

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTHERLY BOUNDARY OF REVEL AT WOLF RANCH FILING NO. 9 RECORDED UNDER RECEPTION NO. ... RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY NO. 4 REBAR WITH 1" RED PLASTIC CAPS RECOVERED FLUSH WITH THE GROUND, STAMPED "ROCKWELL PLS 19586" IS ASSUMED TO BEAR N69°58'11"W, A DISTANCE OF 1190.81 FEET. COMMENCING AT THE NORTHEASTERLY CORNER OF REVEL AT WOLF RANCH FILING NO. 9 RECORDED UNDER RECEPTION NO. ... RECORDS OF EL PASO COUNTY, COLORADO. THENCE N69°58'11"W, ON THE NORTHERLY BOUNDARY OF SAID REVEL AT WOLF RANCH FILING NO. 9, A DISTANCE OF 382.47 FEET TO THE POINT OF BEGINNING. THENCE CONTINUING N69°58'11"W, ON THE NORTHERLY BOUNDARY OF SAID REVEL AT WOLF RANCH FILING NO. 9, A DISTANCE OF 808.34 FEET TO THE NORTHEASTERLY CORNER OF EDGE AT WOLF RANCH RECORDED UNDER RECEPTION NO. ... THENCE ON THE NORTHERLY BOUNDARY OF SAID EDGE AT WOLF RANCH THE FOLLOWING TWO (2) COURSES: 1. CONTINUE N69°58'11"W, A DISTANCE OF 191.01 FEET; 2. N70°30'01"W, A DISTANCE OF 461.64 FEET; THENCE N19°29'59"E, A DISTANCE OF 50.00 FEET; THENCE N20°07'15"W, A DISTANCE OF 312.35 FEET; THENCE N19°42'40"E, A DISTANCE OF 350.00 FEET; THENCE N29°25'20"E, A DISTANCE OF 46.91 FEET; THENCE N19°42'40"E, A DISTANCE OF 264.33 FEET; THENCE N04°25'02"E, A DISTANCE OF 106.78 FEET; THENCE N32°29'24"E, A DISTANCE OF 169.77 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N58°44'01"E, HAVING A DELTA OF 57°51'48", A RADIUS OF 52.00 FEET, AND A DISTANCE OF 52.52 FEET TO A POINT OF TANGENT; THENCE N26°35'49"E, A DISTANCE OF 373.55 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 29°27'41", A RADIUS OF 197.00 FEET, AND A DISTANCE OF 101.30 FEET TO A POINT OF TANGENT; THENCE N56°03'31"E, A DISTANCE OF 66.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 18°28'40", A RADIUS OF 100.00 FEET, AND A DISTANCE OF 28.76 FEET TO A POINT OF TANGENT; THENCE N39°34'50"E, A DISTANCE OF 64.85 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY; THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID BRIARGATE PARKWAY THE FOLLOWING NINE (9) COURSES: 1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°34'50"W, HAVING A DELTA OF 11°33'33", A RADIUS OF 1,320.00 FEET, AND A DISTANCE OF 286.31 FEET TO A POINT OF REVERSE CURVE; 2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°58'46", A RADIUS OF 1,580.00 FEET, AND A DISTANCE OF 210.85 FEET TO A POINT ON CURVE; 3. S02°46'31"E, A DISTANCE OF 35.86 FEET; 4. S41°24'31"W, A DISTANCE OF 70.30 FEET; 5. S48°35'29"E, A DISTANCE OF 77.00 FEET; 6. N41°24'31"E, A DISTANCE OF 70.59 FEET; 7. N85°22'29"E, A DISTANCE OF 35.99 FEET TO A POINT ON CURVE; 8. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N36°53'17"E, HAVING A DELTA OF 13°09'49", A RADIUS OF 1,580.00 FEET, AND A DISTANCE OF 363.50 FEET TO A POINT ON CURVE; 9. N25°43'28"E, A DISTANCE OF 160.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N25°43'28"E, HAVING A DELTA OF 05°02'05", A RADIUS OF 1,420.00 FEET AND A DISTANCE OF 124.78 FEET TO A POINT OF TANGENT; THENCE S69°18'37"E, A DISTANCE OF 336.11 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 100.00 FEET, AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT; THENCE N20°41'23"E, A DISTANCE OF 50.00 FEET; THENCE S69°18'37"E, A DISTANCE OF 67.00 FEET; THENCE S20°41'23"W, A DISTANCE OF 50.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 100.00 FEET, AND A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT; THENCE S69°18'37"E, A DISTANCE OF 148.22 FEET; THENCE S20°41'23"W, A DISTANCE OF 180.00 FEET; THENCE N69°18'37"W, A DISTANCE OF 152.94 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 89°29'20", A RADIUS OF 100.00 FEET, AND A DISTANCE OF 156.19 FEET TO A POINT OF TANGENT; THENCE S21°12'03"W, A DISTANCE OF 445.86 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 42°24'55", A RADIUS OF 616.50 FEET, AND A DISTANCE OF 456.39 FEET TO A POINT OF TANGENT; THENCE S20°54'48"E, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S20°54'48"E, HAVING A DELTA OF 49°03'22", A RADIUS OF 575.00 FEET, AND A DISTANCE OF 492.31 FEET TO A POINT OF TANGENT; THENCE S20°01'49"W, A DISTANCE OF 81.23 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID REVEL AT WOLF RANCH FILING NO. 9 SAID POINT BEING THE POINT OF BEGINNING. CONTAINING A CALCULATED AREA OF 65,876 ACRES. TO BE PLATTED AS "LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1".

LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

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

PUD DEVELOPMENT PLAN

TITLE SHEET MARCH 2023

PROJECT TEAM: CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

DIG STUDIO 1521 15TH ST DENVER, COLORADO 80202 MR. PAUL STEWART (720) 788-0056

ARCHITECT

KTGY 3660 BLAKE ST SUITE 500 DENVER, COLORADO 80205 MR. TERRY WILLIS, AIA (303) 389-6031

OWNER / APPLICANT / DEVELOPER

DAVID JENKINS C/O NORWOOD DEVELOPMENT GROUP 111 S TEJON ST SUITE 222 COLORADO SPRINGS, COLORADO 80903 MR. JEFF FINN (719) 593-2600

SITE DATA:

TAX SCHEDULE NO.: 52311-00-028 SITE ADDRESS: T.B.D. AREA: 65,876 ACRES MASTER PLAN: WOLF RANCH (CPC MP 05-00080 - A7M19) EXISTING ZONING: PUD (CPC PUP 04-00048) EXISTING USE: UNDEVELOPED PROPOSED USE: MULTIFAMILY RESIDENTIAL W/ COMMUNITY RECREATION CENTER PROPOSED DENSITY LOT 2: 23.99 DU/AC PROPOSED DENSITY LOT 3 & 4: 10.88 DU/AC DEVELOPMENT SCHEDULE: 2023/2025 FULL BUILD OUT MAX. BUILDING HEIGHT ALLOWED: 45' PROPOSED BUILDING HEIGHT: VARIES - SEE ELEVATION SHEETS TYPICAL DRIVE AISLE: VARIES - SEE STREET TYPICAL CROSS SECTIONS (ON SHEET 24) DRAINAGE BASIN: COTTONWOOD CREEK (CLOSED BASIN) PROPOSED LOT COVERAGE: LOT 1: 2,869,574 SF / 65,876 AC 100% LOT 2: 10,529 SF 0.16% LOT 3 & 4: 54,399 SF 83.17% R.O.W.: 12,875 SF 19.55% ASPHALT/CONCRETE/BUILDING COVERAGE: 1,874,878 SF / 43.04 AC 65.54% LANDSCAPE: 995,736 SF / 22.86 AC 34.70% BUILDING SETBACKS: BRIARGATE PARKWAY: 25' BUILDING 25' LANDSCAPE ALONG WOLF VALLEY DRIVE, ALLOUCHE STREET, AND WOODLAND EDGE DRIVE: 10' BUILDING 10' LANDSCAPE

PARKING CALCULATIONS:

Table with columns: LOT #, SPACES PER GSF, # OF UNITS, (DIVISOR), REQUIRED, PROVIDED. Includes rows for ADA parking, total ADA, and grand total required vs provided.

FLOODPLAIN STATEMENT:

NO PORTION OF THIS SITE IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0527G, EFFECTIVE DATE, DECEMBER 7, 2018.

HANDICAP PARKING SPACE DESIGN CRITERIA:

- 1. RAMP SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS. 2. ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION. 3. HANDICAPPED RAMP MAY NOT EXCEED A SLOPE OF 8%. 4. THE MINIMUM WIDTH FOR HANDICAPPED RAMP IS 36 INCHES. 5. THE SIDES OF RAMP MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL. 6. HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AN ADA CODE REQUIREMENTS. 7. SIGNAGE IS REQUIRED FOR ACCESSIBLE SPACES AS SHOWN IN DETAIL, HOWEVER ONLY ONE SPACE NEEDS TO BE SIGNED AS VAN ACCESSIBLE. 8. ACCESSIBLE ROUTES, INCLUDING RAMP AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

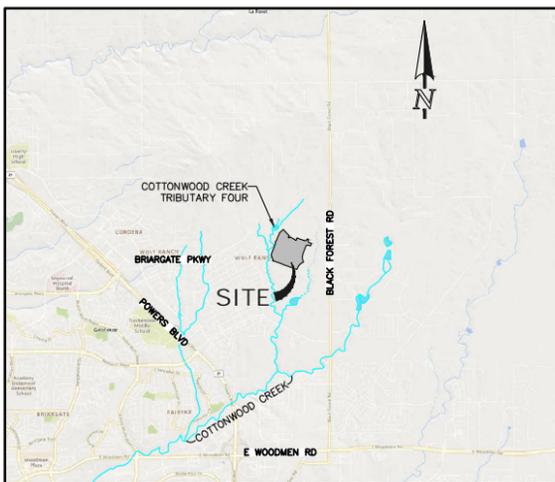
FOR CITY USE:

Colorado Springs logo with text: Land Use Review Approved 11/27/2023 12:48:04 PM kyle.fenner

Table with columns: FILE NUMBER, DESIGNED BY, SCALE, DATE, DRAWN BY, SHEET, CHECKED BY, JOB NO.

DEVELOPMENT PLAN SHEET INDEX

- TITLE SHEET SHEET 1 OF 74 KEY MAP SHEET 2 OF 74 SITE DEVELOPMENT PLAN SHEET 3-9 OF 74 PRELIMINARY GRADING PLAN SHEET 10-16 OF 74 OVERALL UTILITY PLAN SHEET 17 OF 74 PRELIMINARY UTILITY PLAN SHEET 18-24 OF 74 BUILDING FOOTPRINTS & CROSS SECTIONS SHEET 25 OF 74 PRELIMINARY LANDSCAPE PLAN - OVERALL SHEET 26 OF 74 PRELIMINARY LANDSCAPE PLAN - COMM. CENTER SHEET 27 OF 74 PRELIMINARY LANDSCAPE PLAN - WALK UPS SHEET 28 OF 74 PRELIMINARY LANDSCAPE PLAN - TOWN HOMES SHEET 29 OF 74 PRELIMINARY LANDSCAPE PLAN - TOWN HOMES SHEET 30 OF 74 PRELIMINARY LANDSCAPE PLAN - TOWN HOMES SHEET 31 OF 74 PRELIMINARY LANDSCAPE PLAN - TOWN HOMES SHEET 32 OF 74 PRELIMINARY LANDSCAPE PLAN - TOWN HOMES SHEET 33 OF 74 PRELIMINARY LANDSCAPE SCHEDULE & NOTES SHEET 34 OF 74 PRELIMINARY LANDSCAPE DETAILS SHEET 35 OF 74 PRELIMINARY LANDSCAPE DETAILS SHEET 36 OF 74 PRELIMINARY SHADE STRUCTURE DETAILS SHEET 37 OF 74 PRELIMINARY LANDSCAPE CALCULATIONS SHEET 38 OF 74 TRIPLEX ELEVATION SHEET 39 OF 74 TRIPLEX B ELEVATION SHEET 40 OF 74 4-PLEX A ELEVATION SHEET 41 OF 74 4-PLEX B ELEVATION SHEET 42 OF 74 5-PLEX A ELEVATION SHEET 43 OF 74 5-PLEX B ELEVATION SHEET 44 OF 74 6-PLEX A ELEVATION SHEET 45 OF 74 6-PLEX B ELEVATION SHEET 46 OF 74 6-PLEX ALT A ELEVATION SHEET 47 OF 74 6-PLEX ALT B ELEVATION SHEET 48 OF 74 PARTIAL STYLE A ROOF TOP DECK ELEVATION SHEET 49 OF 74 PARTIAL STYLE B ROOF TOP DECK ELEVATION SHEET 50 OF 74 RECREATION CENTER ELEVATIONS SHEET 51 OF 74 RECREATION CENTER ELEVATIONS SHEET 52 OF 74 LEASING CENTER ELEVATIONS SHEET 53 OF 74 TRASH ENCLOSURE PLAN & ELEVATIONS SHEET 54 OF 74 TYPE 1 - APARTMENT ELEVATIONS SHEET 55 OF 74 TYPE 1 - APARTMENT ELEVATIONS SHEET 56 OF 74 TYPE 2 - APARTMENT ELEVATIONS SHEET 57 OF 74 TYPE 2 - APARTMENT ELEVATIONS SHEET 58 OF 74 TYPE 3 - APARTMENT ELEVATIONS SHEET 59 OF 74 TYPE 3 - APARTMENT ELEVATIONS SHEET 60 OF 74 TYPE 4 - APARTMENT ELEVATIONS SHEET 61 OF 74 TYPE 4 - APARTMENT ELEVATIONS SHEET 62 OF 74 APARTMENT MAIL KIOSK ELEVATIONS SHEET 63 OF 74 GARAGE / TRASH ENCLOSURE ELEVATIONS SHEET 64 OF 74 SITE PHOTOMETRIC PLAN SHEET 65-71 OF 74 LIGHT FIXTURE SPECIFICATIONS SHEET 72 OF 74 LIGHT FIXTURE SPECIFICATIONS SHEET 73 OF 74 LIGHT FIXTURE SPECIFICATIONS SHEET 74 OF 74



VICINITY MAP

N.T.S.

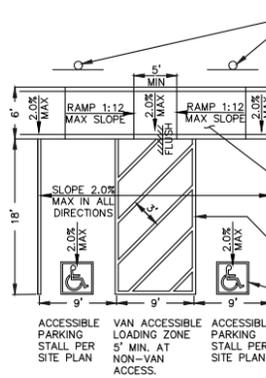


KEY MAP

SCALE: 1"=200'

ADA PARKING DETAILS:

SCALE: 1"=10'



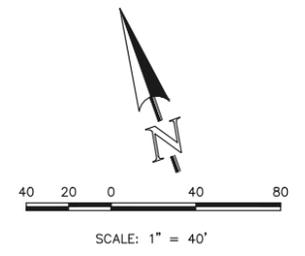
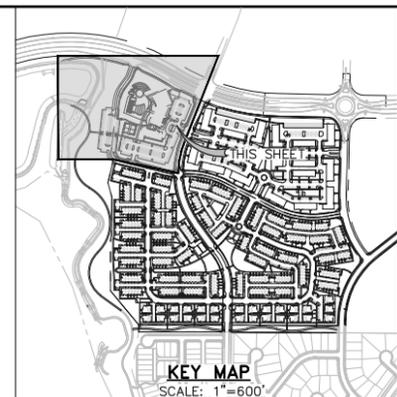
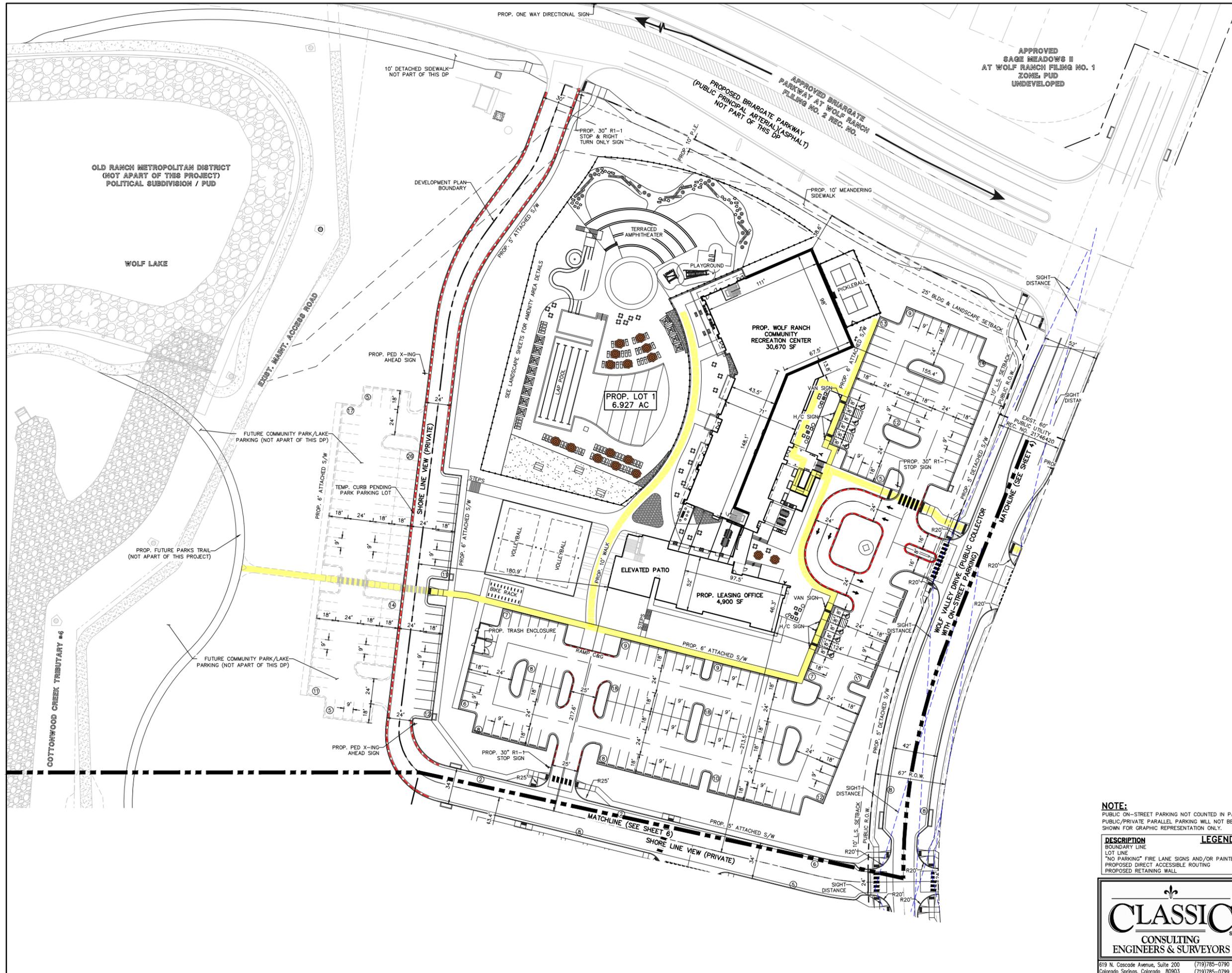
ADA STATEMENT:

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.

NOTES:

- 1. ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ALONG BRIARGATE PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. 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 385-5977. 2. ALL INTERNAL STREETS ARE PRIVATE (AS NOTED). 3. ALL ON-SITE UTILITIES ARE PUBLIC. 4. ALL INTERNAL DRIVEWAYS, PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN. 5. ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS. 6. A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT. 7. PER CITY CODE SECTION 7.4.102.4 ALL LIGHTING FIXTURES SHALL BE CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED. 8. USAFA NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND. 9. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. ... 10. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (2018 CSFC 503.2.3) 11. ALL "STOP SIGNS" AND PAVEMENT MARKINGS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE. ALL PUBLIC ROADWAY SIGNING AND STRIPING IMPROVEMENTS TO BE ADDRESSED DURING THE CONSTRUCTION DRAWING PLAN REVIEW. 12. THERE SHALL BE NO DIRECT VEHICLE ACCESS TO BRIARGATE PARKWAY, WOLF VALLEY DRIVE, ALLOUCHE STREET AND WOODLAND EDGE DRIVE EXCEPT AS SHOWN ON THIS DEVELOPMENT PLAN FOR THIS SITE. 13. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS 14. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER. 15. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS. 16. ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS. 17. THIS SITE IS LOCATED WITHIN THE OLD RANCH METROPOLITAN DISTRICT. TRACTS A AND B TO BE OWNED AND MAINTAINED BY THE OLD RANCH METROPOLITAN DISTRICT FOR OPEN SPACE, PUBLIC TRAIL, PUBLIC UTILITIES AND LANDSCAPING. 18. FULL SPECTRUM DETENTION IS PROVIDED IN EXISTING PUBLIC POND F28 LOCATED SOUTH WEST OF THE SITE (JUST NORTH OF RESEARCH PARKWAY) (POND F28) AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. AN EXISTING UPSTREAM PUBLIC STORMWATER QUALITY POND SITS NORTH OF POND F28 (OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS) AND PROVIDES SWOCV FOR ALL FLOWS TRIBUTARY TO THE TREATMENT FACILITY. ALL SITE DEVELOPED FLOWS TRIBUTARY TO COTTONWOOD CREEK TRIBUTARY NO. 4 ARE REQUIRED TO PROVIDE STORMWATER QUALITY TREATMENT PRIOR TO RELEASE INTO TRIBUTARY NO. 4 (ALSO TRIBUTARY TO POND F28). 19. ALL PUBLIC AND PRIVATE PEDESTRIAN RAMPS TO BE CONSTRUCTED PER CITY STD. DETAIL D-8. 20. ALL PUBLIC AND PRIVATE CROSSPANS TO BE CONSTRUCTED PER CITY STD. DETAIL D-7. 21. ALL SIDEWALK ALONG PUBLIC STREETS TO BE BUILT NO LATER THAN WHEN BUILDING ON ADJACENT LOT IS CONSTRUCTED (PRIOR TO CO). 22. ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE. 23. SEE SHEET 25 FOR TYPICAL STREET SECTIONS. 24. ALL ISLAND PIA'S TO INCLUDE ZERO HEIGHT CURB AND CURB CUTS FOR DRAINAGE FROM PAVED AREAS TO ACCESS. 25. ALL "TYPICAL INLETS" ARE TYPE R. 26. PIA'S ARE REFLECTED ON THIS DEVELOPMENT PLAN REPRESENT ADEQUATE AREA FOR TREATMENT. UPON FINALIZATION OF BUILDING DESIGN (ROOF DISCHARGE POINTS, ETS) AND SITE DESIGN (TRANSFORMER LOCATIONS, VAULTS, ETC.), IF WARRANTED, AN ADMINISTRATIVE ADJUSTMENT TO THE DEVELOPMENT PLAN WILL BE PROCESSED REFLECTING THE FINAL PIA LOCATIONS AND AREAS, IF CHANGED. THIS DP ADMINISTRATIVE ADJUSTMENT WILL BE LIMITED TO PLANNING, SWENT, CSU AND LANDSCAPING, AS NEEDED.

VERTICAL CURVE DEVELOPMENT INTENT: DESIGN-COURTESY PRINTED BY: P. ADVANCE 11.18.23 8:45 AM LAKESIDE HEIGHTS AT WOLF RANCH



NOTE:
 PUBLIC ON-STREET PARKING NOT COUNTED IN PARKING TOTALS. ON-STREET PUBLIC/PRIVATE PARALLEL PARKING WILL NOT BE STRIPED. PARKING LOCATIONS SHOWN FOR GRAPHIC REPRESENTATION ONLY.

| DESCRIPTION | LEGEND | SYMBOL |
|--|--------|--------|
| BOUNDARY LINE | | --- |
| LOT LINE | | --- |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB | | --- |
| PROPOSED DIRECT ACCESSIBLE ROUTING | | --- |
| PROPOSED RETAINING WALL | | --- |

FOR CITY USE:

COLORADO SPRINGS
 COLORADO CITY USA
 Land Use Review
 Approved
 11/27/2023
 12:48:13 PM
 kyle.fenner

CITY FILE NUMBER
 PUD-23-0049

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 PUD DEVELOPMENT PLAN
 SITE DEVELOPMENT PLAN

| | | | | |
|-------------|-----|--------------|---------|---------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 3 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

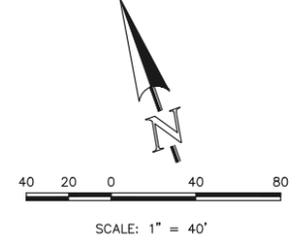
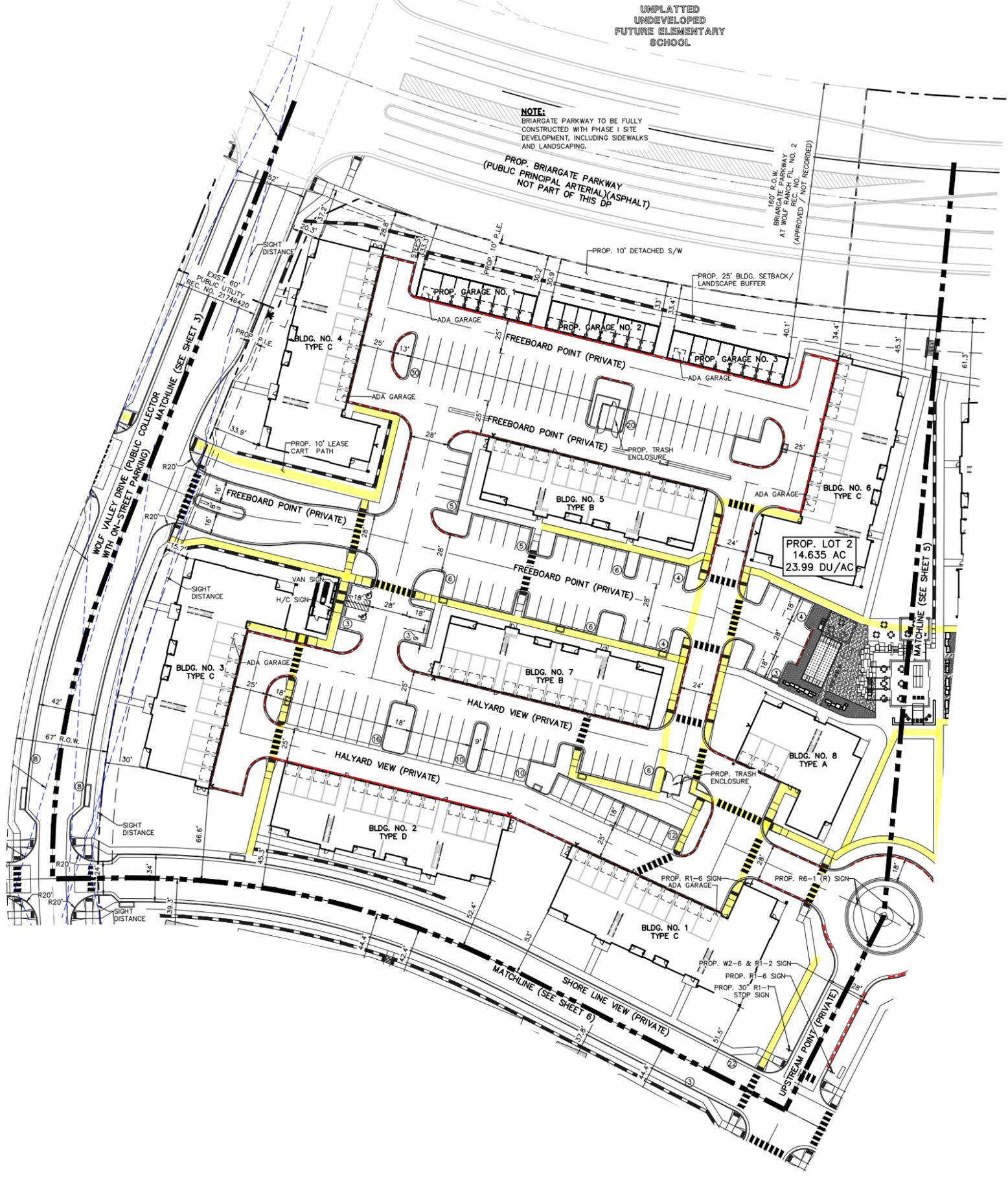
11/27/2023 11:48:13 AM LAST LAYER BY: JPD/ANNE

UNPLATTED
UNDEVELOPED
FUTURE ELEMENTARY
SCHOOL

NOTE:
BRIARGATE PARKWAY TO BE FULLY
CONSTRUCTED WITH PHASE 1 SITE
DEVELOPMENT, INCLUDING SIDEWALKS
AND LANDSCAPING.

PROP. BRIARGATE PARKWAY
(PUBLIC PRINCIPAL ARTERIAL)(ASPHALT)
NOT PART OF THIS DP

60' P.O.W.
BRIARGATE PARKWAY
AT WOLF RANCH P.L. NO. 2
(APPROVED / NOT RECORDED)



NOTE:
PUBLIC ON-STREET PARKING NOT COUNTED IN PARKING TOTALS. ON-STREET
PUBLIC/PRIVATE PARALLEL PARKING WILL NOT BE STRIPED. PARKING LOCATIONS
SHOWN FOR GRAPHIC REPRESENTATION ONLY.

| DESCRIPTION | LEGEND | SYMBOL |
|--|--------|--------|
| BOUNDARY LINE | | --- |
| LOT LINE | | --- |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB | | --- |
| PROPOSED DIRECT ACCESSIBLE ROUTING | | --- |
| PROPOSED RETAINING WALL | | --- |

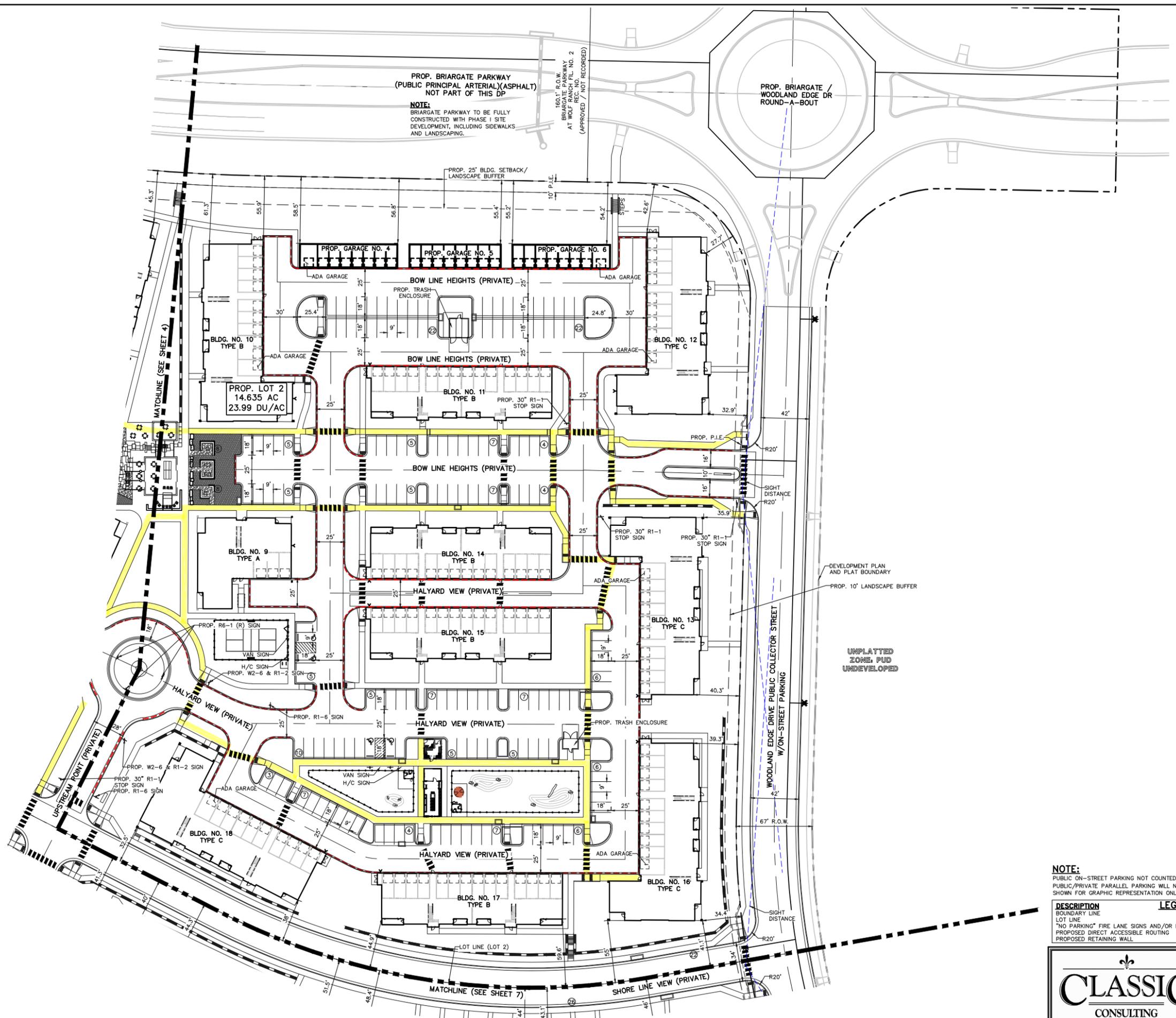
FOR CITY USE:

11/27/2023
12:48:13 PM
kyle.fenner

CITY FILE NUMBER
PUD-23-0049

| | | |
|-----------------------|--------------------------------|-------------|
| | LAKESIDE HEIGHTS AT WOLF RANCH | |
| | FILING NO. 1 | |
| PUD DEVELOPMENT PLAN | | |
| SITE DEVELOPMENT PLAN | | |
| DESIGNED BY | JDP | SCALE |
| DRAWN BY | JDP | (H) 1"= 40' |
| CHECKED BY | KRC | (V) 1"= N/A |
| DATE | 11/6/23 | SHEET |
| | | 4 OF 74 |
| | | JOB NO. |
| | | 2183.30 |

UNPLATTED UNDEVELOPED FUTURE ELEMENTARY SCHOOL PRINTED BY: JAS/AMR/11/27/23 11:48:13 AM LAST LAYER BY: JAS/AMR/11/27/23 11:48:13 AM

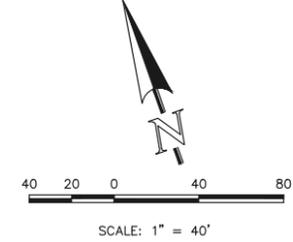


PROP. BRIARGATE PARKWAY
(PUBLIC PRINCIPAL ARTERIAL)(ASPHALT)
NOT PART OF THIS DP

NOTE:
BRIARGATE PARKWAY TO BE FULLY
CONSTRUCTED WITH PHASE 1 SITE
DEVELOPMENT, INCLUDING SIDEWALKS
AND LANDSCAPING.

160.1' R.O.W.
BRIARGATE PARKWAY
AT WOLF RANCH, P.L. NO. 2
REC. NO. 10000000000000000000
(APPROVED / NOT RECORDED)

PROP. BRIARGATE /
WOODLAND EDGE DR
ROUND-A-BOUT



DEVELOPMENT PLAN
AND PLAT BOUNDARY

UNPLATTED
ZONE, PUD
UNDEVELOPED

NOTE:
PUBLIC ON-STREET PARKING NOT COUNTED IN PARKING TOTALS. ON-STREET
PUBLIC/PRIVATE PARALLEL PARKING WILL NOT BE STRIPED. PARKING LOCATIONS
SHOWN FOR GRAPHIC REPRESENTATION ONLY.

| DESCRIPTION | LEGEND | SYMBOL |
|--|--------|--------|
| BOUNDARY LINE | --- | --- |
| LOT LINE | --- | --- |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB | --- | --- |
| PROPOSED DIRECT ACCESSIBLE ROUTING | --- | --- |
| PROPOSED RETAINING WALL | --- | --- |

FOR CITY USE:

Land Use Review
Approved
11/27/2023
12:48:13 PM
kyle.fenner

CITY FILE NUMBER
PUD-23-0049

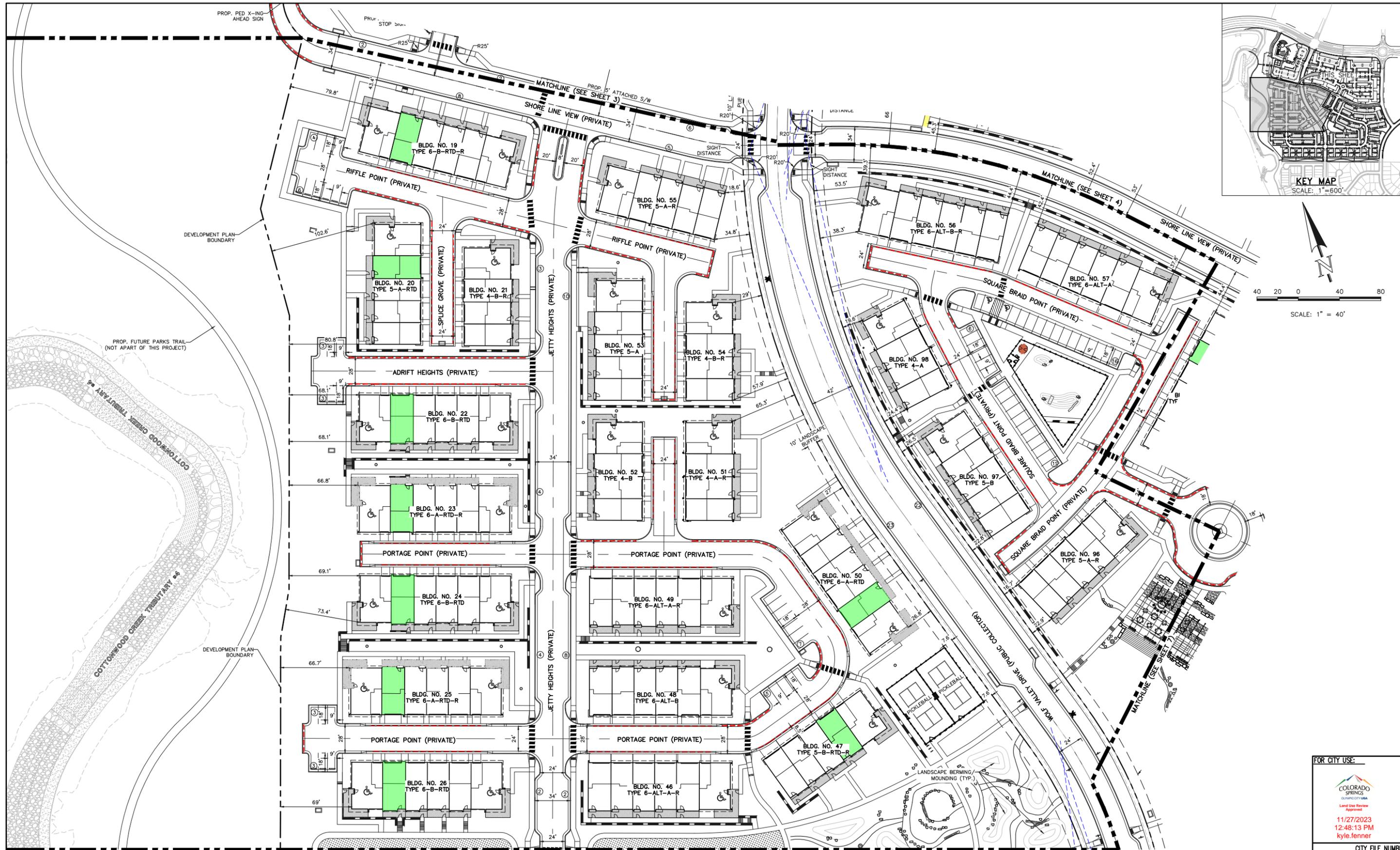
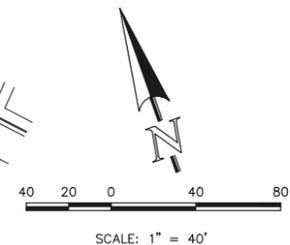
CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
PUD DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

| | | | | |
|-------------|-----|-------------|---------|---------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1"= 40' | SHEET | 5 OF 74 |
| CHECKED BY | KRC | (V) 1"= N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

UNPLATTED ZONE, PUD UNDEVELOPED



MATCHLINE (SEE SHEET 8)

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| PROPOSED DIRECT ACCESSIBLE ROUTING | --- | --- |
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CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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(719) 785-0799 (Fax)

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
SITE DEVELOPMENT PLAN
PUD DEVELOPMENT PLAN

| | | | | |
|-------------|-----|--------------|---------|---------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 6 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

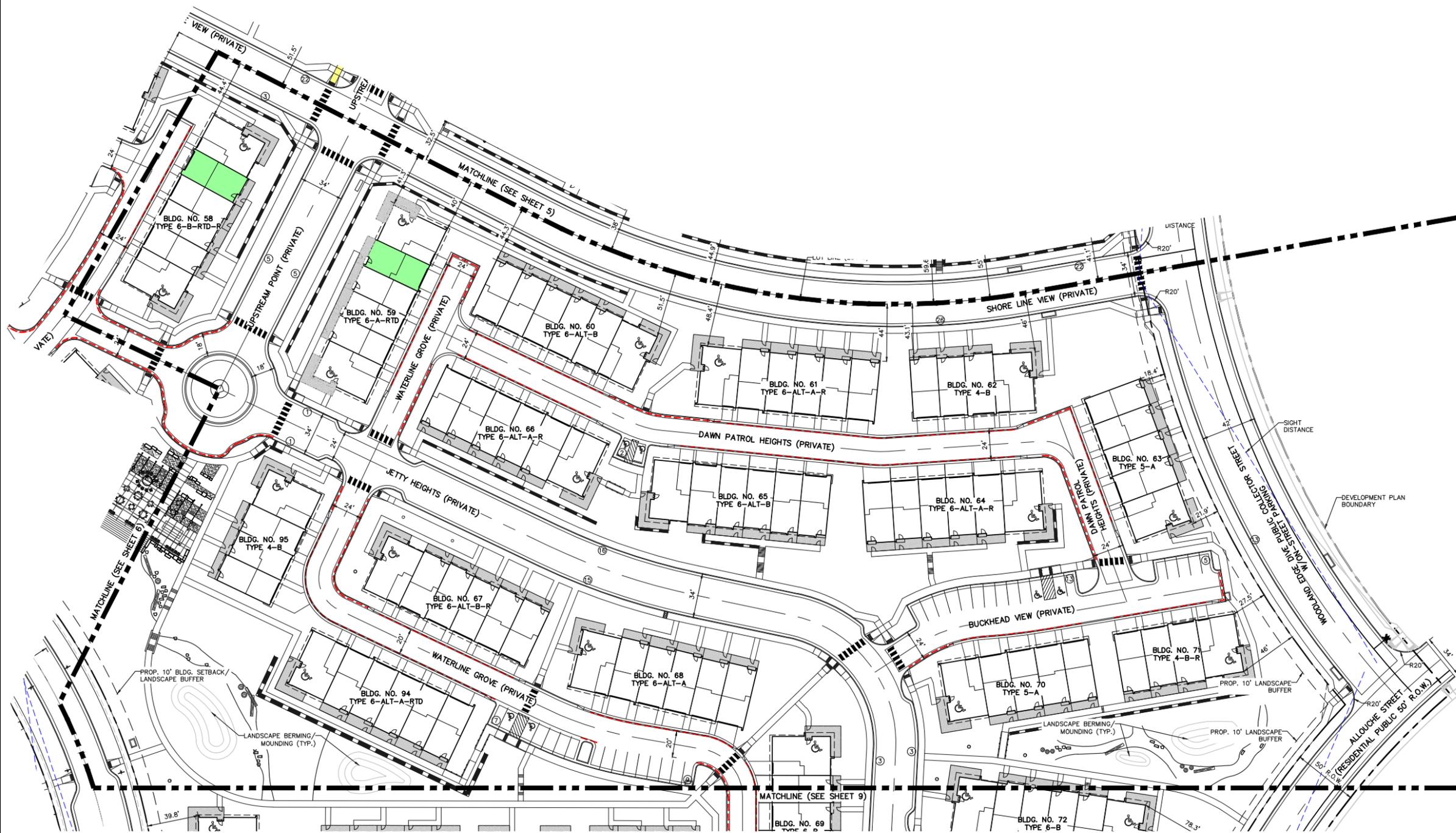
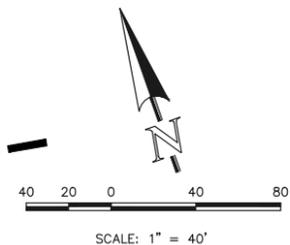
FOR CITY USE:

COLORADO SPRINGS
LAND USE REVIEW
APPROVAL

11/27/2023
12:48:13 PM
kyle.fenner

CITY FILE NUMBER
PUD-23-0049

LAKESIDE HEIGHTS AT WOLF RANCH PUD DEVELOPMENT PLAN SHEET 6 OF 74
 11/6/23 11:43:18 AM
 11/27/2023 12:48:13 PM
 kyle.fenner



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| LOT LINE | | --- |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB | | --- |
| PROPOSED DIRECT ACCESSIBLE ROUTING | | --- |
| PROPOSED RETAINING WALL | | --- |

FOR CITY USE:

Land Use Review
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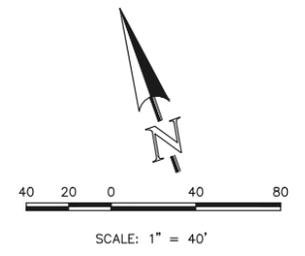
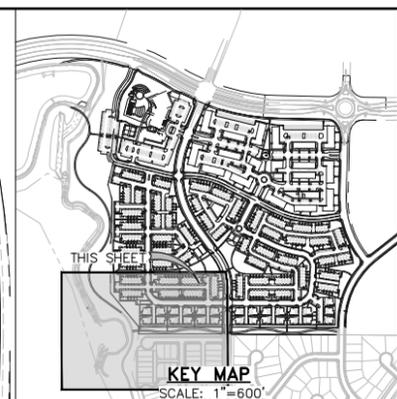
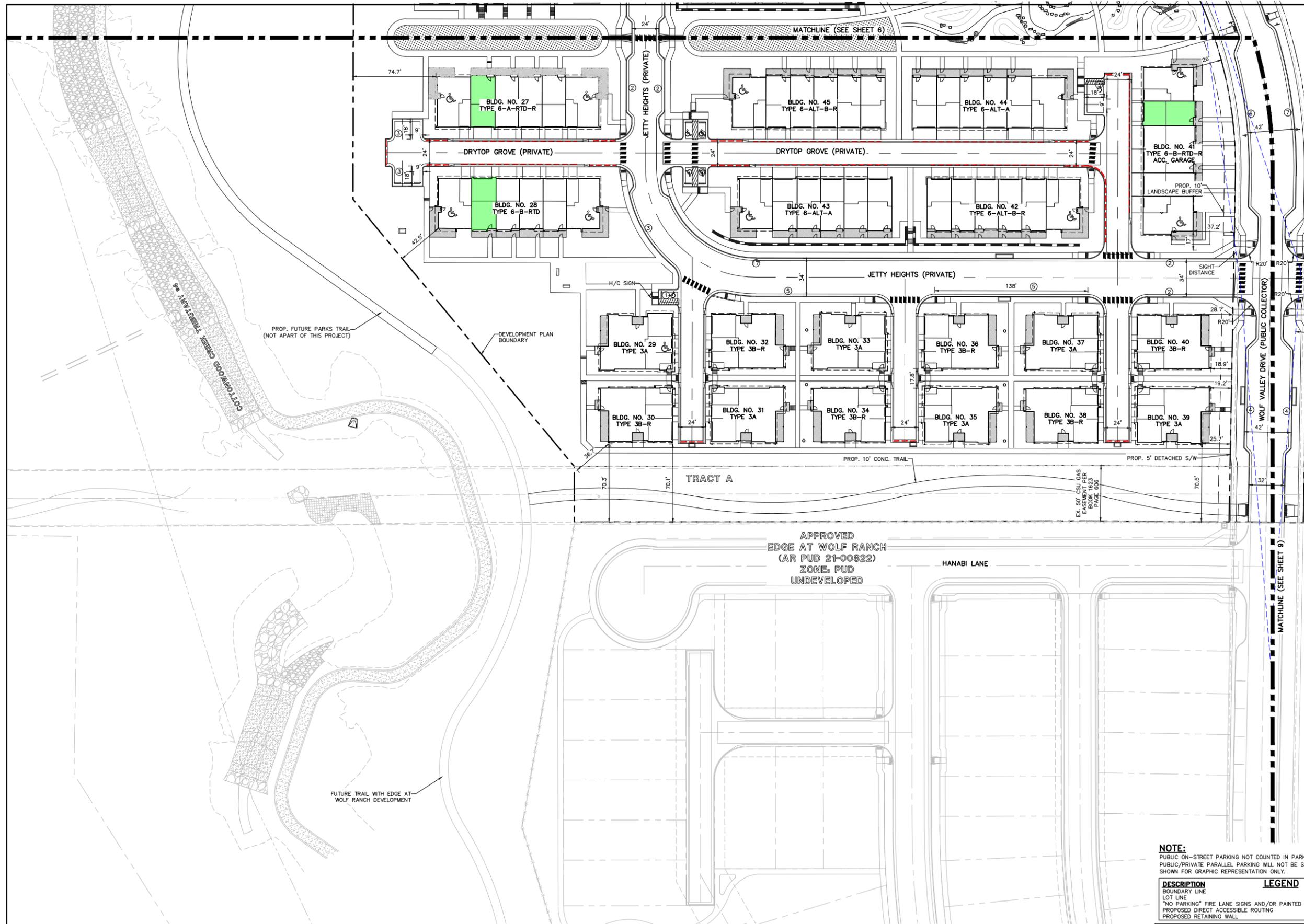
CITY FILE NUMBER
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LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 PUD DEVELOPMENT PLAN
 SITE DEVELOPMENT PLAN

| | | | | |
|-------------|-----|--------------|---------|---------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 7 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 (719)785-0790
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

UNRECORDED DEVELOPMENT PLAN PRINTED BY: JAS/AMM/RE 11/23/23 8:45 AM LAST LAYER BY: JAS/AMM/RE



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| PROPOSED DIRECT ACCESSIBLE ROUTING | | --- |
| PROPOSED RETAINING WALL | | --- |

FOR CITY USE:

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 kyle.fenner

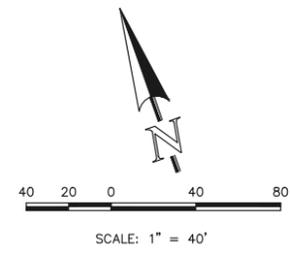
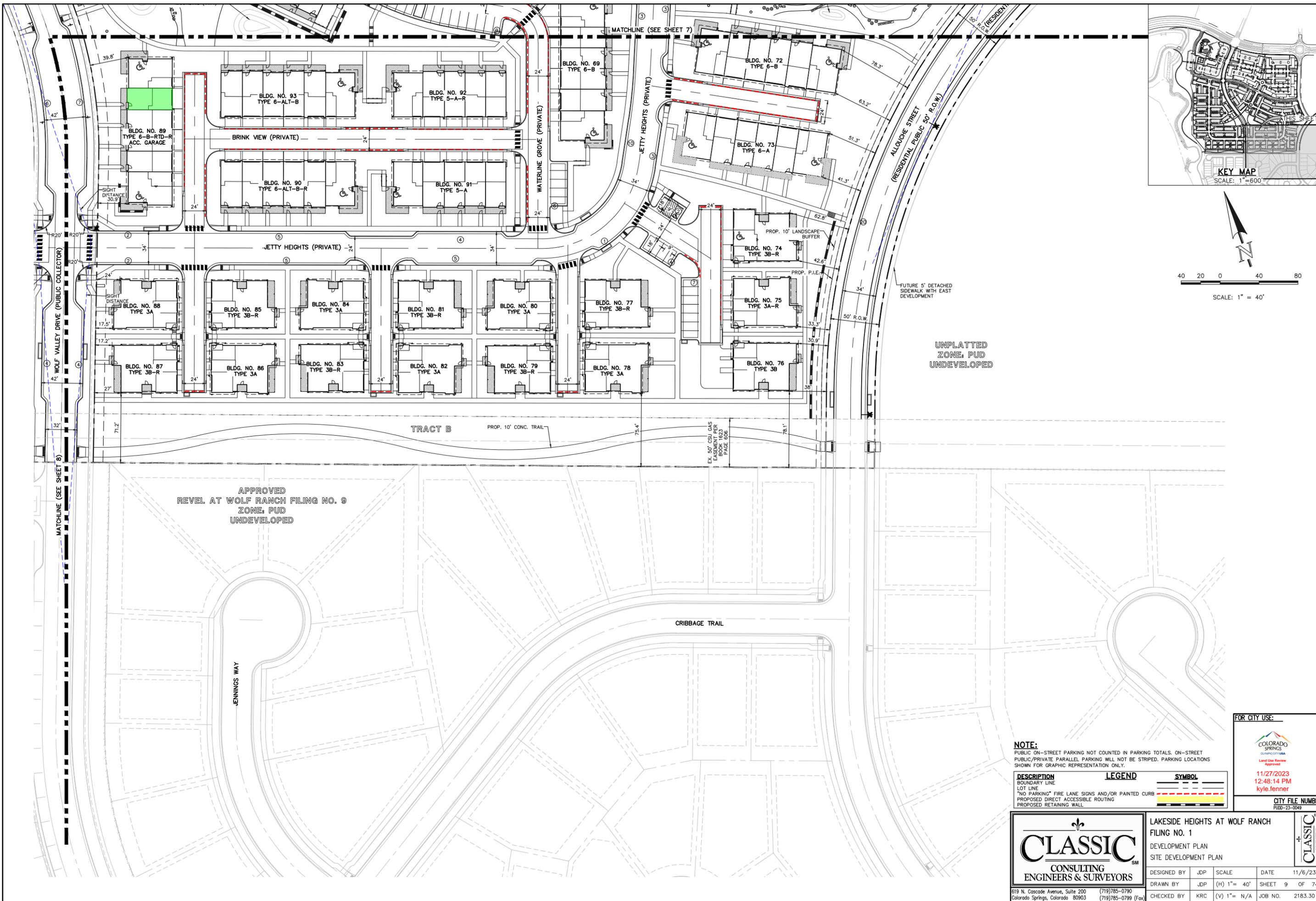
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 (719)785-0790 (719)785-0799 (Fax)

LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 PUD DEVELOPMENT PLAN
 SITE DEVELOPMENT PLAN

DESIGNED BY JDP SCALE DATE 11/6/23
 DRAWN BY JDP (H) 1"= 40' SHEET 8 OF 74
 CHECKED BY KRC (V) 1"= N/A JOB NO. 2183.30

11/27/2023 11:42:18 AM 11/27/2023 11:42:18 AM 11/27/2023 11:42:18 AM 11/27/2023 11:42:18 AM 11/27/2023 11:42:18 AM



UNPLATTED ZONE: PUD UNDEVELOPED

APPROVED REVEL AT WOLF RANCH FILING NO. 9 ZONE: PUD UNDEVELOPED

NOTE:
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| PROPOSED DIRECT ACCESSIBLE ROUTING | --- | --- |
| PROPOSED RETAINING WALL | --- | --- |

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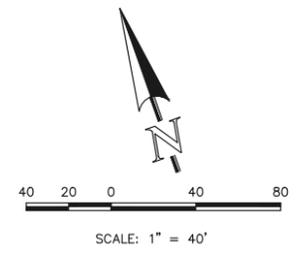
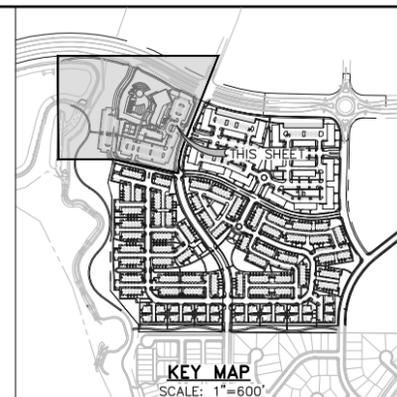
CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

| | | | | |
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| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
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| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

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UNPLATTED ZONE: PUD UNDEVELOPED



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
| EXISTING GROUND CONTOUR | |
| PROPOSED FINISHED CONTOUR | |
| PROPOSED TYPE 3 CURB & GUTTER (UNLESS NOTED OTHERWISE) | |
| PROPOSED TYPE 1 CURB & GUTTER (PUBLIC STREETS TYPICAL) | |
| P.I.A. | |
| PROPOSED RETAINING WALL | |

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. 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 385-5977.

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COLORADO SPRINGS
PLANNING DEPARTMENT
Land Use Review
Approval
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kyle.fenner

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CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILE NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

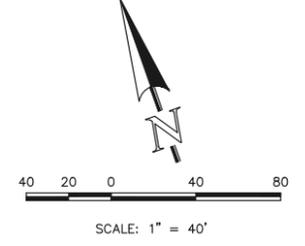
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619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



NOTE:
 BRIARGATE PARKWAY TO BE FULLY
 CONSTRUCTED WITH PHASE I SITE
 DEVELOPMENT, INCLUDING SIDEWALKS
 AND LANDSCAPING.

PROP. BRIARGATE PARKWAY
 (PUBLIC PRINCIPAL ARTERIAL) (ASPHALT)
 NOT PART OF THIS DP



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
| EXISTING GROUND CONTOUR | |
| PROPOSED FINISHED CONTOUR | |
| PROPOSED TYPE 3 CURB & GUTTER (UNLESS NOTED OTHERWISE) | |
| PROPOSED TYPE 1 CURB & GUTTER (PUBLIC STREETS TYPICAL) | |
| P.I.A. | |
| PROPOSED RETAINING WALL | |

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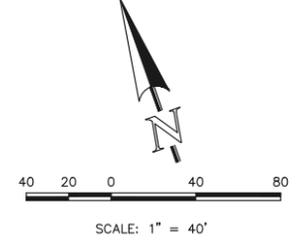
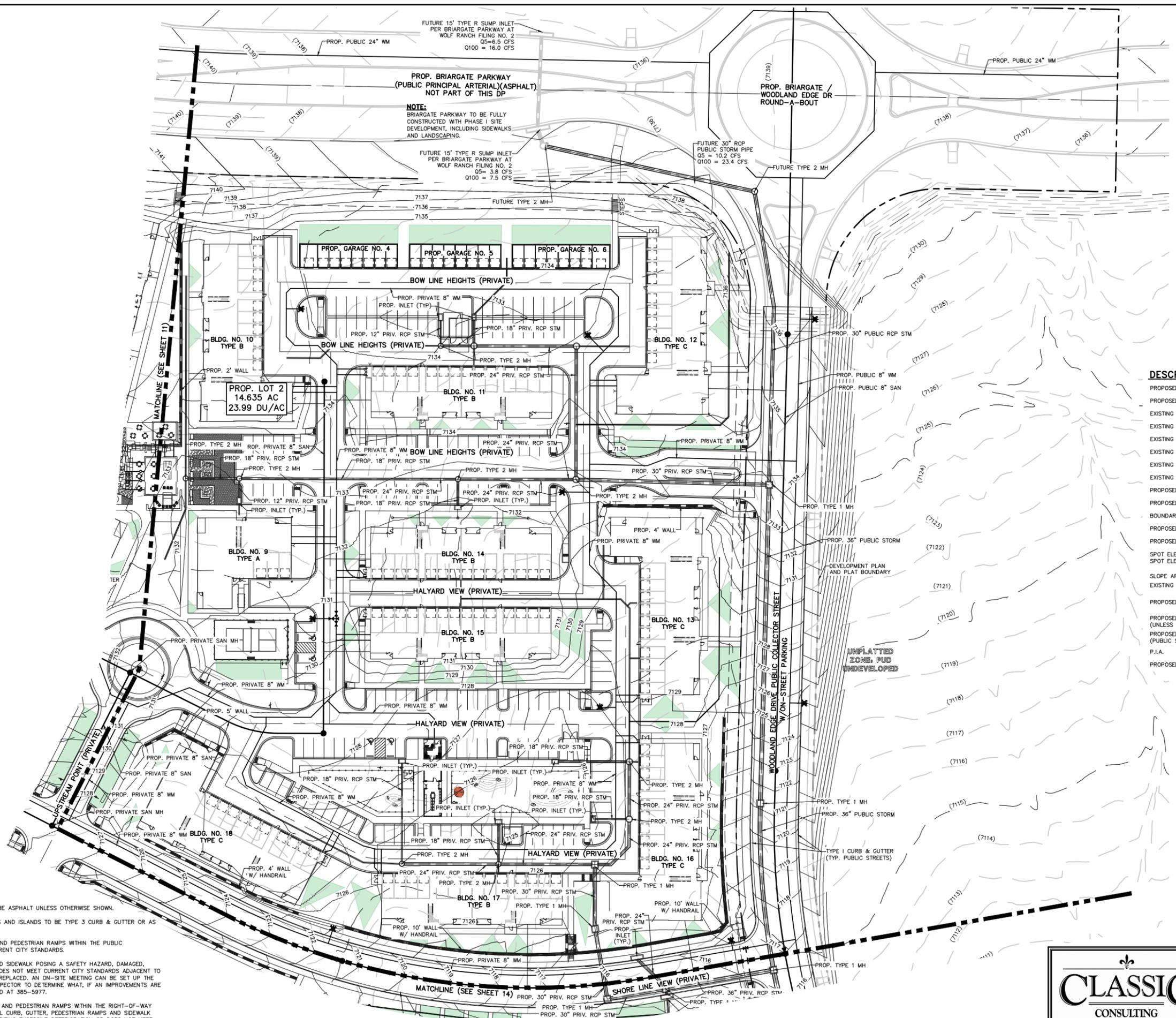
CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 11 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

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| DESCRIPTION | SYMBOL |
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| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
| EXISTING GROUND CONTOUR | |
| PROPOSED FINISHED CONTOUR | |
| PROPOSED TYPE 3 CURB & GUTTER (UNLESS NOTED OTHERWISE) | |
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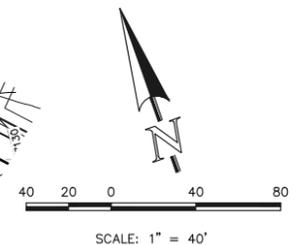
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CLASSIC
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| | | | |
|--------------------------------|-----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILE NO. 1 | | | |
| DEVELOPMENT PLAN | | | |
| PRELIMINARY GRADING PLAN | | | |
| DESIGNED BY | JDP | SCALE | DATE 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET 12 OF 74 |
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| DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL |
|---|--------|---------------------------------------|--------|--|--------|
| PROPOSED RETAINING WALL | | EXISTING GAS MAIN | | SPOT ELEVATION - TOP OF WALL | |
| PROPOSED RCP STORM SEWER | | PROPOSED PVC SANITARY MAIN W/ MANHOLE | | SPOT ELEVATION - BOTTOM OF WALL | |
| PROPOSED STORM INLET (TYPE R) | | PROPOSED PVC WATER MAIN | | SLOPE ARROW | |
| EXISTING STORM SEWER | | BOUNDARY LINE | | EXISTING GROUND CONTOUR | |
| EXISTING STORM INLET | | PROPOSED FIRE HYDRANT | | PROPOSED FINISHED CONTOUR | |
| EXISTING FIRE HYDRANT | | PROPOSED F.D.C. | | PROPOSED TYPE 3 CURB & GUTTER (UNLESS NOTED OTHERWISE) | |
| EXISTING WATER MAIN | | P.I.A. | | PROPOSED TYPE 1 CURB & GUTTER (PUBLIC STREETS TYPICAL) | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | | | | | |

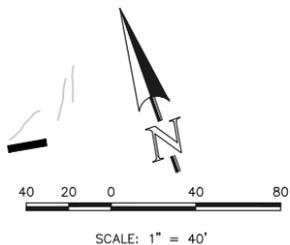
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LAKESIDE HEIGHTS AT WOLF RANCH
FILE NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

| | | | | |
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| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 13 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |



| DESCRIPTION | SYMBOL |
|---|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
| EXISTING GROUND CONTOUR | |
| PROPOSED FINISHED CONTOUR | |
| P.I.A. | |
| PROPOSED RETAINING WALL | |

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ALONG BRIARGATE PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. 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 385-5977.

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Approval
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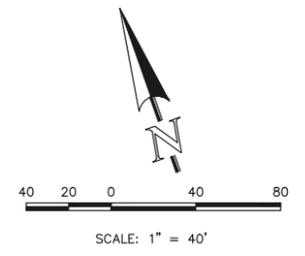
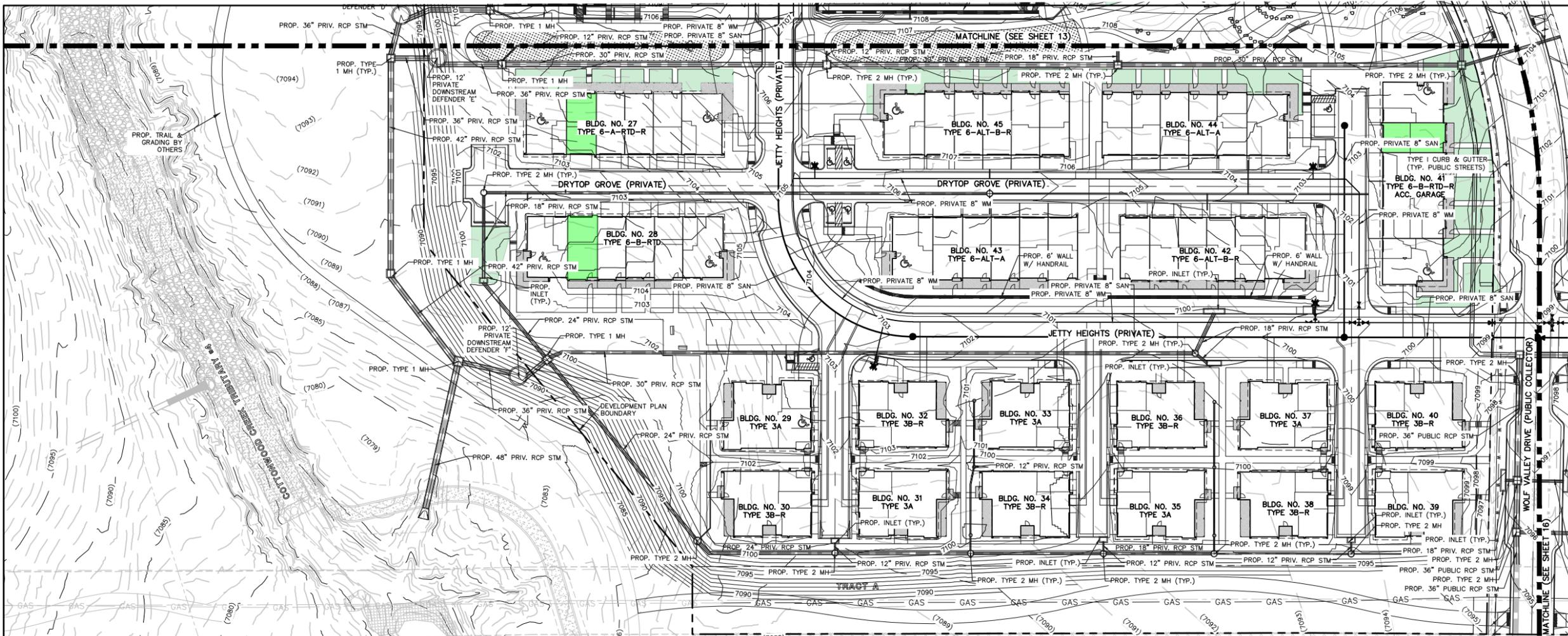
CITY FILE NUMBER
PUD-23-0049

CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

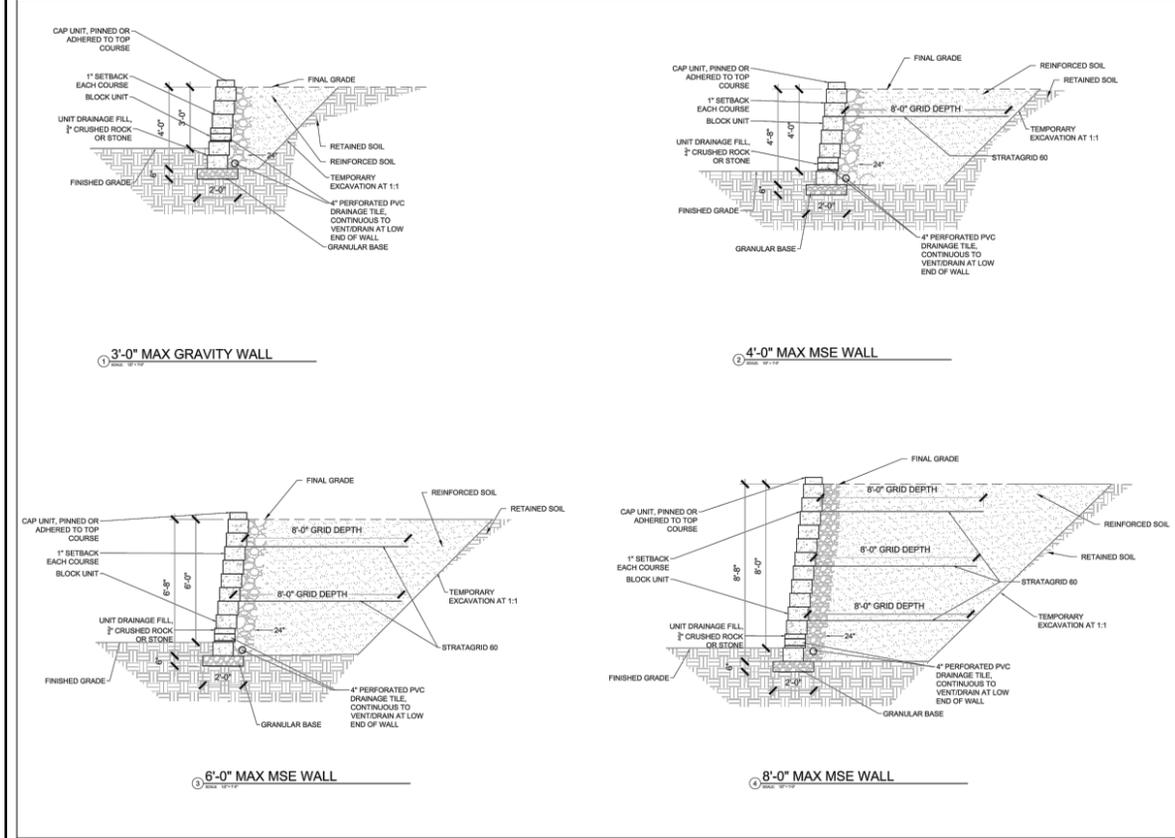
| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 14 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)



EDGE AT WOLF RANCH (AR PUD 21-00822) ZONE: PUD

HANABI LANE



| DESCRIPTION | SYMBOL |
|---|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
| EXISTING GROUND CONTOUR | |
| PROPOSED FINISHED CONTOUR | |
| P.I.A. | |
| PROPOSED RETAINING WALL | |

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

(719)785-0790
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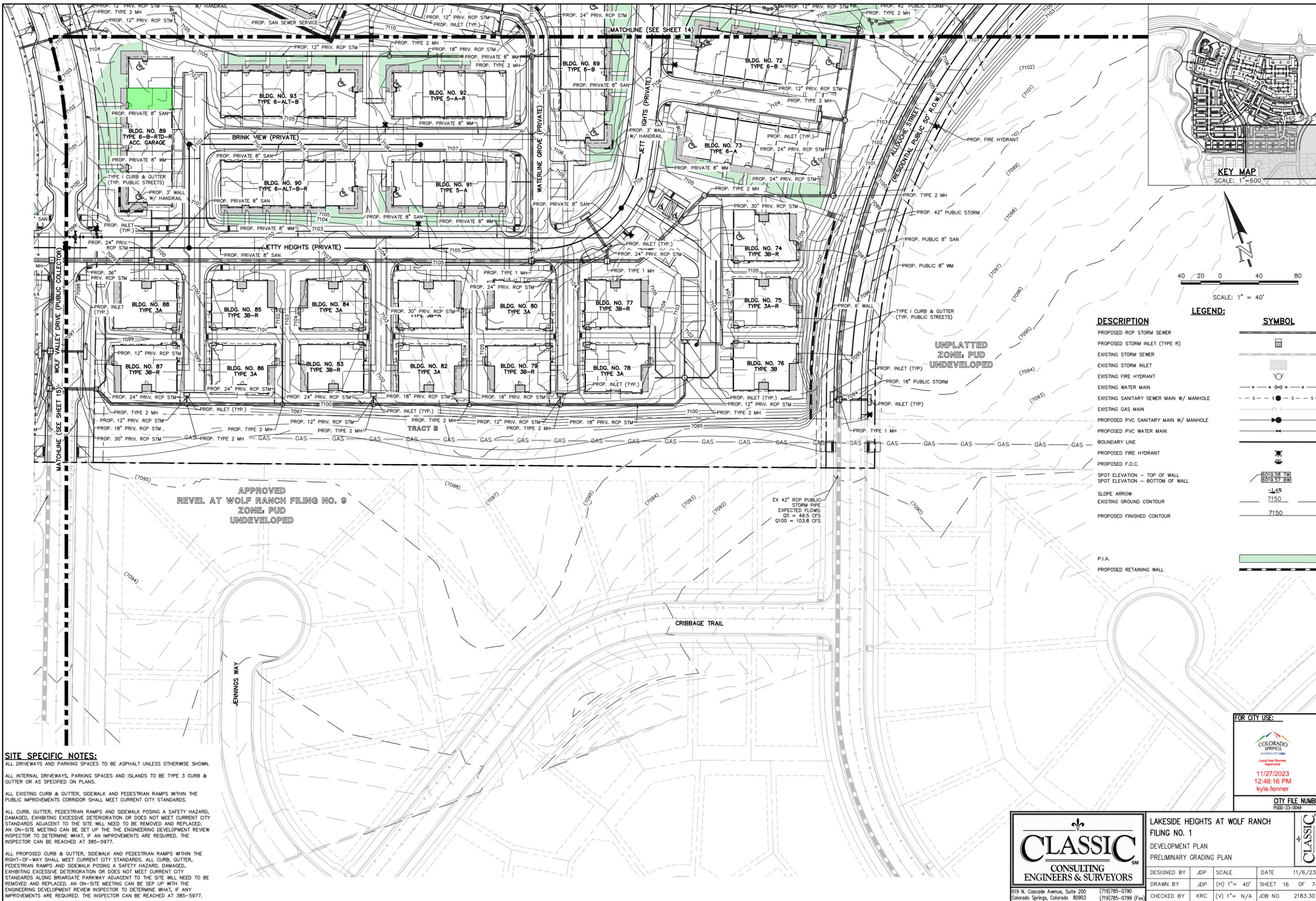
LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

DESIGNED BY JDP SCALE DATE 11/6/23
 DRAWN BY JDP (H) 1" = 40' SHEET 15 OF 74
 CHECKED BY KRC (V) 1" = N/A JOB NO. 2183.30

CLASSIC
 CONSULTING ENGINEERS & SURVEYORS

11/27/2023
 12:48:16 PM
 kyle.fenner

CITY FILE NUMBER
 PUD-23-0049



| DESCRIPTION | SYMBOL |
|---|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| SPOT ELEVATION - TOP OF WALL | |
| SPOT ELEVATION - BOTTOM OF WALL | |
| SLOPE ARROW | |
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FOR CITY USE:

Land Use Review Approval
 11/27/2023
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CITY FILE NUMBER
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CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 16 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)



100 50 0 100 200
SCALE: 1" = 100'

DEVELOPMENT PLAN & PLAT BOUNDARY

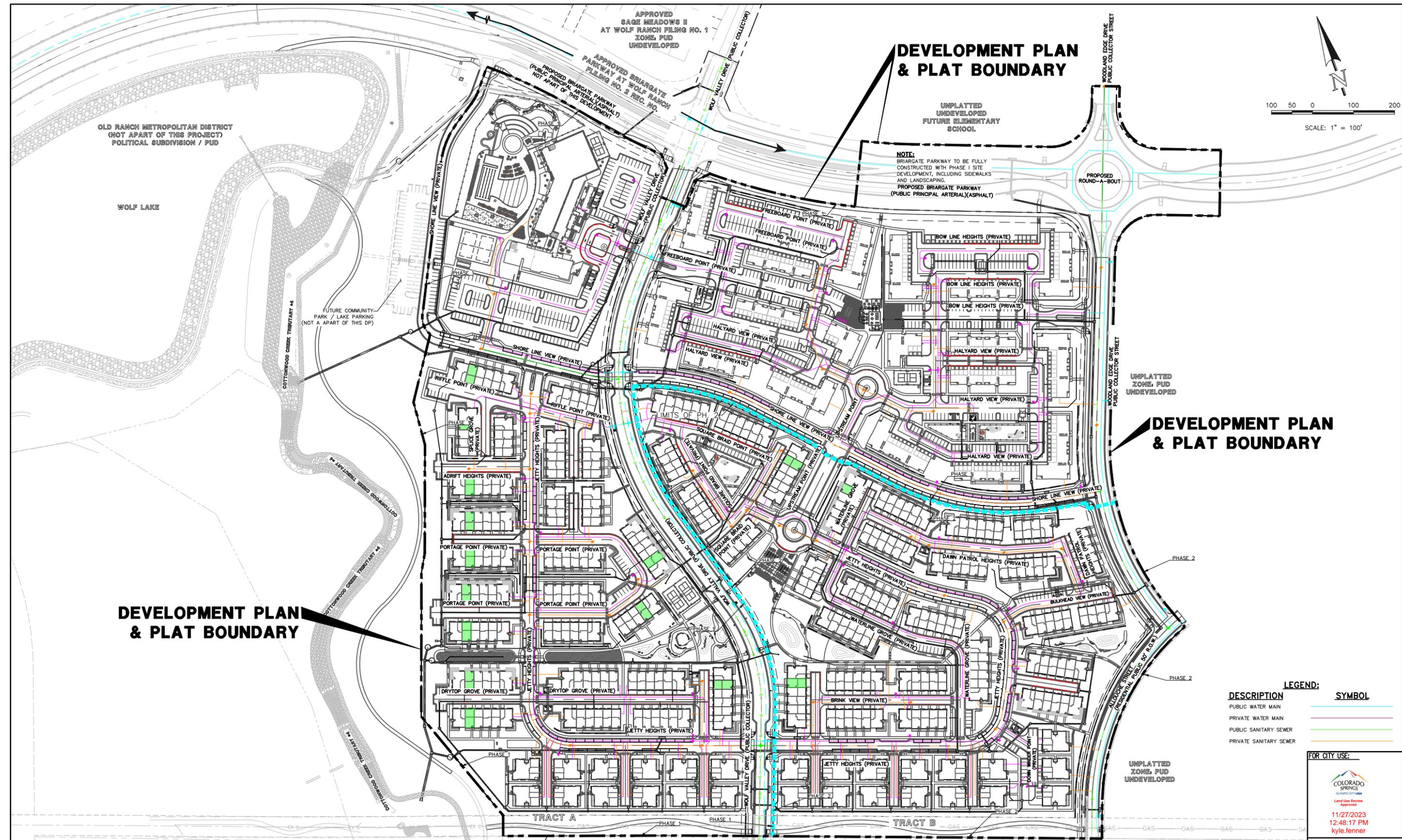
UNPLATTED UNDEVELOPED FUTURE ELEMENTARY SCHOOL

NOTE:
BRIARGATE PARKWAY TO BE FULLY CONSTRUCTED WITH PHASE I SITE DEVELOPMENT, INCLUDING SIDEWALKS AND LANDSCAPING.
PROPOSED BRIARGATE PARKWAY (PUBLIC PRINCIPAL ARTERIAL)(ASPHALT)

DEVELOPMENT PLAN & PLAT BOUNDARY

DEVELOPMENT PLAN & PLAT BOUNDARY

DEVELOPMENT PLAN & PLAT BOUNDARY



LEGEND:

| DESCRIPTION | SYMBOL |
|------------------------|--------|
| PUBLIC WATER MAIN | |
| PRIVATE WATER MAIN | |
| PUBLIC SANITARY SEWER | |
| PRIVATE SANITARY SEWER | |

FOR CITY USE:

Land Use Review Approval
11/27/2023
12:48:17 PM
kyle.fenner

CITY FILE NUMBER
XXXX-XX-XXXX

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

| | | | |
|---|-----|---------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1 | | | |
| PUD DEVELOPMENT PLAN OVERALL UTILITY PLAN | | | |
| DESIGNED BY | JDP | SCALE | DATE 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 100' | SHEET 17 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. 2183.30 |

UNPLATTED UNDEVELOPED FUTURE ELEMENTARY SCHOOL

OLD RANCH METROPOLITAN DISTRICT (NOT APART OF THIS PROJECT) POLITICAL SUBDIVISION / PUD

WOLF LAKE

FUTURE COMMUNITY PARK / LAKE PARKING (NOT A PART OF THIS DP)

APPROVED SAGE MEADOWS II AT WOLF RANCH FILING NO. 1 ZONE: PUD UNDEVELOPED

APPROVED BRIARGATE PARKWAY AT WOLF RANCH FILING NO. 2 REC. NO. 21-00822

UNPLATTED UNDEVELOPED FUTURE ELEMENTARY SCHOOL

PROPOSED ROUND-A-BOUT

UNPLATTED ZONE: PUD UNDEVELOPED

PHASE 2

PHASE 2

UNPLATTED ZONE: PUD UNDEVELOPED

TRACT A

TRACT B

APPROVED EDGE AT WOLF RANCH (AR PUD 21-00822) ZONE: PUD UNDEVELOPED

APPROVED REVEL AT WOLF RANCH FILING NO. 3 ZONE: PUD UNDEVELOPED

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

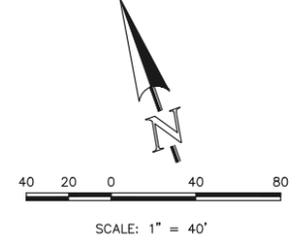
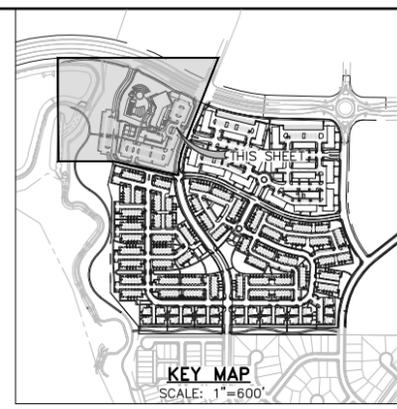
**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

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.
- 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.
- 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.
- 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 EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) 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.

SITE SPECIFIC NOTES:

- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
- ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.
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- A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | |
| PROPOSED RETAINING WALL | |

PROPOSED LEASING OFFICE
 GROSS SF: 4,900 S.F. GROSS
 TYPE CONSTRUCTION: V-B
 REQ. GPM FIRE FLOW = 2,000 gpm
 50% REDUCTION REQ. GPM FIRE FLOW = 1,000 gpm
 REQ. MIN. NUMBER HYDRANTS = 1
 AVG. DIST. BETWEEN HYDRANTS = 500'
 MAX. HOSE LENGTH = 250'
 BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
 AREA SEPARATION WALLS ARE NOT USED

PROPOSED RECREATION CENTER
 GROSS SF: 30,605 S.F. GROSS
 TYPE CONSTRUCTION: V-B
 REQ. GPM FIRE FLOW = 4,750 gpm
 50% REDUCTION REQ. GPM FIRE FLOW = 2,375 gpm
 REQ. MIN. NUMBER HYDRANTS = 3
 AVG. DIST. BETWEEN HYDRANTS = 450'
 MAX. HOSE LENGTH = 225'
 BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
 AREA SEPARATION WALLS ARE NOT USED

FOR CITY USE:

Land Use Review Approved
 11/27/2023
 12:48:17 PM
 kyle.fenner

CITY FILE NUMBER
 PUD-23-0049

NOTE:
 NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MAINLINES.

CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY UTILITY PLAN

| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 18 OF 74 |
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619 N. Cascade Avenue, Suite 200
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- 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.
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- 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 (NEC) 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.

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED, THE INSPECTOR CAN BE REACHED AT 385-5977.

A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.



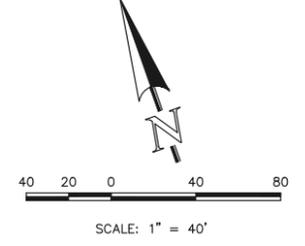
NOTE:
BRIARGATE PARKWAY TO BE FULLY CONSTRUCTED WITH PHASE I SITE DEVELOPMENT, INCLUDING SIDEWALKS AND LANDSCAPING.

PROP. PUBLIC 24" WM (2018-W074)

EXIST. PUBLIC 24" DIP WM (2018-W074)

PROP. BRIARGATE PARKWAY (PUBLIC PRINCIPAL ARTERIAL)(ASPHALT) NOT PART OF THIS DP

160' P.O.W. BRIARGATE PARKWAY AT WOLF RANCH (APPROVED / NOT RECORDED)



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | |
| PROPOSED RETAINING WALL | |

PROPOSED BUILDING TYPE A
GROSS SF: 14,675 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 3,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 1,625 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE B
GROSS SF: 19,719 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 3,750 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 1,875 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE C
GROSS SF: 25,230 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 4,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 2,125 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE D
GROSS SF: 24,285 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 4,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 2,125 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

FOR CITY USE:

Land Use Review Approved
11/27/2023
12:48:17 PM
kyle.fenner

CITY FILE NUMBER
PUD-23-0049

NOTE:
NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MAINLINES.



LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 19 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

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

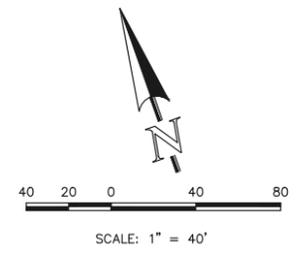
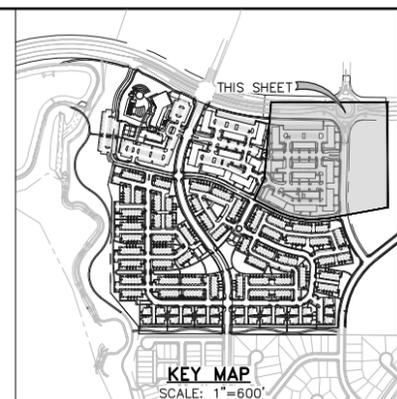
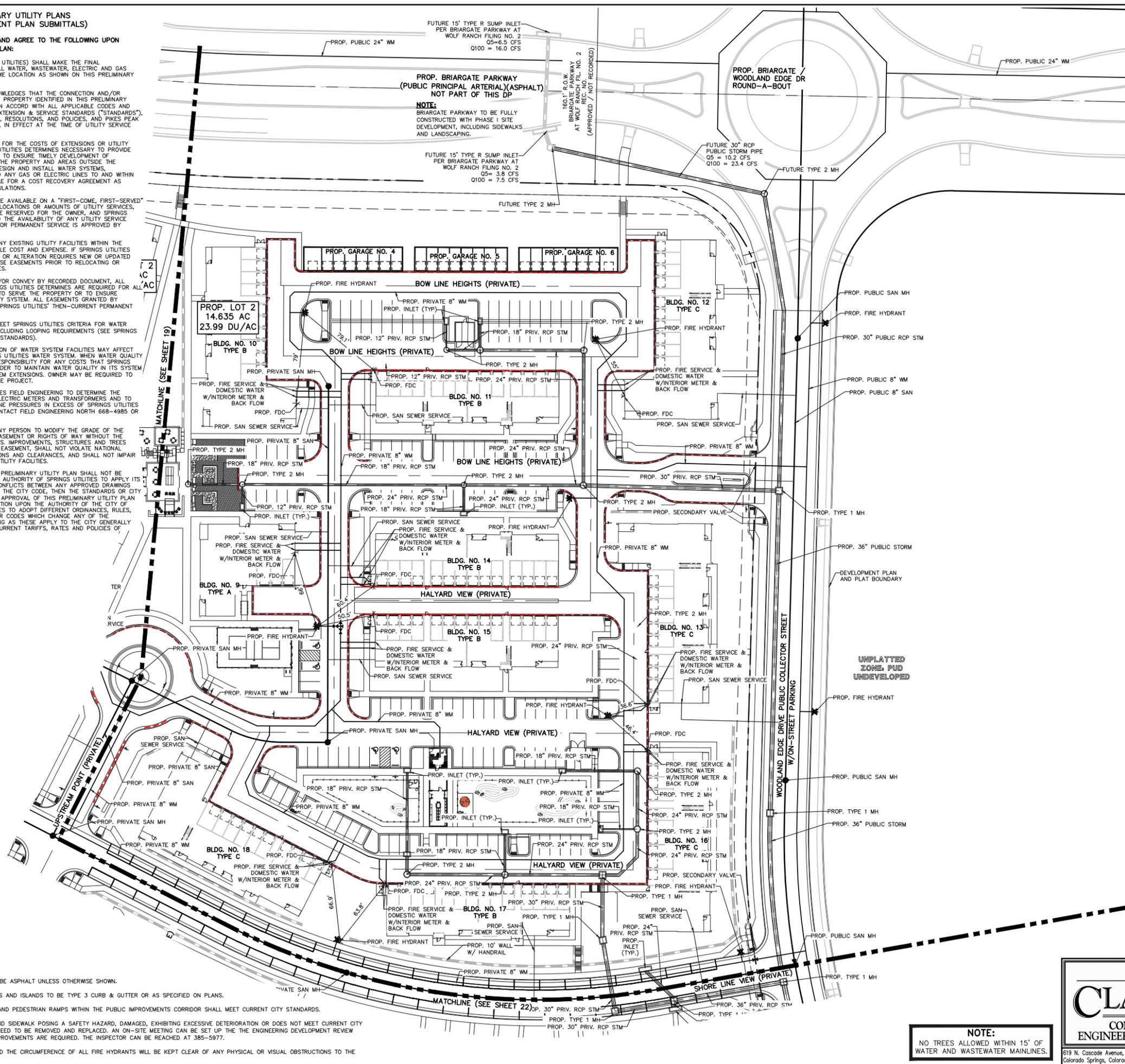
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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.
- 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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SITE SPECIFIC NOTES:

- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
- ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK REMOVED A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP THE THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED, THE INSPECTOR CAN BE REACHED AT 385-5977.
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NOTE:
NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MAINLINES.



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | |
| PROPOSED RETAINING WALL | |

PROPOSED BUILDING TYPE A
GROSS SF: 14,675 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 3,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 1,625 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 50'
MAX. HOSE LENGTH = 250'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE B
GROSS SF: 19,719 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 3,750 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 1,875 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 45'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE C
GROSS SF: 25,230 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 4,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 2,125 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BUILDING TYPE D
GROSS SF: 24,285 S.F. GROSS
TYPE CONSTRUCTION: V-B
REQ. GPM FIRE FLOW = 4,250 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 2,125 gpm
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AREA SEPARATION WALLS ARE NOT USED

FOR CITY USE:

Land Use Review Approved
11/27/2023
12:48:18 PM
kyle.fenner

CITY FILE NUMBER
PUD-23-0049

CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

| | | | | |
|-------------|-----|--------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET | 20 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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

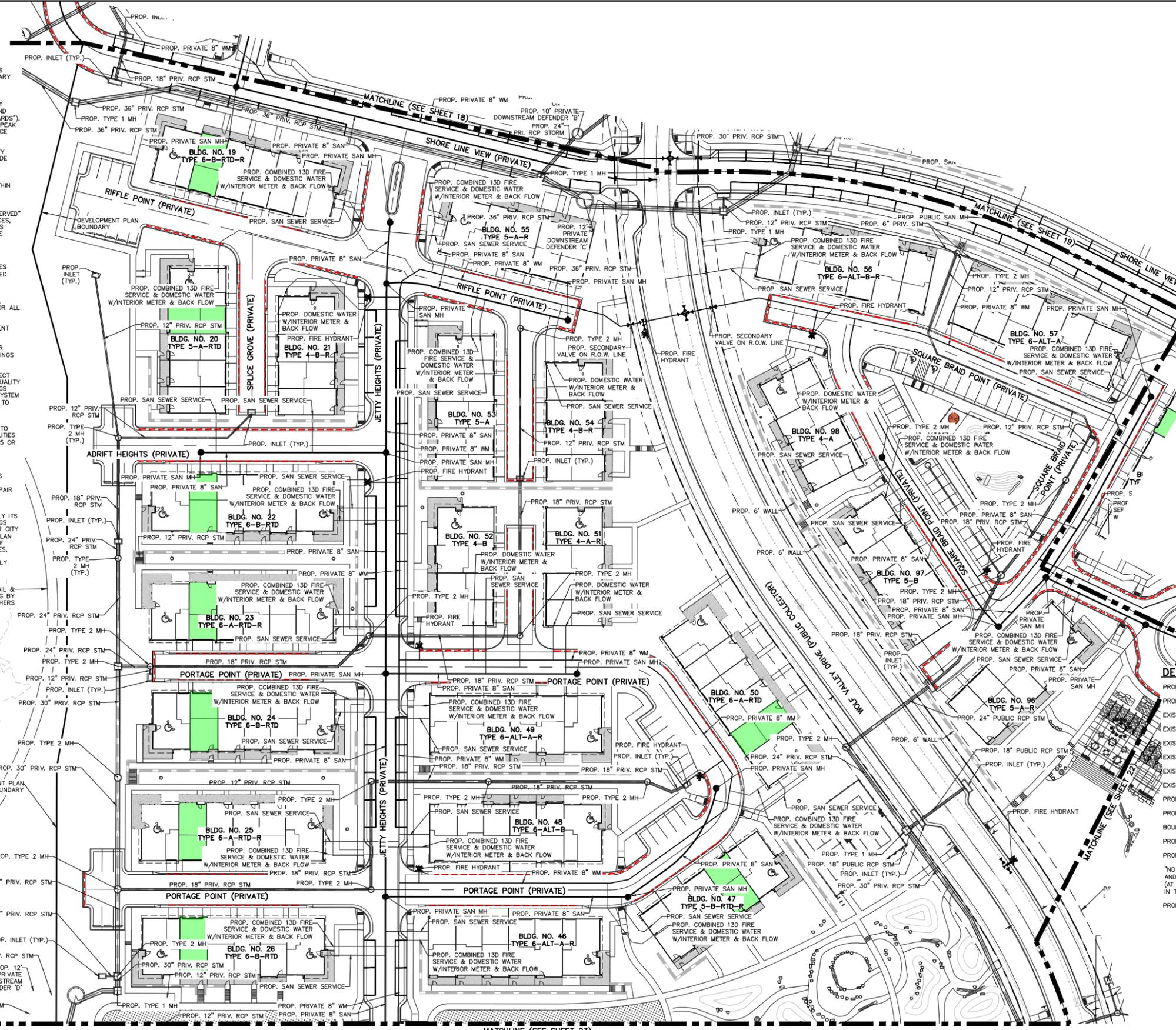
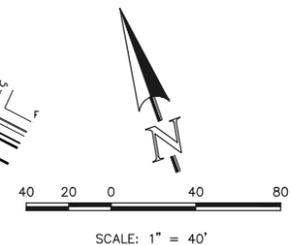
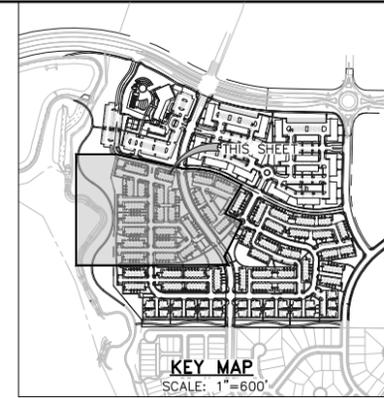
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NOTE:
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LEGEND:

| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
| EXISTING FIRE HYDRANT | |
| EXISTING WATER MAIN | |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | |
| EXISTING GAS MAIN | |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | |
| PROPOSED PVC WATER MAIN | |
| BOUNDARY LINE | |
| PROPOSED FIRE HYDRANT | |
| PROPOSED F.D.C. | |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | |
| PROPOSED RETAINING WALL | |

FOR CITY USE:

Land Use Review Approved
11/27/2023
12:48:18 PM
kyle.fenner

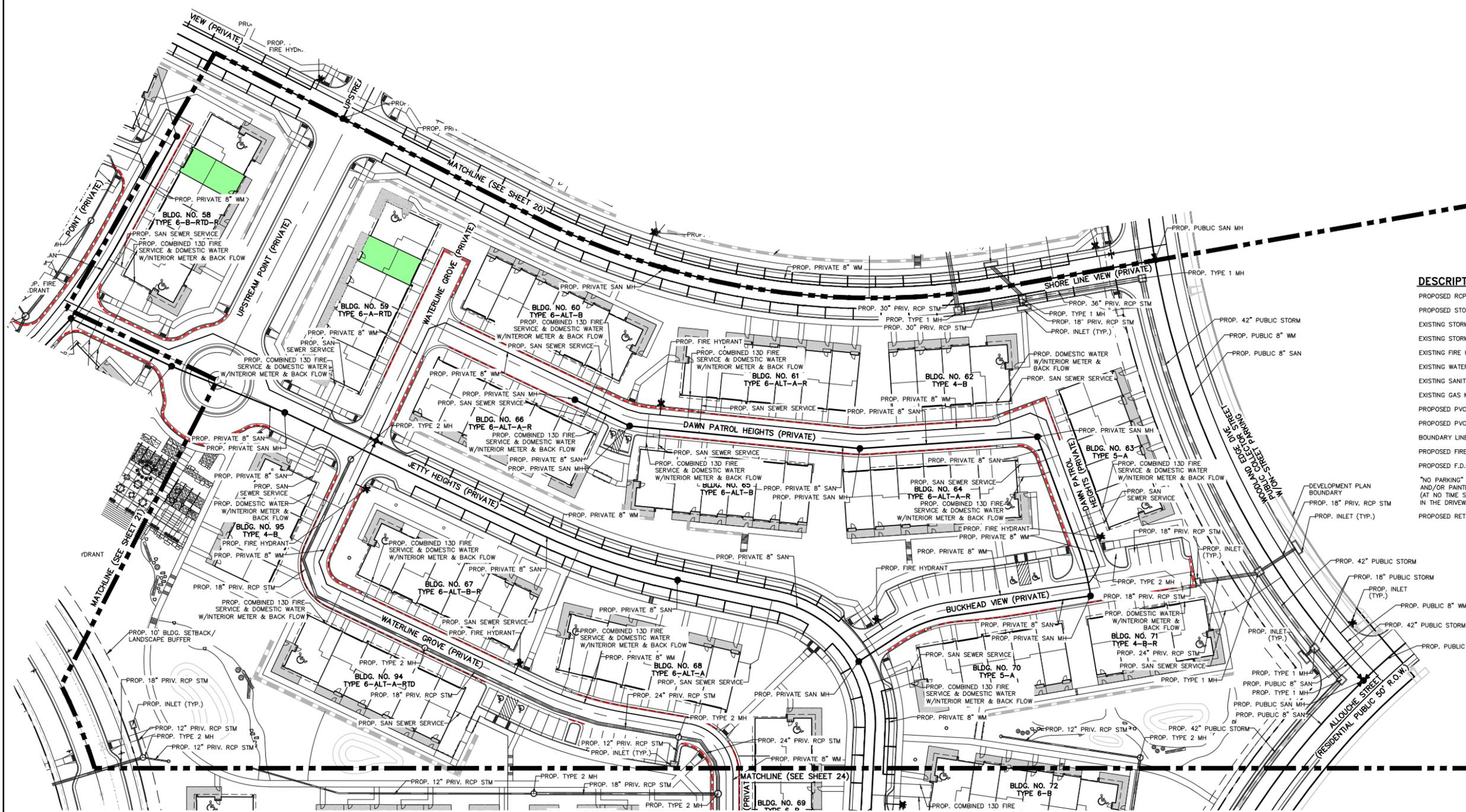
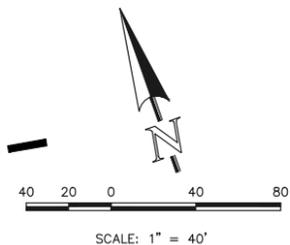
CITY FILE NUMBER
PUD-23-0049

CLASSIC CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

| | | | | |
|-------------|-----|-------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1"= 40' | SHEET | 21 OF 74 |
| CHECKED BY | KRC | (V) 1"= N/A | JOB NO. | 2183.30 |

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)



| DESCRIPTION | SYMBOL |
|--|--------|
| PROPOSED RCP STORM SEWER | |
| PROPOSED STORM INLET (TYPE R) | |
| EXISTING STORM SEWER | |
| EXISTING STORM INLET | |
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| PROPOSED FIRE HYDRANT | |
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| *NO PARKING* FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | |
| PROPOSED RETAINING WALL | |

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF AN IMPROVEMENTS ARE REQUIRED, THE INSPECTOR CAN BE REACHED AT 385-5977.

A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

GENERAL NOTES FOR 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.
- 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.
- 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.
- 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 (NEC) 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.

NOTE:
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kyle.fenner

CITY FILE NUMBER
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CLASSIC
CONSULTING ENGINEERS & SURVEYORS

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

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

| | | | |
|--------------------------------|-----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILE NO. 1 | | | |
| DEVELOPMENT PLAN | | | |
| PRELIMINARY UTILITY PLAN | | | |
| DESIGNED BY | JDP | SCALE | DATE 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET 22 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. 2183.30 |

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

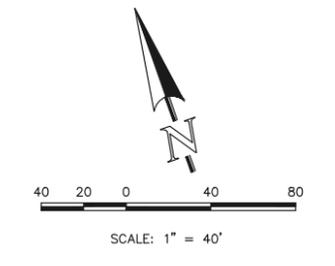
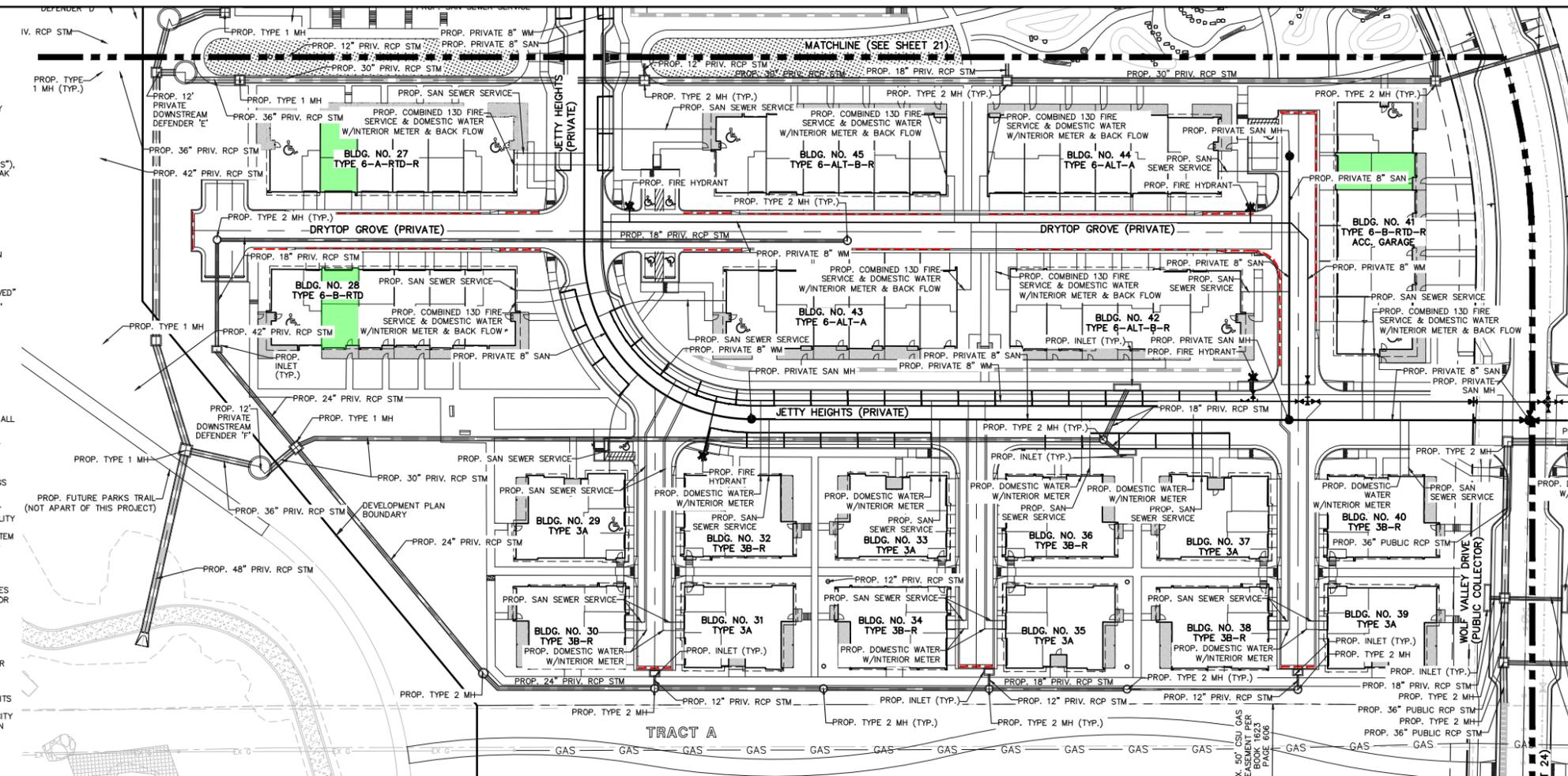
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- ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.
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NOTE:
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LEGEND:

| DESCRIPTION | SYMBOL |
|--|----------|
| PROPOSED RCP STORM SEWER | [Symbol] |
| PROPOSED STORM INLET (TYPE R) | [Symbol] |
| EXISTING STORM SEWER | [Symbol] |
| EXISTING STORM INLET | [Symbol] |
| EXISTING FIRE HYDRANT | [Symbol] |
| EXISTING WATER MAIN | [Symbol] |
| EXISTING SANITARY SEWER MAIN W/ MANHOLE | [Symbol] |
| EXISTING GAS MAIN | [Symbol] |
| PROPOSED PVC SANITARY MAIN W/ MANHOLE | [Symbol] |
| PROPOSED PVC WATER MAIN | [Symbol] |
| BOUNDARY LINE | [Symbol] |
| PROPOSED FIRE HYDRANT | [Symbol] |
| PROPOSED F.D.C. | [Symbol] |
| "NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB (AT NO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE.) | [Symbol] |
| PROPOSED RETAINING WALL | [Symbol] |

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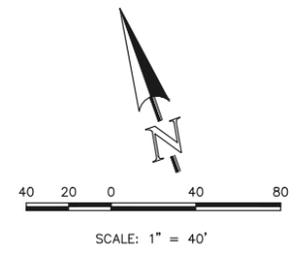
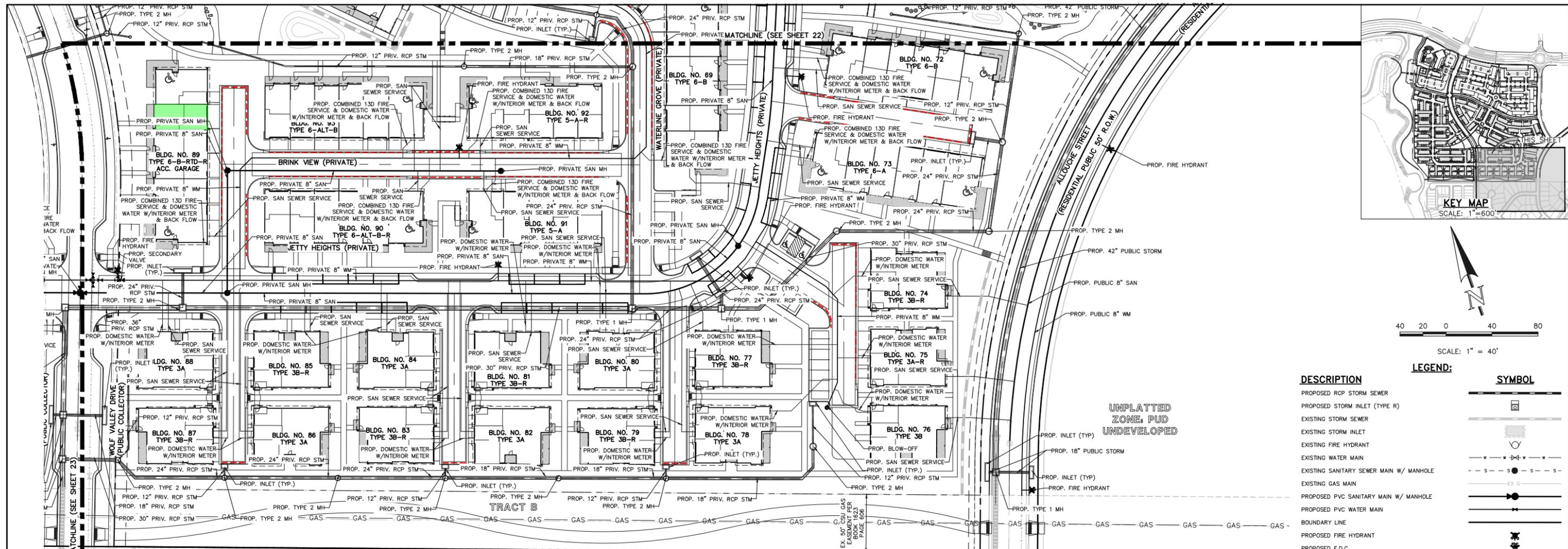
CITY FILE NUMBER
PUD-23-0049

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

| | | | | |
|-------------|-----|-------------|---------|----------|
| DESIGNED BY | JDP | SCALE | DATE | 11/6/23 |
| DRAWN BY | JDP | (H) 1"= 40' | SHEET | 23 OF 74 |
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CLASSIC
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| PROPOSED RETAINING WALL | |

APPROVED
REVEL AT WOLF RANCH FILING NO. 9
ZONE: PUD
UNDEVELOPED

EX 42" RCP PUBLIC
STORM PIPE
EXPECTED FLOWS:
Q5 = 49.5 CFS
Q100 = 103.8 CFS

SITE SPECIFIC NOTES:
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ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
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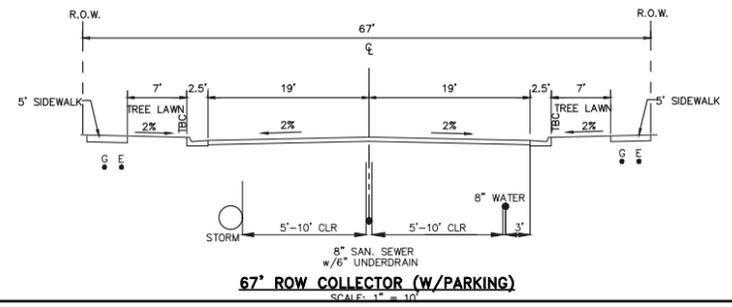
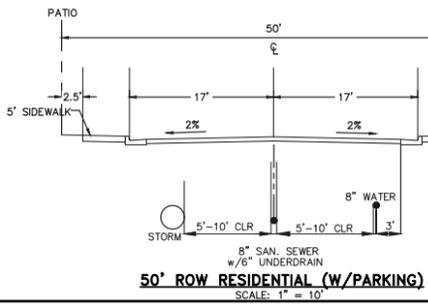
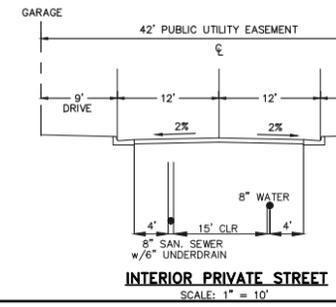
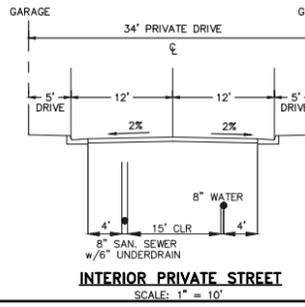
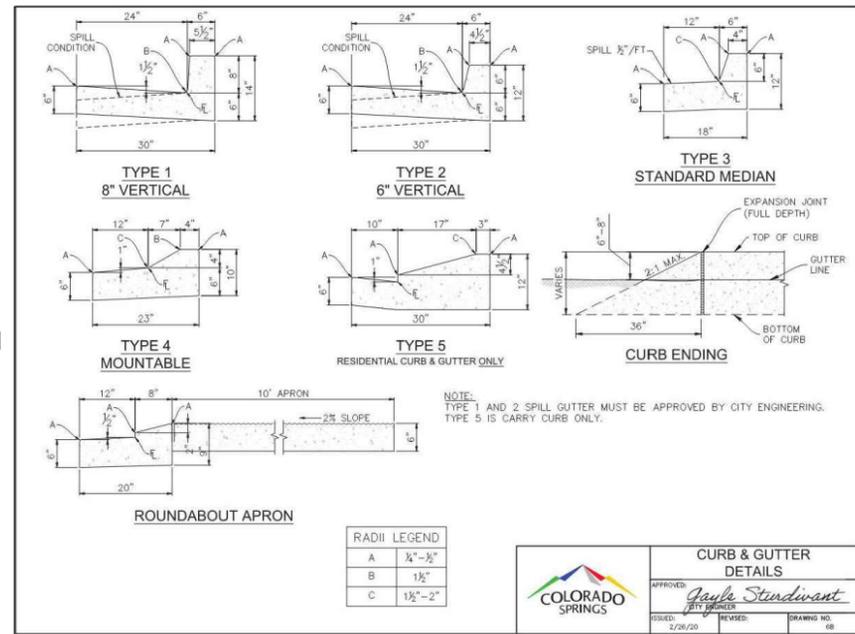
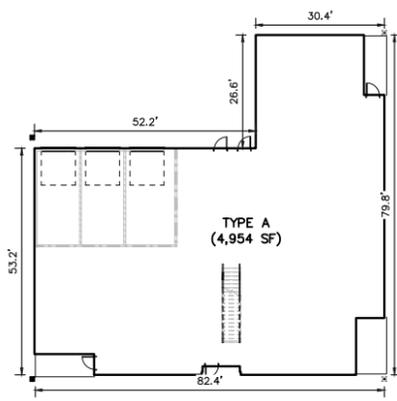
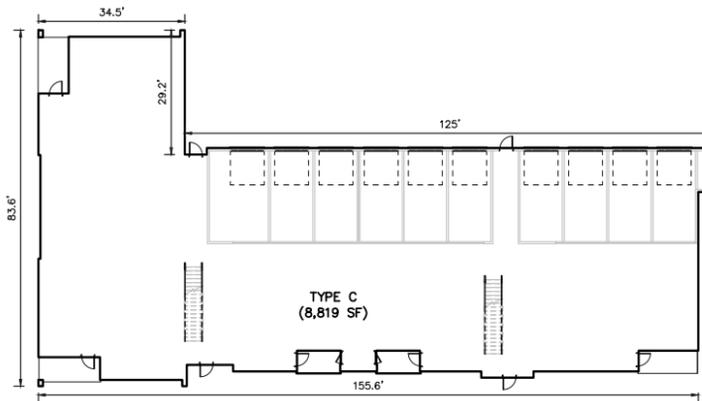
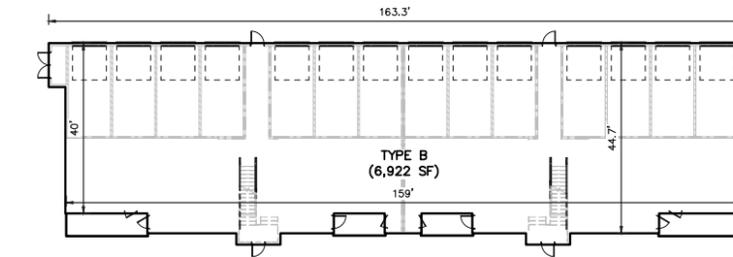
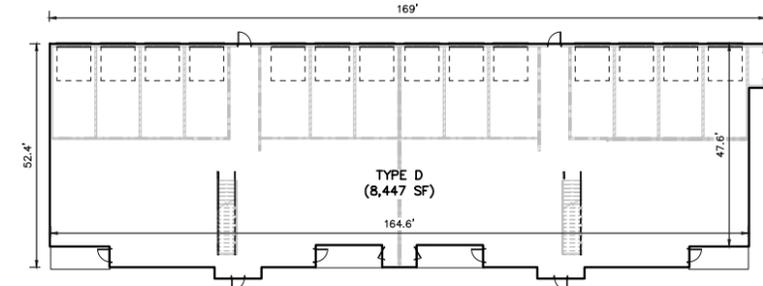
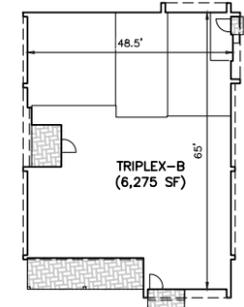
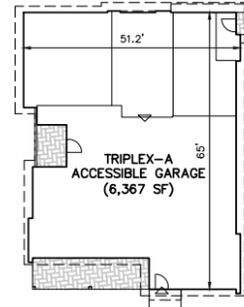
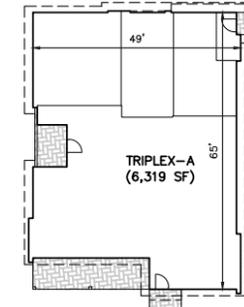
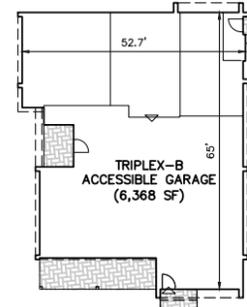
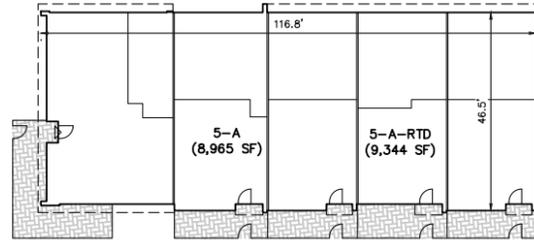
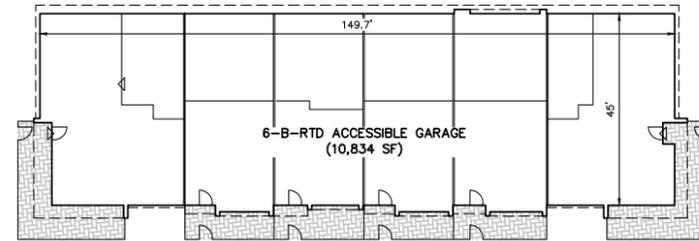
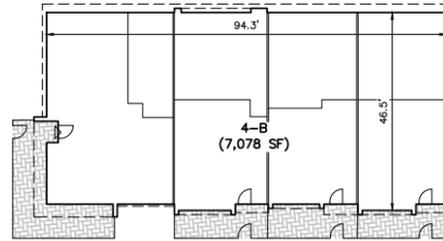
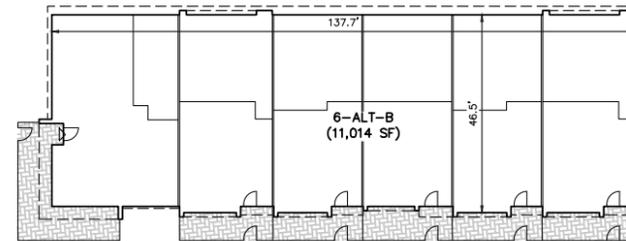
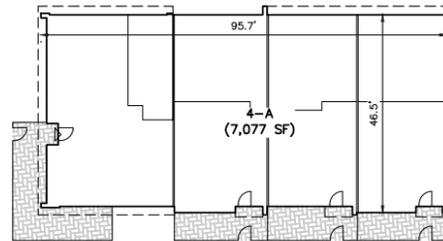
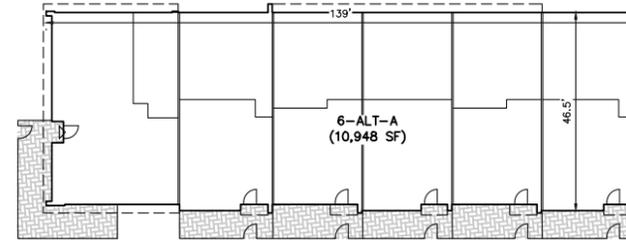
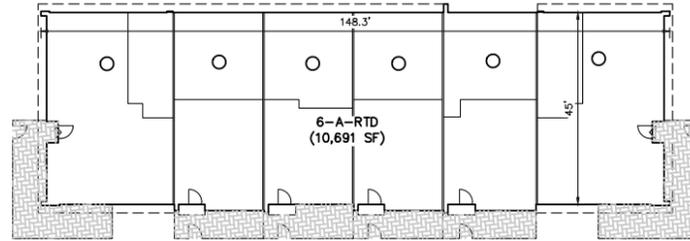
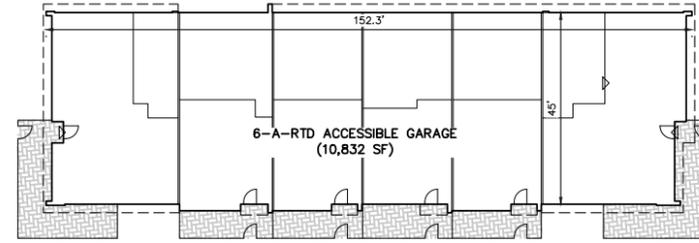
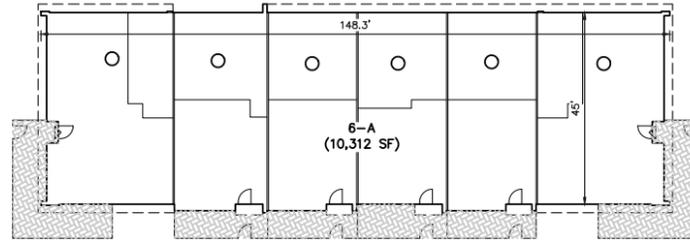
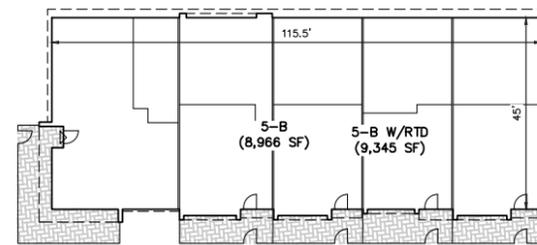
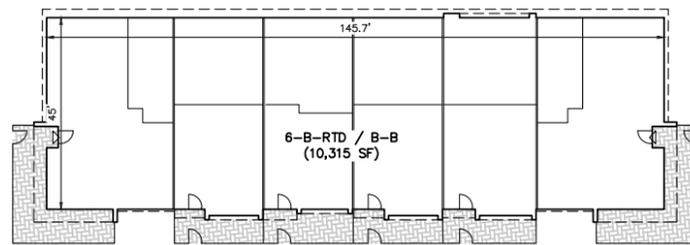
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 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 EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. 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.

NOTE:
NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MAINLINES.

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PUD-23-0049

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Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

| | | | |
|--------------------------------|-----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILING NO. 1 | | | |
| DEVELOPMENT PLAN | | | |
| PRELIMINARY UTILITY PLAN | | | |
| DESIGNED BY | JDP | SCALE | DATE 11/6/23 |
| DRAWN BY | JDP | (H) 1" = 40' | SHEET 24 OF 74 |
| CHECKED BY | KRC | (V) 1" = N/A | JOB NO. 2183.30 |



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(719)785-0799 (Fax)

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
BUILDING FOOTPRINTS & CROSS SECTIONS

DESIGNED BY JDP SCALE DATE 11/6/23
DRAWN BY JDP (H) 1"= 20' SHEET 25 OF 74
CHECKED BY KRC (V) 1"= N/A JOB NO. 2183.30

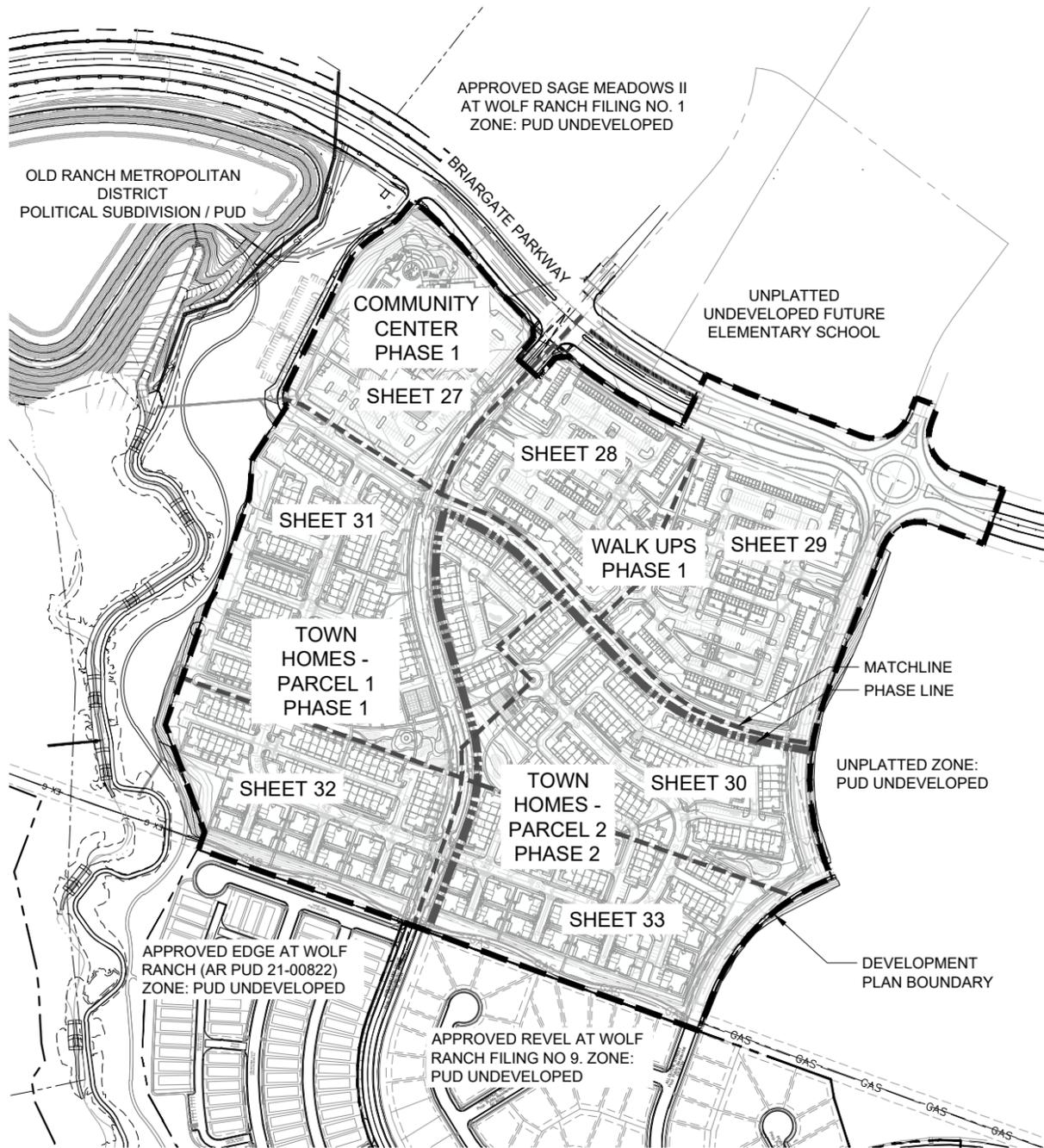
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CITY ENGINEERS

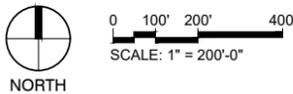
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CITY FILE NUMBER
PUD-23-0049

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



1 LANDSCAPE PLAN OVERALL
1" = 200'



| Sheet Number | Sheet Title |
|--------------|---|
| 26 | PRELIMINARY LANDSCAPE PLAN - OVERALL |
| 27 | PRELIMINARY LANDSCAPE PLAN - COMM. CENTER |
| 28 | PRELIMINARY LANDSCAPE PLAN - WALK UPS |
| 29 | PRELIMINARY LANDSCAPE PLAN - WALK UPS |
| 30 | PRELIMINARY LANDSCAPE PLAN - TOWN HOMES |
| 31 | PRELIMINARY LANDSCAPE PLAN - TOWN HOMES |
| 32 | PRELIMINARY LANDSCAPE PLAN - TOWN HOMES |
| 33 | PRELIMINARY LANDSCAPE PLAN - TOWN HOMES |
| 34 | PRELIMINARY LANDSCAPE SCHEDULE & NOTES |
| 35 | PRELIMINARY LANDSCAPE DETAILS |
| 36 | PRELIMINARY LANDSCAPE DETAILS |
| 37 | PRELIMINARY SHADE STRUCTURE DETAILS |
| 38 | PRELIMINARY LANDSCAPE CALCULATIONS |

GENERAL NOTES

- All work shall be performed in accordance with plans approved by the City of Colorado Springs.
- Base information provided by Engineer. Refer to survey, plat, roadway and utility drawings, and other available documents for property limits, existing conditions, and horizontal and vertical control.
- The limits of work occur at the right-of-way or as shown on plans.
- Verify existing site conditions including, walls, vegetation fences, utilities, property lines, limits of roadways, curbs and gutters, and other obstructions that may affect the progress of work. Locate utilities and maintain their location during all phases of work. Do not damage utility lines/structures. Notify Owner's Representative of any discrepancies before starting any work. Contractor shall be responsible for location of underground utilities or structures, whether or not shown or detailed and installed by any other contract. Restoration of utilities damaged by the Contractor shall be at the Contractor's expense.
- Thoroughly review the site conditions, drawings, and technical specifications prior to construction. Complete the work of this project in accordance with approved drawings.
- Anything mentioned in the technical specifications and not shown on the drawings, or shown on the drawings and not mentioned in the technical specifications shall be of like effect as if shown on or mentioned in both.
- Construction installation, materials, testing and inspection shall comply with applicable codes and ordinances.
- Take necessary steps to protect and maintain all finished work for the duration of the contract until final acceptance.
- These drawings do not specify safety materials, equipment, methods or sequencing to protect persons and property. Direct and implement safety operations and procedures to protect the Owner, other Contractors, the Public, and other for the duration of the contract.
- Notes and details on specific drawings take precedence over general notes and typical details.
- Obtain necessary permits from all jurisdictions as required to construct the work of this project.
- The work of this contract will not be considered complete until all areas have been cleaned of all dirt and debris and all damaged items are repaired.
- All proposed landscaping in the right-of-way shall be per the City of Colorado Springs standards.
- Irrigation to be fully automated drip irrigation system that focuses on water conservation technologies and system efficiency, while providing a system that minimizes water consumption and maintenance costs.
- All planting areas will utilize a subsurface irrigation system. The system will be zoned such that different plant materials, exposures and elevation will be considered and separate zones will be provided where these conditions would dictate.

CONCEPT PLANT SCHEDULE

| | | |
|--|-------------------|------------|
| | SHADE TREE | 480 |
| | SCREENING TREE | 123 |
| | SMALL ACCENT TREE | 106 |
| | FLOWERING TREE | 108 |
| | LARGE ACCENT TREE | 55 |
| | EVERGREEN TREE | 156 |
| | SHRUB PLANTING | 588,397 SF |
| | NATIVE | 265,475 SF |
| | TURF | 37,388 SF |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|--------|------------------------------|----------|--------|
| (2-01) | 3 RAIL FENCE | 2,861 LF | 11/36 |
| (3-01) | LARGE SHADE STRUCTURE TYPE 1 | 1 | 1/37 |
| (3-02) | LARGE SHADE STRUCTURE TYPE 2 | 1 | 2/37 |
| (3-03) | SMALL SHADE STRUCTURE | 3 | 3/37 |
| (5-01) | BIKE RACK | 32 | 9/35 |
| (5-02) | LOUNGE CHAIR | 49 | 2/36 |
| (5-03) | LITTER RECEPTACLE | 12 | 1/36 |
| (5-04) | BENCH | 6 | 3/36 |
| (5-05) | COMMUNITY TABLE | 4 | 4/36 |
| (5-06) | DINING TABLE | 29 | 10/35 |
| (5-07) | DINING CHAIR | 116 | 5/36 |
| (5-08) | CHARCOAL BBQ GRILL | 3 | 7/35 |
| (5-09) | GAS BBQ GRILL | 6 | 9/36 |
| (5-10) | RECTANGULAR FIRE PIT | 1 | 6/35 |
| (5-11) | RECTANGULAR DINING TABLE | 2 | 6/36 |
| (5-12) | DINING STOOL | 12 | 6/36 |
| (5-13) | LOUNGE TABLE | 2 | 7/36 |
| (5-14) | DOG BAG DISPENSER | 12 | 8/36 |
| (5-15) | PING PONG TABLE | 1 | 10/36 |
| (8-01) | PLANNED INFILTRATION AREA | | |

LAYOUT NOTES

- Verify existing site information including, but not limited to street grades, utilities, property lines, limits of roadways, curbs and gutters taken from the Civil Engineer's drawings.
- All work shall comply with applicable codes and ordinances.
- Take all dimensions from back of curb, face of wall or building, and centerline of trees unless otherwise noted.
- All dimensions called out as 'equal' are equidistant measurements.
- Written dimensions supercede scaled dimensions. Do not scale drawings, if there is a question regarding dimensions, contact Dig Studio for verification.
- All angles to match those noted on drawing and all lines of paving to be parallel unless otherwise noted. Maintain horizontal alignment of adjacent elements as noted on drawings.
- Reference to north refers to true north. Reference to scale is for full sized drawings only. Do not scale from drawings.
- Concrete slabs or footings shall be doweled into abutting walls, foundations and footings where shown doweled on the plan.
- Provide expansion joints in concrete paving, curbs, and walls, a maximum distance of 30 feet apart and at all intersections. Provide expansion joints where new curbs, walls, and any new concrete abuts existing concrete paving, buildings, curbs, and walls unless otherwise noted.
- Provide control joints evenly spaced between expansion joints as shown on drawings, except where special score joint pattern is specified.
- Sleeves and conduits shall be installed a minimum of 18 inches below finished grade and shall extend 12 inches beyond back of curbs, walls, and paving.
- Coordinate and field verify all sleeving locations for all utility, electrical, and irrigation prior to construction.
- Proposed trees in the right-of-way shall be pre-approved by the City and shall be a minimum of 20' from property corners at intersections, 30' from stop signs, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.
- Contractor to field verify all quantities, areas, and dimensions.

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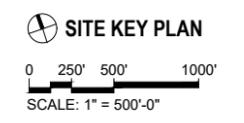
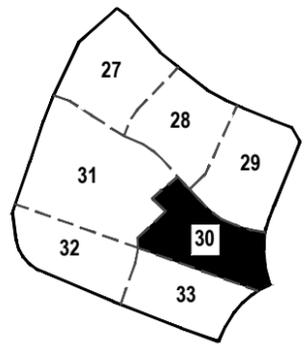
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(719) 785-0790
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| DESIGNED BY | PS | SCALE | DATE |
|-------------|----------|----------|----------------|
| | | | 8/30/23 |
| DRAWN BY | TM | (H) 1" = | SHEET 26 OF 74 |
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| | N/A | | |





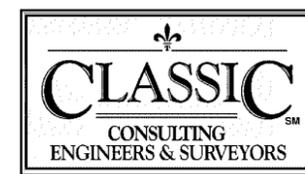
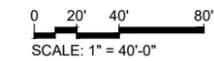
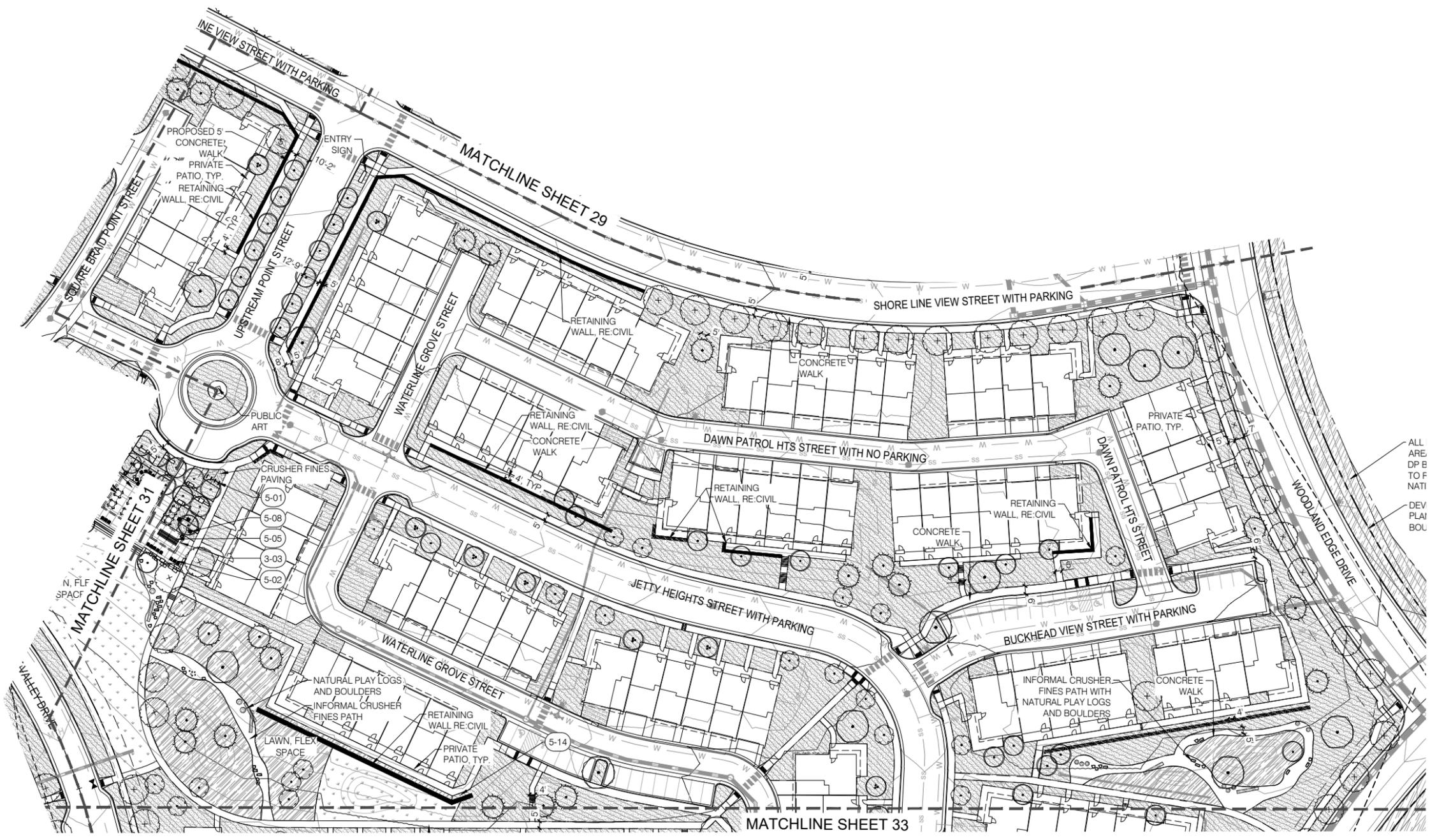
REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|-------------------------------|------------------------------|
| 2 - WALLS & FENCES | |
| (2-01) | 3 RAIL FENCE |
| 3 - METALS | |
| (3-01) | LARGE SHADE STRUCTURE TYPE 1 |
| (3-02) | LARGE SHADE STRUCTURE TYPE 2 |
| (3-03) | SMALL SHADE STRUCTURE |
| 5 - FURNISHINGS | |
| (5-01) | BIKE RACK |
| (5-02) | LOUNGE CHAIR |
| (5-03) | LITTER RECEPTACLE |
| (5-04) | BENCH |
| (5-05) | COMMUNITY TABLE |
| (5-06) | DINING TABLE |
| (5-07) | DINING CHAIR |
| (5-08) | CHARCOAL BBQ GRILL |
| (5-09) | GAS BBQ GRILL |
| (5-10) | RECTANGULAR FIRE PIT |
| (5-11) | RECTANGULAR DINING TABLE |
| (5-12) | DINING STOOL |
| (5-13) | LOUNGE TABLE |
| (5-14) | DOG BAG DISPENSER |
| (5-15) | PING PONG TABLE |

| SYMBOL | DESCRIPTION |
|--------|---------------------------|
| (8-01) | PLANNED INFILTRATION AREA |

CONCEPT PLANT SCHEDULE - TOWNHOMES

| | | | | | |
|--|-------------------|-----|--|-----------------|------------|
| | SHADE TREE | 165 | | SHRUB PLANTING | 355,021 SF |
| | SCREENING TREE | 113 | | NATIVE | 153,351 SF |
| | SMALL ACCENT TREE | 30 | | TURF | 21,458 SF |
| | FLOWERING TREE | 101 | | ARTIFICIAL TURF | 3,886 SF |
| | LARGE ACCENT TREE | 41 | | | |
| | EVERGREEN TREE | 95 | | | |



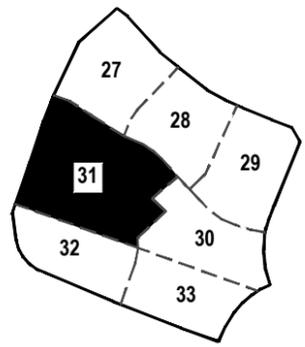
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| LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1 DEVELOPMENT PLAN PRELIMINARY LANDSCAPE PLAN - TOWN HOMES | | | |
| DESIGNED BY | PS | SCALE | DATE |
| DRAWN BY | TM | (H) 1" = N/A | 8/30/23 |
| CHECKED BY | (V) 1" = N/A | SHEET | 30 OF 74 |
| | | JOB NO. | 2183.30 |

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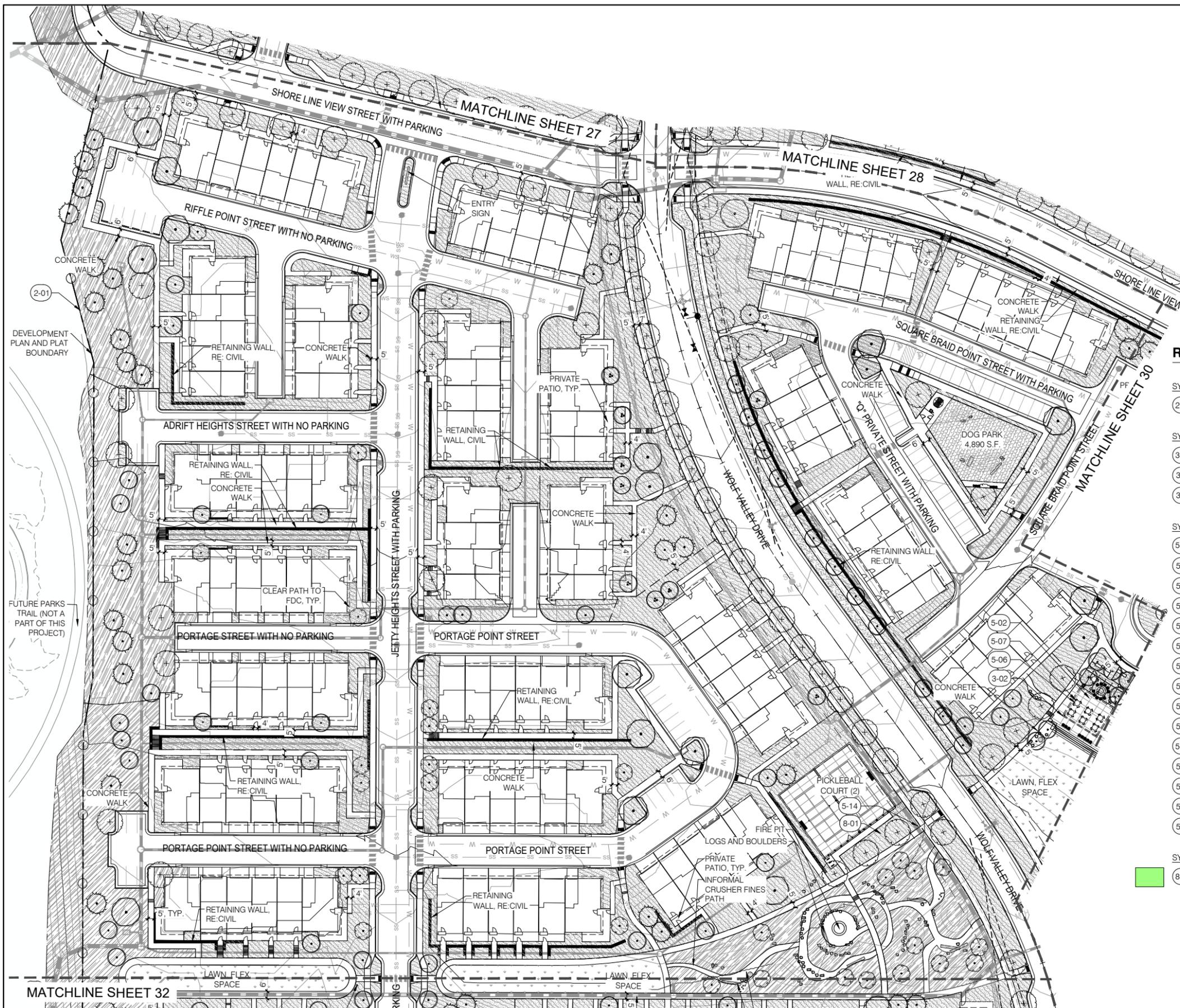
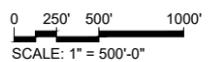
Land Use Review
Approved
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SITE KEY PLAN



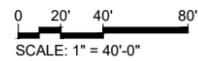
REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| 2-01 | 3 RAIL FENCE |
| 3-01 | LARGE SHADE STRUCTURE TYPE 1 |
| 3-02 | LARGE SHADE STRUCTURE TYPE 2 |
| 3-03 | SMALL SHADE STRUCTURE |
| 5-01 | BIKE RACK |
| 5-02 | LOUNGE CHAIR |
| 5-03 | LITTER RECEPTACLE |
| 5-04 | BENCH |
| 5-05 | COMMUNITY TABLE |
| 5-06 | DINING TABLE |
| 5-07 | DINING CHAIR |
| 5-08 | CHARCOAL BBQ GRILL |
| 5-09 | GAS BBQ GRILL |
| 5-10 | RECTANGULAR FIRE PIT |
| 5-11 | RECTANGULAR DINING TABLE |
| 5-12 | DINING STOOL |
| 5-13 | LOUNGE TABLE |
| 5-14 | DOG BAG DISPENSER |
| 5-15 | PING PONG TABLE |
| 8-01 | PLANNED INFILTRATION AREA |

TOWNHOMES CONCEPT PLANT SCHEDULE -

| SYMBOL | DESCRIPTION | QUANTITY |
|---------------------|-------------------|------------|
| + | SHADE TREE | 165 |
| • | SCREENING TREE | 113 |
| •• | SMALL ACCENT TREE | 30 |
| ••• | FLOWERING TREE | 101 |
| •••• | LARGE ACCENT TREE | 41 |
| ••••• | EVERGREEN TREE | 95 |
| [Hatched Box] | SHRUB PLANTING | 355,021 SF |
| [Dotted Box] | NATIVE | 153,351 SF |
| [Stippled Box] | TURF | 21,458 SF |
| [Cross-hatched Box] | ARTIFICIAL TURF | 3,886 SF |

MATCHLINE SHEET 32



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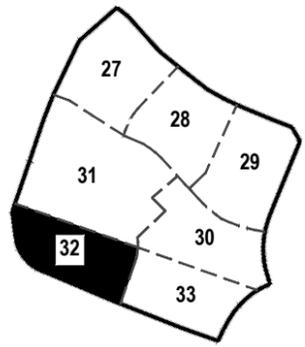
LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN
- TOWN HOMES

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| DESIGNED BY | PS | SCALE | DATE | 8/30/23 |
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| CHECKED BY | (V) 1" = N/A | JOB NO. | 2183.30 | |

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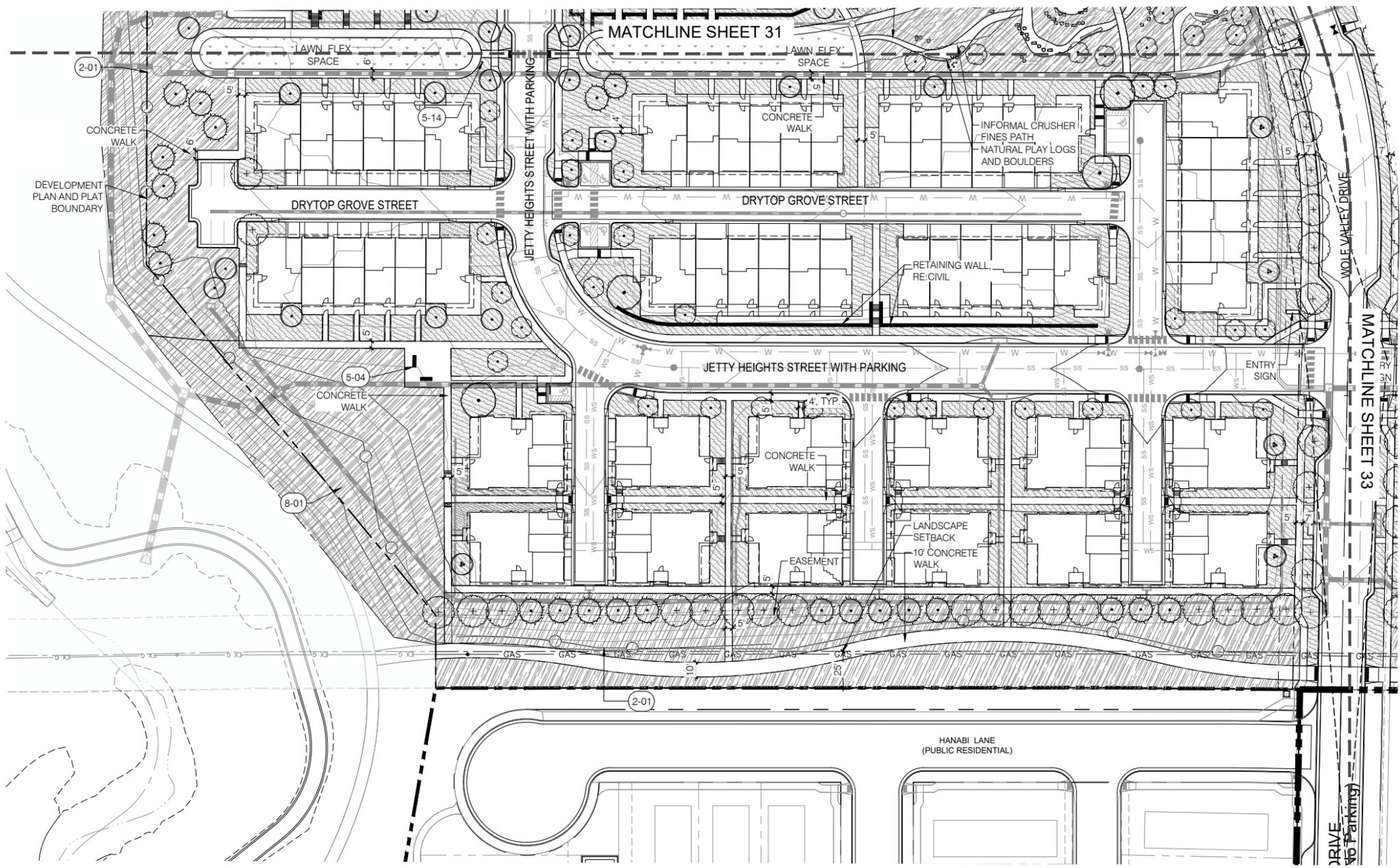
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SITE KEY PLAN

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REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|------------------------------|
| 2 - | WALLS & FENCES |
| 2-01 | 3 RAIL FENCE |
| 3 - | METALS |
| 3-01 | LARGE SHADE STRUCTURE TYPE 1 |
| 3-02 | LARGE SHADE STRUCTURE TYPE 2 |
| 3-03 | SMALL SHADE STRUCTURE |
| 5 - | FURNISHINGS |
| 5-01 | BIKE RACK |
| 5-02 | LOUNGE CHAIR |
| 5-03 | LITTER RECEPTACLE |
| 5-04 | BENCH |
| 5-05 | COMMUNITY TABLE |
| 5-06 | DINING TABLE |
| 5-07 | DINING CHAIR |
| 5-08 | CHARCOAL BBQ GRILL |
| 5-09 | GAS BBQ GRILL |
| 5-10 | RECTANGULAR FIRE PIT |
| 5-11 | RECTANGULAR DINING TABLE |
| 5-12 | DINING STOOL |
| 5-13 | LOUNGE TABLE |
| 5-14 | DOG BAG DISPENSER |
| 5-15 | PING PONG TABLE |
| 8 - | PLANTING |
| 8-01 | PLANNED INFILTRATION AREA |

CONCEPT PLANT SCHEDULE - TOWNHOMES

| | | | | | |
|--|-------------------|-----|--|-----------------|------------|
| | SHADE TREE | 165 | | SHRUB PLANTING | 355,021 SF |
| | SCREENING TREE | 113 | | NATIVE | 153,351 SF |
| | SMALL ACCENT TREE | 30 | | TURF | 21,458 SF |
| | FLOWERING TREE | 101 | | ARTIFICIAL TURF | 3,886 SF |
| | LARGE ACCENT TREE | 41 | | | |
| | EVERGREEN TREE | 95 | | | |

FOR CITY USE:

Land Use Review Approved
11/27/2023
12:48:21 PM
kyle.fenner

CITY FILE NUMBER
XXXX-XX-XXXX

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

LAKESIDE HEIGHTS AT WOLF RANCH
FILING NO. 1
DEVELOPMENT PLAN
PRELIMINARY LANDSCAPE PLAN
- TOWN HOMES

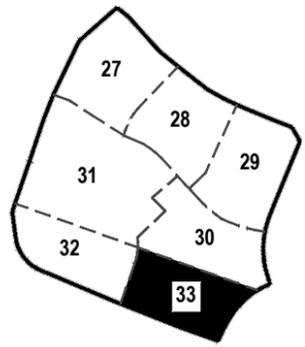
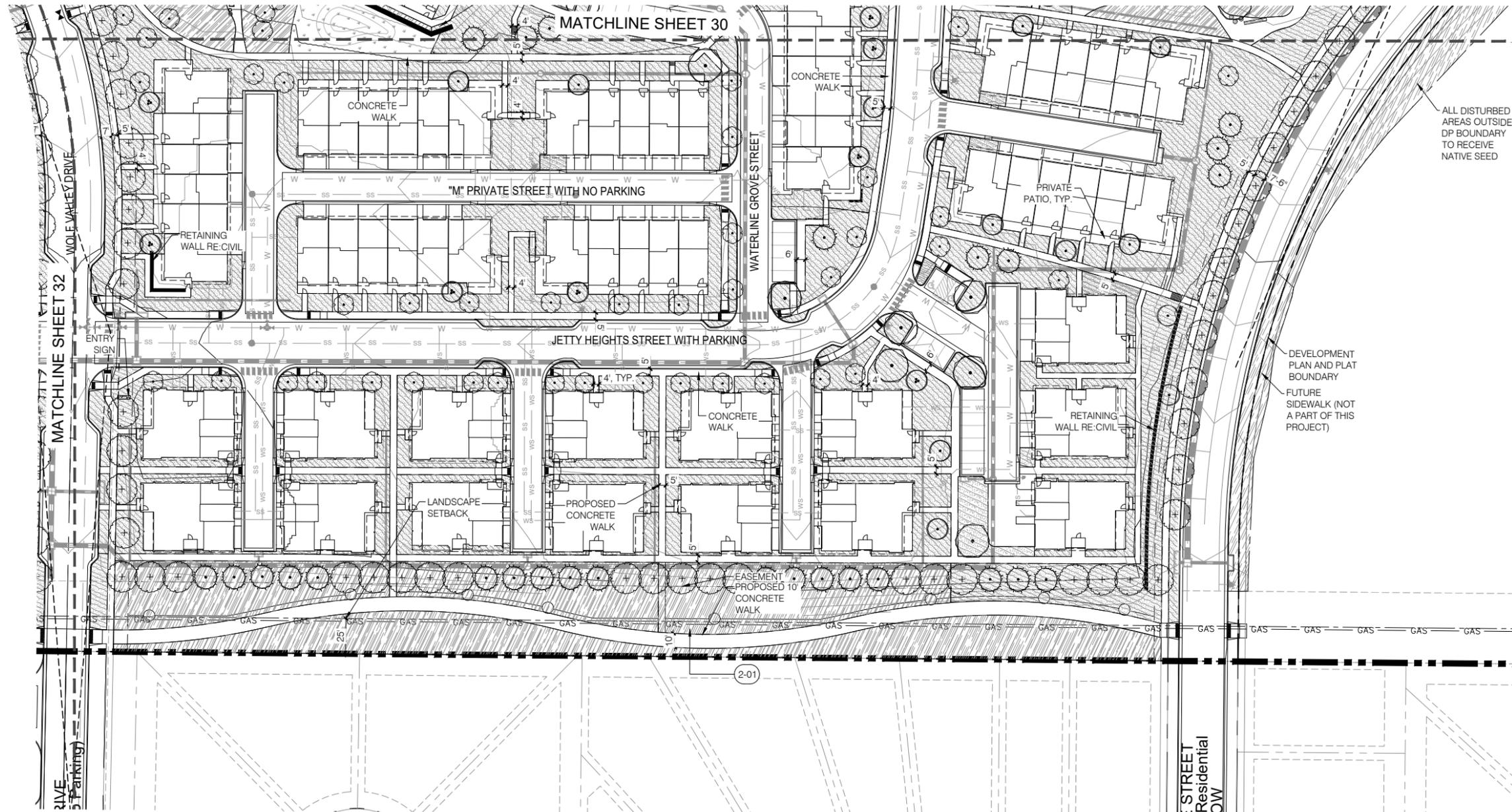
| | | | | |
|-------------|--------------|--------------|---------|----------|
| DESIGNED BY | PS | SCALE | DATE | 9/22/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET | 32 OF 74 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 2183.30 | |

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

0 20' 40' 80'
SCALE: 1" = 40'-0"

Dig
Studio

P:\2023\17\17000\17000.dwg (11/27/2023 12:48:21 PM) PLOTTED BY: KYLE FENNER



SITE KEY PLAN
 0 250' 500' 1000'
 SCALE: 1" = 500'-0"

REFERENCE NOTES SCHEDULE

| 2 - WALLS & FENCES | |
|--------------------|------------------------------|
| SYMBOL | DESCRIPTION |
| (2-01) | 3 RAIL FENCE |
| 3 - METALS | |
| SYMBOL | DESCRIPTION |
| (3-01) | LARGE SHADE STRUCTURE TYPE 1 |
| (3-02) | LARGE SHADE STRUCTURE TYPE 2 |
| (3-03) | SMALL SHADE STRUCTURE |
| 5 - FURNISHINGS | |
| SYMBOL | DESCRIPTION |
| (5-01) | BIKE RACK |
| (5-02) | LOUNGE CHAIR |
| (5-03) | LITTER RECEPTACLE |
| (5-04) | BENCH |
| (5-05) | COMMUNITY TABLE |
| (5-06) | DINING TABLE |
| (5-07) | DINING CHAIR |
| (5-08) | CHARCOAL BBQ GRILL |
| (5-09) | GAS BBQ GRILL |
| (5-10) | RECTANGULAR FIRE PIT |
| (5-11) | RECTANGULAR DINING TABLE |
| (5-12) | DINING STOOL |
| (5-13) | LOUNGE TABLE |
| (5-14) | DOG BAG DISPENSER |
| (5-15) | PING PONG TABLE |
| 8 - PLANTING | |
| SYMBOL | DESCRIPTION |
| (8-01) | PLANNED INFILTRATION AREA |

CONCEPT PLANT SCHEDULE - TOWNHOMES

| | | | | | |
|-----|-------------------|-----|------------------|-----------------|------------|
| (+) | SHADE TREE | 165 | (diagonal lines) | SHRUB PLANTING | 355,021 SF |
| (•) | SCREENING TREE | 113 | (diagonal lines) | NATIVE | 153,351 SF |
| (•) | SMALL ACCENT TREE | 30 | (dots) | TURF | 21,458 SF |
| (•) | FLOWERING TREE | 101 | (cross-hatch) | ARTIFICIAL TURF | 3,886 SF |
| (•) | LARGE ACCENT TREE | 41 | | | |
| (•) | EVERGREEN TREE | 95 | | | |

FOR CITY USE:

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CLASSIC
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LAKESIDE HEIGHTS AT WOLF RANCH
 FILING NO. 1
 DEVELOPMENT PLAN
 PRELIMINARY LANDSCAPE PLAN
 - TOWN HOMES

| | | | | |
|-------------|--------------|--------------|---------|----------|
| DESIGNED BY | PS | SCALE | DATE | 9/22/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET | 33 OF 74 |
| CHECKED BY | (V) 1" = N/A | JOB NO. | 2183.30 | |

619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)

NORTH

0 20' 40' 80'
 SCALE: 1" = 40'-0"

Dig
 Studio

P:\2023\17\17000\17000.dwg (11/27/2023 12:48:21 PM) PLANTING SCHEDULE BY: MATEOSKI

PLANT SCHEDULE

| DECIDUOUS TREES | SIZE |
|---|----------|
| ACER MIYABEI 'STATE STREET' MIYABEI MAPLE | 2.5" CAL |
| ACER PLATANOIDES 'EMERALD LUSTRE' NORWAY MAPLE | 2.5" CAL |
| ACER RUBRUM 'JFS-KW78' TM ARMSTRONG GOLD MAPLE | 2.5" CAL |
| ACER TATARICUM 'PATTERN PERFECT' PATTERN PERFECT TATARIAN MAPLE | 2.5" CAL |
| ACER X FREEMANII AUTUMN BLAZE AUTUMN BLAZE MAPLE | 2.5" CAL |
| AESCULUS GLABRA OHIO BUCKEYE | 2.5" CAL |
| CATALPA SPECIOSA NORTHERN CATALPA | 2.5" CAL |
| CELTIS OCCIDENTALIS COMMON HACKBERRY | 2.5" CAL |
| GINKGO BILOBA 'AUTUMN GOLD' TM MAIDENHAIR TREE | 2.5" CAL |
| GLEDTISIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST | 2.5" CAL |
| GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE | 2.5" CAL |
| KOELREUTERIA PANICULATA GOLDEN RAINTREE | 2.5" CAL |
| PLATANUS X ACERIFOLIA 'MORTON CIRCLE' EXCLAMATION LONDON PLANE TREE | 2.5" CAL |
| PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY | 2.5" CAL |
| PYRUS CALLERYANA CALLERY PEAR 'CHANTICLEER' | 2.5" CAL |
| QUERCUS ALBA CRIMSCHMIDT CRIMSON SPIRE | 2.5" CAL |
| QUERCUS BUCKLEYI BUCKLEY OAK | 2.5" CAL |
| QUERCUS GAMBELII GAMBEL OAK | 2" CAL |
| QUERCUS MACROCARPA BURR OAK | 2.5" CAL |
| QUERCUS MUEHLENBERGII CHINKAPIN OAK | 2.5" CAL |
| QUERCUS RUBRA RED OAK | 4" CAL |
| QUERCUS X WAREI 'REGAL PRINCE' REGAL PRINCE OAK | 2.5" CAL |
| SOPHORA JAPONICA JAPANESE PAGODA TREE | 2.5" CAL |
| ULMUS PROPINQUA EMERALD SUNSHINE EMERALD SUNSHINE ELM | 2.5" CAL |
| ULMUS X 'ACCOLADE' ACCOLADE ELM | 2.5" CAL |

| EVERGREEN TREES | SIZE |
|---|------------|
| JUNIPERUS MONOSPERMA CHERRYSTONE | 6' HT. |
| JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER | 6'-8' HT. |
| JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER | 8'-10' HT |
| PICEA PUNGENS 'BABY BLUE EYES' BABY BLUE EYES SPRUCE | 6'-8' HT. |
| PINUS EDULIS PINON PINE | 8'-10' HT |
| PINUS FLEXILIS 'VANDERWOLF' S PYRAMID 'VANDERWOLF' S PYRAMID PINE | 8'-10' HT |
| PINUS PONDEROSA PONDEROSA PINE | 10'-12' HT |

| SHRUBS | SIZE |
|--|-------|
| AMORPHA CANESCENS LEADPLANT | 5 GAL |
| ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' MANZANITA | 5 GAL |
| ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' PANCHITO MANZANITA | 5 GAL |
| BUDDLEJA DAVIDII 'PETITE SNOW' TM PETITE SNOW BUTTERFLY BUSH | 5 GAL |
| CHAMAEBATIARIA MILLEFOLIUM DESERT SWEET FERNBUSH | 5 GAL |
| CHRYSOTHAMNUS NAUSEOSUS VAR. NAUSEOSUS BABY BLUE RABBITBRUSH | 5 GAL |
| ERICAMERIA NAUSEOSA SPECIOSA DWARF BLUE RABBITBRUSH | 5 GAL |
| FORESTIERA NEOMEXICANA NEW MEXICO PRIVET | 5 GAL |
| HESPERALOE PARVIFLORA RED YUCCA | 5 GAL |
| PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE | 5 GAL |
| PHYSOCARPUS OPULIFOLIUS 'AMBER JUBILEE' NINEBARK | 3 GAL |
| RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC | 5 GAL |
| RIBES RUBRUM 'RED LAKE' RED LAKE RED CURRANT | 5 GAL |

| GRASSES | SIZE |
|---|-------|
| BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 1 GAL |
| MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM MUHLY | 5 GAL |
| MUHLENBERGIA REVERCHONII 'PUNDO1S' TM UNDAUNTED RUBY MUHLY | 5 GAL |
| PANICUM VIRGATUM 'SHENANDOAH' RED SWITCH GRASS | 5 GAL |
| SPOROBOLUS WRIGHTII BIG SACATON | 1 GAL |

| PERENNIALS | SIZE |
|--|-------|
| AGASTACHE AURANTIACA 'CORONADO' CORONADO HYSOP | 1 GAL |
| AGASTACHE CANA 'SINNING' SONORAN SUNSET HYSOP | 1 GAL |
| ECHINACEA TENNESSEENSIS TENNESSEE CONEFLOWER | 5 GAL |
| ENGELMANNIA PERISTENIA ENGELMANN' S DAISY | 1 GAL |
| SESELI GUMMIFERUM MOON CARROT | 5 GAL |

| SHRUB AREAS | SIZE |
|--|-------|
| AGASTACHE CANA 'SINNING' SONORAN SUNSET HYSOP | 1 GAL |
| AGASTACHE X 'AVA' AVA HUMMINGBIRD MINT | 1 GAL |
| ALLIUM HOLLANDICUM 'PURPLE SENSATION' | BULB |
| ALLIUM HOLLANDICUM 'PURPLE SENSATION' | BULB |
| ASCLEPIAS INCARNATA SWAMP MILKWEED | 1 GAL |
| ASTER LAEVIS SMOOTH BLUE ASTER | 1 GAL |
| ASTER LAEVIS 'BLUEBIRD' BLUEBIRD ASTER | 1 GAL |
| BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA | 1 GAL |
| CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA KOREAN FEATHER REED GRASS | 1 GAL |
| CENTRANTHUS RUBER RED VALERIAN | 1 GAL |
| CHAMERION ANGUSTIFOLIUM FIREWEED | 1 GAL |
| ECHINACEA PURPUREA 'WHITE SWAN' WHITE SWAN CONEFLOWER | 1 GAL |
| ECHINACEA TENNESSEENSIS TENNESSEE CONEFLOWER | 1 GAL |
| EPHEDRA EQUISETINA MA HUANG | 5 GAL |

| | |
|--|-------|
| EUPATORIUM DUBIUM 'LITTLE JOE' JOE-PYE WEED | 1 GAL |
| HELIENIUM AUTUMNALE SNEEZEWEED | 1 GAL |
| MELINIS NERVIGLUMIS RUBY GRASS | 1 GAL |
| NEPETA X 'PSFIKE' TM LITTLE TRUDY CATMINT | 1 GAL |
| PANICUM VIRGATUM 'HEAVY METAL' BLUE SWITCH GRASS | 1 GAL |
| PENSTEMON MENSARUM GRAND MESA BEARDTONGUE | 1 GAL |
| PENSTEMON X MEXICALI 'PWIN02S' TM WINDWALKER PENSTEMON | 1 GAL |
| RUDBECKIA LACINIATA CUTLEAF CONEFLOWER | 1 GAL |
| SALVIA PACHYPHYLLA BLUE SAGE | 1 GAL |
| SHRUB MIX | 5 GAL |
| SOLIDAGO OHIOENSIS OHIO GOLDENROD | 1 GAL |
| SOLIDAGO X 'GOLDEN BABY' GOLDENROD | 1 GAL |
| TANACETUM CINERARIIFOLIUM PYRETHRUM, DALMATIAN | 1 GAL |
| VERONICASTRUM VIRGINICUM 'ALBUM' CULVER' S ROOT | 1 GAL |

| GROUND COVERS | |
|--|--|
| ACHNATHERUM HYMENOIDES 'RIMROCK' RIMROCK INDIAN RICE GRASS | |
| BOUTELOUA CURTIPENDULA 'KILLDEER' KILLDEER SIDE OATS GRAMA | |
| BOUTELOUA CURTIPENDULA 'KILLDEER' KILLDEER SIDE OATS GRAMA | |
| BOUTELOUA GRACILIS 'BAD RIVER' BLUE GRAMA | |
| CLEOME SERRULATA ROCKY MOUNTAIN BEEPLANT | |
| DALEA PURPUREA PURPLE PRAIRIE CLOVER | |
| ELYMUS LANCEOLATUS 'CRITANA' THICKSPIKE WHEATGRASS | |
| ERIGERON SPECIOSUS SHOWY FLEABANE | |
| LIATRIS PUNCTATA DOTTED GAYFEATHER | |
| ORYZOPSIS HYMENOIDES INDIAN RICE GRASS | |
| PASCOPYRUM SMITHII 'ARRIBA' ARRIBA WESTERN WHEATGRASS | |
| RUDBECKIA HIRTA BLACK-EYED SUSAN | |
| RUDBECKIA HIRTA BLACK-EYED SUSAN | |
| SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM GRASS | |
| SPOROBOLUS CRYPTANANDRUS SAND DROPSEED | |
| SPOROBOLUS CRYPTANANDRUS SAND DROPSEED | |

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

OVERALL CONCEPT PLANT SCHEDULE

| | | |
|---|-------------------|------------|
|  | SHADE TREE | 506 |
|  | SCREENING TREE | 114 |
|  | SMALL ACCENT TREE | 124 |
|  | FLOWERING TREE | 106 |
|  | LARGE ACCENT TREE | 59 |
|  | EVERGREEN TREE | 177 |
|  | SHRUB PLANTING | 611,154 SF |
|  | NATIVE | 228,218 SF |
|  | TURF | 38,508 SF |
|  | ARTIFICIAL TURF | 10,464 SF |

PLANTING NOTES

- All plant materials shall meet or exceed current American Standard for Nursery Stock (ANSI Z60.1-2004) and the Colorado Nursery Act and accompanying Rules and Regulations.
- All plants will be balled and burlapped or container grown. Bare root or spaded plants will not be accepted.
- Supply all plant material in quantities sufficient to complete the planting bed as shown on the drawings.
- All plants will be inspected and approved by the Owner's Representative prior to delivery to the site.
- Any proposed substitutions of plant species shall be approved by the Landscape Architect prior to delivery to the site.
- Obtain Landscape Architects approval of finish grading prior to the start of planting.
- Stake locations of all proposed trees and edges of new planting beds for approval by the Landscape Architect prior to the commencement of planting.
- Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes and structures. The Landscape Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation. Landscape Contractor shall take sole responsibility for any cost of utility repair due to damage caused by his operations.
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- See specifications for planting requirements, soil preparation testing, materials and execution. Arrange for visit of Landscape Architect for review and approval a minimum of 48 hours prior to installation.
- See details and specifications for staking method, plant pit dimensions and backfill requirements.
- Landscape Contractor shall provide per-unit costs for every size of plant materials, and by type, as called out on planting plans. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
- Landscape Contractor is responsible to do their own quantity takeoffs for all plant materials and sizes shown on plans.
- The Landscape Contractor shall be responsible for positive drainage throughout the site with accurately set flow lines. No low spots or ponding of surface water will be accepted in final work.
- Coordinate installation of large plant material with installation of wall footings, bridge abutments and pavements. Any damage to improvements by others is the responsibility of the Landscape Contractor.
- The Landscape Contractor shall allow for the addition of specified quantities of soil amendments, conditioners and mulch in soil preparation and finish grading.
- Imported soil shall be used to supplement the existing soil as necessary to meet the finish grade requirements at planting areas.
- The Landscape Contractor shall verify soil test at his expense prior to planting and will follow test recommendations and Landscape Architect's approval for soil amendments. The Landscape Contractor shall receive the specified subgrade elevation, of +/- one tenth of a foot below finish grade.
- The Landscape Contractor shall be responsible to furnish and install amended or imported soil in any planting areas as necessary to achieve the specified finish planting grades unless otherwise noted on plans or specs.
- The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project. For trees in the right-of-way by Builder or Contractor, adjustments of 5'-0" or more must have prior authorization of Landscape Architect.
- Contractor is to familiarize himself with the layout, grading and civil engineering documents to coordinate actual location of trees and shrubs.
- Maintenance Statement: All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials.
- Take dimensions from back of curb, center line of trees, and centerline of light pole bases, unless otherwise noted.
- Take all dimensions perpendicular to any reference line, centerline, or back of curb.
- Written dimensions supersede scaled dimensions. Do not scale drawings, if there is a question regarding dimension, contact Landscape Architect for verification.
- All landscaped areas shall be irrigated with an automatic irrigation system. Lawn areas will be sprayed and shrubs will be drip irrigated. Natural areas, such as those with prairie types of grasses and native shrub species, are designed to irrigate through grow-in and then be shut off except during severe drought. Contractor shall be responsible for taps, backflow prevention and winterization systems, sleeving under paved areas and all sprinkler system components necessary for a fully functional system. Trees shall be on a separate zone from turf.
- Street Trees shall be placed 5'-0" min from buried utilities.
- All proposed landscaping in the right-of-way shall be per the City of Colorado Springs Standards. Trees to be in accordance with current City of Colorado Springs Standards including approved species; family, genus and species quantity and percentage limits; and limitations on the quantity of same-species trees in a row. Installation of trees in right-of-way to be per City of Colorado Springs detail.
- Proposed trees in the right-of-way shall be pre-approved by the Landscape Architect and shall be a minimum of 20' from property corners at intersections, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.

FOR CITY USE:



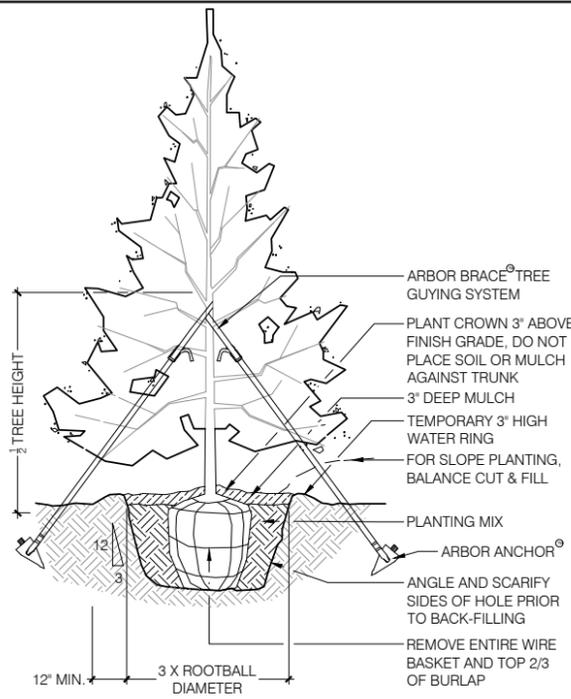
Land Use Review
Approved
11/27/2023
12:48:22 PM
kyle.fenner

CITY FILE NUMBER
XXXX-XX-XXXX



| | | |
|---|--------------------------------|---|
|  | LAKESIDE HEIGHTS AT WOLF RANCH | |
| | FILING NO. 1 | |
| DEVELOPMENT PLAN PRELIMINARY LANDSCAPE SCHEDULE & NOTES | |  |
| DESIGNED BY | PS SCALE | |
| DRAWN BY | TM (H) 1"= N/A | SHEET 34 OF 74 |
| CHECKED BY | (V) 1"= N/A | JOB NO. 2183.30 |

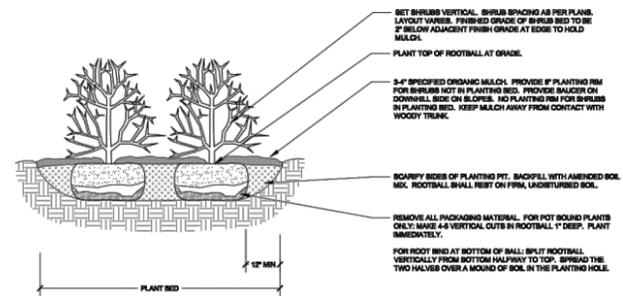
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)



NOTE:
INCORPORATE LIQUID ROOT STIMULANT AS PART OF PLANTING OPERATION

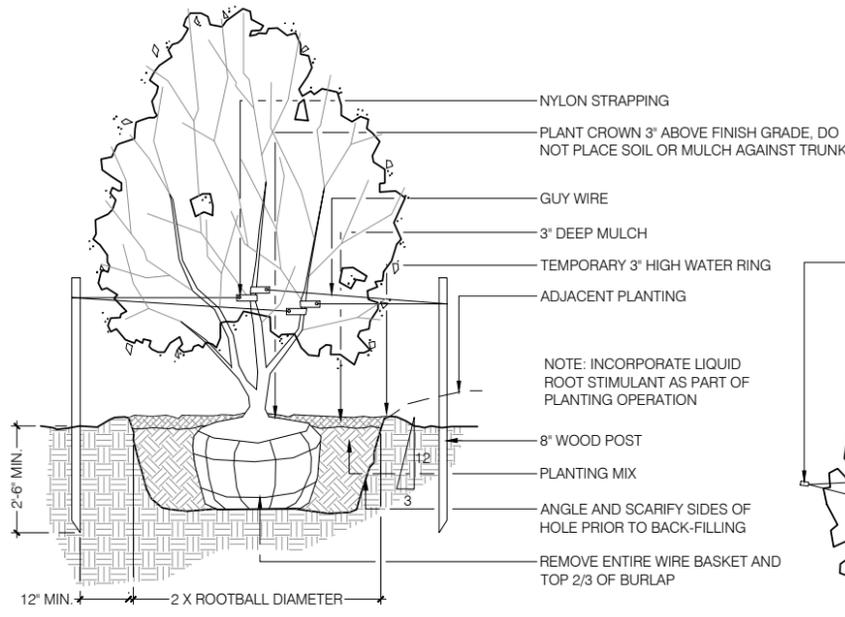
1 CONIFEROUS TREE PLANTING
1/2" = 1'-0"

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SPECIFIED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



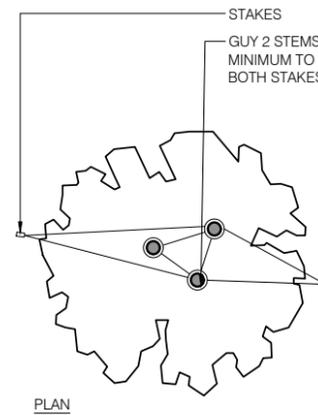
CITY OF COLORADO SPRINGS
Rev: 11.13.08

4 SHRUB PLANTING
NTS



SECTION

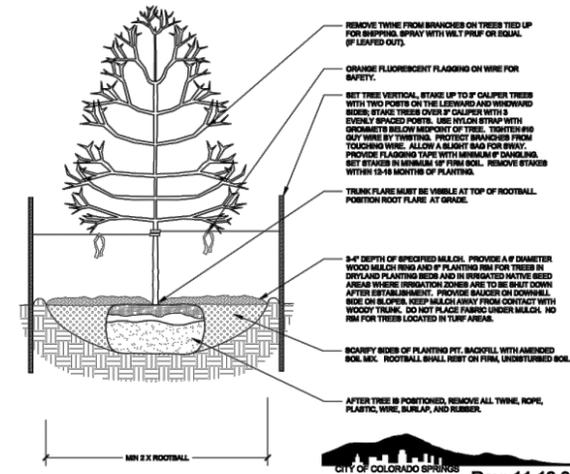
2 MULTI-STEM TREE PLANTING
1/2" = 1'-0"



PLAN

3 DECIDUOUS TREE PLANTING
NTS

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED BITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS
Rev: 11.13.08

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE GAS & ELECTRICAL CONNECTIONS.
 3. PROVIDE EMERGENCY SHUTOFF IN ACCORDANCE WITH LOCAL CODES.

MANUFACTURER: PALOFORM
www.paloform.com
MODEL: ROBATA - LINEAR



6 FIRE PIT - TYPE 1
NOT TO SCALE



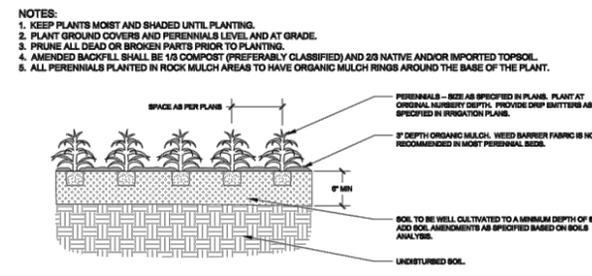
MANUFACTURE: PILOT ROCK
MODEL: #200X SINGLE PEDESTAL, ROTATING GRILL, POWDER COATED BARBECUE
NOTES:
1. INSTALLATION PER MANUFACTURE SPECIFICATIONS

7 BBQ GRILL
NTS

MANUFACTURER: KIM LIGHTING
PRODUCT: WARP 9
HT: 12'

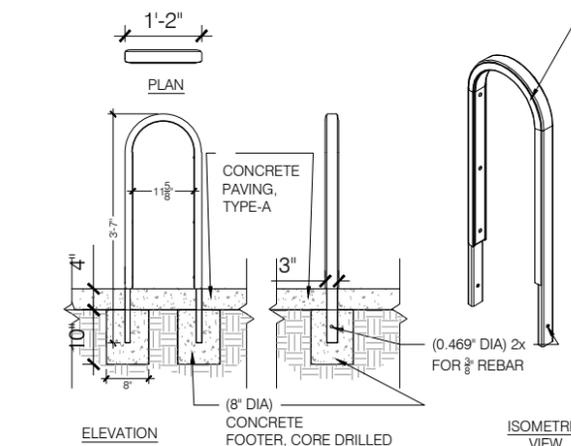


8 STREET LIGHT
NTS



CITY OF COLORADO SPRINGS
Rev: 11.13.08

5 PERENNIAL AND GROUNDCOVER PLANTING
NTS



9 BIKE RACK - WESTPORT NO SCRATCH, EMBEDDED
3/8" = 1'-0"

NOTES:

- 1) CORE DRILL 3" DIA MIN. HOLES 10" DEEP
- 2) PREPARE HOLES WITH ANCHORING CEMENT SUCH AS KWIXSET OR SUPER POR-ROK.
- 3) FOLLOW MANUFACTURERS DIRECTIONS REGARDING BLOWING OUT DUST AND REMOVING ANY EXCESS WATER
- 4) PLACE BIKE RACK INTO CORRECT LOCATION AND ADD ANCHORING CEMENT
- 5) WIPE AWAY EXCESS BEFORE IT HARDENS

MANUFACTURER: SPORTWORKS, INC.
PRODUCT: WESTPORT NO SCRATCH, EMBEDDED BIKE RACK
SIZE: 14.5"L x 3"W x 33"H
COLOR/FINISH: STAINLESS STEEL
QUANTITY: REFER TO DRAWINGS
SPACING: 2'-6" O.C. TYPICAL
CONTACT: 1.888.661.0555

MANUFACTURER: ANOVA
PRODUCT: ELEVATE TABLE
MATERIAL: RECYCLED PLASTIC SLATS
COLOR: TBD



10 DINING TABLE
NTS

Dig Studio

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903
(719) 785-0790 (719) 785-0799 (Fax)

| | | | |
|--------------------------------|----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILE NO. 1 | | | |
| DEVELOPMENT PLAN | | | |
| PRELIMINARY LANDSCAPE DETAILS | | | |
| DESIGNED BY | PS | SCALE | DATE 8/30/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET 35 OF 74 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. 2183.30 |

FOR CITY USE:
COLORADO SPRINGS COLORADO CITY USA
Land Use Review Approved
11/27/2023 12:48:22 PM
kyle.fenner
CITY FILE NUMBER
XXXX-XX-XXXX

MANUFACTURER: SITE PIECES
PRODUCT: MONOLINE



1 LITTER/RECYCLING
3/4" = 1'-0"

MANUFACTURER: SITE PIECES
PRODUCT: ALPINE 46ER



2 LOUNGE SEATING
NTS

MANUFACTURER: SITE PIECES
PRODUCT: MONOLINE
MATERIAL: ALUMINUM
COLOR: TBD



3 BENCH
NTS

MANUFACTURER: SITE PIECES
PRODUCT: MONOLINE COMMUNITY TABLE
MATERIAL: ALUMINUM
COLOR: TBD



4 PICNIC TABLE
NTS

MANUFACTURER: ANOVA
PRODUCT: VIBE CHAIR
MATERIAL: RECYCLED PLASTIC SLATS
COLOR: TBD



5 DINING CHAIR
NTS

MANUFACTURER: LANDSCAPE FORMS
PRODUCT: MORRISON TABLE AND MORRISON STOOL
MATERIAL: METAL
COLOR: TBD

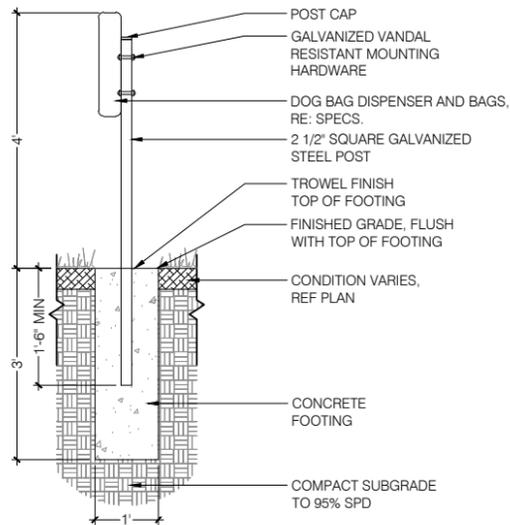


6 RECTANGULAR DINING TABLE AND STOOL
NTS

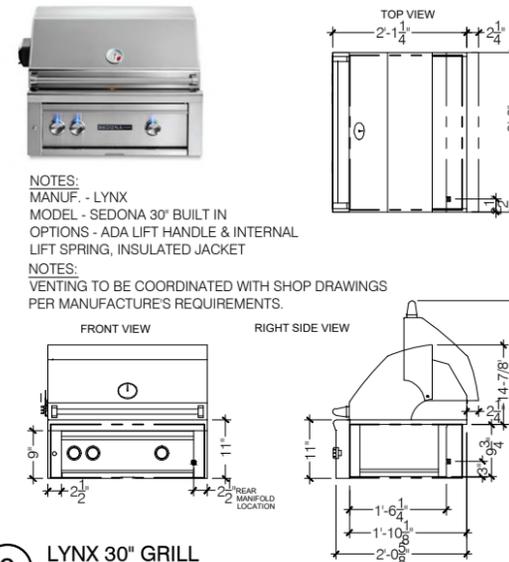
MANUFACTURER: SITE PIECES
PRODUCT: MONOLINE OPEN STOOL 40X20X16
COLOR: TBD



7 LOUNGE TABLE
NTS



8 DOG BAG DISPENSER
3/4" = 1'-0"

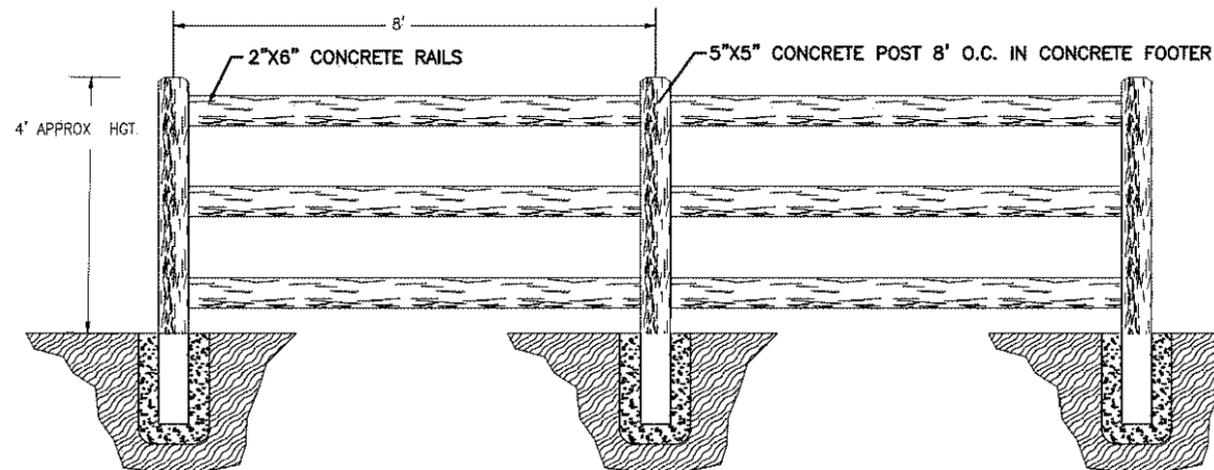


9 LYNX 30" GRILL
3/4" = 1'-0"

MANUFACTURER: ANOVA
MODEL: LEDGE LOUNGER PING PONG TABLE
COLOR: TBD



10 PING PONG TABLE
NTS



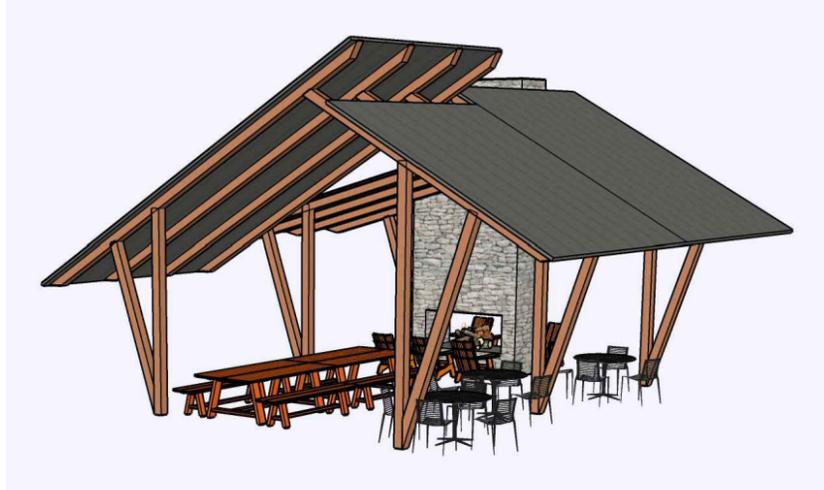
11 WOODCRETE 3-RAIL FENCE
3/4" = 1'-0"

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COLORADO SPRINGS
LAND USE REVIEW
APPROVAL
11/27/2023
12:48:22 PM
kyle.fenner
CITY FILE NUMBER
XXXX-XX-XXXX

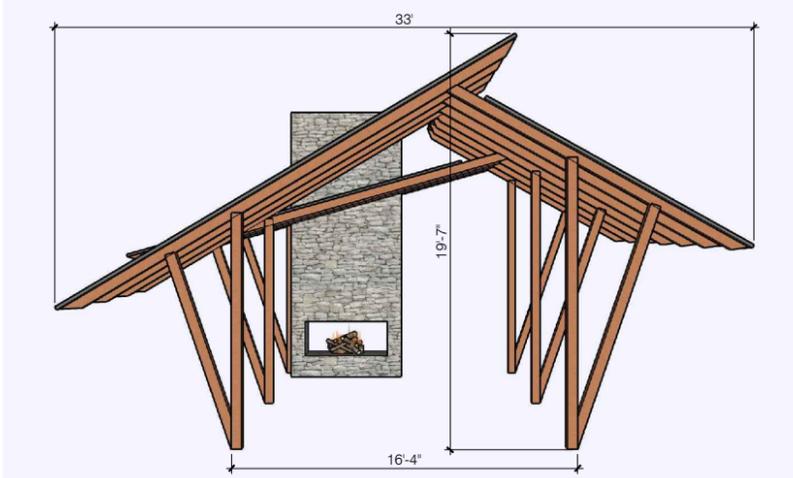


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|--|----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1 DEVELOPMENT PLAN PRELIMINARY LANDSCAPE DETAILS | | | |
| DESIGNED BY | PS | SCALE | DATE 8/30/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET 36 OF 74 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. 2183.30 |

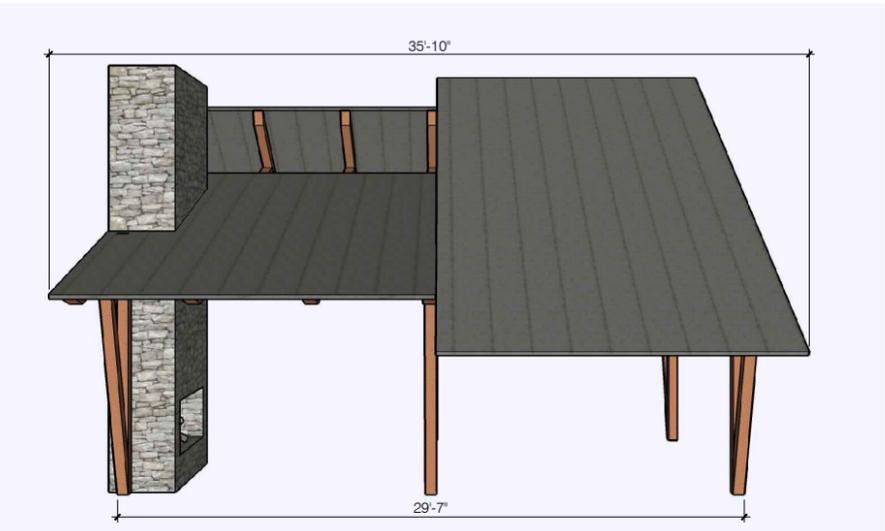
PWR-12



DESIGN INTENT



FRONT ELEVATION



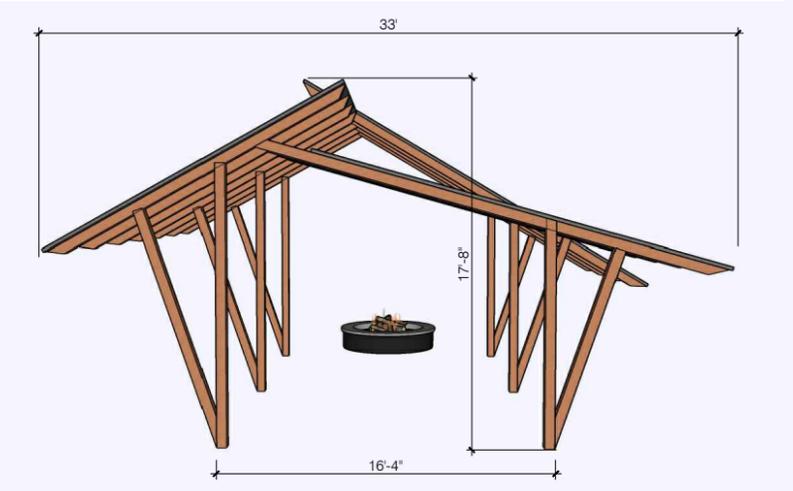
SIDE ELEVATION

1 LARGE SHADE STRUCTURE, TYPE 1

1/4" = 1'-0"



DESIGN INTENT



FRONT ELEVATION



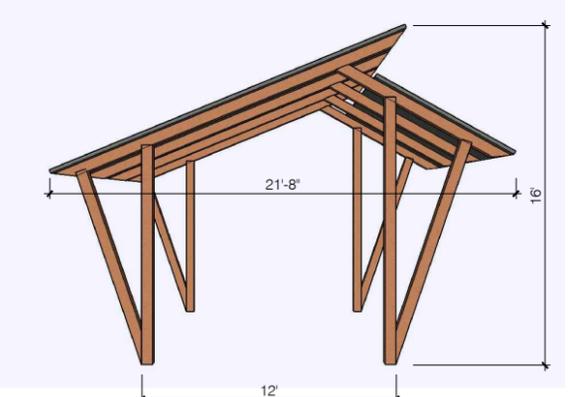
SIDE ELEVATION

2 LARGE SHADE STRUCTURE, TYPE 2

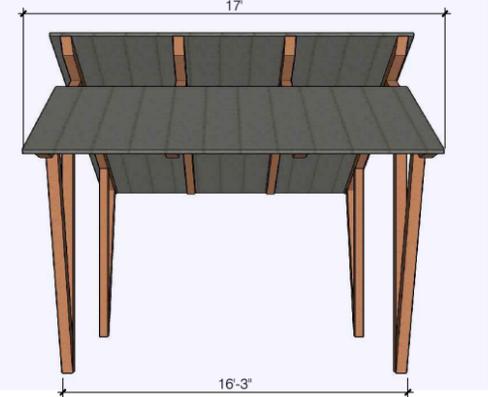
1/4" = 1'-0"



DESIGN INTENT



FRONT ELEVATION



SIDE ELEVATION

3 SMALL SHADE STRUCTURE

1/4" = 1'-0"

FOR CITY USE:
 COLORADO SPRINGS
 LAND USE REVIEW
 APPROVAL
 11/27/2023
 12:48:23 PM
 kyle.fenner
 CITY FILE NUMBER
 XXXX-XX-XXXX



| | | | |
|--------------------------------|----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILING NO. 1 | | | |
| DEVELOPMENT PLAN | | | |
| PRELIMINARY SHADE STRUCTURE | | | |
| DETAILS | | | |
| DESIGNED BY | PS | SCALE | DATE 8/30/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET 37 OF 74 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. 2183.30 |

Community Center:

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. |
|------------------------------|-----------------------|---------------------------|----------------|---------------------|-------------------------|
| Briargate Parkway | principal arterial | 25' | 430 | 1/20' | 22/22 |
| Wolf Valley Drive | residential collector | 10' | 400 | 1/30' | 14/14 |

Internal Landscaping

See code section/ Policy 322 & 317

| Net Site Area (SF) | Percent Minimum Area Internal Area (%) | Internal Area (SF) Req./Prov. | Internal Trees (1/500 SF) Req./Prov. |
|--------------------|--|-------------------------------|--------------------------------------|
| 296,030 | 5% | 14,802/120,145 | 30/147 |

Motor Vehicle Lots

See code section/ Policy 321 & 317

| No. of Vehicles Spaces Provided | Shade Trees (1/15 Spaces) Req./ Prov. | Vehicle Lot Frontages | Length of Frontage (Excluding Driveways) | 2/3 Length of Frontage (Ft.) |
|---------------------------------|---------------------------------------|-----------------------|--|------------------------------|
| 210 | 14/ 29 | N/A | N/A | N/A |

Apartments:

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. | Shrub Substitutes (10 Shrubs =1 Tree) Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|---------------------|-------------------------|--|
| Wolf Valley Drive | residential collector | 10' | 390 | 1/30' | 14/13 | 10/ 10 |
| Briargate Parkway | principal arterial | 25' | 840 | 1/20' | 42/42 | |
| Woodland Edge Drive | non-arterial | 10' | 525 | 1/30' | 18/18 | |

Internal Landscaping

See code section/ Policy 322 & 317

| Net Site Area (SF) | Percent Minimum Area Internal Area (%) | Internal Area (SF) Req./Prov. | Internal Trees (1/500 SF) Req./Prov. | Shrub Substitutes (10 Shrubs =1 Tree) |
|--------------------|--|-------------------------------|--------------------------------------|---------------------------------------|
| 1,463,413 | 15% | 219,511/ 210,655 | 439/230 | 2,090/ 2,090 |

Motor Vehicle Lots

See code section/ Policy 321 & 317

| No. of Vehicles Spaces Provided | Shade Trees (1/15 Spaces) Req./ Prov. | Vehicle Lot Frontages | Length of Frontage (Excluding Driveways) | 2/3 Length of Frontage (Ft.) |
|---------------------------------|---------------------------------------|-----------------------|--|------------------------------|
| 323 | 22/ 46 | N/A | N/A | N/A |

Landscape Buffer

See code section/ Policy 321 & 317

| Zone Boundary or Street Name | Street Classification | Width (In Ft.) Req./Prov. | Linear Footage | Tree/ Feet Required | No. of Trees Req./Prov. | Shrub Substitutes (10 Shrubs =1 Tree) Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|---------------------|-------------------------|--|
| Briargate Parkway | principal arterial | 25' | 880' | 1/20' | 44/ 31 | 130/ 130 |

Townhome:

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. | Shrub Substitutes (10 Shrubs =1 Tree) Req./Prov. |
|------------------------------|-----------------------|---------------------------|----------------|---------------------|-------------------------|--|
| Wolf Valley Drive | residential collector | 10'/ 10' | 2009 | 1/30' | 67/ 58 | 90/90 |
| Allouche Public Street | non-arterial | 10'/ 10' | 470 | 1/30' | 16/ 16 | N/A |
| Woodland Edge Drive | non-arterial | 10'/ 10' | 290 | 1/30' | 10/ 9 | 10/10 |

Shrub Substitutes (10 per 1 tree)
Req./Prov.
110/110

Internal Landscaping

See code section/ Policy 322 & 317

| Net Site Area (SF) | Percent Minimum Area Internal Area (%) | Internal Area (SF) Req./Prov. | Internal Trees (1/500 SF) Req./Prov. |
|--------------------|--|-------------------------------|--------------------------------------|
| 668,785 | 15% | 100,318/ 533,716 | 201/395 |

Motor Vehicle Lots

See code section/ Policy 321 & 317

| No. of Vehicles Spaces Provided | Shade Trees (1/15 Spaces) Req./ Prov. | Vehicle Lot Frontages | Length of Frontage (Excluding Driveways) | 2/3 Length of Frontage (Ft.) |
|---------------------------------|---------------------------------------|-----------------------|--|------------------------------|
| 136 | (9/24) | N/A | N/A | N/A |

Landscape Buffer

See code section/ Policy 321 & 317

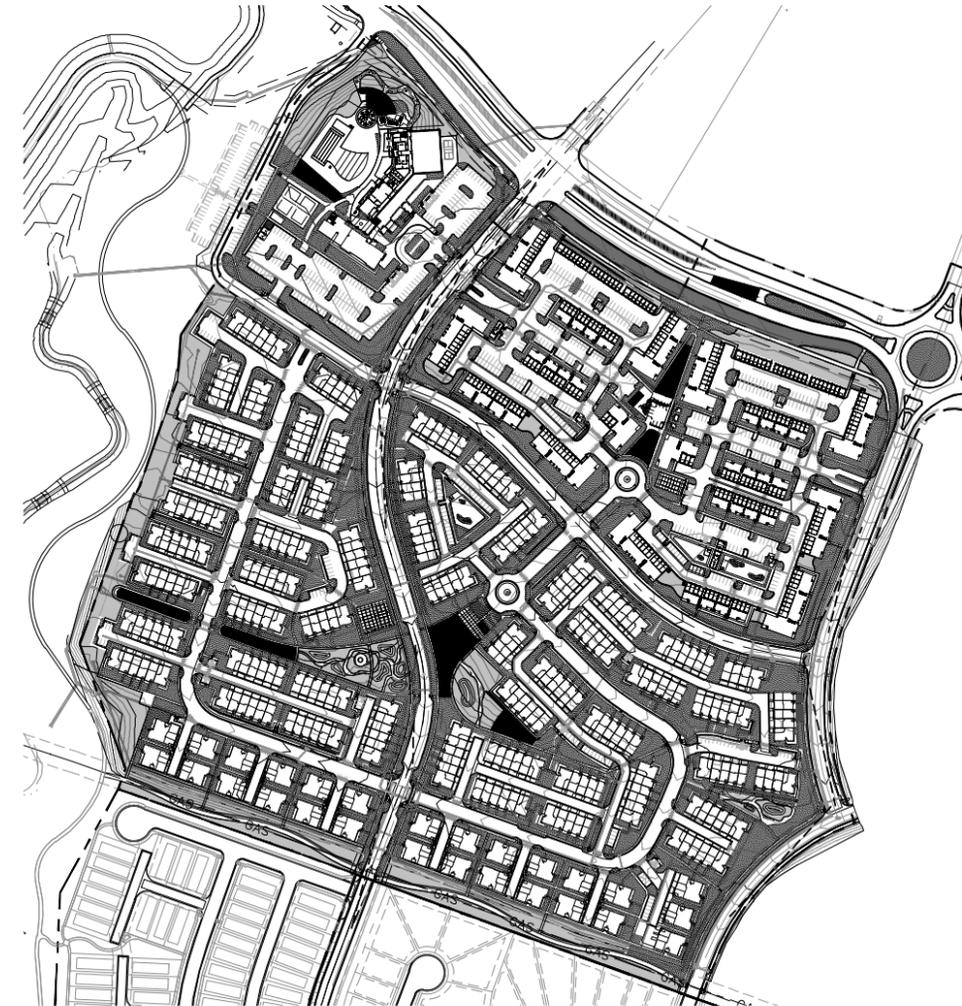
| Zone Boundary | Zone Classification | Width (In Ft.) Req./Prov. | Linear Footage | Tree/ Feet Required | No. of Trees Req./Prov. |
|---------------|---------------------|---------------------------|----------------|---------------------|-------------------------|
| South western | Single Family | 15'/ 15' | 1338' | 1/ 20' | 67/ 68 |

SCHEMATIC LANDSCAPE DIAGRAM

CLIMATE ZONE: Foothills Foothills & Plains Plains

- PLANT COMMUNITIES:
1. SEMIARID SHRUBLANDS
 2. PINYON-JUNIPER WOODLANDS
 3. PRAIRIE
 4. LOWER ELEVATION RIPARIAN
 5. FOOTHILL SHRUBLANDS
 6. PONDEROSA PINE FOREST
 7. UPPER ELEVATION RIPARIAN
 8. DOUGLAS FIR FOREST

- HYDROZONES:
- V - VERY LOW (0-7"/YR.)
 - L - LOW (7-15"/YR.)
 - M - MODERATE (15-25"/YR.)
 - H - HIGH (>25"/YR.)



FOR CITY USE:

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kyle.fenner

CITY FILE NUMBER
XXXX-XX-XXXX



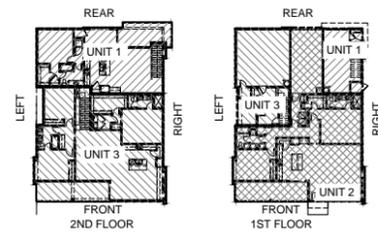
CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

| | | | |
|---|----|--------------|-----------------|
| LAKESIDE HEIGHTS AT WOLF RANCH | | | |
| FILING NO. 1 | | | |
| DEVELOPMENT PLAN PRELIMINARY LANDSCAPE CALCULATIONS | | | |
| DESIGNED BY | PS | SCALE | DATE 8/30/23 |
| DRAWN BY | TM | (H) 1" = N/A | SHEET 38 OF 74 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. 2183.30 |

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

ELEVATION NOTES

- WHERE BUILDINGS OCCUR MULTIPLE TIMES, REFER TO ARCHITECTURAL SITE PLAN FOR ORIENTATION AND WHERE MIRRORING OR ROTATION DRAWINGS MAY BE REQUIRED.
- SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS
- ROOFTOP EQUIPMENT, IF PROPOSED SHALL BE SCREENED FROM VIEW. CONDENSERS ARE PROPOSED AT GRADE TYPICAL AND WILL BE SCREENED FROM VIEW.
- ALL DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACES
- AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PIECE.
- WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER UNLESS NOTED OTHERWISE.

ELEVATION KEYNOTES

- | | |
|----|---|
| 1 | ASPHALT CLASS 4 IMPACT RESISTANCE SHINGLE ROOFING (DARK CHARCOAL COLOR) |
| 2 | WOOD FASCIA BOARD (LIGHT GRAY COLOR) |
| 3 | FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR) |
| 4 | FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1) |
| 5 | FIBER CEMENT SMOOTH PANEL SIDING (CHARCOAL COLOR) |
| 6 | WOOD OR COMPOSITE TRIM (CHARCOAL COLOR) |
| 7 | FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK) |
| 8 | FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK) |
| 9 | VINYL WINDOW SYSTEM (CHARCOAL COLOR) |
| 10 | METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2) |
| 11 | FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1) |
| 12 | METAL GUARDRAILS (CHARCOAL COLOR) |
| 13 | 8" X 8" S4S WOOD POST (CHARCOAL COLOR) |
| 14 | METAL TRELLIS/AWNING (CHARCOAL COLOR) |
| 15 | FRONT DOOR (ACCENT COLOR) |

SITE KEY PLAN



LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



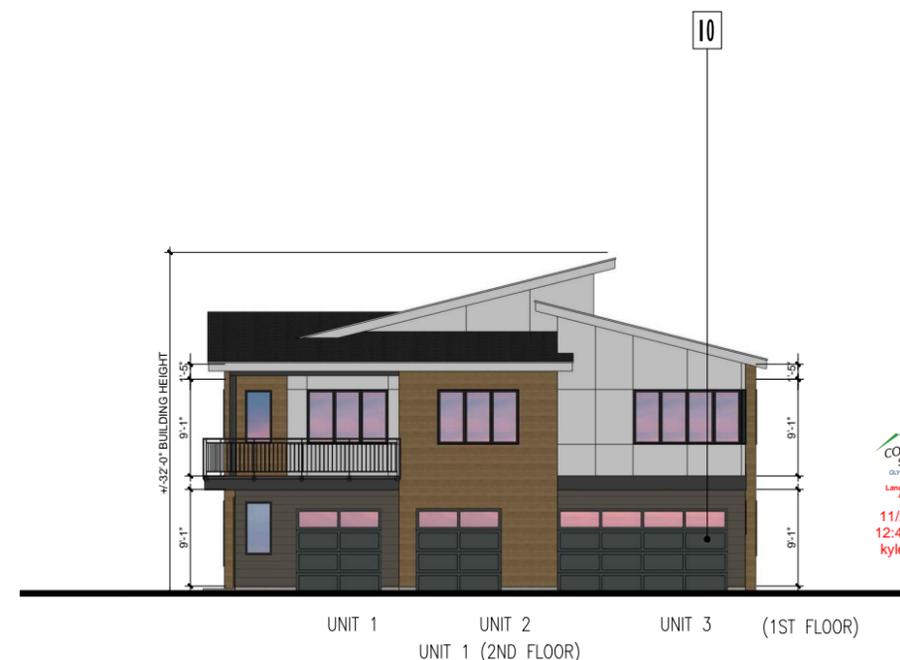
FRONT ELEVATION

SCALE: 1/8" = 1'-0" 3



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 2



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

KTGY Project No: 20210935

KTGY
Architecture | Branding | Interiors | Planning
3660 Blake Street
Suite 500
Denver, CO 80205
ktgy.com
303.825.6400

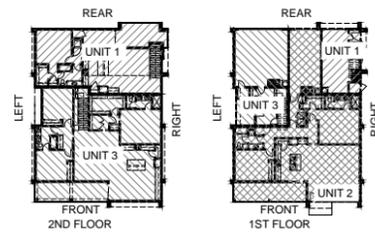
| No. | Date | Description |
|-----|----------|--------------|
| 1 | 03/21/23 | DP SUBMITTAL |
| 2 | 05/16/23 | DP SUBMITTAL |
| | | |
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| | | |
| | | |

It is the client's responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor is reasonably knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

TRIPLEX A ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

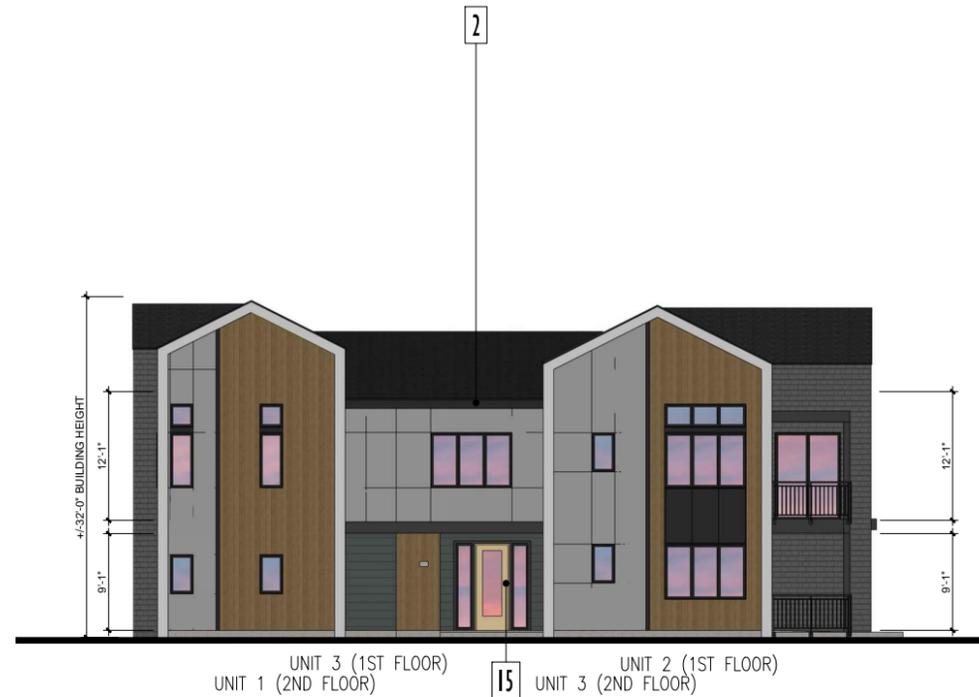
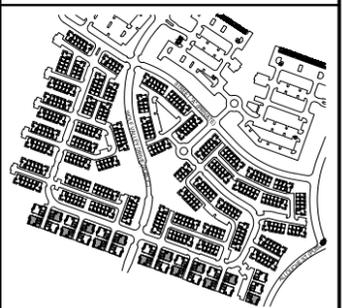
ELEVATION NOTES

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ELEVATION KEYNOTES

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- WOOD FASCIA BOARD (LIGHT GRAY COLOR)
- FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR)
- FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1)
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- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



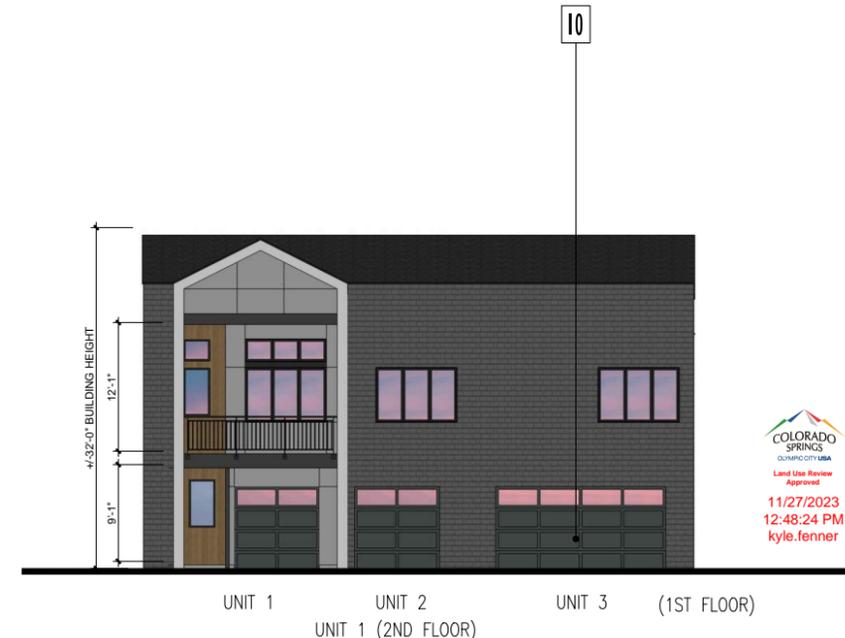
FRONT ELEVATION

SCALE: 1/8" = 1'-0" 3



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 2



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

KTGY Project No: 20210935

KTGY
Architecture | Branding | Interiors | Planning
3660 Blake Street
Suite 500
Denver, CO 80205
ktgy.com
303.825.6400



| No. | Date | Description |
|-----|----------|--------------|
| 1 | 03/21/23 | DP SUBMITTAL |
| 2 | 05/16/23 | DP SUBMITTAL |
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| | | |

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COLORADO SPRINGS
CONTRACTORS
Land Use Review
Approved
11/27/2023
12:48:24 PM
kyle.fenner

TRIPLEX B ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION NOTES

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ELEVATION KEYNOTES

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- WOOD OR COMPOSITE TRIM (CHARCOAL COLOR)
- FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK)
- FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK)
- VINYL WINDOW SYSTEM (CHARCOAL COLOR)
- METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2)
- FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1)
- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



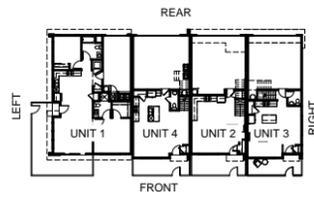
KTGY Project No: 20210935

KTGY
Architecture | Branding | Interiors | Planning
3660 Blake Street
Suite 500
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ktgy.com
303.825.6400

| No. | Date | Description |
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| 1 | 03/21/23 | DP SUBMITTAL |
| 2 | 05/16/23 | DP SUBMITTAL |

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4-PLEX A ELEVATION



BUILDING KEY PLAN



LEFT ELEVATION

SCALE:
1/8" = 1'-0"

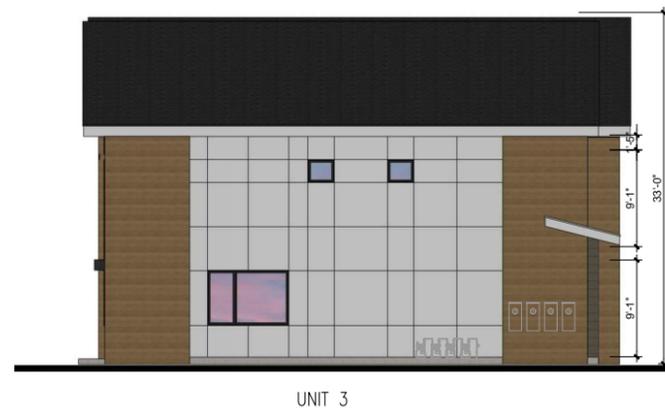
4



FRONT ELEVATION

SCALE:
1/8" = 1'-0"

3



RIGHT ELEVATION

SCALE:
1/8" = 1'-0"

2



REAR ELEVATION

SCALE:
1/8" = 1'-0"

1

COLORADO SPRINGS
COMMUNITY
Land Use Review
Approved
11/27/2023
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kyle.fenner

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION NOTES

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- FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR)
- FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1)
- FIBER CEMENT SMOOTH PANEL SIDING (CHARCOAL COLOR)
- WOOD OR COMPOSITE TRIM (CHARCOAL COLOR)
- FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK)
- FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK)
- VINYL WINDOW SYSTEM (CHARCOAL COLOR)
- METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2)
- FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1)
- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



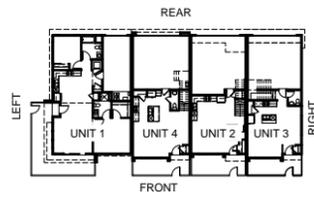
KTGY Project No: 20210935

KTGY
Architecture | Branding | Interiors | Planning
3660 Blake Street
Suite 500
Denver, CO 80205
ktgy.com
303.825.6400

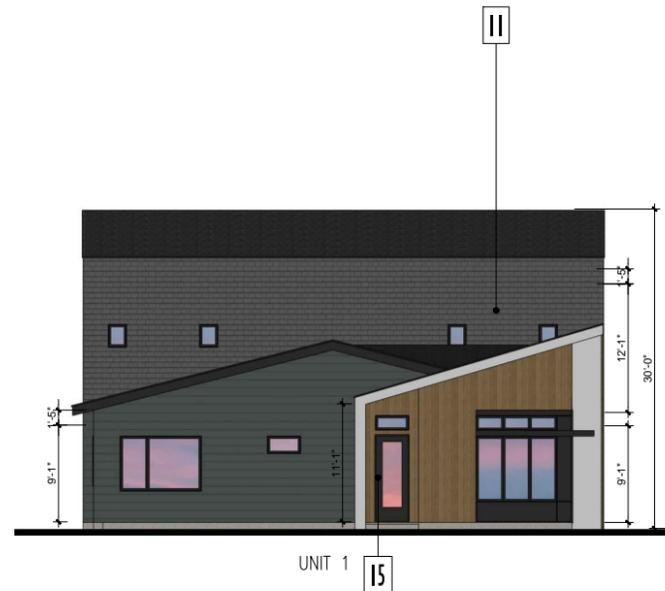
| No. | Date | Description |
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| 1 | 03/21/23 | DP SUBMITTAL |
| 2 | 05/16/23 | DP SUBMITTAL |

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4-PLEX B ELEVATION



BUILDING KEY PLAN



LEFT ELEVATION

SCALE:
1/8" = 1'-0"

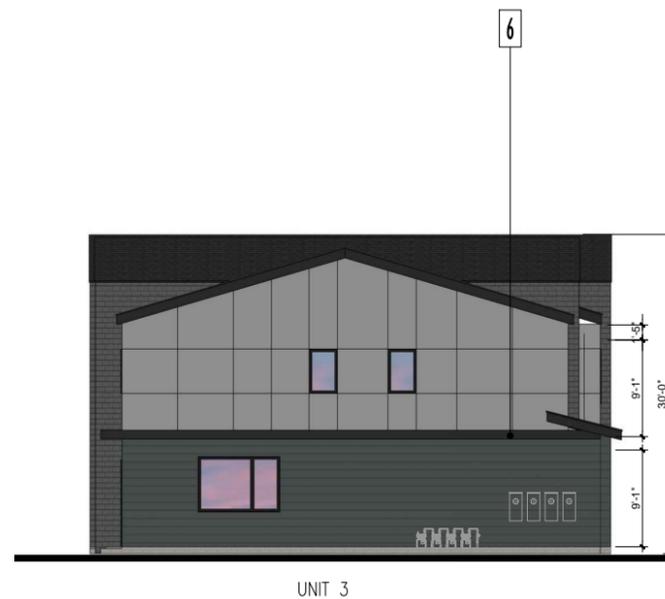
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FRONT ELEVATION

SCALE:
1/8" = 1'-0"

3



RIGHT ELEVATION

SCALE:
1/8" = 1'-0"

2



REAR ELEVATION

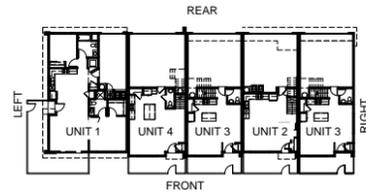
SCALE:
1/8" = 1'-0"

1

COLORADO SPRINGS
DIVISION OF LAND USE
Land Use Review
Approved
11/27/2023
12:48:24 PM
kyle.fenner

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

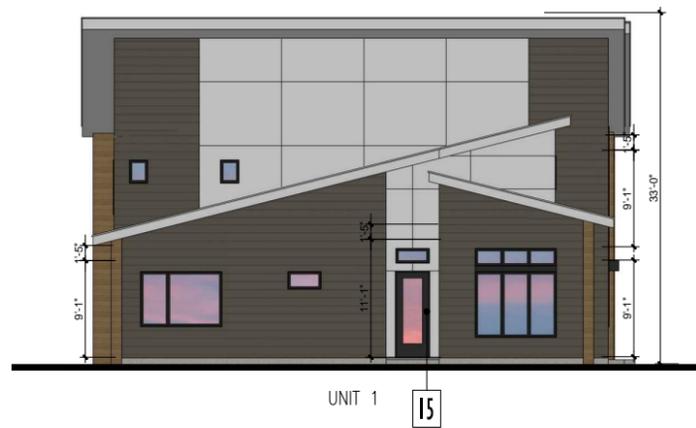
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ELEVATION KEYNOTES

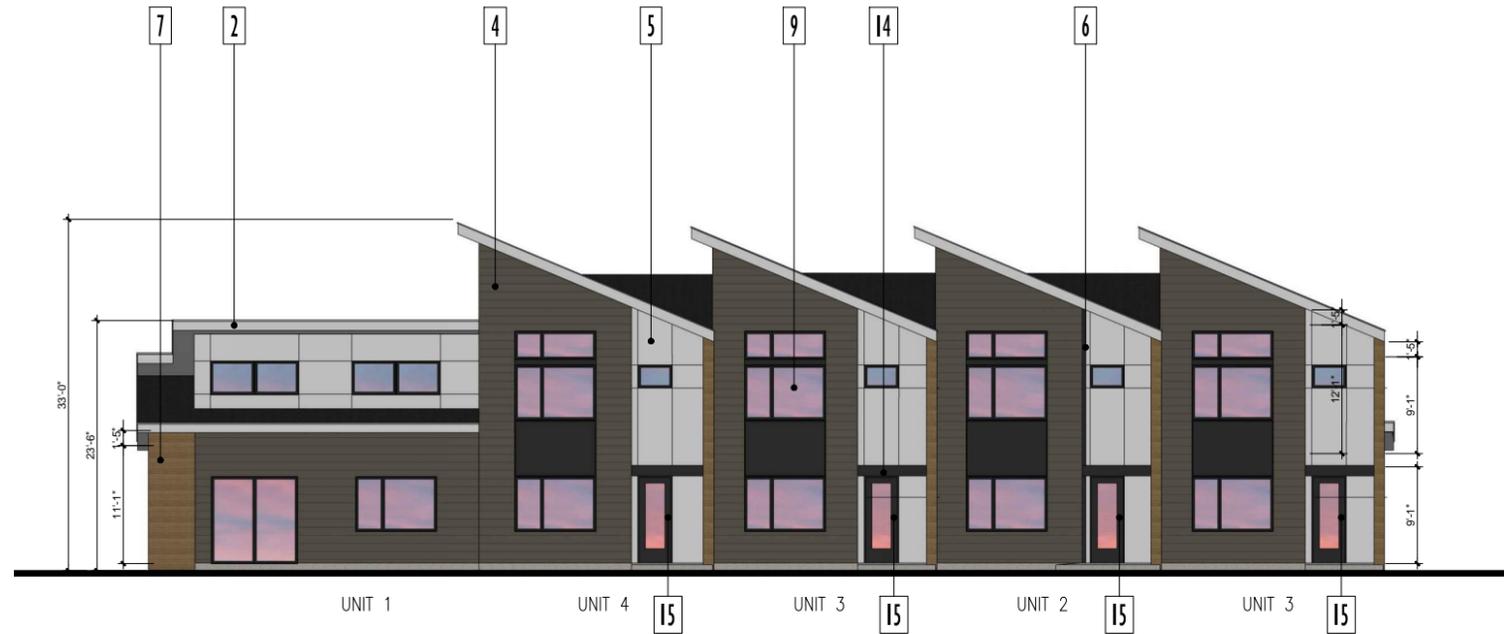
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- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



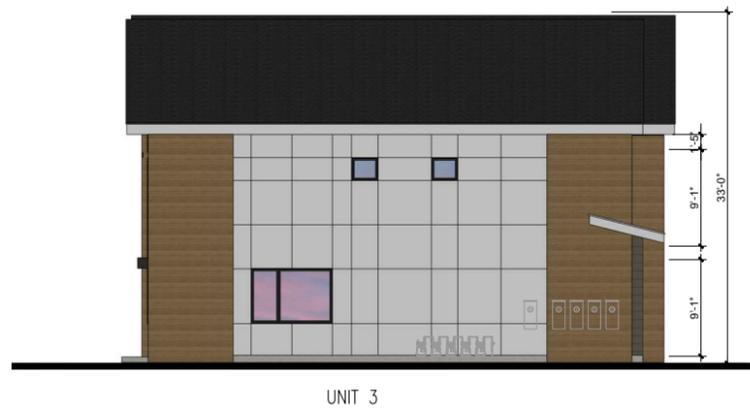
LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



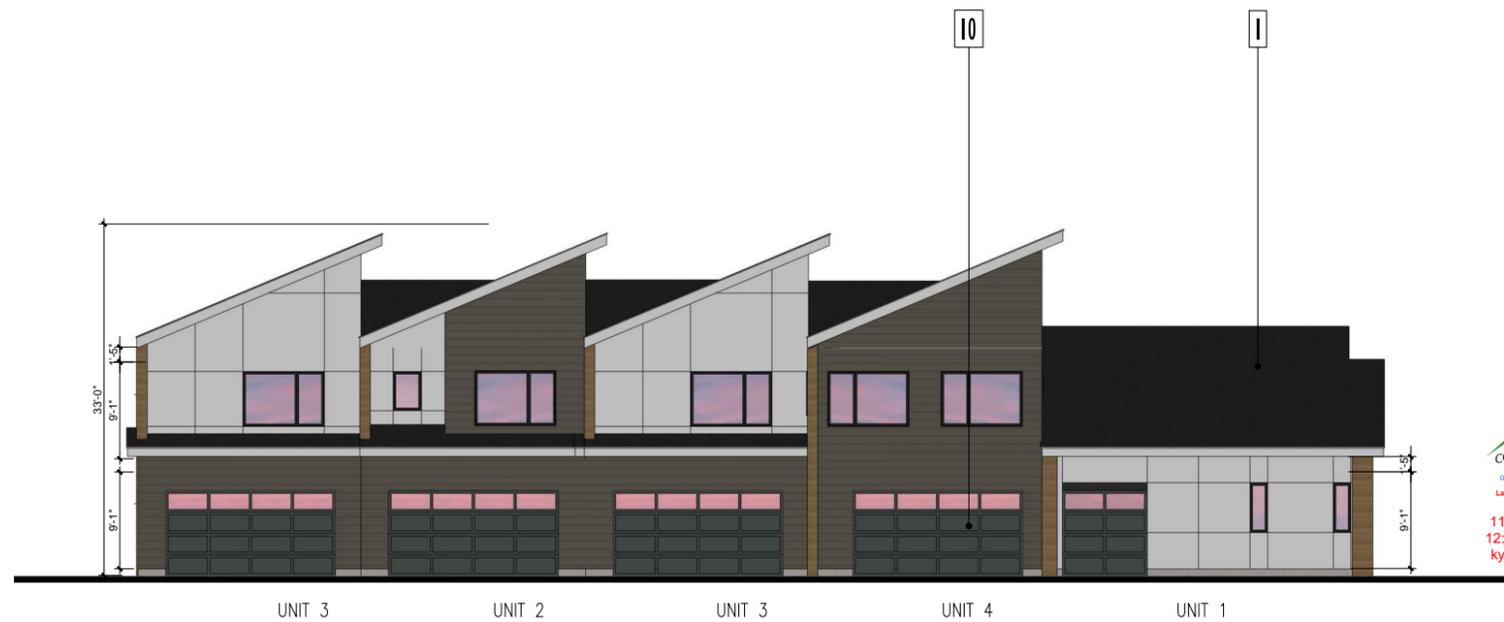
FRONT ELEVATION

SCALE: 1/8" = 1'-0" 3



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 2



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

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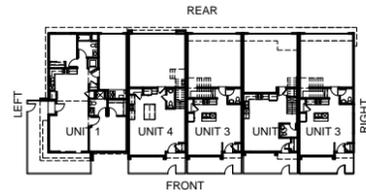
COLORADO SPRINGS
DIVISION
Land Use Review
Approved
11/27/2023
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kyle.fenner

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5-PLEX A ELEVATION

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LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

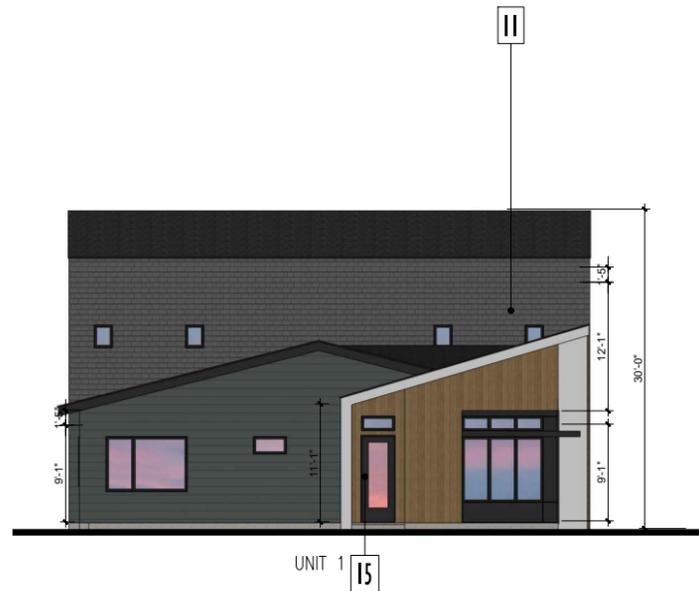
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SITE KEY PLAN



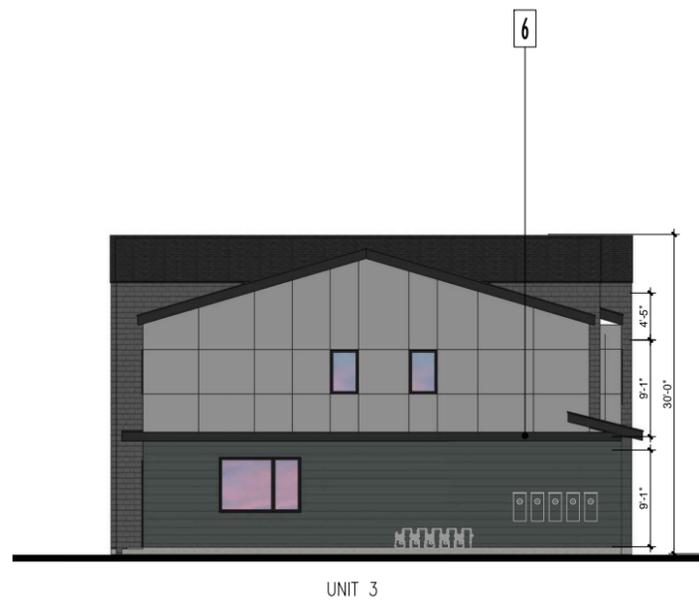
LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



FRONT ELEVATION

SCALE: 1/8" = 1'-0" 2



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 3



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

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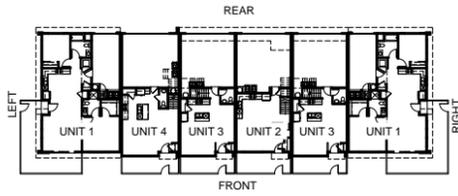
COLORADO SPRINGS
DENVER/CITY/VALLE
Land Use Review
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kyle.fenner

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5-PLEX B ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

ELEVATION NOTES

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| 15 | FRONT DOOR (ACCENT COLOR) |



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

2

SITE KEY PLAN



KTGY Project No: 20210935

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Architecture | Branding | Interiors | Planning
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Suite 500
Denver, CO 80205
ktgy.com
303.825.6400

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| 2 | 05/16/23 | DP SUBMITTAL |

COLORADO SPRINGS
OLIMPIC CITY USA
Land Use Review
Approved
11/27/2023
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kyle.fenner

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6-PLEX A ELEVATION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

3



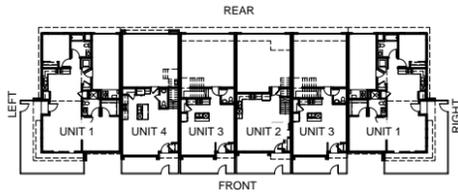
REAR ELEVATION

SCALE: 1/8" = 1'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

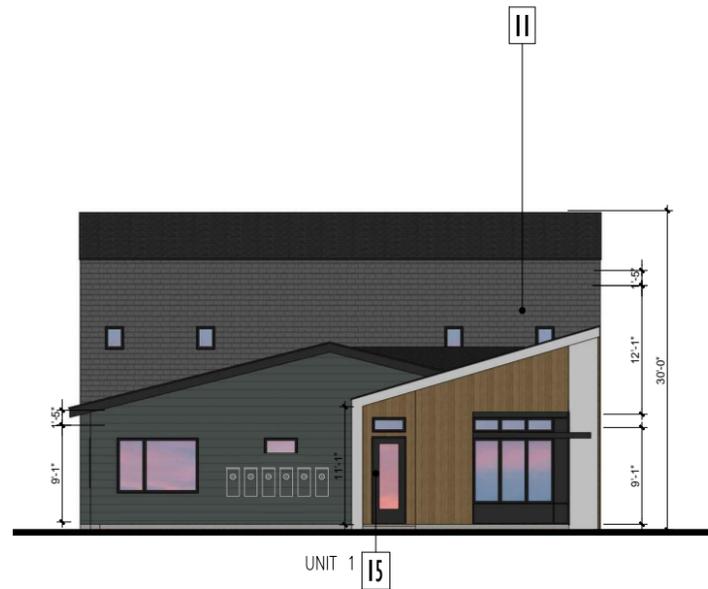
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SITE KEY PLAN



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

4



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

2



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

3



REAR ELEVATION

SCALE: 1/8" = 1'-0"

1

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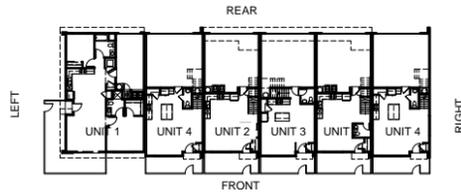
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OLYMPIC CITY USA
Land Use Review
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LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
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BUILDING KEY PLAN

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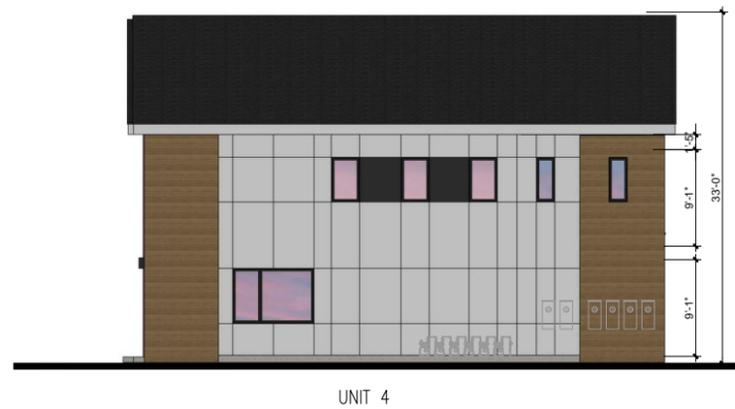
LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



FRONT ELEVATION

SCALE: 1/8" = 1'-0" 2



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 3



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

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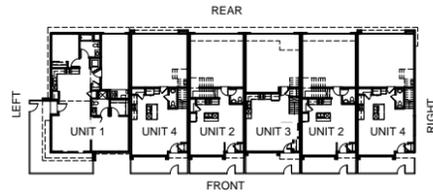


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6-PLEX ALT A
ELEVATION

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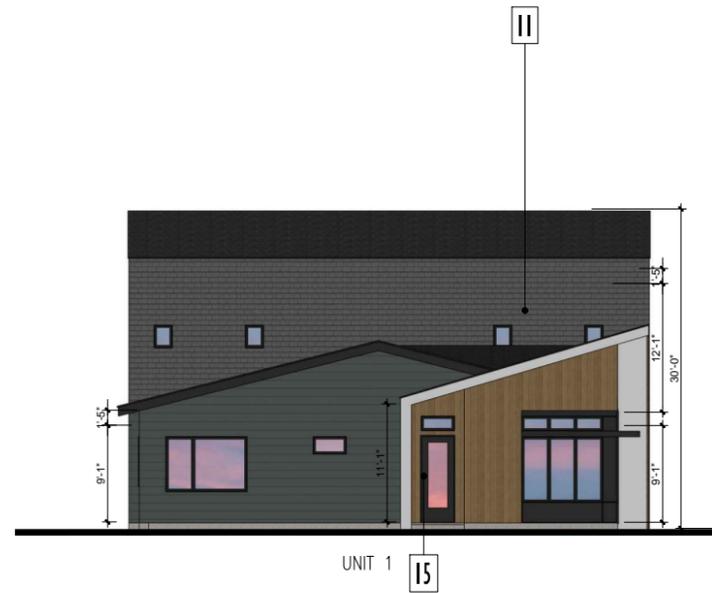
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ELEVATION KEYNOTES

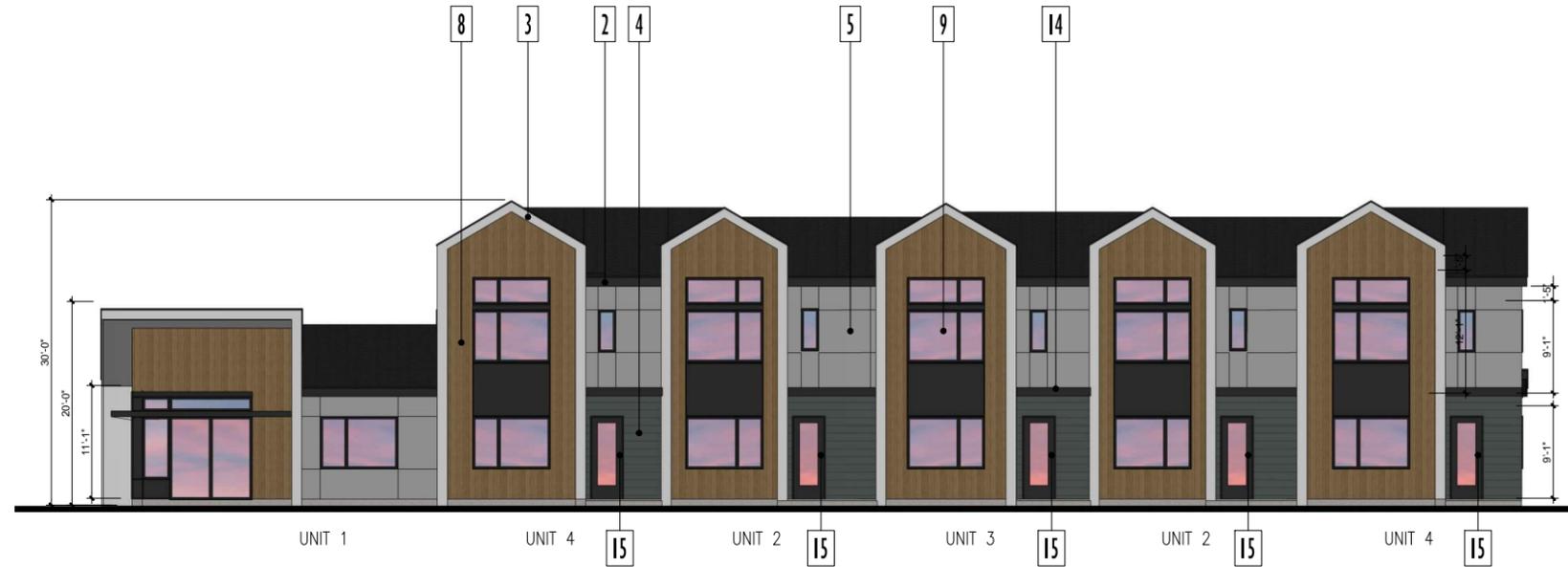
- ASPHALT CLASS 4 IMPACT RESISTANCE SHINGLE ROOFING (DARK CHARCOAL COLOR)
- WOOD FASCIA BOARD (LIGHT GRAY COLOR)
- FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR)
- FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1)
- FIBER CEMENT SMOOTH PANEL SIDING (CHARCOAL COLOR)
- WOOD OR COMPOSITE TRIM (CHARCOAL COLOR)
- FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK)
- FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK)
- VINYL WINDOW SYSTEM (CHARCOAL COLOR)
- METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2)
- FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1)
- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



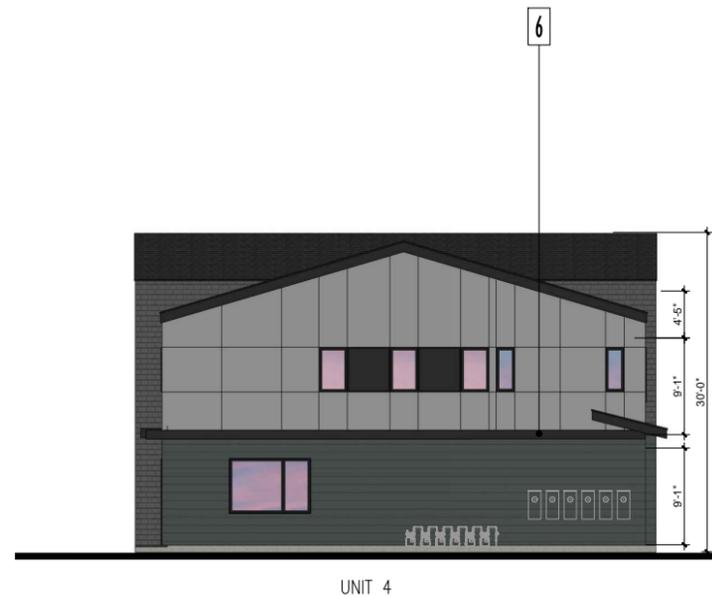
LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



FRONT ELEVATION

SCALE: 1/8" = 1'-0" 2



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" 3



REAR ELEVATION

SCALE: 1/8" = 1'-0" 1

KTGY Project No: 20210935

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Architecture | Branding | Interiors | Planning
3660 Blake Street
Suite 500
Denver, CO 80205
ktgy.com
303.825.6400



| No. | Date | Description |
|-----|----------|--------------|
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| 2 | 05/16/23 | DP SUBMITTAL |
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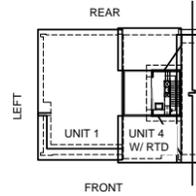
COLORADO SPRINGS
PLANETCITYUSA
Land Use Review
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kyle.fenner

It is the clients responsibility prior to or during construction to notify the architect in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received from the architect prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

6-PLEX ALT B
ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

ELEVATION NOTES

- WHERE BUILDINGS OCCUR MULTIPLE TIMES, REFER TO ARCHITECTURAL SITE PLAN FOR ORIENTATION AND WHERE MIRRORING OR ROTATION DRAWINGS MAY BE REQUIRED.
- SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS
- ROOFTOP EQUIPMENT, IF PROPOSED SHALL BE SCREENED FROM VIEW. CONDENSERS ARE PROPOSED AT GRADE TYPICAL AND WILL BE SCREENED FROM VIEW.
- ALL DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACES
- AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PIECE.
- WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER UNLESS NOTED OTHERWISE.

ELEVATION KEYNOTES

- ASPHALT CLASS 4 IMPACT RESISTANCE SHINGLE ROOFING (DARK CHARCOAL COLOR)
- WOOD FASCIA BOARD (LIGHT GRAY COLOR)
- FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR)
- FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1)
- FIBER CEMENT SMOOTH PANEL SIDING (CHARCOAL COLOR)
- WOOD OR COMPOSITE TRIM (CHARCOAL COLOR)
- FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK)
- FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK)
- VINYL WINDOW SYSTEM (CHARCOAL COLOR)
- METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2)
- FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1)
- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



PARTIAL REAR ELEVATION

SCALE: 1/8" = 1'-0" 1



LEFT ELEVATION

SCALE: 1/8" = 1'-0" 4



PARTIAL FRONT ELEVATION

SCALE: 1/8" = 1'-0" 2

NOTE: UNIQUE CONTENT SHOWN HERE IS TO ILLUSTRATE THE UNIT 4A STYLE WITH ROOF TOP DECK (RTD) CONDITION. UNIT 4A STYLE WITH ROOF TOP DECK OCCURS ONLY AS PLOTTED ON SITE IN 8 LOCATIONS WITHIN STANDARD BUILDINGS 5A,6A, 6A ACC GAR, AND 6ALT-A. CONTENT NOT SHOWN HERE CAN BE FOUND ON THE RESPECTIVE PREVIOUS BUILDING ELEVATION SHEETS.

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| No. | Date | Description |
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| 2 | 05/16/23 | DP SUBMITTAL |
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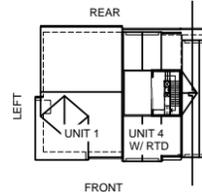


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kyle.fenner

PARTIAL STYLE A ROOF TOP DECK ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGAGE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



BUILDING KEY PLAN

ELEVATION NOTES

- WHERE BUILDINGS OCCUR MULTIPLE TIMES, REFER TO ARCHITECTURAL SITE PLAN FOR ORIENTATION AND WHERE MIRRORING OR ROTATION DRAWINGS MAY BE REQUIRED.
- SLAB STEPS SHOWN FOR GRAPHIC REPRESENTATION ONLY. REFER TO CIVIL FOR ACTUAL FINISH FLOOR ELEVATIONS
- ROOFTOP EQUIPMENT, IF PROPOSED SHALL BE SCREENED FROM VIEW. CONDENSERS ARE PROPOSED AT GRADE TYPICAL AND WILL BE SCREENED FROM VIEW.
- ALL DOWNSPOUTS TO BE PAINTED TO MATCH ADJACENT SURFACES
- AT OUTSIDE CORNERS WHERE THIN BRICK OR STONE OCCURS PROVIDE CORNER PIECE.
- WHERE REVEALS ARE SHOWN THEY, AND THEIR ASSOCIATED WALL FINISH, ARE TO CONTINUE AROUND THE OUTSIDE CORNER CONDITION AND TERMINATE AT THE NEAREST INSIDE CORNER UNLESS NOTED OTHERWISE.

ELEVATION KEYNOTES

- ASPHALT CLASS 4 IMPACT RESISTANCE SHINGLE ROOFING (DARK CHARCOAL COLOR)
- WOOD FASCIA BOARD (LIGHT GRAY COLOR)
- FIBER CEMENT SMOOTH PANEL FASCIA/EAVE (LIGHT GRAY COLOR)
- FIBER CEMENT LAP SIDING (DARK GRAY COLOR 1)
- FIBER CEMENT SMOOTH PANEL SIDING (CHARCOAL COLOR)
- WOOD OR COMPOSITE TRIM (CHARCOAL COLOR)
- FIBER CEMENT HORIZONTAL SIDING (STAINED WOOD-LOOK)
- FIBER CEMENT VERTICAL SIDING (STAINED WOOD-LOOK)
- VINYL WINDOW SYSTEM (CHARCOAL COLOR)
- METAL SECTIONAL GARAGE DOOR (DARK GRAY COLOR 2)
- FIBER CEMENT SHINGLE SIDING (DARK GRAY COLOR 1)
- METAL GUARDRAILS (CHARCOAL COLOR)
- 8" X 8" S4S WOOD POST (CHARCOAL COLOR)
- METAL TRELLIS/AWNING (CHARCOAL COLOR)
- FRONT DOOR (ACCENT COLOR)

SITE KEY PLAN



PARTIAL REAR ELEVATION

SCALE:
1/8" = 1'-0"

3



METERS OCCUR AT BUILDING 6B LEFT ELEVATION ONLY.
OTHERWISE METERS ARE ALL ON THE RIGHT ELEVATION

LEFT ELEVATION

SCALE:
1/8" = 1'-0"

2



PARTIAL FRONT ELEVATION

SCALE:
1/8" = 1'-0"

1

NOTE: UNIQUE CONTENT SHOWN HERE IS TO ILLUSTRATE THE UNIT 4B STYLE WITH ROOF TOP DECK (RTD) CONDITION. UNIT 4B STYLE WITH ROOF TOP DECK OCCURS ONLY AS PLOTTED ON SITE IN 8 LOCATIONS WITHIN STANDARD BUILDINGS 5B, 6B, AND 6B ACC GARAGE. CONTENT NOT SHOWN HERE CAN BE FOUND ON THE RESPECTIVE PREVIOUS BUILDING ELEVATION SHEETS.

KTGY Project No: 20210935

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PARTIAL STYLE B
ROOF TOP DECK
ELEVATION

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

COLOR KEYNOTES

| | | |
|-----|--|--|
| [A] | | SW 9171 FELTED WOOD |
| [B] | | SW 7637 OYSTER WHITE |
| [C] | | SW 7069 IRON ORE |
| [D] | | KNOT WOOD -KWILA |
| [E] | | STONE VENEER ALPINE LEDGESTONE ECHO RIDGE |
| [F] | | BASLITE CMU - SANDSTONE |
| [G] | | STANDING SEAM METAL COLOR: SLATE GRAY |
| [H] | | ALUMINUM STORE FRONT ANODIZED DARK BRONZE |
| [I] | | POLISHED CONCRETE |

ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

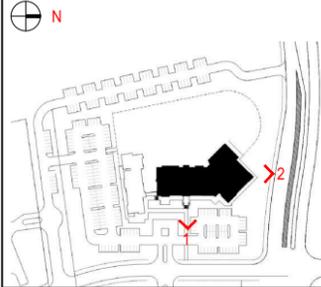
MATERIAL KEYNOTES

- 1 STUCCO
- 2 COMPOSITE SIDING
- 3 STONE VENEER
- 4 ALUMINUM STOREFRONT SYSTEM WITH GLAZING
- 5 STANDING SEAM METAL BRIDGERSTEEL SNAP BATTEN PANEL
- 6 RETAINING WALL
- 7 WOOD SLAT
- 8 REVEAL
- 9 METAL AWNING
- 10 METAL CANOPY
- 11 METAL FASCIA
- 12 METAL RAILING
- 13 GLASS RAILING
- 14 HIM DOOR
- 15 ALUMINUM WINDOW WITH GLAZING
- 16 SIGNAGE
- 17 CMU BLOCK WALL
- 18 CMU BLOCK CAP
- 19 METAL GATE - HEAVY DUTY CORRUGATED PANEL
- 20 WHEEL GUARD 6" HEIGHT
- 21 BOLLARD - PAINTED YELLOW
- 22 CONCRETE SLAB
- 23 HVAC CONDENSER SCREENING - MATERIAL: METAL PANEL SCREEN
- 24 WALL SCONE
- 25 GAS METER AND ELECTRICAL METER LOCATION



RECREATION CENTER LEFT ELEVATION - NORTH SCALE: 3/32"=1'-0" 2

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING
3660 BLAKE STREET, SUITE 500
DENVER, CO. 80205
(303) 825-6400
CONTACT: Project Manager
ktgy@ktgy.com

| | |
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RECREATION CENTER ELEVATIONS SHEET 51 OF 74



RECREATION CENTER FRONT ELEVATION - EAST SCALE: 3/32"=1'-0" 1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

COLOR KEYNOTES

- [A] SW 9171 FELTED WOOD
- [B] SW 7637 OYSTER WHITE
- [C] SW 7069 IRON ORE
- [D] KNOT WOOD - KWILA
- [E] STONE VENEER
ALPINE LEDGESTONE ECHO RIDGE
- [F] BASLITE CMU - SANDSTONE
- [G] STANDING SEAM METAL
COLOR: SLATE GRAY
- [H] ALUMINUM STORE FRONT
ANODIZED DARK BRONZE
- [I] POLISHED CONCRETE

ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

MATERIAL KEYNOTES

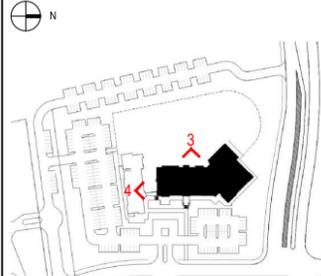
- 1 STUCCO
- 2 COMPOSITE SIDING
- 3 STONE VENEER
- 4 ALUMINUM STOREFRONT SYSTEM WITH GLAZING
- 5 STANDING SEAM METAL BRIDGERSTEEL SNAP BATTEN PANEL
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- 23 HVAC CONDENSER SCREENING - MATERIAL: METAL PANEL SCREEN
- 24 WALL SCONE
- 25 GAS METER AND ELECTRICAL METER LOCATION



RECREATION CENTER RIGHT ELEVATION - SOUTH SCALE: 3/32"=1'-0" 4

COLORADO SPRINGS
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Land Use Review
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kyle.fenner

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING
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DENVER, CO. 80205
(303) 825-6400
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ktgy@ktgy.com

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RECREATION CENTER ELEVATIONS
SHEET 52 OF 74



RECREATION CENTER REAR ELEVATION - WEST SCALE: 3/32"=1'-0" 3

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

COLOR KEYNOTES

- [A] SW 9171 FELTED WOOD
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- [C] SW 7069 IRON ORE
- [D] KNOT WOOD - KWILA
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- [G] STANDING SEAM METAL
COLOR: SLATE GRAY
- [H] ALUMINUM STORE FRONT
ANODIZED DARK BRONZE
- [I] POLISHED CONCRETE

ELEVATION NOTES

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MATERIAL KEYNOTES

- 1 STUCCO
- 2 COMPOSITE SIDING
- 3 STONE VENEER
- 4 ALUMINUM STOREFRONT SYSTEM WITH GLAZING
- 5 STANDING SEAM METAL - BRIDGESTEEL SNAP BATTEN PANEL
- 6 RETAINING WALL
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- 8 REVEAL
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- 25 GAS METER AND ELECTRICAL METER LOCATIONS.



LEASING CENTER RIGHT ELEVATION- NORTH SCALE: 3/32"=1'-0" 4



LEASING CENTER REAR ELEVATION - WEST SCALE: 1/8"=1'-0" 3

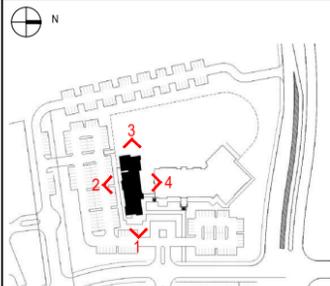


LEASING CENTER LEFT ELEVATION- SOUTH SCALE: 3/32"=1'-0" 2



LEASING CENTER FRONT ELEVATION- EAST SCALE: 3/32"=1'-0" 1

SITE KEY PLAN



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DENVER, CO. 80205
(303) 825-6400
CONTACT: Project Manager
ktgy@ktgy.com

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LEASING CENTER -
ELEVATIONS
SHEET 53 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

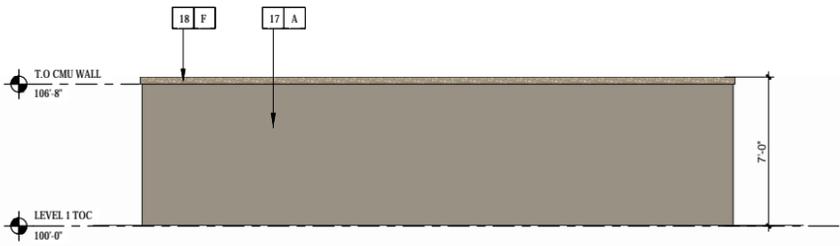
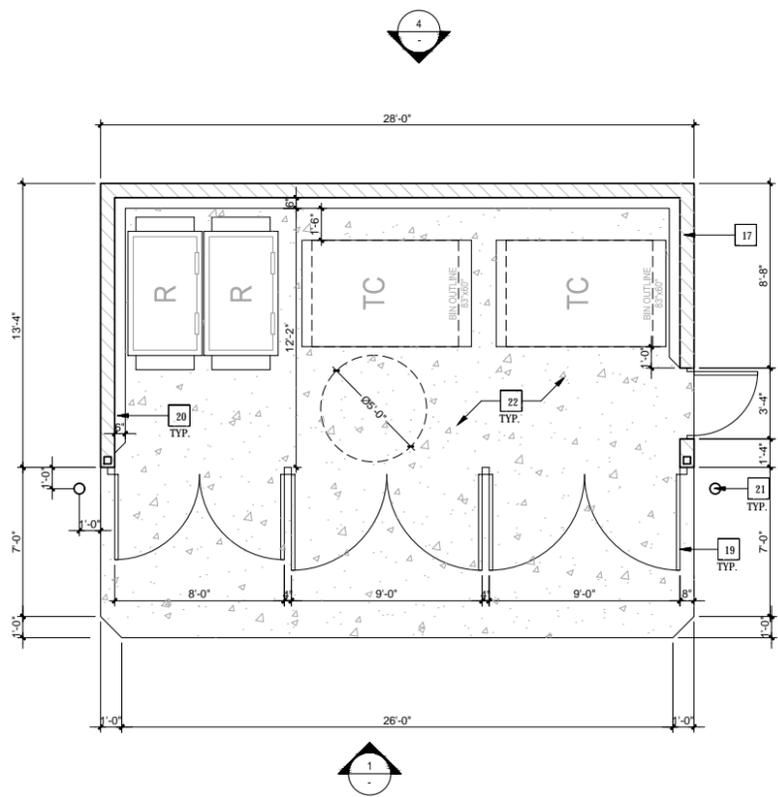
LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

COLOR KEYNOTES

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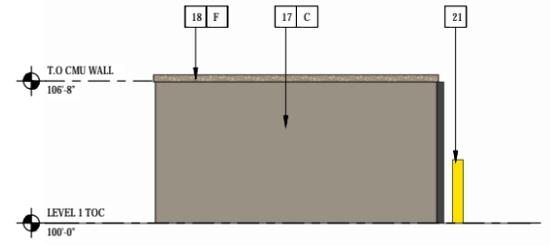
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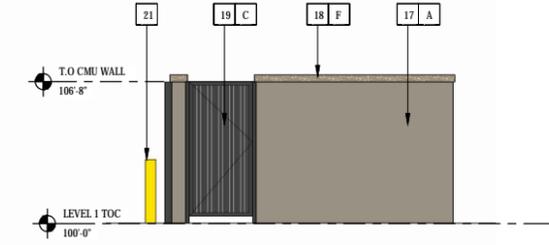
T.E REAR ELEVATION

SCALE: 1/4"=1'-0" **4**



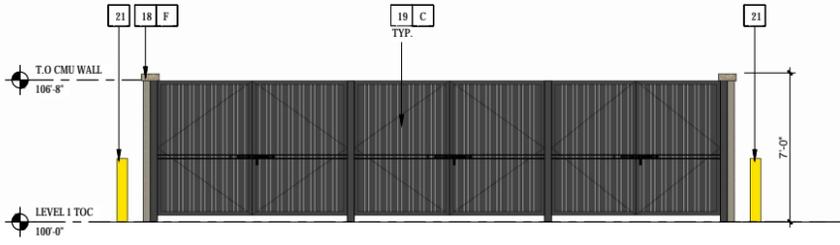
T.E LEFT ELEVATIONS

SCALE: 1/4"=1'-0" **3**



T.E RIGHT ELEVATIONS

SCALE: 1/4"=1'-0" **2**



T.E FRONT ELEVATIONS

SCALE: 1/4"=1'-0" **1**

TRASH ENCLOSURE PLANS

SCALE: 1/4"=1'-0" **5**

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ktgy@ktgy.com



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**TRASH ENCLOSURE
PLAN & ELEVATIONS
SHEET 54 OF 74**

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 VERTICAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
- 10 ASPHALT ROOF SHINGLES
- 12 FIBER CEMENT BOARD CANOPY - COLOR 3
- 13 PAINTED METAL HANDRAIL
- 14 OVERHEAD GARAGE DOOR
- 15 PATIO DOOR
- 16 BRONZE VINYL WINDOW
- 17 BUILDING ENTRY
- 18 UTILITY/STORAGE CLOSETS
- 20 DOWNSPOUT
- 21 STOREFRONT
- 22 GROUNDFACE CMU
- 23 PAINTED METAL GATE
- 24 PRECAST CAP



BUILDING TYPE 1 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2

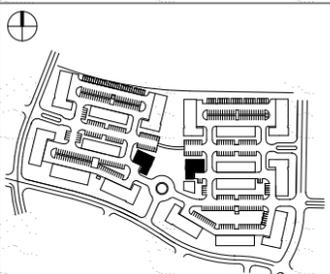


BUILDING TYPE 1 - FRONT ELEVATION

SCALE:
1/8" = 1'-0"

1

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING
3660 BLAKE STREET, SUITE 500
DENVER, CO, 80205
(303) 825-6400
CONTACT: JOHN GREEN
JGREEN@ktgy.com



DATE: 03.21.2023
ISSUED FOR: DP SUBMITTAL 01
07.17.2023 DP SUBMITTAL 02

TYPE 1 -
APARTMENT
ELEVATIONS
SHEET 55 OF 74



11/27/2023
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kyle.fenner

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



LAYOUT 1 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2



LAYOUT 1 - REAR ELEVATION

SCALE:
1/8" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING - COLOR 1
- BRICK - STACKED - COLOR 1
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- BOARD AND BATTEN - COLOR 1
- LAP SIDING - COLOR 1
- CONCRETE ROOF TILES

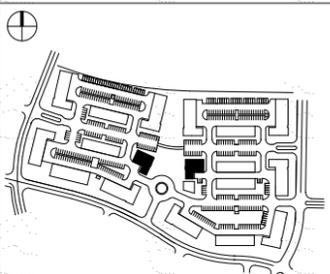
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 VERTICAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
- 10 ASPHALT ROOF SHINGLES
- 11 FIBER CEMENT BOARD CANOPY - COLOR 3
- 12 PAINTED METAL HANDRAIL
- 13 OVERHEAD GARAGE DOOR
- 14 PATIO DOOR
- 15 BRONZE VINYL WINDOW
- 16 BUILDING ENTRY
- 17 UTILITY/STORAGE CLOSETS
- 18 DOWNSPOUT
- 19 STOREFRONT
- 20 GROUNDFACE CMU
- 21 PAINTED METAL GATE
- 22 PRECAST CAP

SITE KEY PLAN



KTGY - ARCHITECTURE + PLANNING
3660 BLAKE STREET, SUITE 500
DENVER, CO, 80205
(303) 825-6400
CONTACT: JOHN GREEN
JGREEN@ktgy.com



DATE: 03.21.2023 DP SUBMITTAL 01
ISSUED FOR: 07.17.2023 DP SUBMITTAL 02



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TYPE 1 -
APARTMENT
ELEVATIONS
SHEET 56 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



LAYOUT 2 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2



LAYOUT 2 - FRONT ELEVATION

SCALE:
1/8" = 1'-0"

1

ELEVATION LEGEND

- BRICK - RUNNING - COLOR 1
- BRICK - STACKED - COLOR 1
- STUCCO - COLOR 1
- STUCCO - COLOR 2
- BOARD AND BATTEN - COLOR 1
- LAP SIDING - COLOR 1
- CONCRETE ROOF TILES

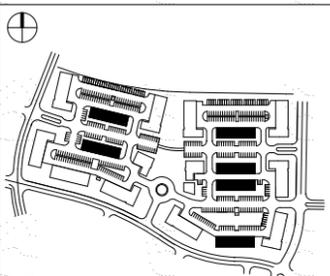
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

1. BRICK - RUNNING - COLOR 1
2. FIBER CEMENT PANEL - COLOR 1
3. VERTICAL FIBER CEMENT - COLOR 2
4. HORIZONTAL FIBER CEMENT - COLOR 3
5. FIBER CEMENT BATTEN - COLOR 3
6. BENCH - COLOR 3
7. FIBER CEMENT TRIM
8. BUILDING SIGNAGE
9. ASPHALT ROOF SHINGLES
10. PAINTED METAL HANDRAIL - COLOR 3
11. OVERHEAD GARAGE DOOR
12. PATIO DOOR
13. BRONZE VINYL WINDOW
14. BUILDING ENTRY
15. UTILITY STORAGE CLOSETS
16. DOWNSPOUT
17. STOREFRONT
18. GROUNDFACE CMU
19. PAINTED METAL GATE
20. PRECAST CAP

SITE KEY PLAN



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07.17.2023 DP SUBMITTAL 02

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
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TYPE 2 -
APARTMENT
ELEVATIONS
SHEET 57 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



LAYOUT 2 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

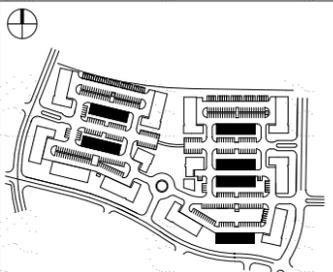
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 VERTICAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
- 10 ASPHALT ROOF SHINGLES
- 11 FIBER CEMENT BOARD CANOPY - COLOR 3
- 12 PAINTED METAL HANDRAIL
- 13 OVERHEAD GARAGE DOOR
- 14 PATIO DOOR
- 15 BRONZE VINYL WINDOW
- 16 BUILDING ENTRY
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SITE KEY PLAN



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SPRINGS
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TYPE 2 -
APARTMENT
ELEVATIONS
SHEET 58 OF 74

LAYOUT 2 - REAR ELEVATION

SCALE:
1/8" = 1'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 HORIZONTAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
- 10 ASPHALT ROOF SHINGLES
- 12 FIBER CEMENT BOARD CANOPY - COLOR 3
- 13 PAINTED METAL HANDRAIL
- 14 OVERHEAD GARAGE DOOR
- 15 PATIO DOOR
- 16 BRONZE VINYL WINDOW
- 17 BUILDING ENTRY
- 18 UTILITY/STORAGE CLOSETS
- 20 DOWNSPOUT
- 21 STOREFRONT
- 22 GROUNDFACE CMU
- 23 PAINTED METAL GATE
- 24 PRECAST CAP

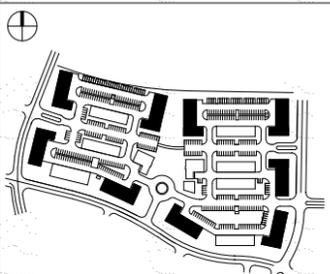


LAYOUT 3 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2

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TYPE 3 -
APARTMENT
ELEVATIONS
SHEET 59 OF 74



LAYOUT 3 - FRONT ELEVATION

SCALE:
1/8" = 1'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



LAYOUT 3 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2



LAYOUT 3 - REAR ELEVATION

SCALE:
1/8" = 1'-0"

1

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

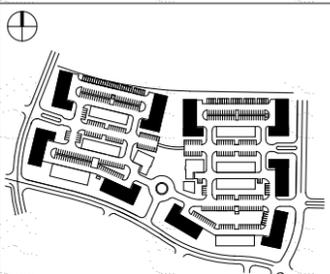
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- | # | KEYNOTES - SDP |
|----|-------------------------------------|
| 1 | BRICK - RUNNING - COLOR 1 |
| 2 | FIBER CEMENT PANEL - COLOR 1 |
| 3 | VERTICAL FIBER CEMENT - COLOR 2 |
| 4 | VERTICAL FIBER CEMENT - COLOR 3 |
| 5 | HORIZONTAL FIBER CEMENT - COLOR 1 |
| 6 | FIBER CEMENT BATTEN - COLOR 3 |
| 7 | BENCH - COLOR 3 |
| 8 | FIBER CEMENT TRIM |
| 9 | BUILDING SIGNAGE |
| 10 | ASPHALT ROOF SHINGLES |
| 12 | FIBER CEMENT BOARD CANOPY - COLOR 3 |
| 13 | PAINTED METAL HANDRAIL |
| 14 | OVERHEAD GARAGE DOOR |
| 15 | PATIO DOOR |
| 16 | BRONZE VINYL WINDOW |
| 17 | BUILDING ENTRY |
| 18 | UTILITY/STORAGE CLOSETS |
| 20 | DOWNSPOUT |
| 21 | STOREFRONT |
| 22 | GROUNDFACE CMU |
| 23 | PAINTED METAL GATE |
| 24 | PRECAST CAP |

SITE KEY PLAN



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TYPE 3 -
APARTMENT
ELEVATIONS
SHEET 60 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY



LAYOUT 4 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2



LAYOUT 4 - FRONT ELEVATION

SCALE:
1/8" = 1'-0"

1

ELEVATION LEGEND

| | |
|--|----------------------------|
| | BRICK - RUNNING - COLOR 1 |
| | BRICK - STACKED - COLOR 1 |
| | STUCCO - COLOR 1 |
| | STUCCO - COLOR 2 |
| | BOARD AND BATTEN - COLOR 1 |
| | LAP SIDING - COLOR 1 |
| | CONCRETE ROOF TILES |

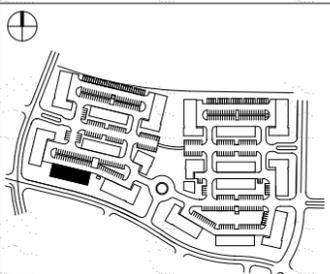
ELEVATION NOTES

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KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 VERTICAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
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TYPE 4 -
APARTMENT
ELEVATIONS
SHEET 61 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 BRICK - RUNNING - COLOR 1
- 2 FIBER CEMENT PANEL - COLOR 1
- 3 VERTICAL FIBER CEMENT - COLOR 2
- 4 VERTICAL FIBER CEMENT - COLOR 3
- 5 HORIZONTAL FIBER CEMENT - COLOR 1
- 6 FIBER CEMENT BATTEN - COLOR 3
- 7 BENCH - COLOR 3
- 8 FIBER CEMENT TRIM
- 9 BUILDING SIGNAGE
- 10 ASPHALT ROOF SHINGLES
- 12 FIBER CEMENT BOARD CANOPY - COLOR 3
- 13 PAINTED METAL HANDRAIL
- 14 OVERHEAD GARAGE DOOR
- 15 PATIO DOOR
- 16 BRONZE VINYL WINDOW
- 17 BUILDING ENTRY
- 18 UTILITY/STORAGE CLOSETS
- 20 DOWNSPOUT
- 21 STOREFRONT
- 22 GROUNDFACE CMU
- 23 PAINTED METAL GATE
- 24 PRECAST CAP



LAYOUT 4 - SIDE ELEVATION

SCALE:
1/8" = 1'-0"

2

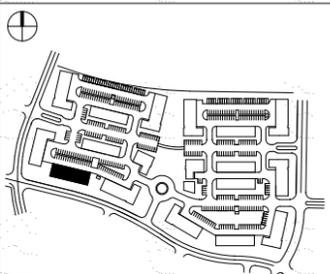


LAYOUT 4 - REAR ELEVATION

SCALE:
1/8" = 1'-0"

1

SITE KEY PLAN



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TYPE 4 -
APARTMENT
ELEVATIONS
SHEET 62 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION LEGEND

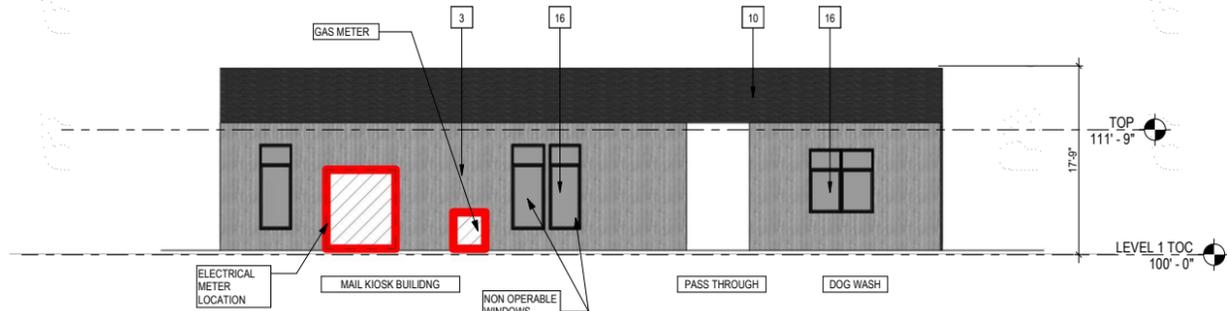
-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

ELEVATION NOTES

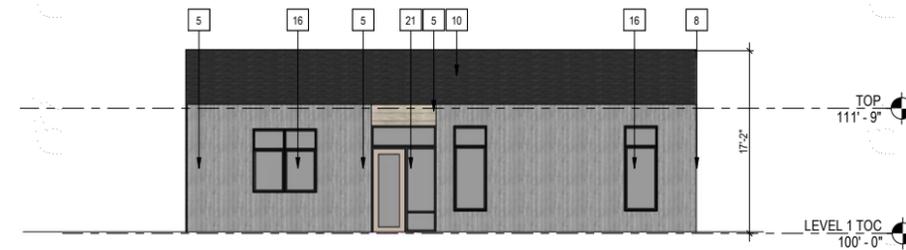
1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

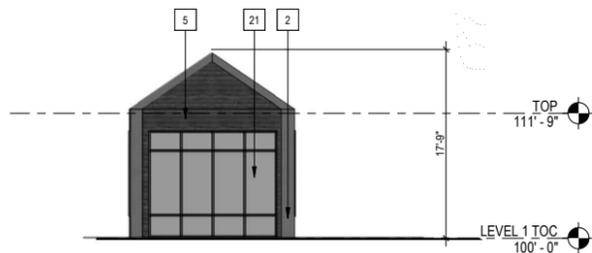
1. BRICK - RUNNING - COLOR 1
2. FIBER CEMENT PANEL - COLOR 1
3. VERTICAL FIBER CEMENT - COLOR 2
4. HORIZONTAL FIBER CEMENT - COLOR 3
5. FIBER CEMENT BATTEN - COLOR 3
6. BENCH - COLOR 3
7. FIBER CEMENT TRIM
8. BUILDING SIGNAGE
9. ASPHALT ROOF SHINGLES
10. FIBER CEMENT BOARD CANOPY - COLOR 3
11. PAINTED METAL HANDRAIL
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21. PRECAST CAP



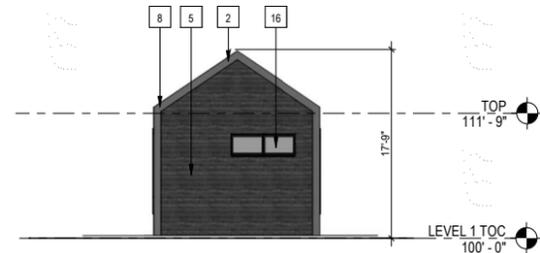
MAIL KIOSK / DOG WASH EAST ELEVATION SCALE: 1/8" = 1'-0" 8



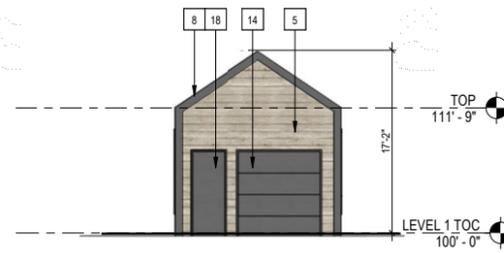
MAIL ROOM - ELEVATION SCALE: 1/8" = 1'-0" 4



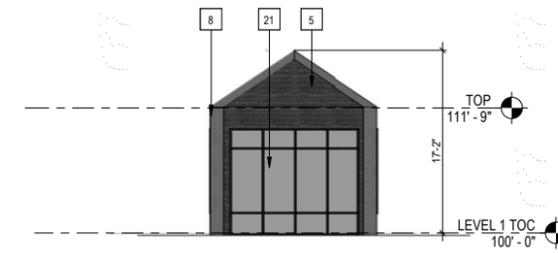
MAIL KIOSK SOUTH ELEVATION SCALE: 1/8" = 1'-0" 7



DOG WASH NORTH ELEVATION SCALE: 1/8" = 1'-0" 6

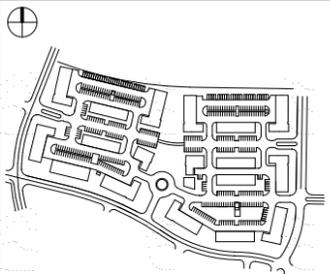


MAIL ROOM - ELEVATION SCALE: 1/8" = 1'-0" 3

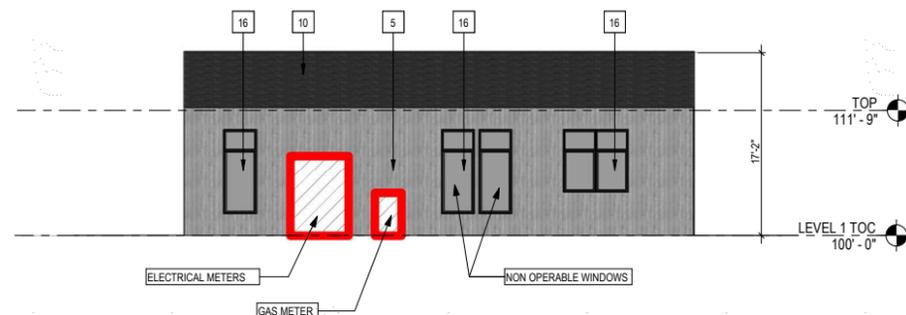


MAIL ROOM - ELEVATION SCALE: 1/8" = 1'-0" 2

SITE KEY PLAN



MAIL KIOSK / DOG WASH WEST ELEVATION SCALE: 1/8" = 1'-0" 5



MAIL ROOM - ELEVATION SCALE: 1/8" = 1'-0" 1

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APARTMENT MAIL
KIOSK ELEVATIONS
SHEET 63 OF 74

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

ELEVATION LEGEND

-  BRICK - RUNNING - COLOR 1
-  BRICK - STACKED - COLOR 1
-  STUCCO - COLOR 1
-  STUCCO - COLOR 2
-  BOARD AND BATTEN - COLOR 1
-  LAP SIDING - COLOR 1
-  CONCRETE ROOF TILES

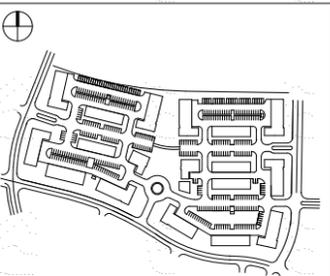
ELEVATION NOTES

1. ALL CONDENSERS WILL BE ROOF MOUNTED, AS ALLOWED BY CODE, AND WILL BE SCREENED FROM VIEW.

KEYNOTES - SDP

- 1 - BRICK - RUNNING - COLOR 1
- 2 - FIBER CEMENT PANEL - COLOR 1
- 3 - VERTICAL FIBER CEMENT - COLOR 2
- 4 - VERTICAL FIBER CEMENT - COLOR 3
- 5 - HORIZONTAL FIBER CEMENT - COLOR 3
- 6 - FIBER CEMENT BATTEN - COLOR 3
- 7 - BENCH - COLOR 3
- 8 - FIBER CEMENT TRIM
- 9 - BUILDING SIGNAGE
- 10 - ASPHALT ROOF SHINGLES
- 12 - FIBER CEMENT BOARD CANOPY - COLOR 3
- 13 - PAINTED METAL HANDRAIL
- 14 - OVERHEAD GARAGE DOOR
- 15 - PATIO DOOR
- 16 - BRONZE VINYL WINDOW
- 17 - BUILDING ENTRY
- 18 - UTILITY/STORAGE CLOSETS
- 20 - DOWNSPOUT
- 21 - STOREFRONT
- 22 - GROUNDFACE CMU
- 23 - PAINTED METAL GATE
- 24 - PRECAST CAP

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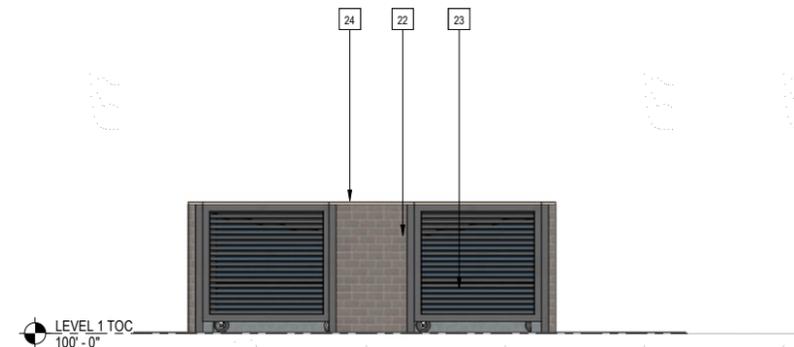


TRASH ENCLOSURE / GARAGE ELEVATIONS
SHEET 64 OF 74



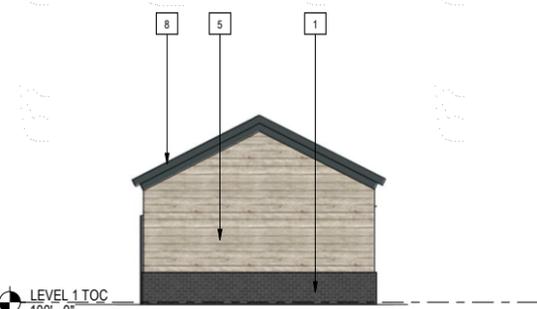
GARAGE SOUTH ELEVATION

SCALE: 1/4" = 1'-0" 8



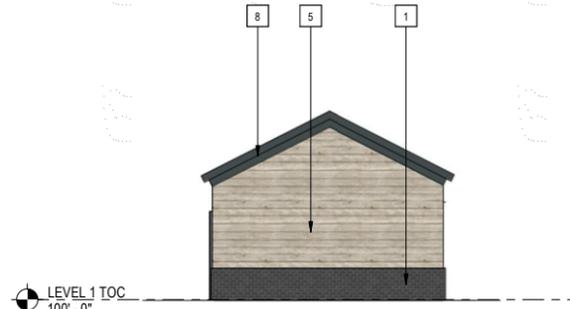
TRASH ENCLOSURE FRONT ELEVATION

SCALE: 1/4" = 1'-0" 4



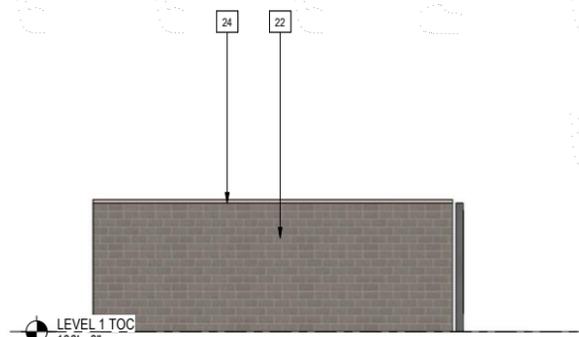
GARAGE WEST ELEVATION

SCALE: 1/4" = 1'-0" 7



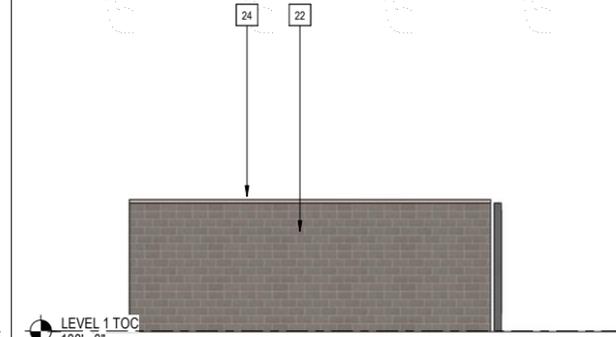
GARAGE EAST ELEVATION

SCALE: 1/4" = 1'-0" 6



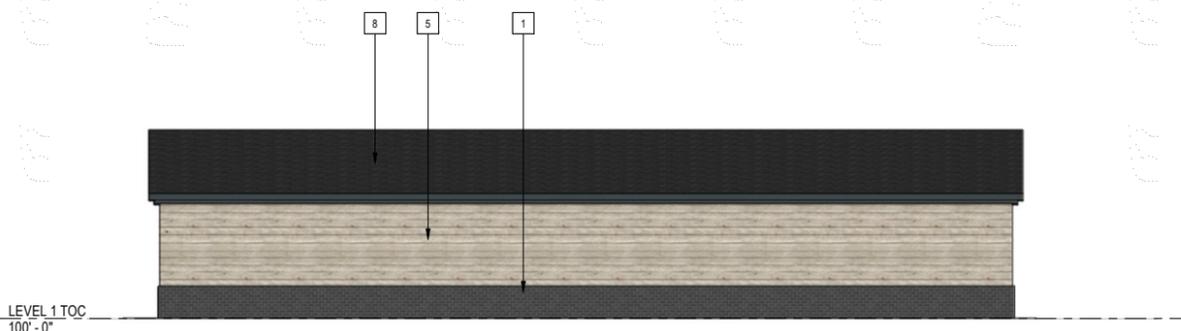
TRASH SIDE ELEVATION

SCALE: 1/4" = 1'-0" 3



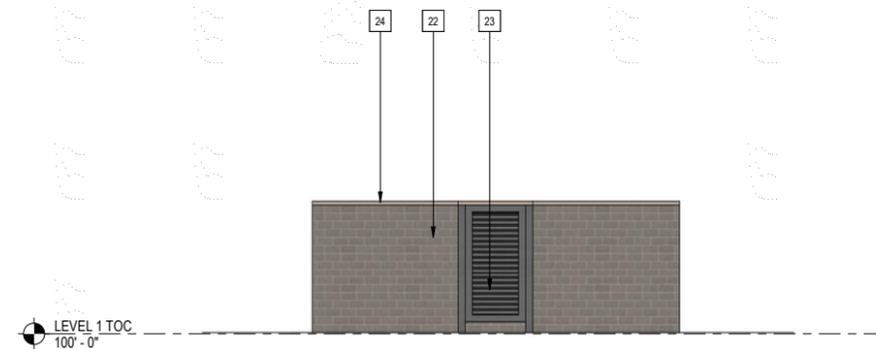
TRASH SIDE ELEVATION

SCALE: 1/4" = 1'-0" 2



GARAGE NORTH ELEVATION

SCALE: 1/4" = 1'-0" 5



TRASH ENCLOSURE REAR ELEVATION

SCALE: 1/4" = 1'-0" 1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

SITE LIGHT FIXTURE SCHEDULE

| LABEL | MANUFACTURER CATALOG NO. | DESCRIPTION | LAMPS / WATTAGES | NOTES |
|-------|-------------------------------------|----------------------------------|------------------|------------------------|
| SA | VISIONAIRE #VSK-II-T1-5L-3K-CLS | POLE LIGHT | LED 34W | MOUNTING HEIGHT = 15' |
| SB | VISIONAIRE #VSK-II-T4L-5L-3K-HS | POLE LIGHT / TWO LAMP POLE LIGHT | LED 34W | MOUNTING HEIGHT = 15' |
| SC | ALLUZ #A8-ZIGY-TAPE-27K-6.5W | LED TAPE LIGHT | LED 6.5W | MOUNTING HEIGHT = 9' |
| SD | LITHONIA #W0GE2-LED-P1-27K-90CRI-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |

PHOTOMETRICS GENERAL NOTES

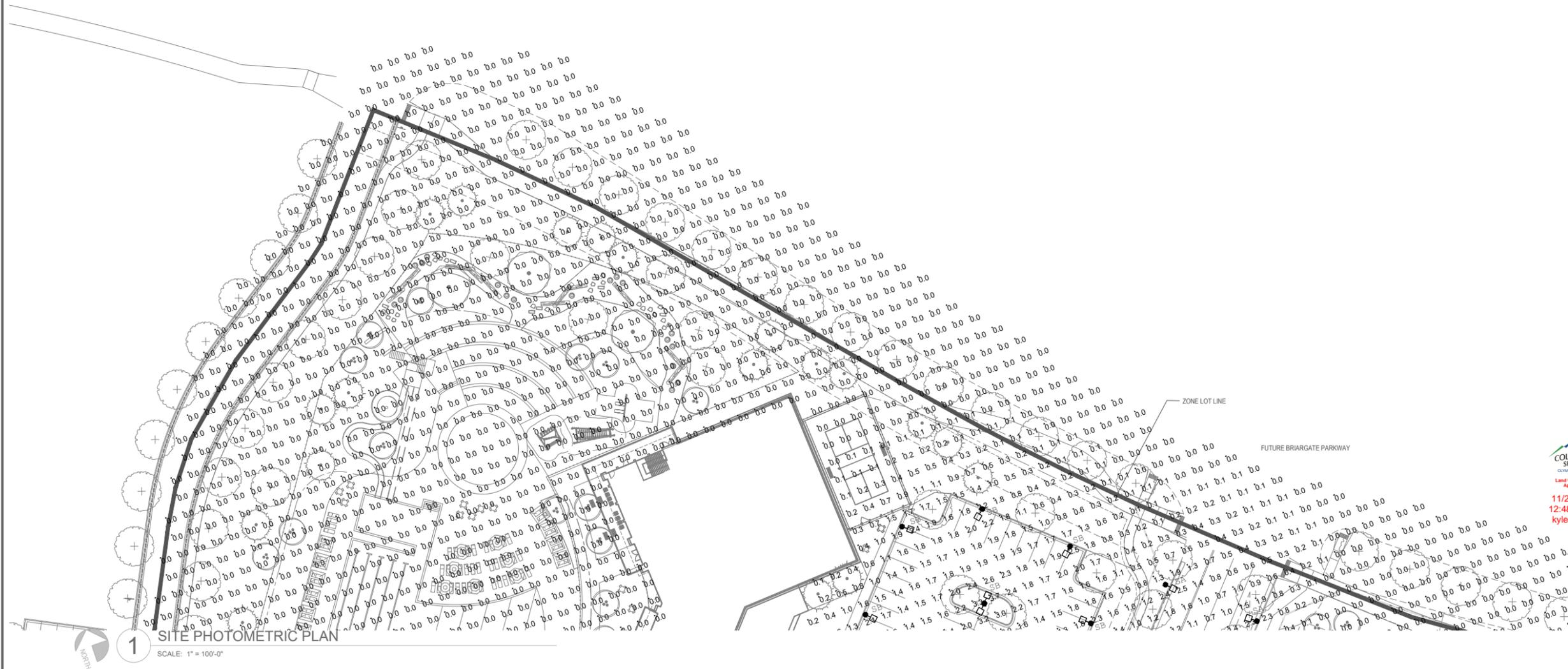
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL EXTERIOR LIGHT FIXTURES ARE FULL CUTOFF TYPE FIXTURES.
3. ALL EXTERIOR LIGHT FIXTURES ON SITE ADJACENT TO ZONE LOTS CLASSIFIED AS PROTECTED DISTRICT SHALL HAVE LUMEN OUTPUT ADJUSTED SO AS TO PREVENT ANY LIGHT SPILLAGE INTO ADJACENT PROPERTY AND MAINTAIN A FOOTCANDLE RATING OF NO MORE THAN 0.1 AT THE ZONE LOT LINE ADJUTT THE ADJACENT PROTECTED DISTRICT LOT LINE.



Jordan & Skala
Engineers

555 17th Street, Suite 700
Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 23080187 Drawn By: WW/ES Checked By: ANSL



KTGY - ARCHITECTURE + PLANNING
820 16TH STREET, SUITE 500
DENVER, CO. 80202
(303) 825-6400
CONTACT: Project Manager
ktgy@ktgy.com

DATE: 03.21.2023 ISSUED FOR: DP SUBMITTAL

SITE PHOTOMETRIC
PLAN - 1
SHEET 65 OF 74

SCALE:
1"=30'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

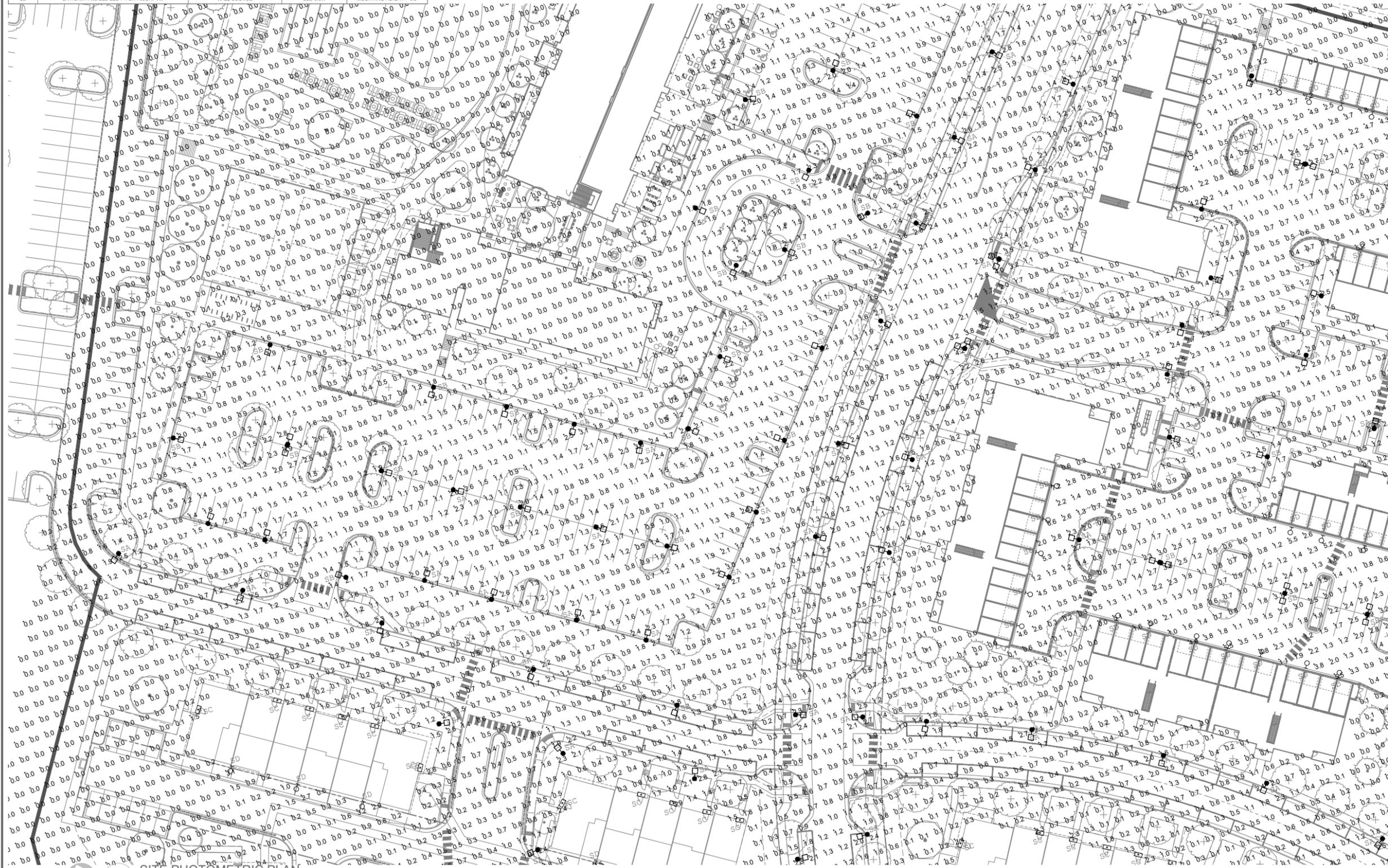
LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

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SITE LIGHT FIXTURE SCHEDULE

| LABEL | MANUFACTURER CATALOG NO. | DESCRIPTION | LAMPS / WATTAGES | NOTES |
|-------|--------------------------------------|----------------------------------|------------------|------------------------|
| SA | VISIONAIRE #VSK-II-TL-5L-3K-CLS | POLE LIGHT | LED 34W | MOUNTING HEIGHT = 16' |
| SB | VISIONAIRE #VSK-II-TL-5L-3K-HS | POLE LIGHT / TWO LAMP POLE LIGHT | LED 34W | MOUNTING HEIGHT = 16' |
| SC | ALUZ #AS-ZIGY-TAPE-27K-6.5W | LED TAPE LIGHT | LED 6.5W | MOUNTING HEIGHT = 9' |
| SD | LITHONIA #WIDGEZ-LED-P1-27K-90CRI-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |



1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 100'-0"



Jordan & Skala
Engineers

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Project Number: 23080187 Drawn By: WW/BS Checked By: ANSL



11/27/2023
12:48:32 PM
kyle.fenner

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03.21.2023 DP SUBMITTAL

SITE PHOTOMETRIC
PLAN - 2

SHEET 66 OF 74

SCALE:
1"=30'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

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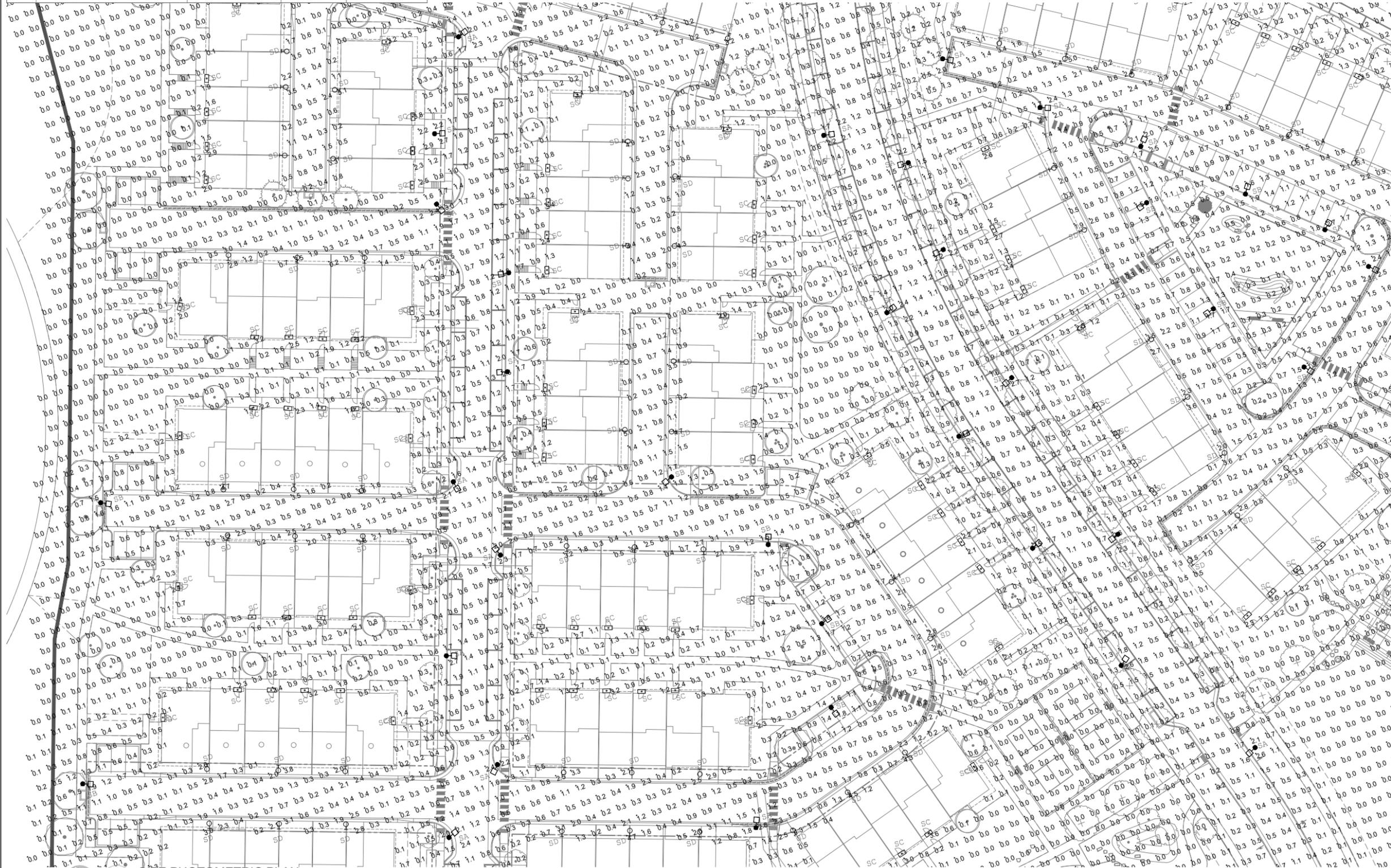


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Engineers

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Project Number: 23080187 Drawn by: WW/BS Checked by: ANSL

| SITE LIGHT FIXTURE SCHEDULE | | | | |
|-----------------------------|-------------------------------------|----------------------------------|----------------|------------------------|
| LABEL | MANUFACTURER CATALOG NO. | DESCRIPTION | LAMPS/WATTAGES | NOTES |
| SA | VISIONAIRE #VSK-II-T1-5L-3K-CLS | POLE LIGHT | LED 34W | MOUNTING HEIGHT = 16' |
| SB | VISIONAIRE #VSK-II-T4L-5L-3K-HS | POLE LIGHT / TWO LAMP POLE LIGHT | LED 34W | MOUNTING HEIGHT = 16' |
| SC | ALUZ #A8-ZIGY-TAPE-27K-6.5W | LED TAPE LIGHT | LED 6.5W | MOUNTING HEIGHT = 9' |
| SD | LITHONIA #W0GEZ-LED-P1-27K-90CR1-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |



1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 100'-0"



11/27/2023
12:48:32 PM
kyle.fenner

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DATE: ISSUED FOR:
03.21.2023 DP SUBMITTAL

SITE PHOTOMETRIC
PLAN - 3

SHEET 67 OF 74

SCALE:
1"=30'-0"

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

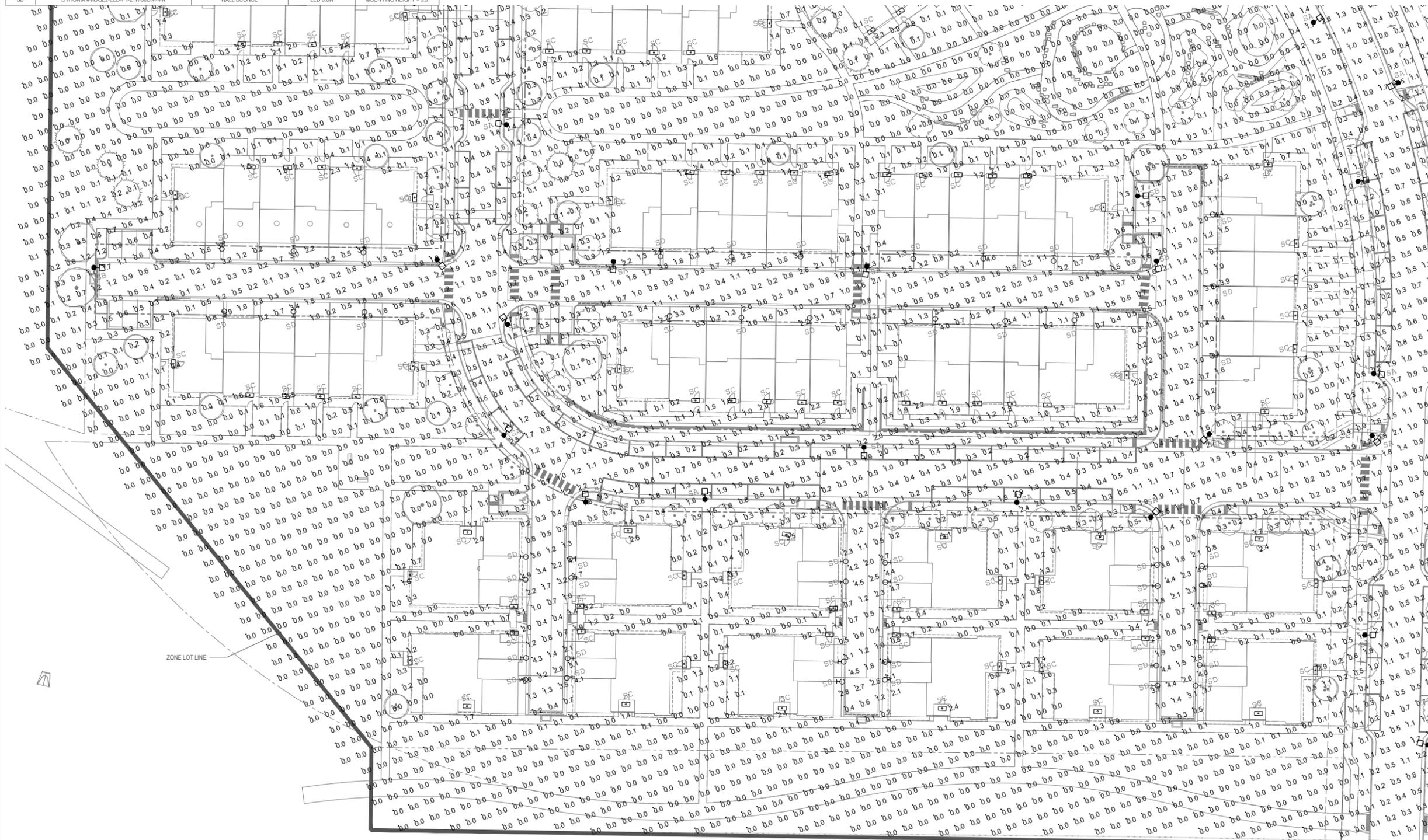
LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

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SITE LIGHT FIXTURE SCHEDULE

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Jordan & Skala
Engineers

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Denver, CO 80202
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Project Number: 23080187 Drawn By: WW/BS Checked By: ANSL



Land Use Review
Approved

11/27/2023
12:48:32 PM
kyle.fenner

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CONTACT: Project Manager
ktgy@ktgy.com

DATE: ISSUED FOR:
03.21.2023 DP SUBMITTAL

SITE PHOTOMETRIC
PLAN - 4

SHEET 68 OF 74



1

SITE PHOTOMETRIC PLAN

SCALE: 1" = 100'-0"

SCALE:
1"=30'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

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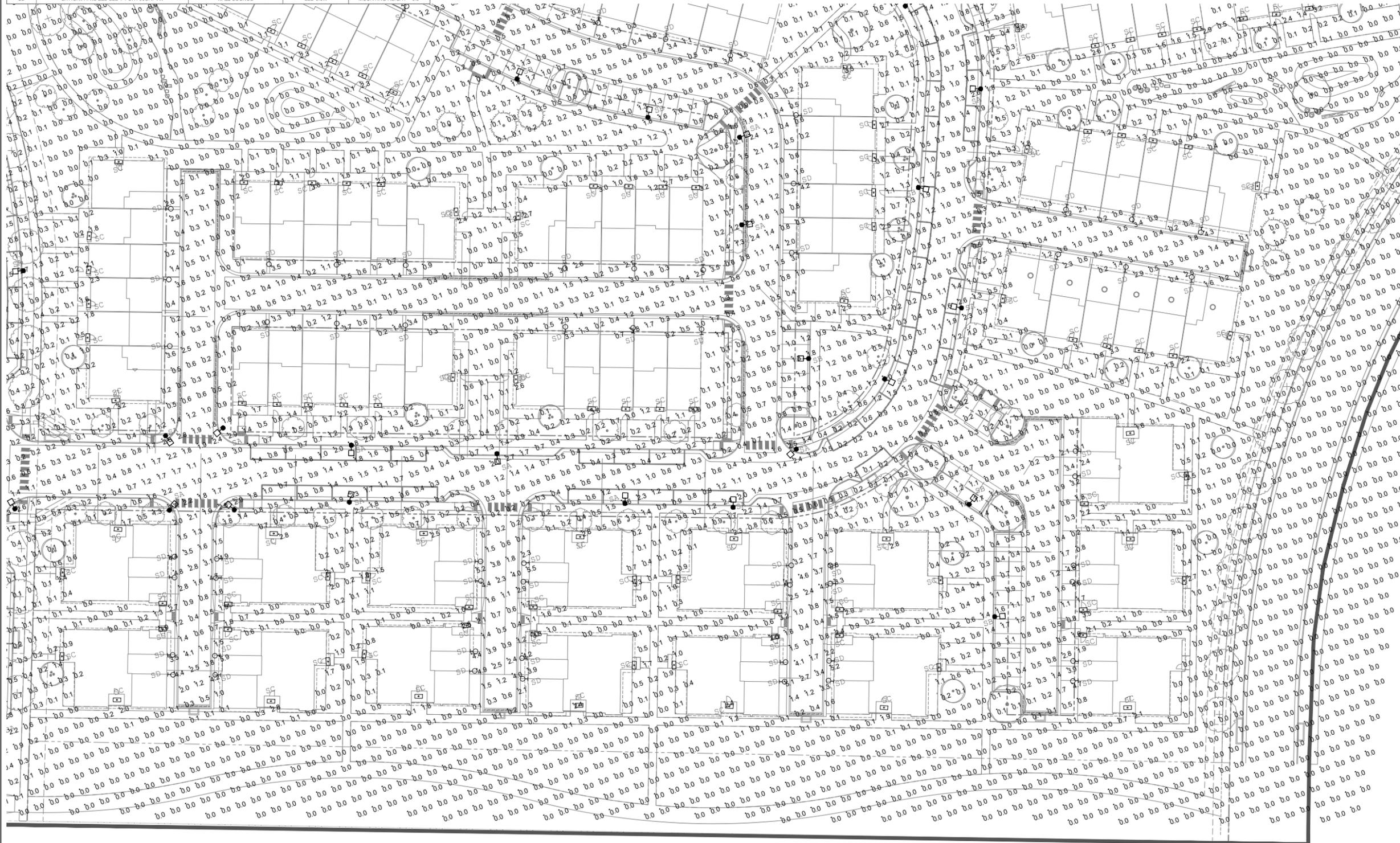


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Engineers

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Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 23080187 Drawn By: WW/BS Checked By: ANSL

| SITE LIGHT FIXTURE SCHEDULE | | | | |
|-----------------------------|-------------------------------------|----------------------------------|------------------|------------------------|
| LABEL | MANUFACTURER CATALOG NO. | DESCRIPTION | LAMPS / WATTAGES | NOTES |
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| SD | LITHONIA #W0GEZ-LED-P1-27K-90CRI-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 100'-0"

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
11/27/2023
12:48:32 PM
kyle.fenner

KTGY - ARCHITECTURE + PLANNING
820 16TH STREET, SUITE 500
DENVER, CO. 80202
(303) 825-6400
CONTACT: Project Manager
ktgy@ktgy.com

DATE: ISSUED FOR:
03.21.2023 DP SUBMITTAL

SITE PHOTOMETRIC
PLAN - 5

SHEET 69 OF 74

SCALE:
1"=30'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

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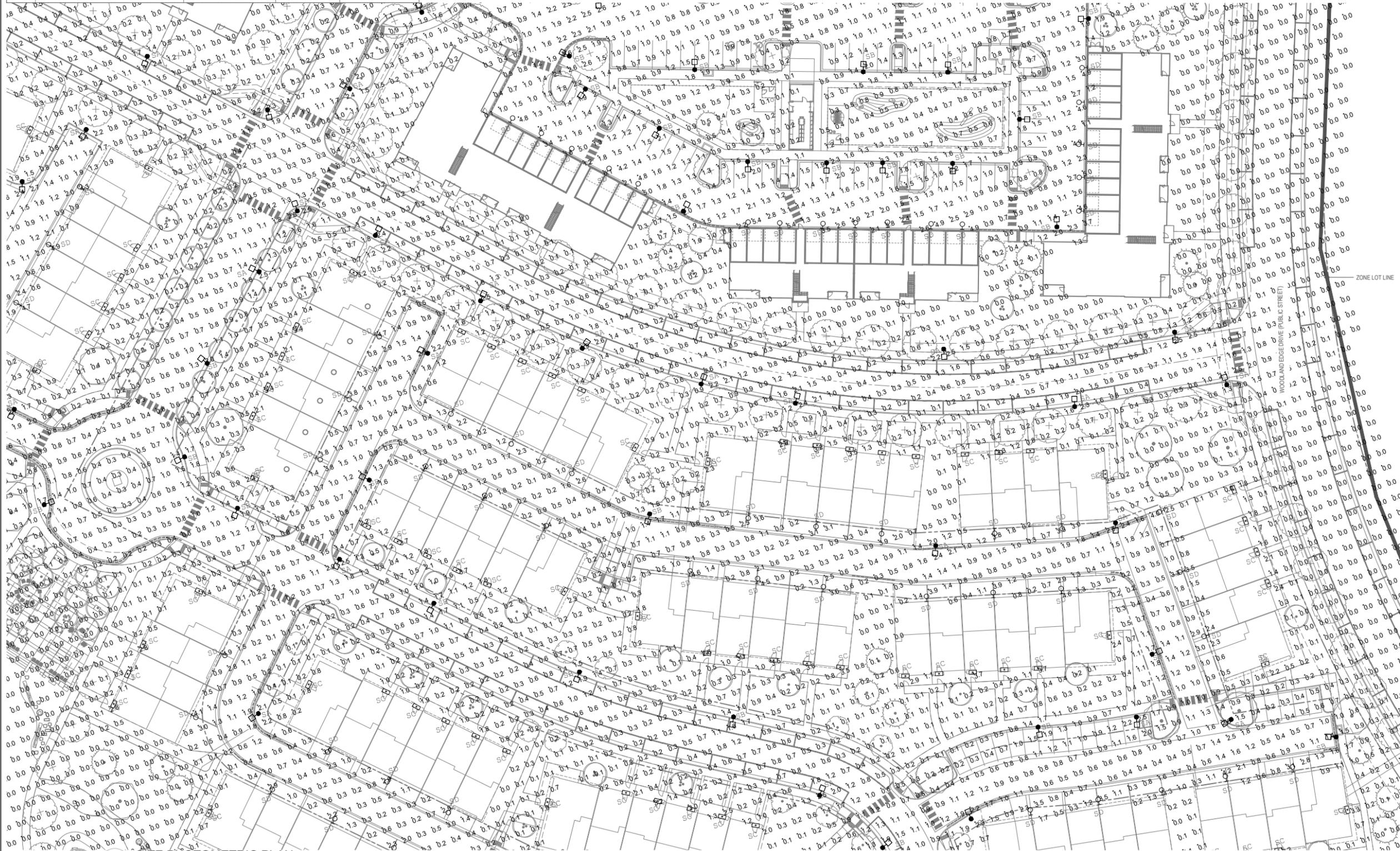


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Project Number: 23080187 Drawn By: WW/BS Checked By: ANSL

| SITE LIGHT FIXTURE SCHEDULE | | | | |
|-----------------------------|--------------------------------------|----------------------------------|------------------|------------------------|
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| SD | LITHONIA #WIDGE2-LED-P1-27K-90CRI-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 100'-0"



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SITE PHOTOMETRIC
PLAN - 6
SHEET 70 OF 74

SCALE:
1"=30'-0"

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

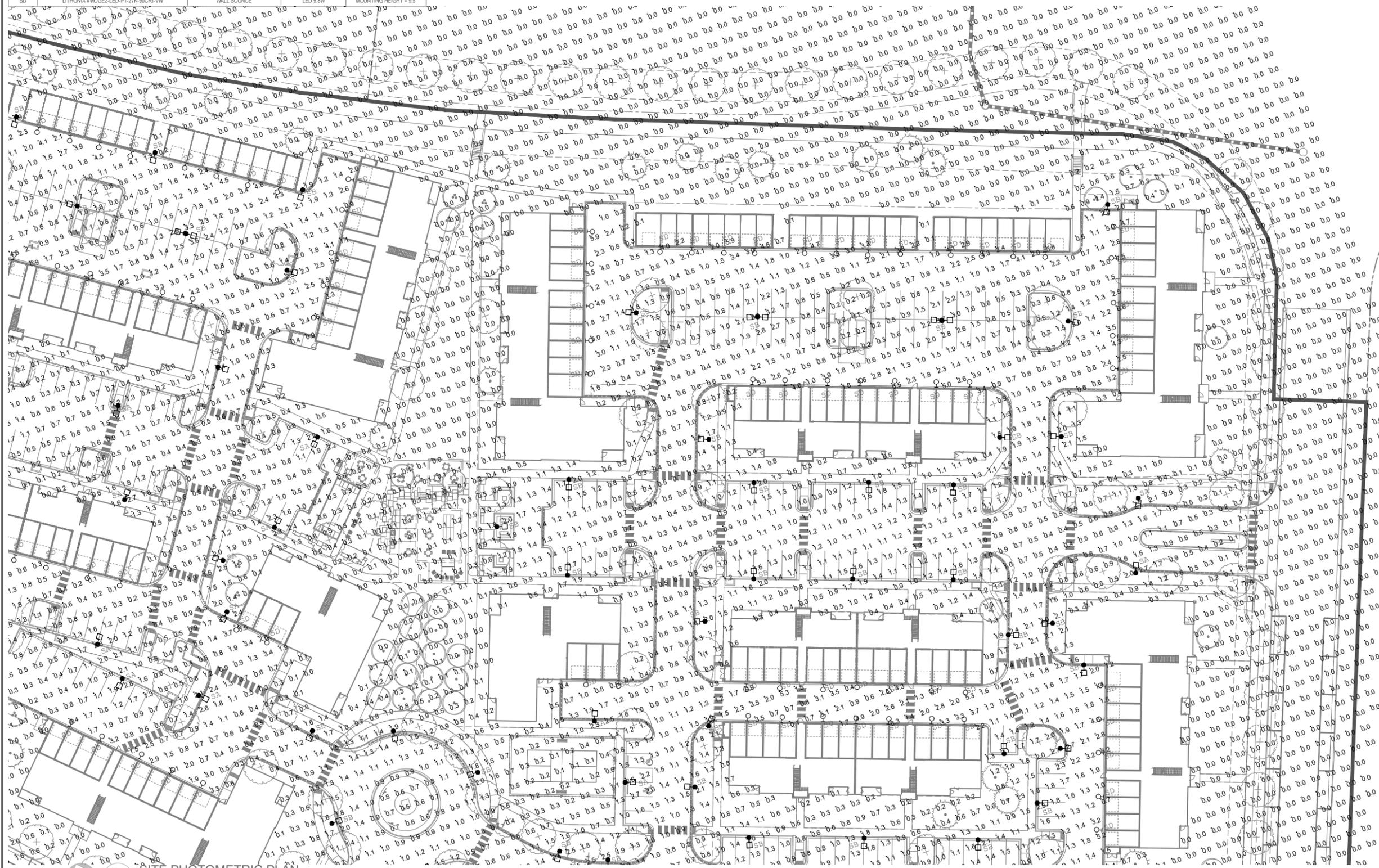
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| SB | VISIONAIRE #VSK-II-TAL-5L-3K-HS | POLE LIGHT / TWO LAMP POLE LIGHT | LED 34W | MOUNTING HEIGHT = 16' |
| SC | ALLUZ #AS-ZIGY-TAPE-27K-6.5W | LED TAPE LIGHT | LED 6.5W | MOUNTING HEIGHT = 9' |
| SD | LITHONIA #MDGEZ-LED-P1-27K-90CRI-VW | WALL SCONCE | LED 9.8W | MOUNTING HEIGHT = 9.5' |



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Engineers

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SITE PHOTOMETRIC
PLAN - 7

SHEET 71 OF 74

SCALE:
1"=30'-0"

1

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

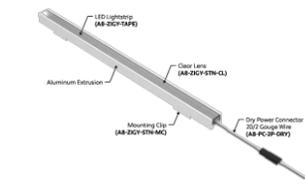


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FIXTURE SC



END VIEWS / DIMENSIONS



LENS / OPTICS APPEARANCE



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

| Series | Lens | Watts per Foot | Dimming | CCT LED | Listing | Finish | Luminaire Length |
|-----------------------------|----------------------------|--------------------------------------|---|-------------|--------------|------------------|---|
| A8-ZIGY-STN | | | | | | | |
| ZIGY Standard (A8-ZIGY-STN) | Clear Lens (CL) | 15 Watts (0.8W) 150 Lumens / Ft* | Phase Dimming: Forward / Reverse Phase (PH) | 2400K (DMK) | Indoor (IBV) | Natural Silver** | Specify length in Feet & Inches Example: 1'0" |
| | 50% Semi-Frosted Lens (SF) | 23 Watts (0.8W) 207 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | 100% Frosted Lens (FF) | 35 Watts (0.8W) 300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 45 Watts (0.8W) 400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 55 Watts (0.8W) 500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 65 Watts (0.8W) 600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 75 Watts (0.8W) 700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 85 Watts (0.8W) 800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 95 Watts (0.8W) 900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 105 Watts (0.8W) 1000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 115 Watts (0.8W) 1100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 125 Watts (0.8W) 1200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 135 Watts (0.8W) 1300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 145 Watts (0.8W) 1400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 155 Watts (0.8W) 1500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 165 Watts (0.8W) 1600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 175 Watts (0.8W) 1700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 185 Watts (0.8W) 1800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 195 Watts (0.8W) 1900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 205 Watts (0.8W) 2000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 215 Watts (0.8W) 2100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 225 Watts (0.8W) 2200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 235 Watts (0.8W) 2300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 245 Watts (0.8W) 2400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 255 Watts (0.8W) 2500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 265 Watts (0.8W) 2600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 275 Watts (0.8W) 2700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 285 Watts (0.8W) 2800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 295 Watts (0.8W) 2900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 305 Watts (0.8W) 3000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 315 Watts (0.8W) 3100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 325 Watts (0.8W) 3200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 335 Watts (0.8W) 3300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 345 Watts (0.8W) 3400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 355 Watts (0.8W) 3500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 365 Watts (0.8W) 3600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 375 Watts (0.8W) 3700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 385 Watts (0.8W) 3800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 395 Watts (0.8W) 3900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 405 Watts (0.8W) 4000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 415 Watts (0.8W) 4100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 425 Watts (0.8W) 4200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 435 Watts (0.8W) 4300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 445 Watts (0.8W) 4400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 455 Watts (0.8W) 4500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 465 Watts (0.8W) 4600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 475 Watts (0.8W) 4700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 485 Watts (0.8W) 4800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 495 Watts (0.8W) 4900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 505 Watts (0.8W) 5000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 515 Watts (0.8W) 5100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 525 Watts (0.8W) 5200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 535 Watts (0.8W) 5300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 545 Watts (0.8W) 5400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 555 Watts (0.8W) 5500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 565 Watts (0.8W) 5600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 575 Watts (0.8W) 5700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 585 Watts (0.8W) 5800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 595 Watts (0.8W) 5900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 605 Watts (0.8W) 6000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 615 Watts (0.8W) 6100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 625 Watts (0.8W) 6200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 635 Watts (0.8W) 6300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 645 Watts (0.8W) 6400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 655 Watts (0.8W) 6500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 665 Watts (0.8W) 6600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 675 Watts (0.8W) 6700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 685 Watts (0.8W) 6800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 695 Watts (0.8W) 6900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 705 Watts (0.8W) 7000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 715 Watts (0.8W) 7100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 725 Watts (0.8W) 7200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 735 Watts (0.8W) 7300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 745 Watts (0.8W) 7400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 755 Watts (0.8W) 7500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 765 Watts (0.8W) 7600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 775 Watts (0.8W) 7700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 785 Watts (0.8W) 7800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 795 Watts (0.8W) 7900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 805 Watts (0.8W) 8000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 815 Watts (0.8W) 8100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 825 Watts (0.8W) 8200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 835 Watts (0.8W) 8300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 845 Watts (0.8W) 8400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 855 Watts (0.8W) 8500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 865 Watts (0.8W) 8600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 875 Watts (0.8W) 8700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 885 Watts (0.8W) 8800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 895 Watts (0.8W) 8900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 905 Watts (0.8W) 9000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 915 Watts (0.8W) 9100 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 925 Watts (0.8W) 9200 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 935 Watts (0.8W) 9300 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 945 Watts (0.8W) 9400 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 955 Watts (0.8W) 9500 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 965 Watts (0.8W) 9600 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 975 Watts (0.8W) 9700 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 985 Watts (0.8W) 9800 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 995 Watts (0.8W) 9900 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |
| | | 1005 Watts (0.8W) 10000 Lumens / Ft* | 0-10V, 100% - 1% (DDV) | 3000K (DMK) | Outdoor** | White (BWS) | |

- * Lumens per Foot based on 30K CCT LED with Clear Lens (CL)
- Example: 10 Lumens x 1.5 Watts = 15 Lumens per Foot
- ** (IBV) - Indoor Use Only
- ** (O) - Outdoor Use Only
- ** (PH) - Phase Dimming
- ** (DDV) - Dim to Drive Voltage
- ** (DMK) - Dim to Millikelvin
- ** (BWS) - White (BWS)
- ** (SILV) - Silver (SILV)
- ** (BLK) - Black (BLK)
- ** (BRN) - Bronze (BRN)
- ** (GRN) - Green (GRN)
- ** (BLU) - Blue (BLU)
- ** (AMB) - Amber (AMB)
- ** (R) - Red (R)
- ** (G) - Green (G)
- ** (B) - Blue (B)
- ** (A) - Amber (A)

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Specification Submittal

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FIXTURE SC



END VIEWS / DIMENSIONS



LENS / OPTICS APPEARANCE



SPECIFY PRODUCT CODE | CHOOSE FROM DROP DOWNS

DEVELOPMENT PLAN FOR LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

LOCATED IN THE -- SW CORNER OF BRIARGATE PARKWAY AND WOLF VALLEY DRIVE
CITY OF COLORADO SPRINGS AND EL PASO COUNTY

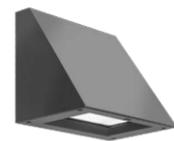


Jordan & Skala
Engineers

555 17th Street, Suite 700
Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 23080187 Drawn By: WW/ES Checked By: ANSL

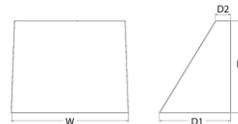
FIXTURE SD



WDGE2 LED Architectural Wall Sconce Visual Comfort Optic



Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs



Catalog Number
Notes
Type

Go to the SD tab or mouse over the page to see all interactive elements.

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, minimalist design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

| Luminaire | Optics | Standard EM, 0°C | Cold EM, 20°C | Sensor | P0 | P1 | P2 | P3 | P4 | P5 | P6 |
|-----------|----------------------|------------------|---------------|--------------------|-----|--------|--------|--------|--------|--------|--------|
| WDGE1 LED | Visual Comfort | 4W | 18W | Standalone / Night | --- | 1,200 | 2,000 | --- | --- | --- | --- |
| WDGE2 LED | Visual Comfort | 10W | 18W | Standalone / Night | --- | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | --- |
| WDGE3 LED | Precision Reflective | 10W | 18W | Standalone / Night | --- | 700 | 1,200 | 2,000 | 3,200 | 4,200 | --- |
| WDGE3 LED | Precision Reflective | 15W | 18W | Standalone / Night | --- | 7,500 | 8,500 | 10,000 | 12,000 | --- | --- |
| WDGE4 LED | Precision Reflective | --- | --- | Standalone / Night | --- | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

| Series | Package | Color Temperature | CR | Distribution | Voltage | Mounting | Shipped separately |
|-----------|---------|-------------------|-------------|--------------|---------|------------------------------|-----------------------------|
| WDGE2 LED | P1 | P15W | 27K / 2700K | 80CRI | VF | Visual comfort forward throw | AWSS 3/8" Arch. wall sconce |
| | P2 | P15W | 30K / 3000K | 90CRI | VF | Visual comfort forward throw | AWSS 3/8" Arch. wall sconce |
| | P3 | P15W | 35K / 3500K | 90CRI | VW | Visual comfort wide | AWSS 3/8" Arch. wall sconce |
| | P4 | P15W | 40K / 4000K | 90CRI | VW | Visual comfort wide | AWSS 3/8" Arch. wall sconce |
| | P5 | P15W | 50K / 5000K | 90CRI | VW | Visual comfort wide | AWSS 3/8" Arch. wall sconce |

| Options | Hook |
|--|---------------------------------|
| E4WH Emergency battery backup, Certified in CA Title 20 MAE035 (18W, 0°C min) | DDBXD Dark bronze |
| E10WH Emergency battery backup, Certified in CA Title 20 MAE035 (10W, 0°C min) | DREXD Black |
| E20WC Emergency battery backup, Certified in CA Title 20 MAE035 (18W, -20°C min) | DWAXD Natural aluminum |
| H4 Photocell, Button Type | DSSD Sandstone |
| DS* Dual switching (comes with 2 drivers and 2 light engines; see page 1 for details) | DSBTD Textured Dark Bronze |
| DS** 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) | DREBD Textured Black |
| BCE Bottom cord exit for back box (PBBX), Total of 4 entry points. | DWAXD Textured natural aluminum |
| BAA Bay Area (CA) Compliant | DWNGXD Textured white |
| | DSSTD Textured sandstone |

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-765-SERV (7378) • www.lithonia.com WDGE2 LED Rev. 11/21/22

FIXTURE SD

Accessories

WDGE4MS DDBXD WDGE 3/8" Arch. wall sconce (specify finish)
WDGE4PBBX DDBXD WDGE2 surface-mounted back box (specify finish)



Default configuration with no sensors/controls.
Power Packages: P1, P2, P3, P4, P5
Small Window (SW) configuration.
Power Packages: P15W, P25W, P35W
Configuration with sensors/controls.
Power Packages: P15W, P25W, P35W

- NOTES**
- P1, P5 not available with sensors/controls. Sensors/controls only available with P15W, P25W and P35W.
 - SRM not available in P0CR.
 - 347V and 480V not available with E4WH, E10WH, E20WC or DS.
 - PE not available in 480V or with sensors/controls.
 - DS option not available with E4WH, E10WH, E20WC or sensors/controls.
 - DMG option not available with sensors/controls.
 - Not qualified for DCC. Not available with emergency battery backup or sensors/controls.

Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | Series | Opt. Type | 27K (2700K, 80CRI) | 30K (3000K, 90CRI) | 35K (3500K, 90CRI) | 40K (4000K, 90CRI) | 50K (5000K, 90CRI) | | | | | | | | | | | | | | |
|---------------------|--------|-----------|--------------------|--------------------|--------------------|--------------------|--------------------|---|---|-------|-----|---|---|-------|-----|---|---|-------|-----|---|---|
| P1 / P15W | VF | 1,166 | 119 | 0 | 0 | 1,209 | 123 | 0 | 0 | 1,251 | 128 | 0 | 0 | 1,256 | 128 | 0 | 0 | 1,254 | 128 | 0 | 0 |
| | VW | 1,197 | 122 | 0 | 0 | 1,241 | 126 | 0 | 0 | 1,284 | 131 | 0 | 0 | 1,289 | 131 | 0 | 0 | 1,286 | 131 | 0 | 0 |
| P2 / P25W | VF | 1,878 | 129 | 1 | 0 | 1,947 | 134 | 1 | 0 | 2,015 | 139 | 1 | 0 | 2,023 | 139 | 1 | 0 | 2,019 | 139 | 1 | 0 |
| | VW | 1,927 | 133 | 1 | 0 | 1,997 | 137 | 1 | 0 | 2,067 | 142 | 1 | 0 | 2,075 | 143 | 1 | 0 | 2,071 | 143 | 1 | 0 |
| P3 / P35W | VF | 2,908 | 129 | 1 | 0 | 3,015 | 134 | 1 | 0 | 3,119 | 138 | 1 | 0 | 3,132 | 139 | 1 | 0 | 3,126 | 139 | 1 | 0 |
| | VW | 2,983 | 132 | 1 | 0 | 3,093 | 137 | 1 | 0 | 3,200 | 142 | 1 | 0 | 3,213 | 143 | 1 | 0 | 3,206 | 142 | 1 | 0 |
| P4 | VF | 4,096 | 117 | 1 | 0 | 4,247 | 121 | 1 | 0 | 4,394 | 126 | 1 | 0 | 4,412 | 126 | 1 | 0 | 4,403 | 126 | 1 | 0 |
| | VW | 4,202 | 120 | 1 | 0 | 4,357 | 125 | 1 | 0 | 4,508 | 129 | 1 | 0 | 4,526 | 129 | 1 | 0 | 4,517 | 129 | 1 | 0 |
| P5 | VF | 5,567 | 115 | 1 | 0 | 5,772 | 119 | 1 | 0 | 5,972 | 123 | 1 | 0 | 5,996 | 124 | 1 | 0 | 5,984 | 124 | 1 | 0 |
| | VW | 5,711 | 118 | 1 | 0 | 5,921 | 122 | 1 | 0 | 6,127 | 126 | 1 | 0 | 6,151 | 127 | 1 | 0 | 6,139 | 127 | 1 | 0 |

Electrical Load

| Performance Package | Series | Opt. Type | 27K | 30K | 35K | 40K | 50K |
|---------------------|--------|-----------|-------|-------|-------|-------|-------|
| P1 / P15W | VF | 10W | 0.082 | 0.049 | 0.043 | 0.038 | --- |
| | VW | 13W | --- | --- | --- | 0.046 | 0.033 |
| P2 / P25W | VF | 15W | 0.132 | 0.081 | 0.072 | 0.064 | --- |
| | VW | 18W | --- | --- | --- | 0.056 | 0.041 |
| P3 / P35W | VF | 23W | 0.195 | 0.114 | 0.100 | 0.088 | --- |
| | VW | 26W | --- | --- | --- | 0.079 | 0.058 |
| P4 | VF | 35W | 0.302 | 0.175 | 0.152 | 0.134 | --- |
| | VW | 38W | --- | --- | --- | 0.115 | 0.086 |
| P5 | VF | 48W | 0.434 | 0.241 | 0.211 | 0.184 | --- |
| | VW | 52W | --- | --- | --- | 0.157 | 0.119 |

Lumen Multiplier for 90CRI

| CR | Multiplier |
|-----|------------|
| 27K | 0.845 |
| 30K | 0.867 |
| 35K | 0.845 |
| 40K | 0.885 |
| 50K | 0.898 |

Lumen Output in Emergency Mode (4000K, 80 CR)

| Series | Opt. Type | Lumen |
|--------|-----------|-------|
| E4WH | VF | 646 |
| | VW | 647 |
| E10WH | VF | 1,658 |
| | VW | 1,701 |
| E20WC | VF | 2,840 |
| | VW | 2,913 |

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Multiplier |
|---------|------------|
| 0°C | 1.03 |
| 10°C | 1.02 |
| 20°C | 1.01 |
| 25°C | 1.00 |
| 30°C | 0.99 |
| 40°C | 0.98 |

Projected LED Lumen Maintenance

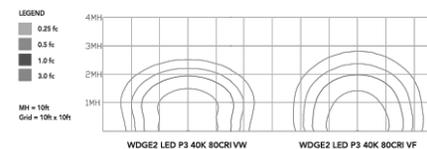
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|--------------------------|-----|--------|--------|---------|
| Lumen Maintenance Factor | 1.0 | >0.96 | >0.95 | >0.91 |

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



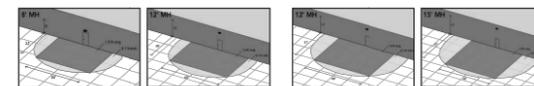
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E10WH or E20WC and VF distribution.



Grid = 10ft x 10ft

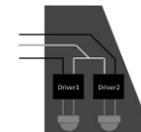
WDGE2 LED P3 40K 80CRI VF MVOLT E10WH

WDGE2 LED P3 40K 80CRI VF MVOLT E20WC

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC — section 700.16, NFPA 101 Life Safety Code Section 7.9



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COLORADO SPRINGS
Land Use Review
Approved
11/27/2023
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DATE: ISSUED FOR:
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LIGHT FIXTURE SPECIFICATIONS
SHEET 74 OF 74

SCALE:
NOT TO SCALE

1