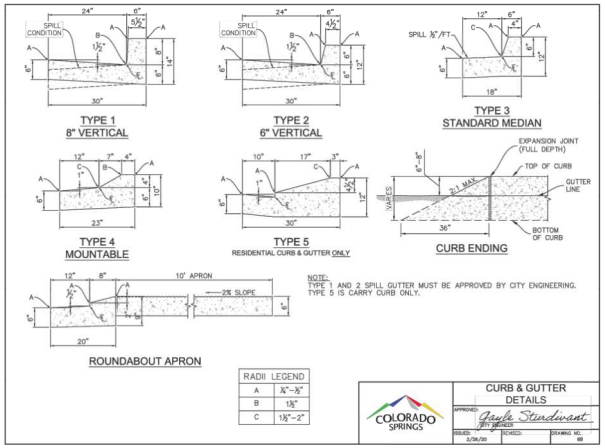
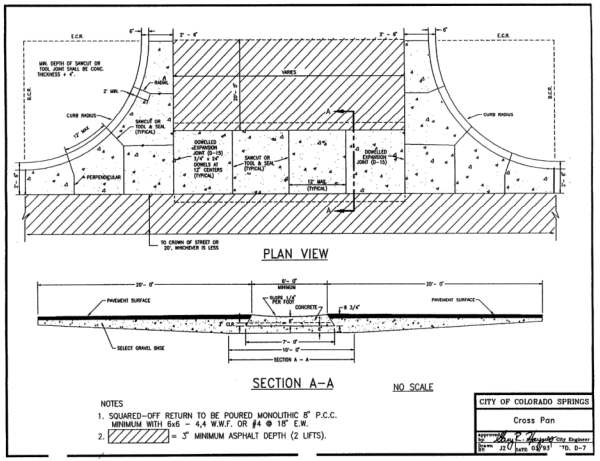




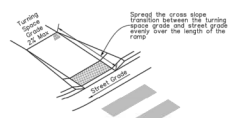
General Notes

1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush (0"±1/4"). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.
17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

Slope Table

The table below is intended to be used to convert between the percent (rise/run) and ratio (run:rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1



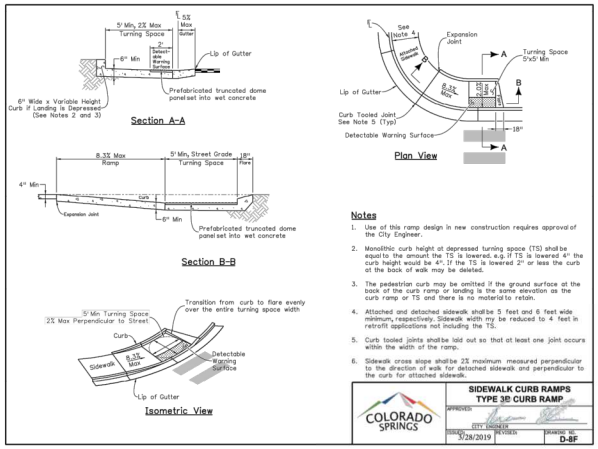
Ramp Cross Slope Transition To Match Roadway Profile

Ramp cross slopes and turning spaces shall be:

A. 2% max when a yield or stop control is present.

B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

COLORADO SPRINGS
SIDEWALK CURB RAMPS
GENERAL NOTES AND DETAILS
APPROVED: CITY ENGINEER
ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8A



Notes

1. Use of this ramp design in new construction requires approval of the City Engineer.
2. Monolithic curb height at depressed turning space (TS) shall be equal to the amount the TS is lowered, e.g. if TS is lowered 4" the curb height would be 4". If the TS is lowered 2" or less the curb at the back of walk may be deleted.
3. The pedestrian curb may be omitted if the ground surface at the back of the curb ramp or landing is the same elevation as the curb ramp or TS and there is no material to retain.
4. Attached and detached sidewalk shall be 5 feet and 6 feet wide minimum, respectively. Sidewalk width my be reduced to 4 feet in retrofit applications not including the TS.
5. Curb tooled joints shall be laid out so that at least one joint occurs within the width of the ramp.
6. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.

COLORADO SPRINGS
SIDEWALK CURB RAMPS
TYPE 3B CURB RAMP
APPROVED: CITY ENGINEER
ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8F

FOR CITY USE:

CITY FILE NUMBER
AR PUD 20-00023-A1MJ21 & CPC PUZ 21-00087

Galloway
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Colorado Springs, CO 80920
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DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY

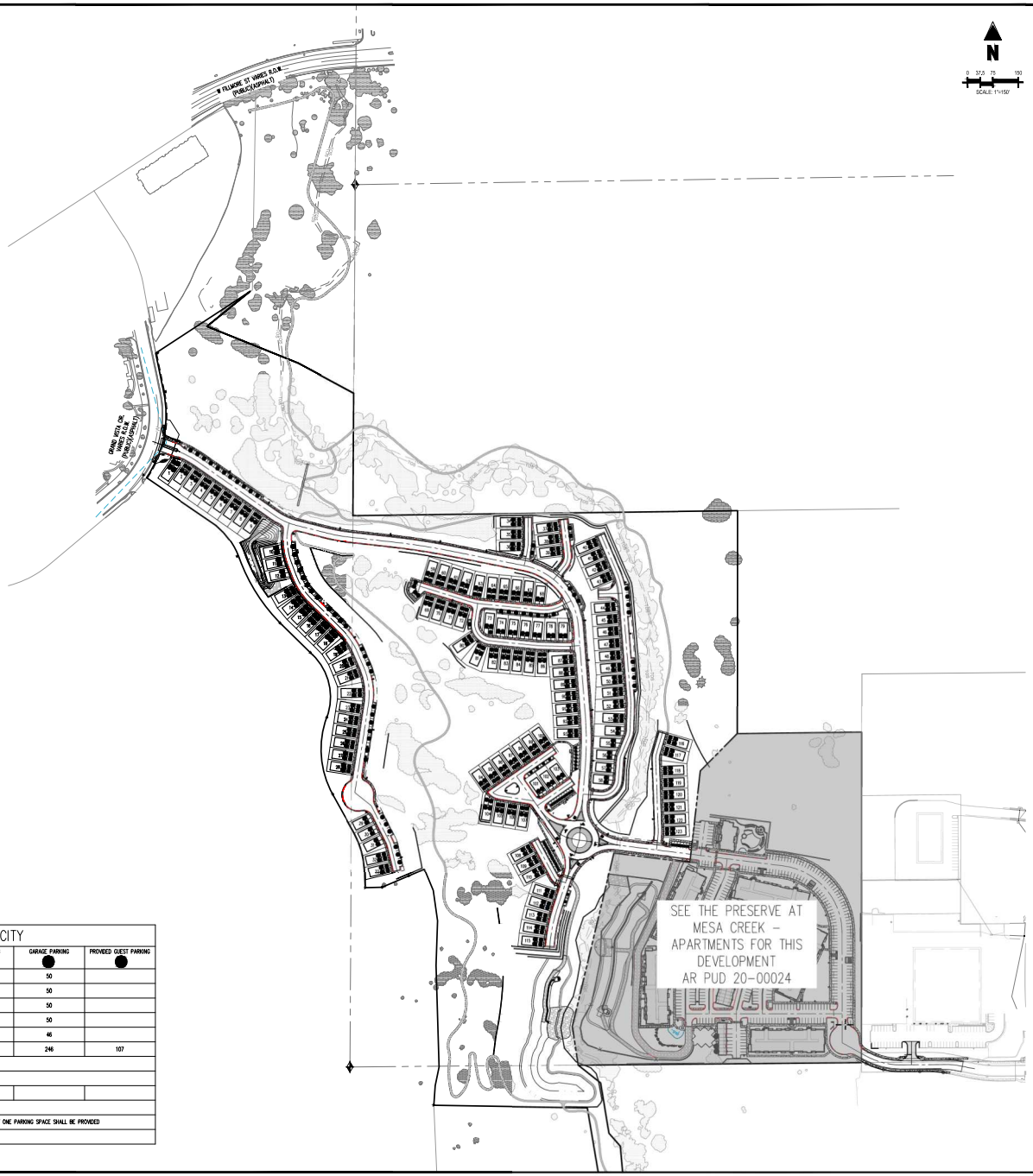
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.
-			

Project No:	GN00007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6/8/2022

SITE DETAILS

C5.1



PARKING CAPACITY

LOTS	# OF LOTS	DRIVEWAY PARKING	GARAGE PARKING	PROVIDED GUEST PARKING
1–25	25	44	50	
26–50	25	44	50	
51–75	25	33	50	
76–100	25	42	50	
101–123	23	40	46	
SUBTOTAL	123	203	246	107
TOTAL SPACES PROVIDED	556			
TOTAL SPACES PER LOT	4.5			
NOTES:				

1. LOTS WITH 2 CAR GARAGE HAVE 2 SPACES AVAILABLE
2. PER SMALL LOT PUD GUIDELINES: UNITS WITHOUT TANDEM DRIVEWAY PARKING, AT LEAST ONE PARKING SPACE SHALL BE PROVIDED

FOR CITY USE:

CITY FILE NUMBER
AR PUD 20-00023-A1MJ21 & CPC PUZ 21-00087

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DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
-
THE PRESERVE AT MESA CREEK - SINGLE FAMILY

SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.

Project No:	GW0007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6/8/2022

PARKING CAPACITY EXHIBIT

C6.0
Sheet 20 of 21

1 STREET LIGHTING PLAN–SINGLE FAMILY
SCALE: 1"=100'-0"

N
0 25 50 100
SCALE: 1"=100'

LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	MODEL #	DESCRIPTION
AA		44	LED	16'-6" POLE	1.0	7,610	DSX1 LED 30C 700 30K T3M MVOLT DDBXD	SINGLE HEAD LED FULL CUT-OFF LUMINAIRE, TYPE 2, DARK BRONZE COLOR, 3000K, MOUNTED ON POLE #SSS18-5-4C-DMTMAS-FBC-DDBXD

FULL CUT-OFF LED AREA LUMINAIRE, DARK BRONZE COLOR (SINGLE HEAD SHOWN FOR CLARITY)

NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE DOWN CAST FIXTURES. LIGHTS SHALL NOT IMPACT ADJACENT PROPERTIES. (TYP. ALL LIGHTS)

16'-6"

DARK BRONZE POLE AND FIXTURE

CONCRETE LIGHT POLE BASE

FINISHED GRADE

2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

NOTE: LEVELING NUTS SHALL BE USED. POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST PIER CONCRETE.

No.6 GROUND CONDUCTORS.

BOND SYSTEM GROUND TO GROUNDING LUG INSIDE.

ANCHOR BOLT SIZE PER MANUFACTURERS RECOMMENDATIONS

BOLT COVER.

LIGHTING CIRCUIT UP POLE (TYPICAL ALL CONDUCTORS).

BUSSMAN FUSE HOLDERS AND FUSES IN BASE. (TYP. ALL CONDUCTORS).

HAND HOLE AND COVER.

LEVELING NUT.

GROUT POLE BASE.

1" CHAMFER.

GRADE

MINIMUM

PVC CONDUIT FOR CIRCUIT CONTINUATION.

PVC CONDUIT FOR CIRCUIT CONTIN-

ANCHOR BOLTS (4).

(4) No.7 REBARS WITH No.4 TIES 8" O.C.

CONCRETE PIER. 30" DIAMETER.

30" DIAMETER

3 POLE BASE DETAIL
SCALE: NOT TO SCALE

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

FOR CITY USE:

CITY FILE NUMBER
AR PUD 20-00023-A1MJ01 & CPC PUZ 21-00087

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DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

#	Date	Issue / Description	Init.
-			

Project No:	GNK0007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6-8-2022

PHOTOMETRIC SITE PLAN

PP1.0
Sheet 21 of 38