

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

NEW BUSINESS CALENDAR

DATE: March 19, 2015
ITEM: 4.A – 4.C
STAFF: Lonna Thelen
FILE NO.: CPC ZC 14-00141
CPC CP 13-00108-A1MN14
CPC DP 14-00143
PROJECT: Barnes Center: A zone change and concept plan amendment

STAFF PRESENTATION

Principal Planner, Lonna Thelen delivered a power point presentation.

Ms. Thelen opened the presentation to questions.

Commissioner Shonkwiler asked if there was an agreement in place to complete the construction of the road.

Ms. Thelen advised that yes, this was a requirement the City has put in place.

APPLICANT PRESENTATION

Mr. Kyle Campbell, Classic Consulting Engineers and Surveyors; delivered a power point presentation. (Exhibit B)

Mr. Jason OClair, Vedula Residential; delivered a power point presentation on the on site design and goal of the project.

Mr. Campbell read the Integrity Center Point Agreement (Exhibit C) to address the agreement between the City and the Developers to extend Integrity Center Point.

Commissioner Shonkwiler asked for clarification if there was an agreement between City staff, and the property owners.

Mr. Campbell advised that he was aware of the agreement with City staff and applicant to meet the requirements of providing access to the North; however, he is unaware of any agreement with the property owner.

CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION

Opened the presentation for questions:

Commissioner Walkowski asked if there are other emergency exits for the parcel.

Mr. Campbell advised there were not as they are not required by the fire code.

Commissioner Donley asked if the 66 ft distance from the boundaries of the 5 acre lots was a minimum distance for all of the structures.

Mr. Campbell advised he would go through and confirm.

Commissioner Donley asked what the maximum grade was on the slope going up Integrity Center Point.

Mr. Campbell advised that it was in the 3% and 4 % range, however he will confirm.

Commissioner Donley asked if it meets the grade requirements.

Mr. Campbell responded yes, that is correct.

Commissioner Donley asked if there are any limitations on the private road access.

Mr. Campbell advised that it is a private road in a public access easement.

Commissioner Shonkwiler asked if the sanitary sewer that extends to the north of the property is able to be tied in to.

Mr. Campbell responded yes, we have kept it at a normal depth to extend out into the lot.

Commissioner Shonkwiler asked what the expectations were for maintaining the open space.

Mr. Campbell advised that the contract indicates because it is private area the business owners association would be responsible for the maintenance of the open space.

CITIZENS IN FAVOR

- 1) John Olive, Barnes Center Inc., stated he was in support of the project.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

CITIZENS IN OPPOSITION

1) Mr. Fries, resident of the area had the following concerns:

- Preserving the protective ridge (Berm)
- Remove the northernmost building, closest to his property
- Air quality
- Noise pollution
- Crime & theft rates increasing
- Trespassing due to the placement of the sidewalk on Integrity Center Point

Commissioner Smith asked for clarification on the concerns regarding the extension of Integrity Center Point and the sidewalk.

Mr. Fries advised that the extension of Integrity Center Point will not be complete, so he would like to know why there will be a side walk all the way to his property.

Commissioner Walkowski asked Mr. Fries to clarify his concerns with the North Building,

Mr. Fries stated that he was not notified of the change in location of the North building and would like to know the reason for the change.

Commissioner Markewich asked if there was already an existing trail alongside the property if Mr. Fries would prefer that the trail be tied into the project and extended past his property to prevent trespassing.

Mr. Fries responded, yes this would be preferred.

Mr. David Burford, Burford Law who is representing Mr. and Mrs. Fries used photographs (Exhibit D) to identify Mr. and Mrs. Fries property and further clarify their concerns:

- The trail/sidewalk location
- Notice of the change in location of the North building was not given to Mr. and Mrs. Fries, and they are concerned that the minimum average boundary requirements are only met because the developer has extended the boundary line in front of other areas of the property and this minimum is not met with the new location of the North building.

CITY OF COLORADO SPRINGS PLANNING COMMISSION RECORD-OF-DECISION

Mr. Burford stated that the placement of a cedar fence on the property is a concern; however, he believes they may have worked out a possible technical modification with the planner and developer to use a more durable material and to extend the fence/wall to the sidewalk so that traffic is prohibited from trespassing.

Commissioner Shonkwiler asked if Mr. Fries property was within City or County limits.

Mr. Burford replied, within City limits.

Commissioner McDonald asked if Mr. Burford could clarify who Mr. and Mrs. Fries thought was responsibility for maintenance of the cedar fence.

Mr. Burford advised that it was assumed that the developer would be responsible for the maintenance of the fence.

Commissioner Markewich asked if the material and length of the cedar fence was changed would that satisfy Mr. and Mrs. Fries concerns regarding trespassing.

Mr. Burford responded, yes this would have a substantial impact on Mr. and Mrs. Fries.

- 2) Terry and John Cline, property owners of tract 9 had the following concerns:
 - Concern for the removal of the ridge (berm) which provides security and is a buffer from the noise on Powers Blvd.
 - Concern that the building of apartments will bring noise and air pollution
 - Destruction of the vegetation in the area

John Cline used a map to show that the drainage tract is on the property lines and gave a power point presentation regarding his concerns. (Exhibit E)

- 3) Mrs. Glasgow, a resident of the area had the following concerns:
 - Placing apartments next to the least dense residential zone is not compatible and harmonious and will cause noise pollution and compromises privacy.
 - Placing buffers at the bottom of the property line are not going to help as a noise barrier.
 - Dust mitigation, building is already taking place in the area and the dust is causing medical problems.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

- Additional traffic congestion caused by the business from the car wash and the apartments
- Location of the water retention pond
- Request for a 60 foot wall to be placed in between the properties and the apartments

Mrs. Glasgow stated that she brought a petition regarding the master plan with 113 signatures against this project before City Council and is concerned that nothing resulted from that citizen feedback.

Ms. Thelen clarified some points about the citizen's concerns:

- Regarding the existing walkway Mr. Fries mentioned, there is no City trail in this location.
- Mr. Fries property is currently zoned as agricultural and Integrity Center Point was incorporated at this location to keep the residential and commercial properties separate.
- Regarding concerns with the change to the original plan, this version of the plan was not an official submitted plan; therefore, there would not have been a notice of a change.
- The Master Plan has entitled the multifamily use and that use is being incorporated in the Development Plan.

Commissioner Markewich asked when the zoning for the Master Plan took place.

Ms. Thelen advised that this area has been rezoned several times; however the most recent zone change was from Commercial to Multifamily residential in 2012.

Commissioner Markewich asked if it would not be more appropriate to end Integrity Center Point at the entrance of the apartment complex as there does not appear that Mr. Fries has any desire to develop his land for commercial use.

Ms. Thelen advised that the rationale for extending the roadway at this time was to prevent the cost of extending Integrity Center Point and the sidewalk from falling entirely on one landowner. She further explained that should Mr. Fries want to develop his land for commercial use in the future he would be responsible for the completion of Integrity Center Point.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

Commissioner Donley asked Kathleen Krager to speak about the safety of traffic on Barnes Road. Barnes has an 11% grade at the Chaparral intersection, well in excess of the arterial standard of a maximum 6% grade. Traffic queues at Integrity Center Point will back up to the base of the steep section creating a serious hazard. This concern was identified at the December 2013 hearing for the master plan, but the steep grades were denied by Ms. Krager.

Kathleen Krager advised that the updated plan was to place a signal at Integrity Center Point which should decrease the volume and regulate the traffic flow in this area resulting in a delay of the need for the signal on Chaparral.

QUESTIONS:

Mr. Campbell spoke on the concerns mentioned in the opposition:

- Regarding Commissioner Donley's question, the minimum distance for all structures was 8 feet 4 inches and all numbers are in the documents.
- Regarding the dust mitigation; if approved, they will be working with the City to limit dust.
- Regarding the request for a large wall; Mr. Campbell does not feel that a 50 foot wall would be an effective way to solve the concerns regarding privacy. He stated that there was a 500 feet separation from the homes.
- Regarding Mr. Fries property they agree to replace the cedar fence with a concrete wall that extends to the sidewalk.
- Regarding the questions of the "sidewalk to nowhere" to the north, they were advised to put in this sidewalk, and will extend the sidewalk to meet the wall and to satisfy Mr. Fries concern of trespassing. This wall will be maintained by the apartment owner.
- Regarding the comments from Mr. and Mrs. Clines; unfortunately this is El Paso County property.
- Regarding the questions about the detention pond; it was designed with two retaining walls to try and push the pond as low as they can get it and it should blend with the surroundings.

COMMISSIONER DISCUSSION

Commissioner Donley: Is opposed to 4.A, 4.B and 4.C because he struggles with the already approved master plan, grades on Barnes Road and safety of the area. He feels this would be a great way to provide a transition onto Powers as an infill project and from a zone standpoint meets the criteria. However his concerns about Barnes would need to be addressed before continuing.

CITY OF COLORADO SPRINGS PLANNING COMMISSION

RECORD-OF-DECISION

Commissioner Henninger: Is in support of the project, his overall concern is putting that high of a strain on the street; however, he feels that the development plan is good given the circumstances of the lot.

Commissioner Markewich: Is not in support of items 4.A, 4.B and 4.C, his concern is the congestion caused by the roadway system with one way in and one way out, as well as, the traffic from the commercial development on the south.

Commissioner Shonkwiler: Stated that the additional technical modification will need to be made in the motion.

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger, seconded by Commissioner Phillips to approve **Item No. 4.A -File No. CPC ZC 14-00141**, the zone change from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-family Residential with Airport Overlay) for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the zone change complies with the review criteria in City Code Section 7.5.603.B. Motion passed 6-2 Commissioner Donley and Markewich Opposed (Commissioner Gibson excused).

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger, seconded by Commissioner Smith, to approve **Item No. 4.B -File No. CPC CP 13-00108-A1MN14**, the concept plan amendment for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the concept plan complies with the review criteria in City Code Section 7.5.501.E. Motion passed 6-2, Commissioner Donley and Markewich Opposed (Commissioner Gibson excused).

DECISION OF THE PLANNING COMMISSION

Moved by Commissioner Henninger seconded by Commissioner Smith to approve **Item No. 4.C -File No. CPC DP 14-00143**, the development plan for the Barnes Center Apartments Filing No. 1 Plan, based upon the finding that the development plan complies with the review criteria in City Code Section 7.5.502.E, subject to compliance with the following conditions and/or significant design, technical and/or informational plan modifications:

Technical and Informational Modifications to the Development Plan:

1. Include the ordinance number under general data on page 1 for the ordinance created for the R-5 zone district.
2. Label the elevations of the existing contours on the grading plans.
3. Label the proposed 50' public utility easement on Integrity Center Point as also being for drainage.

**CITY OF COLORADO SPRINGS PLANNING COMMISSION
RECORD-OF-DECISION**

4. Clarify the note on sheet 12 regarding the relocation of the proposed temporary SWQ pond to make it permanent. It is not clear where the removal of the future public ROW and the adjacent development are located or where the pond is proposed to be relocated.
5. Show a barricade on Integrity Center Point north of the access into the apartment complex to prevent people from driving on the graded roadway. Make the barricade larger than 6" in height.
6. Move the escrow note that is on page 20 to page 1.

Commissioner Walkowski added an amendment to the technical modifications:

7. Modify the description on the Development Plan regarding the North boundary fence to change from a 6 foot cedar fence to a 6 foot concrete wall that will extend to the west property line temporarily until the road is extended in the future.

Motion carried 6-2, Commissioner Donley and Markewich Opposed (Commissioner Gibson excused).

March 19, 2015

Date of Decision

Planning Commission Chair

EXHIBIT B

Barnes Center Apartments

Planning Commission

March 19, 2015

Development Team

- Developer/Applicant: Vedura Residential
- Owner: Barnes Center, Inc.
- Architect: Todd & Associates, Inc.
- Civil Engineer:
 - On-site KLAND Civil Engineers
 - Off-site Classic Consulting Engineers & Surveyors, LLC
- Landscape: The Design Element

EXHIBIT B



Vedura Residential is a developer of Class A multifamily communities in select markets of the Southwest U.S. and is headquartered in Scottsdale, Arizona.

Our executive team has an average of 25 years of comprehensive experience in multifamily development ranging from low density garden to higher density wrap product.

We are proud that our communities set the standard for exceptional design with attention to detail and commitment to quality.

To date Vedura Residential has completed, has under construction or is in the planning stage of approximately 1,600 units.

Vedura Residential principals collectively have been involved in the development, finance and management of 24,000 multi-family units with a value approximately over \$1 billion.

EXHIBIT B

elevation

- Each Vedula Residential community carries the “Elevation” brand offering a new level of refined apartment homes, unique services and resort style amenities
- In designing Elevation communities, we begin the process by thinking about how people will actually live in their apartment home and community. We bring those concepts to life first on the drawing board and then through the construction and architectural detailing of each floor plan and amenity.
- From the refined interior finishes, location of parking spaces to amenities, this thoughtful planning and execution has resulted in communities that lease up quickly, retain residents and feel more like home.

EXHIBIT B
elevation
Flagstaff

Flagstaff, Arizona
Units: 288
Product type: Garden
Construction start: December 2011
Opened: August 2012

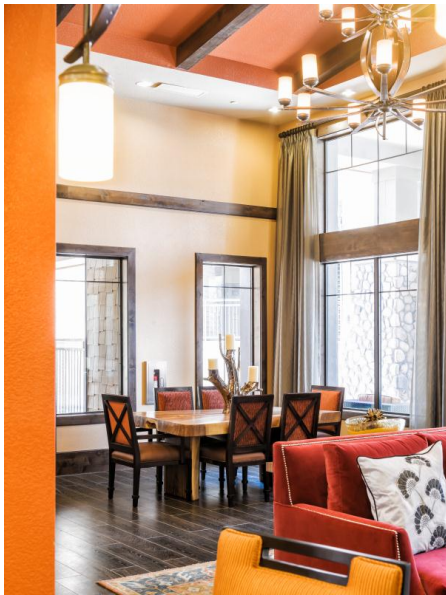


EXHIBIT B

elevation
Chandler

Chandler, Arizona

Units: 163

Product type: Garden

Construction start: April 2013

Opened: April 2014



EXHIBIT B

elevation *Central*

Phoenix, Arizona

Units: 266

Product type: High density wrap

Construction start: May 2014

Opening: August 2015



EXHIBIT B

elevation

At Rancho Viejo

Santa Fe, New Mexico

Units: 200

Product type: Garden

Construction Start: December 2015



FRONT ELEVATION

1/8"=1'-0"

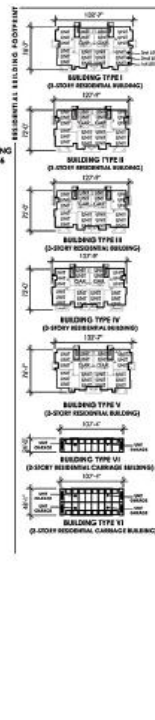


FRONT ELEVATION

REAR ELEVATION SIMILAR

1/8"=1'-0"

EXHIBIT B elevation Colorado Springs



PROJECT DESCRIPTION:
MULTI-FAMILY DEVELOPMENT OF 272 UNITS ON 1.4445 ACROSS ACRES. THE BUILDING FOR THIS DEVELOPMENT CONSIST OF 12 3-STORY CLUBHOUSE/READING OFFICE, 3-STORY STACKED PLOTS WITH ATTACHED GARAGES AND 3-STORY CARTRIDGE UNITS OVER GARAGES. BEDROOM UNITS CONSIST OF STUDIO, 1-BEDROOM AND 2-BEDROOM UNITS.

GENERAL SITE DATA:

SITE AREA:	15,883 AC
NET (DUE TO):	13,439 AC
ZONING:	AGRICULTURE / HIGH CHAPARRAL MASTER PLAN (AGHS: FAMILY B-4 DISTRICT)
PROPOSED:	IDENTITY
ALLOWED:	484 DU / ACRE
PROVIDED:	1188 DU / GROSS ACRE
BUILDING HEIGHT:	3 STORIES/36 FEET
PROVIDED:	3 STORIES/36 FEET
BUILDING SETBACKS:	REQUIRED: PROVIDED
FRONT (FEET):	30' 20'
SIDE (NORTH):	5' 15'
SIDE (SOUTH):	5' 15'
REAR (EAST OF POWERS):	20' 20'
LANDSCAPE SETBACKS:	PROVIDED
FRONT (FEET):	15'
SIDE (NORTH & SOUTH):	1.5'
REAR (EAST, POWERS):	2.5'
CLEARANCE AREAS:	REQUIRED (200 S.F. PER BEDROOM)
PROVIDED:	300 BEDROOMS X 200 S.F. = 60,000 S.F.
INCLUDES:	(INCLUDES THE CLUBHOUSE AND POOL)
UNIT AREA:	16,530 S.F.
UNIT 1 (1 BDRM BATH):	700 S.F. 120 D.U.L. 9%
UNIT 2 (1 BDRM BATH):	811 S.F. 24 D.U.L. 9%
UNIT 3 (1 BDRM BATH):	815 S.F. 24 D.U.L. 9%
ICARTRIDGE UNIT:	
UNIT 4 (2 BDRM BATH):	1,076 S.F. 48 D.U.L. 9%
UNIT 5 (2 BDRM BATH):	1,105 S.F. 48 D.U.L. 9%
UNIT 6 (2 BDRM BATH):	1,176 S.F. 36 D.U.L. 9%
UNIT TOTAL:	272 D.U. (1,000%)

PARKING STANDARDS:
PARKING SPACES: 7'-0" x 18'-0"
PARKING AREA: 34.0P

REQUIRED PARKING:
1 BEDROOMS (1.5 X 182 D.U.): 228 P.S.
2 BEDROOMS (1.7 X 130 D.U.): 224 P.S.
TOTAL PARKING REQUIRED: 452 P.S.

PROVIDED PARKING:
SUBJECT PARKING SPACES: 389 P.S.
GARAGES: 48 P.S.
ATTACHED GARAGE: 31 P.S.
DETACHED / CARTRIDGE GARAGE: 47 P.S.
TOTAL PROVIDED PARKING: (1,72 P.S. / D.U.)

BUILDING TYPE & QUANTITY LOT COVERAGE:

BUILDING TYPE I:	9,148 S.F. (28) BUILDINGS:	26,544 S.F.
BUILDING TYPE II:	8,495 S.F. (14) BUILDINGS:	24,792 S.F.
BUILDING TYPE III:	6,498 S.F. (11) BUILDINGS:	8,900 S.F.
BUILDING TYPE IV:	8,495 S.F. (48) BUILDINGS:	20,094 S.F.
BUILDING TYPE V:	5,245 S.F. (11) BUILDINGS:	9,245 S.F.
BUILDING TYPE VI:	2,432 S.F. (42) BUILDINGS:	3,344 S.F.
BUILDING TYPE VII:	5,273 S.F. (1) BUILDING:	5,273 S.F.
CLUBHOUSE:	5,199 S.F. (1) BUILDING:	5,199 S.F.
POOL:	380 S.F. (1) BUILDING:	380 S.F.
TOTAL:	118,037 S.F.	118,037 S.F.

LDG COVERAGE:
REQUIRED: 42% MAX.
PROVIDED: (118,037 S.F. / 584,095 S.F.) = 20.2%
NOTE: LOT COVERAGE = BUILDING FOOTPRINT

PROJECT NO. 14-2026-00
Barnes Center Apartments Filing No. 1
Colorado Springs, CO



TODD & ASSOCIATES, INC.
Chief Architect
Architecture Planning
4019 North 44th Street
Phoenix, AZ 85018
402-932-8289 402-932-8937
www.toddsassoc.com
Copyright 2014 Todd & Associates, Inc.

DATE: 12-15-14
Proj Mgr: AJ
Dwn By: AJ

DEVELOPMENT PLAN SUBMITTAL
CONCEPTUAL SITE PLAN
A1.0

EXHIBIT B



BUILDING I - NORTH ELEVATION



BUILDING I - EAST ELEVATION

- REVISIONS**
- 4.1 HARD PLANK SOING
 - 4.2 METAL ROOF
 - 4.3 ASPHALT SHINGLE ROOF
 - 4.4 WINDOWS FOR PLAN
 - 4.7 STONE VENER
 - 4.9 METAL RAILING
 - 4.10 INSULATED GARAGE DOOR

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, E.I.C. MATERIALS TO MATCH ADJACENT BUILDING COLOR S.I.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS ON INSIDE CORNERS ONLY.
 7. ALL CONTROL JOINTS & BEHATS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH S.I.N.O.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Trim Color	White Color	SW 7008 "COURTESY"
B	Trim Color	White Color	SW 7008 "COURTESY"
C	Color Schemes	White Color	SW 7008 "COURTESY"
D	Interior Trim	White Color	SW 7008 "COURTESY"
E	Interior Trim	White Color	SW 7008 "COURTESY"
F	Interior Trim	White Color	SW 7008 "COURTESY"

STANDARD

A EXTERIOR COLOR CALLOUT

PROJECT

NO. 14-2026-00

APARTMENTS AT BARNES ROAD & POWERS BLVD

Colorado Springs, CO

CLIENT

VEDURA

RESIDENTIAL

4720 N. SCOTTSDALE ROAD, #109
SCOTTSDALE, AZ 85253

480-922-9200 P
480-922-9201 F

SEAL

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

CONTACT

TODD & ASSOCIATES, INC.

Global Planning + Creative Design

Architecture Planning
Landscape Architecture

4019 North 42th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddasoc.com

Copyright 2021 Todd & Associates, Inc.

DATA

12-15-14

Development Plan
Submittal

Proj Mgr. AJ
Drawn By. and

Rev. Date: Description:

△
△
△
△

EXTERIOR ELEVATION
BUILDING TYPE I

A3.1.5

EXHIBIT B



BUILDING I - SOUTH ELEVATION



BUILDING I - WEST ELEVATION

REVISIONS

- 4.1 HARD PLANK SIDING
- 4.2 METAL ROOF
- 4.3 ASPHALT SHINGLE ROOF
- 4.4 WINDOWS PER PLAN
- 4.7 STONE VENEER
- 4.9 METAL RAILING
- 4.10 INSULATED GARAGE DOOR
- 4.11 CONCRETE STAIRS

PROJECT

NO. 14-2026-00

APARTMENTS AT BARNES ROAD & POWERS BLVD

Colorado Springs, CO

GENERAL NOTES

(See Drawing A01 for Additional Notes)

1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION
4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
5. SCOTCHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS
7. ALL CORNER JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
9. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.

CLIENT

VEDURA RESIDENTIAL

6720 N. SCOTTSDALE ROAD, #109
SCOTTSDALE, AZ 85253
480-922-9301 P
480-922-9301 F

SYMBOLS

A EXTERIOR COLOR CALL OUT

SEAL

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURE	COLOR
A	Body Color	Pease Color site	CLC 5202 "Candyheart"
B	Body Color	Pease Color site	CLC 5240 "Tiramisu"
C	Corner Stone	Pease Color site	CLC 5247 "Amoral Marble"
D	Roofing Shingle	Daugherty Shingles	Sham Green
E	Window Sill	AMP Sill	Color Match to Sill
F	Stone Veneer	Pease Stone	Various Finishes

CONTACT

TODD & ASSOCIATES, INC.
Global Policy - Global Design

Architecture Planning
Landscape Architecture

4019 North 44th Street
Phoenix, AZ 85018
480-952-8380ex 480-952-8995f
www.toddasoc.com

Copyright 2017 Todd & Associates, Inc.

DATA

12-15-14
Development Plan Submittal

Proj Mgr.: AJ
Drawn By: arif

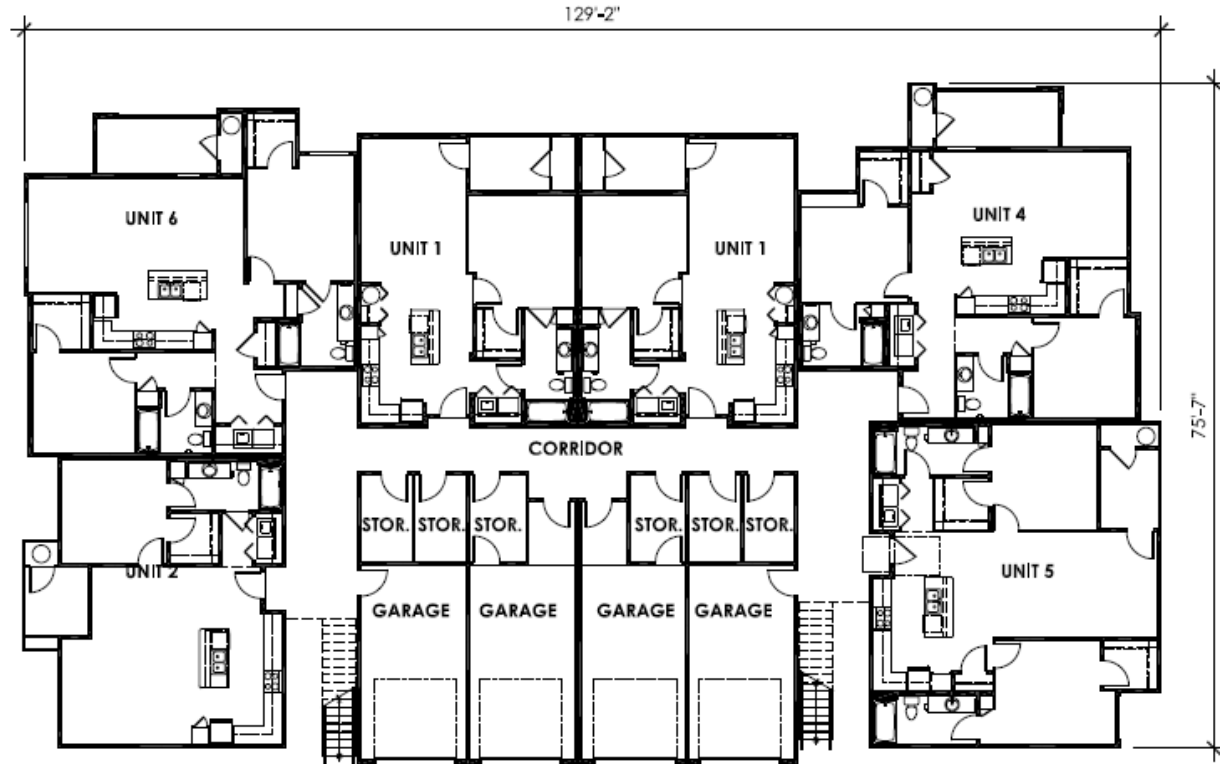
Rev. Date: Description

- △
- △
- △
- △

EXTERIOR ELEVATION BUILDING TYPE I

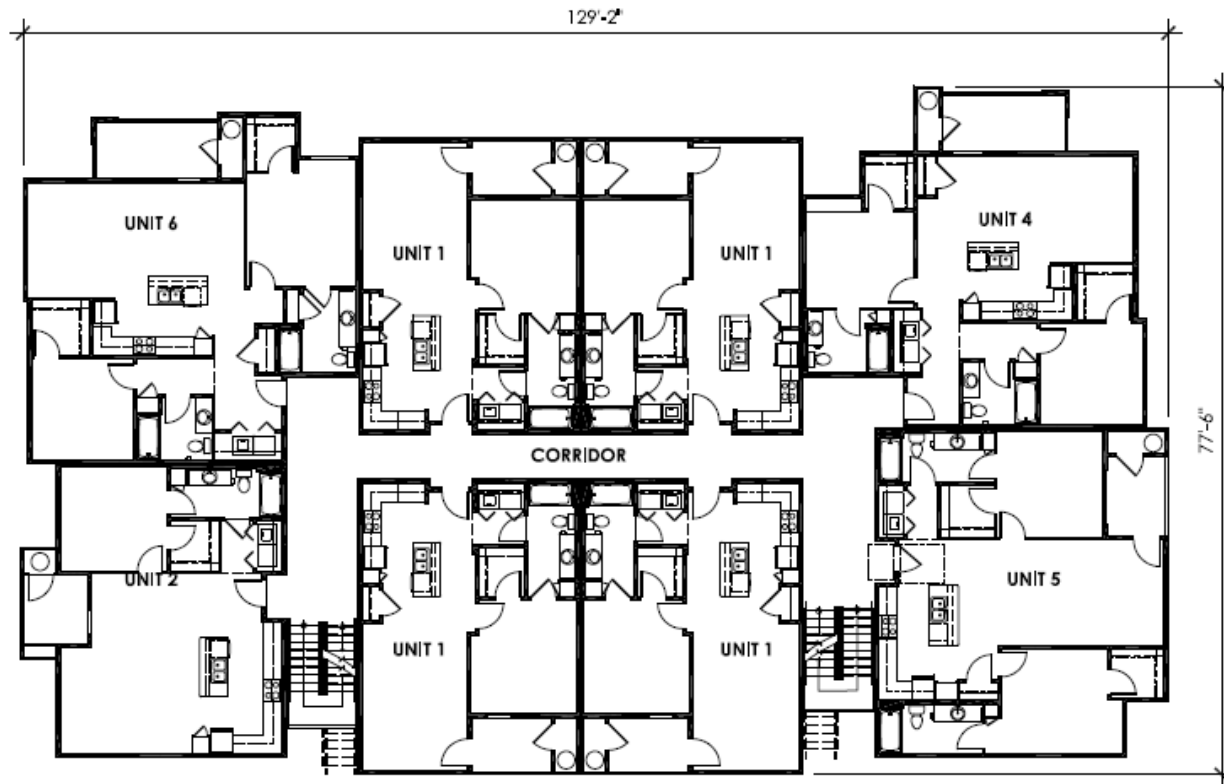
A3.1.6

EXHIBIT B



CONCEPTUAL BUILDING TYPE I - FIRST FLOOR PLAN

EXHIBIT B



CONCEPTUAL BUILDING TYPE I - SECOND & THIRD FLOOR PLANS

EXHIBIT B



BUILDING II - NORTH ELEVATION



BUILDING II - EAST ELEVATION

REMARKS

- 4.1 HARDI PLANK SIDING
- 4.2 METAL ROOF
- 4.3 ASPHALT SHINGLE ROOF
- 4.4 WINDOW PIPE PLAN
- 4.7 STONE VENEER
- 4.9 METAL FLASHING
- 4.10 INSULATED CURB/CE DOOR
- 4.11 CONCRETE STAIRS

GENERAL NOTES

- See Drawing A01 for Additional Notes
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROTECT SEALANT AT ALL FRESH PENETRATIONS
 7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.

COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Brick Color	Phoenix Color Line	CLC 1200
B	Body Color	Phoenix Color Line	CL 2042
C	Wood Trim	Phoenix Color Line	CL 2734H Natural
D	Roofing Shingles	Timberline	Timberline
E	Stone Veneer	Timberline	Timberline

SYMBOLS

- A RETRACK COLOR CALL OUT

PROJECT

NO. 14-2024-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

CLIENT

VEDURA
 RESIDENTIAL
 4730 N. Scottsdale Rd., #100
 Scottsdale, AZ 85253
 480.922.9200 F
 480.922.9201 P

SEAL

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

CONTACT

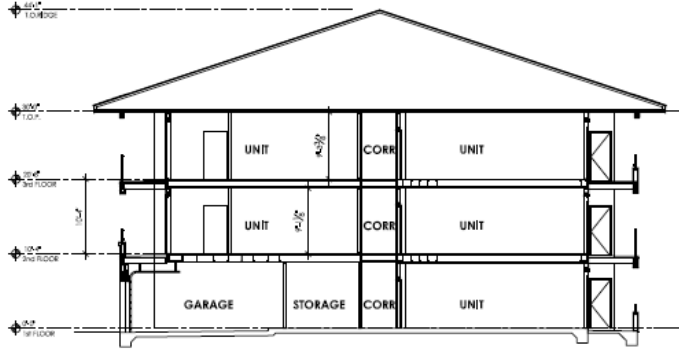
TODD & ASSOCIATES, INC.
 Local Branch - Colorado Springs
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 480-952-9200 480-952-8995 F
 www.toddsoc.com
 Copyright 2024 Todd & Associates, Inc.

DATA

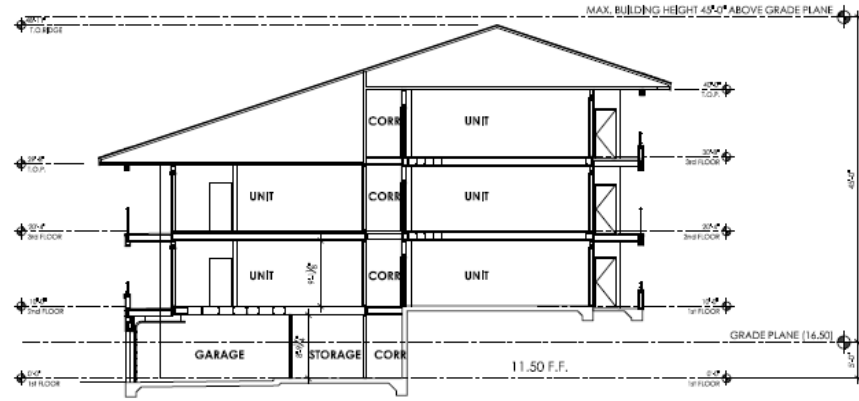
12-15-14
 Development PLAN
 Submittal
 Proj. No. AJ
 Des. By: Author
 Rev. Date Description
 △
 △
 △
 △

EXTERIOR ELEVATION - BUILDING TYPE II
A3.2.6

EXHIBIT B



1 TYPICAL BUILDING SECTION
SCALE: 1/8" = 1'-0"

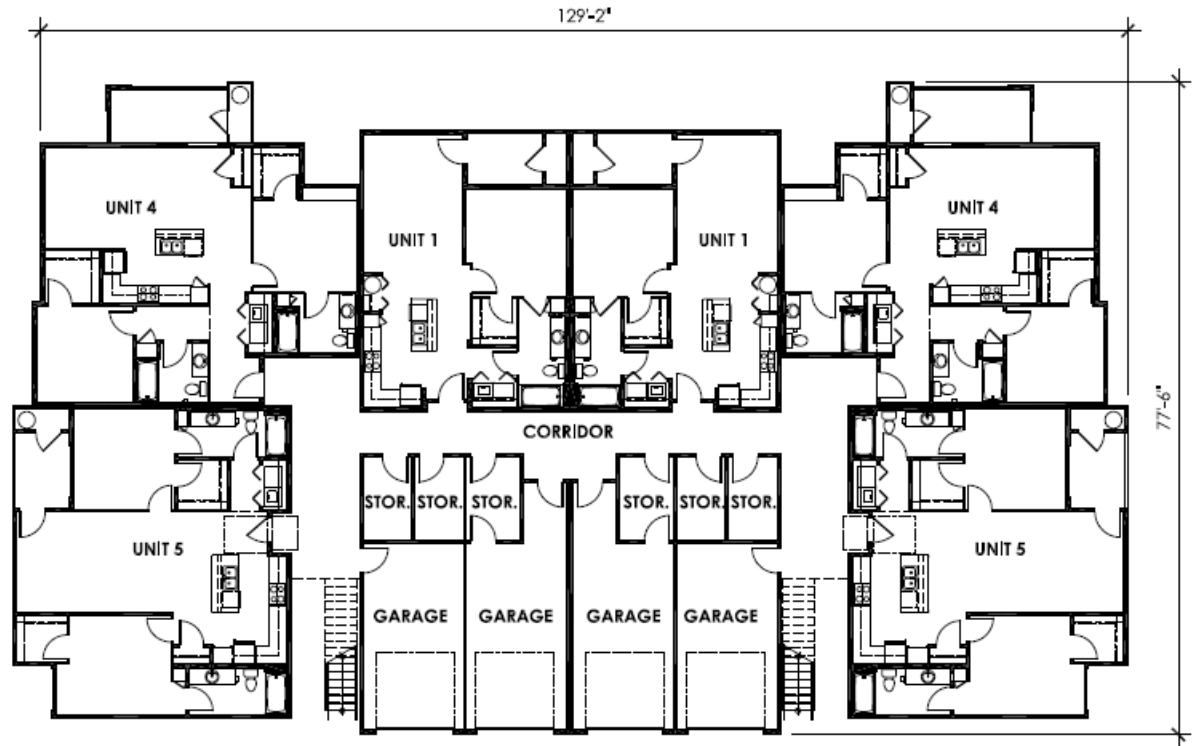


2 10'-0" STEP BUILDING SECTION
SCALE: 1/8" = 1'-0"

CONCEPTUAL BUILDING SECTIONS

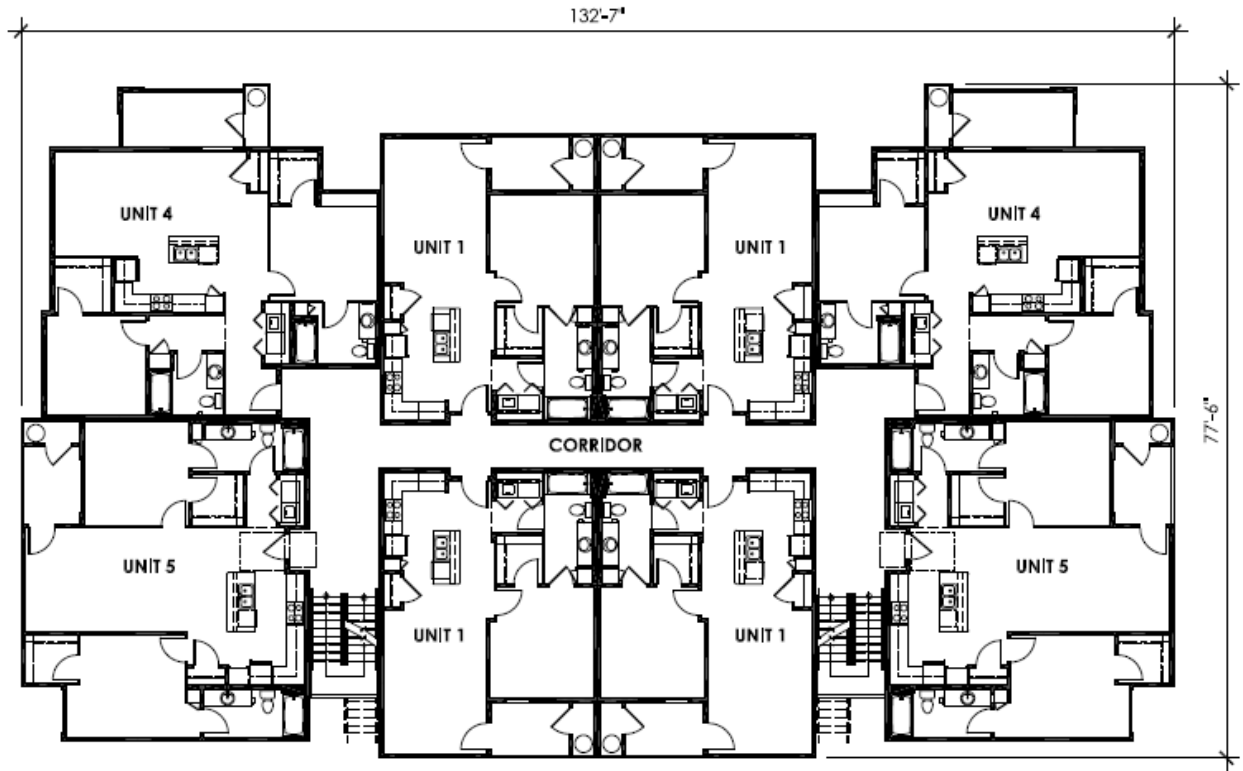
SCALE: 1/8" = 1'-0"

EXHIBIT B



CONCEPTUAL BUILDING TYPE II - FIRST FLOOR PLAN

EXHIBIT B



CONCEPTUAL BUILDING TYPE II - SECOND & THIRD FLOOR PLANS

EXHIBIT B

elevation

Colorado Springs



- SYMBOLS**
- 4.1 HARD PLANK SIDING
 - 4.2 METAL ROOF
 - 4.3 ASPHALT 3-INCH LE ROOF
 - 4.4 WOODSHAKE PLANK
 - 4.7 STONE VENEER
 - 4.8 METAL RAISING

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, ABC, METALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED SECTIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSET CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSET CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENDING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.

COLOR SCHEDULE

CODE	LOCATION	MANUFACTURE	COLOR
A	Walls Color	Passive Color Co.	CC7-380
B	Walls Color	Passive Color Co.	CC7-380
C	Walls Color	Passive Color Co.	CC7-380
D	Walls Color	Passive Color Co.	CC7-380
E	Walls Color	Passive Color Co.	CC7-380
F	Walls Color	Passive Color Co.	CC7-380
G	Walls Color	Passive Color Co.	CC7-380
H	Walls Color	Passive Color Co.	CC7-380

- SYMBOLS**
- 1. EXTERIOR COLOR CALL OUT

PROJECT NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

CLIENT VEDURA RESIDENTIAL
 4750 N. Scottsdale Rd., #100
 Scottsdale, AZ 85258
 480.952.9588 P
 480.952.9581 F

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING



TODD & ASSOCIATES, INC.
 Landscape Architecture
 401 P North 46th Street
 Phoenix, AZ 85018
 602-952-8280 • 602-952-8993
 www.toddsoc.com
 taylor@toddassociates.com

DATA 12-15-14
 DEVELOPMENT PLAN SUBMITTAL

Proj No: A3
 Des No: 047

Rev. Date Description
 ▲
 ▲
 ▲
 ▲

EXTERIOR ELEVATIONS - BUILDING TYPE III
A3.3.7

EXHIBIT B



BUILDING III - SOUTH ELEVATION



BUILDING III - WEST ELEVATION

- REVISIONS**
- 4.1 HARD PLANK SOUND
 - 4.2 METAL ROOF
 - 4.3 ASPHALT SHINGLE ROOF
 - 4.4 WINDOW PER PLAN
 - 4.7 STONE VENEER
 - 4.8 METAL SIDING

- GENERAL NOTES**
- See Drawing A3.3 for Additions/Changes
1. PAINT ALL VENTS, FLASHINGS, MECH. UNITS/BOXES TO MATCH ADJACENT BUILDING COLOR (U.N.O.)
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED SURFACES & OWNER PRIOR TO APPLICATION
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 6. PROVIDE SEALANT AT ALL WEATHER PENETRATIONS
 7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES
 9. EXTENDED DOOR AND FRAME COLORS TO MATCH, U.N.O.

COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Body Color	None Color Co.	021 2004 "Cherrywood"
B	Body Color	None Color Co.	021 2001 "Sagebrush"
C	Color Sill	None Color Co.	021 2004 "Cherrywood"
D	Window Sill	None Color Co.	021 2004 "Cherrywood"
E	Stone Veneer	None Color Co.	021 2004 "Cherrywood"

- REVISIONS**
- 4. WINDOW COLOR CALL OUT

NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

VEDURA RESIDENTIAL
 4720 N. Scottsdale Rd., #100
 Scottsdale, AZ 85258
 480.922.9200 P
 480.922.9201 F

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING



TODD & ASSOCIATES, INC.
 Local Strategy-Creative Design
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-6282p 602-952-8993f
 www.toddassoc.com
 Copyright 2014 Todd & Associates, Inc.

12-15-14
 DEVELOPMENT PLAN
 SUBMITTAL

- Proj Mgr: AJ
 Desn By: ash
- Rev. No. Date Description
- △
 - △
 - △
 - △
 - △

EXTERIOR ELEVATIONS - BUILDING TYPE III

A3.3.7

EXHIBIT B



BUILDING IV - SOUTH ELEVATION



BUILDING IV - WEST ELEVATION

- REVISIONS**
- 4.1 HARD PLANK SIDING
 - 4.2 METAL ROOF
 - 4.3 ASPHALT SHINGLE ROOF
 - 4.4 WINDOWS PER PLAN
 - 4.7 STONE VENEER
 - 4.8 METAL BALING
 - 4.10 INSULATED GARAGE DOOR
 - 4.11 CONCRETE STAIRS

- GENERAL NOTES**
1. PARK ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UNLESS OTHERWISE NOTED.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON PRICE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SILLING AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JONES & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH UNLESS OTHERWISE NOTED.

EXISTING COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Brick Color	Firestone ColorLife	CLT1390W
B	Brick Color	Firestone ColorLife	CLT3040
C	Wood Trim	Firestone ColorLife	CLT3199H Walnut
D	Asphalt Shingle	Timberline Slate	Storm Drains
E	Hardwood	Timberline Stone	CLT3030S & S
F	Stone Veneer	Timberline Stone	Timberline/Panorama

- SYMBOLS**
- A) EXTERIOR COLOR CALL OUT

NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

CLIENT
VEDURA RESIDENTIAL
 4750 N. Scottsdale Rd., #159
 Scottsdale, AZ 85253
 480.922.9200 D
 480.922.9201 F

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING



TODD & ASSOCIATES, INC.
 Civil/Structural/Construction
 Architecture Planning Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-8283P 602-952-8995F
 www.toddassoc.com
 Copyright © 2017 Todd & Associates, Inc.

DATE
 12-15-14
 Development Plan
 DD PHASE
 Proj/Mgr: AJ
 Drawn By: Author
 Rev. Date Description
 ▲
 ▲
 ▲
 ▲

EXTERIOR ELEVATIONS - BUILDING TYPE IV

A3.4.7

EXHIBIT B



BUILDING V - NORTH ELEVATION



BUILDING V - EAST ELEVATION

REVISIONS

- 4.1 HARD PLANK SIDING
- 4.2 METAL EOOD
- 4.3 ASPHALT SHINGLE ROOF
- 4.4 WINDOWS PER PLAN
- 4.7 STONE VENEER
- 4.9 METAL RAILING
- 4.10 INSULATED OUTSIDE DOOR
- 4.11 CONCRETE STAIRS

GENERAL NOTES

1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UNLESS OTHERWISE NOTED.
2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & ORDER PRIOR TO APPLICATION.
4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. PROVIDE SEALANT AT ALL FINISH INTERSECTIONS.
7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
9. EXTERIOR DOOR AND FRAME COLORS TO MATCH UNLESS NOTED.

COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Brick Color	Polysar Color Site	CL2 0255 "Chestnut"
B	Brick Color	Polysar Color Site	CL 0262 "Chestnut"
C	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
D	Light Panel	Polysar Color Site	CL 0255 "Mantel"
E	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
F	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
G	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
H	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
I	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
J	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"
K	Dark Red Panel	Polysar Color Site	CL 0255 "Mantel"

SYMBOLS

- 1. EXTERIOR COLOR CALL OUT

PROJECT

NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

CLIENT

VEDURA
 REAL ESTATE
 4737 N. Scottsdale Rd., #109
 Scottsdale, AZ 85253
 480.922.9200 D
 480.922.9201 F

SCALE

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

CONTACT

TODD & ASSOCIATES, INC.
 Great Buildings-Creative Design
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-6280p 602-952-8995f
 www.toddsassoc.com
 Copyright 2019 Todd & Associates, Inc.

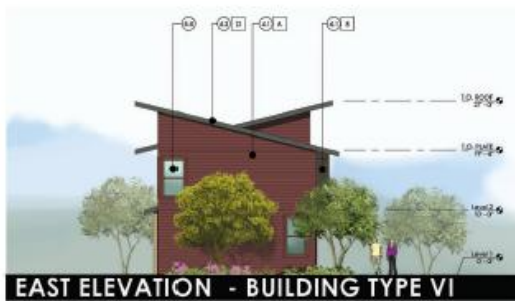
DATA

12-15-14
 Development Plan
 Submittal
 Proj. No. AJ
 Des. By: Author
 Rev. Date Description
 △
 △
 △
 △

EXTERIOR ELEVATIONS - BUILDING TYPE V

A3.5.6

EXHIBIT B



- REVISIONS**
- 4.1 HARD PLANK SIDING
 - 4.3 ASPHALT SHINGLE ROOF
 - 4.4 WINDOWS PER PLAN
 - 4.8 DOOR PER PLAN
 - 4.9 METAL SIDING
 - 4.10 INSULATED GARAGE DOOR

- GENERAL NOTES**
1. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR UNLESS NOTED.
 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
 4. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
 5. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 6. PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
 7. ALL CONTROL JOINTS & REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH UNIFORM.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Body Color	Proctor Color Site	CCD 1259H "Crimson" / "Crimson"
B	Body Color	Proctor Color Site	CS 28 44D "Chestnut"
C	Door Trim	Proctor Color Site	CS 28 44D "Chestnut"
D	Exterior Siding	Proctor Color Site	CS 28 44D "Chestnut"

SYMBOLS

A	EXTERIOR COLOR CALL OUT
---	-------------------------

PROJECT NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWER BLVD.
 Colorado Springs, CO

CLIENT VEDURA RESIDENTIAL
 4790 N. Scottsdale Rd., #109
 Scottsdale, AZ 85253
 480.922.9200 D
 480.922.9201 F

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

CONTACT TODD & ASSOCIATES, INC.
 Central Building Creative Design
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-8280p 602-952-8995f
 www.toddasocio.com
 Copyright 2024 Todd & Associates, Inc.

DATA 12-4-14
 Development Plan
 Submittal
 Proj Mgr: AJ
 Drawn By: amf
 Rev. Date Description
 ▲
 ▲
 ▲
 ▲

EXTERIOR ELEVATIONS - BUILDING TYPE V
A3.6.4

EXHIBIT B



REVISIONS 4.1 HARD PLANE SIDING 4.3 METAL ROOF 4.3 ASPHALT SHINGLE ROOF 4.5 STOREFRONT WINDOWS PER PLAN 4.6 METAL SHADE STRUCTURE 4.7 STONE VENEER 4.9 METAL PANELING 4.12 METAL GATE	PROJECT NO. 14-2026-00 APARTMENTS AT BARNES ROAD & POWERS BLVD Colorado Springs, CO CLIENT VEDURA RESIDENTIAL RESIDENTIAL 4750 N. Scottsdale Rd., # 929 Scottsdale, AZ 85253 480.922.9300 IP 480.922.9301 F																												
		GENERAL NOTES 1. PAINT ALL VENEER, PLANKING, MISC. MATERIALS TO MATCH ADJACENT BUSINESS COLOR SCHEDULE. 2. VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION & ORDER PRIOR TO APPLICATION. 3. VERIFY ALL COLOR REACTIONS WITH COLORED SURFACES & ORDER PRIOR TO APPLICATION. 4. ALL PAINT COLOUR CHANGES TO TERMINATE ON WEDNESDAY COASTLINE DAY. 5. RECORDS SHALL BE MAINTAINED ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 6. PROVIDE SEALANT AS ALL JOINT PENETRATIONS. 7. ALL CORNERS, JOINTS & SEALS TO TERMINATE ON WEDNESDAY COASTLINE DAY. 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SEALS. 9. EXTERIOR DOOR AND FRAME COLORS TO MATCH (SCHEDULE)																											
EXTERIOR COLOR SCHEDULE <table border="1"> <thead> <tr> <th>CODE</th> <th>LOCATION</th> <th>MANUFACTURER</th> <th>COLOR</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Body Color</td> <td>Protein Color Life</td> <td>5007 7049 ChromaGard</td> </tr> <tr> <td>B</td> <td>Body Color</td> <td>Protein Color Life</td> <td>CL 28 HD ChromaGard</td> </tr> <tr> <td>C</td> <td>Color Trim</td> <td>Protein Color Life</td> <td>CL 2750 Veneer Overlay</td> </tr> <tr> <td>D</td> <td>Asphalt Shingles</td> <td>Timberline</td> <td>Dark Green</td> </tr> <tr> <td>E</td> <td>Stone Veneer</td> <td>UP Stone</td> <td>Camden Stone</td> </tr> <tr> <td>F</td> <td>Stone Veneer</td> <td>Blockwork Stone</td> <td>Hamato Technology</td> </tr> </tbody> </table>	CODE	LOCATION	MANUFACTURER	COLOR	A	Body Color	Protein Color Life	5007 7049 ChromaGard	B	Body Color	Protein Color Life	CL 28 HD ChromaGard	C	Color Trim	Protein Color Life	CL 2750 Veneer Overlay	D	Asphalt Shingles	Timberline	Dark Green	E	Stone Veneer	UP Stone	Camden Stone	F	Stone Veneer	Blockwork Stone	Hamato Technology	CONTACT TODD & ASSOCIATES, INC. Critical Thinking + Creative Design Architecture Planning Landscape Architecture 4019 North 44th Street Phoenix, AZ 85018 602-952-6280ip 602-952-8990f www.toddassoc.com Copyright 2009 Todd & Associates, Inc.
CODE	LOCATION	MANUFACTURER	COLOR																										
A	Body Color	Protein Color Life	5007 7049 ChromaGard																										
B	Body Color	Protein Color Life	CL 28 HD ChromaGard																										
C	Color Trim	Protein Color Life	CL 2750 Veneer Overlay																										
D	Asphalt Shingles	Timberline	Dark Green																										
E	Stone Veneer	UP Stone	Camden Stone																										
F	Stone Veneer	Blockwork Stone	Hamato Technology																										
SYMBOLS <table border="1"> <tr> <td>A</td> <td>EXTERIOR COLOR CALL OUT</td> </tr> </table>	A	EXTERIOR COLOR CALL OUT	DATA 12-4-14 Development Plan Submittal Proj Mgr. AJ Dwn By: Author Rev. Desc. Description ▲ ▲ ▲ ▲																										
A	EXTERIOR COLOR CALL OUT																												
EXTERIOR ELEVATION - CLUBHOUSE <h1>A3.8.4</h1>																													

EXHIBIT B



EAST ELEVATION - CLUBHOUSE

SYMBOLS

- A.1 HARD PLANK SIDING
- A.2 METAL ROOF
- A.3 ASPHALT SHINGLE ROOF
- A.4 STICKERHATCH WINDOWS FOR PLAN
- A.5 METAL SHADE STRUCTURE
- A.6 STONE VENEER
- A.7 METAL RAILING
- A.12 METAL GATE

GENERAL NOTES

- See Drawing A.11 for Additional Notes
1. PAINT ALL VENEER, PLASTER, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR SCHEDULE.
 2. VERIFY ALL FINISHES WITH CONTRACTOR PRIOR TO APPLICATION.
 3. VERIFY ALL COLOR SPECIFICATIONS WITH COORDINATED SUBVENDORS & ORDER PRIOR TO APPLICATION.
 4. ALL FINISH COLOR CHANGES TO TERMINATE ON HIDDEN CORNER ONLY.
 5. RECORDS SHALL BE MAINTAINED ACCORDING TO MANSUETI SPECIFICATIONS.
 6. PROVIDE BARRIER @ ALL FINISH TRANSITIONS.
 7. ALL CORNER JOINTS & SEAMS TO BE FINISHED OVERHUNG CORNER ONLY.
 8. COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
 9. EXTERIOR COLOR AND FINISH COLORS TO MATCH - UNLESS NOTED OTHERWISE.

EXTERIOR COLOR SCHEDULE

CODE	LOCATION	MANUFACTURER	COLOR
A	Body Color	Pease Color Life	CC 130N "Chestnut"
B	Body Color	Pease Color Life	CC 28 HD "Chestnut"
C	Color Sill, Metal	Pease Color Life	CC 276N "Silver Copper"
D	Asphalt Shingle	General Stone	Forest Green
E	Metal Roof	MP Steel	Char Reddish B
F	Stone Veneer	Ironwood Stone	Ironwood Sandstone

SYMBOLS

- A EXTERIOR COLOR CALL OUT

PROJECT

NO. 14-2026-00
APARTMENTS AT BARNES ROAD & POWERS BLVD
 Colorado Springs, CO

CLIENT

VEDURA RESIDENTIAL
 RESIDENTIAL
 8720 N. Scottsdale Rd., # 109
 Scottsdale, AZ 85253
 480.922.9300 P
 480.922.9301 F

SCALE

SCHEMATIC NOT FOR CONSTRUCTION OR RECORDING

CONTACT


TODD & ASSOCIATES, INC.
 Civil Planning + Creative Design
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-6080p 602-952-6993f
 www.toddassoc.com
 Copyright 2009 Todd & Associates, Inc.

DATE

12-4-14
 Development Plan Submittal
 Proj Mgr: AJ
 Desn. By: Author
 Rev. Desc. Description:
 △
 △
 △
 △



SOUTH ELEVATION - CLUBHOUSE

EXTERIOR ELEVATION - CLUBHOUSE

A3.8.5

Supporting Design & Infrastructure

EXHIBIT B

Stakeholder Responses

- 69 Notifications / Posting
- 4 Property Owners formally responded

EXHIBIT B Stakeholder Responses



EXHIBIT B Proximity to Nearest Existing Residential Home



Drainage

- City approved Final Drainage Report
 - 100 year storm system conveyance
 - Stormwater Quality Facilities
 - Apartment Site
 - Off-site Roadway/Future Commercial

EXHIBIT B

Drainage – Existing Conditions

- Existing Buried 54” Public Storm

EXHIBIT B

Drainage – Existing Conditions



Drainage – Approved Proposal

- 48”/54” Public Storm Extension
- Interception of Off-site Flows

EXHIBIT B Drainage – Approved Proposal



Public Utilities

- CSU required extensions
- CSU required looped water system from same pressure zone
- Approved WWMP
- Approved HAR

EXHIBIT B

Public Utilities – Existing Conditions

EXHIBIT B Public Utilities – Existing Conditions

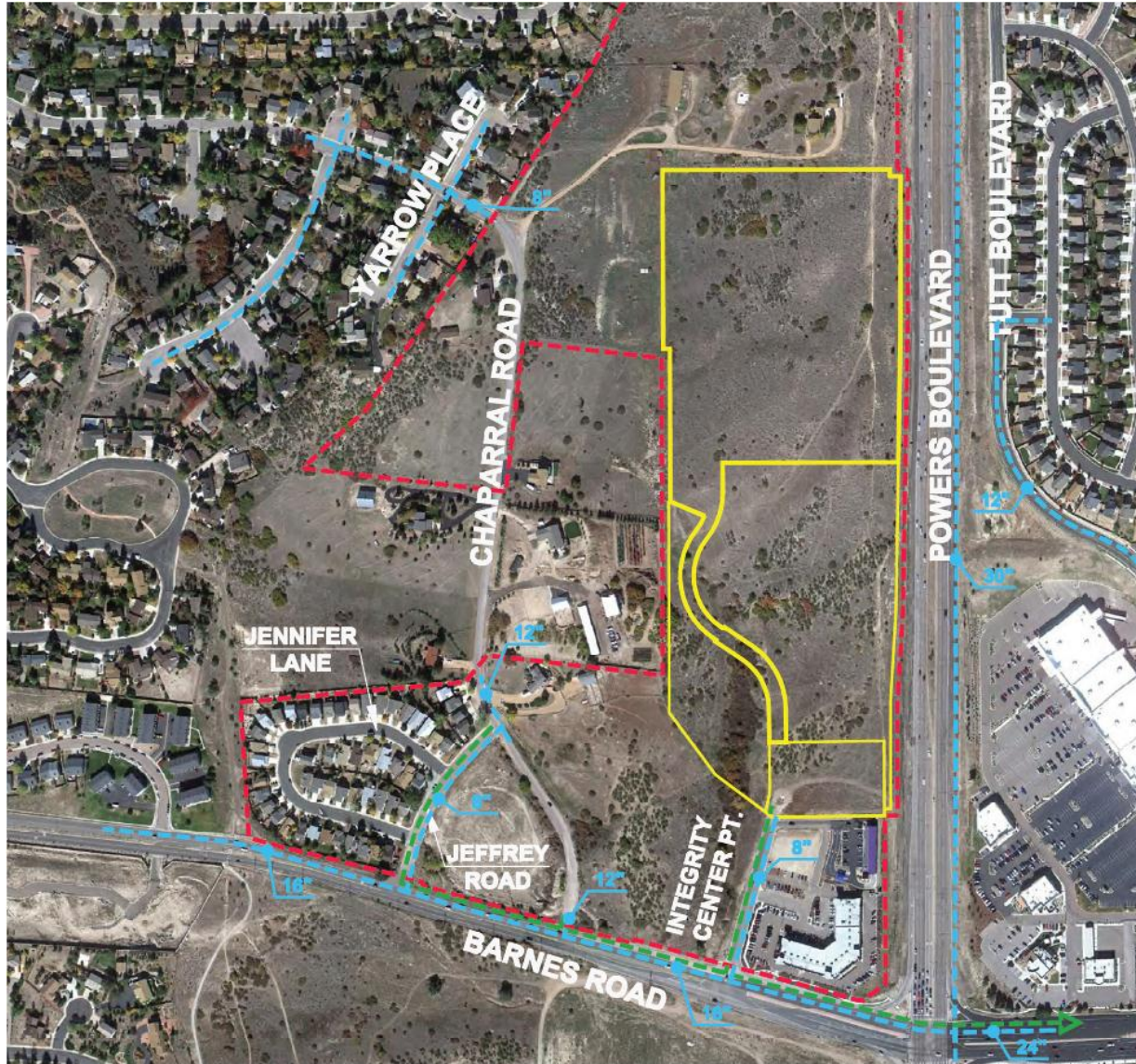


EXHIBIT B Public Utilities – Proposed Extensions

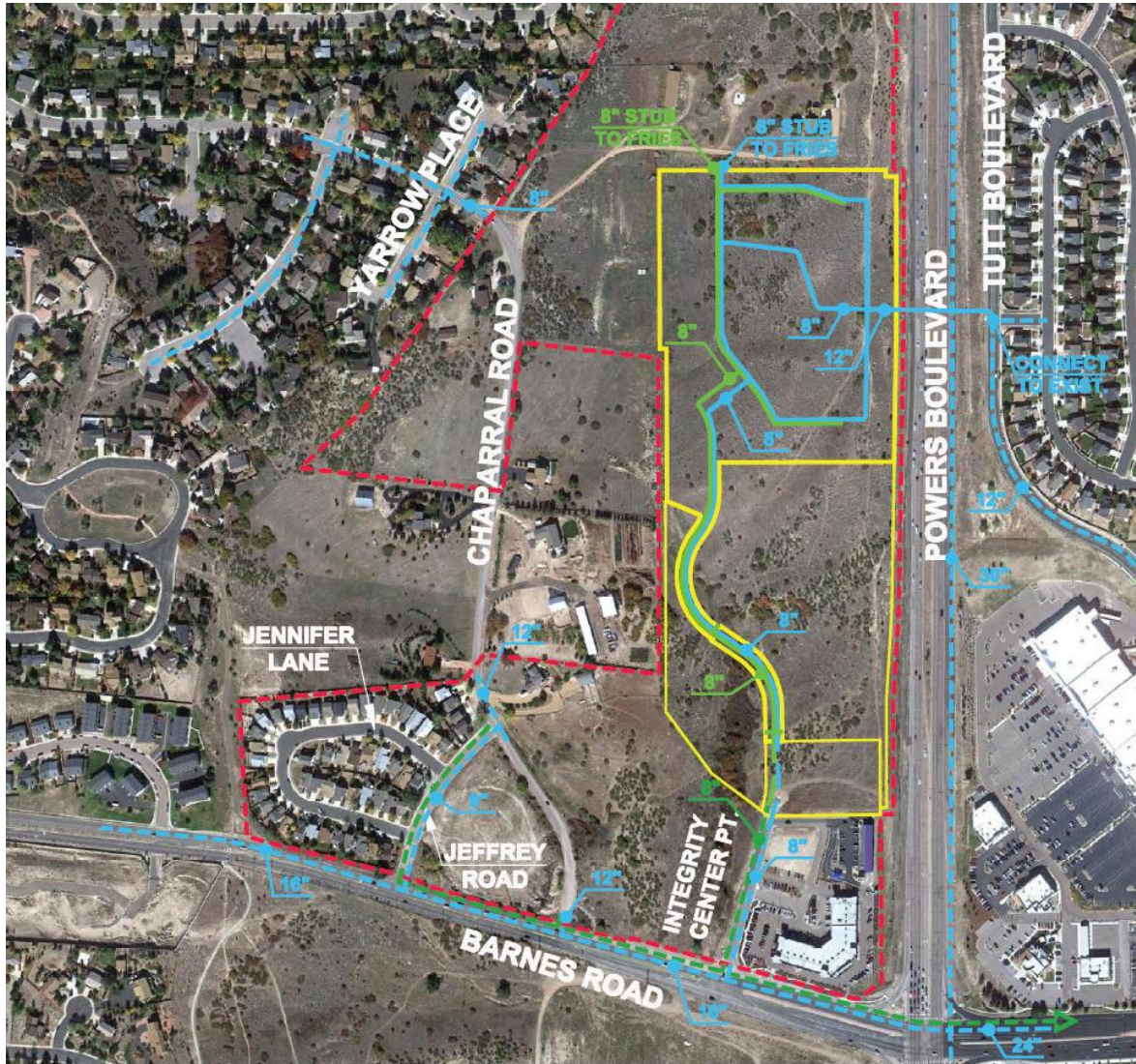
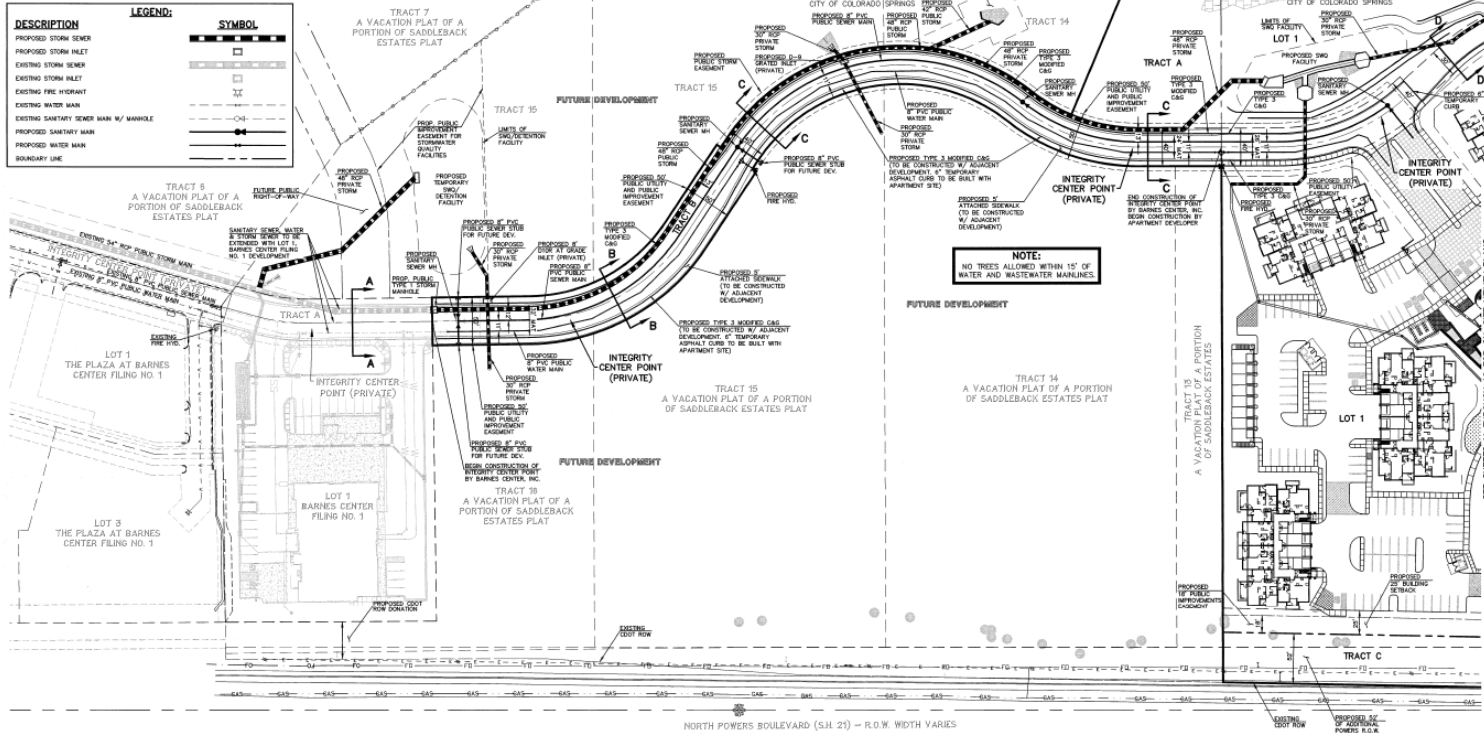


EXHIBIT B

- GENERAL NOTES FOR PRELIMINARY UTILITY PLANS**
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
- PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING APPROVAL OF PRELIMINARY UTILITY PLAN:**
1. COLORADO SPRINGS UTILITIES (SPRING 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.
 2. PROPERTY OWNERS (TOWN) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN IS THE RESPONSIBILITY OF THE OWNER. SPRING UTILITIES MAKES NO COMMITMENT AS TO THE SPECIFIC STANDARDS (ELECTRICAL, WATER, GAS, WASTEWATER) CODES, REGULATIONS AND PROXIES, AND PLEAS PER LOCAL, BUILDING DEPARTMENT CODES & STANDARDS AS TO THE TYPE OF UTILITY SERVICE AND/OR EXTENSION OF UTILITY SERVICE TO BE PROVIDED TO THE PROPERTY.
 3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRING UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICE TO THE PROPERTY OR TO ENSURE RELIABLE DEVELOPMENT OF UTILITIES UTILITY SYSTEM SERVICE TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS AND GAS AND ELECTRIC LINES TO AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST REDUCTION AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 4. SPRING UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS AND THEREFORE NO SPECIFIC ALLOCATION OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITY OF SERVICES ARE RESERVED FOR THE OWNER. SPRING UTILITIES MAKES NO COMMITMENT AS TO THE TYPE OF UTILITY SERVICE TO BE PROVIDED TO THE PROPERTY OR TO ENSURE RELIABLE DEVELOPMENT OF UTILITIES UTILITY SYSTEM SERVICE TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS AND GAS AND ELECTRIC LINES TO AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST REDUCTION AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRING UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATION OR ALTERING THE EXISTING UTILITY FACILITIES.
 6. OWNER SHALL DEDICATE BY PLAN AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRING UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEMS NECESSARY TO SERVE THE PROPERTY OR TO ENSURE EQUIPMENT OF AN INTEGRATED UTILITY SYSTEM ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRING UTILITIES' CURRENT PERMANENT EASEMENT FORM.
 7. THE WATER SYSTEM FACILITIES MUST MEET SPRING UTILITIES' CRITERIA FOR WATER QUANTITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRING UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL, OF GAS-SERVICE-LEVEL PRESSURE IN EXCESS OF SPRING UTILITIES STANDING GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NUMBER 088-0885 OR SOUTH 688-5544).
 9. IT SHALL NOT BE RESPONSIBLE FOR ANY DESIGN TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRING UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRING UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRICAL SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 10. SPRING UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRING 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 OF THE CITY SHALL APPLY. SPRING UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRING 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 OF THE CITY SHALL APPLY. SPRING UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRING 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 OF THE CITY SHALL APPLY.

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM HOLE	
EXISTING STORM SEWER	
EXISTING STORM HOLE	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN BY MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	



NOTE:
NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MANHOLES

PROJECT NO. 14-2026-00
CLIENT VEDURA RESIDENTIAL
CONTACT TODD & ASSOCIATES, INC.
DATE 12/15/14
DEVELOPMENT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SEE SHEET 11 THROUGH 16 FOR ON-SITE UTILITY PLANS
SEE SHEET 17 FOR ADDITIONAL ON-SITE UTILITIES
DATA

NO. 14-2026-00
Barnes Center Apartments
Filing No. 1
Colorado Springs, CO

VEDURA
RESIDENTIAL
4200 N. SCOTTSDALE ROAD, #109
SCOTTSDALE, AZ 85253
(480) 922-9200 p
(480) 922-9201 f

TODD & ASSOCIATES, INC.
Creative Building / Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddsai.com
1801 W. Bay Drive NW
Olympia, WA 98502
361-292-0572p 361-703-0561f
www.toddsai.com
Copyright 2013 Todd & Associates, Inc.

KLAND CIVIL ENGINEERS
7327 N. 16th St, Suite 217
Phoenix, AZ 85024
PHONE: (602) 340-0480
FAX: (602) 340-8801
www.klandeng.com

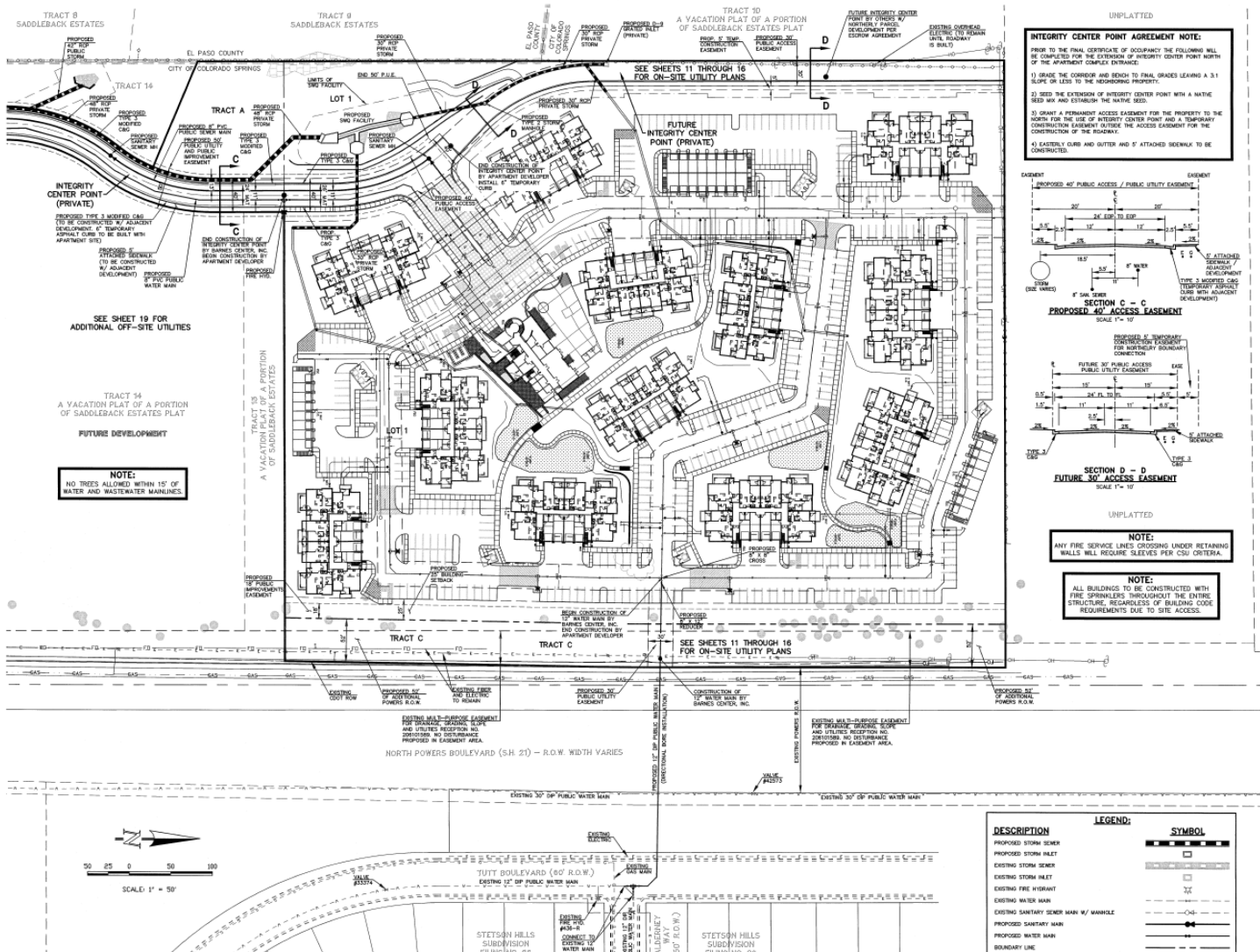
DATE 12/15/14
Proj Mgr: RJC
Drawn By: KC

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

DEVELOPMENT PLAN

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
19 of 46
CPC DP 14-00143

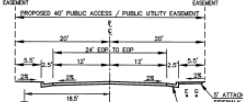
EXHIBIT B



INTEGRITY CENTER POINT AGREEMENT NOTE:

BEFORE THE FINAL CERTIFICATE OF OCCUPANCY THE FOLLOWING WILL BE COMPLETED FOR THE EXTENSION OF INTEGRITY CENTER POINT NORTH OF THE APARTMENT COMPLEX ENTRANCE:

- GRADE THE CORRIDOR AND BEDD TO FINAL GRADES LEAVING A 3:1 SLOPE OR LESS TO THE ADJACENT PROPERTY.
- SEED THE EXTENSION OF INTEGRITY CENTER POINT WITH A NATIVE SEED MIX AND ESTABLISH THE NATIVE SEEDS.
- GRANT A PERMANENT ACCESS EASEMENT FOR THE PROPERTY TO THE NORTH FOR THE USE OF INTEGRITY CENTER POINT AND A TEMPORARY CONSTRUCTION EASEMENT OUTSIDE THE ACCESS EASEMENT FOR THE CONSTRUCTION OF THE ROADWAY.
- EASTERLY CURB AND GUTTER AND 8' ATTACHED SIDEWALK TO BE CONSTRUCTED.



NOTE:
ANY FIRE SERVICE LINES CROSSING UNDER RETAINING WALLS WILL REQUIRE SLEEVES PER CSU CRITERIA.

NOTE:
ALL BUILDINGS TO BE CONSTRUCTED WITH FIRE SPRINKLERS THROUGHOUT THE ENTIRE STRUCTURE, REGARDLESS OF BUILDING CODE REQUIREMENTS DUE TO SITE ACCESS.

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	—●—●—●—●—
PROPOSED STORM INLET	□
EXISTING STORM SEWER	—●—●—●—●—
EXISTING STORM INLET	□
EXISTING FIRE HYDRANT	⊕
EXISTING WATER MAIN	—●—●—●—●—
EXISTING SANITARY SEWER MAIN W/ MANHOLE	—●—●—●—●—
PROPOSED SANITARY MAIN	—●—●—●—●—
PROPOSED WATER MAIN	—●—●—●—●—
BOUNDARY LINE	- - - - -

PROJECT NO. 14-2026-00

Barnes Center Apartments Filing No. 1

Colorado Springs, CO

CLIENT **VEDURA RESIDENTIAL**
6700 N. SCOTTSDALE ROAD, #109
SCOTTSDALE, AZ 85255
(480) 922-9300 p
(480) 922-9301 f

CONTACT **TODD & ASSOCIATES, INC.**
Civil Engineering • Creative Design
Architecture • Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
462-952-8200p 462-952-8995f
www.toddsassoc.com
1801 W. Bay Drive NW
Olympia, WA 98502
360-972-4052p 360-725-0964f
www.toddsassoc.com
Copyright 2015 Todd & Associates, Inc.

DATA DATE 12/15/14
Proj Mgr: KC
Drawn By: KC

CLASSIC CONSULTING ENGINEERS & SURVEYORS

DEVELOPMENT PLAN

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

20 of 46

CPC DP 14-00143

EXHIBIT B

Existing Topographic Conditions



Proposed Topographic Conditions

STANDARD GRADING AND EROSION CONTROL PLANS NOTES:

1. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

2. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL MEASURES AND BMP'S SHALL BE INSTALLED AND MAINTAINED PRIOR TO ANY CONSTRUCTION OPERATIONS BEING PERMITTED TO PROCEED. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

3. THE GRADING AND EROSION CONTROL PLAN SHALL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE GRADING AND EROSION CONTROL PLAN SHALL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

EROSION CONTROL CRITERIA:

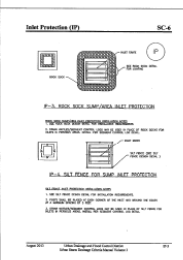
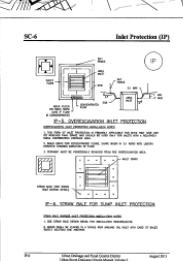
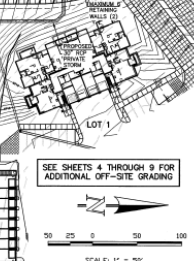
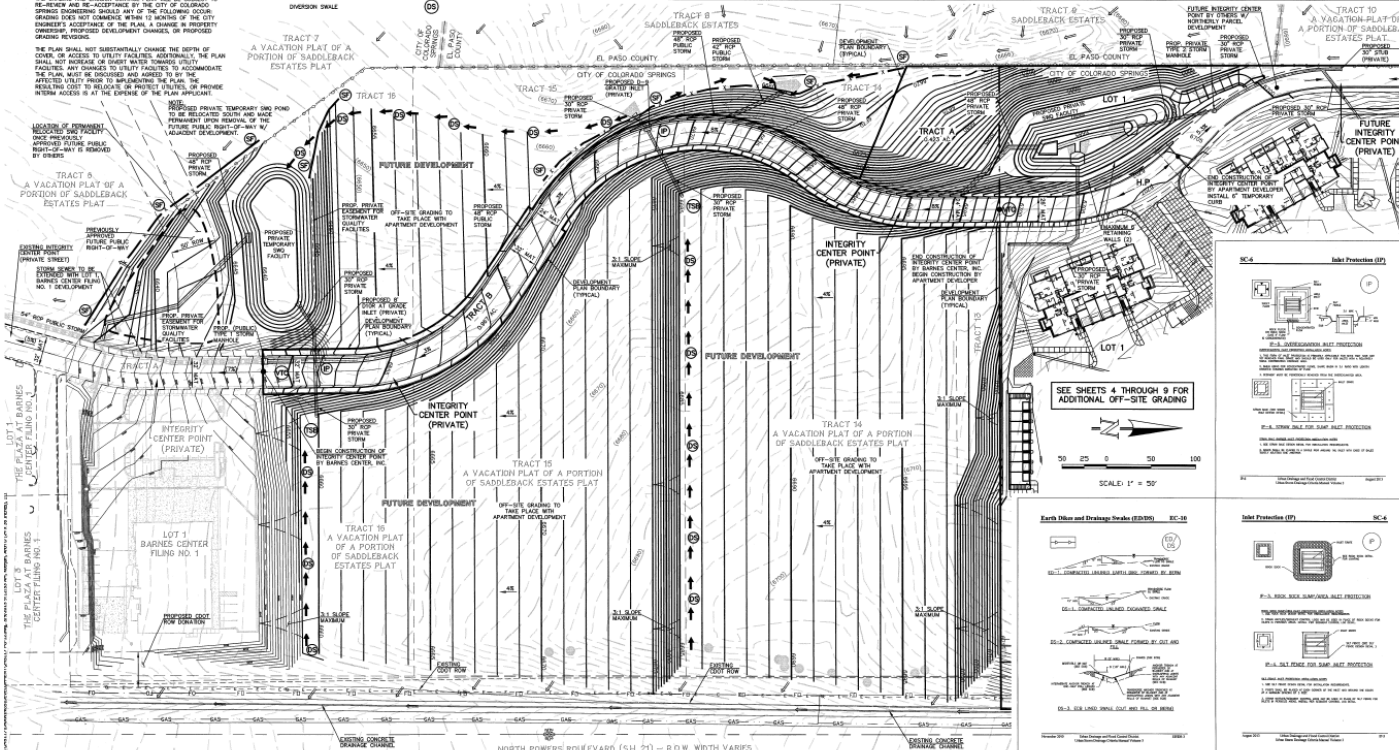
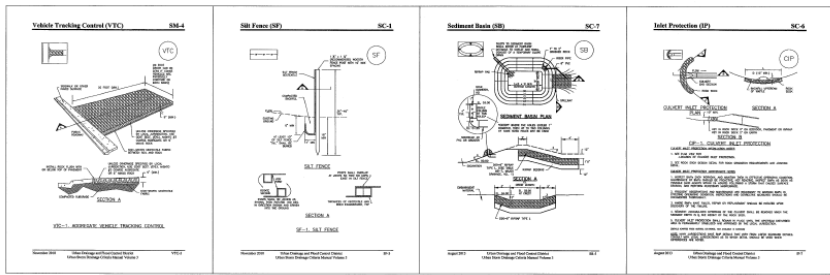
1. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION. THE GRADING AND EROSION CONTROL PLAN SHALL BE REVIEWED BY THE CITY ENGINEER AND THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

2. UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AND SLOTTED CURBS IN THE EROSION CONTROL PLAN AT THIS TIME. REPAIR ALL DISTURBED AREAS WITH AN ACCEPTABLE SEED MIX.

3. THE SILT FENCES SHALL BE SET UP IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS SIGNIFICANTLY REDUCED. SLOTTED CURBS SHALL BE REPAIRED OR REPLACED AS NECESSARY. SLOTTED CURBS SHALL BE REPAIRED OR REPLACED AS NECESSARY.

LEGEND:

- (SS) EXISTING GROUND CONTOUR
- (SG) PROPOSED FINISHED GRADE CONTOUR
- (P) PROPOSED STORM SEWER PIPE
- (I) PROPOSED STORM INLET
- (S) EXISTING STORM SEWER PIPE
- (L) BOUNDARY LINE
- (H.P.) PROPOSED HIGH POINT
- (L.P.) PROPOSED LOW POINT
- (D) PROPOSED DRAIN DIRECTION
- (R) EXISTING DRAIN DIRECTION
- (S.F.) SILT FENCE
- (M.T.) MOUND TRACKING CONTROL
- (P) INLET PROTECTION
- (S.B.) TEMPORARY SEDIMENT BASIN
- (D.S.) DIVERSION SHALE



PROJECT NO. 14-2026-00
Barnes Center Apartments Filing No. 1
 Colorado Springs, CO

CLIENT

VEDURA RESIDENTIAL
 6750 N. SCOTTSDALE ROAD, #109
 SCOTTSDALE, AZ 86233
 (480) 922-9200
 (480) 922-9201

CONTACT

TODD & ASSOCIATES, INC.
 Consulting Engineers
 Architecture Planning
 Landscape Architecture
 4019 North 44th Street
 Phoenix, AZ 85018
 602-952-8280 | 602-952-8995
 www.toddsai.com
 1801 W. Bay Drive NW
 Olympia, WA 98502
 360-292-0950 | 360-798-0964
 www.toddsai.com
 Copyright 2013 Todd & Associates, Inc.

DATE

12/15/14
 Proj Mgr: CMT
 Draw By: CMT

DEVELOPMENT PLAN

PRELIMINARY GRADING W/ EROSION CONTROL PLAN

12 of 46
 CFC DP 14-00143

EXHIBIT B Overall Grading

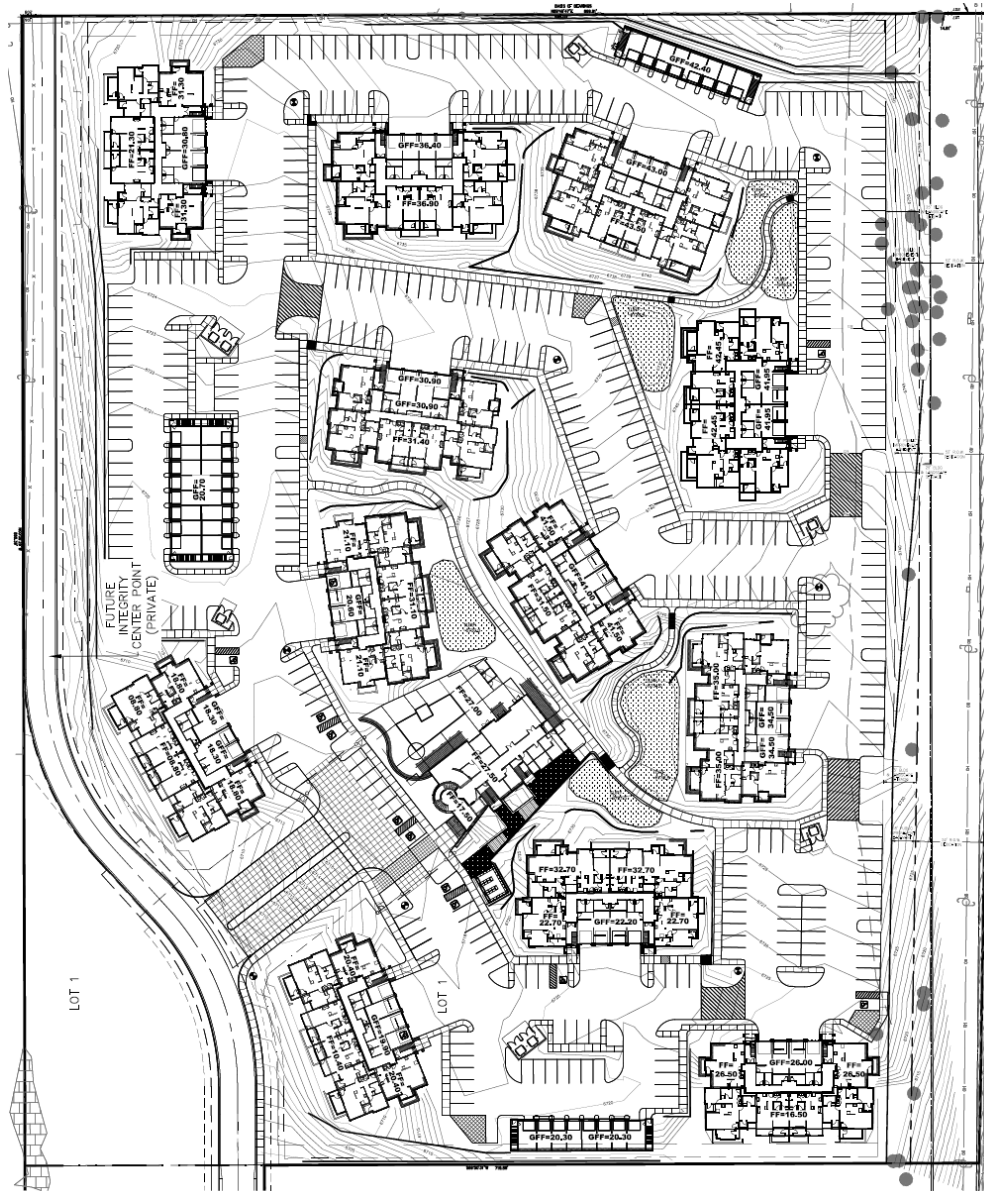


EXHIBIT B North Grading



EXHIBIT B South Grading

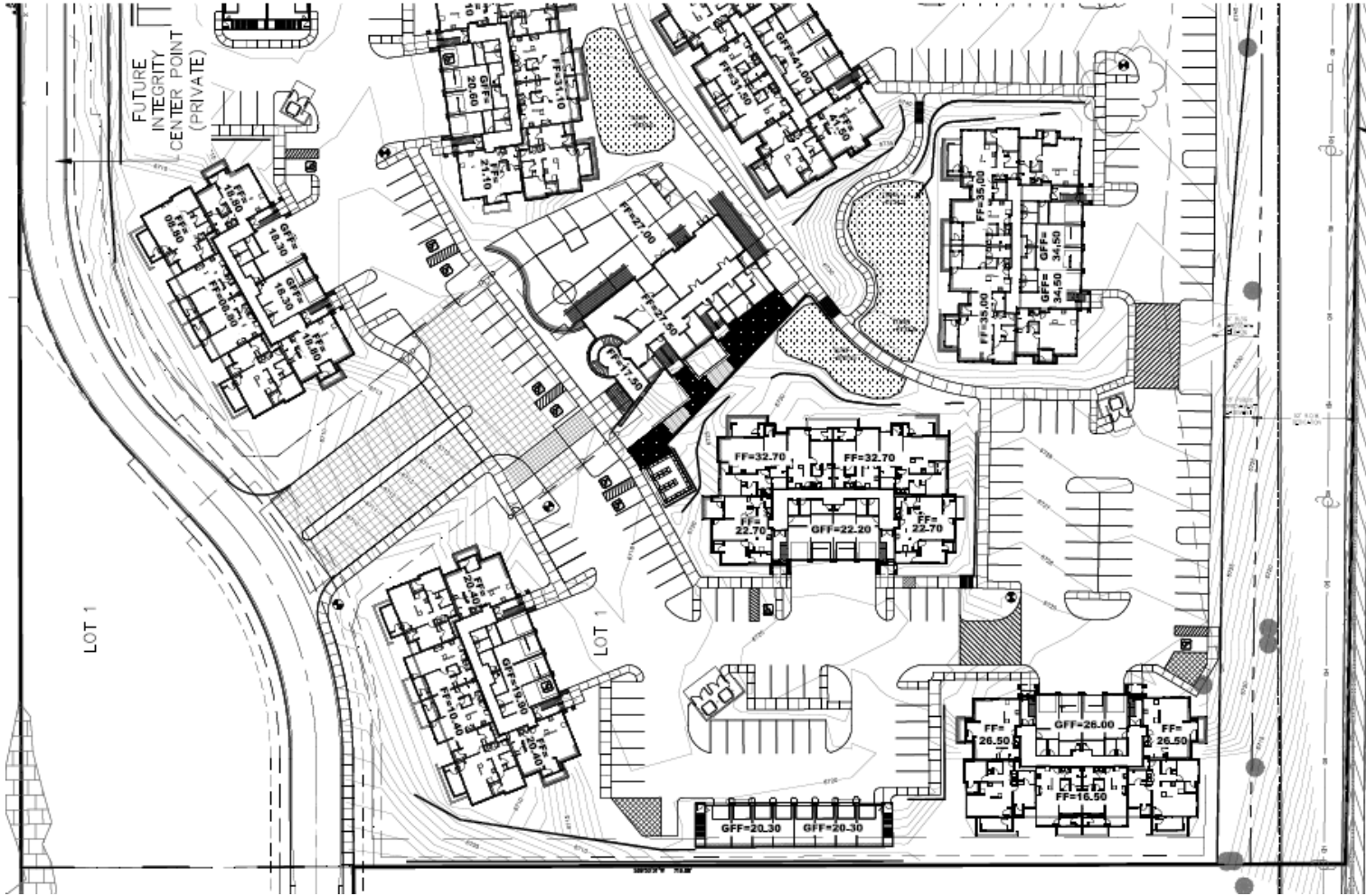


EXHIBIT B

Proposed Grading – Fries Property

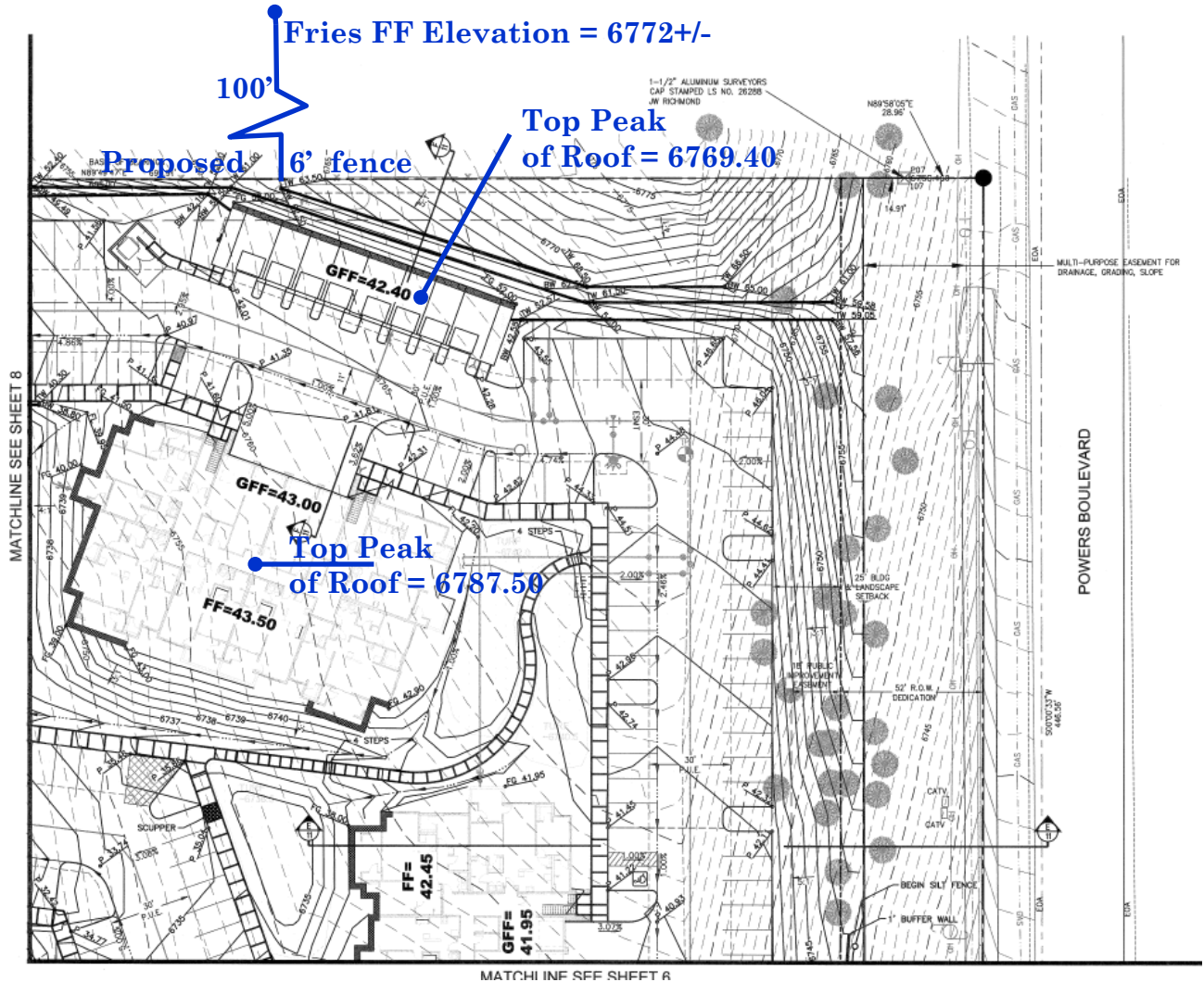
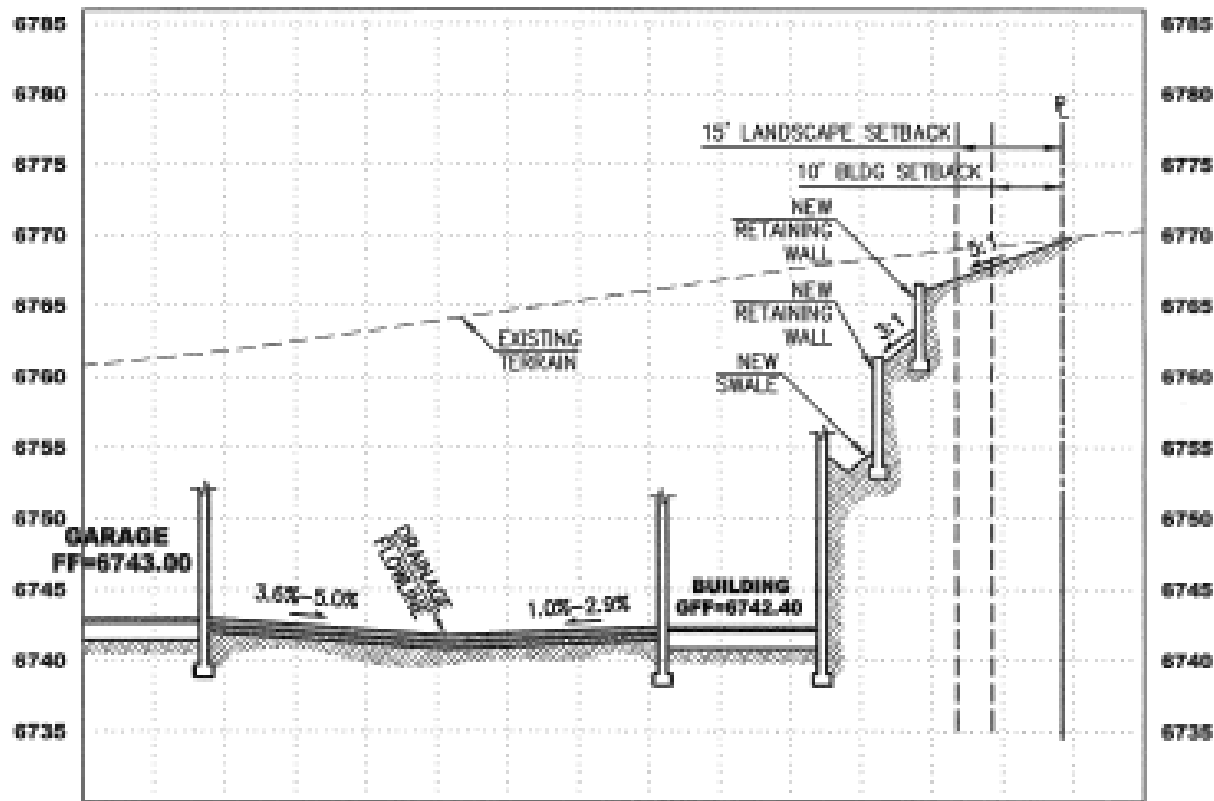


EXHIBIT B

Proposed Grading – Fries Property



SECTION F
Horizontal Scale: 1"=20'
Vertical Scale: 1"=10'

EXHIBIT B

Noise Impact Analysis –

- On-site
 - Compliance with City Planning Policy
 - Berm/Sound wall
- Off-site
 - LSC Analysis

EXHIBIT B

Noise Impact Analysis –

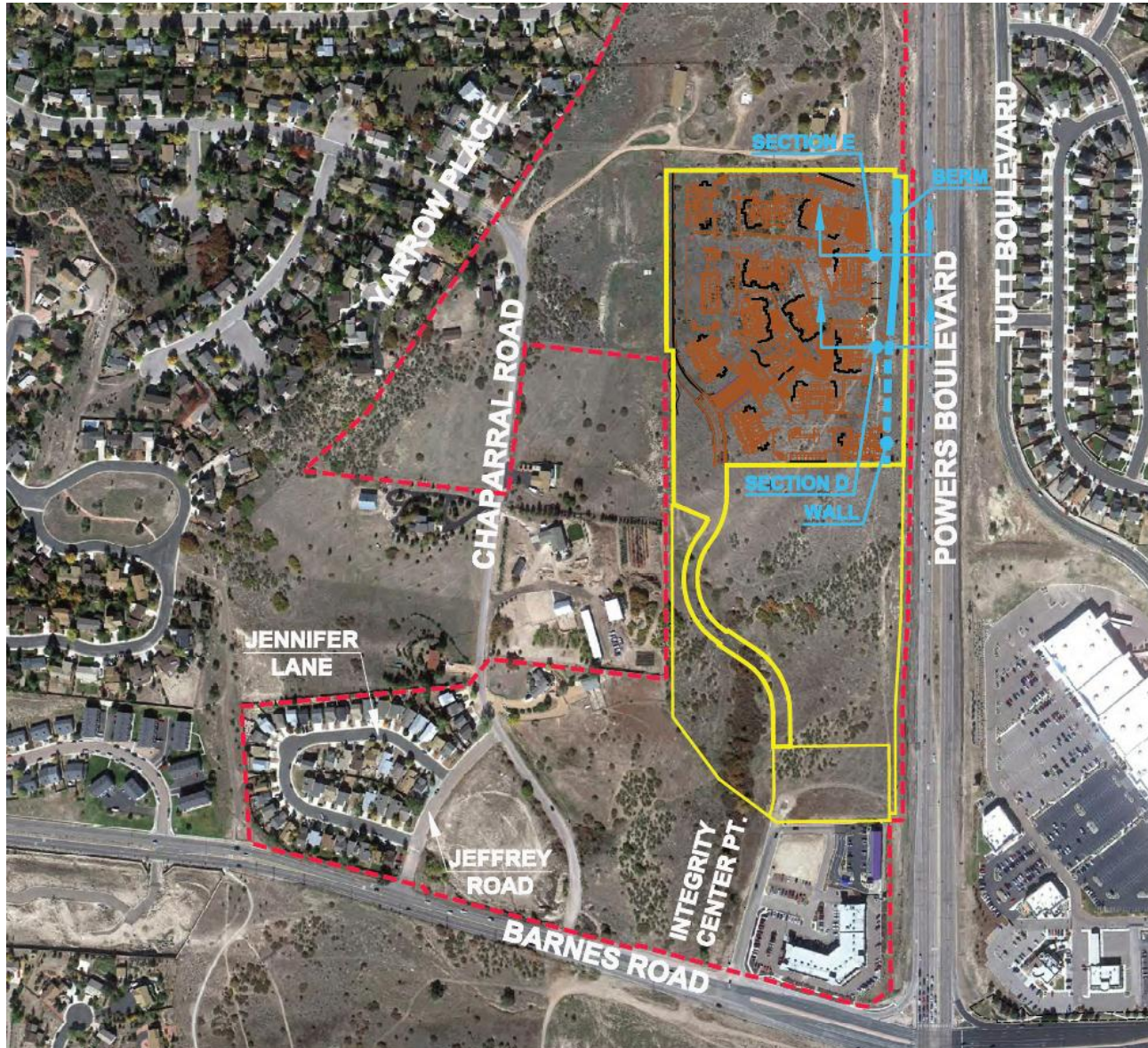
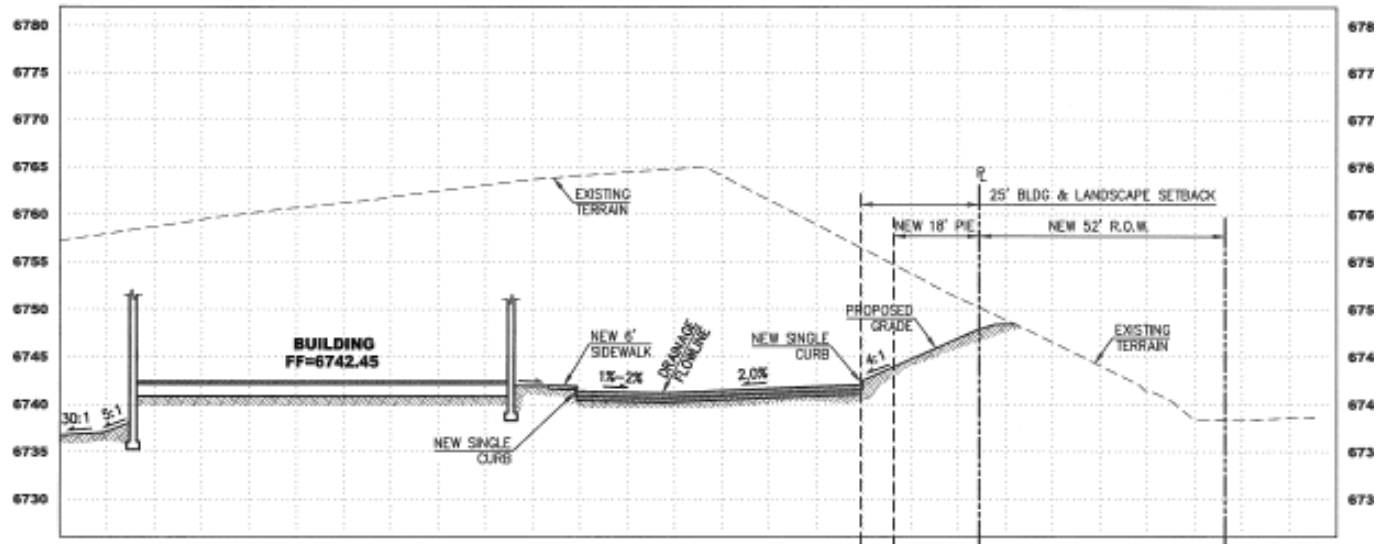


EXHIBIT B

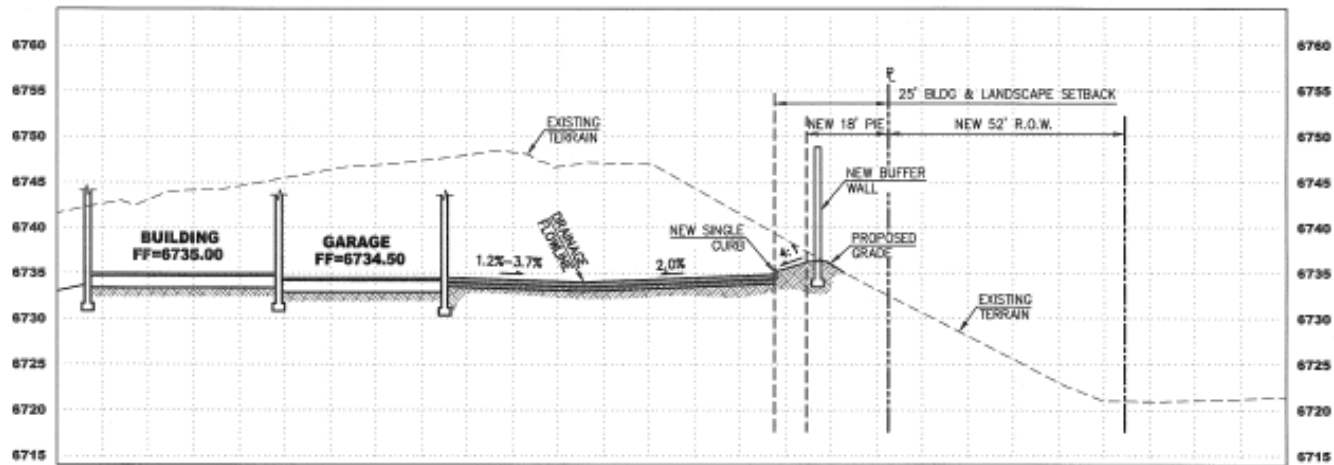
Noise Impact Analysis – On-site Mitigation (Section E)



SECTION E
Horizontal Scale: 1"=20'
Vertical Scale: 1"=10'

EXHIBIT B

Noise Impact Analysis – On-site Mitigation (Section D)

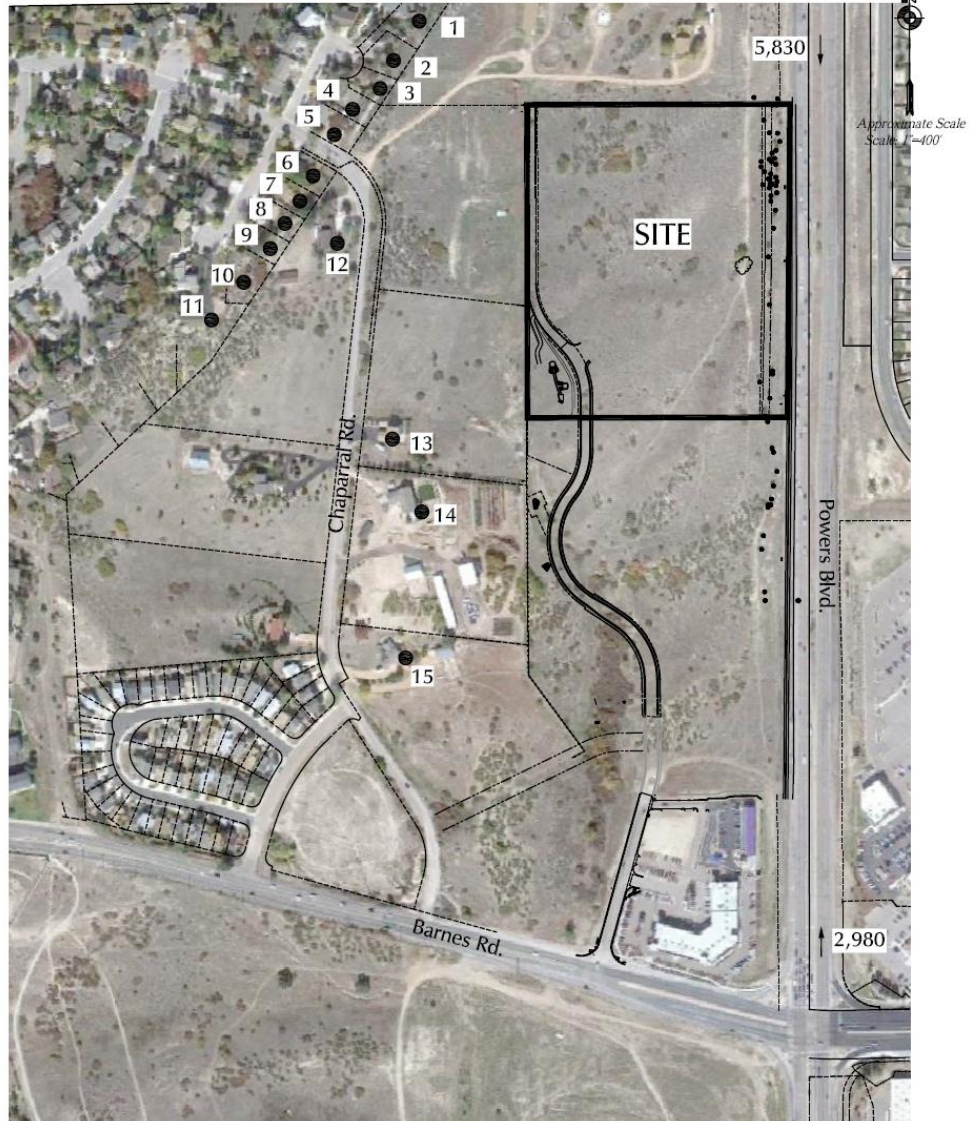


SECTION D
Horizontal Scale: 1"=20'
Vertical Scale: 1"=10'

EXHIBIT B

Noise Impact Analysis – LSC Study

EXHIBIT B



LEGEND:

- = Receiver Location
- 2,500 = 2035 AM Peak-Hour Volume (veh/hr)



Figure 1

Noise Analysis Data

EXHIBIT B

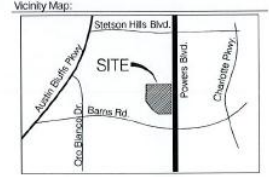
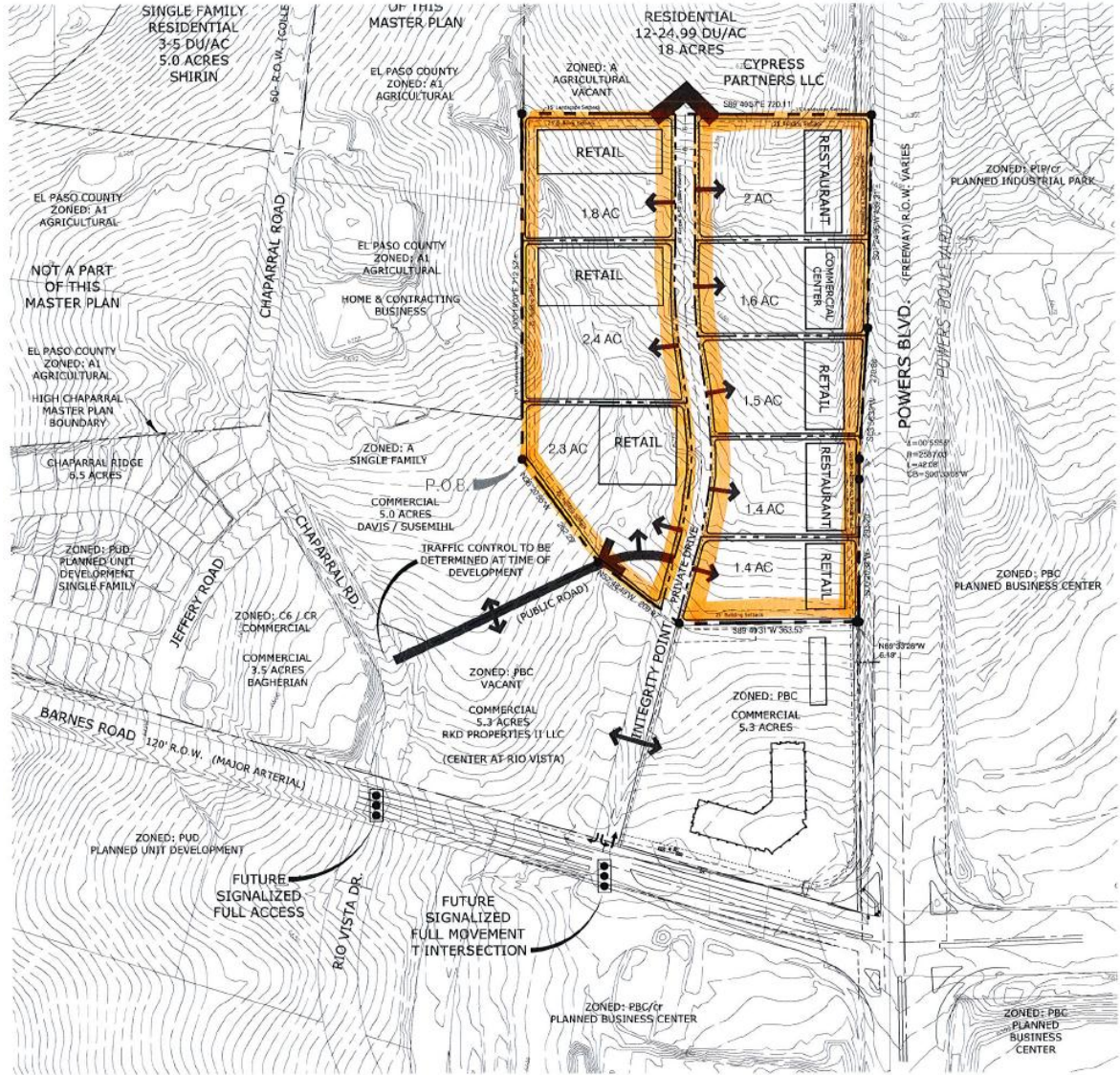
**Table 1
Noise Analysis Results
Barnes Center Apartments**

2035 Model-Predicted Sound Level (dBA)				
Receiver Number	Address	With Developed Site Following Regrading and New Apartment Buildings		
		With Vacant Site and Existing Grading		Difference
1	4787 Yarrow Pl	43.4	43.2	-0.2
2	4779 Yarrow Pl	43.5	43.2	-0.3
3	4771 Yarrow Pl	43.6	43.0	-0.6
4	4763 Yarrow Pl	43.1	42.4	-0.7
5	4755 Yarrow Pl	43.1	42.1	-1
6	4710 Chaparral Rd	43.3	42.5	-0.8
7	4723 Yarrow Pl	43.5	43.0	-0.5
8	4725 Yarrow Pl	43.4	42.7	-0.7
9	4717 Yarrow Pl	43.8	43.3	-0.5
10	4709 Yarrow Pl	44.0	43.5	-0.5
11	4701 Yarrow Pl	44.3	44.1	-0.2
12	4640 Chaparral Rd	44.8	44.1	-0.7
13	4625 Chaparral Rd	47.1	47.2	+0.1
14	4515 Chaparral Rd	48.6	48.8	+0.2
15	4435 Chaparral Rd	48.9	48.9	0

Source: LSC Transportation Consultants, Inc.

EXHIBIT B

Concept Plan – Existing Approved



Site Data:
 Owner: Cypress Partners
 4531 E. Beryl Ln.
 Phoenix, AZ 85028

Applicant:
 NES Inc.
 508 S. Tejon
 Colorado Springs, CO 80903

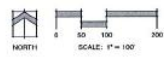
Existing Zoning: A AO
Zoning: PBC/C/O Ordinance #
Acres: 15.9 AC
Use: Retail/Commercial Center/Restaurant
Total Building: 125,000 - 135,000 SF
Max. Building Height: 45'

General Notes:
 1. High Chaparral Master Plan No. CPC MP 10-00089 ADU#13.
 2. Concept Plan will be used for preliminary site purposes.
 3. The layout and square footage of uses on this plan are conceptual in nature.
 The development plan for each lot will provide the exact layout and square footages.
 4. No access or use of Powers Blvd.
 5. The cost of the traffic signal at Integrity Center Point and Barnes will be appropriated 100% to Cypress Partners LLC. Cypress Partners is not responsible for any signal contribution to the signal at Barnes and Chaparral.

Legal Description:
 A tract of land containing 5.900 acres being a portion the Southeast quarter (SE 1/4) of Section 24 and the Northwest quarter (NW 1/4) of Section 25, Township 13 South, Range 66 West of the 6th T.M., being a portion of former Tract 16, Tract 15, Tract 14, SanDiego Estates as recorded in the Book L-1 of Page 611 of the records of El Paso County, Colorado being more particularly described as follows:
 (The bearings and distances used herein are based on a Land Survey Plat by Rocky Mountain Land Services)

BEING at the North by angle point on the Westerly boundary line of said Tract 16, thence N47°09'01" on the West boundary line of said Tract 16, Tract 15 and Tract 14, a distance of 712.52 feet, more or less; thence S82°49'57"E a distance of 720.11 feet West right-of-way line of Powers Boulevard, the following four (4) courses on said West right-of-way line, thence: N 90°15'00"W a distance of 439.31 feet, more or less; S 101°30'00"W a distance of 279.86 feet to a point on a curve; S) on a curve to the left having a central angle of 07°59'57" a radius of 2581.00 feet for an arc distance of 42.08 feet, whose chord bears S00°33'04"W a distance of 259.29 feet; thence N47°32'21"W a distance of 4.19 feet to the Southeast corner of said Tract 16; thence S89°49'21"W on the South boundary line of said Tract 16, a distance of 383.33 feet to the Southwest corner thereof; thence N02°48'49"W on the Southeast boundary line of said Tract 16; thence N02°29'57"E to an angle point in the Westerly boundary line of said Tract 16; thence N02°29'57"W on said Westerly boundary line a distance of 282.29 feet to the POINT OF BEGINNING containing 5.900 acres, more or less.

Sheet Index:
 Sheet 1 - Concept Plan
 Sheet 2 - Preliminary Facility Plan



Land Planning
Landscape Architecture
Urban Design

NES Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel: 719.471.0071
Fax: 719.471.0262
www.nesinc.com

Barnes Center Commercial

Concept plan

DATE: September 11, 2015
 PROJECT NO.: 15-10-13
 PREPARED BY: EC
 CHECKED BY: EC

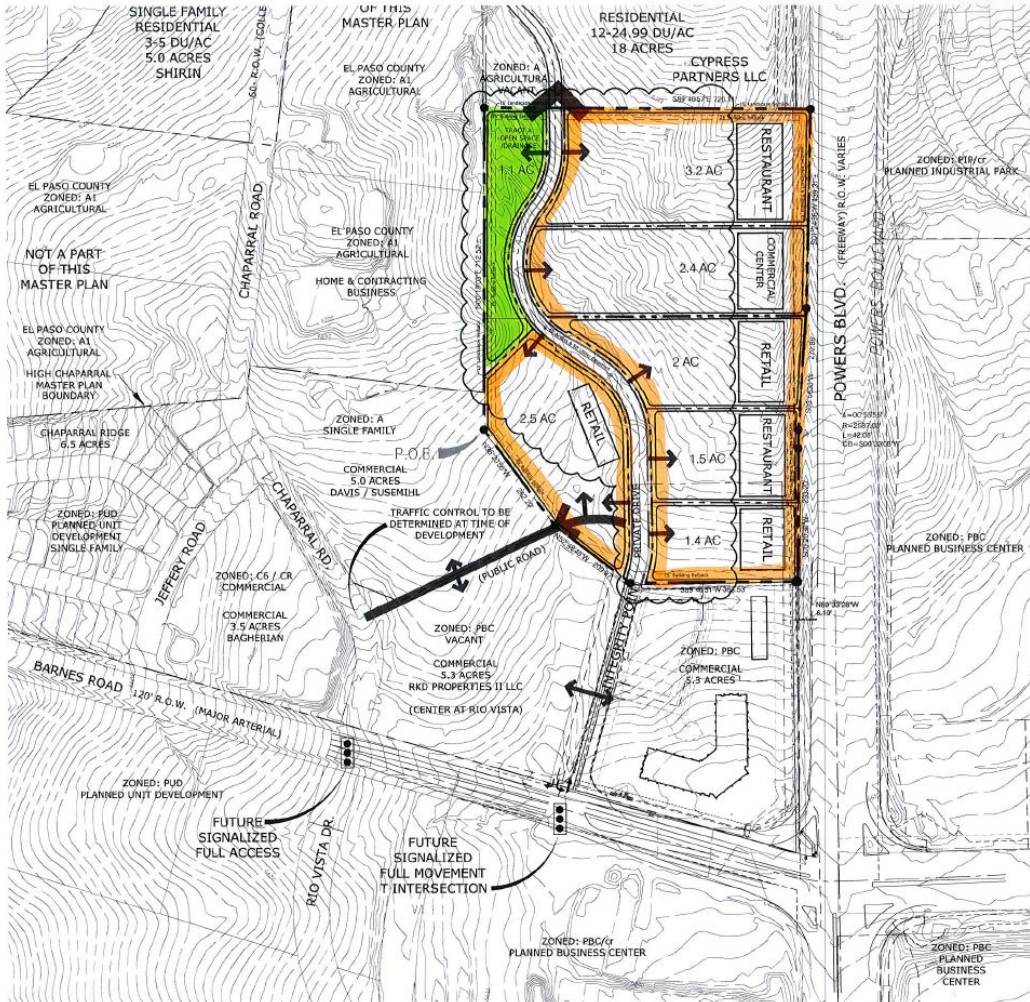
CONCEPT PLAN

1
1 of 2

CPC CP 13-001-08

EXHIBIT B

Concept Plan – Proposed with Open Space Buffer



Site Data:

Owner: Cypress Partners
4531 E. Beryl Ln,
Phoenix, AZ 85028

Applicant: NES Inc.
508 S. Trion
Colorado Springs, CO 80903

Existing Zoning: A AO
Zoning: PBC/AO Ordinance #14-7
Acres: 15.9 AC
Use: Retail/Commercial Center/Restaurant
Total Building: 125,000 - 135,000 SF.
Max. Building Height: 49'

- General Notes:**
1. High Overall Master Plan No. CPC MP 10-0028 ADM13
 2. Concept Plan will be used for Preliminary Plan purposes.
 3. The layout and square footage of uses on this plan are conceptual in nature. The development plan for each lot will provide the exact layout and square footages.
 4. No access onto Powers Blvd.
 5. The cost of the traffic signal at Integrity Center Point and Barnes will be apportioned 80% to Cypress Partners LLC. Cypress Partners is not responsible for any signal contribution to the signal at Barnes and Chaparral.
 6. Tract A is to be used for Open Space & Drainage and will be privately owned and maintained.

Legal Description:

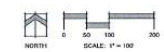
Abstract of land containing 5.900 acres being a portion the Southeast quarter (SE 1/4) of Section 24 and the Northeast quarter (NE 1/4) of Section 25, Township 13 South, Range 66 West of the 6th P.M. being a portion of former Tract 14, Tract 15, Tract 16, Sandeback Estates as recorded in Plat Book L-5 at Page 81 of the records of El Paso County, now vacated, together with a portion of said Powers Boulevard in El Paso County, Colorado (hereinafter particularly described) as follows:

(The bearings and distances used herein are based on a Land Survey Plat by Rocky Mountain Land Services)

BEGINNING at the northerly angle point on the boundary line of said Tract 16, thence N07°09'05" on the West boundary line of said Tract 16, Tract 15 and Tract 14, a distance of 712.52 feet, more or less, thence S89°02'17" a distance of 200.11 feet to West-adjacent-way line of Powers Boulevard, the following four (4) courses are on said Tract 16: (1) a distance of 192.147' (192' 9") a distance of 435.31 feet, more or less, 202°02'00" a distance of 278.86 feet to a point on a curve 3' or a curve to the left having a central angle of 02°58'58", a radius of 2827.02 feet, the arc distance of 47.88 feet, thence S02°03'09" a distance of 4,520.00' (4,520' 0") a distance of 392.05 feet, thence N42°22'00" a distance of 4.18 feet to the Southeast corner of said Tract 16, thence S27°02'17" on the South boundary line of said Tract 16, a distance of 263.33 feet to the Southwest corner thereof, thence N62°48'49" on the Southwesterly boundary line of said Tract 16, a distance of 203.97 feet to an angle point in the Westerly boundary line of said Tract 16, thence N18°20'00" to said Westerly boundary line a distance of 202.29 feet to the POINT OF BEGINNING and containing 5.900 acres or land, more or less.

Sheet Index:

Sheet 1 - Concept Plan
Sheet 2 - Preliminary Facilities Plan



Land Planning
Landscape
Architecture
Urban Design

NES, Inc.
508 South Trion Street
Colorado Springs, CO 80903
Tel: 719.471.0073
Fax: 719.471.0267
www.nescolorado.com
© 2011, All Rights Reserved.

Barnes Center Commercial

Concept plan

DATE:	December 12, 2014
PROJECT NAME:	A. Barnes Center
PROJECT NO.:	100-0028

DATE:	NO.	REVISION/DESCRIPTION

CONCEPT PLAN

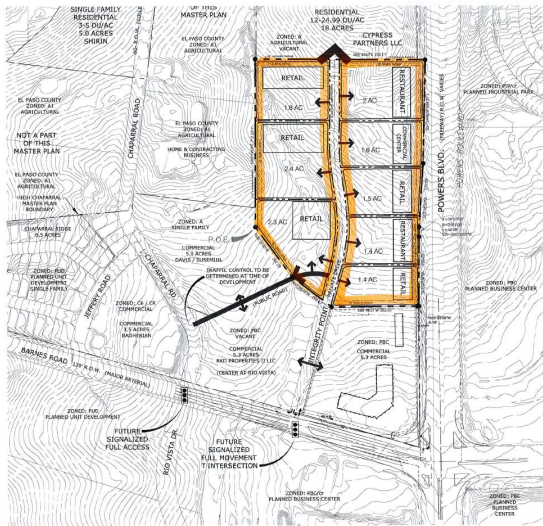
1

1 OF 2

CPC CP 13-0010B-11MN14

EXHIBIT B

Concept Plan - Comparison



Site Map

Site

Site Data:

Project Name: **Bones Center Commercial**

Client: **EXPRESS PARTNERS LLC**

Address: **12-24-99 DUJAC, 18 ACRES**

City: **EL PASO COUNTY, TEXAS**

County: **EL PASO COUNTY, TEXAS**

Map Scale: **1" = 100'**

Concept Plan

1

1 of 2

DATE: 10/14/2014

SCALE: 1" = 100'



Site Map

Site

Site Data:

Project Name: **Bones Center Commercial**

Client: **EXPRESS PARTNERS LLC**

Address: **12-24-99 DUJAC, 18 ACRES**

City: **EL PASO COUNTY, TEXAS**

County: **EL PASO COUNTY, TEXAS**

Map Scale: **1" = 100'**

Concept Plan

1

1 of 2

DATE: 10/14/2014

SCALE: 1" = 100'

Conclusion

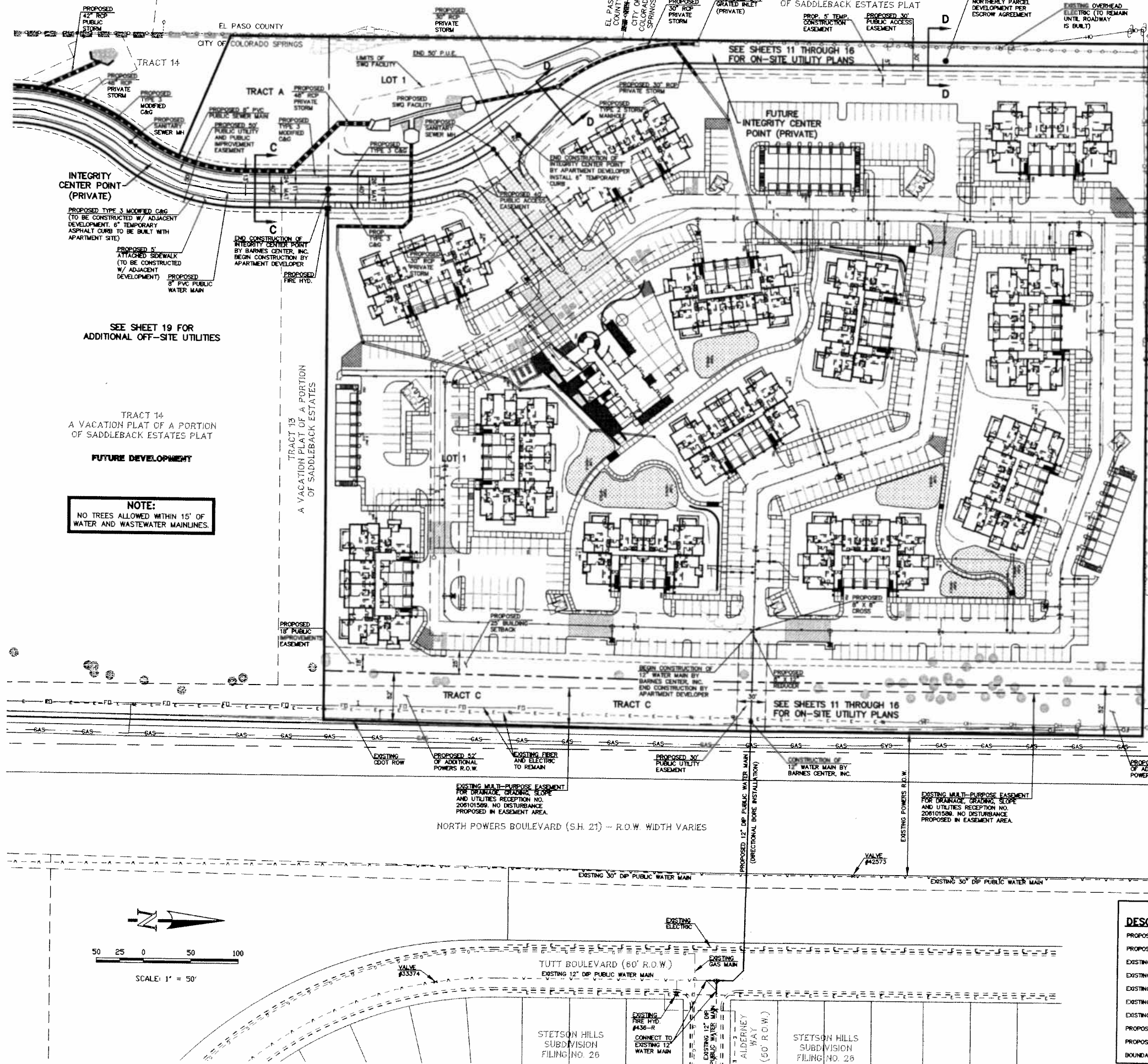
- Questions and Answers

EXHIBIT C

TRACT 8
SADDLEBACK ESTATES

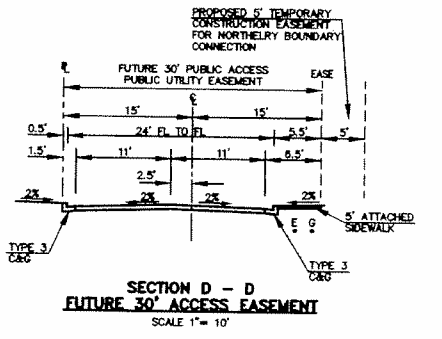
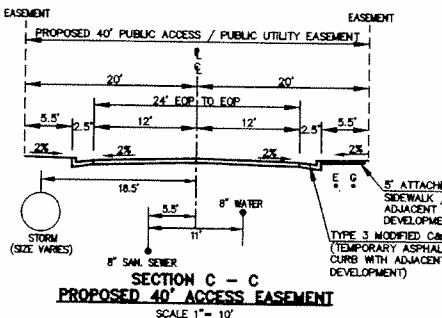
TRACT 9
SADDLEBACK ESTATES

TRACT 10
A VACATION PLAT OF A PORTION
OF SADDLEBACK ESTATES PLAT



INTEGRITY CENTER POINT AGREEMENT NOTE:
PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY THE FOLLOWING WILL BE COMPLETED FOR THE EXTENSION OF INTEGRITY CENTER POINT NORTH OF THE APARTMENT COMPLEX ENTRANCE.

- 1) GRADE THE CORRIDOR AND BENCH TO FINAL GRADES LEAVING A 3:1 SLOPE OR LESS TO THE NEIGHBORING PROPERTY.
- 2) SEED THE EXTENSION OF INTEGRITY CENTER POINT WITH A NATIVE SEED MIX AND ESTABLISH THE NATIVE SEED.
- 3) GRANT A PERMANENT ACCESS EASEMENT FOR THE PROPERTY TO THE NORTH FOR THE USE OF INTEGRITY CENTER POINT AND A TEMPORARY CONSTRUCTION EASEMENT OUTSIDE THE ACCESS EASEMENT FOR THE CONSTRUCTION OF THE ROADWAY.
- 4) EASTERLY CURB AND GUTTER AND 5' ATTACHED SIDEWALK TO BE CONSTRUCTED.



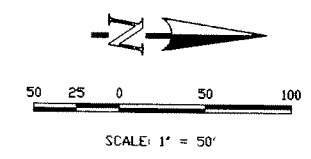
NOTE:
ANY FIRE SERVICE LINES CROSSING UNDER RETAINING WALLS WILL REQUIRE SLEEVES PER CSU CRITERIA.

NOTE:
ALL BUILDINGS TO BE CONSTRUCTED WITH FIRE SPRINKLERS THROUGHOUT THE ENTIRE STRUCTURE, REGARDLESS OF BUILDING CODE REQUIREMENTS DUE TO SITE ACCESS.

SEE SHEET 19 FOR ADDITIONAL OFF-SITE UTILITIES

TRACT 14
A VACATION PLAT OF A PORTION
OF SADDLEBACK ESTATES PLAT
FUTURE DEVELOPMENT

NOTE:
NO TREES ALLOWED WITHIN 15' OF WATER AND WASTEWATER MAINLINES.



DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	

PROJECT NO. 14-2026-00
Barnes Center Apartments Filing No. 1
Colorado Springs, CO

CLIENT **VEDURA RESIDENTIAL**
6720 N. SCOTTSDALE ROAD, #109
SCOTTSDALE, AZ 85253
(480) 922-9200 p
(480) 922-9201 f

CONTACT **TODD & ASSOCIATES, INC.**
Critical Thinking • Creative Design
Architecture Planning
Landscape Architecture
4019 North 44th Street
Phoenix, AZ 85018
602-952-8280p 602-952-8995f
www.toddassoc.com
1801 W. Bay Drive NW
Olympia, WA 98502
360-292-4092a 360-705-0966f
www.toddassoc.com
Copyright 2013 Todd & Associates, Inc.

KLAND CIVIL ENGINEERS
7227 N. 16th St. Suite 217
Phoenix, Arizona 85020
PHONE: (480) 344-0880
FAX: (480) 393-8823
www.klandeng.com

DATE 12/15/14
Proj Mgr: KRC
Dwn By: KC
CLASSIC CONSULTING ENGINEERS & SURVEYORS

DEVELOPMENT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
20 of 46
CPC DP 14-00143

X:\248117\DRAWINGS\DEVELOPMENT\248117_PU_20.dwg, 3/9/2015 9:16:40 AM, User: krc, Plot: 0, 14-2026-00, Barnes, Arch D, Ch. 1, 28, Inches, 1:1

EXHIBIT D



EXHIBIT D



EXHIBIT D

**TO: Lonna Thelen. Review Planner
City of Colorado Springs
Dept. of Planning & Development**

February 19, 2015

**From: Harry & Lynn Fries
4709 Chaparral Road
Colorado Springs, CO 80917**

**Subject: The Development Plan: CPC DP 14-00143 for a
272 unit apartment complex that borders our
Single family residence.**

As we have previously stated in our January 15, 2015 Memorandum to you that we have read and whole heartedly agree with the January 7, 2015 Memorandum that our neighbor, Sheryl Glasgow, has presented to you and support her views .For the sake of brevity we do not want to repeat all of the issues that Sheryl has already presented to you.

Our Major concern is: what is the best and appropriate use of this property? Our neighborhood believes that your department should be looking at our existing 5 acre single family community and trying to blend in a project of substantially less density. i.e., Town homes, multi-family dwellings, single-family or two family dwellings on an individual lot.

This apartment Project, CDC DP14-00143, as presented appears to be incompatible and a contradiction of the intent of the Co. Land Development Code 7.3.101 and Code 7.3.102? This is the second time I have asked this question and I hope that you will respond.

If this project is to be approved we would like to request that of our additional concerns about the proposed High Density Apartment project be addressed by the Planning Commission.

EXHIBIT D

#1. There is no 'Appropriate Buffer Zone'! This project is planning to build an 8 unit Garage Apartment (Type VI) building within 4 Feet of my property line !

(Note: Specifically the most northern building on their Development Plan.)

This specific building was originally proposed on the east side (Powers Blvd.) of this building site and was changed in the next revision to its present location.

I would like to suggest that this Building Type VI could just as easily be placed on the west side of this building site. The area located just north of their proposed Building Type VII in the proposed parking spaces and refuse area. Then this current site could be used for parking spaces and refuse area in place of Building type VI.

#2. There is a need for appropriate and effective privacy, noise and traffic pollution barriers. There is also a need for retaining walls to retain the soil on our property. (NOTE: Specifically the north east corner of their project, there will be a significant gradient difference of approximately 60 feet, creating a severe slope difference.)

To address the aforementioned barriers we request that in addition to providing retaining walls that an 8 foot wall for Noise Mitigation, privacy and protection from increased public trespassing from the occupants of the apartments to be installed surrounding the entire project from Powers Blvd. to the west end of the a joining properties (north boundary line) and along the west side of the planned private road.

In the current revised proposal we have noticed that: (a) the planned Noise Mitigation Wall is only a partial wall along Powers Blvd. and (b) the planned north boundary line has only a partial 6' Cedar Fence.

EXHIBIT D

We would like to request that this Noise Mitigation Wall be extended to cover the entire east side boundary line of this building site (along Powers Blvd.) and then continued from the north east corner to the north west corner(the north boundary line) of this building site.

#3. There is a need for appropriate landscaping on all the sloping land. (note: Specifically at the north east corner of their development plan, CPC DP 14-00143).

We request that there be a specific landscaping proposal included in their development plans.

#4. We request that the, CDC DP 14-00143, Development Plans adhere to the height restrictions set in the code of 45 feet.

#5. We request that we be apprised of the private road easements and any /all revisions to the current Development plans.

#6.. In the Classic Construction Co. letter to you, dated January 21, 2015, Item # 17 on page 4 of 14, they implied that they responded to you that they were in compliance with city code. We have never been contacted by any representatives of the Olive Company or Classic Construction Co. Therefore we can assume that they have no intentions of responding to any of our requests.

High Chaparral Master Plan

City Planning Commission

19 MAR 2015

EXHIBIT E

The image is a screenshot of a web browser displaying a satellite map from Flash Earth. The browser's address bar shows the URL <http://www.flashearth.com/?lat=38.899648&lon=-104.7...>. The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The browser's toolbar shows various icons for navigation and utility. The Flash Earth interface includes a navigation menu with options: AdChoices, Live Earth, Satellite, Street Map, and Gogle Earth. A sidebar on the left contains a 'Map source' menu with options: NASA Aqua (Daily), NASA Terra (Daily), Bing Maps, Bing Maps (Labels), HERE Maps, HERE Maps (Labels), Earth at Night, ArcGIS, and MapQuest. Below this is a 'Location' section showing Latitude: 38° 53' 58.7" N and Longitude: 104° 43' 28.1" W, with links for 'Permanent link' and 'Reset to global view'. There are also 'Search' and 'Options' sections. The main map area shows a satellite view of a residential area in Colorado Springs, CO. A red rectangular box highlights a specific area in the center of the map. The map shows streets including Camas Ct, Woodsonrei Ct, Yarrow pl, and Chaparral Rd. A park labeled 'Bluestem Circle Park' is visible in the bottom left. A highway labeled '21' is visible on the right. The map is overlaid with a grid. The browser's taskbar at the bottom shows various open applications: 63244.pdf - Adobe R..., Microsoft PowerPoi..., and Flash Earth - Zoom i... The system clock in the bottom right corner shows 1:16 PM.

EXHIBIT E

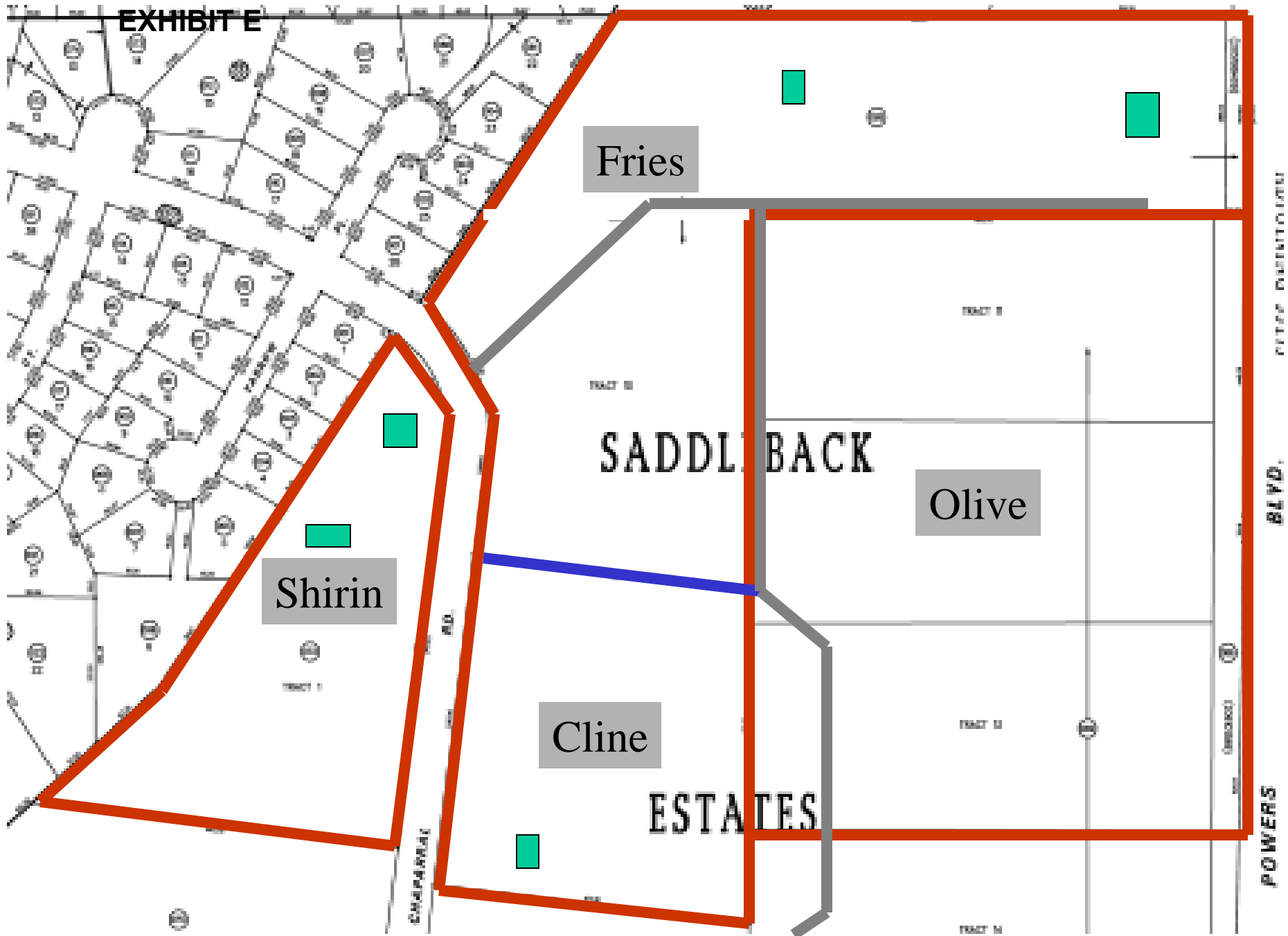


EXHIBIT E

Enter a location to view maps US Canada [Search for more maps](#) [order a print centered here >>](#)

Topo Map

The image shows a topographic map with a red polygon outline highlighting a specific area. A red dashed line runs horizontally across the map. A road labeled 'POWERS' is visible, along with contour lines indicating elevations of 6600 and 6700. The map interface includes a search bar, navigation controls, and a 'Topo Map' dropdown menu.

Google

undefined Terms of Use

CPC ZC 14-00141

- A zone change to rezone the property from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-Family with Airport Overlay).

We are not in favor of Re-zoning

- Purchased home in 1990
- One of seven horse property estates in an enclave of homogeneously-zoned agricultural properties
- Re-zoning, particularly to high density housing, changes the nature of the community, diminishing quality of life and greatly reducing property value to residents

Realtor's Comments

- Nobody purchases a five acre horse property estate so that they can live next to apartments with 500+ residents
- Prospective buyer of horse property will be concerned about noise and animal safety, will opt to purchase elsewhere.
- Prospective buyer looking for isolation will opt to purchase elsewhere.
- Financial impact is \$100K+

What Now?

- Stay in the house, or sell it to someone who likes it despite the impending construction
 - Minimize construction impact to a resident
- Sub-divide the property and develop it
 - Concessions to make low density profitable
- Try to find a buyer who is interested in developing the property and sell it
 - Ensure access to infrastructure
 - Ensure maximum density authorized

CPC CP 13-00108- A1MN14

- A concept plan amendment to change the alignment of Integrity Center Point, change the configuration of the lots, and add open space and a drainage tract.

Concerns

- Residence
 - Lower density housing as buffering
 - Sound abatement at various elevations
 - Powers
 - Integrity Point
 - the apartments
 - commercial
- Developer
 - Road Access
 - Sewer Access
 - Storm Drain Access
 - Detention Pond

EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



EXHIBIT E



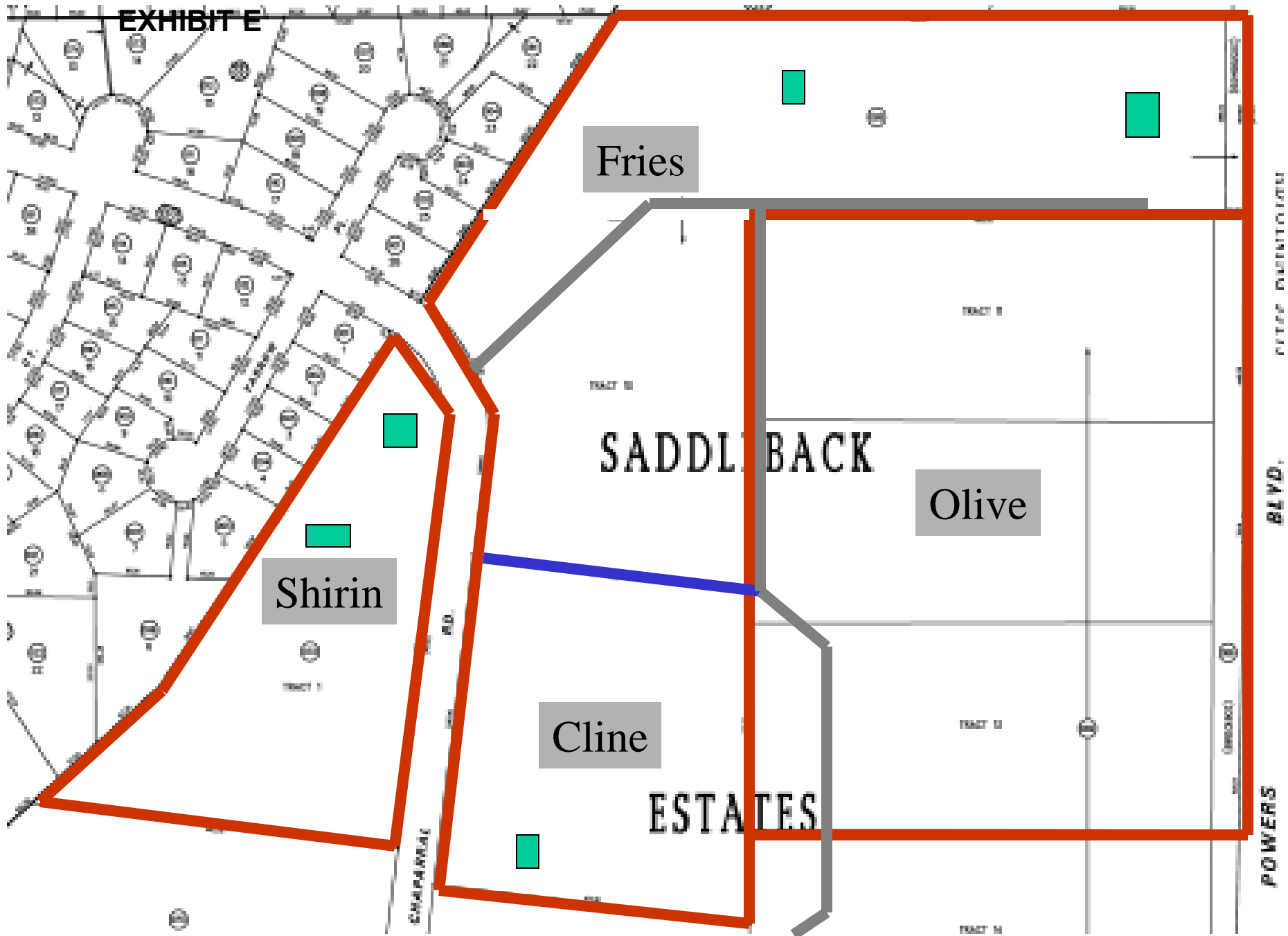
Concerns

- Residence
 - Lower density housing as buffering
 - Sound abatement at various elevations
 - Powers
 - Integrity Point
 - the apartments
 - commercial
- Developer
 - Road Access
 - Sewer Access
 - Storm Drain Access
 - Detention Pond

Rio Vista

- Master Plan circa 1990
 - Public Road
 - Through to Stetson Hills
 - Along Property Line
 - Along Natural Drainage

EXHIBIT E



Fries

Shirin

Cline

SADDLE BACK

Olive

ESTATES

CHAPARRAL RD.

BLVD.

POWERS

TRACT I

TRACT III

TRACT II

TRACT IV

High Chaparral Open Space

- TOPS acquires property circa 2006
- Rio Vista morphs into Integrity Point
- Routing to Chaparral could prevent first responder/safety issues, however
- Old Farm traffic concerns
- Dead end approved
- Integrity Point can only access Chaparral via Barnes or South End connector

Development Plan

- The public road became a private road
- Drawings depict no access to Integrity Point
- Access to storm drainage and sewage becomes problematic
- Above grade detention pond will cause flooding
- Detention pond sizing appropriate?

EXHIBIT E

Enter a location to view maps US Canada [Search for more maps](#) [order a print centered here >>](#)

Topo Map

The image shows a topographic map with a red polygon outline highlighting a specific area. A red dashed line runs horizontally across the map. A road labeled 'POWERS' is visible, along with contour lines indicating elevations of 6600 and 6700. The map interface includes a search bar, navigation controls, and a 'Topo Map' dropdown menu.

Conclusion

- Zoning change spoils the current residents quality of life and property value
- Development plan does not provide access to road or drainage
- Detention pond presents flood risk to adjacent property and does not provide customarily required enclosure
- Development plan does not provide the customarily required noise abatement

Recommendations

- Integrity Point should be a government owned and maintained road
- The Master Plan should be collaborative with ALL affected property owners
- Require developer to provide the customary buffering and noise abatement