

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:

BASIS OF BEARINGS: 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 "ROCKMILL 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 392.47 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 N33°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°38'46", 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 N53°53'17"E, HAVING A DELTA OF 13°09'49", A RADIUS OF 1,580.00 FEET, AND A DISTANCE OF 363.00 FEET TO A POINT OF TANGENT;

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 N69°18'37"W, A DISTANCE OF 152.84 FEET TO A POINT OF TANGENT;

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".

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:

- 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.
- ALL INTERNAL STREETS ARE PRIVATE (AS NOTED).
- ALL ON-SITE UTILITIES ARE PUBLIC.
- ALL INTERNAL DRIVEWAYS, 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.
- 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.
- PER CITY CODE SECTION 7.4.102.D 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.
- USFA 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.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. _____.
- 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)
- 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.
- 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.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS.
- ALL EXISTING CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE PUBLIC IMPROVEMENTS CORRIDOR SHALL MEET CURRENT CITY STANDARDS.
- 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.
- FULL SPECTRUM DETENTION IS PROVIDED IN EXISTING PUBLIC POND F28 LOCATED SOUTH WEST OF THE SITE (JUST NORTH OF RESEARCH PARKWAY). POND F28 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 SWQCV 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).
- ALL PUBLIC AND PRIVATE PEDESTRIAN RAMPS TO BE CONSTRUCTED PER CITY STD. DETAIL D-8.
- ALL PUBLIC AND PRIVATE CROSSPANS TO BE CONSTRUCTED PER CITY STD. DETAIL D-7.
- ALL SIDEWALK ALONG PUBLIC STREETS TO BE BUILT NO LATER THAN WHEN BUILDING ON ADJACENT LOT IS CONSTRUCTED (PRIOR TO CO).
- 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.
- SEE SHEET 25 FOR TYPICAL STREET SECTIONS.
- ALL ISLAND PIA'S TO INCLUDE ZERO HEIGHT CURB AND CURB CUTS FOR DRAINAGE FROM PAVED AREAS TO ACCESS.
- ALL "TYPICAL INLETS" ARE TYPE R.
- 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.

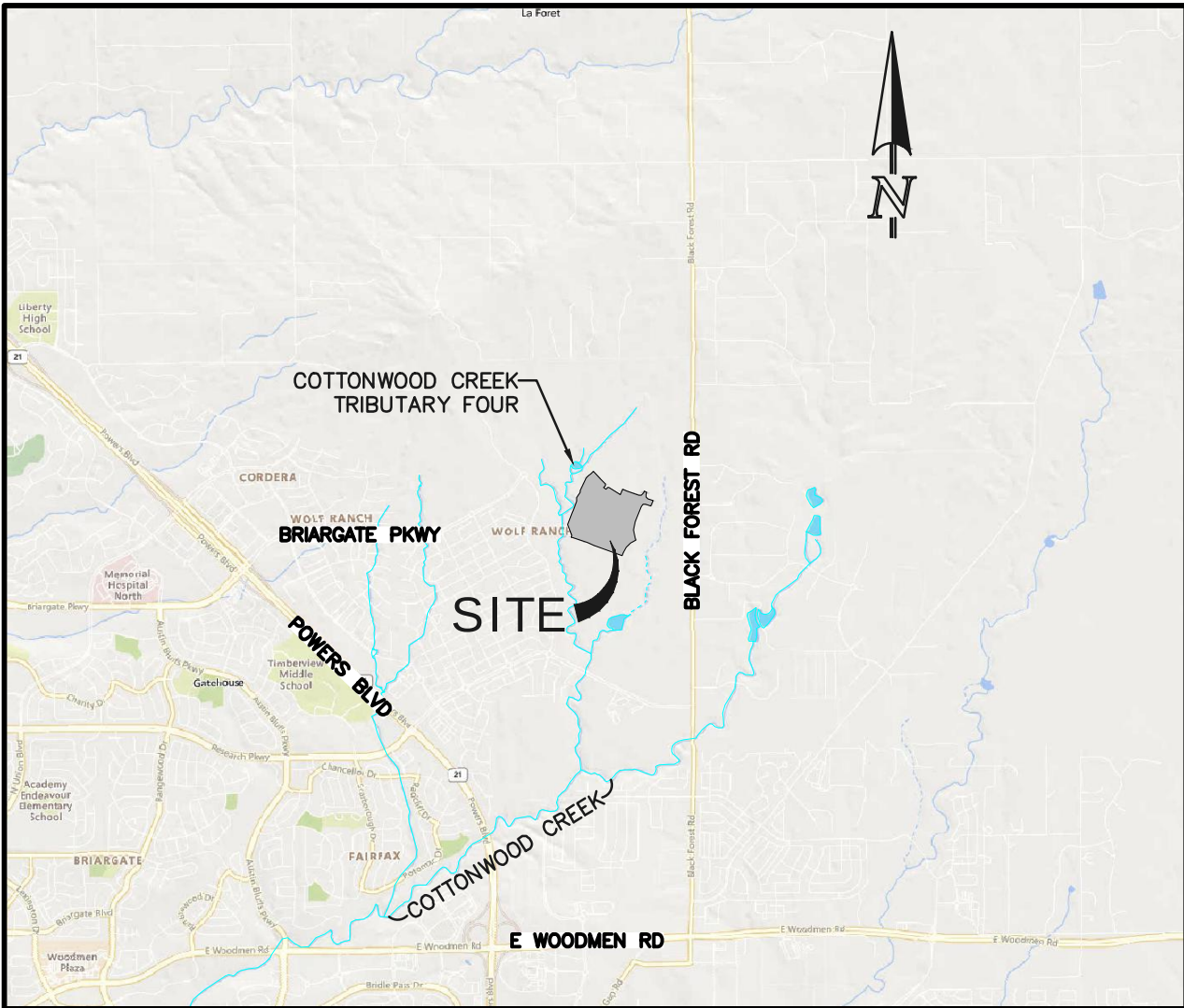
LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1

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

PUD DEVELOPMENT PLAN

TITLE SHEET

MARCH 2023

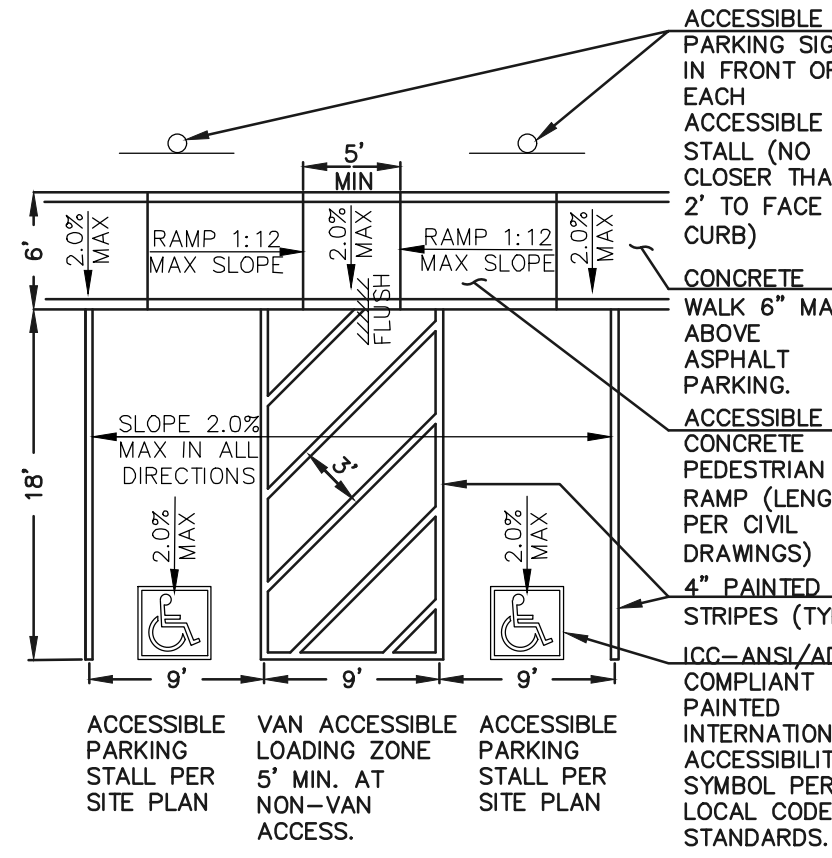


VICINITY MAP

N.T.S.



SITE



ADA PARKING DETAILS:

SCALE: 1" = 10'

DEVELOPMENT PLAN SHEET INDEX

- TITLE SHEET
- KEY MAP
- SITE DEVELOPMENT PLAN
- PRELIMINARY GRADING PLAN
- OVERALL UTILITY PLAN
- PRELIMINARY UTILITY PLAN
- BUILDING FOOTPRINTS & CROSS SECTIONS
- PRELIMINARY LANDSCAPE PLAN - OVERALL
- PRELIMINARY LANDSCAPE PLAN - COMM. CENTER
- PRELIMINARY LANDSCAPE PLAN - WALK UPS
- PRELIMINARY LANDSCAPE PLAN - TOWN HOMES
- PRELIMINARY LANDSCAPE PLAN - TOWN HOMES
- PRELIMINARY LANDSCAPE PLAN - TOWN HOMES
- PRELIMINARY LANDSCAPE SCHEDULE & NOTES
- PRELIMINARY LANDSCAPE DETAILS
- PRELIMINARY SHADE STRUCTURE DETAILS
- PRELIMINARY LANDSCAPE CALCULATIONS
- TRIPLEX A ELEVATION
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- 4-PLEX A ELEVATION
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- 5-PLEX B ELEVATION
- 6-PLEX A ELEVATION
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- 6-PLEX ALT A ELEVATION
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- PARTIAL STYLE A ROOF TOP DECK ELEVATION
- PARTIAL STYLE B ROOF TOP DECK ELEVATION
- RECREATION CENTER ELEVATIONS
- RECREATION CENTER ELEVATIONS
- LEASING CENTER ELEVATIONS
- TRASH ENCLOSURE PLAN & ELEVATIONS
- TYPE 1 - APARTMENT ELEVATIONS
- TYPE 1 - APARTMENT ELEVATIONS
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- TYPE 3 - APARTMENT ELEVATIONS
- TYPE 3 - APARTMENT ELEVATIONS
- TYPE 4 - APARTMENT ELEVATIONS
- TYPE 4 - APARTMENT ELEVATIONS
- APARTMENT MAIL KIOSK ELEVATIONS
- GARAGE / TRASH ENCLOSURE ELEVATIONS
- SITE PHOTOMETRIC PLAN
- LIGHT FIXTURE SPECIFICATIONS
- LIGHT FIXTURE SPECIFICATIONS
- LIGHT FIXTURE SPECIFICATIONS

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
1515 15TH ST
DENVER, COLORADO 80202
MR. PAUL STEWART
(720) 788-0056

ARCHITECT

KITGY
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 PUD 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:	2,869.54 SF / 65.876 AC 100%
LOT 1:	10,529
LOT 2:	22,222
LOT 3 & 4:	54,399
R.O.W.:	12,878
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:

LOT 1	SPACES PER	# OF UNITS	REQUIRED	PROVIDED
USE AREA SF	GSP PARKING	(DIVISOR)		
30670	1/150	150		204
4900	0	400		12
TOTAL				216
217				
*ADA PARKING	REQUIRED	PROVIDED		
TOTAL ADA	7	8	(ALREADY COUNTED IN LOT 1 TOTALS)	
VAN	7	8	(ALREADY COUNTED IN ADA PARKING)	
LOT 2	SPACES PER	# OF UNITS	REQUIRED	PROVIDED
STUDIO	1.1	36		40
1 BEDROOM	1.5	206		309
2 BEDROOM	1.7	109		185
LOT 2 TOTAL				534
ON-SITE SURFACE/222 + GARAGE/242 + SHORELINE VIEW DIRECTLY ADJACENT/44				608
*ADA PARKING	REQUIRED	PROVIDED		
TOTAL ADA	12	18		
VAN	3	3		
12 OF THE 18 ACCESSIBLE SPACES ARE GARAGE SPACES				
LOT 3 & 4	SPACES PER	# OF UNITS	REQUIRED	PROVIDED
1 BEDROOM	1.5	28		42
2 BEDROOM	1.7	246		416
3 BEDROOM	2	88		164
4 BEDROOM	2	1		2
LOTS 3 & 4 TOTAL				628
ON-SITE SURFACE/331 + GARAGE/603 + ADJACENT PUBLIC STREET PARKING/99 (NOT COUNTED IN TOTAL				934
*ADA PARKING	REQUIRED	PROVIDED		
TOTAL ADA	19	19	(ALREADY COUNTED IN LOTS 3 & 4 TOTALS)	
VAN	3	3	(ALREADY COUNTED IN ADA PARKING)	
GRAND TOTAL REQUIRED				1408
TOTAL PROVIDED				1759
SURPLUS ON-SITE (LOT) PARKING (NOT COUNTING 116 PUBLIC STREET PARALLEL PARKING STALLS				351

TYPICAL PARKING SPACE: 9' X 18'

TYPICAL HANDICAPPED PARKING SPACE: 9' X 18'

TYPICAL HANDICAPPED ZONE: 9' X 18' OR 5' X 18'

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:

- RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS
- ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION
- TYPICAL HANDICAPPED PARKING SPACE: 9' X 18'
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES
- THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AN ADA CODE REQUIREMENTS
- SIGNAGE IS REQUIRED FOR ACCESSIBLE SPACES AS SHOWN IN DETAIL, HOWEVER ONLY ONE SPACE NEEDS TO BE SIGNED AS VAN ACCESSIBLE
- ACCESSIBLE ROUTES, INCLUDING RAMPS 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.



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
TITLE SHEET

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



FOR CITY USE:



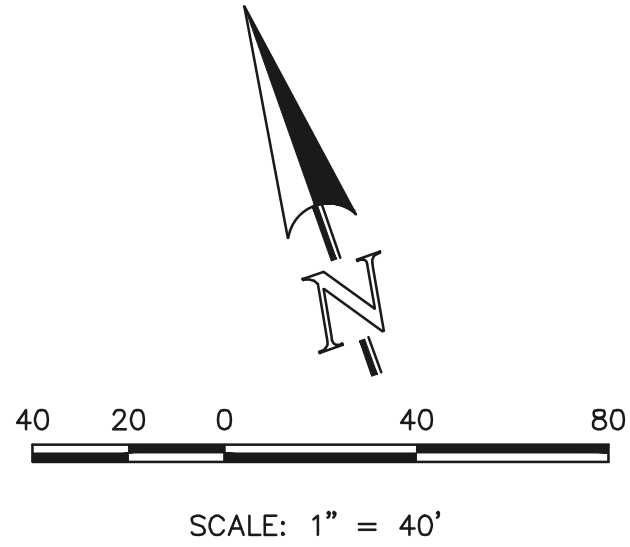
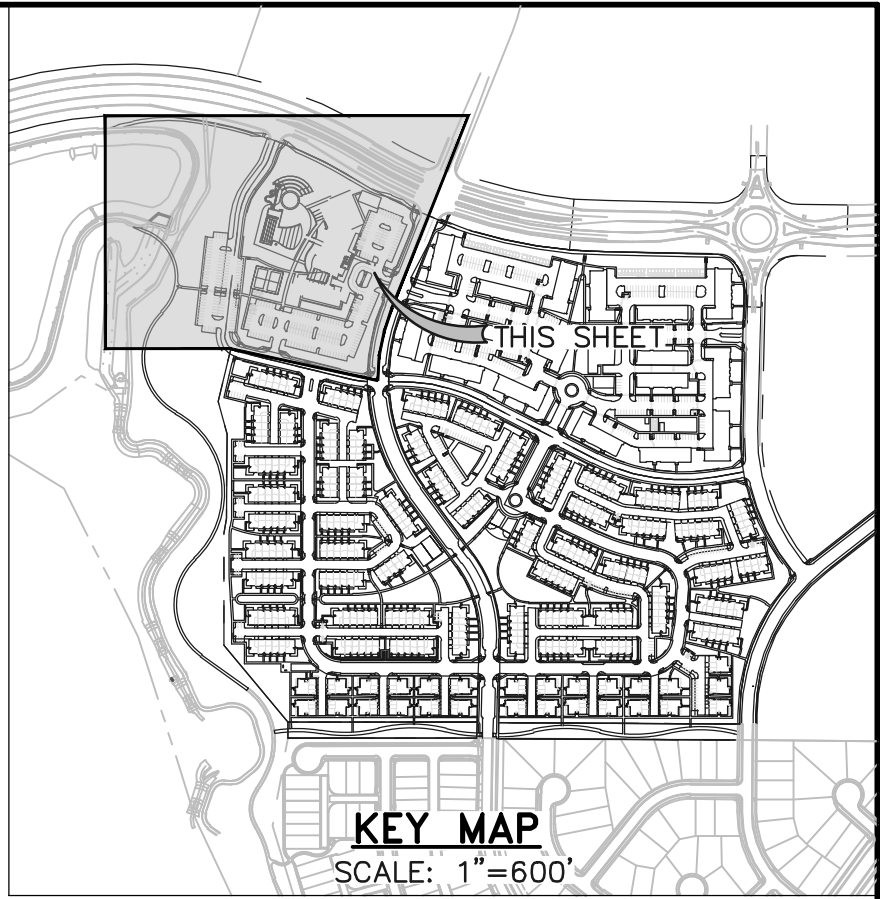
11/27/2023
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kyle.fenner

CITY FILE NUMBER
PUD-23-0049



DESIGNED BY	JDP	SCALE	DATE	11/6/23
DRAWN BY	JDP	(H) 1" = 100'	SHEET 2	OF 74
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	2183.30

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



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		

 CLASSICSM CONSULTING ENGINEERS & SURVEYORS	LAKESIDE HEIGHTS AT WOLF RANCH FILING NO. 1 PUD DEVELOPMENT PLAN SITE DEVELOPMENT PLAN																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">DESIGNED BY</td> <td style="width: 15%;">JDP</td> <td style="width: 25%;">SCALE</td> <td style="width: 35%;">DATE</td> <td style="width: 10%;">11/6/23</td> </tr> <tr> <td>DRAWN BY</td> <td>JDP</td> <td>(H) 1"= 40'</td> <td>SHEET</td> <td>3 OF 74</td> </tr> <tr> <td>CHECKED BY</td> <td>KRC</td> <td>(V) 1"= N/A</td> <td>JOB NO.</td> <td>2183.30</td> </tr> </table>			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
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