

LOT SETBACKS:
FRONT: 10' BUILDING, 5' DRIVEWAY
SIDE: 5' BUILDING, 5' DRIVEWAY
REAR: 10' TO CHANGE FROM R.O.M. TO NON-GARAGE
REAR: 20' TO GARAGE FROM BACK OF COMB

NOTE:
LOCATION OF PRIVATE 5" WIRE SIGNALS TO BE DETERMINED BY UTILITY PROVIDER/CONTRACTOR.

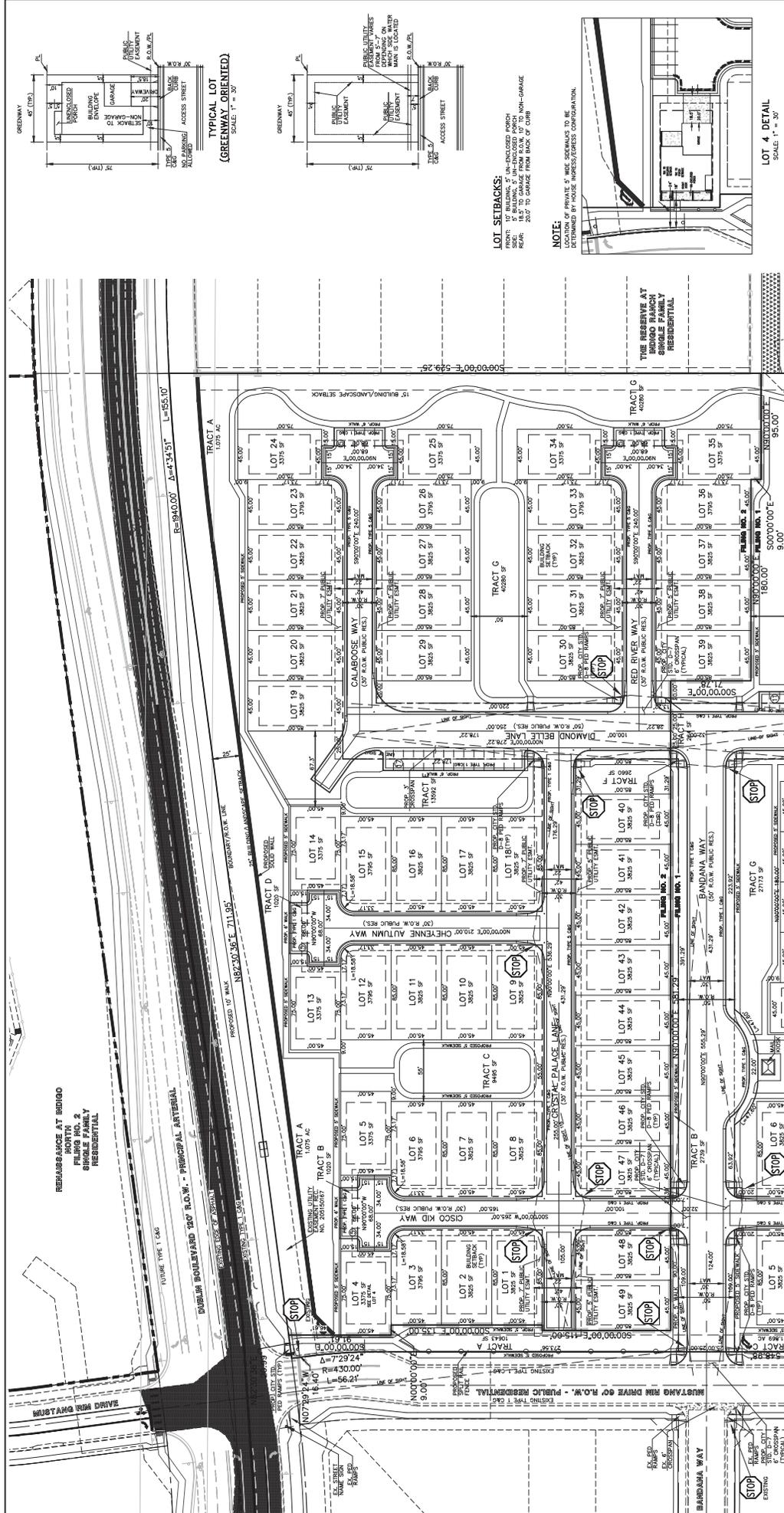
BOUNDARY LINE
BUILDING SETBACK LINE
SITE PERMITS FENCE
SPOT UTILITY TRIANGLE
PHASE LINE

CLASSIC CONSULTING ENGINEERS & SURVEYORS		DESIGNED BY	JRH	SCALE	05/02/18
		DRAWN BY	JRH	(P) 1" = 40'	SHEET 2 OF 13
		CHECKED BY	N/A	(CV) 1" = N/A	JOB NO. 1115.65

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

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Lincoln Avenue, Suite 200
Columbia, South Carolina, 29201
(716) 252-2728 (cell)
(716) 252-2728 (fax)

FIGURE 3



NO PARKING - FIRE LANE
 SHARED CURBS AND DRIVE
 LANE 500' STANDARDS
 EXISTING INTERIM
 BURIED IN/OUTLINED

BOUNDARY LINE
 BUILDING SETBACK LINE
 SITE PERMITS FENCE
 SCOT VISIBILITY TRIANGLE
 PHASE LINE

CLASSIC CONSULTING ENGINEERS & SURVEYORS

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

DESIGNED BY: JRH SCALE: 05/02/18
 DRAWN BY: JRH (P) 1" = 40' SHEET 3 OF 13
 CHECKED BY: N/A (V) 1" = N/A JOB NO. 1115.65

619 N. Concord Avenue, Suite 200
 Concord, North Carolina 27025
 (770) 982-2009
 (770) 982-2028 (fax)

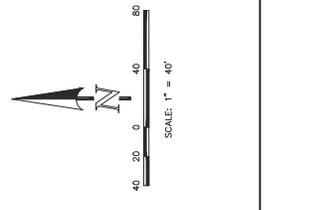


FIGURE 3

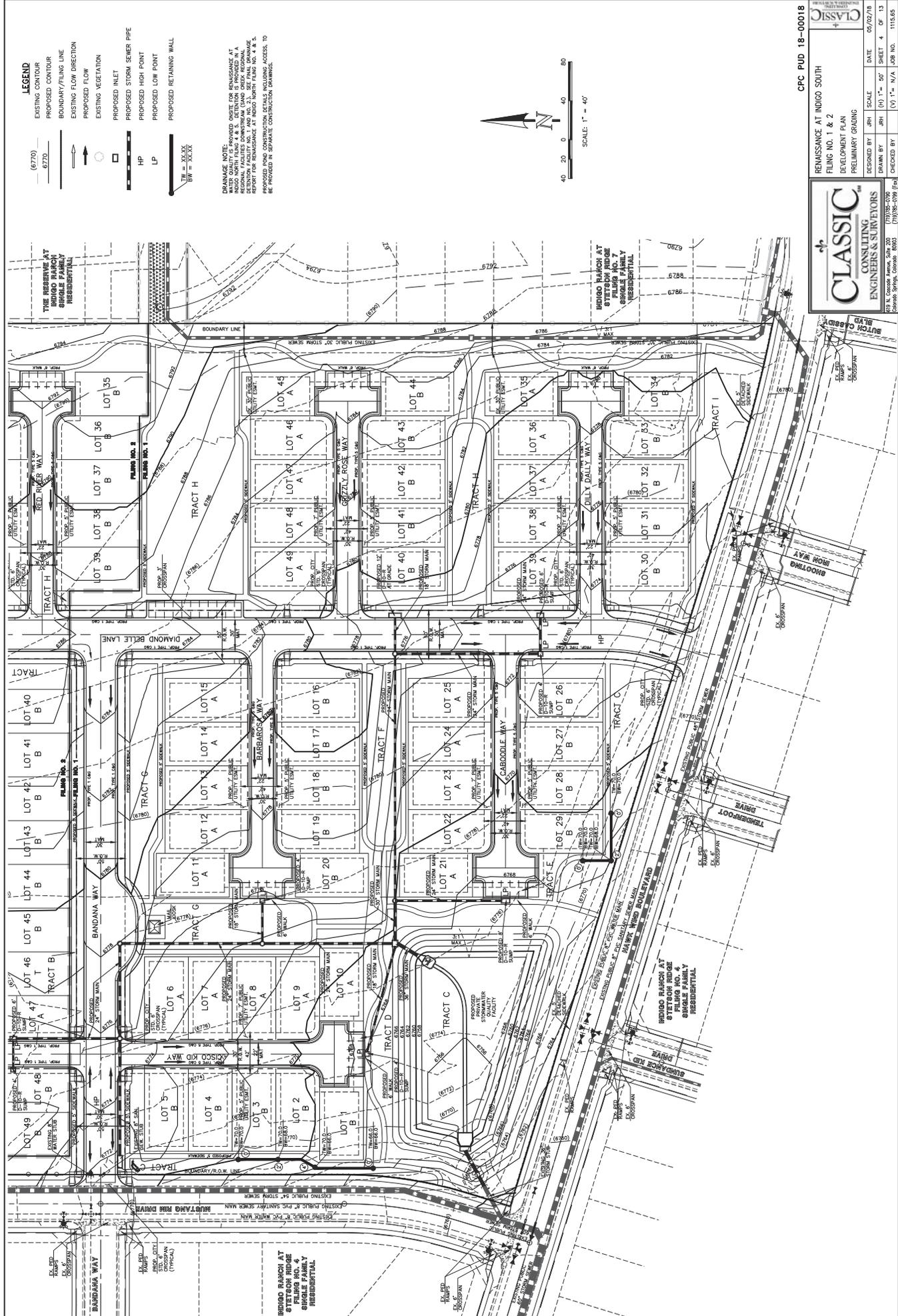


FIGURE 3

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 REVIEW OF THE UTILITY PLAN.

1. THE CITY ENGINEER'S REVIEW OF THE UTILITY PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE UTILITY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER.

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3. THE CITY ENGINEER'S REVIEW OF THE UTILITY PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE UTILITY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS. PROPERTY OWNERS MUST SUBMIT UTILITY PLANS TO SPRINGS UTILITIES AT LEAST 30 DAYS BEFORE THE START OF CONSTRUCTION. SPRINGS UTILITIES UTILITY SERVICES ARE PROVIDED IN ACCORDANCE WITH THE CITY'S UTILITY SERVICE CHARTER AND THE CITY'S UTILITY SERVICE REGULATIONS. SPRINGS UTILITIES UTILITY SERVICES ARE PROVIDED IN ACCORDANCE WITH THE CITY'S UTILITY SERVICE REGULATIONS. SPRINGS UTILITIES UTILITY SERVICES ARE PROVIDED IN ACCORDANCE WITH THE CITY'S UTILITY SERVICE REGULATIONS.

5. THE CITY ENGINEER'S REVIEW OF THE UTILITY PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE UTILITY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER.

6. THE CITY ENGINEER'S REVIEW OF THE UTILITY PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE UTILITY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER.

7. THE CITY ENGINEER'S REVIEW OF THE UTILITY PLAN IS LIMITED TO THE TECHNICAL ASPECTS OF THE UTILITY PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROPERTY OWNER.

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CPC PUD 18-00018

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: JPH (V) 1" = 40' N/A JOB NO. 1115.65

CLASSIC CONSULTING ENGINEERS & SURVEYORS

619 N. Lincoln Avenue, Suite 200
 Colorado Springs, Colorado, 80905
 (719) 525-2728 (fax)

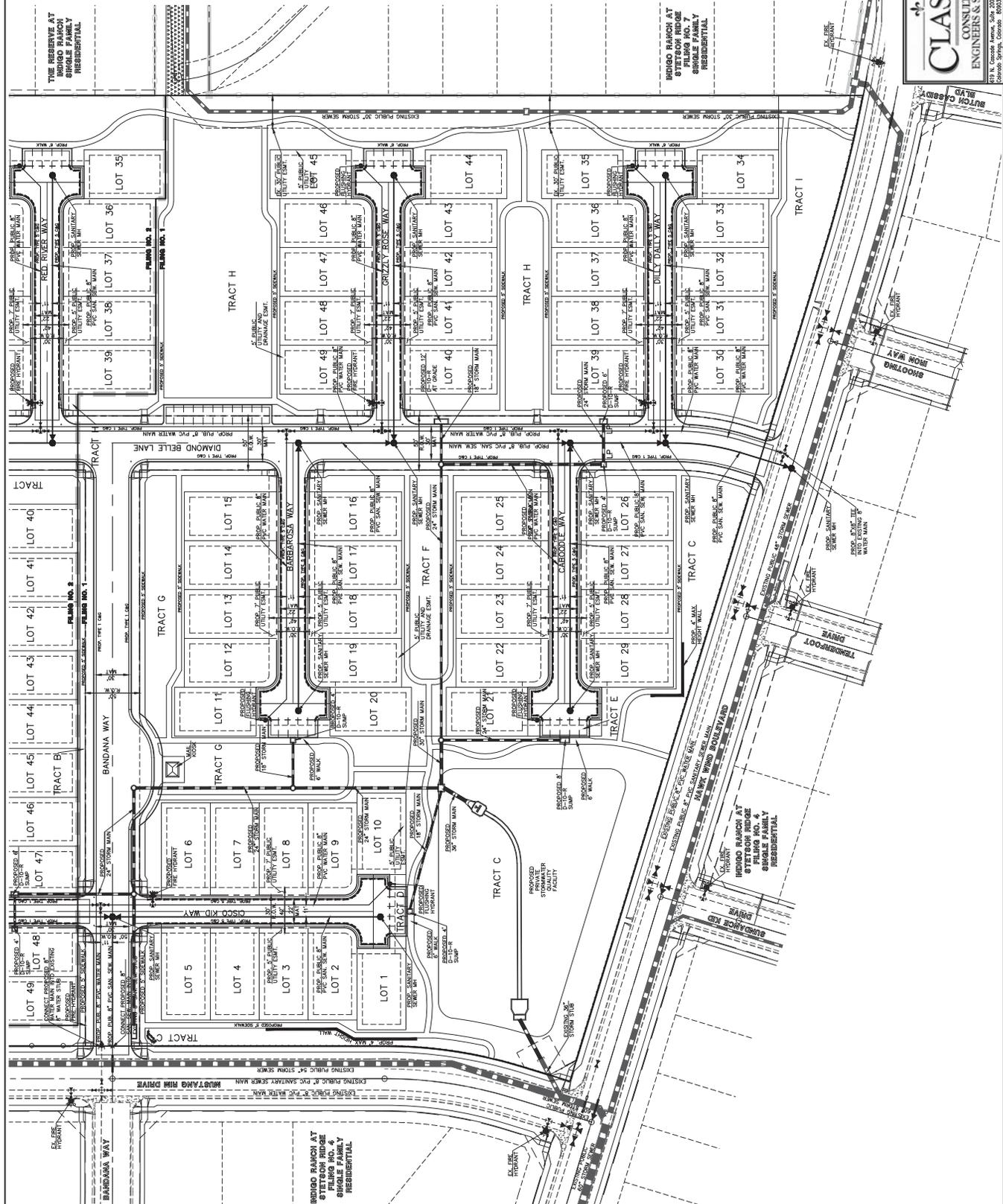


FIGURE 3



NIES, Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0067
 www.nieslandscape.com

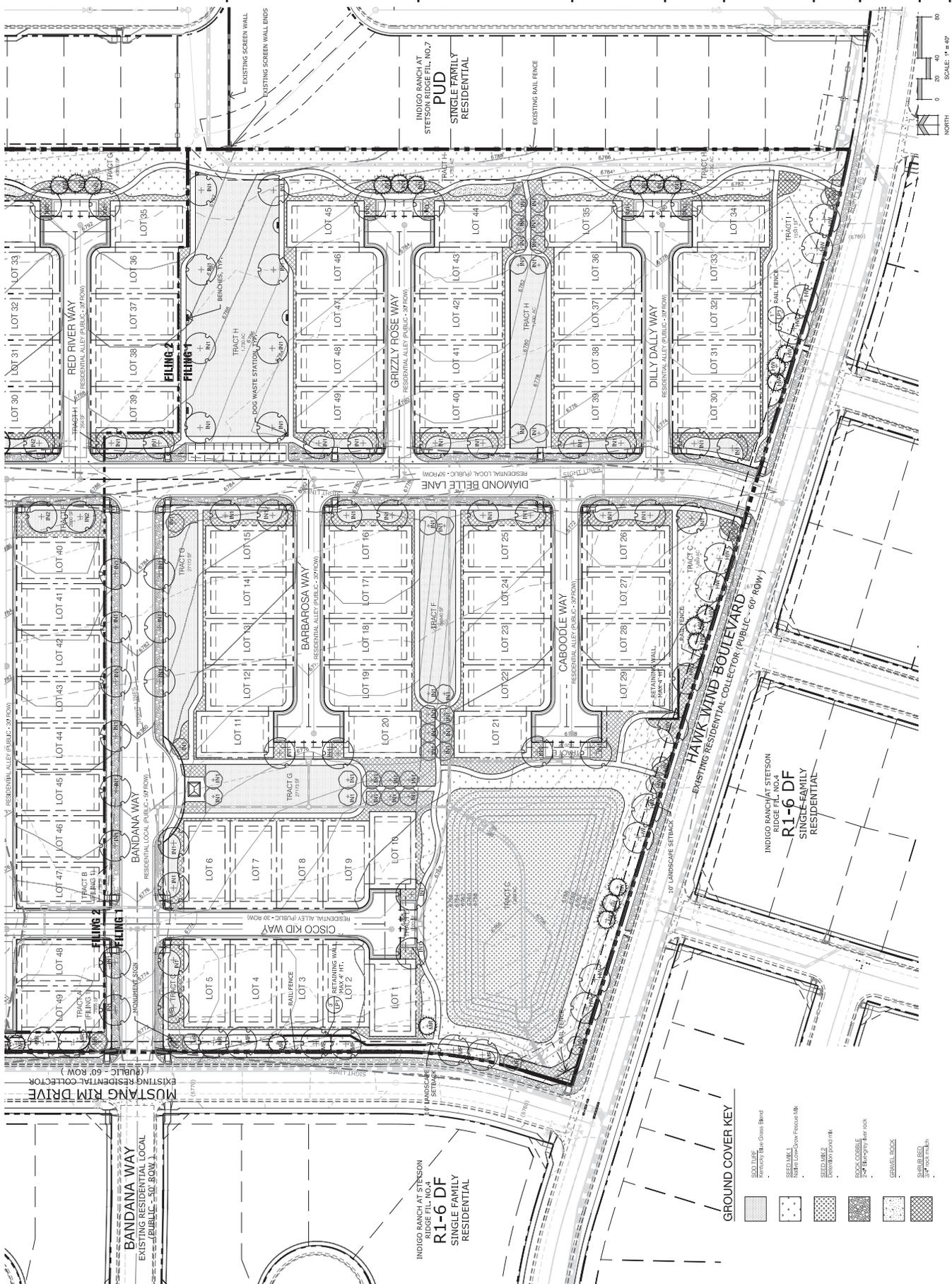
**RENAISSANCE
 AT INDIGO
 SOUTH**
 FILING NO. 1 & 2
 SOUTHWEST CORNER OF
 QUINCY AND STETSON
 RIDGES, INDIGO RANCH,
 COLORADO SPRINGS, CO
 80923

ENTITLEMENT

DATE: 03/14/2018
 PROJECT NO: 18-00018
 DRAWING NO: 18-00018-01
 SHEET NO: 10 OF 13

**PRELIMINARY
 LANDSCAPE PLAN
 - FILING 1**

LP2
 10 OF 13
 CPC PUD 18-00018



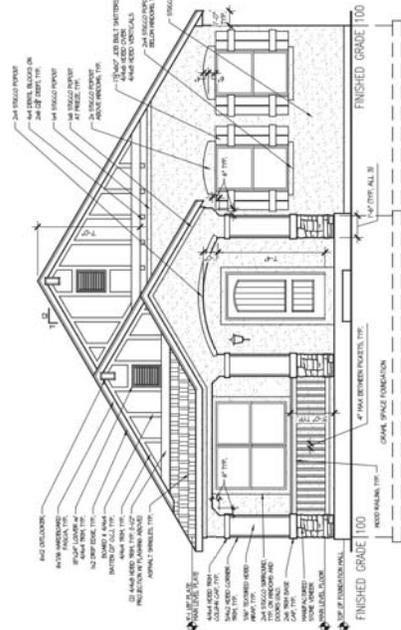
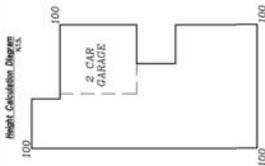
GROUND COVER KEY

[Symbol]	SOIL TUBE Kentucky Blue Grass Blend
[Symbol]	SEED MIX 1 Native Low-Slow Fescue Mix
[Symbol]	SEED MIX 2 Downing Paver Mix
[Symbol]	ROCK COBBLE 2" - 4" Brandywine River Rock
[Symbol]	GRAVEL ROCK
[Symbol]	SHRUB BED 2" - 4" rock mulch

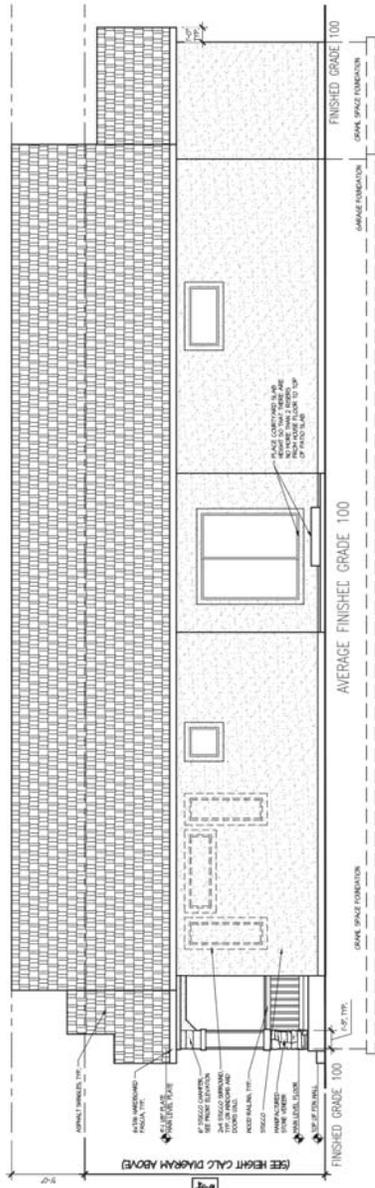
FIGURE 3

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.

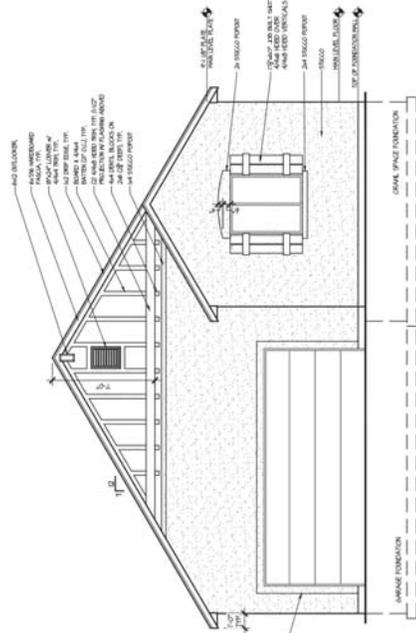
Height Calculation	
FINISH FINISHES	
GRADE CALCULATION	
4 CORNERS @ 100 = 400	
TOTAL: 400	
400 - 4 = 396	
(0'-0" ADJUSTMENT TO AVERAGE BUILDING HEIGHT)	
BUILDING HEIGHT CALCULATION	
16'-5" F. BUILDING HEIGHT (1)	
- 0'-0" F. AVG. FINISHED GRADE	
16'-5" F. AVERAGE BUILDING HEIGHT	
(1) PER CITY OF COLORADO BUILDING HEIGHT METHOD	



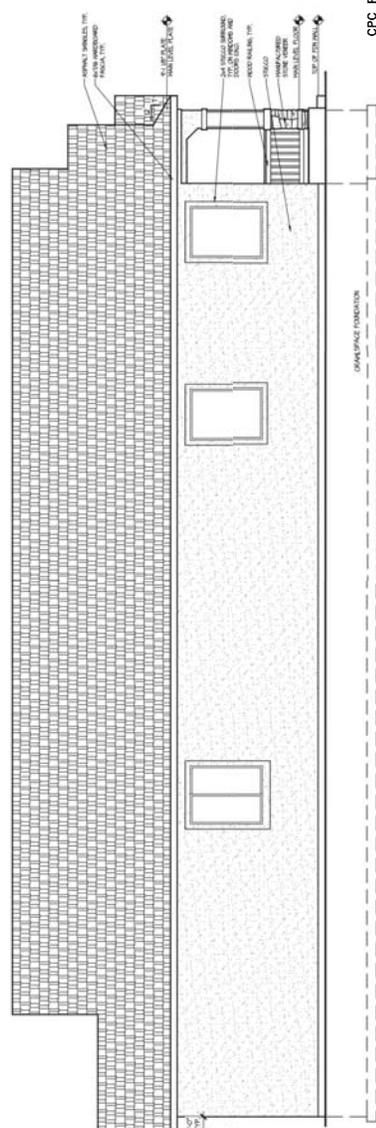
312.0' X ELEVATION SHOWN
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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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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

