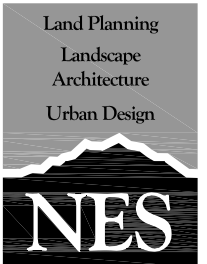


# LEGEND AT FOCUS ON THE FAMILY

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

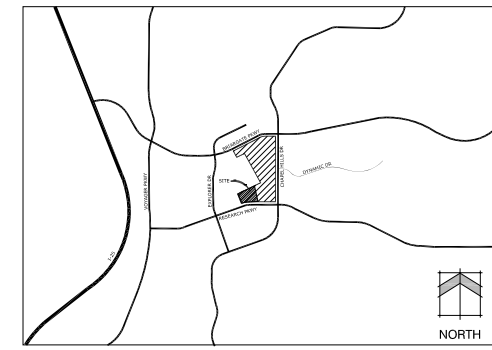
www.nescolorado.com

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**GENERAL NOTES:**

1. FLOODPLAIN: THIS SITE, HIGHLANDS AT BRIARGATE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0508F, EFFECTIVE MARCH 17, 1997.
2. 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. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
3. THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER BOOK 5144 AT PAGE 1022.
4. 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.
5. THIS PROPERTY IS SUBJECT TO THE BRIARGATE BUSINESS CAMPUS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN BOOK 5306 AND PAGE 473, AS AMENDED.
6. ALL EXISTING CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG RESEARCH PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). 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.
7. THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
8. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE IMPACTS.
9. THIS SITE IS SUBJECT TO THE TRAFFIC STUDY THAT WAS PREPARED BY FHU IN 2014 AND INCLUDED THE ENTIRE HIGHLANDS AT BRIARGATE DEVELOPMENT.
10. THE NORTH PARKING LOT ISLAND AND ASSOCIATED LANDSCAPE BETWEEN LOT 5 AND THE FOCUS ON THE FAMILY CAMPUS IS TO BE MAINTAINED BY THE DEVELOPER (LEGEND SENIOR LIVING LLC).
11. ACADEMY SCHOOL DISTRICT 20 IS REQUESTING FEES IN LIEU OF LAND DEDICATION FOR ALL RESIDENTIAL UNITS IN THE LEGEND AT FOCUS ON THE FAMILY PROJECT. THESE FEES WILL BE DUE AT TIME OF BUILDING PERMIT.
12. PARK FEES DUE AT TIME OF BUILDING PERMIT.

Vicinity Map  
N.T.S



**OWNER:**  
FOCUS ON THE FAMILY  
8605 EXPLORER DRIVE  
COLORADO SPRINGS, CO 80920

**DEVELOPER:**  
LEGEND SENIOR LIVING, LLC  
8415 EAST 21st STREET NORTH, SUITE 100  
WICHITA, KS 67205

**APPLICANT:**  
N.E.S. INC.  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903

**LEGAL DESCRIPTION:**  
LOT 5 of HIGHLANDS AT BRIARGATE FILING NO. 1

**SHEET INDEX**

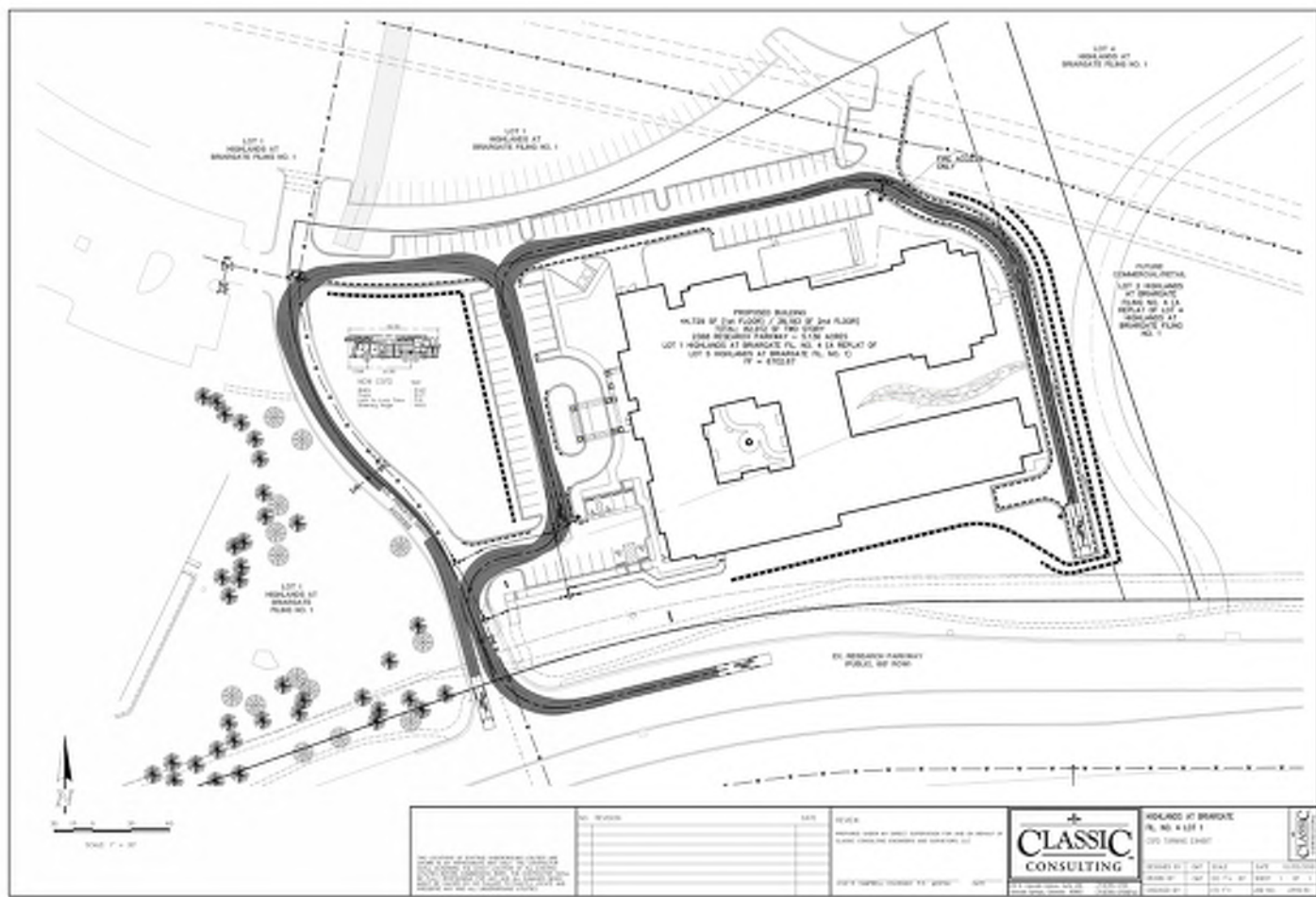
Sheet 1 of 11:	Cover Sheet
Sheet 2 of 11:	Development Plan
Sheet 3 of 11:	Preliminary Grading Plan
Sheet 4 of 11:	Preliminary Utility and Public Facilities Plan
Sheet 5 of 11:	Preliminary Landscape Plan
Sheet 6 of 11:	Landscape Notes & Details
Sheet 7 of 11:	Building Elevations
Sheet 8 of 11:	Building Elevations
Sheet 9 of 11:	Building Elevations
Sheet 10 of 11:	Building Elevations
Sheet 11 of 11:	Site Details

**SITE DATA:**

CONCEPT PLAN NAME:	HIGHLANDS AT BRIARGATE (CPC CP 14-00115)
MASTER PLAN NAME:	BRIARGATE MASTER PLAN
EXISTING ZONING:	PBC (CPC ZC 14-00114, ORD. 15-16)
TOTAL AREA:	5.136 AC (223,704 SF)
DRAINAGE BASIN:	PINE CREEK BASIN
PROPOSED USES:	HUMAN SERVICE FACILITY
TSN:	6233311002
DEVELOPMENT SCHEDULE:	SPRING 2019
PROPOSED GROSS BUILDING AREA:	46,231 SF (21%)
PROPOSED PAVEMENT AREA:	69,595 SF (31%)
PROPOSED LANDSCAPE AREA:	107,878 SF (48%)
BUILDING SETBACKS:	
RESEARCH PKWY:	25 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET
LANDSCAPE SETBACKS:	
RESEARCH PKWY:	25 FEET

**PARKING DATA :**

LOT 5:	ASSISTED LIVING (91 UNITS) (110 BEDS MAX)	PARKING REQ: 1 SP/8 BEDS= 14 SP REQ: 14 SPACES PROV: 94 SPACES
		ADA REQ: 4 SPACES (1 VAN ACCESSIBLE) ADA PROV: 4 SPACES (2 VAN ACCESSIBLE)



**LEGEND AT FOCUS ON THE FAMILY**

2368 Research Parkway

DATE: 07-13-18  
PROJECT MGR: K. Whitford  
PREPARED BY: A. Kuruda

**DEVELOPMENT PLAN**

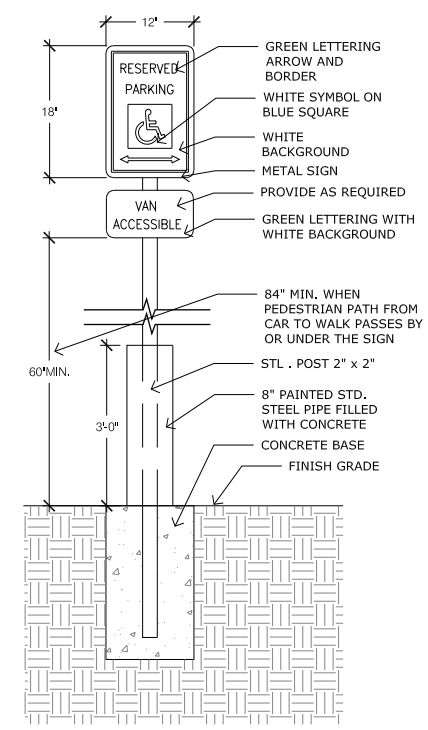
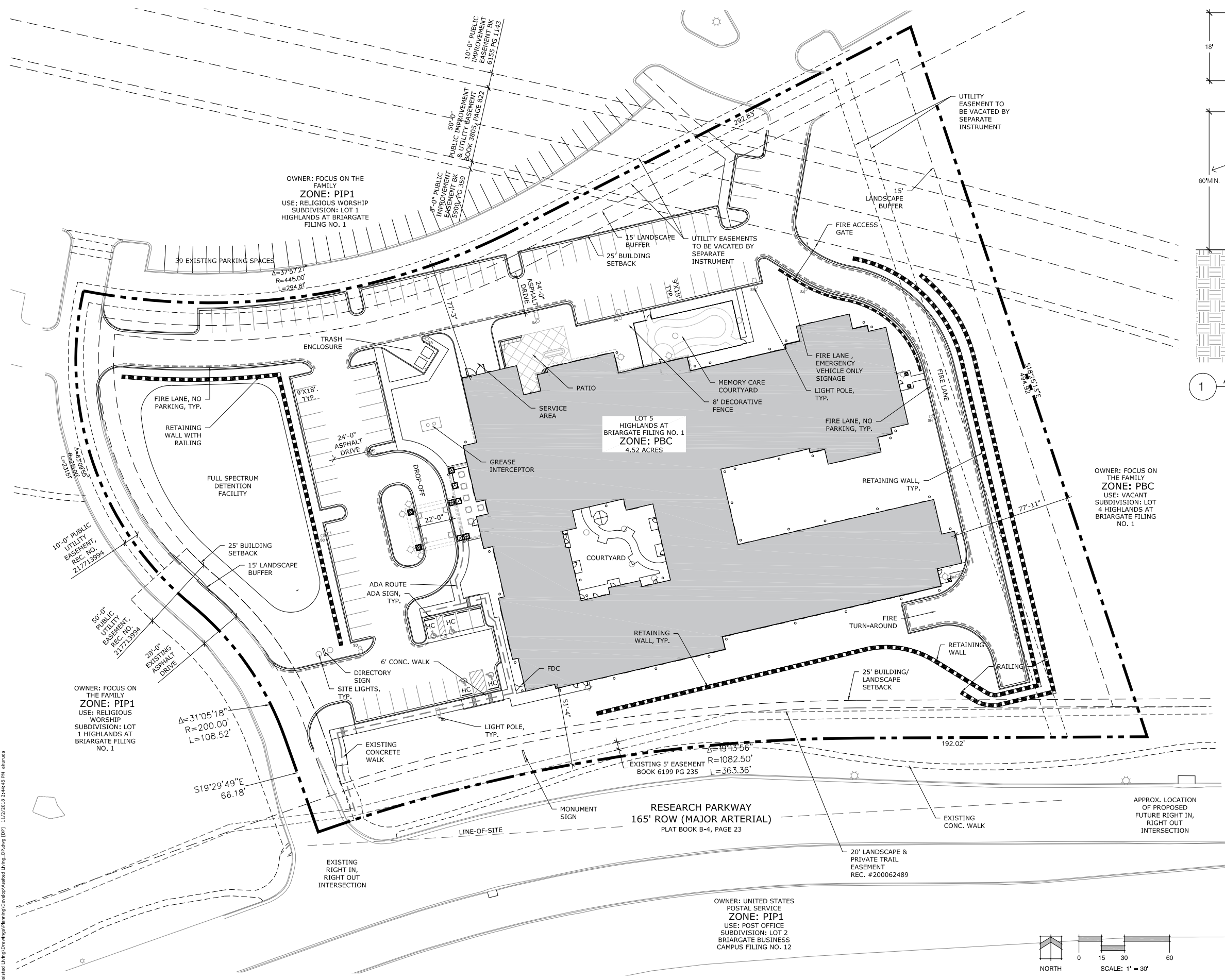
DATE:	BY:	DESCRIPTION:
10-2-18	AK	Redesign and Per City Comments
10-23-18	AK	Per City Comments

**COVER SHEET**

**1**  
1 OF 11

CPC CU 18-00108

**FIGURE 2**



1 ADA SIGN SCALE: N.T.S.

LEGEND  
AT  
FOCUS ON  
THE FAMILY

2368 Research Parkway  
DATE: 07-13-18  
PROJECT MGR: K. Whitford  
PREPARED BY: A. Kuruda

DEVELOPMENT  
PLAN

DATE:	BY:	DESCRIPTION:
10-2-18	AK	Redesign and Per City Comments
10-23-18	AK	Per City Comments

DEVELOPMENT  
PLAN

P:\US Architecture\Assisted Living\Drawings\Planning\Development\Assisted Living\_DP.dwg (DP) 11/27/2018 2:44:45 PM akuruda

**STANDARD GRADING AND EROSION CONTROL PLANS NOTES:**  
 ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (D.C.M.VOL. 2, SEC. 3.2)

NO CLEARING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PRIVATE ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

**EROSION CONTROL CRITERIA:**  
 EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PRIVATE FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN ACCEPTABLE SEED MIX.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.

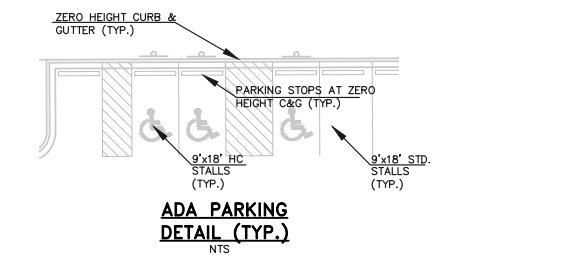
EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

**NOTES:**

1. ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE NOTED.
2. ALL PEDESTRIAN RAMPS TO BE PER CITY STANDARD D-8 DETAILS.
3. ALL CURB AND GUTTER TO BE CITY STANDARD TYPE 3 UNLESS OTHERWISE NOTED.
4. SEE LANDSCAPE PLANS BY OTHERS FOR EXISTING TREE & LANDSCAPING TO BE REMOVED & REPLACED.
5. ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED.
6. PRIVATE STORM SEWER TO BE HDPE OR ROP AS SELECTED BY THE CONTRACTOR.
7. THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
8. CROSS ACCESS FOR ALL LOTS WITHIN THE SUBDIVISION PER HIGHLANDS AT BRIARGATE FILING NO. 1 RECORDED PLAT.
9. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS SHALL BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

**ADA STATEMENT:**

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.



**SWQ NOTE:**

WATER QUALITY AND DETENTION FOR HIGHLANDS AT BRIARGATE FIL. 1 LOT 5 TO BE PROVIDED ON-SITE. ADDITIONAL REGIONAL DETENTION FOR THIS SITE IS PROVIDED WITHIN THE EXISTING PINE CREEK REGIONAL DETENTION FACILITY NO. 1 AS DESCRIBED IN THE APPROVED FINAL DRAINAGE REPORT FOR HIGHLANDS AT BRIARGATE FILING NO. 1.

**NOTE:**

ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG RESEARCH PARKWAY AND ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AN ONSITE MEETING CAN BE SET UP WITH CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.

DESCRIPTION	LEGEND:	SYMBOL
EXISTING GROUND CONTOUR		(6600)
PROPOSED FINISHED GRADE CONTOUR		6600
PROPOSED STORM SEWER PIPE		—
PROPOSED STORM INLET		□
EXISTING STORM SEWER PIPE		—
EXISTING STORM INLET		□
BOUNDARY LINE		—
PROPOSED HIGH POINT		H.P.
PROPOSED LOW POINT		L.P.
PROPOSED FLOW DIRECTION & GRADE		2.0%
EXISTING FLOW DIRECTION & GRADE		(2.0%)

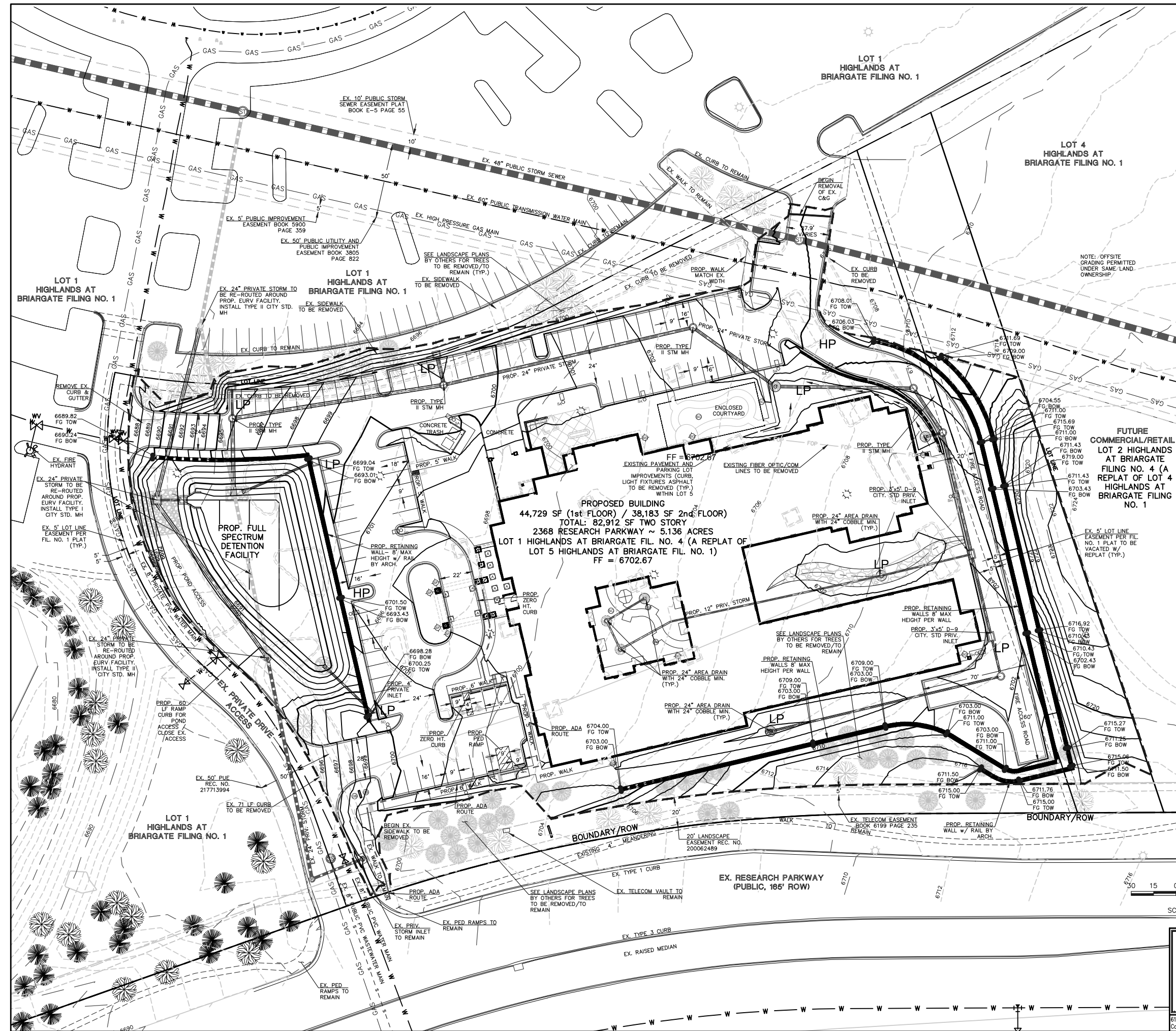
CPC CU 18-00108

**CLASSIC CONSULTING ENGINEERS & SURVEYORS**

HIGHLANDS AT BRIARGATE FILING NO. 1 LOT 5 PRELIMINARY GRADING PLAN

DESIGNED BY	CMT	SCALE	DATE	09/26/2018
DRAWN BY	CMT	(H) 1" = 30'	SHEET	3 OF 11
CHECKED BY	(V) 1" = N/A	JOB NO.	2440.50	

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



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FIGURE 2

**BLDG DATA FOR CSFD**  
 BUILDING NAME: LEGEND ASSISTED LIVING  
 ADDRESS: 2368 RESEARCH PARKWAY  
 TAX ID NUMBER: TBD  
 GROSS SQ FOOTAGE: 82,912 S.F.  
 TYPE CONSTRUCTION: II-A  
 BUILDING SPRINKLED: YES  
 FIRE WALLS: NO  
 REQ. GPM FIRE FLOW: 2,125 GPM  
 REQ. MIN. NUMBER HYDRANTS: 2  
 AVG. DIST. BETWEEN HYD.: 450'  
 MAX. HOSE LAY DIST.: 225'

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

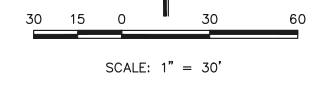
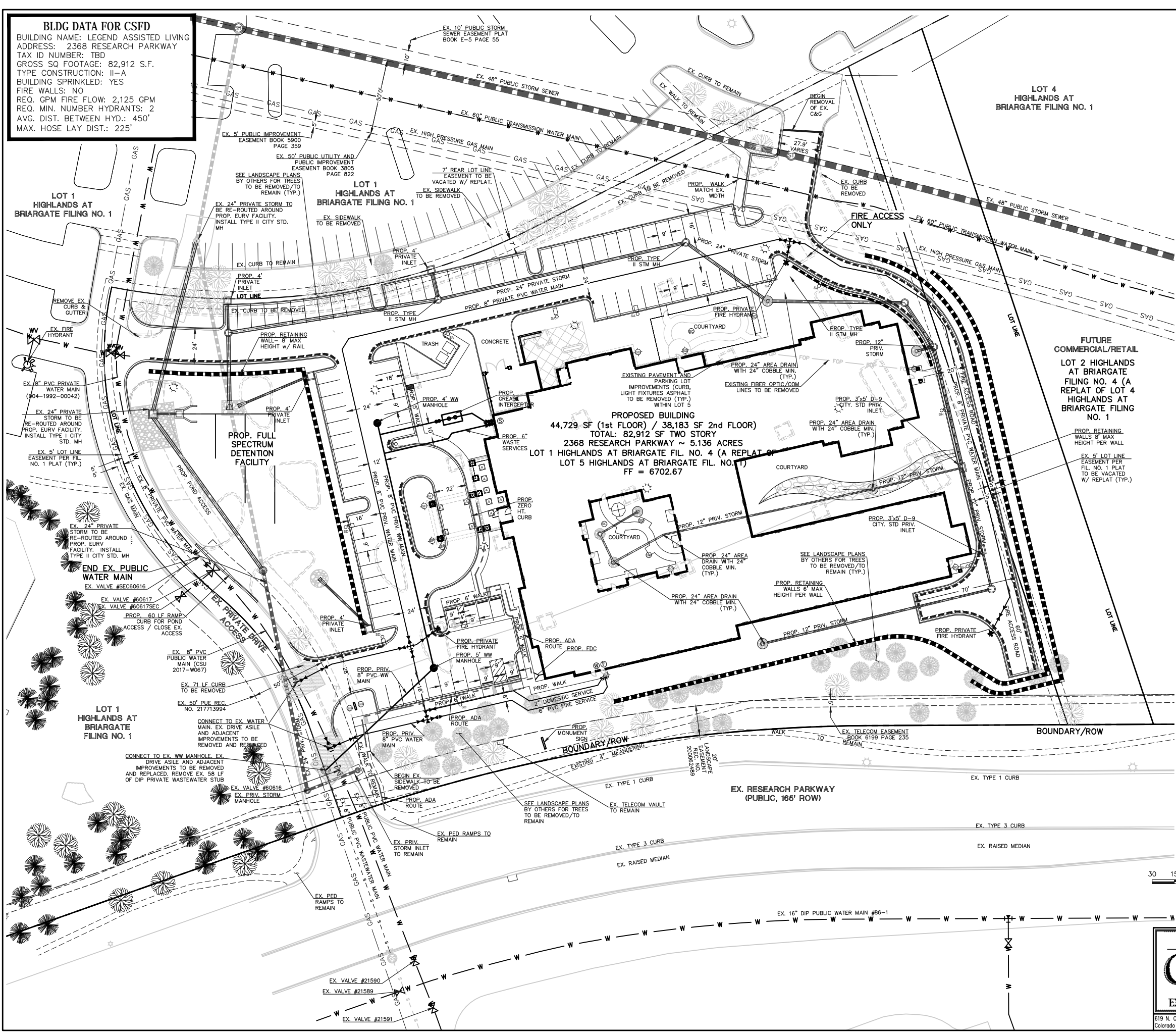
**PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL  
 OF PRELIMINARY UTILITY PLAN:**

- 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, REGULATIONS, 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.
- FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3' INSIDE THE BUILDING.

**NOTE:**  
 NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

**LEGEND:**

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	



**CLASSIC CONSULTING ENGINEERS & SURVEYORS**  
 619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
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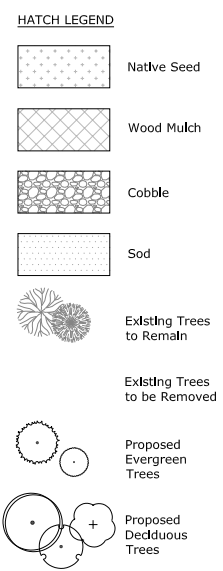
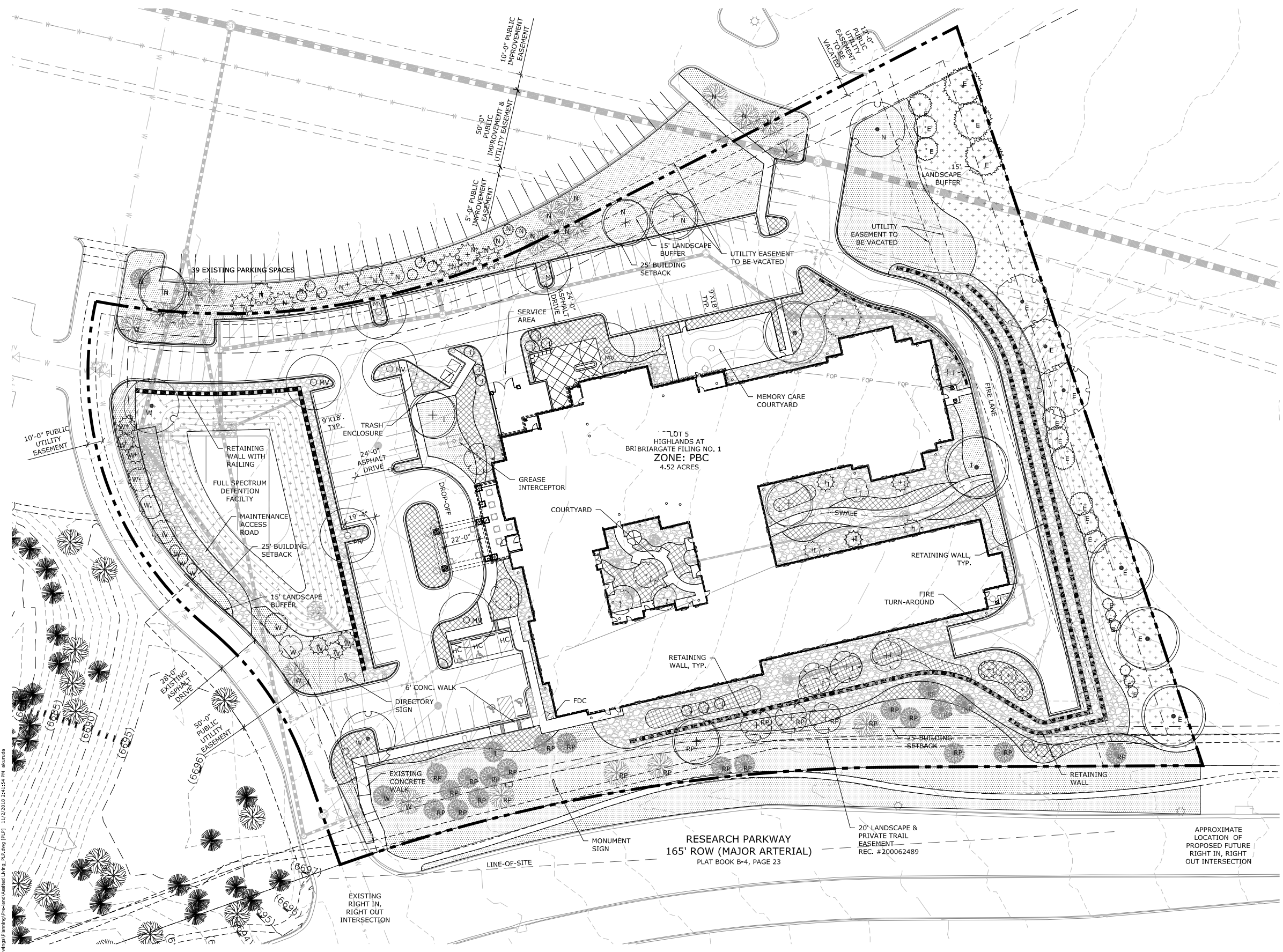
**HIGHLANDS AT BRIARGATE  
 FILING NO. 1 LOT 5  
 PRELIMINARY UTILITY AND  
 PUBLIC FACILITIES PLAN**

DESIGNED BY	CMT	SCALE	DATE	09/26/2018
DRAWN BY	CMT	(H) 1" = 30'	SHEET	4 OF 11
CHECKED BY	(V) 1" = N/A	JOB NO.	2440.50	

CPC CU 18-00108

FIGURE 2

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**LEGEND  
AT  
FOCUS ON  
THE FAMILY**

2368 Research Parkway  
DATE: 07-13-18  
PROJECT MGR: K. Whitford  
PREPARED BY: A. Kuruda

**DEVELOPMENT  
PLAN**

DATE:	BY:	DESCRIPTION:
10-2-18	AK	Redesign and Per City Comments
10-23-18	AK	Per City Comments

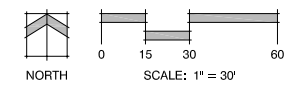
**Preliminary  
Landscape Plan**

**5**  
5 OF 11

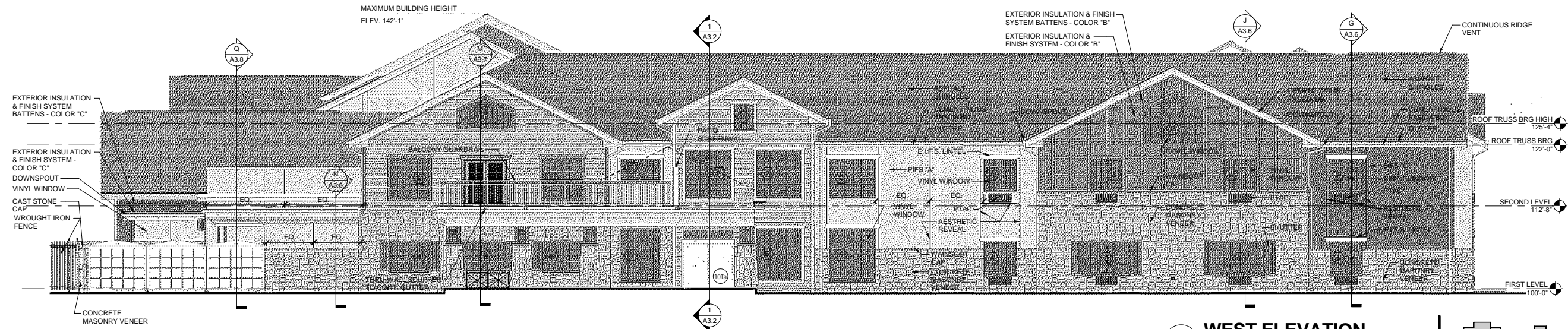
CPC CU 18-00108

**FIGURE 2**

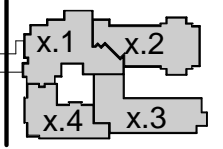
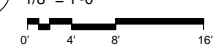
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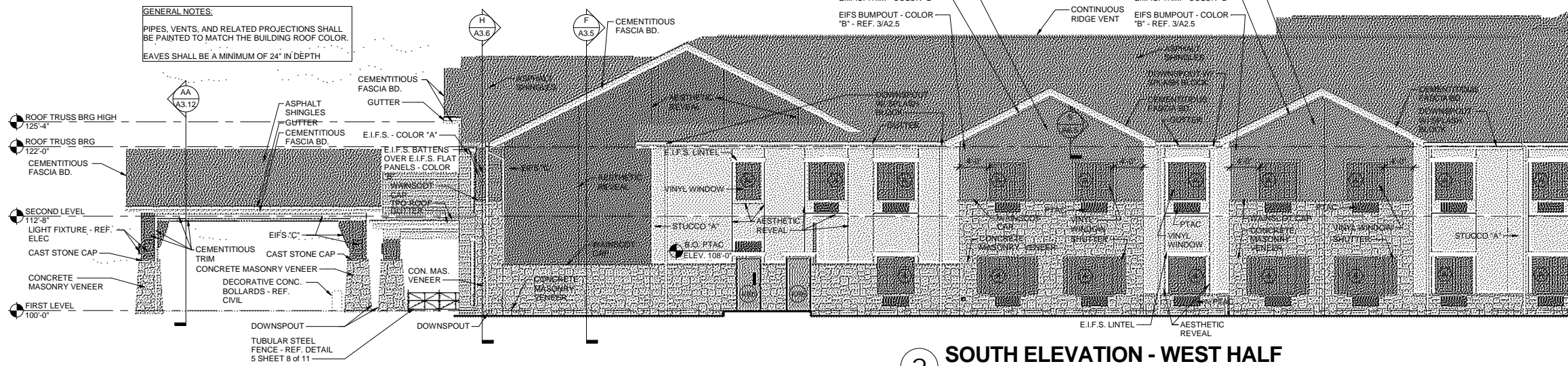




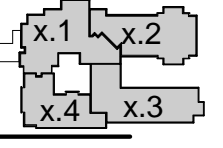
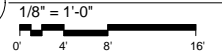
**1 WEST ELEVATION**  
1/8" = 1'-0"



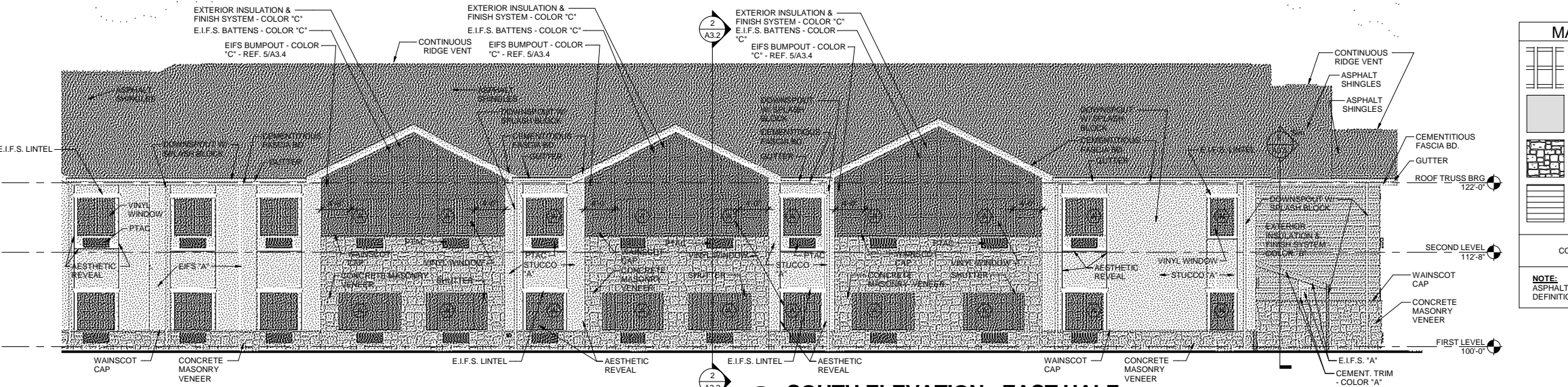
**GENERAL NOTES:**  
PIPES, VENTS, AND RELATED PROJECTIONS SHALL BE PAINTED TO MATCH THE BUILDING ROOF COLOR.  
EAVES SHALL BE A MINIMUM OF 24" IN DEPTH



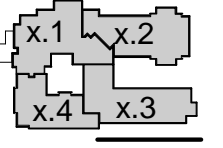
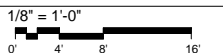
**2 SOUTH ELEVATION - WEST HALF**  
1/8" = 1'-0"



AT ALL CEMENTITIOUS SIDING LINTELS ABOVE WINDOWS, PROVIDE CONTINUOUS SEALANT ON TOP OF BOARD



**3 SOUTH ELEVATION - EAST HALF**  
1/8" = 1'-0"



MATERIAL LEGEND	
	E.I.F.S. BATTENS OVER E.I.F.S. FLAT PANELS COLORS: DARK GREEN, WARM DARK BROWN
	EXTERIOR INSULATION & FINISH SYSTEM COLORS: DARK GREEN, WARM DARK BROWN, PALE BROWN
	CONCRETE MASONRY VENEER 8 O.D. - CORONADO STONE PRODUCTS: TUSCAN VILLA STONE COLOR: COASTAL BROWN
	EXTERIOR INSULATION & FINISH SYSTEM (RAKED 8" O.C.) COLORS: DARK GREEN, WARM DARK BROWN, PALE BROWN
	COLOR "A" = PALE BROWN COLOR "B" = WARM DARK BROWN COLOR "C" = DARK GREEN

**NOTE:**  
ASPHALT SHINGLES TO BE 50 YEAR HIGH DEFINITION TYPE. COLOR: WEATHERED WOOD

PRINTS ISSUED		
DATE	PURPOSE	NO.
07/13/18	DEVELOPMENT PLAN REVIEW	
10/05/18	CITY COMMENTS	

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ON THE FAMILY  
Assisted Living & Memory Care Facility  
ADDRESS  
COLORADO SPRINGS, CO 80920

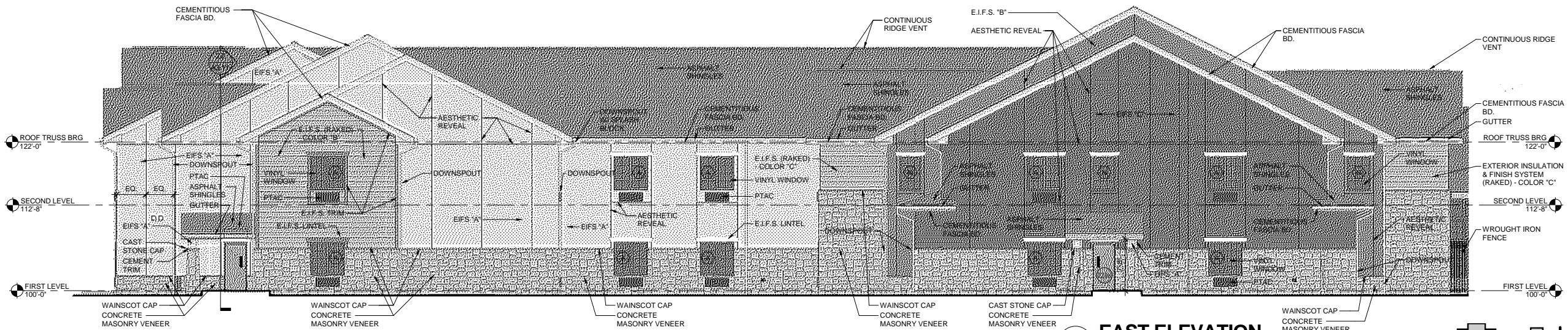
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Dan Dokken, AIA Architect  
345 RIVERVIEW, WICHITA, KS 67203  
Phone (316) 268-0230 Fax: (316) 268-0205  
CONTACT: DON KEENAN

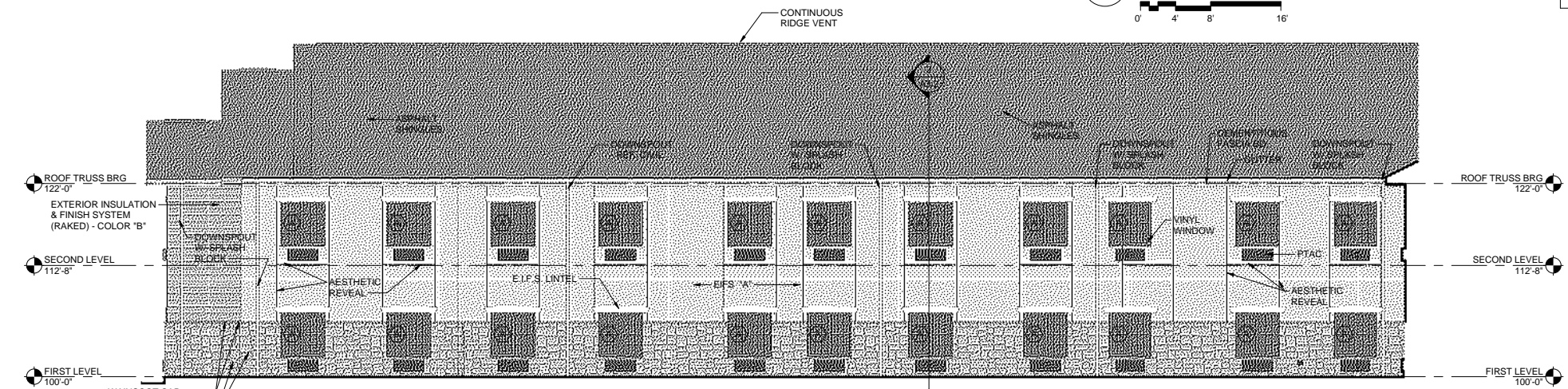
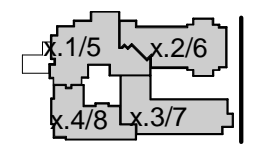
PROJECT NUMBER:  
**17116**  
SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NUMBER:  
**7 of 11**  
CPC CU 18-00108

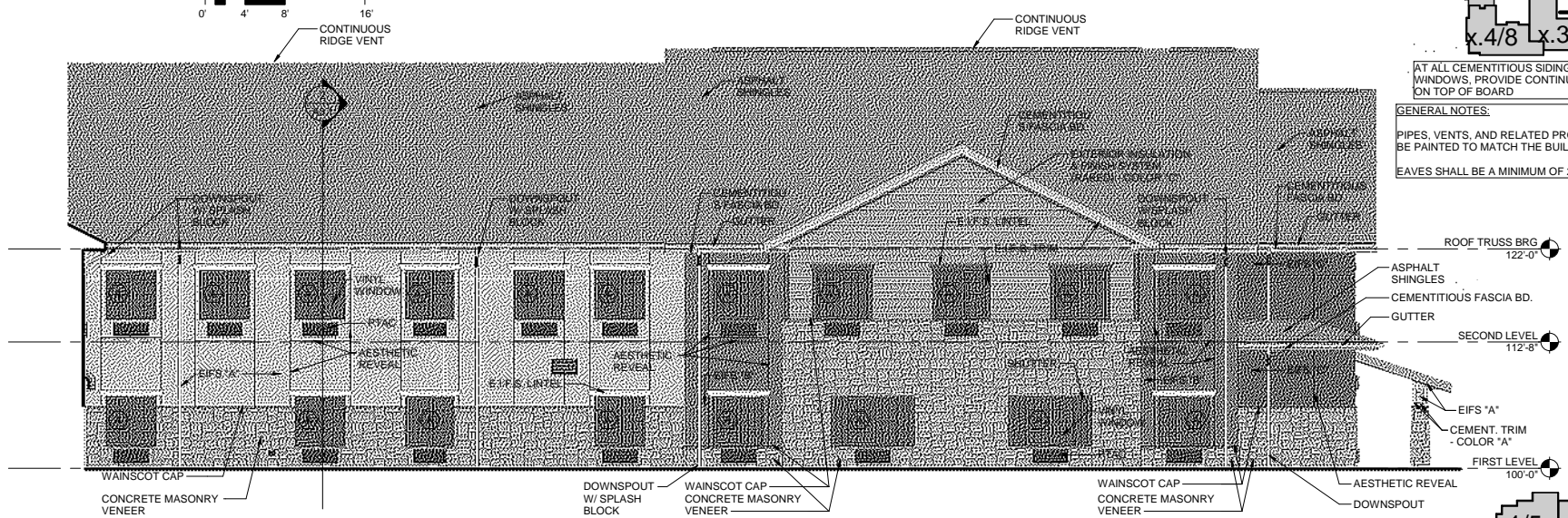
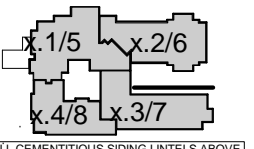
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Author



**1 EAST ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

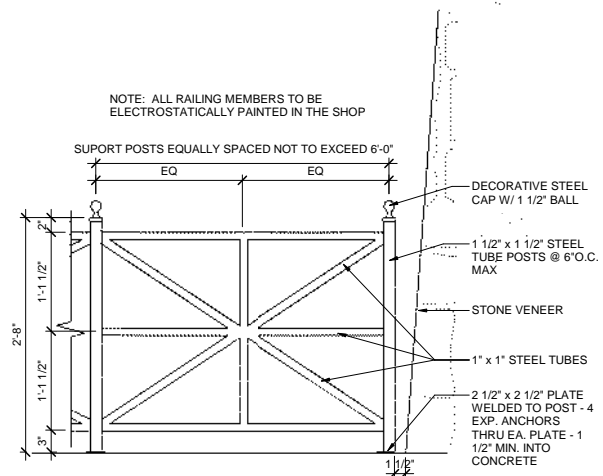


**2 SOUTH WING - NORTH ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'



**3 NORTH WING - SOUTH ELEVATION**  
 1/8" = 1'-0"  
 0' 4' 8' 16'

AT ALL CEMENTITIOUS SIDING LINTELS ABOVE WINDOWS, PROVIDE CONTINUOUS SEALANT ON TOP OF BOARD.  
**GENERAL NOTES:**  
 PIPES, VENTS, AND RELATED PROJECTIONS SHALL BE PAINTED TO MATCH THE BUILDING ROOF COLOR.  
 EAVES SHALL BE A MINIMUM OF 24" IN DEPTH



**5 TYPICAL PORCH & RETAINING WALL RAILING**  
 1" = 1'-0"

10/04/2018 2:48 PM  
 Author

**PRINTS ISSUED**

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07/13/18	DEVELOPMENT PLAN REVIEW	
10/05/18	CITY COMMENTS	

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**PROJECT NUMBER:**  
**17116**  
**SHEET TITLE:**  
 EXTERIOR ELEVATIONS  
**SHEET NUMBER:**  
**8 of 11**  
 CPC CU 18-00108

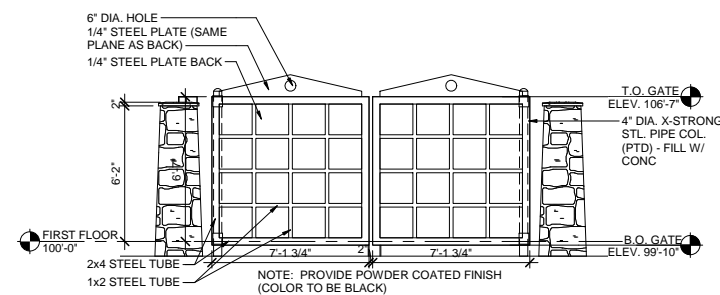




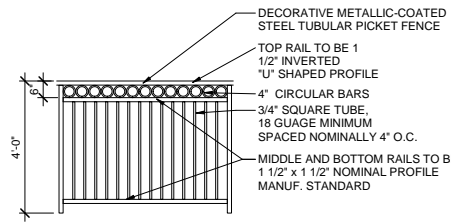


NOTE: REFERENCE CIVIL SHEETS FOR LOCATIONS OF ITEMS SHOWN ON THIS SHEET

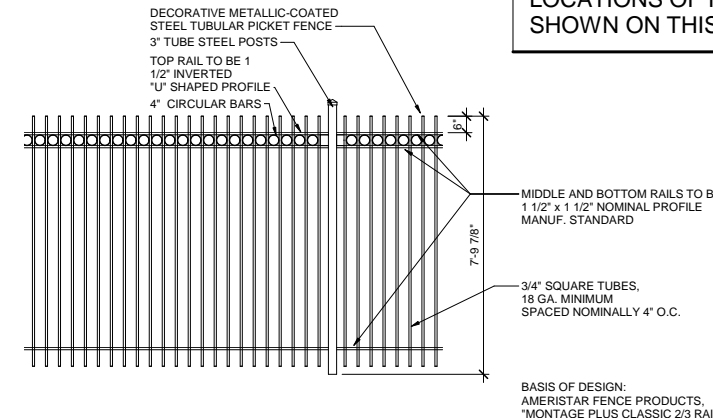
PRINTS ISSUED		
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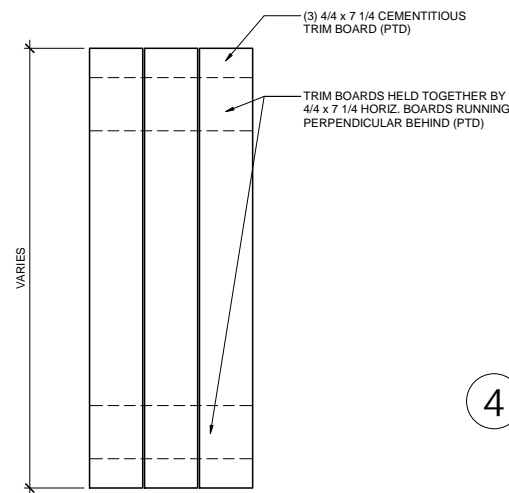
**7 TRANSFORMER GATE ELEVATION**  
1/4" = 1'-0"



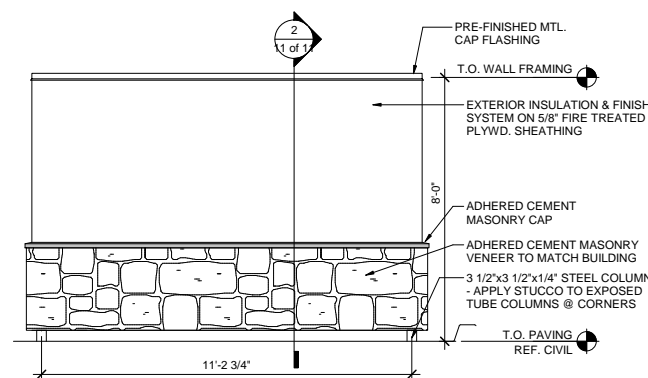
**6 BALCONY FENCING**  
3/8" = 1'-0"



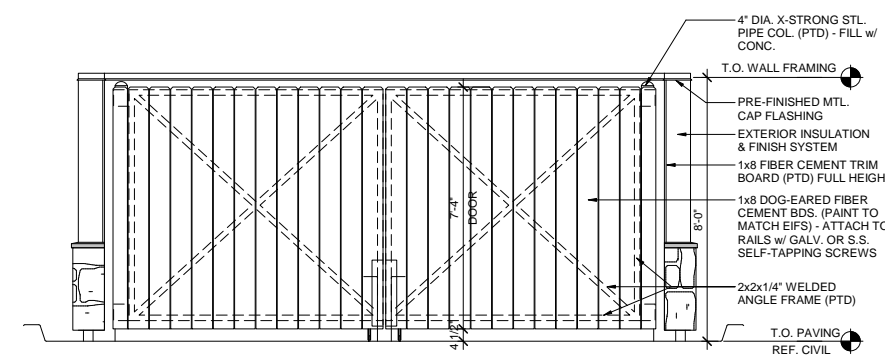
**5 MEMORY CARE COURTYARD**  
3/8" = 1'-0"



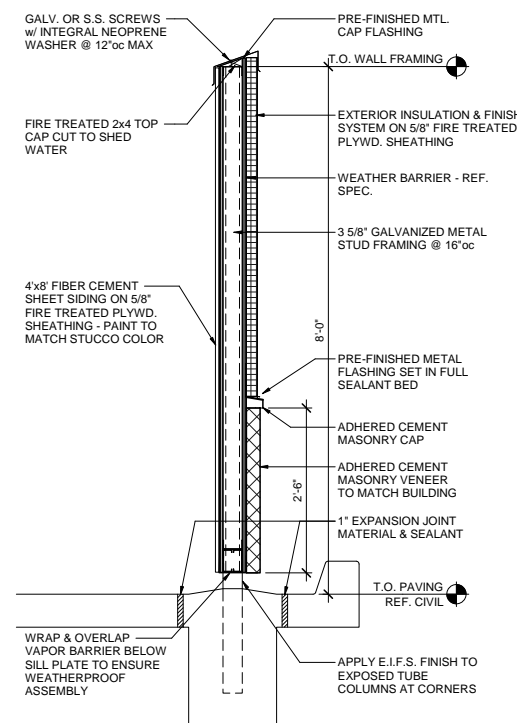
**8 SHUTTER DETAIL**  
1" = 1'-0"



**4 TRASH/RECYCLING ENCLOSURE SIDE ELEVATION**  
3/8" = 1'-0"

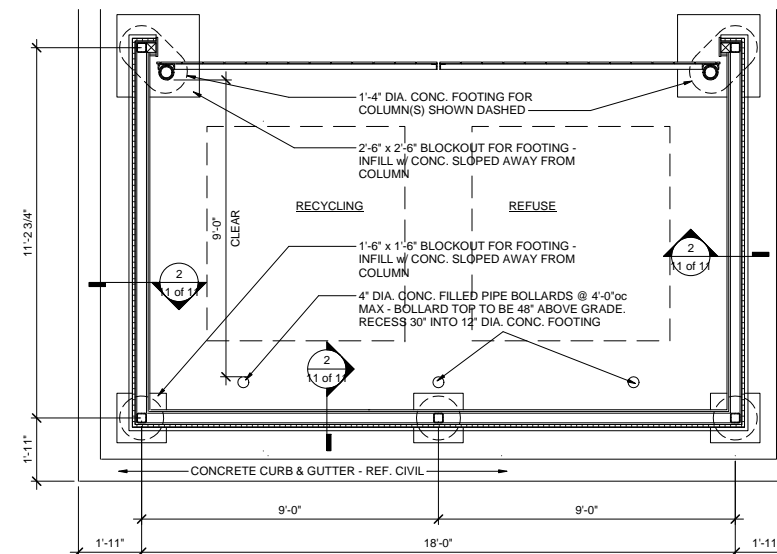


**3 TRASH/RECYCLING ENCLOSURE FRONT ELEVATION**  
3/8" = 1'-0"



**2 TRASH/RECYCLING ENCLOSURE SECTION**  
3/4" = 1'-0"

TRASH AND RECYCLING ENCLOSURE	
COLOR PALETTE	EARTH TONE COLORS SHALL BE USED TO MATCH OR COMPLEMENT THE MAIN BUILDING COLOR PALETTE



**1 TRASH/RECYCLING ENCLOSURE PLAN**  
3/8" = 1'-0"

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PROJECT NUMBER:

**17116**

SHEET TITLE:  
SITE ARCHITECTURAL DETAILS

SHEET NUMBER:

**11 of 11**

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