

GENERAL NOTES

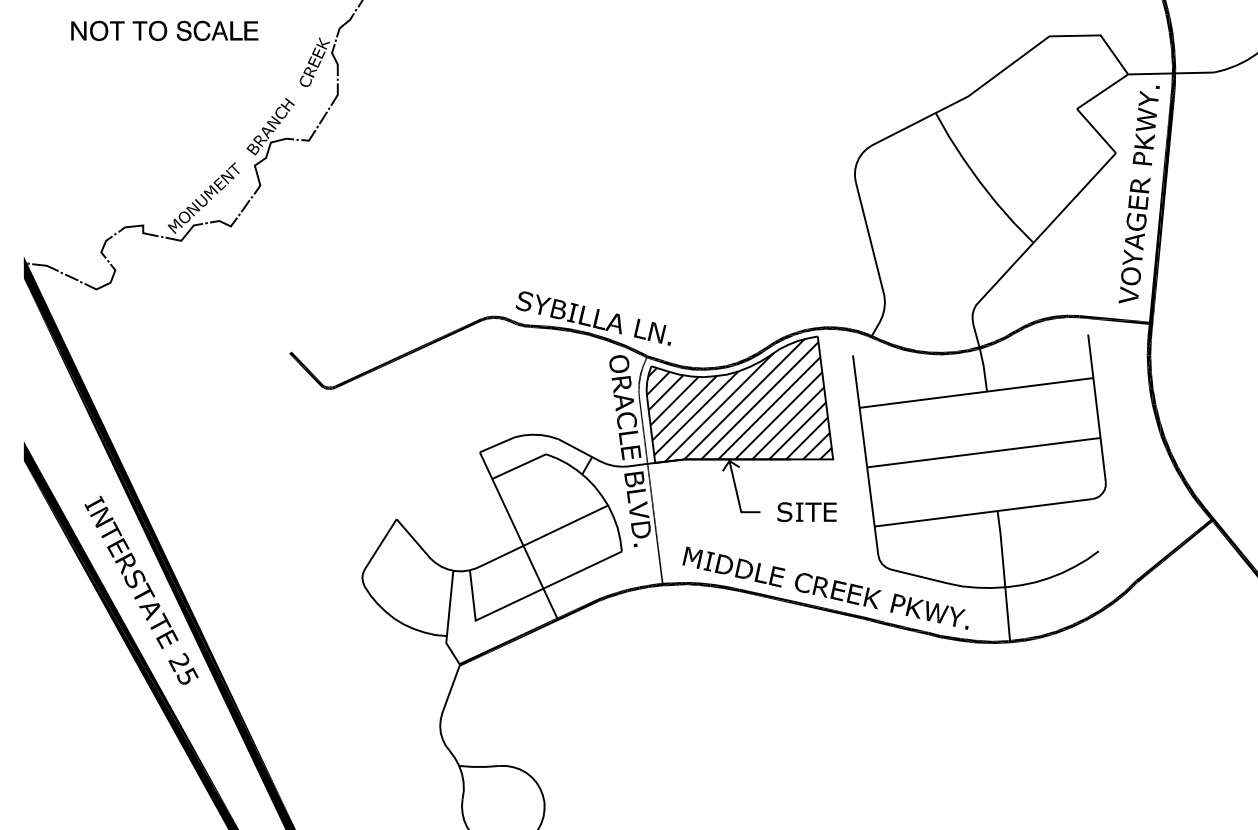
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS. DRIVEWAYS ARE TO BE A MINIMUM 20' LENGTH FROM GARAGE FACE TO BACK OF WALK OR EDGE OF PAVEMENT OF ACCESS ROAD.
- ALL SIDEWALKS AND DRIVEWAYS SHOWN ON DEVELOPMENT PLAN ARE TO BE CONCRETE.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT.
- DWELLING BUILDINGS ARE TO HAVE A MINIMUM OF 10' SEPARATION.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- FLOODPLAIN STATEMENT: THIS SITE, 12385 ORACLE BLVD IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0290F, EFFECTIVE MARCH 17, 1997.
- 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.
- PER CITY CODE, DISTRICT 20 REQUESTS FEES IN LIEU OF LAND DEDICATION FOR THIS RESIDENTIAL DEVELOPMENT.
- ALL COMMON AREAS, OPEN SPACE AND LAND IMPROVEMENTS SHALL BE OWNED AND MAINTAINED BY VILLAS AT NORTHGATE H.O.A., INCLUDING DRIVEWAYS.
- ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG SYBILLA LN. AND ORACLE BLVD. 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.
- 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.
- 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.
- 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 CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.

VILLAS AT NORTHGATE

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

VICINITY MAP



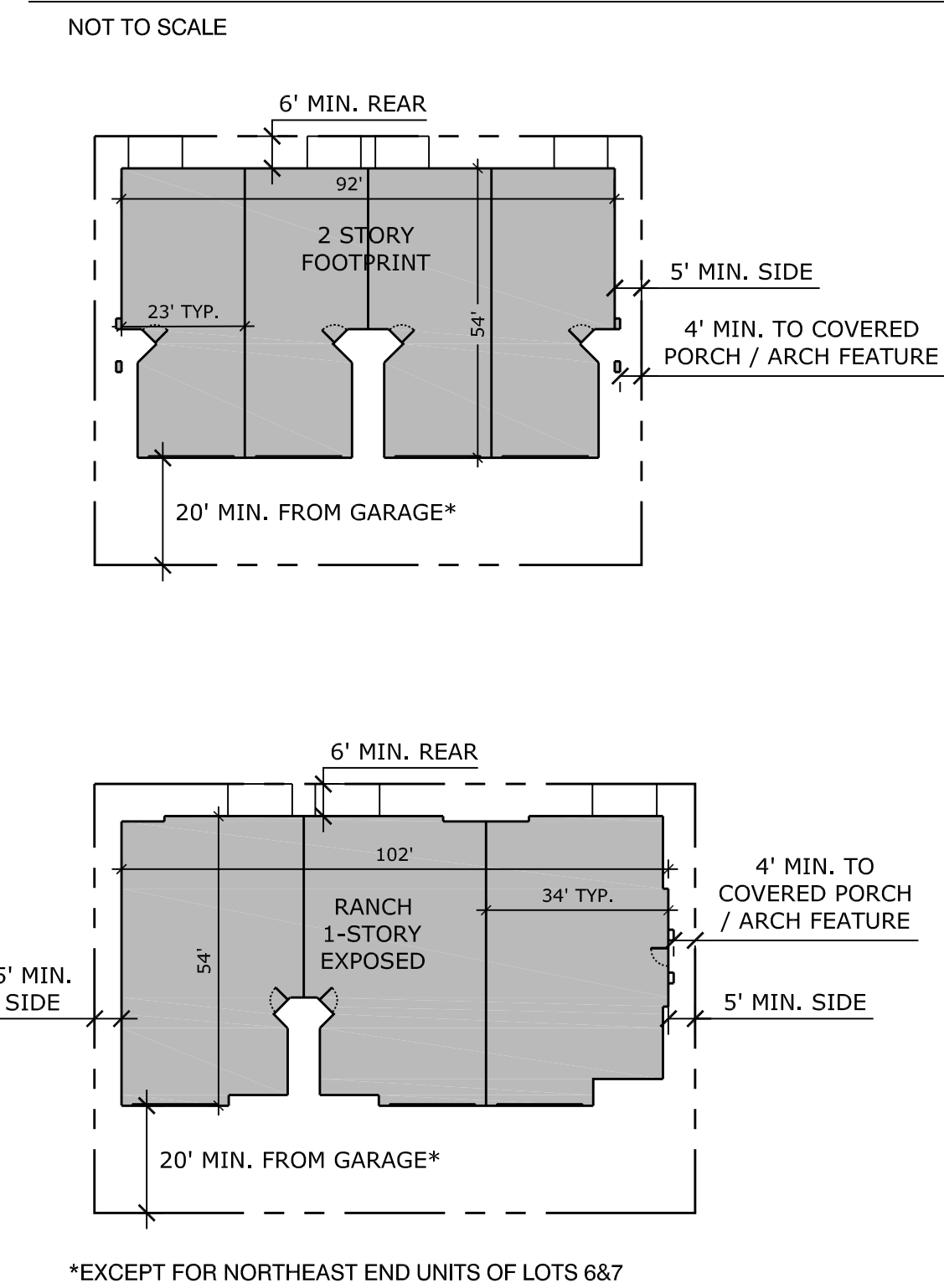
SITE DATA

Contract Applicant:	Villas at Northgate LLC 1271 Kelly Johnson Blvd., Ste. 100 Colorado Springs, CO 80920
Tax ID Number:	6218102001
Legal Description:	Lot 2, N C Foundation Sub Fil NO 1, City of Colorado Springs, County of El Paso, State of Colorado As platted, (Rec. No. 201155059)
Limit of Work Area:	6.810 Acres
Schedule of Development:	Fall 2018
Master Plan:	Northgate Master Plan (CPC MPA 05-00278, as amended) Oracle Blvd Townhomes (CPC CP 17-00099)
Concept Plan:	Middle Tributary
Drainage Basin:	OC (CPC ZC 17-00098; Ord. No. 17-99)
Current Zoning:	Vacant
Existing Use:	
Proposed Use:	Multi-Family Residential Townhomes
Number of Units:	73
Density:	10.72 DU/AC
Greenway Open Space (250/UNIT Req):	20,000 SF
Max Building Height:	35' for 2-story units 28' for 1-story units
Building Setbacks:	
-Sybilla Lane:	25'
-Oracle Blvd.:	25'
-East Boundary:	20'
-South Boundary:	20'

PARKING DATA

Formula:	Attached dwelling unit:	3 bedrooms = 2 per unit	
		2 bedrooms = 1.7 per unit	
Required:	3 bedroom units =	63 * 2 =	126
	2 bedroom units =	10 * 1.7 =	17
Provided:	Garages (2/unit) =		146
	Driveway parking =		144
	Off-street Spaces =		6
Handicap Required:	Provided count 201-300	7	Total HC Required
		2 Van	7
Handicap Provided:			Total HC Provided
	Parking spaces:	2 Van	10
	Accessible Unit Garage Spaces:	8	

LOT TYPICAL



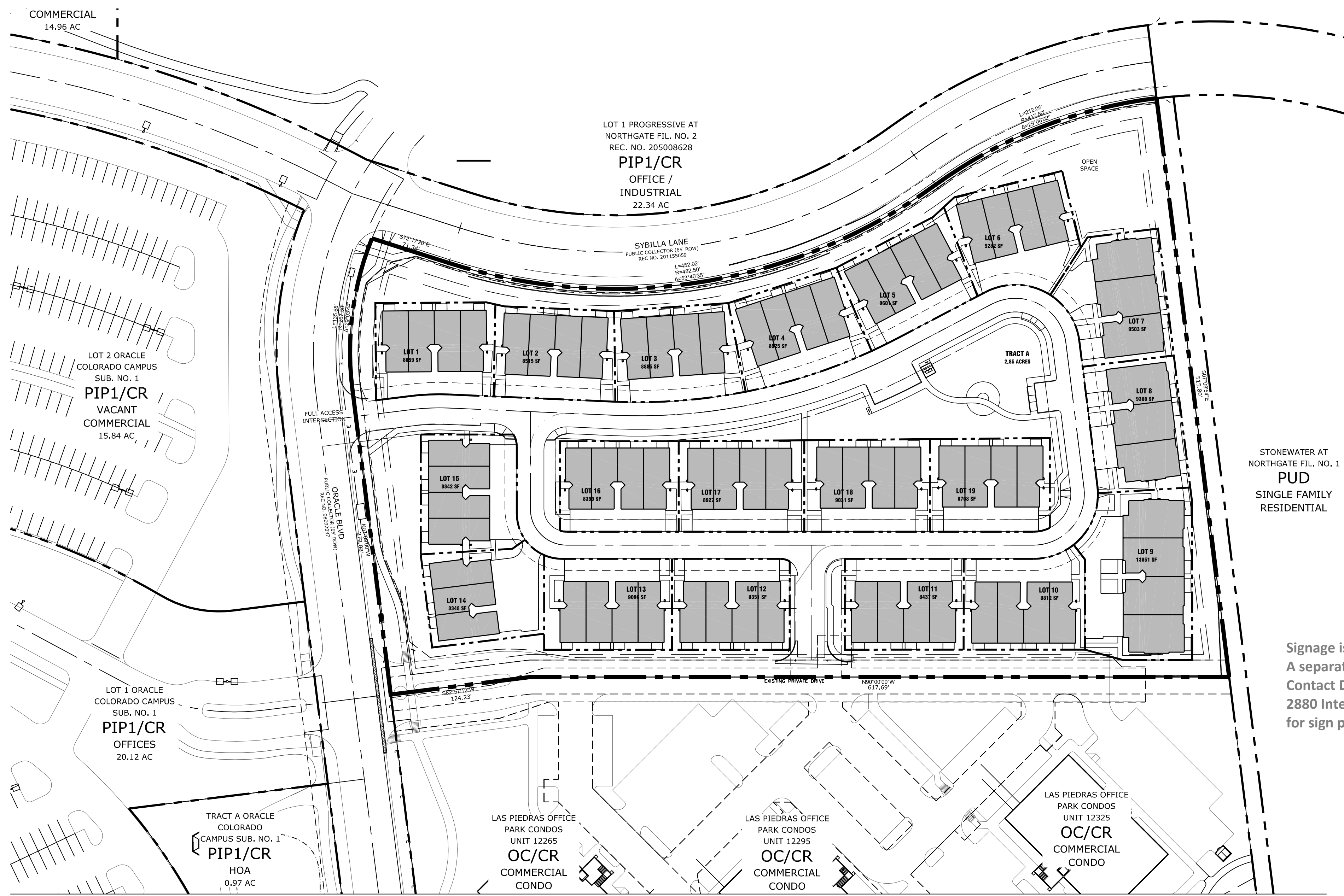
*EXCEPT FOR NORTHEAST END UNITS OF LOTS 6&7

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.



SHEET INDEX

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Sheet 13 of 14:	Architectural Elevations
Sheet 14 of 14:	Architectural Elevations



CONTEXT MAP

Land Planning
Landscape Architecture
Urban Design

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
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VILLAS AT NORTHGATE TOWNHOMES

DEVELOPMENT PLAN

12385 Oracle Blvd.
Colorado Springs, CO 80921

DATE: 05-01-2018
PROJECT MGR: J. Maynard
PREPARED BY: K. Marshall

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
06-22-18	KMM	PER CITY REVIEW COMMENTS
07-18-18	KMM	PER CITY REVIEW COMMENTS
08-08-18	KMM	PER CITY REVIEW COMMENTS

COVER SHEET

1 OF 14

AR DP 18-00338


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VILLAS AT NORTHGATE

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

Land Planning
Landscape
Architecture
Urban Design



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619 N. Cascade Avenue, Suite 200
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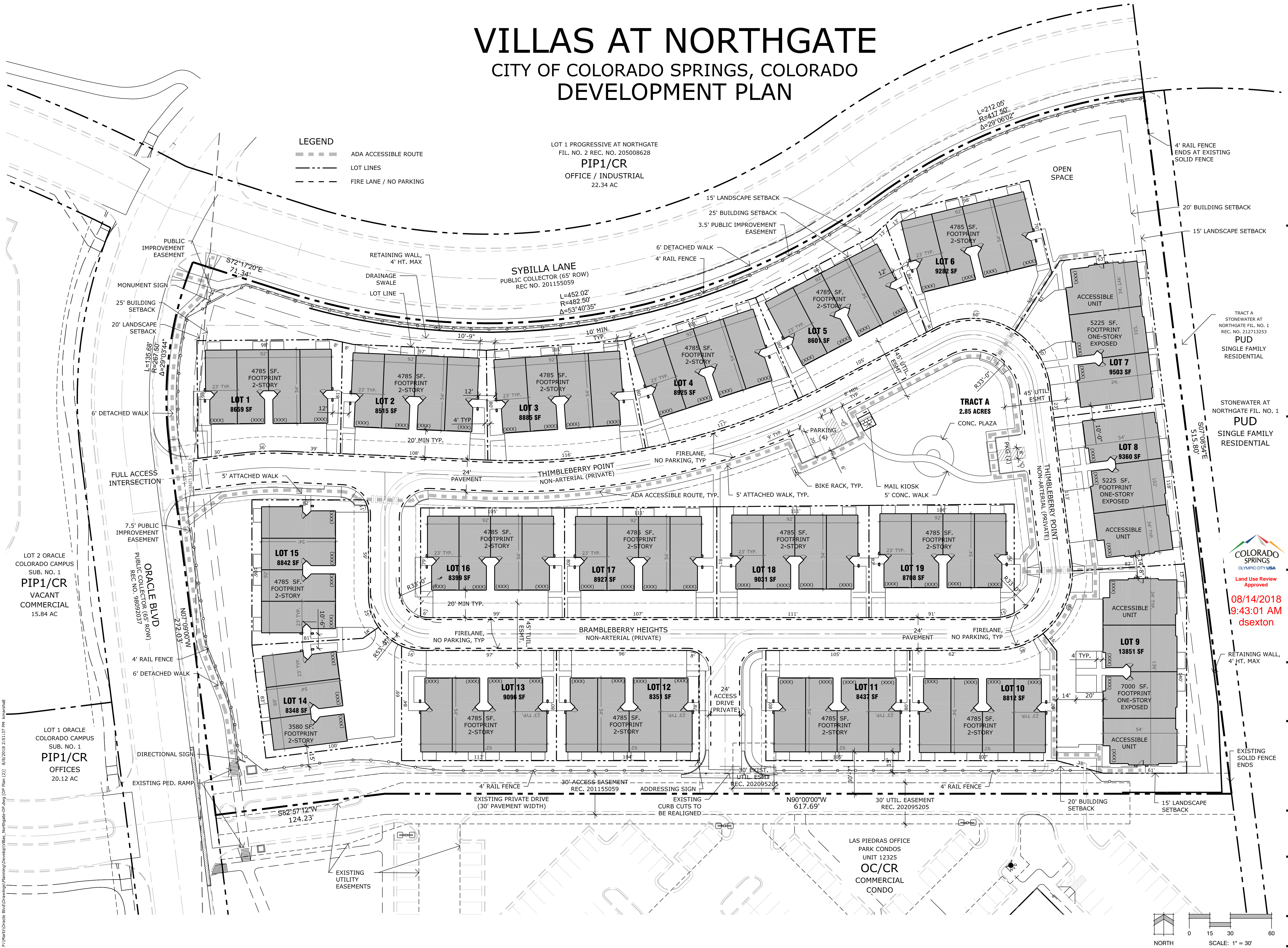
www.nescolorado.com

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LEGEND

- ADA ACCESSIBLE ROUTE
- - - LOT LINES
- - - FIRE LANE / NO PARKING

LOT 1 PROGRESSIVE AT NORTHGATE
FIL. NO. 2 REC. NO. 205008628
PIP1/CR
OFFICE / INDUSTRIAL
22.34 AC




Land Use Review
Approved

08/14/2018
9:43:01 AM
dsexton

VILLAS AT NORTHGATE TOWNHOMES

DEVELOPMENT PLAN

12385 Oracle Blvd.
Colorado Springs, CO
80921

DATE: 05-01-2018
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DATE	BY	DESCRIPTION
06-22-18	KMM	PER CITY REVIEW COMMENTS
07-18-18	KMM	PER CITY REVIEW COMMENTS
08-08-18	KMM	PER CITY REVIEW COMMENTS

SITE DEVELOPMENT PLAN

P:\March\Oracle Blvd\Drawings\Planning\Development\ Villas_Northgate\DP.dwg [DP Plan (2)] 8/16/2018 2:51:37 PM kmarshall



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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DESIGNATED BY WRITTEN AUTHORIZATION.

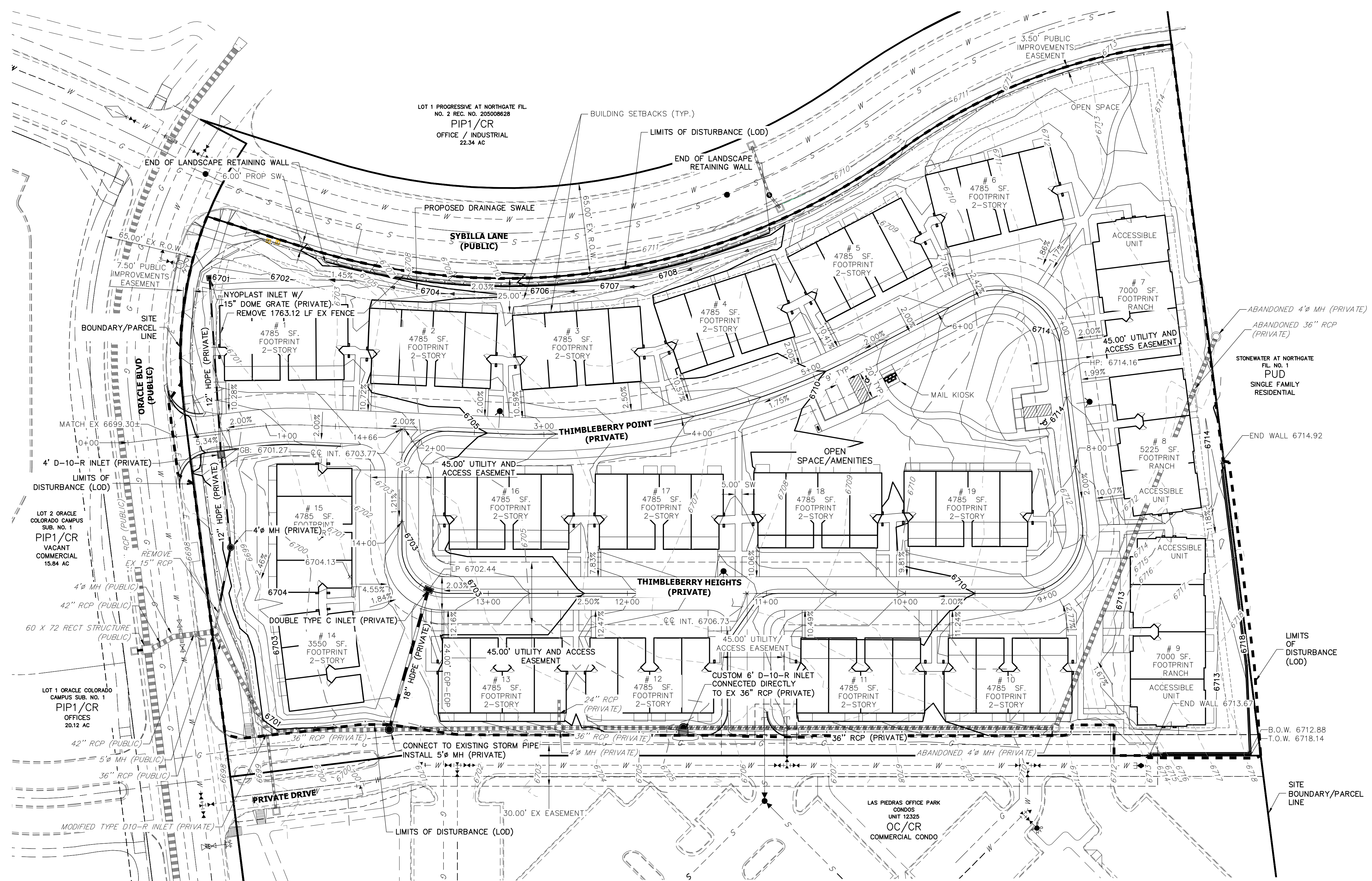
PREPARED FOR: VILLAS AT NORTHGATE, LLC CLIENT: INFO_1 1271 KELLY JOHNSON BLVD. SUITE 100 COLORADO SPRINGS, CO, 80920 (719) 447-8773

J.R. ENGINEERING A Westcon Company Central 303-740-9883 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com

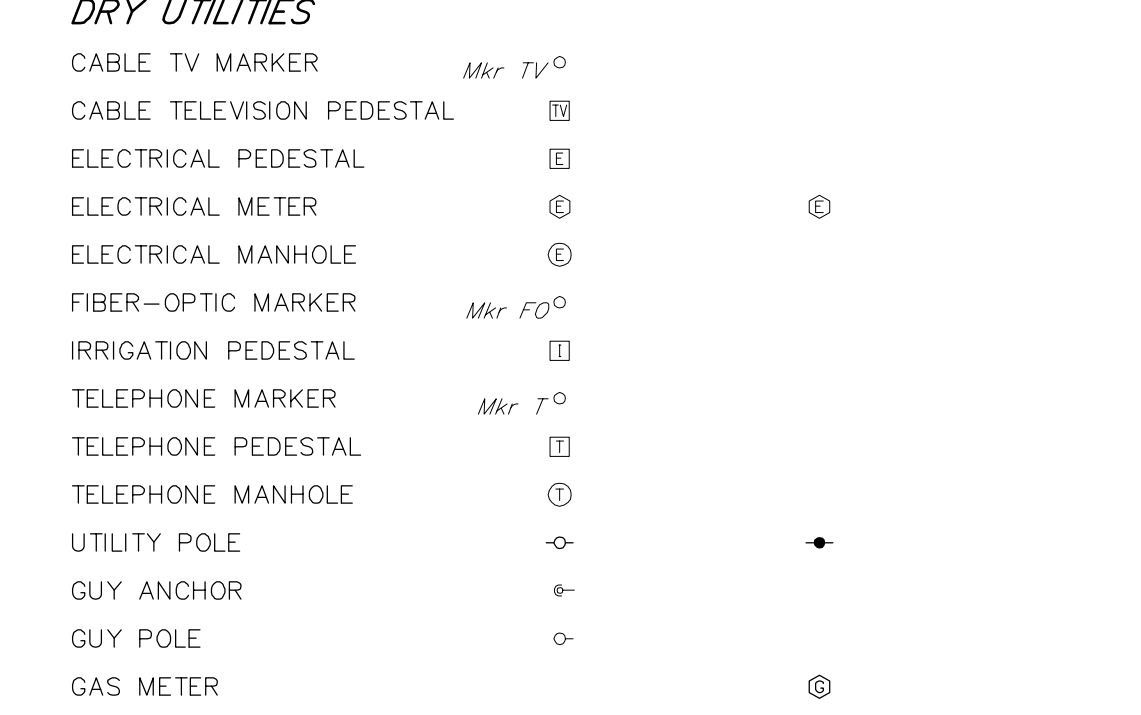
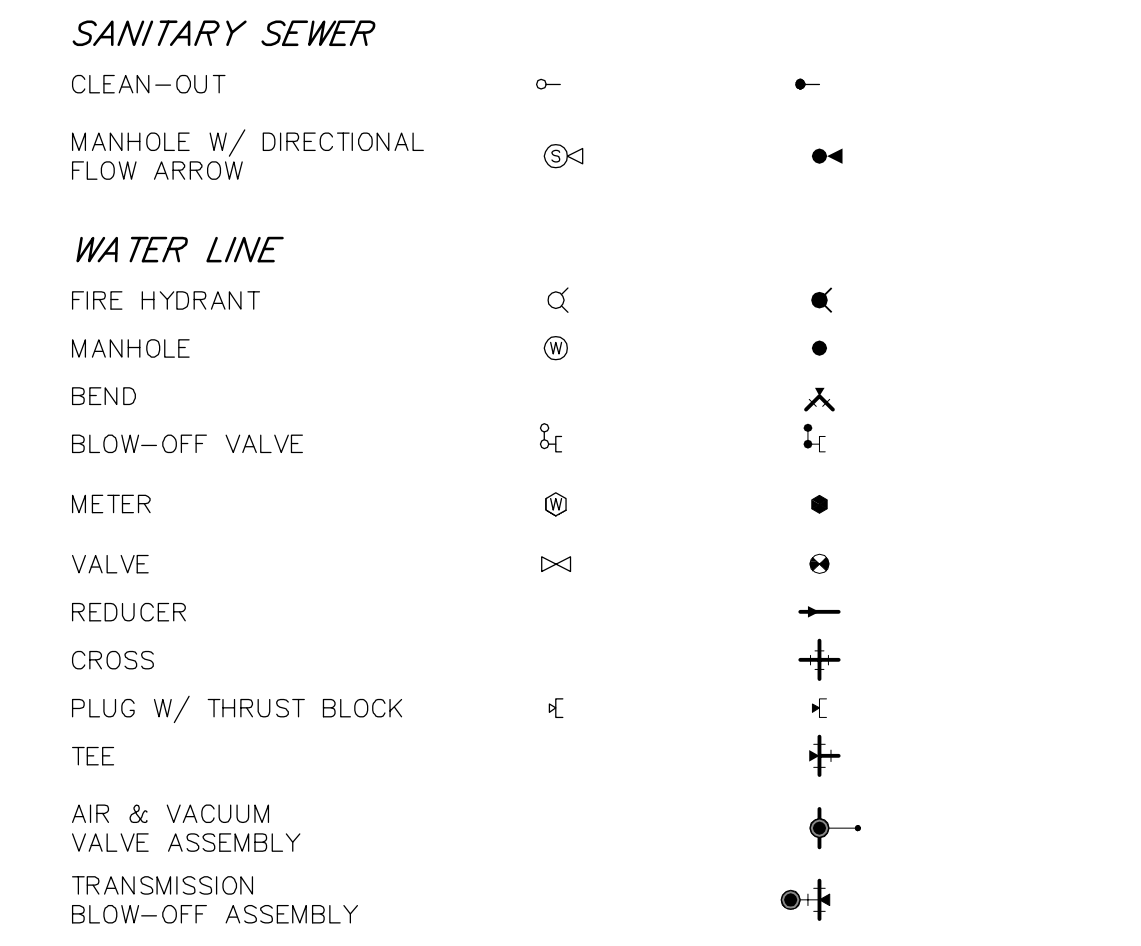
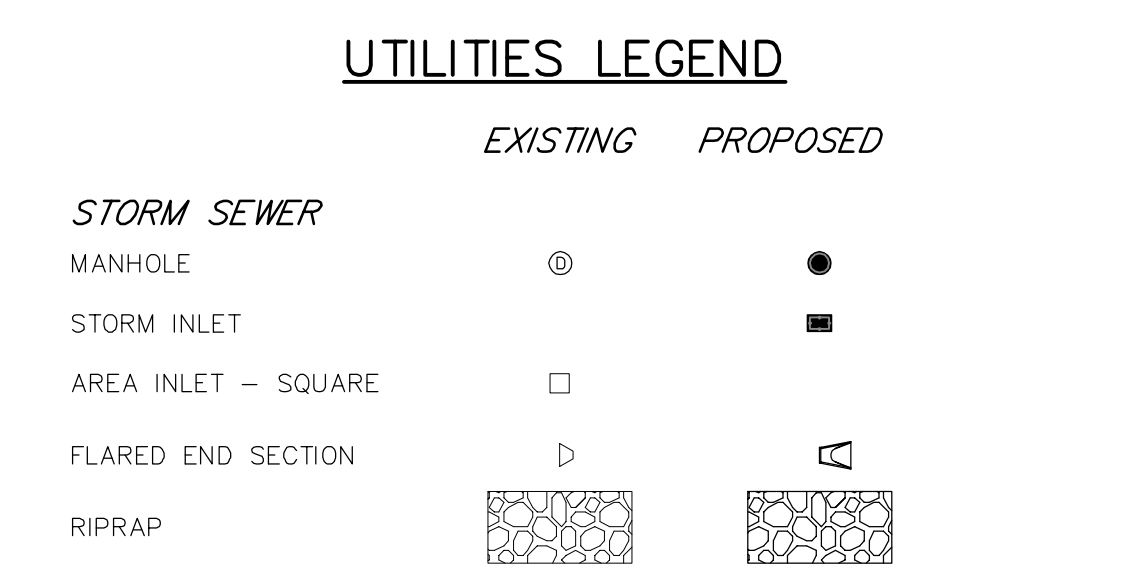
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VILLAS AT NORTHGATE PRELIMINARY GRADING PLAN



- NOTES: 1. PEDESTRIAN RAMPS, WHERE SHOWN, SHALL BE CITY STANDARD D-8. 2. SITE IS TRIBUTARY TO REGIONAL DETENTION FACILITY "E". 3. CROSS PANS, WHERE SHOWN, SHALL BE CITY STANDARD D-7. 4. ALL EX UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED. 5. EXISTING GAS SIZE, TYPE, AND MATERIAL ARE UNKNOWN IN SYBILLA LANE, ORACLE BLVD, AND PRIVATE DRIVE.



STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES:

- 1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL

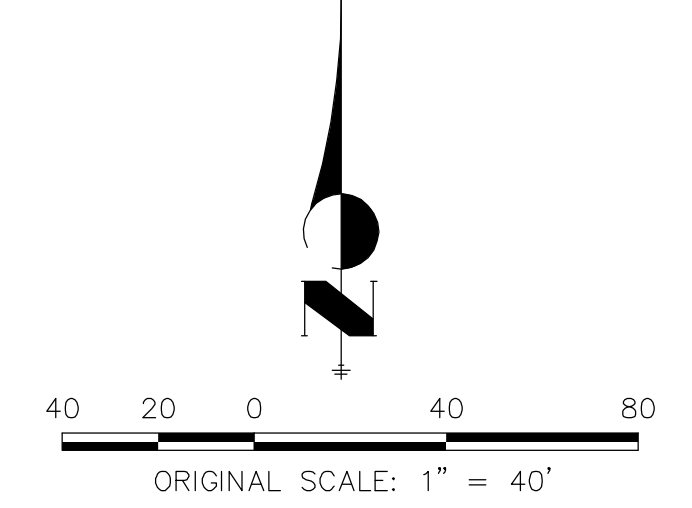
GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITIE LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

LAYER LINETYPE LEGEND

Table mapping existing and proposed linetypes to layer names like MATCH LINE, SECTION LINE, BOUNDARY LINE, etc.



Land Use Review Approved 08/14/2018 9:43:01 AM dsexton

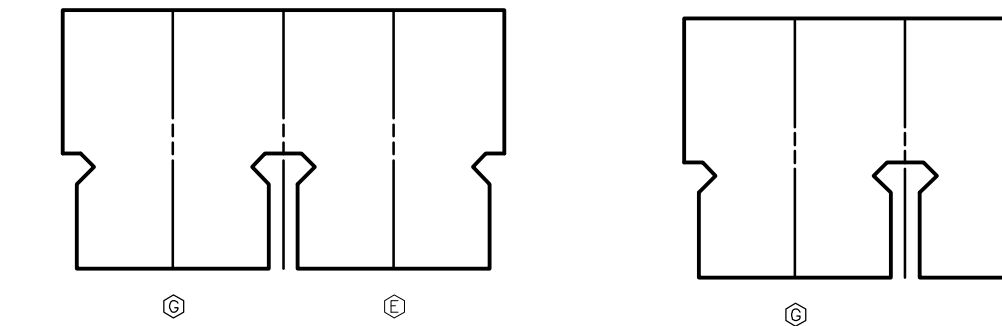


NOTES:

APPLICANT IS WORKING WITH CSU ELECTRIC ENGINEER TO DETERMINE LOCATIONS OF ELECTRIC FACILITIES ALONG ORACLE BLVD & SYBILLA LANE AND IF ANY CORRECTIVE ACTIONS ARE REQUIRED SUCH AS RELOCATION OR ACQUIRING EASEMENTS.



Know what's below. Call before you dig.



TYPICAL GAS & ELECTRIC METER LOCATIONS

NOTES:

- ELECTRIC LINES ARE LOCATED WITHIN ORACLE BLVD AND SYBILLA LANE ROW.
- ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS SHALL BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- EXISTING GAS SIZE, TYPE, AND MATERIAL ARE UNKNOWN IN SYBILLA LANE, ORACLE BLVD, AND PRIVATE DRIVE.
- EACH BUILDING WILL BE INDIVIDUALLY OWNED.
- ALL EX UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED.
- REMOVE ANY UN-USED WATER OR WASTEWATER STUBS ACCORDING TO CSU LESS STANDARDS.

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	■	■
AREA INLET - SQUARE	□	□
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
CLEAN-OUT	┆	┆
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
FIRE HYDRANT	⊕	⊕
MANHOLE	⊙	⊙
BEND	⋄	⋄
BLOW-OFF VALVE	⋈	⋈
METER	⊙	⊙
VALVE	⊕	⊕
REDUCER	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ⊙	Mkr TV ⊙
CABLE TELEVISION PEDESTAL	⊕	⊕
ELECTRICAL PEDESTAL	⊕	⊕
ELECTRICAL METER	⊕	⊕
ELECTRICAL MANHOLE	⊕	⊕
FIBER-OPTIC MARKER	Mkr FO ⊙	Mkr FO ⊙
IRRIGATION PEDESTAL	⊕	⊕
TELEPHONE MARKER	Mkr T ⊙	Mkr T ⊙
TELEPHONE PEDESTAL	⊕	⊕
TELEPHONE MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
GAS METER	⊕	⊕

LAYER LINETYPE LEGEND

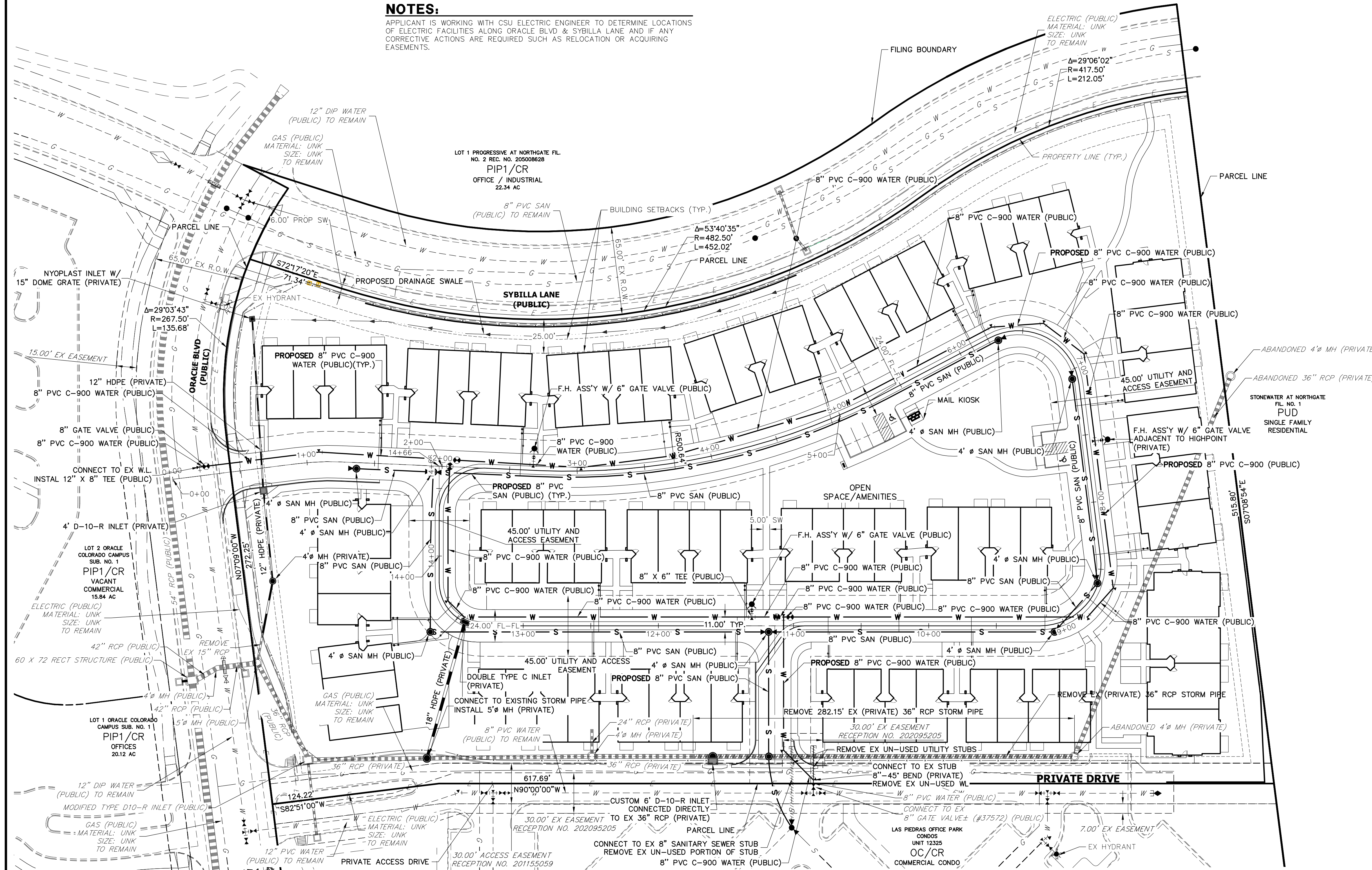
	EXISTING	PROPOSED
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
WIRE FENCE	-x-x-	-x-x-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-SD-SD-	-SD-SD-
TELEPHONE	-T-T-	-T-T-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	-WFL-WFL-	-WFL-WFL-



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ORIGINAL SCALE: 1" = 40'
AR DP 18-00338



GENERAL NOTES FOR PRELIMINARY UTILITY AND PUBLIC FACILITIES PLANS:

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN 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.
- 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 (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564). TO 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 (NESEC) 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.

PREPARED FOR
VILLAS AT NORTHGATE, LLC
CLIENT: INFO_1
1271 KELLY JOHNSON BLVD.
SUITE 100
COLORADO SPRINGS, CO, 80920
(719) 447-8773


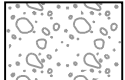


J.R. ENGINEERING
A Westman Company
Central 303-740-0883 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

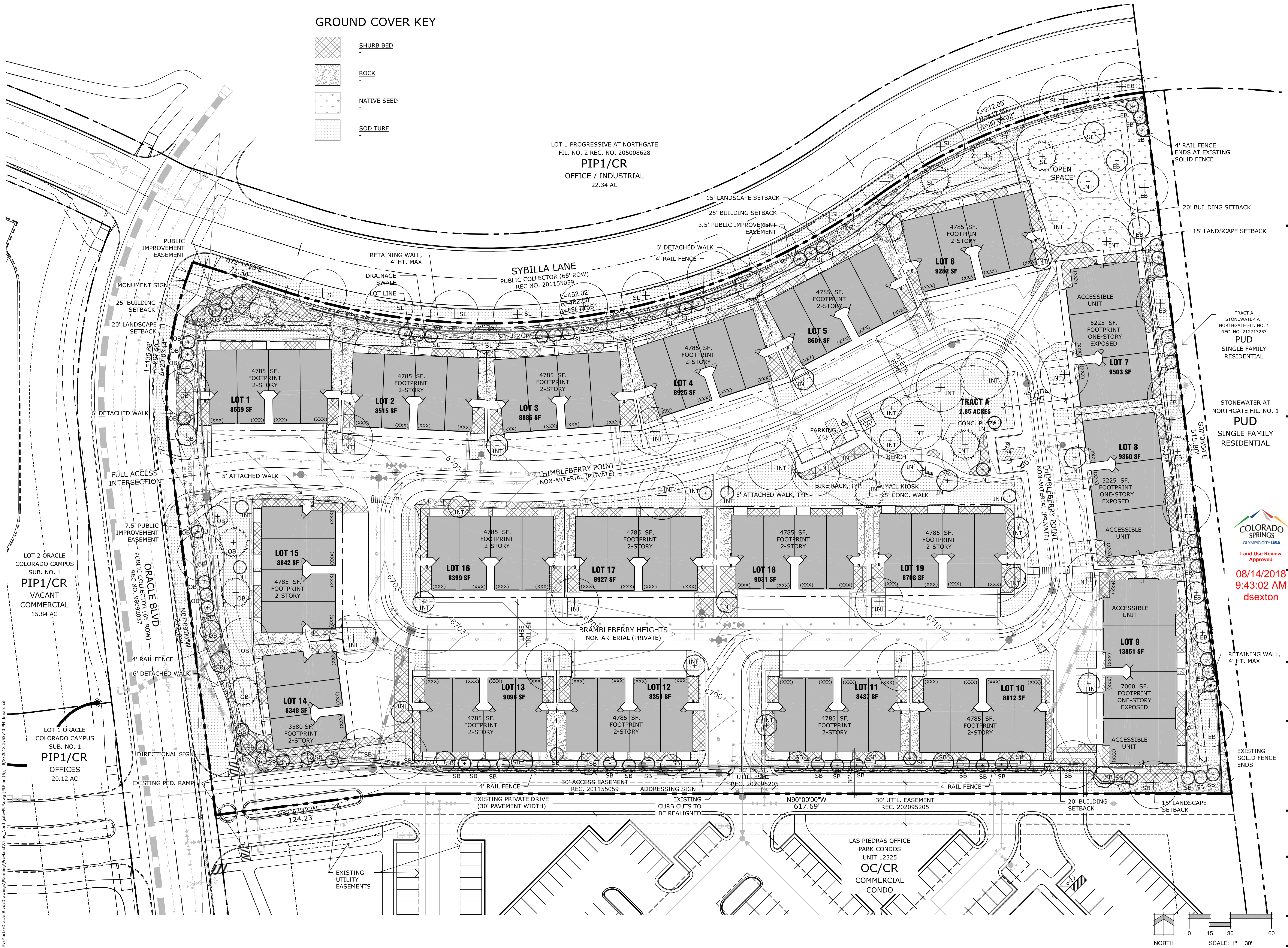
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1"=40'	N/A	08/08/18	REB	REB	

VILLAS AT NORTHGATE
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
SHEET 4 OF 10
JOB NO. 25132.00

GROUND COVER KEY

-  SHRUB BED
-  ROCK
-  NATIVE SEED
-  SOD TURF

LOT 1 PROGRESSIVE AT NORTHGATE
FIL. NO. 2 REC. NO. 205008628
PIP1/CR
OFFICE / INDUSTRIAL
22.34 AC



VILLAS AT NORTHGATE TOWNHOMES
DEVELOPMENT PLAN

12385 Oracle Blvd.
Colorado Springs, CO
80921



08/14/2018
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dsxton

DATE: 05-01-2018
PROJECT MGR: J. Maynard
PREPARED BY: K. Marshall

ENTITLEMENT

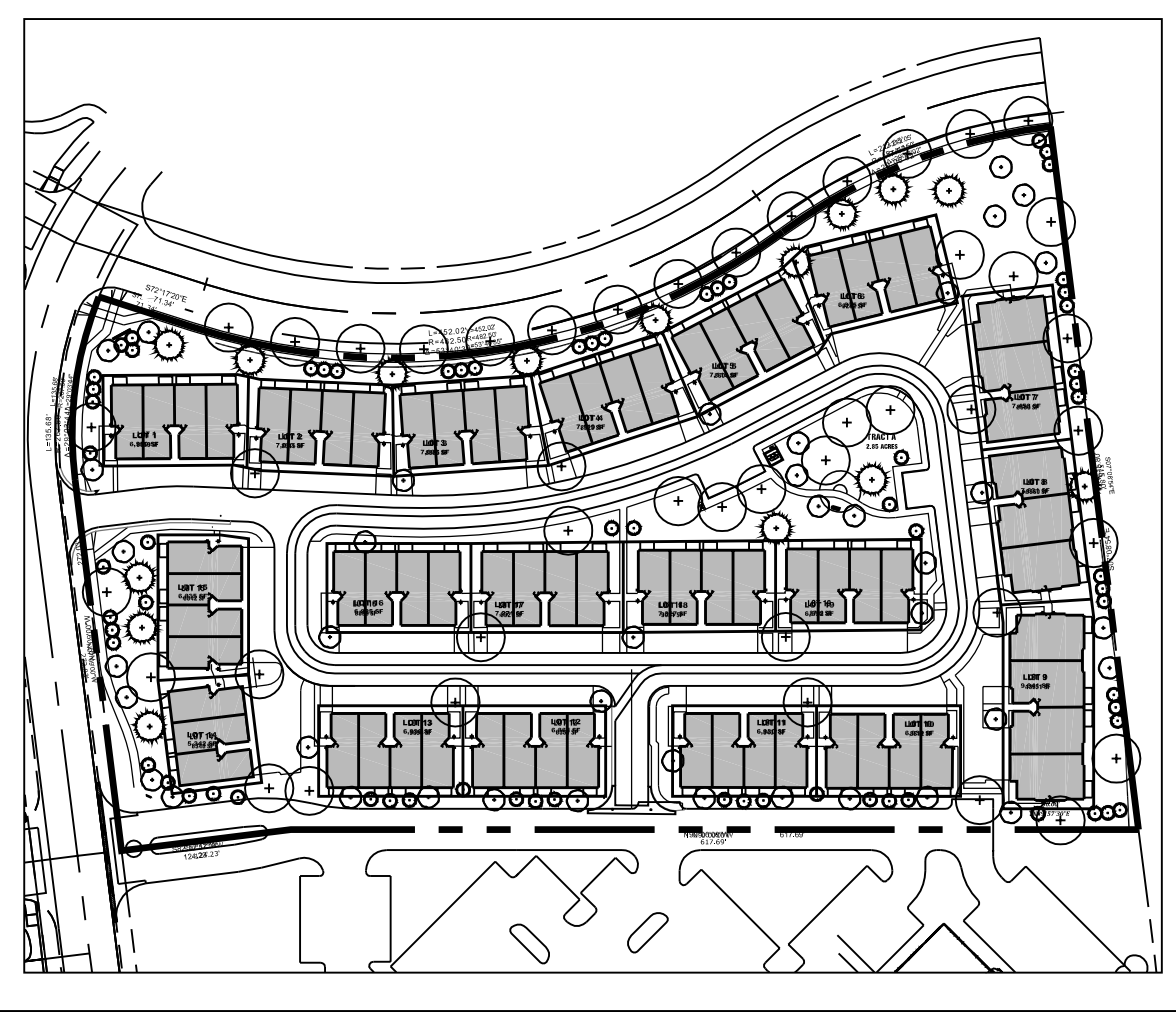
DATE	BY	DESCRIPTION
06-21-18	KMM	PER CITY REVIEW COMMENTS
07-18-18	KMM	PER CITY REVIEW COMMENTS
08-08-18	KMM	PER CITY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN

SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Villas at Northgate Date: 05-01-18
Climate Zone: Foothills Foothills & Plains Plains

Plant Communities	Hydrozones
-to be labeled by numbers on diagram	- to be labeled by letters on diagram
1--Semi-arid Shrublands	V-- Very Low (0 to 7 inches per year)
2--Pinon-Juniper Woodlands	L-- Low (7 to 15 inches per year)
3--Prairie	M-- Moderate (15 to 25 inches per year)
4--Lower Elevation Riparian	H-- High (more than 25 inches per year)
5--Foothill Shrublands	
6--Ponderosa Pine Forest	
7--Upper Elevation Riparian	
8--Douglas-Fir Forest	



LANDSCAPE NOTES

- 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. AMENDMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GRASS 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).
- ALL NATIVE SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- 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.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- 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 MOVED STRIP, WITHOUT STEEL EDGING.
- SOLID STEEL EDGING TO BE: "DURADGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR CIMARRON GRANITE OR SIMILAR. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
- ALL LANDSCAPE AND AREAS OUTSIDE OF THE BUILDING FOOTPRINTS ARE TO BE MAINTAINED BY THE VILLAS AT NORTHGATE HOA.
- A FINAL LANDSCAPE AND AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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.
- 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.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

LANDSCAPE REQUIREMENTS

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
285,296 S.F.	15%	42,795 / 85,050	86 / 45

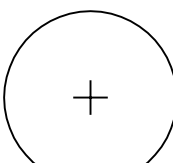
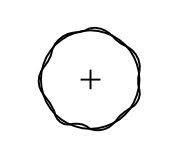
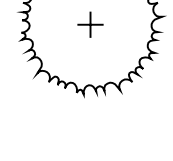
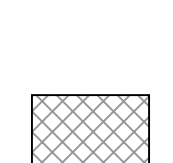
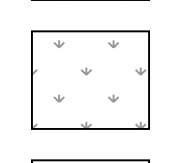



Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
410 / see FLP	-- / see FLP	INT	75% / see FLP

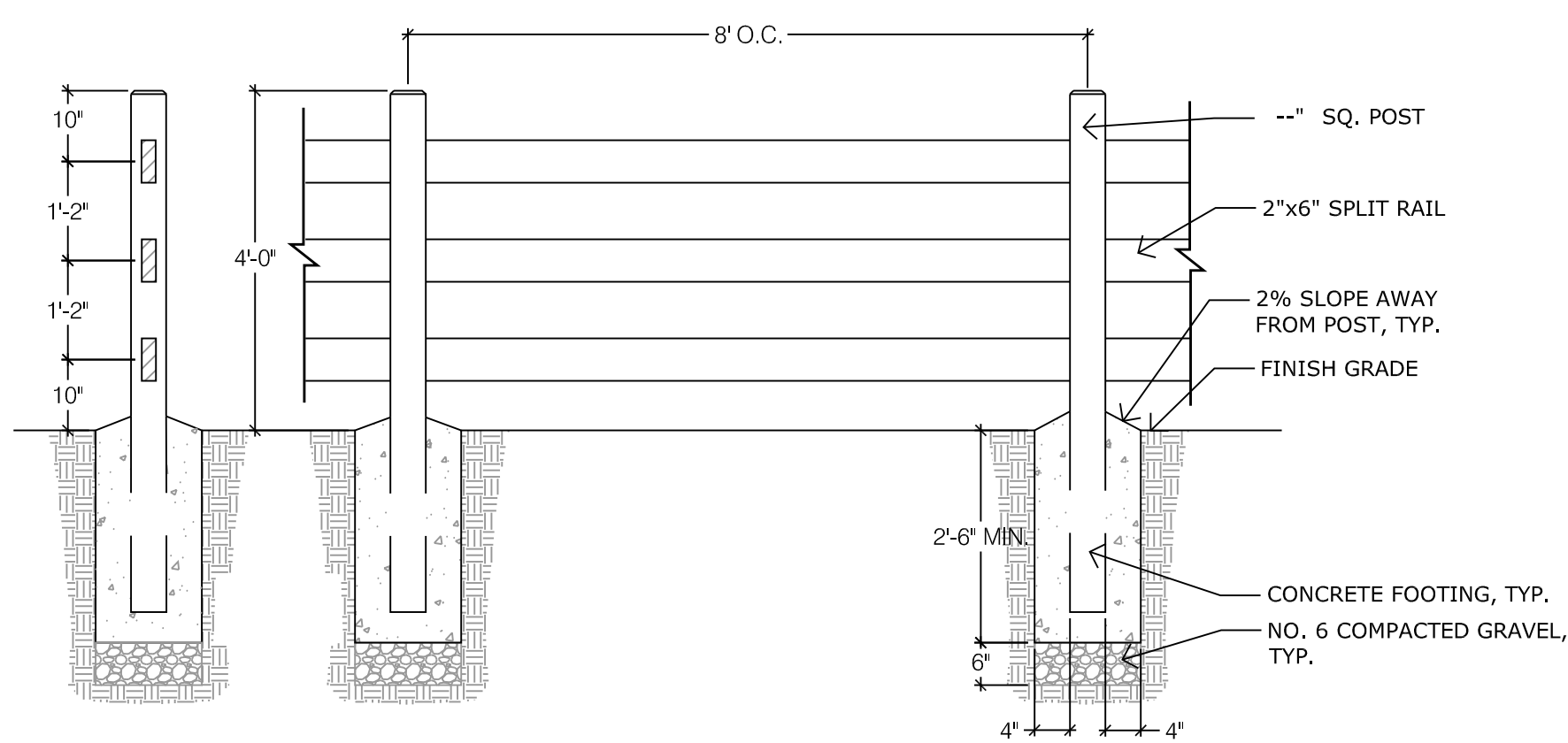
Landscape Buffer & Screens

Street Name or Property Line	Width (In Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.
Oracle Blvd	15' / 20'	408'	21 / 21	11 / 13
Syvilla Lane	15' / 15'	735'	37 / 37	19 / 22
East	15' / 15'	516'	26 / 26	13 / 16
South	15' / 15'	742'	38 / 38	19 / 23

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	OB	75% / see FLP
-- / --	SL	75% / see FLP
475' / Existing	EB	75% / see FLP
-- / --	SB	75% / see FLP

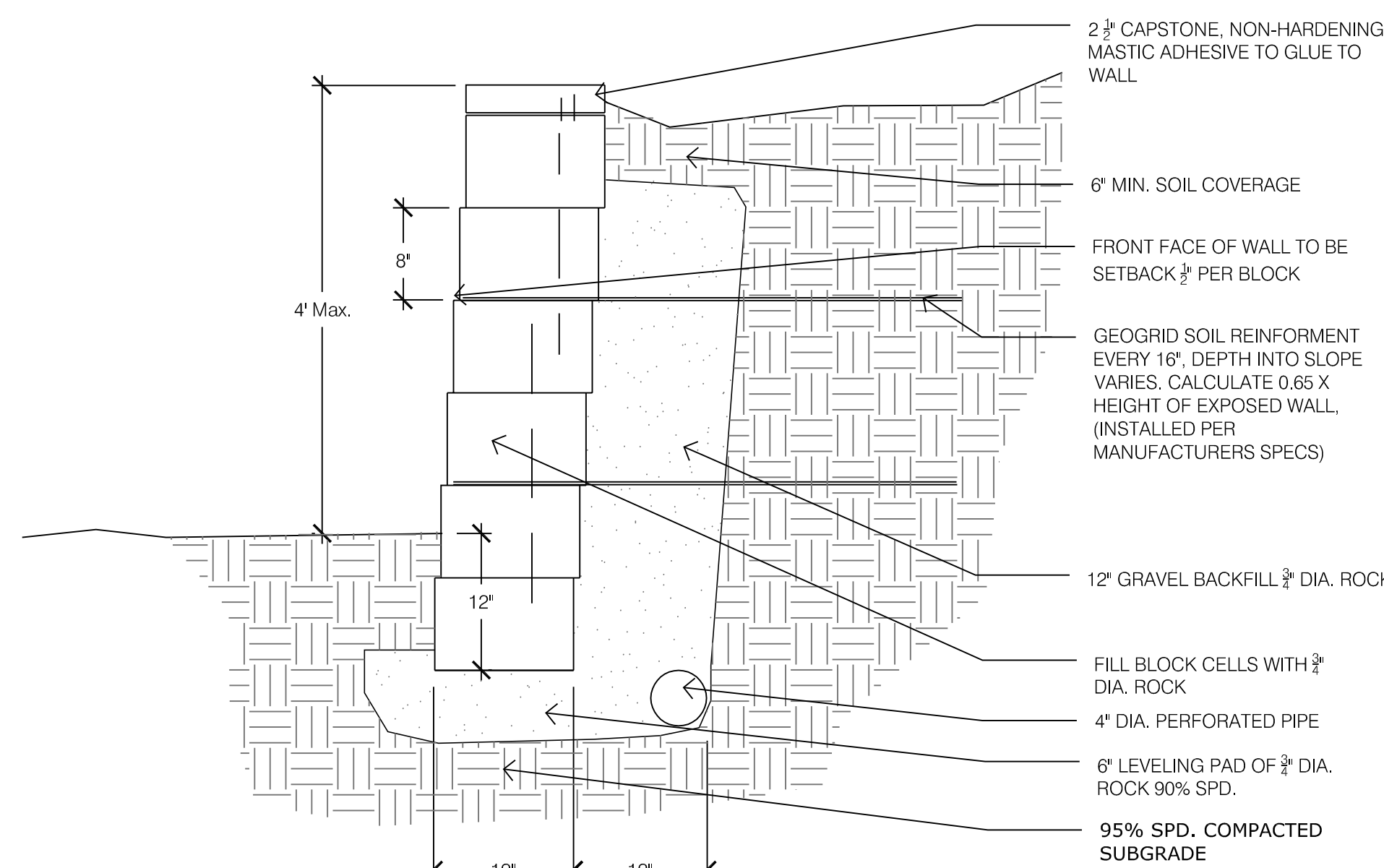
CONCEPT PLANT SCHEDULE

	DECIDUOUS TREE 2 INCH Caliper Minimum Acer platanoides / Norway Maple Celtis occidentalis / Common Hackberry Gleditsia triacanthos inermis / Thornless Common Honeylocust Populus angustifolia / Narrowleaf Poplar Quercus macrocarpa / Burr Oak Tilia cordata / Littleleaf Linden	44
	ORNAMENTAL TREE 1 1/2-INCH Caliper Minimum Amelanchier canadensis / Shadblow Serviceberry Multitrunk Crataegus crus-galli 'Inermis' / Thornless Hawthorn Malus x 'Prairifire' / Prairifire Crab Apple Prunus virginiana / Chokecherry Syringa pekinensis TM / Lilac	40
	LARGE EVERGREEN TREE 8-FOOT Height Abies concolor / White Fir Picea pungens 'Glauca' / Colorado Blue Spruce Pinus flexilis / Limber Pine Pinus nigra / Austrian Black Pine	15
	SMALL EVERGREEN TREE 6-FOOT Height Minimum Juniperus scopulorum / Rocky Mountain Juniper Picea glauca 'North Star' / North Star Spruce Pinus mugo rostrata / Rostrata Mugo Pine	68
	SHURB BED	20,820 sf
	ROCK	23,734 sf
	NATIVE SEED	8,686 sf
	SOD TURF	48,623 sf



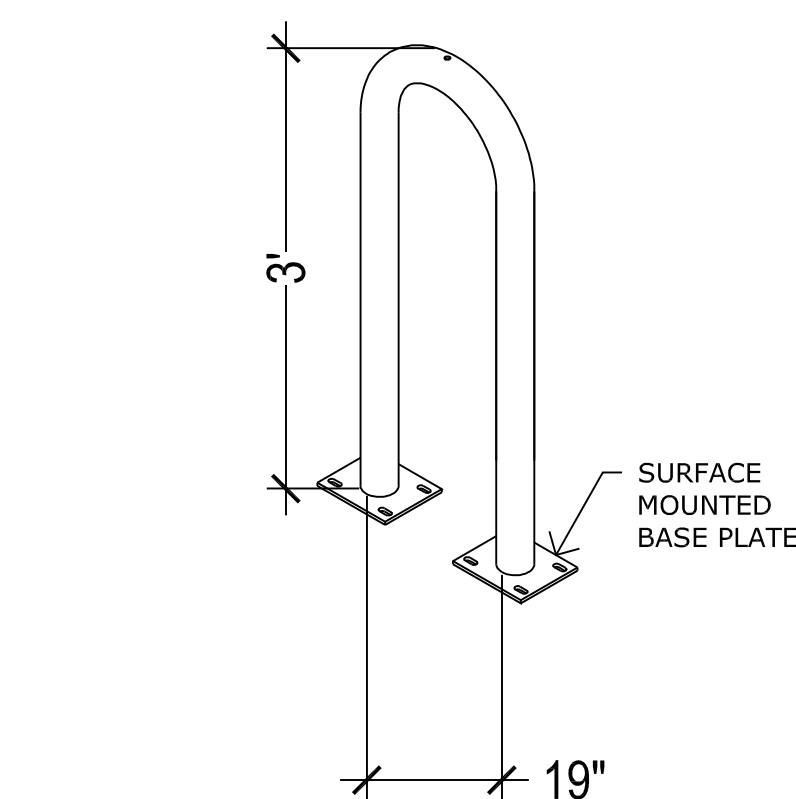
1 4' HT. 3-RAIL FENCE

SCALE: 1/2"=1'-0"



2 LANDSCAPE RETAINING WALL

SCALE: 1"=1'-0"



3 BIKE RACK

SCALE: 1"=1'-0"

IN ASSOCIATION WITH

VILLAS AT NORTHGATE TOWNHOMES DEVELOPMENT PLAN

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PRELIMINARY LANDSCAPE DETAILS

6 OF 14

AR DP 18-00338

VILLAS AT
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DEVELOPMENT PLAN

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DATE: 06-22-18 BY: KMM DESCRIPTION: PER CITY REVIEW COMMENTS

ARCHITECTURAL
ELEVATIONS -
2-STORY 4-PLEX



4 Plex Front Elevation
SCALE: 1/4" = 1'-0"



4 Plex Rear Elevation
SCALE: 1/4" = 1'-0"

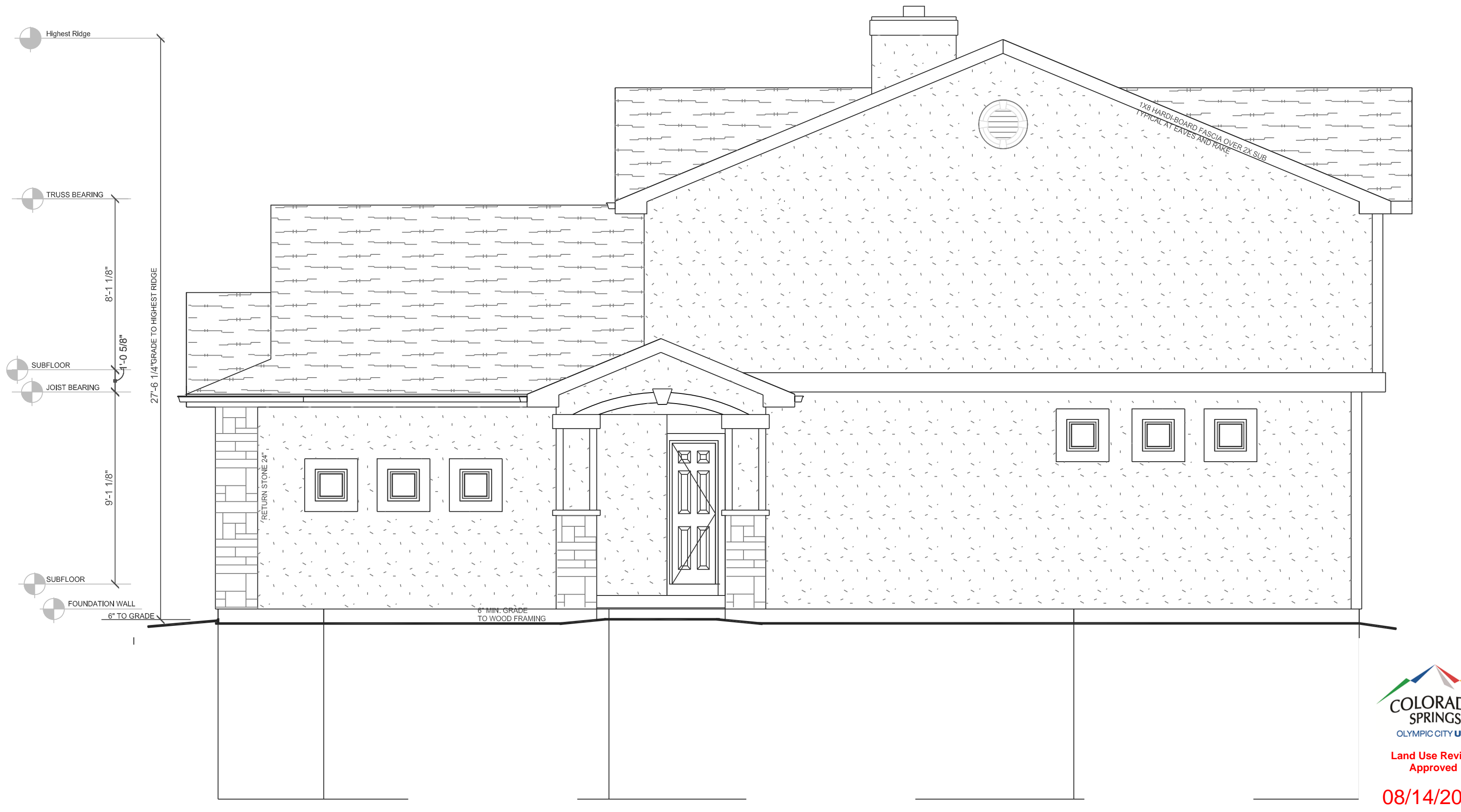
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Land Use Review
Approved
08/14/2018
9:43:02 AM
dsexton



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



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

**VILLAS AT
NORTHGATE
TOWNHOMES**
DEVELOPMENT PLAN

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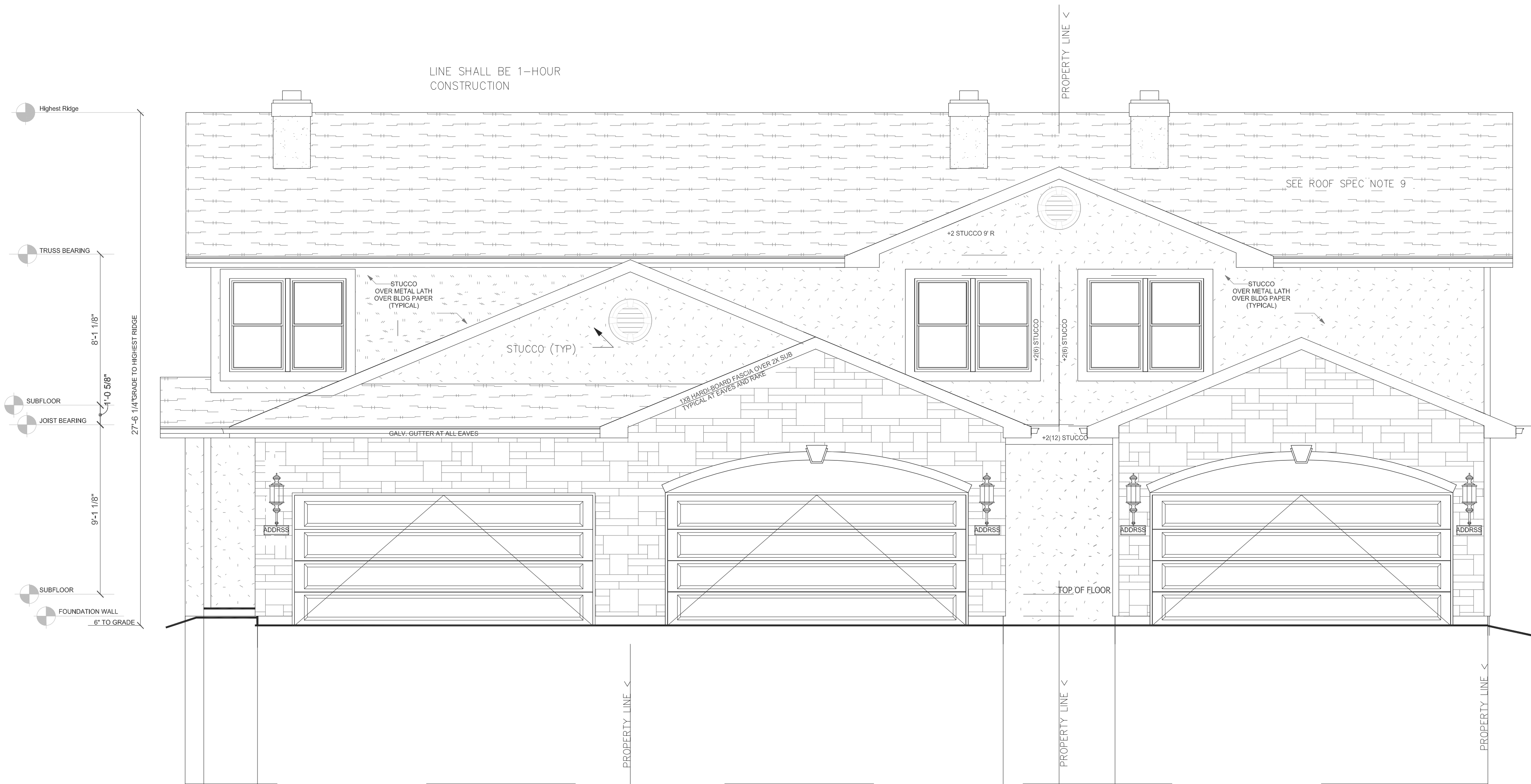
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**ARCHITECTURAL
ELEVATIONS -
2-STORY 4-PLEX**



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3 Plex Front Elevation

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



3 Plex Rear Elevation

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

VILLAS AT
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ARCHITECTURAL
ELEVATIONS -
2-STORY 3-PLEX



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9 OF 14

AR DP 18-00338

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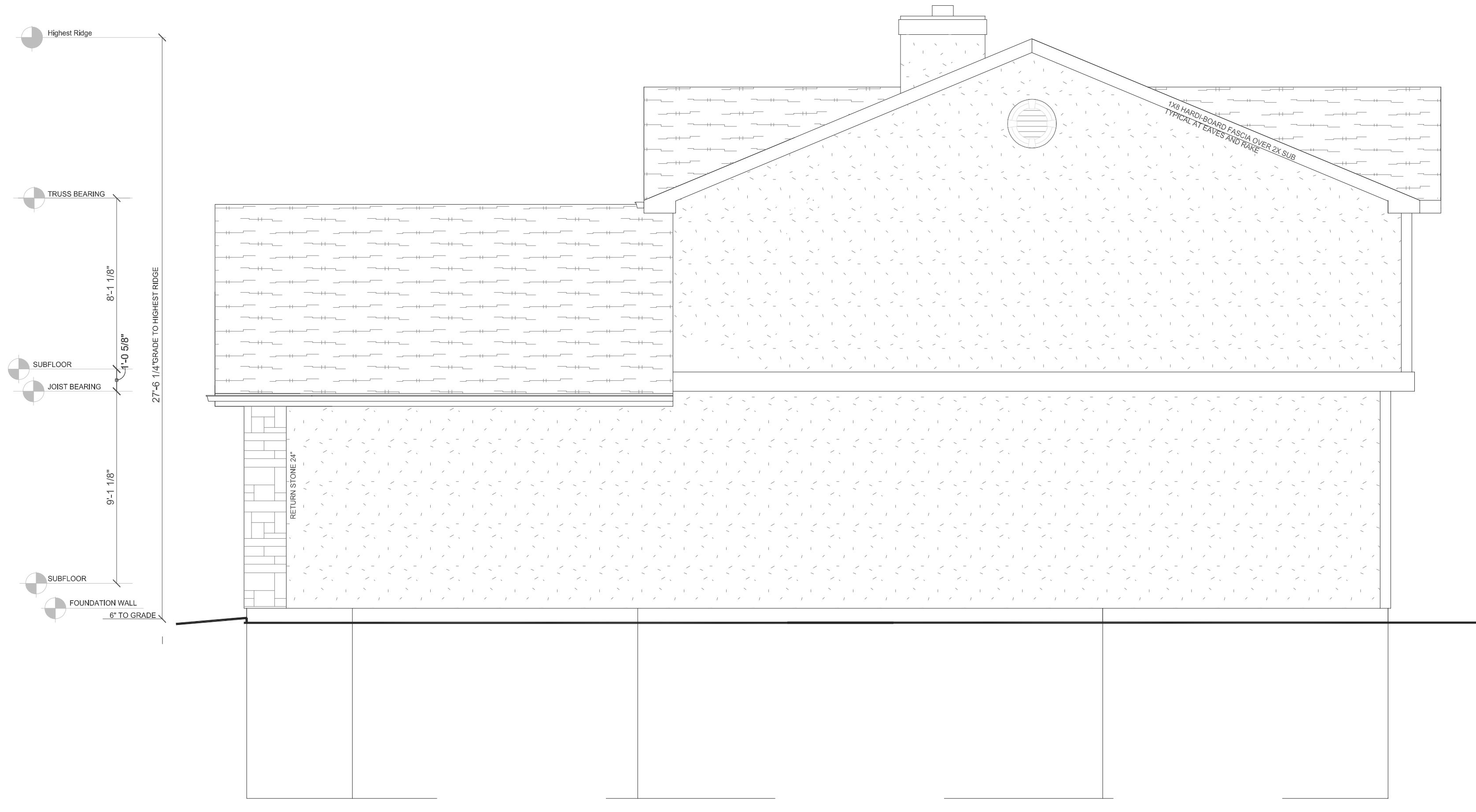
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ARCHITECTURAL
ELEVATIONS -
2-STORY 3-PLEX



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



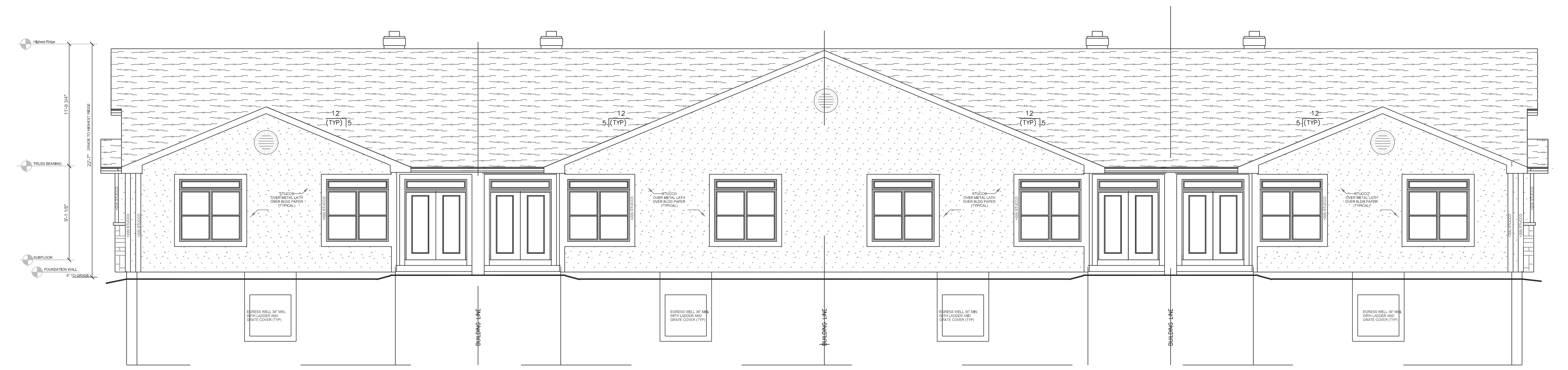
Right Elevation
SCALE: 1/4" = 1'-0"



PROVIDE ATTIC VENTILATION AND SOFFIT VENTS (MIN NET FREE VENTILATION SHALL NOT BE LESS THAN 1/300 OF THE SPACE VENTILATED W/ 50% OF THE VENTILATION BEING SUPPLIED BY ROOF MOUNTED VENTS @ UPPER 1/3 OF ROOF. THE REMAINDER PROVIDED @ SOFFITS).



Front Elevation 4 Plex Ranch
SCALE: 3/16" = 1'-0"



Rear Elevation
SCALE: 3/16" = 1'-0"

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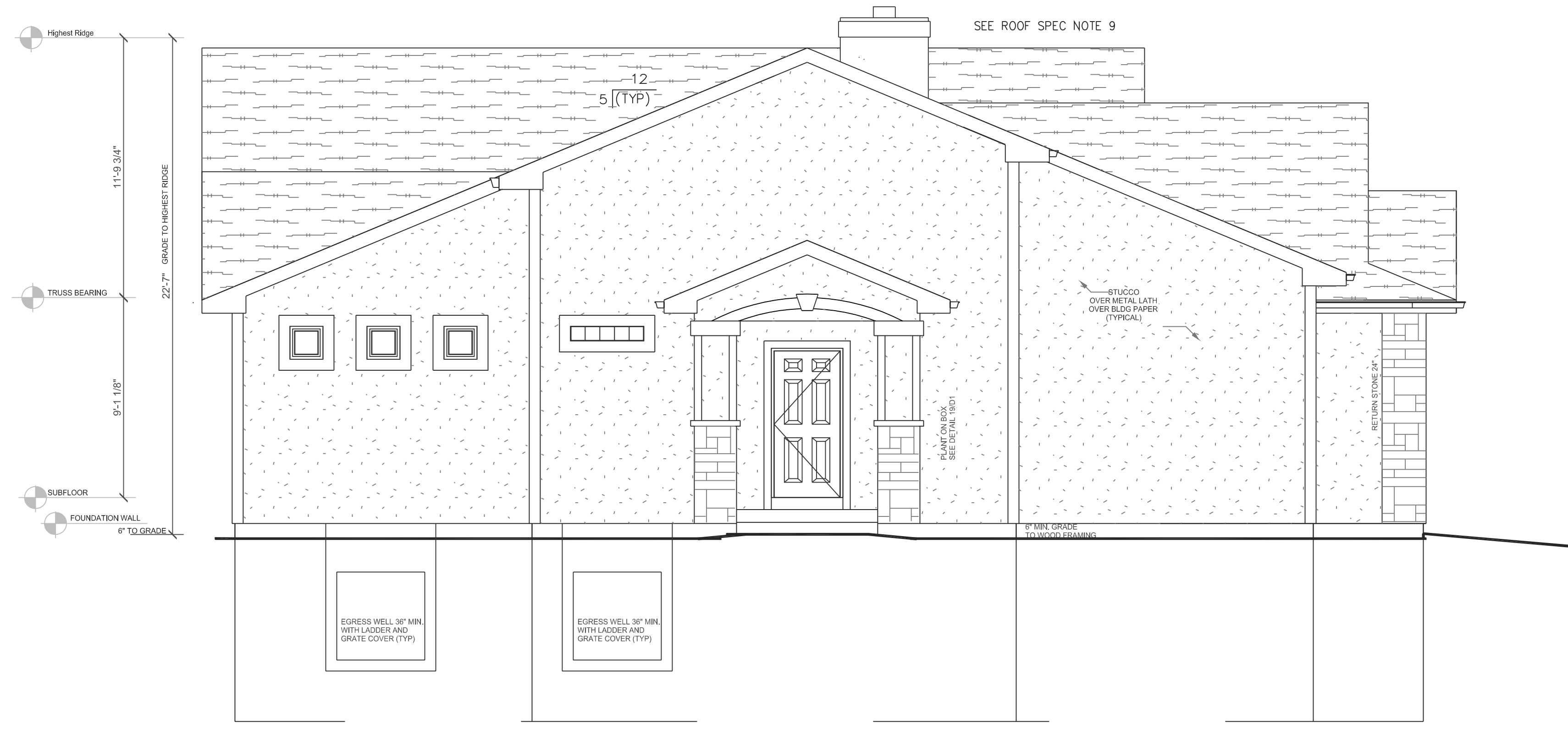
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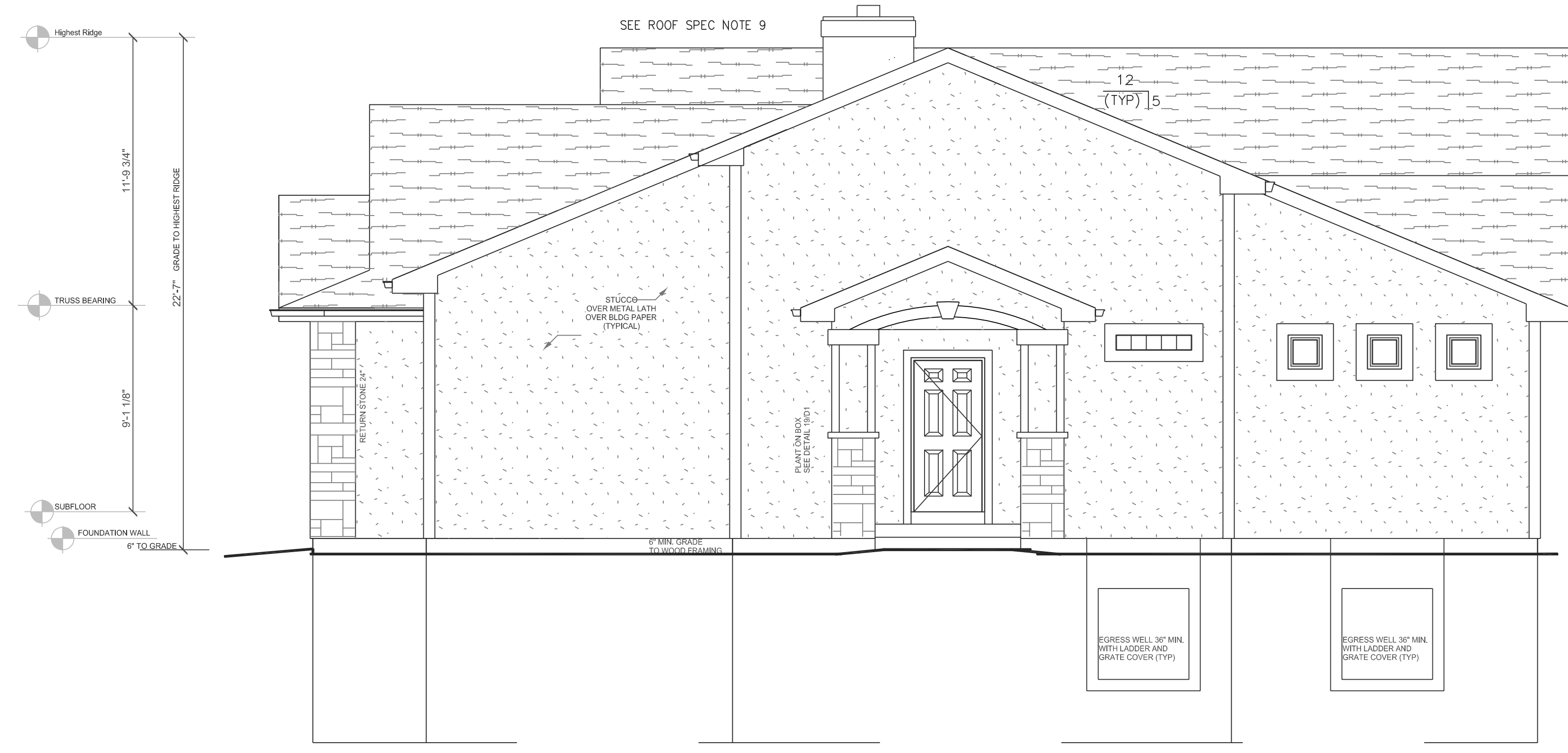
ARCHITECTURAL
ELEVATIONS -
RANCH 4-PLEX



Land Use Review
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08/14/2018
9:43:03 AM
dsexton



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



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



08/14/2018
9:43:03 AM
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**ARCHITECTURAL
ELEVATIONS -
RANCH 4-PLEX**

12 OF 14

AR DP 18-00338

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Front Elevation 3 Plex Ranch
SCALE: 3/16" = 1'-0"



Rear Elevation
SCALE: 3/16" = 1'-0"

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PROJECT ARCHITECT
IN ASSOCIATION WITH

VILLAS AT
NORTHGATE
TOWNHOMES
DEVELOPMENT PLAN

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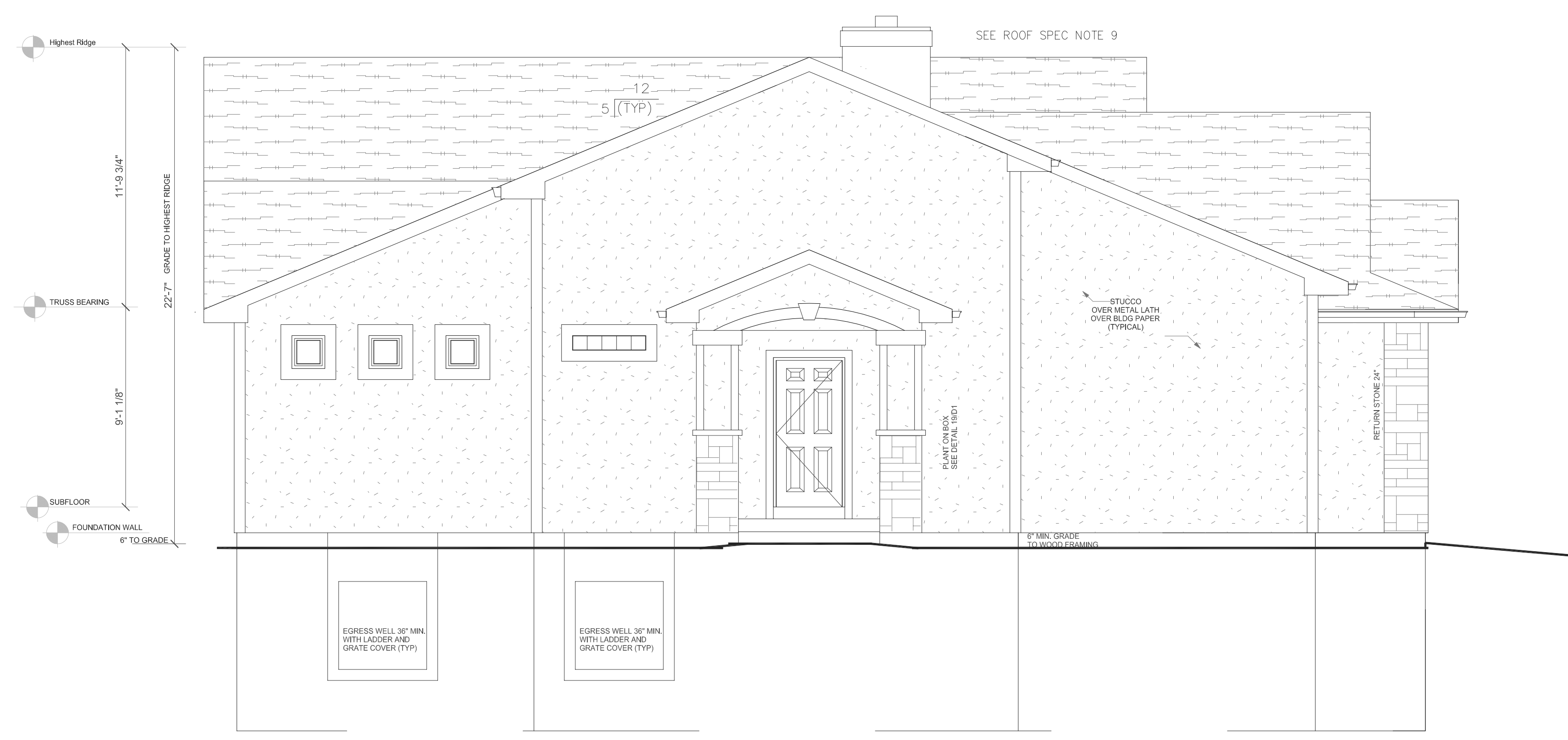
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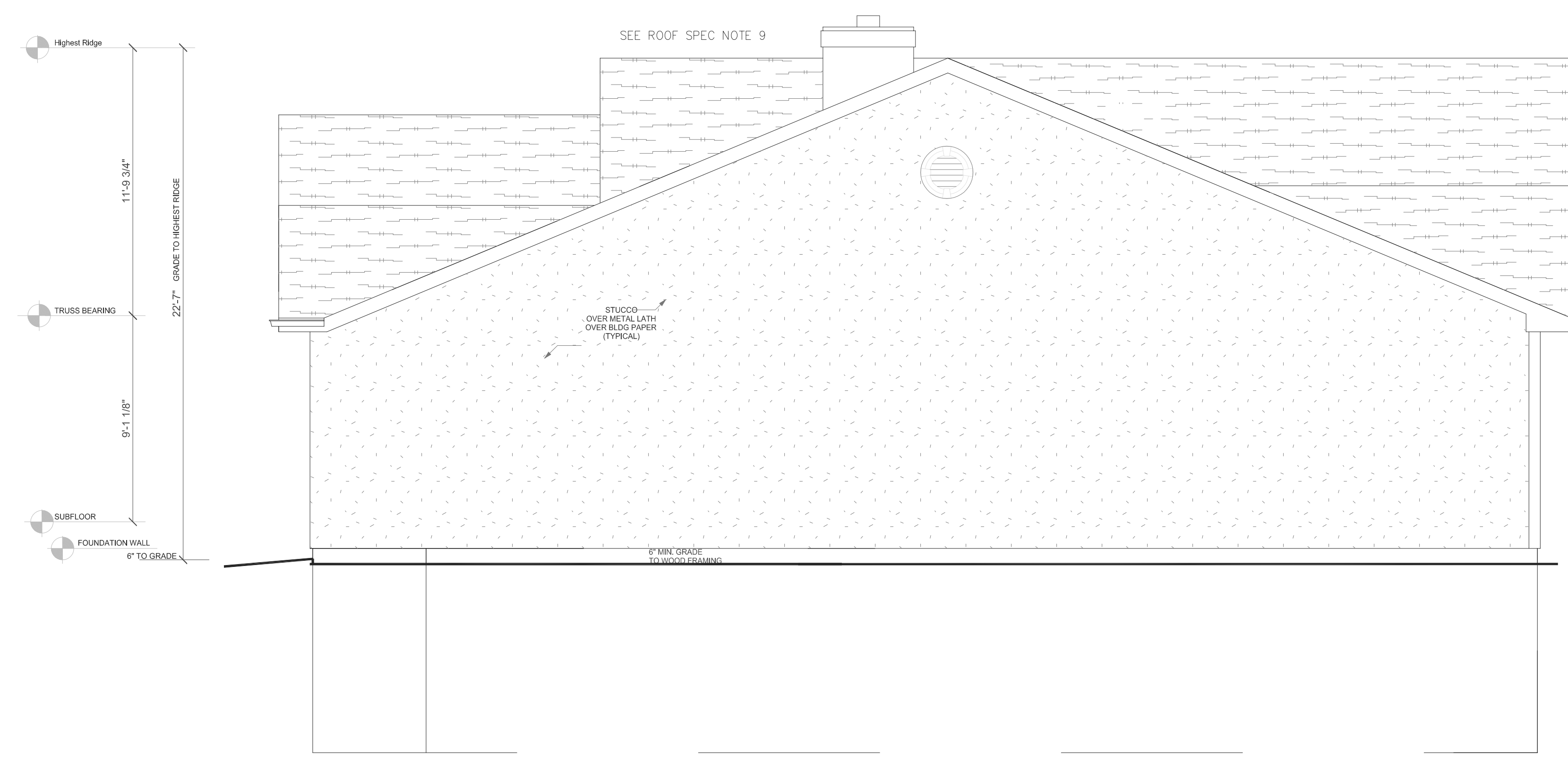
ARCHITECTURAL
ELEVATIONS -
RANCH 3-PLEX



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08/14/2018
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dsexton



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



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



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**ARCHITECTURAL
ELEVATIONS -
RANCH 3-PLEX**

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