THE PRESERVE AT MESA CREEK – SINGLE FAMILY

SEC W. FILLMORE ST. & GRAND VISTA CIR.

COLORADO SPRINGS, CO 80904

DEVELOPMENT PLAN

SUMMER 2022

LEGAL DESCRIPTION:

BE IT KNOWN BY THESE PRESENTS:

THAT GOODWIN KNIGHT LLC., BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 13 SOUTH, AND OF SECTION 1, TOWNSHIP 14 SOUTH, ALL IN RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED IN WARRANTY DEED RECORDED JUNE 17, 2020 AT RECEPTION NUMBER 220084223, EL PASO COUNTY RECORDS, ALTERNATELY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N 89°28'44" E, WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, S00°20'23"W, A DISTANCE OF 617.04 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, ALSO BEING THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536, S00°20'23"W, A DISTANCE OF 362.66 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL N89°16'33"E, A DISTANCE OF 1,137.98 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL S00°01'36"W, A DISTANCE OF 659.71 FEET TO AN ANGLE POINT IN SAID PARCEL;

THENCE DEPARTING THE BOUNDARY OF SAID PARCEL S44°39'54"W, A DISTANCE OF 155.32 FEET;

THENCE S06°27'24"W, A DISTANCE OF 273.38 FEET;

THENCE N82°50'31"W, A DISTANCE OF 226.52 FEET;

THENCE S13°30'06"W, A DISTANCE OF 527.59 FEET;

THENCE S08°32'44"E, A DISTANCE OF 115.89 FEET TO AN ANGLE POINT OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536;

THENCE WITH THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED AT RECEPTION NUMBER 21647536 THE FOLLOWING 20 COURSES:

1) S51°31'33"E A DISTANCE OF 84.80 FEET;
2) S09°24'21"E A DISTANCE OF 151.06 FEET;
3) S41°13'58"E A DISTANCE OF 51.25 FEET;
4) S05°02'49"E A DISTANCE OF 78.15 FEET;
5) S44°33'36"E A DISTANCE OF 178.80 FEET;
6) N71°00'39"E A DISTANCE OF 96.84 FEET;
7) S21°04'59"E A DISTANCE OF 345.11 FEET;
8) S66°36'27'E A DISTANCE OF 106.11 FEET;
9) S54°21'30"E A DISTANCE OF 436.75 FEET;
10) S14°27'44"E A DISTANCE OF 73.37 FEET;
11) S24°08'01"W A DISTANCE OF 73.46 FEET;
12) S68°26'35"W A DISTANCE OF 70.35 FEET;
13) N23°42'25"E A DISTANCE OF 106.27 FEET;
14) N14°13'23"W A DISTANCE OF 37.72 FEET;
15) N54°19'47"W A DISTANCE OF 413.23 FEET;
16) N66°40'57"W A DISTANCE OF 121.76 FEET;
17) N20°42'17"W A DISTANCE OF 143.10 FEET;
18) N45°39'10"W A DISTANCE OF 452.01 FEET;
19) N09°35'41"W A DISTANCE OF 199.85 FEET;
20) N89°04'36"W A DISTANCE OF 455.25 FEET TO A POINT ON THE EAST LINE OF TRACT A, SENTINEL RIDGE;

THENCE ALONG THE EAST LINE OF SAID TRACT "A", SENTINEL RIDGE THE FOLLOWING 17 COURSES:

1) N04°01'35"E A DISTANCE OF 57.97 FEET;
2) N11°42'57"E A DISTANCE OF 56.63 FEET;
3) N01°44'43"W A DISTANCE OF 300.88 FEET;
4) N02°03'38"E A DISTANCE OF 132.08 FEET;
5) N08°01'05"W A DISTANCE OF 91.08 FEET;
6) N22°34'26"W A DISTANCE OF 68.05 FEET;
7) S66°59'29"W A DISTANCE OF 136.56 FEET;
8) S88°09'14"W A DISTANCE OF 50.01 FEET;
9) N01°53'44"W A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
10) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°00'54", HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 117.88 FEET, AND WHOSE CHORD BEARS N15°25'49"W, A CHORD DISTANCE OF 116.79 FEET;
11) N28°56'20"W A DISTANCE OF 130.54 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
12) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 49°03'11", HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 235.44 FEET, AND WHOSE CHORD BEARS N04°24'41"W, A CHORD DISTANCE OF 228.31 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
13) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°43'21", HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 200.74 FEET, AND WHOSE CHORD BEARS N12°44'32"W, A CHORD DISTANCE OF 189.91 FEET;
14) N45°37'03"W A DISTANCE OF 125.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
15) WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°50'56", HAVING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 236.85 FEET, AND WHOSE CHORD BEARS N32°41'19"W, A CHORD DISTANCE OF 234.85 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT;
16) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°46'37", HAVING A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 120.86 FEET, AND WHOSE CHORD BEARS N35°06'55"W, A CHORD DISTANCE OF 119.41 FEET;
17) N55°36'40"W A DISTANCE OF 249.90 FEET TO A POINT ON THE SOUTH LINE OF GRAND VISTA FILING NO. 1, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE WITH THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 46°10'52", HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 265.98 FEET, AND WHOSE CHORD BEARS N11°19'42"E, A CHORD DISTANCE OF 258.84 FEET;

THENCE CONTINUING WITH THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 N11°46'00"W, A DISTANCE OF 117.49 FEET;

THENCE LEAVING THE BOUNDARY OF SAID GRAND VISTA FILING NO. 1 N56°51'12"E, A DISTANCE OF 334.01 FEET;

THENCE S51°03'21"W, A DISTANCE OF 164.35 FEET;

THENCE S68°07'05"E, A DISTANCE OF 291.55 FEET;

THENCE S61°40'26"E, A DISTANCE OF 187.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.66 ACRES (1,988,764 SQUARE FEET), MORE OR LESS.

EASEMENTS:

EASEMENTS ARE AS SHOWN.

ALL UTILITY EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT OF RECORD AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

TRACTS:

TRACT A IS FOR SINGLE-FAMILY RESIDENTIAL USE. TRACTS B, C AND D SHOWN HEREON ARE FOR THE PURPOSE OF PRESERVATION. ALL TRACTS WILL BE MAINTAINED BY THE OWNER.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

H:\Goodwin Knight\CO, Colorado Springs - GNK000007.23 - The Preserves SF\0CIV\2-Plan\DP\GNK7.23_P_00_Cover.dwg - Treven Edwards - 6/9/2022

CONSULTANT CONTACTS

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PHOTOMETRICS
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EMAIL: JIMGALLOWAY@GALLOWAYUS.COM

BUILDING HEIGHT LEGEND:

EX: 6XXX.XX Existing Grade
+55: 6XXX.XX 55 feet added to Existing Grade
FF: 6XXX.XX Proposed Finished Floor Elevation
FF+35: 6XXX.XX Proposed Roof Peak Elevation. Overall Height from Grade

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5	SITE PLAN	C1.3
6	SITE PLAN	C1.4
7	SITE PLAN	C1.5
8	PRELIMINARY GRADING	C2.1
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11	PRELIMINARY GRADING	C2.4
12	PRELIMINARY GRADING	C2.5
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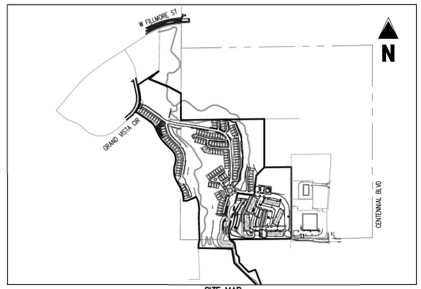

SITE MAP
1"=800'

VICINITY MAP
1"=1500'

PRESERVATION AREA AND EASEMENT NOTES:

THE PRESERVATION AREA SHALL BE A PRIVATE OPEN SPACE OWNED AND MAINTAINED BY THE HOA/PRIVATE OWNERS ASSOCIATION. CERTAIN ACCESS EASEMENT(S), MORE PARTICULARLY DERIVED ON FUTURE EXHIBITS AS PART OF DEVELOPMENT PLANS AND PLATS, SHALL BE GRANTED FOR PUBLIC ACCESS TRAILS, UTILITY ACCESS AND UTILITY EASEMENTS, EMERGENCY ACCESS FOR FIRE SUPPRESSION, TO FACILITATE SEARCH AND RESCUE OPERATIONS AND GENERAL MAINTENANCE OF THE PRESERVATION AREA.

FEMA FLOODPLAIN STATEMENT

ACCORDING TO FEMA FIRM MAP 08041C0726G, EFFECTIVE DECEMBER 7, 2018, THE MESA BASIN STREAM RUNS DIRECTLY THROUGH THE SITE. IDENTIFIED AS ZONE AE, WITH BASE FLOOD ELEVATIONS DETERMINED.

ADDITIONALLY, THE MESA BASIN IS FURTHER IDENTIFIED AS FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

GENERAL NOTES:

1. VAN BUREN ST. MUST BE BUILT CONNECTING THIS PROPERTY TO CENTENNIAL BLVD. WHEN ACCESS IS NEEDED IN THIS LOCATION. ANY MISSING PIECE THAT HAS NOT BEEN BUILT BY ADJACENT DEVELOPERS MUST STILL BE BUILT, BUT A COST RECOVERY COULD BE FILED AGAINST THEM FOR THE UN-BUILT SEGMENTS THAT WERE THEIR RESPONSIBILITY.
2. ALL EXISTING CURB, GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG GRAND VISTA CIR. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ONSITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
3. RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
4. 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.
5. PRIOR TO ISSUING BUILDING PERMITS, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF CENTENNIAL BOULEVARD WITH VAN BUREN STREET.
6. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
7. ALL ZONING STANDARDS SHALL BE AS PER THE LAND USE SUMMARY TABLE SHOWN ON THIS SHEET.
8. RETAINING WALLS WHICH ARE GREATER THAN FOUR FEET MUST BE STRUCTURALLY ENGINEERED AND MUST RECEIVE APPROVAL OF A BUILDING PERMIT. FENCES LOCATED WITHIN THREE FEET OF A RETAINING WALL FACE MUST INCLUDE THE WALL FOR HEIGHT PURPOSES.
9. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE [INSERT FILE NUMBER]. [STATE WHICH OPTION WAS ATTESTED].
10. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

IMPROVEMENT RESPONSIBILITIES

IMPROVEMENT	INSTALLATION	MAINTENANCE
ROADS	DEVELOPER	HOA
TRAIL	DEVELOPER	HOA
COMMON AREA LANDSCAPING	DEVELOPER	HOA

SITE PLAN

GENERAL DEVELOPMENT DATA	
SITE ADDRESS	SEC W FILLMORE ST & GRAND VISTA CIR., COLORADO SPRINGS, CO 80904
JURISDICTION	CITY OF COLORADO SPRINGS, CO
APPROVED CONCEPT PLAN NO.	CPC PUP 19-00026
TAX SCHEDULE NUMBER	7335100021, 7335400016, 7335400007, 7336300017, 7335400019, & 7336300010 (SUBJECT TO CHANGE AFTER PLAT RECORDING)
MASTER PLAN & CITY FILE NUMBER	GARDEN OF THE GODS CLUB MASTER PLAN: CPC MPA 04-00043-A5MJ19
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 2,253,709 SF / 51.74 ACRES
DEVELOPMENT SCHEDULE	SUMMER 2022
REQUIRED SETBACKS	ALL DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES ARE ESTABLISHED BY THE DEVELOPMENT PLAN
BUILDING COVERAGE	55.00% (MAX. PER LOT)
LOT COVERAGE	65.00% IMPERVIOUS SURFACE (MAX./ LOT)
EXISTING DEVELOPMENT DATA	
ZONING DISTRICT	PUD/ HS / SS (PLANNED UNIT DEVELOPMENT: SINGLE FAMILY AND/OR MULTI-FAMILY, 2.65-7.99 DU/AC/ NOT TO EXCEED 364 UNITS) MAX BUILDING HEIGHTS AS SHOWN ON ANY APPROVED CONCEPT PLAN NOT TO EXCEED 69-FEET USING HILLSIDE HEIGHT CALCULATIONS
CITY ZONING FILE REFERENCE NUMBER	CPC PUZ 19-00025
ORDINANCE NUMBER	19-83
DRAINAGE BASIN	THE MESA BASIN
PROPOSED DEVELOPMENT DATA	
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	123
DENSITY	2.38 UNITS / ACRE (OVERALL DEVELOPMENT)
PROPOSED BUILDING HEIGHT	35 FEET
MAXIMUM ALLOWABLE BUILDING HEIGHT	35'

PARKING TABLE

USE	PARKING RATIO	SF OR UNITS	PARKING REQUIRED	PARKING PROVIDED
SINGLE-FAMILY DWELLING	1 / UNIT	123	123	123
ON-STREET (GUEST) PARKING			0	43
TOTAL			123	166
ADA (INCLUDED IN TOTAL COUNT)			-	2
				ON-STREET PARKING PROVIDED
SINGLE-FAMILY DWELLING W/O TANDEM DRIVEWAY PARKING	-	23	-	23

LAND USE SUMMARY TABLE

MAXIMUM LOT DRIVEWAY COVERAGE	90%
MAXIMUM LOT COVERAGE (BUILDING)	70%
MINIMUM FRONT SETBACK (BACK OF CURB TO FRONT OF GARAGE)	8.0'
MINIMUM SIDE SETBACK	5.0'
MINIMUM REAR SETBACK	10.0'

GEOLOGIC HAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON INCORPORATED, TITLED: "GEOLOGIC HAZARDS EVALUATION AND PRELMIINARY GEOTECHNICAL INVESTIGATION FOR FILLMORE SOUTH PARCEL" DATED FEBRUARY 12, 2019 & REVISED PER CGS COMMENTS DATED JUNE 4, 2019, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY:

A. AREAS OF ACTIVE OR POTENTIALLY ACTIVE SLOPE MOVEMENT
B. POTENTIALLY UNSTABLE SLOPES
C. EXPANSIVE SOILS AND BEDROCK
D. UNDOCUMENTED FILL
E. FLOODING AND STREAM BANK EROSION
F. SEISMICITY
G. EROSION
H. HILLSIDE AND STREAMSIDE OVERLAY ZONES
I. RADIOACTIVITY

THIS PROPERTY IS ALSO SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARDS EVALUATION VALIDATION LETTER PREPARED BY CTL THOMPSON INCORPORATED, DATED AUGUST 16, 2021. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # AR PUD 20-00023-A1MJ21. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105 COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

ADA DESIGN PROFESSIONAL STANDARDS 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.

CITY OF COLORADO SPRINGS STANDARD ACCESSIBILITY NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT CITY OF COLORADO SPRINGS STANDARD 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, SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

BUILDING HEIGHT NOTES:

1. THE MAXIMUM HILLSIDE HEIGHT AS CALCULATED PER THE HILLSIDE BUILDING HEIGHT CALCULATIONS WILL BE 55 FEET WITH THE EXCEPTION OF THE FOLLOWING BUILDINGS: i. 91, 92, AND 93. THE MAXIMUM HILLSIDE HEIGHT OF THESE BUILDINGS WILL BE A MAXIMUM OF 69 FEET IN HEIGHT USING HILLSIDE HEIGHT CALCULATIONS.
2. THE SINGLE-FAMILY STRUCTURES WILL BE NO TALLER THAN 35 FEET IN HEIGHT AND WILL MATCH THE ELEVATIONS SHOWN IN THE CONCEPT PLAN.

STRUCTURE PROTECTION:

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 REMAINING 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 BUT 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 DROP 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 5 FOOT DISTANCE FROM THE SIDE OF THE STRUCTURE OR FOUNDATION. 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 PROVISIONS 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 ARRESTOR OR CAP.

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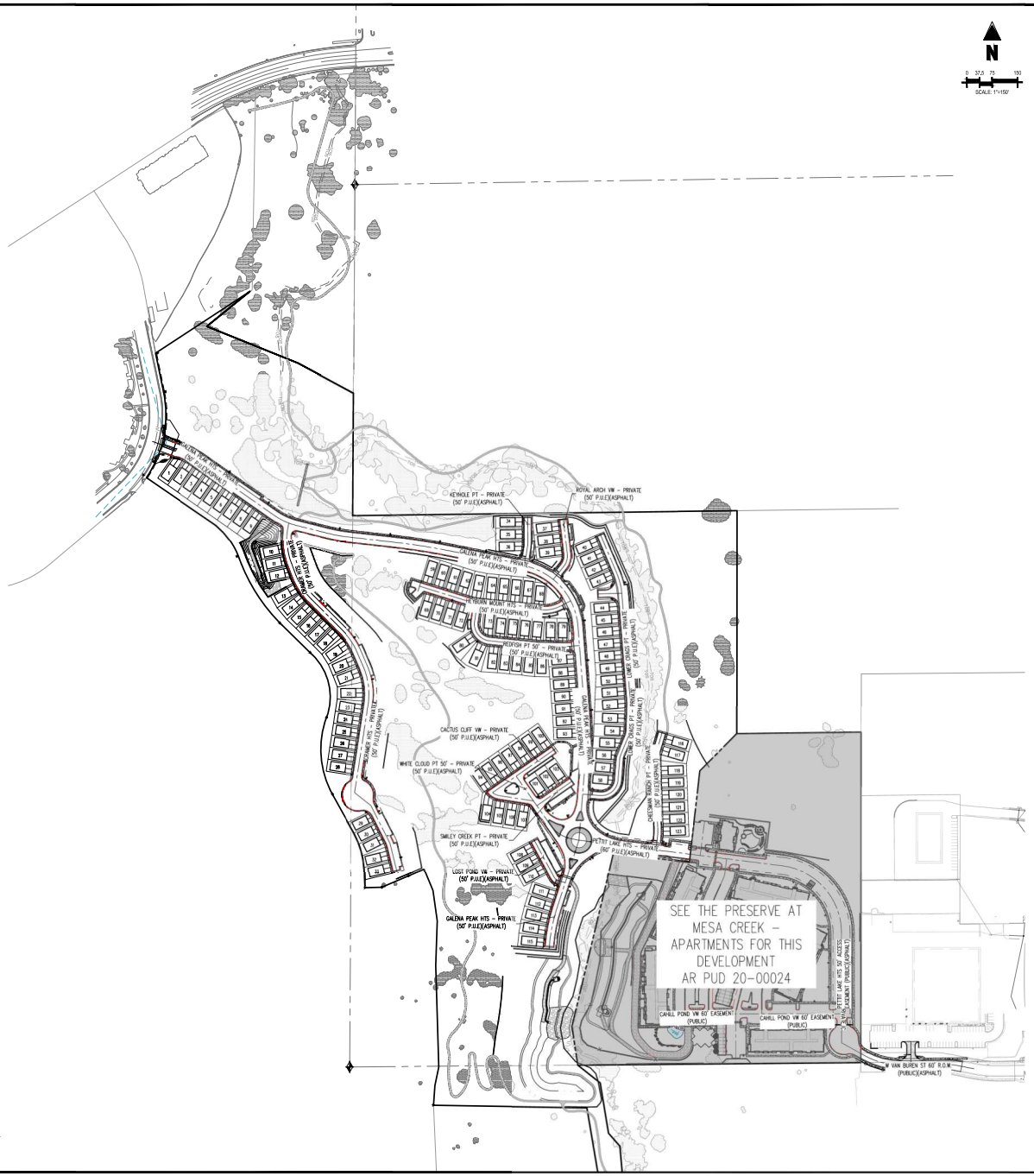
DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
-
THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

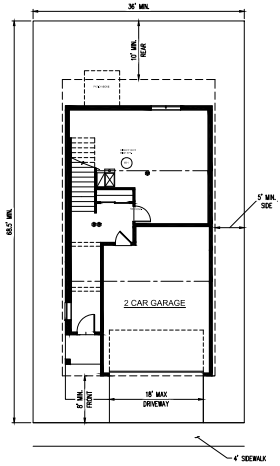
#	Date	Issue / Description	Init.

Project No:	GNK00007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/9/2022

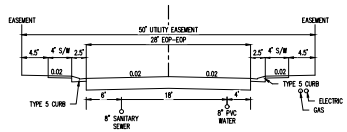
COVER SHEET

C0.0
Sheet 1 of 38

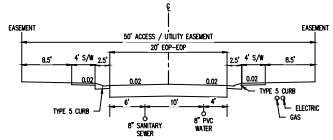




TYPICAL LOT LAYOUT
N.T.S.



TYPICAL STREET SECTION –50' ACCESS EASEMENT (28' EOP)
N.T.S.



TYPICAL STREET SECTION –50' ACCESS EASEMENT (20' EOP)
N.T.S.

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DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

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Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
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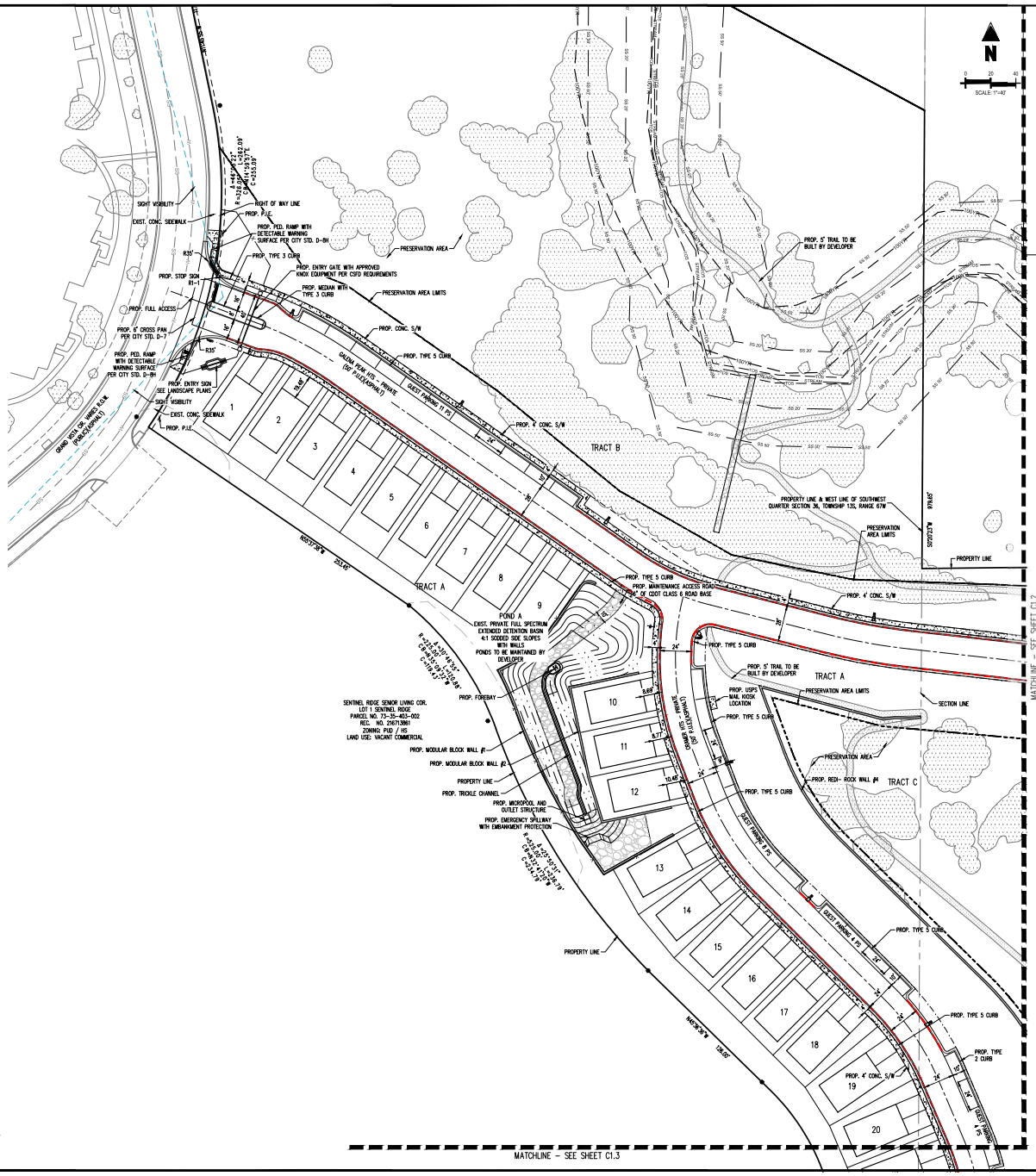
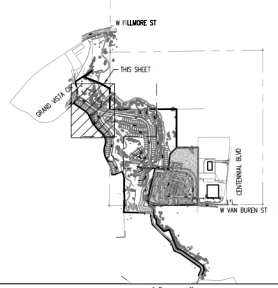
OVERALL KEY MAP

C1.0
Sheet 2 of 38





KEY MAP SCALE: (1"=1,000')

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GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

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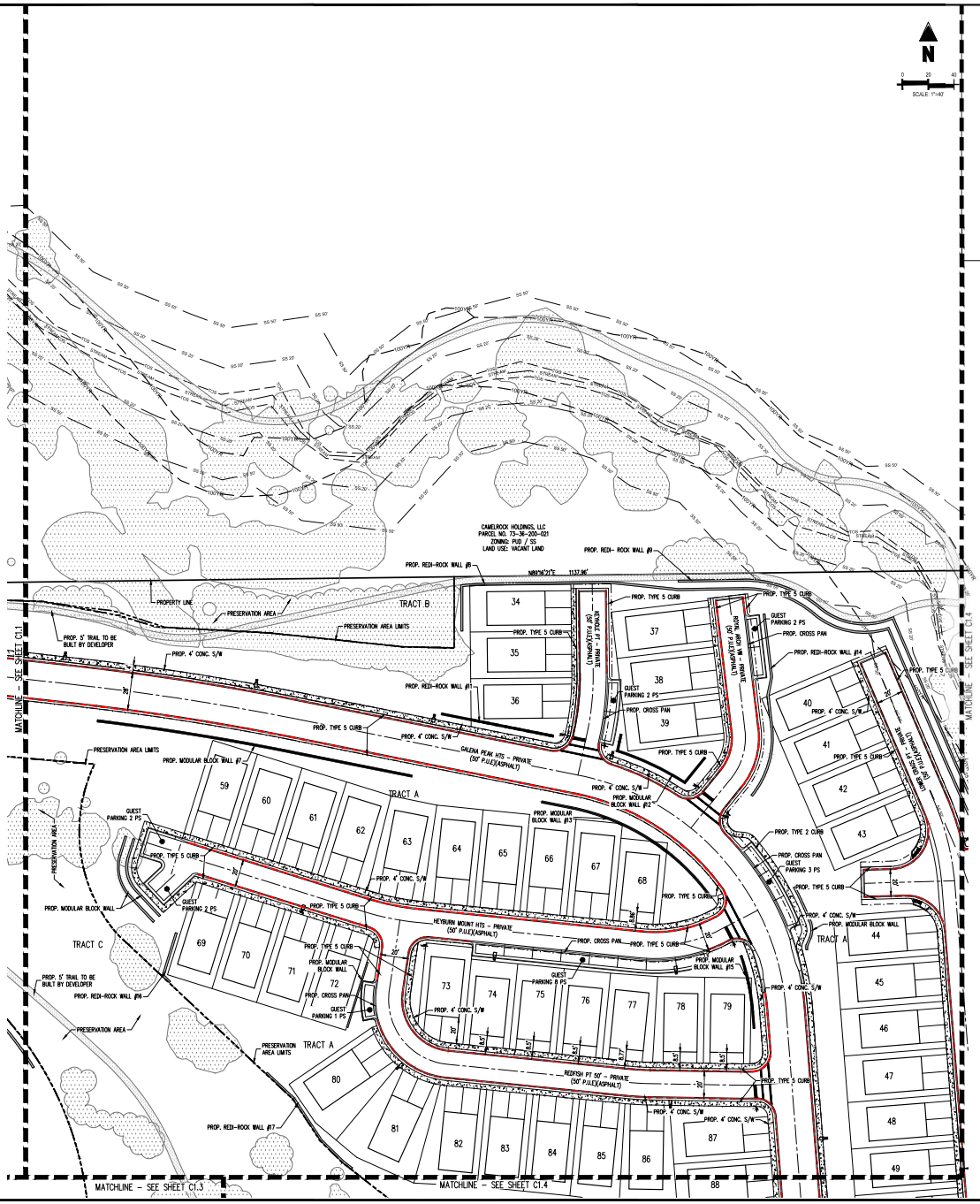
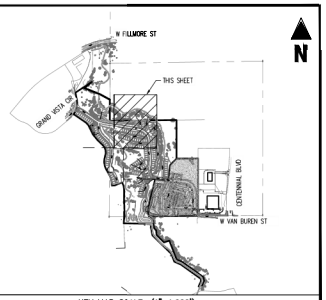
Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

SITE PLAN

C1.1
Sheet 3 of 38





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GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY

SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

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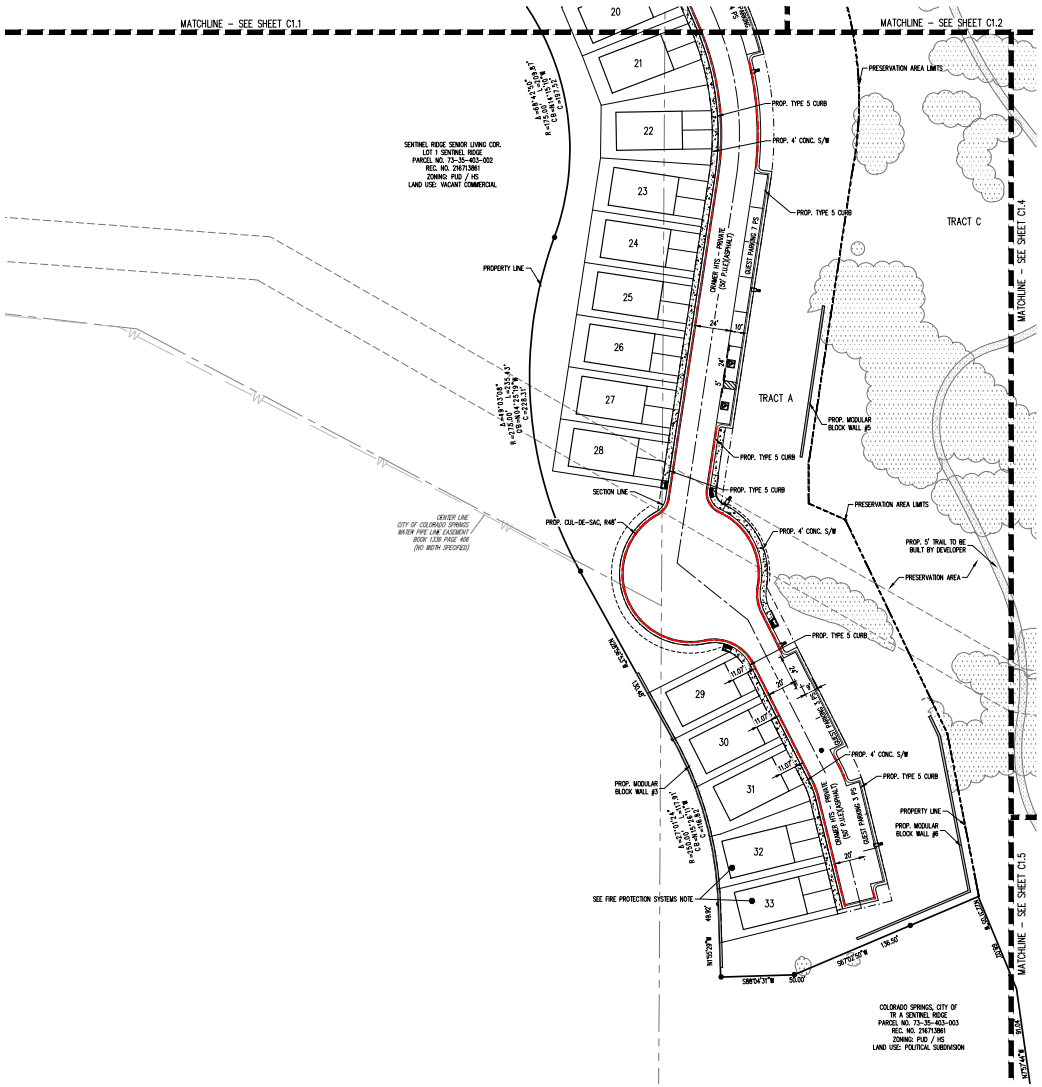
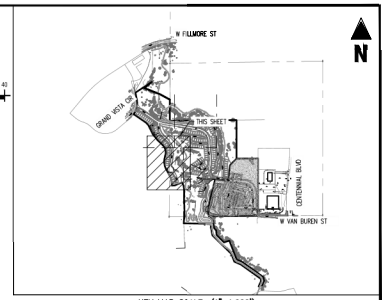
Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

SITE PLAN

C1.2
Sheet 4 of 38





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- PROPOSED SIGN
- PROPOSED FIRE LANE STRIPING

FIRE PROTECTION SYSTEMS NOTE:

A MONITORED FIRE ALARM SYSTEM OR A FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENCES BUILT UPON THE FOLLOWING: BUILDING 32 AND 33. THE FIRE CODE OFFICIAL SHALL REVIEW ALL BUILDING PLANS, DETERMINE SYSTEM REQUIREMENTS, AND ISSUE APPROPRIATE PERMITS. A VISUAL PIPING INSPECTION AND APPROVAL OF THE SYSTEM MUST BE SECURED THROUGH THE FIRE CODE OFFICIAL PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR OCCUPANCY OF THE RESIDENCE.

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GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
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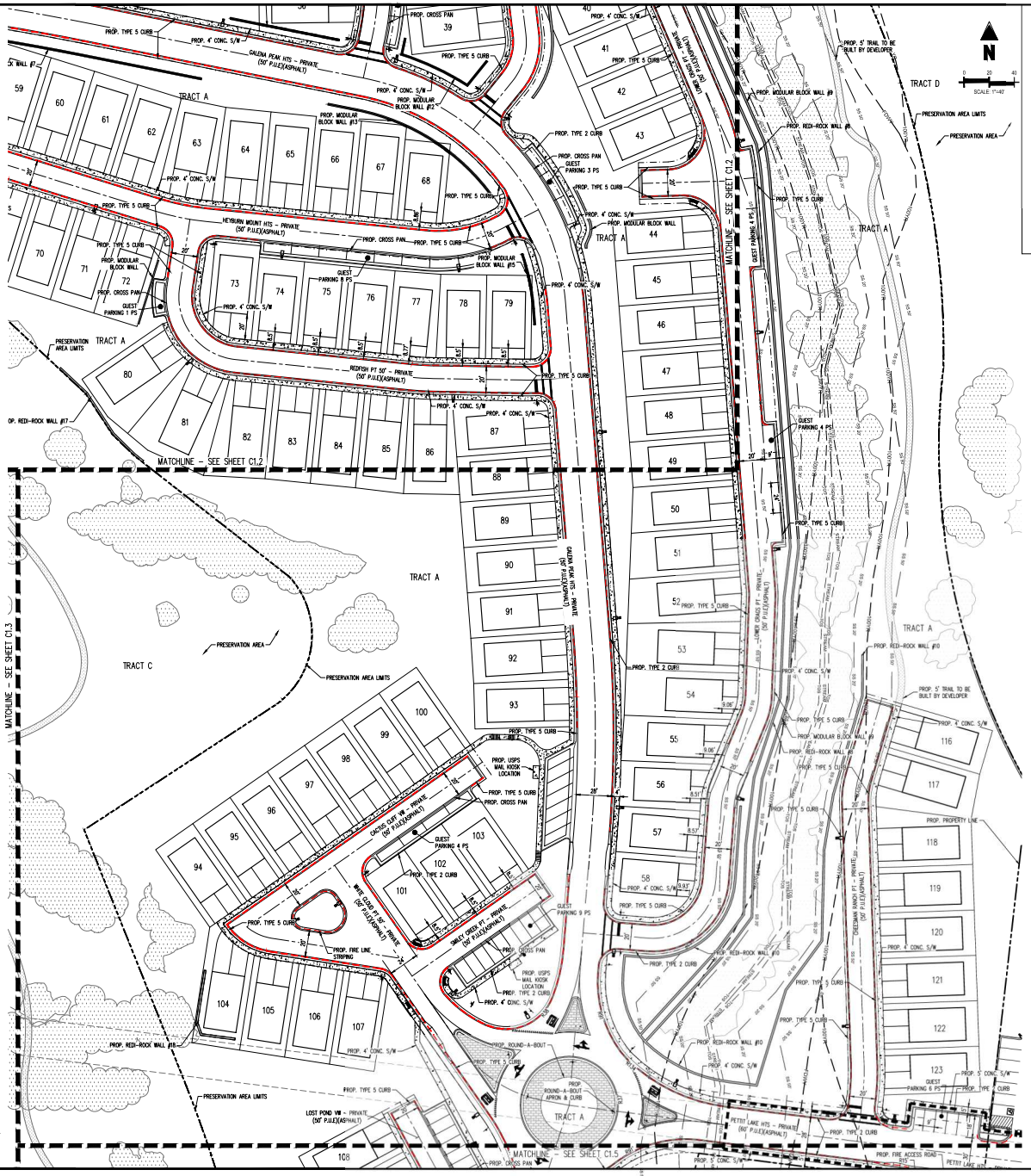
Project No:	GNK0007.23
Drawn By:	JDP
Checked By:	RGD
Date:	6/8/2022

SITE PLAN

C1.3
Sheet 5 of 38



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GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY

SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

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Project No:	GN#0007.23
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Checked By:	RGD
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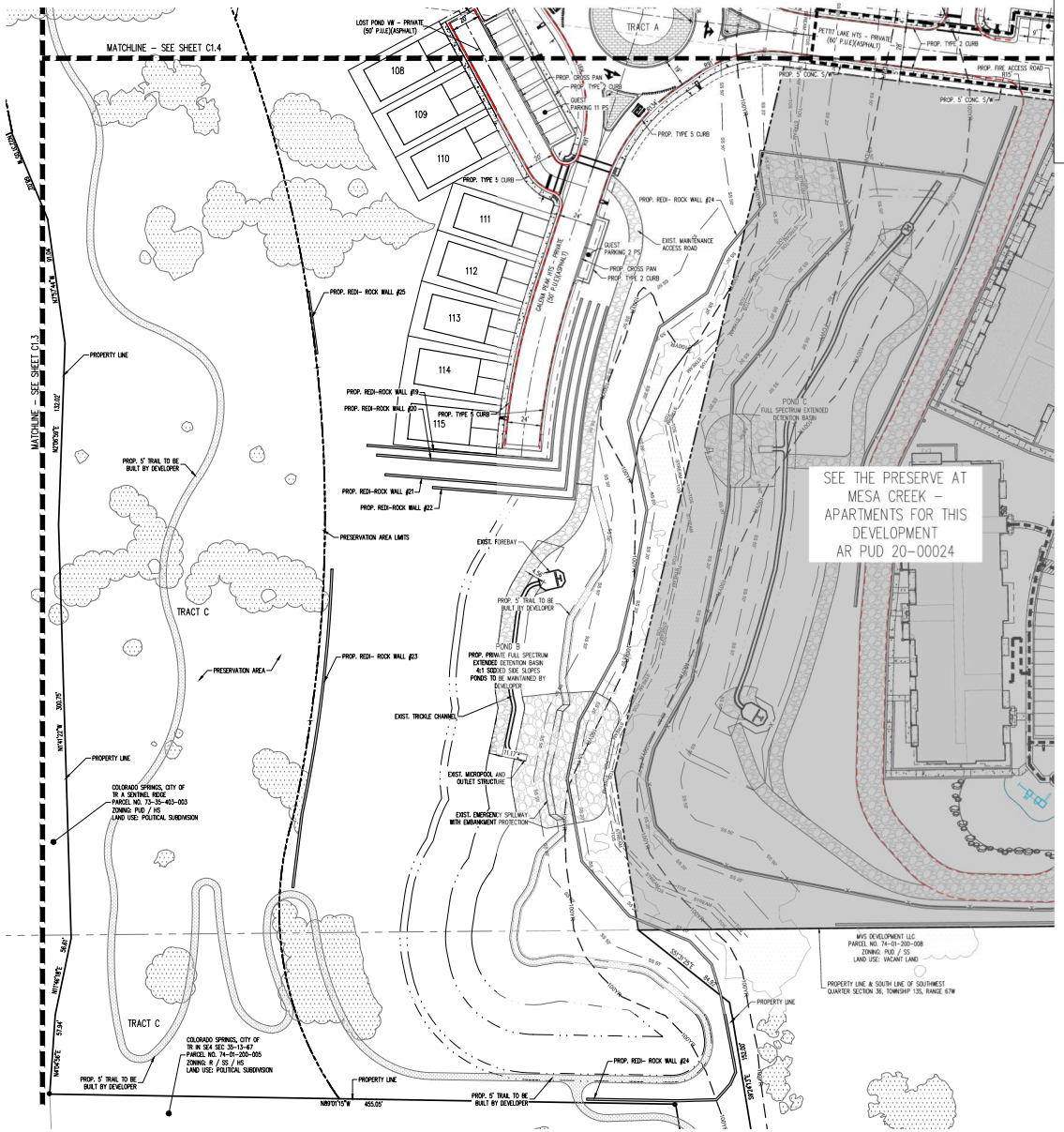
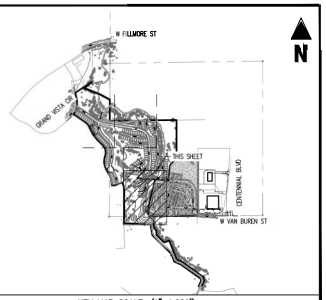
SITE PLAN

C1.4
Sheet 6 of 38





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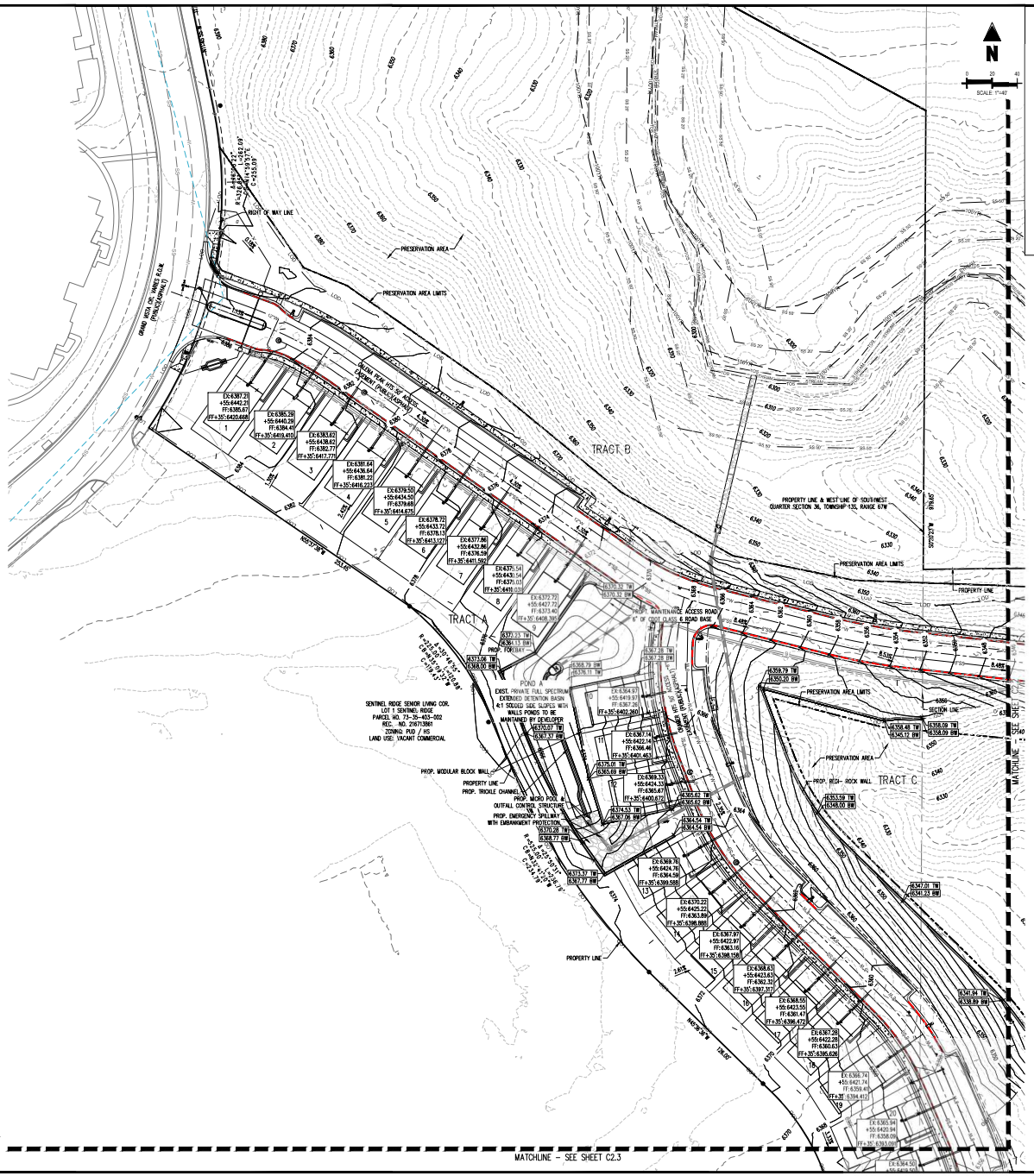
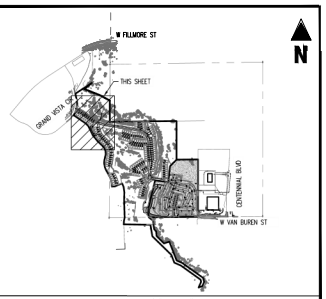
SITE PLAN

C1.5
Sheet 7 of 38





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- PROPOSED SIGN
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- PROPOSED 8" WATER LINE
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- EXISTING STORM STRUCTURES
- PROPOSED SANITARY STRUCTURES
- PROPOSED GAS SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SLOPE
- TOP OF WALL
- BOTTOM OF WALL
- SPOT GRADE ELEVATION
- LIMITS OF DISTURBANCE
- DETENTION BASIN OVERFLOW PATH

FIRE APPARATUS ACCESS NOTES

1. ALL DRIVABLE SURFACES ARE DESIGNED TO ACCOMMODATE A VEHICLE DESIGN WEIGHT OF 85,000 LBS.
2. THE ANGLES OF APPROACH AND DEPARTURE AT ALL INTERSECTIONS OR CHANGES IN GRADE SHALL BE LESS THAN 8 DEGREES.
3. THE MAXIMUM SLOPE AT ANY DRIVE AISLE DOES NOT EXCEED 10%.
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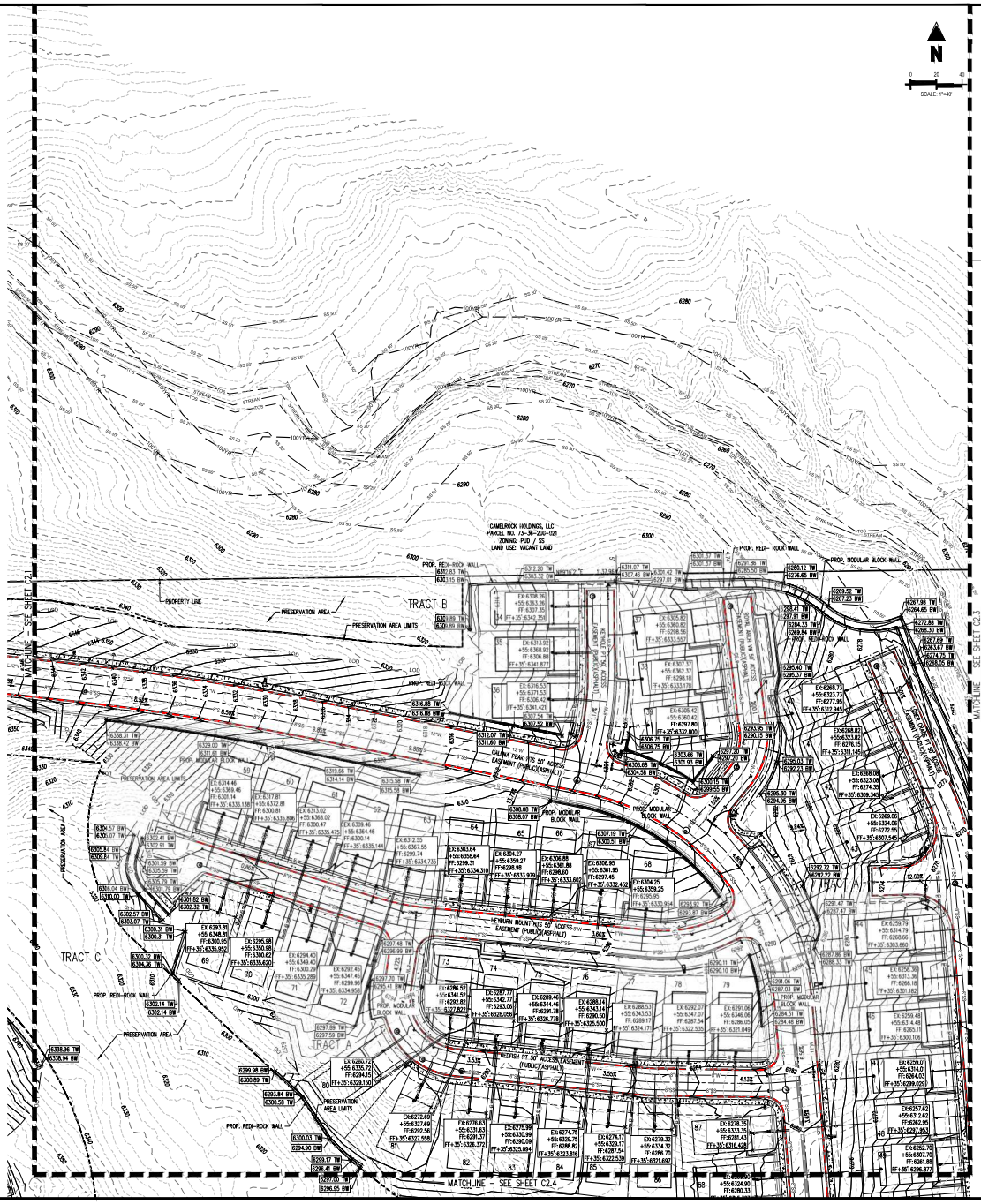
DEVELOPMENT PLAN
GOODWIN KNIGHT, LLC
- THE PRESERVE AT MESA CREEK - SINGLE FAMILY
SEC W FILLMORE ST & GRAND VISTA CIR
COLORADO SPRINGS, CO 80904

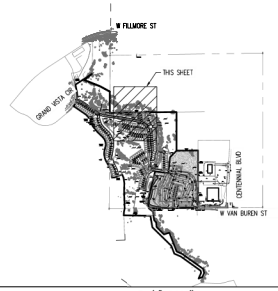
#	Date	Issue / Description	Init.

Project No:	GN#0007.23
Drawn By:	JDP
Checked By:	RGO
Date:	6/8/2022

PRELIMINARY GRADING

C2.1
Sheet 8 of 38





KEY MAP SCALE: (1"=1,000')

LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUFFER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING STREAM
- 20' STREAM SIDE BUFFER
- 50' STREAM SIDE BUFFER
- 100 YR FEMA FLOODPLAIN
- FEMA FLOODWAY
- EXIST. SANITARY SEWER
- EXIST. WATER LINE
- PRESERVATION AREA LIMITS
- PROPOSED LOT LINE
- PROPOSED BUILDING OUTLINE
- PROPOSED ROADWAY CENTER LINE
- PROPOSED GATED ENTRY/FENCE
- PROPOSED WALL
- EXISTING TREE CANOPY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED BUILDING HATCH
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED SIGN
- PROPOSED 8" SANITARY SEWER
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- EXISTING STORM STRUCTURES
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DEVELOPMENT PLAN
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Project No:	GN#0007.23
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Checked By:	RGG
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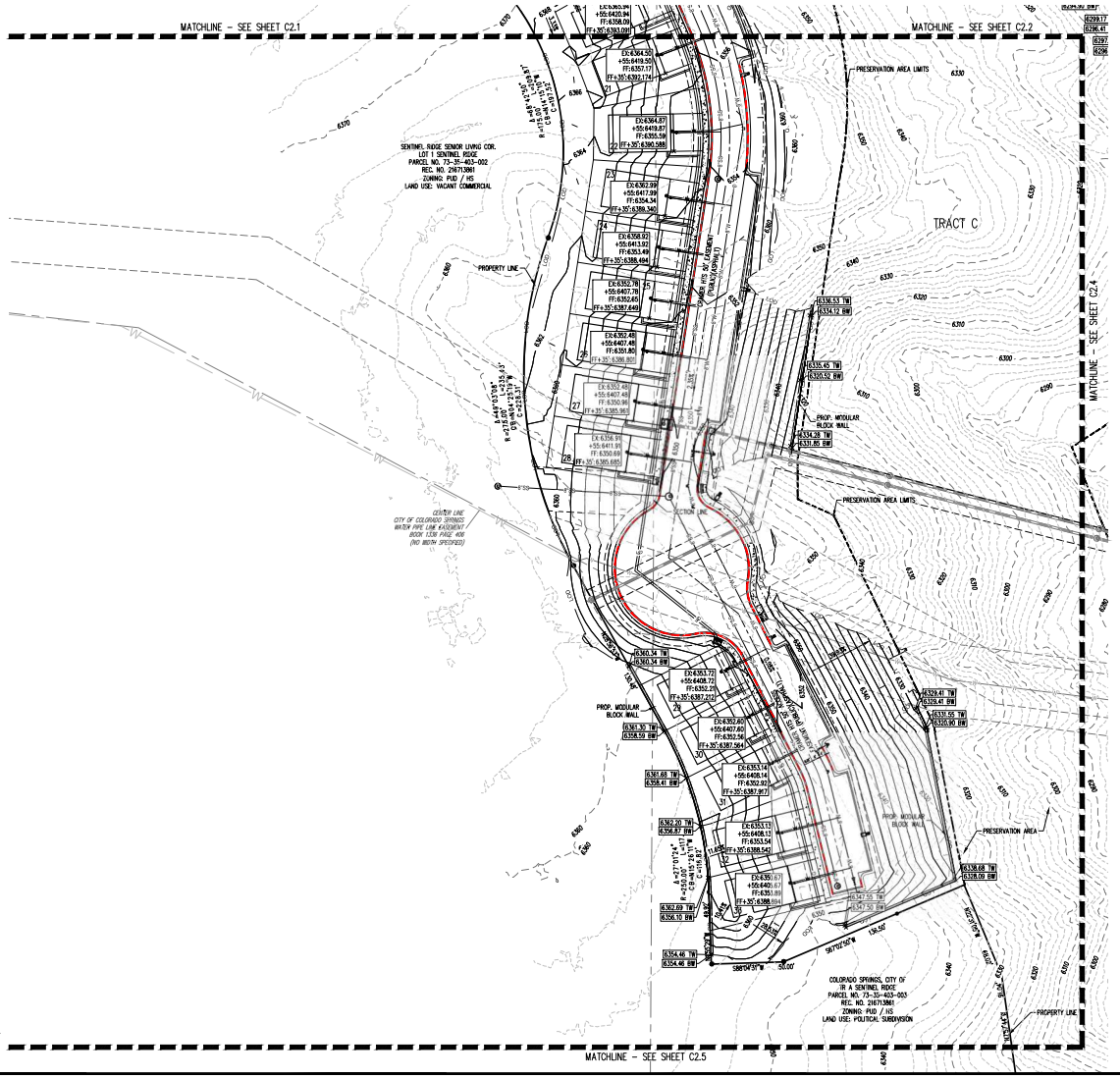
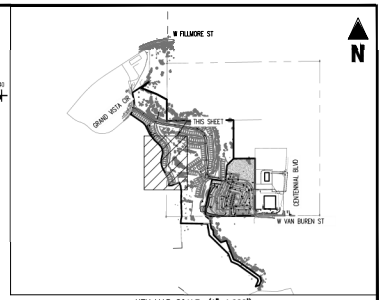
PRELIMINARY GRADING

C2.2
Sheet 9 of 38





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C2.3
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