

RENAISSANCE AT INDIGO SOUTH FILING NO. 1 & 2

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO DEVELOPMENT PLAN

TITLE SHEET

MAY 2018

LEGAL DESCRIPTION:

RENAISSANCE AT INDIGO SOUTH FILING NO. 1 AND
RENAISSANCE AT INDIGO SOUTH FILING NO. 2

TRACTS	LAND USE	OWNERSHIP	MAINTENANCE
FILING NO. 1			
A, C & I	PRIVATE ACCESS, OPEN SPACE, PARKING, SIDEWALKS, PUBLIC UTILITIES, PUBLIC UTILITIES, FENCES, WALLS, MAINTENANCE AND SPRINKLER SYSTEMS	STETSON ROSE METROPOLITAN DISTRICT NO. 1	STETSON DISTRICT NO. 1
B, D, E, F, G & H	LANDSCAPE, PAVED UTILITIES, PUBLIC UTILITIES, FENCES, WALLS, MAINTENANCE AND SPRINKLER SYSTEMS	RENAISSANCE AT INDIGO SOUTH HOME OWNERS ASSOCIATION	RENAISSANCE AT INDIGO SOUTH HOME OWNERS ASSOCIATION
A	PRIVATE ACCESS, OPEN SPACE, PARKING, SIDEWALKS, PUBLIC UTILITIES, FENCES, WALLS, MAINTENANCE AND SPRINKLER SYSTEMS	STETSON ROSE METROPOLITAN DISTRICT NO. 1	STETSON DISTRICT NO. 1
B, C, D, E, F, G & H	LANDSCAPE, PAVED UTILITIES, PUBLIC UTILITIES, FENCES, WALLS, MAINTENANCE AND SPRINKLER SYSTEMS	RENAISSANCE AT INDIGO SOUTH HOME OWNERS ASSOCIATION	RENAISSANCE AT INDIGO SOUTH HOME OWNERS ASSOCIATION

TRACTS MAINTAINED BY STETSON METROPOLITAN DISTRICT NO. 1 UTILITY

TRACTS MAINTAINED BY RENAISSANCE AT INDIGO SOUTH HOME OWNERS ASSOCIATION

PROJECT TEAM:

OWNER/DEVELOPER:
PULPIT ROCK INVESTMENTS, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. JIM BOULTON (719) 785-3259

CIVIL ENGINEER:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL P.E. (719) 785-0790

LANDSCAPE ARCHITECT:
NCS, INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. CHRIS LIEBERT, PLA (719) 471-6075

LEGEND:

28.01 ACRES	TOTAL ACREAGE
4.56 CU / AC	GROSS DENSITY
306.00 SF / 8.42 AC	TOTAL LOT AREA
162,750 SF / 3.74 AC	NET AREA
162,750 SF / 3.74 AC	TOTAL AREA
162,750 SF / 3.74 AC	NET AREA
162,750 SF / 3.74 AC	TOTAL AREA
162,750 SF / 3.74 AC	NET AREA
162,750 SF / 3.74 AC	TOTAL AREA

DEVELOPMENT SCHEDULE:
FILING NO. 1
FILING NO. 2

LOT SETBACKS:

5' SIDE	IN-ENCLOSED PORCH
5' SIDE	SCREENED PORCH
5' SIDE	DECK
5' SIDE	PERGOLA
5' SIDE	SCREENED PORCH
5' SIDE	DECK
5' SIDE	PERGOLA

GENERAL NOTES:

- APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS, 619 N. CASCADE AVE., SUITE 200, COLORADO SPRINGS, CO 80903, MR. KYLE CAMPBELL, P.E. (719) 785-0790
- OWNER/DEVELOPER: PULPIT ROCK INVESTMENTS, LLC, 6385 CORPORATE DRIVE, SUITE 200, COLORADO SPRINGS, CO 80903, MR. JIM BOULTON (719) 785-3259

REQUIRED PARKING:

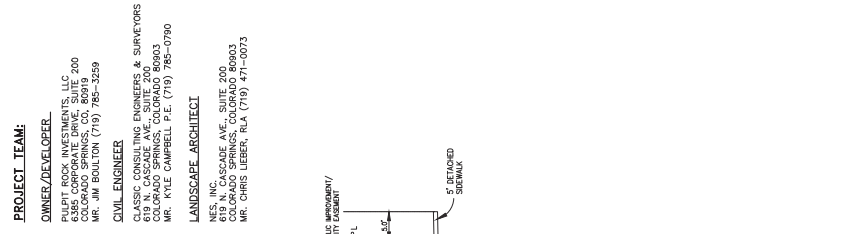
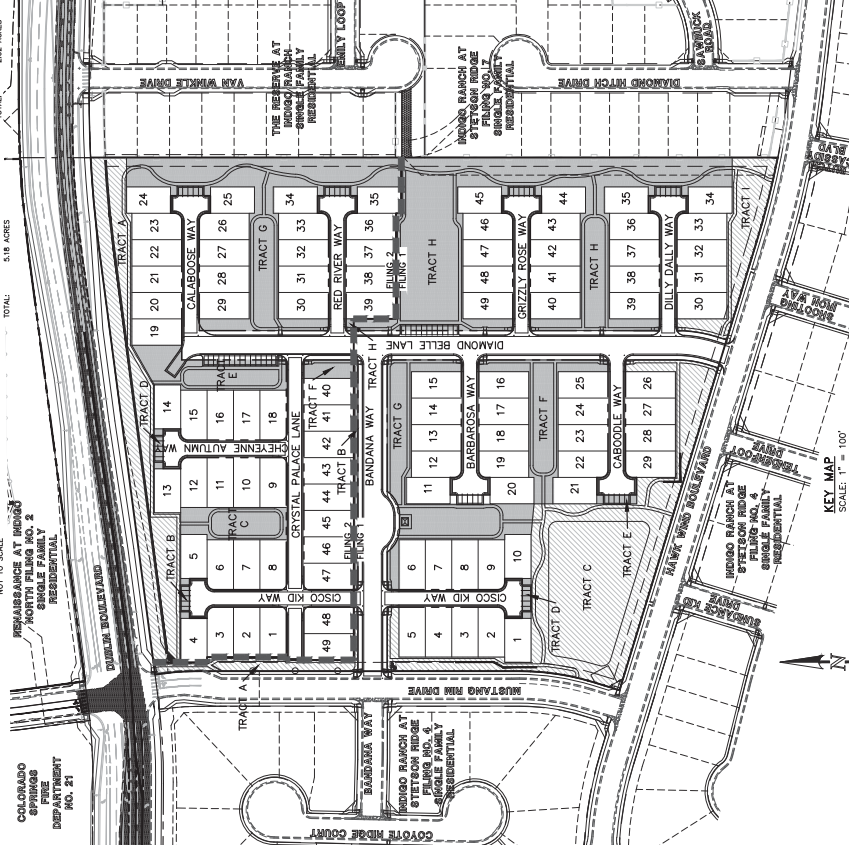
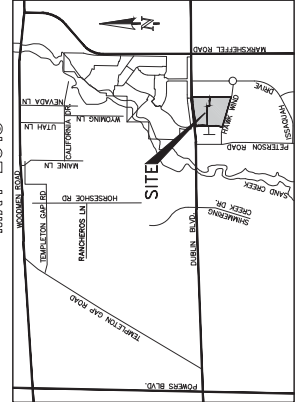
2.0 SPACES PER LOT	188 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES
1.75 SPACES/LOT	49 SPACES

PROVIDED PARKING:

2.0 SPACES PER GARAGE	2 COR GARAGE W/ 20' DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY
2.0 SPACES PER DRIVEWAY	20 SPACES PER DRIVEWAY

COMMON OPEN SPACE:

4.56 ACRES (W/O PARK CREDIT)
4.56 ACRES (W/O PARK CREDIT)
4.56 ACRES (W/O PARK CREDIT)
4.56 ACRES (W/O PARK CREDIT)



SHEET INDEX

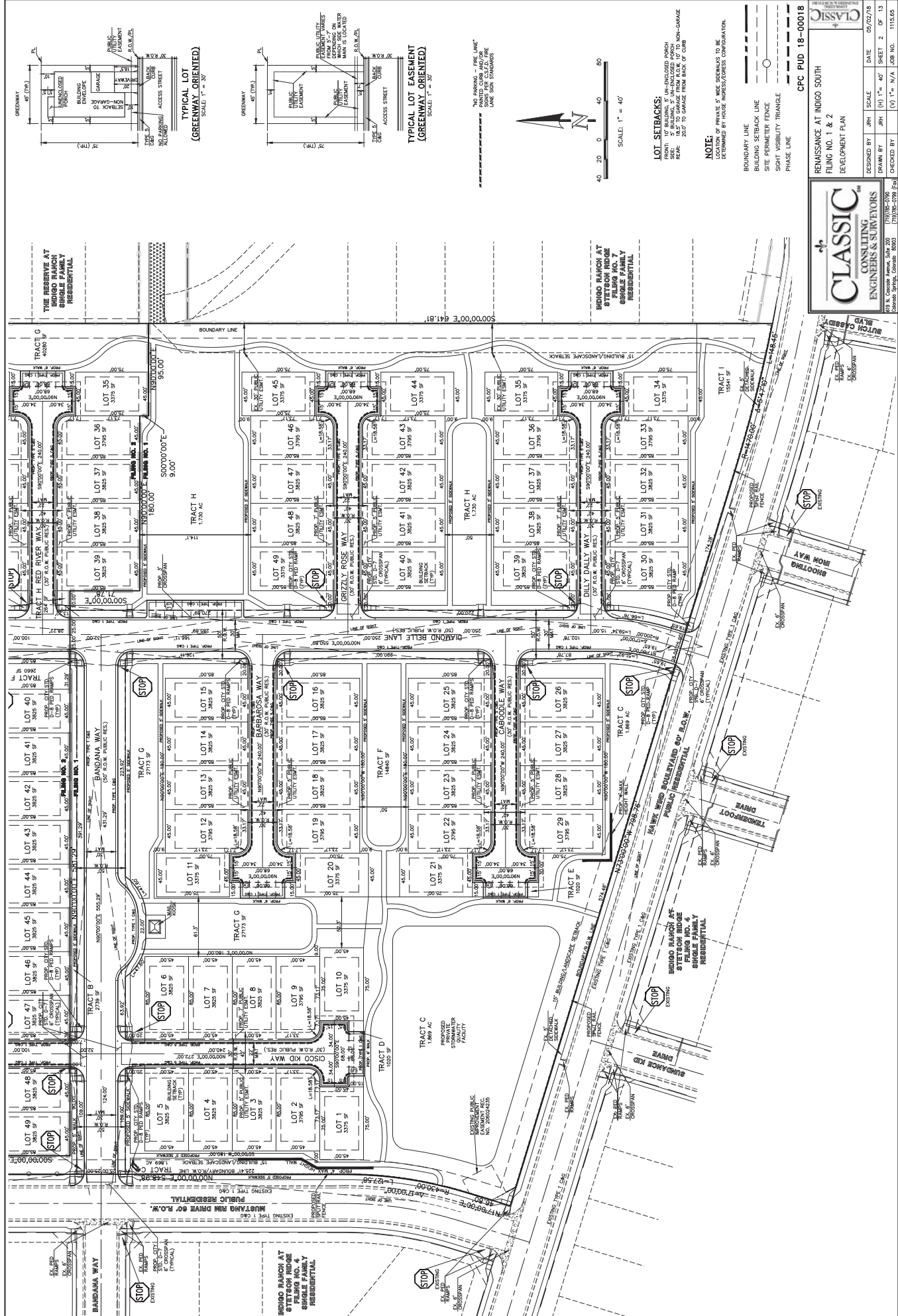
SHEET 1 OF 13	DEVELOPMENT PLAN
SHEET 2 OF 13	DEVELOPMENT PLAN
SHEET 3 OF 13	DEVELOPMENT PLAN
SHEET 4 OF 13	DEVELOPMENT PLAN
SHEET 5 OF 13	DEVELOPMENT PLAN
SHEET 6 OF 13	DEVELOPMENT PLAN
SHEET 7 OF 13	DEVELOPMENT PLAN
SHEET 8 OF 13	DEVELOPMENT PLAN
SHEET 9 OF 13	DEVELOPMENT PLAN
SHEET 10 OF 13	DEVELOPMENT PLAN
SHEET 11 OF 13	DEVELOPMENT PLAN
SHEET 12 OF 13	DEVELOPMENT PLAN
SHEET 13 OF 13	DEVELOPMENT PLAN

RENAISSANCE AT INDIGO SOUTH
FILING NO. 1 & 2
DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY: JRH SCALE: 05/02/18
DRAWN BY: JRH (H) 1" = N/A SHEET 1 OF 13
CHECKED BY: (CV) 1" = N/A JOB NO. 1115.65

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, COLORADO 80903
(719) 785-0790
WWW.CLASSICCONSULTING.COM

FIGURE 3

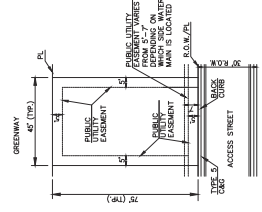
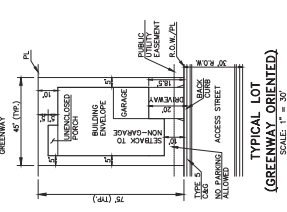
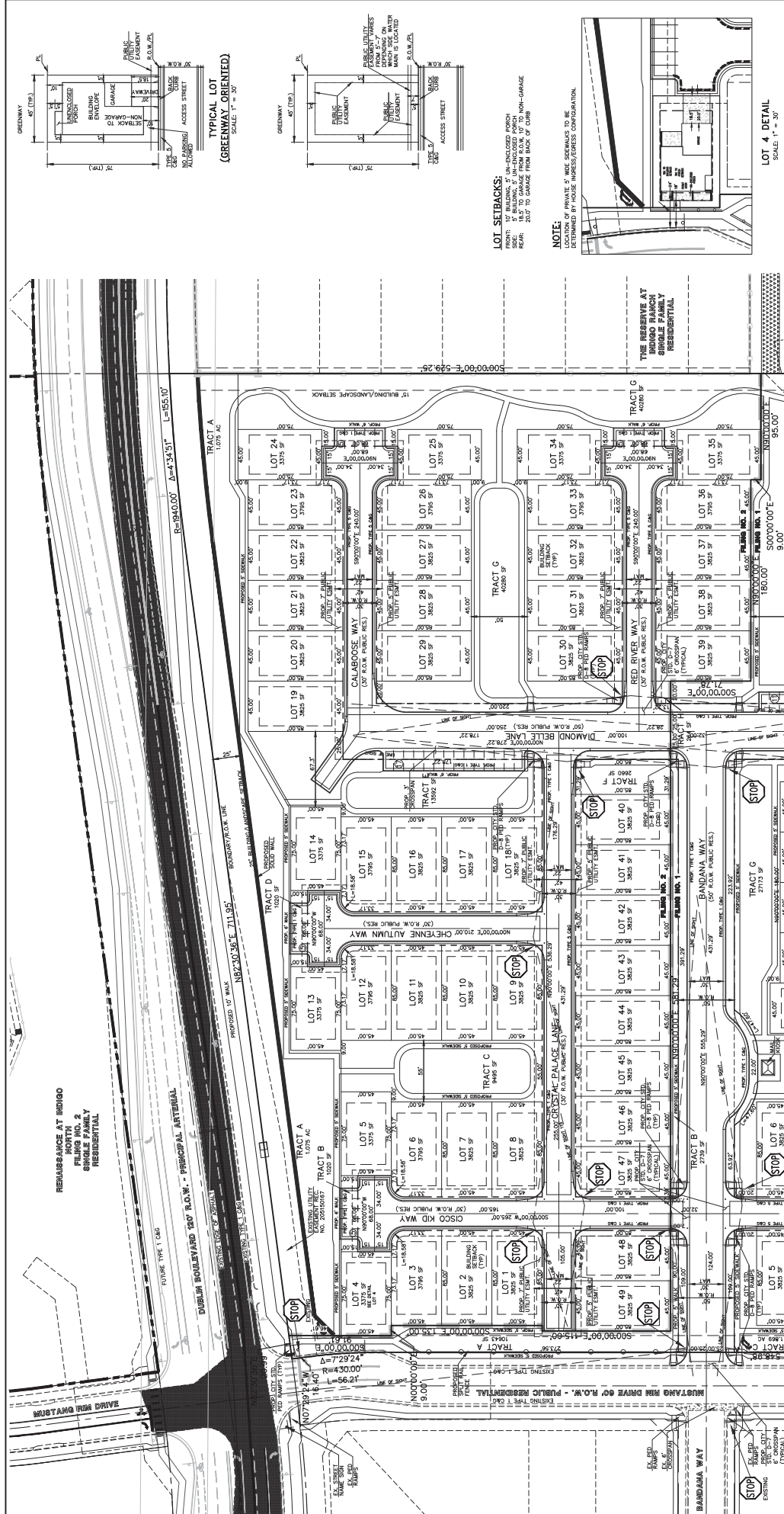


CLASSIC CONSULTING ENGINEERS & SURVEYORS	
DESIGNED BY	DATE 05/02/18
DRAWN BY	JRH (P) 1" = 40'
CHECKED BY	(CV) 1" = N/A JOB NO. 1115.65

RENAISSANCE AT INDIGO SOUTH
FILING NO. 1 & 2
DEVELOPMENT PLAN

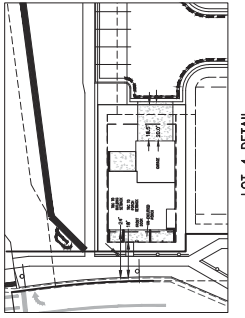
CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cooper Avenue, Suite 200
Gainesville, Texas, 72602
(714) 982-2378 (cell)
(714) 982-2378 (fax)

FIGURE 3



LOT SETBACKS:
FRONT: 15' BUILDING ENVELOPE PARCH
REAR: 15' TO GARAGE FROM R.O.W. TO NON-GARAGE
SIDE: 15' TO GARAGE FROM SIDE OF DRIVE

NOTE:
DATE OF PRIVATE UTILITY SERVICES TO BE
DETERMINED BY UTILITY AGENCIES/CONSIDERATION.



- BOUNDARY LINE
- BUILDING SETBACK LINE
- SITE PERIMETER FENCE
- SCOT VISIBILITY TRIANGLE
- PHASE LINE

NO PARKING - FIRE LANE
PAVED CURBS AND DRIVE
LANE FOR STANDARDS
EXISTING INTERIM
DURIN ALLOWED

RENAISSANCE AT INDCO SOUTH		DATE	05/02/18
FILING NO. 1 & 2		SCALE	
DEVELOPMENT PLAN		DRAWN BY	JRH
		CHECKED BY	(V) T= N/A
		SHEET	3 OF 13
		JOB NO.	1115.65

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

619 N. Cooper Avenue, Suite 200
Channahon, Illinois 61023
(815) 429-2728 (fax)

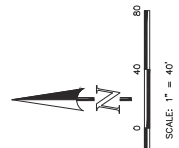


FIGURE 3

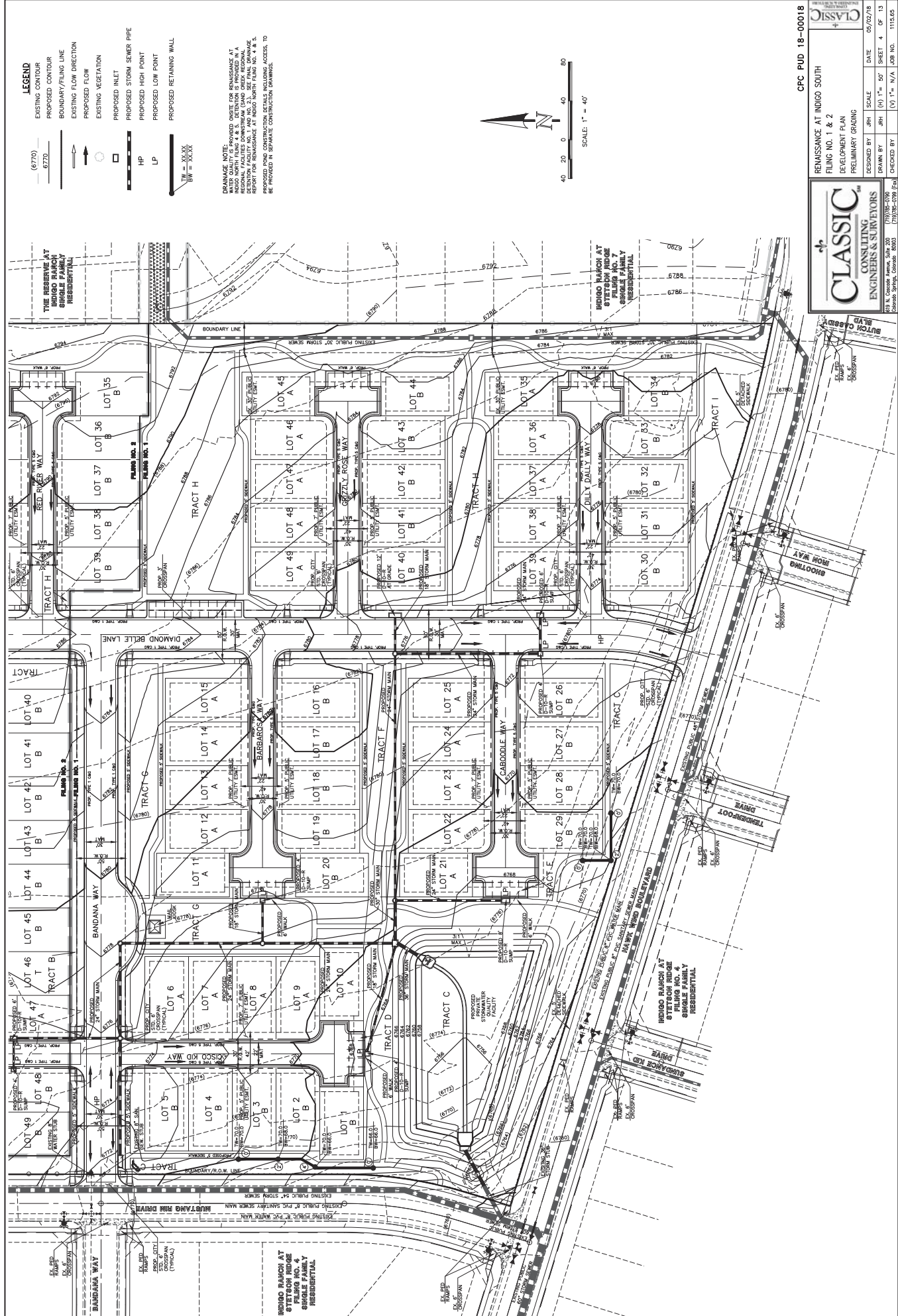
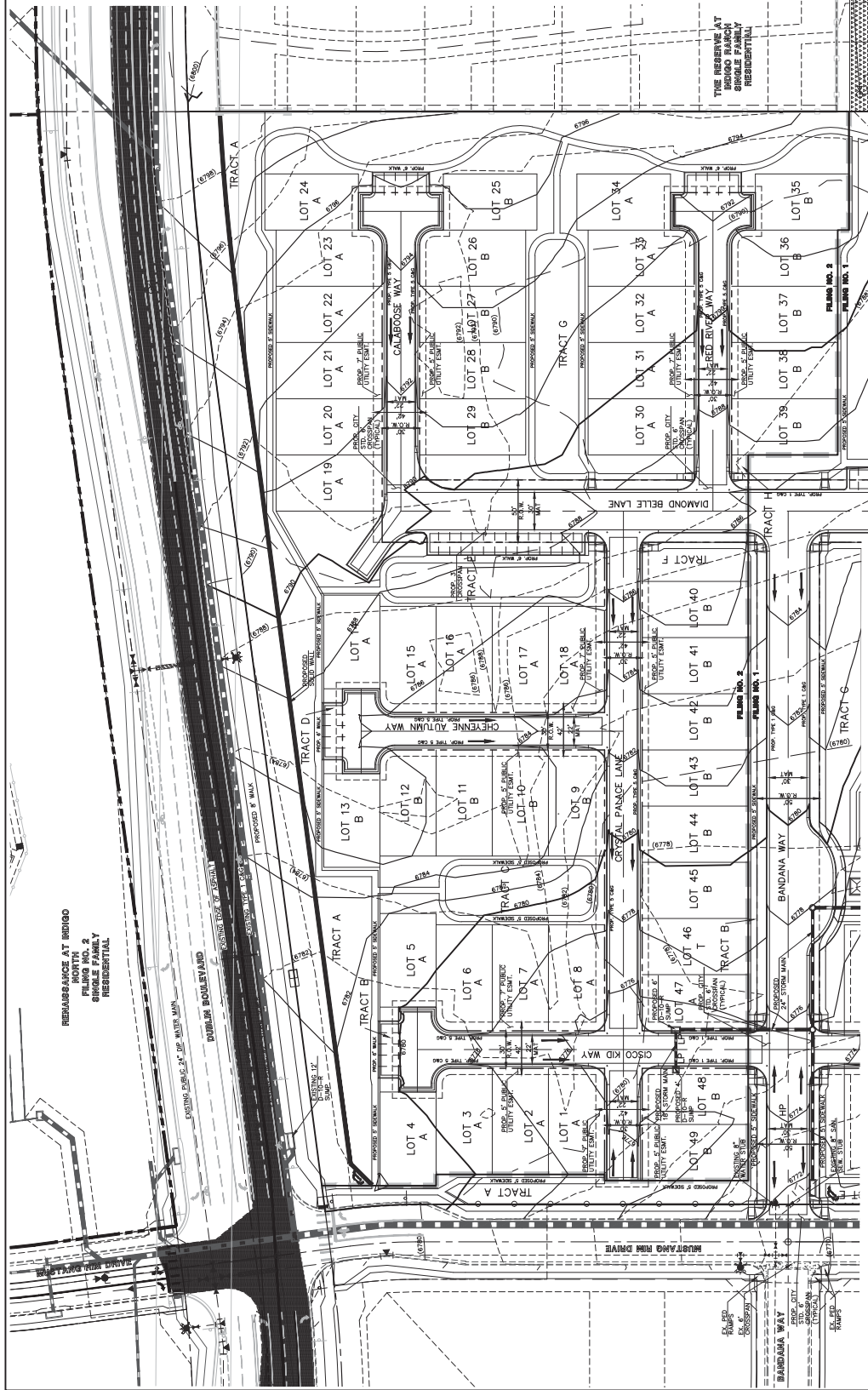


FIGURE 3



CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. Cooper Avenue, Suite 200
 Carrollton, Texas, 75006

RENAISSANCE AT INDIGO SOUTH
 FILING NO. 1 & 2
 DEVELOPMENT PLAN
 PRELIMINARY GRADING

DESIGNED BY: JPH
 SCALE: N/A
 DATE: 05/02/18

DRAWN BY: JPH
 (P) 1" = 50'
 SHEET 5 OF 13

CHECKED BY: N/A
 (CV) 1" = N/A
 JOB NO. 1115.65

FIGURE 3

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
 (REQUIRED FOR ALL PRELIMINARY PLAN SUBMITTALS)

PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN: SHALL HAVE THE FINAL DETERMINATION OF THE LOCATION OF ALL UTILITIES, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY BE THE RESULT OF THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN. EXTENSION OF UTILITIES SERVICES TO THE PROPERTY IS IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS. SPRINGS UTILITIES UTILITY SERVICES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES UTILITY SERVICES ARE NOT TO BE EXTENDED TO ANY OTHER PROPERTY UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

6. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER UTILITY. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER UTILITY. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER UTILITY.

8. OWNERS RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE ADJACENT OWNER'S PROPERTY. THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE ADJACENT OWNER'S PROPERTY. THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE ADJACENT OWNER'S PROPERTY.

9. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

10. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

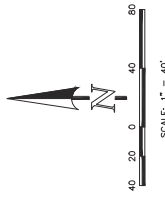
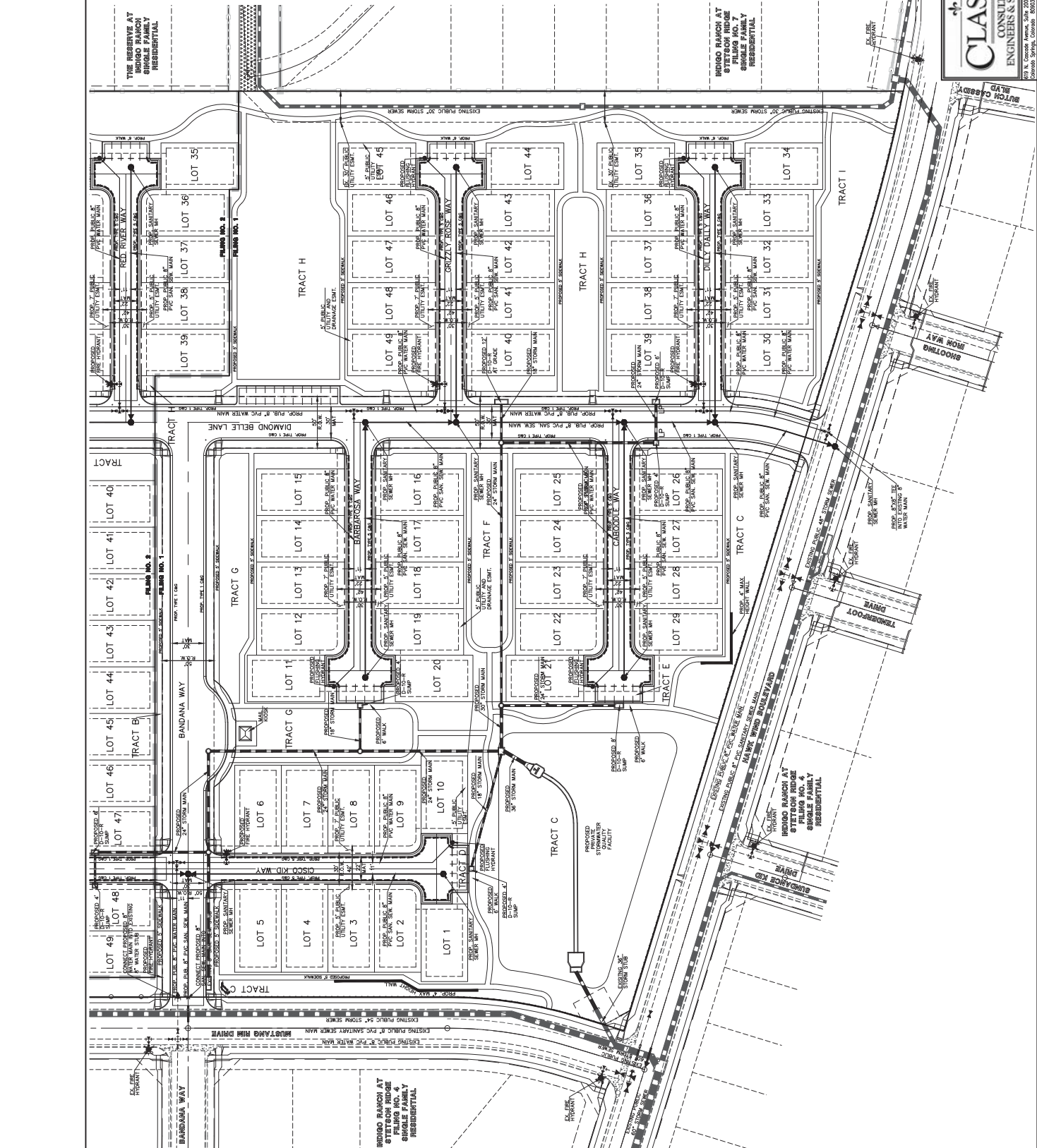
11. THE CITY'S DESIGN AND CONSTRUCTION OF THE UTILITY PLAN SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS ("DESIGN"), REVISIONS, RECORDS, BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

RENAISSANCE AT INDIGO SOUTH
 FILING NO. 1 & 2
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

DESIGNED BY: JPH SCALE: 05/02/18
 DRAWN BY: JPH (P) 1" = 40' SHEET 6 OF 13
 CHECKED BY: (CV) 1" = N/A JOB NO. 1115.65

CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. Lincoln Avenue, Suite 200
 Colorado Springs, Colorado, 80905
 (719) 595-0278 (fax)

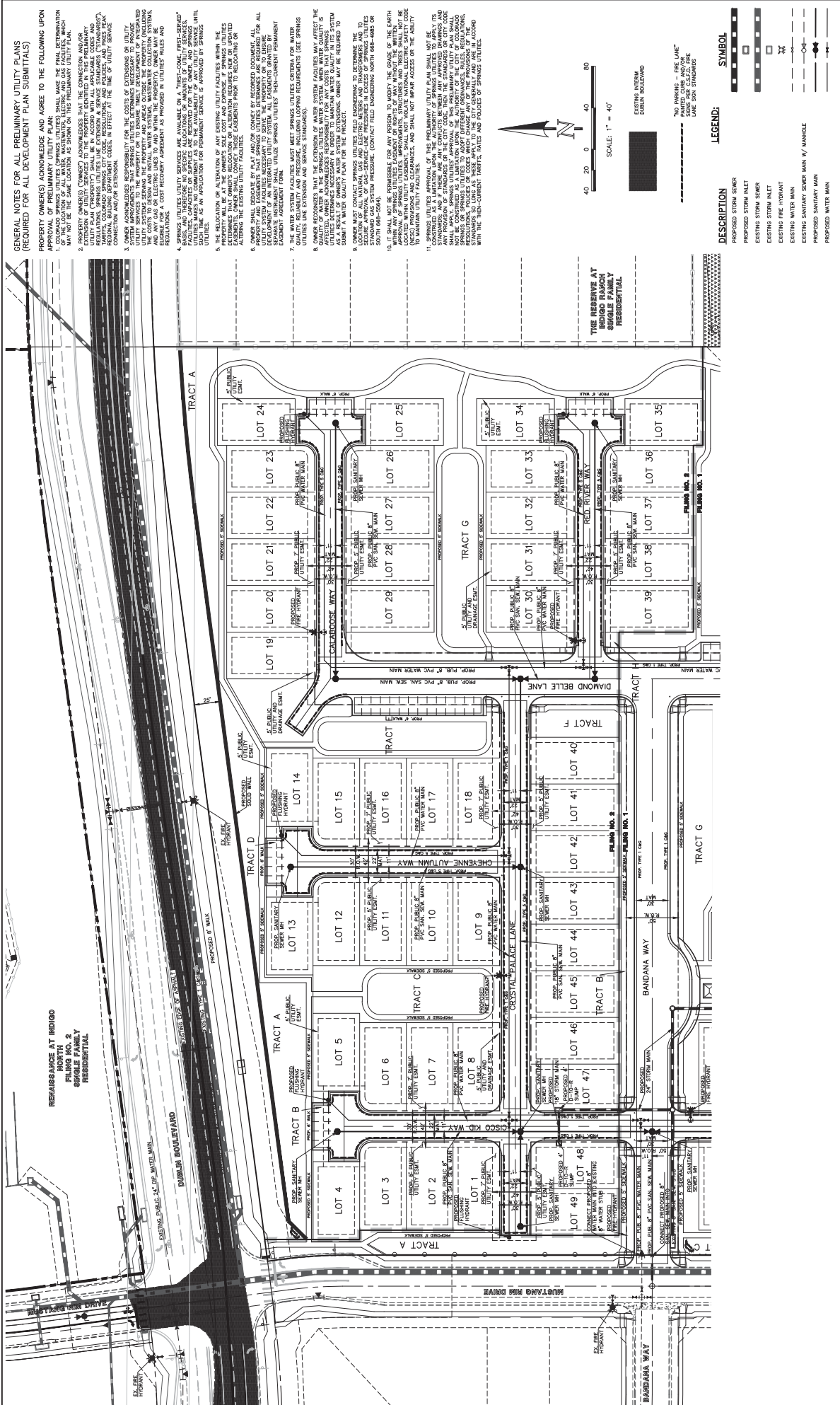
CPC PUD 18-00018



LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	—
PROPOSED STORM INLET	□
EXISTING STORM SEWER	—
EXISTING STORM INLET	□
EXISTING WATER MAIN	—
EXISTING SANITARY SEWER MAIN W/ MANHOLE	—
PROPOSED SANITARY SEWER MAIN	—
PROPOSED WATER MAIN	—

FIGURE 3



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNERS) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN: SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WELLS, WASTEWATER, ELECTRIC AND GAS FACILITIES, BEHIND THE PROPERTY LINE AND SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN. SPRINGS UTILITIES USE EXTENSION AS SERVICE STANDARDS (STANDARD) REGULATIONS, SPRINGS UTILITIES USE EXTENSION AS SERVICE STANDARDS (STANDARD) REGIONAL, INCLUDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENDING OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINE NECESSARY TO PROVIDE UTILITY SERVICE TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING FACILITIES, CHAPTICES OR SERVICES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENDING OR UTILITY SERVICE CONNECTION AND/OR EXTENSION AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENDING OR UTILITY SERVICE CONNECTION AND/OR EXTENSION AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

5. PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE IF SPRINGS UTILITIES DETERMINE THAT THE PROPERTY IS NOT ELIGIBLE FOR UTILITY SERVICE AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR ANY DELAY TO THE PROPERTY DUE TO THE PROPERTY'S INELIGIBILITY TO RECEIVE UTILITY SERVICES. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR ANY DELAY TO THE PROPERTY DUE TO THE PROPERTY'S INELIGIBILITY TO RECEIVE UTILITY SERVICES.

6. OWNER RECOGNIZES THAT SPRINGS UTILITIES DETERMINE ARE REQUIRED FOR ALL DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EXISTING UTILITIES (WATER, WASTEWATER, GAS, FIBER OPTIC, CABLE TELEVISION, AND OTHER UTILITIES) SHALL BE IDENTIFIED AND DELETED FROM THE EXISTING UTILITY SYSTEM. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF DELETING ALL EXISTING UTILITIES FROM THE EXISTING UTILITY SYSTEM. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF DELETING ALL EXISTING UTILITIES FROM THE EXISTING UTILITY SYSTEM.

7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER UTILITY SERVICE. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF DELETING ALL EXISTING UTILITIES FROM THE EXISTING UTILITY SYSTEM. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF DELETING ALL EXISTING UTILITIES FROM THE EXISTING UTILITY SYSTEM.

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE PROPERTY'S ZONING. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES.

9. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES.

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11. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY NECESSARY ZONING CHANGES.



REMISSANCE AT INDIGO SOUTH
 FILING NO. 1 & 2
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

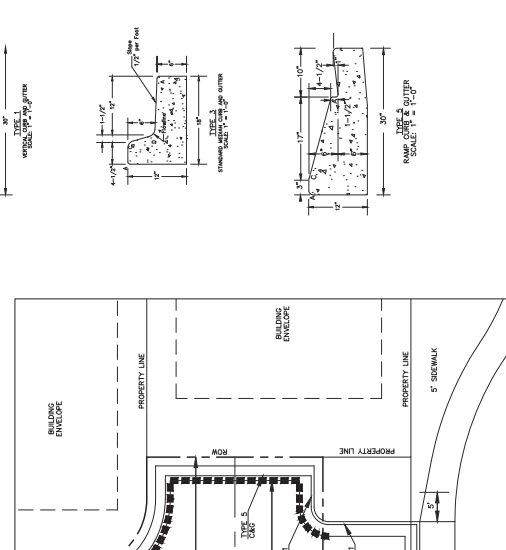
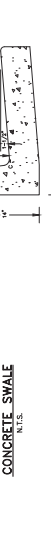
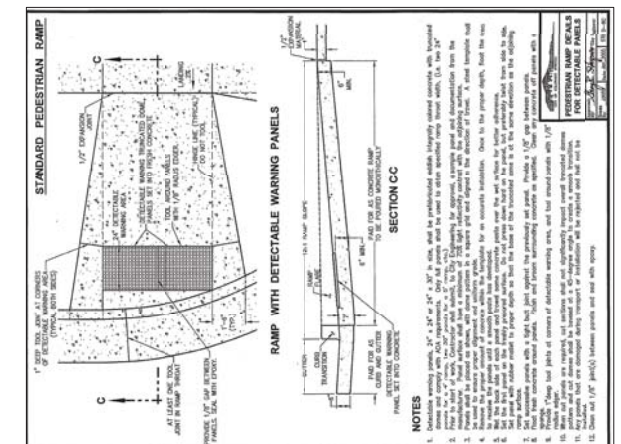
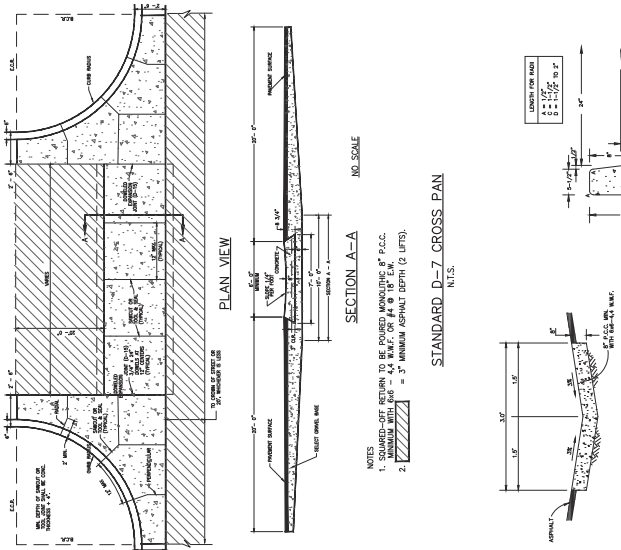
CLASSIC CONSULTING ENGINEERS & SURVEYORS
 179366-028
 DRAWN BY JPH
 SCALE 1" = 40'
 SHEET 7 OF 13
 CHECKED BY N/A
 JOB NO. 1115.69
 619 N. Cooper Avenue, Suite 200
 Harrisburg, PA 17112, USA
 (717) 653-2722 (cell)

REMISSANCE AT INDIGO SOUTH
 FILING NO. 1 & 2
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

CLASSIC CONSULTING ENGINEERS & SURVEYORS

179366-028
 DRAWN BY JPH
 SCALE 1" = 40'
 SHEET 7 OF 13
 CHECKED BY N/A
 JOB NO. 1115.69
 619 N. Cooper Avenue, Suite 200
 Harrisburg, PA 17112, USA
 (717) 653-2722 (cell)

FIGURE 3



NOTES

1. Retaining wall height shall be 4'-0\"/>

CPC PUD 18-00018

RENAISSANCE AT INDCO SOUTH
DEVELOPMENT PLAN
DETAIL SHEET

DESIGNED BY: JRH SCALE: 05/02/18
DRAWN BY: JRH (P) 1\"/>

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

(719) 585-0398
619 B. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80901
(719) 585-5233 (cell)

NO WARNING - THE LANE
PAVEMENT CURB OR SLOPE
DOES NOT MEET THE
SDA STANDARDS

FIGURE 3



NIES, Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0067
 www.nieslandscape.com
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**RENAISSANCE
 AT INDIGO
 SOUTH**
 FILING NO 1 & 2

SUBJECT CORNER OF
 QUADRANT 100S
 HUNTING RIM DRIVE,
 COLORADO SPRINGS, CO
 80923

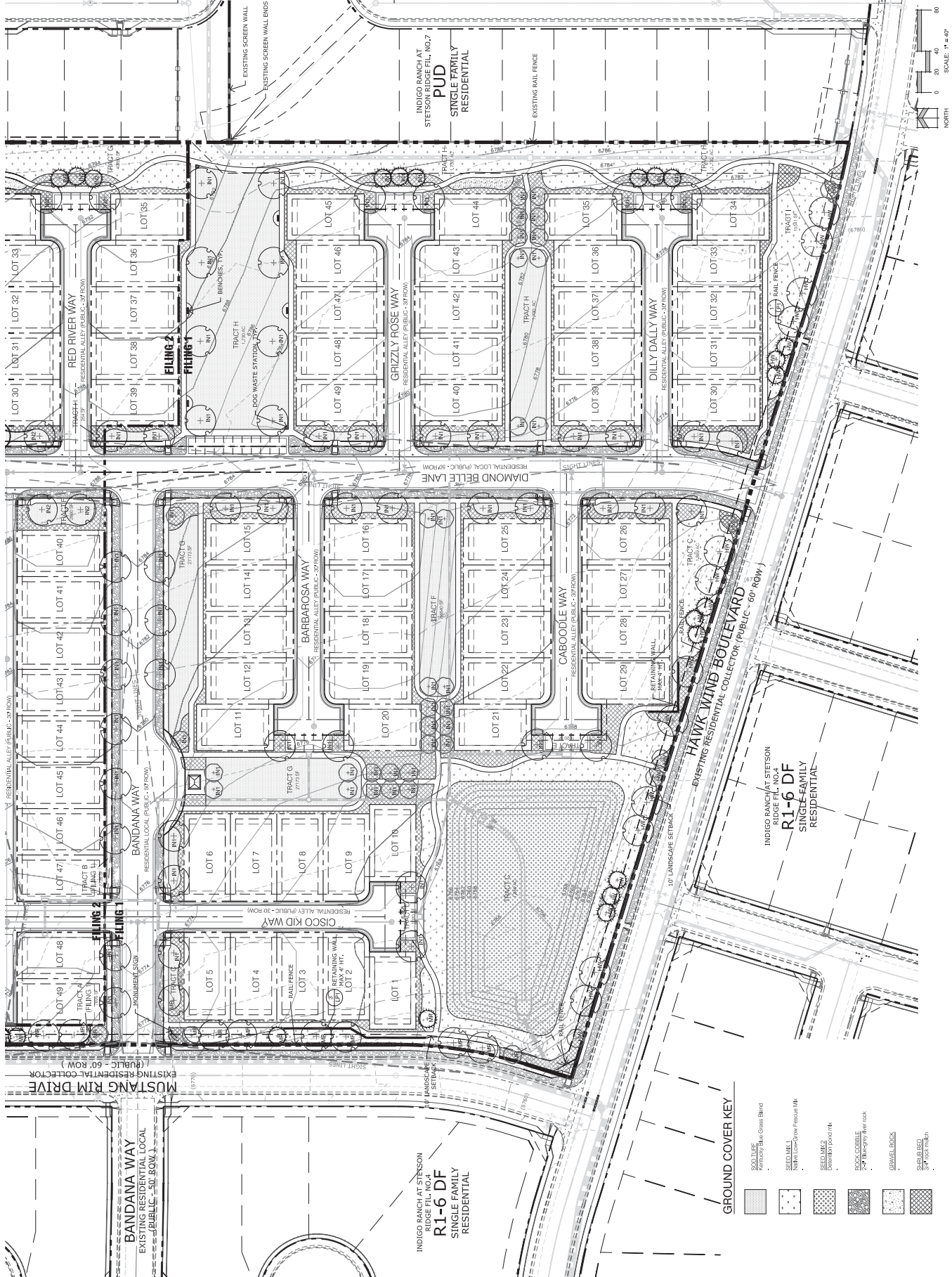
DATE: 03/14/2011
 PROJECT NO: 11-0001
 DRAWING NO: 11-0001-01

ENTITLEMENT

DATE:	03/14/2011
PROJECT NO:	11-0001
DRAWING NO:	11-0001-01
SCALE:	1" = 40'
DESIGNER:	NIES, INC.
PLANNING:	NIES, INC.
LANDSCAPE:	NIES, INC.
ARCHITECTURE:	NIES, INC.
ENGINEERING:	NIES, INC.
CONTRACTOR:	NIES, INC.

**PRELIMINARY
 LANDSCAPE PLAN
 - FILING 1**

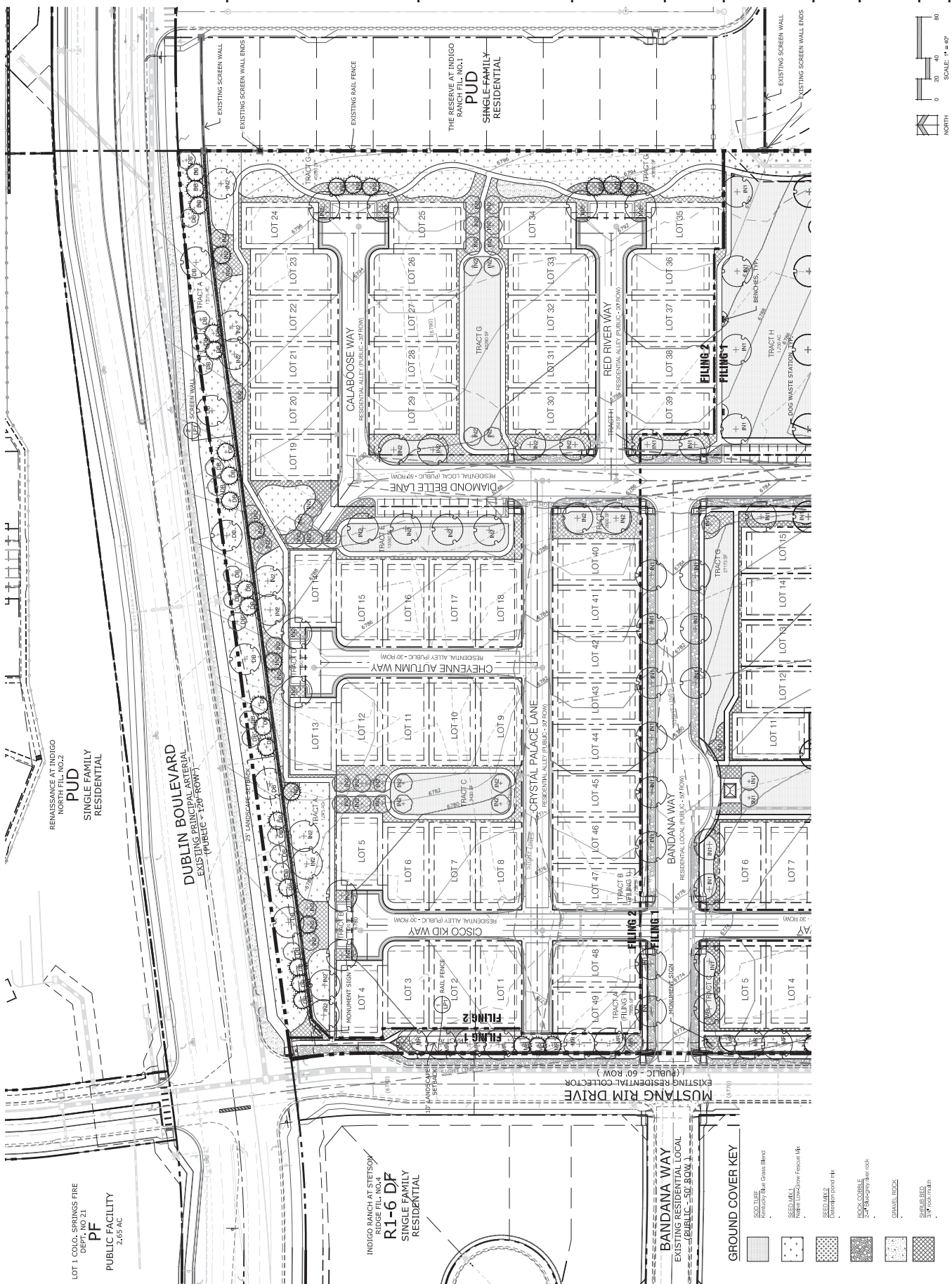
LP2
 10 OF 13
 CPC PUD 18-00018



GROUND COVER KEY

[Symbol]	SOD TURF Kentucky Blue Grass Blend
[Symbol]	SEED MIX 1 Native Low-Grow Fescue Mix
[Symbol]	SEED MIX 2 Downing Pampas
[Symbol]	ROCK COBBLE 2" - 4" Brandywine River Rock
[Symbol]	GRAVEL ROCK
[Symbol]	SHRUB BED 2" - 4" rock mulch

FIGURE 3



RENAISSANCE AT INDIGO
AT INDIGO
SOUTH
SINGLE FAMILY
RESIDENTIAL

DUBLIN BOULEVARD
EXISTING MUNICIPAL ARTERIAL
(PUBLIC - 120'-ROW)

INDIGO RANCH AT STETSON
RIDGE FILL NO. 4
R-1-6 DF
SINGLE FAMILY
RESIDENTIAL

MUSTANG RIM DRIVE
EXISTING RESIDENTIAL COLLECTOR
(PUBLIC - 60' ROW)

BANDANA WAY
EXISTING RESIDENTIAL LOCAL
(PUBLIC - 50' ROW)

GROUND COVER KEY

- SOD/GRASS
Kentucky Blue Grass Blend
- SEED MIX 1
Native Low-Grow Fescue Mix
- SEED MIX 2
Orientation Fescue Mix
- ROCK GRAVEL
3/4" Crushed River Rock
- GRAVEL BLOCK
- SHRUB BED
3/4" Rock Mulch

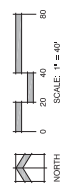
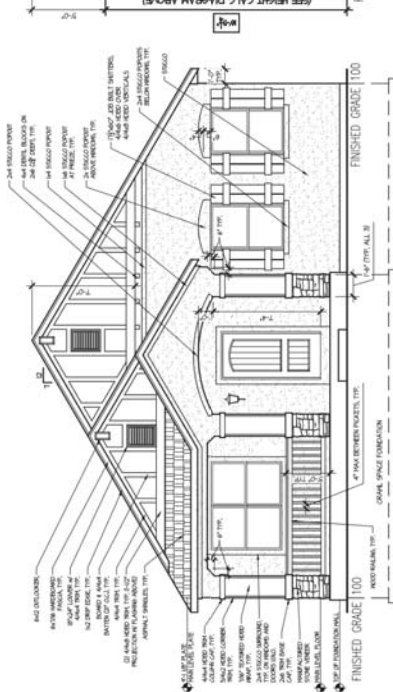


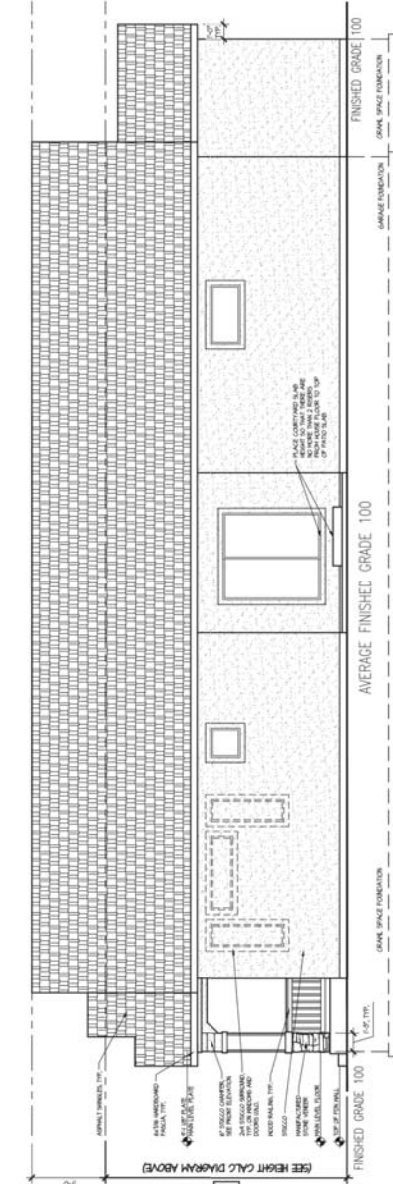
FIGURE 3

Note: This elevation is to only serve as an example of typical units within project. An exhaustive collection of building plans, elevations, architectural styles and exterior finishes are not contained here; variation of such is expected and allowed.

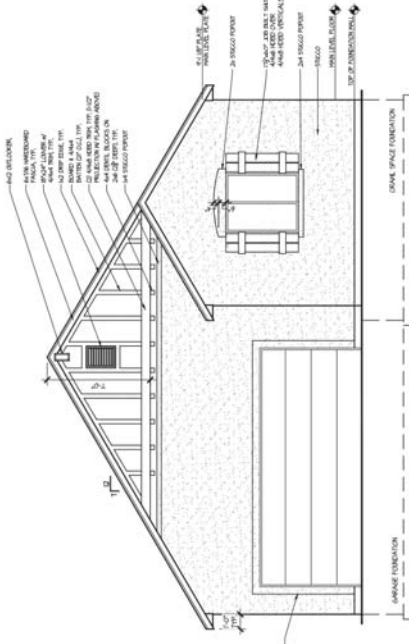
Height Calculation	
FINISH FINISHES	
GRADE CALCULATION	
4 CORNERS @ 100' = 400'	
TOTAL:	400'
400' - 4' = 396'	
(1) - 2' AVERAGE BUILDING HEIGHT	
(2) - 2' AVERAGE BUILDING HEIGHT	
(3) - 2' AVERAGE BUILDING HEIGHT	
(4) - 2' AVERAGE BUILDING HEIGHT	
(5) - 2' AVERAGE BUILDING HEIGHT	
(6) - 2' AVERAGE BUILDING HEIGHT	
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(98) - 2' AVERAGE BUILDING HEIGHT	
(99) - 2' AVERAGE BUILDING HEIGHT	
(100) - 2' AVERAGE BUILDING HEIGHT	



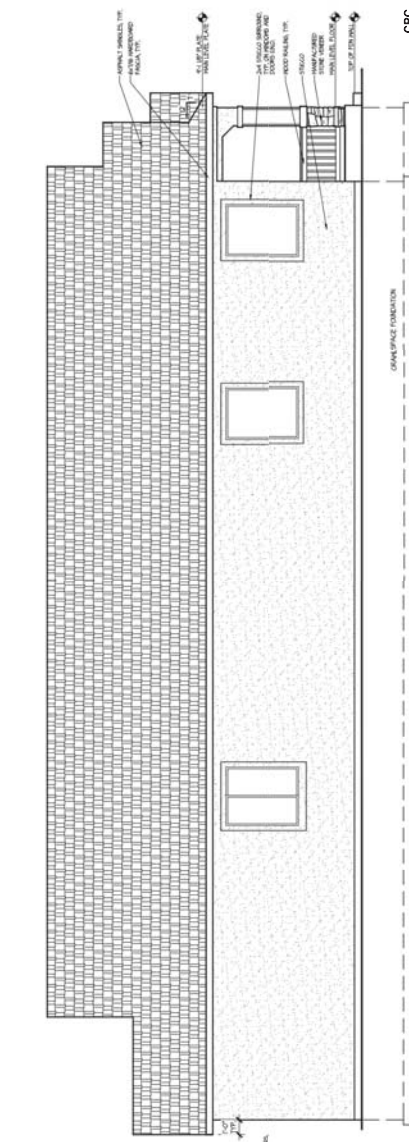
312.0' X ELEVATION SHOWN
FRONT ELEVATION
SCALE 1/4" = 1'-0"



312.0' X ELEVATION SHOWN
NON-GARAGE SIDE ELEVATION
SCALE 1/4" = 1'-0"



312.0' X ELEVATION SHOWN
REAR ELEVATION
SCALE 1/4" = 1'-0"



312.0' X ELEVATION SHOWN
GARAGE SIDE ELEVATION
SCALE 1/4" = 1'-0"

CPC PUD 18-00018

CLASSIC CONSULTING ENGINEERS & SURVEYORS
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www.classic-engineers.com

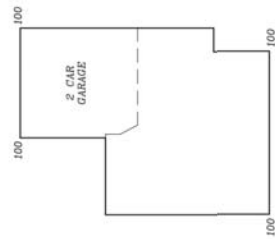
REMANISANCE AT INDOGO SOUTH
FILING NO. 1 & 2
DEVELOPMENT PLAN
PRELIMINARY ELEVATIONS

DESIGNED BY: JRH SCALE: DATE: 05/02/18
DRAWN BY: JRH (P) 1" = N/A SHEET 12 OF 13
CHECKED BY: (CV) 1" = N/A JOB NO. 1115.6.9

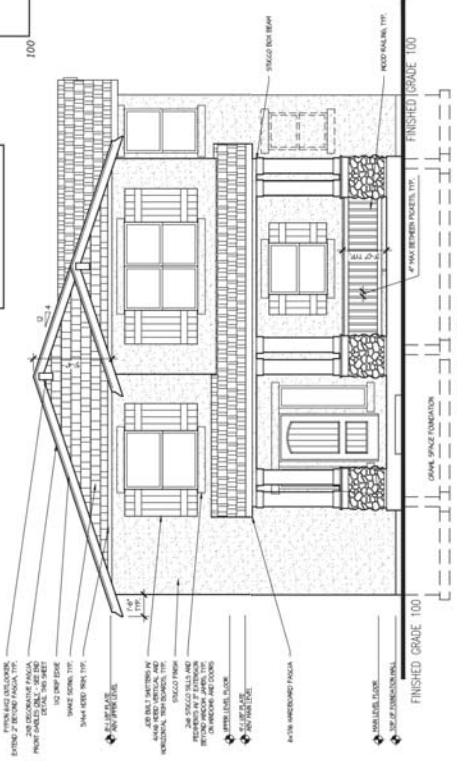
FIGURE 3

Note: This elevation is to only serve as an example of typical units within project. An exhaustive collection of building plans, elevations, architectural styles and exterior finishes are not contained here; variation of such is expected and allowed.

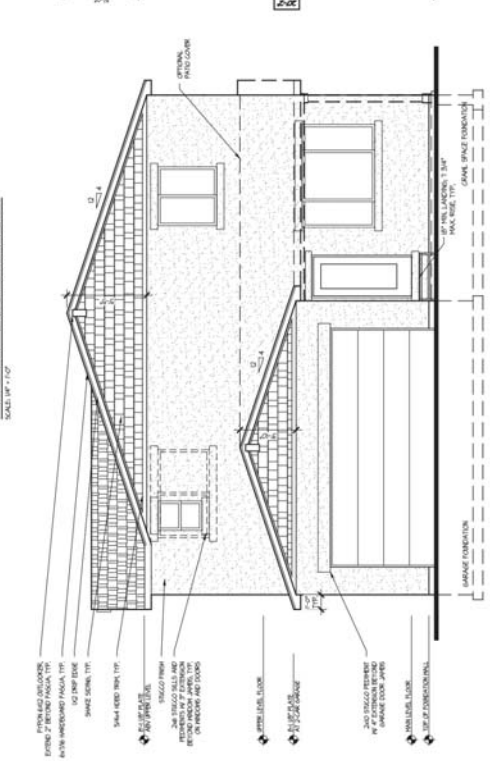
Height Calculation Diagram
SCALE



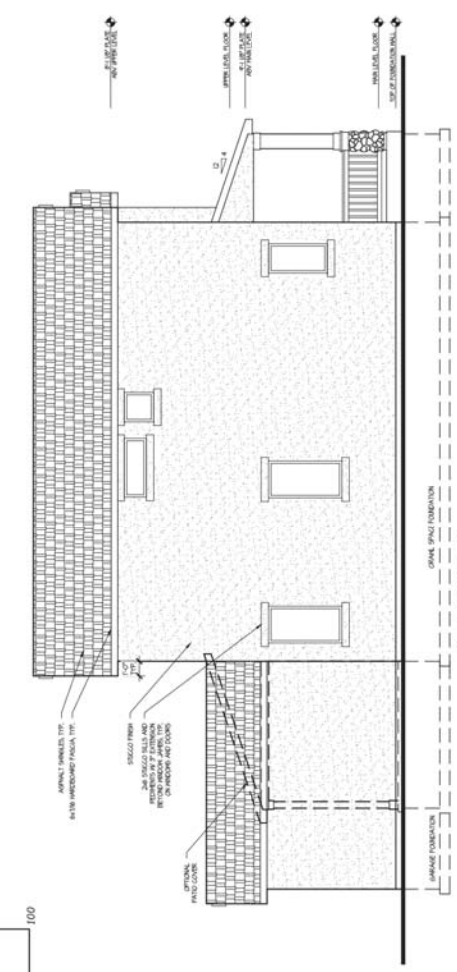
Height Calculation	
FINISHED FINISHES	
GRADE CALCULATION	
4 CORNERS @ 100' = 400'	
TOTAL: 400'	
400' ± 4" = 100'	
10' ± 0" = 100'	
± 0" ± 0" = 100'	
± 0" ± 0" = 100'	
BUILDING HEIGHT CALCULATION	
20'-7" BUILDING HEIGHT (1)	
± 0" ± 0" = 100'	
± 0" ± 0" = 100'	
± 0" ± 0" = 100'	
BUILDING HEIGHT METHOD	
(1) PER CITY OF COLORADO BUILDING HEIGHT METHOD	



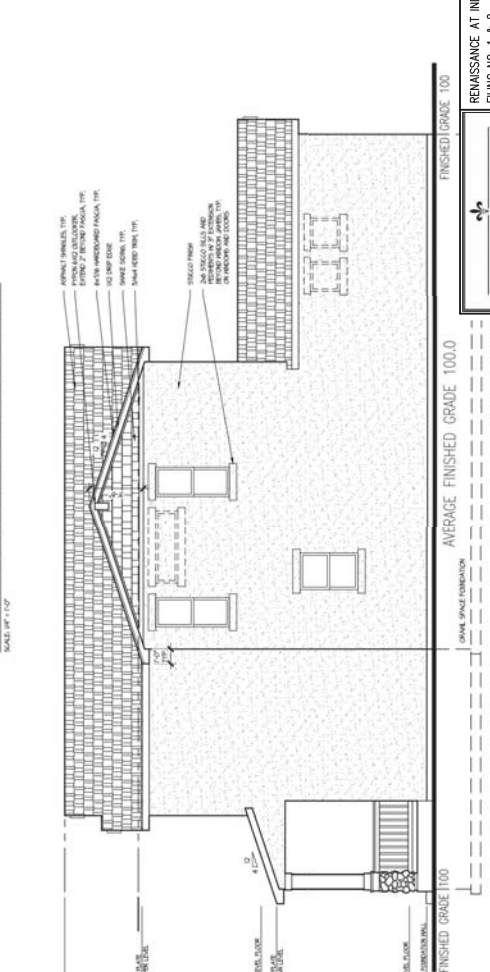
350.1' ± ELEVATION SHOWN
SCALE: 1/4" = 1'-0"



350.1' ± ELEVATION SHOWN
SCALE: 1/4" = 1'-0"



350.1' ± ELEVATION SHOWN
SCALE: 1/4" = 1'-0"



350.1' ± ELEVATION SHOWN
SCALE: 1/4" = 1'-0"

CPC PUD 18-00018

REMANISANCE AT INDIGO SOUTH
DEVELOPMENT PLAN
PRELIMINARY ELEVATIONS

DESIGNED BY: JRH
DRAWN BY: JRH
CHECKED BY:

DATE: 05/02/18
SHEET 13 OF 13
SCALE: (P) 1" = N/A
(V) 1" = N/A
JOB NO.: 1115.65

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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FIGURE 3