





NO.	REVISIONS	DESCRIPTION	DATE

UNITS SUCH TIME AS THESE SHALL BE IN ACCORDANCE WITH THE APPROPRIATE TERRA NOVA ENGINEERING, INC. APPROVAL AND WRITTEN AUTHORIZATION. CHECKED BY: [Signature] DRAWN BY: [Signature]

PREPARED FOR:  
FLYING MOOSE CORP.  
ATTN: THOMAS POWELL  
7529 TUDOR ROAD  
COLORADO SPRINGS, CO 80919  
719-290-7639

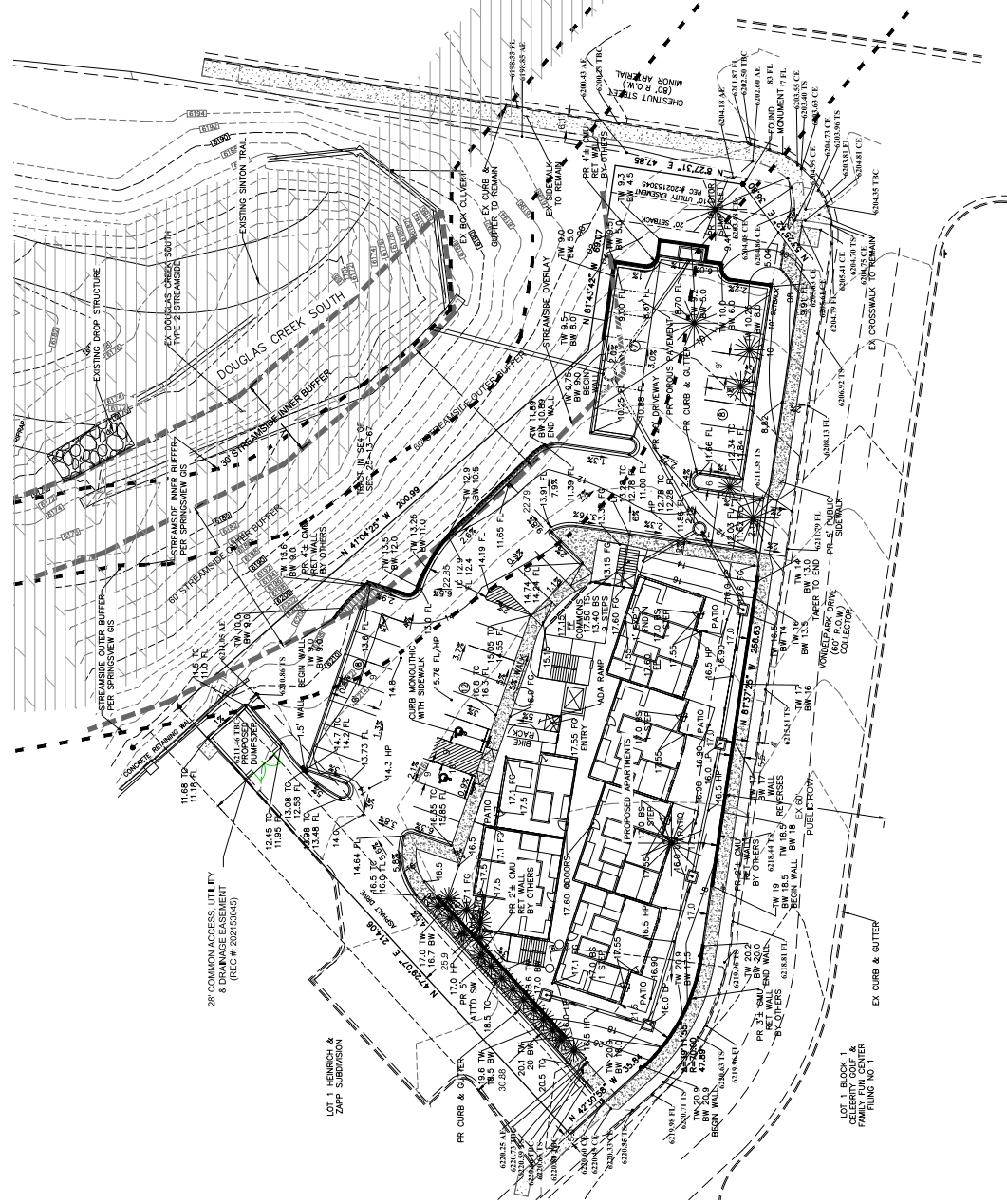
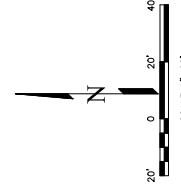


721 S. 28th STREET  
COLORADO SPRINGS, CO 80906  
OFFICE: 719-535-4422  
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PRELIMINARY GRADING AND LAND SUITABILITY ANALYSIS  
STREAMEDE DEVELOPMENT PLAN  
CHESTNUTS ON THE CREEK

DESIGNED BY: LD
CHECKED BY: LD
DATE: 5/11/20
SCALE: AS SHOWN
DATE ISSUED: 5/11/20
SHEET NO. 3 OF 10

SYMBOL	DESCRIPTION
---	EXISTING CONTOURS - MAJOR
- - -	EXISTING CONTOURS - MINOR
---	PROPOSED CONTOURS - MAJOR
- - -	PROPOSED CONTOURS - MINOR
---	LIMITS OF CONSTRUCTION
---	EXISTING FINISHED GROUND
---	PROPOSED FINISHED GROUND
---	PROPOSED FUTURE FLOORLINE
---	TOP OF WALL
---	BOTTOM OF WALL
---	LOW POINT
---	HIGH POINT
---	GRADE & DIRECTION
---	EXISTING AREA WITHIN OF STREAMBED OR OTHER BUFFER
---	EXISTING CURB & GUTTER
---	EXISTING CONCRETE
---	EXISTING ROCK WALL
---	PROPOSED FLOW
---	EXISTING FLOW
---	100-YEAR FLOODPLAIN
---	EXISTING TREES
---	EXISTING CONCRETE
---	EXISTING STRIPING
---	EXISTING SETBACK



CPC CU 19-00039

# CONDITIONAL USE DEVELOPMENT PLAN

NO.	REVISIONS	DESCRIPTION	DATE

UNITS SUCH AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES. NO APPROVALS HEREIN SHALL BE VALID UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE ENGINEER.

PREPARED FOR:  
FLYING MOOSE CORP.  
ATTN: THOMAS POWELL  
7529 TUDOR ROAD  
COLORADO SPRINGS, CO 80905  
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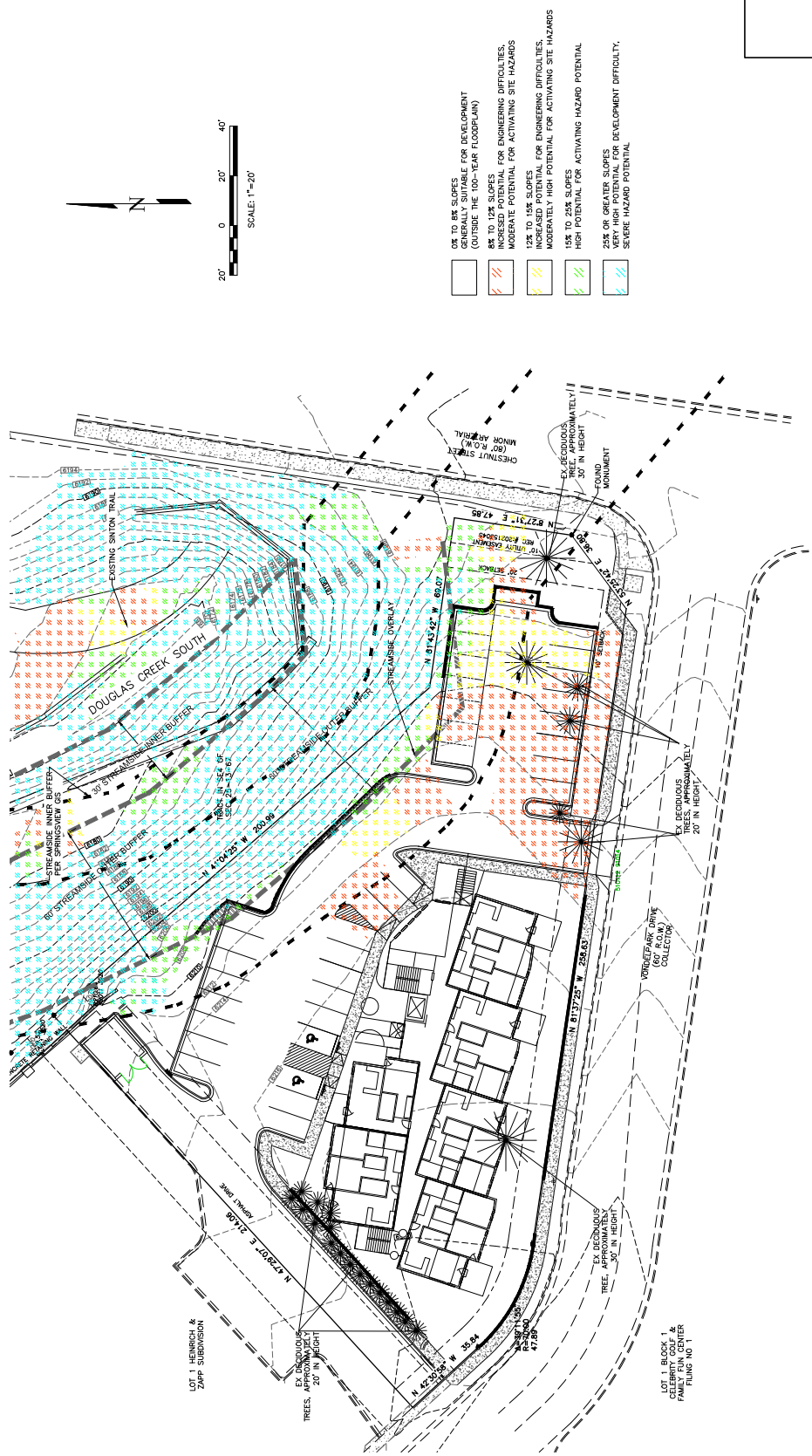


721 S. 24TH STREET  
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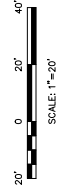
CHESTNUTS ON THE CREEK  
STREAMSIDE DEVELOPMENT PLAN  
STREAMSIDE OVERLAY & LAND SUITABILITY ANALYSIS

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD
HORIZONTAL SCALE: AS SHOWN
VERTICAL SCALE: N/A
JOB NO.: 1876.00
DATE ISSUED: 5/11/20
SHEET NO.: 4 OF 10

CPC CU 19-00039



- 0% TO 8% SLOPES  
GENERALLY SUITABLE FOR DEVELOPMENT  
(OUTSIDE THE 100-YEAR FLOODPLAIN)
- 8% TO 12% SLOPES  
MODERATE POTENTIAL FOR ACTIVATING SITE HAZARDS
- 12% TO 15% SLOPES  
MODERATE TO HIGH POTENTIAL FOR ACTIVATING SITE HAZARDS
- 15% TO 25% SLOPES  
HIGH POTENTIAL FOR ACTIVATING HAZARD POTENTIAL
- 25% OR GREATER SLOPES  
VERY HIGH POTENTIAL FOR DEVELOPMENT DIFFICULTY,  
SEVERE HAZARD POTENTIAL



**CONDITIONAL USE  
DEVELOPMENT PLAN**







**Chavez Tiffany & Ayers**  
Engineering Corporation  
611 North Nevada Avenue  
Colorado Springs, CO 80903  
P: 719.520.2021



# CHESTNUTS ON THE CREEK LIGHTING DEVELOPMENT PLAN STREAMSIDE DEVELOPMENT PLAN COLORADO SPRINGS, COLORADO

REV	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY: [ ]  
CHECKED BY: [ ]  
DATE: 02/09/19

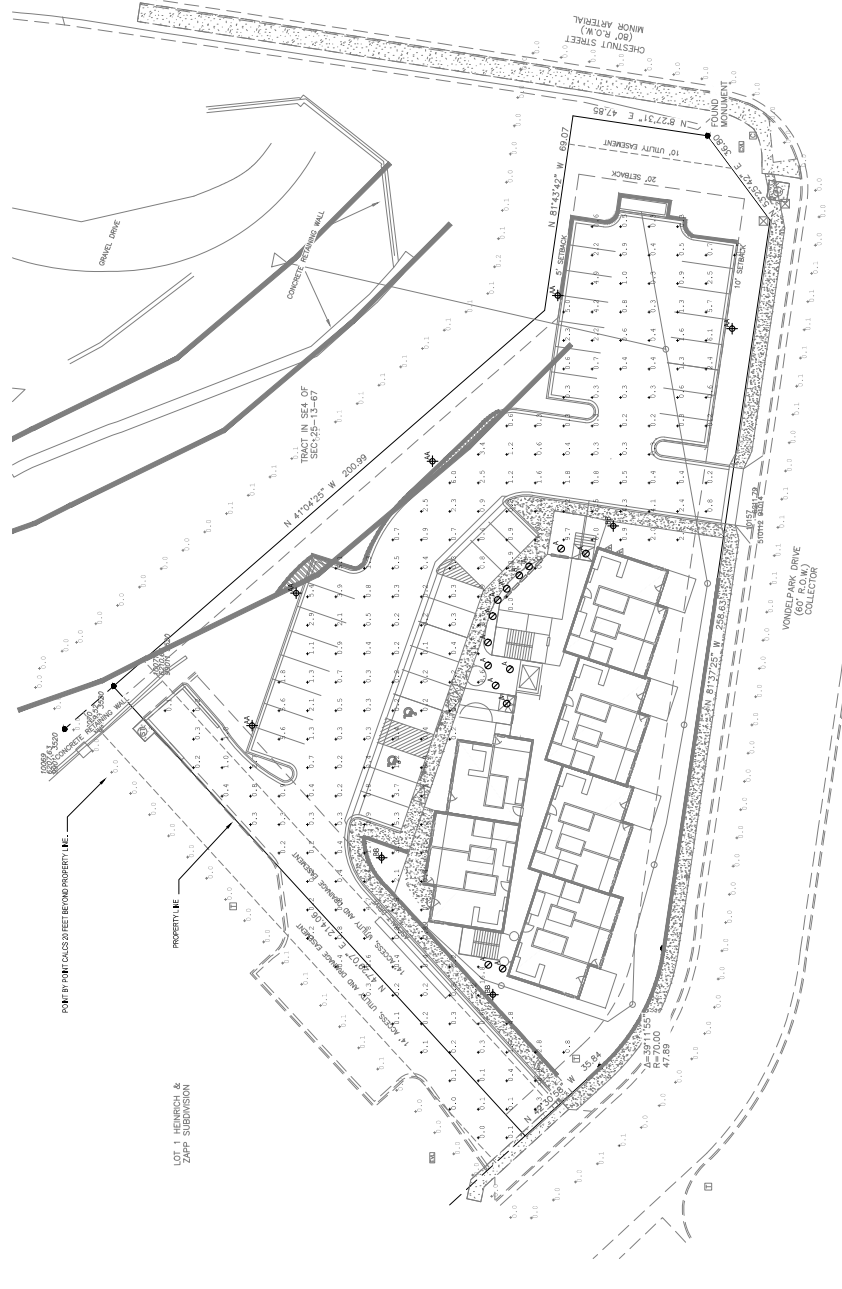
DRAWING TITLE:  
LIGHTING DEVELOPMENT PLAN  
SUBTITLE:

DRAWING NO.:  
**7 OF 10**

GENERAL NOTES:  
1. ALL LIGHTING SHALL BE CONTROLLED BY ASTRONOMICAL TIMELOCK WITH INTEGRAL PHOTOCELL.  
2. ALL POLE LIGHTS ARE 150' CIRCUMF.

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
50 FEET BEYOND PROPERTY	ILLUMINANCE	FC	0.03	0.2	0.0	N.A.	N.A.

Label	Description	ALP	IESNA	Beam Angle	MATVS	CSI
AA	SOUL LUMEN W/ TYPE 3 DISTRIBUTION	0.835	URB-22-4-70-T55-IND-TP	60	68.9	70
BB	POLE LIGHT W/ TYPE 5 DISTRIBUTION	0.835	URB-22-4-70-T55-IND-TP	60	68.9	70



**PHOTOMETRIC PLAN**  
SCALE: 1"=20'-0"

CFC CU 19-00039

# CONDITIONAL USE DEVELOPMENT PLAN



# CHESTNUTS ON THE CREEK

## LIGHTING PHOTOMETRIC PLAN

### STREAMSIDE DEVELOPMENT PLAN

#### COLORADO SPRINGS, COLORADO

DATE: 11/11/10

SCALE: AS SHOWN

PROJECT: CHESTNUTS ON THE CREEK

CLIENT: CHAVEZ TIFFANY & AYERS ENGINEERING CORPORATION

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 02/09/11

DRAWING TITLE: PHOTOMETRIC PLAN

PROJECT: CHESTNUTS ON THE CREEK

DATE: 02/09/11

SCALE: AS SHOWN

8 OF 10

## AA & BB

# Urbane

Urban grade

**Electric class**

**Highlights**

- Ambient lighting configurations
- 4 arms / most later hanging or hanging model without arms
- Vent regulating internal air pressure
- Very practical tool-free opening hook
- Compatible with Led module or fitted with equipped with asymmetrical or circular reflector

**Technical Characteristics**

**Materials**

Fixture: injected cast aluminum  
 Reflector: pressed bright-dipped aluminum  
 Protection: tempered glass  
 Protection Slope: Standard: Flat (screen/printing) Protection  
 Color: Standard: Transparent  
 Code: EVO 2

**Maximum Power**

48 LED @ 720mA

**Mounting**

Top mounted: 660  
 Depth of insertion: 80 mm  
 Top hanging: 2" top male  
 Code: 2000 or 2001  
 Texture: grey 2000 or dark black 841, 9005

[www.urbane-lighting.com](http://www.urbane-lighting.com)

# Urbane

**Power and Luminous Intensity - Luminous output data**

3000K	3000K		3000K		3000K		3000K		3000K	
Number of LEDs	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)	Φ (mm)
32	204	90	14	147	202	20	147	202	20	147
32	214	100	15	157	212	20	157	212	20	157
32	224	110	16	167	222	20	167	222	20	167
48	31	136	17	167	138	20	167	138	20	167

**Ordering Information**

LED	Color	Beam	Mounting	Code
32	3000K	20°	Top	2000
32	3000K	20°	Top	2001
32	3000K	20°	Top	2002
32	3000K	20°	Top	2003
32	3000K	20°	Top	2004
32	3000K	20°	Top	2005
32	3000K	20°	Top	2006
32	3000K	20°	Top	2007
32	3000K	20°	Top	2008
32	3000K	20°	Top	2009
32	3000K	20°	Top	2010
32	3000K	20°	Top	2011
32	3000K	20°	Top	2012
32	3000K	20°	Top	2013
32	3000K	20°	Top	2014
32	3000K	20°	Top	2015
32	3000K	20°	Top	2016
32	3000K	20°	Top	2017
32	3000K	20°	Top	2018
32	3000K	20°	Top	2019
32	3000K	20°	Top	2020

## 4" LED Downlight

# LC4SL

1200/2700/3400 Lumens  
0-10V Dimming

**LifeFrame**

**LED DRIVER**

The LED driver is a constant current (CC) driver. It is designed to provide a constant current to the LED load. The driver is housed in a separate enclosure and is connected to the LED load via a 4-pin connector. The driver is designed to operate at a maximum ambient temperature of 50°C. The driver is designed to operate at a maximum input voltage of 120V AC. The driver is designed to operate at a maximum output current of 1.0A. The driver is designed to operate at a maximum output voltage of 36V DC. The driver is designed to operate at a maximum power of 36W. The driver is designed to operate at a maximum efficiency of 90%.

**LED LIGHT SOURCE**

The LED light source is a high-power LED chip. It is designed to provide a constant current to the LED load. The light source is housed in a separate enclosure and is connected to the LED load via a 4-pin connector. The light source is designed to operate at a maximum ambient temperature of 50°C. The light source is designed to operate at a maximum input voltage of 120V AC. The light source is designed to operate at a maximum output current of 1.0A. The light source is designed to operate at a maximum output voltage of 36V DC. The light source is designed to operate at a maximum power of 36W. The light source is designed to operate at a maximum efficiency of 90%.

**INSTALLATION**

The LC4SL is designed to be installed in a standard 4" diameter hole in a ceiling. The hole should be cut using a hole saw. The LC4SL should be inserted into the hole and pushed down until it is flush with the ceiling. The LC4SL should be connected to the power source via a 4-pin connector. The LC4SL should be tested to ensure it is operating correctly.

**CAUTIONS**

Do not touch the LED light source when it is hot. The LED light source can become very hot during operation. Do not touch the LED light source when it is hot. The LED light source can become very hot during operation. Do not touch the LED light source when it is hot. The LED light source can become very hot during operation.

## PHOTOMETRIC DATA

### LifeFrame - 4" LC4SL Downlight

**GENERAL DATA**

Model: LC4SL  
 Power: 36W  
 Voltage: 120V AC  
 Current: 0.3A  
 Efficiency: 90%

**BEAM DISTRIBUTION**

Beam Angle	Beam Diameter (mm)	Beam Area (m²)	Beam Area (ft²)
20°	147	0.017	0.18
30°	212	0.035	0.38
40°	287	0.064	0.70
50°	362	0.104	1.13
60°	437	0.154	1.66
70°	512	0.214	2.30
80°	587	0.284	3.05
90°	662	0.364	3.91

**ILLUMINANCE DATA**

Beam Angle	Beam Diameter (mm)	Beam Area (m²)	Beam Area (ft²)
20°	147	0.017	0.18
30°	212	0.035	0.38
40°	287	0.064	0.70
50°	362	0.104	1.13
60°	437	0.154	1.66
70°	512	0.214	2.30
80°	587	0.284	3.05
90°	662	0.364	3.91

**UNIFORMITY DATA**

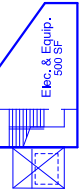
Beam Angle	Beam Diameter (mm)	Beam Area (m²)	Beam Area (ft²)
20°	147	0.017	0.18
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60°	437	0.154	1.66
70°	512	0.214	2.30
80°	587	0.284	3.05
90°	662	0.364	3.91

**CONDITIONAL USE**  
DEVELOPMENT PLAN

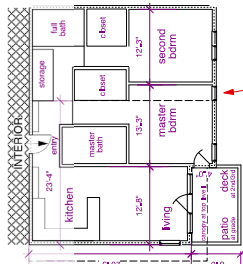
CPC CU 19-00039



**BSMT PLAN** 900 CSF  
Service/Utility - no storage

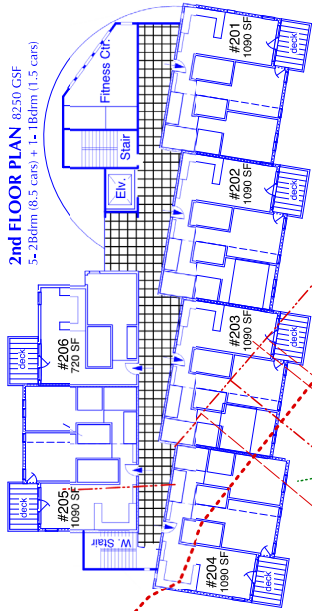


**EXISTING BUILDING**  
100 x 185  
est. h.c. = 28' AFG

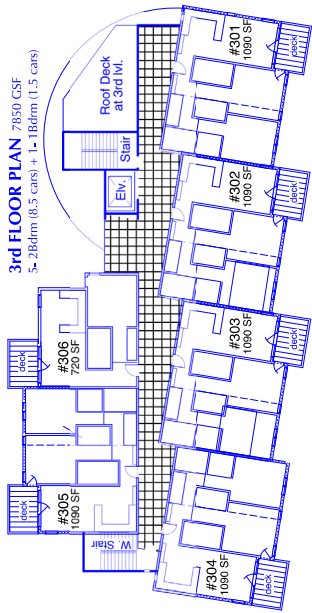


**TYP. APT. LAYOUT**  
1090 CSF

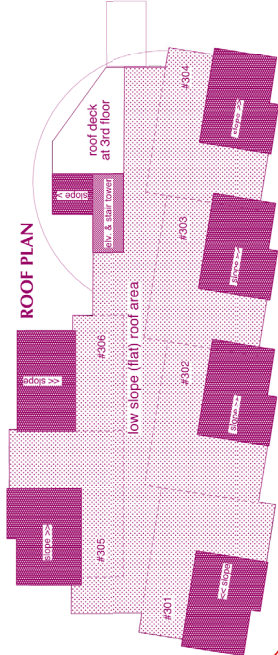
**2nd FLOOR PLAN** 8250 CSF  
5-2Bdrm (8.5 cars) + 1-1Bdrm (1.5 cars)



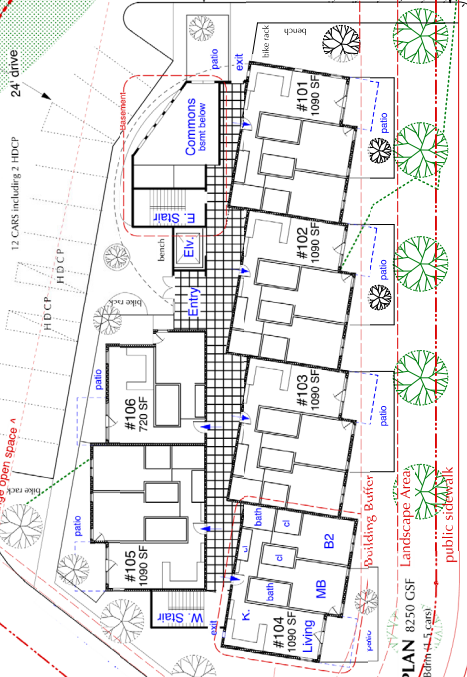
**3rd FLOOR PLAN** 7850 CSF  
5-2Bdrm (8.5 cars) + 1-1Bdrm (1.5 cars)



**ROOF PLAN**



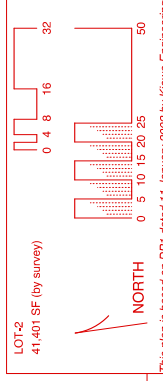
**PARKING: 30 CARS + 3 GUESTS**  
12 CARS in Building 2 HD CP  
3 CARS + 3 GUEST CARS  
3 CARS + 3 GUEST CARS



**MAIN FLOOR PLAN** 8250 CSF  
5-2Bdrm (8.5 cars) + 1-1Bdrm (1.5 cars)  
30 cars total required

**CHESTNUT DRIVE**  
minor arterial 80' R.O.W.

**VONDEL PARK DRIVE**  
minor collector 60' R.O.W.



**Chestnuts at the Creek**  
Apartments Homes • 770 Vondel Park Drive  
COLORADO SPRINGS, CO

**A1**  
DESIGN DEVELOPMENT  
SITE & BLDG.  
PLANS  
10/28/2018

CPC CU 19-00039

9 OF 10

This plan is based on DPT dated 11/January, 2002 by Kiewit Engineering

Bill Beard Consulting  
700 Colorado St. • Suite 200 • Colorado Springs, CO 80907  
719.475.9181 • billbeard@billbeard.com

**CONDITIONAL USE  
DEVELOPMENT PLAN**

