

| PROJECT SITE SUMMARY: | |
|--|--|
| Total Number of Dwelling Units | 252 |
| Total Development Plan Acreage | 12.23 Ac. |
| Gross Dwelling Units Per Acre | 20.6 DU/AC. |
| SITE COVERAGE | |
| Building Coverage | 116,478 SF 95% |
| Parking and Private Drives | 185,266 SF 15% |
| Streets/Patios | 40,750 SF 3% |
| Previous Surfaces | 191,440 SF 16% |
| TOTAL | 532,834 SF 100% |
| PARKING SUMMARY: | |
| Parking Spaces Required | |
| 1 BEDROOM UNITS 128 | 1,5 Unit = 192 spaces |
| 2 BEDROOM UNITS 114 | 1.7 Unit = 194 spaces |
| 3 BEDROOM UNITS 10 | 2.0 Unit = 20 spaces |
| TOTAL UNITS 252 | 406 spaces required (1.61 / unit) |
| GARAGE SPACES PROVIDED 96 | |
| OPEN PARKING SPACES PROVIDED 367 (includes 9 accessible spaces) | |
| TOTALS | 463 spaces provided (1.84 / unit) |

DEVELOPMENT STANDARDS:

LAND USE STANDARD: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

MASTER PLAN: The master plan shall be approved by the City of Fort Collins Planning and Zoning Department. The master plan shall include, but not be limited to, site plan, site plan notes, utility layout, and other information required by the City of Fort Collins.

EXISTING ZONING: SFR-MD (Single-Family Residential Medium Density).

SITE ADDRESS: 111 S. Tejon, Suite 222, Colorado Springs, CO 80903.

TAX ID NUMBER: 010-000-0000-0000.

TO BE ADJUTED LEGAL: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

DEVELOPMENT SCHEDULE: The project shall be completed within 18 months of the start of construction.

MINIMUM BUILDING HEIGHT: The minimum building height shall be 10 feet. The maximum building height shall not exceed 35 feet. The average elevation of the building corner at finished grade, per City Zoning Code 7.2.2(1) definition.

MINIMUM PROJECT BOUNDARY SETBACKS:

| | |
|---|-----|
| Woodmen Blvd | 20' |
| South Boundary and Adjacent to Woodmen Ridge View | 15' |
| Interior Lot Lines | 0' |

SPRINKLER SYSTEM: Sprinklers shall be installed in all areas of the building. A sign permit is required.

PEDESTRIAN ORIENTATION: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

RECYCLING: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE MATERIALS: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE MAINTENANCE: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE DESIGN: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE PLANTING: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE LIGHTING: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE FURNITURE: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE SIGNAGE: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE UTILITIES: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

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LANDSCAPE ACCESSIBILITY: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

LANDSCAPE SUSTAINABILITY: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).

ACCESSIBLE PARKING DESIGN DETAIL:

SCALE 1" = 10'

ACCESSIBLE PARKING DESIGN DETAIL:

SCALE 1" = 10'

GENERAL NOTES:

- Accessible spaces shall be provided in accordance with the Americans with Disabilities Act (ADA) and the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).
- Accessible spaces shall be located in the same general area as the non-accessible spaces.
- The ratio of accessible spaces to total parking spaces shall be 2% for surface parking and 5% for structured parking.
- Accessible spaces shall be marked with the International Symbol of Access (ISA).
- Accessible spaces shall be marked with the words "ACCESSIBLE" and "PARKING" in large, bold letters.
- Accessible spaces shall be marked with the words "VAN ACCESSIBLE" and "PARKING" in large, bold letters.
- Accessible spaces shall be marked with the words "WHEELCHAIR ACCESSIBLE" and "PARKING" in large, bold letters.
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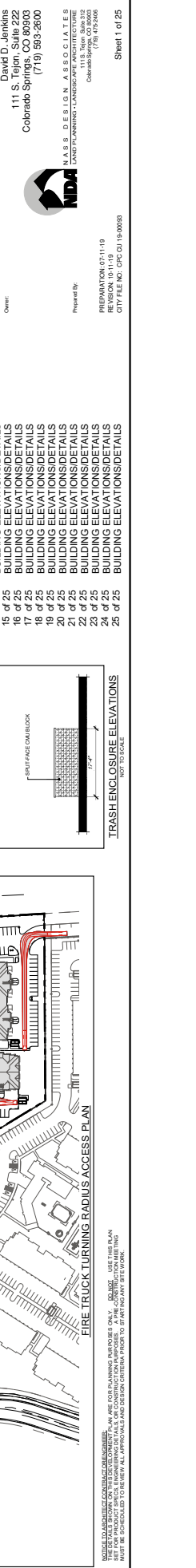
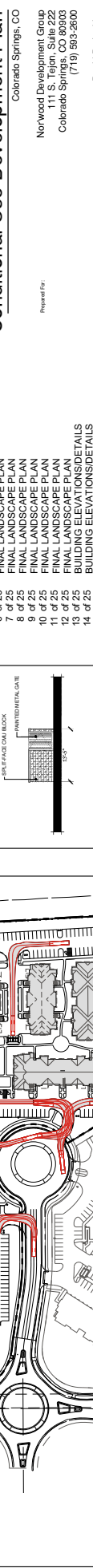
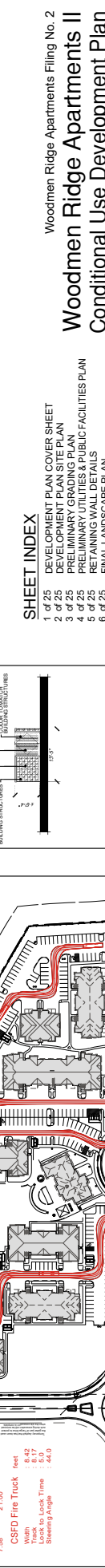
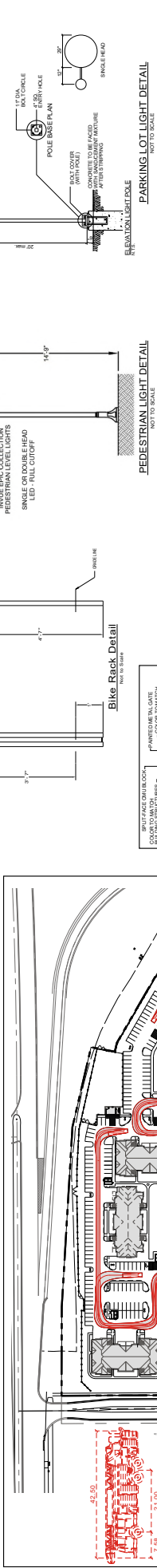
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LANDSCAPE SUSTAINABILITY: The project shall be developed in accordance with the City of Fort Collins Land Use Ordinance, Section 16.03.01(1) Single-Family Residential Medium Density (SFR-MD).



WOODMEN RIDGE APARTMENTS II

CONDITIONAL USE DEVELOPMENT PLAN

Colorado Springs, CO

Prepared For: Norwood Development Group, 111 S. Tejon, Suite 222, Colorado Springs, CO 80903

Owner: David D. Jenkins, 111 S. Tejon, Suite 222, Colorado Springs, CO 80903

Prepared By: NDA, 111 S. Tejon, Suite 222, Colorado Springs, CO 80903

REVISION: 03-11-19

CITY FILE NO. CPC-01-19-0008

Sheet 1 of 25

FIGURE 2

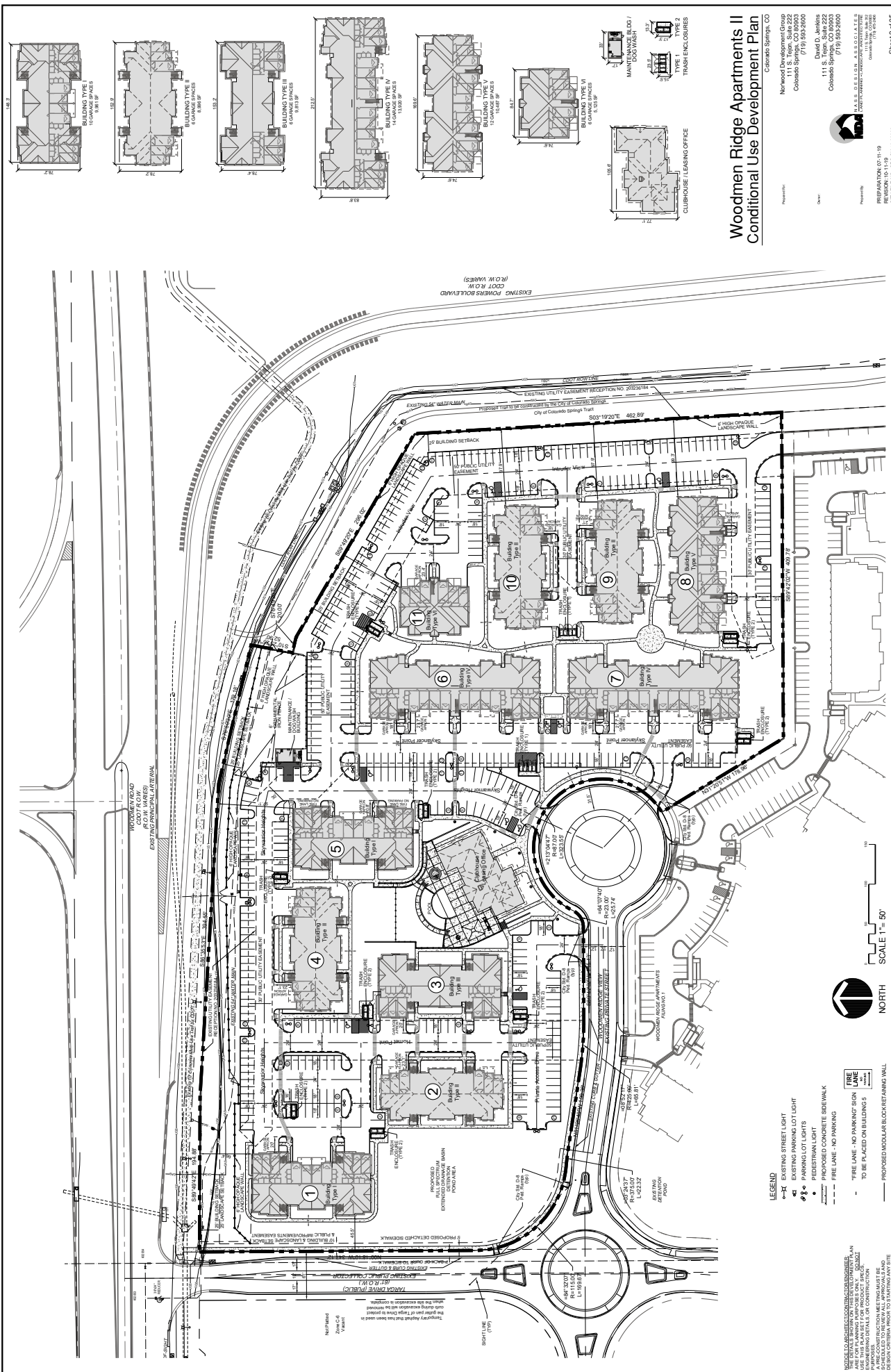
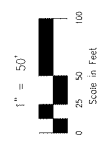
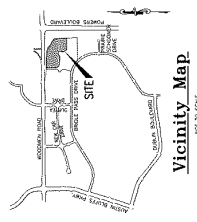
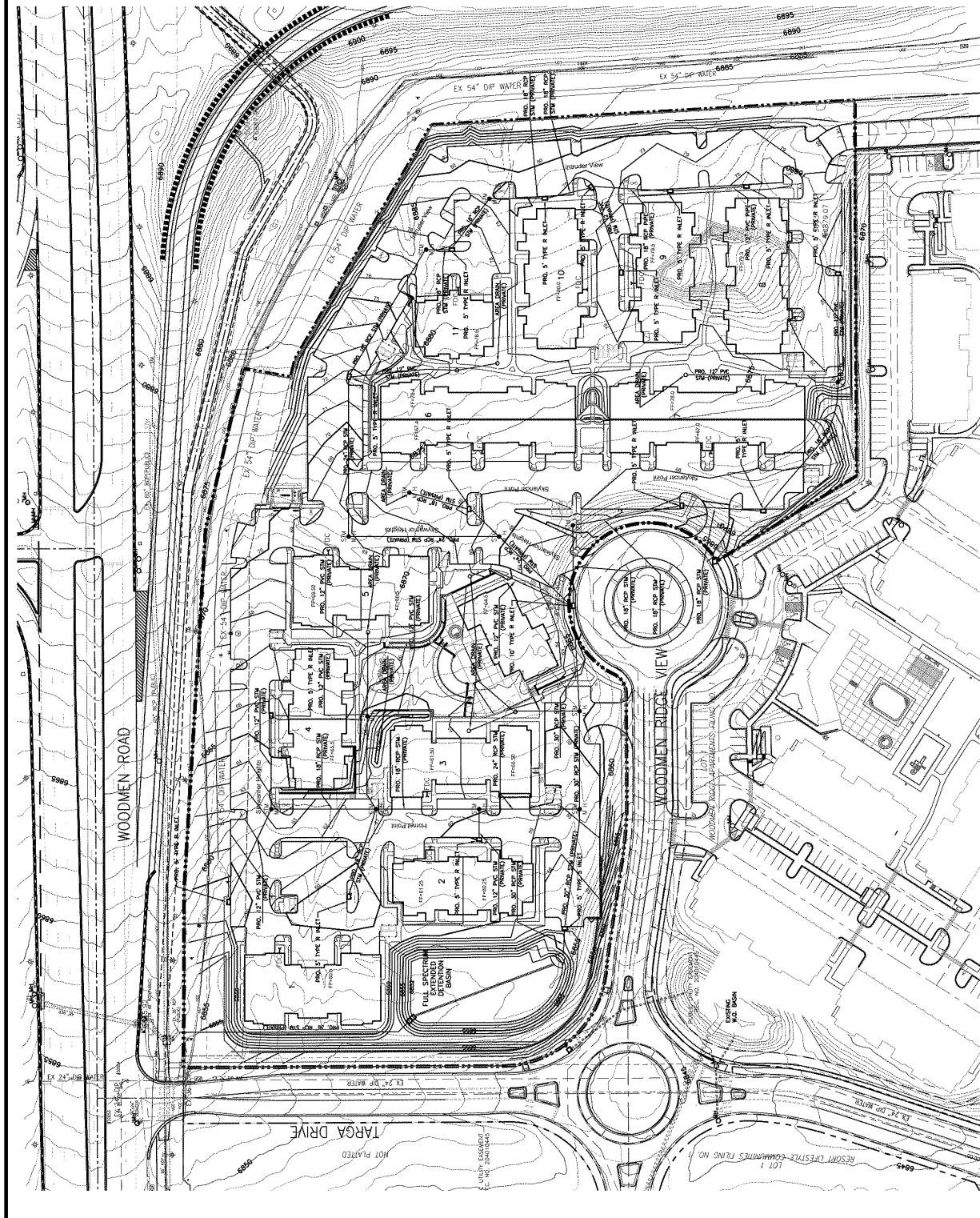


FIGURE 2



LEGEND

EXISTING CONTOURS

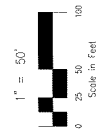
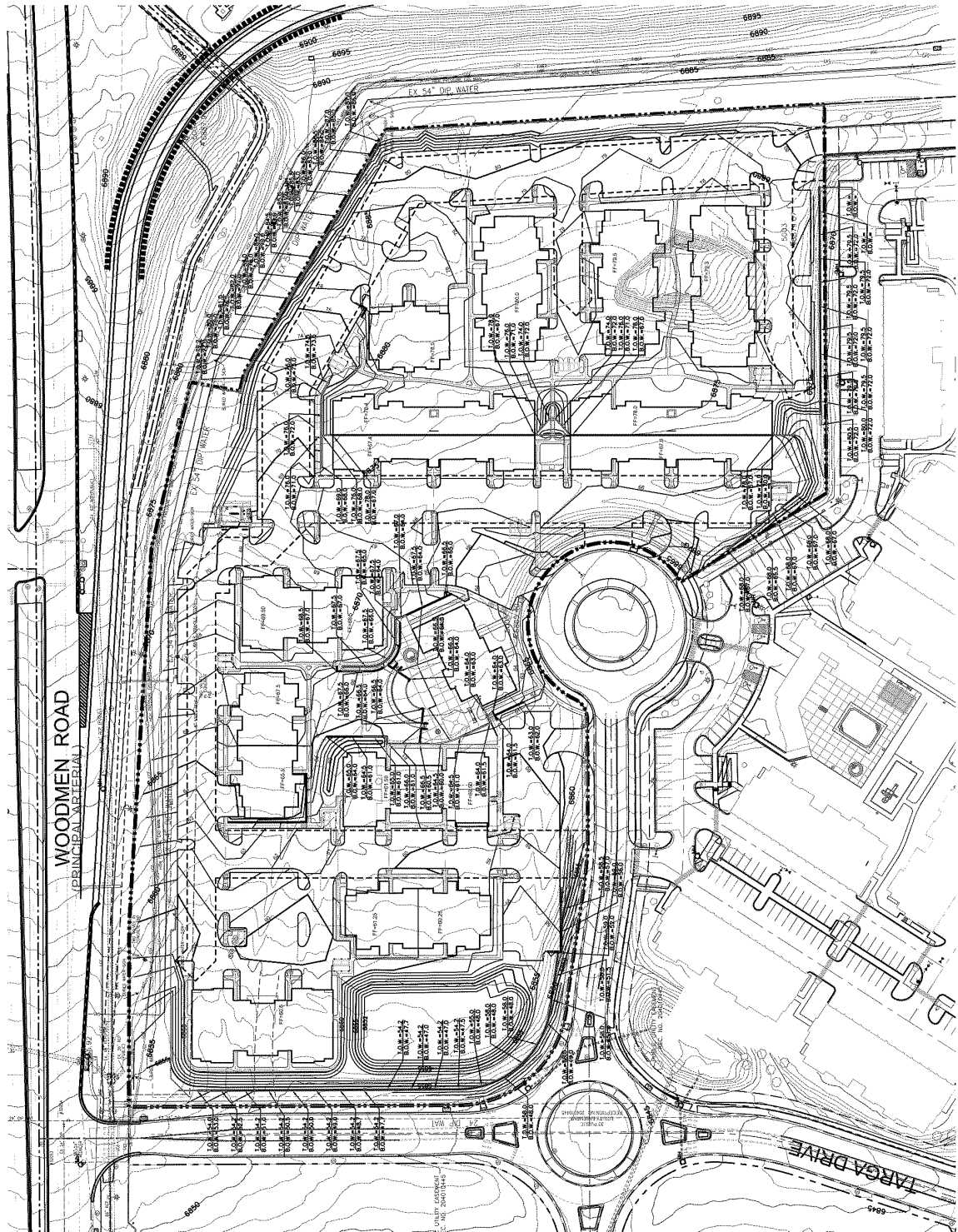
PROPOSED 2' CONTOURS

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



LEGEND

--- EXISTING CONTOURS

--- PROPOSED 2' CONTOURS

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

SHEET 5 OF 25
 DATE: 10/20/2019 4/17/2019

ROCKWELL CONSULTING, P.C.
 ENGINEERING, ARCHITECTURE
 1000 W. WASHINGTON ST., SUITE 200
 CHICAGO, IL 60606
 PH: 312.281.1000 FAX: 312.281.1001

**POWERS AND WOODMEN APARTMENTS
 PRELIMINARY RETAINING WALLS**

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

FIGURE 2

| Revisions | By |
|-----------|----|
| | |
| | |
| | |
| | |
| | |
| | |

| | |
|-------------|----------------|
| Drawn By: | DM |
| Checked By: | DM |
| Date: | JULY 2019 |
| Scale: | 1"=50'-0" |
| Job No.: | 18027 |
| L-1 | 6 of 25 sheets |

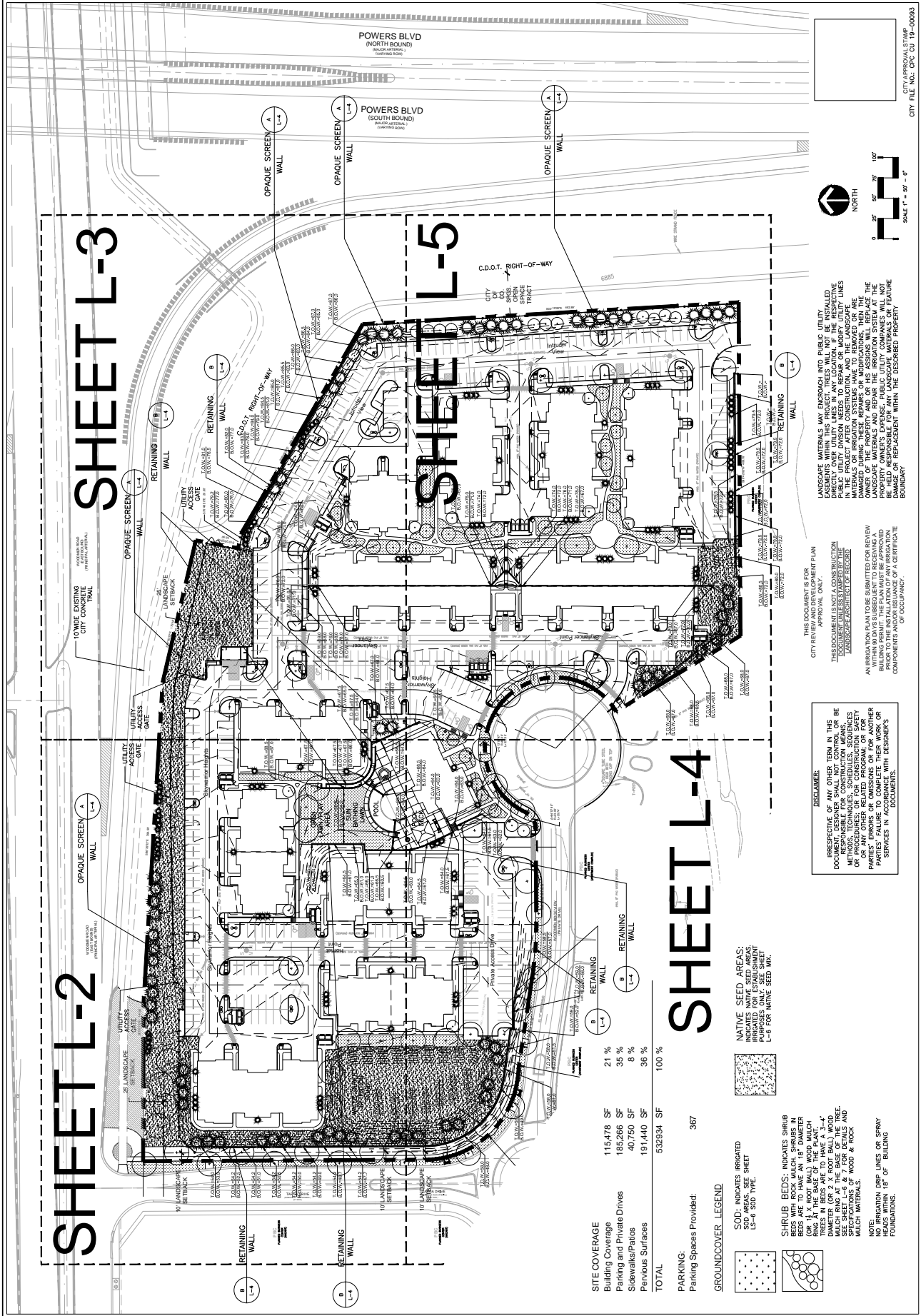


FIGURE 2

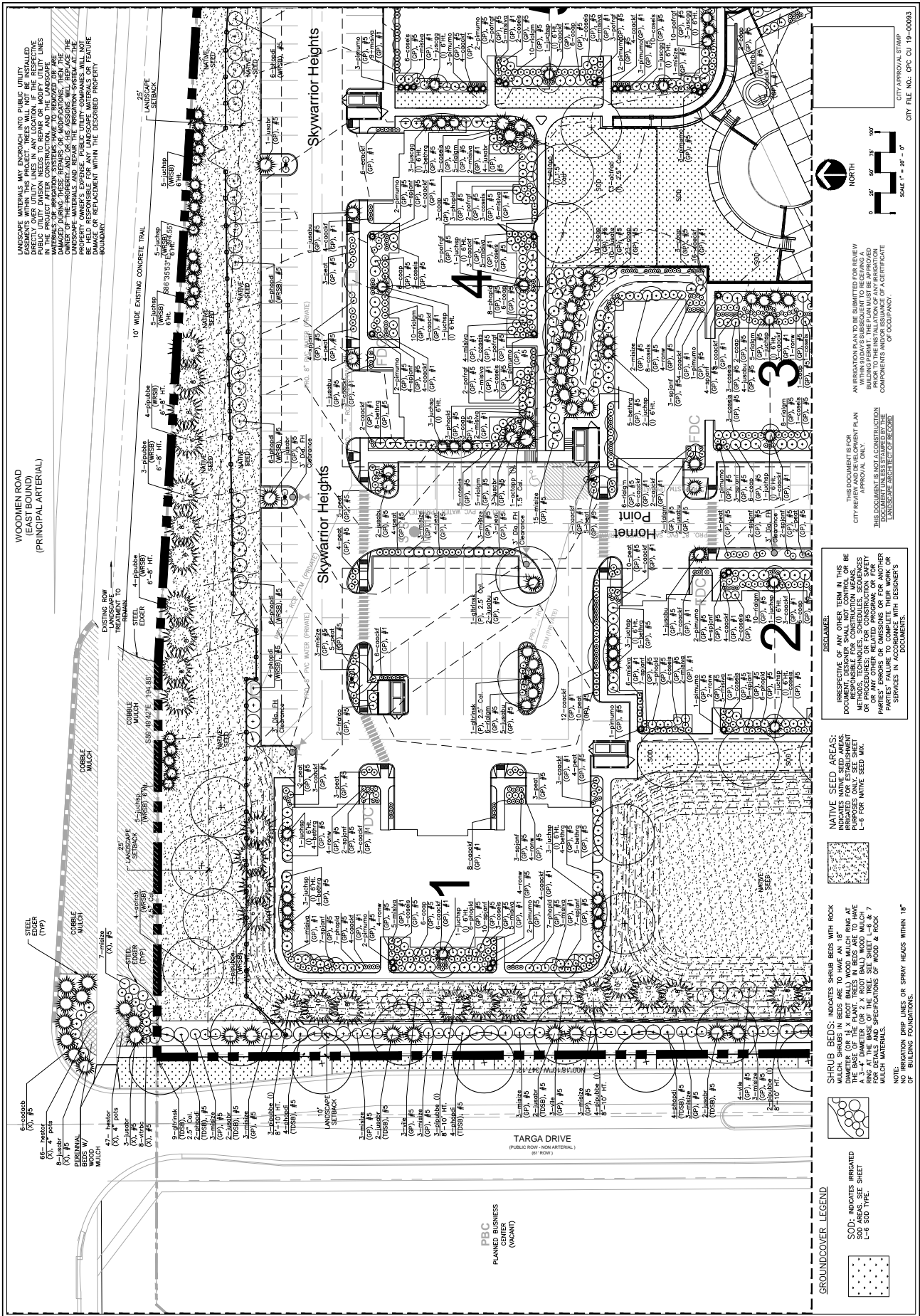
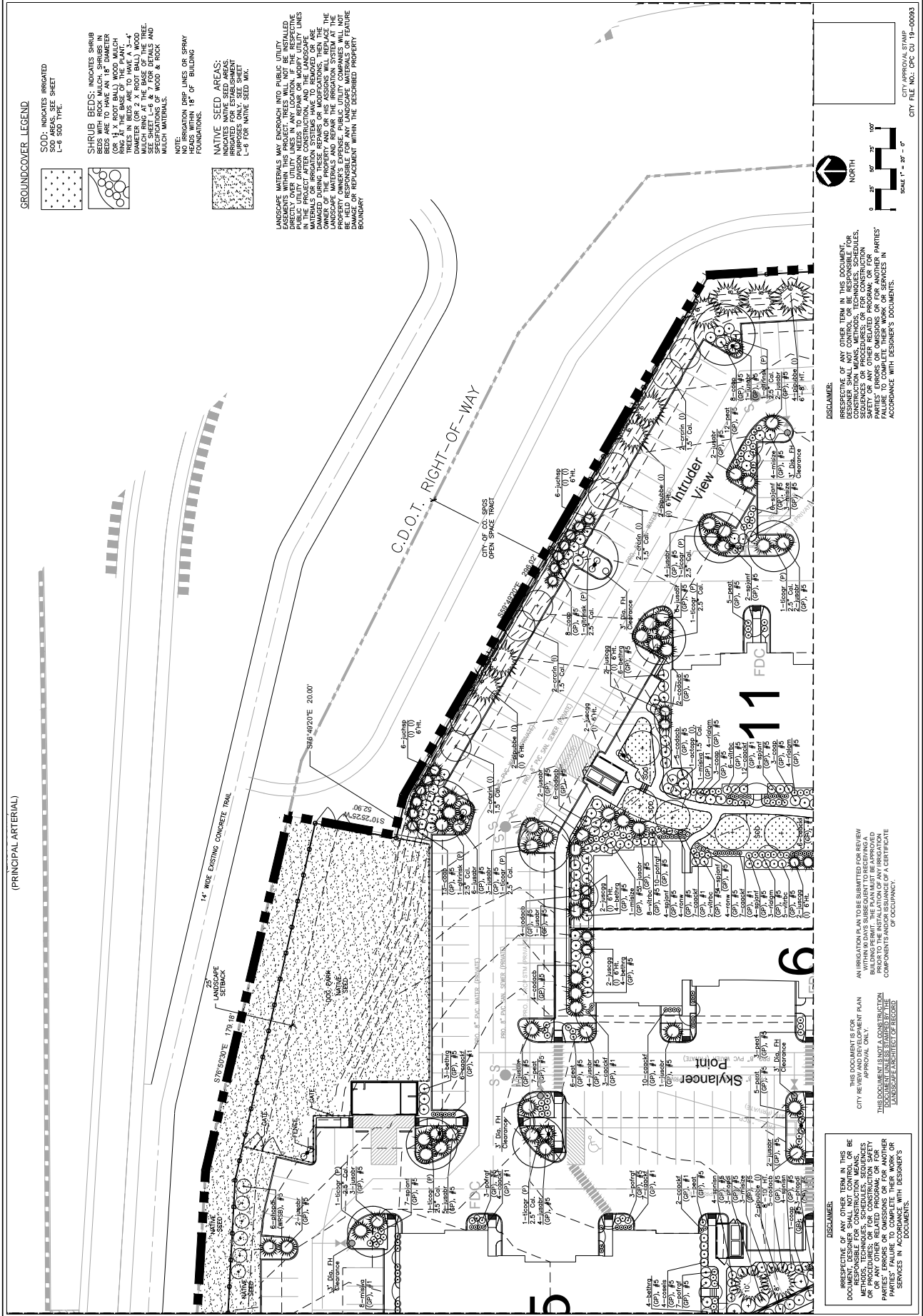


FIGURE 2

| Revisions | By | DN | DN | DN |
|-----------|----|----|----|----|
| | | | | |
| | | | | |
| | | | | |



GROUNDCOVER LEGEND

- SOD: INDICATES IRRIGATED SOD TYPE
- SHRUB BEDS: INDICATES SHRUB BEDS TO HAVE 18" DIAMETER (OR 1" X ROOT BALL) WOOD MULCH TREES IN BEDS ARE TO HAVE A 3-4" DIAMETER (OR 2" X ROOT BALL) WOOD MULCH
- NATIVE SEED AREAS: INDICATED MAY BE USED FOR PURPOSES ONLY. SEE SHEET L-9 FOR NATIVE SEED MIX.

LANDSCAPE MATERIALS MAY ENOUGH INTO PUBLIC UTILITY EASEMENTS WITHIN THIS PROJECT. TREES WILL NOT BE INSTALLED IN PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY DIVISION NEEDS TO REPAIR OR MODIFY UTILITY LINES MATERIALS BEFORE CONSTRUCTION AND BE RESPONSIBLE FOR REPAIRS 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 DAMAGE TO OR REPLACEMENT WITHIN THE DESCRIBED PROPERTY BOUNDARY.

DISCLAIMER:
RESPECTIVE OF ANY OTHER ITEM IN THIS DOCUMENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM, OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

CITY APPROVAL STAMP
CITY FILE NO. CPC CU 19-00693

FIGURE 2

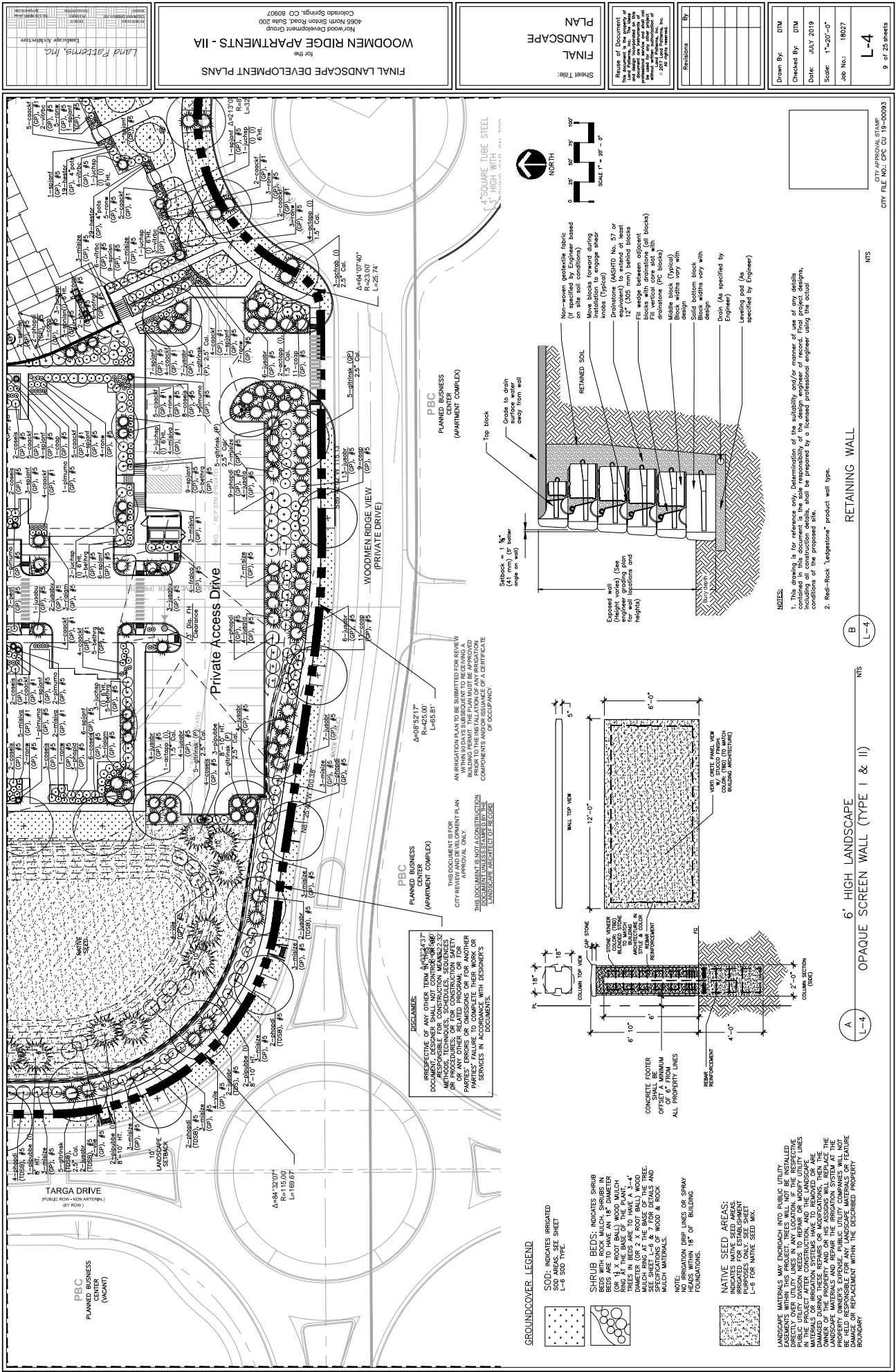


FIGURE 2

FINAL LANDSCAPE DEVELOPMENT PLANS
for the
WOODMEN RIDGE APARTMENTS - IIA
Norwood Development Group
1800 North Green Road, Suite 200
Colorado Springs, CO 80907

Sheet Title:
FINAL LANDSCAPE PLAN

Revision of Document:
1. Revision 1: Initial Design
2. Revision 2: Final Design
3. Revision 3: Final Design
4. Revision 4: Final Design
5. Revision 5: Final Design
6. Revision 6: Final Design
7. Revision 7: Final Design
8. Revision 8: Final Design
9. Revision 9: Final Design
10. Revision 10: Final Design

Drawn By: DM
Checked By: DM
Date: JULY 2019
Scale: 1"=20'-0"
Job No.: 18027
L-4
9 of 25 sheets

DISCLAIMER:
RESPECTIVE OF ANY OTHER TERM AND/OR CONDITION OF CONTRACT, THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR FOR THE CONSTRUCTION SAFETY OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED IN ACCORDANCE WITH THE DESIGNER'S STANDARD AND SPECIFIC PROJECT DOCUMENTS.

NOTICE:
NO IRRIGATION DEEP LINES OR SPRAY FOUNDATIONS.
LANDSCAPE MATERIALS MAY ENDOUR INTO PUBLIC UTILITY EASEMENTS WITHIN THIS PROJECT. TREES WILL NOT BE INSTALLED IN THE PROJECT AFTER CONSTRUCTION, AND THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR 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 DAMAGE OR REPLACEMENT WITHIN THE DESCRIBED PROPERTY BOUNDARY.

CONCRETE FOOTER SHALL BE OF A MINIMUM OF 4" REINFORCEMENT ALL PROPERTY LINES
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STONE VENEER BLENDED STONE FINISHING IN MATCH TO COLOR REINFORCEMENT
STONE VENEER BLENDED STONE FINISHING IN MATCH TO COLOR REINFORCEMENT
STONE VENEER BLENDED STONE FINISHING IN MATCH TO COLOR REINFORCEMENT

RETAINING WALL
Exposed wall (Height varies) (See elevation notes) for wall locations and heights
Retained Soil
Non-woven geotextile fabric on site soil conditions
Move blocks forward during installation to engage shear
Dimpled (ASTM No. 57 or equivalent) to extend at least 12" (305 mm) behind blocks
Fill vertical core slot with drainage (PC blocks)
Block within 10" of design location block
Block within 10" of design location block
Drain (As specified by Engineer)
Leveling pad (As specified by Engineer)

WALL TOP VIEW
6'-0"
12'-0"
VERTICAL PANEL VIEW
6'-0"
6'-0"
COLUMN TOP VIEW
18"
6"
6"
6"
6"
2'-0"
CONCRETE FOOTER
4'-0"

6' HIGH LANDSCAPE
OPAQUE SCREEN WALL (TYPE I & II)

RETAINING WALL
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| | |
|--------------|--|
| Project Name | WOODMEN RIDGE APARTMENTS - IIA |
| Client | Norwood Development Group |
| Address | 4000 South Green Road, Suite 300 Colorado Springs, CO 80907 |
| Architect | Land Patterns, Inc. |
| Scale | 1" = 20'-0" |
| Date | JULY 2019 |
| Job No. | 18027 |
| Sheet No. | L-5 |
| Total Sheets | 10 of 25 sheets |

FINAL LANDSCAPE DEVELOPMENT PLANS
for the
WOODMEN RIDGE APARTMENTS - IIA
LANDSCAPE
PLAN
Sheet Title:

THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL ONLY.
THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STATED BY THE LANDSCAPE ARCHITECT OF RECORD.
AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF COLORADO SPRINGS. THE PLAN MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS BEFORE CONSTRUCTION OF ANY IRRIGATION SYSTEM OR COMPONENTS AND/OR SUBSTANCE OF A CERTIFICATE OF OCCUPANCY.
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| | | |
|-----------|----|----|
| Revisions | By | DM |
| | DM | DM |

| | |
|---------------|-----------------|
| Drawn By: | DM |
| Checked By: | DM |
| Date: | JULY 2019 |
| Scale: | 1"=20'-0" |
| Job No.: | 18027 |
| Sheet No.: | L-5 |
| Total Sheets: | 10 of 25 sheets |

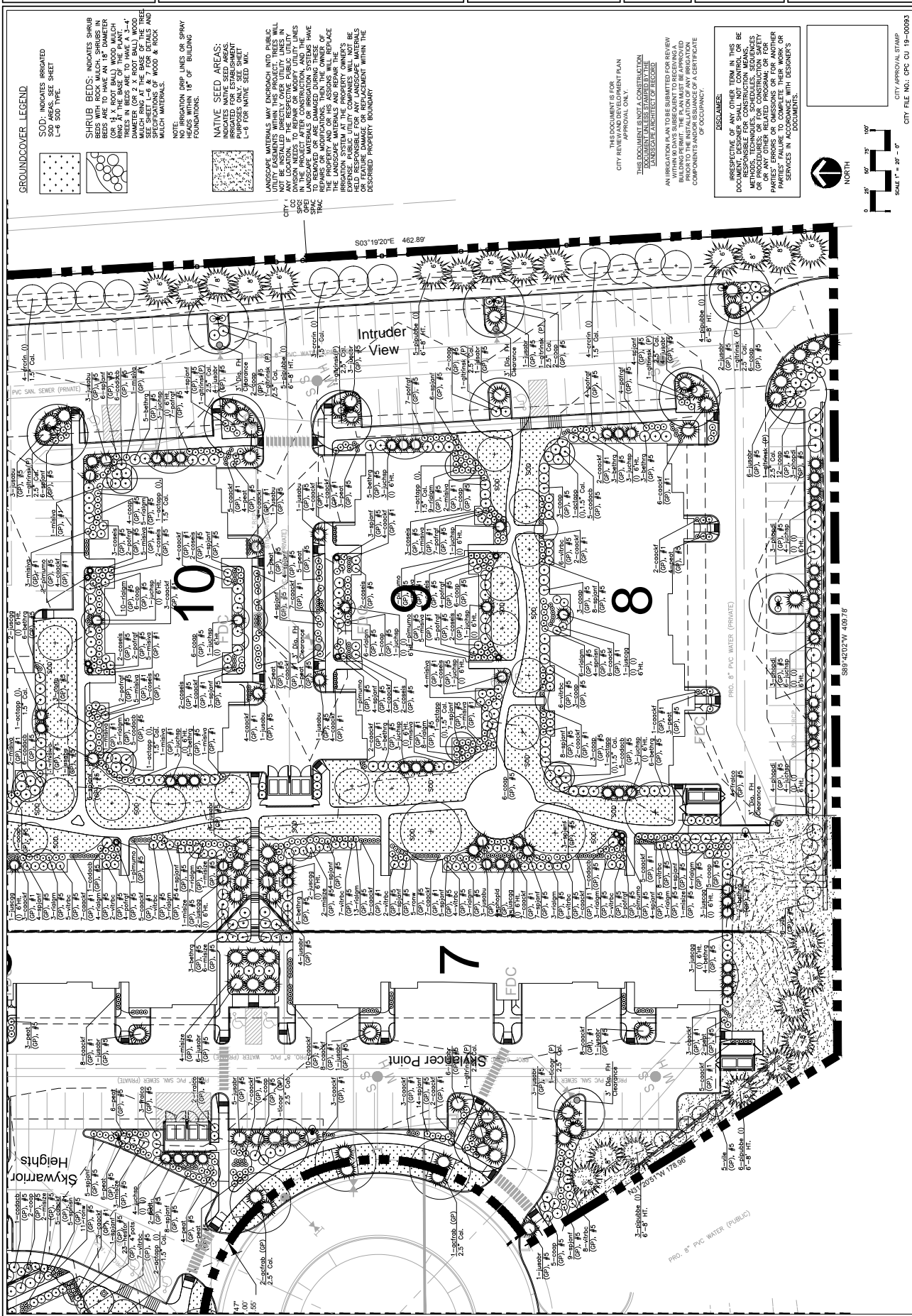


FIGURE 2

Appendix E
SCHEMATIC LANDSCAPE DIAGRAM
 Submitted in conformance with Policy 311

NAME OF PROJECT: **WOODMEN RIDGE APARTMENTS - PHASE - II**
 DATE: **07/10/2019**
 JULY, 2019
 CLIMATE ZONE
 (from Figure 4 of Landscape Policy Manual) - **circle 0B**
FOOTHILLS & PLAINS PLAINS

PLANT COMMUNITIES
 (to be located by standards on drawings)
 1 - Semi-erid Stratification
 2 - Profile
 3 - Lower Elevation Riparian
 4 - Ponderosa Pine Forest
 5 - Upper Elevation Riparian
 6 - Steeps to Forest

HYDROZONES
 (to be located by standards on drawings)
 V (0) - Very Low (0 to 7 inches per year)
 L (A) - Low (7 to 15 inches per year)
 M (S) - Moderate (15 to 25 inches per year)
 H (W) - High (more than 25 inches per year)

HYDROZONE MAP LEGEND:

SOD: INDICATES IRRIGATED
 USDA SOIL TYPE SHEET
 AREA: 35,670 S.F.

SUBURB BEDS: INDICATES SUBURB BEDS WITH ROCK MULCH SPACES. BEDS ARE TO HAVE AN 8" DIAMETER (OR 1 1/2" ROOT BALL) WOOD MULCH RING AT THE BASE OF THE TREE. ROOT BALLS MUST HAVE RINGS AT THE BASE OF THE TREE. SEE SHEET L6 & 7 FOR MULCH MATERIALS.

NOTE: NO IRRIGATION WITHIN A 2' WIDTH AREA ADJACENT TO BUILDINGS.
 AREA: 80,820 S.F.

NATIVE SEED AREAS:
 INDICATES AREAS WHERE IRRIGATION FOR ESTABLISHMENT PURPOSES ONLY. SEE SHEET L6 & 7 FOR MULCH MATERIALS.
 AREA: 74,950 S.F.

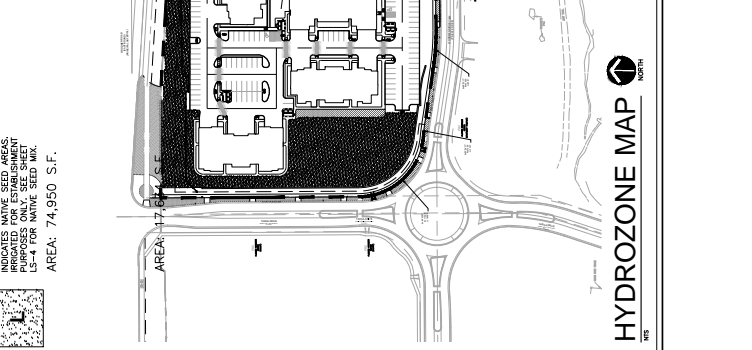


FIGURE 2

Site Category Calculations
 Project No. Woodmen Apartments II-A

| Project Number | Date | Climate Zone | Property Zone |
|----------------|------|--------------|---------------|
| 7112019 | | 01A | 31.1, 30.0 |

| Landscaping Elements | Code Section / Policy | 2019 (S.F.) | 2018 (S.F.) | % Change |
|----------------------|-----------------------|-------------|-------------|-------------|
| Plantings | 301 | 25 | 25 | 100% |
| Water Features | 302 | 0 | 0 | 0% |
| Structural Elements | 303 | 0 | 0 | 0% |
| Other | 304 | 0 | 0 | 0% |
| TOTAL | | 25 | 25 | 100% |

| Planting Element | Code Section / Policy | 2019 (S.F.) | 2018 (S.F.) | % Change |
|---------------------|-----------------------|-------------|-------------|-------------|
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| Water Features | 302 | 0 | 0 | 0% |
| Structural Elements | 303 | 0 | 0 | 0% |
| Other | 304 | 0 | 0 | 0% |
| TOTAL | | 25 | 25 | 100% |

CONTRACTOR RESPONSIBILITY:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

GENERAL NOTES:
 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CITY OF DENVER LANDSCAPE POLICY MANUAL. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CITY OF DENVER LANDSCAPE POLICY MANUAL.

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Notes regarding the project name, date, and other administrative information. Includes a title block with the project name 'WOODMEN RIDGE APARTMENTS - PHASE II' and the date 'JULY 2019'.

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CONTRACTOR RESPONSIBILITY:
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FIGURE 2

| Revision | By | Date |
|----------|----|----------|
| 1 | DM | 11-14-15 |
| 2 | DM | 11-14-15 |
| 3 | DM | 12-04-15 |
| 4 | DM | 10-06-17 |

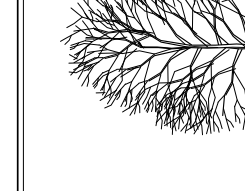
Approved By:
DM
Date: JULY 2019
Scale:
Job No.: 18027

Drawn By:
DM
Checked By:
DM

CITY APPROVAL STAMP

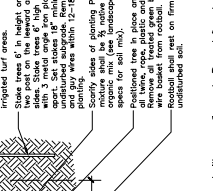
CITY FILE NO. CPC 19-00693

| LANDSCAPE PLANT SCHEDULE | | | |
|--------------------------|----------------|-------------|-------|
| Abbr. | Botanical Name | Common Name | Notes |
| TRUNK | ... | ... | ... |
| BRNCH | ... | ... | ... |
| LEAF | ... | ... | ... |
| FRUIT | ... | ... | ... |
| ROOT | ... | ... | ... |
| ... | ... | ... | ... |



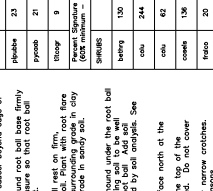
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
- 5. Do not fertilize for at least one growing season.
- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



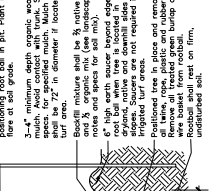
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
- 5. Do not fertilize for at least one growing season.
- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



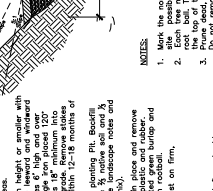
C SHRUB PLANTING DETAIL
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
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- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



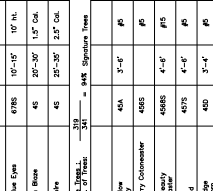
D PLANTING FOR PARKING LOT ISLANDS & SHRUB BEDS W/ COBBLE & WOOD MULCH RINGS
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
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- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



E TREE PLANTING ON SLOPE
NOT TO SCALE

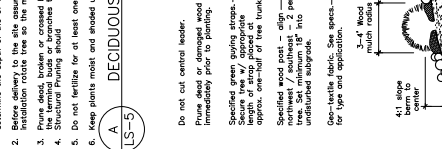
- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
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- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



F SHRUB PLANTING ON SLOPE
NOT TO SCALE

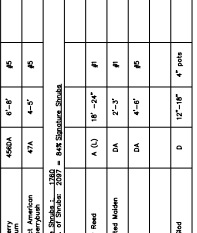
- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
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| Abbr. | Botanical Name | Common Name | Notes |
|-------|----------------|-------------|-------|
| TRUNK | ... | ... | ... |
| BRNCH | ... | ... | ... |
| LEAF | ... | ... | ... |
| FRUIT | ... | ... | ... |
| ROOT | ... | ... | ... |
| ... | ... | ... | ... |



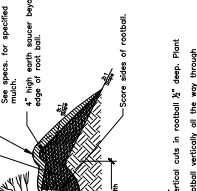
G PERENNIAL/GROUND COVER PLANTING
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
- 3. Weep and/or drooping branches should be pruned to the top of the main stem.
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- 5. Do not fertilize for at least one growing season.
- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



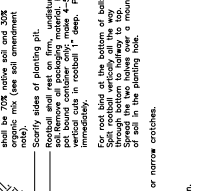
H TREE PLANTING ON SLOPE
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
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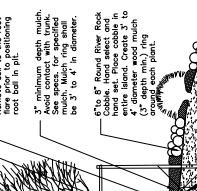
I TREE PLANTING ON SLOPE
NOT TO SCALE

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- 7. Structural pruning should be performed as needed.



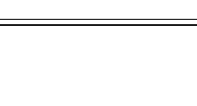
J TREE PLANTING ON SLOPE
NOT TO SCALE

- 1. Do not remove or cut the leader.
- 2. Prune dead or damaged wood prior to planting (see note #3 below).
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K TREE PLANTING ON SLOPE
NOT TO SCALE

- 1. Do not remove or cut the leader.
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- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
- 5. Do not fertilize for at least one growing season.
- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.



L TREE PLANTING ON SLOPE
NOT TO SCALE

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- 4. Provide a 4" diameter well-drained drainage pipe at the base of the tree, extending to the edge of the crown.
- 5. Do not fertilize for at least one growing season.
- 6. Keep plants moist and shaded until planted.
- 7. Structural pruning should be performed as needed.

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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:

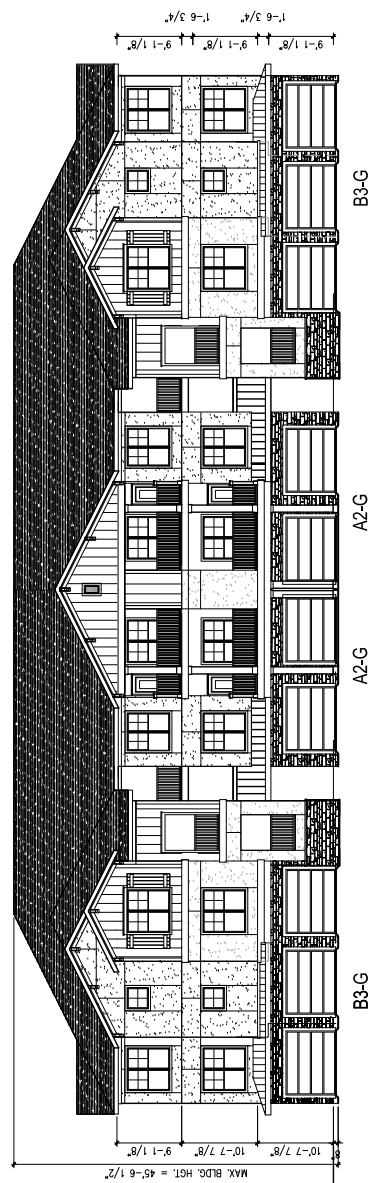
REVISIONS:
 DATE:

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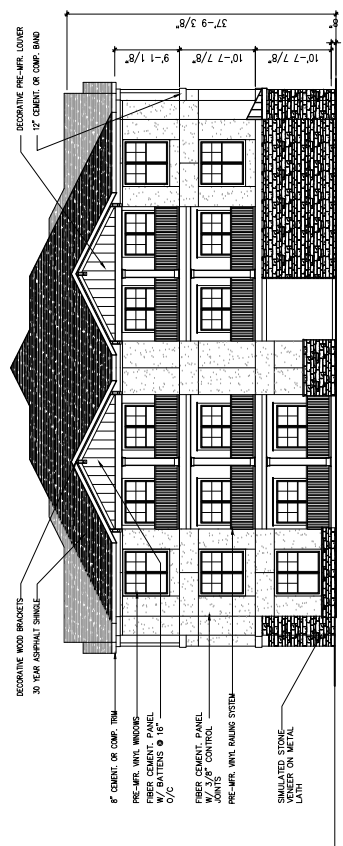
Woodmen Ridge II
 A GARDEN APARTMENT COMMUNITY
 FOR
NOR WOOD
 Colorado Springs, Colorado
 Colorado Springs, Colorado

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"

CITY FILE # CPC CU 19-00083

FIGURE 2

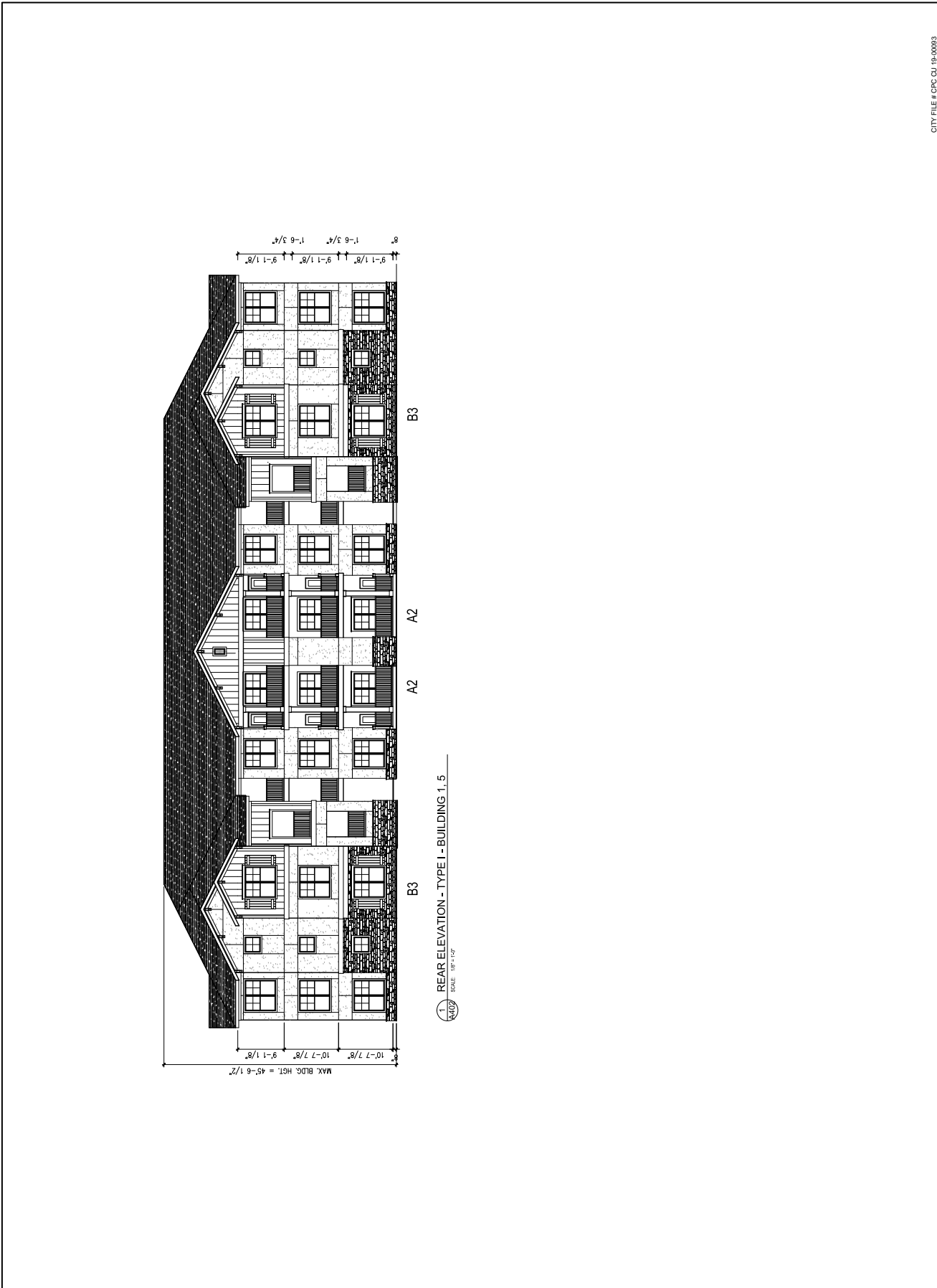
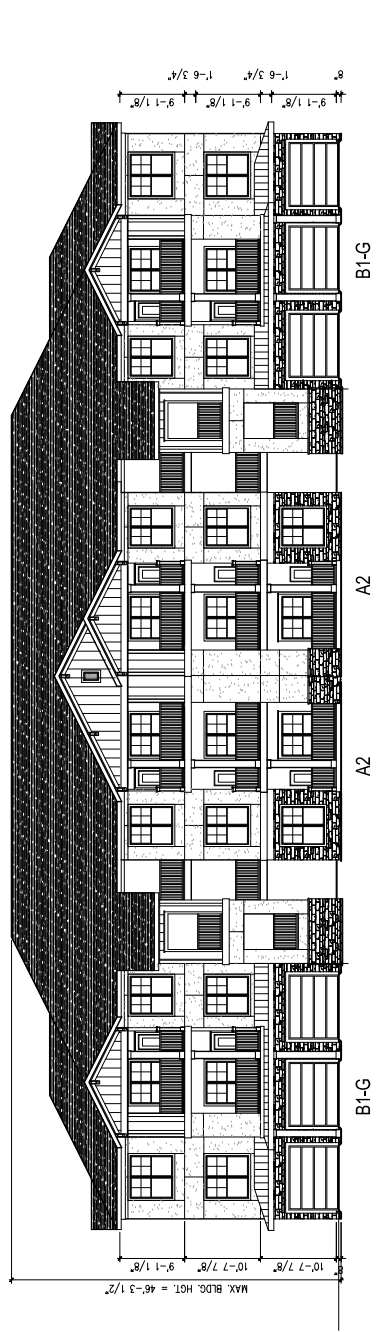
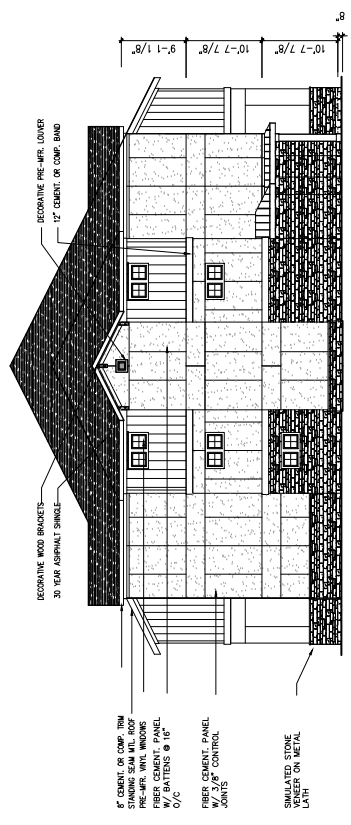


FIGURE 2

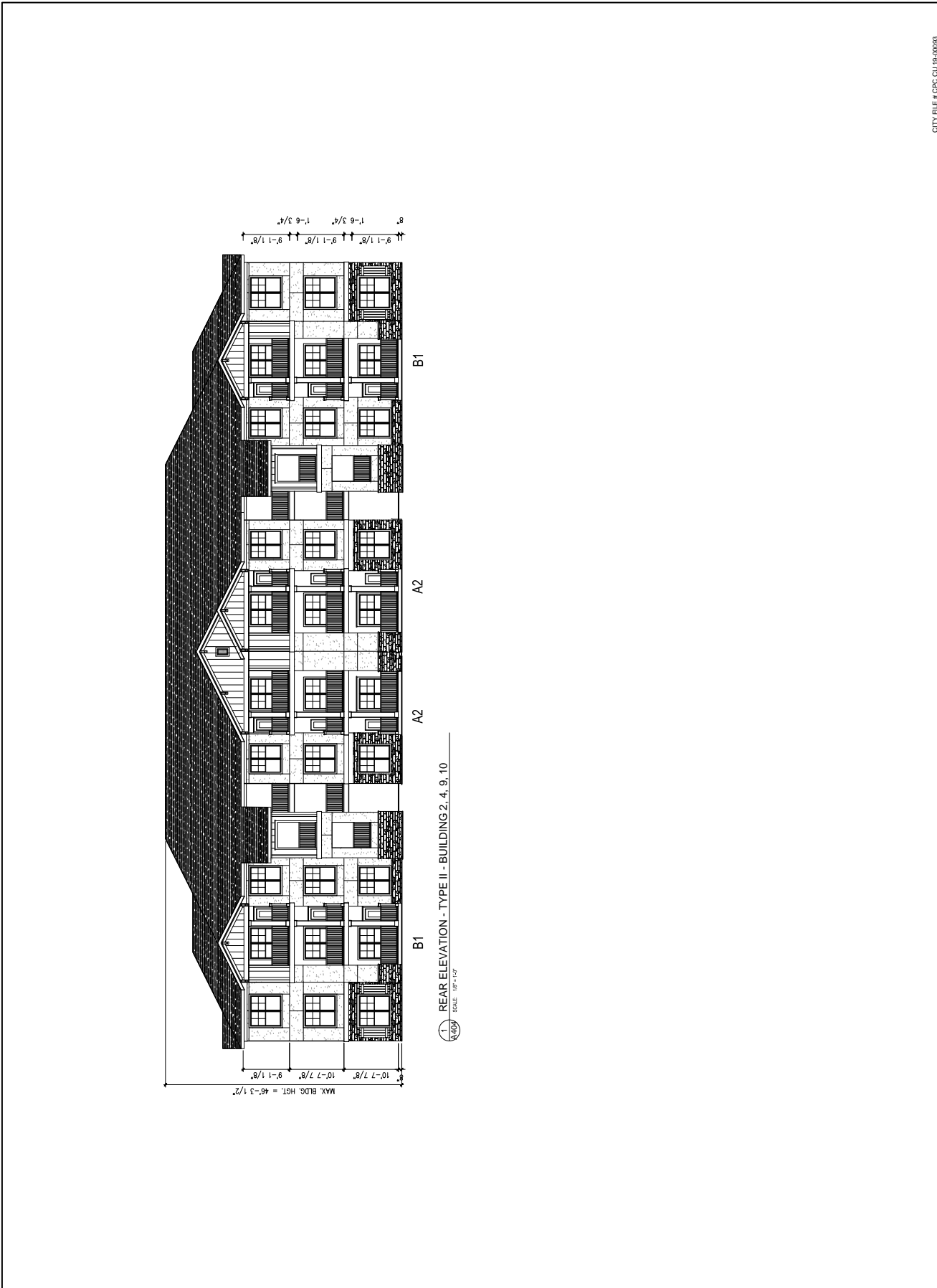


1 FRONT ELEVATION - TYPE II - BUILDINGS 2, 4, 9, 10
SCALE: 1/8" = 1'-0"



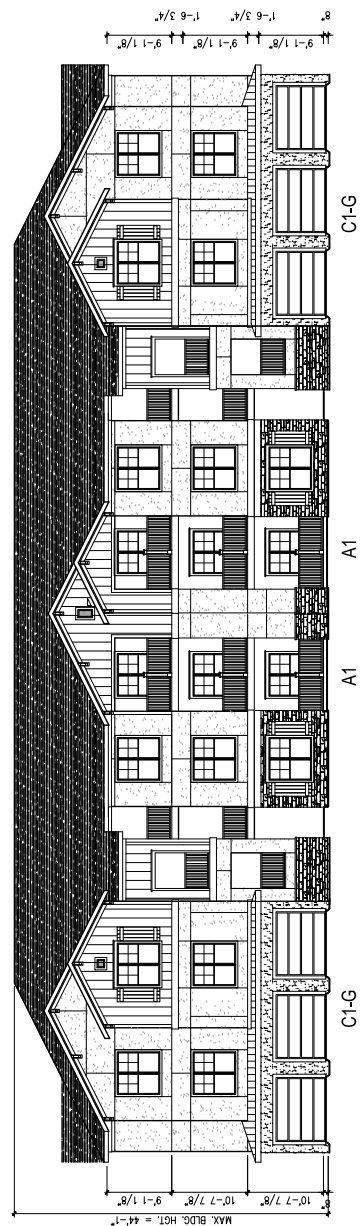
2 END ELEVATION - TYPE II - BUILDINGS 2, 4, 9, 10
SCALE: 1/8" = 1'-0"

FIGURE 2

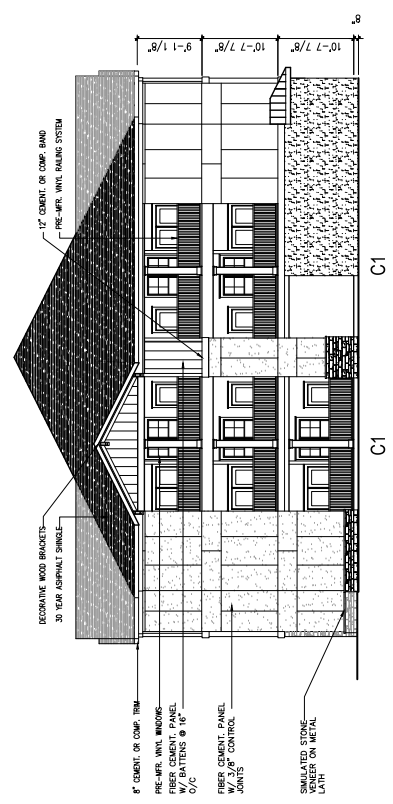


CITY FILE # CPC CU 19-00093

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

NOT RELEASE FOR CONSTRUCTION

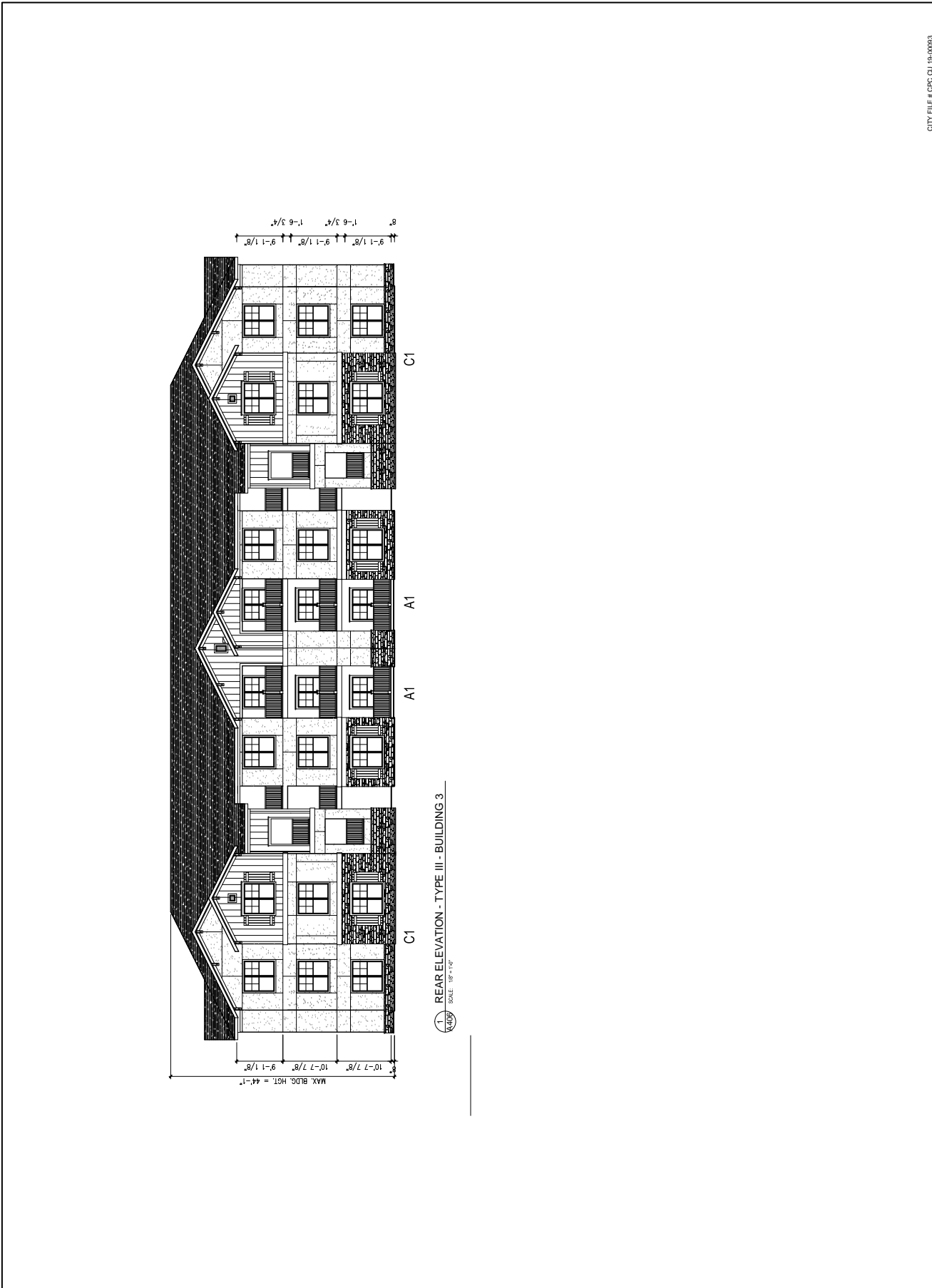


FIGURE 2

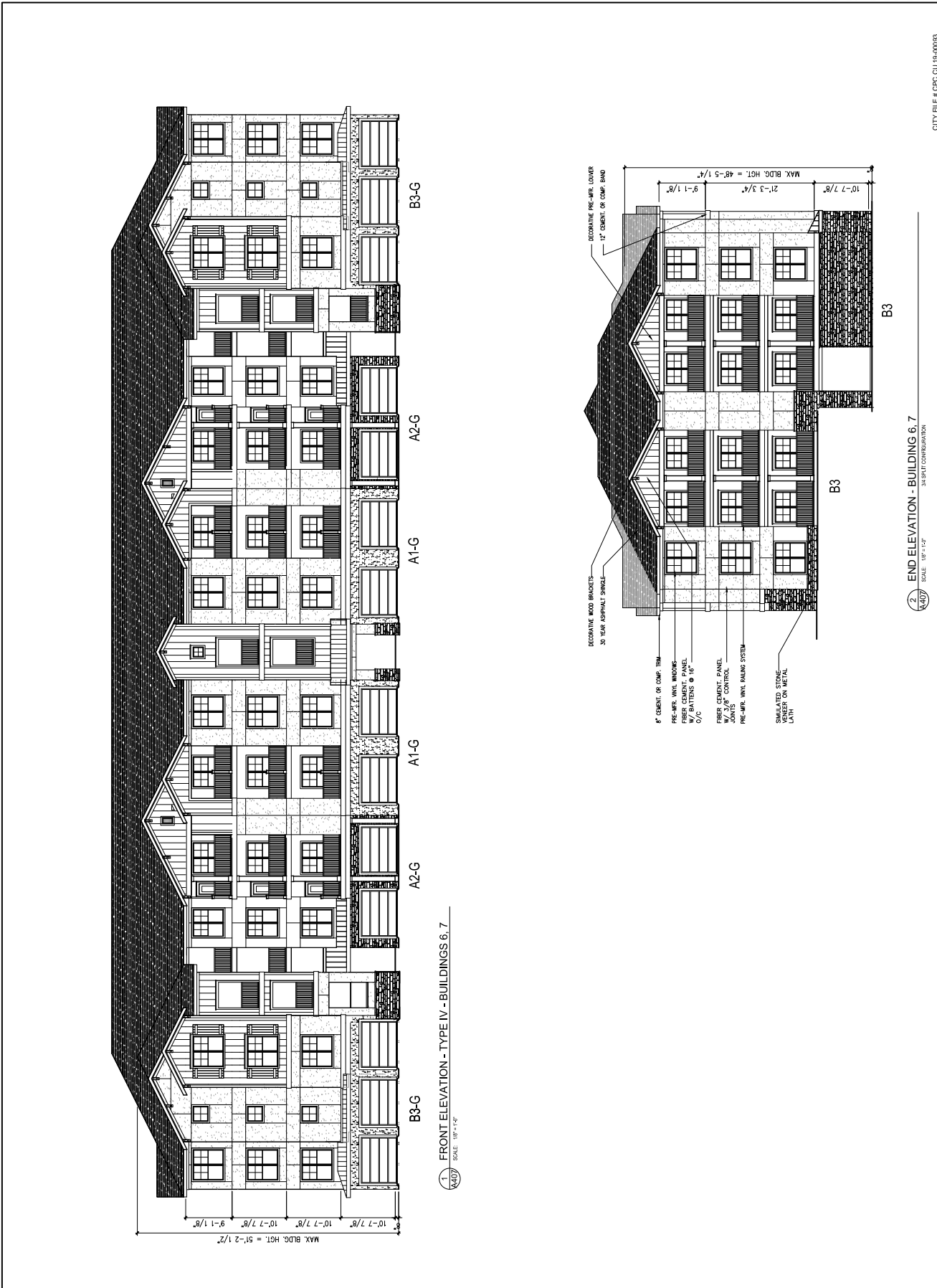


FIGURE 2

NOT RELEASE FOR CONSTRUCTION

CITY FILE #CPC CU 19-00083

EXTERIOR ELEVATION
BUILDINGS 6,7
TYPE IV
SHEET NO.
A-408
20 of 25

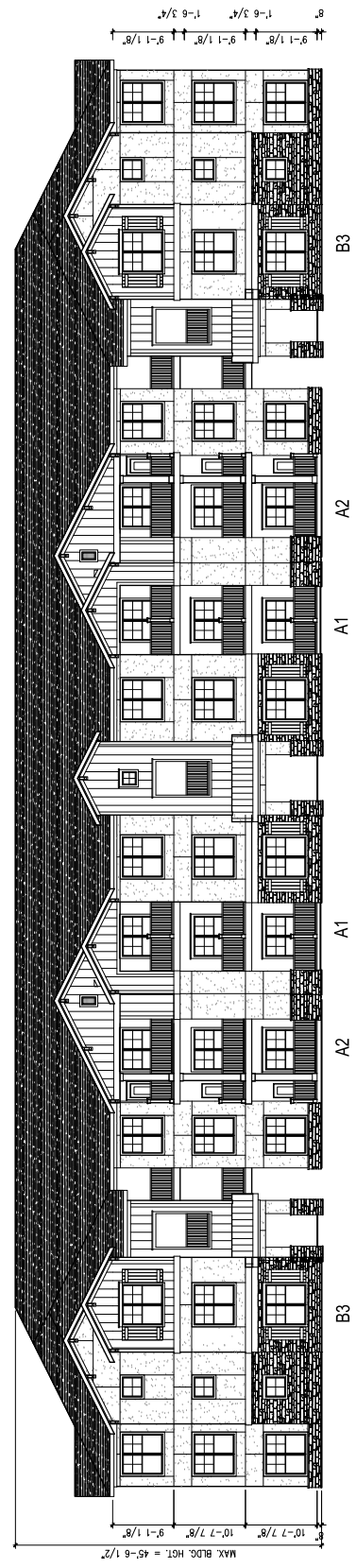
Woodmen Ridge II
A GARDEN APARTMENT COMMUNITY
NOR WOOD
for
Colorado Springs, Colorado
Colorado Springs, Colorado

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REVISIONS:
DATE:

DATE
JOB NO. 18145
DRAWN BY: JRP
CHECK BY: JRP
JOB ADDRESS:

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



1 REAR ELEVATION - TYPE IV - BUILDING 6, 7
SCALE: 1/8" = 1'-0"

FIGURE 2

NOT RELEASE FOR CONSTRUCTION

WOODMEN RIDGE II
A GARDEN APARTMENT COMMUNITY
COLORADO SPRINGS, COLORADO

NOR WOOD
FOR

Colorado Springs, Colorado

Studio for Housing Design, PLLC
Atlanta, Georgia 30341
3084 Mercer University Drive, Suite 110
(470) 395-8402
web@Studio4HD.com

Architect
Professional Seal
STATE OF COLORADO
No. 16256
EXPIRES 12/31/25

JOB NO: 18145
DRAWN BY: HP
CHECK BY: JPF
JOB ADDRESS:
ITEM: DATE

REVISIONS:
DATE:

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EXTERIOR ELEVATIONS
BUILDING 8
TYPE V
SHEET NO.
A-409

21 of 25

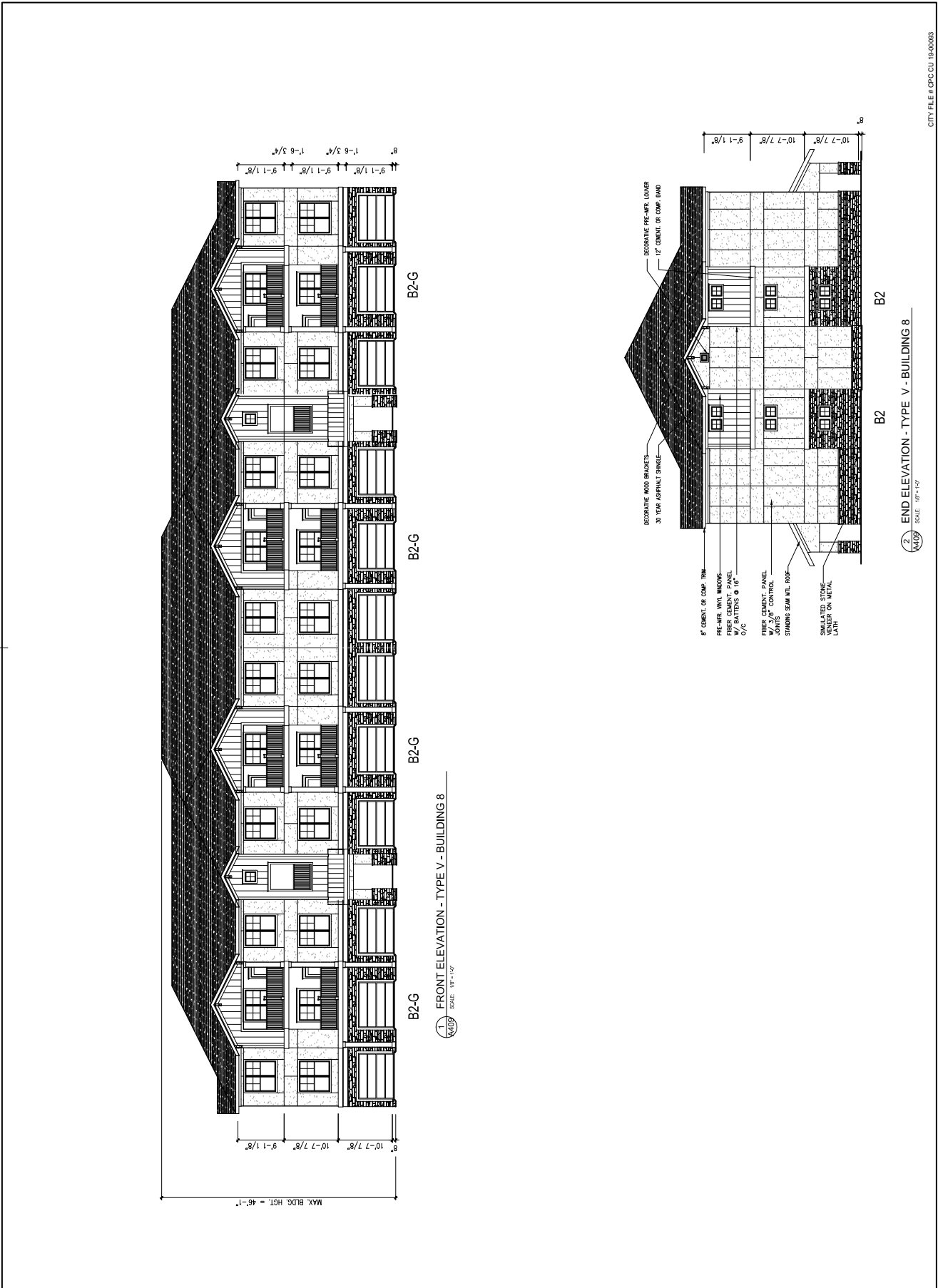
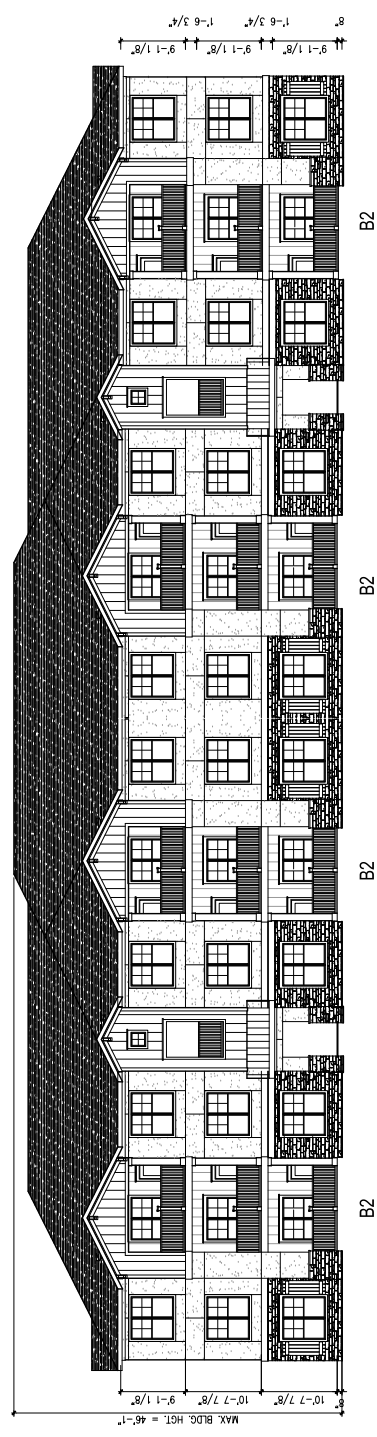
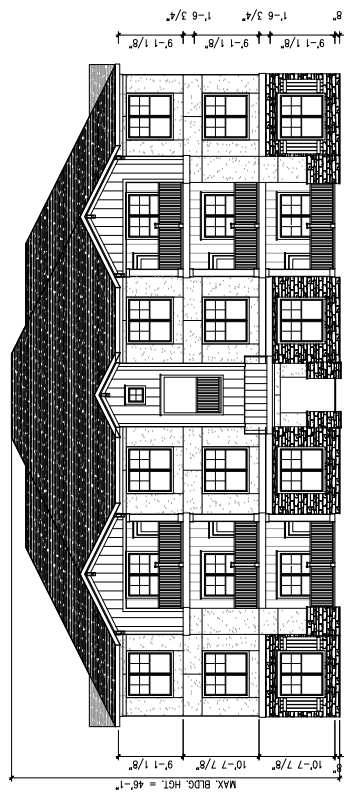


FIGURE 2

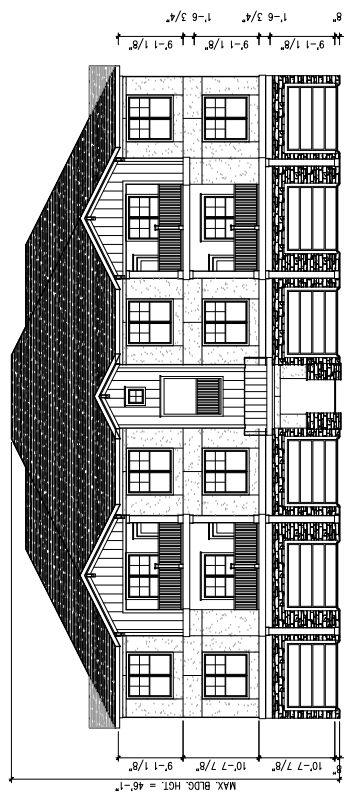


1 REAR ELEVATION - TYPE V - BUILDING 8
 SCALE: 1/8" = 1'-0"

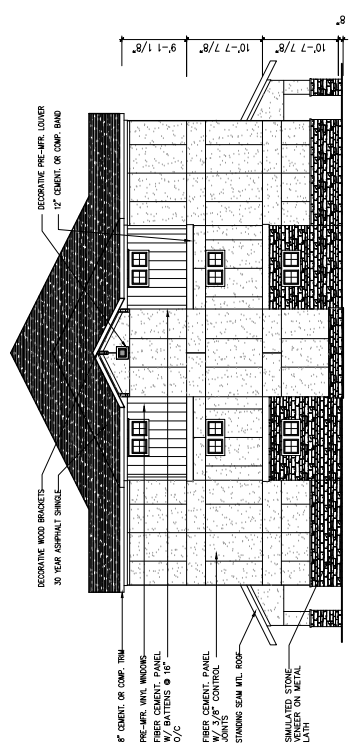
FIGURE 2



2 REAR ELEVATION - TYPE VI - BUILDING 11
 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION - TYPE VI - BUILDING 11
 SCALE: 1/8" = 1'-0"



3 END ELEVATION - TYPE VI - BUILDING 11
 SCALE: 1/8" = 1'-0"

FIGURE 2

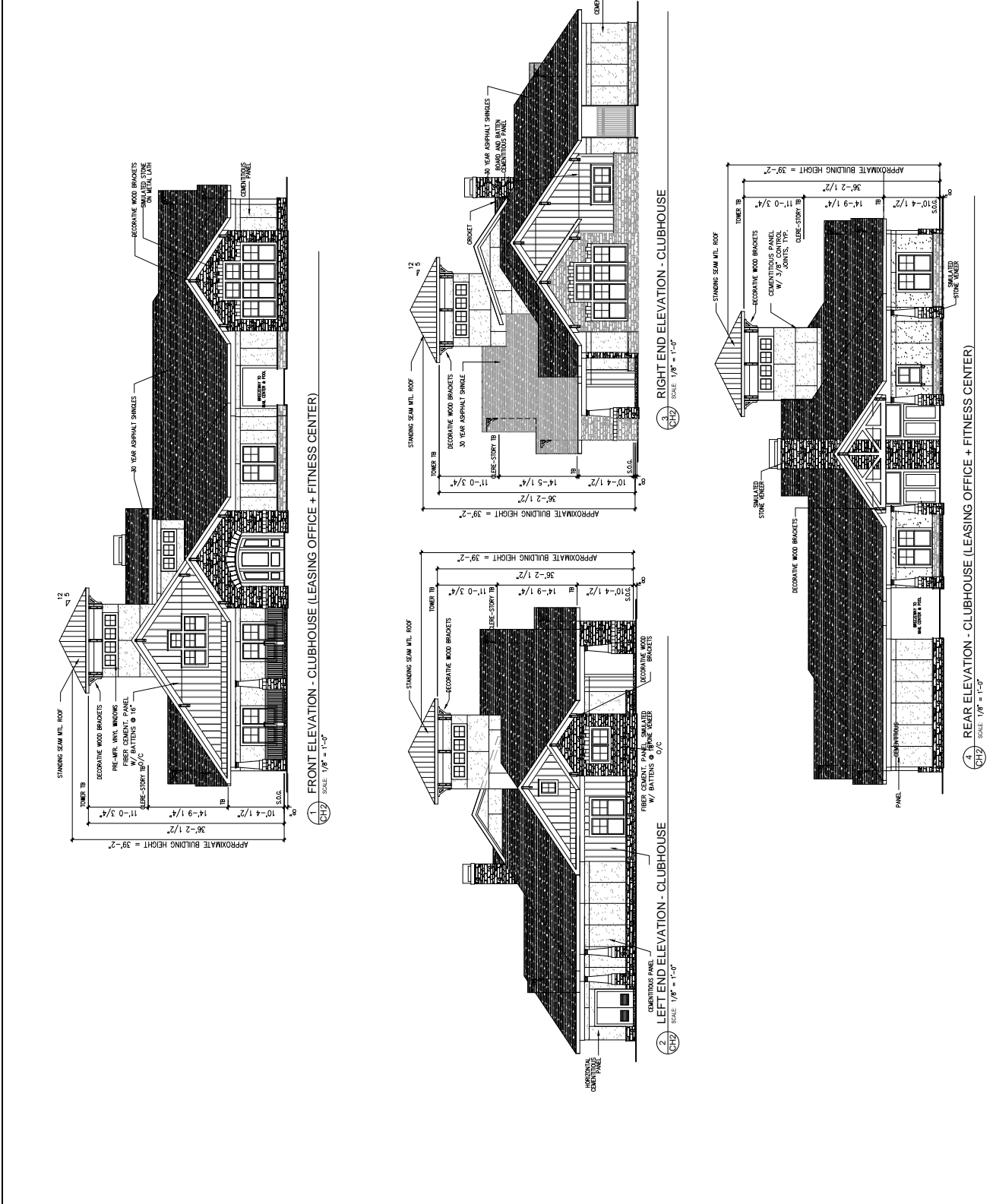


FIGURE 2

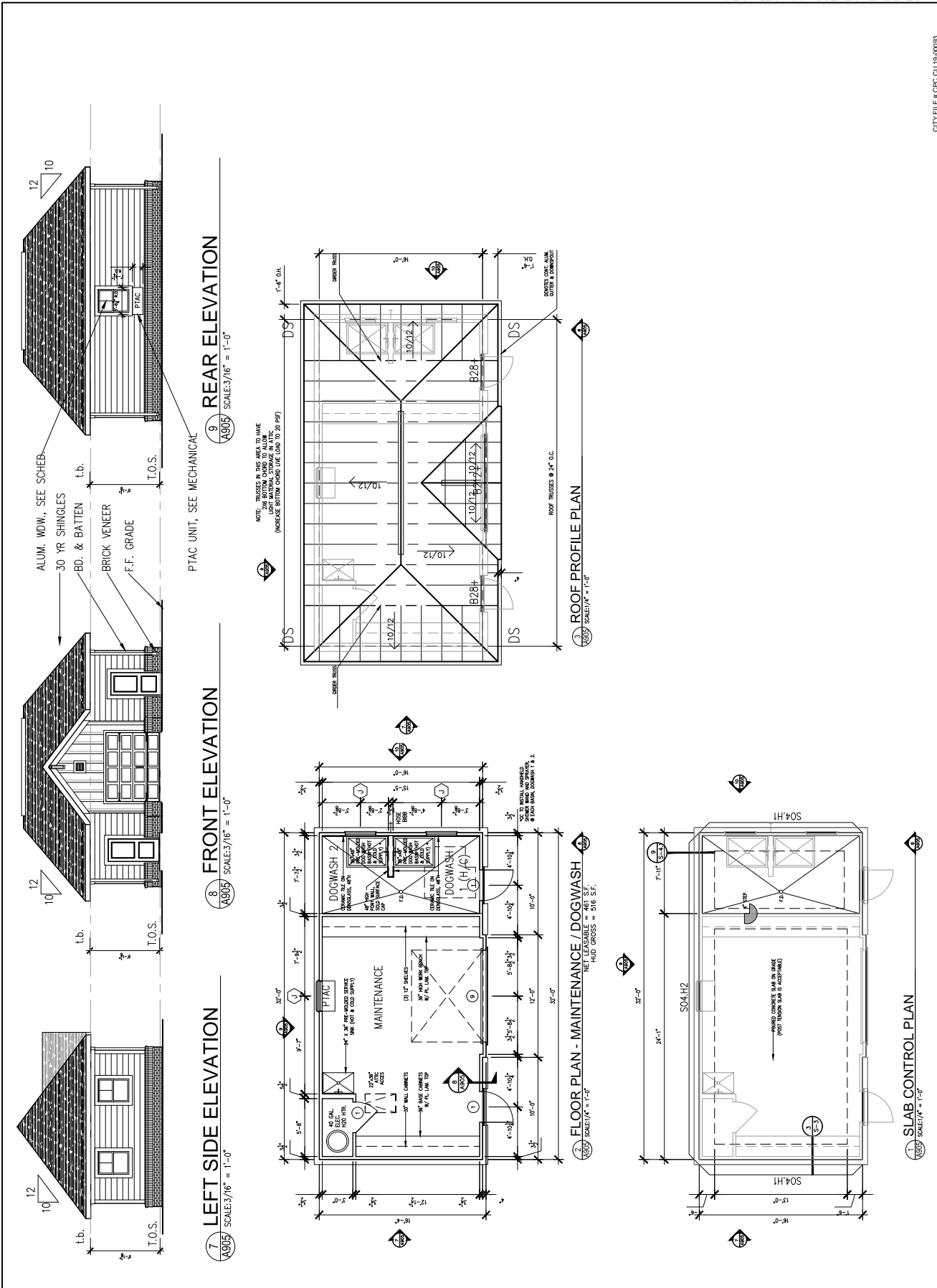


FIGURE 2