

Woodmen Ridge Apartments II
 Conditional Use Development Plan

Colorado Springs, CO

Prepared By:
 Norwood Development Group
 111 S. Tejon, Suite 222
 Colorado Springs, CO 80902
 (719) 593-8000

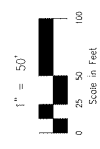
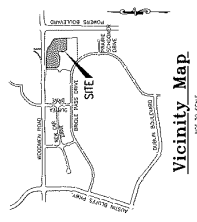
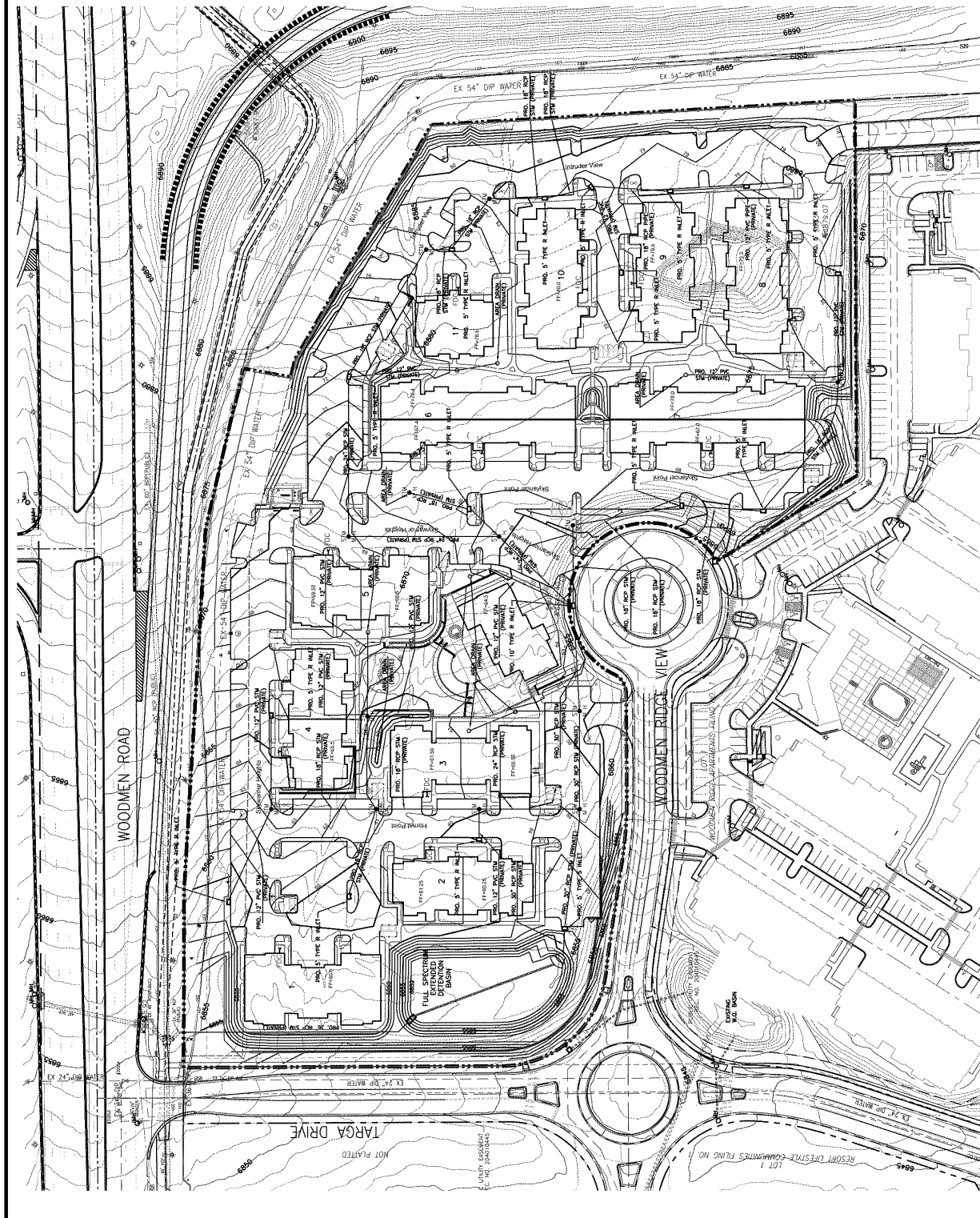
Client:
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Project No.:
 111 S. Tejon, Suite 222
 Colorado Springs, CO 80902
 (719) 593-8000

City File No.: CPC-CU-19-0008

Sheet 12 of 25

FIGURE 2



LEGEND

EXISTING CONTOURS

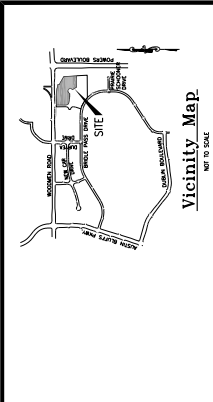
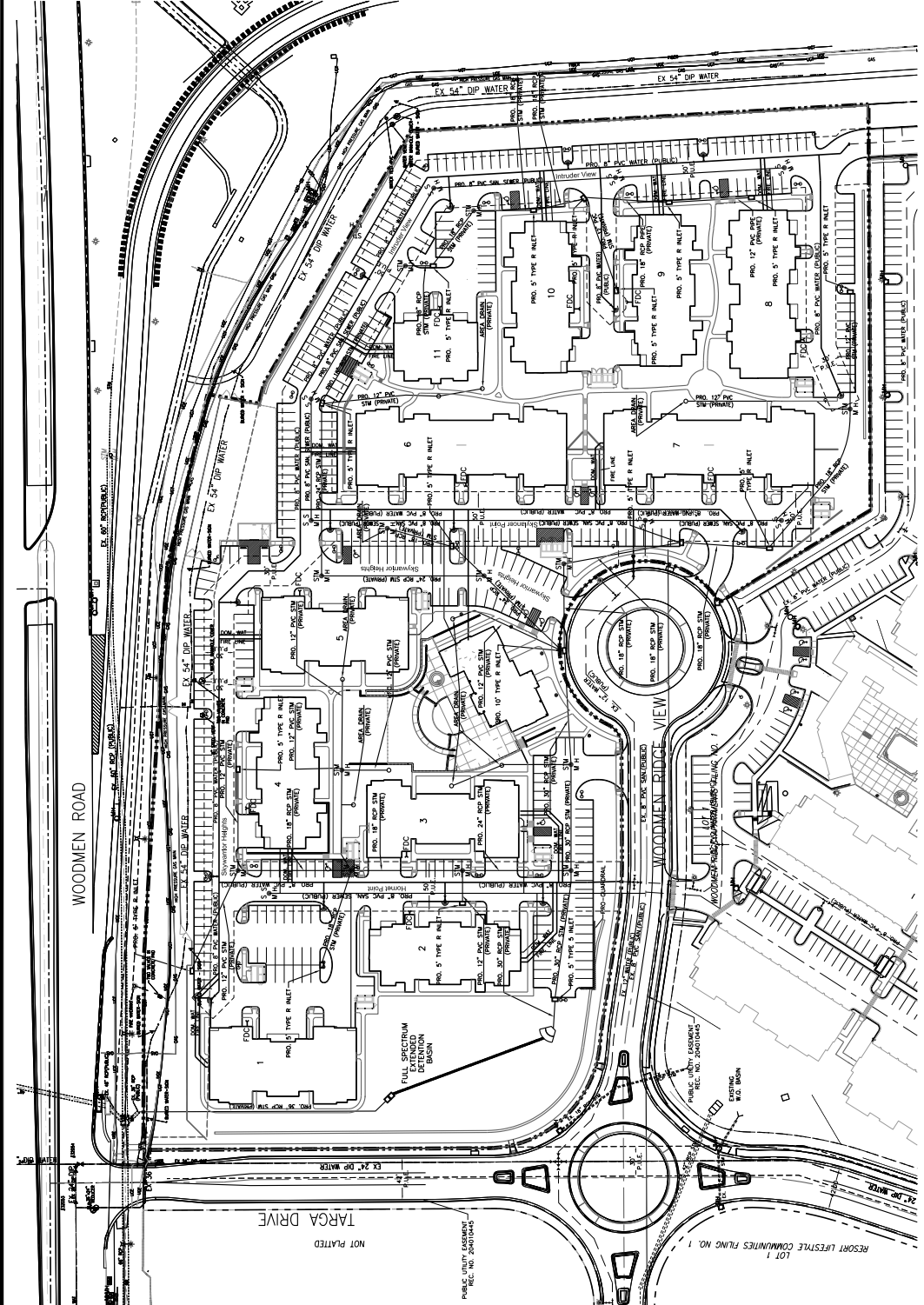
PROPOSED 2' CONTOURS

SHEET 3 OF 25
CPC CU 19-00083



TITLE	WOODMEN RIDGE APARTMENTS II PRELIMINARY GRADING PLAN
SCALE	1"=50'
DATE	10/11/19
DRAWN BY	KJR
CHECKED BY	KJR
JOB NO.	17-045

FIGURE 2



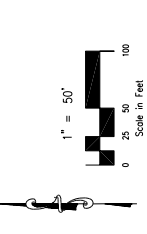
General Notes for Preliminary Utility Plans

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas utility lines. These lines shall not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) (Owner) acknowledge that the connection of any utility lines to the Property shall be in accordance with all applicable codes and regulations. Springs Utilities Line Extension & Service Agreement, Code, regulations, and policies, and Plans from Regional Building Department, shall be in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility services to the Property or to ensure timely development of utility services to the Property, including the costs to design and install water outside the Property (including the costs to design and install water outside the Property, wastewater collection systems, and any gas or electric lines to the Property) as provided in Utilities Rules and Regulations.
4. Springs Utilities shall be responsible for the design and installation of all utility lines, including water, gas, and electric lines, and for the design and installation of all utility lines, including water, gas, and electric lines, and for the design and installation of all utility lines, including water, gas, and electric lines.
5. The location 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 the location or alteration of any existing utility facilities within the Property is necessary for the development of an integrated utility system, all easements granted by Springs Utilities to the Property shall be in accordance with the Springs Utilities Line Extension and Service Agreement.
6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for the development of an integrated utility system. All easements granted by Springs Utilities to the Property shall be in accordance with the Springs Utilities Line Extension and Service Agreement.
7. The water system facilities must meet Springs Utilities criteria for water quality and quantity. Springs Utilities shall determine the water quality and quantity requirements for the water system facilities. The water quality is affected. Owner acknowledges responsibility for any costs of water quality testing and treatment. Springs Utilities shall determine the water quality in its system as a result of Owner's water system connections. Owner may be required to submit a Water Quality Plan for the Property to Springs Utilities for review and approval.
8. Owner must contact Springs Utilities Field Engineering to determine the location of existing gas service-line pressures in excess of Springs Utilities standard gas service-line pressures. (Contact Field Engineering North of the Property.)
9. It shall not be permissible for any person to modify the grade of the existing gas service-line pressures in excess of Springs Utilities standard gas service-line pressures without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, shall not violate National Fire Protection Association (NFPA) 58, and shall not impact access or the ability to maintain utility facilities.
10. All utility lines shall be installed in accordance with the Springs Utilities Standards and if there are any conflicts between any approved utility lines and the Springs Utilities Standards, the Springs Utilities Standards or City Code shall apply. Springs Utilities approval of this plan shall constitute the final approval of Springs Utilities to install different ordinances, rules, regulations, resolutions, policies or codes which may be adopted by the City of Colorado Springs or Springs Utilities to adopt the City's generally and one in accordance with the then-current tariffs, rates and policies of Springs Utilities.

ALL PROPOSED STORM SEWER WITHIN THIS DEVELOPMENT SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY AND MAINTAINED BY THE OWNER OF THE PROPERTY. THE OWNER AND CONTRACTOR SHALL MAINTAIN THESE SYSTEMS.

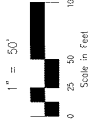
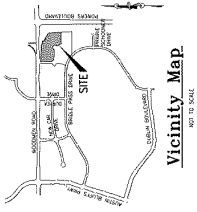
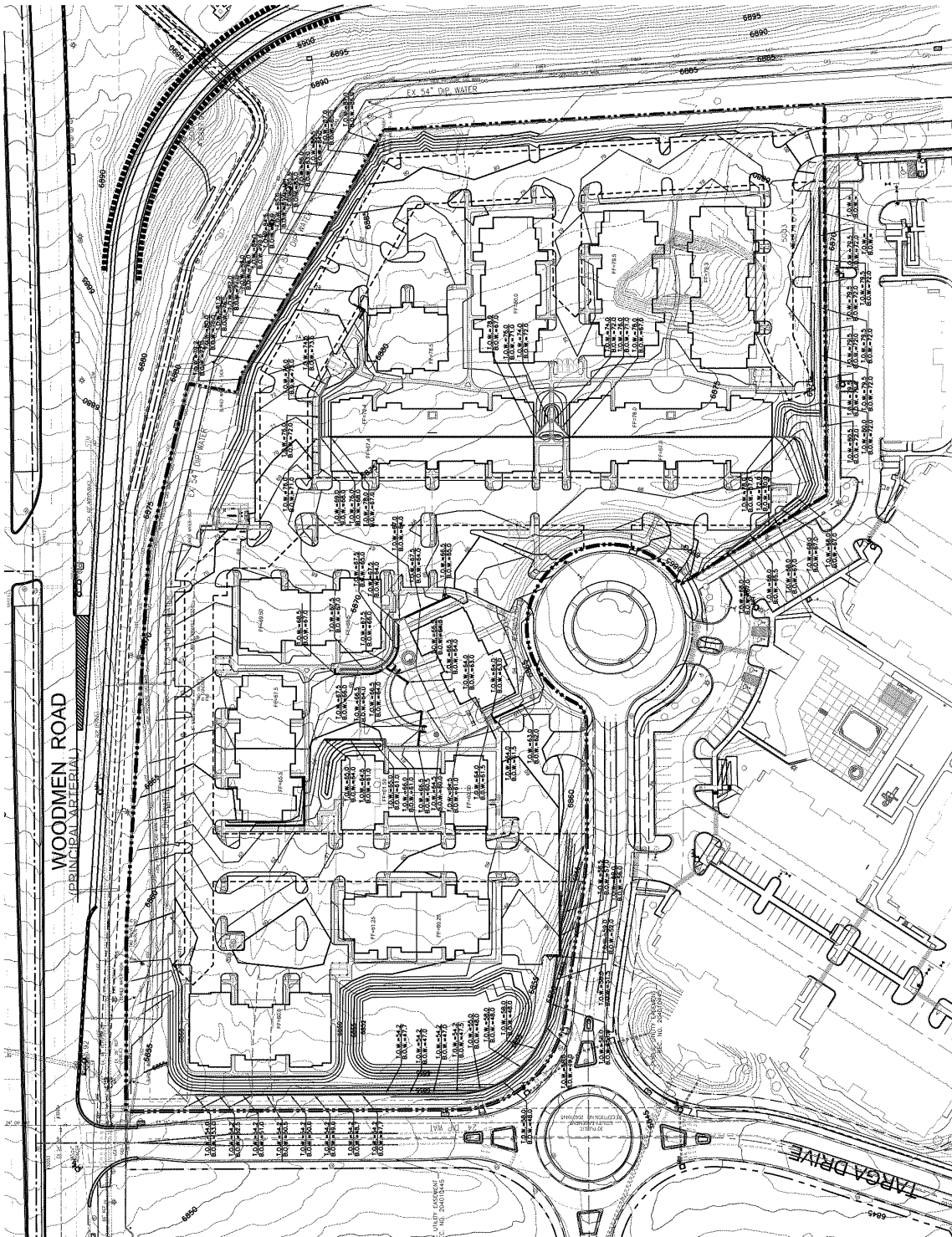
ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

SHEET 4 OF 25
 CPC CU 19-00093
 TITLE: PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
 SCALE: 1"=50'
 DATE: 10/11/19
 DRAWN BY: KOR
 CHECKED BY: KOR
 JOB NO. 17-045



PROPOSED	UTILITY	EXISTING
---	WATER	---
---	STORM SEWER	---
---	GAS	---
---	UNDERGROUND ELECTRIC	---
---	STORM SEWER	---
---	FIRE HYDRANT	---
---	MANHOLE	---

FIGURE 2



LEGEND

--- EXISTING CONTOURS

--- PROPOSED 2' CONTOURS

1.O.M. = 80.0 FINISH GRADE AT TOP OF WALL
 2.O.M. = 78.00 FINISH GRADE AT BOTTOM OF WALL
 3.O.M. = 75.00 FINISH GRADE AT BOTTOM OF WALL
 ELEVATIONS DO NOT REFLECT ACTUAL STRUCTURAL WALL ELEVATIONS.

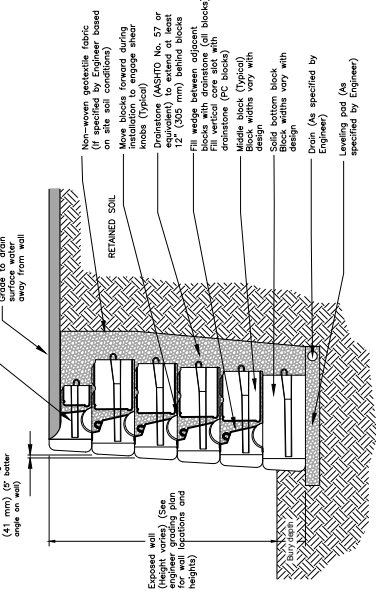
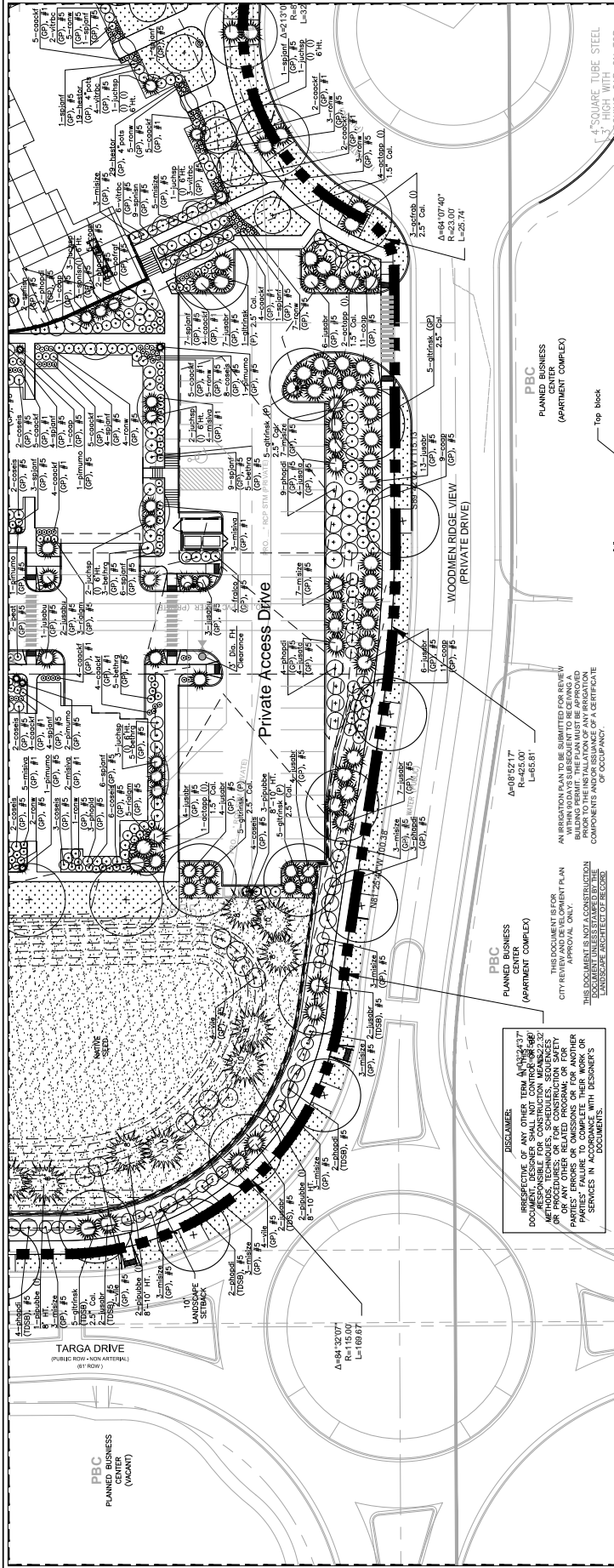
SHEET 5 OF 25
 DATE: 10/19/19

ROCKWELL CONSULTING, P.C.
 1000 WOODMEN ROAD, SUITE 200
 WOODMEN PARK, IL 60190
 PH: 630.251.1700 FAX: 630.251.1701

**POWERS AND WOODMEN APARTMENTS
 PRELIMINARY RETAINING WALLS**

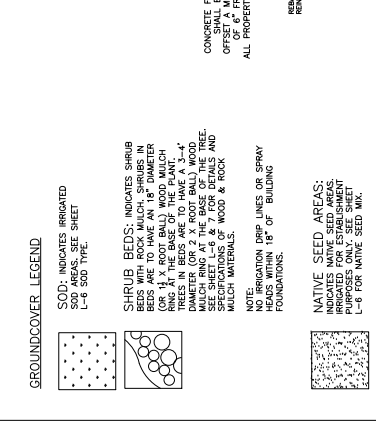
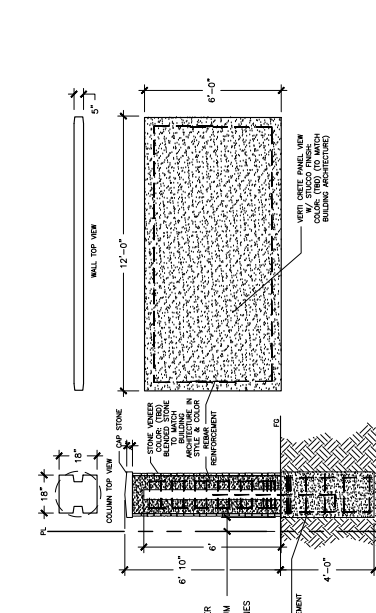
TITLE: 17-045
 SCALE: 1"=50'
 DATE: 9/19/19
 DRAWN BY: HBR
 CHECKED BY: HBR
 JOB NO. 17-045

FIGURE 2



NOTES:

1. Refer to the site plan for all dimensions, elevations, and other details. The contractor shall be responsible for the accuracy and/or error, and shall include all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.
2. Redi-Rock "Legation" product wall type.



LANDSCAPE MATERIALS MAY ENDOUR INTO PUBLIC UTILITY EASEMENTS WITHIN THIS PROJECT. TREES WILL NOT BE INSTALLED IN THE PROJECT AFTER CONSTRUCTION, AND THE LANDSCAPE PUBLIC UTILITY DIVISION NEEDS TO REPAIR OR MODIFY UTILITY LINES DAMAGED DURING THESE REPAIRS OR MODIFICATIONS. THEN THE LANDSCAPE MATERIALS AND REPAIR THE IRRIGATION SYSTEM AT THE PROPERTY OWNER'S EXPENSE. PUBLIC UTILITY COMPANIES WILL NOT BE RESPONSIBLE FOR REPAIRS TO THE IRRIGATION SYSTEM. DAMAGE OR REPLACEMENT WITHIN THE DESCRIBED PROPERTY BOUNDARY.

FIGURE 2



Studio HD
 Studio for Housing Design, PLLC
 Architecture + Planning
 3084 Mercer University Drive, Suite 110
 Atlanta, Georgia 30341
 (470) 395-8402
 web@StudioHD.com

JOB NO: 18145
 DRAWN BY: JHP
 CHECK BY: JHP
 DATE:

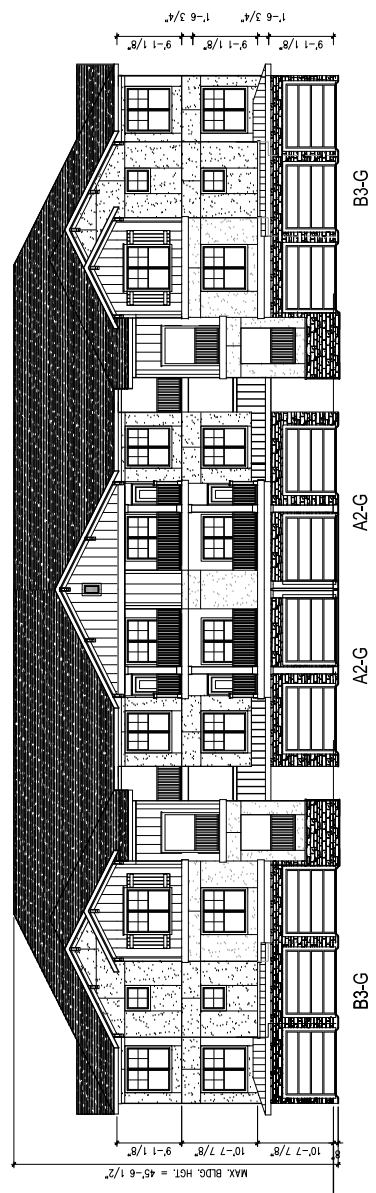
PROJECT ADDRESS:
 REVISIONS:
 DATE:

Woodmen Ridge II
 A GARDEN APARTMENT COMMUNITY
 FOR
 NOR WOOD
 Colorado Springs, Colorado
 Colorado Springs, Colorado

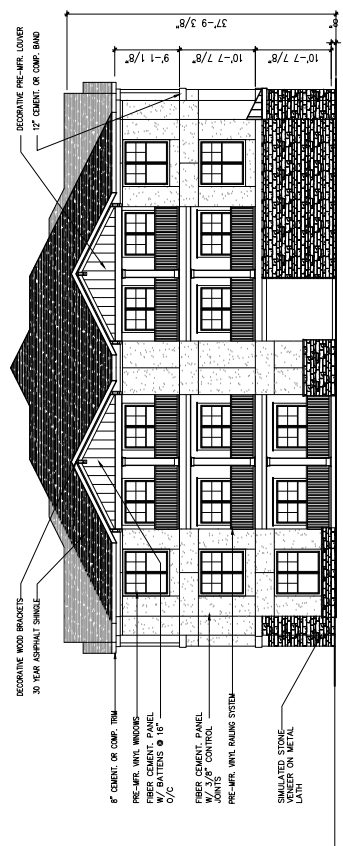
EXTERIOR ELEVATIONS
 BUILDINGS 1, 5
 TYPE I
 SHEET NO.

A-401
 13 of 25

NOT RELEASE FOR CONSTRUCTION



1 FRONT ELEVATION - TYPE I - BUILDING 1.5
 SCALE: 1/8" = 1'-0"



2 END ELEVATION - TYPE I - BUILDING 1.5
 SCALE: 1/8" = 1'-0"

FIGURE 2

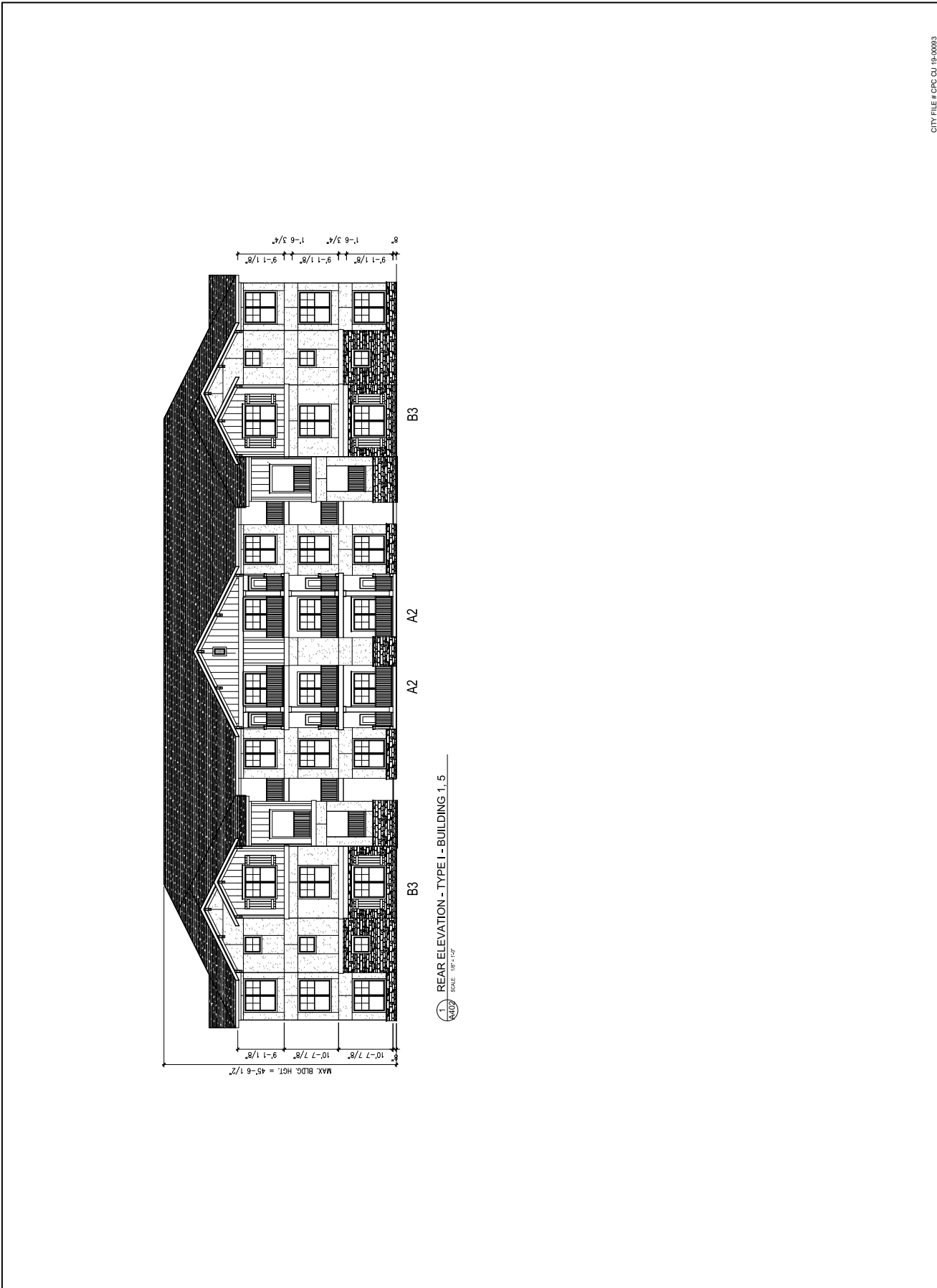
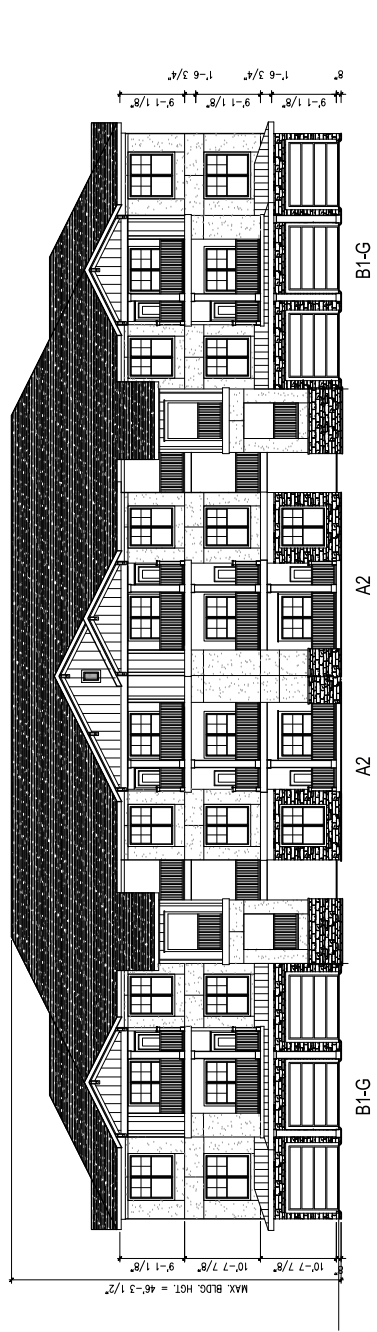
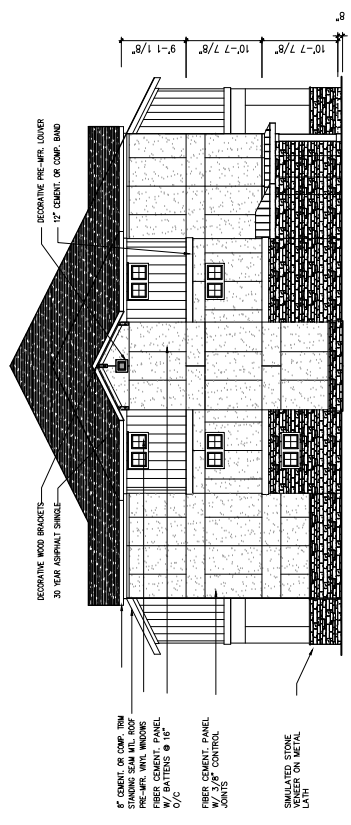


FIGURE 2



1 FRONT ELEVATION - TYPE II - BUILDINGS 2, 4, 9, 10
SCALE: 1/8" = 1'-0"



2 END ELEVATION - TYPE II - BUILDINGS 2, 4, 9, 10
SCALE: 1/8" = 1'-0"

FIGURE 2

NOT RELEASE FOR CONSTRUCTION

WOODMEN RIDGE II
 A GARDEN APARTMENT COMMUNITY
 COLORADO SPRINGS, COLORADO
 FOR
 NOR WOOD
 COLORADO SPRINGS, COLORADO

EXTERIOR ELEVATIONS
 BUILDINGS 2, 4, 9, 10
 TYPE II
 SHEET NO.

A-404
 16 of 25

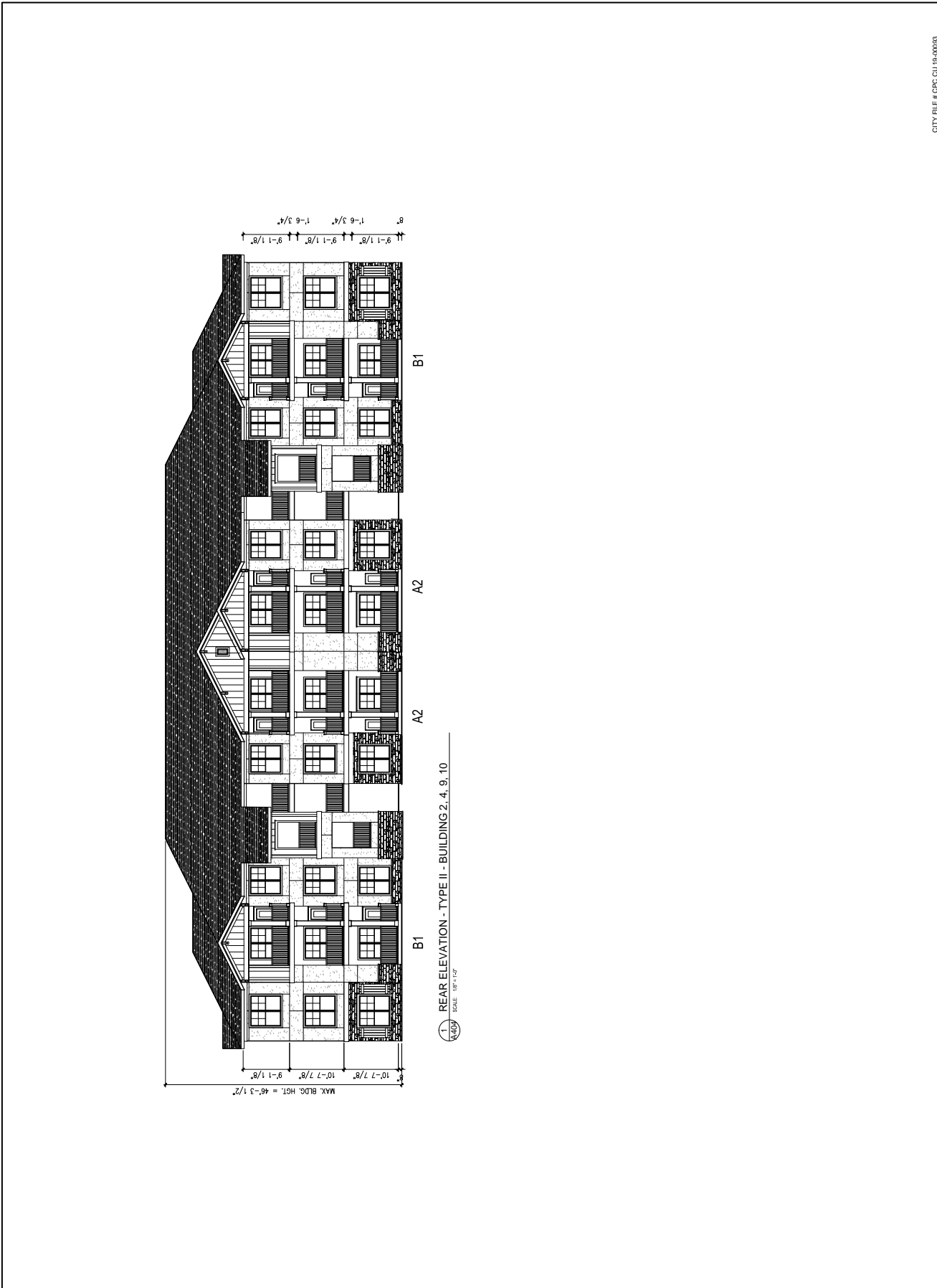
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 (470) 395-8402
 web@StudioHD.com

STATE OF COLORADO
 ARCHITECT
 LICENSE NO. 11414

JOB NO: 18145
 DRAWN BY: JP
 CHECK BY: JP
 DATE: _____
 PROJECT ADDRESS: _____

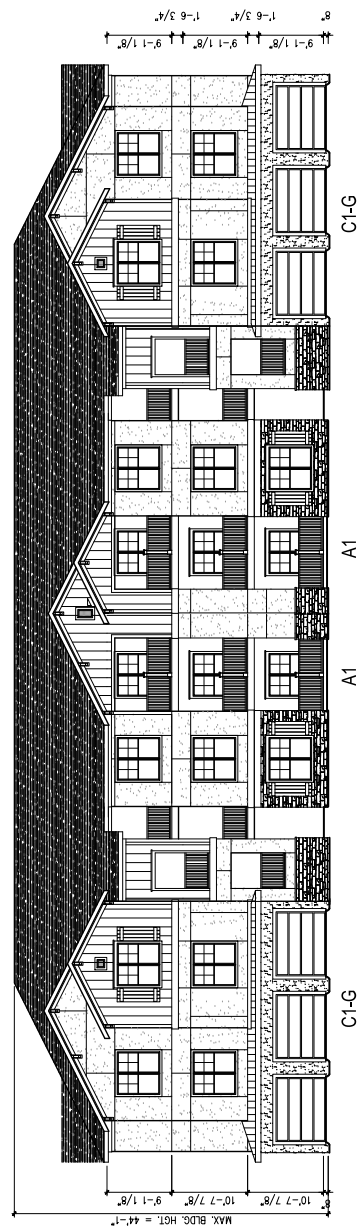
REVISIONS:
 DATE: _____

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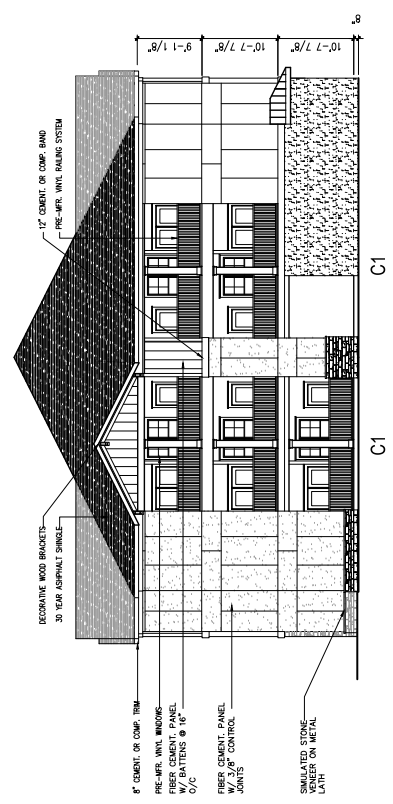


CITY FILE # CPC CU 19-00093

FIGURE 2



1 FRONT ELEVATION - TYPE III - BUILDING 3
 SCALE: 1/8" = 1'-0"



2 END ELEVATION - TYPE III - BUILDING 3
 SCALE: 1/8" = 1'-0"

FIGURE 2

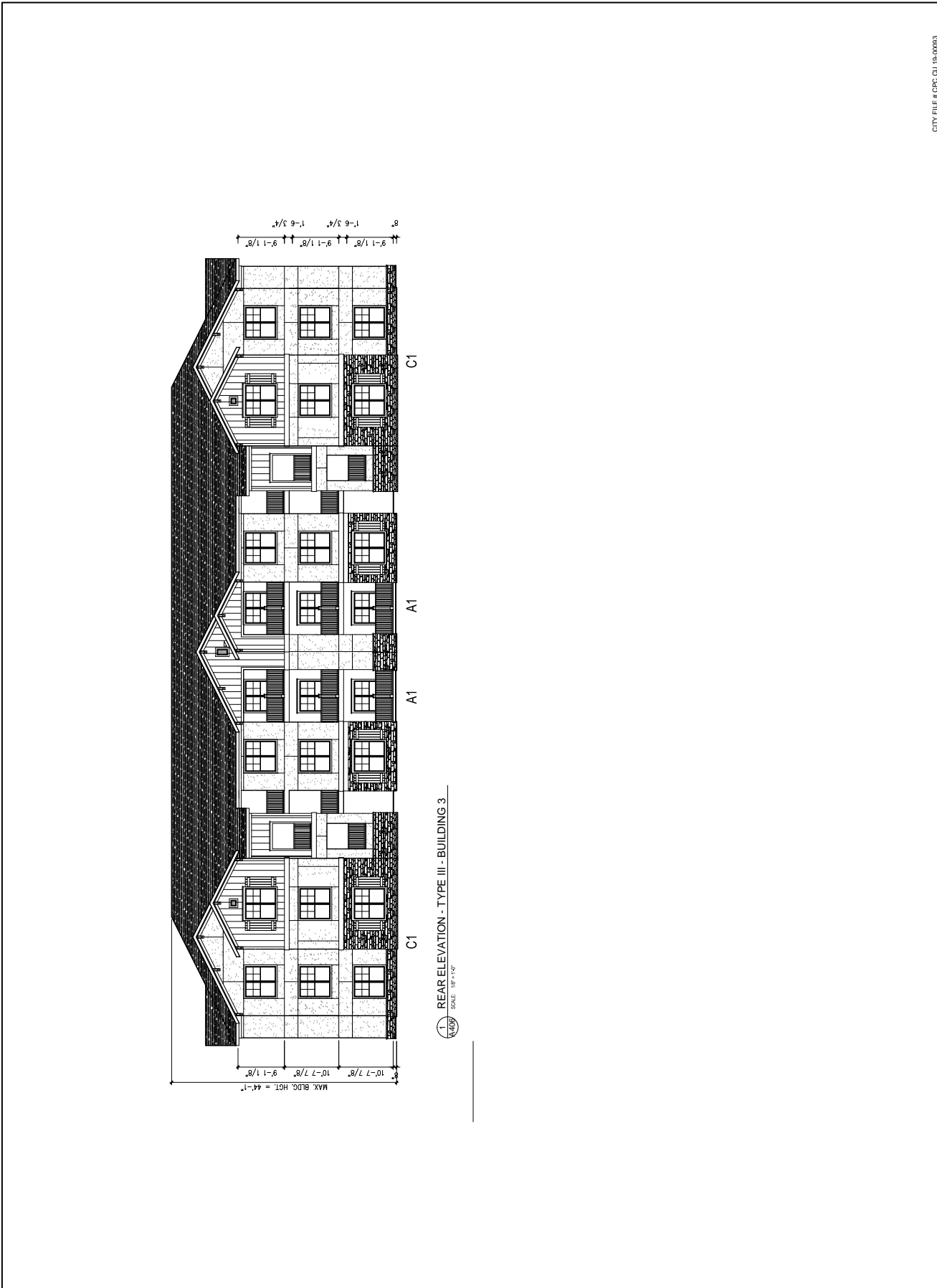
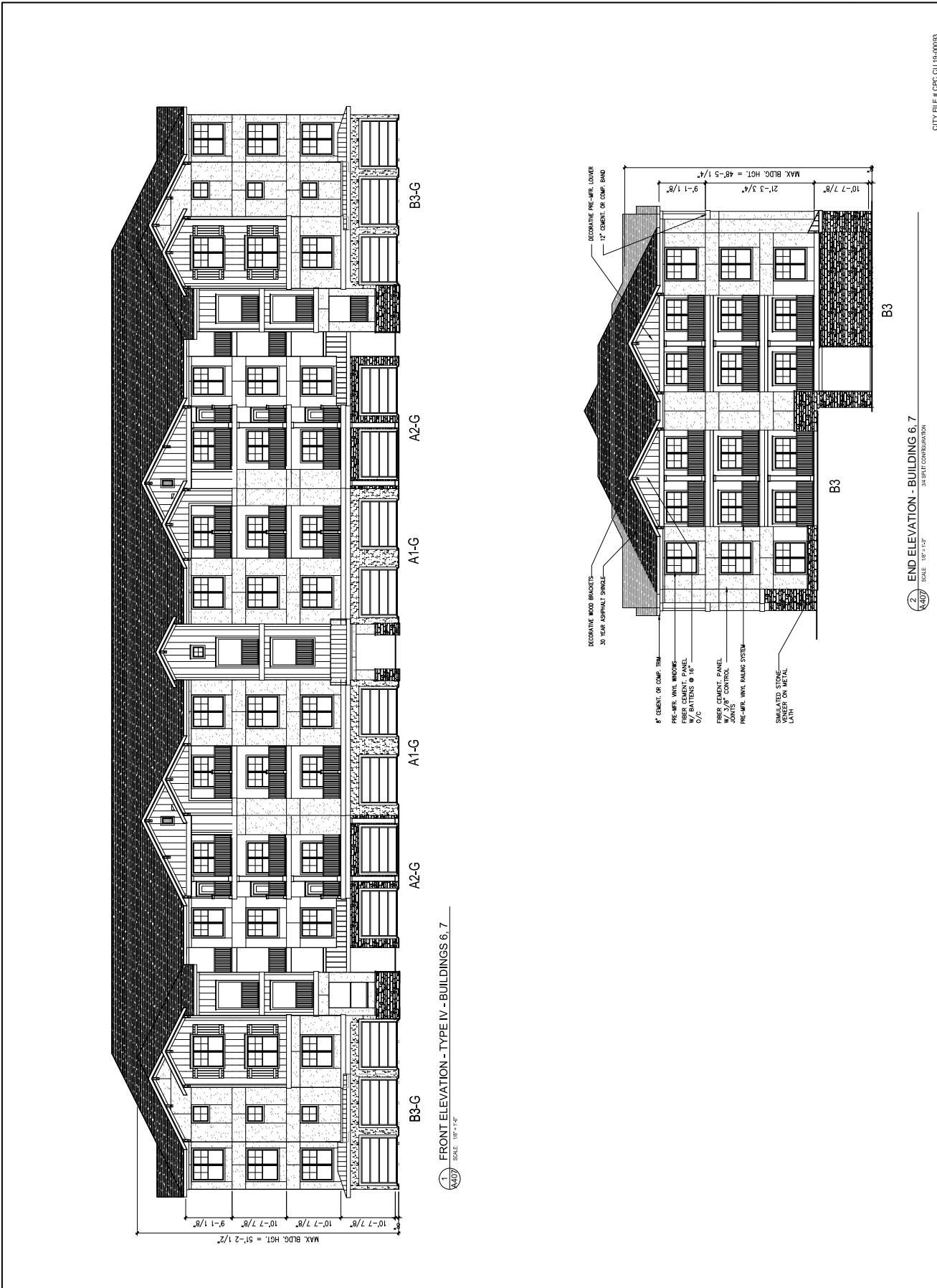


FIGURE 2



CITY FILE # CPC CU 19-00093

2 END ELEVATION - BUILDING 6, 7
 SCALE: 1/8" = 1'-0"
 34-5/8" SHIT CONNECTION

FIGURE 2

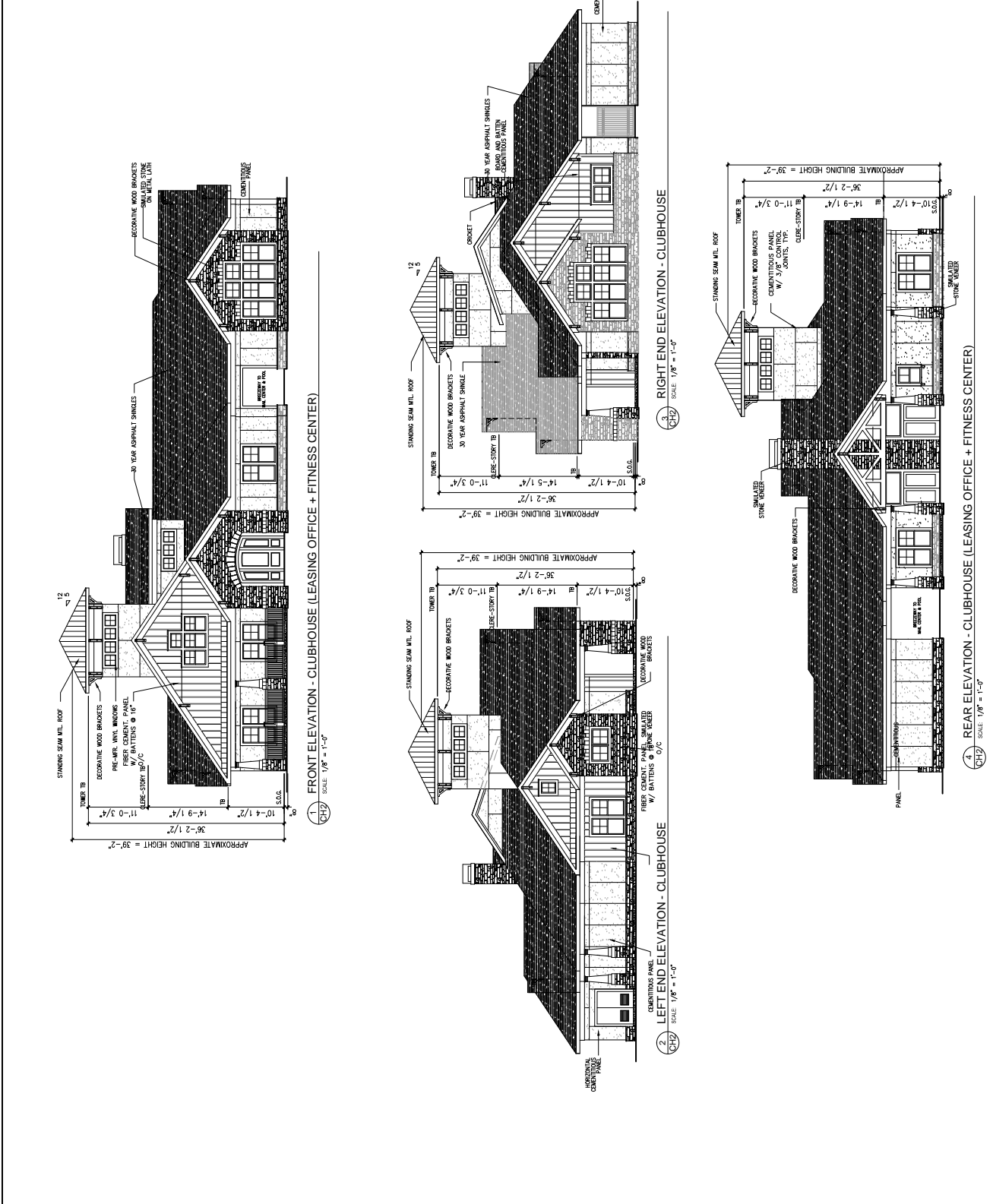


FIGURE 2

