2650 WHEELER
COLORADO SPRINGS, CO
DEVELOPMENT PLAN
OCTOBER 2022

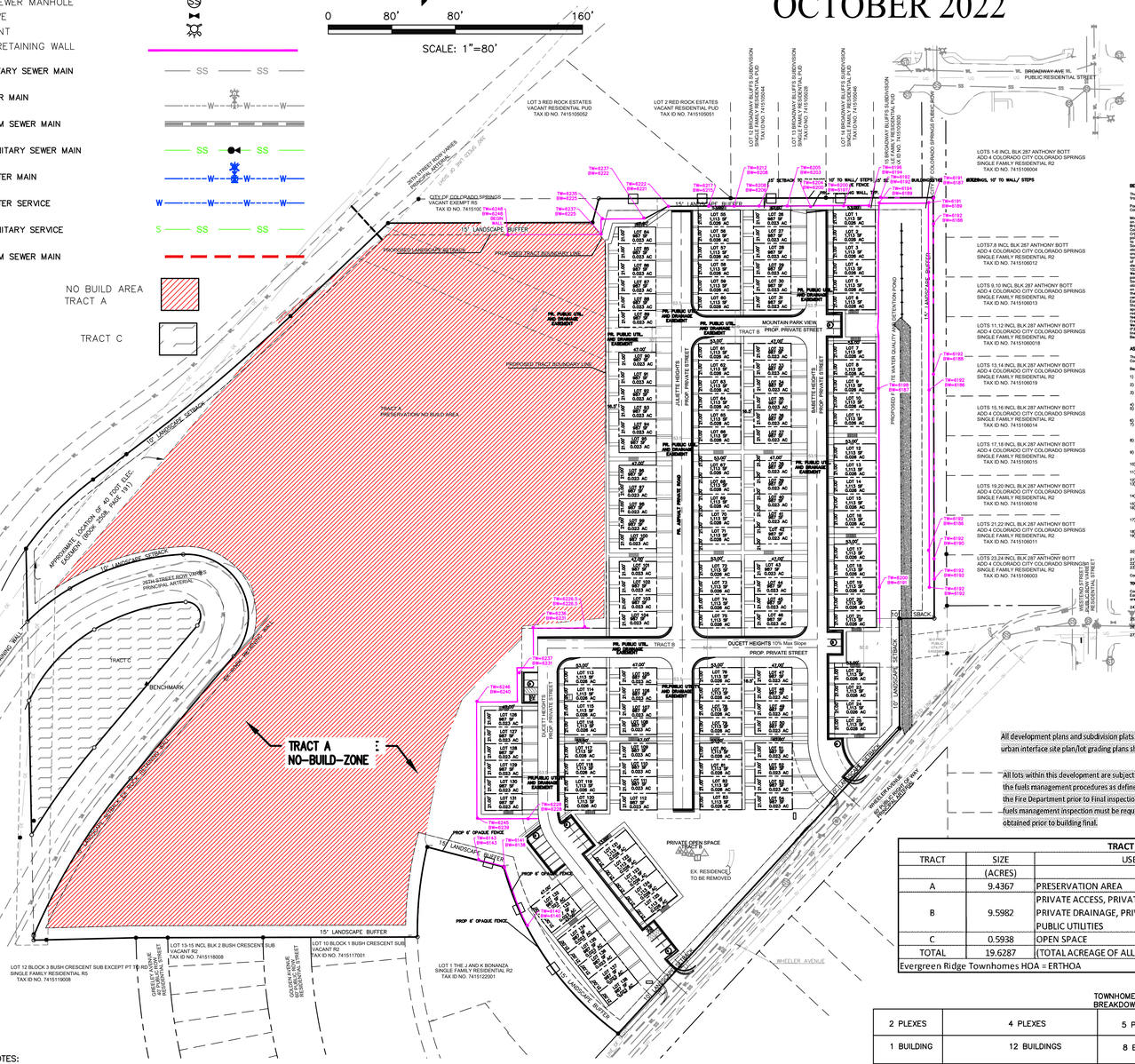
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED SETBACK (LANDSCAPING)
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED TRACT LINE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- PROPOSED RETAINING WALL
- EXISTING SANITARY SEWER MAIN
- EXISTING WATER MAIN
- EXISTING STORM SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- EXISTING STORM SEWER MAIN
- NO BUILD AREA TRACT A
- TRACT C

N

0 80' 80' 160'

SCALE: 1"=80'



LEGAL DESCRIPTION

BE IT KNOWN BY THESE PRESENTS:

That LGI Homes – Colorado, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

Part of the Northeast quarter of Section 15, Township 14 South, Range 67 West of the Sixth P. M., El Paso County, Colorado.

More particularly described as follows: Beginning at the Southeast corner of Colorado City Cemetery, said point being on the Southerly line of Broadway Bluffs Subdivision, a subdivision recorded in Block 2 of Bush Crescent Subdivision, said Broadway are platted in said Bush's Addition, No. 2, thence South 89°30'00" West along the Southerly line of said Colorado City Cemetery, 423.70 feet to the Westerly line of the former right of way of the Colorado Springs and Cripple Creek District Railway, thence South 00°30'00" East along said Westerly line, 1,320.00 feet to a point 30.00 feet South of (measured Southerly line of Colorado City Cemetery) said Southerly line, 250.63 feet to the Southeastern right of way line of Colorado State Highway 330; thence Northwesterly along said Southeastern right of way line and on a curve to the right, with a radius of 2,022.01 feet and a central angle of 9°41'24" an arc distance of 370.65 feet to a point of tangent; thence South 51°42'00" West, along said Southeastern right of way line of Colorado State Highway 330, 1,000.00 feet; thence Northwesterly along said Southeastern right of way line and on a curve to the left, with a radius of 2,022.01 feet and a central angle of 18°18'42", an arc distance of 721.08 feet to the Westerly line of the parcel described as Tract 2 in Treasurer's Deed recorded in Book 2000 at Page 161; thence North 00°30'00" West along said Westerly line, 1,320.00 feet to the Southerly line of the Westerly line extended Southerly, said Westerly line and Westerly line extended being also the Easterly line of that parcel described as Parcel B in seriously dead recorded in Book 2045 at Page 316 of the El Paso County records; thence North 89°30'00" East along said Southerly line extended and said Southerly line, 1,320.00 feet to the Southeast corner of said Bush's Addition, said point being also the Southwest corner of said subdivision, said corner being also a point on the Northerly line of said Broadway Bluffs Subdivision; thence North 89°30'00" East along said Southerly line, 1,320.00 feet; thence Northerly along said Westerly right of way line and on a curve to the right with a radius of 460.3 feet and a central angle of 12°00'00" an arc distance of 96.42 feet; thence North 00°30'00" West, 1,320.00 feet; thence North 89°30'00" East, 1,320.00 feet to the point of beginning, except that portion conveyed in Special Warranty Deed recorded in Book 2000 at Page 161 of Bush Crescent Subdivision, said point being also the Southeastern right of way line of the Colorado Springs and Cripple Creek District Railway Company, said point being also a point on a curve to the right, with a radius of 2,022.01 feet and a central angle of 9°41'24" an arc distance of 34.14 feet; thence South 00°30'00" East, 1,320.00 feet; thence South 89°30'00" West, 1,320.00 feet, an arc distance of 259.76 feet to the existing pipe monument on the Northwestern right of way line of Bear Creek Road, said point being also the Southeastern corner of said Broadway Bluffs Subdivision; thence North 00°30'00" West, 1,320.00 feet; thence North 89°30'00" East, 1,320.00 feet; thence North 00°30'00" West, 1,320.00 feet; thence South 89°30'00" East, 44.00 feet to the Westerly right of way line of Bush Crescent Subdivision; thence North 00°30'00" West, 530.00 feet to the point of beginning, EXCEPT the 60 foot right of way for Colorado State Highway 330.

AS SURVEYED LEGAL DESCRIPTION:

Those portions of the Northeast Quarter of Section 15, Township 14 South, Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Beginning at the southeast corner of Broadway Bluffs Subdivision;

1) thence along the south line of said Subdivision South 89 degrees 53 minutes 28 seconds West, 425.83 feet to the Southeast corner of Bush Crescent Subdivision, said point being also the Southwest corner of said Bush's Addition;
2) thence along said westerly line South 11 degrees 42 minutes 26 seconds West, 31.26 feet to a point on a line 30.00 feet South of (measured Southerly line of Colorado City Cemetery);
3) thence along said South 89 degrees 30 minutes 28 seconds West, 257.53 feet to the southeasterly line of the former right of way (formerly known as State Highway No. 330) (the following four courses are along said southeasterly line);
4) thence South 49 degrees 22 minutes 27 seconds West, 169.61 feet;
5) thence along a non-tangential curve concave to the southeast, said curve having a central angle of 06 degrees 39 minutes 53 seconds, a radius of 2,022.01 feet, for an arc length of 235.72 feet; (the center of said curve bears North 43 degrees 05 minutes 25 seconds West);
6) thence South 42 degrees 25 minutes 32 seconds West, 52.80 feet;
7) thence along a non-tangential curve concave to the southeast, said curve having a central angle of 18 degrees 20 minutes 44 seconds, a radius of 380.28 feet, for an arc length of 121.76 feet; (the center of said curve bears South 65 degrees 32 minutes 32 seconds East) to the westerly line of that parcel described as Parcel B in Warranty Deed recorded in Book 2045 at Page 316;
8) thence along said westerly line South 1 degrees 37 minutes 37 seconds East, 81.75 feet to the northerly line of Broadway Bluffs Subdivision, said point being also Point A (the following five courses are along the northerly and easterly lines of said South 30th Street);
9) thence along a non-tangential curve concave to the southeast, said curve having a central angle of 14 degrees 11 minutes 29 seconds, a radius of 287.00 feet, for an arc length of 67.90 feet; (the center of said curve bears South 45 degrees 03 minutes 27 seconds East);
10) thence along a compound curve to the south, said curve having a central angle of 27 degrees 49 minutes 11 seconds, a radius of 1,000.00 feet, for an arc length of 485.30 feet;
11) thence along a compound curve to the southwest, said curve having a central angle of 133 degrees 02 minutes 39 seconds, a radius of 15.00 feet, for an arc length of 34.83 feet;
12) thence South 42 degrees 11 minutes 03 seconds West, 201.21 feet;
13) thence along a non-tangential curve concave to the northwest, said curve having a central angle of 17 degrees 49 minutes 44 seconds, a radius of 284.27 feet, for an arc length of 88.45 feet; (the center of said curve bears South 49 degrees 47 minutes 11 seconds East) to the said line of said Parcel B;
14) thence along said line South 1 degree 37 minutes 37 seconds East, 54.94 feet to the north line of Bush Crescent Subdivision;
15) thence along said north line North 89 degrees 30 minutes 21 seconds East, 128.76 feet;
16) thence along said line North 1 degree 37 minutes 37 seconds West, 154.26 feet to the southerly line of the J and K Bonanza (the following three courses are along the easterly, northerly and westerly lines of said The J and K Bonanza);
17) thence along a non-tangential curve concave to the east, said curve having a central angle of 14 degrees 12 minutes 29 seconds, a radius of 485.30 feet, for an arc length of 119.73 feet; (the center of said curve bears North 80 degrees 52 minutes 27 seconds East);
18) thence North 42 degrees 11 minutes 03 seconds East, 99.00 feet;
19) thence along a non-tangential curve concave to the northwest, said curve having a central angle of 39 degrees 42 minutes 41 seconds, a radius of 284.27 feet, for an arc length of 258.62 feet; (the center of said curve bears North 47 degrees 48 minutes 57 seconds East) to the northeasterly line of Western Avenue (formerly Bear Creek Road);
20) thence along said northeasterly line North 42 degrees 41 minutes 20 seconds East, 522.72 feet to a line 60 feet South of (measured Southerly line of Colorado City Cemetery) said Bush's Addition No. 1;
21) thence along said the North 1 degree 11 minutes 38 seconds West, 138.45 feet;
22) thence North 89 degrees 48 minutes 32 seconds East, 44.00 feet to the west line of said Bush Addition No. 4;
23) thence along said west line North 1 degree 28 minutes 38 seconds West, 539.70 feet to the point of beginning.

Containing a calculated area of 829,159 square feet (19.0349 acres), more or less.

TOGETHER WITH

Commencing at said Point A; thence along the east line of said Parcel B South 1 degrees 37 minutes 37 seconds East, 81.75 feet to the Point of Beginning; thence South 1 degrees 37 minutes 37 seconds East, 154.26 feet (the following five courses are along the southeasterly, southerly and northwesterly line of said South 30th Street);

24) thence along a non-tangential curve concave to the southeast, said curve having a central angle of 33 degrees 31 minutes 56 seconds, a radius of 210.50 feet, for an arc length of 123.15 feet; (the center of said curve bears South 64 degrees 11 minutes 49 seconds East);
25) thence along a compound curve to the southeast, said curve having a central angle of 27 degrees 49 minutes 11 seconds, a radius of 250.00 feet, for an arc length of 121.40 feet;
26) thence along a compound curve to the southeast, said curve having a central angle of 133 degrees 02 minutes 39 seconds, a radius of 15.00 feet, for an arc length of 34.83 feet;
27) thence South 42 degrees 11 minutes 03 seconds West, 201.21 feet.

TO BE PLATTED AS EVERGREEN RIDGE TOWNHOMES FILING NO. 1

VICINITY MAP
N.T.S.

All development plans and subdivision plats within the wildland urban interface approved on or after April 1, 1993, and wildland urban interface site plan/lot grading plans shall contain the following statement:

"All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.

TRACT TABLE

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	9.4367	PRESERVATION AREA	ERTHOA	ERTHOA
B	9.5982	PRIVATE ACCESS, PRIVATE OPEN SPACE, PRIVATE DRAINAGE, PRIVATE UTILITIES NAD PUBLIC UTILITIES	ERTHOA	ERTHOA
C	0.5938	OPEN SPACE	ERTHOA	ERTHOA
TOTAL	19.6287	(TOTAL ACREAGE OF ALL TRACTS)		

Evergreen Ridge Townhomes HOA = ERTHOA

TOWNHOME BREAKDOWN

2 PLEXES	4 PLEXES	5 PLEXES	6 PLEXES
1 BUILDING	12 BUILDINGS	8 BUILDINGS	8 BUILDINGS
2 UNITS	48 UNITS	40 UNITS	48 UNITS

LOT SIZE & SETBACKS FOR PUD SINGLE-FAMILY RESIDENTIAL LOTS:

HOUSING TYPE: TOWNHOMES ATTACHED
TOTAL LOTS: 137 SINGLE FAMILY ATTACHED TOWNHOMES
MINIMUM LOT AREA: 987 SQ. FT.
MINIMUM LOT WIDTH: 21'
MAXIMUM BUILDING HEIGHT: 45'
MINIMUM LOT AREA
2 STORY 1100 SF
3 STORY 900 SF
R5 ZONE DISTRICT STANDARD SETBACKS:
FRONT BUILDING SETBACK TO BACK OF CURB 20'
SIDE YARD SETBACK: 5' ONLY FOR EXTERIOR UNITS
DUE TO THE MULTIFAMILY LOTS THAT ARE PROPOSED, THESE SETBACKS SHALL BE TO THE EDGES OF THE PROPERTY AND NOT APPLY TO THE INDIVIDUAL TOWNHOUSE LOTS

GENERAL NOTES:

- ACCESS AGREEMENT FOR ALL PRIVATE ROADS AND DRIVEWAYS WILL NEED TO BE RECORDED
- THERE ARE NO SIGNIFICANT CULTURAL RESOURCES LOCATED ON THIS SITE.
- THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED ON THIS SITE OTHER THAN THE SLOPE AT THE WEST END.
- LIGHT STANDARD:
  ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY, AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS OF LIGHT ON THE SITE. LIGHT LEVELS FROM THE PROJECT SHALL NOT EXCEED 1.5 FOOT-CANDLES, AS MEASURED ALONG THE PROPERTY LINE. MINIMUM LIGHT WILL EXIST AFTER 10:00 P.M.
- DEVELOPERS WILL PROVIDE FEES IN LIEU OF LAND FOR THE PARK AND SCHOOL FEES.
- PEDESTRIAN RAMP LOCATION AND DESIGN WILL BE FINALIZED AT PLAN AND PROFILE.
- REFER TO CIVIL PLANS FOR DETAILED INFORMATION ON GRADING, DRAINAGE, AND WALLS.
- PUBLIC IMPROVEMENT AND UTILITIES TO BE INCLUDED WITHIN 2650 WHEELER INCLUDE NEW ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, LANDSCAPING, SIDEWALKS, PUBLIC STORM SEWER AND PERMANENT WATER QUALITY FACILITIES.
- THE RED ROCKS HOMEOWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH ADDRESS LANDSCAPE MAINTENANCE AND OTHER ITEMS FOR THE HOMEOWNERS ASSOCIATION, ARE RECORDED UNDER RECEPTION NO. XXXXXXXXX OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE
- RESIDING IN OR NEAR WILD LAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MARE URBANIZED TYPES OF DEVELOPMENT COMMUNITIES.
- ALL PRIVATE STREET SIGNS SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPERS
- PRIVATE PERSONAL SHEDS ARE NOT ALLOWED IN ANY TRACTS.
- TRACT A IS PROPOSED AS A NO BUILD AREA TO BE PLATTED AS TRACT A PERSERVATION AREA AT TIME OF FINAL PLAT
- TRACTS B AND C WILL BE OWNED AND MAINTAINED BY THE HOA FOR PRIVATE OPEN SPACE, PRIVATE DRIVE WAYS, PRIVATE PARK, PRIVATE PARKING, AND PRIVATE SIDEWALK
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE AD DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE US DEPARTMENT OF JUSTICE ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- THE WATER QUALITY POND IS TO BE LINED WITH AN IMPERMEABLE LINER
- ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT SHALL BE ENGINEERED AND INCLUDE GLOBAL STABILITY ANALYSIS
- STABILIZATION CAISSONS AS DETAILED IN FIGURE 1B OF ENTECHS REPORT MUST BE INSTALLED IN SELECT AREAS.
- ALL BUILDINGS SHALL BE SPRINKLERED.
- THE PROPERTY IS SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, AND OBLIGATIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE EVERGREEN RIDGE TOWNHOMES HOMEOWNERS ASSOCIATION RECORDED _____ AT RECEPTION NO. _____

OWNER NAME AND ADDRESS:

LGI HOMES – COLORADO LLC
3401 QUEBEC ST SUITE 4060
DENVER, CO 80207 719-502-7842

APPLICANT NAME AND ADDRESS:

TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, COLORADO 80904

PROJECT STATEMENT:

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO ADD 138 SINGLE-FAMILY TOWNHOMES IN THE 19.63 ACRES THAT IS CURRENTLY UNDEVELOPED. THIS PARCEL IS LOCATED WITHIN THE CITY AND ZONED R5.

EXISTING ZONING: R5

ACREAGE: 19.63 ACRES

PROPOSED USE: 138 TOWNHOMES

REQUIRED PARKING: 138 TOWNHOUSE X 2 SPACES PER UNIT = 276 SPACES PLUS 10% GUEST=304 SPACES

PROVIDED PARKING: 138 TOWNHOMES X 2 GARAGE SPACES PER UNIT=276 SPACES
ADDITIONAL GUEST PARKING SPACES: 28 + 2 HC
TOTAL PARKING PROVIDED 304 SPACES

PROPOSED DENSITY: 7.1 DU/AC MAXIMUM

TAX SCHEDULE NUMBER: 7415100023

FLOODPLAIN: NOT IN FLOODPLAIN
MAP NUMBER: 08041C0728 G & 08041C0709 G
DATED: 12/07/2018

SCHEDULE OF DEVELOPMENT: FALL 2021–FALL 2022

THE PROPERTY OWNER/MANAGEMENT/HOA WILL NEED TO ESTABLISH PROCEDURES FOR THE LONG TERM INSPECTION AND MAINTENANCE OF THE SLOPE STABILIZATION MITIGATIONS (OVER-EXCAVATION DRAINS, PERIMETER DRAINS, SURFACE DRAINAGE, CAISSONS).
"THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, DATED 3/26/2021, 10/06/2021, 11/10/2021, & 6/14/2022 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: ARTIFICIAL FILL, EXPANSIVE SOILS, LANDSLIDE DEPOSITS, POTENTIALLY UNSTABLE SLOPES, AND STEEPLY DRIPPING BEDROCK. THE REPORT ALSO RECOMMENDS THE WATER QUALITY POND BE LINED WITH AN IMPERMEABLE LINER, ALL RETAINING WALLS GREATER THAN 5' IN HEIGHT SHALL BE ENGINEERED AND INCLUDED GLOBAL STABILITY ANALYSIS, AND STABILIZATION CAISSONS MUST BE INSTALLED IN SELECT AREAS PER ENTECH ENGINEERING'S DESIGN.
A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AR DP 21–00226 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT."

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FIRE NOTES:

1. All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to Final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.
2. FUELS MANAGEMENT – SAFETY ZONE. All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:
   R102.1.1 SAFETY ZONE.
   Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least ten feet (10') or more of noncombustible materials and/or grass moved to not more than four inches (4") in height.
   (2018 CSFC &K102.1)
3. FUELS MANAGEMENT – CLEARANCE TO MAIN STRUCTURE. All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:
   R102.1.2 CLEARANCE TO MAIN STRUCTURE.
   No hazardous brush or trees (i.e. Junipers and conifers) shall be allowed within fifteen feet (151) of the main structure or significant accessory structure. Conifers or other similarly combustible plants shall not be planted under eaves.
   Exception: When approved by the fire code official, small brush patches or trees, not exceeding on hundred (100) square feet in size and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accordance with the applicable Colorado Springs Community Wildfire Protection Plan. Plants with fire resistant characteristics found on the Colorado State Forest Service list of Firewise Plants are allowed within 15@ of the main structure or significant accessory structure. (2018 CSFC &K102.1.2)
4. PRUNING OF DEAD LIMBS. Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved. (2018 CSFC &K102.1.3)
5. CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES. Tree branches shall not extend over or under the roof or eaves, and shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney. (2018 CSFC &K102.1.4)
6. STRUCTURE PROTECTION. The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface for ignition–resistant construction and fuels management: 1. A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remodeling occupancies, unless otherwise permitted. 2. Exterior cladding, eaves and soffits shall be constructed of ignition–resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber–cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafter tails, faux trusses, shutters and decorative vents material are allowed when painted or as approved. 3. For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under–floor areas enclosed with ignition resistive materials such as those allowed in Item 2 above. Exception: Heavy timber or dimensional log construction is allowed. 4. Exterior doors shall be noncombustible or solid core not less than 1–3/4" thick. Windows within doors and glazed doors shall be tempered safety glass or multilayered glazed panels. Exception: Decorative single pane glazing in front entry doors is allowed. 5. Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required. 6. All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8–inch unless an alternative design or product is allowed by the fire code official. Soffit vents are allowed. Gable vents may be allowed by only as approved by the fire code official. 7. Gutters and downspouts that are of noncombustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a noncombustible landing area below the roof line, that is a minimum of two feet (2') measured from the side of the structure or foundation. NOTE: Gutter caps are highly encouraged as a homeowner maintenance item to prevent combustible debris from collecting in the trough. 8. Decks and other habitable spaces shall be of ignition resistant or non–combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railing. 9. The base of exterior walls, posts or columns shall be protected on the bottom side with protection such as fire resistant foam or wire mesh having openings no larger than 1/8–inch to protect them from ember intrusion and still allow for weeping and moisture control. 10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrester or cap. (2018 CSFC &K104.1)
7. 2015IFC Access and Loading Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighting at least 75,000 pounds with a minimum single axle weight of 27,000 pounds.
8. ANGLES OF APPROACH AND DEPARTURE. The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus. (2018 CSFC: §503.2.8) Currently the maximum angles of approach and departure are 8 degrees (degrees, not percent).

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY ALL APPLICABLE REVIEWING AGENCIES, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
LGI HOMES COLORADO LLC
ATTN: KACY FLEMONS
3401 QUEBEC ST STE 4060
DENVER CO 80207
720-563-7701

Terra Nova Engineering, Inc
Creative Civil Engineering
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6428
www.tnesinc.com

2650 WHEELER

DEVELOPMENT PLAN
COVER SHEET

DESIGNED BY	QNA
DRAWN BY	QNA
CHECKED BY	
H-SCALE	1"=80'
V-SCALE	N/A
JOB NO.	2106.00
DATE ISSUED	10/20/22
SHEET NO.	1 OF 17

AR DP 21–00226