





**NEWPORT HEIGHTS**  
 DEVELOPMENT PLAN

**FIGURE 1**

# NEWPORT HEIGHTS DEVELOPMENT PLAN

**ALTITUDE**  
LAND CONSTRUCTION

3841 PARKWAY C.E. SUITE #125  
DENVER, CO 80202  
303.754.6464  
WWW.ALTITUDELANDCON.COM

3841 PARKWAY C.E. SUITE #125  
DENVER, CO 80202  
303.754.6464  
WWW.ALTITUDELANDCON.COM

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

NOT FOR CONSTRUCTION  
CONTRACT NO.  
NO. DATE  
02 10/19  
03 11/19  
03 11/19

DATE: 04.12.2019  
DRAWN BY: RLB  
CHECKED BY: JMO

PRELIMINARY  
SITE PLAN

DP3  
SHEET 3 OF 24  
AR.PJ19-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

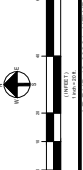
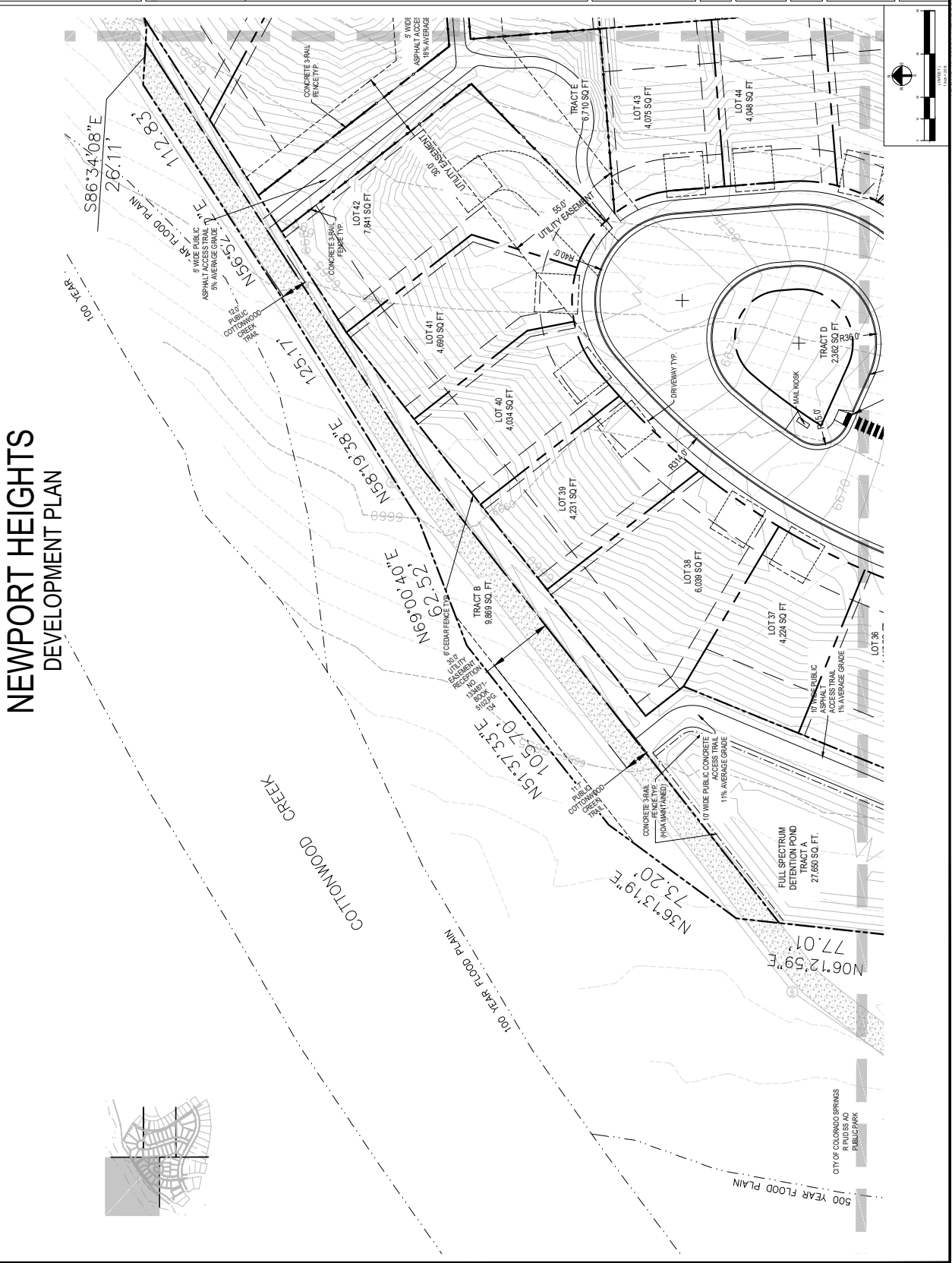


FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN

**ALTITUDE**  
LAND CONSTRUCTION

3801 MARSH CREEK, SUITE #125  
2575 N. CASCADES AVE., SUITE #100  
COLORADO SPRINGS, CO 80917  
720.598.9484  
WWW.ALTITUDELANDCON.COM  
MARCUS@ALTITUDELANDCON.COM

NOT FOR CONSTRUCTION

**COMPILED BY:**  
MICHAEL J. HARRIS, P.E., P.L.C.  
10000 W. WOODLAND AVENUE, SUITE 100  
DENVER, CO 80231  
303.733.1111

**NO. DATE BY**  
01 10/17/19 JAO  
02 10/17/19 JAO  
03 11/27/19 JAO

**DATE DRAWN BY CHECKED BY**  
04.11.2019 R.B.B. JAO

**REVISION:**

**NEWPORT HEIGHTS**  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

**PRELIMINARY  
SITE PLAN**

**DP4**

SHEET 4 OF 24

AR.PJ.019-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

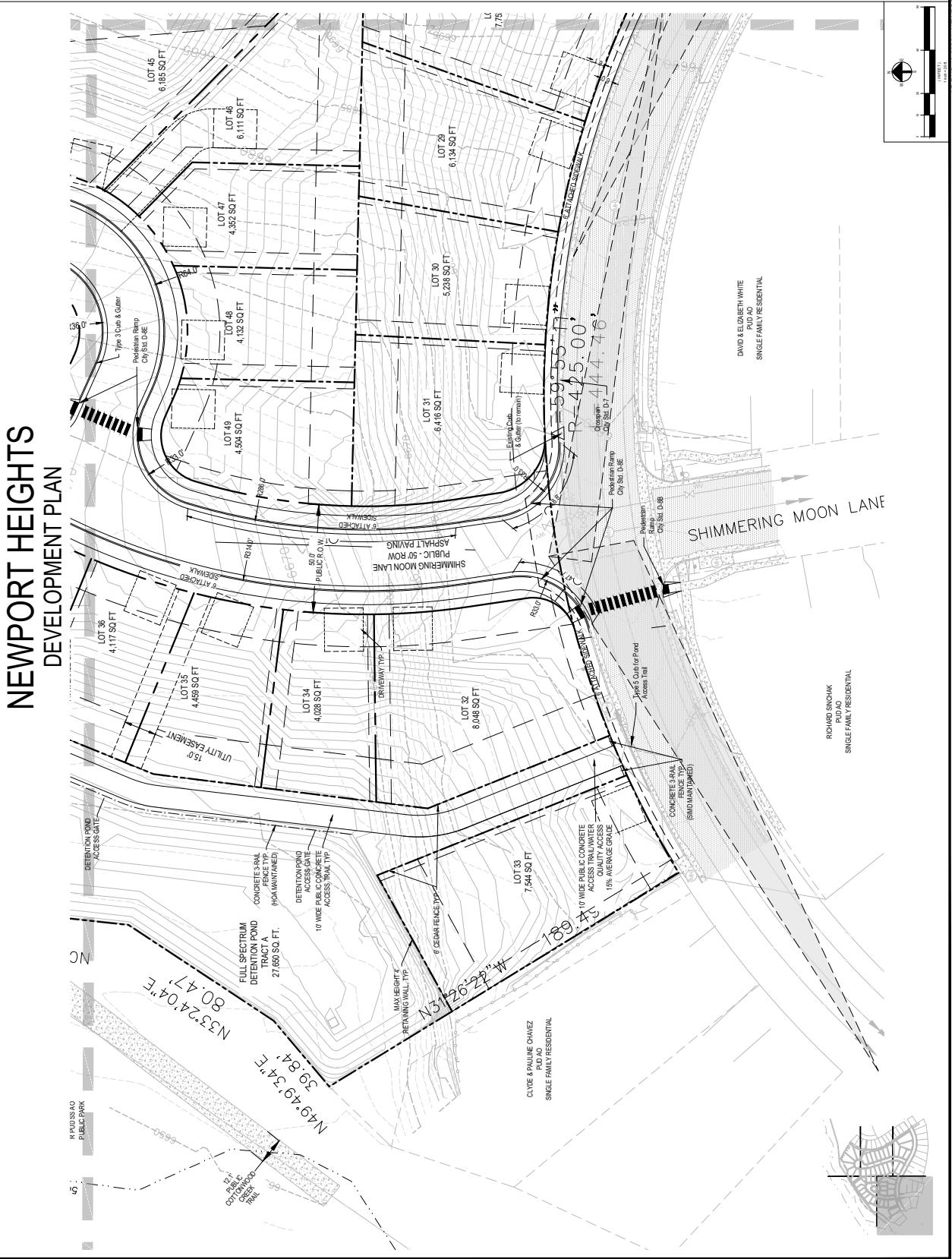


FIGURE 1



# NEWPORT HEIGHTS DEVELOPMENT PLAN



**ALTITUDE**  
LAND DEVELOPMENT

3841 PARKWAY C/O. SUITE #425  
DENVER, CO 80202  
303.754.6644 FAX: 303.754.6645  
723.594.9481  
WWW.ALTITUDELAND.COM  
MAYRA.LITTELL@ALTITUDELAND.COM

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

NOT FOR CONSTRUCTION

**CONTRACT NO.**  
18-074

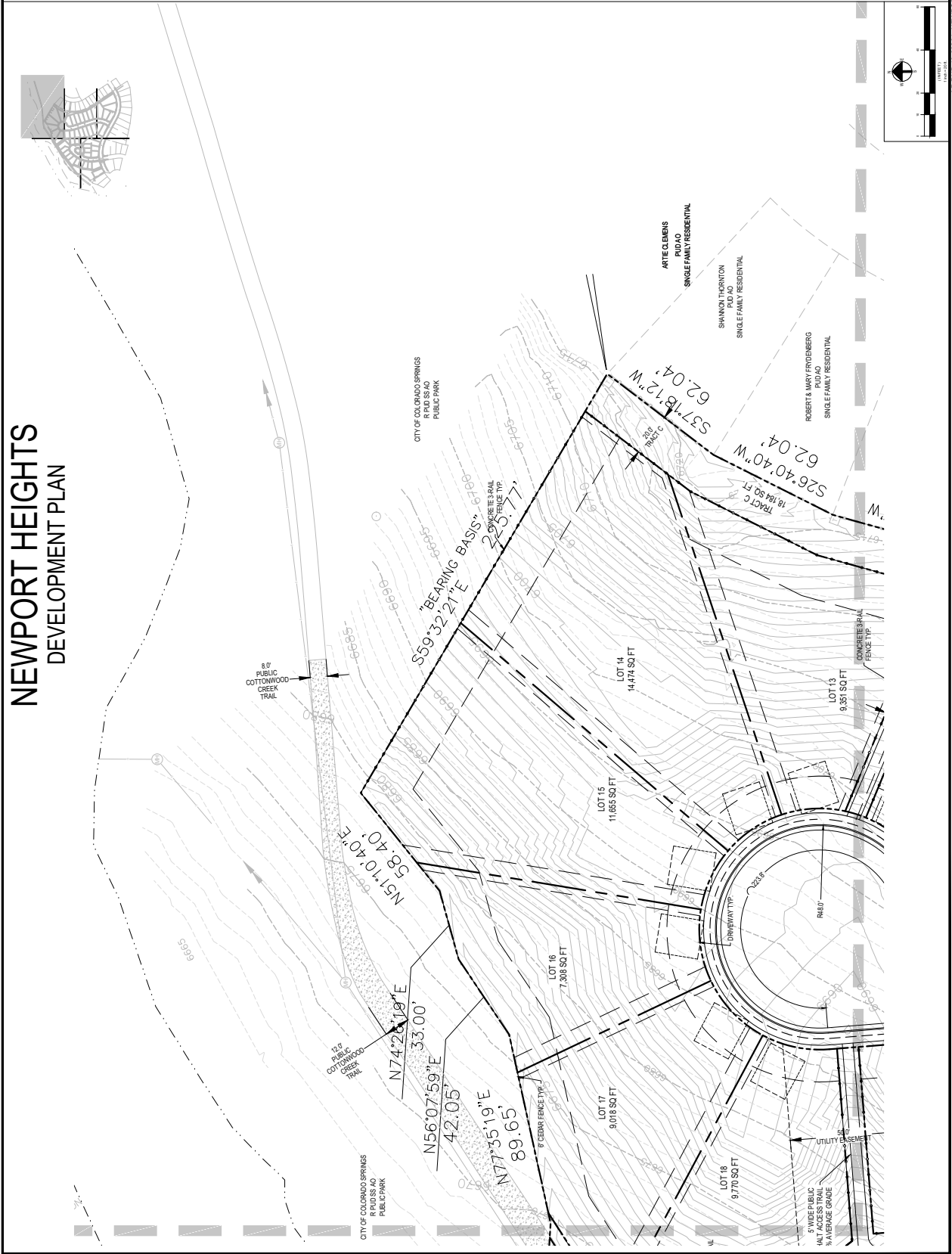
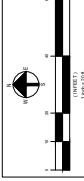
**DATE:** 02/19/19  
**BY:** JMO  
**REVISION:** 03/13/19 JMO

**DATE:** 04/11/2019  
**DRAWN BY:** RLB  
**CHECKED BY:** JMO

PRELIMINARY  
SITE PLAN

DP5


SHEET 5 OF 24



AR PJ 18-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN



ALTITUDE  
ENGINEERING

3811 WINDSOR CIRCLE, SUITE #125  
DENVER, COLORADO 80231  
720.598.9481  
WWW.ALTITUDE-ENG.COM

NOT FOR CONSTRUCTION  
CONTRACT NO. 18-074

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

NO. DATE BY  
01 10/19 JMO  
02 11/19 JMO  
03 11/29 JMO

DATE: 04.11.2019  
DRAWN BY: RLB  
CHECKED BY: JMO

PRELIMINARY  
SITE PLAN

DP6  
SHEET 6 OF 24

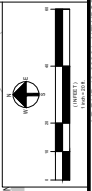
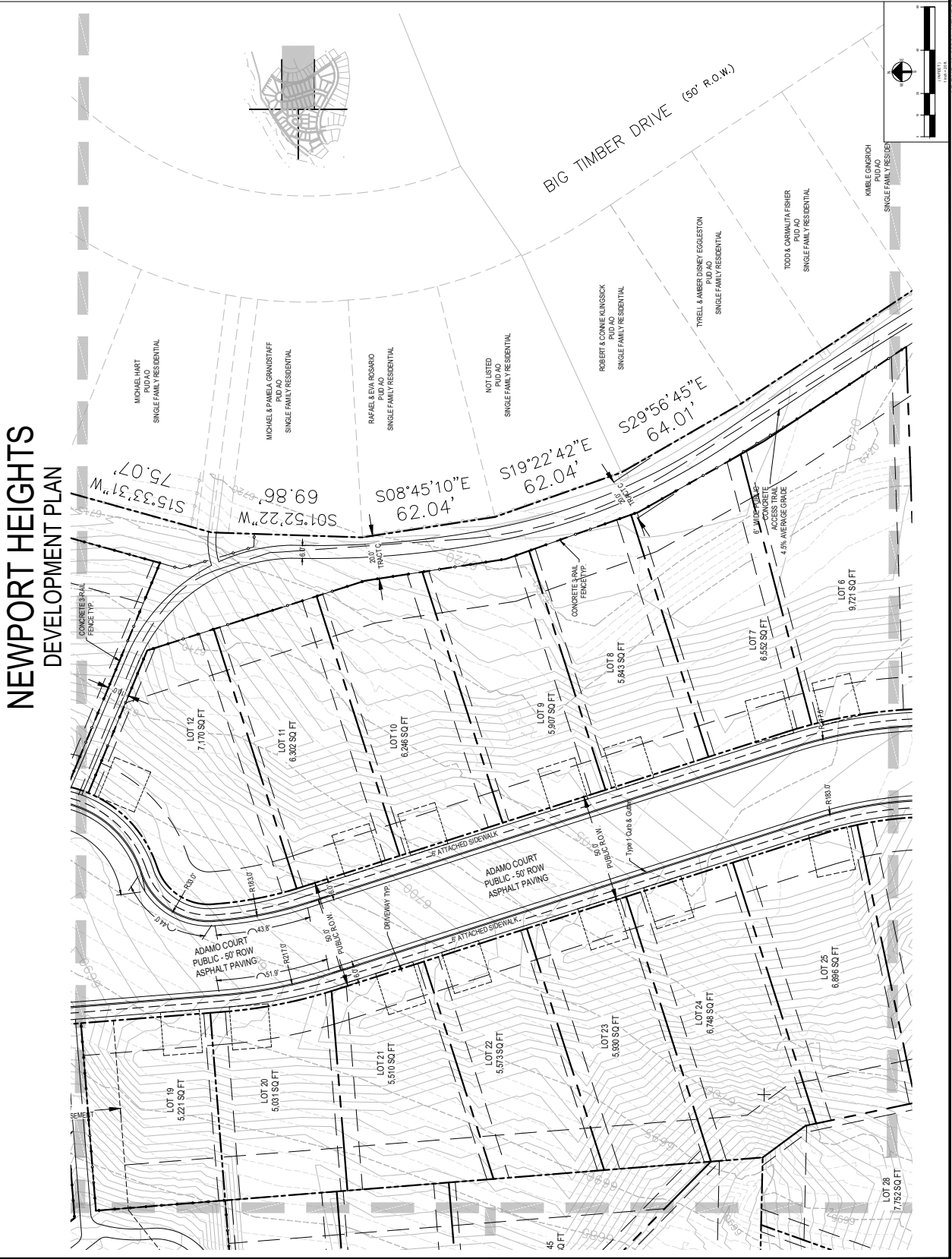


FIGURE 1

AR PJ 019-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN



# NEWPORT HEIGHTS DEVELOPMENT PLAN

**ALTITUDE**  
ENGINEERS ARCHITECTS

3041 BRIDLE PASS, SUITE #125  
DENVER, CO 80202  
TEL: 303.733.8800  
WWW.ALTITUDEENGINEERS.COM

**Kimley-Horn**  
AN ENGINEERING ASSOCIATES, INC.  
1000 SOUTH WASHINGTON AVENUE  
DENVER, CO 80202  
TEL: 303.733.8800

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

**NOT FOR CONSTRUCTION**

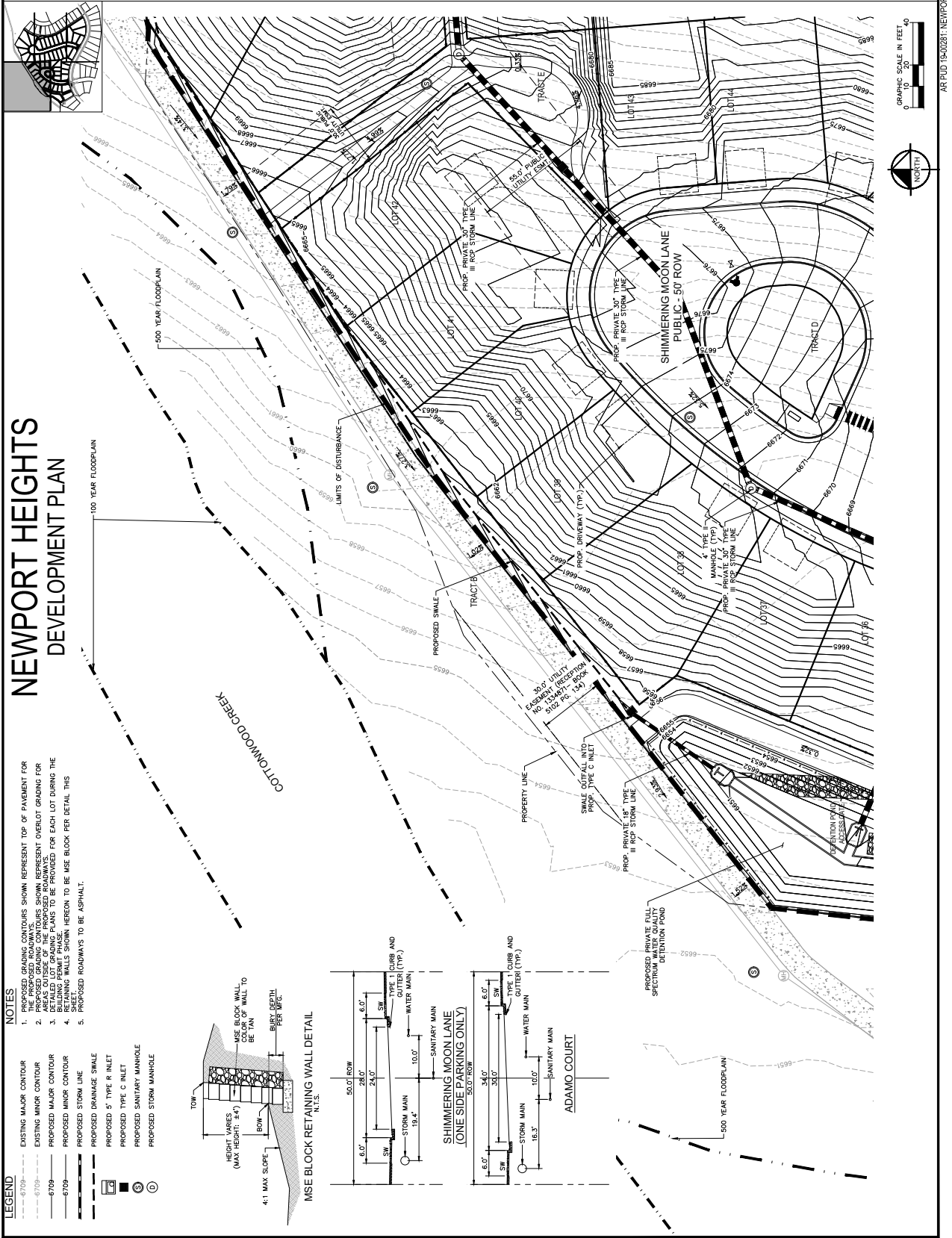
CONTRACT # 211  
PREPARED FOR: CITY OF COLORADO SPRINGS  
DATE: 08/11/2019  
BY: [Signature]

NO. DATE REVISION: [Table]

DATE: 08/11/2019  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DESIGNED BY: [Signature]

GRADING PLAN

**DP8**  
SHEET 8 OF 24  
AR PID 19-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN



- LEGEND**
- 6709 --- EXISTING MAJOR CONTOUR
  - 6709 --- EXISTING MINOR CONTOUR
  - 6709 --- PROPOSED MAJOR CONTOUR
  - 6709 --- PROPOSED MINOR CONTOUR
  - PROPOSED STORM LINE
  - PROPOSED DRAINAGE SWALE
  - PROPOSED 5" TYPE R INLET
  - PROPOSED 5" TYPE C INLET
  - PROPOSED SANITARY MANHOLE
  - PROPOSED STORM MANHOLE

- NOTES**
1. PROPOSED GRADING CONTOURS SHOWN REPRESENT TOP OF PAVEMENT FOR THE PROPOSED ROADS.
  2. PREPARED GRADING CONTOURS SHOWN REPRESENT OVERLOT GRADING FOR AREA OUTSIDE OF THE PROPOSED ROADS.
  3. BUILDING PERMIT PHASE PLANS TO BE PROVIDED FOR EACH LOT DURING THE BUILDING PERMIT PHASE.
  4. SKELETON WALLS SHOWN HEREON TO BE MISE BLOCK PER DETAIL THIS.
  5. PROPOSED ROADWAYS TO BE ASPHALT.

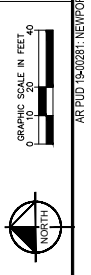
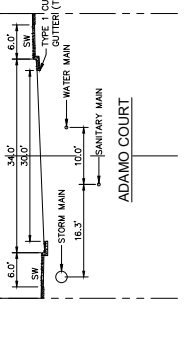
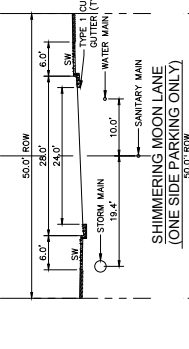
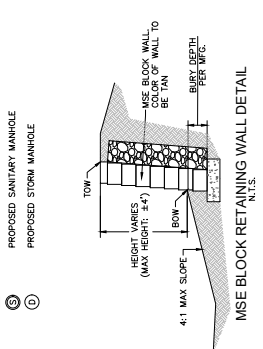


FIGURE 1





# NEWPORT HEIGHTS DEVELOPMENT PLAN



**ALTITUDE**  
LAND CONSTRUCTORS

3041 FRONTSER CIRCLE, SUITE #102  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.ALTITUDELANDCONSTRUCTORS.COM

**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1400 SOUTH WASHINGTON AVENUE, SUITE 100  
COLORADO SPRINGS, CO 80902  
(719) 530-8100

**NEWPORT HEIGHTS**  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

**NOT FOR CONSTRUCTION**

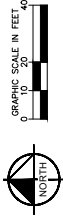
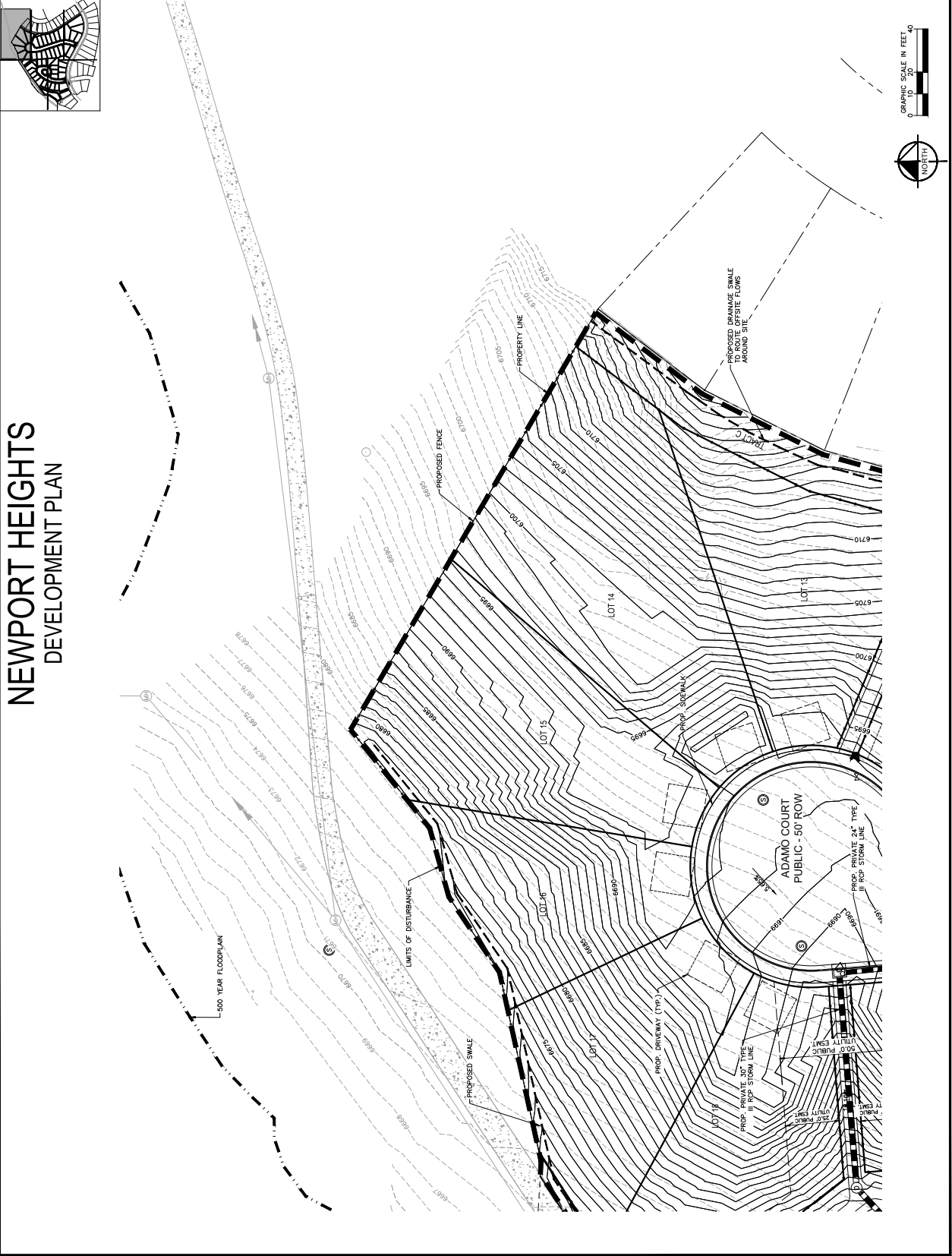
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CHECKED BY: GAD

**GRADING PLAN**

**DP10**  
SHEET 10 OF 24



AR PID 18-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN



**ALTITUDE**  
LAND CONSTRUCTORS

3841 FRONTSIER CIRCLE, SUITE #125  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.ALTITUDELANDCONSTRUCTORS.COM

**Kimley-Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10000 E. WILLOW AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1000

**NEWPORT HEIGHTS**  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

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CONTRACT # 18-074  
PREPARED BY: [Redacted]  
DATE: 08/11/2018  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]

NO. DATE REVISION BY

**GRADING PLAN**

**DP11**  
SHEET 11 OF 24  
AR PID 19-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

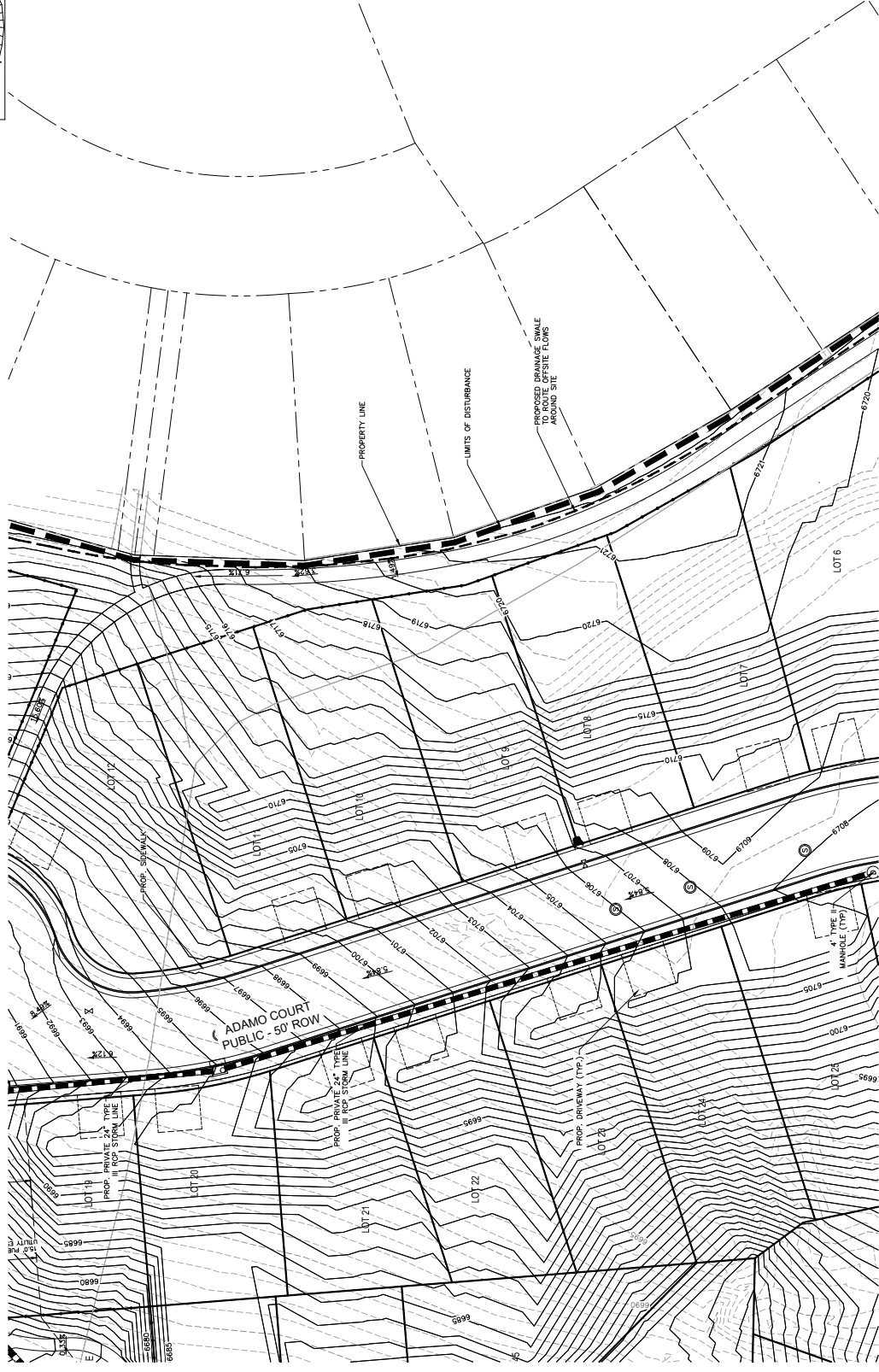


FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN



**ALTITUDE**  
LAND CONSULTANTS  
3841 PRINCER CCT, SUITE #125  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.ALTITUDELANDCONSULTANTS.COM

**Kimley-Horn**  
KIMLEY-HORN ASSOCIATES, INC.  
10000 E. WILLOW AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1000

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

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GRADING PLAN

DP12

SHEET 12 OF 24

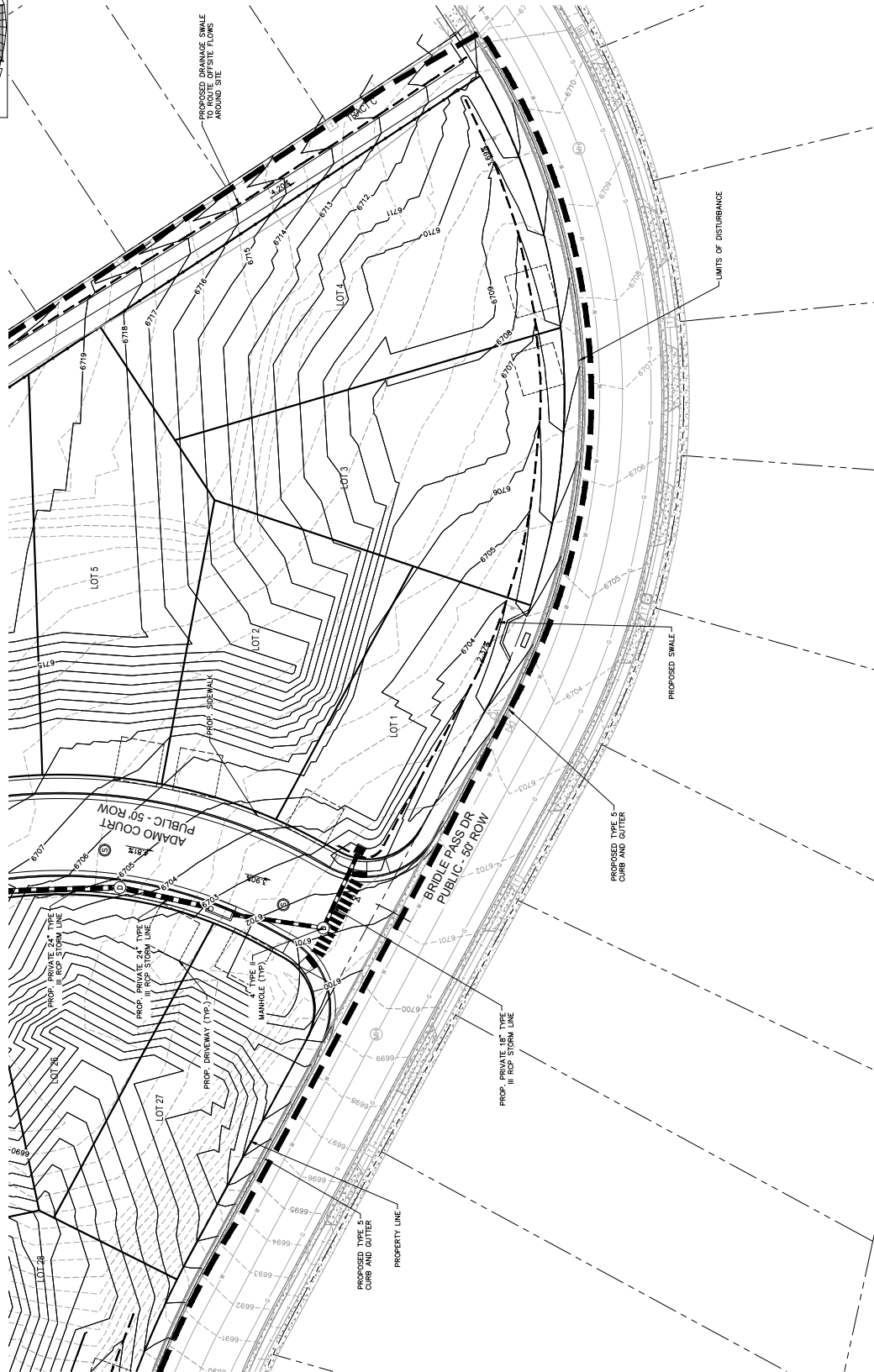


FIGURE 1

AR PID 18-00281: NEWPORT HEIGHTS - DEVELOPMENT PLAN

# NEWPORT HEIGHTS DEVELOPMENT PLAN

**ALTITUDE**  
LAND CONSTRUCTORS

3841 PARKER CT, SUITE #125  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.ALTITUDELANDCONSTRUCTORS.COM

**Kimley-Horn**

KIMLEY-HORN ASSOCIATES, INC.  
1000 14TH AVENUE, SUITE 1000  
COLORADO SPRINGS, CO 80903  
(719) 534-8181

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

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CHECKED BY: GAD

PRELIMINARY  
UTILITY AND PUBLIC  
FACILITIES PLAN

**DP13**

SHEET 13 OF 24

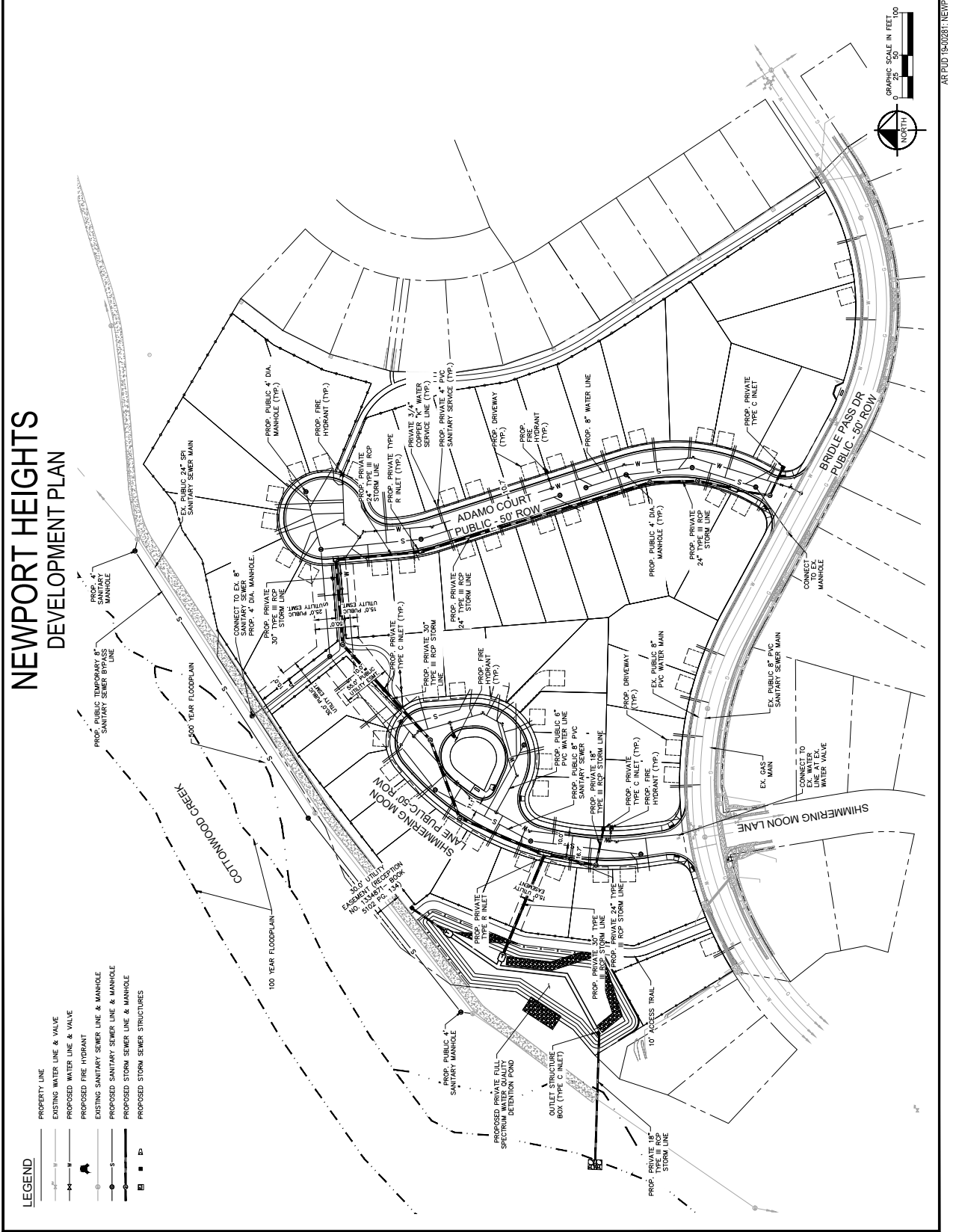
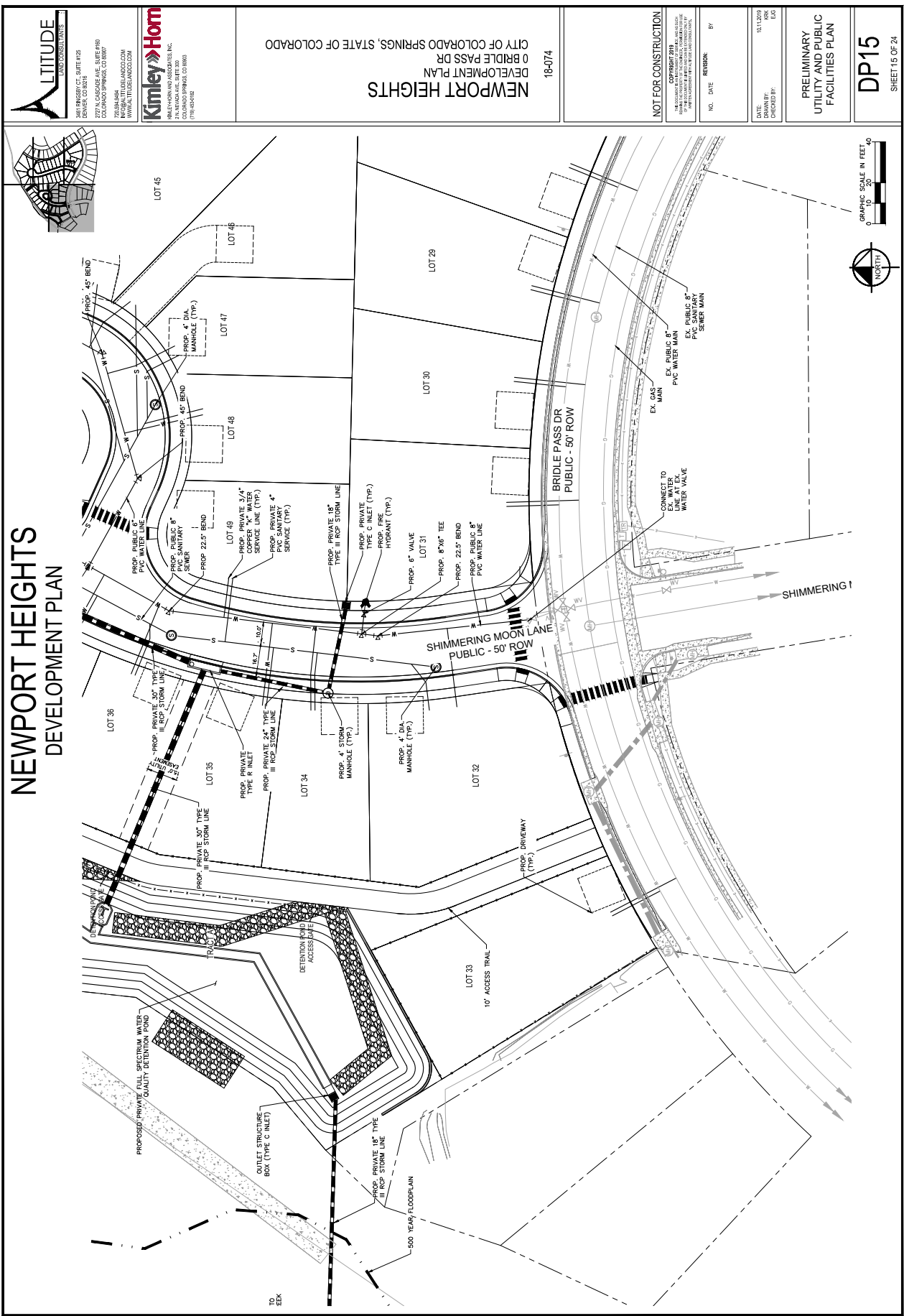


FIGURE 1









# NEWPORT HEIGHTS DEVELOPMENT PLAN

3841 PRINCIPAL CIRCLE, SUITE #125  
 DENVER, CO 80202  
 303.733.1100  
 WWW.ALTITUDEDEV.COM

720.534.8434  
 INFO@KIMLEY-HORN.COM  
 WWW.KIMLEY-HORN.COM

**Kimley-Horn**  
 ENGINEERS AND ARCHITECTS, INC.  
 1000 SOUTH WASHINGTON STREET  
 COLORADO SPRINGS, CO 80903  
 (719) 533-8181

**NEWPORT HEIGHTS**  
 DEVELOPMENT PLAN  
 0 BRIDLE PASS DR  
 CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 18-074

**NOT FOR CONSTRUCTION**  
 CONTRACT # 18-074  
 PREPARED FOR THE CITY OF COLORADO SPRINGS  
 AND THE COLORADO SPRINGS METRO DISTRICT  
 BY ALTLITUDE DEVELOPMENT SERVICES AND KIMLEY-HORN AND ASSOCIATES, INC.

NO. DATE REVISION BY  
 DATE DRAWN BY  
 CHECKED BY  
 DATE 10/11/2019  
 1806  
 1806

**PRELIMINARY  
UTILITY AND PUBLIC  
FACILITIES PLAN**

**DP15**  
 SHEET 15 OF 24

FIGURE 1





# NEWPORT HEIGHTS DEVELOPMENT PLAN



**ALTITUDE**  
ENGINEERS ARCHITECTS  
3041 FRANKS CT, SUITE #125  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.ALTITUDEENGINEERS.COM

**Kimley-Horn**  
AND ASSOCIATES, INC.  
1000 W. WASHINGTON ST., SUITE 100  
COLORADO SPRINGS, CO 80903  
(719) 534-8181

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

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NO. DATE REVISION BY

DATE: 03/11/2019  
DRAWN BY: KSK  
CHECKED BY: GSK

PRELIMINARY  
UTILITY AND PUBLIC  
FACILITIES PLAN

DP18

SHEET 18 OF 24

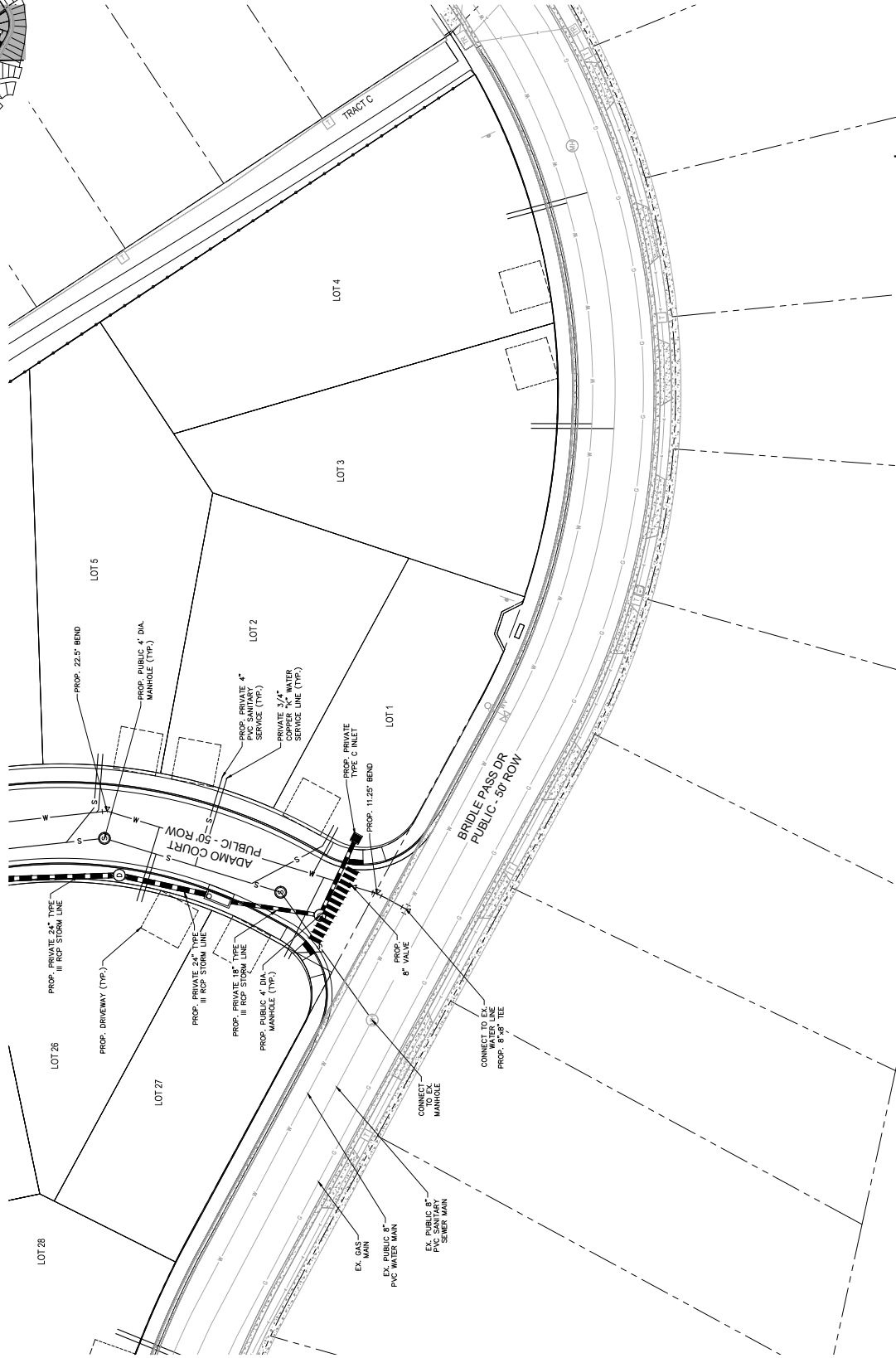


FIGURE 1





# NEWPORT HEIGHTS DEVELOPMENT PLAN

**ALTITUDE**  
LANDSCAPE ARCHITECTURE

3801 MARSH CREEK, SUITE #125  
1575 N. CASCADES, SUITE #100  
COLORADO SPRINGS, CO 80917  
719.598.9481  
MOUNTAIN@ALTITUDECO.COM  
WWW.ALTITUDEARCH.COM

**NEWPORT HEIGHTS**  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-074

NOT FOR CONSTRUCTION

**CONTRACT NO.**  
18-074

**NO. DATE BY**  
01 10/19 JMO  
02 10/19 JMO  
03 11/29 JMO

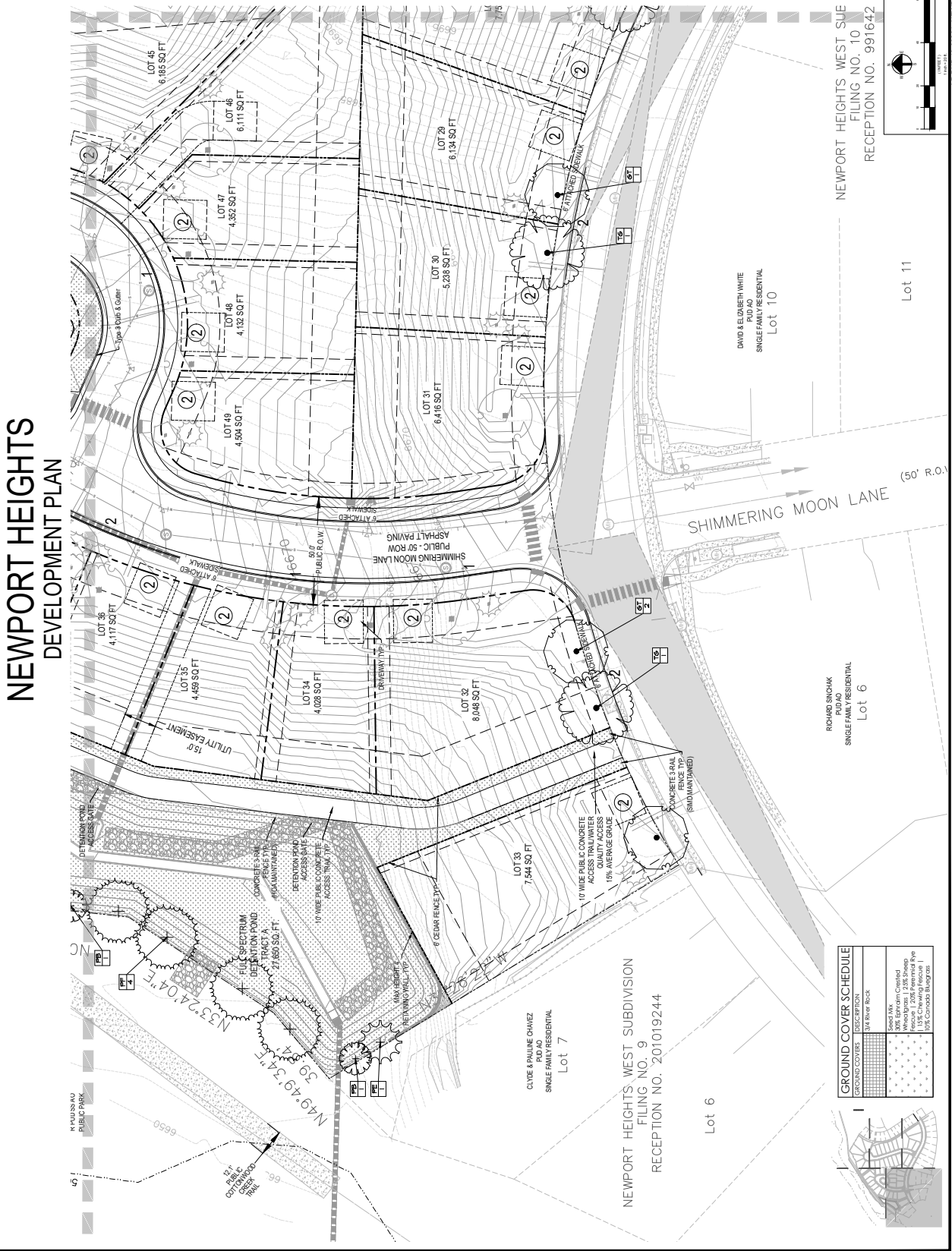
**REVISION**

**DATE DRAWN BY CHECKED BY**  
04 11/29/19 RLB JMO

**FINAL LANDSCAPE PLAN**

**DP20**

SHEET 20 OF 24



NEWPORT HEIGHTS WEST SUBDIVISION  
FILING NO. 201019244  
RECEPTION NO. 991642

Lot 11

DAVID & ELIZABETH WHITE  
RFD AD  
SINGLE FAMILY RESIDENTIAL  
Lot 10

RICHARD SINDAK  
SINGLE FAMILY RESIDENTIAL  
Lot 6

CLYDE & PAULINE CHAVEZ  
RFD AD  
SINGLE FAMILY RESIDENTIAL  
Lot 7



**GROUND COVER SCHEDULE**

GROUND COVER	DESCRIPTION
[Symbol]	3/4\"/>

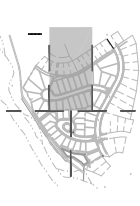
FIGURE 1



# NEWPORT HEIGHTS DEVELOPMENT PLAN



GROUND COVER SCHEDULE	
GROUND COVER	DESCRIPTION
	Asphalt Paving
	Concrete
	3/4\"/>
	3/4\"/>



NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO  
18-074

NOT FOR CONSTRUCTION

COMPILED BY:  
MICHAEL HART, P.E., L.S. 10000  
CRAIG L. GIBSON, P.E., L.S. 10000  
JAMES M. JONES, P.E., L.S. 10000

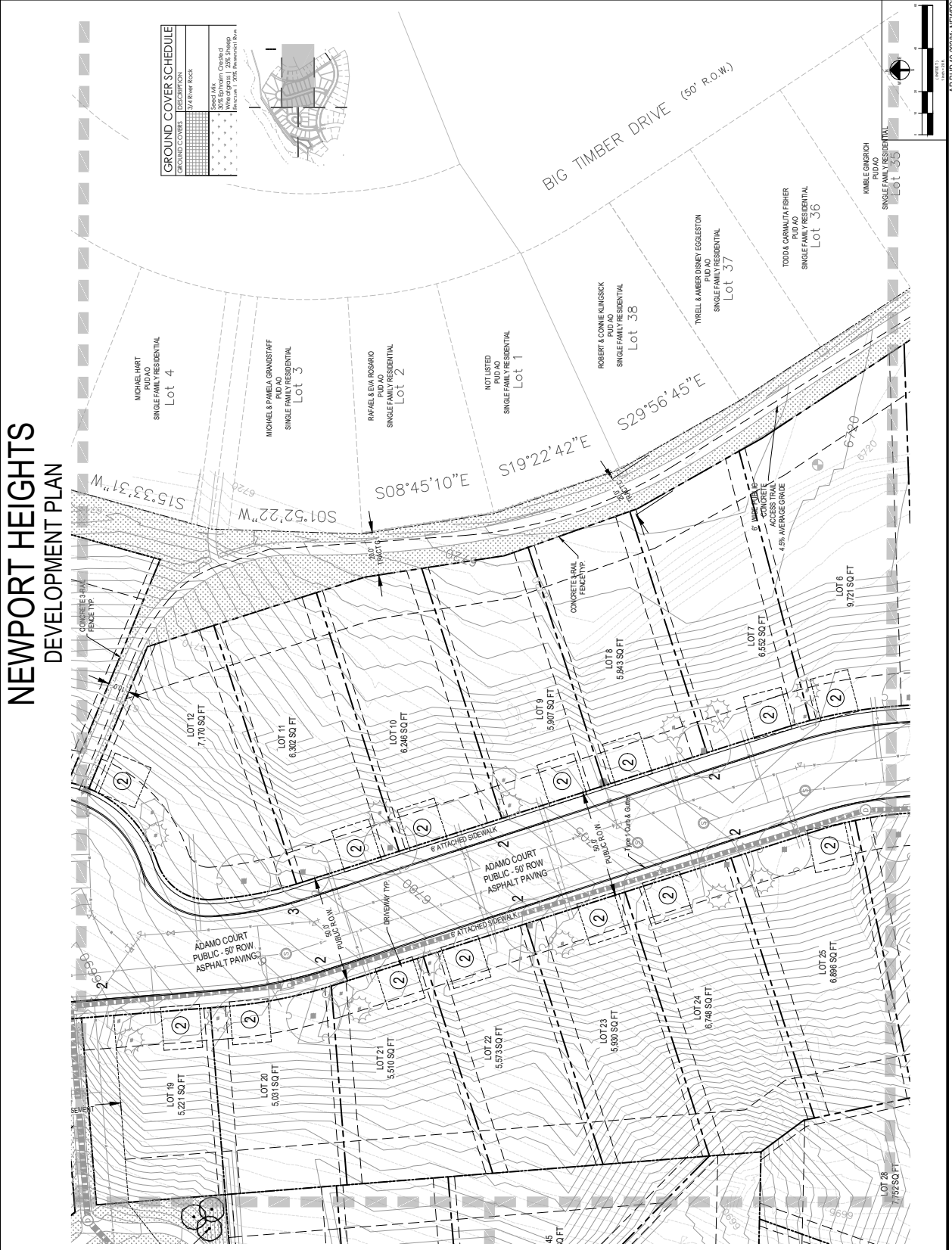
REVISION:  
NO. DATE BY  
02 10/1/19 JMO  
03 11/13/19 JMO

DATE: 04.11.2019  
DRAWN BY: RLB  
CHECKED BY: JMB

FINAL  
LANDSCAPE PLAN

DP22

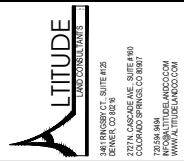
SHEET 22 OF 24



AR-PJID-19-40261: NEWPORT HEIGHTS - DEVELOPMENT PLAN  
10/1/2019

FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN



381 WINDSOR CT, SUITE #125  
DENVER, COLORADO 80202  
720.598.9484  
WWW.ALTITUDEDESIGNARCH.COM

NOT FOR CONSTRUCTION  
 COMPASS PLAN  
 DEVELOPMENT PLAN  
 CITY OF COLORADO SPRINGS, STATE OF COLORADO  
 18-074

NO. DATE BY  
 01 10/17/19 JMO  
 02 11/17/19 JMO  
 03 11/27/19 JMO

DATE: 04.11.2019  
 DRAWN BY: RLB  
 CHECKED BY: JMO

FINAL  
 LANDSCAPE PLAN

DP23  
 SHEET 23 OF 24

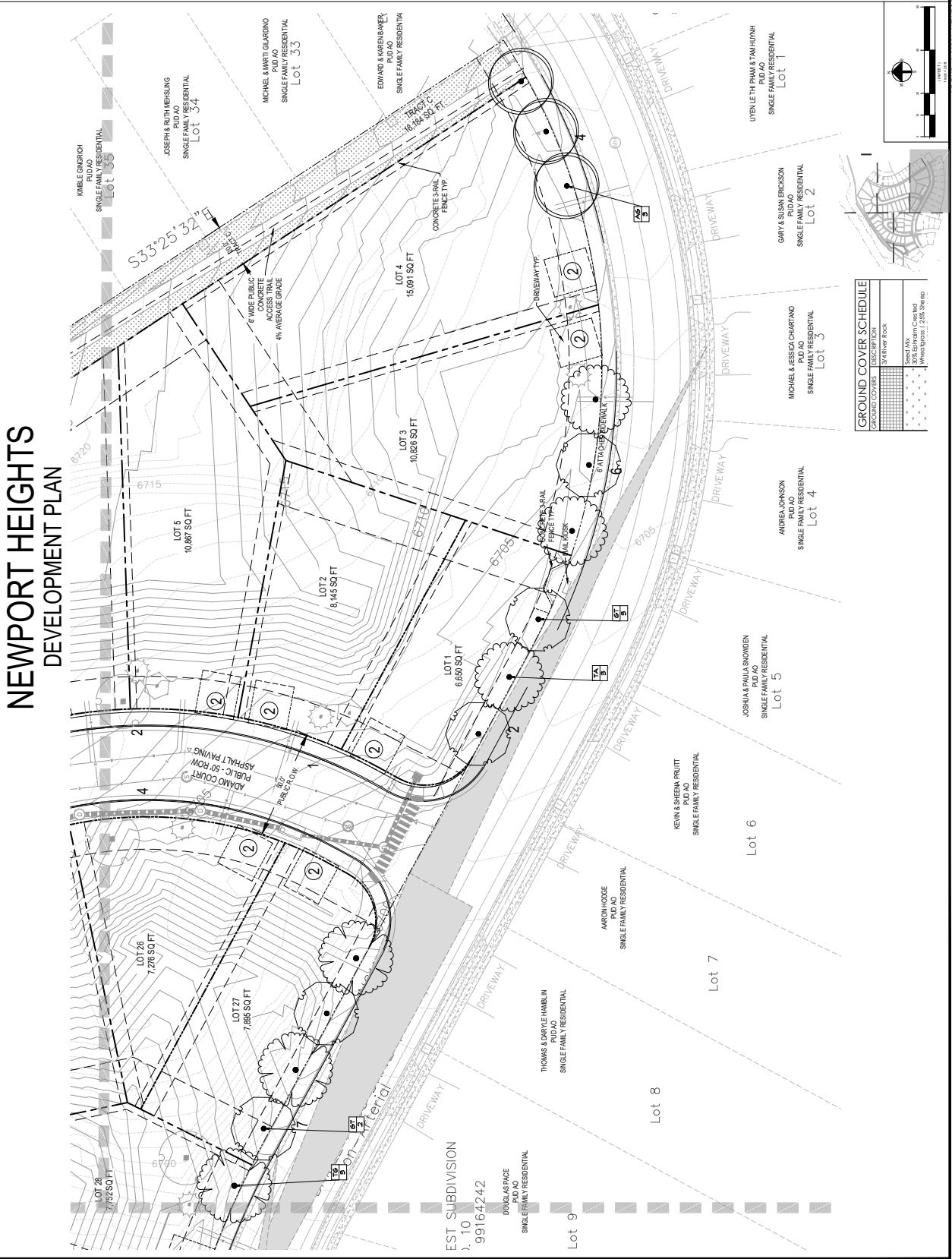


FIGURE 1

# NEWPORT HEIGHTS DEVELOPMENT PLAN

Plant Communities  
-to be labeled by number(s) on diagram:  
-to be labeled by letter(s) on diagram:

- Plant Communities**
- to be labeled by number(s) on diagram:
- 1 — Semiarid Shrublands
- 2 — Pinyon-Juniper Woodlands
- 3 — Prairie
- 4 — Lower Elevation Riparian
- 5 — Foothill Shrublands
- 6 — Ponderosa Pine Forest
- 7 — Upper Elevation Riparian
- 8 — Douglas-fir Forest

Plains

**Hydrozones (supplemental water)**  
-to be labeled by letter(s) on diagram:

- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 13 inches per year)
- M - Moderate (13 to 23 inches per year)
- H - High (more than 23 inches per year)



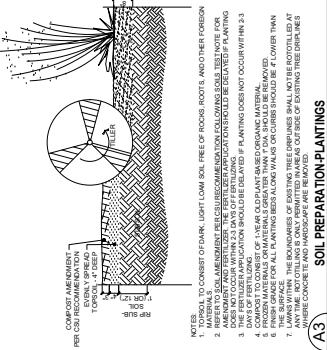
**A2** SCHEMATIC LANDSCAPE DIAGRAM  
NOT TO SCALE



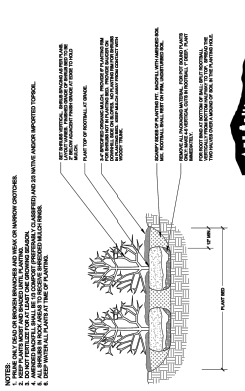
3801 PRINCETON CIRCLE, SUITE #125  
DENVER, COLORADO 80202  
703.594.9484  
WWW.ALTITUDELANDSCAPE.COM

NEWPORT HEIGHTS  
DEVELOPMENT PLAN  
0 BRIDLE PASS DR  
CITY OF COLORADO SPRINGS, STATE OF COLORADO

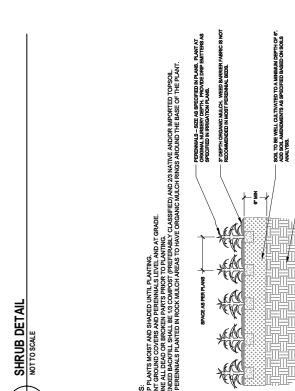
18-074



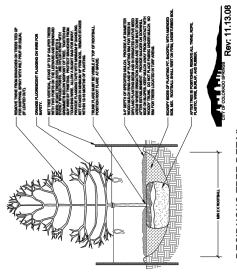
**A3** SOIL PREPARATION-PLANTINGS  
SCALE OF 1" = 1'-0"



**B1** EVERGREEN TREE DETAIL  
NOT TO SCALE



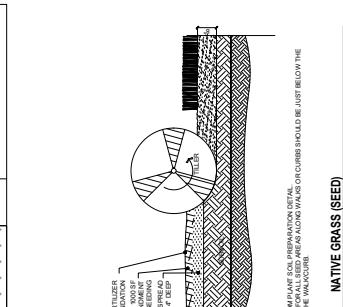
**C1** SHRUB DETAIL  
NOT TO SCALE



**B2** DECIDUOUS TREE DETAIL  
NOT TO SCALE

**GROUND COVER SCHEDULE**

GROUND COVER	QTY	DESCRIPTION
1822F	374	3/4" River Rock
44235F	1	1/2" Sheep Scouse   20% Reseneal Blue   15% Sheep Scouse   10% Colorado Bluegrass   Cheering Fescue   10% Colorado Bluegrass



**C3** NATIVE GRASS (SEED)  
SCALE OF 1" = 1'-0"

**REPERENNIAL - GROUND COVER DETAIL**

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL/COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
•	AD	3	Abies grandis / Ohio Blue Spruce	7" Col.	30' X 40' H	45/7/8
•	GT	8	Gleditsia triacanthos (var. Spachiana) / Honey Suckle	7" Col.	30' X 40' H	46A
•	OR	10	Quercus garbinifolia / Gambel Oak	#5	17' X 20' H	126/762A
•	IG	3	Hieracoides 'Greenwave' / Greenwave Yellow Under	7" Col.	33' X 40' H	45
•	IA	3	Hieracoides 'Shining Star' / Shining Star Under	7" Col.	33' X 50' H	45
•	IS	9	Juniperus chinensis 'Spartan' / Spartan Juniper	6" H	6' X 13' H	25/62A
•	IB	9	Juniperus chinensis 'Blue Arrow' / Blue Arrow Juniper	6" H	4' X 13' H	126/762
•	IF	2	Pinus strobus 'Blue Boy' / Blue Boy Spruce	6" H	15' X 28' H	4/63
•	IE	2	Pinus strobus 'Pioneer' / Pioneer Spruce	6" H	20' X 30' H	126/83
•	IF	4	Pinus strobus 'Vanderwal' / Vanderwal Spruce	6" H	30' X 50' H	35/62

TOTAL TREES: 35  
TOTAL SCOUT TREES: 10 (10%)

**C2** REPERENNIAL - GROUND COVER DETAIL  
NOT TO SCALE

FIGURE 1