

AIRPORT CREEK POINT APARTMENTS

CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BASIS OF BEARINGS

Lots 1 & 3, Airport & Powers Subdivision, Filing No. 3, recorded December 26, 2006, as Reception No. 206712498 in the Record of El Paso County, Colorado, and being a portion of the Northeast Quarter of Section 24, Township 14 South, Range 66 West, of the 6th P.M., City of Colorado Springs, El Paso County, Colorado.

LEGAL DESCRIPTION

LOTS 1 & 3, AIRPORT & POWERS SUBDIVISION, FILING NO. 3, RECORDED DECEMBER 26, 2006, AS RECEPTION NO. 206712498 IN THE RECORD OF EL PASO COUNTY, COLORADO, AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

BASIS OF BEARINGS IS THE WEST LINE OF LOT 2, AIRPORT AND POWERS SUBDIVISION FILING NO.3, MONUMENTED ON THE NORTH END WITH A MAG NAIL AND SHINER STAMPED "LS 3824P" SET FLUSH WITH THE GROUND AND ON THE SOUTH END WITH A #5 REBAR AND GREEN PLASTIC CAP STAMPED "LS 3824P" SET FLUSH WITH THE GROUND ASSUMED TO BEAR S032S34°W A DISTANCE OF 227.72' CONTAINING 261,905 S.F. OR 6.783 ACRES, MORE OR LESS.

SITE DATA	
BEFF ADDRESS:	5,783 ACR
MASTERS PLAN:	GATEWAY PARK (CPC MP-B5-18R AS AMENDED)
ADDRESS:	516 & 578 AIRPORT CREEK POINT
TOTAL LOTS:	
GROSS DENSITY:	23.17 DU/AC
TAX SCHEDULE NUMBER(S):	64241006, 6424101006
DEVELOPMENT SCHEDULE:	SPRING/SUMMER 2021
DRAINAGE BASIN:	SAND CREEK
MAX BUILDING HEIGHT:	45'-0"
OCCUPANCY TYPE:	R2 (APARTMENTS); A-3 (COLLEGE HOUSES)
CONSTRUCTION TYPE:	VA (APARTMENTS); VB (COLLEGE HOUSES)
MAX BUILDING HEIGHT:	45'-0"
EXISTING ZONE:	FRIC ADISS
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	FRIC ADISS
PROPOSED LAND USE:	MULTI-FAMILY
FRONT:	25'
SIDE:	25'
REAR:	25'



VICINITY MAP

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SITE DETAILS
5	STREAMSIDE OVERLAY
6	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
7	PRELIMINARY GRADING PLAN
8	PRELIMINARY LANDSCAPE PLAN
9	PRELIMINARY LANDSCAPE NOTES
10	PRELIMINARY LANDSCAPE DETAILS
11	PRELIMINARY LANDSCAPE DETAILS
12	BUILDING ELEVATIONS
13	BUILDING ELEVATIONS
14	BUILDING ELEVATIONS
15	BUILDING ELEVATIONS
16	PHOTOMETRIC PLAN
17	CUT SHEETS

GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ALL CURB AND GUTTER RISING AS SAFE PAVEMENT, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS, ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUANCE OF 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.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING TYPE 6 MARKINGS AT 719-385-4720 FOR ASSISTANCE.
- A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY MEADOWBROOK CROSSING METROPOLITAN DISTRICT NOS. 1 & 2, REC. NO. 21611488A, AS AMENDED, 2/17/2018.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS
- PROPOSED UNDERGROUND DETENTION TO INCREASE THE WATER QUALITY CAPTURE VOLUME BEFORE RELEASING IT INTO THE STREAMSIDE.
- DEVELOPER IS COORDINATING WITH ON-SITE CELL TOWER DEVELOPER.
- EXISTING SHARED ACCESS EASEMENT CAN BE IDENTIFIED ON SITE DEVELOPMENT PLAN.
- STREAMSIDE OVERLAY NOTES CAN BE LOCATED ON SHEET FOUR (4).
- SIGNAGE WILL NOT BE APPROVED WITH THIS DEVELOPMENT PLAN AND A SIGN PERMIT WILL BE REQUIRED FOR ALL NEW SIGNAGE. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE, FOR SIGN PLAN APPLICATIONS.
- THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE COLORADO SPRINGS AIRPORT AND IS RECORDED WITH THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 200013070*
- 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.
- THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER RECEPTION NO. 202055331, EL PASO COUNTY, COLORADO RECORDS.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO POWERS BOULEVARD.
- UNIFIED CONTROL STATEMENT - ALL ACCESS DRIVEWAYS, DRIVES, AISLEWAYS, MANUEVERING AND PARKING AREAS, EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL OWNERS, PUBLIC OR PRIVATE, AND OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLANNING ACTIONS.
- PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$37,500 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF AIRPORT ROAD WITH AIRPORT CREEK POINT.
- THE PROPOSED PRIVATE UNDERGROUND FULL SPECTRUM DETENTION FACILITY IS OWNED BY AND TO BE MAINTAINED BY THE PROPERTY OWNER.

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOMR AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804107532, EFFECTIVE DATE 12/7/2018.

PROJECT STATEMENT

AIRPORT CREEK APARTMENT DEVELOPMENT PLAN PROPOSES A 134 UNIT MULTI-FAMILY APARTMENT DEVELOPMENT, PRIVATE ACCESS, PEDESTRIAN FACILITIES, AND OPEN SPACES ON 5.78 ACR.

ADA DESIGN PROFESSIONAL STANDARDS

THE DESIGN PROFESSIONALS 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 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 ORDINANCES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE LAWS LIES WITH THE PROPERTY OWNER.

APARTMENT "A" TYPE	
1 BED, 1 BATH UNIT	35
2 BED, 2 BATH UNIT	28
3 BED, 2 BATH UNIT	4
UNITS PER BUILDING	67
BEDROOMS PER BUILDING	103

TOTAL DWELLING UNITS	
U1 = (1BR/1BA) X 2	70
U2 = (2BR/2BA) X 2	56
U3 = (3BR/2BA) X 2	8
TOTAL UNITS X 2	134
TOTAL BEDROOM COUNT	206

PARKING	
U1=70 (70 * 1.5)	105 PARKING SPACES
U2=56 (56 * 1.75)	98 PARKING SPACES
U3=8 (8 * 2.0)	16 PARKING SPACES
TOTAL PARKING REQUIRED	219 PARKING SPACES
PROVIDED PARKING	225 PARKING SPACES
ADA ACCESSIBLE PARKING	8 PARKING SPACES
TOTAL PARKING PROVIDED	233 PARKING SPACES

GROSS BUILDING AREAS		
APARTMENT - 1ST FLOOR	20,640 SF	15,749 SF
APARTMENT - 1ST FLOOR	20,640 SF	15,703 SF
APARTMENT - 1ST FLOOR	20,640 SF	15,703 SF
APARTMENT - 1ST FLOOR	20,640 SF	15,703 SF
FITNESS	11,500 SF	2,279 SF
LEASING	11,500 SF	2,279 SF

LANDSCAPE/OPEN SPACE	
SITE DIMENSIONS	261,901SF/6.782AC±
LANDSCAPE REQUIRED (200 SPACES)	41,200SF/0.948AC±
TOTAL OPEN SPACE PROVIDED	84,779SF/1.944AC ±

Signage is not approved with this plan. A separate sign permit is required. Contact Development Review at 2880 International Circle Ste 200 for sign plan applications.

CITY APPROVAL:



PREPARED: 11/8/2021

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

CONTACTS

DEVELOPER:
MEADOWBROOK DEVELOPMENT LLC
90 SOUTH CASCADE AVE.,
SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 299-5545
CONTACT: KELLY NELSON

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 284-7272
CONTACT: JOHN HEBERGER, P.E.

OWNER:
MEADOWBROOK DEVELOPMENT LLC
90 SOUTH CASCADE AVE.,
SUITE 1500
COLORADO SPRINGS, CO 80903
(719) 299-5545

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (720) 636-8326
CONTACT: DEBBI POWELL, P.L.A.

SURVEYOR:
CLARK LAND SURVEYING, INC.
177 S. TIFFANY DRIVE UNIT 1
PUEBLO WEST, CO 81007
TEL: (719) 982-1270
CONTACT: STEWART L. MAPES JR., P.L.S.

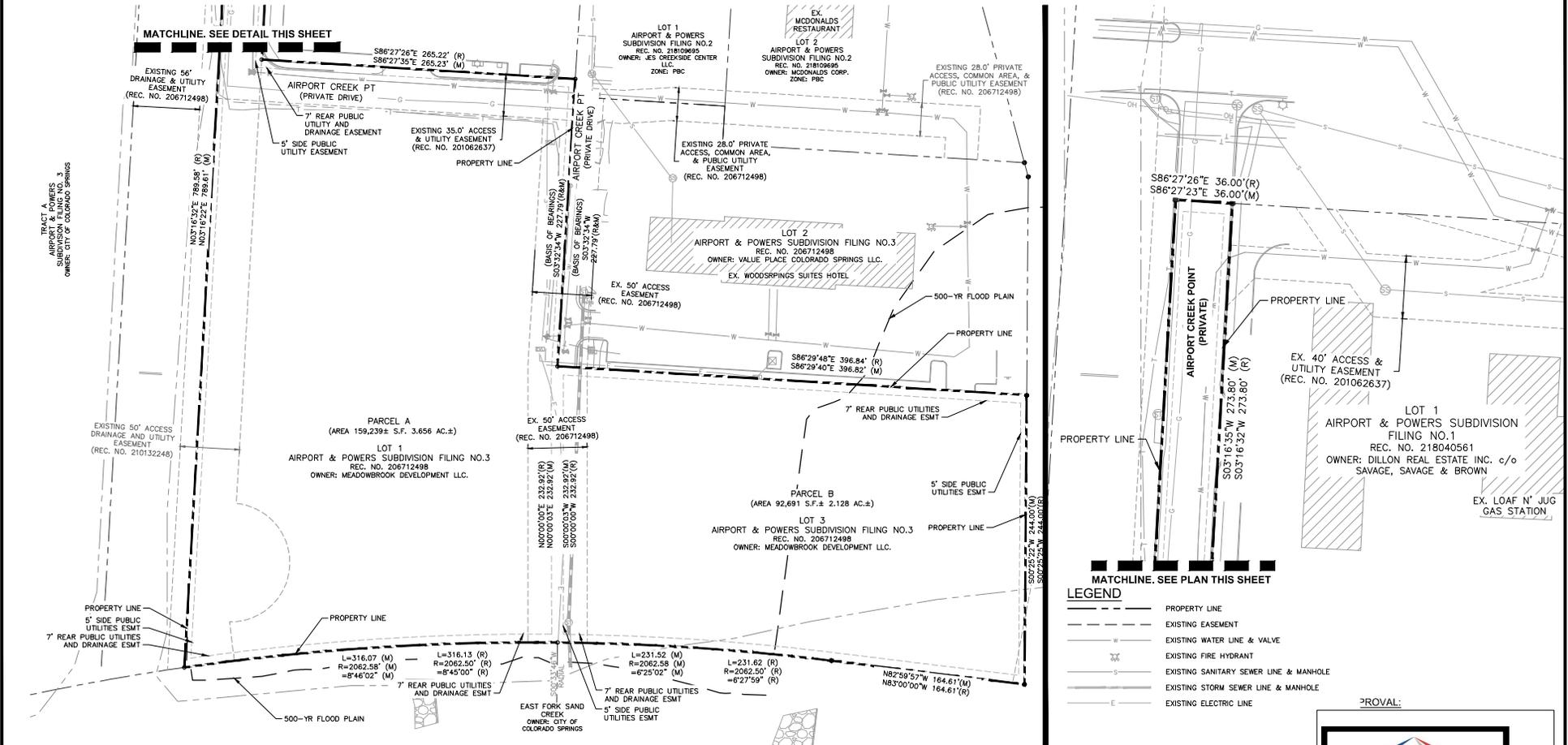
COVER SHEET
SHEET 1 OF 17

AIRPORT CREEK POINT - CITY FILE NO. CPC CU 21-0097

AIRPORT CREEK POINT APARTMENTS

CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



MATCHLINE. SEE PLAN THIS SHEET

LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING WATER LINE & VALVE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE & MANHOLE
	EXISTING STORM SEWER LINE & MANHOLE
	EXISTING ELECTRIC LINE

- GENERAL NOTES**
1. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AS-BUILT DRAWINGS AND/OR UTILITY MARKINGS. PUBLIC UTILITY LOCATE REQUEST MADE UNDER TICKET NO. A631302041-00A DATED 11/19/18.
 2. BASIS OF BEARINGS IS THE WEST LINE OF LOT 2, AIRPORT AND POWERS SUBDIVISION FILING NO. 3, MONUMENTED ON THE NORTH END WITH A MAG NAIL AND SHINER STAMPED "LS 38245".
 3. ACCESS IS OBTAINED DIRECTLY FROM AIRPORT ROAD, THE RIGHT-OF-WAY LINES OF SAID STREET AND BOUNDARY LINES OF SUBJECT PROPERTY ARE COTERMINOUS AND CONTAIN NO GAPS, CORES, OR OVERLAPS.
 4. THERE IS NO EVIDENCE OF POTENTIAL WETLANDS BEING OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY. NO MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY.
 5. SITE BENCHMARK IS SHOWN HEREON, AS A SET MAG NAIL AND SHINER. ELEV. = 6112.68 (NGVD 1929)
 6. THIS SITE IS ZONED "R-1" (RESIDENTIAL - TOPOGRAPHIC).
- CURRENT ZONING INFORMATION:**
MIN. LOT AREA: 5 ACRES
BUILDING SETBACKS:
FRONT: 25' SIDE: 25' REAR: 25'
MAX. LOT COVERAGE: 30%
PARKING REQUIRED: N/A

- SCHEDULE B-2 EXCEPTIONS**
17. TERMS, CONDITIONS AND PROVISIONS OF QUITCLAIM DEED (EASEMENT) RECORDED DECEMBER 28, 2010 AT RECEPTION NO. 210132248.
 18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AIRPORT AND POWERS FILING NO. 3 RECORDED DECEMBER 26, 2006 AAT RECEPTION NO. 206712498. SURVEYOR'S AFFIDAVIT OF AMENDMENT IN CONNECTION THEREWITH RECORDED JUNE 11, 2008 AT RECEPTION NO. 208067244.
- FEMA CLASSIFICATION**
THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOMR AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "08041C0753C", EFFECTIVE DATE 12/7/2018.

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PROVAL:



Planning Commission
Approved

MARCH 17, 2022

EXISTING CONDITIONS
SHEET 2 OF 17

AIRPORT CREEK POINT APARTMENTS

CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

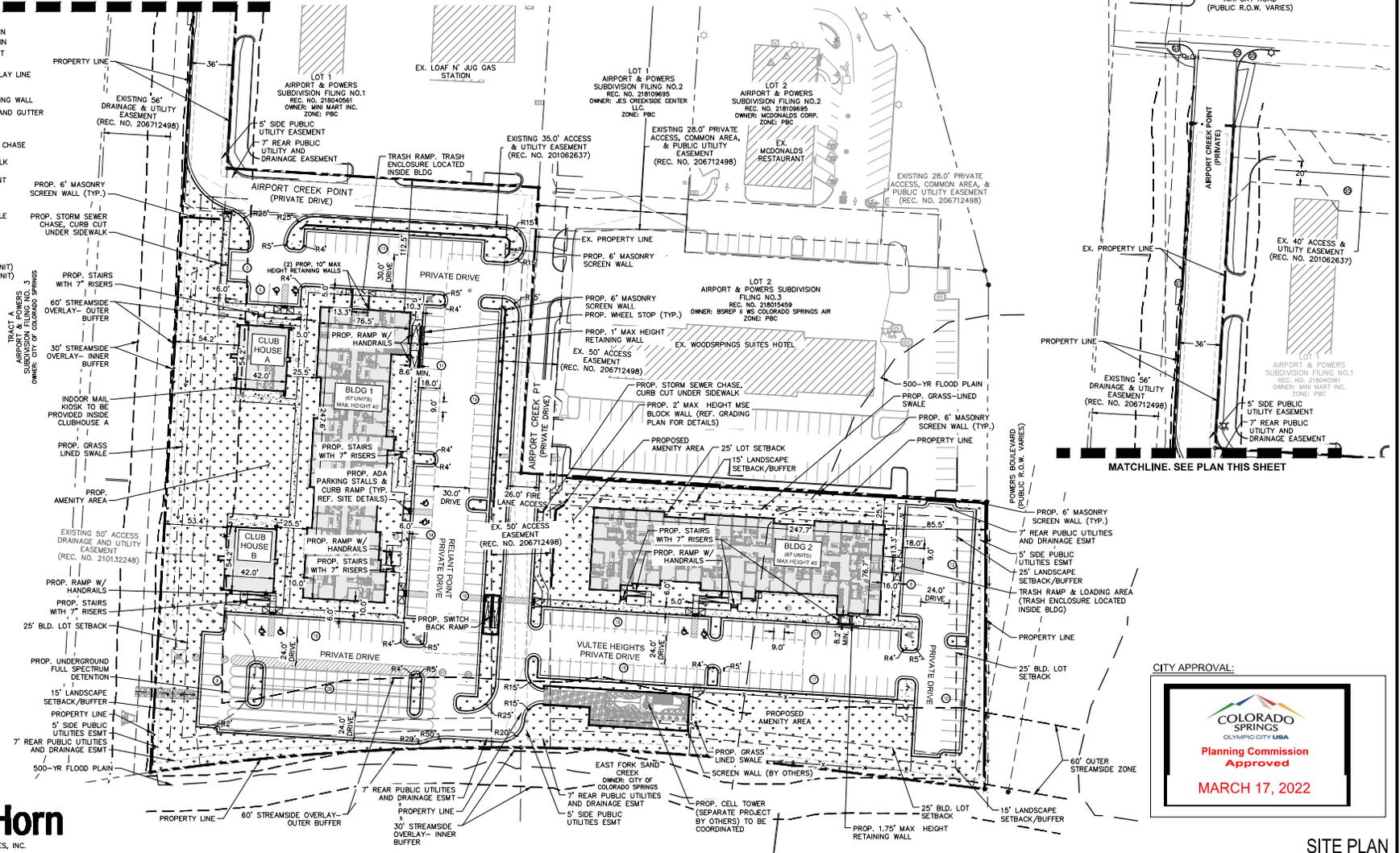
- PROPERTY LINE
- 100 YR FLOODPLAIN
- 500 YR FLOODPLAIN
- EXISTING EASEMENT
- SETBACK
- STREAMSIDE OVERLAY LINE
- SITE TRIANGLE
- PROPOSED RETAINING WALL
- PROPOSED CURB AND GUTTER
- LANDSCAPE
- PROPOSED STORM CHASE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- BUILDING ROOF
- STORMWATER SWALE
- PARKING NO.

PARKING SUMMARY
 REQUIRED PARKING: 219 SPOTS (1.63/UNIT)
 PROVIDED PARKING: 233 SPOTS (1.74/UNIT)
 225 STANDARD
 8 ADA

- NOTES:**
1. ALL SIDEWALKS DIRECTLY ADJUTING PARKING TO BE 5' WIDE. OTHERWISE, SIDEWALK TO BE 5'.
 2. THE DETAILS OF THE SIGNING AND STRIPING WILL BE ACCESSED DURING THE CONSTRUCTION PLAN REVIEW.
 3. THE MAX ALLOWABLE BUILDING HEIGHT SHALL NOT EXCEED 45'.
 4. INDOOR MAIL KIOSK TO BE PROVIDED WITHIN CLUB HOUSE A. FINAL PLACEMENT DETAILS TO BE COORDINATED WITH USPS.
 5. PARKING STALLS ADJACENT TO RETAINING WALL AT BLDG ENTRANCES TO HAVE WHEEL STOPS.

FEMA INFORMATION:
 THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOMR AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "0804100753C", EFFECTIVE DATE 12/7/2016.

MATCHLINE. SEE DETAIL THIS SHEET



MATCHLINE. SEE PLAN THIS SHEET

CITY APPROVAL:



Planning Commission
Approved

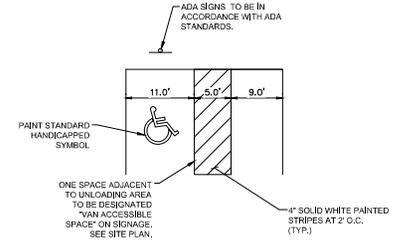
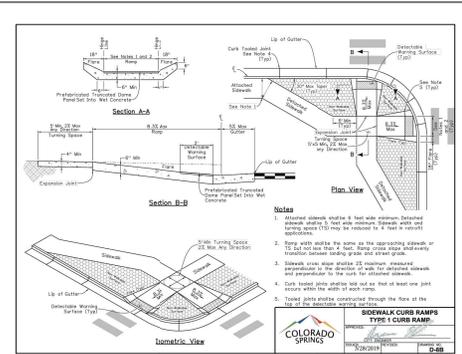
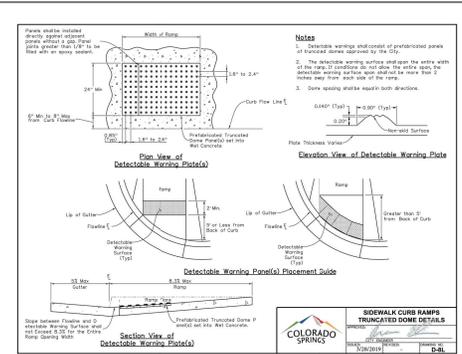
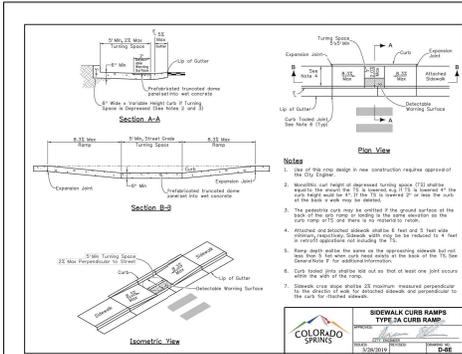
MARCH 17, 2022



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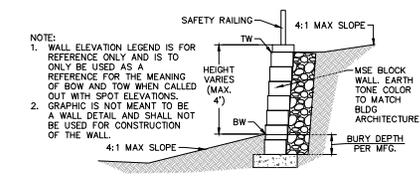
AIRPORT CREEK POINT APARTMENTS CONDITIONAL USE DEVELOPMENT PLAN

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

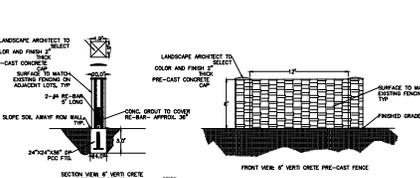


- NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEETS 5 AND 6).
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS.

A ADA PARKING STALL DETAIL



B BLOCK RETAINING WALL DETAIL

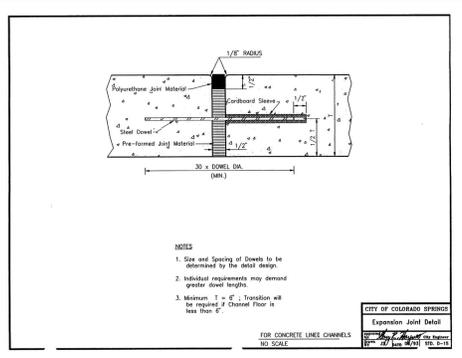
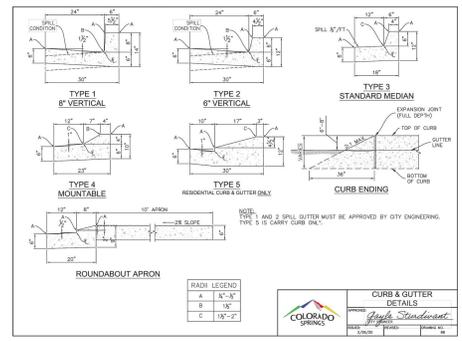
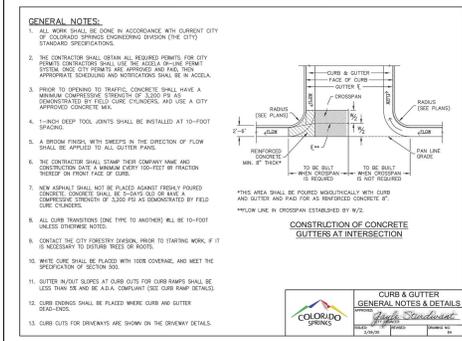


- NOTES:
1. FINISH COLOR AND TYPE OF MASONRY SHALL BE AS SHOWN ON SHEET 5.
2. FINISH AND COLOR SHALL BE AS SHOWN ON SHEET 5.
3. COLOR SHALL BE AS SHOWN ON SHEET 5.
4. WALL SHALL BE CONSTRUCTED BY PROFESSIONAL CONTRACTOR AS SHOWN ON SHEET 5.

C MASONRY SCREEN WALL DETAIL

CITY APPROVAL:

COLORADO SPRINGS
 OLYMPIC CITY USA
Planning Commission
Approved
MARCH 17, 2022

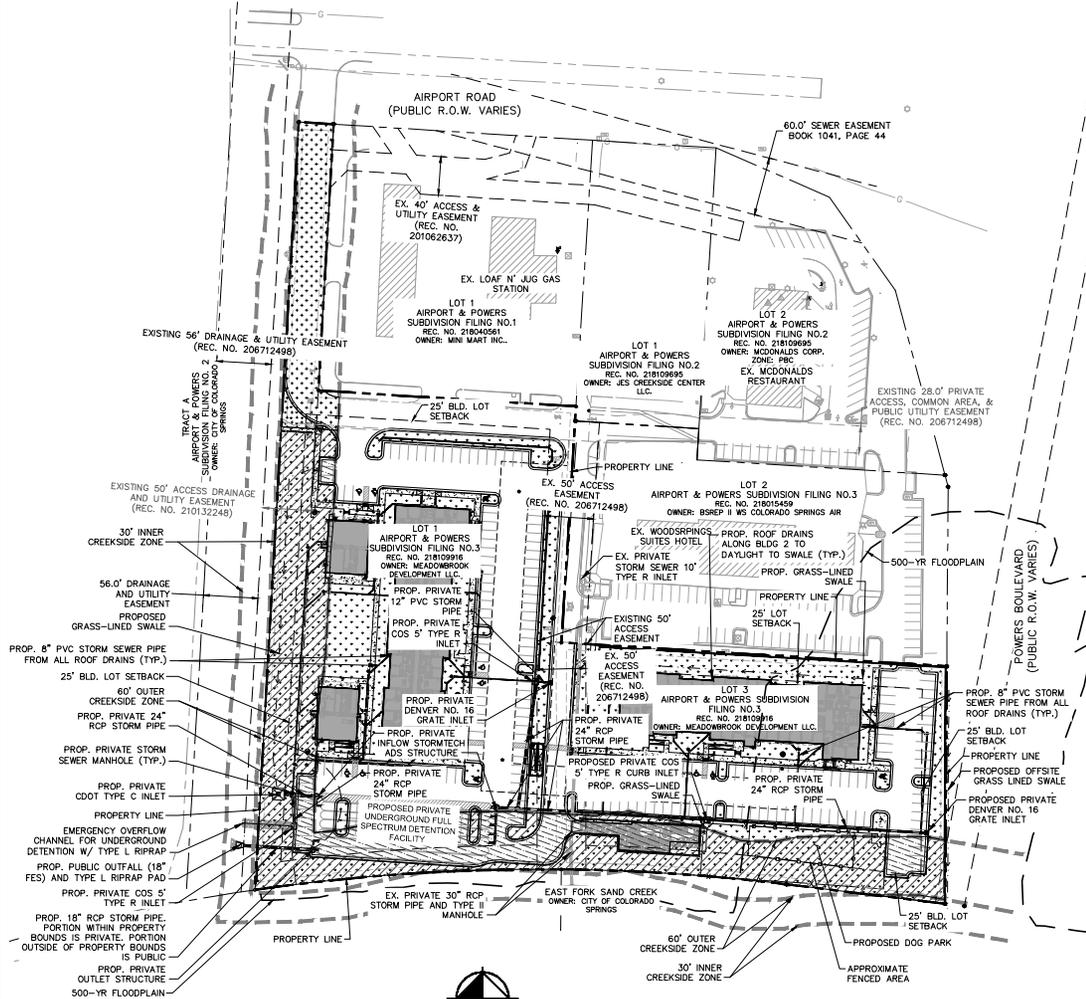


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AIRPORT CREEK POINT APARTMENTS

STREAMSIDE DEVELOPMENT PLAN

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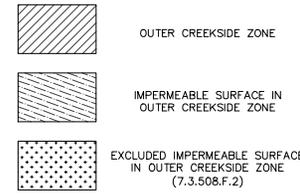
STREAMSIDE NOTES:

- THE STREAMSIDE DEVELOPMENT PLAN HAS BEEN COMPLETED FOR THE AIRPORT & POWERS CREEK, A TYPE 1 CREEK, WHICH IS LOCATED ON THE WEST SIDE OF THE SITE.
- A 60' OUTER CREEKSIDE ZONE IS REQUIRED AS SET FORTH BY THE PREVIOUS EDITIONS.
- THE STREAMSIDE BUFFER IS LOCATED ON THE PLAN AS SHOWN.
- THE CREEK CHANNEL CROSS SECTION IS SHOWN AS SET FORTH BY THE PREVIOUS EDITIONS.
- A NUMBER OF STREAMSIDE BUFFER AREAS ARE PROVIDED WITHIN THE OUTER BUFFER, SEE DATA TABLE BELOW.
- STREAMSIDE BUFFER AREAS ARE TO BE MAINTAINED AND NOT CONSTRUCTED WITHIN THE BUFFER AREAS.
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STREAMSIDE OVERLAY CRITERIA:

- 1. OVERLAP CRITERIA:** THE OVERLAP CRITERIA HAVE BEEN IDENTIFIED WITHIN THE OVERLAP AREA AND DEVELOPERS CONFORM TO THE SPECIFIC CRITERIA FOR EACH OVERLAP AREA. THE OVERLAP CRITERIA ARE AS FOLLOWS:
 - a. **30' INNER CREEKSIDE ZONE:** THE 30' INNER CREEKSIDE ZONE IS TO BE MAINTAINED AND NOT CONSTRUCTED WITHIN THE BUFFER AREAS.
 - b. **60' OUTER CREEKSIDE ZONE:** THE 60' OUTER CREEKSIDE ZONE IS TO BE MAINTAINED AND NOT CONSTRUCTED WITHIN THE BUFFER AREAS.
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- 30. BUFFER AREAS:** THE BUFFER AREAS ARE TO BE MAINTAINED AND NOT CONSTRUCTED WITHIN THE BUFFER AREAS.

STREAMSIDE OVERLAY		
STREAM NAME - TYPE:	SAND CREEK EAST FORK - TYPE 2	
BUFFER LINE:	INNER BUFFER	OUTER BUFFER
BUFFER WIDTH:	30'	60'
LINEAR FOOTAGE:	1229'	1229'
TREE PER FOOT RATIO:	1 TREE PER 20 LF	1 TREE PER 30 LF
TREES REQ. (PROV.):	61.45	41.41
AREA WITHIN BUFFER:	0.10	0.10
PERMISSIBLE SURFACE ALLOWED (25%):	0.27	18.18 SQ'
PERMISSIBLE SURFACE PROPOSED:	N/A	18,000 SQ' (24,000%)
PLANT ABREVIATION DERIVED ON PLAN:	Ø	ØB

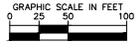


FEMA CLASSIFICATION
THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOW AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041007530', EFFECTIVE DATE 12/7/2018.

CITY APPROVAL:

Approved
MARCH 17, 2022

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



AIRPORT CREEK POINT APARTMENTS

CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

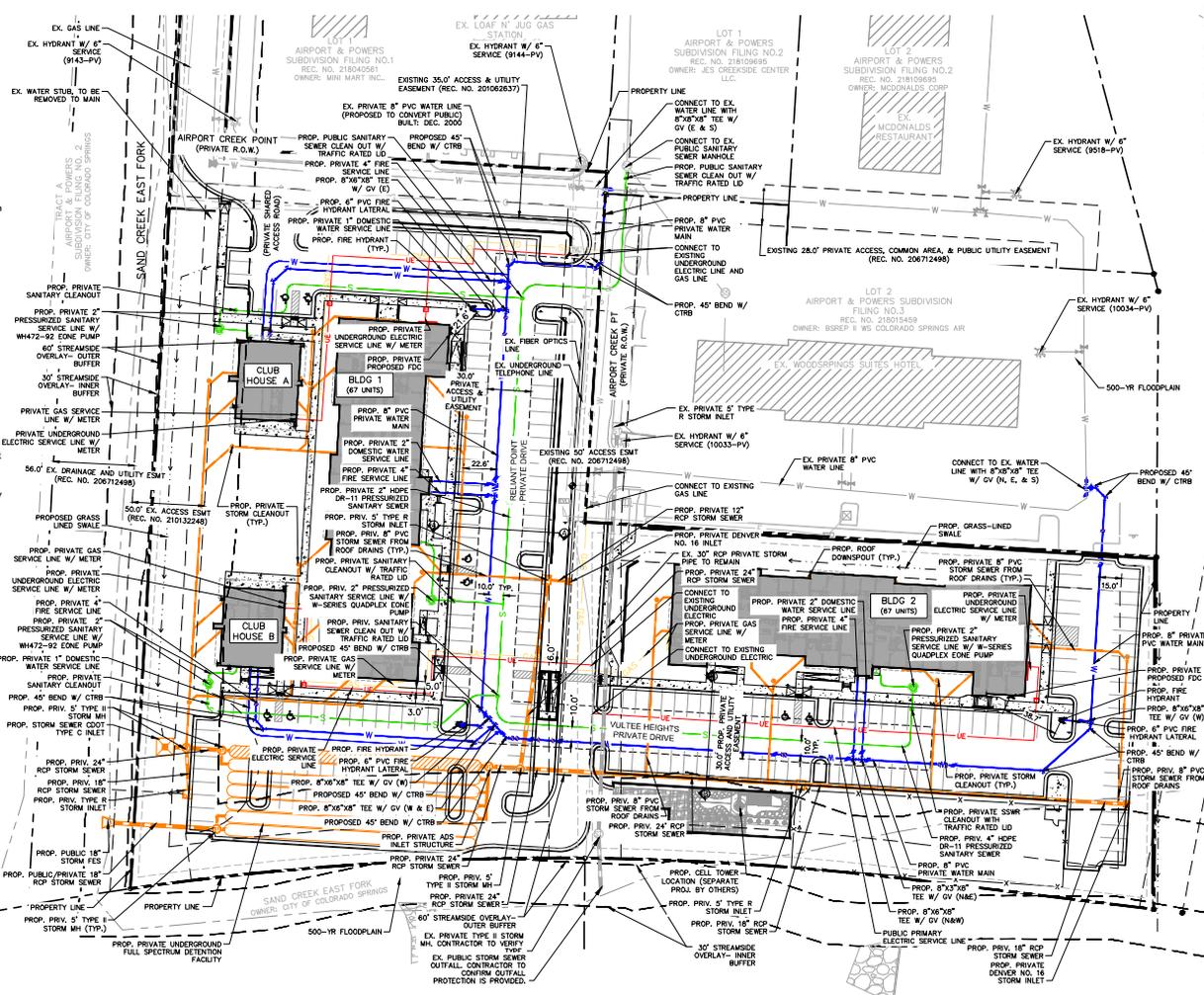
GENERAL NOTES

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) (Owner) acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan (Property) shall be in accordance with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards (Standards), Tariffs, Colorado Springs City Code, resolutions, and policies, and Files Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and 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.
- 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.
- 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.
- 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.
- The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements for Springs Utilities Line Extension and Service Standards.
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 468-4885 or South 468-5544).
- 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 (NEC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any 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.

NOTE: ALL SANITARY SEWER, STORM SEWER, AND WATER INFRASTRUCTURE ARE PRIVATE.

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOMR AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0753G', EFFECTIVE DATE 12/7/2018.



PROJECT SPECIFIC NOTES

WATER SYSTEM: EXISTING PRIVATE WATER SYSTEM ON LOT 2 AIRPORT AND POWERS FILING NO. 3, LOTS 1 & 2 AIRPORT AND POWERS FILING NO. 1, AND LOT 2 AIRPORT AND POWERS FILING NO. 2 WILL BE CONVERTED TO A PUBLIC SYSTEM, PENDING CSU REVIEW AND APPROVAL.

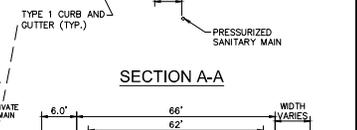
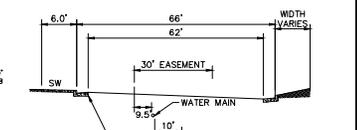
SANITARY SYSTEM: A LOW PRESSURE MAIN USING GRINDER PUMPS AT EACH RESIDENCE WILL BE USED

PROPOSED WATER METERS TO BE LOCATED INSIDE BUILDINGS AT WATER ENTRY ROOM LOCATIONS.

ALL PROPOSED STORMWATER MANHOLES TO BE PRIVATE, UNLESS OTHERWISE NOTED ON PLANS.

LEGEND

- PROPERTY LINE
- EXISTING WATER LINE & VALVE
- PROPOSED WATER LINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- PROPOSED STORM SEWER STRUCTURES
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE



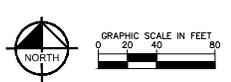
CITY APPROVAL:

Colorado Springs
OLYMPIC CITY USA

Planning Commission
Approved

MARCH 17, 2022

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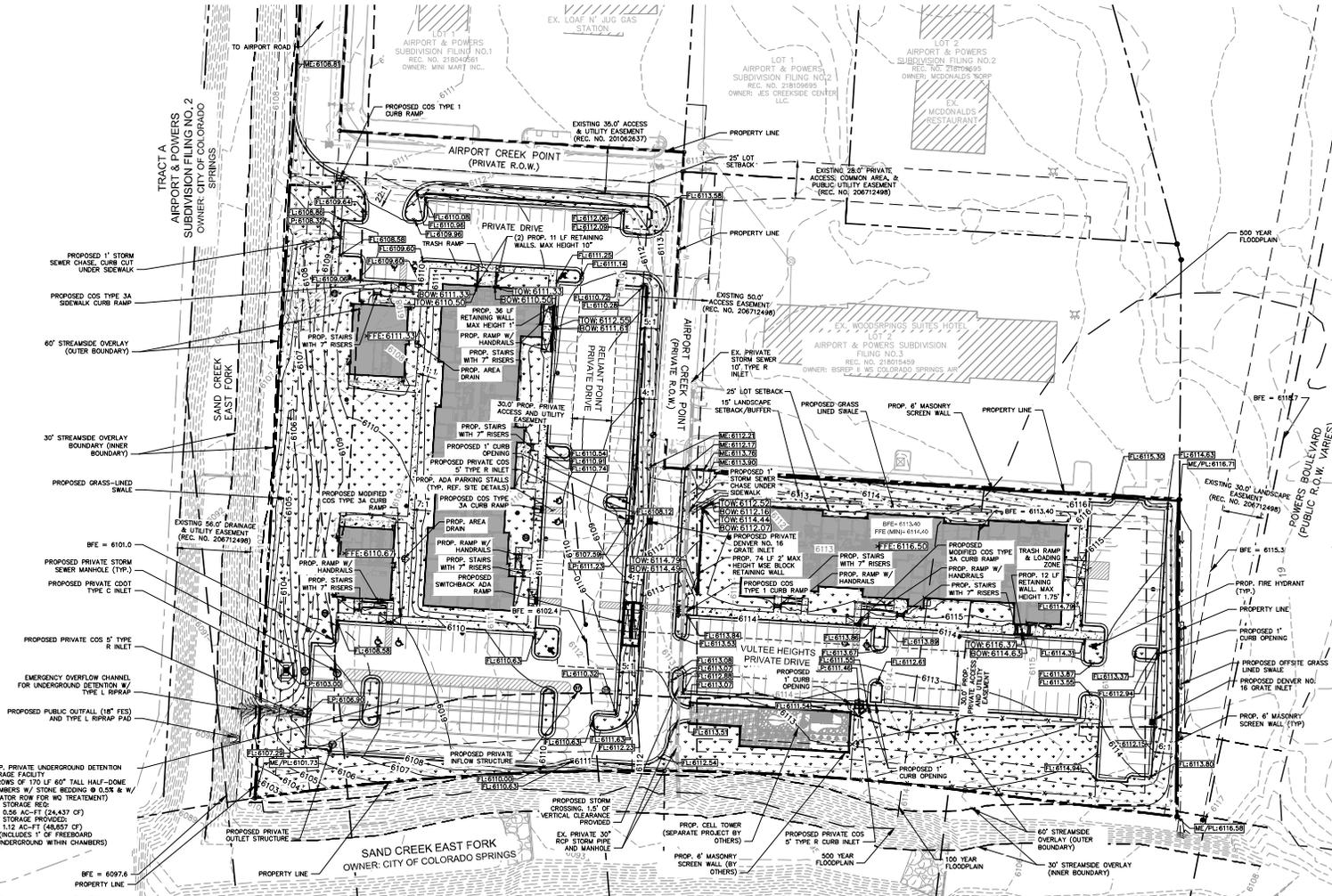


PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
SHEET 6 OF 17
AIRPORT CREEK POINT - CITY FILE NO. CPC CU 21-0097

AIRPORT CREEK POINT APARTMENTS

CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED STORM LINE
	PROPOSED DRAINAGE SWALE
	STREAMSIDE OVERLAY BUFFER
	100 YEAR FLOODPLAIN
	PROPOSED BUILDING FOOTPRINT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPE

- NOTES**
1. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
 2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 3. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
 4. ALL ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
 5. ALL ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
 6. ALL SIDEWALKS SHALL HAVE CROSS SLOPES 1.8% OR LESS AND LONGITUDINAL SLOPES 4.8% OR LESS.
 7. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED, NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

ABBREVIATIONS LEGEND

FG	FINISH GRADE
FL	FLOW LINE FINISH GRADE
LP	LOW POINT FINISH GRADE
HP	HIGH POINT FINISH GRADE
ME	MATCH EXISTING
SW	SIDEWALK FINISH GRADE
TOW	TOP OF WALL FINISH GRADE
BOW	BOTTOM OF WALL FINISH GRADE
PL	PROPERTY LINE FINISH GRADE
BF	BASE FLOOD ELEVATION

FEMA INFORMATION:
THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AND LOMR AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0753G', EFFECTIVE DATE 12/7/2016.

CITY APPROVAL:

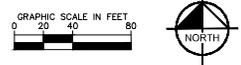


Colorado Springs
OLYMPIC CITY USA

Planning Commission
Approved

MARCH 17, 2022

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PRELIMINARY GRADING PLAN
SHEET 7 OF 17

AIRPORT CREEK POINT - CITY FILE NO. CPC CU 21-0097

AIRPORT CREEK POINT APARTMENTS CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

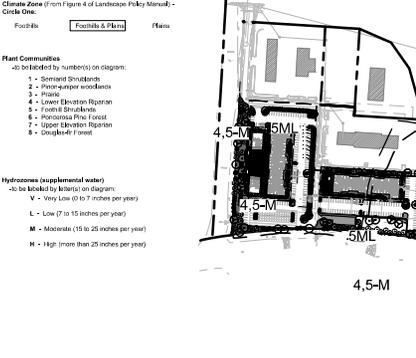
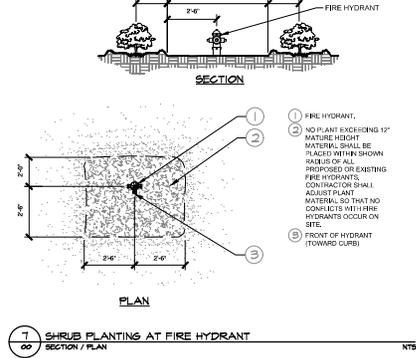
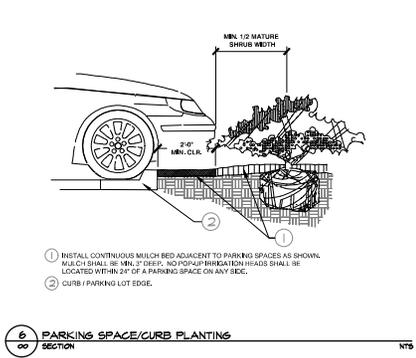
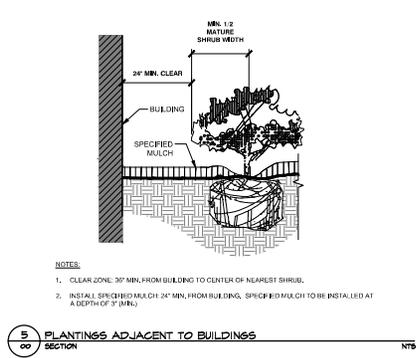
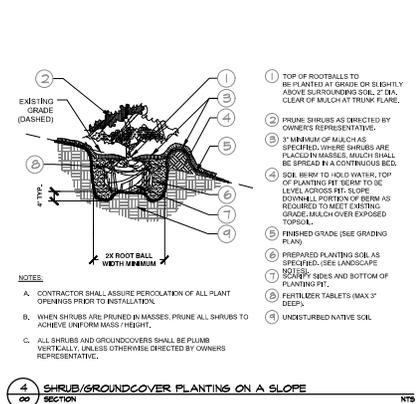
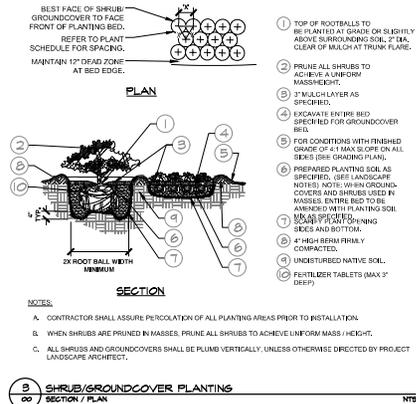
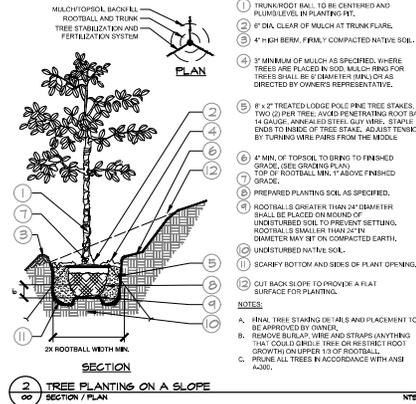
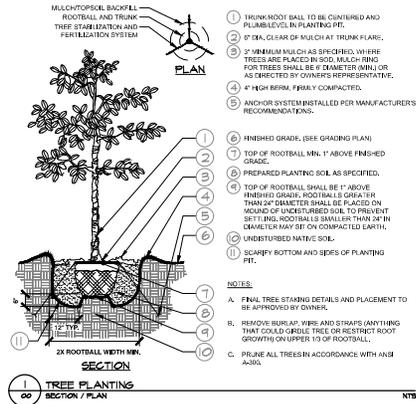


Table 5-1: El Paso County Conservation District Approved MFC for Upland, Wetlands and Perennial Control Measure Areas.

Common Name	Scientific Name	Growth Spacing / Form	% of MFC	Foliar PS		
				+ Original condition	+ Original condition + Supplemental irrigation	+ Non-irrigated slope
Bristlecone Pine	<i>Pinus jeffreyi</i>	stem, conical	20	4.4	2.2	1.1
Grass Blue	<i>Arctostaphylos uva-ursi</i>	stem, bushy	30	0.5	0.35	0.15
Green needlegrass	<i>Stipa sp.</i>	stem, tuft	30	2	1	0.5
Montanosa pine	<i>Pinus monticola</i>	stem, conical	20	6.4	3.2	1.6
Grass, sedge	<i>Arctostaphylos uva-ursi</i>	stem, bushy	30	2	1	0.5
Sagebrush	<i>Artemisia tridentata</i>	stem, bushy	30	0.8	0.4	0.2
Yellow sandbar	<i>Conium maculatum</i>	stem, tuft	30	1.2	0.6	0.3
Yellow sagebrush	<i>Artemisia tridentata</i>	stem, tuft	30	2	1	0.5
	Seed rate (lbs/acre)		10.3	9.7	4.8	

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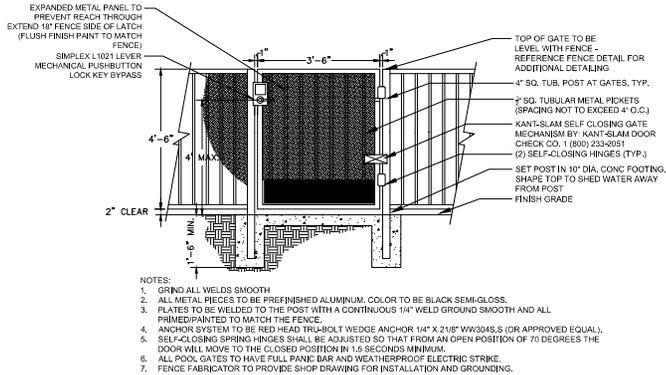
CITY APPROVAL:

Approved
MARCH 17, 2022

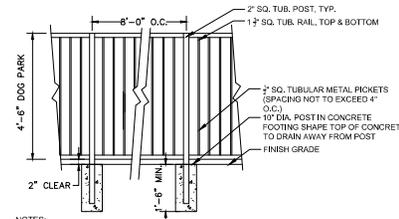
PRELIMINARY LANDSCAPE DETAILS
SHEET 10 OF 17
AIRPORT CREEK POINT - CITY FILE NO. CPC CU 21-0097

AIRPORT CREEK POINT APARTMENTS CONDITIONAL USE DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- NOTES:**
- GRIND ALL WELDS SMOOTH
 - ALL METAL PIECES TO BE PREFINISHED ALUMINUM, COLOR TO BE BLACK SEMI-GLOSS.
 - PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE.
 - ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 2 1/8" WW3045.8 (OR APPROVED EQUAL).
 - SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
 - ALL POOL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE.
 - FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.



- NOTES:**
- GRIND ALL WELDS SMOOTH
 - ALL METAL PIECES TO BE PREFINISHED ALUMINUM, COLOR TO BE BLACK SEMI-GLOSS.
 - PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 2 1/8" WW3045.8 (OR APPROVED EQUAL).
 - SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

I DOG PARK GATE

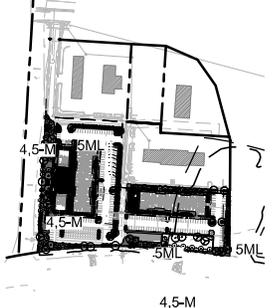
1" = 1'

II STANDARD FENCING

N.T.S.

Schematic Landscape Diagram

Circle One: Fountains & Firms



Common Name	Scientific Name	Growth Habit/Form	% of Mix	Non-irrigated	Non-irrigated	Non-irrigated
Blueberry	Vaccinium	Shrub	20	4.4	2.2	1.1
Green	Juniper	Shrub	10	0.5	0.25	0.13
Green	Juniper	Shrub	10	2	1	0.5
Green	Juniper	Shrub	10	0.4	0.2	0.1
Green	Juniper	Shrub	10	2	1	0.5
Green	Juniper	Shrub	10	0.8	0.4	0.2
Green	Juniper	Shrub	10	1.2	0.6	0.3
Green	Juniper	Shrub	10	2	1	0.5
Green	Juniper	Shrub	10	0.7	0.3	0.15

PLANT SCHEDULE

CODE	QTY	COMMON/BOTANICAL NAME	CONT. SIZE	SPACING	DEPTH	HEIGHT
AC	41	SHADLOW SERVICEBERRY MULTITRUNK / WELANCHER CANADENSIS	8.8 B	1.5' GAL. SATEM/NL	15'-20'	15'-25'
AS	43	SEMI-ROSE BUCKLE / ACER NEGUNDO SEMI-ROSE	8.8 B	1.5' GAL. MN	20'-25'	25'-30'
AT	5	HOT HONEY SACUBA MAPLE / ACER TATARICUM HOT HONEY	8.8 B	1.5' GAL. MN	15'-20'	15'-20'
CO	10	CHOCOLAND WESTERN HACKBERRY / CELTIS OCCIDENTALIS CHOCOLAND	8.8 B	1.5' GAL. MN	40'-60'	50'-60'
CO	6	KENTUCKY COHNETREE / CORYNOCOLAUS SIECA REPRESSO	8.8 B	1.5' GAL. MN	40'-60'	50'-60'
FD	4	AUTUMN REDL PEAR / PYRUS CALLERYANA AUTUMN REDL	8.8 B	1.5' GAL. MN	20'-40'	25'-30'
GR	15	SHAWY WHEAT GRASS / QUICRUS NEGRO	8.8 B	1.5' GAL. MN	40'-60'	40'-60'
BB	22	FASTIGIATE BLUE PRUNCE / PRUNUS PUNGENS FASTIGIATA	8.8 B	1.5' GAL. MN	10'-15'	25'-40'
PC	4	PRINCE OF PEAS EDGEB	8.8 B	1.5' GAL. MN	15'-20'	25'-40'
PF	12	UNION PRINCE / PRUNUS FLORIB	8.8 B	1.5' GAL. MN	20'-30'	30'-50'
PN	7	AUSTRIAN BLACK PINE / PRUNUS NEISA	8.8 B	1.5' GAL. MN	30'-40'	40'-60'
DBM	86	DARK HONEY SUEWET / SUEWET / SUEWET X CLANDONENSIS DARK HONEY	1.5 GAL	SEE PLAN	2'-4'	3'-4'
CS	21	SAUKVY RED PINE DOGWOOD / CORNUS SERICEA SAUKVY	1.5 GAL	SEE PLAN	6'-10'	6'-10'
CV	12	SILVER YELLO DOGWOOD / CORNUS ALBA SILVER YELLO	1.5 GAL	SEE PLAN	5'-6'	6'-8'
FC	12	TALL WOOD BUCKTHORN / FRAXINUS ALBA TALL WOOD	1.5 GAL	SEE PLAN	3'-4'	5'-12'
FA	117	RUSSELL SAGE / PEROVSKIA ATROPURPUREA	1.5 GAL	SEE PLAN	3'-4'	3'-4'
FW	81	HOCKEY CUT SHEAR ROSE / ROSA X HARAZZI	1.5 GAL	SEE PLAN	3'-4'	3'-4'
SJ	149	NEON FLASH SPINEA / SPINEA JAPONICA NEON FLASH	1.5 GAL	SEE PLAN	3'-4'	2'-3'
JC	23	SPARTAN JUNBER / JUNBERUS CHINENSIS SPARTAN	1.5 GAL	SEE PLAN	12'-15'	4'-6'
JG	36	SEA GREEN JUNBER / JUNBERUS X MEDIA SEA GREEN	1.5 GAL	SEE PLAN	6'-8'	5'-6'
JM	100	MUGO SPINEA / SPINEA MUGO MUGO	1.5 GAL	SEE PLAN	2'-3'	2'-3'
PR	108	ROUNDABOUT COLORADO SPRUCE / PICEA PUNGENS ROUNDABOUT	1.5 GAL	SEE PLAN	2'-4'	2'-4'
GRASS	155	KOREAN FEATHER REED GRASS / CALAMAGRODES BRACHYTRICHIA	1.5 GAL	SEE PLAN	2'-4'	3'-4'
GRASS	95	LETTER BLUESTEM GRASS / SCHBACH PIRUM SCORNIUM	1.5 GAL	SEE PLAN	2'-4'	2'-4'
GRASS	103	BLACK EYED SUSAN / RUDEBACH PLUGRA GOLDSTIRM	1.5 GAL	SEE PLAN	18'-24'	18'-24'
ROCK	2139 SF	1/2" ROCK MULCH PLANTERS	ROCK MULCH	4"	YES	
SEED	30.875 SA	SPECIAL PURPOSE MIX	SEED	PER CHART		
SOI	6.69 SF	SUBIRRENT TALL FESCUE	SOI	GREEN BELT TYP		
WM	17.51 SF	WOOD MULCH PLANTERS	WOOD MULCH	4"	YES	ROCKER SAND

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CITY APPROVAL:

MARCH 17, 2022

PRELIMINARY LANDSCAPE DETAILS
SHEET 11 OF 17
AIRPORT CREEK POINT - CITY FILE NO. CPC CU 21-00097

AIRPORT CREEK POINT PUD DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



2 FRONT LEFT CORNER ISOMETRIC

MATERIAL LEGEND	
	BOARD AND BATTEN 1"6"
	CEMENTITIOUS PANEL
	MANUFACTURED STONE VENEER
	SIDING - SHAKE
	CMU

KEYNOTES	
NO.	NOTE
01	BOARD AND BATTEN 1"6"
02	CEMENTITIOUS PANEL
03	MANUFACTURED STONE VENEER
04	SIDING - SHAKE
05	CMU
06	WOOD TRIM
07	IRON MESH
08	COMPOSITE CLADDING
09	POWDER COATED BLACK METAL RAILING
10	FRAMING COURSE
11	PRECAST STONE CAP
12	CONCRETE COLUMN



1 FRONT ELEVATION
3/32" = 1'-0"



**Kimley-Horn
and Associates, Inc.**
1515 W. TRENDS - 371 410-4550/4125, F.O.
3801 South Tejon Street, Suite 200
Denver, Colorado 80209 (303) 733-2200

APARTMENT ELEVATIONS
SHEET 12 OF 17

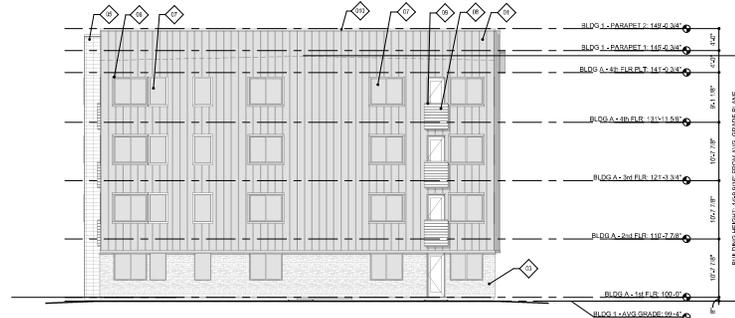
AIRPORT CREEK POINT DEVELOPMENT PLAN - CITY FILE NO. CPC CU 21-00097

AIRPORT CREEK POINT PUD DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



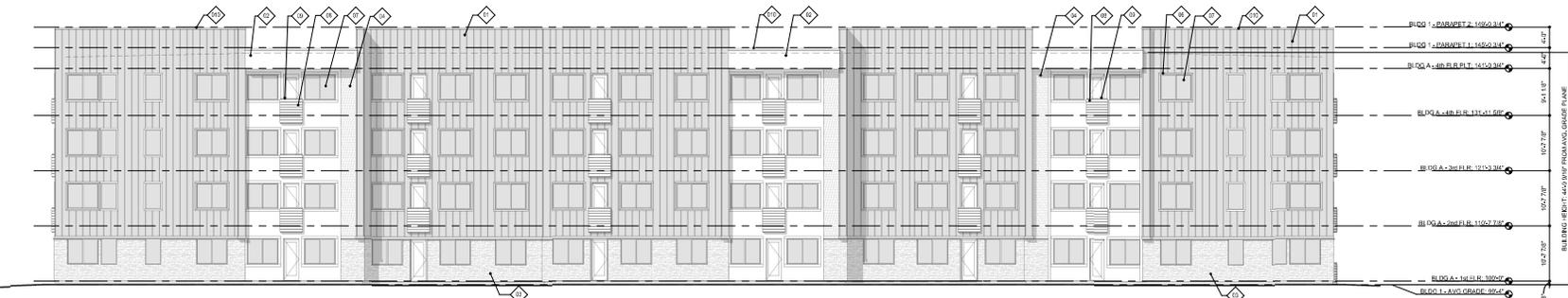
③ LEFT ELEVATION
3/32" = 1'-0"



② RIGHT ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND	
	BOARD AND BATTEN 1"
	CEMENTITIOUS PANEL
	MANUFACTURED STONE VENEER
	SEALING - SHAKE
	CMU

KEYNOTES	
NO.	NOTE
01	BOARD AND BATTEN 1"
02	CEMENTITIOUS PANEL
03	MANUFACTURED STONE VENEER
04	SEALING - SHAKE
05	CMU
06	WOOD TRIM
07	IRON MESH
08	COMPOSITE CLADDING
09	POWDER COATED BLACK METAL RAILING
10	BRICK COURSE
11	PRECAST STONE CAP
12	CONCRETE COLUMN



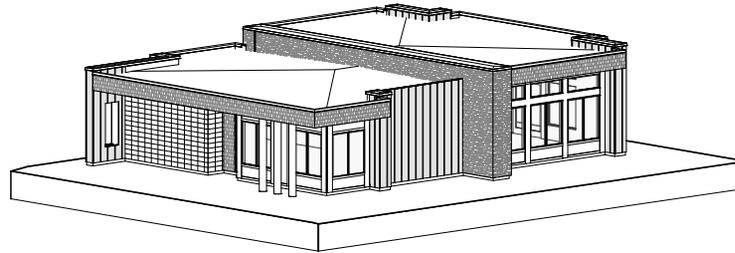
① REAR ELEVATION
3/32" = 1'-0"



**Kimley-Horn
and Associates, Inc.**
1515 W. TRENCH ST. SUITE 200, DENVER, CO 80202
303.733.1100
www.kimley-horn.com

AIRPORT CREEK POINT PUD DEVELOPMENT PLAN

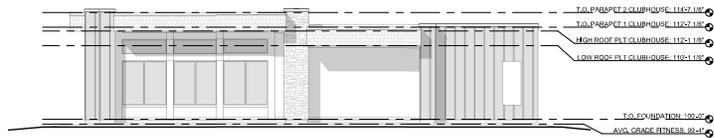
SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



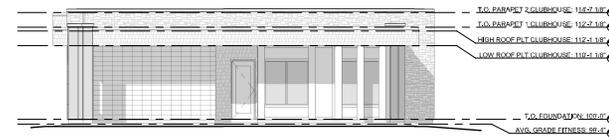
⑤ NORTHWEST CORNER ISO - LEASING

MATERIAL LEGEND	
	BOARD AND BATTEN 1"
	CEMENTITIOUS PANEL
	MANUFACTURED STONE VENEER
	SIDING - SHAKE
	CMU

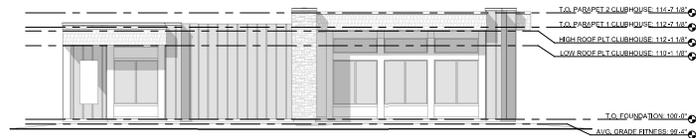
KEYNOTES	
NO.	NOTE
01	BOARD AND BATTEN 1"
02	CEMENTITIOUS PANEL
03	MANUFACTURED STONE VENEER
04	SIDING - SHAKE
05	CMU
06	WOOD TRIM
07	IRON VENEER
08	COMPOSITE CLADDING
09	POWDER COATED BLACK METAL RAILING
10	BRICK COURSE
11	PRECAST STONE CAP
12	CONCRETE COLUMN



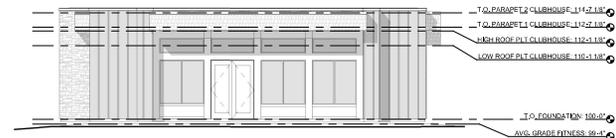
④ EAST LEASING ELEVATION
1/8" = 1'-0"



② NORTH LEASING ELEVATION
1/8" = 1'-0"



③ WEST LEASING ELEVATION
1/8" = 1'-0"



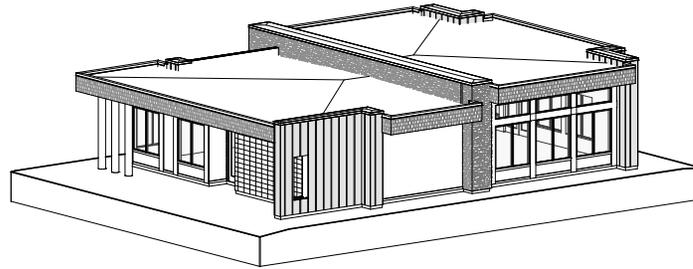
① SOUTH LEASING ELEVATION
1/8" = 1'-0"



LEASING ELEVATIONS
SHEET 14 OF 17

AIRPORT CREEK POINT PUD DEVELOPMENT PLAN

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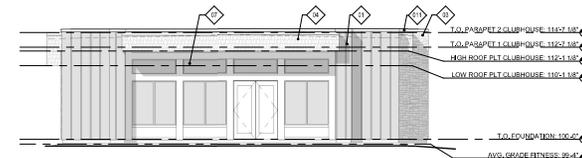
5 NORTHWEST CORNER ISO - FITNESS

MATERIAL LEGEND	
	BOARD AND BATTEN 1"
	CEMENTITIOUS PANEL
	MANUFACTURED STONE VENEER
	SEING + SHAKE
	CMU

KEYNOTES	
NO.	NOTE
01	BOARD AND BATTEN 1"
02	CEMENTITIOUS PANEL
03	MANUFACTURED STONE VENEER
04	SEING + SHAKE
05	CMU
06	WOOD TRIM
07	IRON VENEER
08	COMPOSITE CLADDING
09	POWDER COATED BLACK METAL RAILING
10	BRASSY COPPER
11	PRECAST STONE CAP
12	CONCRETE COLUMN



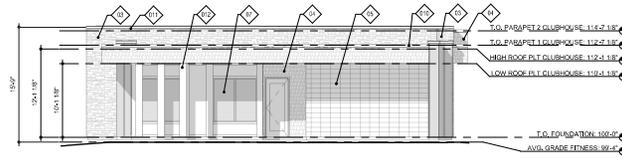
4 EAST ELEVATION - FITNESS
1/8" = 1'-0"



2 NORTH ELEVATION - FITNESS
1/8" = 1'-0"



3 WEST ELEVATION - FITNESS
1/8" = 1'-0"



1 SOUTH ELEVATION - FITNESS
1/8" = 1'-0"

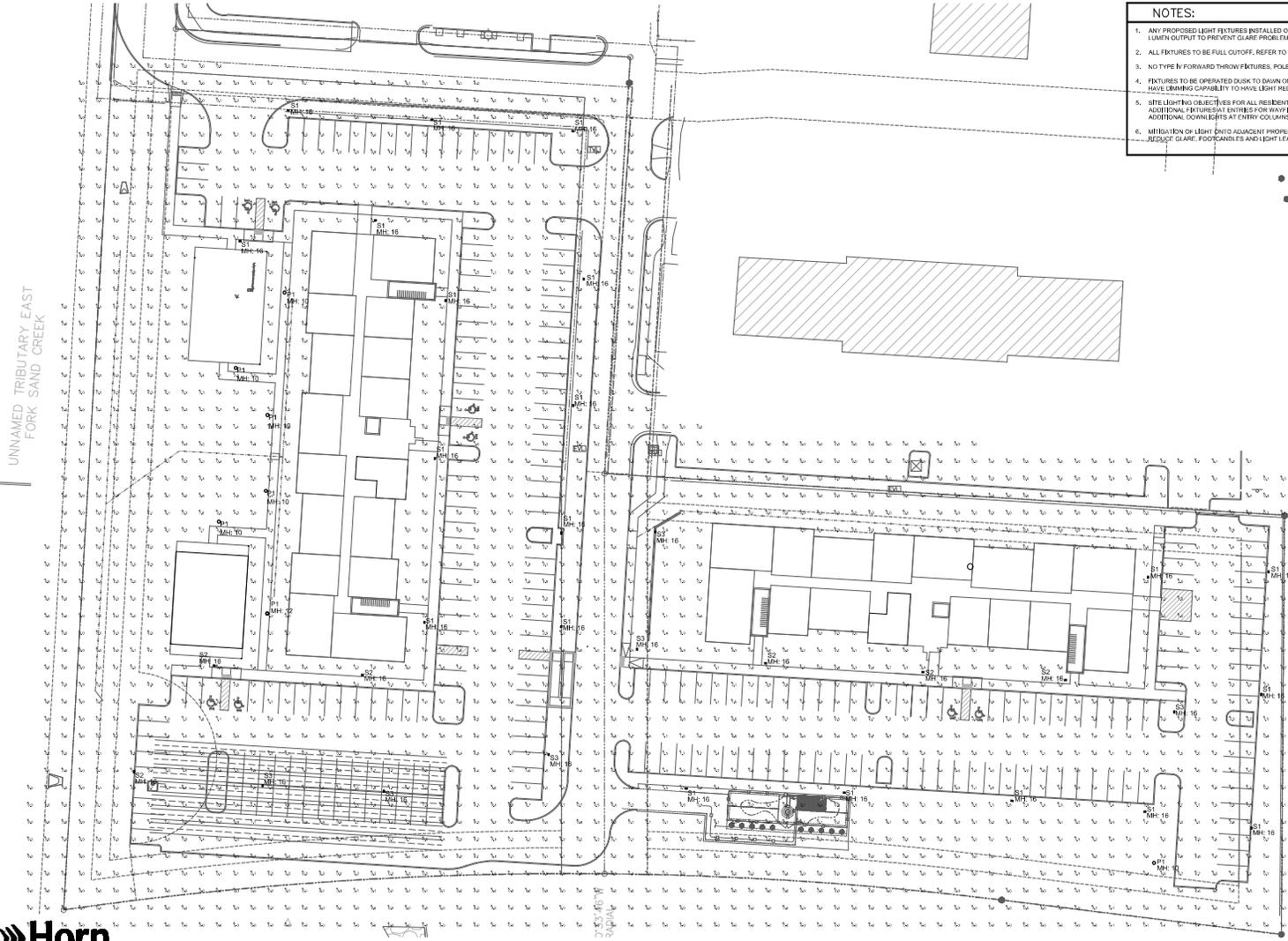


FITNESS ELEVATIONS
SHEET 15 OF 17

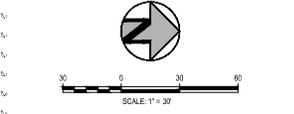
AIRPORT CREEK POINT

PUD DEVELOPMENT PLAN

SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- NOTES:**
1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY ADJACENT TO PUBLIC ROW, SHALL BE ORIENTED OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR BEAMITY GLARE.
 2. ALL FIXTURES TO BE FULL CUTOFF. REFER TO SPEC SHEETS FOR MORE INFORMATION.
 3. NO TYPE N FORWARD THROW FIXTURES. POLE MOUNTED LIGHTS AIMED AT THE FACADE OR UNSHIELDED WALLPACKS TO BE USED.
 4. FIXTURES TO BE OPERATED DUSK TO DAWN ONLY USING A PHOTOCELL AND TIMELOCK TO CONTROL FIXTURES. SITE FIXTURES TO HAVE DIMMING CAPABILITY TO HAVE LIGHT REDUCED BY 50% DURING POST CURFEW HOURS.
 5. SITE LIGHTING OBJECTIVES FOR ALL RESIDENTIAL BUILDING AND PARKING AREAS TO PRIORITIZE SAFETY AND SECURITY, WITH ADDITIONAL FIXTURES AT ENTRY FOR WAYFINDING. SUBROSE LIGHTING TO BE PRIMARILY FOR SAFETY AND SECURITY, WITH ADDITIONAL DOWNLIGHTS AT ENTRY COLUMNS TO ENHANCE WAYFINDING AND ARCHITECTURAL DETAILS.
 6. MITIGATION OF LIGHT INTO ADJACENT PROPERTIES/NEIGHBORHOODS: FIXTURES TO BE MOUNTED AND ORIENTED IN A MANNER TO REDUCE GLARE, FOOTCANDLES AND LIGHT LEAK.



CITY APPROVAL

Planning Commission
Approved

MARCH 17, 2022

Kimley»Horn

KLOG GROUP
800 914
GOLDEN, CO. 80402
PHONE: 720.626.4418
WWW.KIMLEYHORN.COM

PHOTOMETRIC PLAN
SHEET 16 OF 17

AIRPORT CREEK POINT

PUD DEVELOPMENT PLAN

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LUMINAIRE SCHEDULE

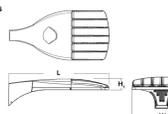
TYPE	LAMPS/KELVIN	DESCRIPTION	LOAD VA	VOLTS	INITIAL LUMENS	CONTROL	MANUFACTURER/CAT. NO.	NOTES
S1	4000K LED	LED AREA FIXTURE, TYPE 4 DISTRIBUTION HOUSE SIDE SHIELD, 20' SQUARE POLE	49	120	4563	EXTERIOR PHOTOCELL 0-10V DIMMING	LITHONIA - DSX0 LED P2 40K T4M MVOLT HS	FULL CUT OFF
S2	4000K LED	LED AREA FIXTURE, TYPE 3 DISTRIBUTION HOUSE SIDE SHIELD, 20' SQUARE POLE	49	120	4008	EXTERIOR PHOTOCELL 0-10V DIMMING	LITHONIA - DSX0 LED P2 40K T3S MVOLT HS	FULL CUT OFF
S3	4000K LED	LED AREA FIXTURE, TYPE 5 DISTRIBUTION 20' SQUARE POLE	49	120	6236	EXTERIOR PHOTOCELL 0-10V DIMMING	LITHONIA - DSX0 LED P2 40K T5M MVOLT	FULL CUT OFF
P1	4000K LED	POST TOP LED FIXTURE, WITH 10' ROUND POLE	25	120	3021	EXTERIOR PHOTOCELL 0-10V DIMMING	LITHONIA - RADPT P1 40K ASY	FULL CUT OFF



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.05 ft² (0.003 m²)
Length: 26" (660mm)
Width: 13" (330mm)
Height: 3" (76mm)
Height: 7" (178mm)
Weight (max): 1.6 lbs (726g)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE: DSX0 LED P4 40K T3M MVOLT 5PA NLTAR2 PIRHN DOBX**

Series	SKU	Color temperature	Distribution	Mount	Mounting
DSX0 LED	Forward optics	3K	3000K	T5	Spot (down)
	P1	4K	4000K	T5	Spot (down)
	P2	4K	4000K	T5M	Spot (down)
	P3	4K	4000K	T5M	Spot (up)
RADPT	Recessed optics	3K	3000K	B.C.	Backlight (ceiling)
	P1	4K	4000K	B.C.	Backlight (ceiling)
	P2	4K	4000K	B.C.	Backlight (ceiling)
	P3	4K	4000K	B.C.	Backlight (ceiling)

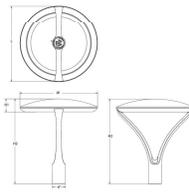
TYPE S1, S2, S3



Radean Post Top LED Area Luminaire

Specifications

EPA: 1.02 ft² (0.105 m²)
Length: 61" (1550mm)
Width: 24" (610mm)
H1 Luminaire Height: 4" (101.6mm)
H2 Luminaire Height: 2" (50.8mm)
Weight: 38lbs (17.24kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information **EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD**

Series	SKU	Color temperature	Distribution	Mount	Mounting
RADPT LED	Forward optics	27K	2700K	SIM	Symmetric (up)
	P1	30K	3000K	ASD	Asymmetric (up)
	P2	30K	3000K	ASD	Asymmetric (up)
	P3	30K	3000K	ASD	Asymmetric (up)

TYPE P1

Kimley»Horn

KLOK
KIMLEY HORN GROUP

500 014
GOLDEN, CO. 80402
PHONE: 720.624.4110
KIMLEYHORN.COM



LIGHTING CUTSHEETS
SHEET 17 OF 17