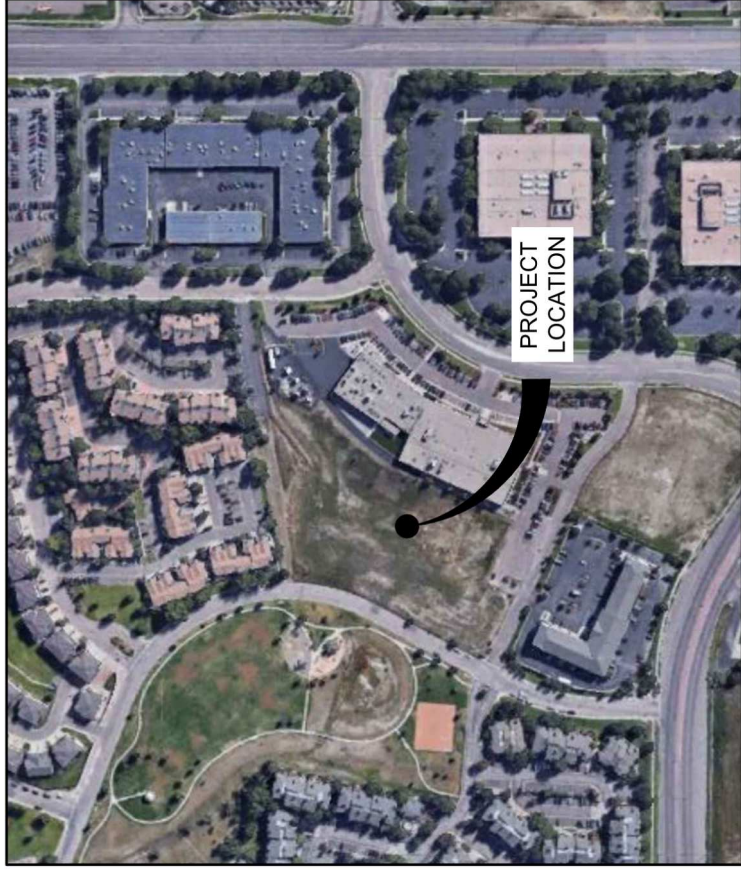


ACADEMY PARK LOOP (INNOVATIVE PARK) TOWNHOMES

LOT 2, ACADEMY PARK LOOP SUBDIVISION FILING NO. 1
 COLORADO SPRINGS, COLORADO 80916

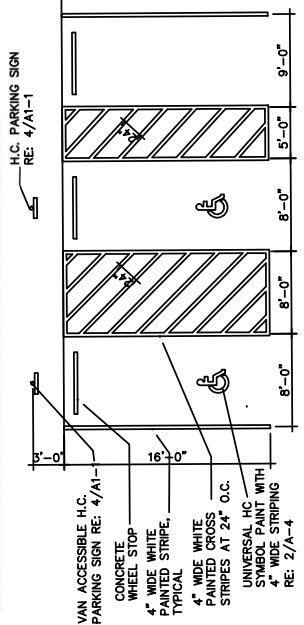
FA PROJECT NO. 04-19-0002
 MARCH, 2021



PROJECT LOCATION

PROJECT LOCATION MAP

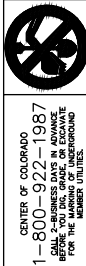
- HANDICAPPED PARKING CRITERIA: HANDICAPPED ACCESSIBLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
- RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESSIBLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS.
- ACCESSIBLE RAMP MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- HANDICAPPED RAMP MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- THE MINIMUM WIDTH FOR HANDICAPPED RAMP IS 36 INCHES.
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AND ADA CODE REQUIREMENTS.



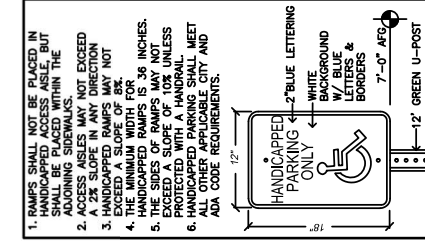
TYPICAL HANDICAP PARKING DETAIL

SCALE: NTS

FLOODPLAIN STATEMENT		LOT 2 ACADEMY PARK LOOP	
THE PROPOSED IMPROVEMENTS ARE NOT WITHIN A 100-YR FLOODPLAIN. FIRM #08041C0734G; EFFECTIVE 12/17/2018.		TAX SCHEDULE NUMBER	6422409002
THE SUBJECT DEVELOPMENT HAS BEEN GRANTED RELIEF TO CODE SECTION 7.3.104 ALLOWING 15-FOOT REAR YARD SETBACK WHERE 25-FOOT IS REQUIRED. PLEASE SEE FILE NUMBER AR/NV 21-0008.		ZONED AREA	PBC/AO
		PROPOSED USE	TOWNHOMES
		BLDG AREA	39,613 SF
		MAX. BLDG HEIGHT	45'
		PROP. BLDG HEIGHT	38'
		SETBACKS	
		FRONT	20'
		SIDE	5'
		REAR	25'
		% LOT COVERAGE	34% (49,500 SF)
		TOTAL IMPERVIOUS	55% (79,280 SF)



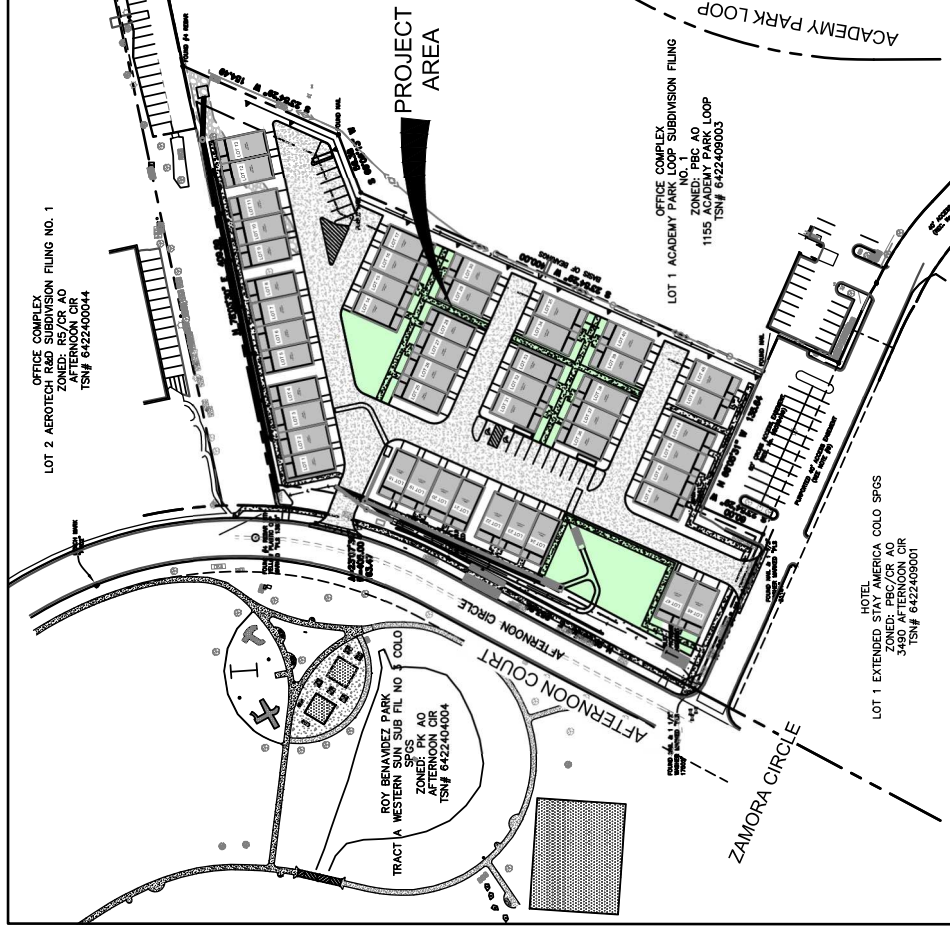
CENTER OF SIGN SHALL BE 1'-800-922-1987. THE SIGN SHALL BE 18" HIGH AND 18" WIDE. FOR THE NUMBER VALUES.



HC PARKING SIGNAGE

SCALE: NTS

SHEET INDEX		
SHEET NO.	DRAWING NO.	TITLE
1	1	COVER SHEET
2	2	SITE SURVEY
3	3	EXISTING SITE CONDITIONS
4	4	LOT PLAN
5	5	SITE PLAN
6	6	PRELIMINARY GRADING PLAN
7	7	PRELIMINARY UTILITY PLAN
8	8	DRAINAGE PLAN
9	9	PHASE PLAN
10	10	FIRE ACCESS PLAN
11	11	4-UNIT ELEVATIONS -1
12	12	4-UNIT ELEVATIONS -2
13	13	3-UNIT ELEVATIONS -1
14	14	3-UNIT ELEVATIONS -2
15	15	2-UNIT ELEVATIONS -1
16	16	2-UNIT ELEVATIONS -2
17	L1.1	OVERALL PRELIMINARY LANDSCAPE PLAN
18	L1.2	PRELIMINARY LANDSCAPE PLAN
19	L1.3	PRELIMINARY LANDSCAPE PLAN-B
20	19	PHOTOMETRIC PLAN
21	21	PHOTOMETRIC CUT SHEETS



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:
 LOT 2, ACADEMY PARK LOOP SUBDIVISION FILING NO. 1, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. (A.K.A. 1125 ACADEMY PARK LOOP)

SURVEY CONTROL:
 ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIRMS MONUMENT PW24, BEING A 2" DIAMETER ALUMINUM CAP MONUMENT STAMPED "CSU FIRMS CONTROL" AND "PW24" ON TOP OF THE CURB AT THE NORTH CORNER OF A TRAFFIC ISLAND AT THE NORTHWEST CORNER OF SOUTH POWERS BOULEVARD AND ASTROZON BOULEVARD. (ELEVATION=6016.98 NGVD29)

NOTICE:
 THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

TOTALS:	NO. OF BUILDINGS	= 16
	BUILDING AREA	= 89,294 SF
	NO. OF UNITS	= 48
	2 BED UNITS	= 17
	3 BED UNITS	= 31

- NOTE:**
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
 - THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NO. 0980038450 OF THE RECORDS OF EL PASO COUNTY.
 - MAINTENANCE OF THE ACCESS PARCELS IS ADDRESSED IN THE AGREEMENT RECORDED UNDER RECEPTION NO. 0980038449 AND UNDER RECEPTION NO. 0980043626 OF THE RECORDS OF EL PASO COUNTY.
 - ALL PUBLIC SIDEWALKS ALONG AFTERNOON CIRCLE WILL BE INSTALLED WITH PHASE 1.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

TAX SCHEDULE NUMBERS: 6422409002
 CITY FILE NUMBER: CPC CU 20-00046

NO.	REVISIONS	BY	DATE

56 Inverness Drive East, Suite 112, Englewood, CO 80112
 PH: 720.214.5884 FAX: 720.000.0000
FORSGREN Associates, Inc.

PROJECT NO.	04-19-0002
DRAWN BY	PRM/VN
DESIGNED BY	DESIGNED BY
APPROVED BY	APPROVED BY
DATE	DATE

COVER	
ACADEMY PARK LOOP TOWNHOMES	ENSGN CONSTRUCTION, LLC
COLORADO SPRINGS, CO	
DATE:	MAR, 2021
PAGE NO.:	1 OF 21
SHEET NO.:	1

LEGAL DESCRIPTION:
 PARCEL A:
 Lot 2, Academy Park Loop Subdivision No. 1, County of El Paso, State of Colorado

PARCEL B:
 Easements for vehicular and pedestrian traffic for the purpose of access, parking, and for the installation and maintenance of utilities, as set forth in Hotel Parcel Reciprocal Easement Agreement recorded March 27, 1998 at Reception No. 95038449 and Adjacent Parcel Reciprocal Easement Agreement recorded April 6, 1998 at Reception No. 98043626, Corrective Adjacent Parcel Reciprocal Easement Agreement recorded June 13, 2001 at Reception No. 201081559 and Corrective Adjacent Parcel Reciprocal Easement Agreement recorded June 14, 2001 at Reception No. 201081859
 County of El Paso, State of Colorado

NOTES:

- 1) • Denotes recovered monument, marked as noted.
- 2) The basis of bearings is a portion of the easterly line of Lot 2, monumented as shown and assumed to bear South 25 degrees 54 minutes 29 seconds West.
- 3) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a commitment for title insurance policy No. 21271713 issued by C.M. Commercial Title Company, C. N. No. 598-H054327-072-068 with an effective date of May 8, 2018 at 7:00 A.M.
- 4) The lineal units used in this survey are U.S. Survey Feet.
- 5) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 6) Any utilities shown have been located from field survey information. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities. The manholes shown were not opened to confirm the type of utility present.
- 7) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 8) Bench Mark: FIMS bench mark PM02 lead zap-it plug with a brass washer set in the top of curb on the southeast side of Afternoon Circle approximately 195 feet south of the centerline of Ensenada Drive. Elevation = 6004.59 (NOVD 1929).
- 9) The 40-foot Access Easement depicted hereon is shown per the recorded plat. However, the deeds referenced on said plat and as noted in the title commitment do not actually describe the easement.

SURVEYOR'S STATEMENT:
 The undersigned Colorado Registered Professional Land Surveyor, does hereby state and declare to Academy Homes, LLC, exclusively, that the accompanying plat, was surveyed and drawn by me or under my direct supervision, that I am duly qualified to perform the duties of a Surveyor in the State of Colorado and accurately shows the described tract of land therein, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.

Mark S. Johannes
 Colorado Professional Land Surveyor No. 32439
 For and on behalf of Compass Surveying and Mapping, LLC

DEPOSITING CERTIFICATE:
 Deposited this _____ day of _____, A.D. 2019 at _____ o'clock _____ M. in Book _____ of Land Survey Plats, at Page(s) _____, Deposit Number _____ of the records of the Clerk and Recorder's Office of El Paso County, Colorado.

By: Deputy _____

TOPOGRAPHIC MAP

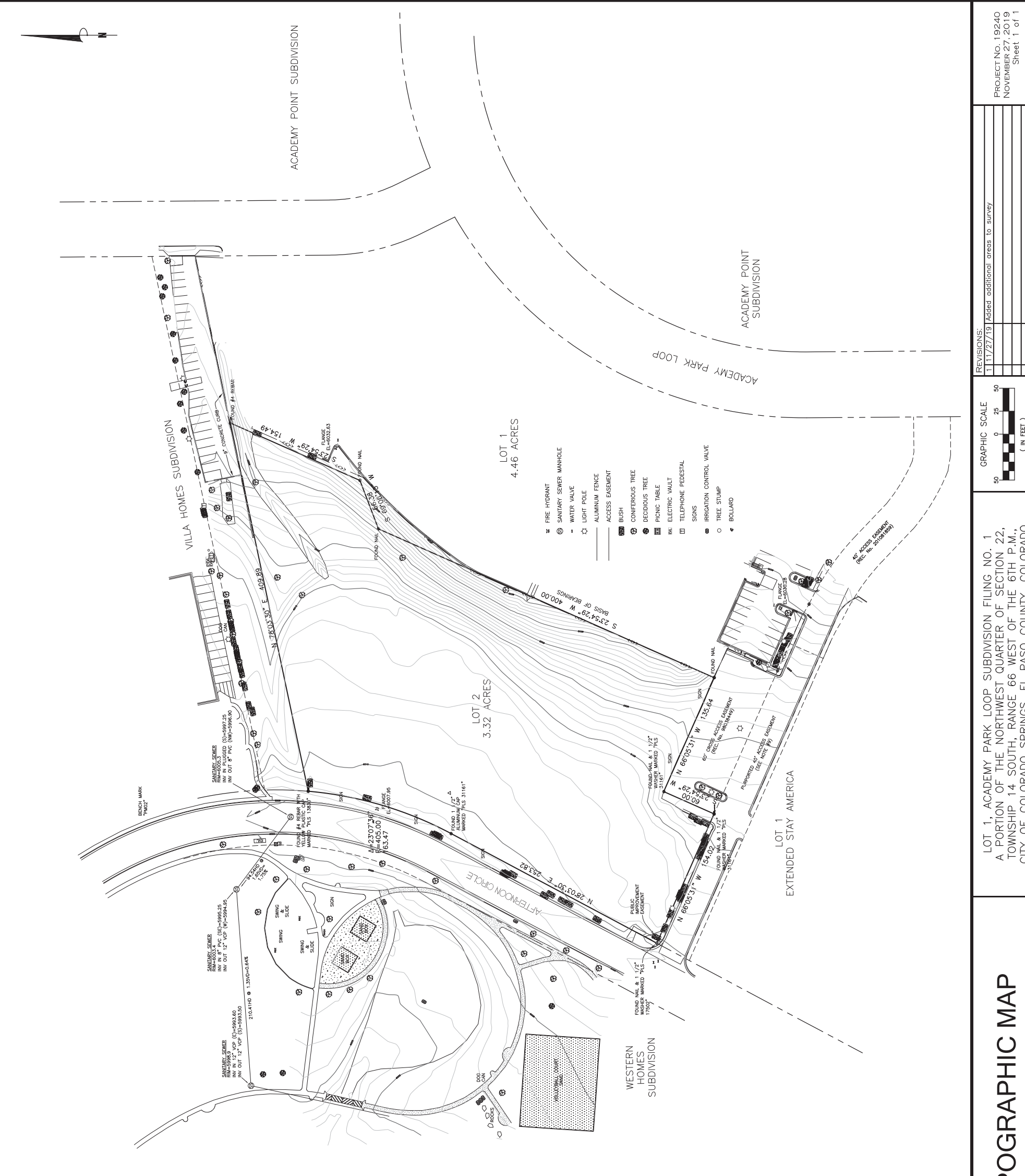
COMPASS SURVEYING & MAPPING, LLC
 721 SOUTH 23RD STREET, SUITE B
 COLORADO SPRINGS, CO 80904
 719-354-4120
 WWW.CSAMLLC.COM

LOT 1, ACADEMY PARK LOOP SUBDIVISION FILING NO. 1
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

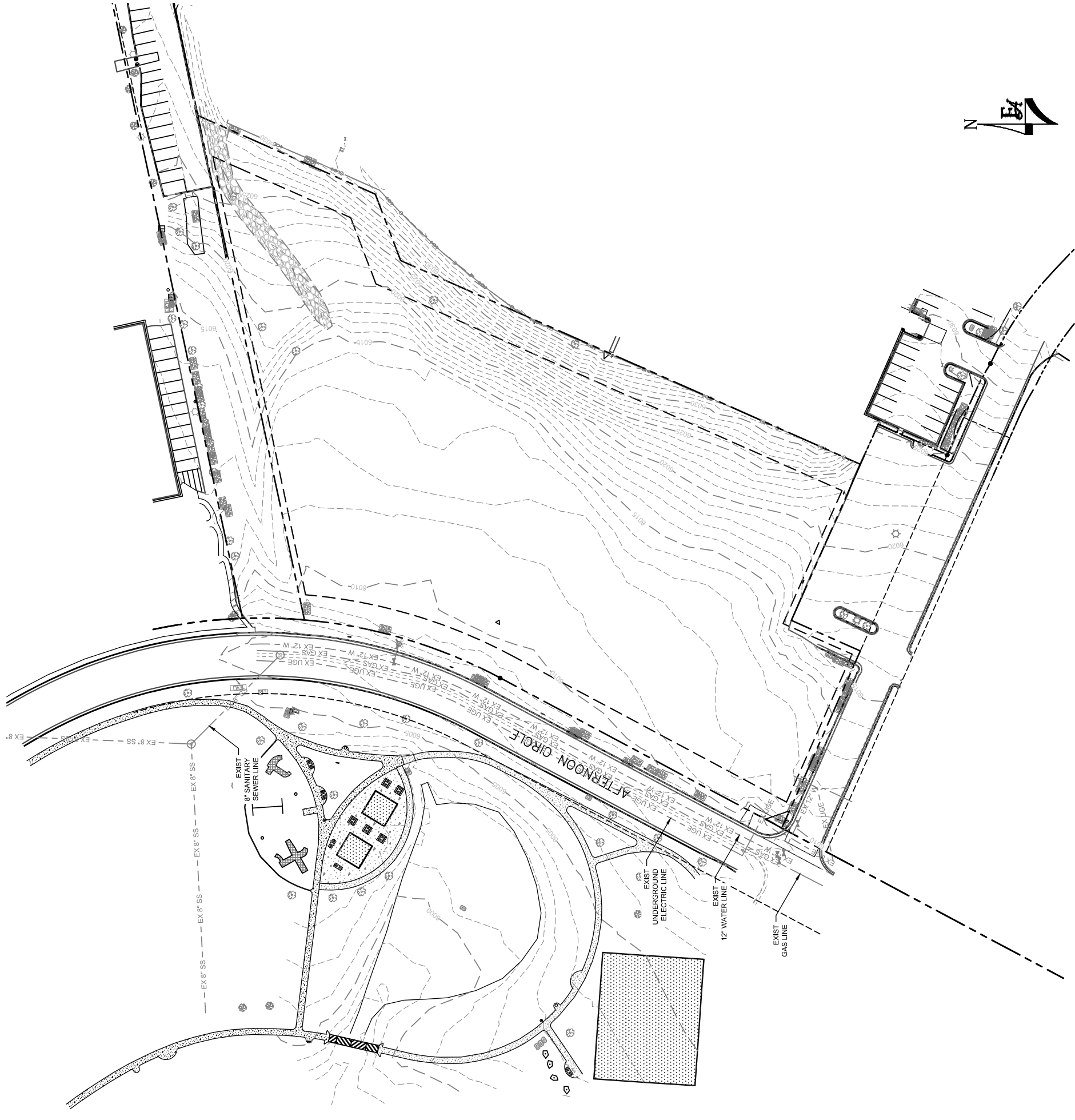
REVISIONS:
 1 11/27/19 Added additional areas to survey

GRAPHIC SCALE
 0 25 50
 (IN FEET)
 1 inch = 50 ft.

PROJECT NO. 19240
 NOVEMBER 27, 2019
 Sheet 1 of 1



GRAPHIC SCALE
 0' 20' 40' 80' 120'
 Scale: 1"=40'



TAX SCHEDULE NUMBERS: 6422409002
 CITY FILE NUMBER: CPC CU 20-00046

SHEET NO: **3**
 DATE: MAR, 2021
 PAGE NO: 3 OF 21

ACADEMY PARK LOOP TOWNHOMES
EXISTING SITE CONDITIONS

ENIGN CONSTRUCTION, LLC
 COLORADO SPRINGS, CO

PROJECT NO:	04-19-0002
DRAWN BY:	
DESIGNED BY:	
APPROVED BY:	
QA BY:	

FORSGREN
Associates, Inc.
 56 Inverness Drive East, Suite 112, Englewood, CO 80112
 PH: 720.214.5884 FAX: 720.000.0000

NO.	REVISIONS	BY	DATE

P:\Clients\Action Team\1-Academy Loop Townhomes\CAD\Sheets\Development Plans\Sheets\3 EXISTING SITE CONDITIONS.dwg - - 3/9/2021 4:10 PM

This document or any part thereof in detail or design shall not be copied without the written authorization of Forsgren Associates Inc.

NO.	REVISIONS	BY	DATE

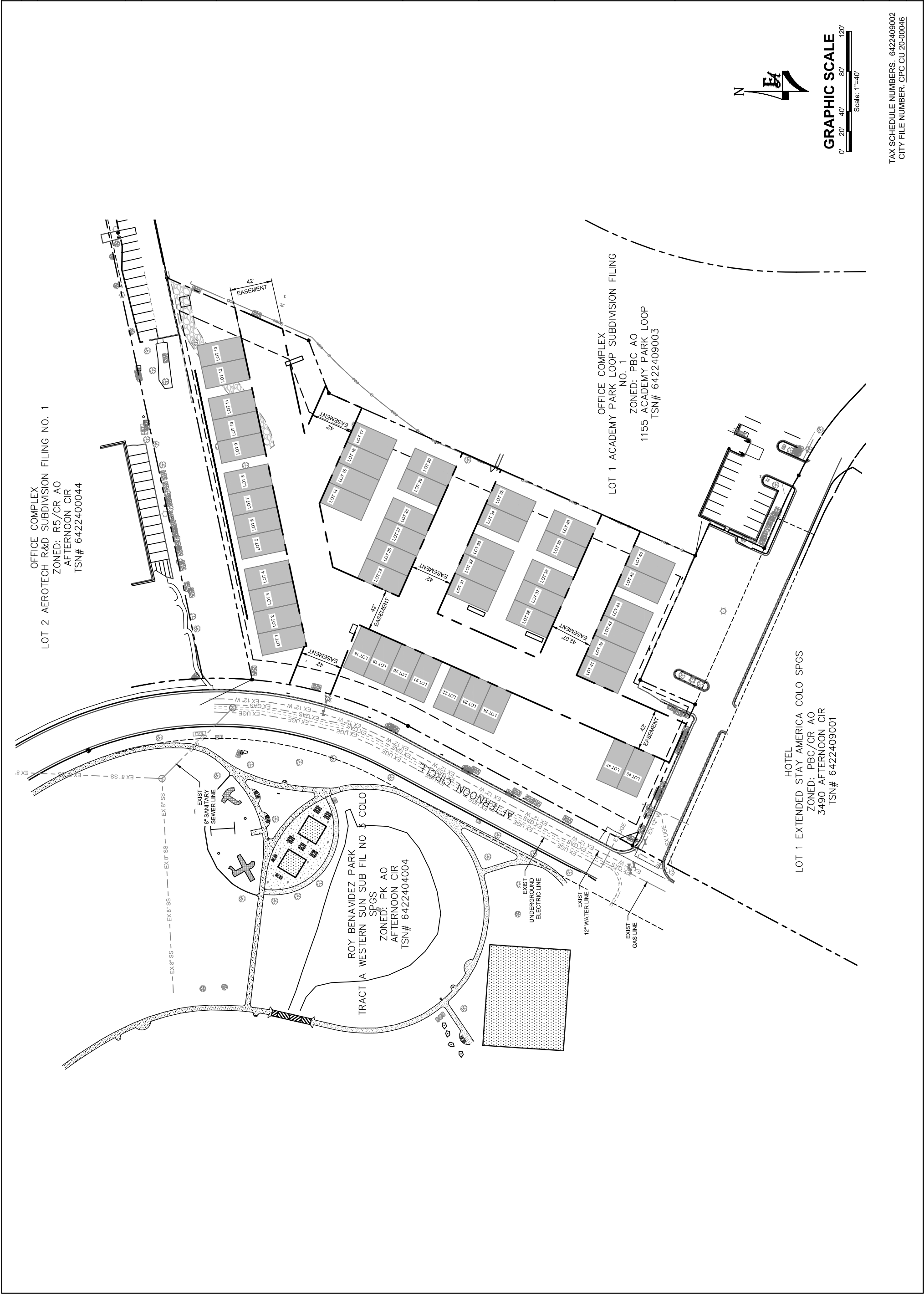
FORSGREN
Associates, Inc.
56 Inverness Drive East, Suite 112, Englewood, CO 80112
PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.	04-19-0002
DRAWN BY	
DESIGNED BY	
APPROVED BY	
QA BY	

ENIGN CONSTRUCTION, LLC
COLORADO SPRINGS, CO

ACADEMY PARK LOOP TOWNHOMES
LOT PLAN

SHEET NO: **4**
DATE: MAR, 2021
PAGE NO: 4 OF 21
TAX SCHEDULE NUMBERS: 6422409002
CITY FILE NUMBER: CPC CU 20-00046



NO.	REVISIONS	BY	DATE

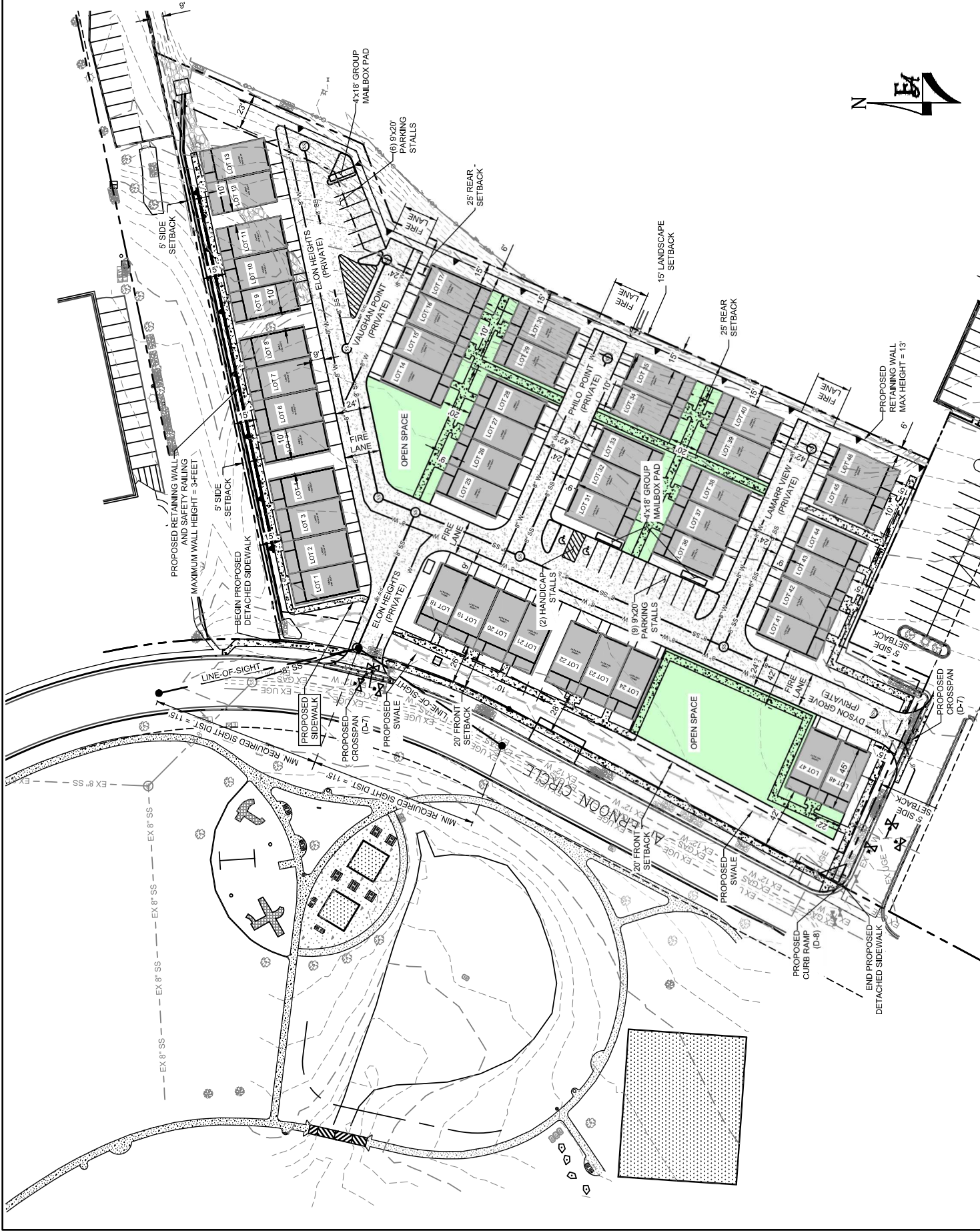
56 Inverness Drive East, Suite 112, Englewood, CO 80112
FORSGREN
Associates, Inc.
 PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO: 04-19-0002
 DRAWN BY: []
 DESIGNED BY: []
 APPROVED BY: []
 OAC: []

ENSGN CONSTRUCTION, LLC
 COLORADO SPRINGS, CO

SITE PLAN

ACADEMY PARK LOOP TOWNHOMES
 SHEET NO: **5**
 DATE: MAR, 2021
 PAGE NO: 5 OF 21



GRAPHIC SCALE
 Scale: 1"=40'

0' 20' 40' 80' 120'

Parking Provided

Garage Spaces	96
Public Spaces	15
Handicap Spaces	2
Total	113

Open Space Provided

Total Private Outdoor	5,325
101.25 SF/2 Bed	1,721
116.25 SF/3 Bed	3,604
Total Common	14,906
Total	20,231

Open Space Required

Required (per 2 Bed)	1.7
Required (per 3 Bed)	2
Total	91

Building and Unit Data

Building Type	No. of Buildings	Building Area (SF)	2 Bed Units	3 Bed Units	No. of Stories	Building Height (FT)	Total Beds
2-Unit (3 Bed)	5	1,640	0	2	3	38'	30
2-Unit (2 & 3 Bed)	1	1,566	1	1	3	38'	5
3-Unit	4	2,368	1	2	3	38'	32
4-Unit	6	3,145	2	2	3	38'	60

TOTALS: NO. OF BUILDINGS = 16
 BUILDING AREA = 89,254 SF
 NO. OF UNITS = 48
 2 BED UNITS = 17
 3 BED UNITS = 31

THE SUBJECT DEVELOPMENT HAS BEEN GRANTED RELIEF TO CODE SECTION 7.3.10-4 ALLOWING 15-FOOT REAR YARD SETBACK WHERE 25-FOOT IS REQUIRED. PLEASE SEE FILE NUMBER AP NV 21-00083.

TAX SCHEDULE NUMBERS: 6422409002
 CITY FILE NUMBER: CPC CU 20-00046

NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG AFTERNOON CIRCLE ADJACENT TO THE LOT WILL NEED TO BE REMOVED OR REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW (EDR) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDR INSPECTOR CAN BE REACHED AT 385-58977.

Notes for diagrams:
 1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalks shall be 6 feet wide minimum. Detached sidewalks shall be 6 feet wide minimum. Detached sidewalks shall be 6 feet wide minimum.
 2. Ramp width shall be the same as the approaching sidewalk or 30" minimum, whichever is greater. Ramp shall be constructed with a minimum 1:12 slope.
 3. Sidewalk shall be 30" minimum wide and shall be constructed perpendicular to the curb for detached sidewalk and perpendicular to the curb for attached sidewalk.
 4. Curb toed joints shall be laid out so that at least one joint occurs within the width of each ramp.
 5. Toed joints shall be constructed through the fire of the top of the attached sidewalk surface.

NO.	REVISIONS	BY	DATE

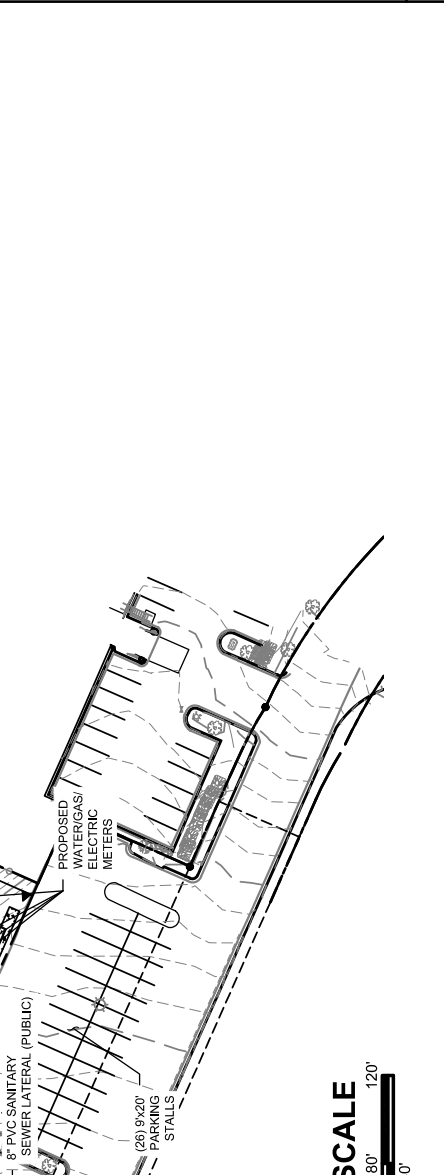
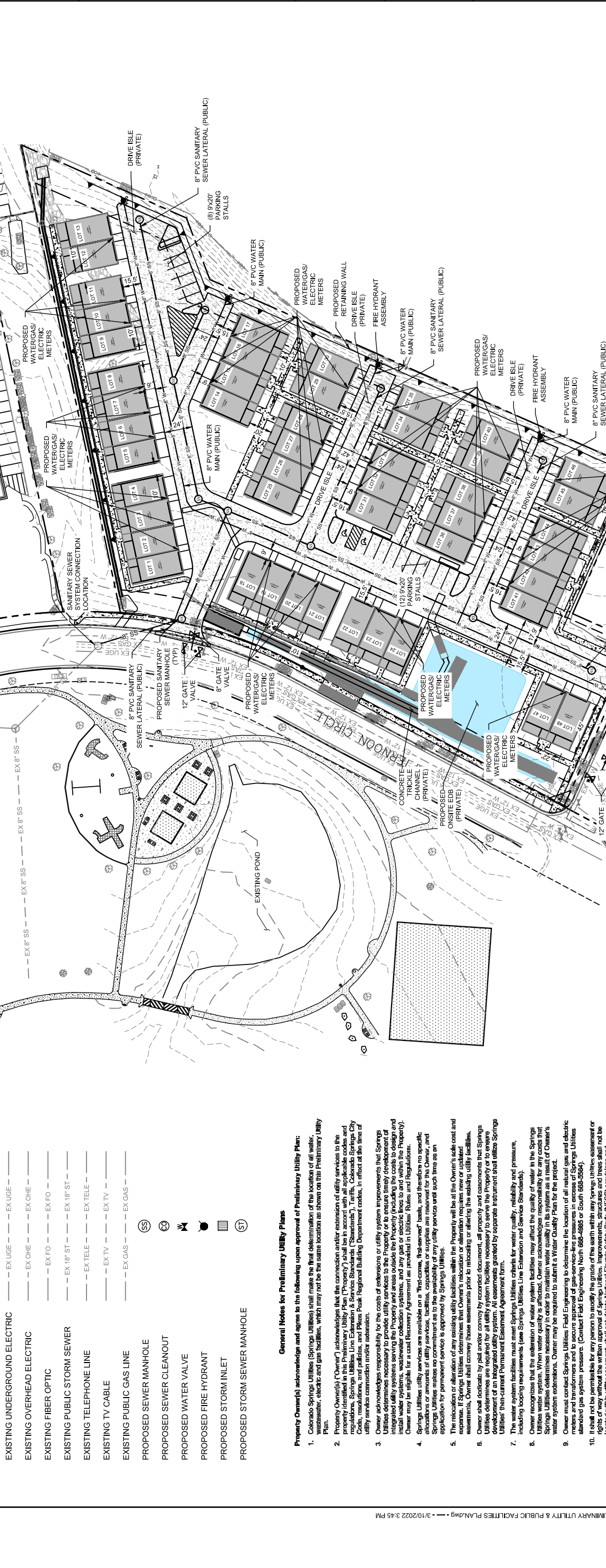
PH: 720.214.5884 FAX: 720.000.0000
 56 Inverness Drive East, Suite 112, Englewood, CO 80112
FORSGREN
Associates, Inc.

PROJECT NO: 04-19-0002
 DRAWN BY: [REDACTED]
 DESIGNED BY: [REDACTED]
 APPROVED BY: [REDACTED]
 O.A.B.Y: [REDACTED]

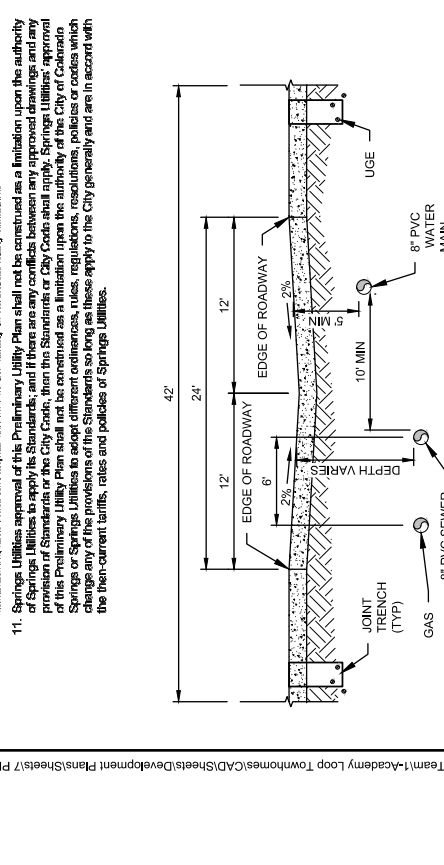
ENSGN CONSTRUCTION, LLC
 COLORADO SPRINGS, CO

ACADEMY PARK LOOP TOWNHOMES
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

SHEET NO: **7**
 DATE: MAR, 2021
 PAGE NO: 7 OF 21
 TAX SCHEDULE NUMBERS: 6422409002
 CITY FILE NUMBER: CPC CU 20-00046



- UTILITY CONSTRUCTION NOTES:**
- FIRE HYDRANTS SHALL BE INSTALLED PER CITY OF COLORADO SPRINGS STANDARDS.
 - SINGLE SANITARY SEWER CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET OR DOUBLE CLEANOUT EVERY 200 FEET ALONG SANITARY SEWER LATERALS.
 - SEE DETAIL B THIS SHEET FOR TYPICAL STALL UTILITY DETAIL.
- GENERAL CONSTRUCTION NOTES:**
- CONTRACTOR SHALL RE-VEGETATE AREAS DISTURBED BY CONSTRUCTION. USE NATIVE GRASSES AS SELECTED BY ENGINEER AND OWNER.
 - CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES WITHIN WORK AREA PRIOR TO COMMENCEMENT OF WORK.



- UTILITY LEGEND:**
- PROPOSED PUBLIC WATER LINE
 - PROPOSED PUBLIC SEWER LINE
 - PROPOSED STORM LINE
 - EXISTING PUBLIC WATER LINE
 - EXISTING PUBLIC SEWER LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING FIBER OPTIC
 - EXISTING PUBLIC STORM SEWER
 - EXISTING TELEPHONE LINE
 - EXISTING TV CABLE
 - EXISTING PUBLIC GAS LINE
 - PROPOSED SEWER MANHOLE
 - PROPOSED SEWER CLEANOUT
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM INLET
 - PROPOSED STORM SEWER MANHOLE

6\"/>

24\"/>

EX 8\"/>

EX 8\"/>

EX UGE

EX OHE

EX FO

EX 18\"/>

EX TELE

EX TV

EX GAS

EX GAS

General Notes for Preliminary Utility Plans

- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:
- Colorado Springs Utilities (Springs 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.
 - Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accordance with applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pecos Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
 - Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and construct the utility systems serving the Property and areas outside the Property) to meet the Property's needs. Springs Utilities makes no commitment as to the availability of any utility services until such time as an application for permanent service is approved by Springs Utilities.
 - Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific priority shall be given to any particular applicant. Springs Utilities reserves the right to accept or reject any application for permanent service as approved by Springs Utilities.
 - The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated assessments, Owner shall complete these assessments prior to relocating or altering the existing utility facilities.
 - Owner shall locate by and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
 - The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
 - Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
 - Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 688-4885 or South 688-3564).
 - It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
 - Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any other approved drawings, the most restrictive shall govern. Springs Utilities reserves the right to modify any part of this Preliminary Utility Plan and not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as they apply to the City generally and are in accordance with the then-current tariffs, rates and policies of Springs Utilities.

REVISIONS	BY	DATE
	JBM	February 6, 2020
	JBM	December 17, 2020

CRAFTSMAN HOMES & INTERIORS
P.O. BOX 451
GREELEY, COLORADO 80632

4 UNIT PLAN



Property Construction Services, LLC
105 56th Avenue
Greeley, CO 80634
970-353-6850
Fax: 970-353-6554
email: morrj@comcast.net



DATE	SCALE	CADFILE	SHEET
January 23, 2020	AS NOTED	CRAFTSMAN_4 UNIT	4

A1
OF 6 SHEETS



REVISIONS	BY	DATE
	JBM	February 6, 2020
	JBM	October 27, 2020

CRAFTSMAN HOMES & INTERIORS
P.O. BOX 451
GREELEY, COLORADO 80632

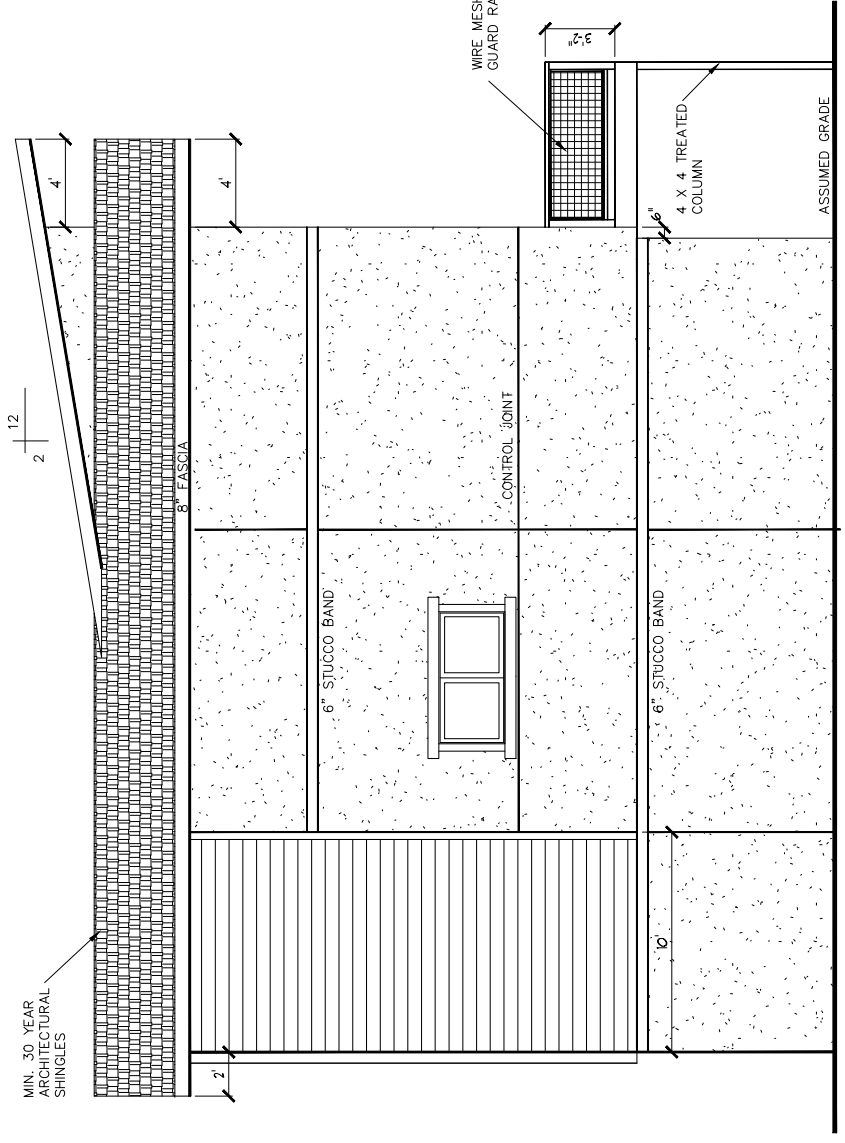
4 UNIT PLAN



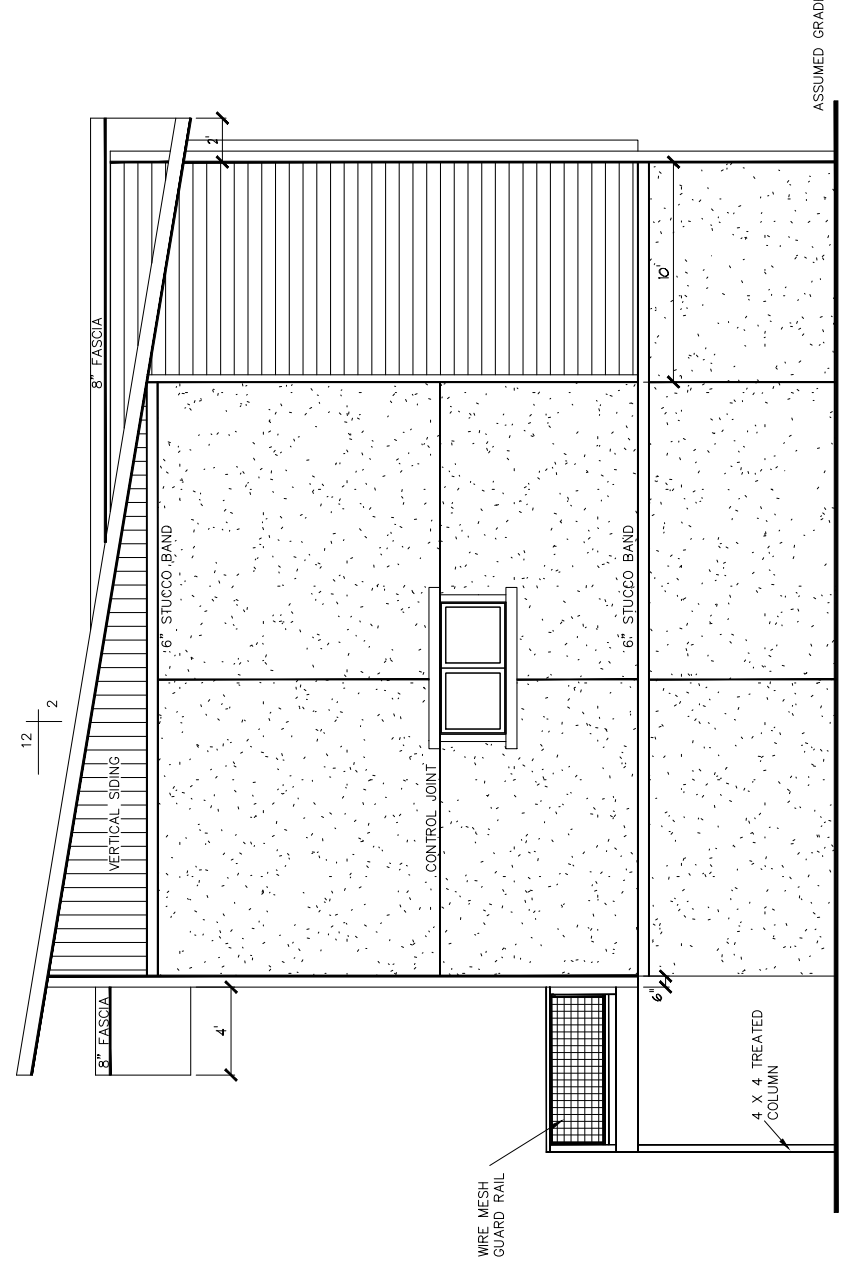
Property Constructio Services, LLC
105 56th Avenue
Greeley, CO 80634
970-353-6850
Fax: 970-353-6554
email: morrj@comcast.net



DRAWN	JBM	CHECKED	
DATE	January 23, 2020		SCALE
CADFILE	AS NOTED		SHEET
CRAFTSMAN 4 UNIT			A2
			OF 6 SHEETS




LEFT ELEVATION
SCALE: 1/4" = 10'



RIGHT ELEVATION
SCALE: 1/4" = 10'

REVISIONS	BY
February 6, 2020	JBM
December 17, 2020	JBM

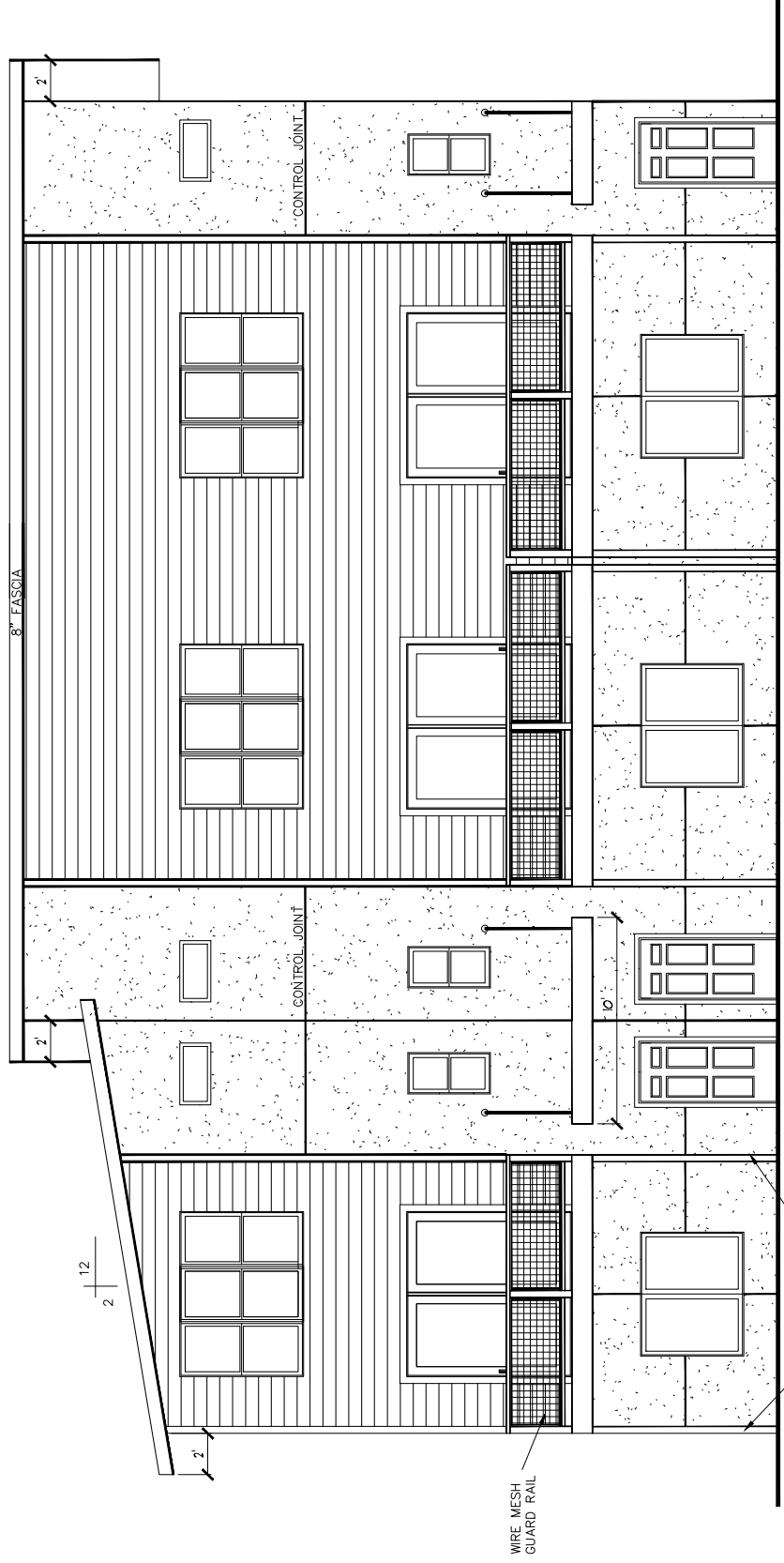

CRAFTSMAN HOMES & INTERIORS
 P.O. BOX 451
 GREELEY, COLORADO 80632
 3 UNIT PLAN
 (2) 3 B.R., (1) 2 B.R.


Property Constructio Services, LLC
 105 56th Avenue
 Greeley, CO 80634
 970-353-6850
 Fax: 970-353-6554
 email: morrj@comcast.net

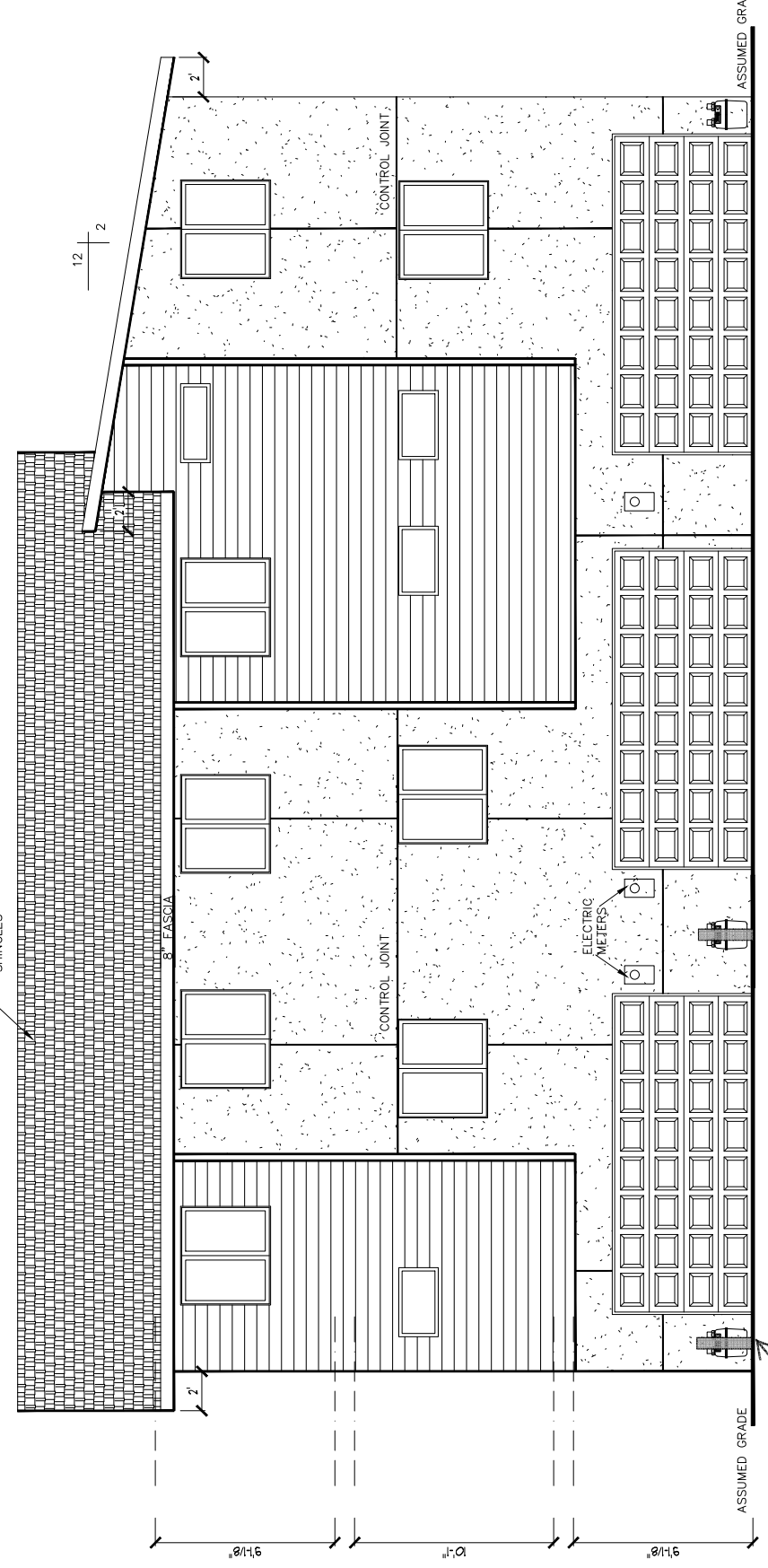
DRAWN	JBM
CHECKED	
DATE	January 23, 2020
SCALE	AS NOTED
PROJECT	CRAFTSMAN 4 UNIT
SHEET	

A1

of 6 SHEETS




FRONT ELEVATION
SCALE: 1/4" = 10"



REAR ELEVATION
SCALE: 1/4" = 10"

INSTALL PROTECTIVE BOLLARDS
AT ALL GAS METER LOCATIONS
(TYP)

REVISIONS	BY
February 6, 2020	JBM
October 27, 2020	JBM
December 17, 2020	JBM



CRAFTSMAN HOMES & INTERIORS
 P.O. BOX 451
 GREELEY, COLORADO 80632
 (2) 3 B.R., (1) 2 B.R.
 3 UNIT PLAN

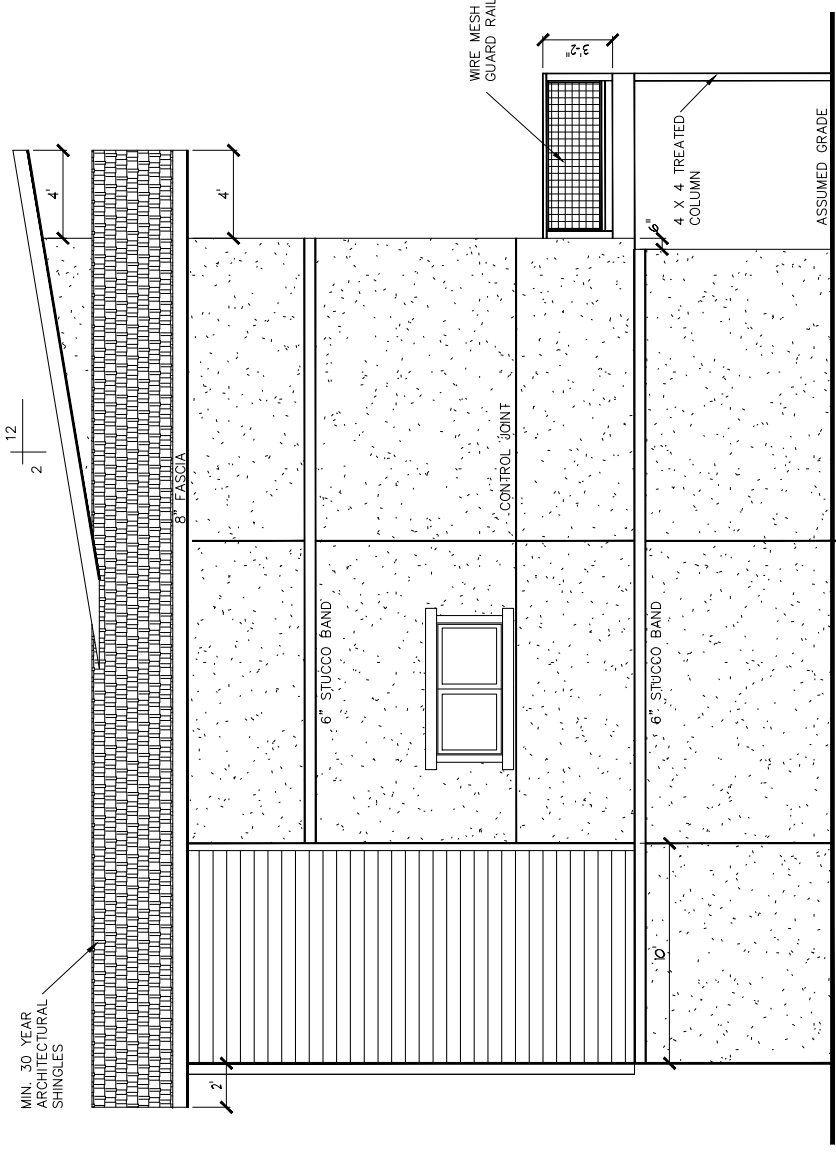


Property Construct Services, LLC
 105 56th Avenue
 Greeley, CO 80634
 970-353-6850
 Fax: 970-353-6554
 email: mornj@comcast.net

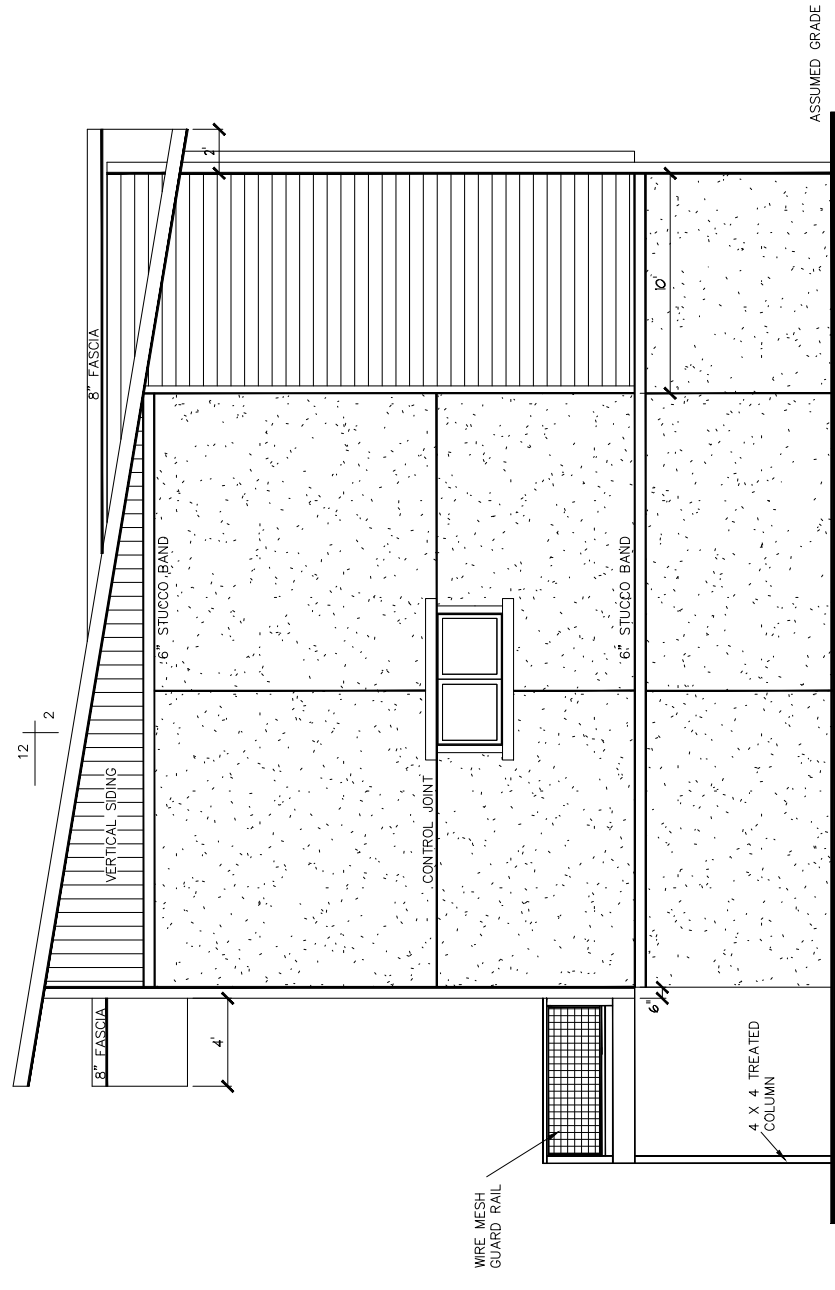
DRAWN	JBM
CHECKED	JBM
DATE	January 23, 2020
SCALE	AS NOTED
CADFILE	CRAFTSMAN_4 UNIT
SHEET	

A2

OF 6 SHEETS



LEFT ELEVATION
SCALE: 1/4" = 10"



RIGHT ELEVATION
SCALE: 1/4" = 10"

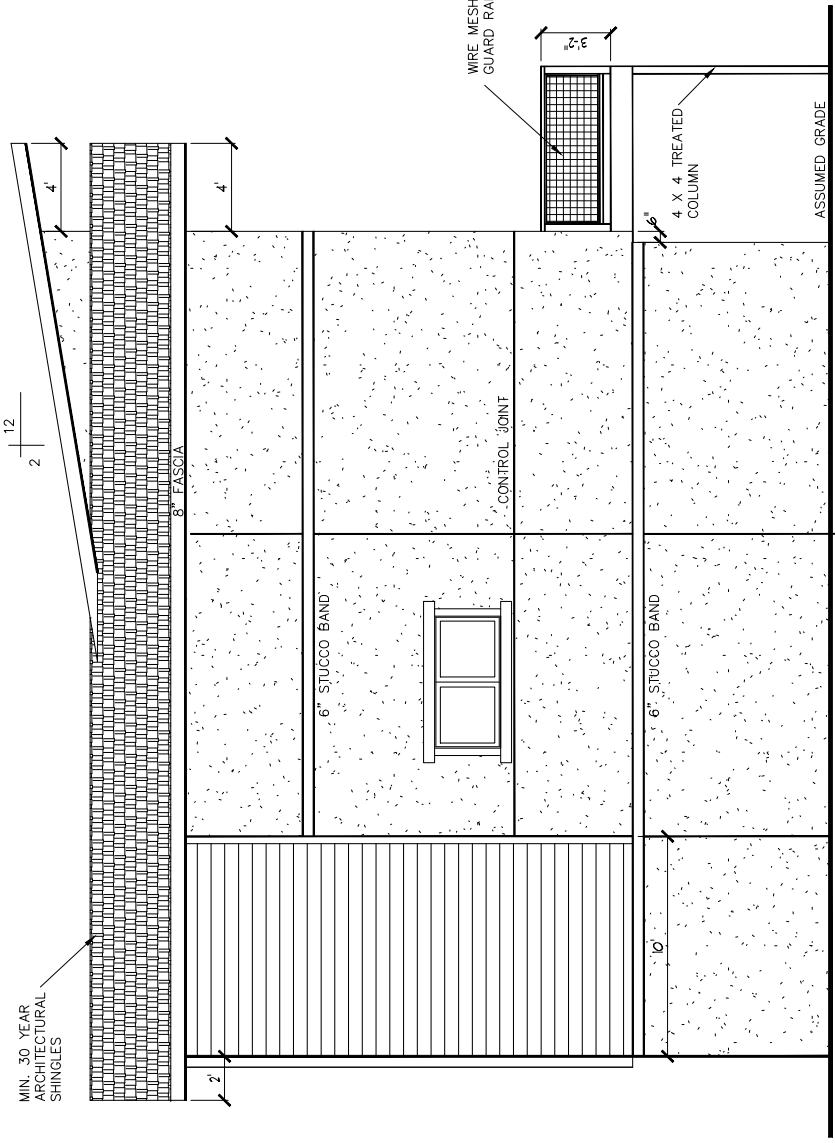
REVISIONS	BY	DATE
	JBM	January 22, 2020
	JBM	February 6, 2020
	JBM	October 27, 2020
	JBM	December 17, 2020

CRAFTSMAN HOMES & INTERIORS
 P.O. BOX 451
 GREELEY, COLORADO 80632
 3 BEDROOM PLAN

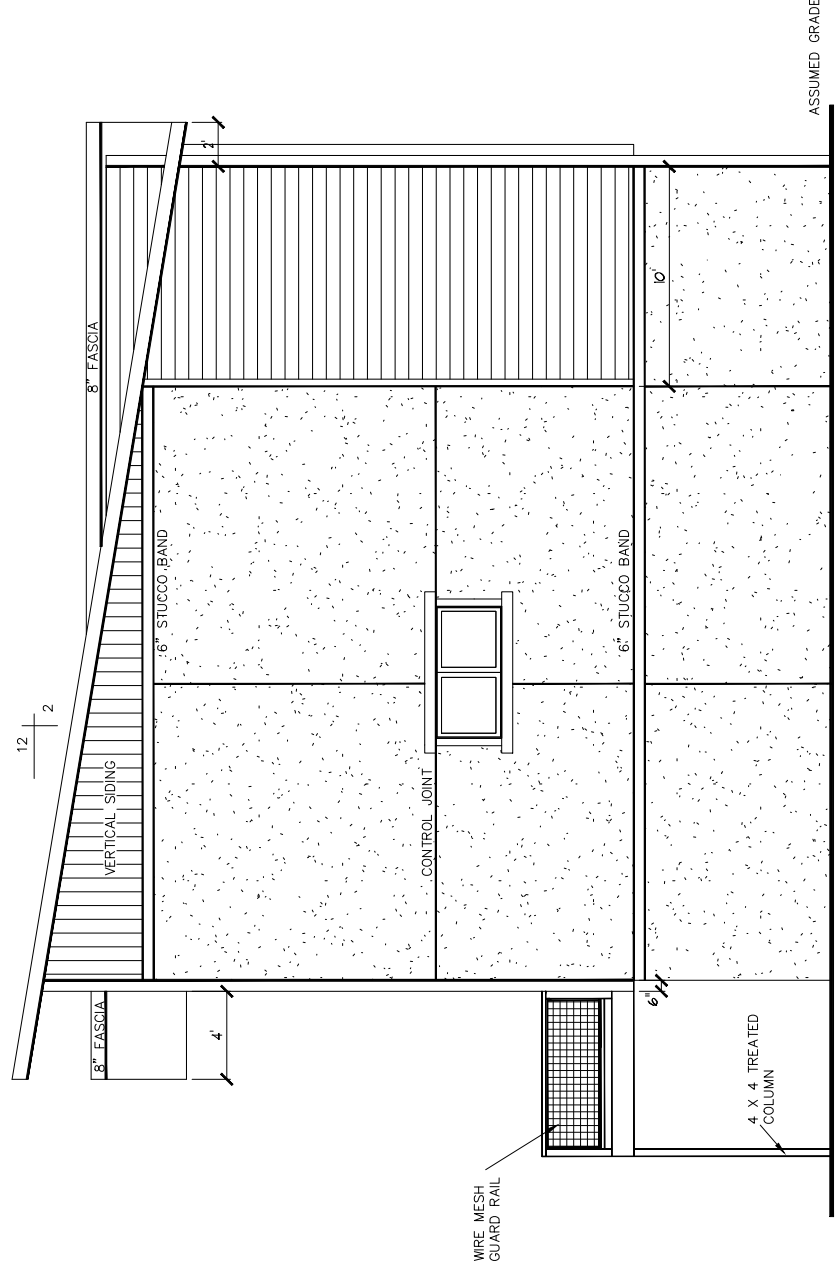

Property Construct Services, LLC
 105 56th Avenue
 Greeley, CO 80634
 970-353-6850
 Fax: 970-353-6554
 email: mormj@comcast.net

DATE	SCALE	AS NOTED	CAPLLE	SHEET
December 19, 2019				

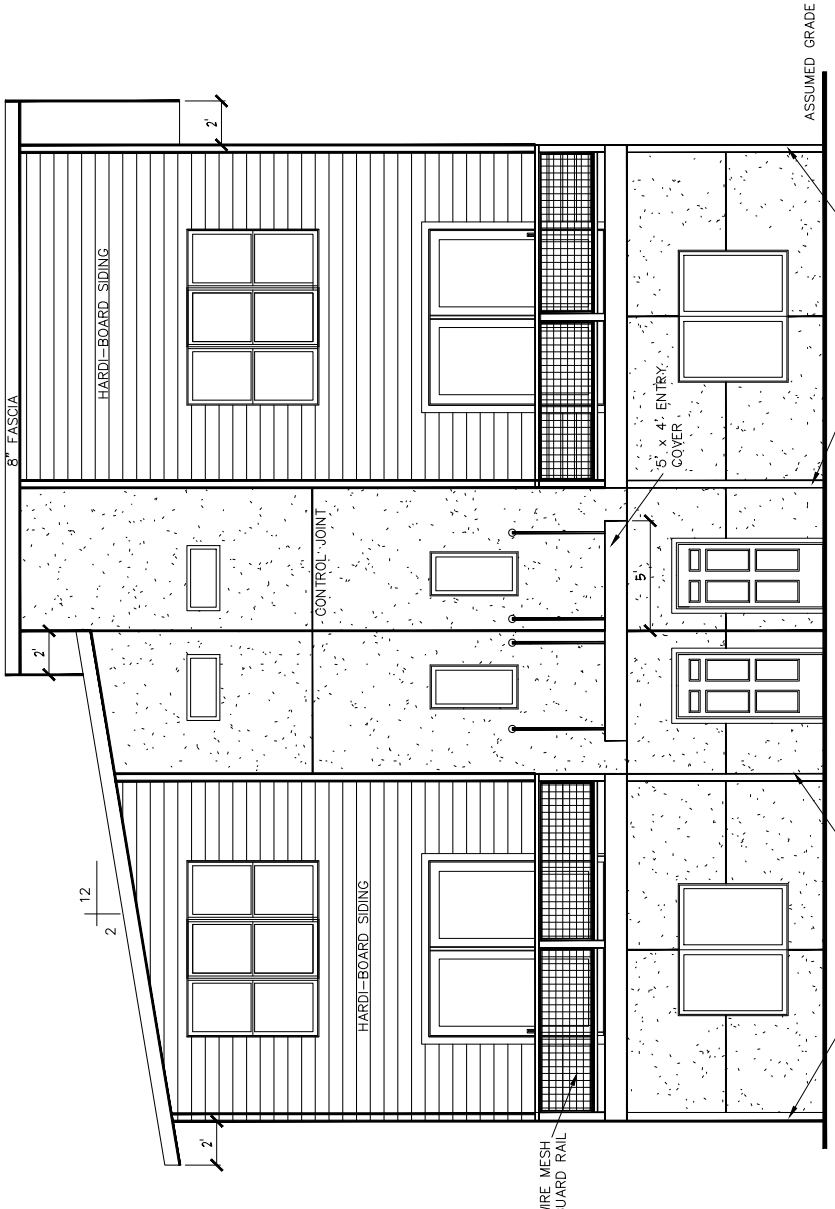
A1
 OF 3 SHEETS



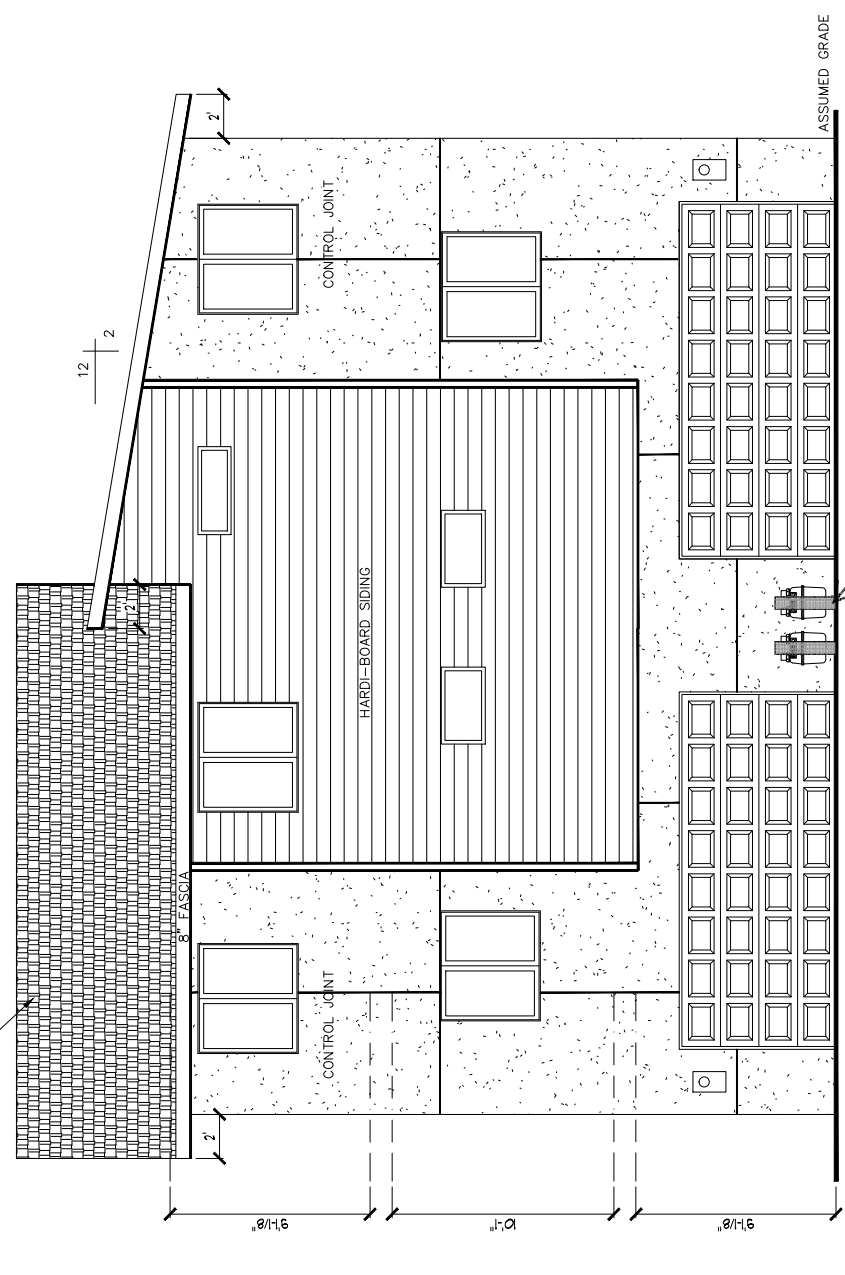
LEFT ELEVATION
SCALE: 1/4" = 10"



RIGHT ELEVATION
SCALE: 1/4" = 10"



FRONT ELEVATION
SCALE: 1/4" = 10"



REAR ELEVATION
SCALE: 1/4" = 10"

REVISIONS	BY
December 10, 2019	JBM
January 22, 2020	JBM
February 6, 2020	JBM
September 23, 2020	JBM
October 27, 2020	JBM
December 17, 2020	JBM



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 P.O. BOX 451
 GREELEY, COLORADO 80632

DUPELX PLAN

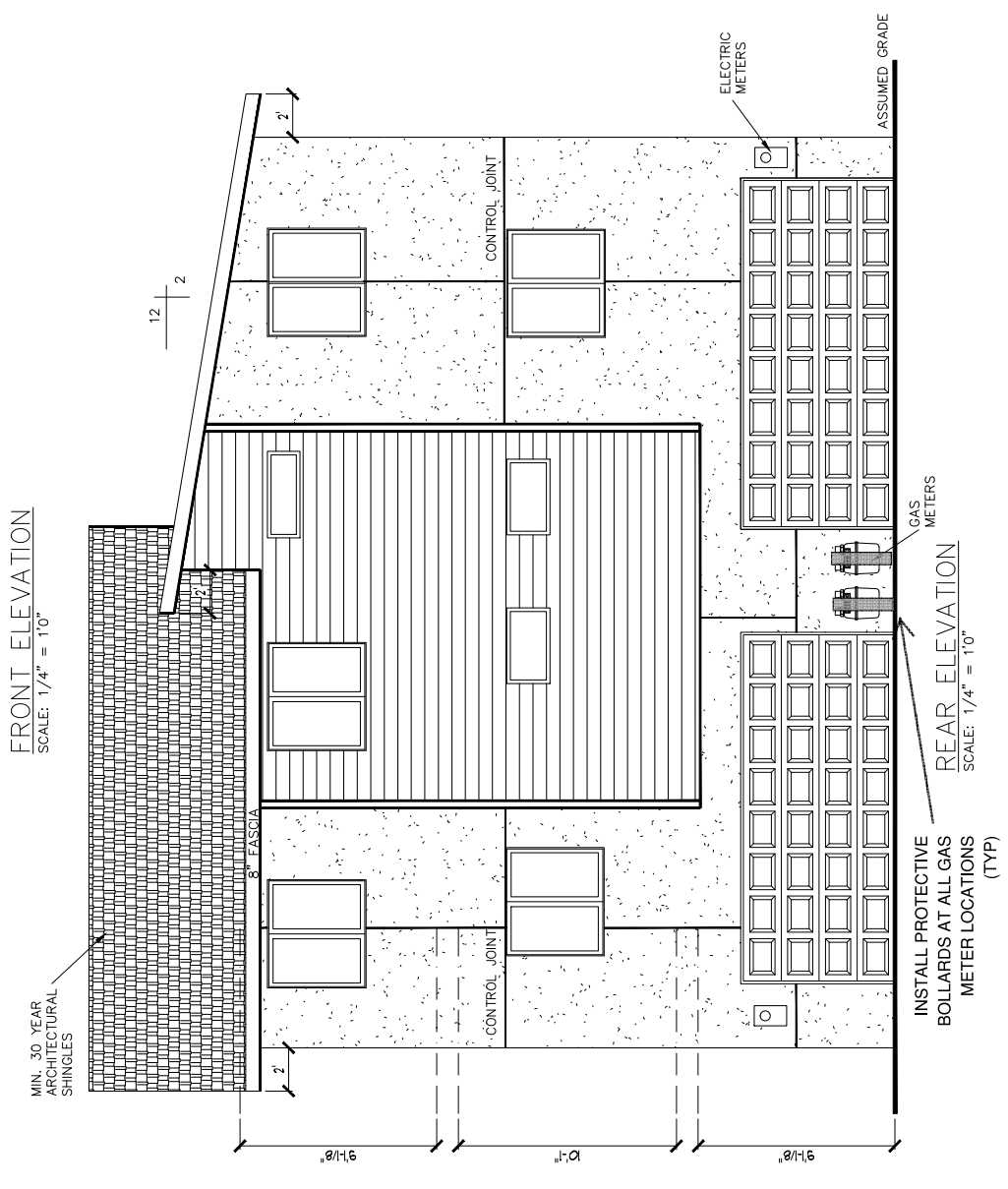
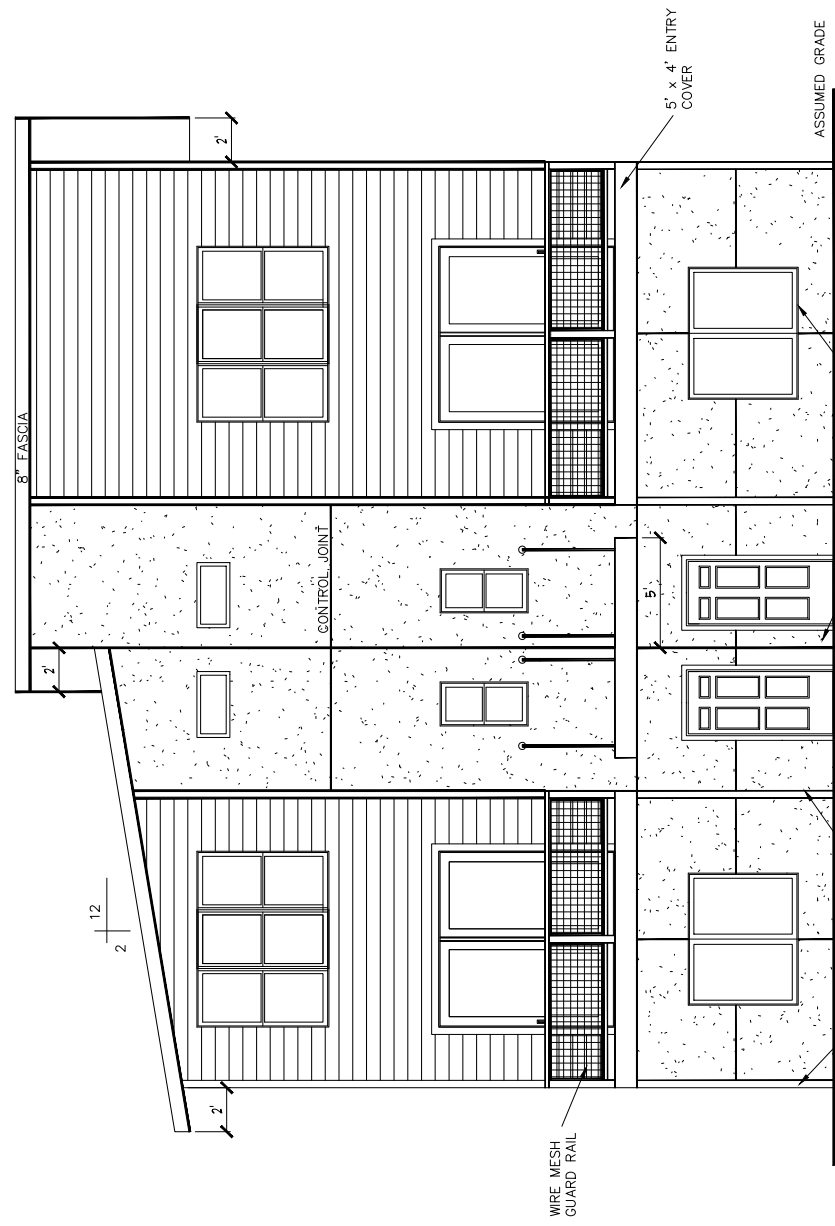
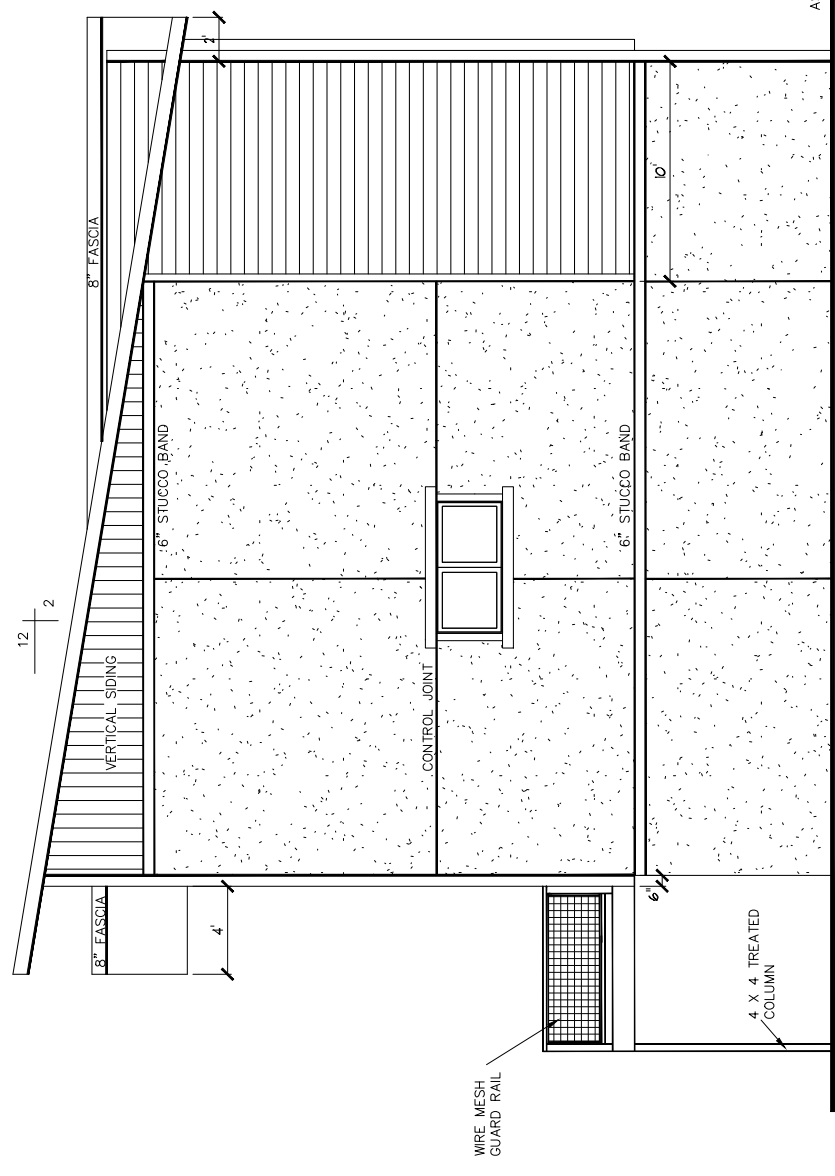
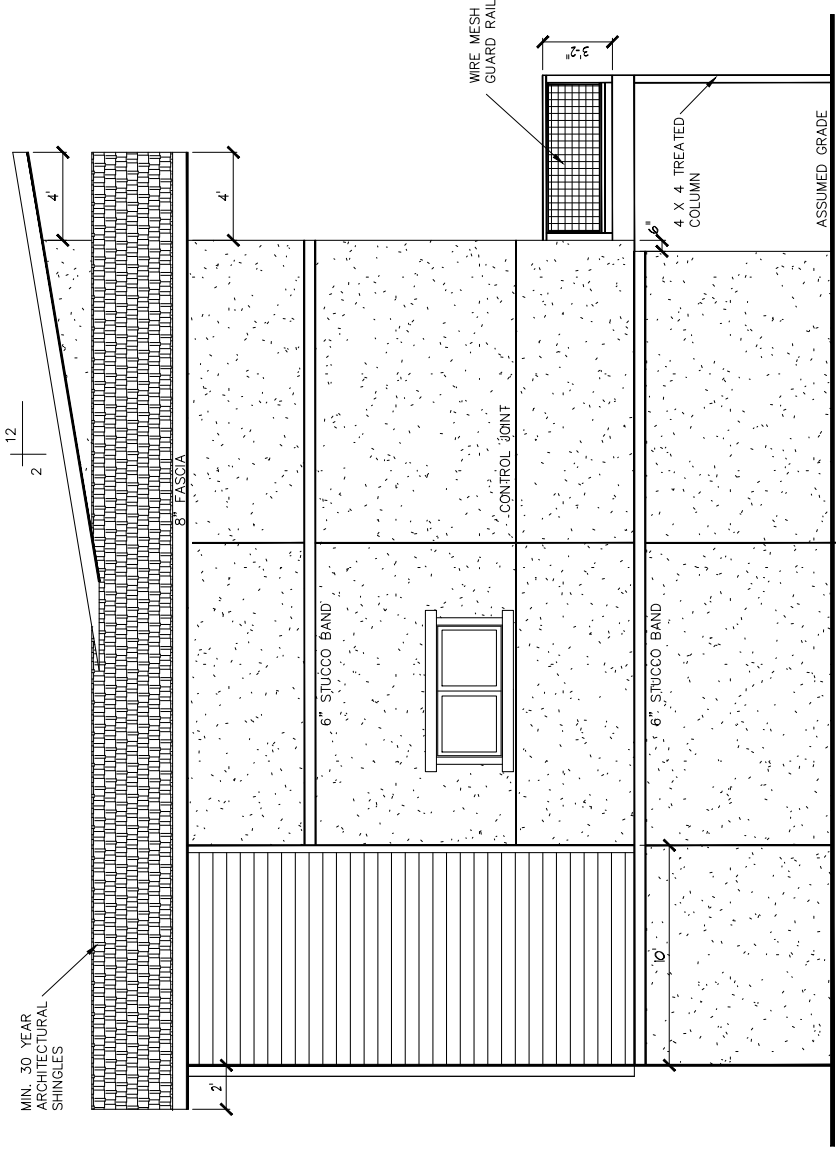


Property Construct Services, LLC
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 Greeley, CO 80634
 970-353-6850
 Fax: 970-353-6554
 email: mornj@comcast.net

DRAWN	JBM
CHECKED	JBM
DATE	May 6, 2019
SCALE	AS NOTED
CURPLE	AS NOTED
CRAFTSMAN 1763 DUPELX	SHEET

A1

OF 3 SHEETS



INSTALL PROTECTIVE BOLLARDS AT ALL GAS METER LOCATIONS (TYP)

ELECTRIC METERS

ASSUMED GRADE

