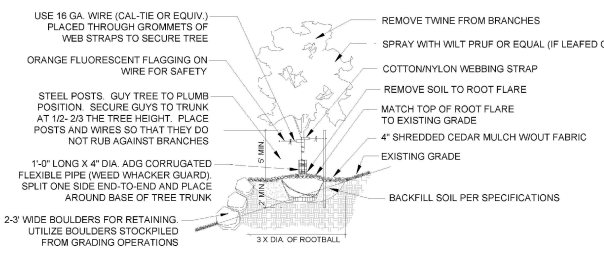
Schematic Landscape Diagram

Climate Zone (From Figure 4 of Landscape Policy Manual) - Circle One:

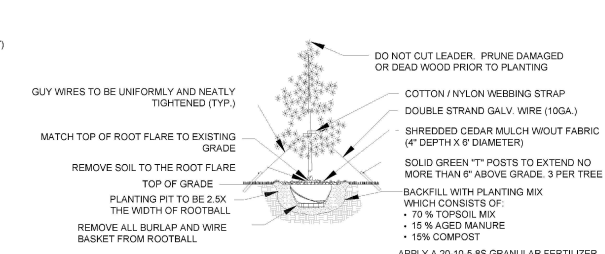
- | | | |
|-----------|--------------------|--------|
| Foothills | Foothills & Plains | Plains |
|-----------|--------------------|--------|
- Plant Communities**
-to be labeled by number(s) on diagram:
- Semi-arid Shrublands
 - Pinon-jumper woodlands
 - Prairie
 - Lower Elevation Riparian
 - Foothill Shrublands
 - Ponderosa Pine Forest
 - Upper Elevation Riparian
 - Douglas-fir Forest
- Hydrozones (supplemental water)**
-to be labeled by letter(s) on diagram:
- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)



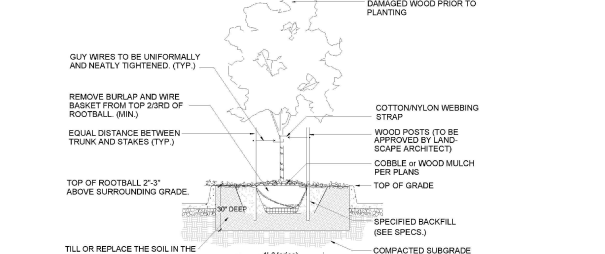
1 DECIDUOUS TREE PLANTING DETAIL NTS



2 DECIDUOUS TREE SLOPE DETAILS PLANTING DETAIL ON SLOPES (3:1 OR STEEPER) NTS



3 EVERGREEN TREE PLANTING DETAIL NTS



4 PARKING LOT ISLAND PLANTING DETAIL NTS

CITY FILE NUMBER: AR DP 18-00631

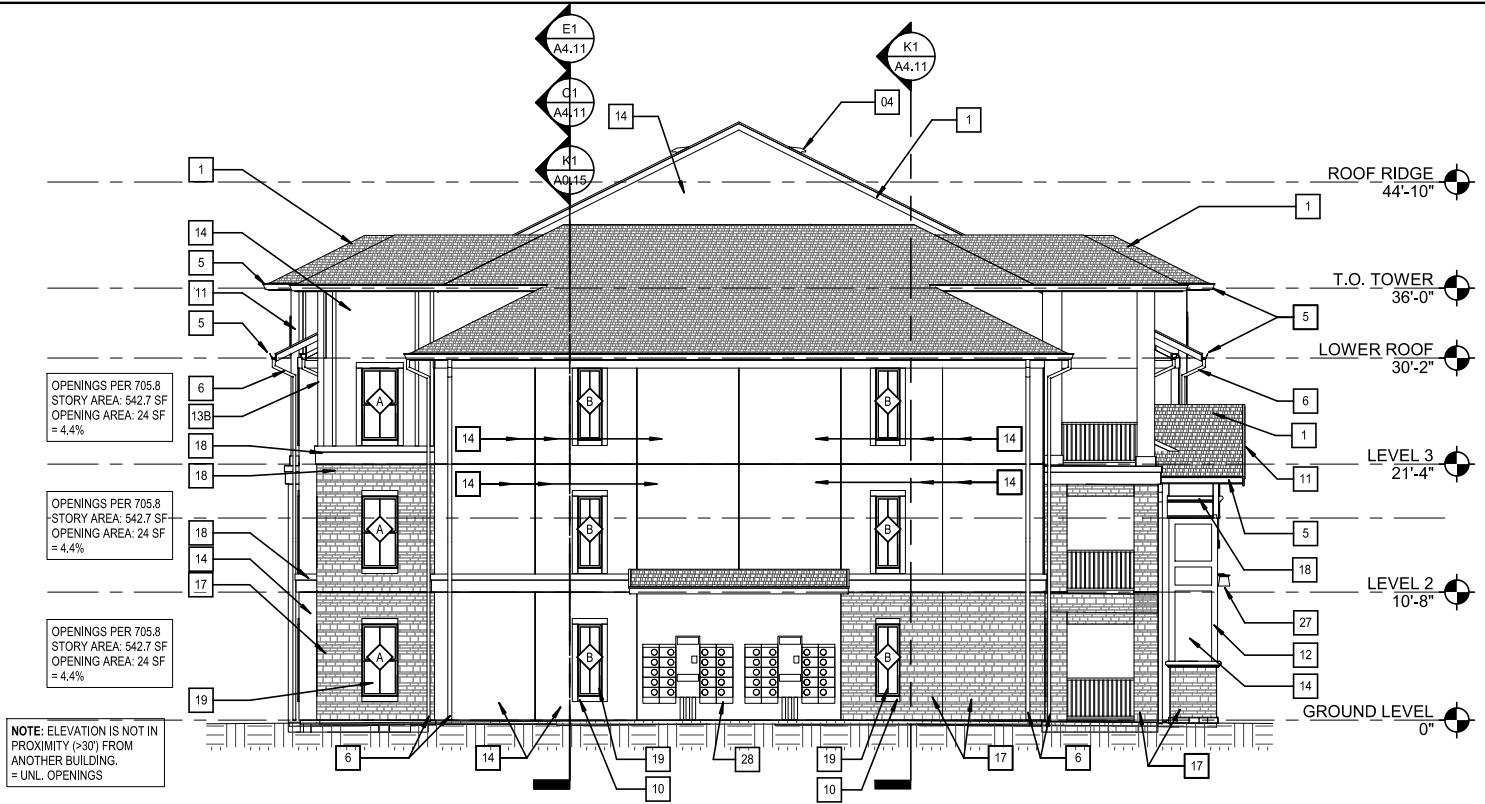
- NOTES:**
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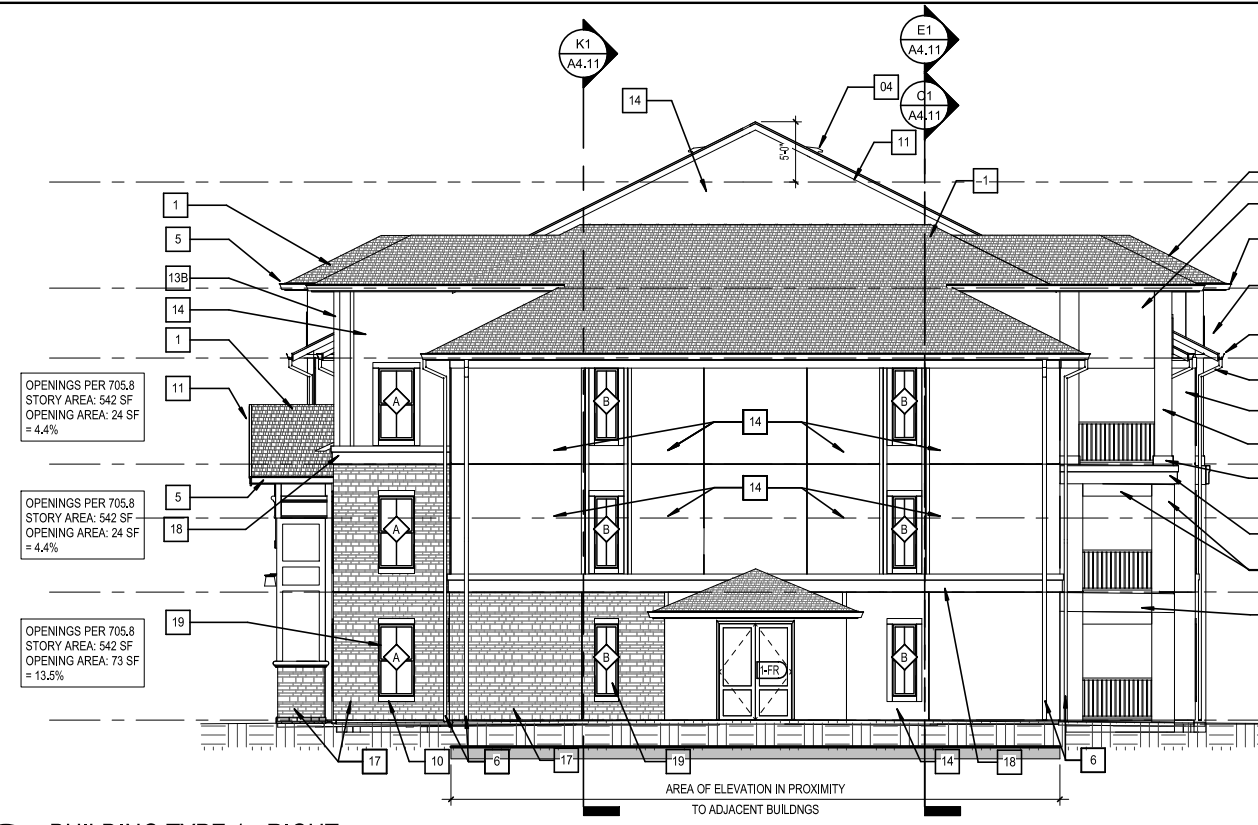
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G



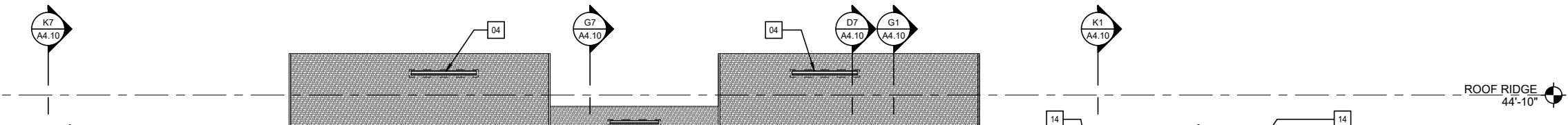
C1 BUILDING TYPE 1 - REAR
1/8" = 1'-0"
K1/A2.11



G1 BUILDING TYPE 1 - LEFT
1/8" = 1'-0"
K1/A2.11



G7 BUILDING TYPE 1 - RIGHT
1/8" = 1'-0"
K1/A2.11

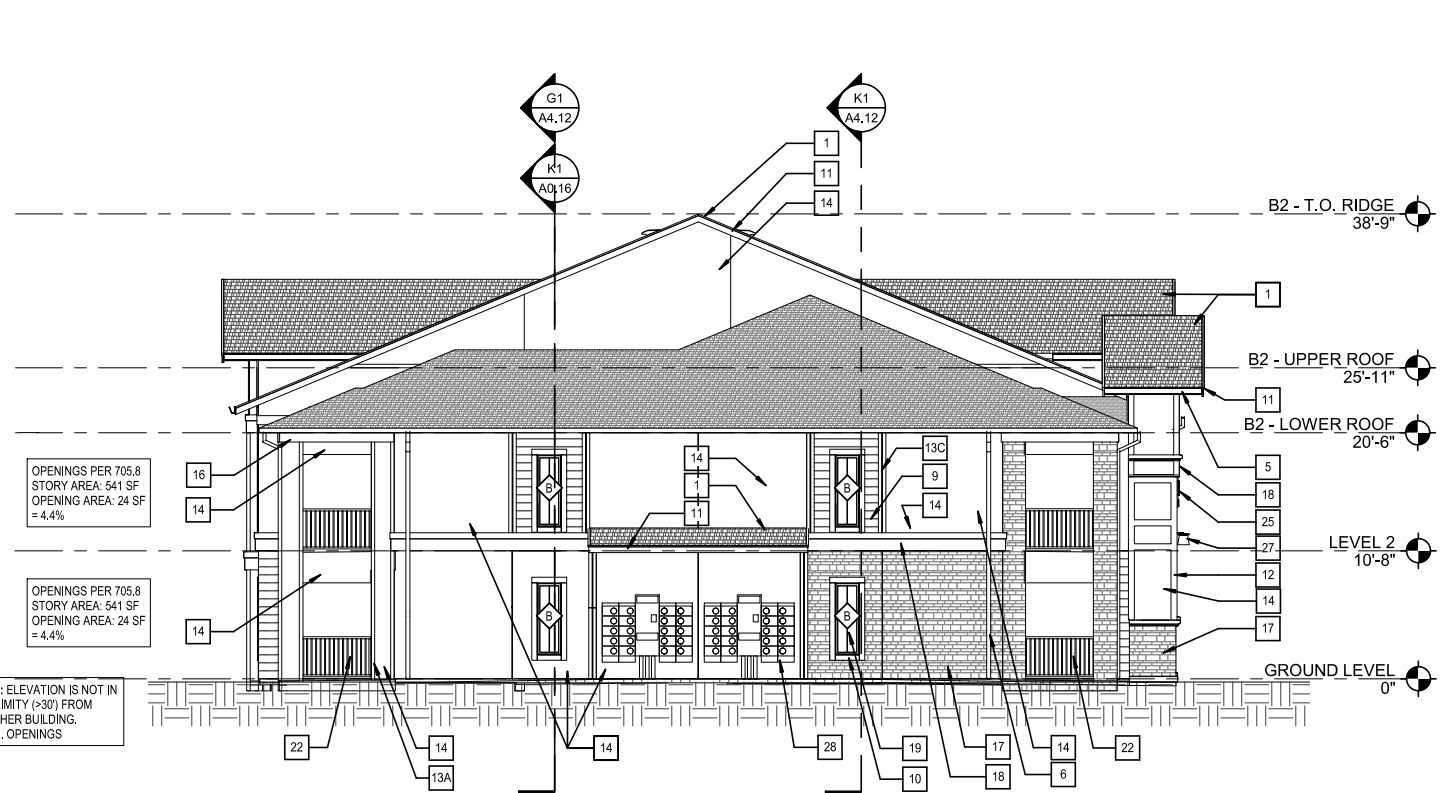


1 2 3 4 5 6 7 8 9 10 11

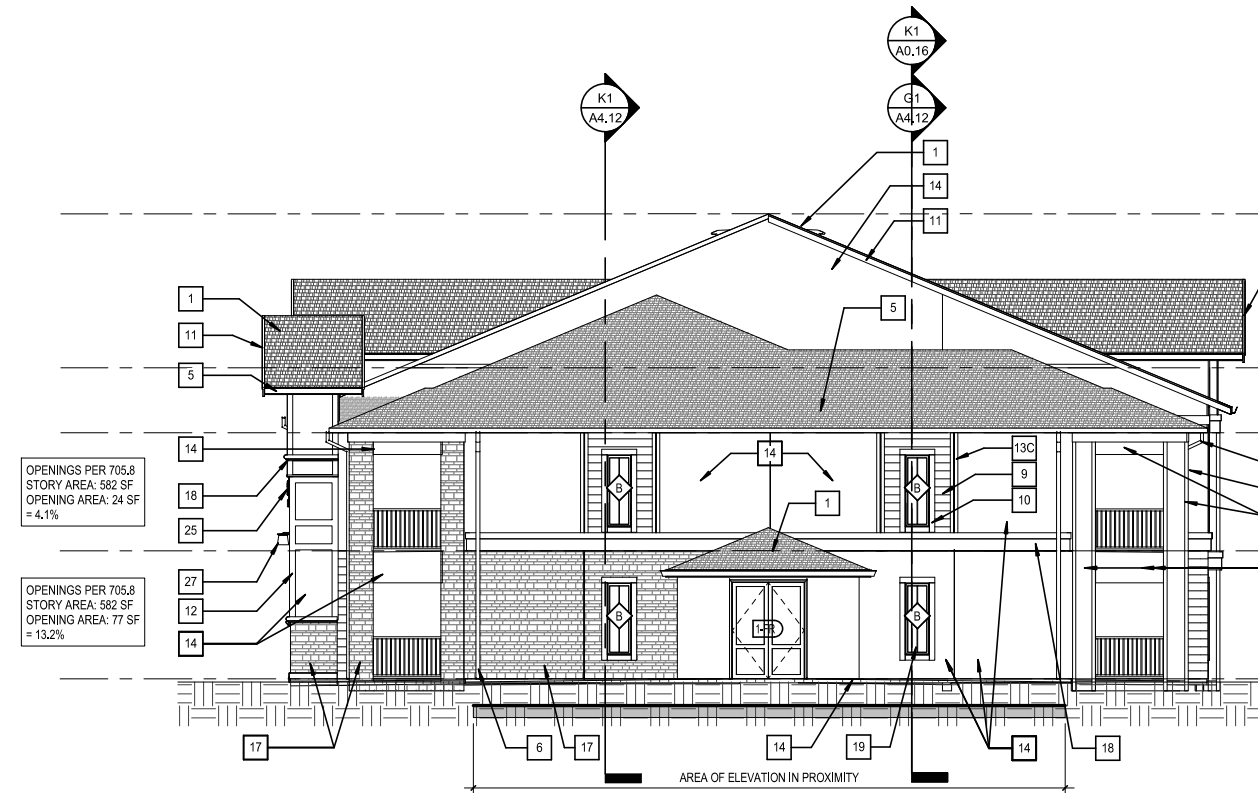
A
B
C
D
E
F
G



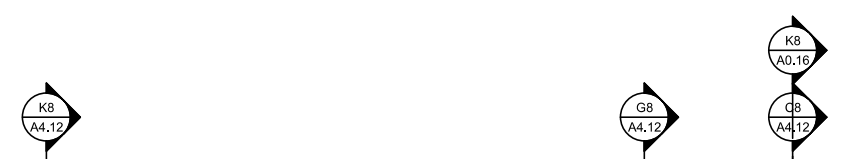
C1 BUILDING TYPE 2 - REAR
1/8" = 1'-0" K1/A2.21



G1 BUILDING TYPE 2 - LEFT
1/8" = 1'-0" K1/A2.21



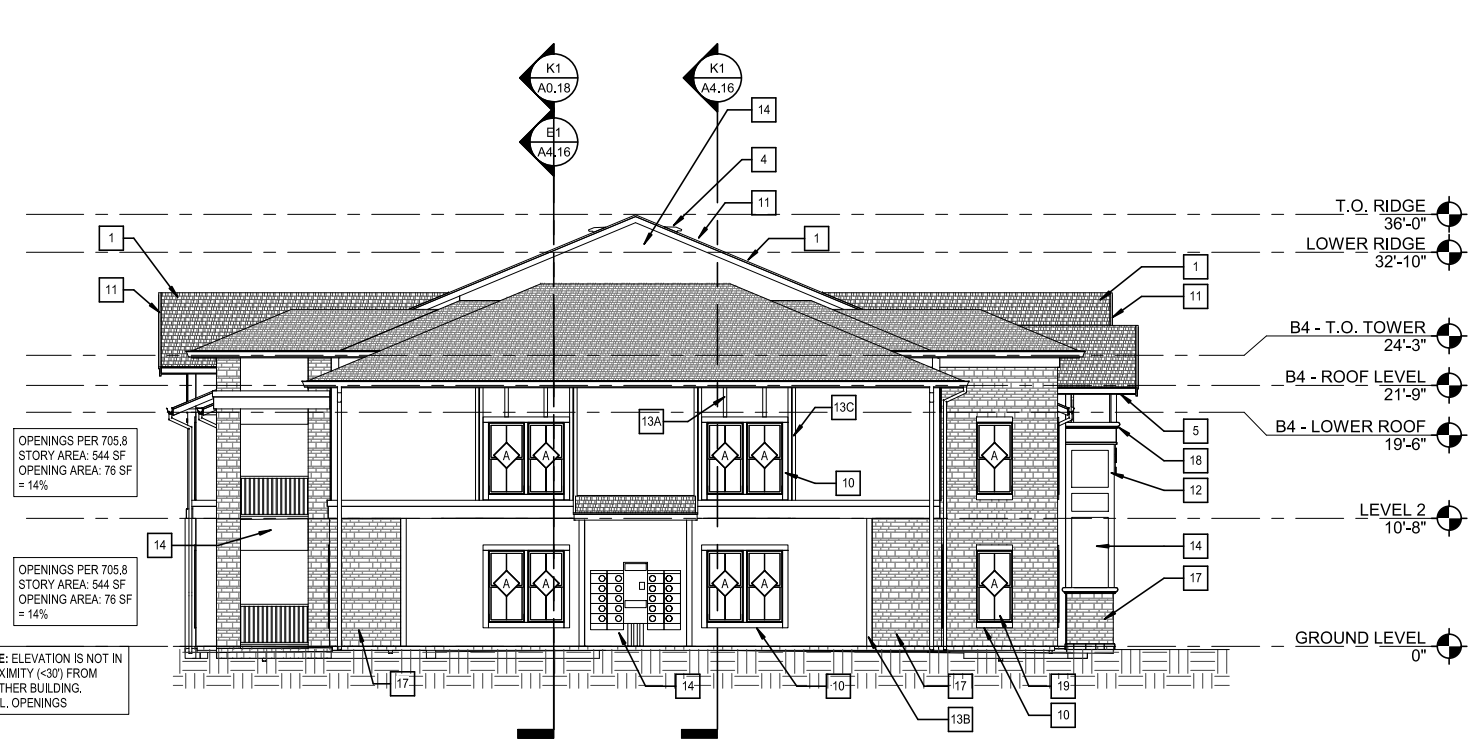
G7 BUILDING TYPE 2 - RIGHT
1/8" = 1'-0" K1/A2.21



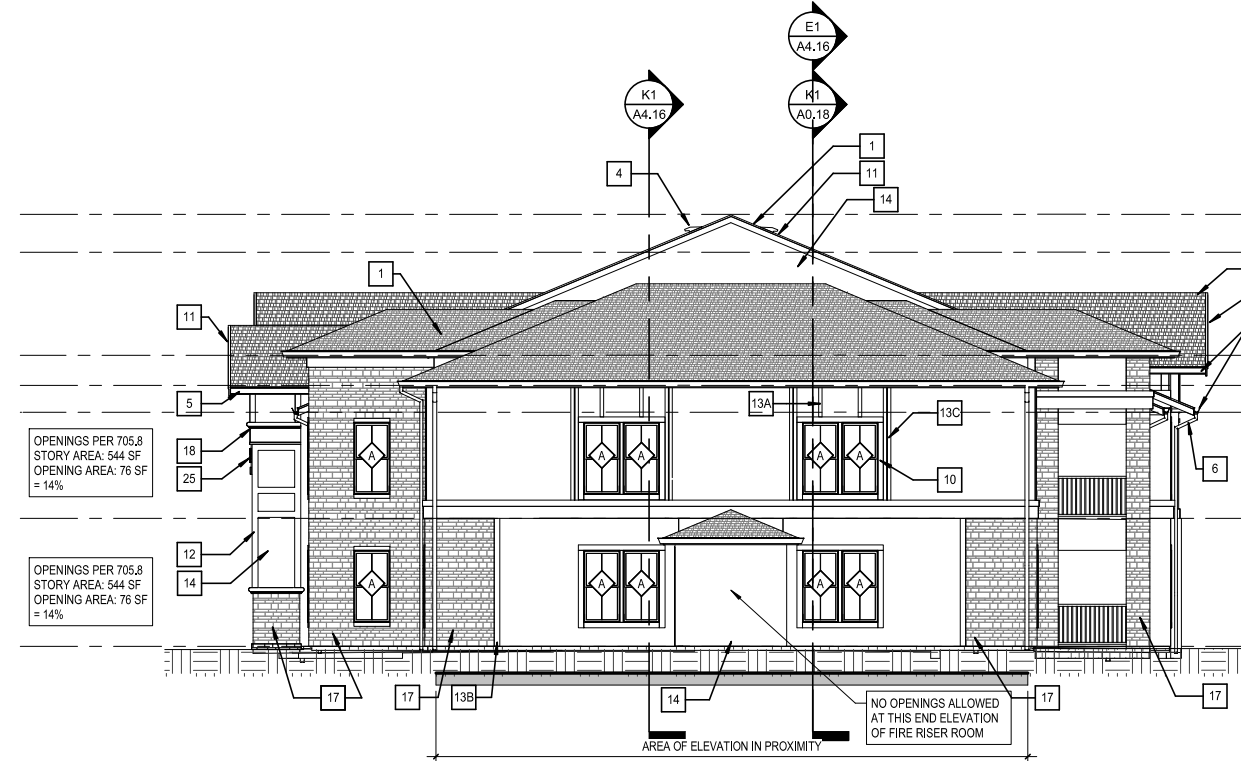
1 2 3 4 5 6 7 8 9 10 11



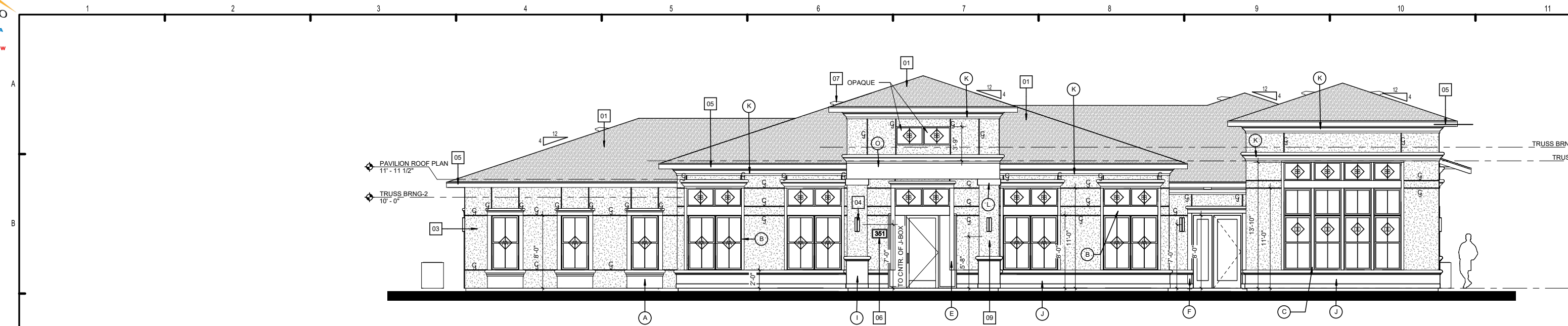
C1 BUILDING TYPE 4 - REAR
1/8" = 1'-0"
K1/A2.41



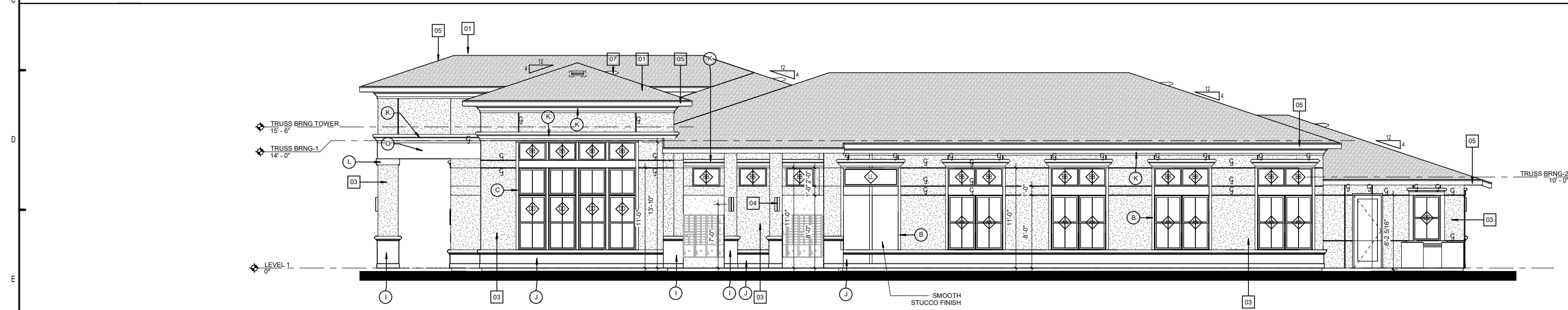
G1 BUILDING TYPE 4 - LEFT
1/8" = 1'-0"
K1/A2.41



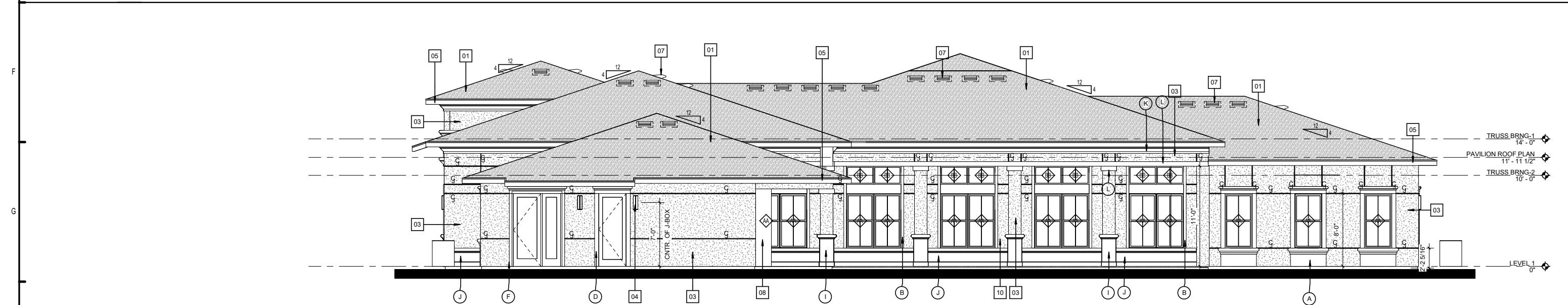
G7 BUILDING TYPE 4 - RIGHT
1/8" = 1'-0"
K1/A2.41



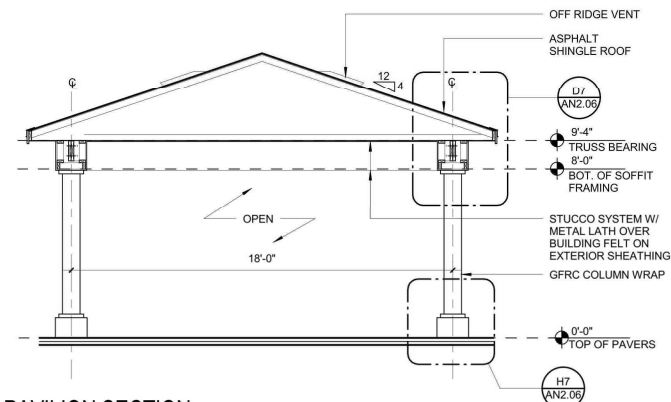
B1 FRONT SIDE ELEVATION
3/16" = 1'-0" K4/AN2.01



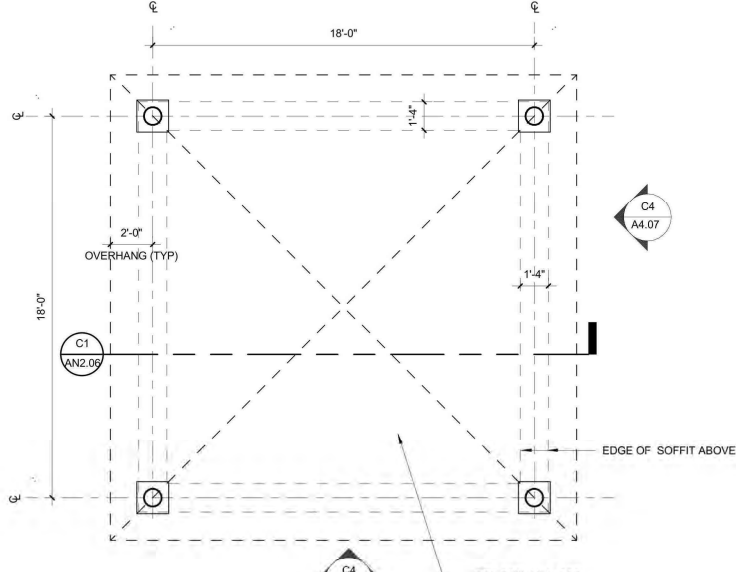
D1 LEFT SIDE ELEVATION
3/16" = 1'-0" K4/AN2.01



F1 REAR ELEVATION
3/16" = 1'-0" K4/AN2.01



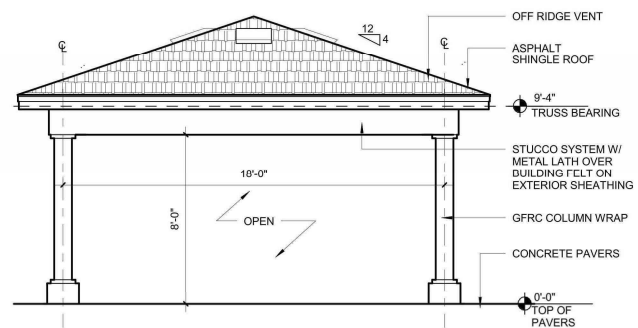
C1 PAVILION SECTION
1/4" = 1'-0"



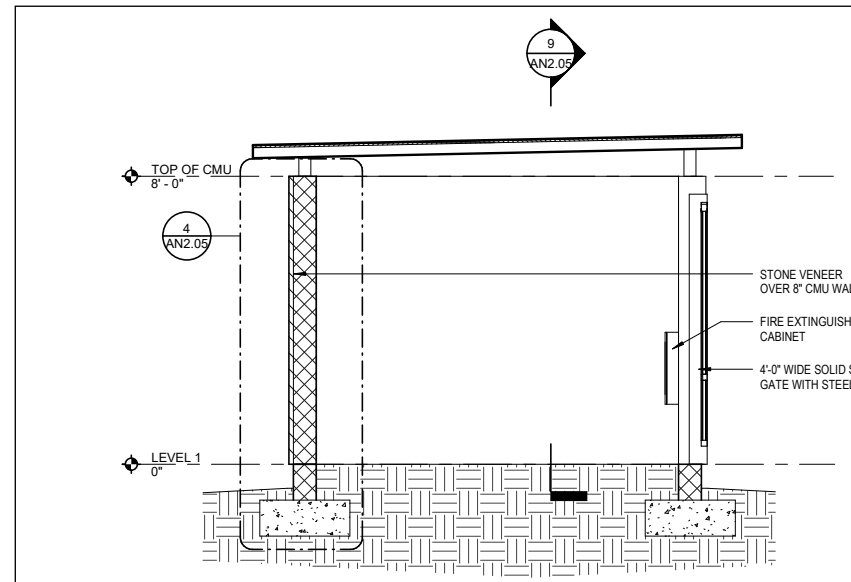
F1 PAVILION PLAN
1/4" = 1'-0"

| ROOF VENT AREA SCHEDULE - SHADE PAVILION | | | | | | | | |
|--|-----------------|-----------------------|-----------------------|-------------------------------------|-------------------------------|--------------------------------------|--------------------------------|----------|
| AREA NAME | TOTAL ROOF AREA | CODE ROOF VENT FACTOR | TOTAL VENTILATED AREA | REQUIRED VENTILATION AT RIDGE (50%) | PROVIDED VENTILATION AT RIDGE | REQUIRED VENTILATION AT SOFFIT (50%) | PROVIDED VENTILATION AT SOFFIT | Comments |
| PAVILION AREA - F | 336 SF | 0.0033 | 1.11 SF | 0.55 SF | 0.70 SF | 0.55 SF | 2.60 SF | |

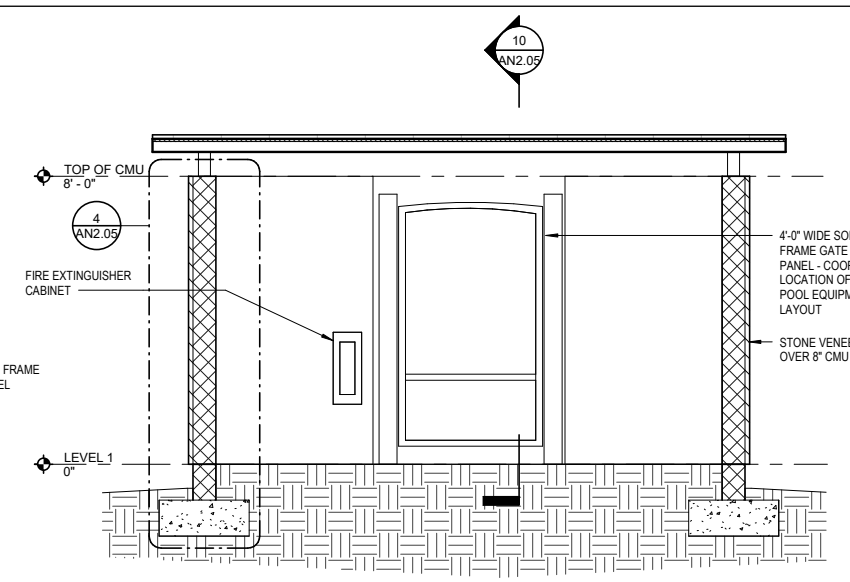
| VENT MATERIALS | | |
|--------------------|---|--|
| OFF RIDGE VENT | 16" x 20" OFF RIDGE "MUSHROOM" VENT BY "LOMANCO" OR SIMILAR | 50 net sq. in. .35 net sq. ft. |
| SOFFIT VENT @ EAVE | "HARDI SOFFIT" VENTED SOFFIT | 5 net sq. in./lin ft. .034 net sq. ft./lin ft. |
| SOFFIT VENT @ EAVE | "TAMLYN" VENTED SOFFIT | 9 net sq. in./lin ft. .062 net sq. ft./lin ft. |
| | | 12.7 net sq. in./lin ft. .088 net sq. ft./lin ft. |
| | (USE 2" UNLESS NOTED OTHERWISE) | 18.8 net sq. in./lin ft. .130 net sq. ft./lin ft. |



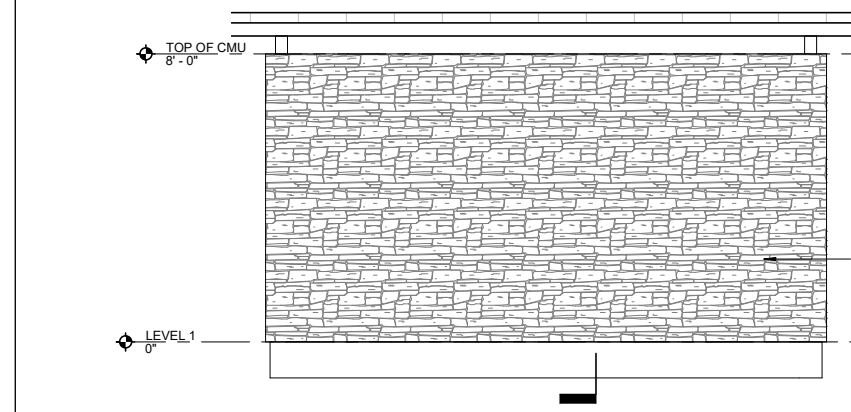
C4 PAVILION ELEVATION
1/4" = 1'-0"



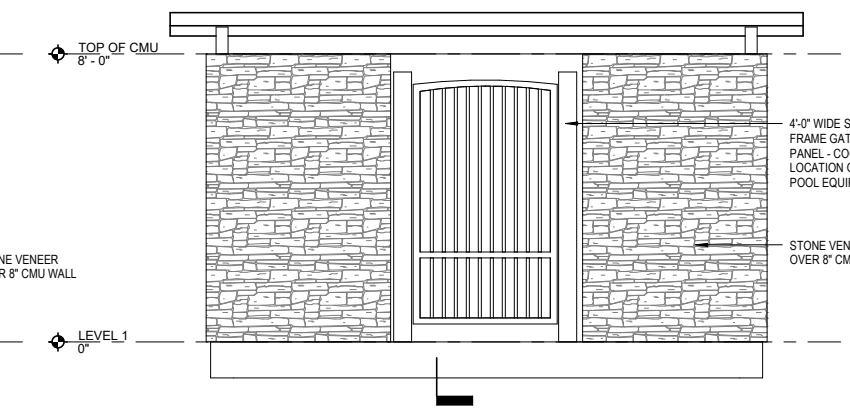
Section 9
3/8" = 1'-0"



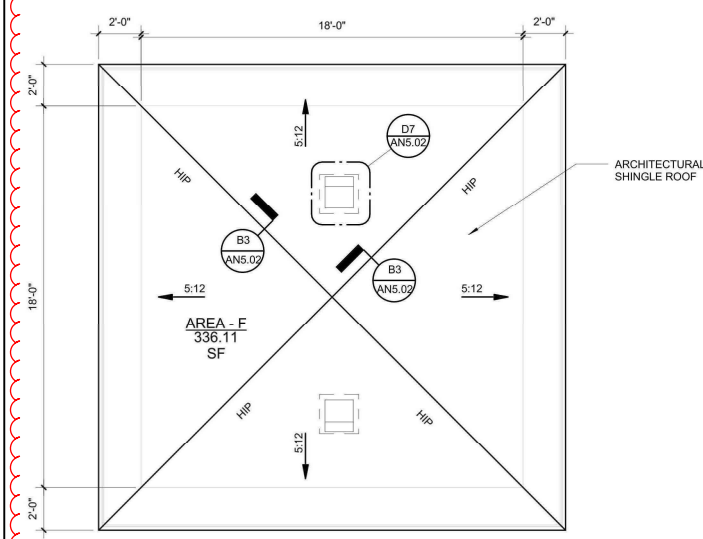
Section 8
3/8" = 1'-0"



8 POOL EQUIPMENT ENCLOSURE REAR ELEVATION
3/8" = 1'-0"



7 POOL EQUIPMENT ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"



F4 PAVILION ROOF PLAN
1/4" = 1'-0"

FOX BRIDGE ON UNION DEVELOPMENT
COLORADO SPRINGS, CO
DEVELOPMENT PLAN

CONSULTANT:
CIVIL ENGINEER:



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Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

ARCHITECT:
Fugleberg Koch
2555 Temple Trail
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Phone (407) 629-0595

LANDSCAPE ARCHITECT:
MATRIX DESIGN GROUP
2435 RESEARCH PARKWAY, SUITE
300 COLORADO SPRINGS, CO 80920
PHONE 719-575-0100
FAX 719-575-0208

PROJECT:
FOX BRIDGE ON UNION DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS
DECEMBER, 2018

OWNER:
BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

DEVELOPER:
BOHANNON DEVELOPMENT CORP.
5525 N. STANTON #28C
EL PASO, TX 79912
Tom Bohannon, (915) 526-6080

ISSUE: OCTOBER, 2020
REV2: OCTOBER, 2022 - MINOR RETAINING WALL & BUILDING MODIFICATIONS
REV3: JUNE, 2023 - SITE ENTRANCE & MINOR RETAINING WALL MODIFICATIONS; ADDED POOL EQUIPMENT ENCLOSURE DETAILS

DRAWING INFORMATION:
PROJECT NO: 18.984.001
DRAWN BY: CRD
CHECKED BY: JAO
APPROVED BY: JAO
SHEET TITLE:

ARCHITECTURAL BUILDING ELEVATIONS

CITY PLANNING FILE NO:

A-6