

OWNER / APPLICANT:

Pulpit Rock Investments LLC
6385 Corporate Dr. , Suite 200
Colorado Springs, CO 80919

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

Classic Consulting Engineers & Surveyors
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SITE DATA:

Legal: PALERMO FILING NO. 3,4 & 5

Location: South of Clayhouse Drive & Hawkstone Drive
Colorado Springs, CO 80921

Tax ID Number(s): 6200000714, 6216300004, 6216300005
Total Site Area: 59.52 AC
Master Plan: Flying Horse Master Plan
Development Schedule: Spring 2020
Existing Zoning: A
Existing Land Use: Vacant
Proposed Zoning: PUD (Ordinance # _____)
Proposed Land Use: PUD: Residential (Single Family Detached)
Detention / Open Space: 8.49 AC

Number of Lots: Filing 3: 66
Filing 4: 50
Filing 5: 35
Gross: 2.54 DU/AC
Net: 2.96 DU/AC
8,000 SF

Density: 70' (At Front Setback)
50%
35'

Minimum Lot Size:
Minimum Lot Width:
Maximum Lot Coverage:
Maximum Building Height:

LOT STANDARDS:

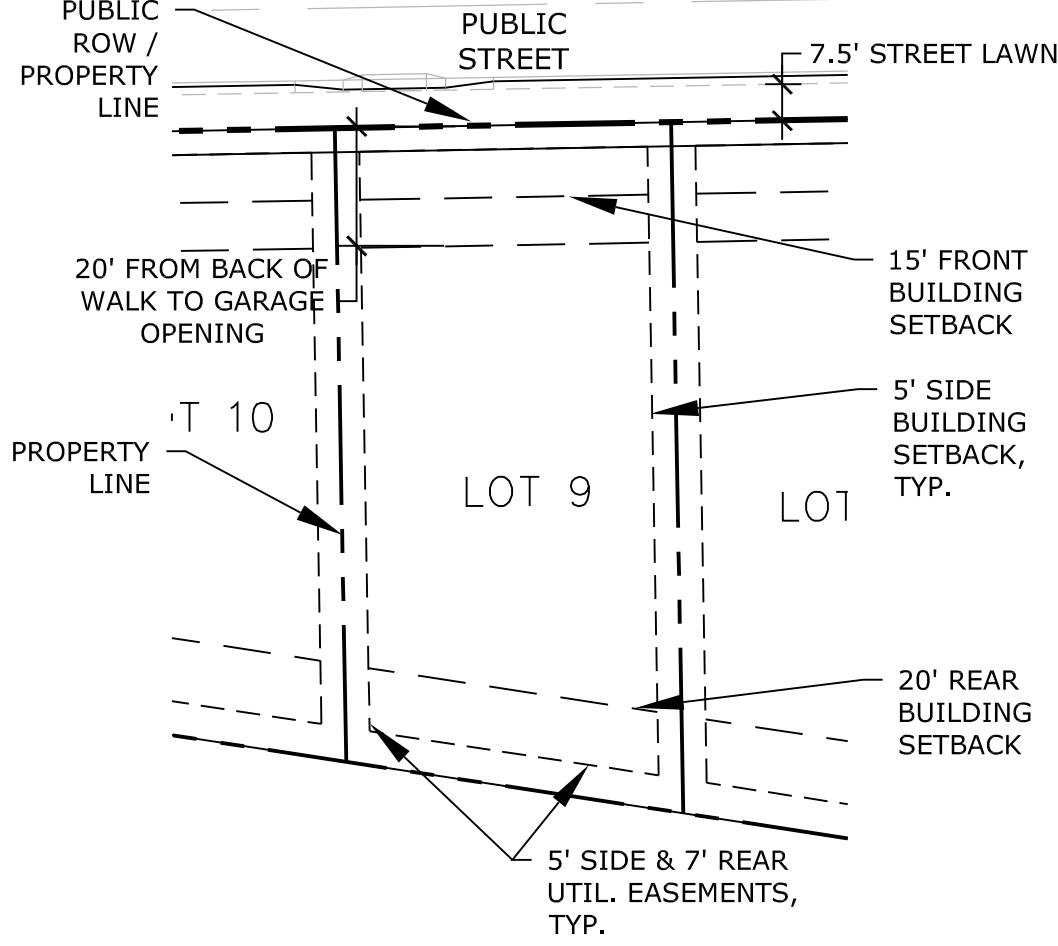
Setbacks (See Typical Lot Diagram)

Front: 15' Minimum,
20' Minimum from back of walk to garage face

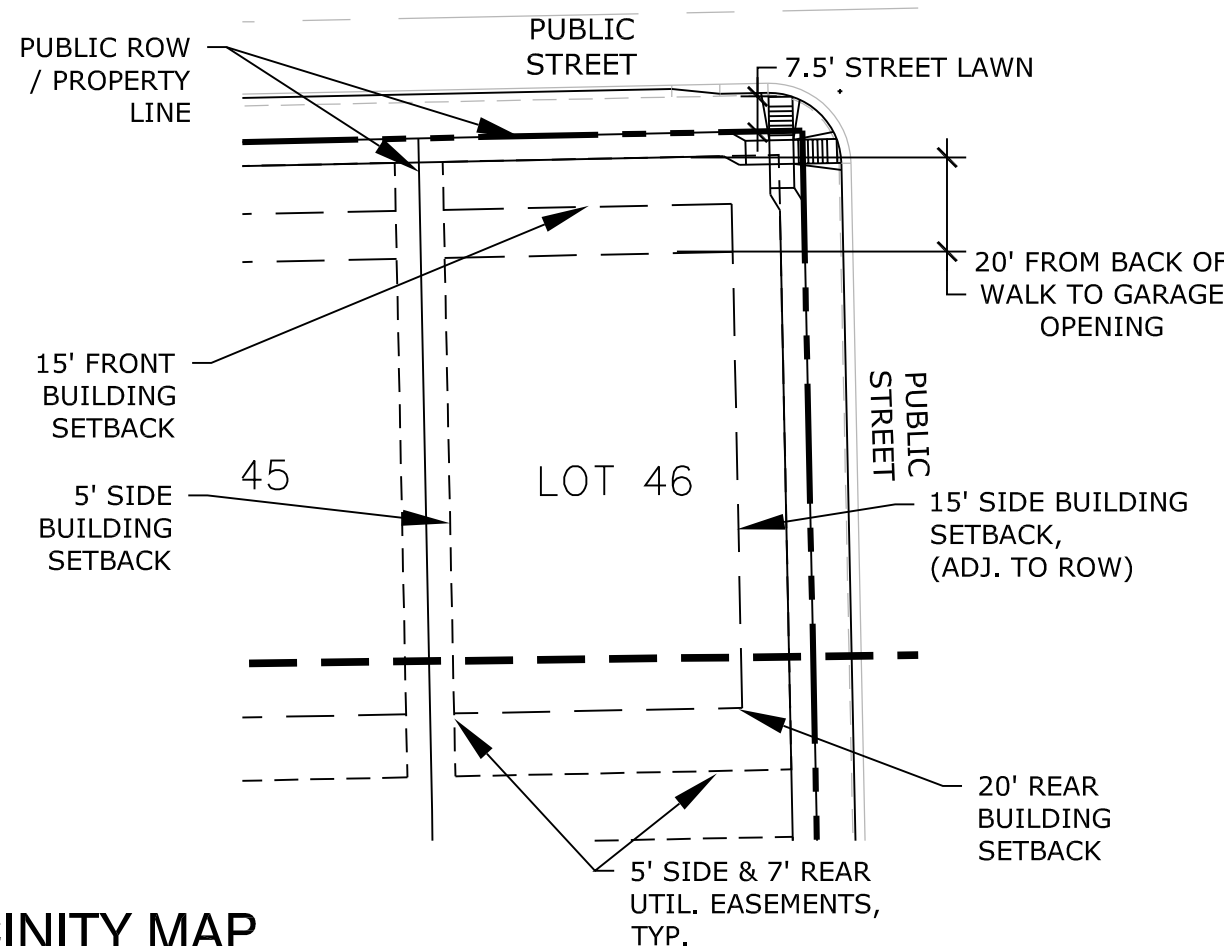
Side: 5' Minimum,
15' Minimum Adjacent to R.O.W. (not required where 10' landscape tract is provided)

Rear: 20' Minimum,
15' for Accessory Structures

TYPICAL LOT DIAGRAM



TYPICAL CORNER LOT DIAGRAM



LEGAL DESCRIPTION:

A PORTION OF SECTION 16, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32820" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "L.S. 1589" IS ASSUMED TO BEAR N88°58'48"E, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N01°10'42"W, ON THE EASTERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, A DISTANCE OF 1319.85 FEET TO THE NORTHEASTERLY CORNER OF SAID DEER CREEK AT NORTHGATE FILING NO. 1, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 4 PALERMO FILING NO. 2, RECORDED UNDER RECEPTION NO. 218714328;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (4) FOUR COURSES:

1. N58°38'05"E, A DISTANCE OF 250.57 FEET;
2. N42°09'10"E, A DISTANCE OF 247.38 FEET;
3. N28°51'38"E, A DISTANCE OF 202.20 FEET;
4. N08°58'59"E, A DISTANCE OF 60.00 FEET TO THE MOST EASTERLY CORNER OF SAID FLYING HORSE NO. 4 PALERMO FILING NO. 2, SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 3 CORTONA FILING NO. 1, RECORDED UNDER RECEPTION NO. 218713862;

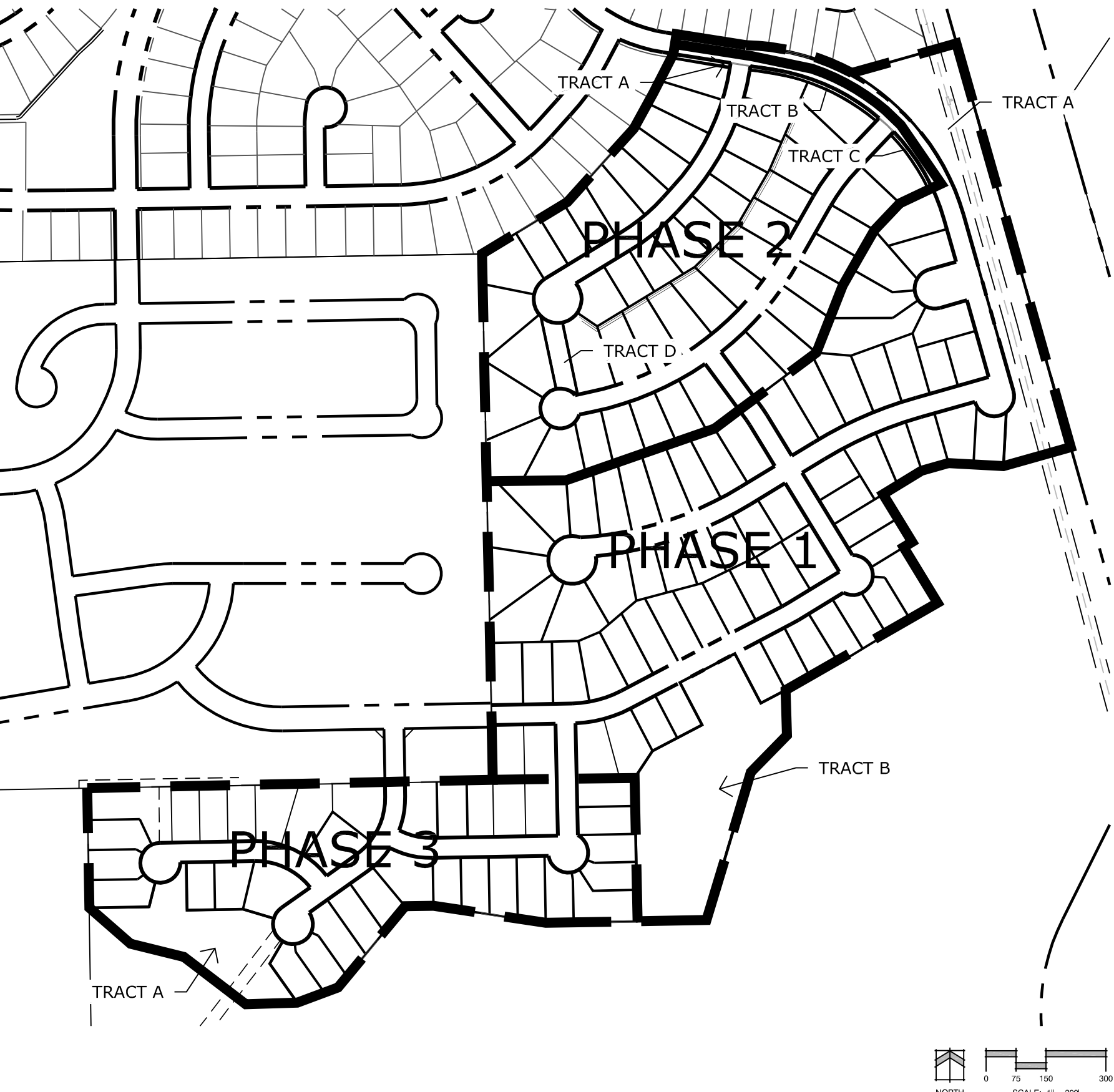
THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. S81°03'01"E, A DISTANCE OF 257.63 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 18°44'44", A RADIUS OF 575.00 FEET AND A DISTANCE OF 188.12 FEET TO A POINT ON CURVE;
3. N74°11'48"E, A DISTANCE OF 279.21 FEET TO THE SOUTHEASTERLY CORNER OF SAID FLYING HORSE NO. 3 CORTONA FILING NO. 1;

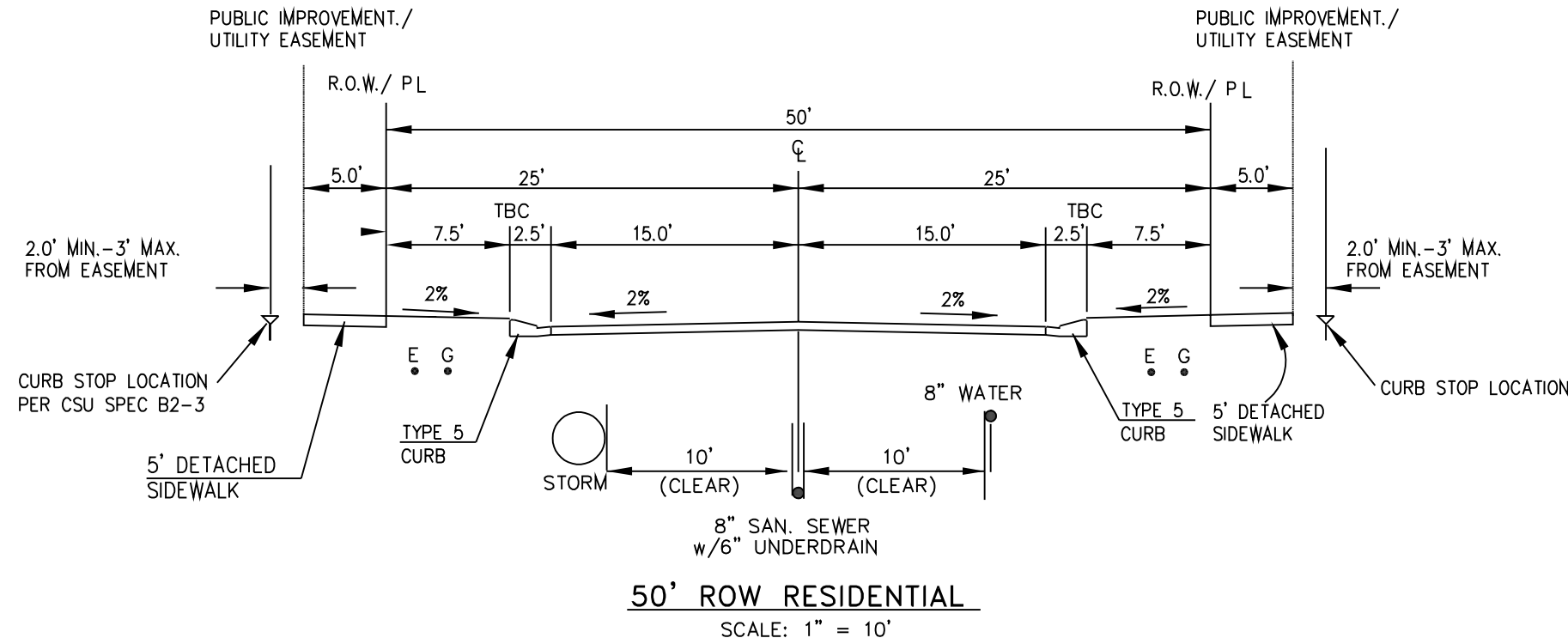
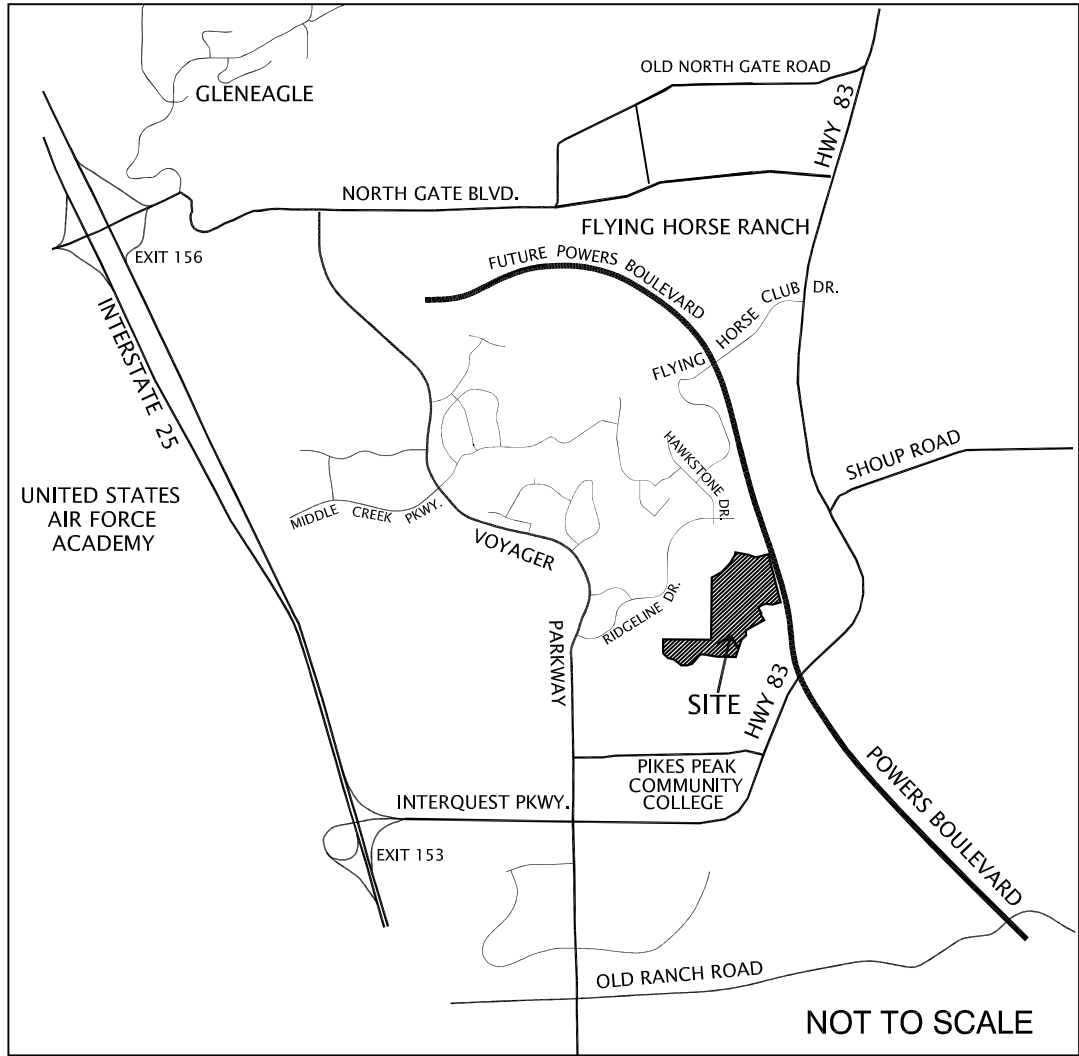
THENCE S15°48'12"E, A DISTANCE OF 1050.55 FEET;
THENCE S74°11'48"W, A DISTANCE OF 175.04 FEET;
THENCE N68°57'24"W, A DISTANCE OF 137.88 FEET;
THENCE S74°11'48"W, A DISTANCE OF 69.62 FEET;
THENCE S58°38'05"W, A DISTANCE OF 113.09 FEET;
THENCE S31°21'55"E, A DISTANCE OF 140.07 FEET;
THENCE S58°40'06"W, A DISTANCE OF 25.00 FEET;
THENCE S31°21'55"E, A DISTANCE OF 163.41 FEET;
THENCE S58°38'05"W, A DISTANCE OF 280.00 FEET;
THENCE S83°50'16"W, A DISTANCE OF 79.25 FEET;
THENCE S62°18'00"W, A DISTANCE OF 70.00 FEET;
THENCE S01°10'32"E, A DISTANCE OF 113.27 FEET;
THENCE S44°20'55"W, A DISTANCE OF 129.14 FEET;
THENCE S17°32'57"W, A DISTANCE OF 195.19 FEET;
THENCE S15°48'27"W, A DISTANCE OF 191.11 FEET;
THENCE S88°58'45"W, A DISTANCE OF 402.80 FEET;
THENCE N81°20'04"W, A DISTANCE OF 284.05 FEET;
THENCE S88°58'45"W, A DISTANCE OF 71.32 FEET;
THENCE S39°30'47"W, A DISTANCE OF 263.90 FEET;
THENCE S69°30'08"W, A DISTANCE OF 108.51 FEET;
THENCE S88°17'10"W, A DISTANCE OF 129.24 FEET;
THENCE N52°38'46"W, A DISTANCE OF 195.13 FEET;
THENCE N76°09'14"W, A DISTANCE OF 137.52 FEET;
THENCE N48°54'37"W, A DISTANCE OF 136.81 FEET;
THENCE N01°01'15"W, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID DEER CREEK AT NORTHGATE FILING NO. 1;
THENCE N88°58'48"E, ON SAID SOUTHERLY BOUNDARY, A DISTANCE OF 1015.66 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 59.520 ACRES.

PHASE AND TRACT PLAN



VICINITY MAP



GENERAL NOTES:

1. PUBLIC SIDEWALKS ADJACENT TO RESIDENTIAL STREET ROW ARE 5' WIDE CONCRETE, DETACHED 7.5' FROM CURB, UNLESS OTHERWISE INDICATED ON PLAN. THEY ARE LOCATED IN A PUBLIC IMPROVEMENT EASEMENT. ALL OTHER INTERIOR WALKS ARE 5' WIDE UNLESS OTHERWISE INDICATED.
2. 50' RIGHT-OF-WAY REQUIRES A 5' PUBLIC IMPROVEMENT EASEMENT ON BOTH SIDES OF THE STREET AS REQUIRED BY CITY STANDARD.
3. ALL PROPOSED STREETS ARE TO BE PAVED ASPHALT.
4. DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ALL SIDEWALKS AND PEDESTRIAN RAMPS WITHIN AND ADJACENT TO THE TRACTS SHOWN HEREIN. ALL PEDESTRIAN RAMPS WILL BE BUILT TO CITY STANDARD D-8.
5. ALL TRACTS OUTSIDE THE PLATTED LOTS WILL BE FOR PUBLIC IMPROVEMENTS, PUBLIC AND PRIVATE UTILITIES, MAIL BOXES, DRAINAGE, SIGNAGE, AND LANDSCAPING TO BE OWNED BY THE FLYING HORSE METRO DISTRICT 2 AND MAINTAINED BY THE FLYING HORSE HOA OR FLYING HORSE METRO DISTRICT 2.
6. THE PROPERTY OWNER WILL MAINTAIN THE SURFACE OF ALL EASEMENTS.
7. DRIVEWAY WIDTHS ON SINGLE FAMILY LOTS SHALL NOT EXCEED 24' WIDE AT THE PUBLIC STREET TO MEET CITY CODE REQUIREMENTS AND SHALL MAINTAIN A MINIMUM WIDTH OF 18' FOR TWO CARS AND 12' FOR ONE CAR.
8. DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 20' MEASURED FROM THE BACK OF SIDEWALK TO THE GARAGE OPENING.
9. MAILBOX KIOSK DESIGN: THE DESIGN AND CONSTRUCTION OF THE MAILBOX KIOSK SHALL BE SIMILAR TO THE MAILBOX KIOSK DESIGN AND CONSTRUCTION CURRENTLY BUILT IN FLYING HORSE. SEE DETAIL 10 ON SHEET 9. OWNER WILL WORK WITH USPS AND INSTALL LIGHTING AS NEEDED.
10. ON ALL LOTS, BUILDING FOOTPRINTS MAY VARY AS LONG AS THEY FIT WITHIN BUILDING ENVELOPES AS SHOWN.
11. FLOODPLAIN STATEMENT: THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018.
12. NOTICE: "THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAF ACADEMY'S AIRMANSHIP PROGRAM." THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
13. 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.
14. EXISTING PREBLE'S MEADOW JUMPER MOUSE (PMJM) CRITICAL HABITAT LINE IS SHOWN FOR REFERENCE. A CURRENT APPLICATION FOR PROPOSED PMJM CRITICAL HABITAT LINE IS IN PROCESS WITH THE UNITED STATES FISH AND WILDLIFE SERVICE.

TRACT TABLE

FILING 3 (PHASE 1)

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	135,392 SF	Open Space, Landscape, and Public Utilities	Flying Horse Metro District 2	Flying Horse Metro District 2
Tract B	146,817 SF	Open Space, Landscape, Parking, Mailboxes, Extended Detention Basin, Private Drainage, and Public Utilities	Flying Horse Metro District 2	Flying Horse Metro District 2*

* Utility structures to be maintained by the City of Colorado Springs

FILING 4 (PHASE 2)

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	1,450 SF	Landscape, Signage, Public Improvements, and Public Utilities	Flying Horse Metro District 2	Flying Horse Metro District 2
Tract B	3,503 SF			
Tract C	1,699 SF			
Tract D	8,847 SF	Open Space, Landscape, and Public Utilities		

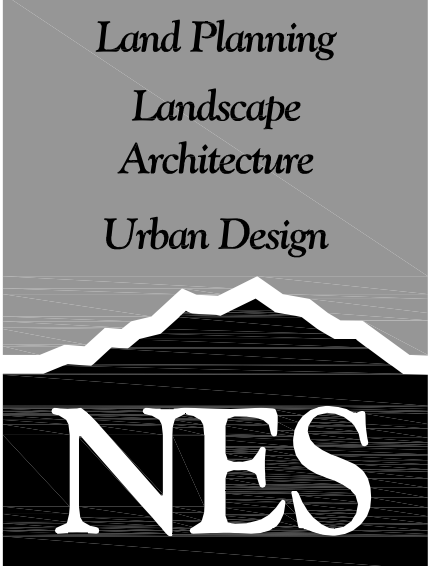
FILING 5 (PHASE 3)

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	72,228 SF	Open Space, Extended Detention Basin, Private Drainage, and Public Utilities	Flying Horse Metro District 2	Flying Horse Metro District 2*

* Utility structures to be maintained by the City of Colorado Springs

SHEET INDEX

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Sheet 7 of 9:	Preliminary Grading Plan
Sheet 8 of 9:	Preliminary Utility and Public Facilities Plan
Sheet 9 of 9:	Preliminary Utility and Public Facilities Plan
Sheet 10 of 15:	Preliminary Utility and Public Facilities Plan
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Sheet 13 of 15:	Preliminary Landscape Plan
Sheet 14 of 15:	Preliminary Landscape Plan
Sheet 15 of 15:	Preliminary Landscape Details



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FLYING HORSE
PARCEL 3A & 10

PALERMO

FILINGS 3, 4 & 5

Hawkstone Drive
Colorado Springs, CO
80921

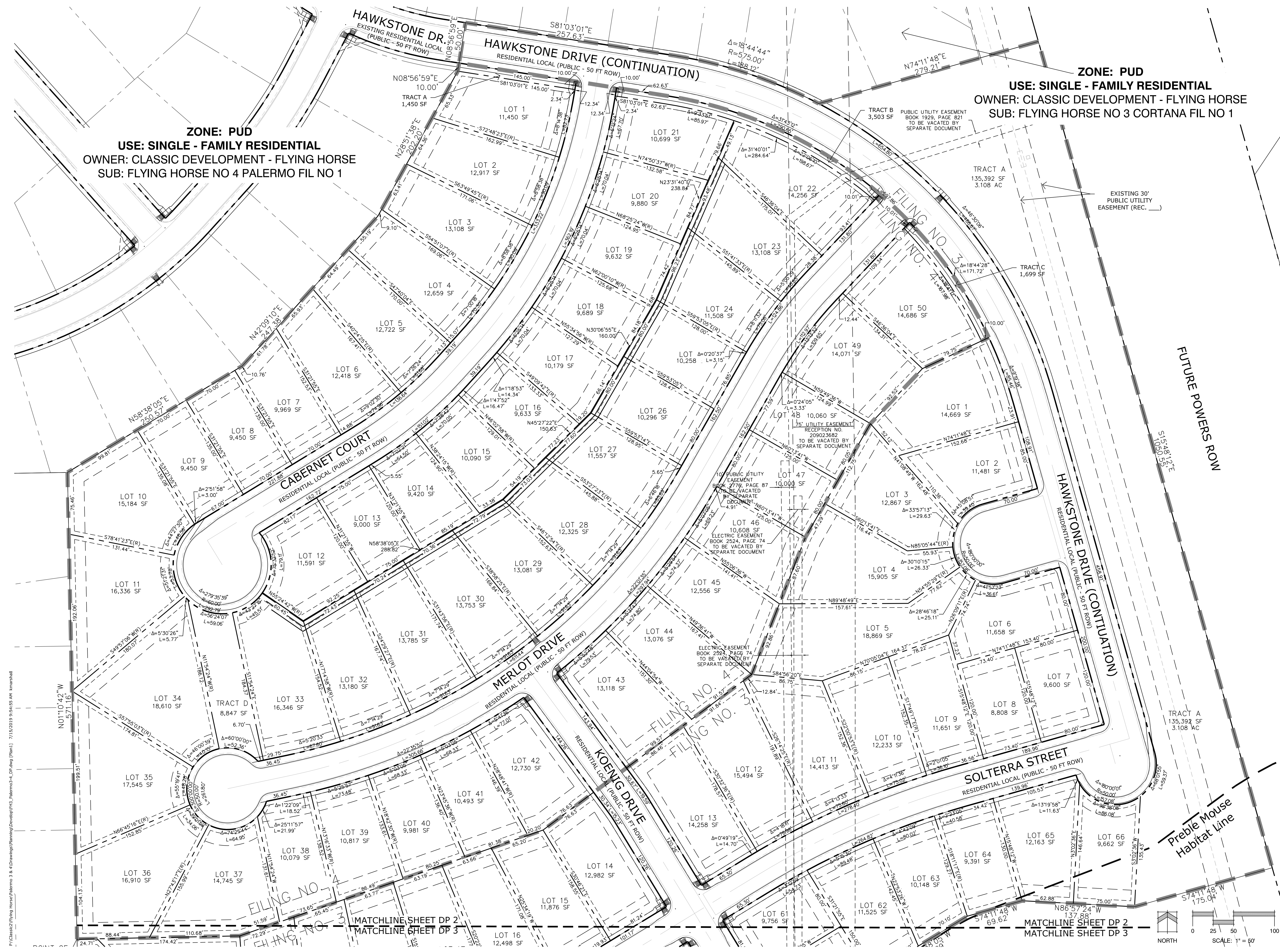
ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER SHEET

1 OF 15

CPC #



ZONE: PUD
USE: SINGLE - FAMILY RESIDENTIAL
OWNER: CLASSIC DEVELOPMENT - FLYING HORSE
SUB: FLYING HORSE NO 4 PALERMO FIL NO 1

ZONE: PUD
USE: SINGLE - FAMILY RESIDENTIAL
OWNER: CLASSIC DEVELOPMENT - FLYING HORSE
SUB: FLYING HORSE NO 3 CORTANA FIL NO 1

Land Planning
Landscape
Architecture
Urban Design

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**FLYING HORSE
PARCEL 3A & 10
PALERMO**

FILINGS 3, 4 & 5

Hawkstone Drive
Colorado Springs, CO
80921

DATE: 07-15-19
PROJECT MGR: J. Maynard
PREPARED BY: B. Perkins

ENTITLEMENT

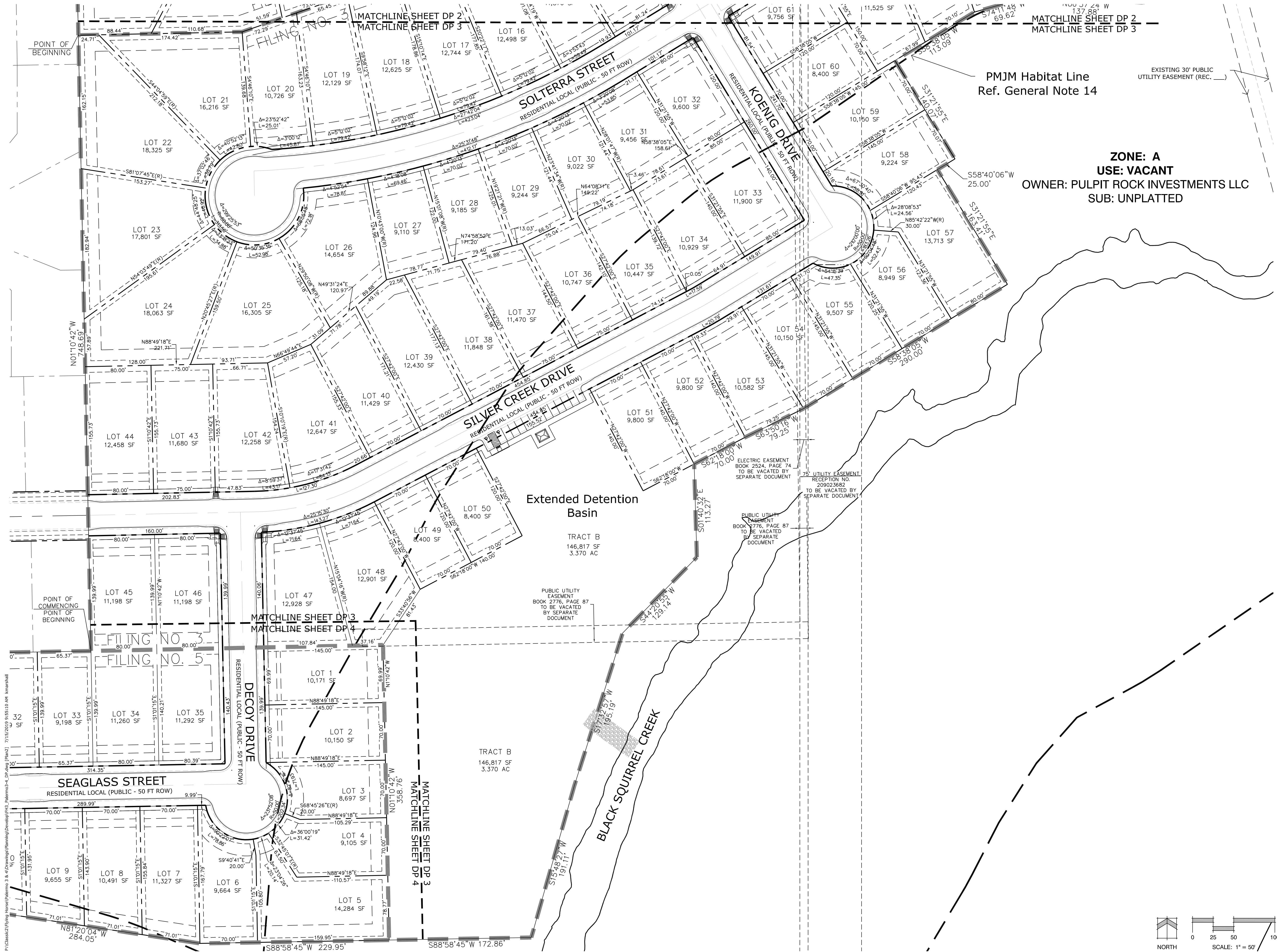
DATE: BY: DESCRIPTION:

**DEVELOPMENT
PLAN**

2 OF 15

CPC #

P:\Classic2\Flying Horse\Palermo 3 & 4\Drawings\Planning\Development\Palermo 3 & 4_DP.dwg [Plan] 7/15/2019 9:54:55 AM kmw:all



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FLYING HORSE
PARCEL 3A & 10
PALERMO
FILINGS 3, 4 & 5

Hawkstone Drive
Colorado Springs, CO
80921

DATE: 07-15-19
PROJECT MGR: J. Maynard
PREPARED BY: B. Perkins

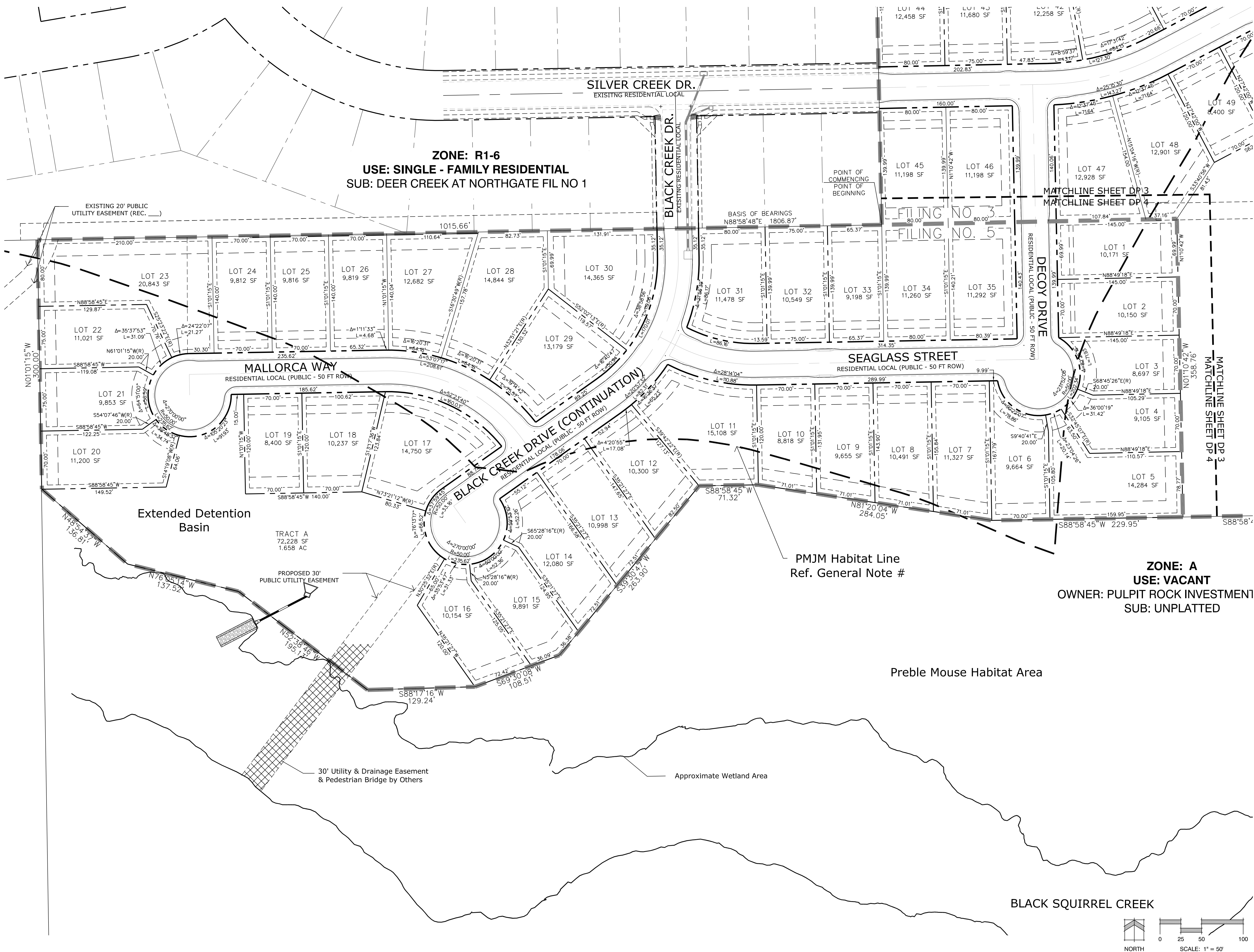
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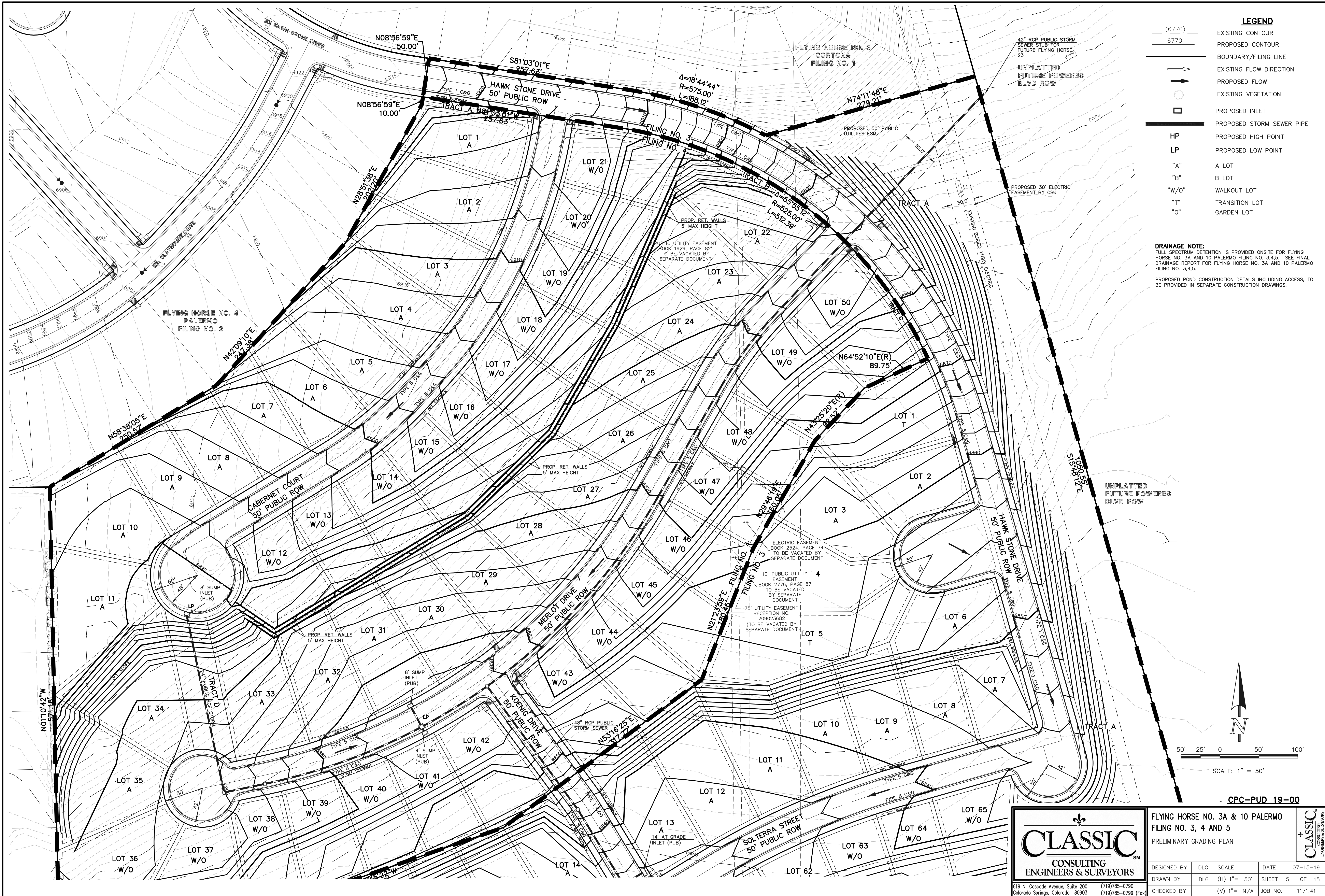
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DEVELOPMENT
PLAN

3 OF 15

CPC #

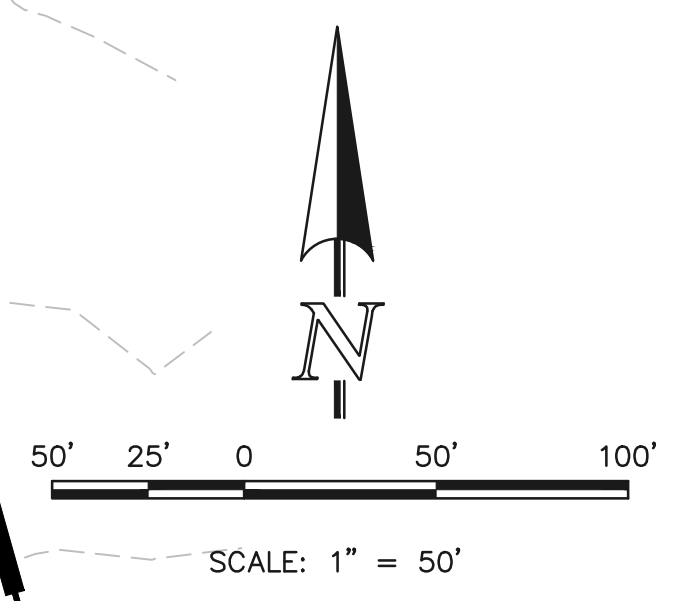




- LEGEND**
- (6770) EXISTING CONTOUR
 - 6770 PROPOSED CONTOUR
 - BOUNDARY/FILING LINE
 - EXISTING FLOW DIRECTION
 - PROPOSED FLOW
 - EXISTING VEGETATION
 - PROPOSED INLET
 - PROPOSED STORM SEWER PIPE
 - HP PROPOSED HIGH POINT
 - LP PROPOSED LOW POINT
 - "A" A LOT
 - "B" B LOT
 - "W/O" WALKOUT LOT
 - "T" TRANSITION LOT
 - "G" GARDEN LOT

DRAINAGE NOTE:
FULL SPECTRUM DETENTION IS PROVIDED ONSITE FOR FLYING HORSE NO. 3A AND 10 PALERMO FILING NO. 3,4,5. SEE FINAL DRAINAGE REPORT FOR FLYING HORSE NO. 3A AND 10 PALERMO FILING NO. 3,4,5.

PROPOSED POND CONSTRUCTION DETAILS INCLUDING ACCESS, TO BE PROVIDED IN SEPARATE CONSTRUCTION DRAWINGS.



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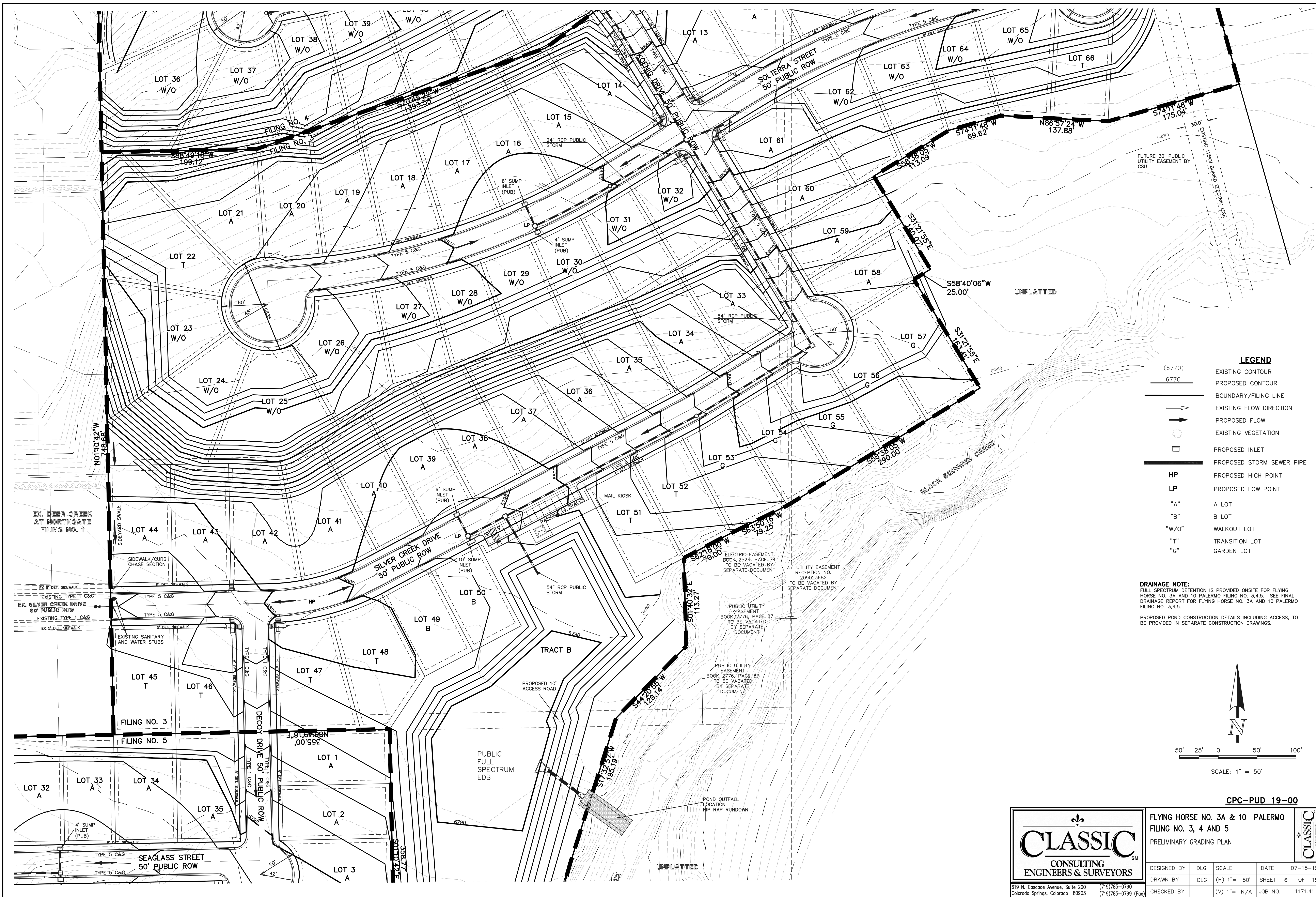
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

FLYING HORSE NO. 3A & 10 PALERMO
FILING NO. 3, 4 AND 5
PRELIMINARY GRADING PLAN

DESIGNED BY	DLG	SCALE	DATE	07-15-19
DRAWN BY	DLG	(H) 1"= 50'	SHEET	5 OF 15
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.41

CLASSIC
ENGINEERS & SURVEYORS

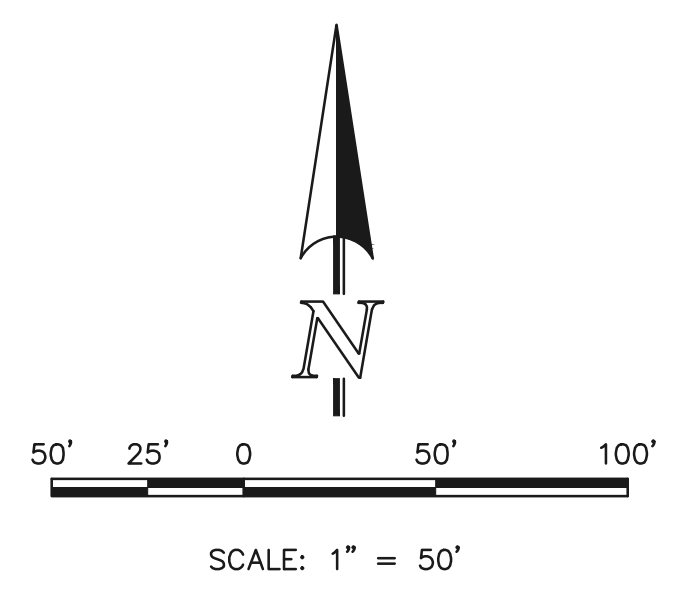


LEGEND

(6770)	EXISTING CONTOUR
6770	PROPOSED CONTOUR
---	BOUNDARY/FILING LINE
→	EXISTING FLOW DIRECTION
→	PROPOSED FLOW
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□	PROPOSED INLET
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CPC-PUD 19-00

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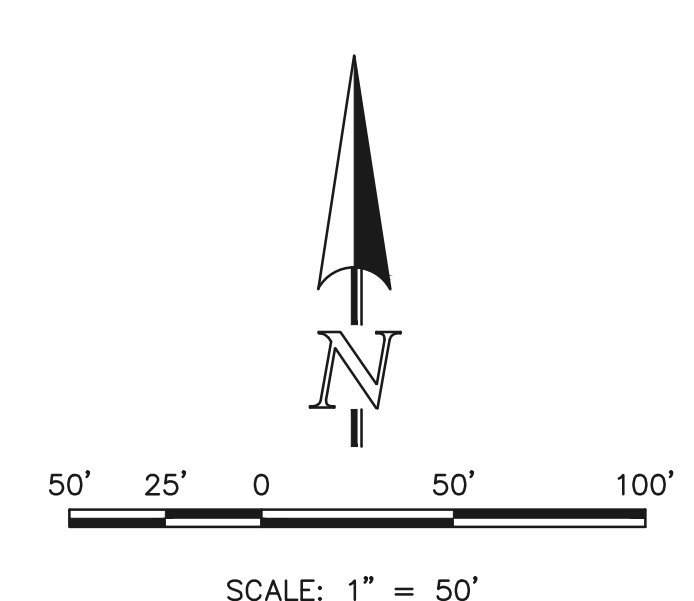
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

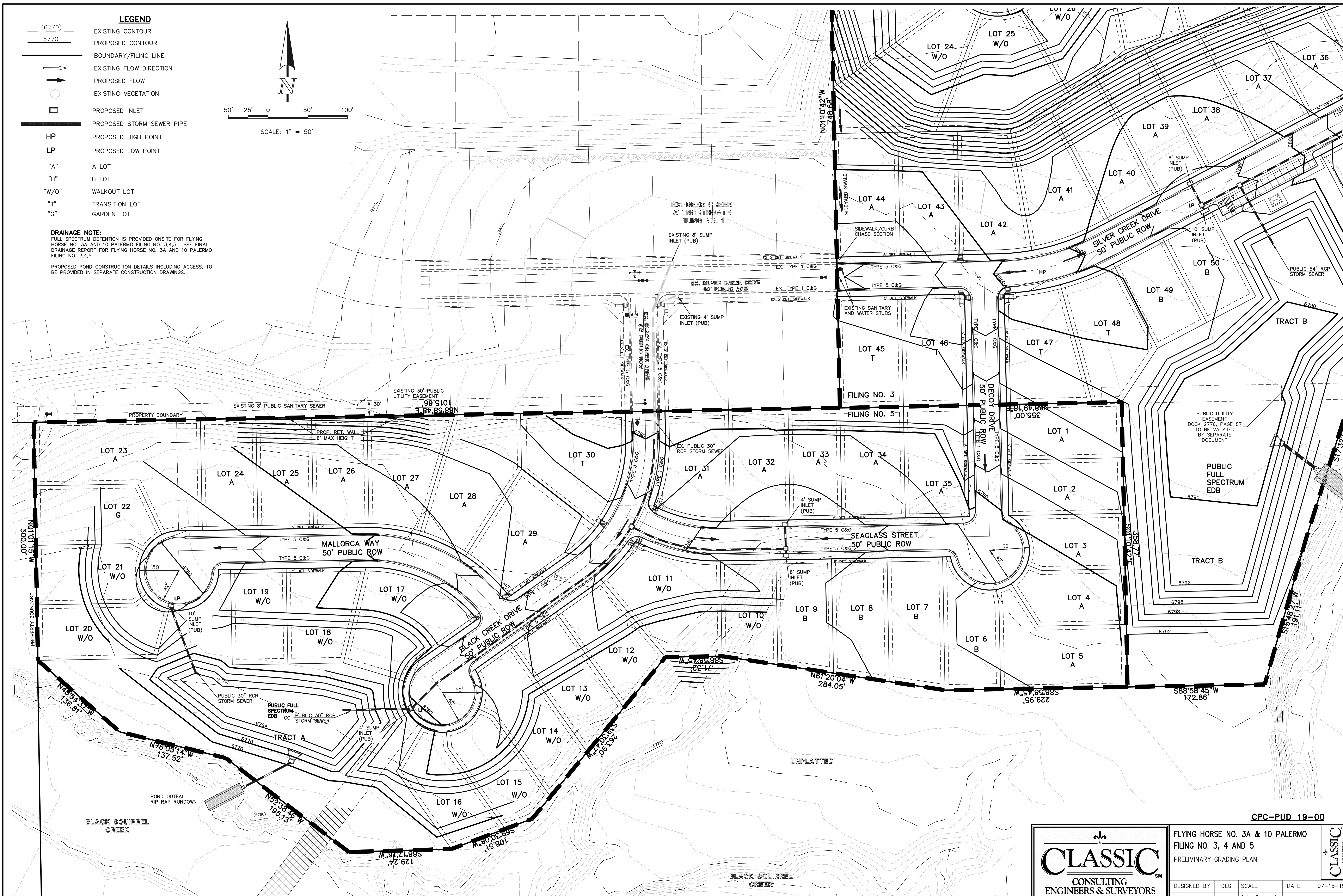
FLYING HORSE NO. 3A & 10 PALERMO
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DESIGNED BY	DLG	SCALE	DATE	07-15-19
DRAWN BY	DLG	(H) 1"= 50'	SHEET	6 OF 15
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.41

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CPC-PUD 19-00

FLYING HORSE NO. 3A & 10 PALERMO
FILING NO. 3, 4 AND 5
PRELIMINARY GRADING PLAN

DESIGNED BY	DLG	SCALE	DATE	07-15-19
DRAWN BY	DLG	(H) 1"= 50'	SHEET	7 OF 15
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.41

DESCRIPTION

PROPOSED STORM SEWER

PROPOSED STORM INLET

EXISTING STORM SEWER

EXISTING STORM INLET

EXISTING FIRE HYDRANT

EXISTING WATER MAIN

EXISTING SANITARY SEWER MAIN W/ MANHOLE

PROPOSED SANITARY

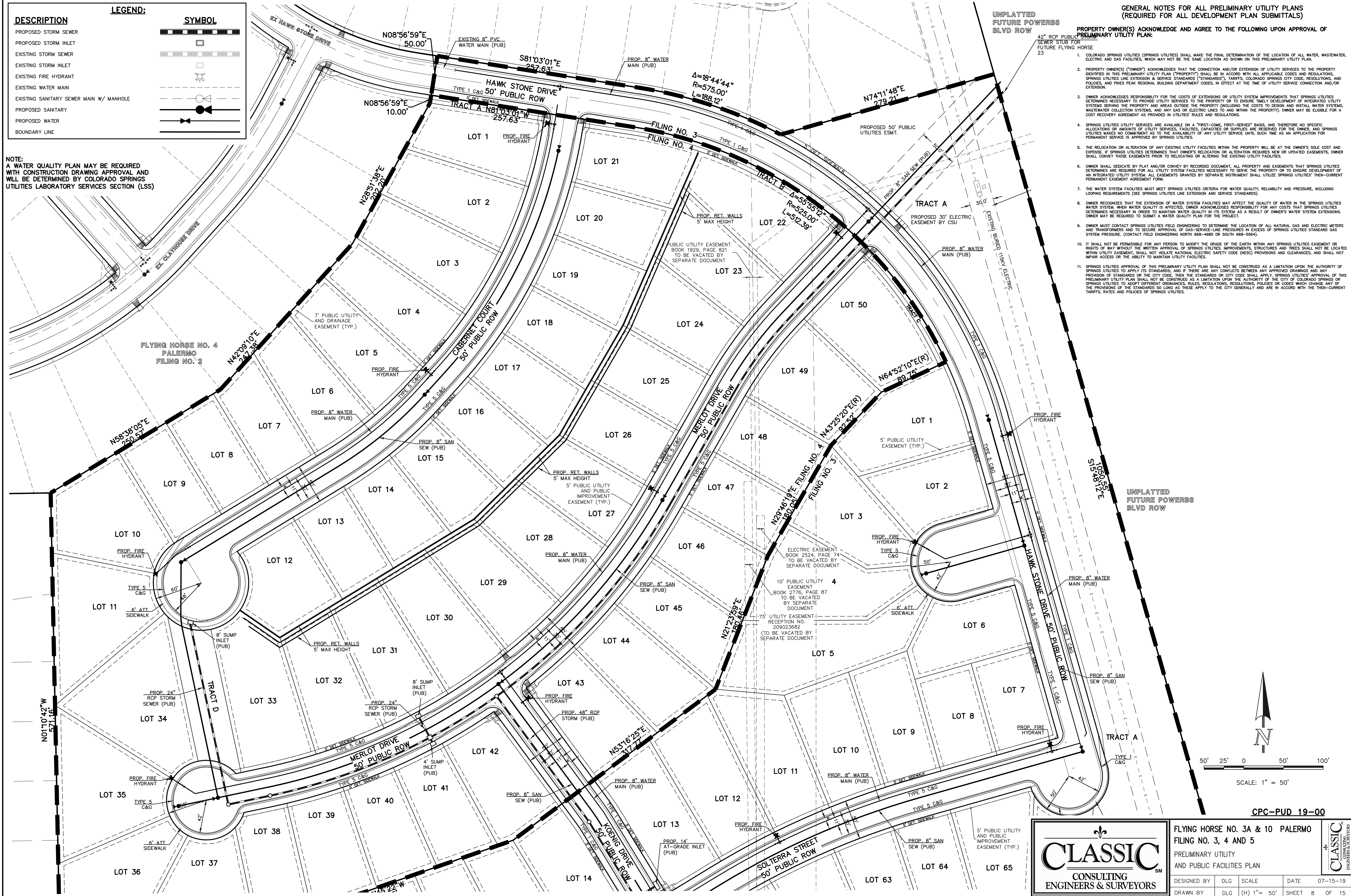
PROPOSED WATER

BOUNDARY LINE

LEGEND:

SYMBOL

NOTE:
A WATER QUALITY PLAN MAY BE REQUIRED
WITH CONSTRUCTION DRAWING APPROVAL AND
WILL BE DETERMINED BY COLORADO SPRINGS
UTILITIES LABORATORY SERVICES SECTION (LSS)



- GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & 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.

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 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.

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 AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS. SPRINGS UTILITIES SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

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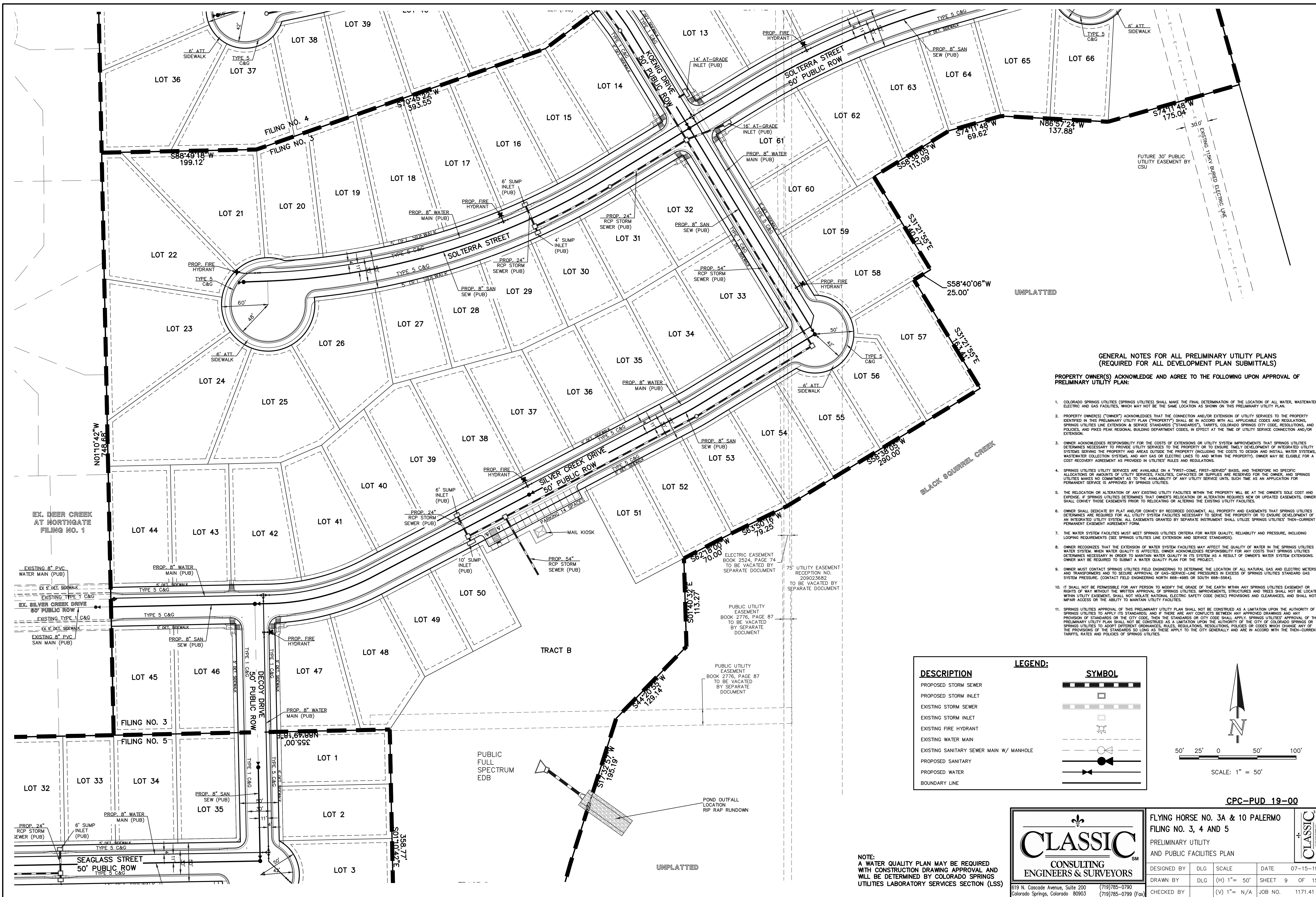
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FLYING HORSE NO. 3A & 10 PALERMO
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DESIGNED BY	DLG	SCALE	DATE
DRAWN BY	DLG	(H) 1"= 50'	SHEET 8 OF 15
CHECKED BY		(V) 1"= N/A	JOB NO. 1171.41

SCALE: 1" = 50'

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- GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**
- 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.
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 - 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.
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 - 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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DESCRIPTION

PROPOSED STORM SEWER

PROPOSED STORM INLET

EXISTING STORM SEWER

EXISTING STORM INLET

EXISTING FIRE HYDRANT

EXISTING WATER MAIN

EXISTING SANITARY SEWER MAIN W/ MANHOLE

PROPOSED SANITARY

PROPOSED WATER

BOUNDARY LINE

LEGEND:

SYMBOL

SCALE: 1" = 50'

NOTE:
A WATER QUALITY PLAN MAY BE REQUIRED
WITH CONSTRUCTION DRAWING APPROVAL AND
WILL BE DETERMINED BY COLORADO SPRINGS
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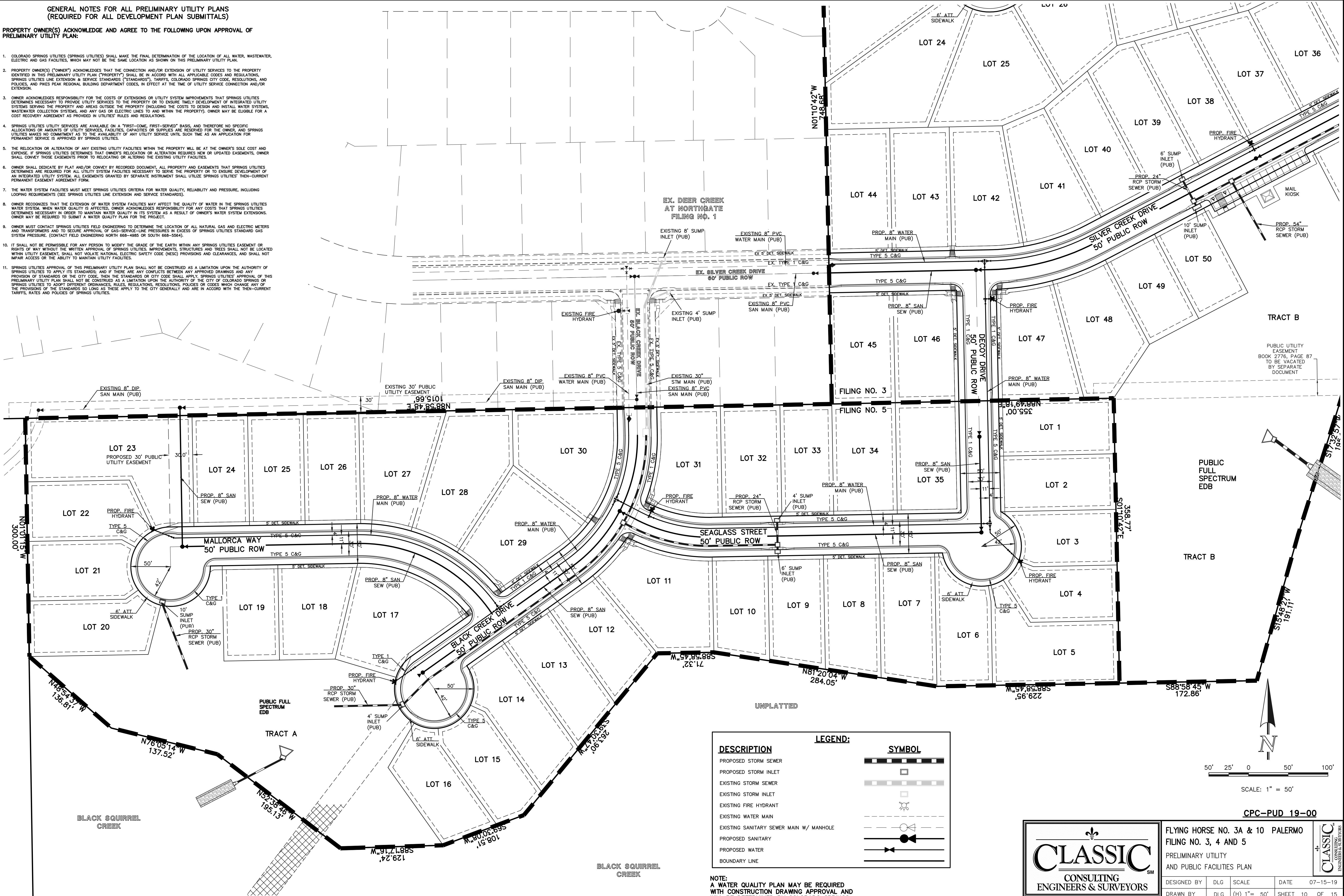
FLYING HORSE NO. 3A & 10 PALERMO
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DESIGNED BY	DLG	SCALE	DATE	07-15-19
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GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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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 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.
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LANDSCAPE NOTES:

1.

SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:

TRI-MIX III as supplied by C&C Sand

-To be applied as backfill in planting pits
2.

FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.
- SOIL

SEED

SHRUB

NITROGEN

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

PHOSPHORUS (P205)

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

POTASSIUM (K20)

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF

SULFUR (S04-S)

0 LBS/1000SF

0 LBS/1000SF

0 LBS/1000SF
- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.

3.

A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
4.

EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
5.

FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
7.

A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
8.

NATIVE SEED AREAS TO USE SEED MIX SPECIFIED IN GROUND COVER LEGEND. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
9.

ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
10.

ALL TREES WITHIN A LINE OF SIGHT TO HAVE MINIMAL BRANCHING OBSTRUCTION UP TO 10' ABOVE GROUND. SHRUBS WITHIN 15' SIGHT- TRIANGLES OF INTERSECTIONS TO BE MAINTAINED TO A HEIGHT NO GREATER THAN 30"
11.

A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
12.

ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
13.

ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS.
14.

MINIMUM INSPECTIONS WILL INCLUDE 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
15.

SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS.
16.

ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
17.

SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
18.

COBBLE: 2-4" BLUE MOUNTAIN RIVER ROCK, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
19.

ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
20.

WOOD MULCH: GORILLA HAIR SHREDDED CEDAR WOOD MULCH, PROVIDED BY C & C SAND AND STONE CO.
21.

ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, GREY GRANITE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
22.

A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
23.

INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
24.

ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25.

THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Pauling Properties

Date: 07/11/19

Vegetation and Soil Association: Sandy Divide

Foothills

Foothills & Plains

Plains

Plant Communities

-to be labeled by numbers on diagram

- 1.--Semiarid Shrublands
- 2.--Pinon-Juniper Woodlands
- 3.--Prairie
- 4.--Lower Elevation Riparian
- 5.--Foothill Shrublands
- 6.--Ponderosa Pine Forest
- 7.--Upper Elevation Riparian
- 8.--Douglas-Fir Forest

Hydrozones

- to be labeled by letters 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)



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Ad	7	Acer platanoides `Deborah` / Deborah Maple	50'	50'	2.5" Cal.	B&B	4S
	Gs	6	Gleditsia triacanthos inermis `Skycole` TM / Skyline Thornless Honey Locust	50'	40'	2.5" Cal.	B&B	4SA
	Mr	2	Malus x `Radiant` / Radiant Crab Apple	25'	20'	2.5" Cal.	B&B	467S
	Ms	4	Malus x `Spring Snow` / Spring Snow Crab Apple	25'	25'	2.5" Cal.	B&B	467S
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pd	18	Picea glauca `Densata` / Black Hills Spruce	30'	25'	6` HT	B&B	W
	Ppu	12	Picea pungens / Colorado Spruce	60'	20'	6` HT	B&B	678S
	Pce	4	Pinus cembroides edulis / Pinyon Pine	25'	15'	6` HT	B&B	1256D
	Pni	4	Pinus nigra / Austrian Black Pine	50'	40'	8` HT	B&B	25678A
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Cd	54	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	4'	3'	5 GAL	CONT	1235A
	Jb	33	Juniperus sabina `Buffalo` / Buffalo Savin Juniper	1.5'	8'	5 GAL	CONT	568A
	Sj	29	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea	2.5'	3'	5 GAL	CONT	SA
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Am	77	Achillea millefolium `Terra Cotta` / Yarrow Terra Cotta	2'	2'	1 GAL	CONT	1356A
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Ca	49	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT	A
	Fg	59	Festuca glauca / Blue Fescue	1'	1'	1 GAL	CONT	23568D

GROUND COVER LEGEND

	DETENTION SEED Arkansas Valley Detention Mix -5% Reed Canarygrass -25%Improved Meadow Brome -25% Garrison Creeping Foxtail -5% Climax, Timothy -	218,868 sf
	NATIVE SEED Arkansas Valley Low Grow Mix -35% Ephraim Crested Wheatgrass -25% Sheep Fescue -20% Perennial Rye -15% Chewing Fescue -10% Kentucky Bluegrass -	141,179 sf
	SOD TURF -	8,104 sf
	WOOD MULCH SHRUB BED GORILLA HAIR SHREDDED CEDAR -	7,164 sf
	GRAVEL ROCK 3/4" ANGULAR CIMARRON GRANITE -	56 sf
	ROCK COBBLE 2"-4" BLUE MOUNTAIN RIVER ROCK -	2,139 sf

Landscape Setbacks

See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
POWERS	PRINCIPLE ARTERIAL	25' / 100'	1040'	1 / 20'	52 / 48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
40 / 47	0/17		75% / 100%		

*PROPOSED SETBACK TREES ARE PROVIDED GREATER THAN 50' AWAY FROM THE POWERS BLVD R.O.W TO PREVENT FUTURE ISSUES WITH THE FUTURE GRADING FOR POWERS AND DUE TO EXISTING PUBLIC UTILITY EASEMENT.

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NES

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Colorado Springs, CO 80903

Tel. 719.471.0073
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PLANNER, LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

FLYING HORSE
PARCEL 3A & 10

PALERMO

FILINGS 3, 4 & 5

Hawkstone Drive
Colorado Springs, CO
80921

PROJECT INFO

DATE: 07-15-19
PROJECT MGR: J. Maynard
PREPARED BY: B. Perkins

S&A

ENTITLEMENT

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY
LANDSCAPE PLAN
COVER SHEET

SHEET TITLE

SHEET NUMBER

11 OF 15

CPC #

PLANTING



ZONE: PUD
USE: SINGLE - FAMILY RESIDENTIAL
OWNER: CLASSIC DEVELOPMENT - FLYING HORSE
SUB: FLYING HORSE NO 4 PALERMO FIL NO 1

ZONE: PUD
USE: SINGLE - FAMILY RESIDENTIAL
OWNER: CLASSIC DEVELOPMENT - FLYING HORSE
SUB: FLYING HORSE NO 3 CORTANA FIL NO 1

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**FLYING HORSE
PARCEL 3A & 10
PALERMO**

FILINGS 3, 4 & 5

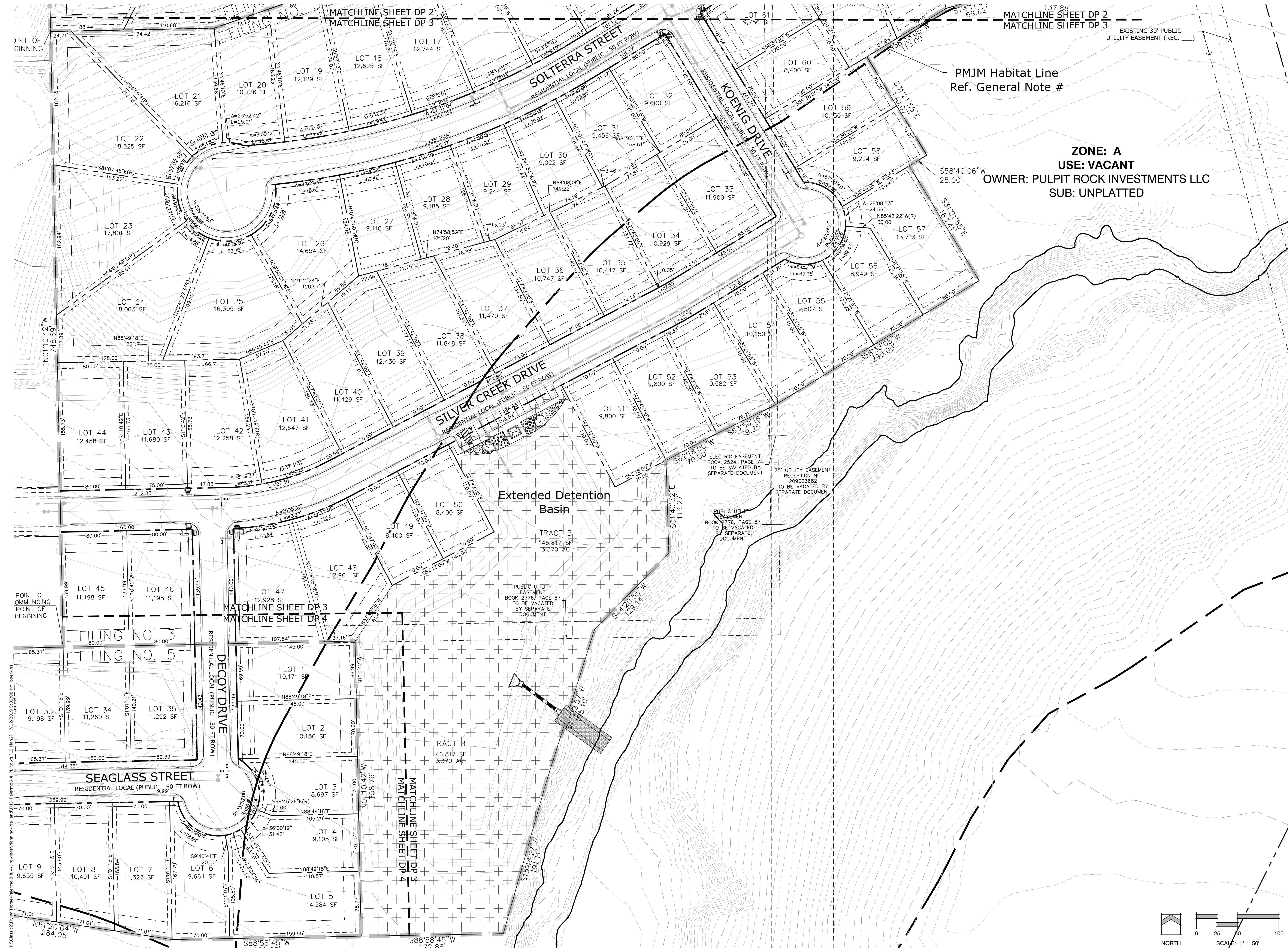
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Colorado Springs, CO
80921

DATE:	07-15-19
PROJECT MGR:	J. Maynard
PREPARED BY:	B. Perkins

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
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**PRELIMINARY
LANDSCAPE PLAN**



Land Planning
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PLANNING, LANDSCAPE ARCHITECT
IN ASSOCIATION WITH

DATE: 07-15-19
PROJECT MGR: J. Maynard
PREPARED BY: B. Perkins

SHEET TITLE

ENTITLEMENT

SHEET NUMBER

13 OF 15

PLANTING

CPC #

ZONE: A
USE: VACANT
OWNER: PULPIT ROCK INVESTMENTS LLC
SUB: UNPLATTED

PMJM Habitat Line
Ref. General Note #

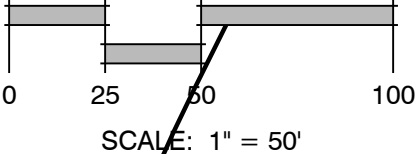
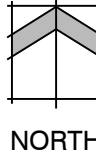
Extended Detention
Basin

TRACT B
146,817 SF
3.370 AC

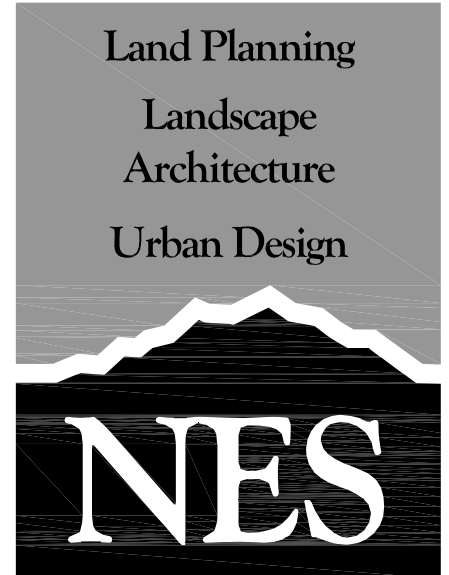
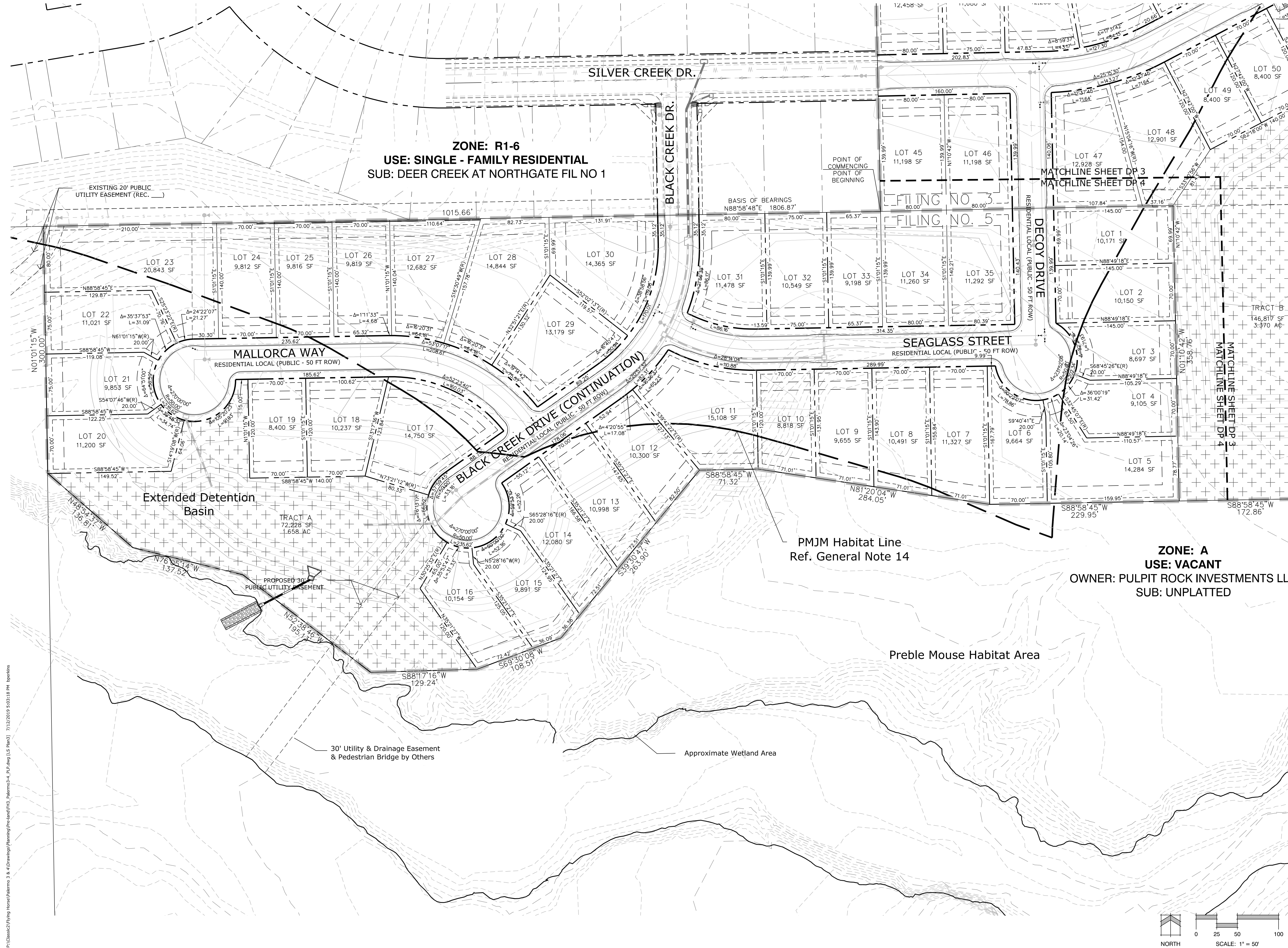
PUBLIC UTILITY
EASEMENT
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TO BE VACATED
BY SEPARATE
DOCUMENT

ELECTRIC EASEMENT
BOOK 2524, PAGE 74
TO BE VACATED BY
SEPARATE DOCUMENT

75' UTILITY EASEMENT
RECEPTION NO.
209023662
TO BE VACATED BY
SEPARATE DOCUMENT



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FLYING HORSE
PARCEL 3A & 10
PALERMO
FILINGS 3, 4 & 5

Hawkstone Drive
Colorado Springs, CO
80921

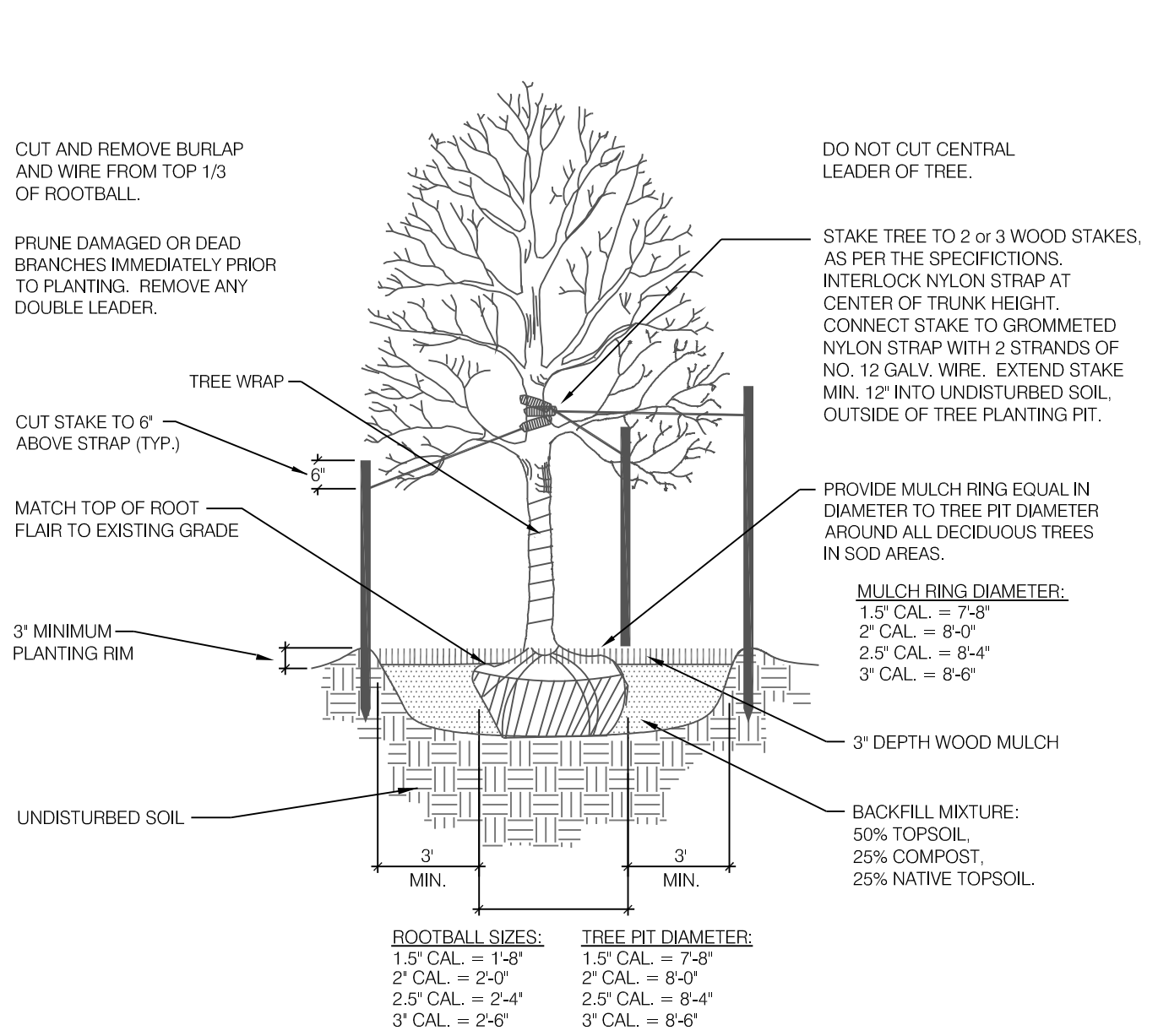
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PROJECT MGR: J. Maynard
PREPARED BY: B. Perkins

ENTITLEMENT

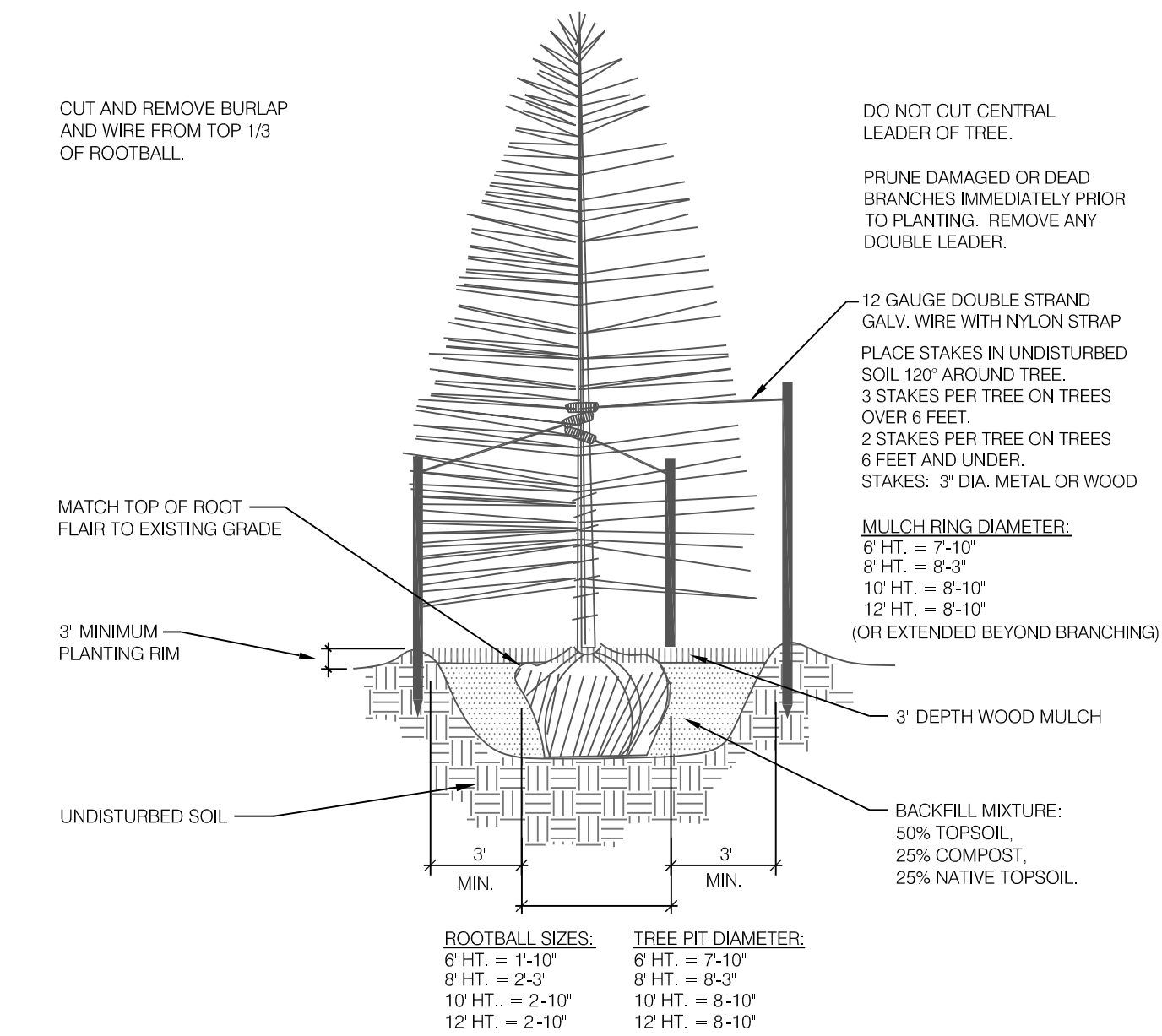
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PRELIMINARY
LANDSCAPE PLAN

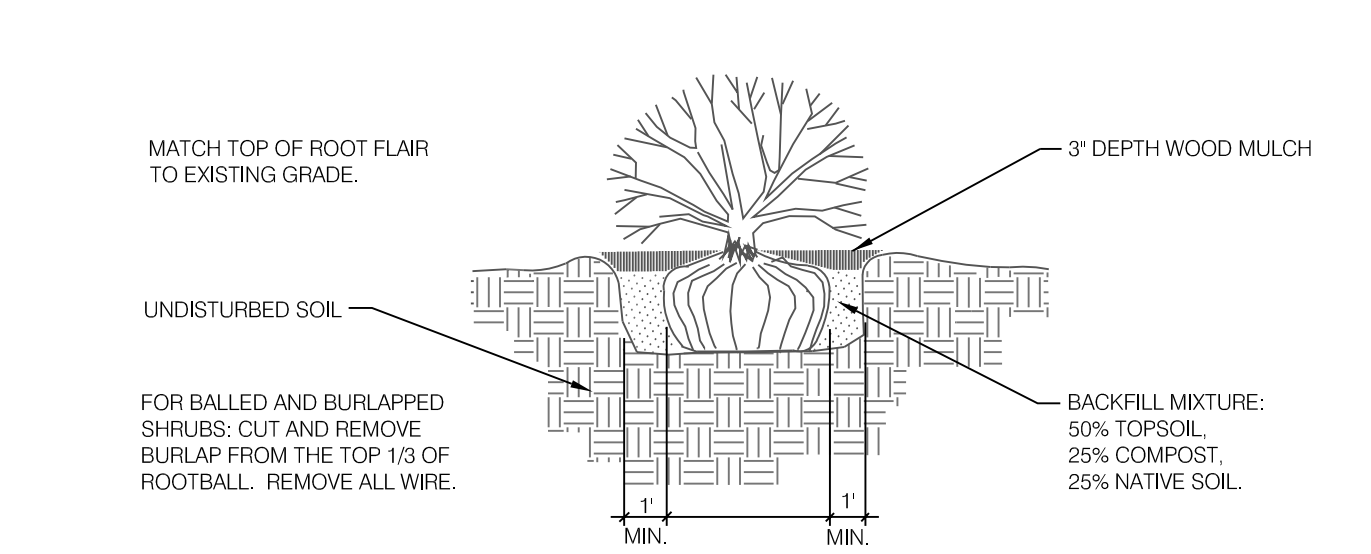
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CPC #



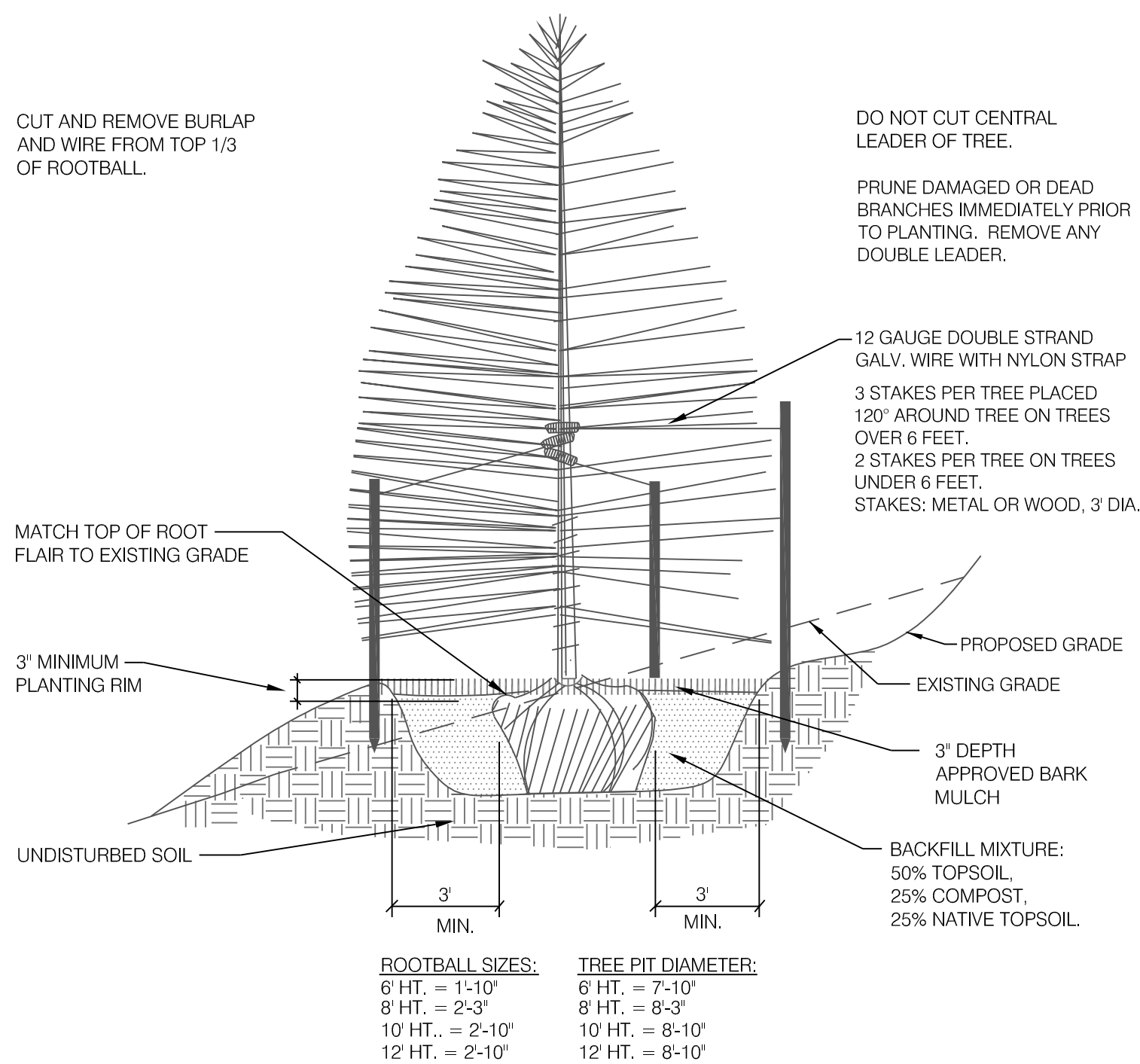
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SCALE: NOT TO SCALE



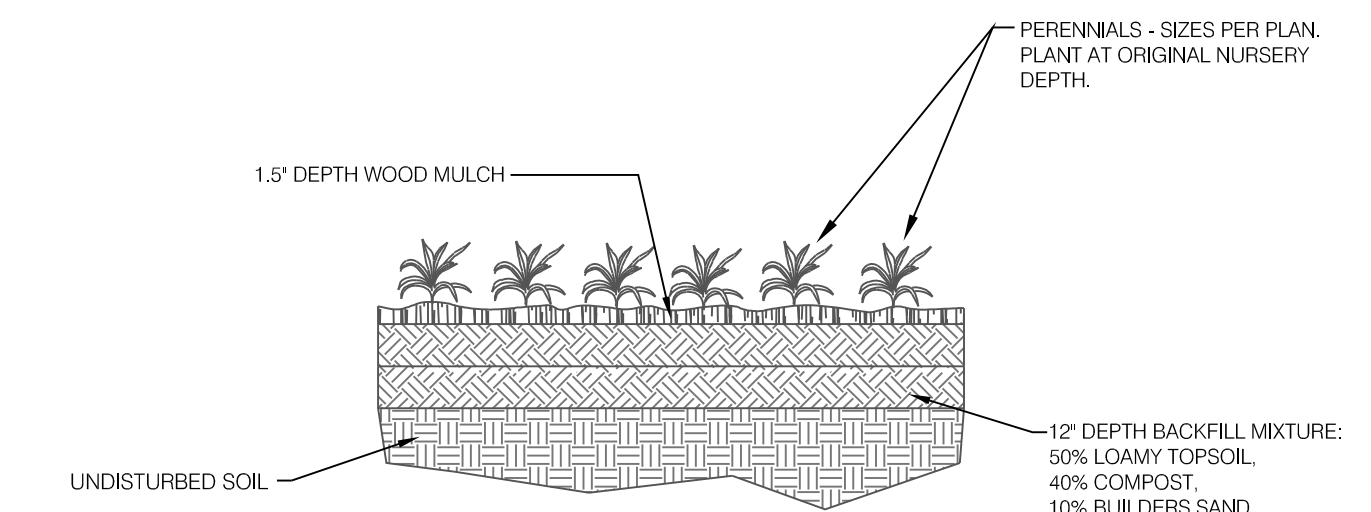
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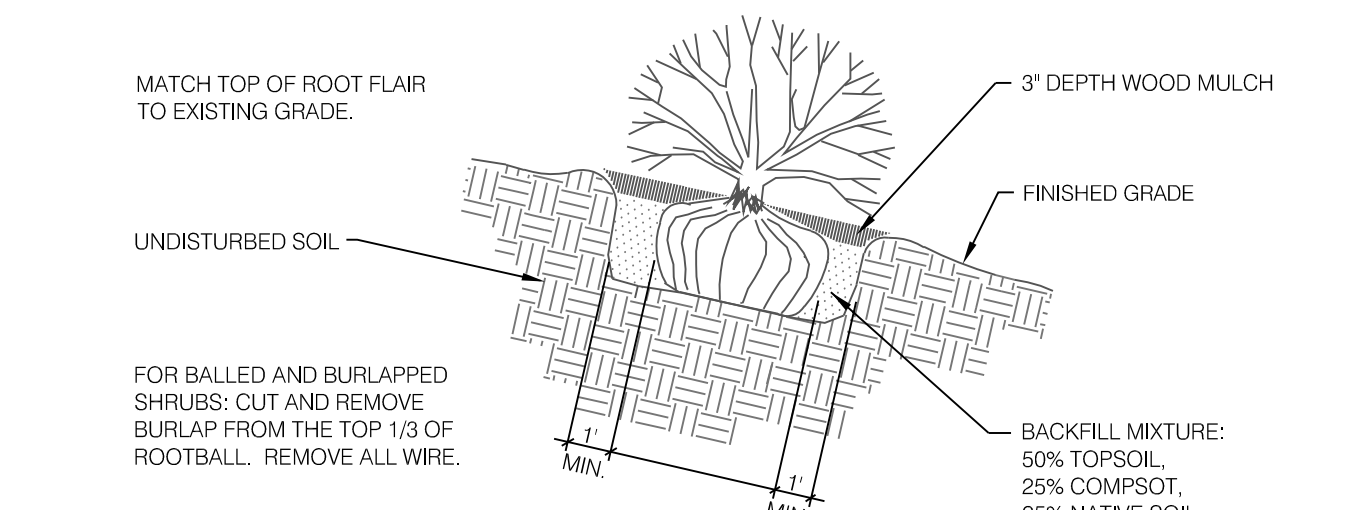
3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



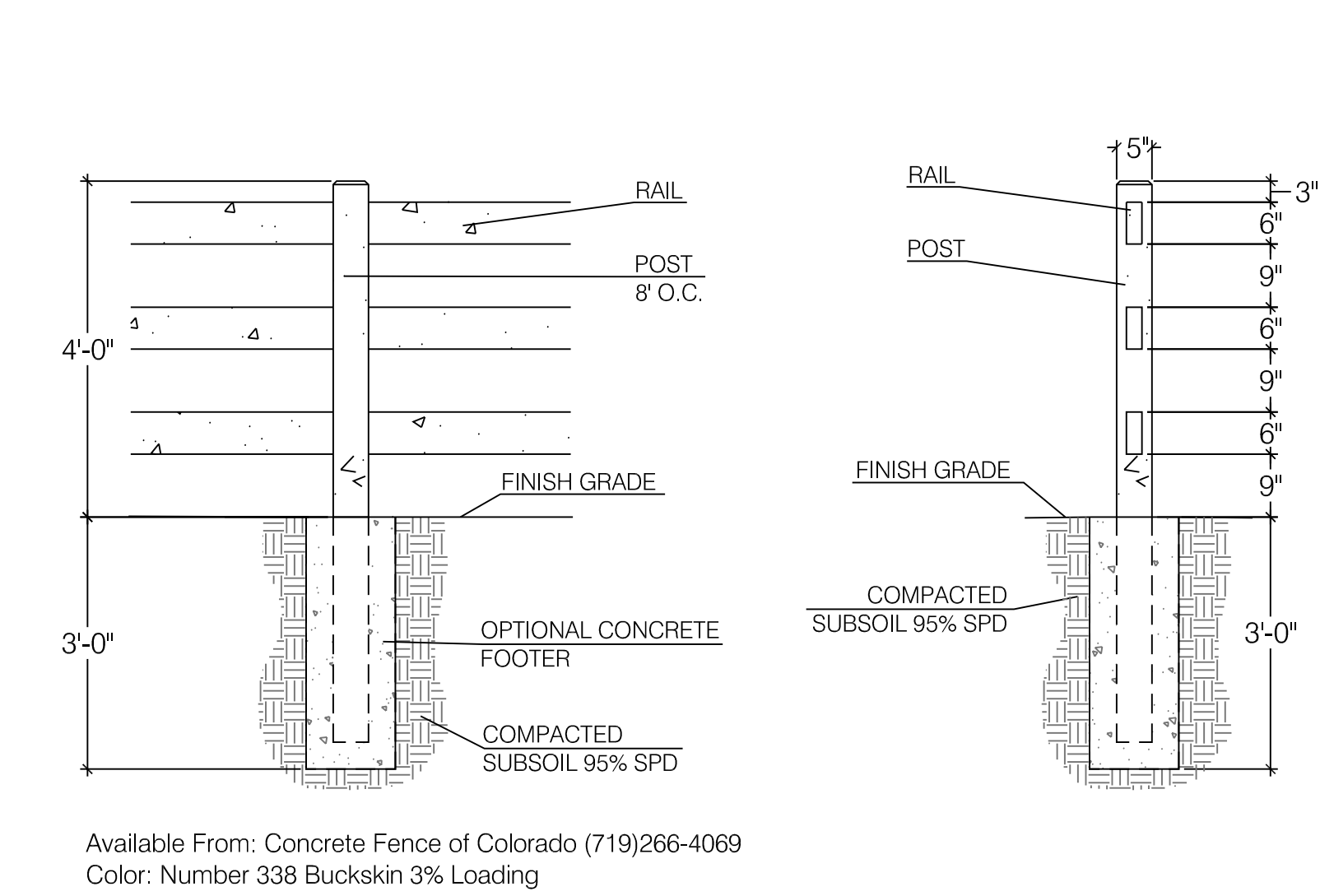
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SCALE: NOT TO SCALE



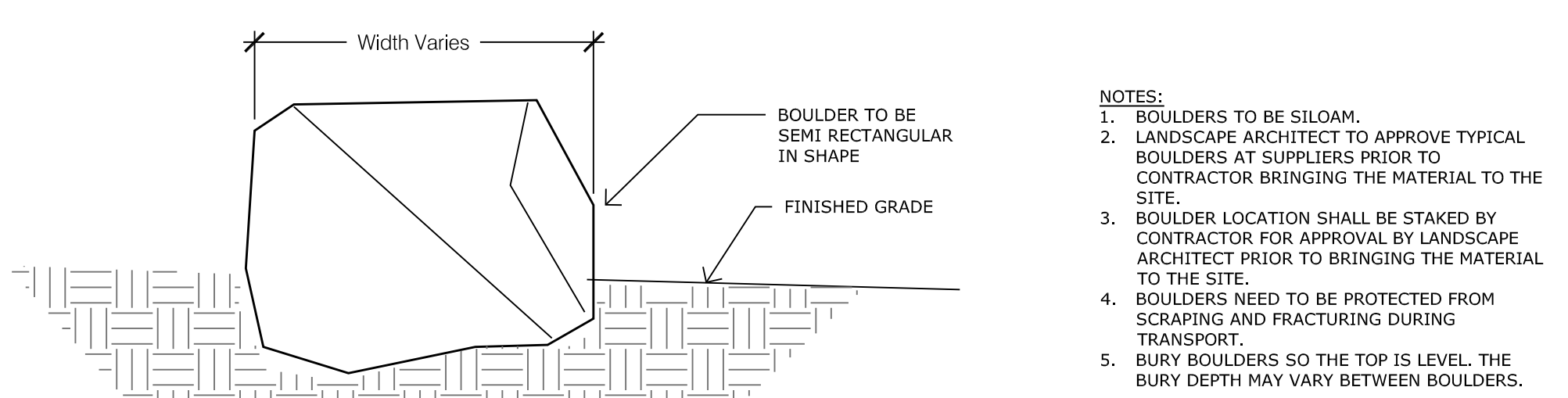
4 PERENNIAL / GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



7 SHRUB PLACEMENT ON SLOPES
SCALE: NOT TO SCALE



8 3-RAIL WOOD-CRETE FENCE
SCALE: NOT TO SCALE



7 LANDSCAPE BOULDER
SCALE: NOT TO SCALE

P:\Classic2\Flying Horse\Palermo 3 & 4\Drawings\Planning\Pre-land\PH3_Palermo3-4_P1.dwg [LS DETAILS] 7/12/2019 5:03:39 PM Jperkins