FLATS AT SAND CREEK

Subdivision: Flats at Sand Creek
CITY OF COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PONY TRACKS DRIVE AS DESCRIBED IN THE KNOLLS AT SPRINGS RANCH FILING NO. 1 RECORDED MARCH 20, 2000 AT RECEPTION NO. 200028805 OF THE RECORDS OF SAID COUNTY; THENCE S 89 DEGREES 42 MINUTES 22 SECONDS W ON THE NORTH RIGHT–OF–WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THE COLORADO SPRINGS RANCH FILING NO. 2 RECORDED JANUARY 2, 1986 IN PLAT BOOK Z3 AT PAGE 137 OF SAID RECORDS, AND IS THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 504.05 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF PETERSON ROAD AS DESCRIBED IN SAID SUBDIVISION OF THE COLORADO SPRINGS RANCH FILING NO. 2; THENCE N 44 DEGREES 50 MINUTES 30 SECONDS W ON SAID EASTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 42.09 FEET; THENCE N 00 DEGREES 36 MINUTES 37 SECONDS E ON SAID EASTERLY RIGHT–OF–WAY LINE, A DISTANCE OF 482.33 FEET TO A POINT OF CURVE AND THE SOUTHEAST CORNER OF PETERSON ROAD AS DESCRIBED IN PETERSON ROAD FILING NO. 1 RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98187722 OF SAID RECORDS; THENCE ON SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 20 SECONDS, A RADIUS OF 645.00 FEET FOR AN ARC DISTANCE OF 29.33 FEET, WHOSE CHORD BEARS N 01 DEGREES 54 MINUTES 47 SECONDS E TO THE NORTH LINE OF A SIXTY (60) FOOT UTILITY EASEMENT DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 1, 1965 IN BOOK 2101 AT PAGE 444 OF SAID RECORDS; THENCE N 89 DEGREES 34 MINUTES 07 SECONDS E ON SAID NORTH LINE, A DISTANCE OF 554.84 FEET TO A POINT ON A CURVE AND THE WESTERLY RIGHT–OF–WAY LINE OF SAID PONY TRACKS DRIVE; (THE FOLLOWING THREE (3) COURSES ARE ON SAID WESTERLY RIGHT–OF–WAY LINE), 1.) THENCE ON SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 06 MINUTES 07 SECONDS, A RADIUS OF 430.00 FEET FOR AN ARC DISTANCE OF 0.76 FEET, WHOSE CHORD BEARS S 00 DEGREES 14 MINUTES 35 SECONDS E; 2.) THENCE S 00 DEGREES 17 MINUTES 38 SECONDS E A DISTANCE OF 512.14 FEET; 3.) THENCE S 44 DEGREES 42 MINUTES 22 SECONDS W A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

(PER TITLE COMMITMENT FILE No. 55251)

To be platted as: Flats at Sand Creek

PROJECT TEAM

OWNER:	Carefree Landowner LLC 295 Seven Farms Dr # C-258 Charleston SC, 29492-8001
DEVELOPER:	Lincoln Avenue Capital 44 Cook St., Suite 510 Denver, CO 80206
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ARCHITECT:	Way Architects, P.C. 318 N Tejon Colorado Springs, CO 80903
ENGINEER:	Kimley-Horn 2 N Nevada Ave, Suite 900 Colorado Springs, CO 80903

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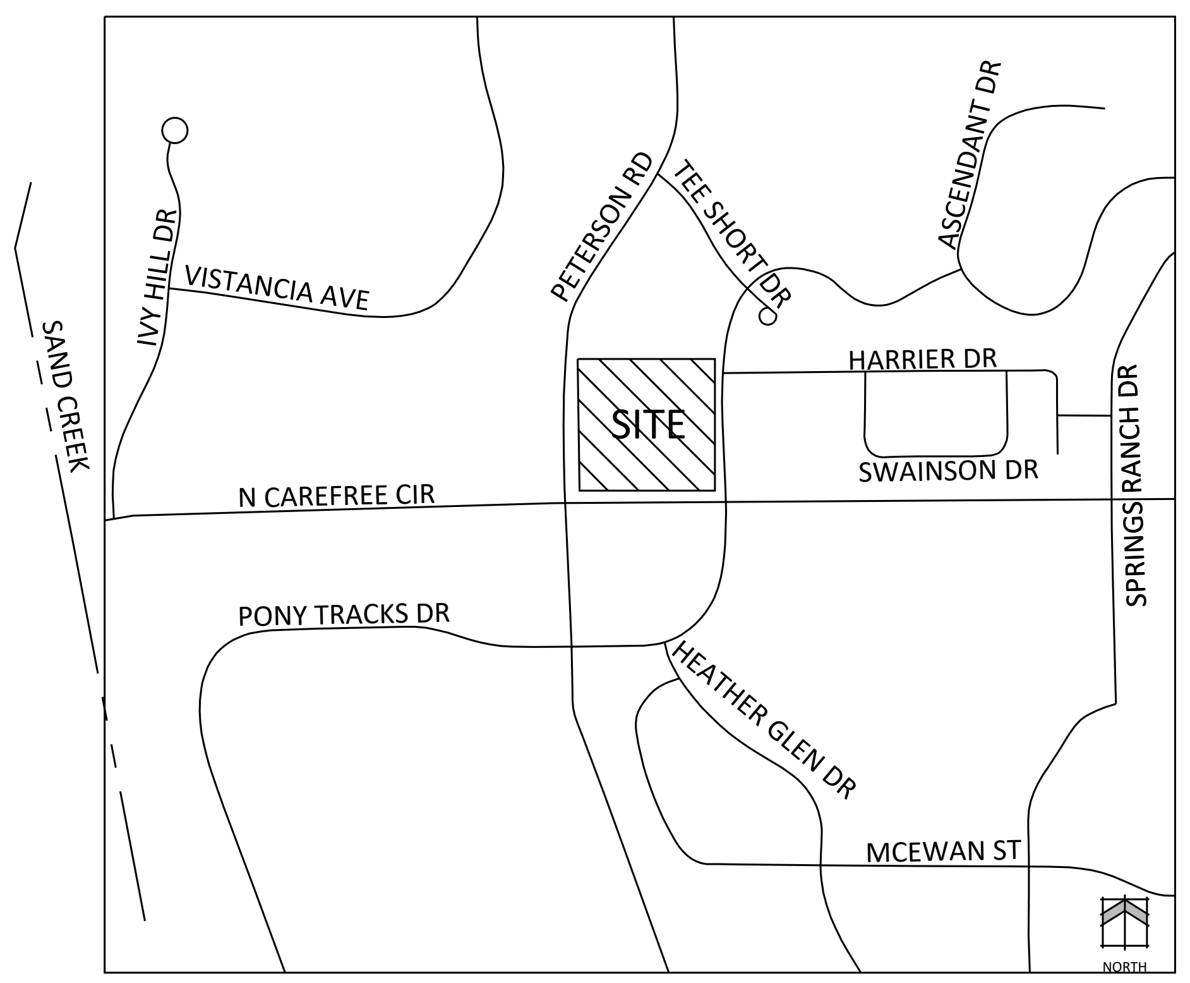
VICINITY MAP



GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
5. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE 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.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
7. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
8. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
9. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
10. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
11. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE FLATS AT SAND CREEK FILING NO.1) SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
12. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0539G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
13. 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.
14. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
15. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY ABUTTING PROPERTY OWNER.
16. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEPARTMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
17. PRIVATE PROPOSED DETENTION FACILITY TO BE MAINTAINED BY OWNER.
18. PARK LAND DEDICATION ORDINANCE IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION. FEES DUE PRIOR TO BUILDING PERMIT APPROVAL.
19. SCHOOL SITE DEDICATION ORDINANCE IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION. FEES DUE PRIOR TO BUILDING PERMIT APPROVAL.
20. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

Housing Type	**Estimated No. of Units**	**Acres of Dedication per unit** (Neighborhood)	**Total Acres of Dedication per unit** (Community)	**Total Acres of Land Dedication Required** (Neighborhood)	**Total Acres of Land Dedication Required** (Community)
20-49 units in residential structure	144	0.0044	0.0053	0.6336	0.7632
Total					1.3968 Acres

SITE DATA

Tax ID Number:	5330400035	
Total Area:	6.947 ACRES	
Development Schedule:	SUMMER 2025	
Master Plan:	Springs Ranch	
Drainage Basin:	Sand Creek	
Current Zoning:	R-5 AO	
Proposed Zoning:	R-5 AO	
Current Use:	VACANT LAND	
Proposed Use:	Multifamily Residential	
Proposed Density:	20.7 DU/AC	
Max Building Height:	50'	
Proposed Building Height:	38'	
Max Lot Coverage:	50%	
Proposed Lot Coverage:	27.4%	
Building Setbacks:		
Secondary Front (Peterson Road):	15'	
Front (N.Carefree Circle):	20'	
Secondary Front (Pony Tracks Drive):	15'	
Rear (North):	15'	
Landscape Setbacks:		
West (Peterson Road):	20'	
South (N. Carefree Circle):	25'	
East (Pony Tracks Drive):	10'	
North (Landscape Buffer):	15'	
Parking:		
Formula:	2-Bedroom: 1.5 Space/Unit x 72 = 108 spaces 3-Bedroom: 2 Space/Unit x 72 =144 spaces	
Required:	239	
Provided:	249	
ADA Formula:	Between 201-300 spaces = 7 ADA stalls	
Required:	7	
Provided:	12	
Compact spaces:	82 (30% of total spaces)	
Bike Storage Formula:	0.5 stalls per 1,000 gross building area, 20% long-term	
Required:	(53,770.2642sqft)(0.5)/1,000=26.89	Provided: 72
Required Long-term:	(0.2)(26.89)=5.37	Provided: 6

5% Parking reduction due to proximity to existing bike route on Pony Tracks Drive

*An Administrative Adjustment is requested to allow an 8’ buffer wall where 7’ is the maximum allowed per city code section 7.4.203.A (Table 7.4.2-E). The wall is proposed 10’ south of the north property line. This is a 14.2% relief request.

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT INFO

FLATS AT
SAND CREEK

COLORADO SPRINGS

DATE: 8.20.24
PROJECT MGR: B.SWENSON
PREPARED BY: C.HELMLINGER

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.22.24	CH	PER CITY COMMENTS
11.25.24	YL	PER CITY COMMENTS
12.26.24	YL	PER CITY COMMENTS
01.21.25	YL	PER CITY COMMENTS
02.13.25	YL	PER CITY COMMENTS

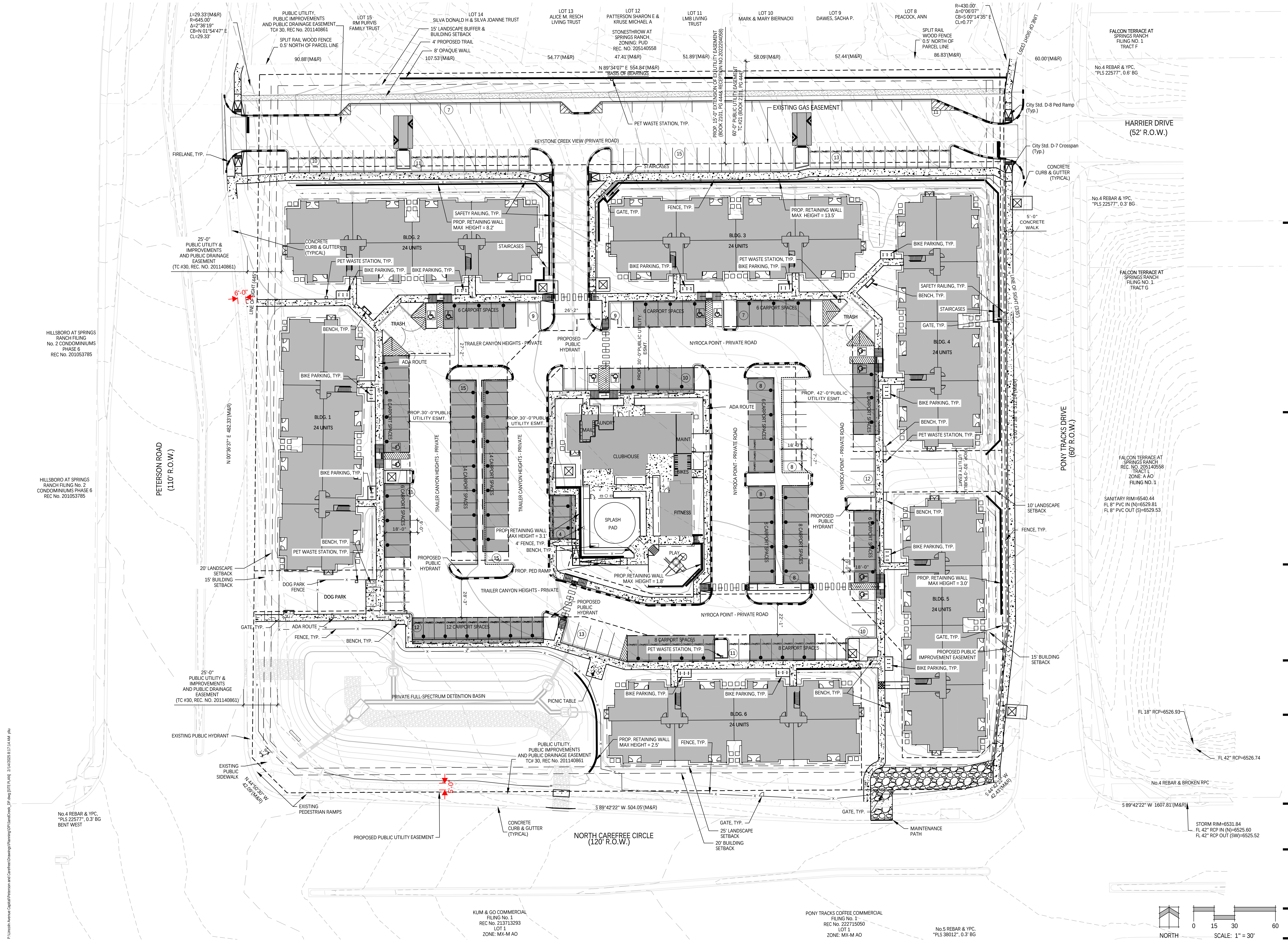
SHEET TITLE

COVER

SHEET NUMBER

PLAN FILE #

DEPN-24-0133



L=29.33'(M&R)
R=645.00'
Δ=2°36'19"
CB=N 01°54'47" E
CL=29.33'
PUBLIC UTILITY, PUBLIC IMPROVEMENTS AND PUBLIC DRAINAGE EASEMENT TC# 30, REC NO. 201140861
SPLIT RAIL WOOD FENCE 0.5' NORTH OF PARCEL LINE
LOT 15 RM PURVIS FAMILY TRUST
LOT 14 SILVA DONALD H & SILVA JOANNE TRUST
15' LANDSCAPE BUFFER & BUILDING SETBACK
4' PROPOSED TRAIL
8' OPAQUE WALL
LOT 13 ALICE M. RESCH LIVING TRUST
LOT 12 PATTERSON SHARON E & KRUSE MICHAEL A
STONESTHROW AT SPRINGS RANCH ZONING: PUD REC. NO. 205140558
LOT 11 LMB LIVING TRUST
LOT 10 MARK & MARY BIERNACKI
LOT 9 DAWES, SACHA P.
LOT 8 PEACOCK, ANN
R=430.00'
Δ=0°06'07"
CB=S 00°14'35" E
CL=0.77'
SPLIT RAIL WOOD FENCE 0.5' NORTH OF PARCEL LINE
LINE OF SIGHT (335)
90.88'(M&R)
107.53'(M&R)
54.77'(M&R)
47.41'(M&R)
51.89'(M&R)
58.09'(M&R)
57.44'(M&R)
86.83'(M&R)
60.00'(M&R)
N 89°34'07" E 554.84'(M&R) BASIS OF BEARINGS
PROP. 15'-0" EXTENSION OF EX UTILITY EASEMENT (BOOK 2101, PG 444& RECEPTION NO 202204058)
60'-0" PUBLIC UTILITY EASEMENT TC #21 (BOOK 2101, PG 444)
EXISTING GAS EASEMENT
PET WASTE STATION, TYP.
KEYSTONE CREEK VIEW (PRIVATE ROAD)
FIRELANE, TYP.
STAIRCASES
City Std. D-8 Ped Ramp (Typ.)
City Std. D-7 Crosspan (Typ.)
CONCRETE CURB & GUTTER (TYPICAL)
HARRIER DRIVE (52' R.O.W.)
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT F
No.4 REBAR & YPC, "PLS 22577", 0.6' BG
No.4 REBAR & YPC, "PLS 22577", 0.3' BG
5'-0" CONCRETE WALK
SAFETY RAILING, TYP.
PROP. RETAINING WALL MAX HEIGHT = 8.2'
BLDG. 2 24 UNITS
CONCRETE CURB & GUTTER (TYPICAL)
STAIRCASES
PET WASTE STATION, TYP.
BIKE PARKING, TYP.
GATE, TYP.
FENCE, TYP.
PROP. RETAINING WALL MAX HEIGHT = 13.5'
BLDG. 3 24 UNITS
25'-0" PUBLIC UTILITY & IMPROVEMENTS AND PUBLIC DRAINAGE EASEMENT (TC #30, REC. NO. 201140861)
6'-0"
LINE OF SIGHT (445)
26'-2"
6 CARPORT SPACES
TRASH
TRAILER CANYON HEIGHTS - PRIVATE
PROPOSED PUBLIC HYDRANT
PROP. 30'-0" PUBLIC UTILITY ESMT.
NYROCA POINT - PRIVATE ROAD
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT G
BENCH, TYP.
BLDG. 4 24 UNITS
HILLSBORO AT SPRINGS RANCH FILING No. 2 CONDOMINIUMS PHASE 6 REC No. 201053785
BLDG. 1 24 UNITS
ADA ROUTE
8 CARPORT SPACES
14 CARPORT SPACES
PROP. 30'-0" PUBLIC UTILITY ESMT.
LAUNDRY
MAIL
MAINT
CLUBHOUSE
BIKES
FITNESS
SPLASH PAD
PLAY
PROP. 42'-0" PUBLIC UTILITY ESMT.
18'-0"
PONY TRACKS DRIVE (60' R.O.W.)
N 00°36'37" E 482.33'(M&R)
PETERSON ROAD (110' R.O.W.)
10' LANDSCAPE SETBACK
FENCE, TYP.
FALCON TERRACE AT SPRINGS RANCH REC. NO. 205140558 TRACT L ZONE: A AO FILING NO. 1
SANITARY RIM=6540.44
FL 8" PVC IN (N)=6529.81
FL 8" PVC OUT (S)=6529.53
PROP. RETAINING WALL MAX HEIGHT = 3.1'
4' FENCE, TYP.
PROP. PED RAMP
PROP. RETAINING WALL MAX HEIGHT = 1.8'
PROP. RETAINING WALL MAX HEIGHT = 3.0'
BLDG. 5 24 UNITS
20' LANDSCAPE SETBACK
15' BUILDING SETBACK
DOG PARK FENCE
DOG PARK
TRAILER CANYON HEIGHTS - PRIVATE
28'-3"
NYROCA POINT - PRIVATE ROAD
22'-1"
12 CARPORT SPACES
8 CARPORT SPACES
PROPOSED PUBLIC IMPROVEMENT EASEMENT
15' BUILDING SETBACK
GATE, TYP.
ADA ROUTE
FENCE, TYP.
BENCH, TYP.
PRIVATE FULL-SPECTRUM DETENTION BASIN
PICNIC TABLE
BLDG. 6 24 UNITS
PROP. RETAINING WALL MAX HEIGHT = 2.5'
FL 18" RCP=6526.93
FL 42" RCP=6526.74
No.4 REBAR & BROKEN RPC
EXISTING PUBLIC HYDRANT
PUBLIC UTILITY, PUBLIC IMPROVEMENTS AND PUBLIC DRAINAGE EASEMENT TC# 30, REC NO. 201140861
EXISTING PUBLIC SIDEWALK
N 44°50'30" W 42.06'(M&R)
S 44°42'22" W 42.43'(M&R)
EXISTING PEDESTRIAN RAMPS
S 89°42'22" W 504.05'(M&R)
S 89°42'22" W 1607.81'(M&R)
GATE, TYP.
25' LANDSCAPE SETBACK
20' BUILDING SETBACK
MAINTENANCE PATH
STORM RIM=6531.84
FL 42" RCP IN (N)=6525.60
FL 42" RCP OUT (SW)=6525.52
No.4 REBAR & YPC, "PLS 22577", 0.3' BG BENT WEST
PROPOSED PUBLIC UTILITY EASEMENT
CONCRETE CURB & GUTTER (TYPICAL)
NORTH CAREFREE CIRCLE (120' R.O.W.)
KUM & GO COMMERCIAL FILING No. 1 REC No. 213713293 LOT 1 ZONE: MX-M AO
PONY TRACKS COFFEE COMMERCIAL FILING No. 1 REC No. 222715050 LOT 1 ZONE: MX-M AO
No.5 REBAR & YPC, "PLS 38012", 0.3' BG
NORTH
0 15 30 60
SCALE: 1" = 30'
P:\Lincoln Avenue Capital\Peterson and Carefree\Drawings\Planning\DP\SandCreek_DP.dwg [SITE PLAN] 2/14/2025 8:17:14 AM ybu

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SHEET TITLE

DEVELOPMENT PLAN

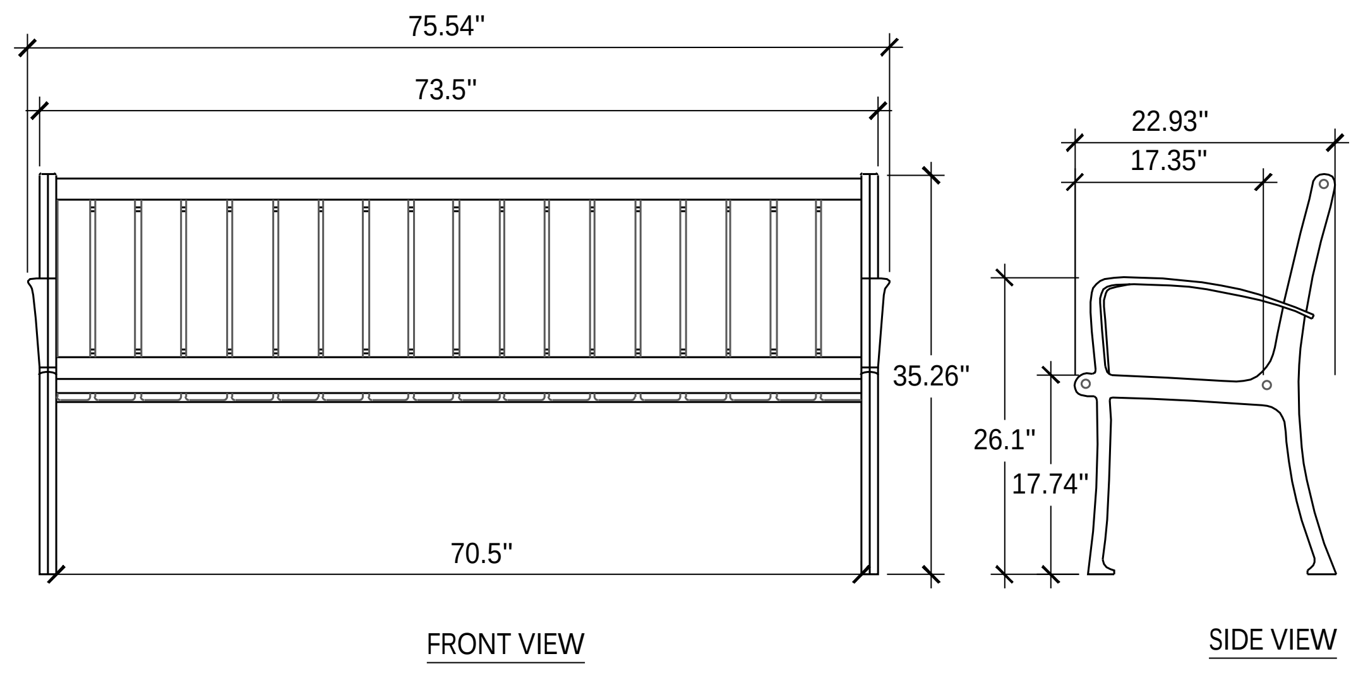
SHEET NUMBER

2

2 OF 14

PLAN FILE #

DEPN-24-0133


75.54"
73.5"
35.26"
70.5"
22.93"
17.35"
26.1"
17.74"
FRONT VIEW
SIDE VIEW

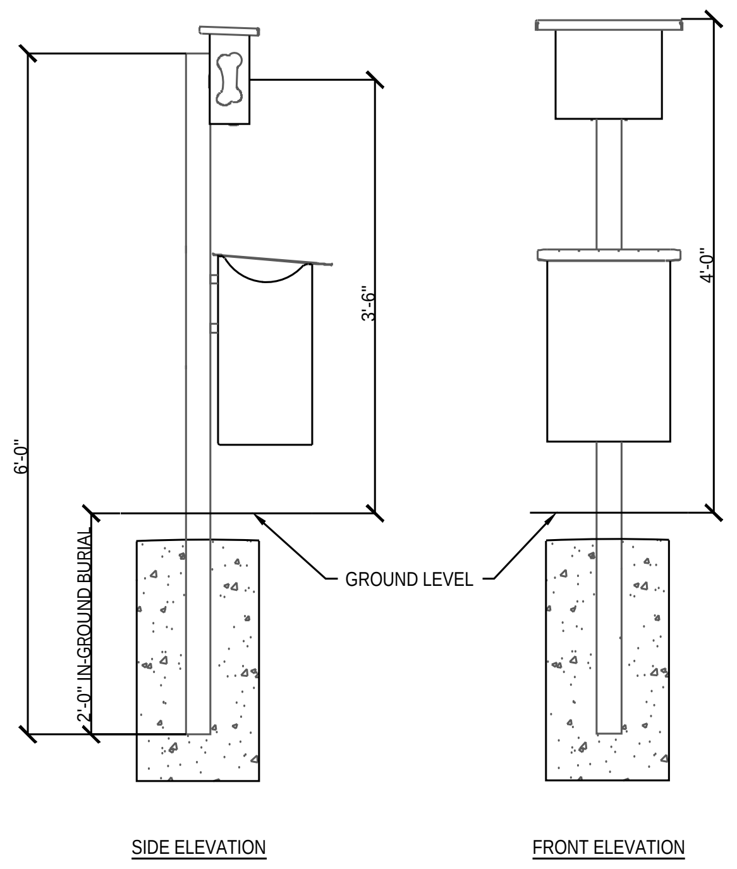
NOTES
FRAME COLOR: BY OWNER
MODEL: CR2780R
INSTALL PER MANUFACTURE'S SPECIFICAITONS

1 ANOVA CORONADO BENCH

N.T.S
P-ANO-05

COLOR: ASPEN OR BY OWNER

MODEL: THE PET WASTE STATION.COM DL-PWS100-IG STANDARD FEATURES: - MADE IN U.S.A - ALUMINUM ALL-WEATHER MATERIAL - ADA COMPATIBLE - HEAVY-DUTY ONE PIECE MOUNTING POST - CAN BE CUSTOMIZED WITH YOUR BRAND OR SPECIAL LOGO - PROPRIETARY FLAT SURFACE FOR STORAGE: LEASH, KEYS, CELL PHONES - 600 BAG CAPACITY MEANS LESS REFILL TIME PRODUCT DIMENSIONS: DIMENSIONS: 72" H X 15" W X 69" L RECOMMENDED SPECIFICATIONS: ITEM: - DL-PWS100-IG COMPONENTS: - DL-PWSBAG (BOX) - DL-PWSIGP (POST - IG) - DL-PWS10G (WASTE CAN) MATERIALS: - POWDER COATED ALUMINUM BAG DISPENSER BOX - POWDER COATED ALUMINUM POST DESIGNED FOR BURIAL - POWDER COATED ALUMINUM WASTE CAN


6'-0"
3'-6"
4'-0"
2'-0" IN-GROUND BURIAL
GROUND LEVEL
SIDE ELEVATION
FRONT ELEVATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER SANDCREEK_DP.

2 PET WASTE STATION

3/8" = 1'-0"
P-WA-59

EasyPetFence Dog Park - In Ground (or approved equal)
4' Height
Color: Black
Fencing Material: 4' x 100' Welded Wire Dog Fence - 14 ga. galvanized steel core; 12 ga after Black PVC-Coating, 2" x 2" Mesh
Posts and Hardware: Powder coated galvanized metal
Top Rail: Yes
Double gate System: Yes
Installation method: In-Ground with Ground Sleeves

3 EASYPETFENCE DOG PARK - IN GROUND

P-24.011-01

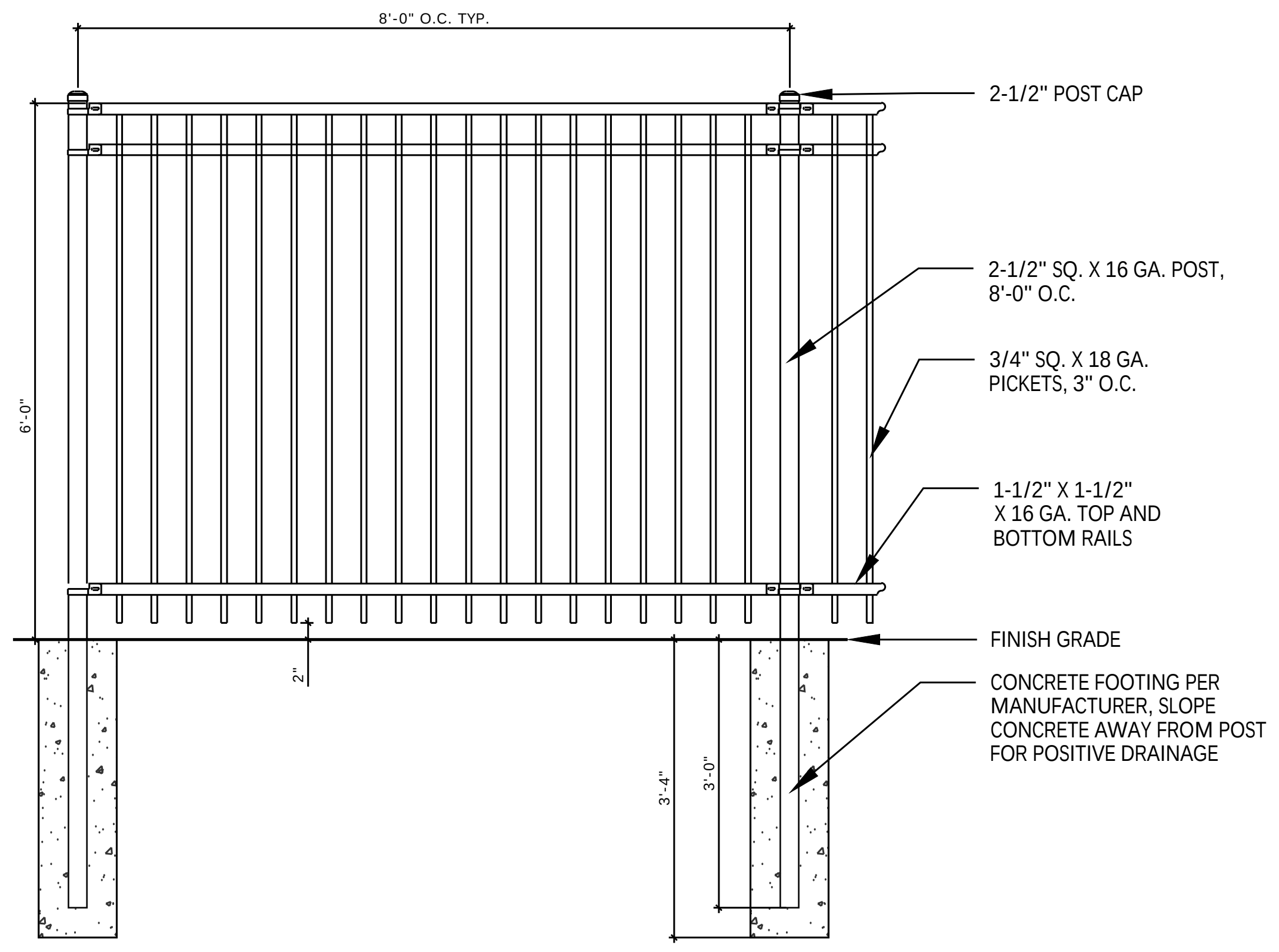
Dog Fence Access Gates Sleeved (or approved equal)
4' Height
Color: Black
Fencing Material: 4' x 100' Welded Wire Dog Fence - 14 ga. galvanized steel core; 12 ga after Black PVC-Coating, 2" x 2" Mesh
Posts and Hardware: Powder coated galvanized metal
Top Rail: Yes
Installation method: In-Ground with Ground Sleeves

4 DOG GATE

P-24.011-02

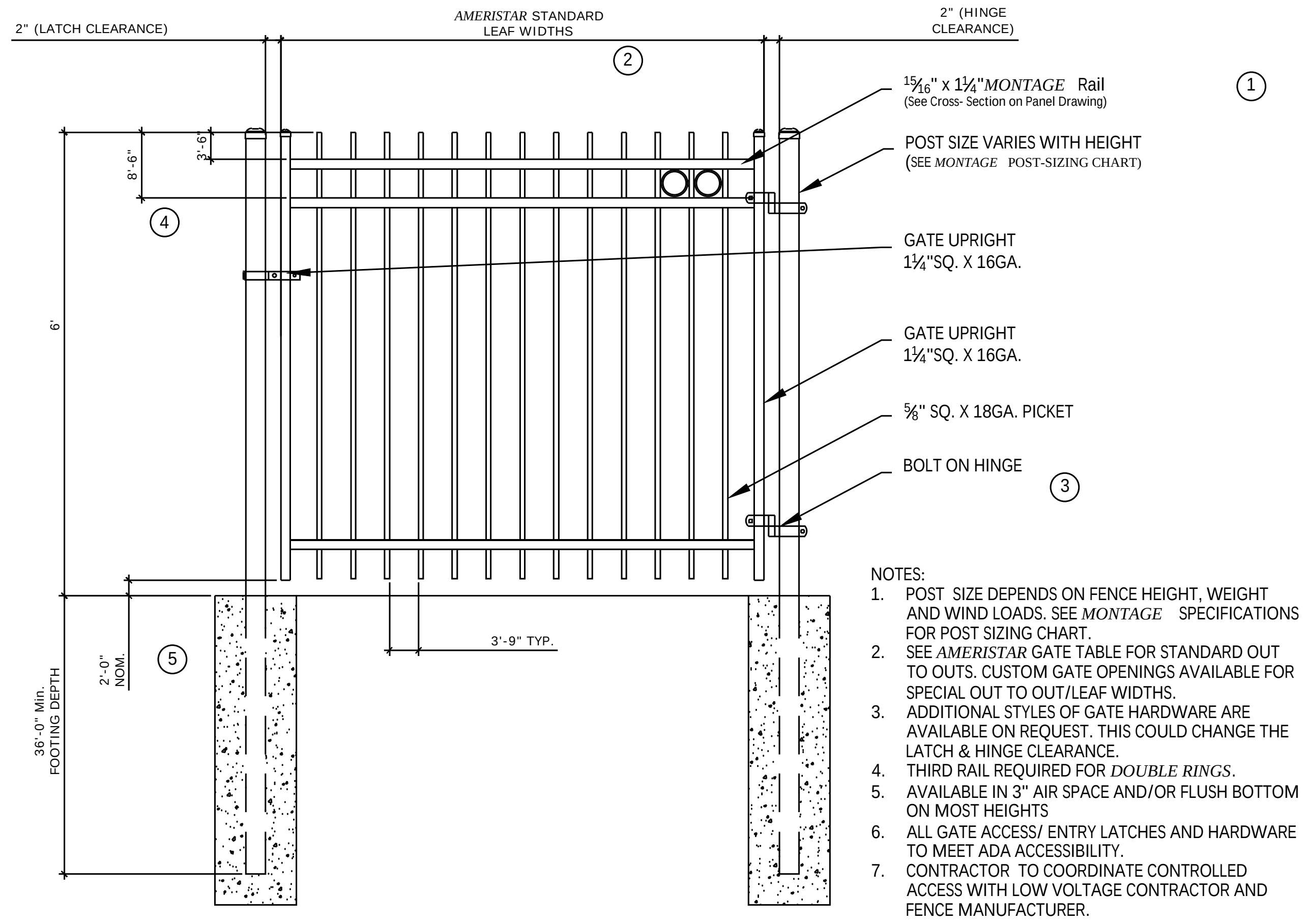
MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK

OR APPROVED EQUAL


8'-0" O.C. TYP.
2-1/2" POST CAP
2-1/2" SQ. X 16 GA. POST, 8'-0" O.C.
3/4" SQ. X 18 GA. PICKETS, 3" O.C.
1-1/2" X 1-1/2" X 16 GA. TOP AND BOTTOM RAILS
FINISH GRADE
CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
6'-0"
2"
3'-4"
3'-0"

5 FENCE

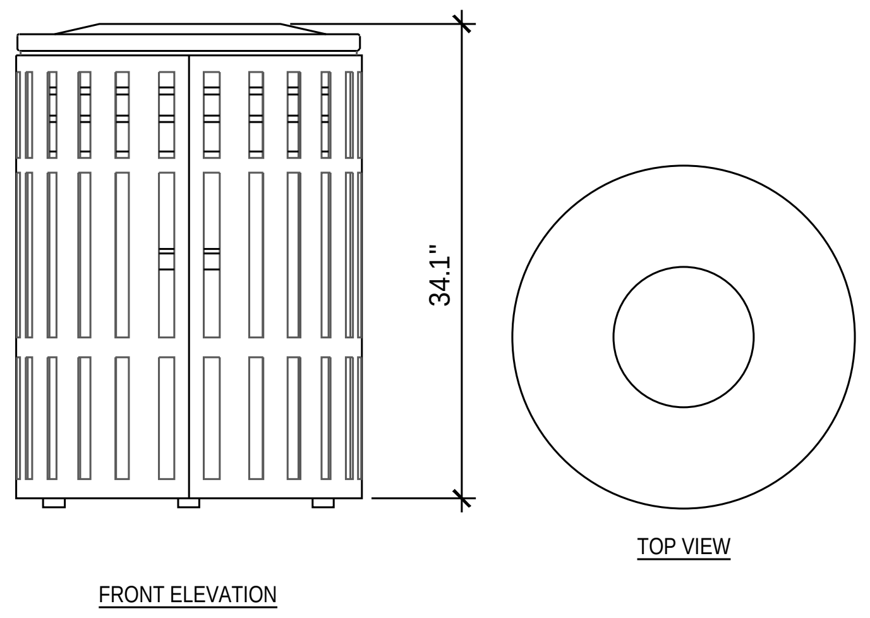
1/2" = 1'-0"
P-OC-02


2" (LATCH CLEARANCE)
AMERISTAR STANDARD LEAF WIDTHS
2" (HINGE CLEARANCE)
②
①
$^{15}\!/_{16}$" x 1¼" MONTAGE Rail
(See Cross- Section on Panel Drawing)
POST SIZE VARIES WITH HEIGHT (SEE MONTAGE POST-SIZING CHART)
GATE UPRIGHT 1¼"SQ. X 16GA.
GATE UPRIGHT 1¼"SQ. X 16GA.
⅝" SQ. X 18GA. PICKET
BOLT ON HINGE
③
④
⑤
8'-6"
3'-6"
6'
3'-9" TYP.
2'-0" NOM.
36'-0" Min. FOOTING DEPTH

NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS. SEE *MONTAGE* SPECIFICATIONS FOR POST SIZING CHART.
2. SEE *AMERISTAR* GATE TABLE FOR STANDARD OUT TO OUTS. CUSTOM GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUT/LEAF WIDTHS.
3. ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST. THIS COULD CHANGE THE LATCH & HINGE CLEARANCE.
4. THIRD RAIL REQUIRED FOR *DOUBLE RINGS*.
5. AVAILABLE IN 3" AIR SPACE AND/OR FLUSH BOTTOM ON MOST HEIGHTS
6. ALL GATE ACCESS/ ENTRY LATCHES AND HARDWARE TO MEET ADA ACCESSIBILITY.
7. CONTRACTOR TO COORDINATE CONTROLLED ACCESS WITH LOW VOLTAGE CONTRACTOR AND FENCE MANUFACTURER.

6 6' GATE

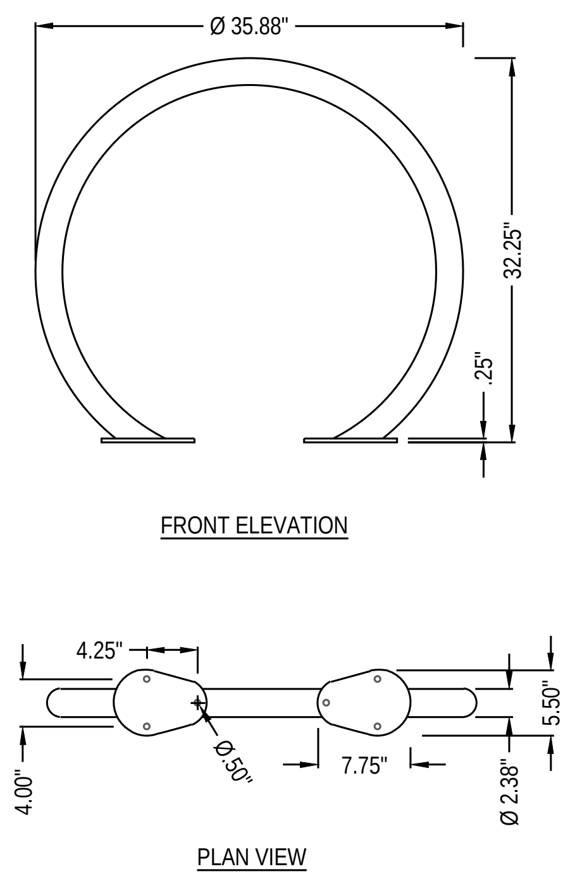
NTS
P-PI1-14


34.1"
FRONT ELEVATION
TOP VIEW

COLOR: TEXTURED PEWTER
FINISH: STEEL SLATS ARE PROTECTED BY THE PATENTED FUSION ADVANTAGE™ FINISH. THE PLASTISOL COATING HAS AN AVERAGE THICKNESS OF .125" AND IS ENCAPSULATED WITH A RICHLY TINTED, HIGH PERFORMANCE COATING THAT WON'T RUST, FADE, PEEL, CHIP, CRACK, MOLD OR MILDEW.
MATERIAL: 12-GAUGE SLOTTED STEEL WITH A .75" GAP VERTICAL SLOTTED PATTERN. THE CONTOUR TOP IS MADE OF 16-GAUGE GALVANNEALED STEEL.
UNIT WEIGHT: 105 LBS
ASSEMBLY: THE RECEPTACLE SHIPS FULLY ASSEMBLED AND READY FOR USE. USING AN OPTIONAL CORKSCREW ANCHOR MAY REQUIRE SOME ASSEMBLY.
WARRANTY: 20-YEAR LIMITED STRUCTURAL WARRANTY WITH 7-YEAR FINISH WARRANTY FROM THE DATE OF PURCHASE.

7 ANOVA LATITUDE RECEPTACLE

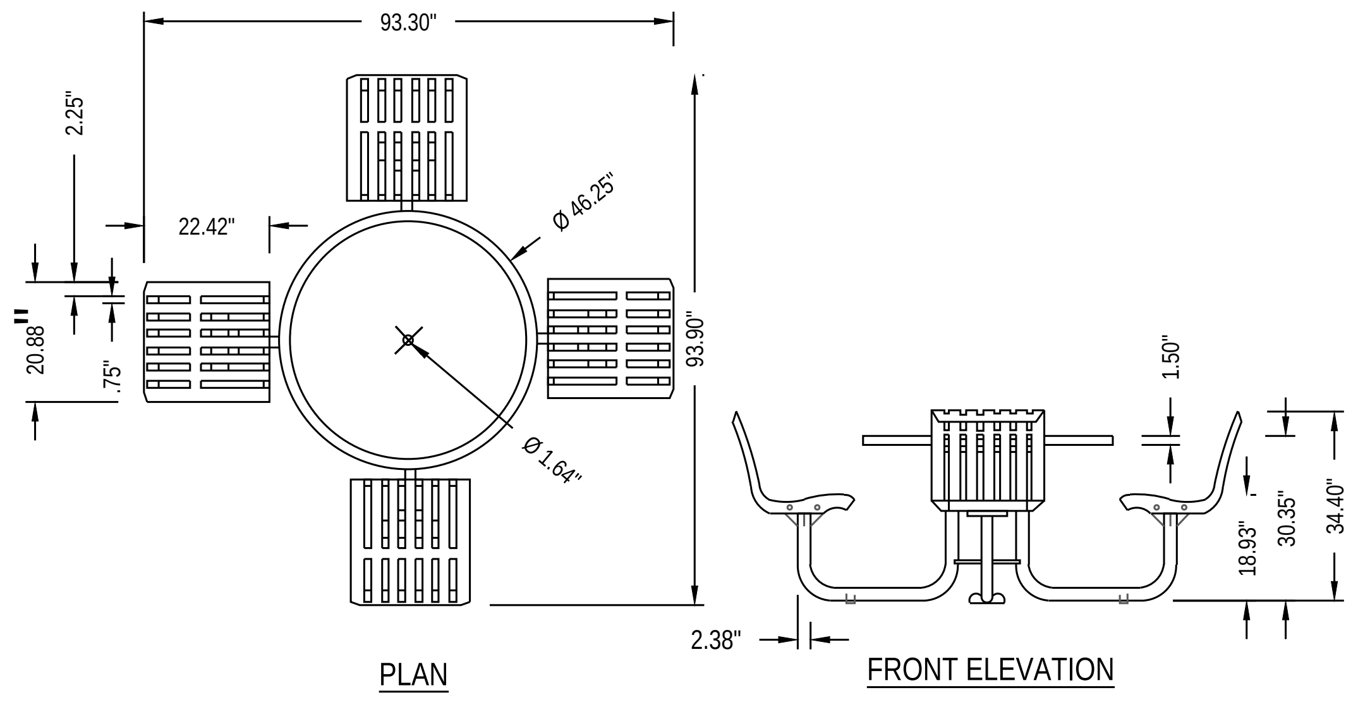
NTS


Ø 35.88"
32.25"
.25"
FRONT ELEVATION
4.25"
Ø.50"
7.75"
5.50"
4.00"
Ø 2.38"
PLAN VIEW

FINISH: FUSIONGUARD® PRIMER IS APPLIED TO ALL COMPONENTS
COLOR: TEXTURED PEWTER
MATERIAL: 2.38" OD X 10-GAUGE WALL STEEL TUBING
LEG: HAS A 7.75" X 5.5" PLATE WITH THREE .5" DIAMETER HOLE PER PLATE FOR SURFACE MOUNTING

8 ANOVA CIRCLE BIKE RACK

N.T.S


93.30"
2.25"
22.42"
Ø 46.25"
20.88"
.75"
93.90"
Ø 1.64"
1.50"
18.93"
30.35"
34.40"
2.38"
PLAN
FRONT ELEVATION

COLOR: TEXTURED PEWTER (ALL COMPONENTS) OR BY OWNER
FINISH: TOP COAT™ PATENTED HIGH-GLOSS FINISH RESISTS UV DETERIORATION, MILDEW, STAINING AND FADING.
FUSIONGUARD® PRIMER IS APPLIED TO ALL OF THE UNDER SUPPORTS, PROVIDING EXTREME RUST FIGHTING PROTECTION AND DURABILITY.
MATERIAL:
TABLE TOP: 12-GAUGE STEEL AND FEATURES A DURABLE 1.5" SQUARE STEEL TUBE EDGE.
SEATS: 12-GAUGE SLOTTED STEEL WITH A .75" GAP SLOTTED PATTERN AND
TABLE TOP AND SEATS:PLASTISOL COATED WITH AN AVERAGE THICKNESS OF .125" AND ARE FINISHED WITH HIGH-GLOSS PATENTED TOPCOAT™.
FRAME AND LEGS: 2.38" O.D. STEEL TUBING PROTECTED WITH FUSIONGUARD® RUST PROTECTION.
FEATURES : 1.64" DIAMETER UMBRELLA HOLE IN THE CENTER WITH A BUILT-IN UMBRELLA HOLDER.
ANOVA UMBRELLA BY OWNER.

9 ANOVA 4 CONTOUR SEAT LATITUDE TABLE

N.T.S

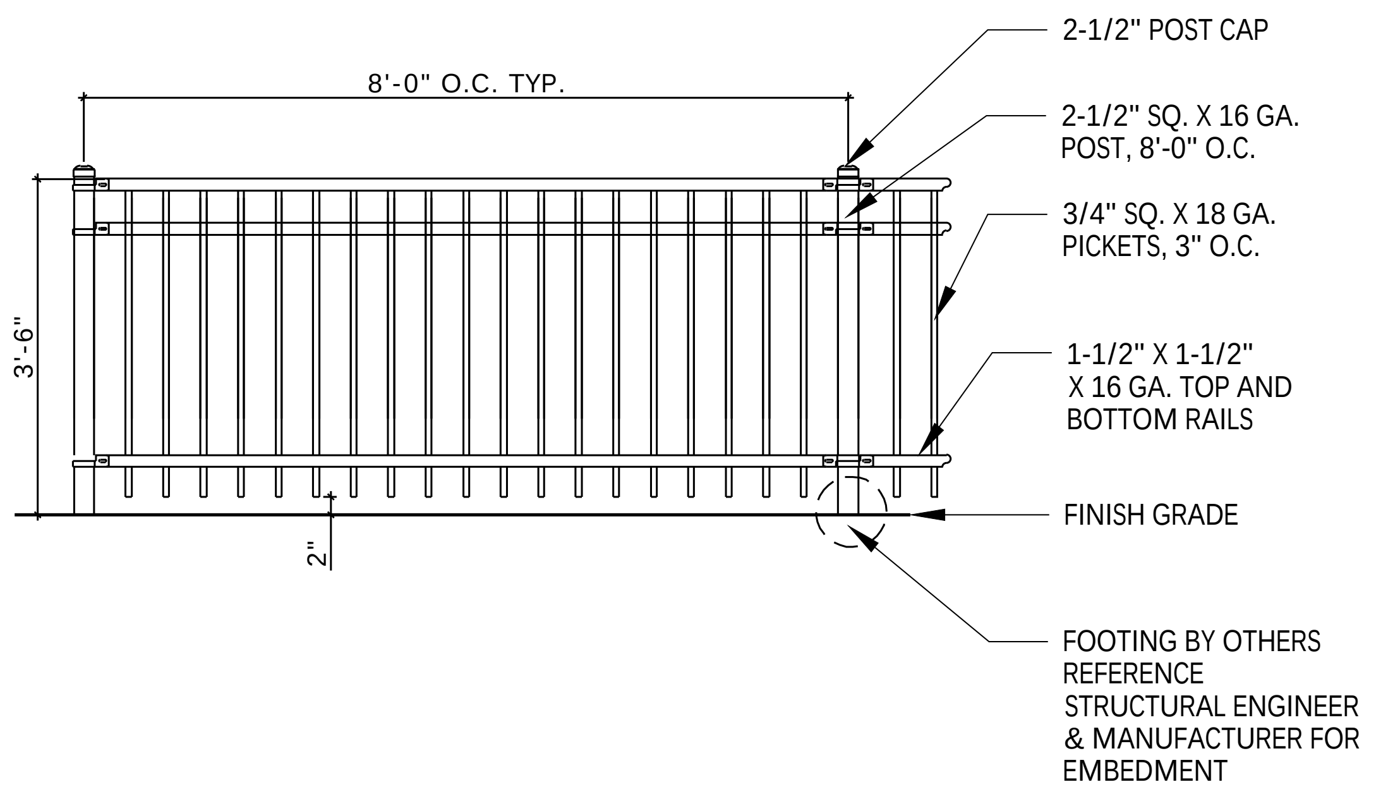
NOTE: FOOTINGS ARE TO BE COORDINATED W/ RETAINING WALL GEOGRID & SLEEVING

NO GAP BETWEEN POSTS SHALL ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH

RAILING SHALL BE REQUIRED AT ALL LOCATIONS WHERE THE WALL IS 30" TALL OR TALLER AND RESIDES WITHIN 36" OF A WALKING SURFACE

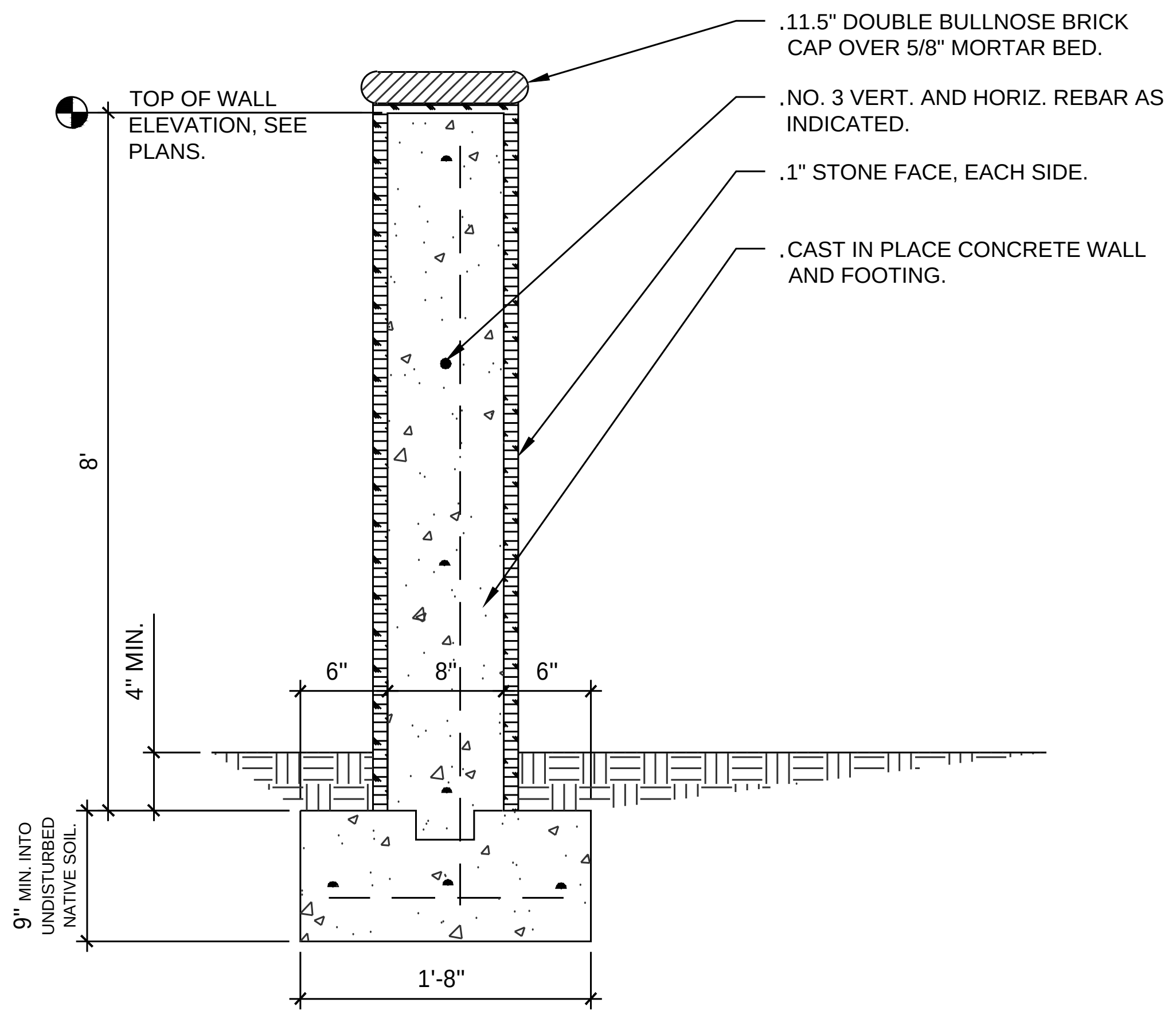
MANUFACTURER: AMERISTAR
MODEL: MONTAGE PLUS
STYLE: MAJESTIC 3 RAIL
COLOR: BLACK

OR APPROVED EQUAL BY OWNER


8'-0" O.C. TYP.
2-1/2" POST CAP
2-1/2" SQ. X 16 GA. POST, 8'-0" O.C.
3/4" SQ. X 18 GA. PICKETS, 3" O.C.
1-1/2" X 1-1/2" X 16 GA. TOP AND BOTTOM RAILS
FINISH GRADE
FOOTING BY OTHERS REFERENCE STRUCTURAL ENGINEER & MANUFACTURER FOR EMBEDMENT
3'-6"
2"

10 SAFETY RAILING

1/2" = 1'-0"
P-AL-01


.11.5" DOUBLE BULLNOSE BRICK CAP OVER 5/8" MORTAR BED.
TOP OF WALL ELEVATION, SEE PLANS.
.NO. 3 VERT. AND HORIZ. REBAR AS INDICATED.
.1" STONE FACE, EACH SIDE.
.CAST IN PLACE CONCRETE WALL AND FOOTING.
8'
4" MIN.
6"
8"
6"
9" MIN. INTO UNDISTURBED NATIVE SOIL.
1'-8"

11 8FT FREE STANDING WALL

1" = 1'-10"
FX-CO-FX-SWF-01

P:\Lincoln Avenue Capital\Peterson and Carefree\Drawings\Planning\DP\SandCreek_DP.dwg [details]   2/14/2025 8:17:15 AM   yliu

PLANNER / LANDSCAPE ARCHITECT

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

IN ASSOCIATION WITH

FLATS AT
SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 8.20.24
PROJECT MGR: B.SWENSON
PREPARED BY: C.HELMLINGER

STAMP
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO
ENTITLEMENT

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.22.24	CH	PER CITY COMMENTS
11.25.24	YL	PER CITY COMMENTS
12.26.24	YL	PER CITY COMMENTS
01.21.25	YL	PER CITY COMMENTS
02.13.25	YL	PER CITY COMMENTS

SHEET TITLE
SITE DETAILS

SHEET NUMBER
3
3 OF 14

PLAN FILE #
DEPN-24-0133

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
   RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits
2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

   *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
9. A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.
10. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
11. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
12. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
13. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
14. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
15. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
16. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
17. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
18. ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
19. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
20. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, __________ ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
21. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
22. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
23. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
24. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WIT THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
5. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
7. TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.905

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
N Carefree Cir	Principal Arterial	25 / 25	512'	1 / 20'	26 / 13
Peterson Rd	Minor Arterial	20 / 20	512'	1 / 25'	21 / 12
Pony Tracks Dr	Collector	10 / 10	512'	1 / 30'	17 / 17

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
130 / per flp	x/x	NC	75% / 75%
90 / per flp	x/x	PR	75% / 75%
0 / per flp	x/x	PT	75% / 75%

Motor Vehicle Lots

See Code Section/Policy 7.4.907

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required /Provided	Plant Abbr. on Plan
249	17 / 17	MV

*Alternative Adjustment: 1 Motor Vehicle Tree was relocated to the north buffer to avoid conflict with utility lines in the north drive aisle

2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
--	--	-- / --	-- / --	75% / 75%
--	--	-- / --	-- / --	75% / 75%

Landscape Buffer & Screens

See Code Section/Policy 7.4.906

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Length of 8' Opaque Structure Req./Prov.
North Buffer	15' / 15'	554.84'	445' / 445'

Buffer Trees (1/20') Required /Provided	Evergreen Trees Req. (50%) /Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
28 / 44	14 / 40	N	75% / 100%

*An alternative buffer is required in the northwest corner of the site due to an existing utility and stormwater easement.
An increase in shrubs will be provided in this area where a screening wall cannot be provided due to the stormwater line.

Green Space/Internal Landscaping

See Code Section/Policy 7.4.908

Net Site Area (SF)	Percent Minimum Green Space Area (%)	Green Space Area (SF) Required /Provided	Active Green Space Area (SF) Required /Provided	Non-Active Green Space Area (SF) Required /Provided
262,965	15%	39,445/ 40,080	26,297 / 26,884	13,148 / 13,196

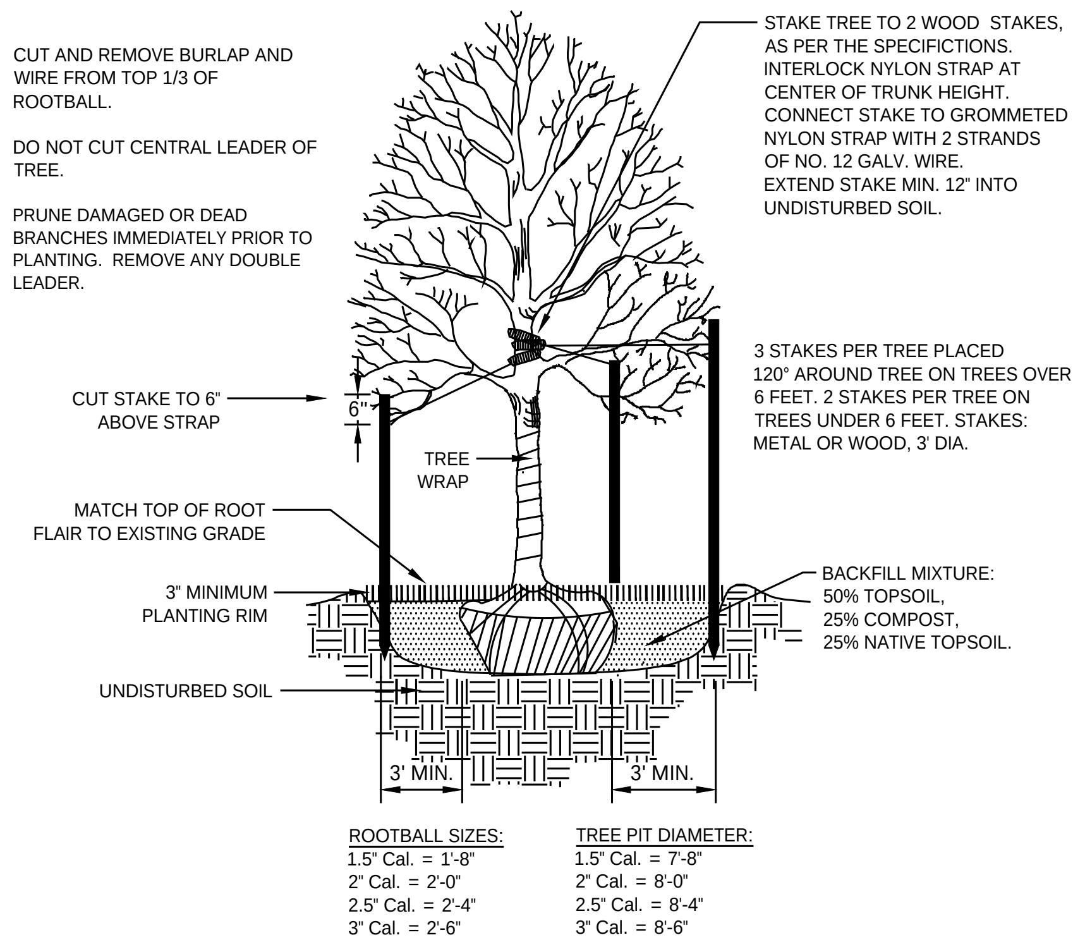
Internal Trees (1/500 SF) Required /Provided	Shrub Substitutes Required /Provided	Ornamental Grass Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan
91/ 51	390/ FLP	0 / 0	IN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	CODE REQS
DECIDUOUS TREES								
○	Af	5	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	50`	25`	8` HT	B&B	Park/ROW
○	Ct	5	Corylus colurna / Turkish Filbert	30`	20`	8` HT	B&B	Park/ROW/Median
○	Qs	20	Quercus robur 'Fastigiata' / Skyrocket® English Oak	50`	15`	8` HT	B&B	Park/ROW/Median
○	Tc	5	Tilia cordata / Littleleaf Linden	30`	20`	8` HT	B&B	ROW
EVERGREEN TREES								
○	Jm	41	Juniperus monosperma / Oneseed Juniper	15`	10`	8` HT	B&B	Screen/Wall/Trash
○	Je	21	Juniperus virginiana / Eastern Redcedar	20`	18`	8` HT	B&B	Screen/Wall/Trash
○	Ph	11	Pinus heldreichii / Bosnian Pine	25`	15`	8` HT	B&B	Screen/Wall/Trash
ORNAMENTAL TREES								
○	Ac	18	Amelanchier canadensis / Canadian Serviceberry	15`	15`	8` HT	B&B	STREAM
○	Cc	10	Cercis canadensis / Eastern Redbud	20`	20`	8` HT	B&B	ROW
○	Pc	18	Pyrus calleryana / Callery Pear	15`	15`	8` HT	B&B	ROW
EVERGREEN SHRUBS								
⊙	Ee	17	Ephedra equisetina / Bluestem Joint Fir	4`	8`	5 GAL	CONT	Wall/Screen/Trash
⊕	Jb	23	Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	12`	2.5`	5 GAL	CONT	Wall/Screen/Trash

GROUND COVER LEGEND

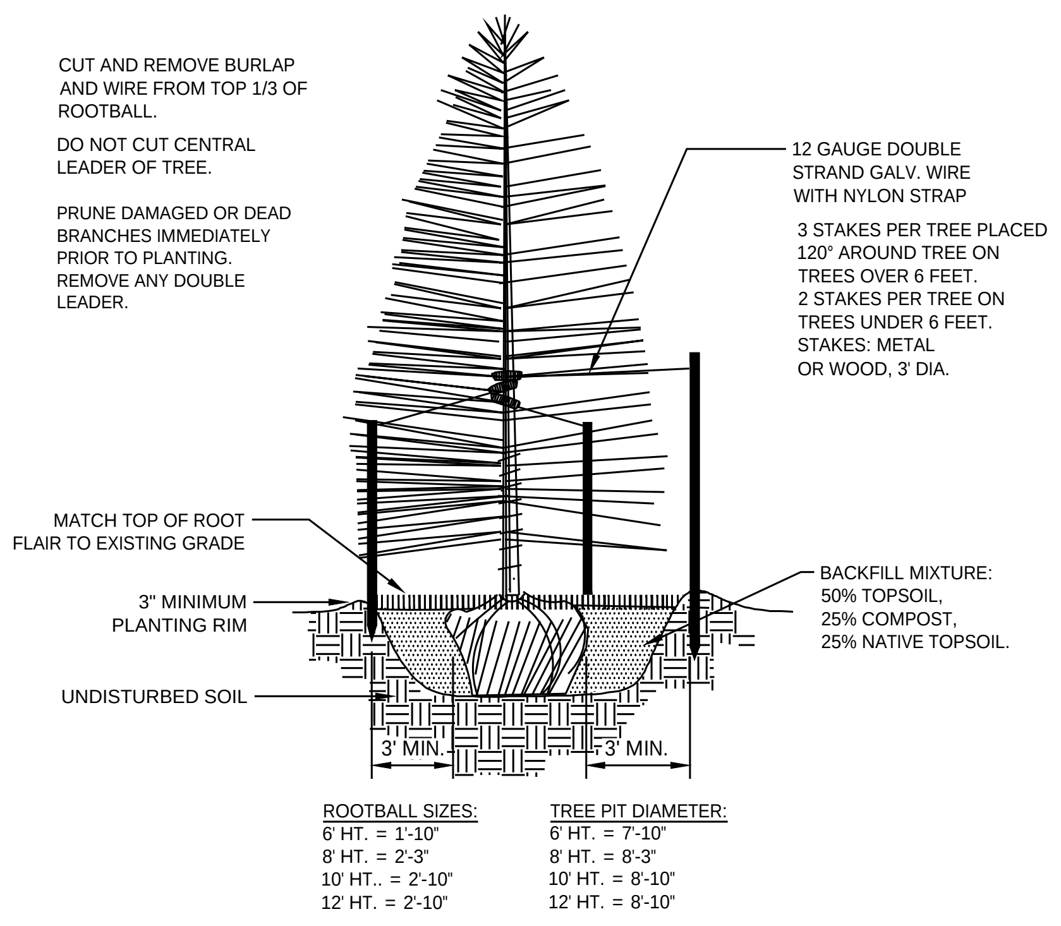
▨	SOD Kentucky Bluegrass Blend	4,119 sf
▨	SHRUB BED Cedar Mulch	8,101 sf
▨	ROCK COBBLE 1 1/2" Black Granite	44,818 sf
▨	NATIVE SEED MIX El Paso County Low Grow Seed Mix	50,664 sf
▨	ARTIFICIAL TURF	2,696 sf
▨	BREEZE Cimarron Breeze	2,243 sf
🟩	GREEN INFRASTRUCTURE AREA Planned Infiltration Area (PIA)	



CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL.
DO NOT CUT CENTRAL LEADER OF TREE.
PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER.
STAKE TREE TO 2 WOOD STAKES, AS PER THE SPECIFICTIONS. INTERLOCK NYLON STRAP AT CENTER OF TRUNK HEIGHT. CONNECT STAKE TO GROMMETED NYLON STRAP WITH 2 STRANDS OF NO. 12 GALV. WIRE. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.
3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.
CUT STAKE TO 6" ABOVE STRAP
6"
TREE WRAP
MATCH TOP OF ROOT FLAIR TO EXISTING GRADE
3" MINIMUM PLANTING RIM
BACKFILL MIXTURE: 50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
UNDISTURBED SOIL
3' MIN.
3' MIN.
ROOTBALL SIZES:
1.5" Cal. = 1'-8"
2" Cal. = 2'-0"
2.5" Cal. = 2'-4"
3" Cal. = 2'-6"
TREE PIT DIAMETER:
1.5" Cal. = 7'-8"
2" Cal. = 8'-0"
2.5" Cal. = 8'-4"
3" Cal. = 8'-6"

1 DECIDUOUS TREE PLANTING DETAIL

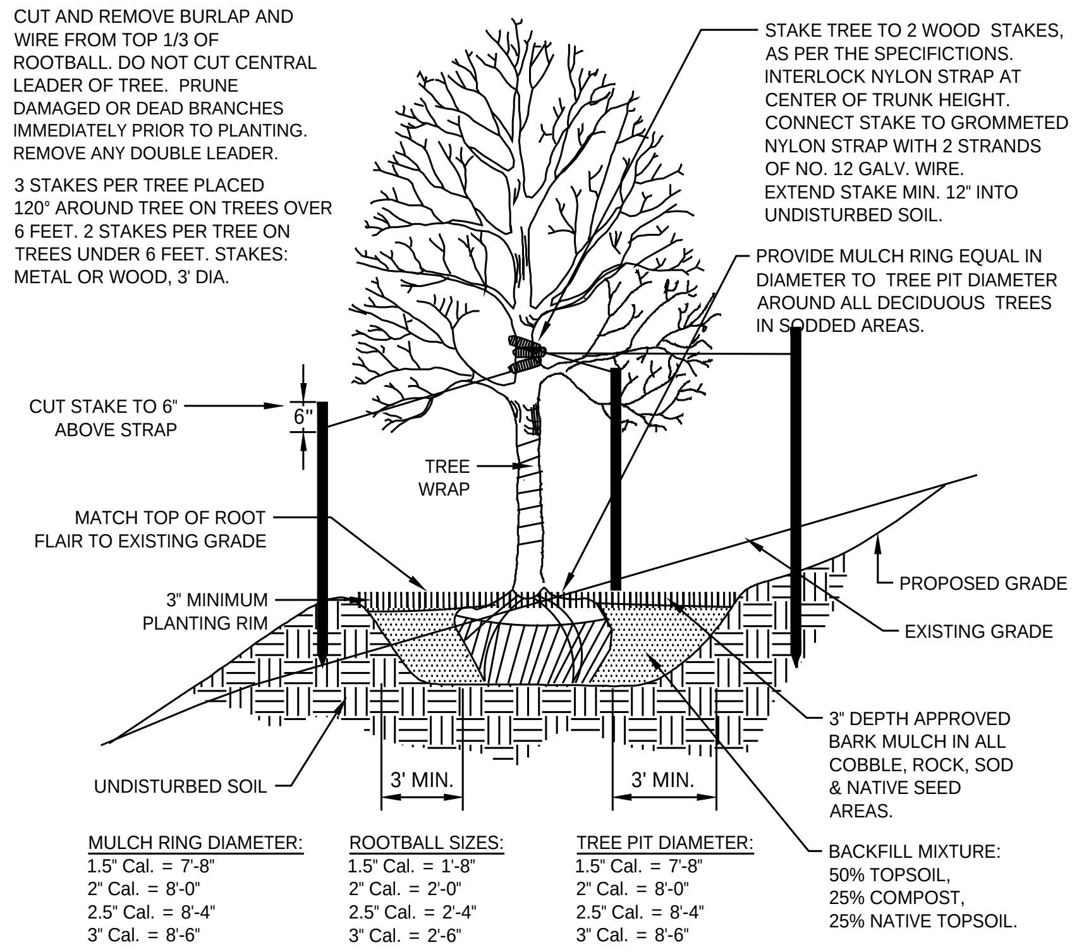
N.T.S. P-WA-20



CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL.
DO NOT CUT CENTRAL LEADER OF TREE.
PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER.
12 GAUGE DOUBLE STRAND GALV. WIRE WITH NYLON STRAP
3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.
MATCH TOP OF ROOT FLAIR TO EXISTING GRADE
3" MINIMUM PLANTING RIM
BACKFILL MIXTURE: 50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
UNDISTURBED SOIL
3' MIN.
3' MIN.
ROOTBALL SIZES:
6' HT. = 1'-10"
8' HT. = 2'-3"
10' HT.. = 2'-10"
12' HT. = 2'-10"
TREE PIT DIAMETER:
6' HT. = 7'-10"
8' HT. = 8'-3"
10' HT. = 8'-10"
12' HT. = 8'-10"

2 CONIFEROUS TREE PLANTING DETAIL

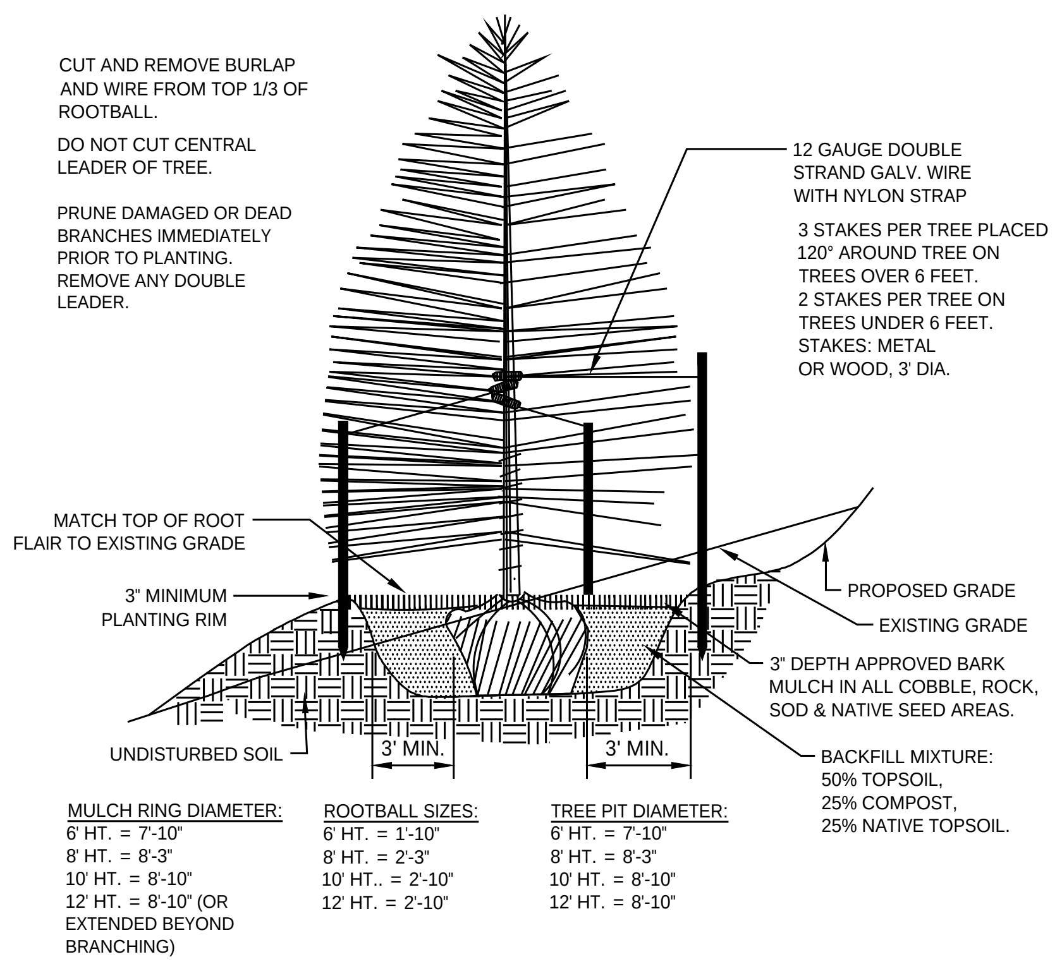
N.T.S. P-WA-21



CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL. DO NOT CUT CENTRAL LEADER OF TREE. PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER.
3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.
STAKE TREE TO 2 WOOD STAKES, AS PER THE SPECIFICTIONS. INTERLOCK NYLON STRAP AT CENTER OF TRUNK HEIGHT. CONNECT STAKE TO GROMMETED NYLON STRAP WITH 2 STRANDS OF NO. 12 GALV. WIRE. EXTEND STAKE MIN. 12" INTO UNDISTURBED SOIL.
PROVIDE MULCH RING EQUAL IN DIAMETER TO TREE PIT DIAMETER AROUND ALL DECIDUOUS TREES IN SODDED AREAS.
CUT STAKE TO 6" ABOVE STRAP
6"
TREE WRAP
MATCH TOP OF ROOT FLAIR TO EXISTING GRADE
3" MINIMUM PLANTING RIM
PROPOSED GRADE
EXISTING GRADE
3" DEPTH APPROVED BARK MULCH IN ALL COBBLE, ROCK, SOD & NATIVE SEED AREAS.
UNDISTURBED SOIL
3' MIN.
3' MIN.
BACKFILL MIXTURE: 50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
MULCH RING DIAMETER:
1.5" Cal. = 7'-8"
2" Cal. = 8'-0"
2.5" Cal. = 8'-4"
3" Cal. = 8'-6"
ROOTBALL SIZES:
1.5" Cal. = 1'-8"
2" Cal. = 2'-0"
2.5" Cal. = 2'-4"
3" Cal. = 2'-6"
TREE PIT DIAMETER:
1.5" Cal. = 7'-8"
2" Cal. = 8'-0"
2.5" Cal. = 8'-4"
3" Cal. = 8'-6"

3 DECIDUOUS TREE PLACEMENT ON SLOPE

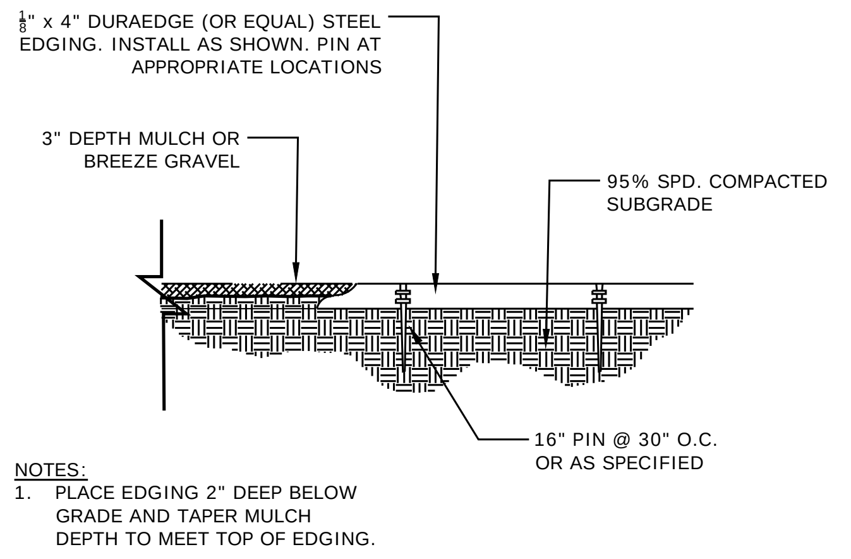
N.T.S. 329343-05



CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL.
DO NOT CUT CENTRAL LEADER OF TREE.
PRUNE DAMAGED OR DEAD BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER.
12 GAUGE DOUBLE STRAND GALV. WIRE WITH NYLON STRAP
3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.
MATCH TOP OF ROOT FLAIR TO EXISTING GRADE
3" MINIMUM PLANTING RIM
PROPOSED GRADE
EXISTING GRADE
3" DEPTH APPROVED BARK MULCH IN ALL COBBLE, ROCK, SOD & NATIVE SEED AREAS.
UNDISTURBED SOIL
3' MIN.
3' MIN.
BACKFILL MIXTURE: 50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL.
MULCH RING DIAMETER:
6' HT. = 7'-10"
8' HT. = 8'-3"
10' HT. = 8'-10"
12' HT. = 8'-10" (OR EXTENDED BEYOND BRANCHING)
ROOTBALL SIZES:
6' HT. = 1'-10"
8' HT. = 2'-3"
10' HT.. = 2'-10"
12' HT. = 2'-10"
TREE PIT DIAMETER:
6' HT. = 7'-10"
8' HT. = 8'-3"
10' HT. = 8'-10"
12' HT. = 8'-10"

4 CONIFEROUS TREE PLACEMENT ON SLOPE

N.T.S. 329343-06



$\frac{1}{8}$" x 4" DURAEDGE (OR EQUAL) STEEL EDGING. INSTALL AS SHOWN. PIN AT APPROPRIATE LOCATIONS
3" DEPTH MULCH OR BREEZE GRAVEL
95% SPD. COMPACTED SUBGRADE
16" PIN @ 30" O.C. OR AS SPECIFIED
NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

5 STEEL EDGING

N.T.S. 329413-09

P:\Lincoln Avenue Capital\Peterson and Carefree\Drawings\L-Arch\PLP\SandCreek_PLP.dwg [L5 NOTES] 2/14/2025 8:24:19 AM yliu

PLANNER / LANDSCAPE ARCHITECT

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IN ASSOCIATION WITH

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 11.22.2024
PROJECT MGR: B.SWENSON
PREPARED BY: Y.LIU

STAMP
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO
PRELIMINARY LANDSCAPE PLAN

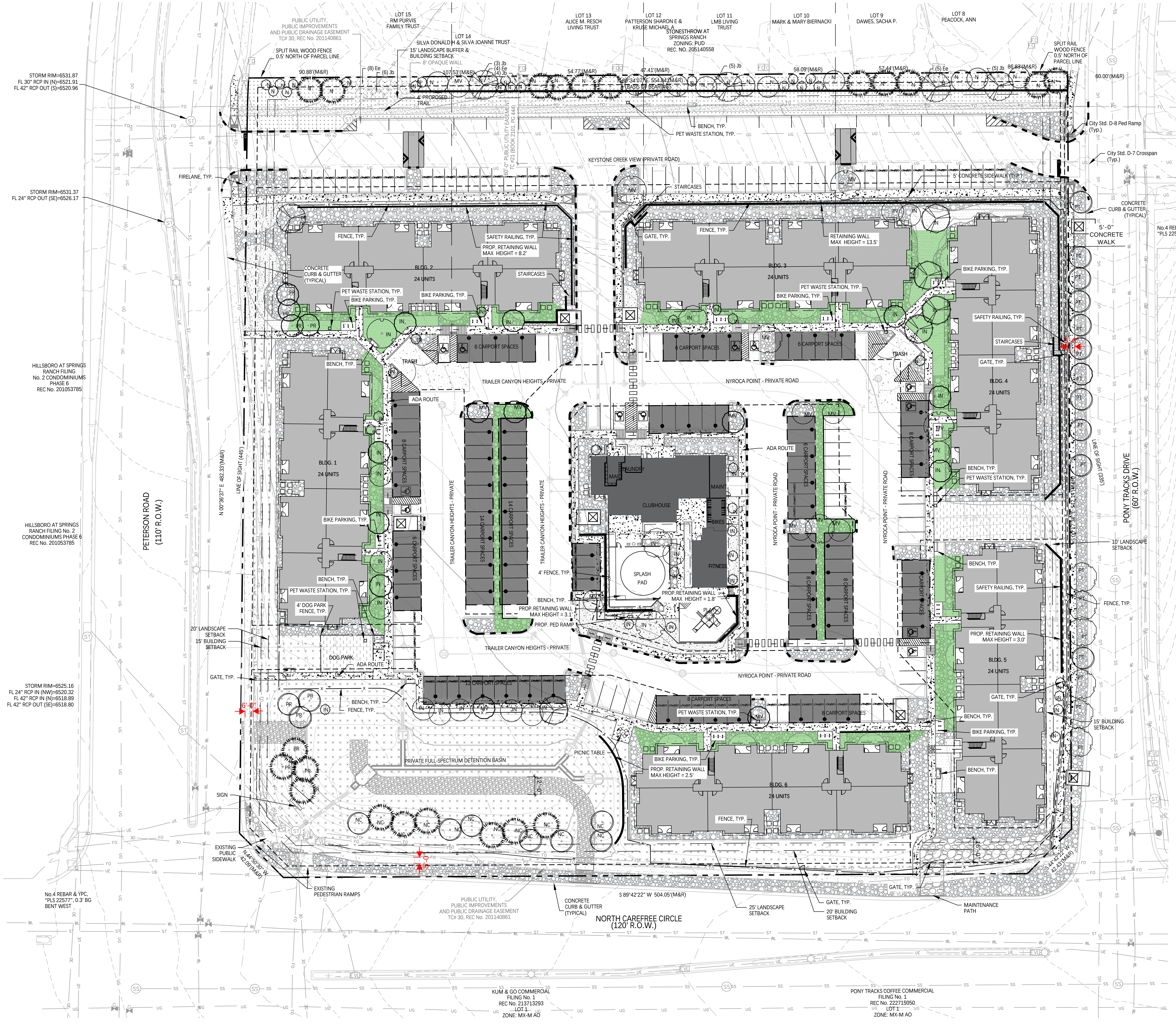
ISSUE / REVISION

DATE:	BY:	DESCRIPTION:
10.22.24	YL	PER CITY COMMENTS
11.25.24	YL	PER CITY COMMENTS
12.26.24	YL	PER CITY COMMENTS
01.21.25	YL	PER CITY COMMENTS
02.13.25	YL	PER CITY COMMENTS

SHEET TITLE
Preliminary Landscape Details & Notes

SHEET NUMBER
4
4 OF 14

PLAN FILE #
DEPN-24-0133


PUBLIC UTILITY, PUBLIC IMPROVEMENTS AND PUBLIC DRAINAGE EASEMENT TC# 30, REC No. 201140861
LOT 15 RM PURVIS FAMILY TRUST
LOT 14 SILVA DONALD H & SILVA JOANNE TRUST
LOT 13 ALICE M. RESCH LIVING TRUST
LOT 12 PATTERSON SHARON E & KRUSE MICHAEL A
STONESTHROW AT SPRINGS RANCH ZONING: PUD REC. NO. 205140558
LOT 11 LMB LIVING TRUST
LOT 10 MARK & MARY BIERNACKI
LOT 9 DAWES, SACHA P.
LOT 8 PEACOCK, ANN
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT F
SPLIT RAIL WOOD FENCE 0.5' NORTH OF PARCEL LINE
15' LANDSCAPE BUFFER & BUILDING SETBACK
8' OPAQUE WALL
4' PROPOSED TRAIL
90.88'(M&R)
107.53'(M&R)
54.77'(M&R)
47.41'(M&R)
58.09'(M&R)
57.44'(M&R)
86.83'(M&R)
60.00'(M&R)
N 89°34'07" E 554.84'(M&R) BASIS OF BEARINGS
(8) Ee
(6) Jb
(3) Jb
(4) Ee
(4) Jb
(5) Jb
(5) Ee
60'-0" PUBLIC UTILITY EASEMENT TC #21 (BOOK 2101, PG 444)
BENCH, TYP.
PET WASTE STATION, TYP.
City Std. D-8 Ped Ramp (Typ.)
City Std. D-7 Crosspan (Typ.)
HARRIER DRIVE (52' R.O.W.)
STORM RIM=6531.87
FL 30" RCP IN (N)=6521.91
FL 42" RCP OUT (S)=6520.96
STORM RIM=6531.37
FL 24" RCP OUT (SE)=6526.17
FIRELANE, TYP.
KEYSTONE CREEK VIEW (PRIVATE ROAD)
STAIRCASES
5' CONCRETE SIDEWALK (TYP.)
CONCRETE CURB & GUTTER (TYPICAL)
5'-0" CONCRETE WALK
No.4 REBAR & YPC, "PLS 22577", 0.3' BG
FENCE, TYP.
SAFETY RAILING, TYP.
PROP. RETAINING WALL MAX HEIGHT = 8.2'
BLDG. 2 24 UNITS
GATE, TYP.
RETAINING WALL MAX HEIGHT = 13.5'
BLDG. 3 24 UNITS
BIKE PARKING, TYP.
6 CARPORT SPACES
TRASH
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT G
SANITARY RIM=6540.44
FL 8" PVC IN (N)=6529.81
FL 8" PVC OUT (S)=6529.53
HILLSBORO AT SPRINGS RANCH FILING No. 2 CONDOMINIUMS PHASE 6 REC No. 201053785
TRAILER CANYON HEIGHTS - PRIVATE
NYROCA POINT - PRIVATE ROAD
ADA ROUTE
BLDG. 4 24 UNITS
8 CARPORT SPACES
14 CARPORT SPACES
BLDG. 1 24 UNITS
LINE OF SIGHT (445')
N 00°36'37" E 482.33'(M&R)
PETERSON ROAD (110' R.O.W.)
MAIL
LAUNDRY
MAINT
CLUBHOUSE
BIKES
FITNESS
SPLASH PAD
PLAY
PROP.RETAINING WALL MAX HEIGHT = 1.8'
LINE OF SIGHT (335')
S 00°17'38" E 512.14'(M&R)
PONY TRACKS DRIVE (60' R.O.W.)
FALCON TERRACE AT SPRINGS RANCH REC. NO. 205140558 TRACT L ZONE: A AO FILING NO. 1
10' LANDSCAPE SETBACK
4' DOG PARK FENCE, TYP.
4' FENCE, TYP.
PROP.RETAINING WALL MAX HEIGHT = 3.1'
PROP. PED RAMP
20' LANDSCAPE SETBACK
15' BUILDING SETBACK
DOG PARK
PROP. RETAINING WALL MAX HEIGHT = 3.0'
BLDG. 5 24 UNITS
STORM RIM=6525.16
FL 24" RCP IN (NW)=6520.32
FL 42" RCP IN (N)=6518.89
FL 42" RCP OUT (SE)=6518.80
12 CARPORT SPACES
6'-0"
PRIVATE FULL-SPECTRUM DETENTION BASIN
PICNIC TABLE
12'-0"
SIGN
PROP. RETAINING WALL MAX HEIGHT = 2.5'
BLDG. 6 24 UNITS
16'-0"
5'-0"
EXISTING PUBLIC SIDEWALK
N 44°50'30" W 42.09'(M&R)
EXISTING PEDESTRIAN RAMPS
No.4 REBAR & YPC, "PLS 22577", 0.3' BG BENT WEST
S 89°42'22" W 504.05'(M&R)
S 44°42'22" W 42.43'(M&R)
NORTH CAREFREE CIRCLE (120' R.O.W.)
25' LANDSCAPE SETBACK
20' BUILDING SETBACK
MAINTENANCE PATH
KUM & GO COMMERCIAL FILING No. 1 REC No. 213713293 LOT 1 ZONE: MX-M AO
PONY TRACKS COFFEE COMMERCIAL FILING No. 1 REC No. 222715050 LOT 1 ZONE: MX-M AO
N
MV
PR
IN
NC
PT
ST
SS
UG
UE
FO
WL
EVL
FVL
COMPACT

GROUND COVER LEGEND

⁘	**SOD**	Kentucky Bluegrass Blend	4,119 sf
⁘	**SHRUB BED**	Cedar Mulch	8,101 sf
○	**ROCK COBBLE**	1 1/2" Black Granite	44,818 sf
×	**NATIVE SEED MIX**	El Paso County Low Grow Seed Mix	50,664 sf
¦	**ARTIFICIAL TURF**		2,696 sf
⁘	**BREEZE**	Cimarron Breeze	2,243 sf
🟩	**GREEN INFRASTRUCTURE AREA**	Planned Infiltration Area (PIA)	

NORTH

0 15 30 60

SCALE: 1" = 30'

N.E.S. Inc.
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SHEET TITLE
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER
5
5 OF 14

PLAN FILE #
DEPN-24-0133

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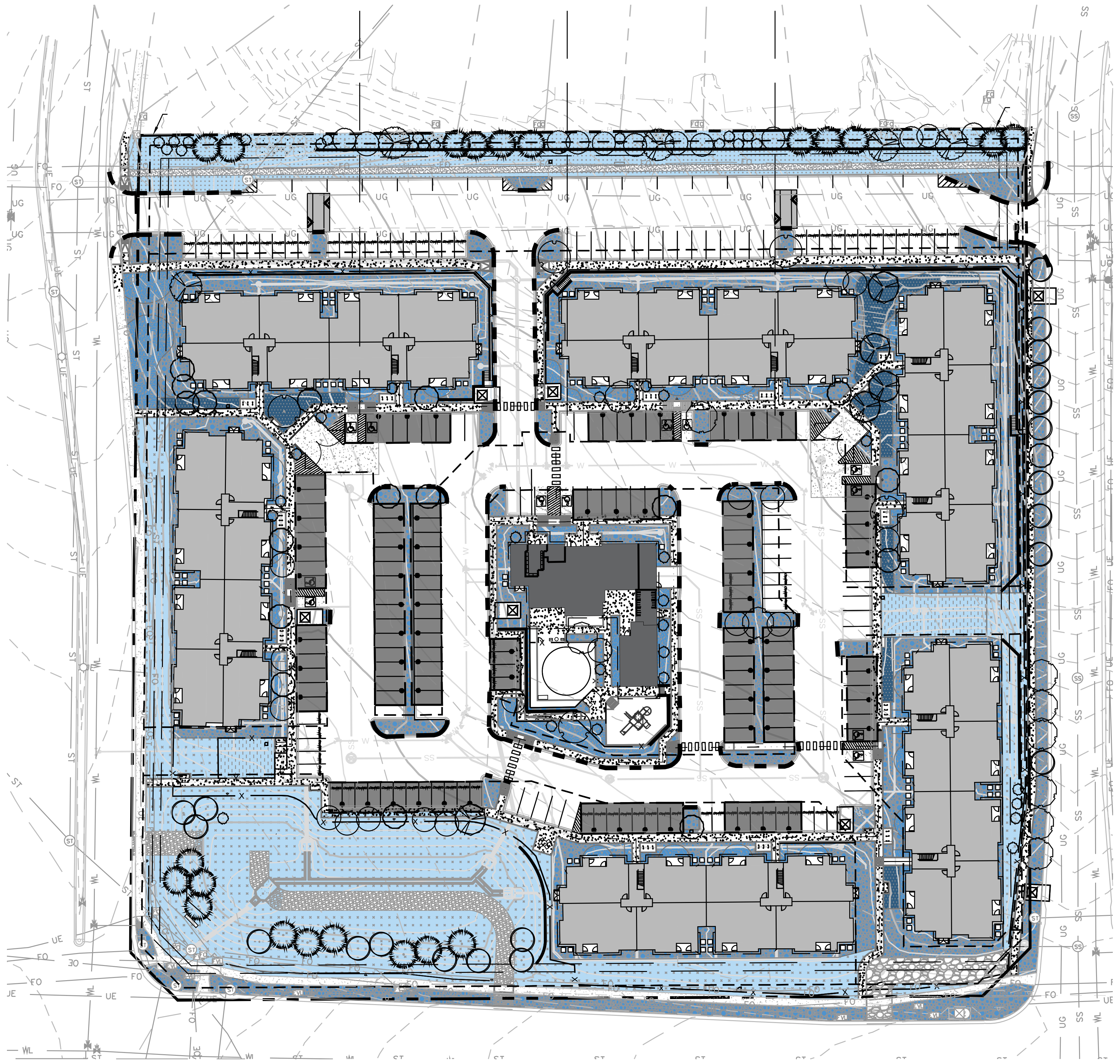
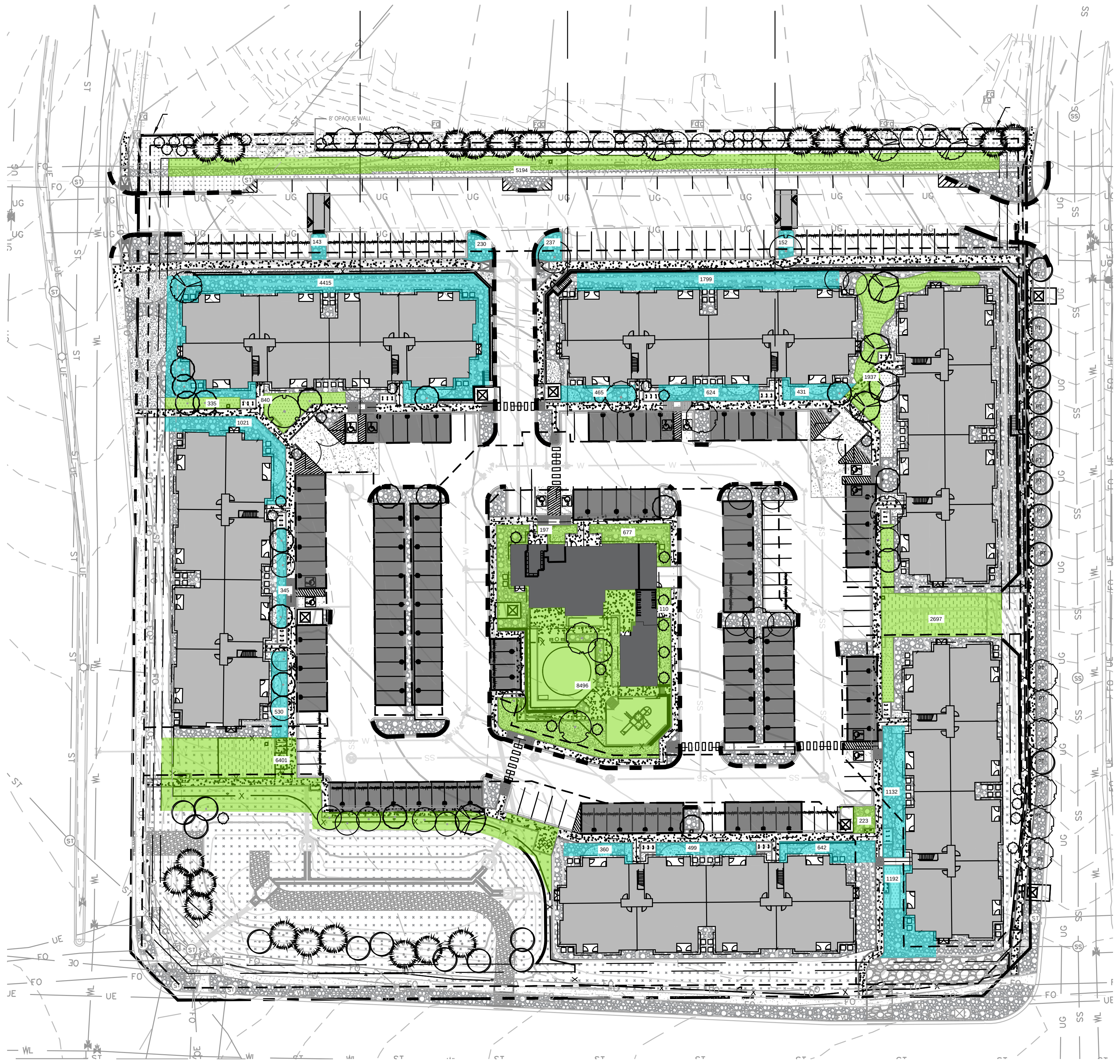
HYDROZONE DIAGRAM



OPEN SPACE DIAGRAM



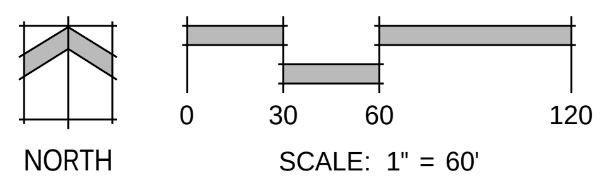
HYDROZONES

■	HIGH WATER USE (H) -	4%/4,119 sf
■	MEDIUM WATER USE (M) -	48%/52,919 sf
□	LOW WATER USE (L) -	48%/53,360 sf
	TOTAL AREA OF WATER USE -	110,398 sf

■	SOD Kentucky Bluegrass Blend	4,119 sf
■	SHRUB BED Cedar Mulch	8,101 sf
■	ROCK COBBLE 1 1/2" Black Granite	44,818 sf
□	NATIVE SEED MIX El Paso County Low Grow Seed Mix	50,664 sf
□	ARTIFICIAL TURF	2,696 sf
□	BREEZE Cimarron Breeze	2,280 sf

GREEN SPACE

		REQUIRED	PROVIDED
🟩	ACTIVE GREEN SPACE -	26,297 sf (10%)	26,884 sf (10%)
🟦	NON-ACTIVE GREEN SPACE -	13,148 sf (5%)	13,196 sf (5%)



SCALE: 1" = 60'

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PLANNER / LANDSCAPE ARCHITECT

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SHEET TITLE

LANDSCAPE DIAGRAMS

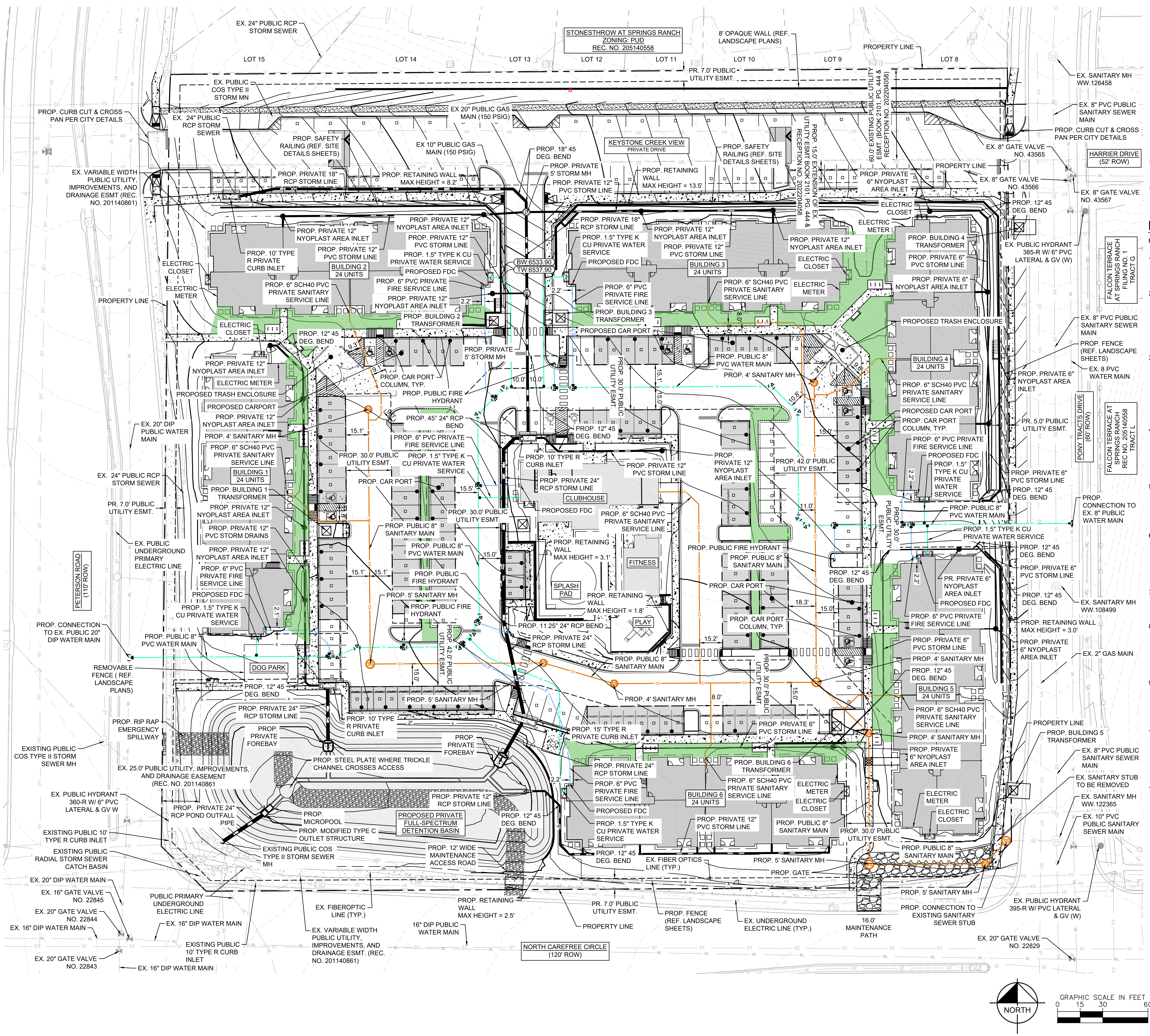
SHEET NUMBER

6

6 OF 14

PLAN FILE #

DEPN-24-0133


EX. 24" PUBLIC RCP STORM SEWER
STONESTHROW AT SPRINGS RANCH
ZONING: PUD
REC. NO. 205140558
8' OPAQUE WALL (REF. LANDSCAPE PLANS)
PROPERTY LINE
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
PR. 7.0' PUBLIC UTILITY ESMT.
60.0' EXISTING PUBLIC UTILITY ESMT. (BOOK 2101, PG. 444 & RECEPTION NO. 202204058)
PROP. 15.0' EXTENSION OF EX. UTILITY ESMT BOOK 2101, PG. 444 & RECEPTION NO. 202204058
EX. SANITARY MH WW.126458
EX. 8" PVC PUBLIC SANITARY SEWER MAIN
PROP. CURB CUT & CROSS PAN PER CITY DETAILS
EX. 8" GATE VALVE NO. 43565
EX. 8" GATE VALVE NO. 43566
EX. 8" GATE VALVE NO. 43567
HARRIER DRIVE
(52' ROW)
EX. PUBLIC COS TYPE II STORM MN
EX. 24" PUBLIC RCP STORM SEWER
EX. 20" PUBLIC GAS MAIN (150 PSIG)
EX. 10" PUBLIC GAS MAIN (150 PSIG)
PROP. SAFETY RAILING (REF. SITE DETAILS SHEETS)
KEYSTONE CREEK VIEW
PRIVATE DRIVE
PROP. 18" 45 DEG. BEND
PROP. PRIVATE 5' STORM MH
PROP. PRIVATE 12" PVC STORM LINE
PROP. RETAINING WALL MAX HEIGHT = 8.2'
PROP. RETAINING WALL MAX HEIGHT = 13.5'
PROP. PRIVATE 18" RCP STORM LINE
EX. VARIABLE WIDTH PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE ESMT (REC. NO. 201140861)
PROPERTY LINE
ELECTRIC CLOSET
ELECTRIC METER
PROP. 10' TYPE R PRIVATE CURB INLET
BUILDING 2
24 UNITS
BUILDING 3
24 UNITS
BUILDING 4
24 UNITS
BUILDING 1
24 UNITS
BUILDING 5
24 UNITS
BUILDING 6
24 UNITS
PROP. PRIVATE 12" NYOPLAST AREA INLET
PROP. 1.5" TYPE K CU PRIVATE WATER SERVICE
PROPOSED FDC
PROP. 6" PVC PRIVATE FIRE SERVICE LINE
PROP. 6" SCH40 PVC PRIVATE SANITARY SERVICE LINE
PROP. BUILDING 2 TRANSFORMER
PROP. BUILDING 3 TRANSFORMER
PROP. BUILDING 4 TRANSFORMER
BW:6533.90
TW:6537.90
PROPOSED CAR PORT
PROP. PRIVATE 6" NYOPLAST AREA INLET
PROP. PRIVATE 6" PVC STORM LINE
EX. PUBLIC HYDRANT 385-R W/ 6" PVC LATERAL & GV (W)
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT G
EX. 8" PVC PUBLIC SANITARY SEWER MAIN
PROP. FENCE (REF. LANDSCAPE SHEETS)
EX. 8 PVC WATER MAIN
PROPOSED TRASH ENCLOSURE
PROP. 12" 45 DEG. BEND
PROP. PUBLIC 8" PVC WATER MAIN
PROP. 4' SANITARY MH
PROP. CAR PORT COLUMN, TYP.
PROP. PUBLIC FIRE HYDRANT
PROP. 30.0' PUBLIC UTILITY ESMT.
PROP. 45" 22" RCP BEND
PROPOSED CARPORT
EX. 20" DIP PUBLIC WATER MAIN
EX. 24" PUBLIC RCP STORM SEWER
PR. 7.0' PUBLIC UTILITY ESMT.
EX. PUBLIC UNDERGROUND PRIMARY ELECTRIC LINE
PROP. 42.0' PUBLIC UTILITY ESMT.
PR. 5.0' PUBLIC UTILITY ESMT.
PONY TRACTS DRIVE
(60' ROW)
FALCON TERRACE AT SPRINGS RANCH REC NO. 205140558 TRACT L
PETERSON ROAD
(110' ROW)
PROP. CAR PORT
PROP. PRIVATE 24" RCP STORM LINE
CLUBHOUSE
FITNESS
SPLASH PAD
PLAY
PROP. RETAINING WALL MAX HEIGHT = 3.1'
PROP. RETAINING WALL MAX HEIGHT = 1.8'
PROP. RETAINING WALL MAX HEIGHT = 3.0'
PROP. PUBLIC 8" SANITARY MAIN
PROP. PRIVATE 12" PVC STORM DRAINS
PROP. 5' SANITARY MH
PROP. 11.25' 24" RCP BEND
PROP. CONNECTION TO EX. 8" PUBLIC WATER MAIN
PROP. 1.5" TYPE K CU PRIVATE WATER SERVICE
EX. SANITARY MH WW.108499
EX. 2" GAS MAIN
PROP. PRIVATE 6" AREA INLET
PROP. CONNECTION TO EX. PUBLIC 20" DIP WATER MAIN
PROP. PUBLIC 8" PVC WATER MAIN
REMOVABLE FENCE (REF. LANDSCAPE PLANS)
DOG PARK
PROP. RIP RAP EMERGENCY SPILLWAY
EXISTING PUBLIC COS TYPE II STORM SEWER MH
EX. 25.0' PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE EASEMENT (REC. NO. 201140861)
PROP. PRIVATE FOREBAY
PROP. 10' TYPE R PRIVATE CURB INLET
PROP. STEEL PLATE WHERE TRICKLE CHANNEL CROSSES ACCESS
PROP. 15' TYPE R PRIVATE CURB INLET
EX. PUBLIC HYDRANT 360-R W/ 6" PVC LATERAL & GV W
PROP. PRIVATE 24" RCP POND OUTFALL PIPE
PROP. MICROPOOL
PROP. MODIFIED TYPE C OUTLET STRUCTURE
PROPOSED PRIVATE FULL-SPECTRUM DETENTION BASIN
PROP. 12' WIDE MAINTENANCE ACCESS ROAD
EXISTING PUBLIC 10' TYPE R CURB INLET
EXISTING PUBLIC RADIAL STORM SEWER CATCH BASIN
EXISTING PUBLIC COS TYPE II STORM SEWER MH
EX. 20" DIP WATER MAIN
EX. 16" GATE VALVE NO. 22845
EX. 20" GATE VALVE NO. 22844
EX. 16" DIP WATER MAIN
EX. 20" GATE VALVE NO. 22843
PUBLIC PRIMARY UNDERGROUND ELECTRIC LINE
EX. FIBEROPTIC LINE (TYP.)
EX. VARIABLE WIDTH PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE ESMT. (REC. NO. 201140861)
16" DIP PUBLIC WATER MAIN
PROP. RETAINING WALL MAX HEIGHT = 2.5'
NORTH CAREFREE CIRCLE
(120' ROW)
PR. 7.0' PUBLIC UTILITY ESMT.
PROP. FENCE (REF. LANDSCAPE SHEETS)
EX. UNDERGROUND ELECTRIC LINE (TYP.)
16.0' MAINTENANCE PATH
EX. FIBER OPTICS LINE (TYP.)
PROP. GATE
PROP. 5' SANITARY MH
PROP. CONNECTION TO EXISTING SANITARY SEWER STUB
EX. PUBLIC HYDRANT 395-R W/ PVC LATERAL & GV (W)
EX. 20" GATE VALVE NO. 22829
PROP. BUILDING 5 TRANSFORMER
PROP. BUILDING 6 TRANSFORMER
EX. 8" PVC PUBLIC SANITARY SEWER MAIN
EX. SANITARY STUB TO BE REMOVED
EX. SANITARY MH WW.122365
EX. 10" PVC PUBLIC SANITARY SEWER MAIN
PROP. PUBLIC 8" SANITARY MAIN
PROPERTY LINE
NORTH
GRAPHIC SCALE IN FEET
0
15
30
60

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LEGEND

- PROPERTY LINE
- PARCEL LINE
- EASEMENT LINE
- PROPOSED WATER LINE AND VALVE
- PROPOSED FIRE SERVICE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND FIBER OPTICS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SANITARY SEWER LINE & MH
- EXISTING WATER LINE
- EXISTING STORM LINE & MH
- 🟩 PLANNED INFILTRATION AREAS (PIA)

PRELIMINARY UTILITY NOTES

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. 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.
2. 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 ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. 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 INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. 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 EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT 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.
7. 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).
8. 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.
9. 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 668-4985 OR SOUTH 668-5564).
10. 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.
11. 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 PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL 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 THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

GENERAL NOTES

1. NOTE THAT THE LAYOUT FOR DRY UTILITIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY. COLORADO SPRINGS UTILITIES SHALL DESIGN ALL DRY UTILITY CONNECTIONS TO THE PROPOSED METER LOCATIONS.
2. UTILITY CLEARANCES BETWEEN STORM SEWER AND WATER MAINS AND CONNECTIONS MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".
3. FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3 FEET INSIDE THE BUILDING.
4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
5. CONTRACTOR SHALL VERIFY LOCATION AND ALIGNMENT OF EXISTING UNDERGROUND FIBER OPTIC AND COAX LINES ALONG NORTH SIDE OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IF DISCREPANCIES EXIST.
6. A MINIMUM OF 3-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT

PLANNER / LANDSCAPE ARCHITECT

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Kimley»Horn

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO

DATE: 11.27.2024
PROJECT MGR: NMB
PREPARED BY: MEL

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

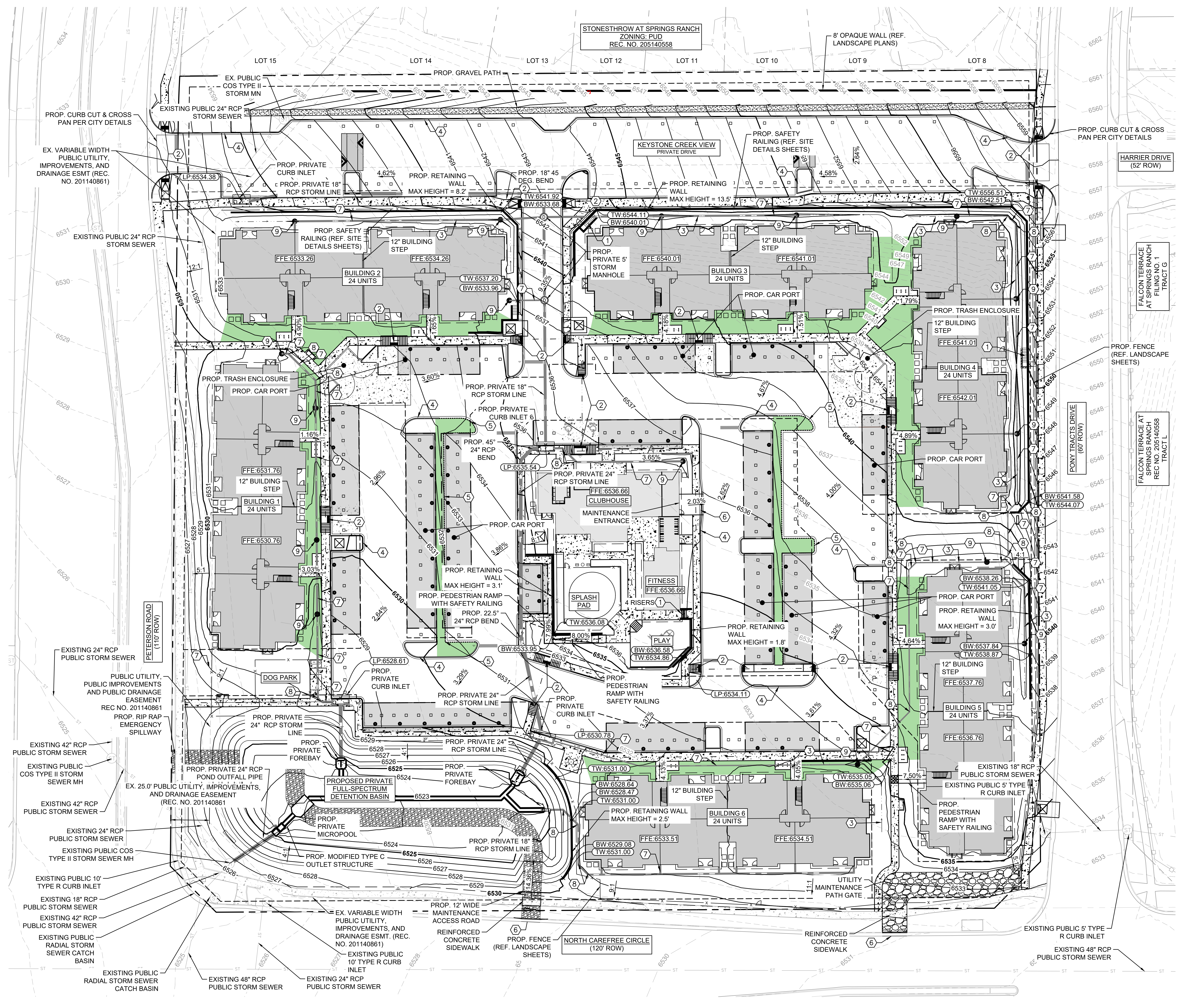
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

SHEET NUMBER

7

7 OF 14

PLAN FILE #


STONESTHROW AT SPRINGS RANCH
ZONING: PUD
REC. NO. 205140558
8' OPAQUE WALL (REF. LANDSCAPE PLANS)
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
PROP. GRAVEL PATH
EX. PUBLIC COS TYPE II STORM MN
EXISTING PUBLIC 24" RCP STORM SEWER
PROP. CURB CUT & CROSS PAN PER CITY DETAILS
EX. VARIABLE WIDTH PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE ESMT (REC. NO. 201140861)
PROP. PRIVATE CURB INLET
PROP. PRIVATE 18" RCP STORM LINE
PROP. RETAINING WALL MAX HEIGHT = 8.2'
PROP. 18" 45 DEG. BEND
KEYSTONE CREEK VIEW
PRIVATE DRIVE
PROP. SAFETY RAILING (REF. SITE DETAILS SHEETS)
PROP. RETAINING WALL MAX HEIGHT = 13.5'
PROP. CURB CUT & CROSS PAN PER CITY DETAILS
HARRIER DRIVE (52' ROW)
EXISTING PUBLIC 24" RCP STORM SEWER
PROP. SAFETY RAILING (REF. SITE DETAILS SHEETS)
12" BUILDING STEP
BUILDING 2
24 UNITS
FFE:6533.26
FFE:6534.26
TW:6537.20
BW:6533.96
TW:6541.92
BW:6533.68
TW:6544.11
BW:6540.01
PROP. PRIVATE 5' STORM MANHOLE
FFE:6540.01
FFE:6541.01
BUILDING 3
24 UNITS
PROP. CAR PORT
TW:6556.51
BW:6542.51
FALCON TERRACE AT SPRINGS RANCH FILING NO. 1 TRACT G
PROP. TRASH ENCLOSURE
BUILDING 4
24 UNITS
FFE:6541.01
FFE:6542.01
PROP. FENCE (REF. LANDSCAPE SHEETS)
PONY TRACKS DRIVE (60' ROW)
FALCON TERRACE AT SPRINGS RANCH REC NO. 205140558 TRACT L
PROP. TRASH ENCLOSURE
PROP. CAR PORT
FFE:6531.76
BUILDING 1
24 UNITS
FFE:6530.76
PROP. PRIVATE 18" RCP STORM LINE
PROP. PRIVATE CURB INLET
PROP. 45° 24" RCP BEND
LP:6535.54
PROP. PRIVATE 24" RCP STORM LINE
FFE:6536.66
CLUBHOUSE
MAINTENANCE ENTRANCE
PROP. CAR PORT
PROP. RETAINING WALL MAX HEIGHT = 3.1'
PROP. PEDESTRIAN RAMP WITH SAFETY RAILING
PROP. 22.5° 24" RCP BEND
SPLASH PAD
FITNESS
FFE:6536.66
4 RISERS
TW:6536.08
PLAY
BW:6536.58
TW:6534.86
BW:6533.95
PROP. RETAINING WALL MAX HEIGHT = 1.8'
BW:6541.58
TW:6544.07
BW:6538.26
TW:6541.05
PROP. CAR PORT
PROP. RETAINING WALL MAX HEIGHT = 3.0'
BW:6537.84
TW:6538.87
BUILDING 5
24 UNITS
FFE:6537.76
FFE:6536.76
PETERSON ROAD (110' ROW)
EXISTING 24" RCP PUBLIC STORM SEWER
DOG PARK
PUBLIC UTILITY, PUBLIC IMPROVEMENTS AND PUBLIC DRAINAGE EASEMENT REC NO. 201140861
PROP. RIP RAP EMERGENCY SPILLWAY
LP:6528.61
PROP. PRIVATE CURB INLET
PROP. PRIVATE 24" RCP STORM LINE
PROP. PEDESTRIAN RAMP WITH SAFETY RAILING
PROP. PRIVATE CURB INLET
LP:6534.11
LP:6530.78
EXISTING 42" RCP PUBLIC STORM SEWER
EXISTING PUBLIC COS TYPE II STORM SEWER MH
PROP. PRIVATE 24" RCP STORM LINE
PROP. PRIVATE FOREBAY
PROP. PRIVATE 24" RCP STORM LINE
PROP. PRIVATE 24" RCP POND OUTFALL PIPE
PROPOSED PRIVATE FULL-SPECTRUM DETENTION BASIN
PROP. PRIVATE FOREBAY
EX. 25.0' PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE EASEMENT (REC. NO. 201140861)
EXISTING 42" RCP PUBLIC STORM SEWER
EXISTING 24" RCP PUBLIC STORM SEWER
PROP. PRIVATE MICROPOOL
EXISTING PUBLIC COS TYPE II STORM SEWER MH
PROP. MODIFIED TYPE C OUTLET STRUCTURE
PROP. PRIVATE 18" RCP STORM LINE
TW:6531.00
BW:6528.64
BW:6528.47
TW:6531.00
PROP. RETAINING WALL MAX HEIGHT = 2.5'
12" BUILDING STEP
BUILDING 6
24 UNITS
BW:6529.08
TW:6531.00
FFE:6533.51
FFE:6534.51
TW:6535.05
BW:6535.06
EXISTING 18" RCP PUBLIC STORM SEWER
EXISTING PUBLIC 5' TYPE R CURB INLET
PROP. PEDESTRIAN RAMP WITH SAFETY RAILING
UTILITY MAINTENANCE PATH GATE
EXISTING PUBLIC 10' TYPE R CURB INLET
EXISTING 18" RCP PUBLIC STORM SEWER
EXISTING 42" RCP PUBLIC STORM SEWER
EXISTING PUBLIC RADIAL STORM SEWER CATCH BASIN
EXISTING PUBLIC RADIAL STORM SEWER CATCH BASIN
EXISTING 48" RCP PUBLIC STORM SEWER
EX. VARIABLE WIDTH PUBLIC UTILITY, IMPROVEMENTS, AND DRAINAGE ESMT. (REC. NO. 201140861)
EXISTING PUBLIC 10' TYPE R CURB INLET
EXISTING 24" RCP PUBLIC STORM SEWER
PROP. 12' WIDE MAINTENANCE ACCESS ROAD
REINFORCED CONCRETE SIDEWALK
PROP. FENCE (REF. LANDSCAPE SHEETS)
NORTH CAREFREE CIRCLE (120' ROW)
REINFORCED CONCRETE SIDEWALK
EXISTING PUBLIC 5' TYPE R CURB INLET
EXISTING 48" RCP PUBLIC STORM SEWER

LEGEND

— — —	PROPERTY LINE
———	PARCEL LINE
- - - -	EASEMENT LINE
— UG — UG —	EXISTING UNDERGROUND GAS LINE
— FO —	EXISTING UNDERGROUND FIBER OPTICS LINE
— UE —	EXISTING UNDERGROUND ELECTRIC LINE
(SS) — SS —	EXISTING SANITARY SEWER LINE & MH
— WL —	EXISTING WATER LINE
(ST) — ST —	EXISTING STORM LINE & MH
━━━	PROPOSED STORM LINE
— 6540 —	PROPOSED MAJOR CONTOUR
— 6540 —	PROPOSED MINOR CONTOUR
— 6540 —	EXISTING MAJOR CONTOUR
— 6540 —	EXISTING MINOR CONTOUR
- · - · -	PROPOSED ACCESSIBLE ROUTE
FFE	FINISH FLOOR ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
LP	LOW POINT
🟩	PLANNED INFILTRATION AREAS (PIA)

KEYNOTE LEGEND

1	PROPOSED STAIRS WITH 7" RISERS & RAILING (NUMBER PER PLAN)
2	PROPOSED RAMPS (TYPE PER SITE PLAN)
3	PROPOSED V-SHAPED GRASS LINE SWALE
4	PROPOSED TYPE 2 CURB & GUTTER
5	PROPOSED FLUSH CURB
6	PROPOSED TYPE 5 CURB & GUTTER (MOUNTABLE) WITH TRANSITION
7	PROPOSED PRIVATE 12" PVC STORM LINE ROOF DRAIN
8	PROPOSED 45 DEGREE BEND IN PRIVATE STORM LINE
9	PROPOSED PRIVATE AREA INLET

GENERAL NOTES

1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.
3. THE PRIVATE RETAINING WALL SYSTEM SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER AND THE RESPONSIBILITY OF THE CONSTRUCTION AND MAINTENANCE LIES WITH THE DEVELOPER AND PROPERTY OWNER. THE CITY OF COLORADO SPRINGS HAS NOT REVIEWED OR APPROVED THE DESIGN, AND THE OWNER(S) HEREBY RELEASES AND FOREVER DISCHARGES, AND AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS, THE CITY OF COLORADO SPRINGS, ITS OFFICERS, EMPLOYEES, ADMINISTRATORS, REPRESENTATIVES, AGENTS, SUCCESSORS AND ASSIGNS, FROM ANY AND ALL DAMAGES, INJURIES OR ACCIDENTS WHICH MIGHT ARISE FROM THE RETAINING WALL SYSTEM OR THE PROJECT AFTER ISSUANCE OF A BUILDING PERMIT.
4. DUE TO THE CLOSE PROXIMITY OF THE RETAINING WALL TO PUBLIC RIGHT-OF-WAY (ROW) AND THE POTENTIAL OF POSSIBLE DAMAGE TO INFRASTRUCTURE OR PERSONNEL INJURY, THE PROPERTY OWNER, DEVELOPER OR ENTITY RESPONSIBLE FOR MAINTAINING THE RETAINING WALL, WILL BE REQUIRED TO ENTER INTO A RETAINING WALL MAINTENANCE AGREEMENT PRIOR TO A FINAL INSPECTION ACCEPTANCE FROM CITY ENGINEERING IS ISSUED FOR THE RETAINING WALL.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANNER / LANDSCAPE ARCHITECT

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO

DATE:	11.27.2024
PROJECT MGR:	NMB
PREPARED BY:	MEL

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

PRELIMINARY GRADING PLAN

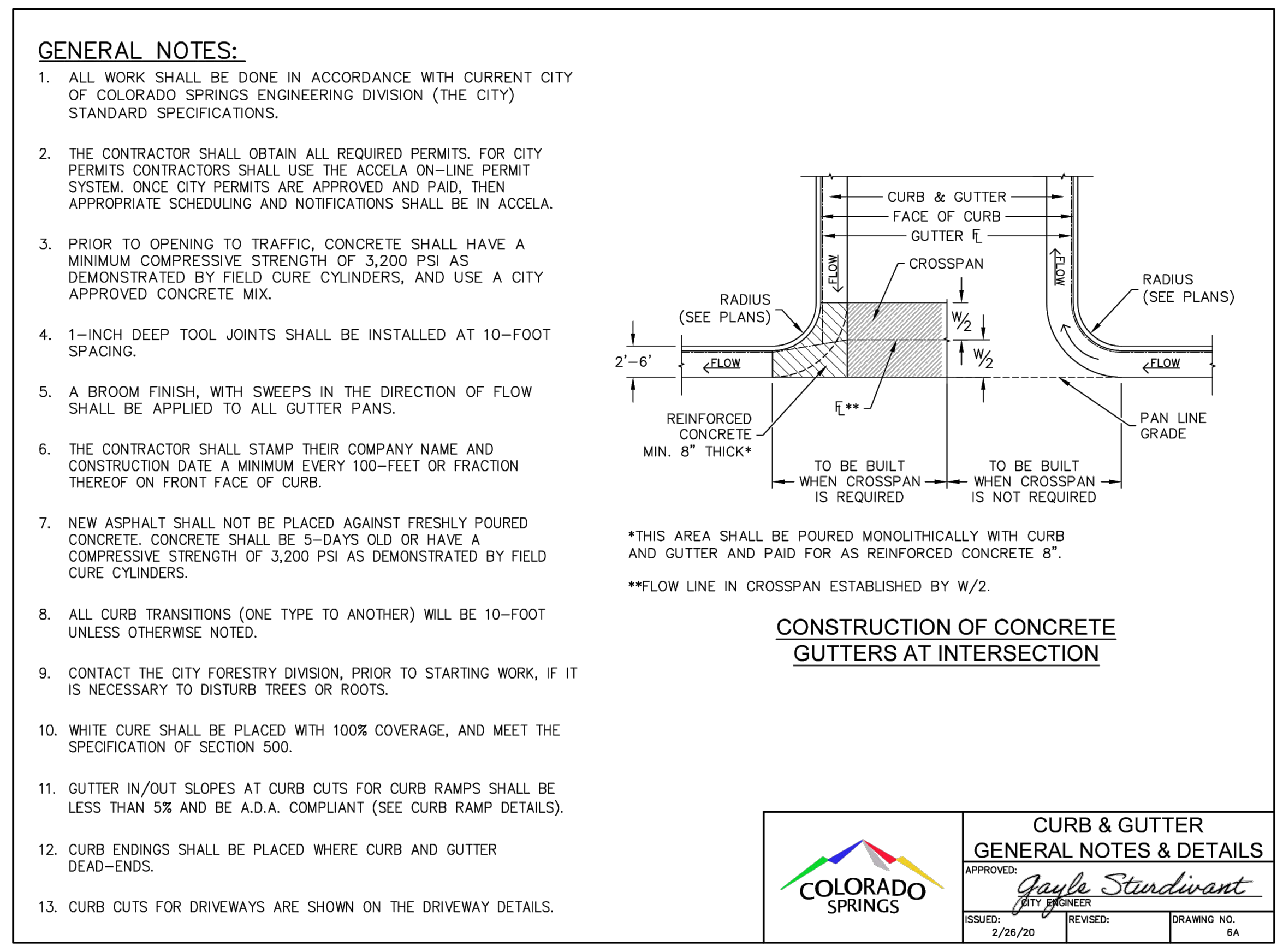
SHEET NUMBER

8

8 OF 14

PLAN FILE #

K:\COS_Civil\296008000_Peterson and Carefree MF\CADD\PlanSheets\DP\DP_GD.dwg [8 PRELIMINARY GRADING PLAN] 2/13/2025 2:04:00 PM Noah.Brehmer


RADIUS (SEE PLANS)
CURB & GUTTER
FACE OF CURB
GUTTER
CROSSPAN
2'–6'
FLOW
REINFORCED CONCRETE MIN. 8" THICK*
TO BE BUILT WHEN CROSSPAN IS REQUIRED
TO BE BUILT WHEN CROSSPAN IS NOT REQUIRED
PAN LINE GRADE

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACCELA ON–LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACCELA.
3. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS, AND USE A CITY APPROVED CONCRETE MIX.
4. 1–INCH DEEP TOOL JOINTS SHALL BE INSTALLED AT 10–FOOT SPACING.
5. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW SHALL BE APPLIED TO ALL GUTTER PANS.
6. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE A MINIMUM EVERY 100–FEET OR FRACTION THEREOF ON FRONT FACE OF CURB.
7. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5–DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. ALL CURB TRANSITIONS (ONE TYPE TO ANOTHER) WILL BE 10–FOOT UNLESS OTHERWISE NOTED.
9. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.
11. GUTTER IN/OUT SLOPES AT CURB CUTS FOR CURB RAMPS SHALL BE LESS THAN 5% AND BE A.D.A. COMPLIANT (SEE CURB RAMP DETAILS).
12. CURB ENDINGS SHALL BE PLACED WHERE CURB AND GUTTER DEAD–ENDS.
13. CURB CUTS FOR DRIVEWAYS ARE SHOWN ON THE DRIVEWAY DETAILS.

*THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS REINFORCED CONCRETE 8".

**FLOW LINE IN CROSSPAN ESTABLISHED BY W/2.

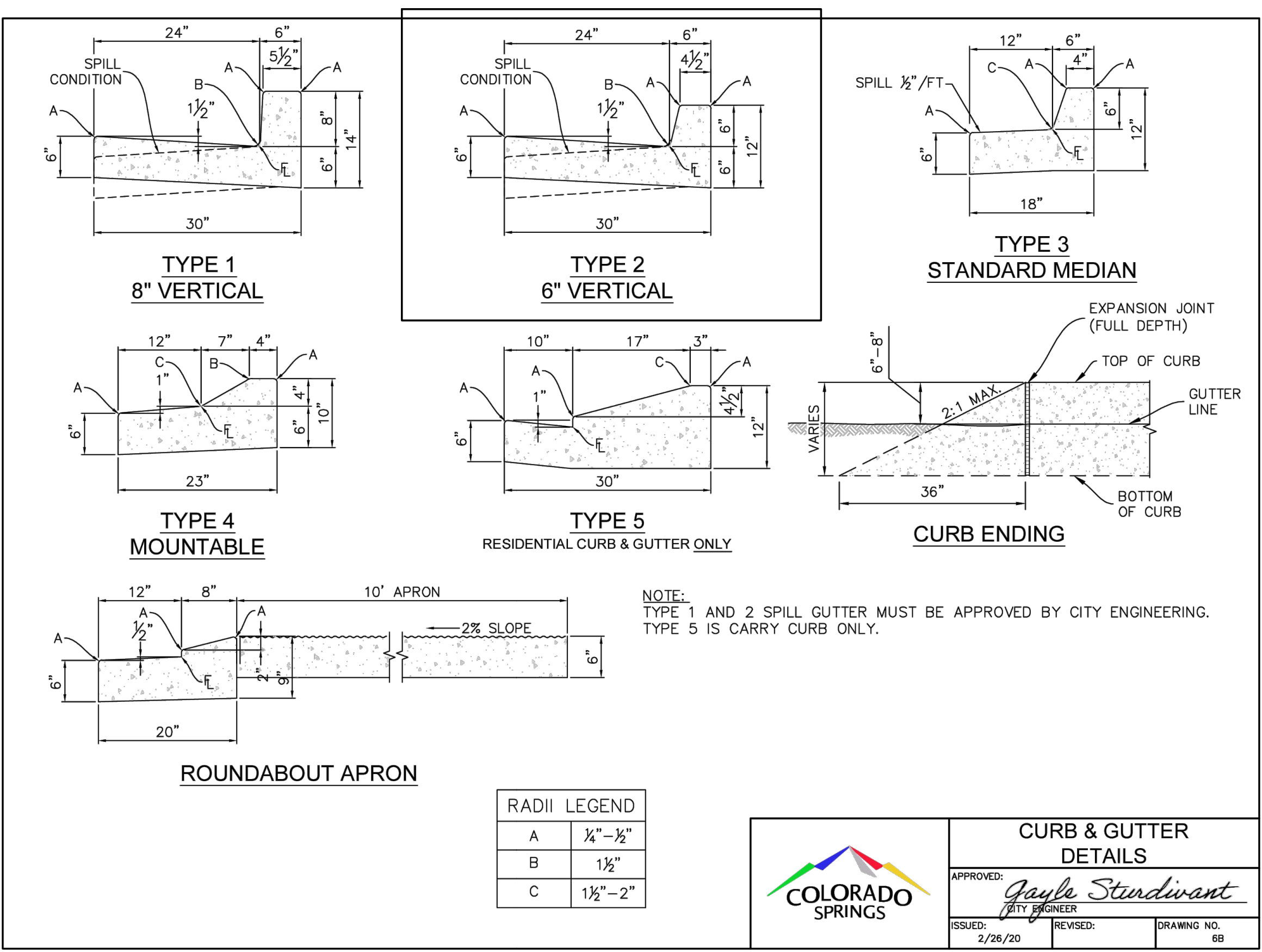
CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION

COLORADO SPRINGS

CURB & GUTTER GENERAL NOTES & DETAILS

APPROVED: Gayle Sturdivant
CITY ENGINEER

ISSUED: 2/26/20
REVISED:
DRAWING NO. 6A


SPILL CONDITION
TYPE 1
8" VERTICAL
TYPE 2
6" VERTICAL
SPILL ¾"/FT
TYPE 3
STANDARD MEDIAN
TYPE 4
MOUNTABLE
TYPE 5
RESIDENTIAL CURB & GUTTER ONLY
EXPANSION JOINT (FULL DEPTH)
TOP OF CURB
GUTTER LINE
2:1 MAX.
VARIES
36"
BOTTOM OF CURB
CURB ENDING
10' APRON
2% SLOPE
ROUNDABOUT APRON

NOTE:
TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING.
TYPE 5 IS CARRY CURB ONLY.

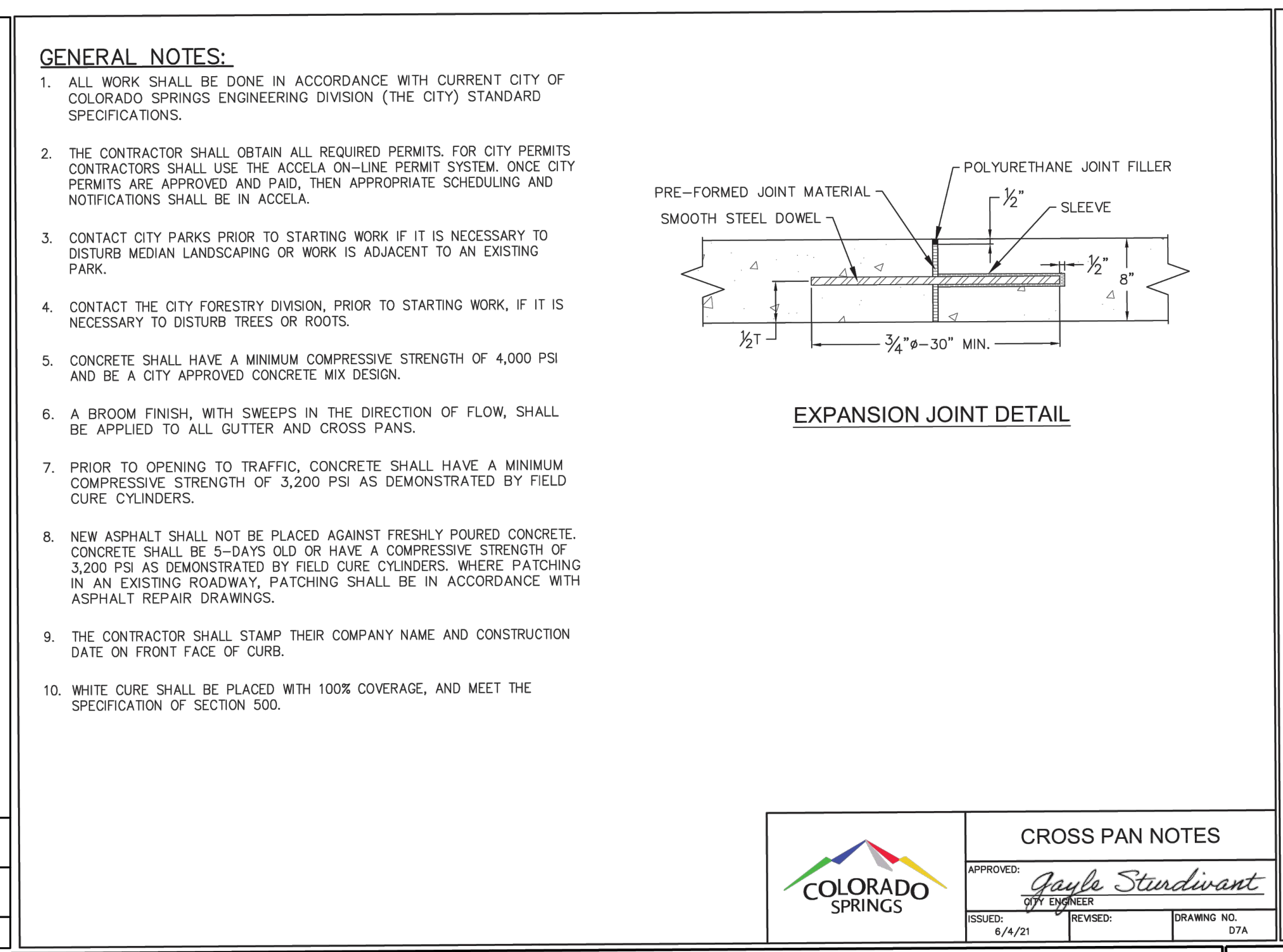
RADII LEGEND	
A	¼"–½"
B	1½"
C	1½"–2"

COLORADO SPRINGS

CURB & GUTTER DETAILS

APPROVED: Gayle Sturdivant
CITY ENGINEER

ISSUED: 2/26/20
REVISED:
DRAWING NO. 6B


PRE–FORMED JOINT MATERIAL
SMOOTH STEEL DOWEL
POLYURETHANE JOINT FILLER
SLEEVE
EXPANSION JOINT DETAIL

GENERAL NOTES:

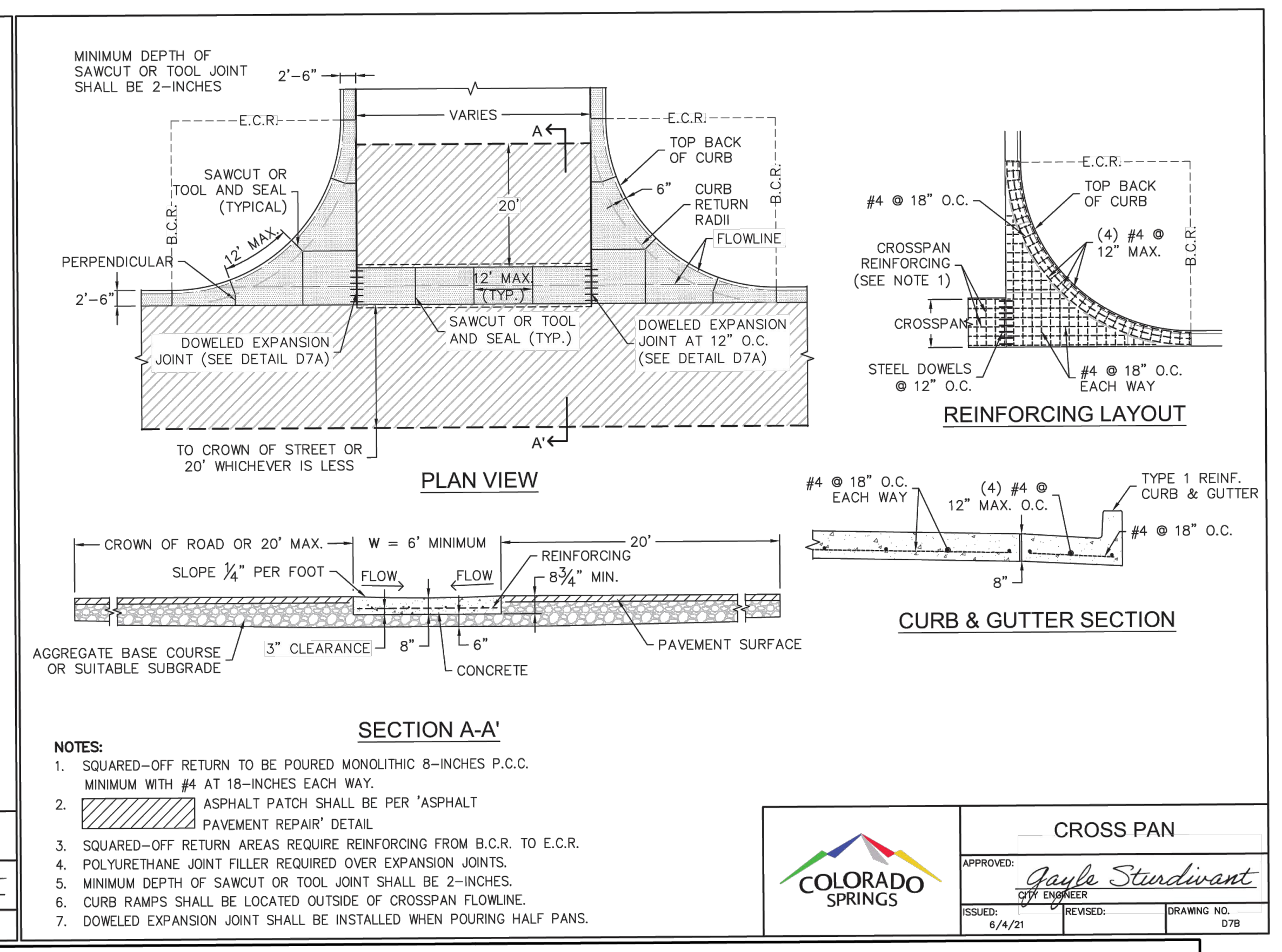
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACCELA ON–LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACCELA.
3. CONTACT CITY PARKS PRIOR TO STARTING WORK IF IT IS NECESSARY TO DISTURB MEDIAN LANDSCAPING OR WORK IS ADJACENT TO AN EXISTING PARK.
4. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND BE A CITY APPROVED CONCRETE MIX DESIGN.
6. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW, SHALL BE APPLIED TO ALL GUTTER AND CROSS PANS.
7. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5–DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS. WHERE PATCHING IN AN EXISTING ROADWAY, PATCHING SHALL BE IN ACCORDANCE WITH ASPHALT REPAIR DRAWINGS.
9. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE ON FRONT FACE OF CURB.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.

COLORADO SPRINGS

CROSS PAN NOTES

APPROVED: Gayle Sturdivant
CITY ENGINEER

ISSUED: 6/4/21
REVISED:
DRAWING NO. D7A


MINIMUM DEPTH OF SAWCUT OR TOOL JOINT SHALL BE 2–INCHES
E.C.R.
VARIES
TOP BACK OF CURB
CURB RETURN RADII
FLOWLINE
SAWCUT OR TOOL JOINT AND SEAL (TYPICAL)
PERPENDICULAR
DOWELED EXPANSION JOINT (SEE DETAIL D7A)
12' MAX (TYP.)
DOWELED EXPANSION JOINT AT 12" O.C. (SEE DETAIL D7A)
TO CROWN OF STREET OR 20' WHICHEVER IS LESS
PLAN VIEW
#4 @ 18" O.C.
CROSSPAN REINFORCING (SEE NOTE 1)
STEEL DOWELS #4 @ 18" O.C. @ 12" O.C.
REINFORCING LAYOUT
TYPE 1 REINF. CURB & GUTTER
#4 @ 18" O.C.
CURB & GUTTER SECTION
CROWN OF ROAD OR 20' MAX.
W = 6' MINIMUM
20'
SLOPE ¼" PER FOOT
FLOW
REINFORCING
8¾" MIN.
AGGREGATE BASE COURSE OR SUITABLE SUBGRADE
3" CLEARANCE
8"
6"
CONCRETE
PAVEMENT SURFACE
SECTION A-A'

NOTES:

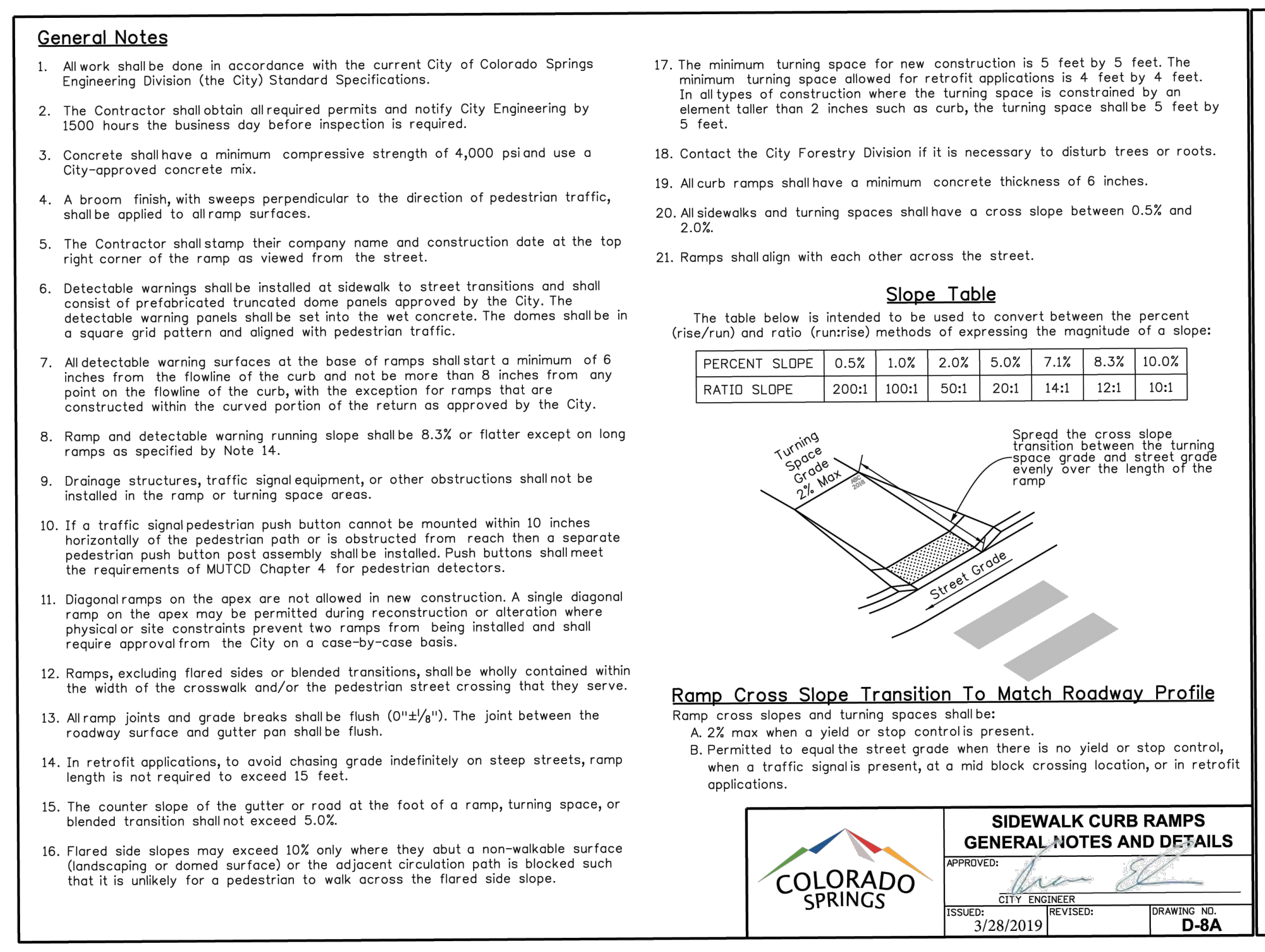
1. SQUARED–OFF RETURN TO BE POURED MONOLITHIC 8–INCHES P.C.C. MINIMUM WITH #4 AT 18–INCHES EACH WAY.
2. ▨ ASPHALT PATCH SHALL BE PER 'ASPHALT PAVEMENT REPAIR' DETAIL
3. SQUARED–OFF RETURN AREAS REQUIRE REINFORCING FROM B.C.R. TO E.C.R.
4. POLYURETHANE JOINT FILLER REQUIRED OVER EXPANSION JOINTS.
5. MINIMUM DEPTH OF SAWCUT OR TOOL JOINT SHALL BE 2–INCHES.
6. CURB RAMPS SHALL BE LOCATED OUTSIDE OF CROSSPAN FLOWLINE.
7. DOWELED EXPANSION JOINT SHALL BE INSTALLED WHEN POURING HALF PANS.

COLORADO SPRINGS

CROSS PAN

APPROVED: Gayle Sturdivant
CITY ENGINEER

ISSUED: 6/4/21
REVISED:
DRAWING NO. D7B


Turning Space Grade 2% Max
Spread the cross slope transition between the turning space grade and street grade evenly over the length of the ramp
Street Grade

General Notes

1. All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush (0"±⅛"). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.
17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

Slope Table

The table below is intended to be used to convert between the percent (rise/run) and ratio (run:rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1

Ramp Cross Slope Transition To Match Roadway Profile

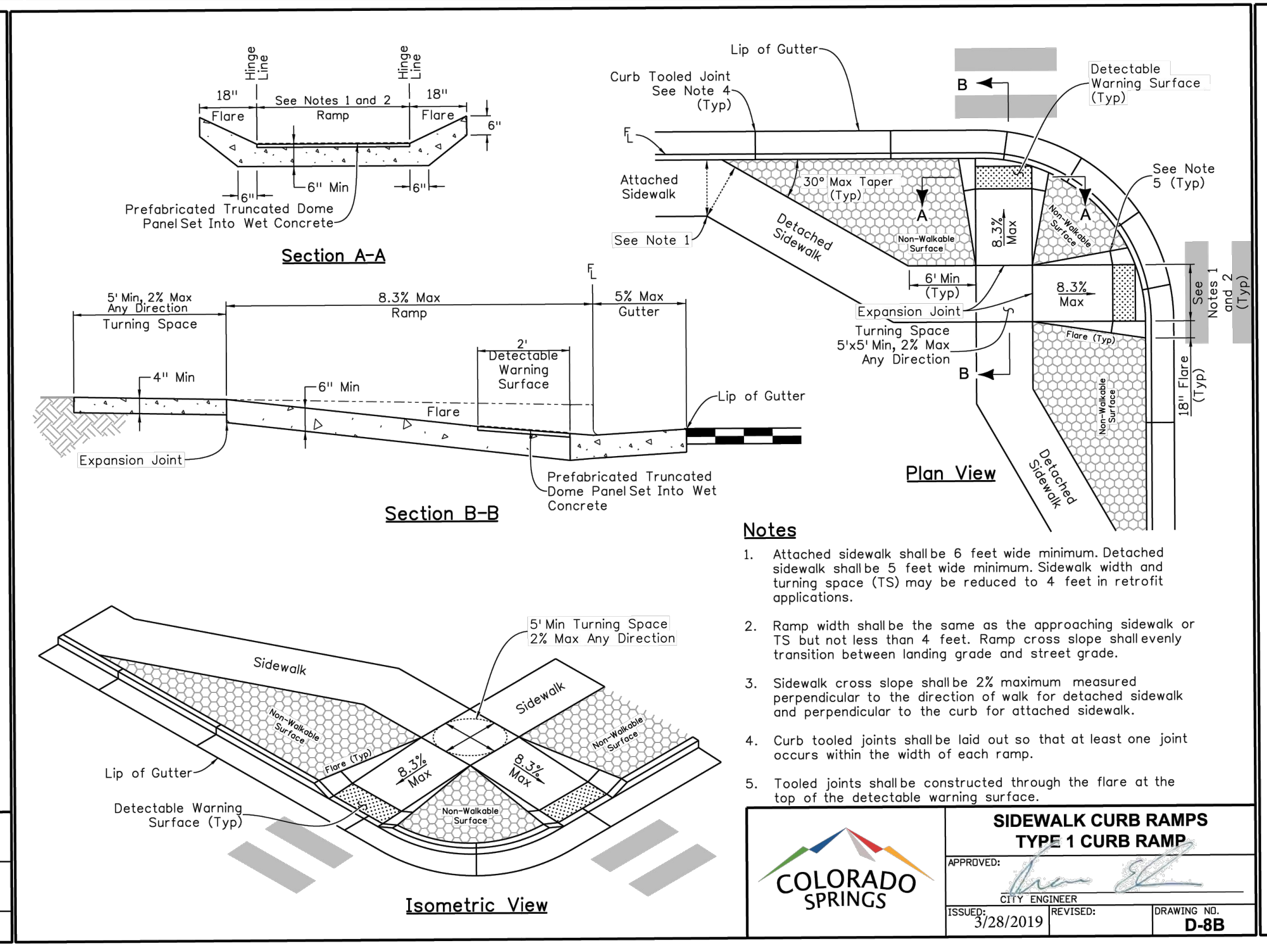
Ramp cross slopes and turning spaces shall be:
A. 2% max when a yield or stop control is present.
B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

COLORADO SPRINGS

SIDEWALK CURB RAMPS GENERAL NOTES AND DETAILS

APPROVED:
CITY ENGINEER

ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8A


Hinge Line
18" Flare
See Notes 1 and 2 Ramp
6" Min
Prefabricated Truncated Dome Panel Set Into Wet Concrete
Section A-A
5' Min, 2% Max Any Direction Turning Space
8.3% Max Ramp
5% Max Gutter
Detectable Warning Surface
Flare
Lip of Gutter
Expansion Joint
Section B-B
Lip of Gutter
Curb Tooled Joint See Note 4 (Typ)
Attached Sidewalk
30° Max Taper (Typ)
See Note 1
Detectable Warning Surface (Typ)
See Note 5 (Typ)
Turning Space 5'x5' Min, 2% Max Any Direction
Flare (Typ)
Non-Walkable Surface
18" Flare (Typ)
Detached Sidewalk
Plan View
Isometric View

Notes

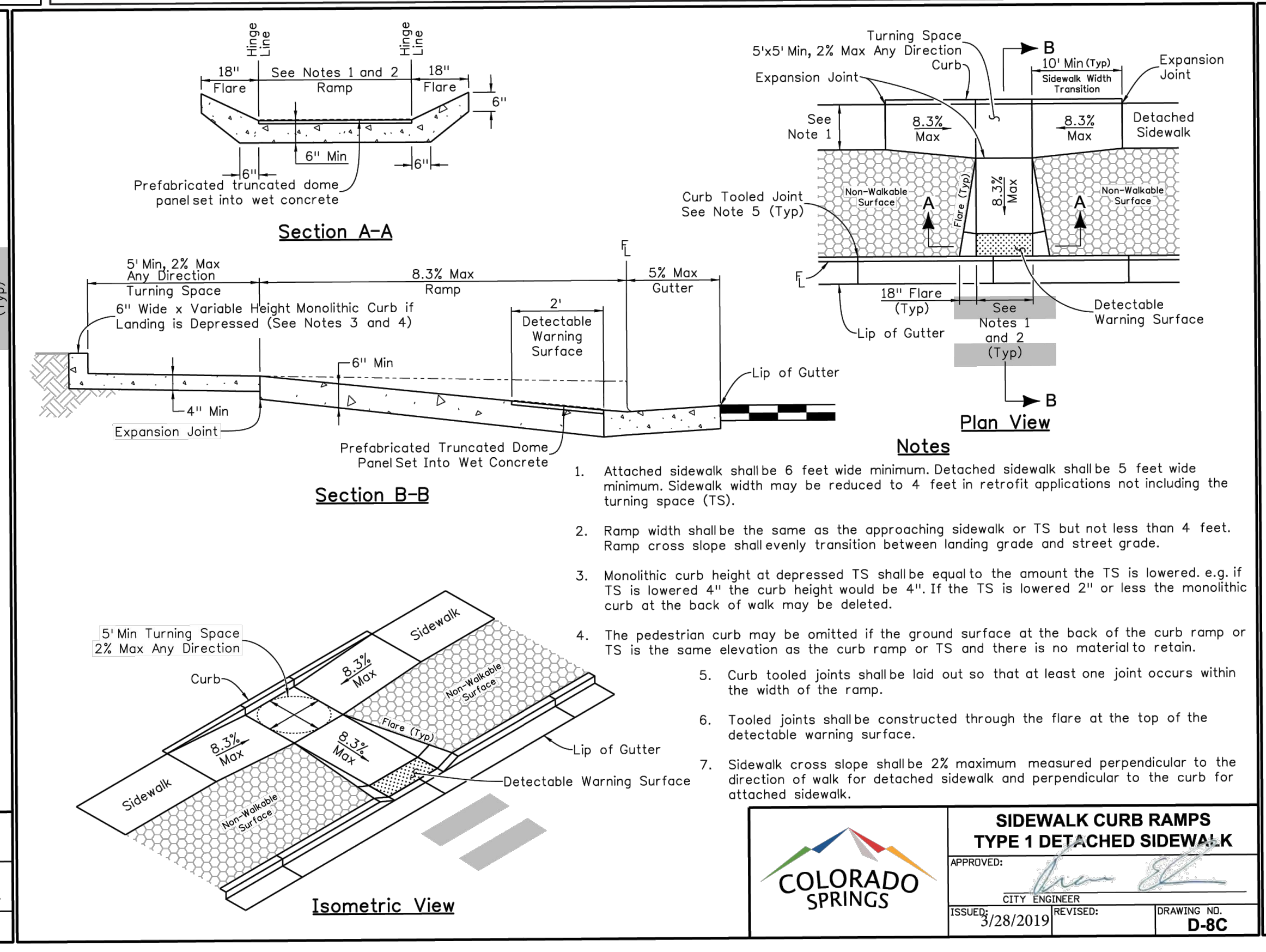
1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

COLORADO SPRINGS

SIDEWALK CURB RAMPS TYPE 1 CURB RAMP

APPROVED:
CITY ENGINEER

ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8B


Hinge Line
18" Flare
See Notes 1 and 2 Ramp
Expansion Joint
Prefabricated Truncated Dome Panel Set Into Wet Concrete
Section A-A
5' Min, 2% Max Any Direction Turning Space
6" Wide x Variable Height Monolithic Curb if Landing is Depressed (See Notes 3 and 4)
8.3% Max Ramp
5% Max Gutter
2' Detectable Warning Surface
Lip of Gutter
Section B-B
Turning Space 5'x5' Min, 2% Max Any Direction
Curb Tooled Joint See Note 5 (Typ)
Detached Sidewalk
Detectable Warning Surface
18" Flare (Typ)
See Notes 1 and 2 (Typ)
Lip of Gutter
Plan View
Isometric View

Notes

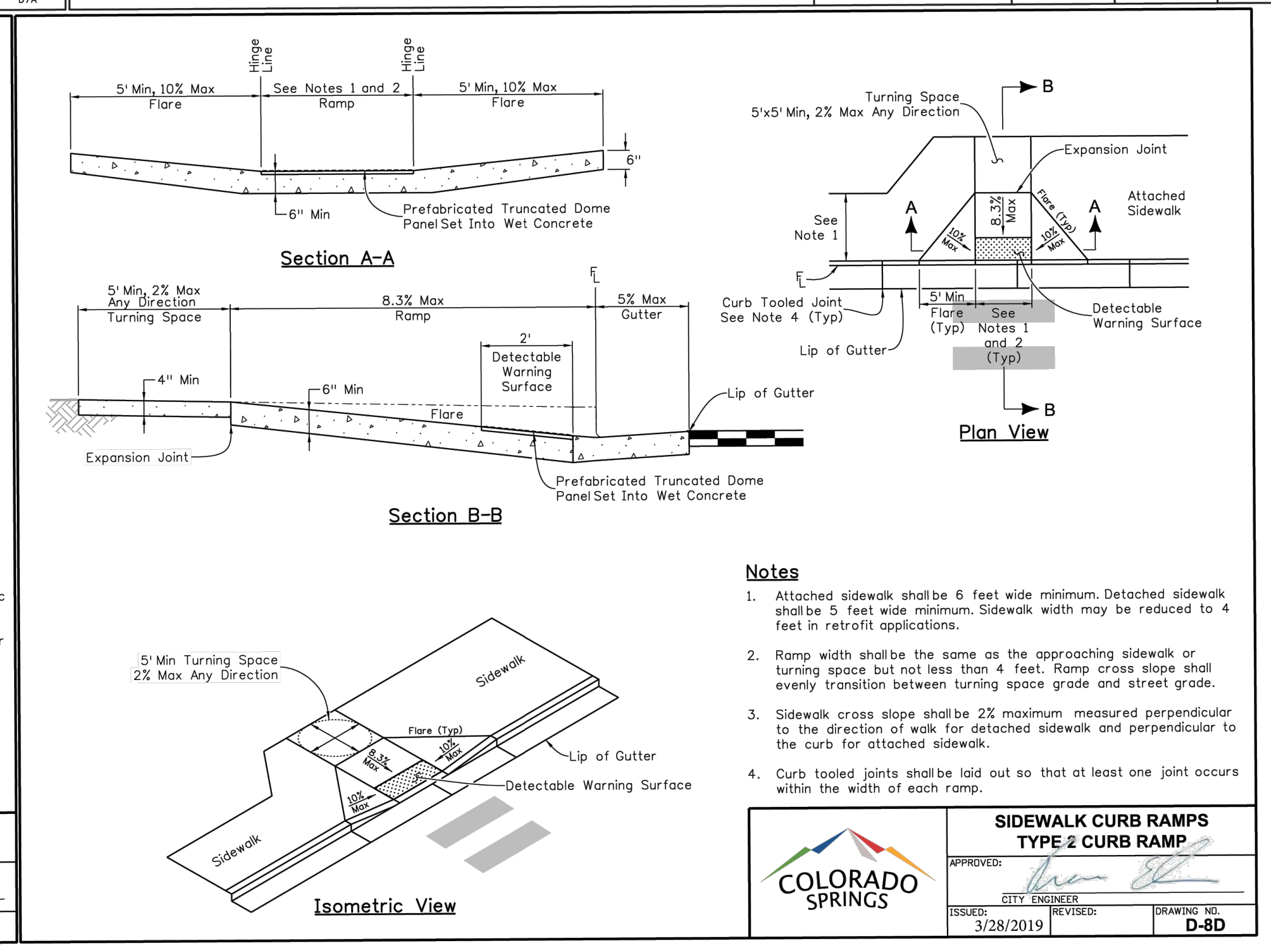
1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width may be reduced to 4 feet in retrofit applications not including the turning space (TS).
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Monolithic curb height at depressed TS shall be equal to the amount the TS is lowered. e.g. if TS is lowered 4" the curb height would be 4". If the TS is lowered 2" or less the monolithic curb at the back of walk may be deleted.
4. The pedestrian curb may be omitted if the ground surface at the back of the curb ramp or TS is the same elevation as the curb ramp or TS and there is no material to retain.
5. Curb tooled joints shall be laid out so that at least one joint occurs within the width of the ramp.
6. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.
7. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.

COLORADO SPRINGS

SIDEWALK CURB RAMPS TYPE 1 DETACHED SIDEWALK

APPROVED:
CITY ENGINEER

ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8C


Hinge Line
5' Min, 10% Max Flare
See Notes 1 and 2 Ramp
5' Min, 10% Max Flare
6"
Prefabricated Truncated Dome Panel Set Into Wet Concrete
Section A-A
5' Min, 2% Max Any Direction Turning Space
8.3% Max Ramp
5% Max Gutter
Detectable Warning Surface
Lip of Gutter
Expansion Joint
Section B-B
Turning Space 5'x5' Min, 2% Max Any Direction
Expansion Joint
Attached Sidewalk
Curb Tooled Joint See Note 4 (Typ)
Detectable Warning Surface
Plan View
Isometric View

Notes

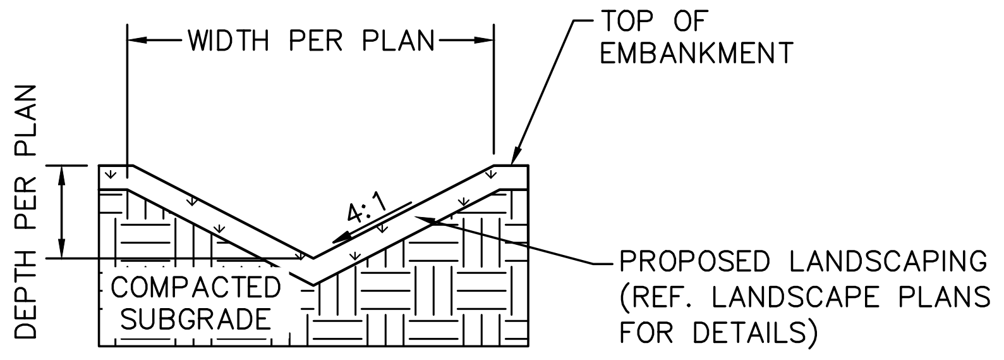
1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or turning space but not less than 4 feet. Ramp cross slope shall evenly transition between turning space grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.

COLORADO SPRINGS

SIDEWALK CURB RAMPS TYPE 2 CURB RAMP

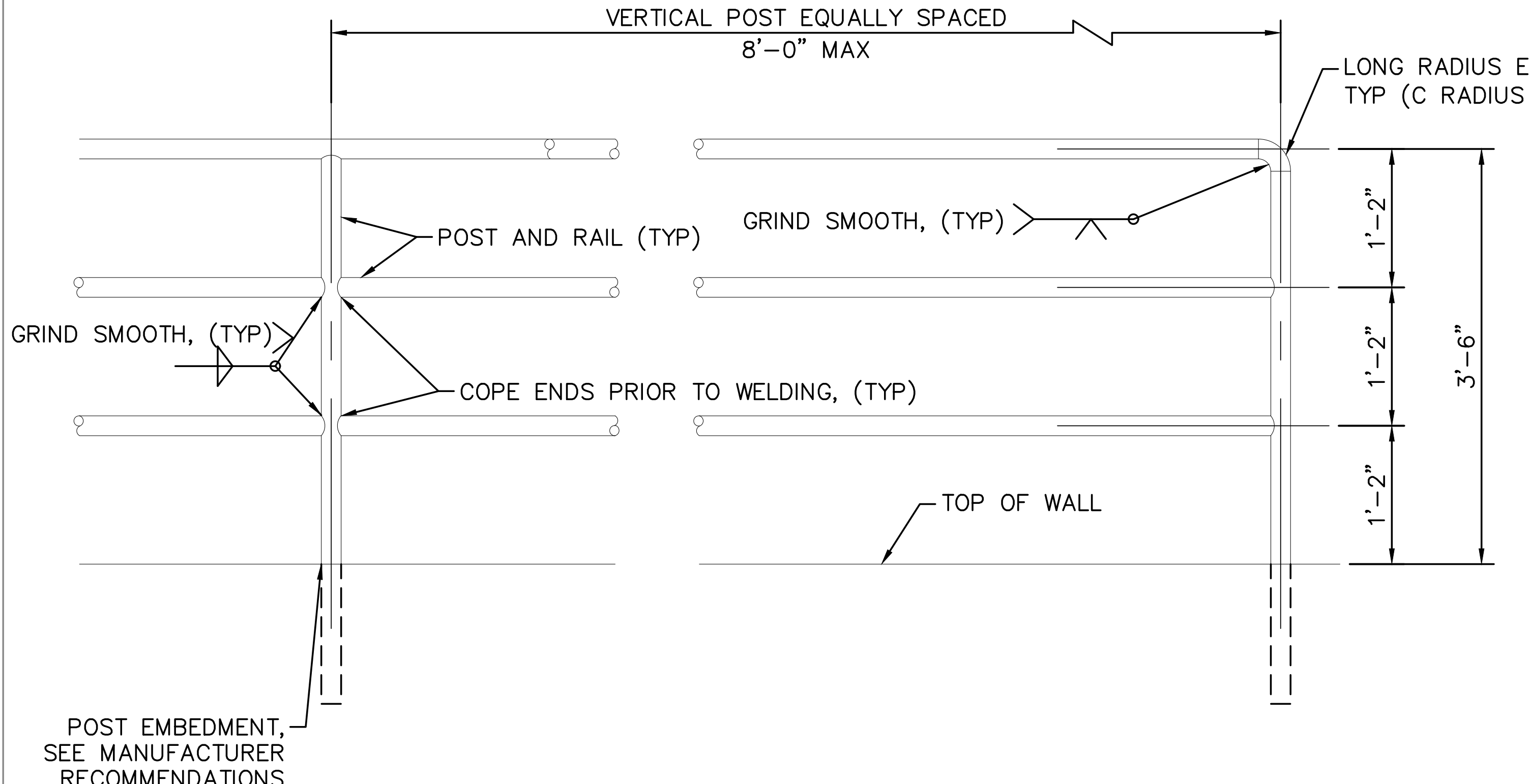
APPROVED:
CITY ENGINEER

ISSUED: 3/28/2019
REVISED:
DRAWING NO. D-8D


WIDTH PER PLAN
TOP OF EMBANKMENT
DEPTH PER PLAN
4:1
COMPACTED SUBGRADE
PROPOSED LANDSCAPING (REF. LANDSCAPE PLANS FOR DETAILS)

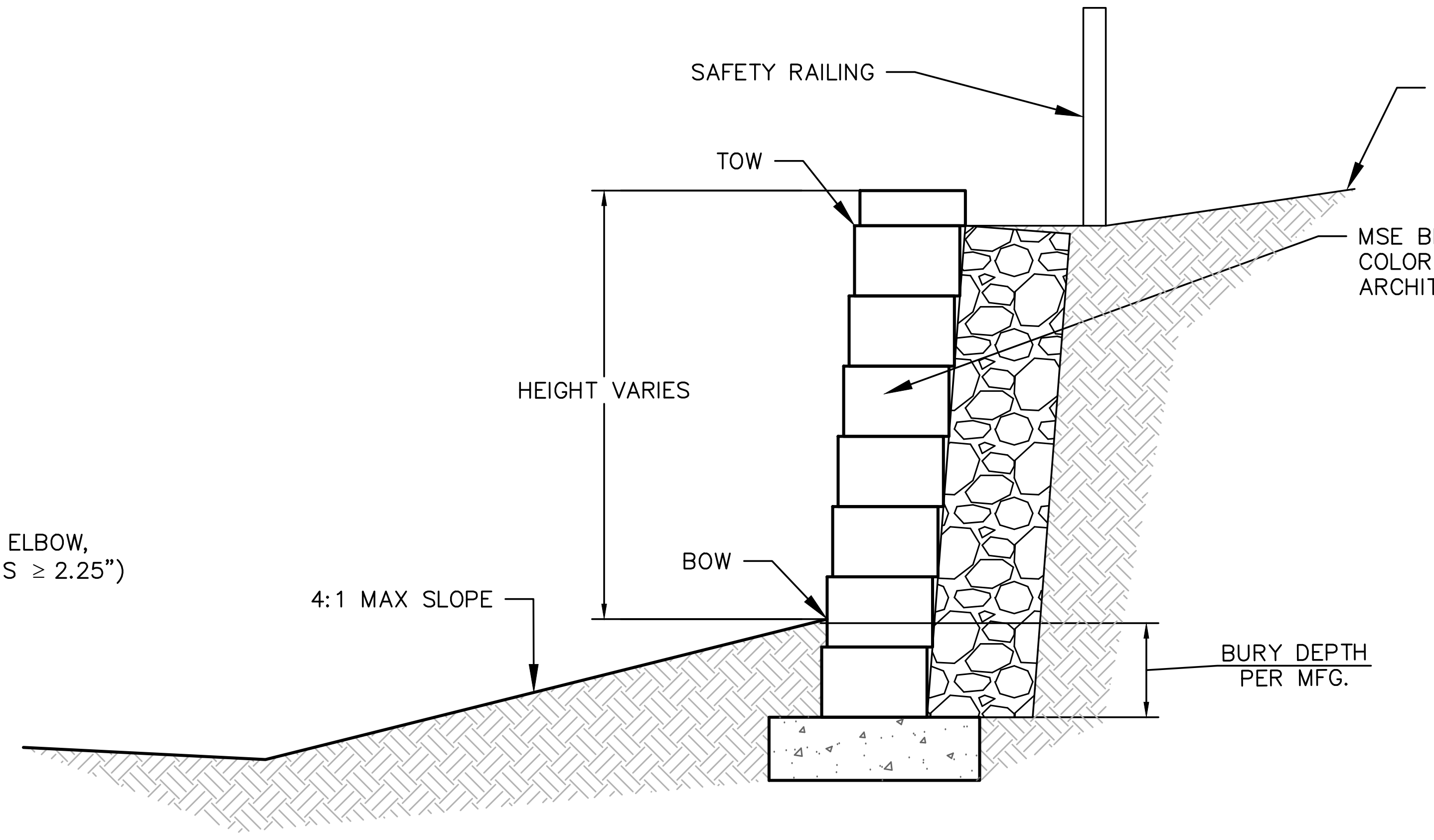
TYPICAL SWALE SECTION

N.T.S.


VERTICAL POST EQUALLY SPACED
8'–0" MAX
LONG RADIUS ELBOW, TYP (C RADIUS ≥ 2.25")
POST AND RAIL (TYP)
GRIND SMOOTH, (TYP)
GRIND SMOOTH, (TYP)
COPE ENDS PRIOR TO WELDING, (TYP)
TOP OF WALL
1'–2"
1'–2"
1'–2"
3'–6"
POST EMBEDMENT, SEE MANUFACTURER RECOMMENDATIONS FOR ANCHORAGE DETAILS. CONTRACTOR SHALL SUBMIT EMBEDMENT/ ANCHORAGE DETAIL TO ENGINEER OF RECORD FOR APPROVAL.

SAFETY RAILING - ELEVATION (MSE BLOCK WALL)

N.T.S.


SAFETY RAILING
4:1 MAX SLOPE
TOW
MSE BLOCK WALL. EARTH TONE COLOR TO MATCH BLDG ARCHITECTURE
HEIGHT VARIES
BOW
4:1 MAX SLOPE
BURY DEPTH PER MFG.

WALL GENERAL NOTES:

1. FOR GEOTECHNICAL RECOMMENDATIONS, SEE THE GEOTECHNICAL REPORT BY ENTECH ENGINEERING, INC. DATED JANUARY 14, 2022.

2. WALL BACKFILL MATERIAL, PLACEMENT AND COMPACTION SHOULD COMPLY IN FULL WITH THE PROJECT SPECIFICATIONS. COMPACTION OF EACH LIFT ADJACENT TO WALLS SHALL BE ACCOMPLISHED WITH HAND OPERATED TAMPERS OR OTHER LIGHTWEIGHT COMPACTORS. FLOODING OR JETTING IS PROHIBITED. USE LOW EXPANSION POTENTIAL MATERIALS.

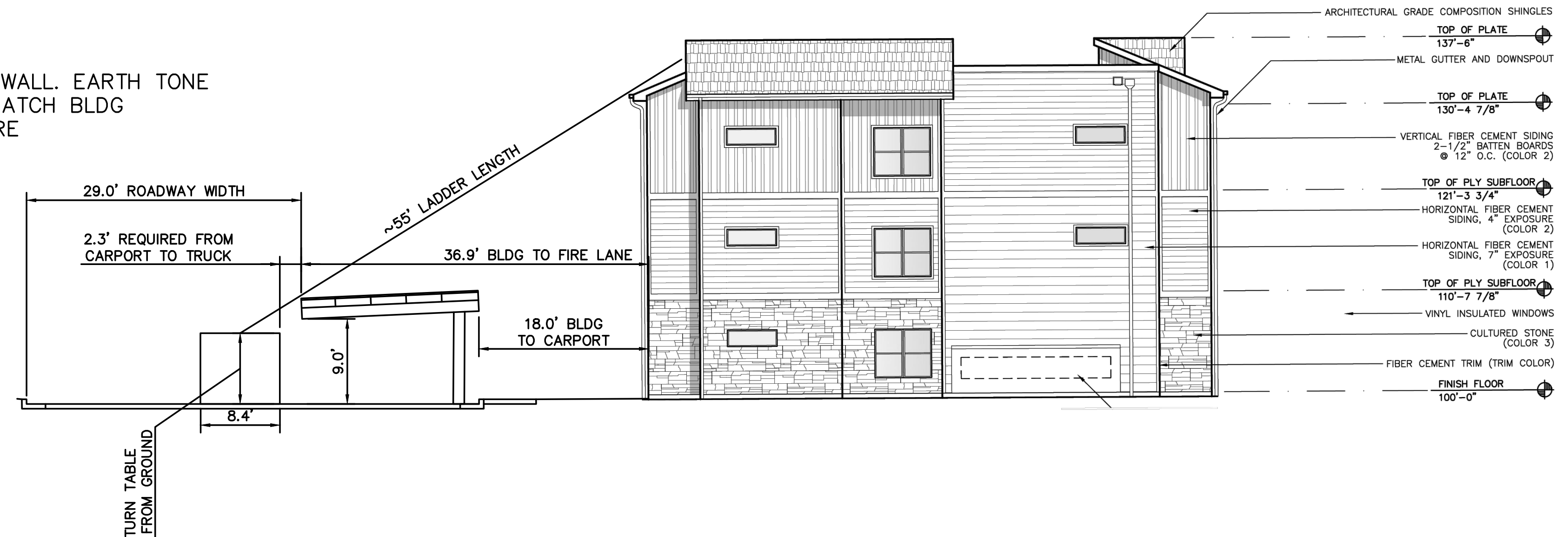
3. WALLS ARE TO BE SUITABLY BRACED DURING BACKFILLING TO PREVENT DAMAGE AND EXCESSIVE DEFLECTION. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AGAINST HEAVY CONSTRUCTION EQUIPMENT IN THE VICINITY OF RETAINING WALLS.

4. SEE PROJECT PLANS FOR WALL LAYOUT AND FINISHED GRADE ELEVATIONS.

5. WALL FOOTINGS TO BE PLACED ON MATERIAL PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT.

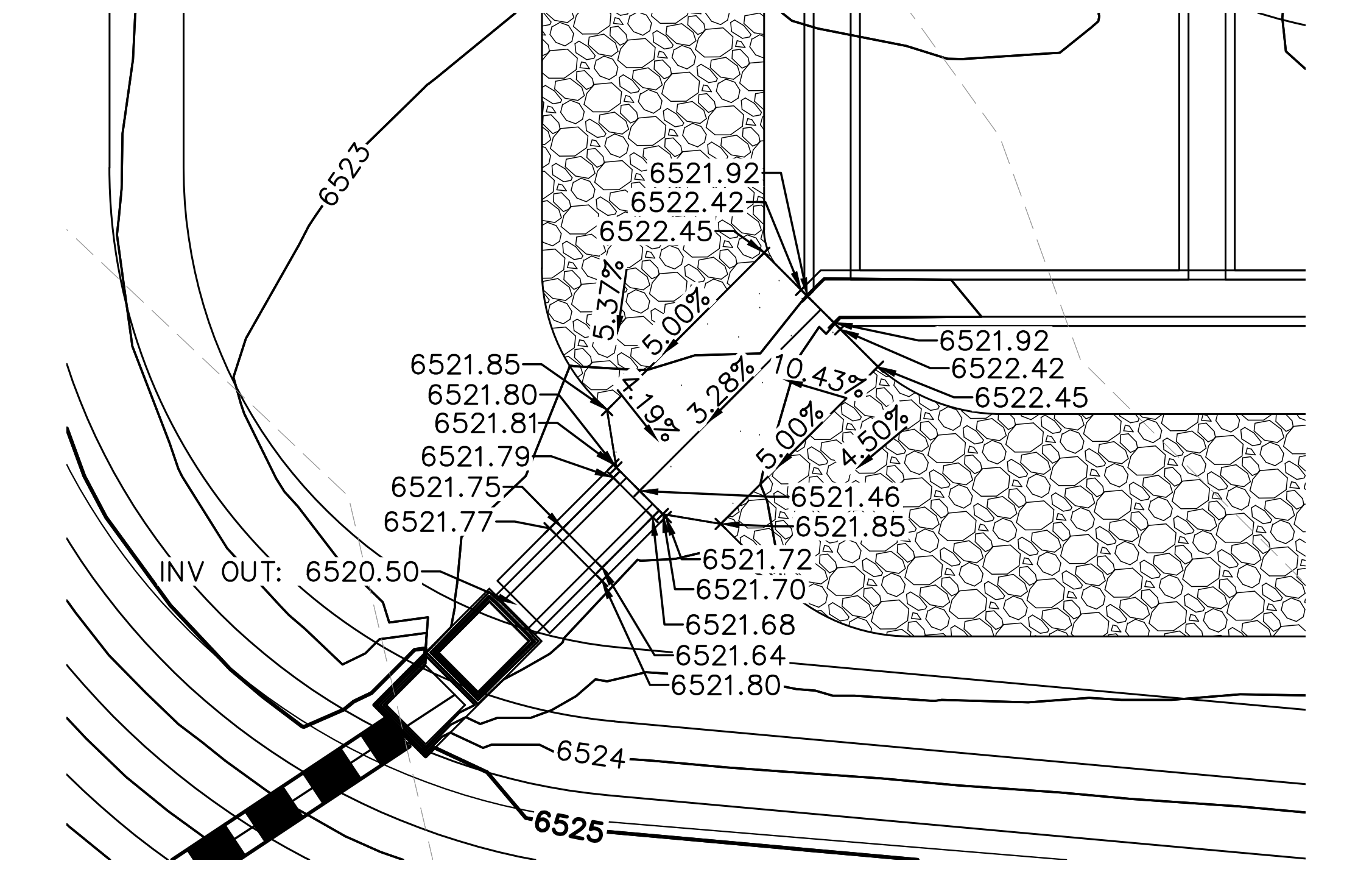
6. ALL WORK (MASONRY, CONCRETE, STEEL) AND MATERIALS TO CONFORM IN FULL WITH PROJECT SPECIFICATIONS.

7. SITE MSE BLOCK WALLS SHALL BE DESIGN/BUILD BY CONTRACTOR. WALLS SHALL BE A LIGHT TAN COLOR TO MATCH THE BUILDING ARCHITECTURE. WALL DESIGN SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND OWNER BY CONTRACTOR FOR REVIEW.


29.0' ROADWAY WIDTH
2.3' REQUIRED FROM CARPORT TO TRUCK
~55' LADDER LENGTH
36.9' BLDG TO FIRE LANE
18.0' BLDG TO CARPORT
9.0'
8.4'
7.5' TURN TABLE HEIGHT FROM GROUND
ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF PLATE
METAL GUTTER AND DOWNSPOUT
TOP OF PLATE
VERTICAL FIBER CEMENT SIDING
TOP OF PLY SUBFLOOR
HORIZONTAL FIBER CEMENT SIDING
HORIZONTAL FIBER CEMENT SIDING
TOP OF PLY SUBFLOOR
VINYL INSULATED WINDOWS
CULTURED STONE
FIBER CEMENT TRIM (TRIM COLOR)
FINISH FLOOR

FIRE APPARATUS CROSS SECTION

N.T.S.


6523
6521.92
6522.42
6522.45
5.37%
5.00%
6521.85
6521.80
6521.81
6521.79
6521.75
6521.77
1.93%
3.28%
10.43%
5.00%
4.19%
6521.92
6522.42
6522.45
6521.46
6521.85
6521.72
6521.70
6521.68
6521.64
6521.80
INV OUT: 6520.50
6524
6525

PRIVATE TRICKLE CHANNEL & MAINTENANCE PATH CROSSING

SCALE: 1' = 10"

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Kimley»Horn
© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 11.27.2024
PROJECT MGR: NMB
PREPARED BY: MEL

STAMP
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO
DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE
SITE DETAILS

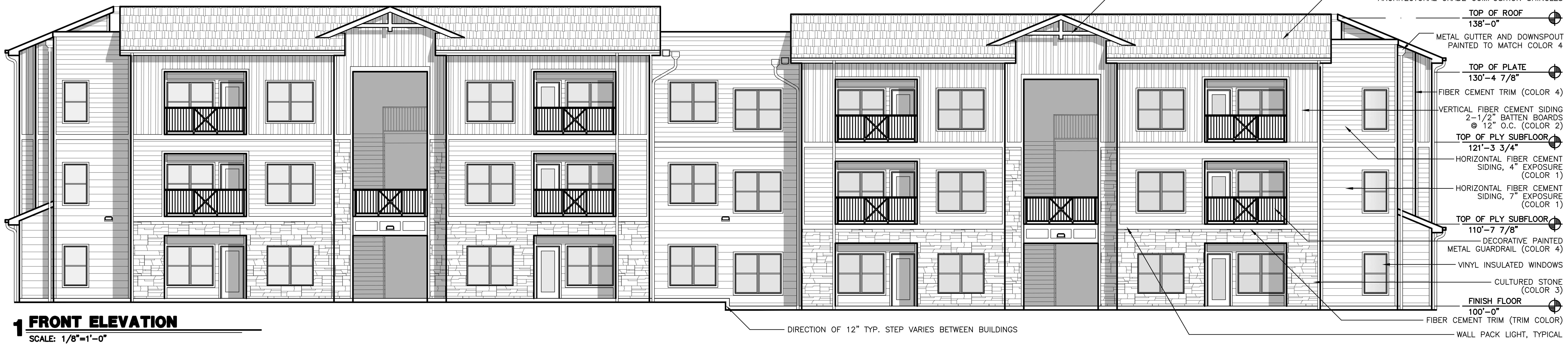
SHEET NUMBER
9

9 OF 14

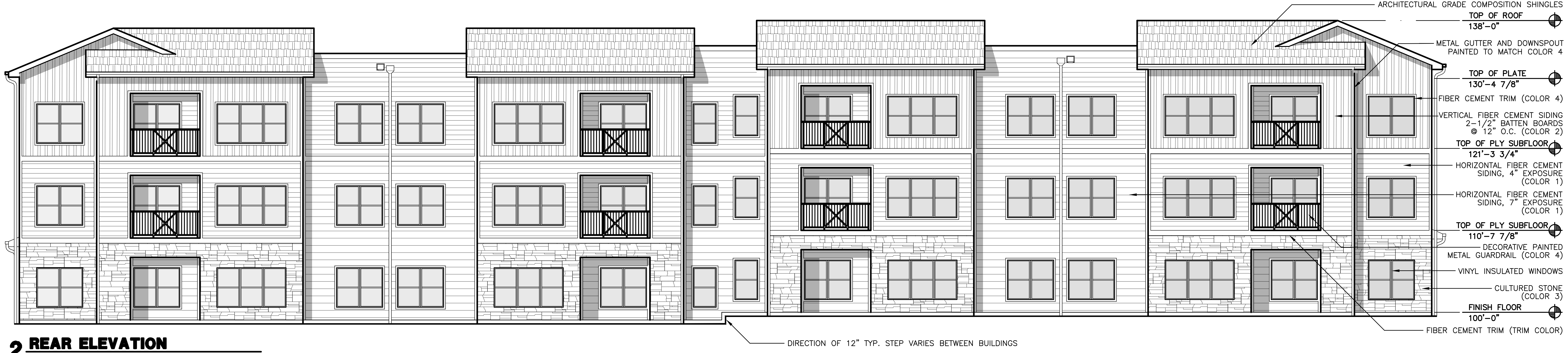
PLAN FILE #

K:\COS_Civil\296008000_Peterson and Carefree MF\CADD\PlanSheets\DP\DP_DTL.dwg [DETAILS] 2/13/2025 2:04:35 PM Wyatt.Evans

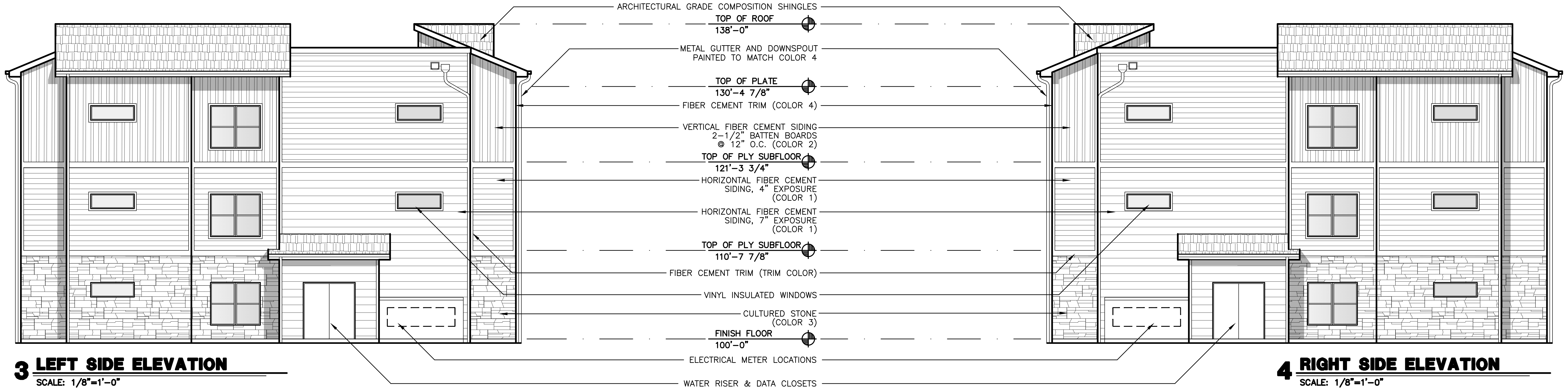
ELEVATIONS AT APARTMENT BUILDING NOS. 1, 3 & 5


DECORATIVE WOOD BRACKET PAINTED TO MATCH COLOR 4
ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 4
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 4)
VERTICAL FIBER CEMENT SIDING 2-1/2" BATTEN BOARDS @ 12" O.C. (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 1)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 1)
TOP OF PLY SUBFLOOR 110'-7 7/8"
DECORATIVE PAINTED METAL GUARDRAIL (COLOR 4)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
FIBER CEMENT TRIM (TRIM COLOR)
WALL PACK LIGHT, TYPICAL
DIRECTION OF 12" TYP. STEP VARIES BETWEEN BUILDINGS

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


ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 4
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 4)
VERTICAL FIBER CEMENT SIDING 2-1/2" BATTEN BOARDS @ 12" O.C. (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 1)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 1)
TOP OF PLY SUBFLOOR 110'-7 7/8"
DECORATIVE PAINTED METAL GUARDRAIL (COLOR 4)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
FIBER CEMENT TRIM (TRIM COLOR)
DIRECTION OF 12" TYP. STEP VARIES BETWEEN BUILDINGS

2 REAR ELEVATION
SCALE: 1/8"=1'-0"


ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 4
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 4)
VERTICAL FIBER CEMENT SIDING 2-1/2" BATTEN BOARDS @ 12" O.C. (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 1)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 1)
TOP OF PLY SUBFLOOR 110'-7 7/8"
FIBER CEMENT TRIM (TRIM COLOR)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
ELECTRICAL METER LOCATIONS
WATER RISER & DATA CLOSETS

3 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

4 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

THIS PROJECT IS BEING DESIGNED TO REQUIRE ONLY ELECTRIC SERVICES FOR POWER (NOT GAS), HOWEVER, IF GAS METERS ARE INSTALLED, GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.

EIFS NOTE:
EIFS IS NOT BEING PROPOSED AS AN EXTERIOR FINISH MATERIAL IN THIS PROJECT AND THEREFORE ELEVATIONS COMPLY WITH THE REQUIREMENTS OF UDC 7.4.1104-C.2.

FIRE SPRINKLER NOTE:
DUE TO THE SINGLE POINT OF ACCESS, APARTMENT BUILDINGS AND CLUBHOUSE/FITNESS WILL BE FIRE SPRINKLERED PER THE EXCEPTION TO IFC D106.1.

PLANNER / LANDSCAPE ARCHITECT

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

IN ASSOCIATION WITH

WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com

FLATS AT
SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 8.20.24
PROJECT MGR: B.SWENSON
PREPARED BY: C.HELMLINGER

STAMP
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO
DEVELOPMENT PLAN

ISSUE / REVISION

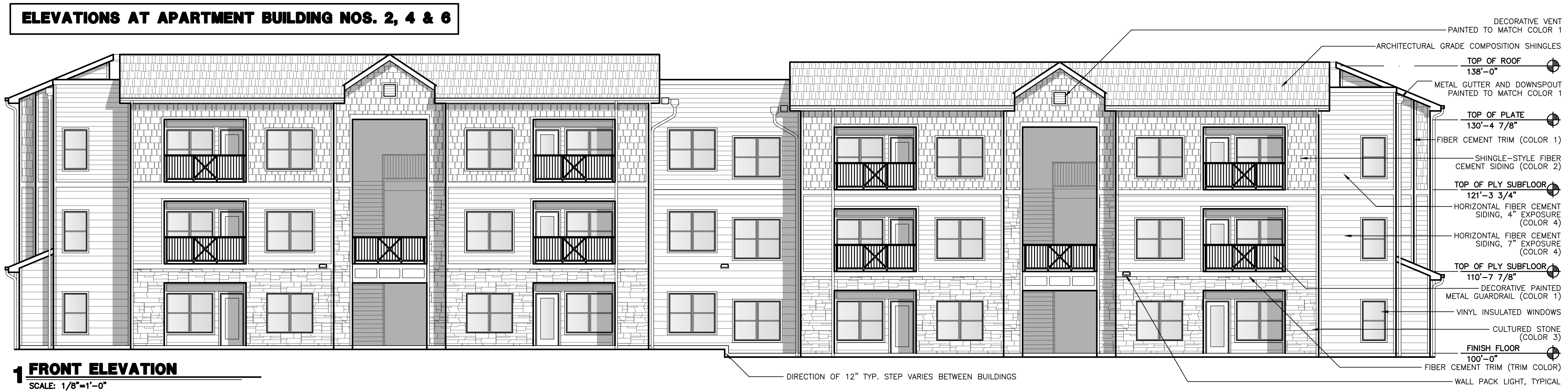
DATE:	BY:	DESCRIPTION:

SHEET TITLE
APARTMENT ELEVATIONS

SHEET NUMBER
10
10 OF 14

PLAN FILE #
CPC #DEPN-24-0133

ELEVATIONS AT APARTMENT BUILDING NOS. 2, 4 & 6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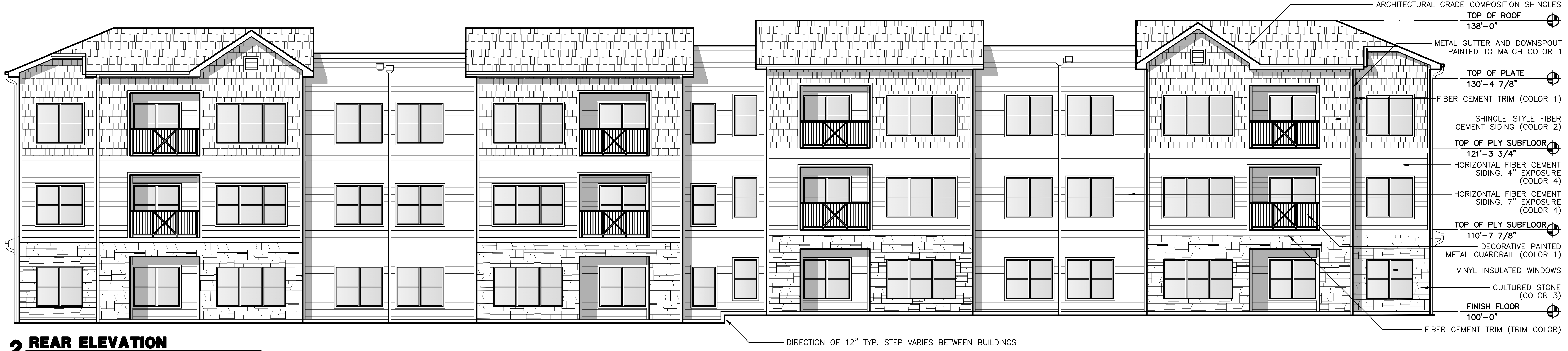
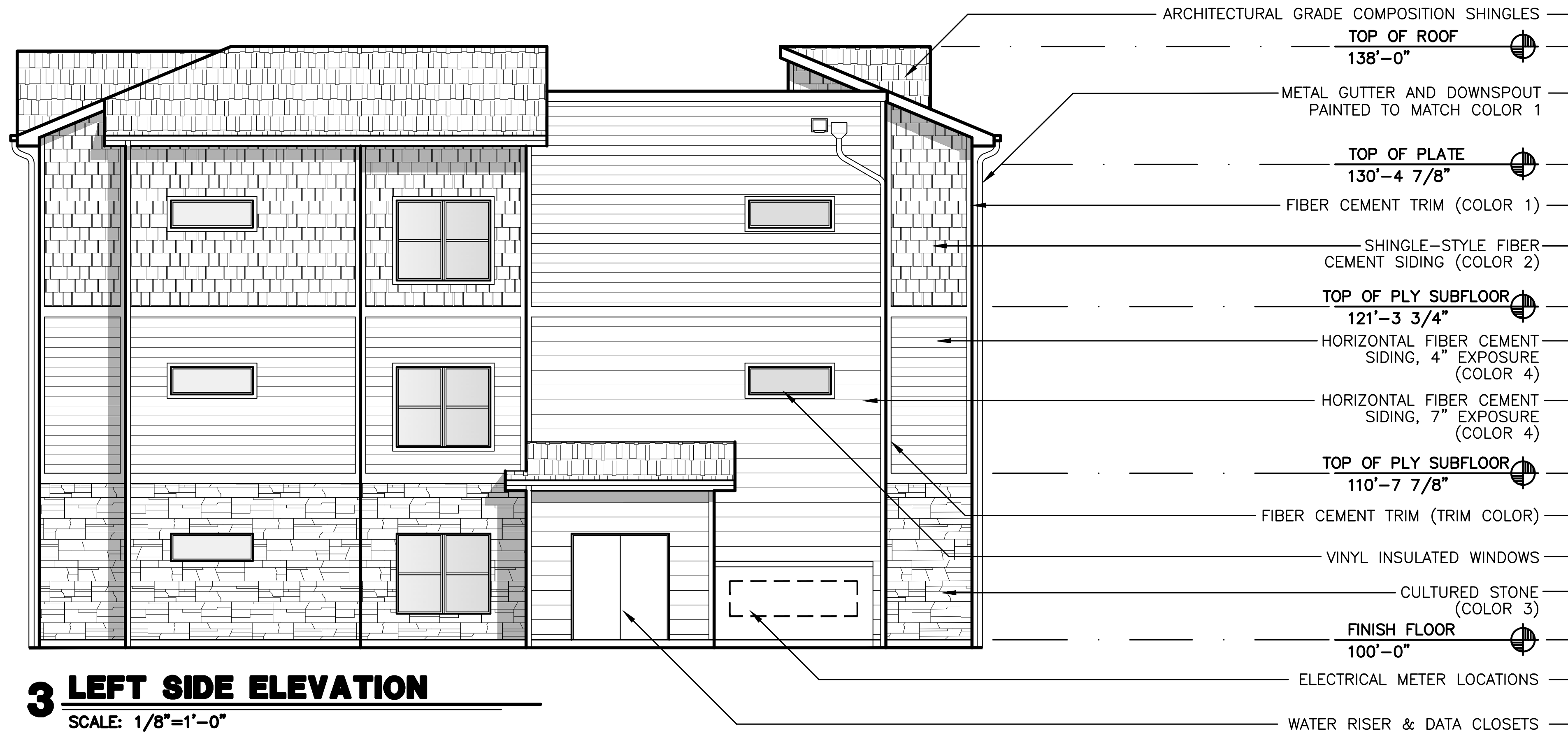
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 1
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 1)
SHINGLE-STYLE FIBER CEMENT SIDING (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 4)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 4)
TOP OF PLY SUBFLOOR 110'-7 7/8"
DECORATIVE PAINTED METAL GUARDRAIL (COLOR 1)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
FIBER CEMENT TRIM (TRIM COLOR)
WALL PACK LIGHT, TYPICAL
DIRECTION OF 12" TYP. STEP VARIES BETWEEN BUILDINGS

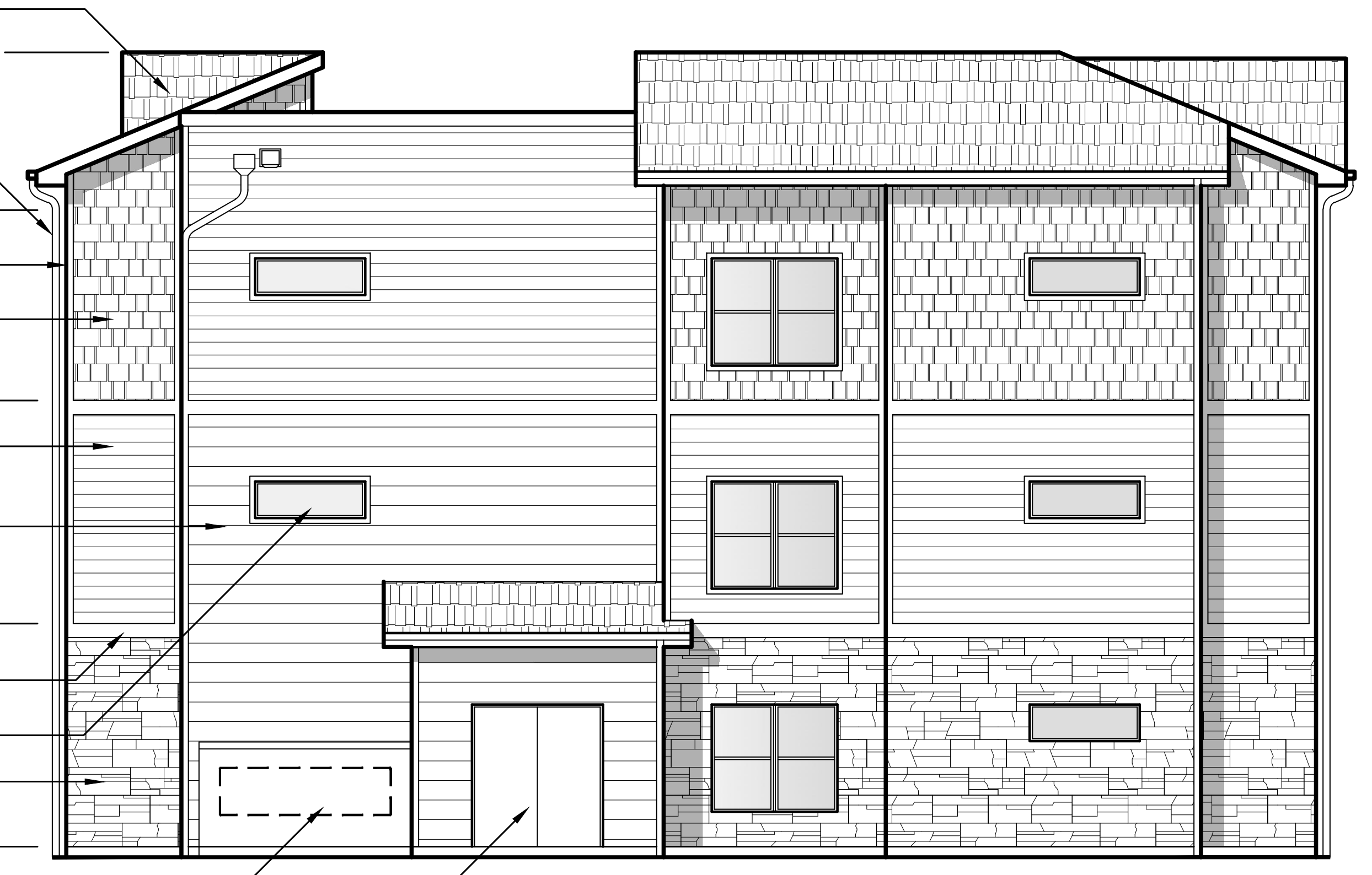
1 FRONT ELEVATION
SCALE: 1/8"=1'-0"


ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 1
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 1)
SHINGLE-STYLE FIBER CEMENT SIDING (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 4)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 4)
TOP OF PLY SUBFLOOR 110'-7 7/8"
DECORATIVE PAINTED METAL GUARDRAIL (COLOR 1)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
FIBER CEMENT TRIM (TRIM COLOR)
DIRECTION OF 12" TYP. STEP VARIES BETWEEN BUILDINGS

2 REAR ELEVATION
SCALE: 1/8"=1'-0"


ARCHITECTURAL GRADE COMPOSITION SHINGLES
TOP OF ROOF 138'-0"
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 1
TOP OF PLATE 130'-4 7/8"
FIBER CEMENT TRIM (COLOR 1)
SHINGLE-STYLE FIBER CEMENT SIDING (COLOR 2)
TOP OF PLY SUBFLOOR 121'-3 3/4"
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 4)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 4)
TOP OF PLY SUBFLOOR 110'-7 7/8"
FIBER CEMENT TRIM (TRIM COLOR)
VINYL INSULATED WINDOWS
CULTURED STONE (COLOR 3)
FINISH FLOOR 100'-0"
ELECTRICAL METER LOCATIONS
WATER RISER & DATA CLOSETS

3 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



4 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0"

UTILITY METER NOTE:
THIS PROJECT IS BEING DESIGNED TO REQUIRE ONLY ELECTRIC SERVICES FOR POWER (NOT GAS), HOWEVER, IF GAS METERS ARE INSTALLED, GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.

EIFS NOTE:
EIFS IS NOT BEING PROPOSED AS AN EXTERIOR FINISH MATERIAL IN THIS PROJECT AND THEREFORE ELEVATIONS COMPLY WITH THE REQUIREMENTS OF UDC 7.4.1104-C.2.

PLANNER / LANDSCAPE ARCHITECT

NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

IN ASSOCIATION WITH

WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com

FLATS AT
SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 8.20.24
PROJECT MGR: B.SWENSON
PREPARED BY: C.HELMLINGER

STAMP
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO
DEVELOPMENT PLAN

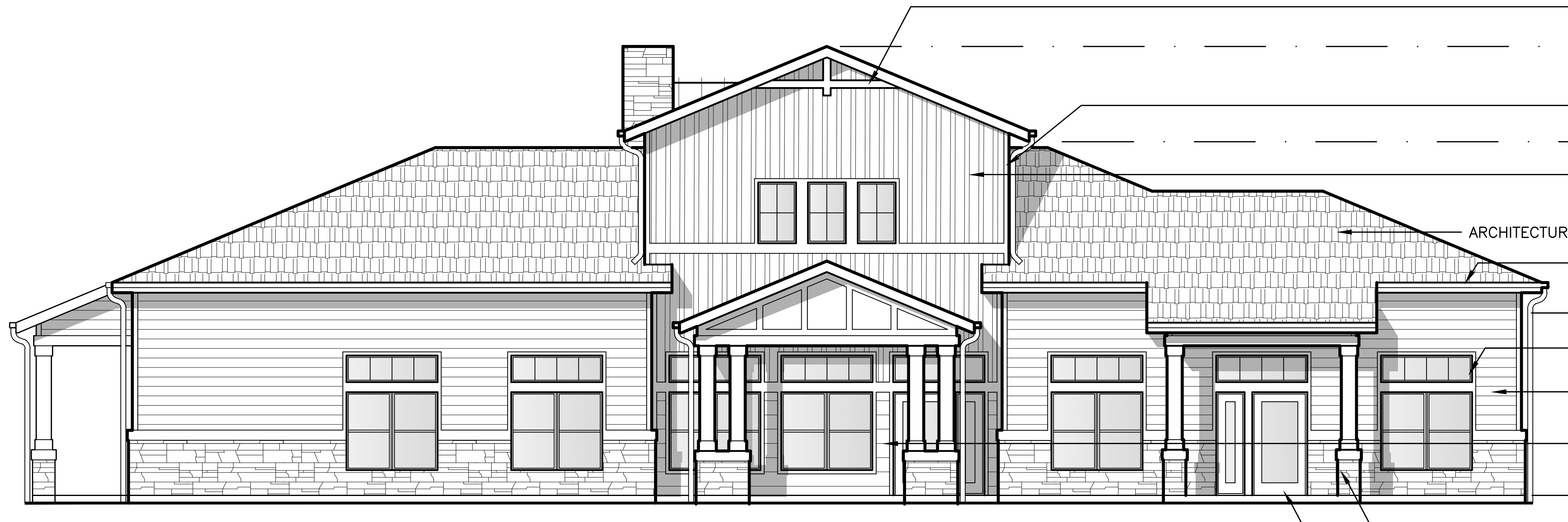
ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE
APARTMENT
ELEVATIONS

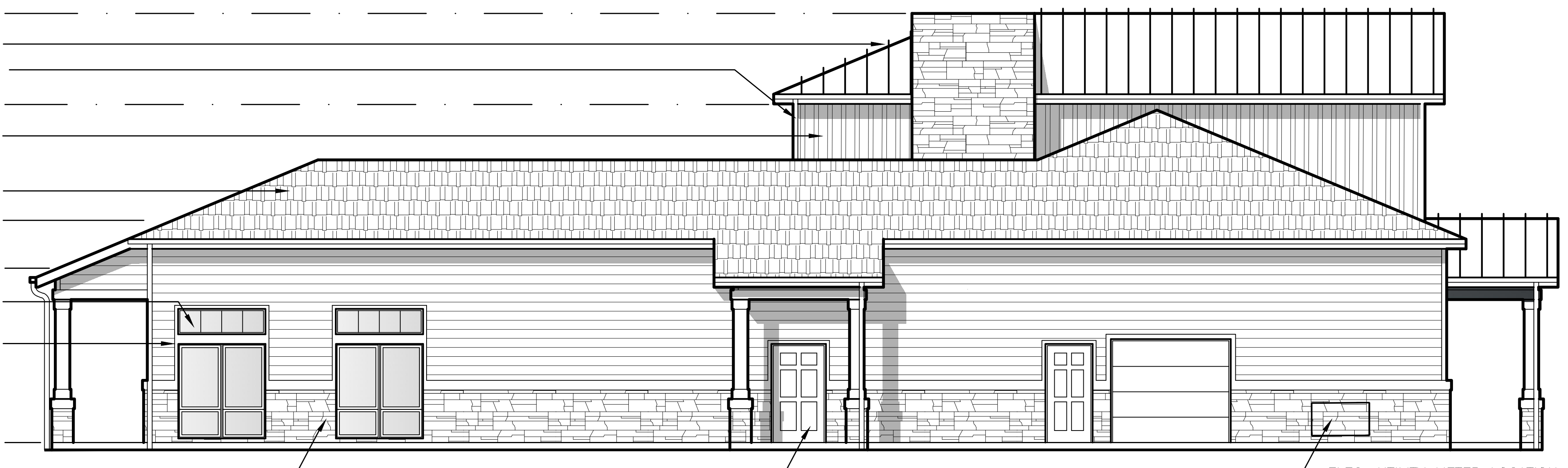
SHEET NUMBER
11
11 OF 14

PLAN FILE #
CPC #DEPN-24-0133


DECORATIVE WOOD BRACKET PAINTED TO MATCH COLOR 4
TOP OF RIDGE
129'-6-1/2"
STANDING SEAM METAL ROOF
FIBER CEMENT TRIM (COLOR 4)
TOP OF PLATE
123'-3 1/4"
VERTICAL FIBER CEMENT SIDING 2-1/2" BATTEN BOARDS @ 12" O.C. (COLOR 2)
ARCHITECTURAL GRADE COMPOSITION SHINGLES
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 4
TOP OF PLATE
112'-0"
VINYL INSULATED WINDOWS W/ SIMULATED DIVIDED LITES
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 1)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 1)
TOP OF SLAB
100'-0"
CULTURED STONE (COLOR 3)
INSULATED HOLLOW METAL DOOR

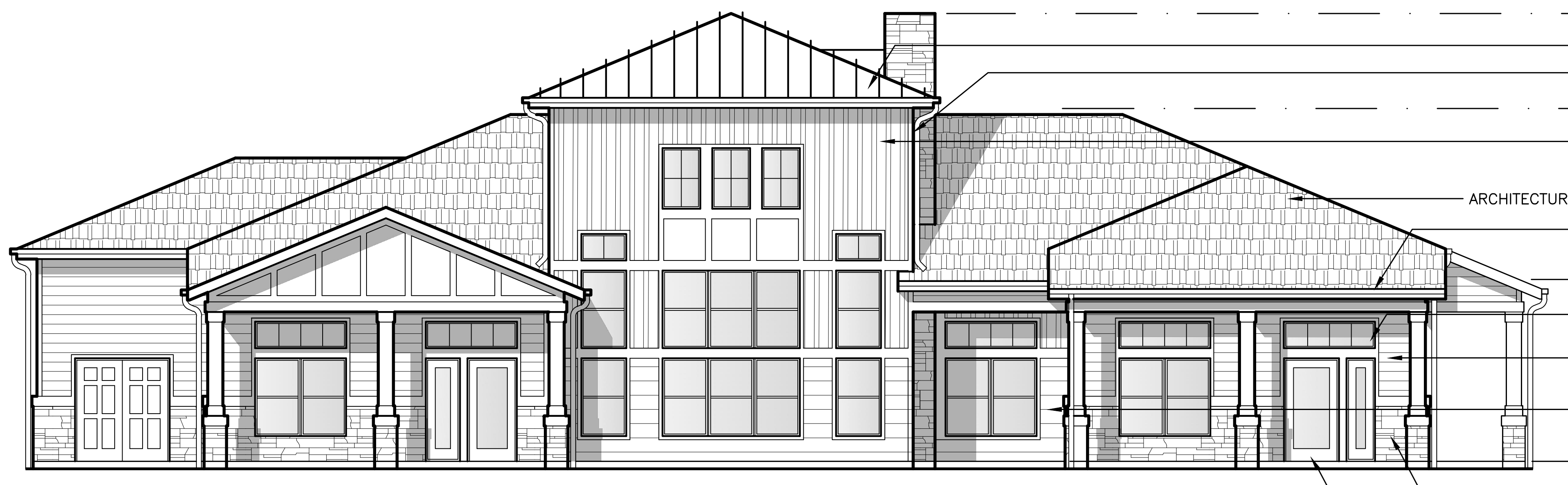
1 NORTH AMENITY CENTER ELEVATIONS

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


ELEC. UTILITY METER LOCATION

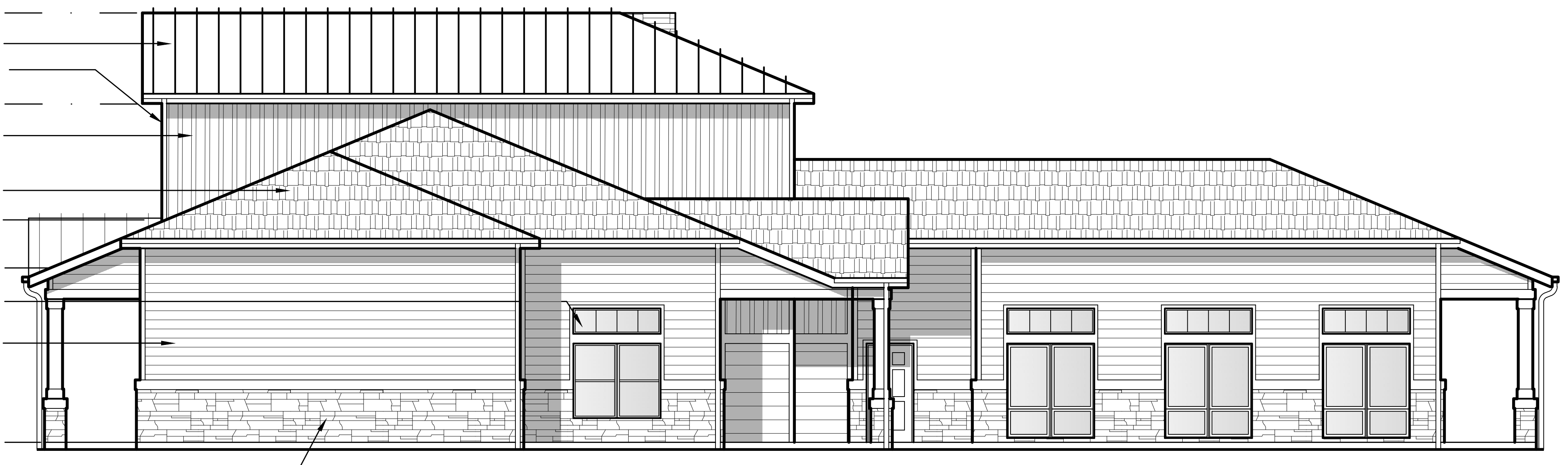
2 EAST AMENITY CENTER ELEVATIONS

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


TOP OF RIDGE
129'-6-1/2"
STANDING SEAM METAL ROOF
FIBER CEMENT TRIM (COLOR 4)
TOP OF PLATE
123'-3 1/4"
VERTICAL FIBER CEMENT SIDING 2-1/2" BATTEN BOARDS @ 12" O.C. (COLOR 2)
ARCHITECTURAL GRADE COMPOSITION SHINGLES
METAL GUTTER AND DOWNSPOUT PAINTED TO MATCH COLOR 4
TOP OF PLATE
112'-0"
VINYL INSULATED WINDOWS W/ SIMULATED DIVIDED LITES
HORIZONTAL FIBER CEMENT SIDING, 4" EXPOSURE (COLOR 1)
HORIZONTAL FIBER CEMENT SIDING, 7" EXPOSURE (COLOR 1)
TOP OF SLAB
100'-0"
CULTURED STONE (COLOR 3)
INSULATED HOLLOW METAL DOOR

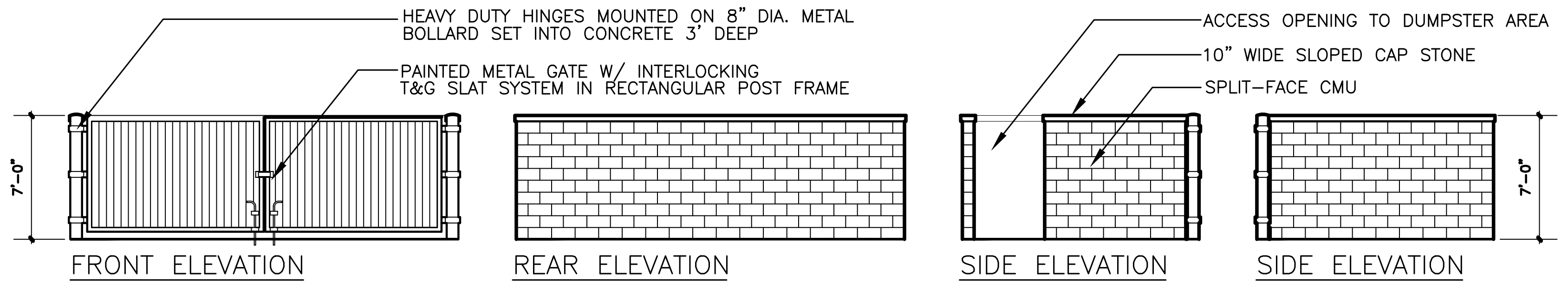
3 SOUTH AMENITY CENTER ELEVATION

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



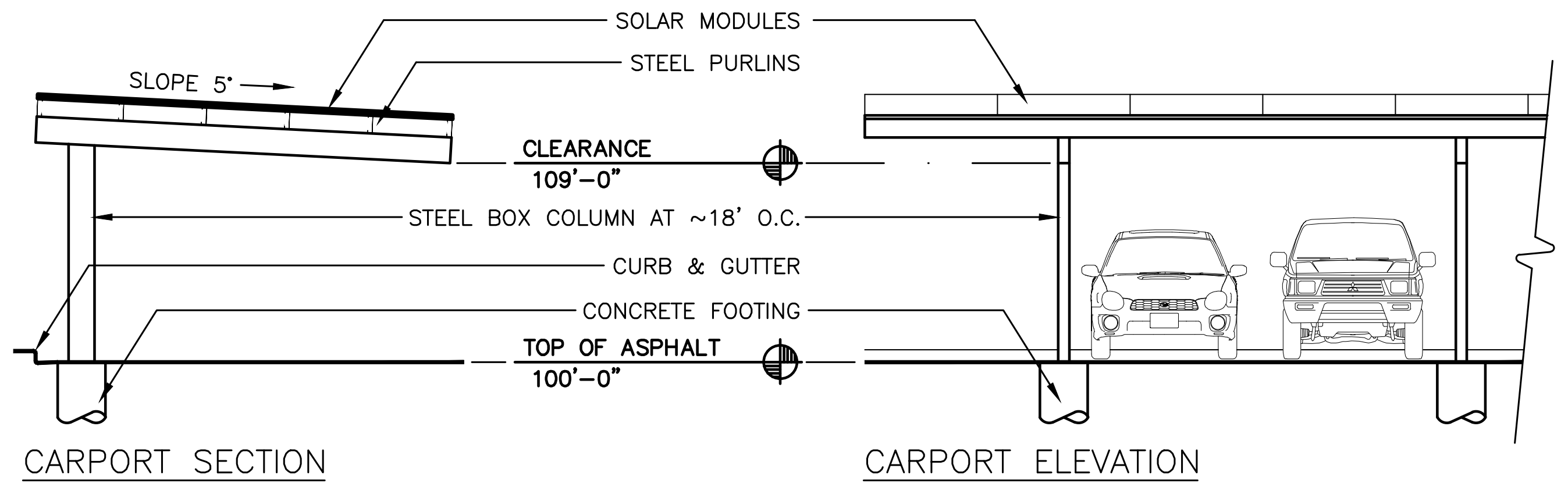
4 WEST AMENITY CENTER ELEVATION

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


HEAVY DUTY HINGES MOUNTED ON 8" DIA. METAL BOLLARD SET INTO CONCRETE 3' DEEP
PAINTED METAL GATE W/ INTERLOCKING T&G SLAT SYSTEM IN RECTANGULAR POST FRAME
ACCESS OPENING TO DUMPSTER AREA
10" WIDE SLOPED CAP STONE
SPLIT-FACE CMU
7'-0"
FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATION
SIDE ELEVATION
7'-0"

5 DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/4"=1'-0"


SOLAR MODULES
STEEL PURLINS
SLOPE 5°
CLEARANCE
109'-0"
STEEL BOX COLUMN AT ~18' O.C.
CURB & GUTTER
CONCRETE FOOTING
TOP OF ASPHALT
100'-0"
CARPORT SECTION
CARPORT ELEVATION

6 CARPORT SECTION/ELEVATION

SCALE: 1/4"=1'-0"

NOTE: CARPORT DEPTH SHALL BE MEASURED FROM BACK OF CURB AND SHALL NOT IMPEDE ON SITE EASEMENTS

NOTE: CARPORT LENGTHS VARY ON SITE BUT SHALL BE CONSTRUCTED SIMILAR TO THOSE DEPICTED HEREIN

UTILITY METER NOTE:
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EIFS NOTE:
EIFS IS NOT BEING PROPOSED AS AN EXTERIOR FINISH MATERIAL IN THIS PROJECT AND THEREFORE ELEVATIONS COMPLY WITH THE REQUIREMENTS OF UDC 7.4.1104-C.2.

FIRE SPRINKLER NOTE:
DUE TO THE SINGLE POINT OF ACCESS, APARTMENT BUILDINGS AND CLUBHOUSE/FITNESS WILL BE FIRE SPRINKLERED PER THE EXCEPTION TO IFC D106.1.

PLANNER / LANDSCAPE ARCHITECT

N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
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www.nescolorado.com

IN ASSOCIATION WITH

WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO

DATE:	8.20.24
PROJECT MGR:	B.SWENSON
PREPARED BY:	C.HELMLINGER

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

AMENITY CENTER ELEVATIONS

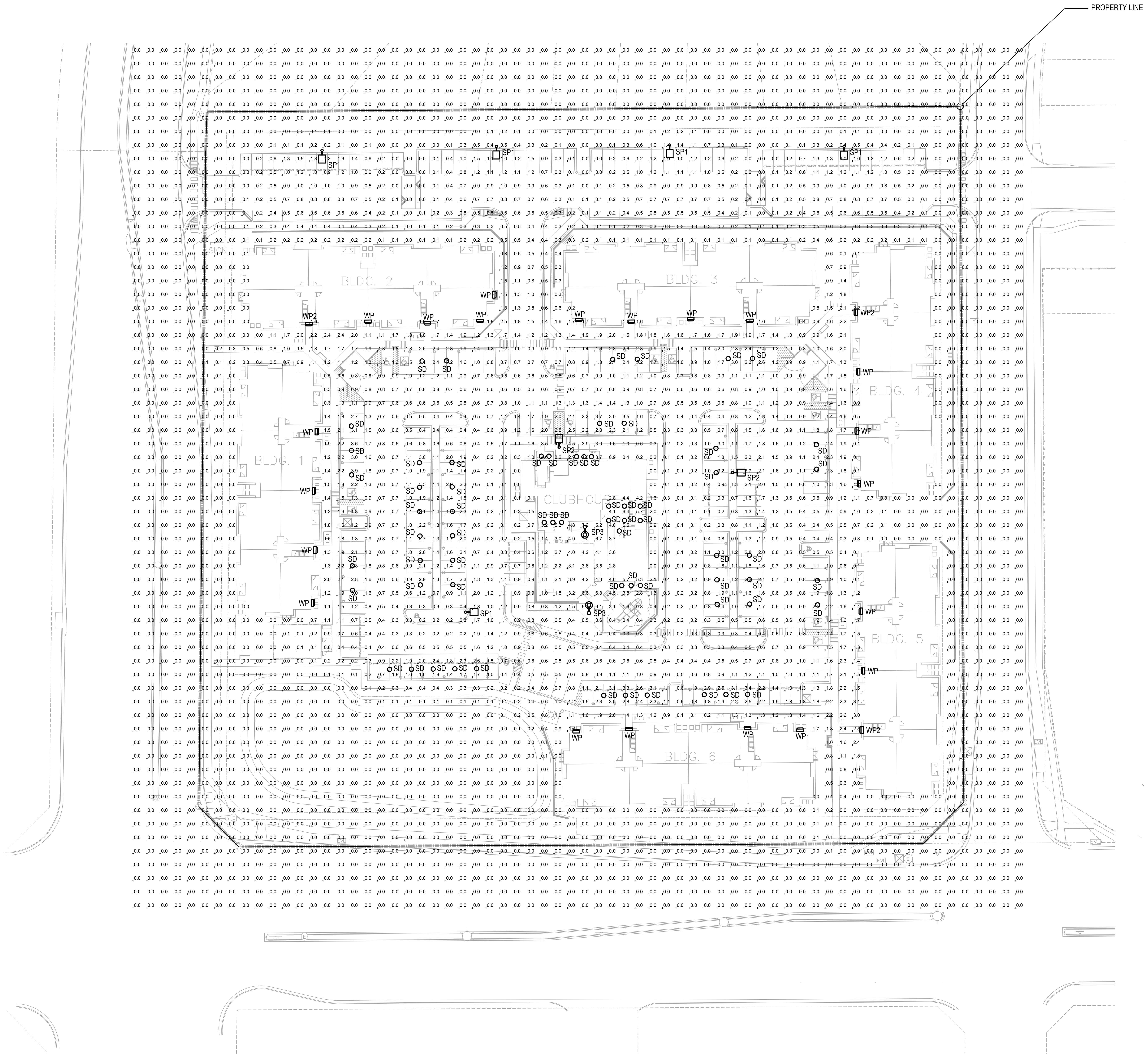
SHEET NUMBER

12

12 OF 14

PLAN FILE #

CPC #DEPN-24-0133



LIGHTING CALCULATION STATISTICS SUMMARY:

	AVERAGE	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
OVERALL SITE:	1.0fc	7.2fc	0.0fc	N/A	N/A
PROPERTY LINE:	0.0fc	0.1fc	0.0fc	N/A	N/A

1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

1. VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
2. SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
3. ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
4. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
5. ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF COLORADO SPRINGS EXTERIOR LIGHTING STANDARDS

PLANNER / LANDSCAPE ARCHITECT

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IN ASSOCIATION WITH

SL

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO

DATE: 10.21.24
PROJECT MGR: JMB
PREPARED BY: JLK

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE: BY: DESCRIPTION:

SHEET TITLE

SITE LIGHTING PHOTOMETRIC

SHEET NUMBER

13

13 OF 14

PLAN FILE #

CPC #DEPN-24-0133

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Lumens	Shielding
○	SD	DOWNLIGHT OVERHANGS	10'-0" AFG	WHITE	HALO SMD6R-6-930-WH	LED	1.00	9.6W	788	FULL CUTOFF
	SP1	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GALN-SA1C-730-U-T4FT-BK-DIM-HSS-MA1036-XX	LED	1.00	57W	7,098	FULL CUTOFF
	SP2	SITE POLE PARKING & DRIVES	20'-0" AFG	BLACK	MCGRAW-EDISON GALN-SA1C-730-U-SL2-BK-DIM-MA1036-XX	LED	1.00	57W	7,101	FULL CUTOFF
	SP3	SITE POLE WALKWAYS	12'-0" AFG	BLACK	INVUE ECM-E03-LED-E1-T4-SR-SN-BK-7030-VA6154	LED	1.00	75W	8,627	FULL CUTOFF
	WP	WALL PACK PARKING & ENTRIES	19'-0" AFG	BLACK	INVUE ENV-SA1D-722-U-T4FT-BK-DIM	LED	1.00	43W	3,974	FULL CUTOFF
	WP2	WALL PACK ENTRIES & WALKWAYS	19'-0" AFG	BLACK	INVUE ENV-SA1D-722-U-T2-BK-DIM	LED	1.00	43W	4,131	FULL CUTOFF

Invue

DESCRIPTION

The Entri LED luminaire features a classic and stylish design with the added benefits of solid state lighting technology, offering outstanding uniformity and energy savings. Using Cooper Lighting Solutions' proprietary LED LightSquare technology and AccuLED Optics™ system, the Entri LED luminaire offers designers vast versatility in system design, function and performance. Use Entri LED for wall mount architectural lighting applications and egress lighting requirements. UL/cUL listed for use in wet locations.

Catalog #		Type WP/WP2
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
HOUSING: Heavy wall, one-piece, die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Integral extruded aluminum heat sink provides superior thermal heat transfer in +40°C ambient environments. FACEPLATE / DOOR: One-piece, die-cast aluminum construction. Captive, side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. GASKET: One-piece molded silicone gasket mates perfectly between the door and housing for repeatable seal. LENS: Uplight lens is impact-resistant, 5/32" thick tempered frosted glass sealed to housing with continuous bead silicone gasket. Downlight lens is an LED LightSquare with integral optics sealed for IP66 rating. HARDWARE: Stainless steel mounting screws and latch hardware allow access to electrical components for installation and servicing.

Optics
Choice of 9 patented, high efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. CRI and CCT offering includes 2200K, 2700K, 3000K, 3500K, 4000K, 5000K, and 5700K with minimum 70CRI and 2700K and 3000K with minimum 80CRI all within 5-step MacAdam ellipse.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments and optional 50C construction available. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightSquare feature an IP66 enclosure rating and maintain greater than 98% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments, WaveLinx™, occupancy sensor, and dimming options available.

Mounting
JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" J-Box. LightSquare mounts facing downward. Fixture slides over mounting plate and is secured with two stainless steel fasteners. Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast mounting adaptor box to allow for LED battery pack, surface conduit and trough branch wiring. The Entri LED luminaire is approved for mounting on combustible surfaces.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightSquare cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

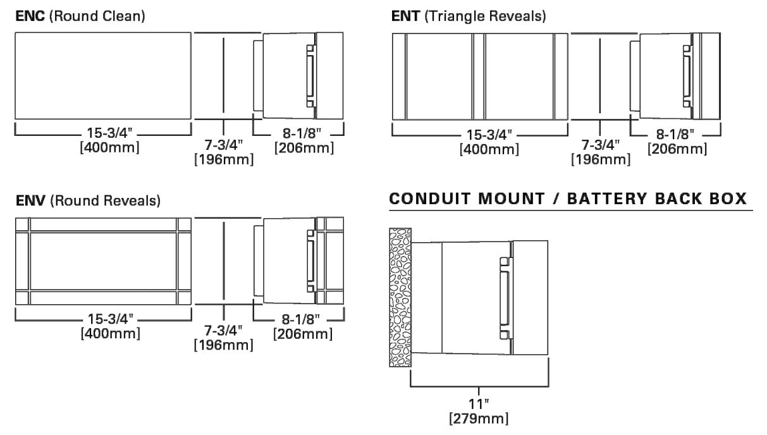
Warranty
Five-year warranty.

ENC/ENT/ENV
ENTRI LED

LightSquare
Solid State LED

ARCHITECTURAL WALL LUMINAIRE

DIMENSIONS



CERTIFICATION DATA
DesignLights Consortium® Qualified*
UL/cUL Listed
ISO 9001
IP66 LightSquares
LM79 / LM80 Compliant

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating (Optional)

SHIPPING DATA
Approximate Net Weight:
15.2 lbs. (6.9 kgs.) - Without backbox
29.1 lbs. (13.2 kgs.) - With backbox

COOPER Lighting Solutions

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April 12, 2021 7:26 AM

Invue

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

Catalog #		Type SP3
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. (Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CC. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.Options to meet Buy American Act requirements

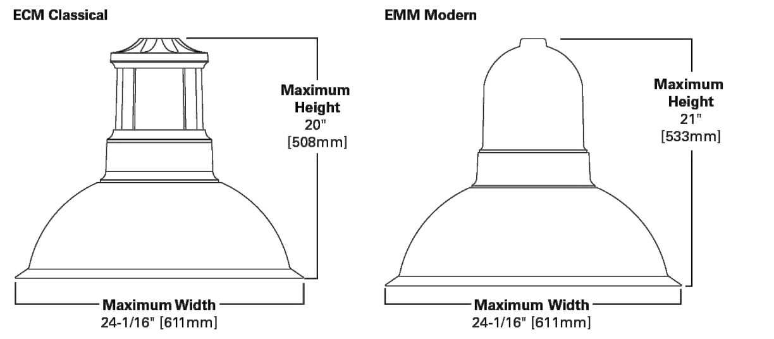
Warranty
Five-year warranty.

ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

DECORATIVE AREA LUMINAIRE

DIMENSIONS



See configurations for more detailed information.

CERTIFICATION DATA
UL/cUL Listed
DesignLights Consortium® Qualified*
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. [20 kgs.]

COOPER Lighting Solutions

*www.designlights.org

TD500028EN
December 8, 2021 2:28 PM

Project		Catalog #		Type	SP1-2
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

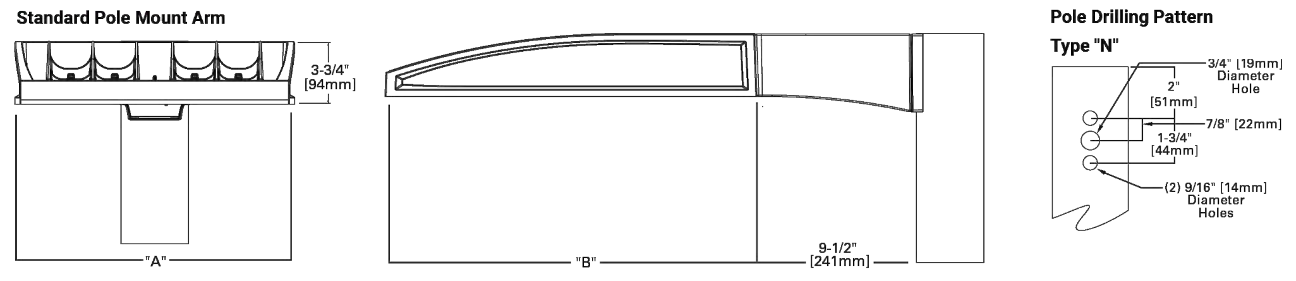
Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 11

Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless

Dimensional Details



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions

PS500052EN **page 1**
August 8, 2024 2:44 PM

HALO

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

Catalog #		Type SD
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

HOUSING
- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS
- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS
- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED
- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

DRIVER
SMD 120V
- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V
- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION
- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING
- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
  Note: SMD120-277V UNV is **only** compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building coded

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation
  Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013.

Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS (SOLD SEPARATELY)
- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
- Matte White (Paintable)
- Satin Nickel
- Tuscan Bronze

WARRANTY
- Five year limited warranty, consult website for details. www.cooperlighting.com

COMPLIANCE
- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings

90 CRI — nominal CCT: 2700K, 3000K, 3500K, 4000K, 5000K

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

SMD6 Series
6 inch Round and Square

SMD6R
SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

COOPER Lighting Solutions

Note: For Direct mount product please refer to the SLD6-DM spec sheet.

TD518242EN
September 20, 2018 2:26 PM

PLANNER / LANDSCAPE ARCHITECT

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

IN ASSOCIATION WITH

FLATS AT SAND CREEK

COLORADO SPRINGS

PROJECT INFO
DATE: 10.21.24
PROJECT MGR: JMB
PREPARED BY: JLK

STAMP

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
02-24-2025
2:08:52 PM
Austin Cooper

ISSUE INFO

DEVELOPMENT PLAN

ISSUE / REVISION

DATE:	BY:	DESCRIPTION:

SHEET TITLE

LIGHTING DETAILS

SHEET NUMBER

14

14 OF 14

PLAN FILE #

CPC #DEPN-24-0133

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