

ASPEN MEADOWS FILING NO. 2

COLORADO SPRINGS, CO

DEVELOPMENT PLAN

LEGAL DESCRIPTION (PUD RESIDENTIAL):

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _____; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°00'00" EAST 738.17 FEET;

BEGIN AT THE NORTHWEST CORNER OF SAID ASPEN MEADOWS FILING NO. 1;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 1 THE FOLLOWING (6) SIX COURSES:

1. THENCE SOUTH 00°00'00" EAST A DISTANCE OF 738.17 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 1,103.50 FEET, WHOSE CENTER BEARS EAST;
2. THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°19'36", AN ARC DISTANCE OF 430.00 FEET;
3. THENCE SOUTH 59°01'58" WEST A DISTANCE OF 159.21 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 667.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
4. THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°19'53", AN ARC DISTANCE OF 353.10 FEET;
5. THENCE SOUTH 89°21'51" WEST A DISTANCE OF 66.78 FEET;
6. THENCE NORTH 00°38'09" WEST A DISTANCE OF 8.99 FEET TO A POINT ON THE EXTERIOR OF THAT SPECIAL WARRANTY DEED RECORDED ON DECEMBER 23, 2004 IN SAID RECORDS UNDER RECEPTION NUMBER 204209417;

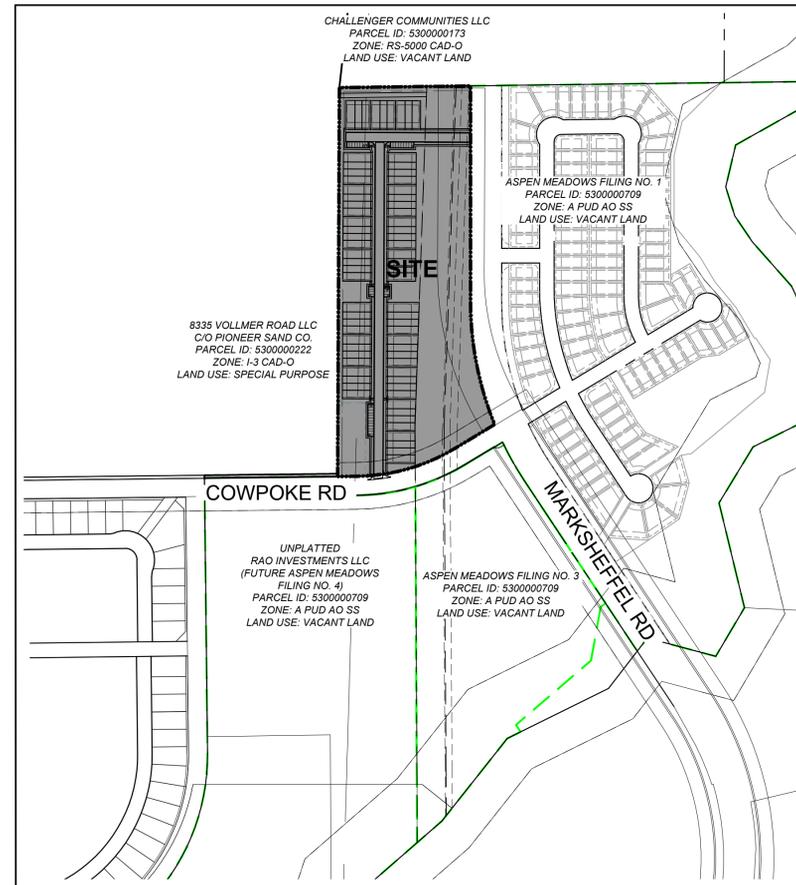
THENCE ON SAID EXTERIOR THE FOLLOWING (2) TWO COURSES:

1. THENCE NORTH 00°15'34" EAST A DISTANCE OF 1,320.37 FEET;
2. THENCE NORTH 89°16'24" EAST A DISTANCE OF 450.52 FEET TO THE POINT OF BEGINNING.

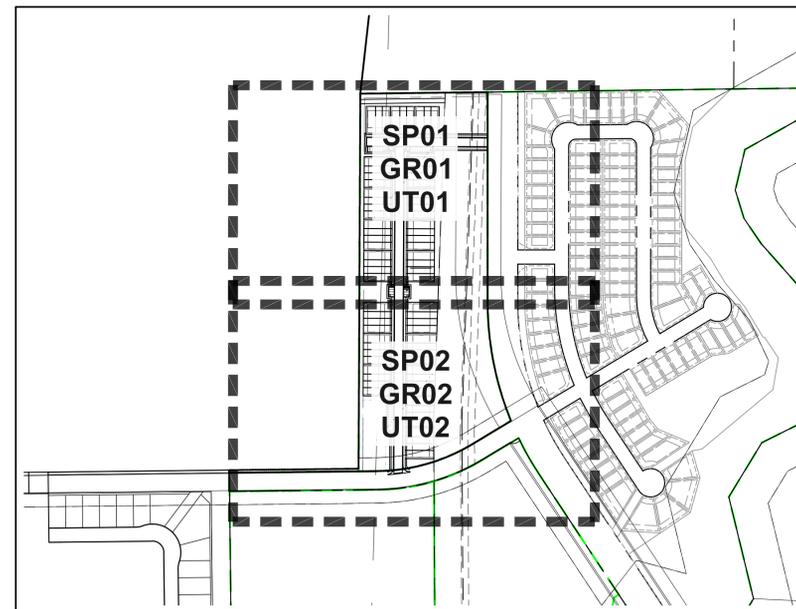
THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 600,753 SQUARE FEET (13.79140 ACRES), MORE OR LESS.

GENERAL NOTES:

1. 50' RIGHT-OF-WAY REQUIRES A 5' EASEMENT ON BOTH SIDES OF THE STREET TO ACCOMMODATE REQUIRED SIDEWALKS AND PUBLIC IMPROVEMENTS EASEMENTS.
2. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0533G, PANEL NUMBER 533, DATED DECEMBER 7, 2018.
3. ALL ON-SITE DRIVES, ROAD, AND SURFACE PARKING FACILITIES SHALL BE ASPHALT AND/OR CONCRETE.
4. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. PLEASE CONTACT THE CITY'S DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION AND PERMIT PROCESS.
5. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARD. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
6. 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.
7. ALL STREET LIGHTS WILL BE PER THE CITY OF COLORADO SPRINGS STANDARDS AND THEIR LOCATION WILL BE DETERMINED IN THE FUTURE.
8. ALL PROPOSED EASEMENTS AS PART OF THIS DEVELOPMENT WILL BE RECORDED AT TIME OF APPROVAL EITHER BY PLAT OR BY SEPARATE INSTRUMENT.
9. ALL ROADWAYS AND DRIVE AISLES WITHIN THIS DEVELOPMENT ARE TO BE PUBLIC, OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
10. MAIL BOX PLACEMENT IS SHOWN WITHIN THE DEVELOPMENT PLAN AND LOCATIONS SHALL BE APPROVED BY THE USPS.
11. STORMWATER QUALITY WILL BE PROVIDED ONSITE WITHIN TRACT A WITH A FULL SPECTRUM DETENTION POND.
12. ALL HOMES SHALL BE ADDRESSED OFF THE NAMED STREET AT THE FRONT OF THE HOME.
13. DRIVEWAYS SHALL BE MINIMUM 20' LONG AS MEASURED FROM BACK OF SIDEWALK TO FACE OF GARAGE.
14. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE ASPEN MEADOWS SUBDIVISION FILING NO. 2 SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217089667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
15. ALL COMMON OPEN SPACE AND COMMON LANDSCAPE AREAS TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT AND/ OR A HOMEOWNER'S ASSOCIATION.
16. SCHOOL FEES OR SCHOOL LAND DEDICATION FOR THIS PROJECT ARE NOT REQUIRED PER AGREEMENT BETWEEN FALCON 49 SCHOOL DISTRICT AND THIS DEVELOPER DATED FEBRUARY 19, 2021. A COPY OF THIS LETTER HAS BEEN PROVIDED WITH THIS SUBMITTAL.
17. TRACTS "A", "B", "C", "D", "E", AND "F" WILL BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METRO DISTRICT NO. 2, FOR LANDSCAPING, PEDESTRIAN ACCESS, UTILITIES, SIGNAGE, AND PUBLIC DRAINAGE PURPOSES. THESE TRACTS WILL BE DEEDED VIA SEPARATE INSTRUMENT.
18. THE GRAPHIC DRAWINGS CONTAINED WITHIN THIS DEVELOPMENT PLAN ARE INTENDED TO DEPICT GENERAL LOCATIONS AND ILLUSTRATE DESIGN CONCEPTS. MINOR VARIATIONS IN ROAD ALIGNMENT, LOT SIZE AND SHAPE, AND EASEMENT LOCATION MAY OCCUR AT TIME OF PLATTING.
19. WHEN RETAINING WALLS FALL WITHIN A LOT, THE INDIVIDUAL LOT OWNER SHALL OWN & MAINTAIN THE WALL.
20. IN ACCORD WITH CITY CODE 7.5.505 AND 7.9.101 (F), THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC CONTROL DEVICE (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, TRAFFIC SIGNS AND STREET MARKINGS) ON PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS OR ANY OTHER APPROVED DEVELOPMENT DOCUMENT. AFTER INSTALLATION OF THE TRAFFIC CONTROL DEVICE(S), THE CITY TRAFFIC ENGINEER (OR HIS DESIGNEE) SHALL HAVE THE DUTY AND POWER TO CONTROL TIMING, MAINTENANCE AND REMOVAL OF THE TRAFFIC CONTROL DEVICE(S), IN ACCORD WITH CITY CODE 10.1.309. NO PRIVATE PERSON OR ENTITY HAS ANY OWNERSHIP RIGHT OR VESTED INTEREST IN OR RIGHT TO THE CONTINUED OPERATION OR PRESENCE OF ANY SPECIFIC TRAFFIC CONTROL DEVICE ON A PUBLIC RIGHT-OF-WAY OR EASEMENT. ALL DESIGN PLANS OF TRAFFIC CONTROL DEVICES SUBMITTED ON ANY DEVELOPMENT DOCUMENT MUST HAVE APPROVAL SIGNATURES FROM THE CITY TRAFFIC ENGINEER (OR HIS DESIGNEE) FOR:
 - CONCEPTUAL APPROVAL OF THE INSTALLATION OF A FUTURE TRAFFIC CONTROL DEVICE
 - DESIGN APPROVAL OF A SPECIFIC TRAFFIC CONTROL DEVICE
 - PERMISSION TO CONSTRUCT OR INSTALL A SPECIFIC TRAFFIC CONTROL DEVICE
20. ALL FINAL CRITERIA, CONDITIONS AND DESIGN FOR A TRAFFIC CONTROL DEVICE APPROVED BY THE CITY TRAFFIC ENGINEER SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN APPROVED DEVELOPMENT DOCUMENTS.
21. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF ORDER AND DECREE ORGANIZING OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND 3, AS EVIDENCED BY THE SECOND AMENDED AND RESTATED RESOLUTION RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 213140364.
22. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. 205202369.
23. CONSTRUCTION OF MARKSHEFFEL RD FROM THE END OF FILING 1 TO THE NORTH PROPERTY BOUNDARY WILL BE REQUIRED AS PART OF ASPEN MEADOWS FILING NO. 2. THE RIGHT OF WAY ON MARKSHEFFEL RD IS PLATTED UNDER ASPEN MEADOWS FILING 1.
24. CONSTRUCTION OF COWPOKE RD BETWEEN MARKSHEFFEL RD AND FOREST MEADOWS DR. WILL BE REQUIRED AS PART OF ASPEN MEADOWS FILING NO. 2 OR ASPEN MEADOWS FILING NO. 4, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST. THE RIGHT OF WAY FOR COWPOKE RD. IS PLATTED UNDER ASPEN MEADOWS FILING NO. 1. CONSTRUCTION OF COWPOKE RD TO INCLUDE THE FULL ROADWAY SECTION (CURB AND GUTTER ON BOTH SIDES). THE SIDEWALK ALONG COWPOKE SHALL BE CONSTRUCTED WITH THE DEVELOPMENT IN WHICH IT IS PLATTED.
25. ACCESS TO THIS DEVELOPMENT WILL BE FROM MARKSHEFFEL RD LOCATED IN THE NORTHEAST CORNER OF THIS DEVELOPMENT AND FROM COWPOKE RD LOCATED AT THE SOUTH END OF THIS DEVELOPMENT.
26. EXISTING GAS LINES ARE ENCOMPASSED BY RIGHT OF WAY EASEMENTS AS GRANTED IN INSTRUMENT RECORDED OCTOBER 15, 1927, IN BOOK 798 AT PAGE 162. ADDITIONALLY BY INSTRUMENT RECORDED MARCH 21, 1966 IN BOOK 2123 AT PAGE 166. ASSIGNMENT OF EASEMENTS AND LICENSES RECORDED OCTOBER 12, 2005 UNDER RECEPTION NO. 205161563 AND ASSIGNMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. 213144183. THESE EASEMENTS WILL BE REPLACED WITH A REVISED GAS LINE EASEMENT TO BE RECORDED BY SEPARATE INSTRUMENT.
27. THIS DEVELOPMENT WILL BE SERVED BY UTILITIES LOCATED WITHIN MARKSHEFFEL RD AND COWPOKE RD.
 - a. WATER WILL BE CONNECT TO AND EXISTING 24" WATER MAIN IN COWPOKE RD AND A 12" WATER MAIN IN MARKSHEFFEL RD TO BE CONSTRUCTED UNDER ASPEN MEADOWS FILING NO. 1. AT THE TIME OF THIS DEVELOPMENT PLAN, THE WATERLINE IN MARKSHEFFEL RD, INCLUDED IN ASPEN MEADOWS FILING NO. 1, IS IN PROCESS OF APPROVALS AND CONSTRUCTION.
 - b. SANITARY SEWER WILL BE CONNECTED TO A SANITARY MAIN WITHIN COWPOKE RD.



VICINITY MAP:
NOT TO SCALE



SHEET INDEX MAP:
SCALE: 1" = 300'

SUMMARY DATA	
PROPERTY SIZE	13.89 ACRES
TAX SCHEDULE NO.	5300000709
MASTER PLAN	WOODMEN HEIGHTS (CPC MPA 06-000206 AS AMENDED)
PUD ORDINANCE	No. 05-122 (APPROVED 2005)
DRAINAGE BASIN	SAND CREEK BASIN
DEVELOPMENT SCHEDULE	2021-XXXX
PROJECT ADDRESS	TBD/ VACANT LAND
APPROVED MASTER PLAN USE	RESIDENTIAL
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	RESIDENTIAL
EXISTING ZONING	A/ PUD/ AO/ SS
PROPOSED ZONING	PUD/ AO
BUILDING SETBACKS	PER LOT DETAILS
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	30' MAX HEIGHT
MIN. LOT SIZE	2,400 SQ. FT.
MAX. LOT COVERAGE	NO MINIMUM
PROPOSED TOTAL GROSS DENSITY	73 UNITS / 13.89 AC = 5.26 DU/AC

PARKING SUMMARY	
LOT COUNT	73
REQUIRED PARKING	146 REQUIRED (2 SPACES PER 3 BEDROOM UNIT (x73) = 146)
PROVIDED PARKING	292 (2 GARAGE STALLS AND 2 DRIVEWAY STALLS PER UNIT)
OFF-STREET GUEST PARKING	36

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	CS01	COVER SHEET
2	DT01	DETAILS
3	DT02	DETAILS
4	SP01	SITE PLAN
5	SP02	SITE PLAN
6	GR01	PRELIMINARY GRADING PLAN
7	GR02	PRELIMINARY GRADING PLAN
8	UT01	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
9	UT02	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
10	LS01	TITLE SHEET, SITE REQUIREMENTS & DIAGRAMS
11	LS02	LANDSCAPE NOTES
12	LS03	LANDSCAPE DETAILS
13	LS04	FINAL LANDSCAPE PLAN
14	LS05	FINAL LANDSCAPE PLAN

PARK NOTES:

1. PARKLAND DEDICATION ORDINANCE OBLIGATIONS HAVE BEEN MET THROUGH PREVIOUS PARK LAND DEDICATION, REFER TO ASPEN MEADOWS FILING 3 (AR FP 20-00429 AND CPC ZC 20-00097).

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

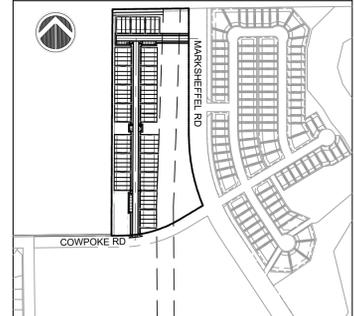
OWNER/DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 459-0807



VICINITY MAP:



PROJECT:

ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 21.886.034

DRAWN BY: KAYLA ZOWADA

CHECKED BY: BRADY SHYROCK

APPROVED BY: BRADY SHYROCK

SHEET TITLE:

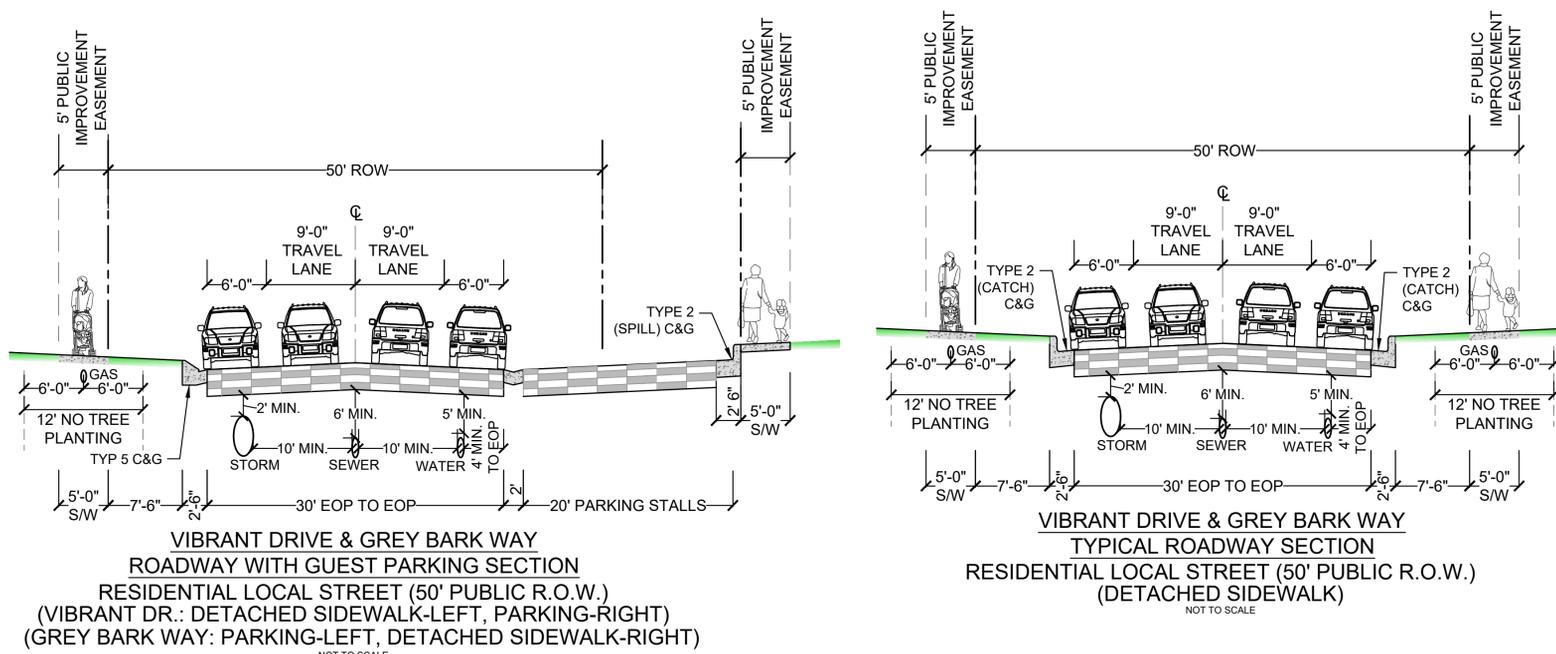
COVER SHEET

CS01

SHEET 1 OF 14

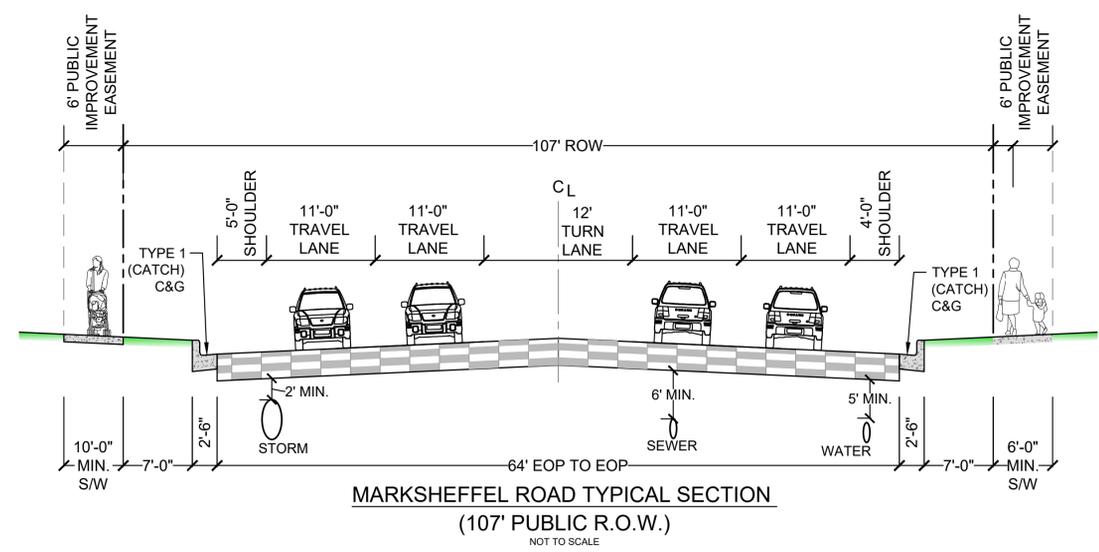
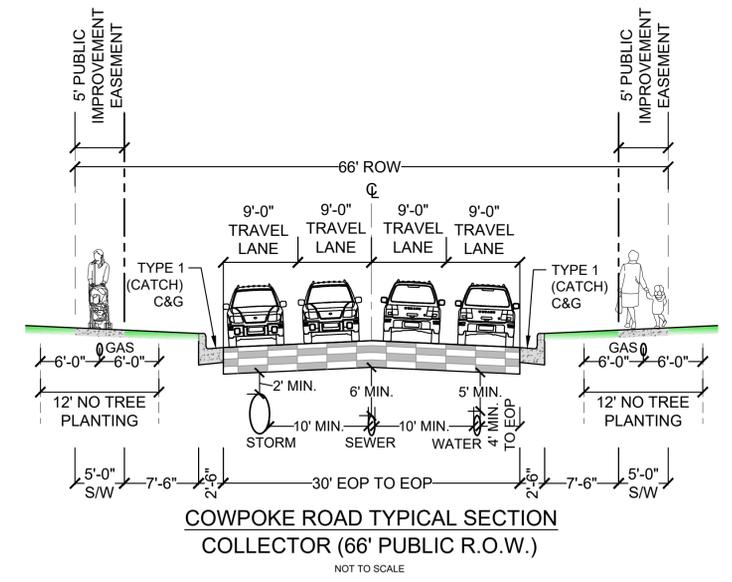
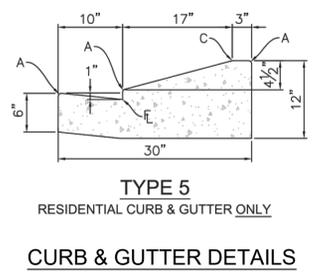
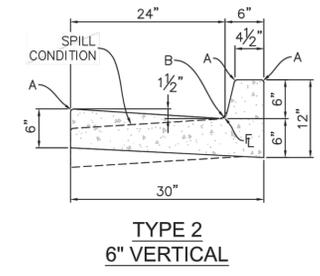
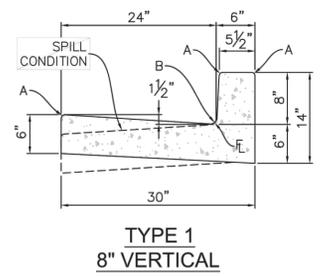
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FILE LOCATION: S:\21.886.034 ASPEN MEADOWS TOWNHOMES\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\DT01.DWG



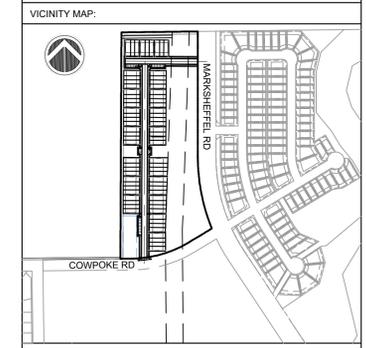
RADI LEGEND

A	¼" - ½"
B	1½"
C	1½" - 2"



CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 459-0807



PROJECT:
**ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO**

REVISION HISTORY:

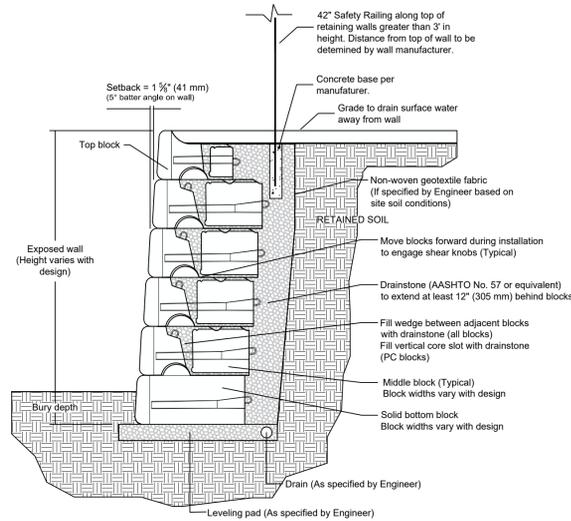
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##	##	##	##
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##	##	##	##
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DRAWING INFORMATION:
PROJECT NO: 21.886.034
DRAWN BY: KAYLA ZOWADA
CHECKED BY: BRADY SHYROCK
APPROVED BY: BRADY SHYROCK
SHEET TITLE:

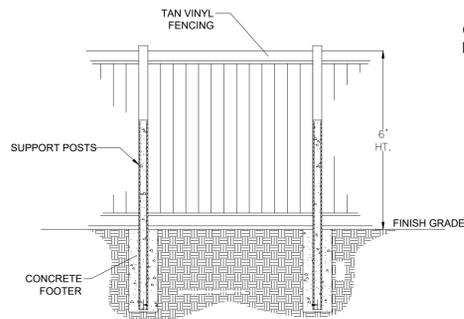
DETAILS

DT01
SHEET 2 OF 14

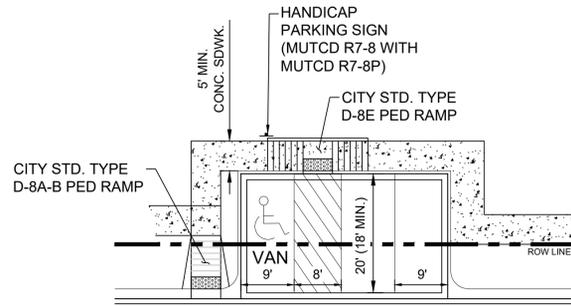
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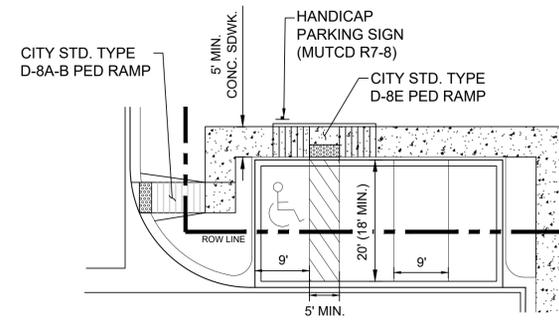
STANDARD LEDGESTONE WALL SECTION
NOT TO SCALE



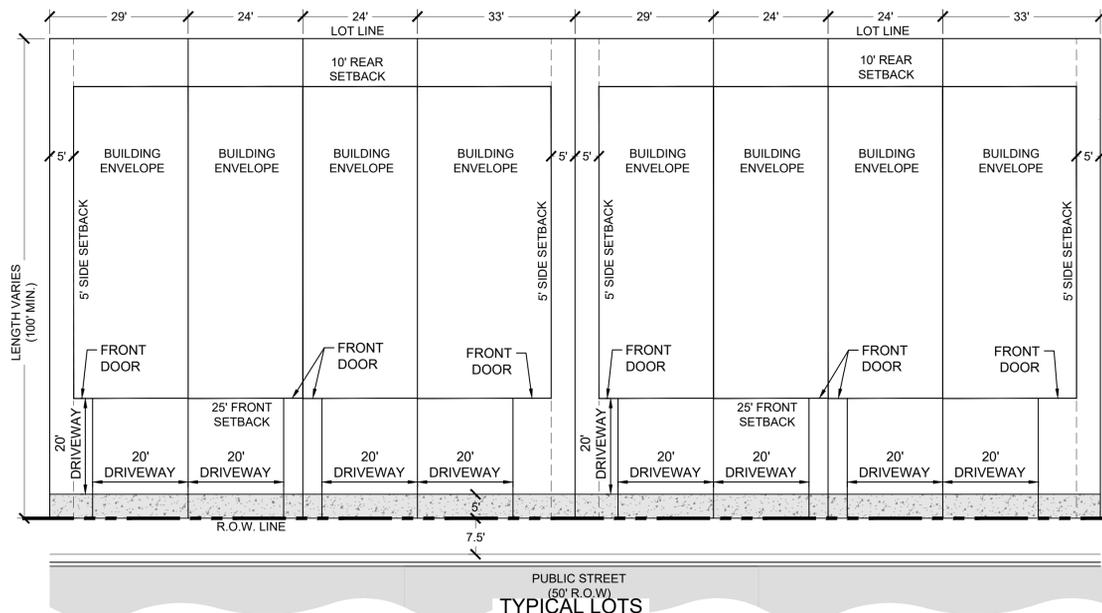
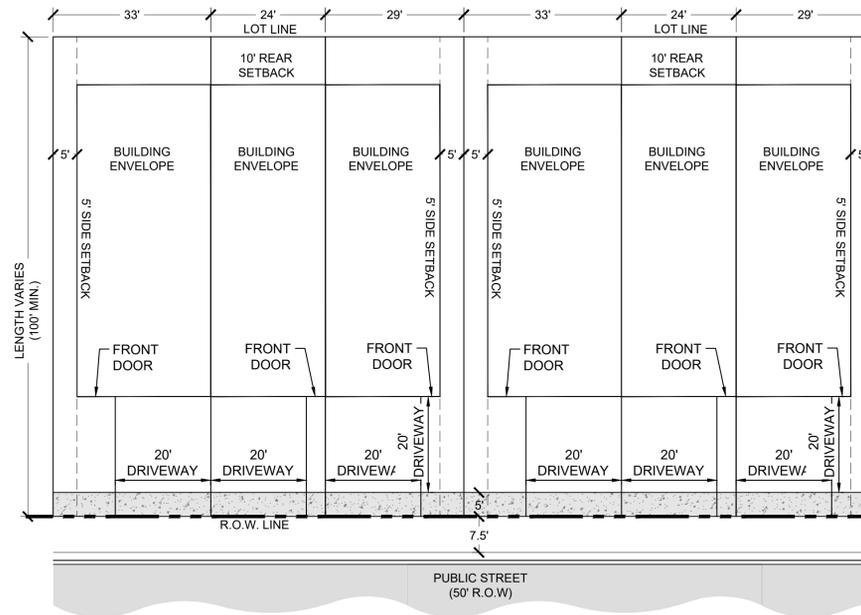
6' HEAVY DUTY VINYL FENCING DETAIL
NOT TO SCALE



STANDARD 90° PARKING STALLS AND HADICAP PARKING DETAILS
NOT TO SCALE



TOWNHOME SETBACKS:
FRONT: 20' FROM BACK OF SIDEWALK TO FACE OF GARAGE
SIDE: 5' BUILDING (0' ALONG COMMON WALL)
REAR: 10' BUILDING



**MUTCD SIGN R7-8 (12"x18") WITH
MUTCD SIGN R7-8P (6"x12")**
NOT TO SCALE



**MUTCD SIGN R7-8
(12"x18")**
NOT TO SCALE

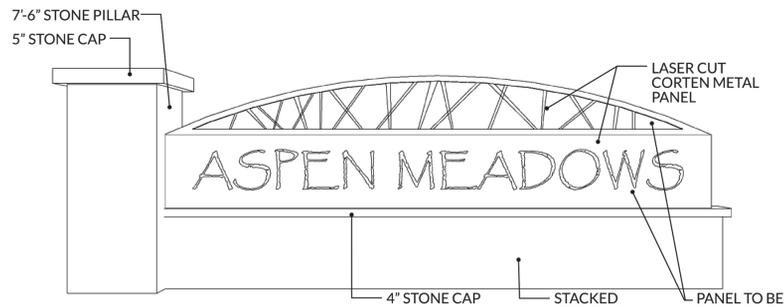


**MUTCD STOP SIGN R1-1
(30"x30")**
NOT TO SCALE

Striping Requirements

3.1. **Design.** When striping is used to identify fire apparatus access roads, the striping shall comply with Figures 14 and 17. All striping used for marking of fire lanes must meet the following criteria:

- > 6-inch red traffic paint stripe
- > 4-inch white reflective lettering/wording with 3/4-inch stroke stating "No Parking Fire Lane"
- > Lettering/wording spaced every 25 feet
- > See attachment for additional striping design criteria.



MONUMENT SIGN DETAIL
NOT TO SCALE

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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OWNER/DEVELOPER:

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(719) 459-0807



VICINITY MAP:



PROJECT:

**ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.886.034
DRAWN BY: KAYLA ZOWADA
CHECKED BY: BRADY SHYROCK
APPROVED BY: BRADY SHYROCK

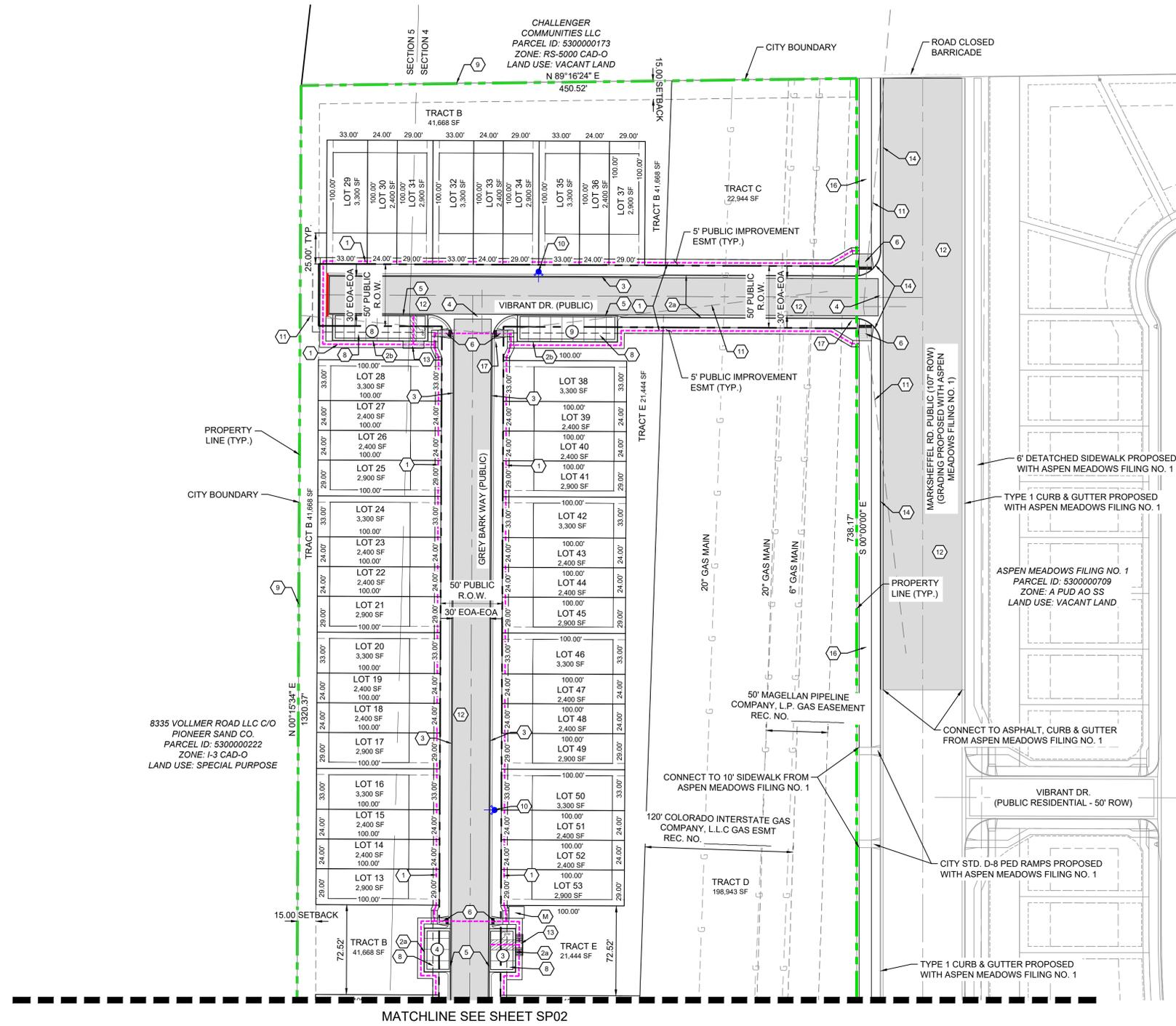
SHEET TITLE:

DETAILS

DT02

SHEET 3 OF 14

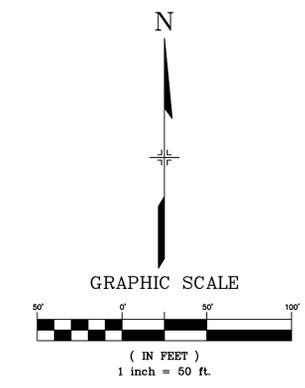
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MATCHLINE SEE SHEET SP02

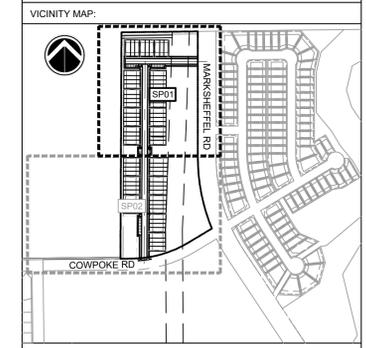
LEGEND

- 1 PROPOSED 5' CONCRETE SIDEWALK
 - 2 PROPOSED CATCH CURB AND GUTTER (6" TYPE 2)
 - 3 PROPOSED SPILL CURB AND GUTTER (6" TYPE 2)
 - 4 PROPOSED CURB AND GUTTER (TYPE 5)
 - 5 PROPOSED CONCRETE CROSSSPAN (4' TYPICAL)
 - 6 PROPOSED CONCRETE CROSSSPAN (2' TYPICAL)
 - 7 PROPOSED PEDESTRIAN RAMP (D-8A-B CITY STANDARD)
 - 8 PROPOSED PEDESTRIAN RAMP (D-8C CITY STANDARD)
 - 9 PROPOSED PARKING SPACE (90° SEE DT02 FOR DETAIL)
 - 10 6' HEAVY DUTY VINYL FENCING (SEE DT02 FOR DETAIL)
 - 11 PROPOSED FIRE HYDRANT
 - 12 SIGHT DISTANCE TRIANGLE (TYPICAL)
 - 13 PROPOSED ASPHALT SURFACE (TYPICAL)
 - 14 PROPOSED PEDESTRIAN RAMP (D-8E CITY STANDARD)
 - 15 PROPOSED CURB AND GUTTER (STANDARD 8" TYPE 1)
 - 16 PROPOSED MONUMENT SIGN (BY OTHERS)
 - 17 PROPOSED 10' CONCRETE SIDEWALK
 - 18 MUTCD STOP SIGN R1-1
 - 19 PROPOSED MAIL KIOSK
 - 20 PARKING SPACE COUNT
- "NO PARKING" FIRE LANE STRIPING
 --- PROPOSED ADA ROUTE
 --- DETENTION FACILITY LOCATION
 --- BUILDING SETBACK
 --- PROPERTY BOUNDARY
 --- PROPOSED ROW
 --- SHEET MATCHLINE
 --- LINE OF SIGHT
 --- RETAINING WALL



CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
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OWNER/DEVELOPER:
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PROJECT:
**ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO**

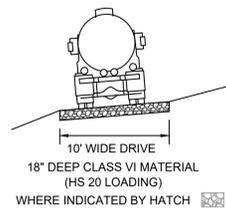
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
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##	##	##	##

DRAWING INFORMATION:
PROJECT NO: 21.886.034
DRAWN BY: KAYLA ZOWADA
CHECKED BY: BRADY SHYROCK
APPROVED BY: BRADY SHYROCK

SHEET TITLE:
SITE PLAN

SP01
SHEET 4 OF 14
CITY FILE NO: ##



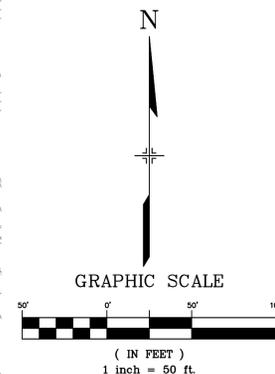
TYPICAL GRAVEL ACCESS ROAD
N.T.S.

MATCHLINE SEE SHEET SP01

LEGEND

- 1 PROPOSED 5' CONCRETE SIDEWALK
- 2 PROPOSED CATCH CURB AND GUTTER (6" TYPE 2)
- 3 PROPOSED SPILL CURB AND GUTTER (6" TYPE 2)
- 4 PROPOSED CURB AND GUTTER (TYPE 5)
- 5 PROPOSED CONCRETE CROSSSPAN (4' TYPICAL)
- 6 PROPOSED CONCRETE CROSSSPAN (2' TYPICAL)
- 7 PROPOSED PEDESTRIAN RAMP (D-8A-B CITY STANDARD)
- 8 PROPOSED PEDESTRIAN RAMP (D-8C CITY STANDARD)
- 9 PROPOSED PARKING SPACE (90° SEE DT02 FOR DETAIL)
- 10 6" HEAVY DUTY VINYL FENCING (SEE DT02 FOR DETAIL)
- 11 PROPOSED FIRE HYDRANT
- 12 SIGHT DISTANCE TRIANGLE (TYPICAL)
- 13 PROPOSED ASPHALT SURFACE (TYPICAL)
- 14 PROPOSED PEDESTRIAN RAMP (D-8E CITY STANDARD)
- 15 PROPOSED CURB AND GUTTER (STANDARD 8" TYPE 1)
- 16 PROPOSED MONUMENT SIGN (BY OTHERS)
- 17 PROPOSED 10' CONCRETE SIDEWALK
- 18 MUTCD STOP SIGN R1-1
- 19 PROPOSED MAIL KIOSK
- 20 PARKING SPACE COUNT

- 21 "NO PARKING" FIRE LANE STRIPING
- 22 PROPOSED ADA ROUTE
- 23 DETENTION FACILITY LOCATION
- 24 BUILDING SETBACK
- 25 PROPERTY BOUNDARY
- 26 PROPOSED ROW
- 27 SHEET MATCHLINE
- 28 LINE OF SIGHT
- 29 RETAINING WALL



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:

COLA, LLC

555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 459-0807



VICINITY MAP:



PROJECT:

ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
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##	##	##	##

DRAWING INFORMATION:

PROJECT NO: 21.886.034

DRAWN BY: KAYLA ZOWADA

CHECKED BY: BRADY SHYROCK

APPROVED BY: BRADY SHYROCK

SHEET TITLE:

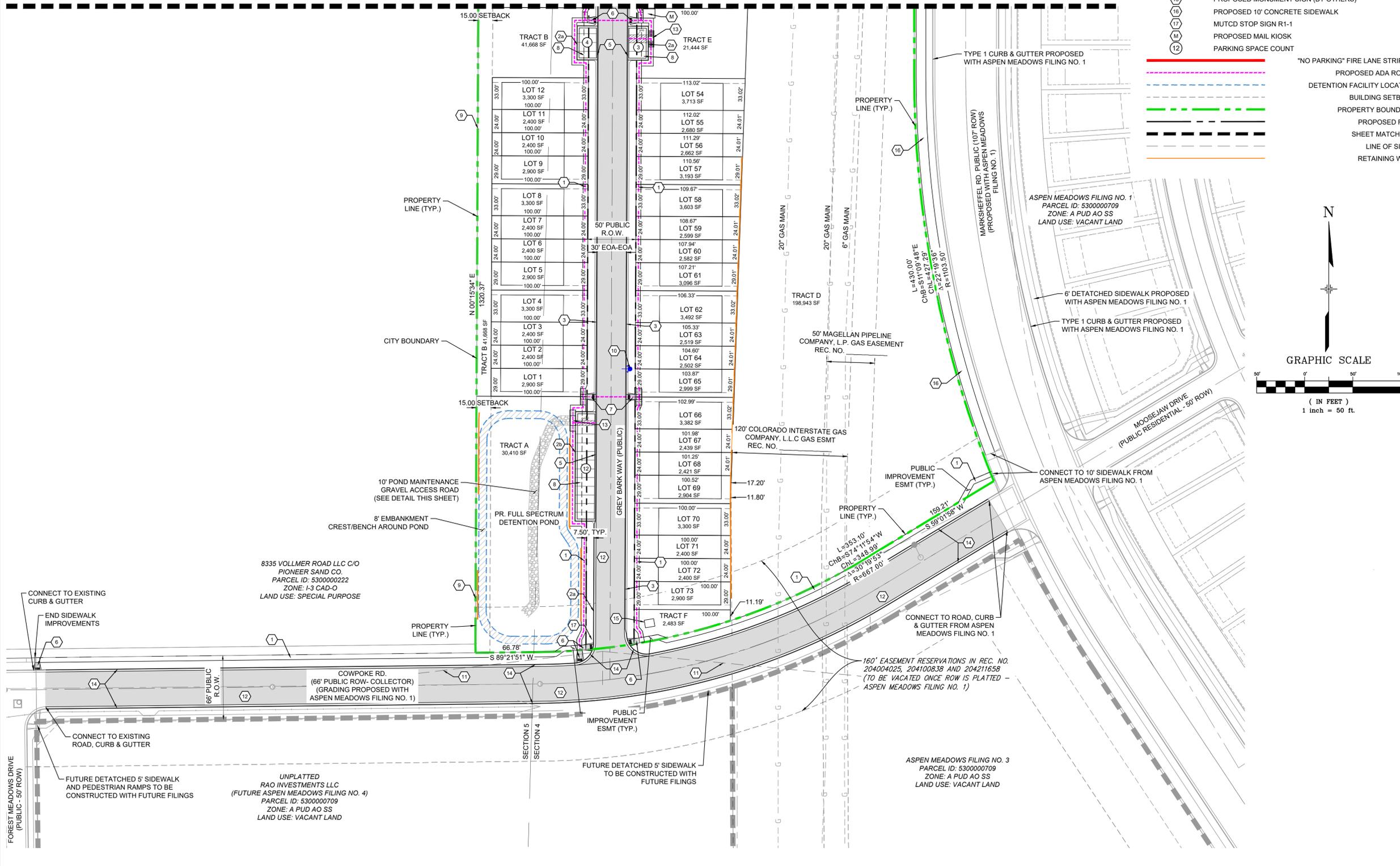
SITE PLAN

SP02

SHEET 5 OF 14

CITY FILE NO: ##

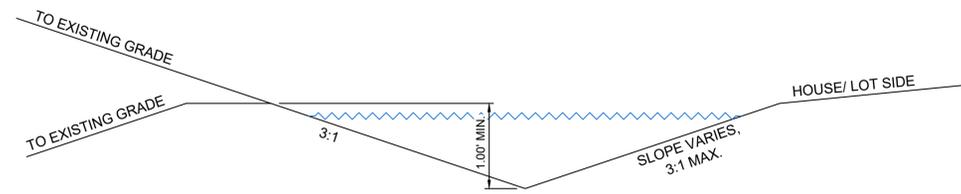
FILE LOCATION: S:\21.886.034 ASPEN MEADOWS TOWNHOMES\100 DWG\04 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



8335 VOLLMER ROAD LLC C/O
PIONEER SAND CO.
PARCEL ID: 530000222
ZONE: I-3 CAD-O
LAND USE: SPECIAL PURPOSE

UNPLATTED
RAO INVESTMENTS LLC
(FUTURE ASPEN MEADOWS FILING NO. 4)
PARCEL ID: 530000709
ZONE: A PUD AO SS
LAND USE: VACANT LAND

ASPEN MEADOWS FILING NO. 3
PARCEL ID: 530000709
ZONE: A PUD AO SS
LAND USE: VACANT LAND



TYPICAL REAR LOT DRAINAGE SWALE
NTS

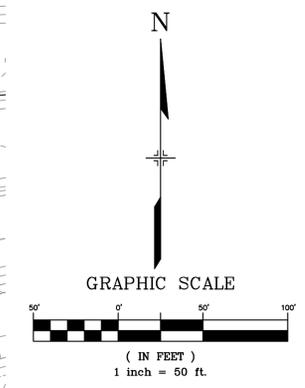
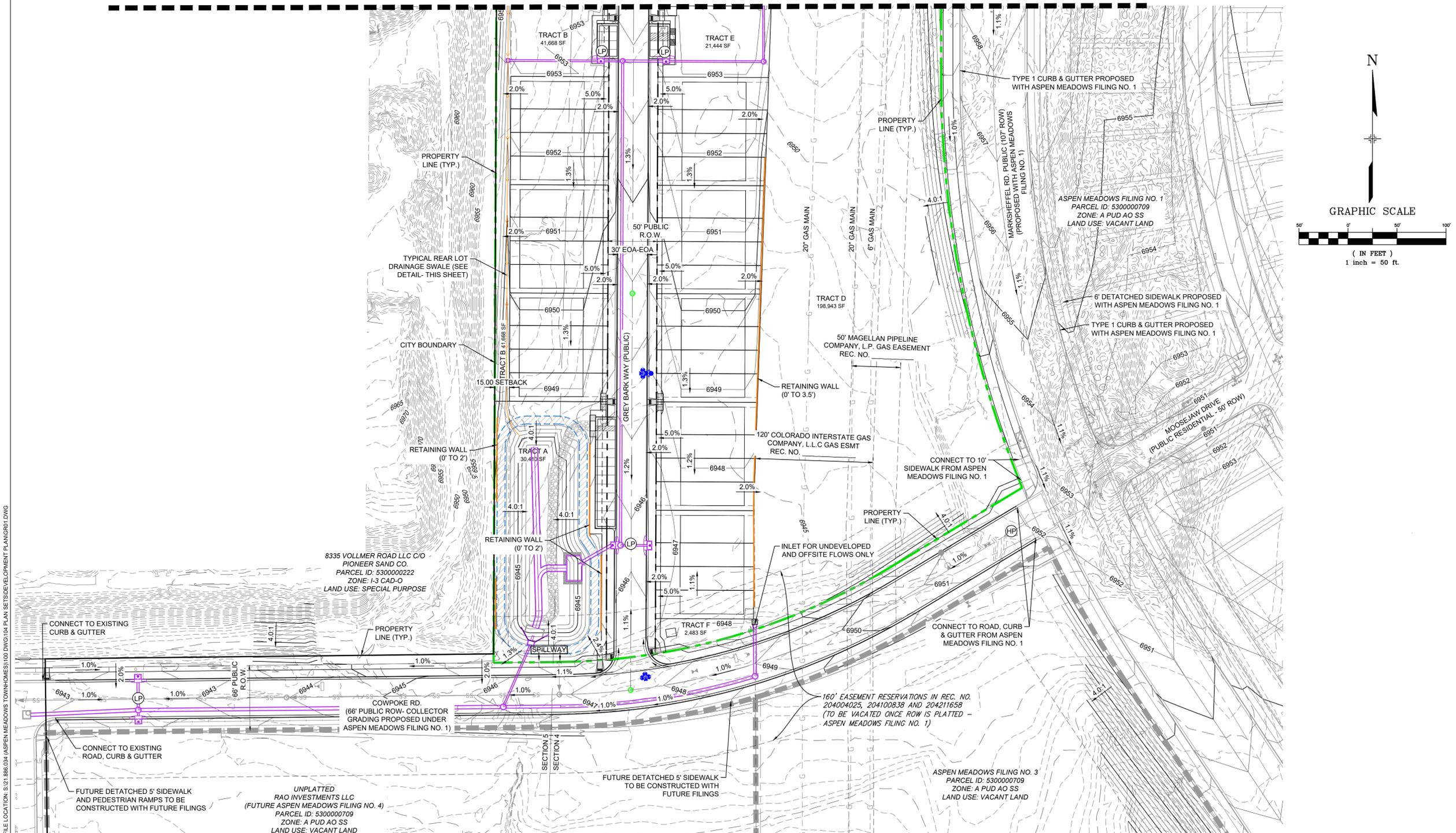
LEGEND

- 6970 — EXISTING CONTOUR
- - - 6970 - - - PROPOSED CONTOUR
- 2.4% → PROPOSED SLOPE LABEL
- ↘ EXISTING SLOPE DIRECTION ARROW
- HP LP HIGH POINT/ LOW POINT

- LIMITS OF DISTURBANCE
- RETAINING WALL
- - - PROPOSED ROW
- DRAINAGE SWALE
- - - CUT AND FILL LIMITS
- DETENTION FACILITY LOCATION
- - - PROPERTY BOUNDARY
- - - SHEET MATCHLINE
- - - PROPOSED ADA ROUTE

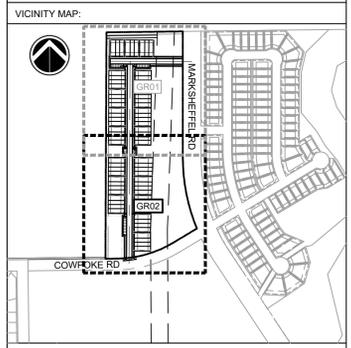
NOTE: RETAINING WALL HEIGHTS SHOWN ON PLAN REPRESENT THE HEIGHTS AND LOCATIONS PLANNED FOR THE WALLS. WALL HEIGHTS WILL BE NO GREATER THAN SHOWN IN THIS SET. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS WILL BE DETERMINED DURING CONSTRUCTION DESIGN PHASE.

MATCH LINE SEE SHEET GR01



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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OWNER/DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 459-0807



PROJECT:
**ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
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##	##	##	##
##	##	##	##

DRAWING INFORMATION:
PROJECT NO: 21.886.034
DRAWN BY: KAYLA ZOWADA
CHECKED BY: BRADY SHYROCK
APPROVED BY: BRADY SHYROCK
SHEET TITLE:

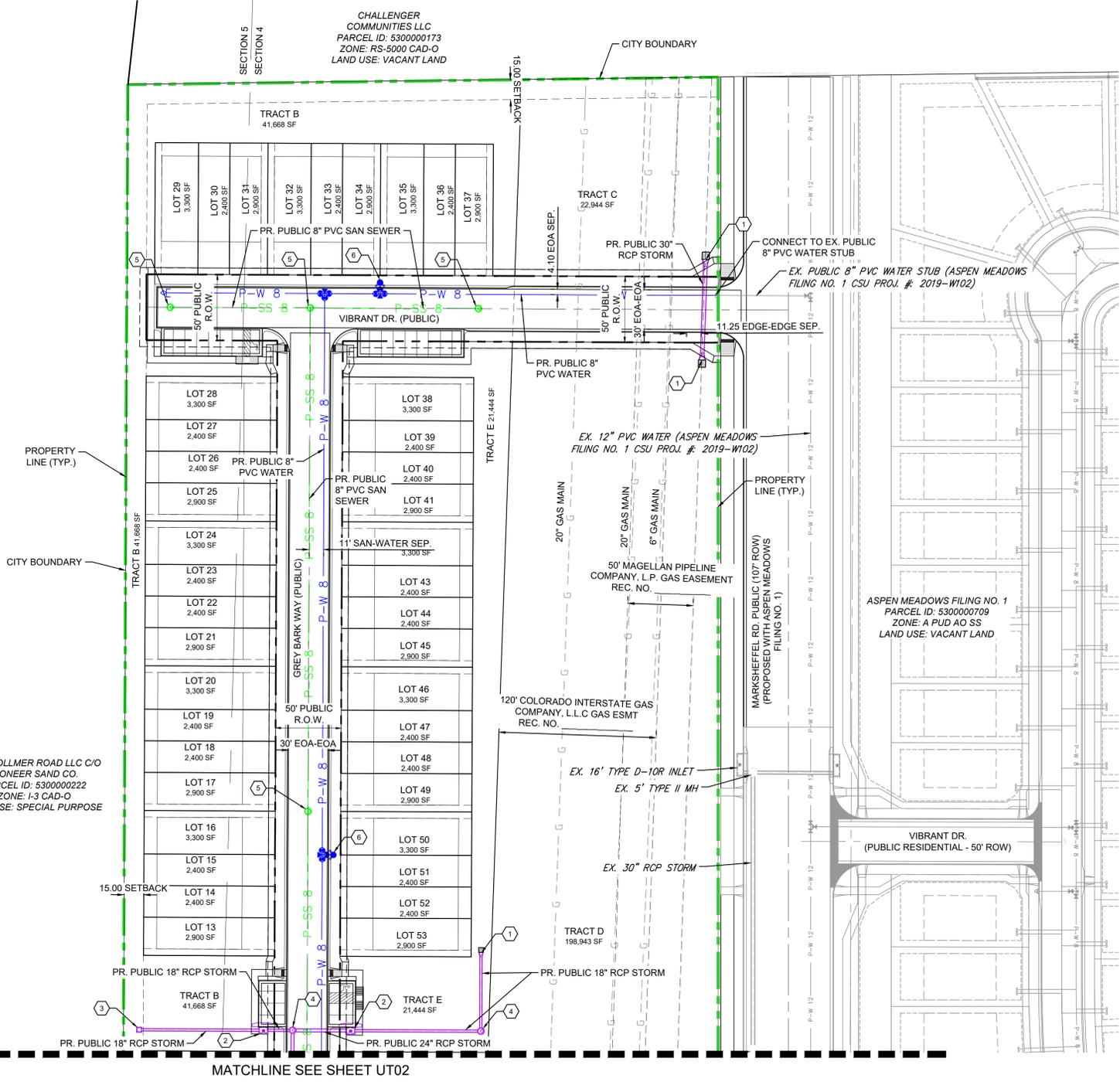
**PRELIMINARY
GRADING PLAN**

GR02
SHEET 7 OF 14

FILE LOCATION: S:\21.886.034 ASPEN MEADOWS TOWNHOMES\100 DWG\04 PLAN SET\DEVELOPMENT PLAN\GR01.DWG

FILE LOCATION: S:\1.886.004 (ASPEN MEADOWS TOWNHOMES)\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\UT01.DWG

8335 VOLLMER ROAD LLC C/O
PIONEER SAND CO.
PARCEL ID: 530000222
ZONE: I-3 CAD-O
LAND USE: SPECIAL PURPOSE

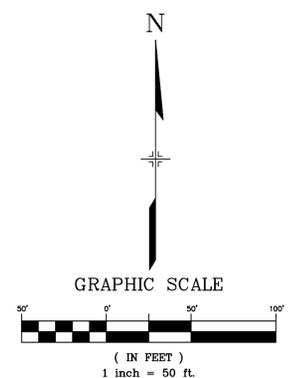
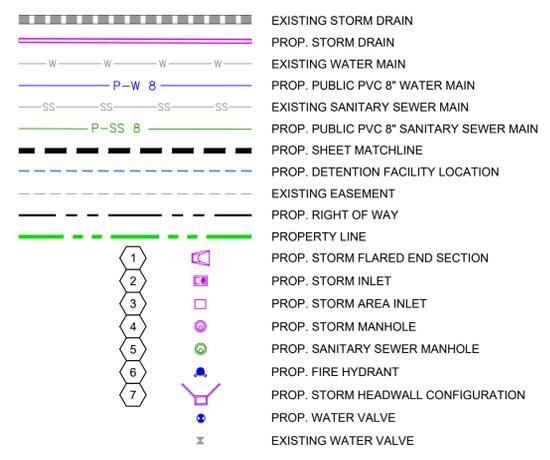


PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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).
- 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 (NEEC) 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.

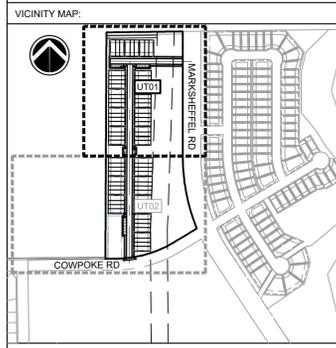
- NOTES:**
- ALL UTILITIES TO BE CONSTRUCTED ACCORDING TO COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
 - ALL UTILITY (WATER, SANITARY AND STORM DRAIN) INFRASTRUCTURE SIZES SHOWN ON THIS PLAN ARE CONSIDERED PRELIMINARY. FINAL SIZING OF PIPES, MANHOLES, INLETS AND SIMILAR WILL BE DONE AT CONSTRUCTION DRAWINGS.
 - ALL WATER MAINS TO BE PVC C-900.
 - ALL SANITARY SEWER MAINS TO BE PVC SDR-35 UNLESS INDICATED OTHERWISE.
 - ALL PROP. STORM SEWER IS CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
 - ALL PROP. WASTEWATER AND WATER ARE CONSIDERED PUBLIC UNLESS OTHERWISE SPECIFIED.
 - ALL SANITARY SEWER MANHOLES WILL BE 48" MANHOLES UNLESS INDICATED OTHERWISE.

LEGEND



CONSULTANTS:
PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

OWNER/DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PARKWAY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 459-0807



PROJECT:
**ASPEN MEADOWS FILING NO. 2
DEVELOPMENT PLAN
COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
##	##	##	##
##	##	##	##
##	##	##	##
##	##	##	##

DRAWING INFORMATION:
PROJECT NO: 21.886.034
DRAWN BY: KAYLA ZOWADA
CHECKED BY: BRADY SHYROCK
APPROVED BY: BRADY SHYROCK
SHEET TITLE:

**PRELIMINARY
UTILITY & PUBLIC
FACILITIES PLAN**

UT01
SHEET 8 OF 14

CITY FILE NO: ##

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.
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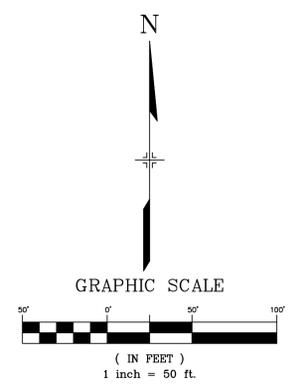
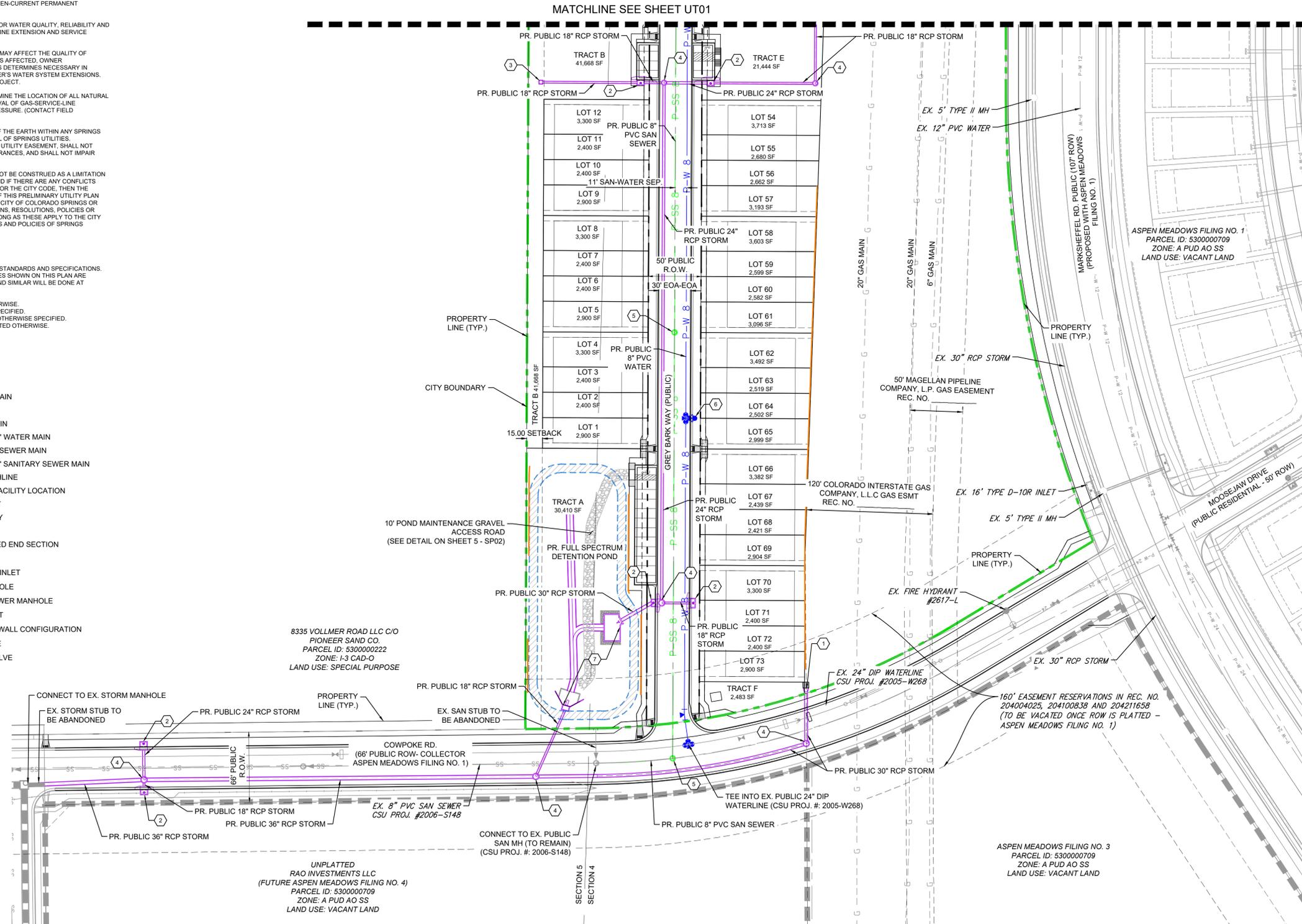
NOTES:

- ALL UTILITIES TO BE CONSTRUCTED ACCORDING TO COLORADO SPRINGS STANDARDS AND SPECIFICATIONS.
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LEGEND

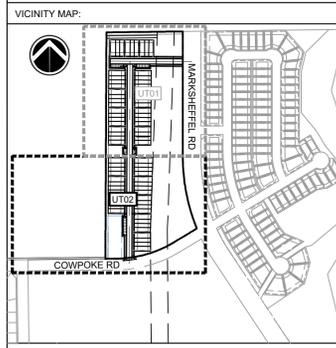
	EXISTING STORM DRAIN
	PROP. STORM DRAIN
	EXISTING WATER MAIN
	PROP. PUBLIC PVC 8" WATER MAIN
	EXISTING SANITARY SEWER MAIN
	PROP. PUBLIC PVC 8" SANITARY SEWER MAIN
	PROP. SHEET MATCHLINE
	PROP. DETENTION FACILITY LOCATION
	EXISTING EASEMENT
	PROP. RIGHT OF WAY
	PROPERTY LINE
	PROP. STORM FLARED END SECTION
	PROP. STORM INLET
	PROP. STORM AREA INLET
	PROP. STORM MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. FIRE HYDRANT
	PROP. STORM HEADWALL CONFIGURATION
	PROP. WATER VALVE
	EXISTING WATER VALVE

FILE LOCATION: S:\1.886.004 ASPEN MEADOWS TOWNHOMES\100 DWG\104 PLAN SET\DEVELOPMENT PLAN\UT02.DWG



CONSULTANTS:
 PLANNER/LANDSCAPE ARCHITECT/CIVIL ENGINEER:
Matrix
 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
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 555 MIDDLE CREEK PARKWAY, SUITE 380
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PROJECT:
**ASPEN MEADOWS FILING NO. 2
 DEVELOPMENT PLAN
 COLORADO SPRINGS, CO**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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DRAWING INFORMATION:
 PROJECT NO: 21.886.034
 DRAWN BY: KAYLA ZOWADA
 CHECKED BY: BRADY SHYROCK
 APPROVED BY: BRADY SHYROCK
 SHEET TITLE:

**PRELIMINARY
 UTILITY & PUBLIC
 FACILITIES PLAN**

UT02
 SHEET 9 OF 14

CITY FILE NO: ##