

2650 WHEELER COLORADO SPRINGS, CO DEVELOPMENT PLAN

OCTOBER 2022

LEGEND

- EXISTING PROPERTY LINE
PROPOSED SETBACK (LANDSCAPING)
PROPOSED FENCE
PROPOSED EASEMENT LINE
PROPOSED LOT LINE
PROPOSED TRACT LINE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
PROPOSED RETAINING WALL
- EXISTING SANITARY SEWER MAIN
EXISTING WATER MAIN
EXISTING STORM SEWER MAIN
PROPOSED SANITARY SEWER MAIN
PROPOSED WATER MAIN
PROPOSED WATER SERVICE
PROPOSED SANITARY SERVICE
EXISTING STORM SEWER MAIN
- NO BUILD AREA
TRACT A
TRACT C
- SCALE: 1"=80'



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

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

GENERAL NOTES:

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

PREPARED FOR:
LGI HOMES COLORADO LLC
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LEGAL DESCRIPTION

BE IT KNOWN BY THESE PRESENTS:
That LGI Homes - Colorado, LLC, a Colorado limited liability company, being the owner of the following described part of Lot 15 of ...
AS SURVEYED LEGAL DESCRIPTION:
These portions of the Northeast Quarter of Section 15, Township 14 South, Range 67 West of the 6th P.M., El Paso County, Colorado ...
NOTES:
1. This development is subject to the following conditions:
2. The applicant shall provide for the installation and maintenance of a permanent water quality fund ...
3. The applicant shall provide for the installation and maintenance of a permanent water quality fund ...
4. The applicant shall provide for the installation and maintenance of a permanent water quality fund ...

TO BE PLATTED AS EVERGREEN RIDGE TOWNHOMES FILING NO. 1

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

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

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

Evergreen Ridge Townhomes HOA = ERTHOA

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

- FIRE NOTES:**
- All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final.
 - FUELS MANAGEMENT - FUEL-ZONE:**
K102.1.1 SAFETY ZONE
Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least ten feet (10') or more of non-combustible materials and/or grass mowed to not more than four inches (4") in height. (2018 CSR 84102.1.1)
 - FUELS MANAGEMENT - CLEARANCE TO MAIN STRUCTURE:**
All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements:
K102.1.2 CLEARANCE TO MAIN STRUCTURE
No hazardous brush or trees (i.e. junipers and conifers) shall be allowed within fifteen feet (15') of the main structure or significant accessory structures. Conifers or other similarly combustible plants shall not be planted under soffits.
Exception: When approved by the fire code official, small brush patches or trees, not exceeding on hundred (100) square feet in area and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accordance with the applicable Colorado Springs Community Benefits Protection Plan. Plants with fire resistant characteristics found on the Colorado State Forest Service list of Firewise Plants are allowed within 15' of the main structure or significant accessory structures. (2018 CSR 84102.1.2)
 - PRUNING OF DEAD LIMBS:** Large trees shall not be allowed to have limbs overhanging the roof and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved. (2018 CSR 84102.1.3)
 - CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES:** Tree branches shall not extend over or under the roof or eaves, and shall not be within fifteen feet (15') of a deck or similar combustible protrusion, wood burning appliance or chimney. (2018 CSR 84102.1.4)
 - STRUCTURE PROTECTION:** The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface for ignition-resistant construction and fuels management: 1. A Class A roof covering (excluding solid wood materials) shall be installed on all residential occupancies and a minimum Class B roof covering shall be installed on non-residential occupancies, unless otherwise permitted. 2. Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/plastic products used for fascia, trim board materials and trim materials, such as cedar, pine, fir, spruce, poplar, hemlock, or other softwoods, shall be treated with an approved preservative. 3. For any portion of the attached structure with projections or overhangs, the roof shall be finished with ignition-resistant materials such as those allowed in Item 2 above. Exception: Heavy timber or dimensional log construction is allowed. 4. Exterior doors shall be non-combustible or solid core not less than 1-3/4" thick. Windows with doors and glazed doors shall be tempered safety glass or multi-layered glass panels. Exception: Decorative window glass in front entry doors is allowed. 5. Exterior soffits shall be in a minimum double pane. Temporary access openings that are not required. 6. All attic vents shall be screened with a mesh not less than 1/8-inch unless an alternative design or product is allowed by the fire code official. Soffits vents are allowed. Double vents may be allowed by only as approved by the fire code official. 7. Gutters and downspouts that are of non-combustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge to prevent moisture from dripping into the gutter. Vinyl gutters may be allowed but must have a non-combustible lining one inch below the roof line, that is a minimum 1/8-inch thick. 8. Decks and other combustible materials shall be protected from the bottom side with non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and rafters. 9. The base of exterior walls, posts or columns shall be protected on the bottom side with non-combustible material, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and rafters. 10. Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrester or cap. (2018 CSR 84102.1.4)
 - 2018FC Access and Loading Facilities:** buildings or portions of buildings hereafter constructed shall be accessible to a fire department operator by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds with a minimum single axle weight of 37,000 pounds.
 - ANGLES OF APPROACH AND DEPARTURE: The angle of approach and departure for the approved access roads shall be within the limits established by the fire code official based on the fire department's apparatus. (2018 CSR 84102.1.5) Currently the maximum angle of approach and departure are 8 degrees (degrees, not percent).

NOT FOR CONSTRUCTION

2650 WHEELER

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

AR DP 21-00226

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