

VILLAS AT ASPEN TRAILS PRELIMINARY PLAN

LOCATED IN SECTION 9,
TOWNSHIP 15S, RANGE 65W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

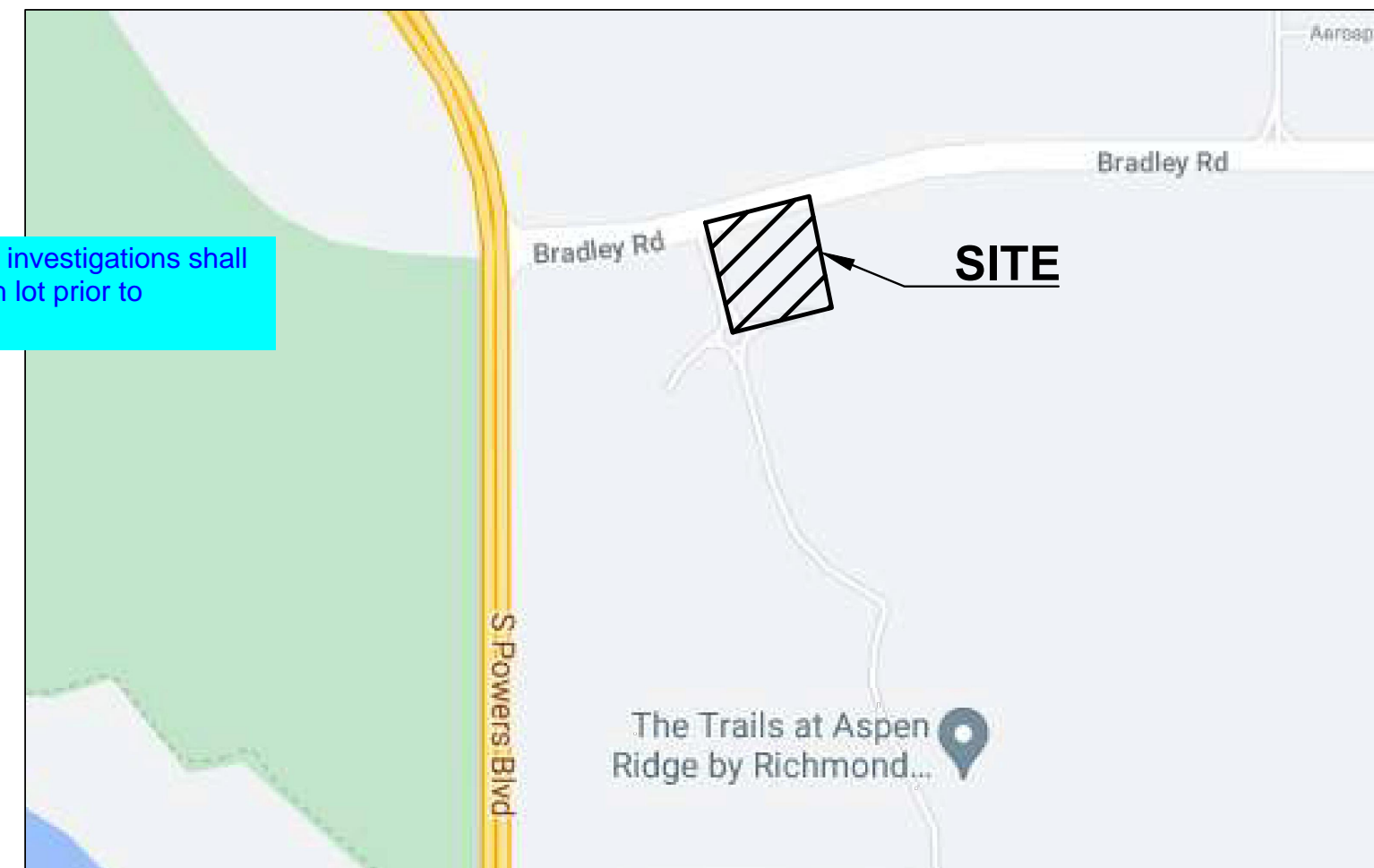
- UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGIC STUDY FOR VILLAS AT ASPEN TRAILS BY ENTECH ENGINEERING, INC. JUNE 20, 2023 IN FILE SP-23-004 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

 - EXPANSIVE SOILS shallow bedrock, artificial fill
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS NOT LOCATED WITHIN A FEMA FLOOD PLAIN.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-2097-1192).
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- THE WIDEFIELD WATER AND SANITATION DISTRICT HAS APPROVED 42 LOTS FOR THE VILLAS AT ASPEN TRAILS DEVELOPMENT SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 42 LOTS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.
- NATURAL GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- ACCESS TO EXISTING LEGACY HILL DRIVE IS FOR THE SOLE USE OF EMERGENCY VEHICLES AND WILL BE GATED FOR SUCH USE.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO DRIVEWAYS SHALL BE ESTABLISHED ALONG PUBLIC STREETS UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL AND AIRPORT PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

Missing lot easement note

The following reports have been submitted in association with the PUD Preliminary Plan for this subdivision and are on the file at the County Planning and Community Development Department: Preliminary Drainage Report, Traffic Impact Study, Geological Hazard Report

list lots. Lot-specific investigations shall be required for each lot prior to construction.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LEGACY HILL DRIVE AS PLATTED IN THE TRAILS AT ASPEN RIDGE FILING NO. 1 AS RECORDED IN EL PASO COUNTY, COLORADO; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLER ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:

THENCE N74°20'48"E A DISTANCE OF 425.01 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD;

THENCE S15°39'12"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 429.98 FEET;

THENCE S74°20'48"W A DISTANCE OF 360.011 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 78.64 FEET, A DELTA ANGLE OF 60°04'25", WHOSE LONG CHORD BEARS N75°37'00"W A DISTANCE OF 75.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LEGACY HILL DRIVE;

THENCE N15°39'12"W A DISTANCE OF 392.40 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,820.38 SQUARE FEET OR 4.18 ACRES MORE OR LESS

COLORADO SPRINGS AIRPORT STANDARD NOTES

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PREFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO AN AVIATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

DEDICATION & TRACT MAINTENANCE

TRACTS SHALL BE UTILIZED AS SHOWN IN TRACT LIST BELOW. OWNERSHIP AND MAINTENANCE OF SAID TRACTS, INCLUDING ALL PRIVATE FACILITIES CONTAINED THEREIN, SHALL BE VESTED TO THE HOMEOWNERS ASSOCIATION.

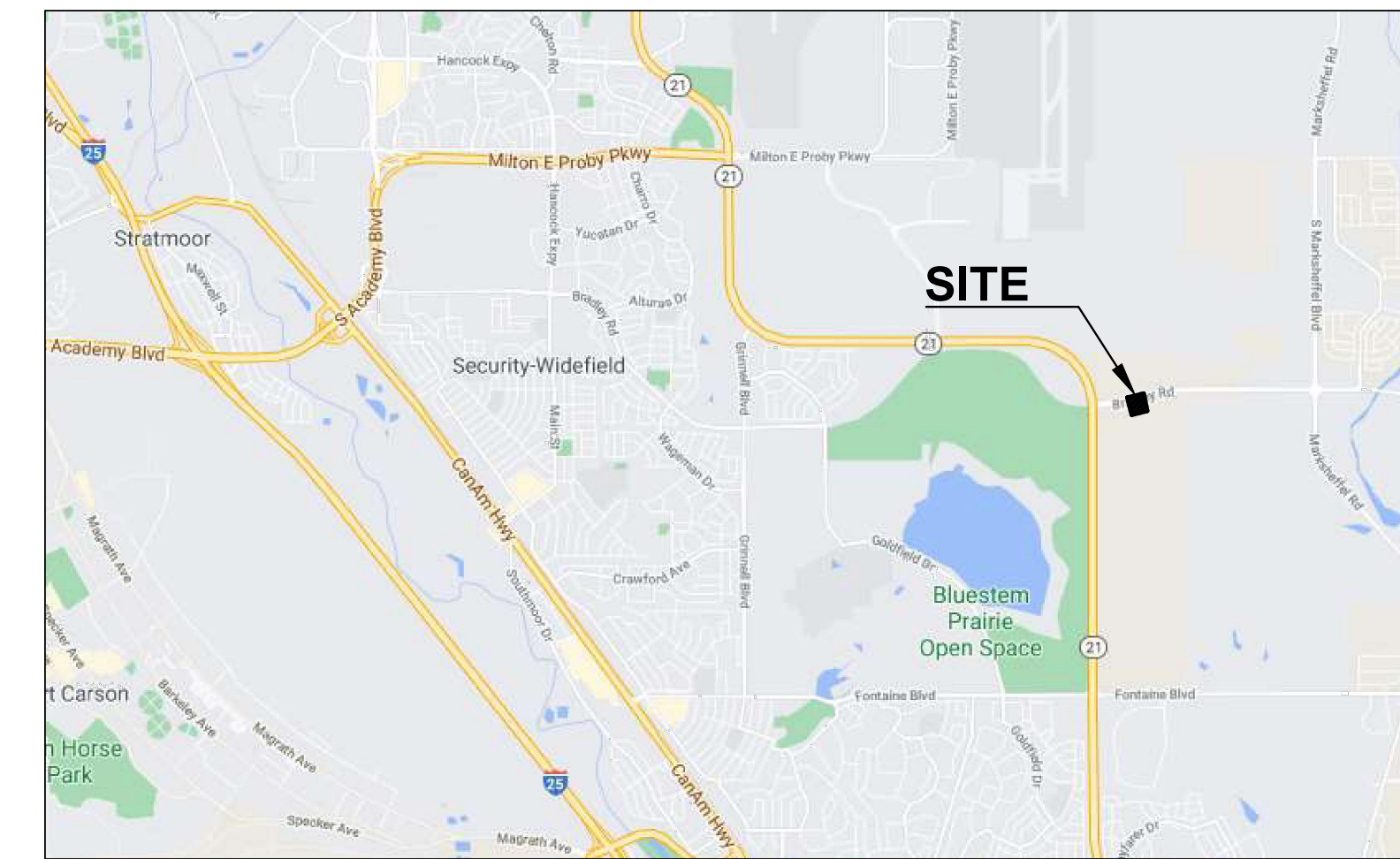
TRACT LIST		
TRACT #	AREA	USE
TRACT A	43,448SF	LANDSCAPE/OPEN SPACE
TRACT B	15,180SF	LANDSCAPE/OPEN SPACE
TRACT C	25,877SF	LANDSCAPE/OPEN SPACE & DETENTION
TRACT D	34,940SF	ACCESS/PARKING

LANDSCAPE/OPEN SPACE TRACTS MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE.

ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS WITH RECORDED EASEMENT.

ENTIRE PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

Add Note When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.



VICINITY MAP
NOT TO SCALE

SITE DATA

NAME OF SUBDIVISION: VILLAS AT ASPEN TRAILS
EXISTING ZONING: RM-12
PROPOSED ZONING: RM-12
PROPOSED USE: MULTI FAMILY ATTACHED RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA: 4.18AC

STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)

SETBACKS:

FRONT: 25' ON OVERALL SUBDIVISION

SIDE: 25' ON OVERALL SUBDIVISION

REAR: 25' ON OVERALL SUBDIVISION

BUILDING HEIGHT: 30' MAX.

USES: ALL RM-12 ZONE USES ARE PERMITTED.

LAND OWNER

ROS EQUITY HOLDINGS-INDEPENDENCE, LLC
17 S WAHSATCH AVE
COLORADO SPRINGS, CO 80903
(719) 491-1590

PETITIONER/SUBDIVIDER

DAKOTA SPRINGS ENGINEERING
31 N. TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
(719) 227-7388

PREPARED BY

DAKOTA SPRINGS ENGINEERING
31 N. TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
(719) 227-7388

SHEET LIST

NO.	TITLE
1	COVER
2	LOT & TRACT MAP
3	SITE PLAN
4	GRADING PLAN
5	STORM PLAN
6	UTILITY PLAN
7	3--UNIT ELEVATIONS
8	4--UNIT ELEVATIONS

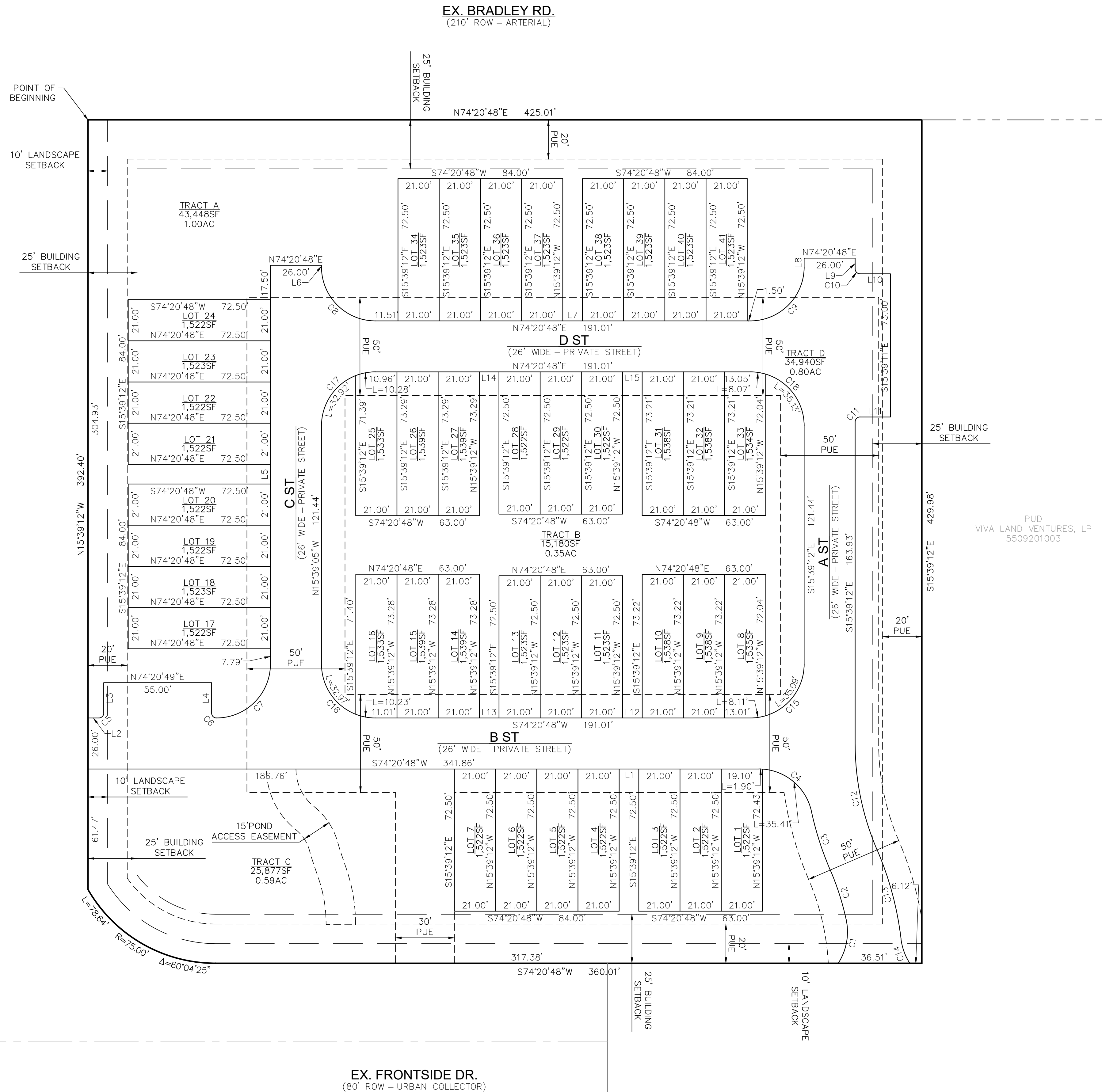
REVISIONS:	NO.	DESCRIPTION	DATE

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CS
WATERVIEW COMMERCIAL INVESTORS, LLC
5509200004

PUD
COLA, LLC
5509301134

EX. LEGACY HILL DR.
(120' ROW - URBAN COLLECTOR)



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - EXISTING LOT LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING CENTERLINE
 - EASEMENT LINE
 - SETBACK LINE

TRACT LIST

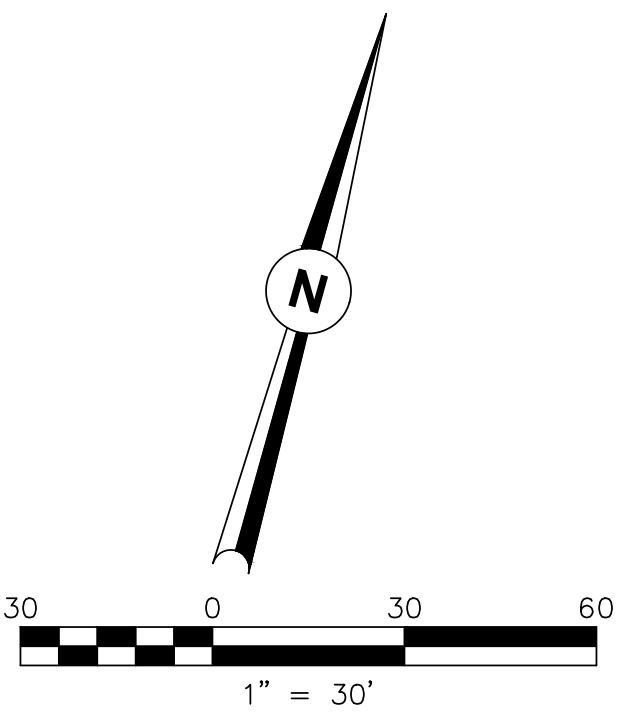
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TRACT D	34,940SF	ACCESS/PARKING

LINE TABLE

LINE #	LENGTH	BEARING
L1	10.00'	S74°20'48"W
L2	5.50'	N74°20'48"E
L3	15.50'	N15°39'11"W
L4	15.50'	S15°39'11"E
L5	10.00'	N15°39'12"W
L6	0.85'	S15°39'19"E
L7	10.00'	N74°20'48"E
L8	4.50'	N15°39'12"W
L9	5.50'	S15°39'12"E
L10	15.50'	N74°20'49"E
L11	15.50'	S74°20'49"W
L12	10.00'	S74°20'48"W
L13	10.00'	S74°20'48"W
L14	10.00'	N74°20'48"E
L15	10.00'	N74°20'48"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	23.19'	29.50'	45°01'52"
C2	26.61'	137.00'	110°7'41"
C3	31.42'	163.00'	110°2'46"
C4	37.31'	27.50'	77°43'31"
C5	3.93'	2.50'	89°59'10"
C6	3.93'	2.50'	90°00'00"
C7	43.20'	27.50'	90°00'33"
C8	43.20'	27.50'	90°00'00"
C9	43.20'	27.50'	90°00'00"
C10	3.93'	2.50'	90°00'00"
C11	3.93'	2.50'	90°00'00"
C12	55.76'	137.00'	23°19'14"
C13	47.07'	163.00'	16°32'47"
C14	13.42'	29.50'	26°04'16"
C15	43.20'	27.50'	90°00'00"
C16	43.20'	27.50'	89°59'59"
C17	43.20'	27.50'	90°00'00"
C18	43.20'	27.50'	90°00'00"



Dakota Springs Engineering
Engineering Consultants
 31 N. TEJON ST. SUITE 518
 COLORADO SPRINGS, CO 80903
 P: (719) 227-7388 F: (719) 227-7392

811
 Know what's below.
 Call 811 before you dig.

SCALE: 1" = 30'
 VERT. STATION: FROM: TO:
 DATE: 10.22.22
 DATE: 11.27.23

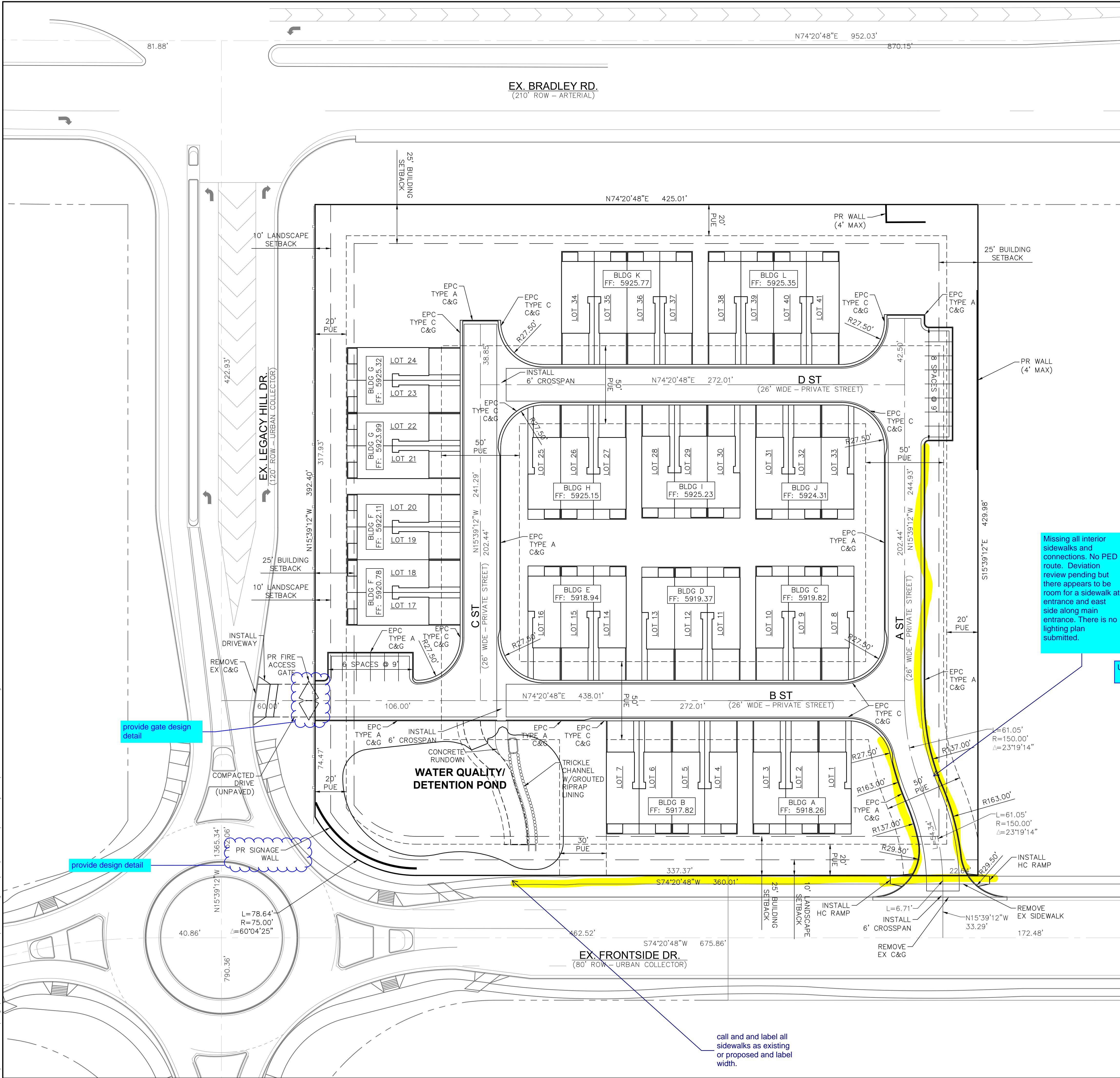
VILLAS AT ASPEN TRAILS
 PRELIMINARY PLAN
 LOT & TRACT MAP

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-06
 SHEET 2 OF 8

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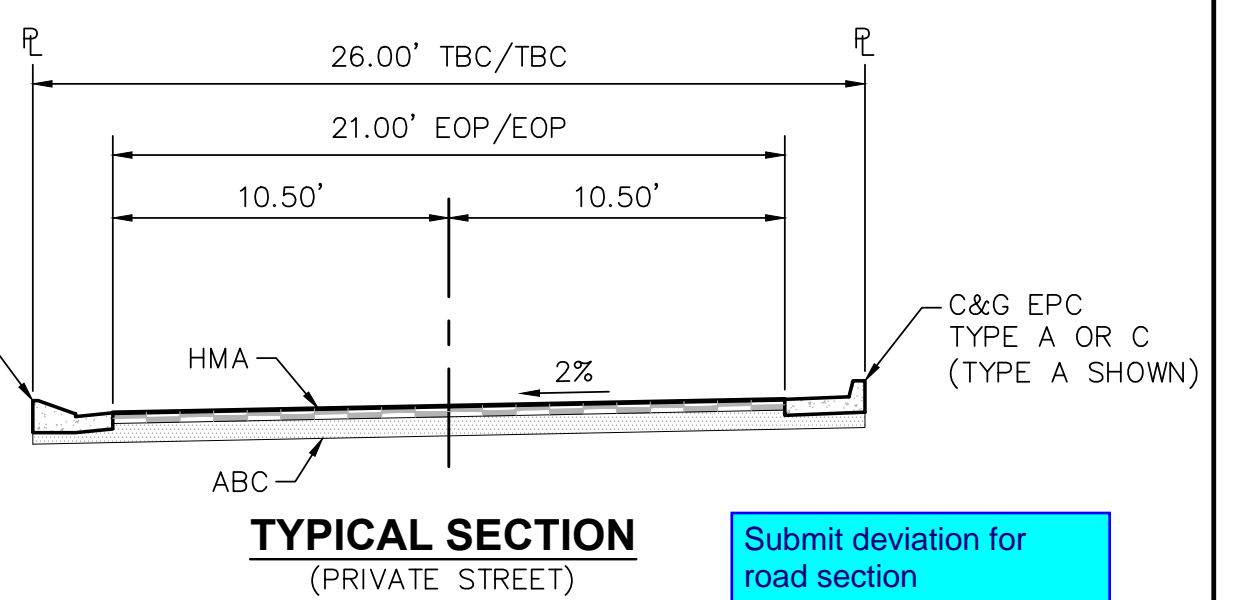
OPEN SPACE CALCULATIONS

PROVIDED OPEN SPACE = 182,038 SF

TOTAL AREA = 62,593 SF (34.4%)

UNIT/LOT AREA = 34,940 SF (19.2%)

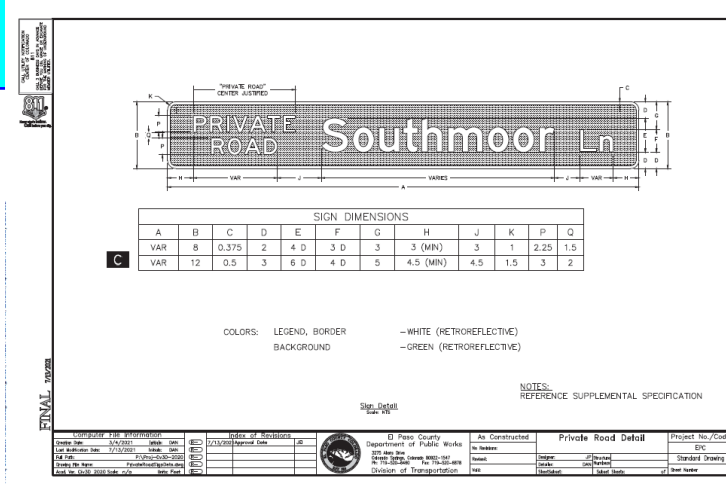
DRIVE AND PARKING = 84,505 SF (46.4%)



Missing all interior sidewalks and connections. No PED route. Deviation review pending but there appears to be room for a sidewalk at entrance and east side along main entrance. There is no lighting plan submitted.

Update street names

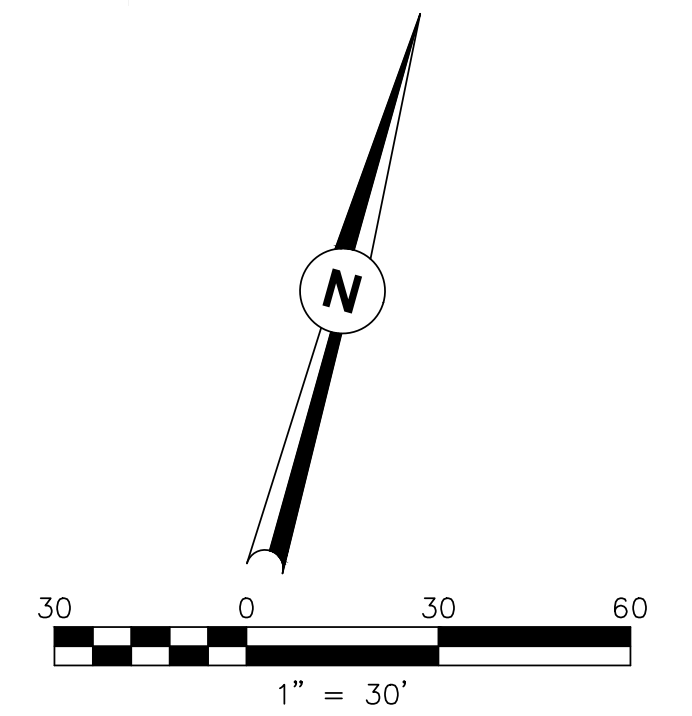
Add EPC Private Street sign design detail



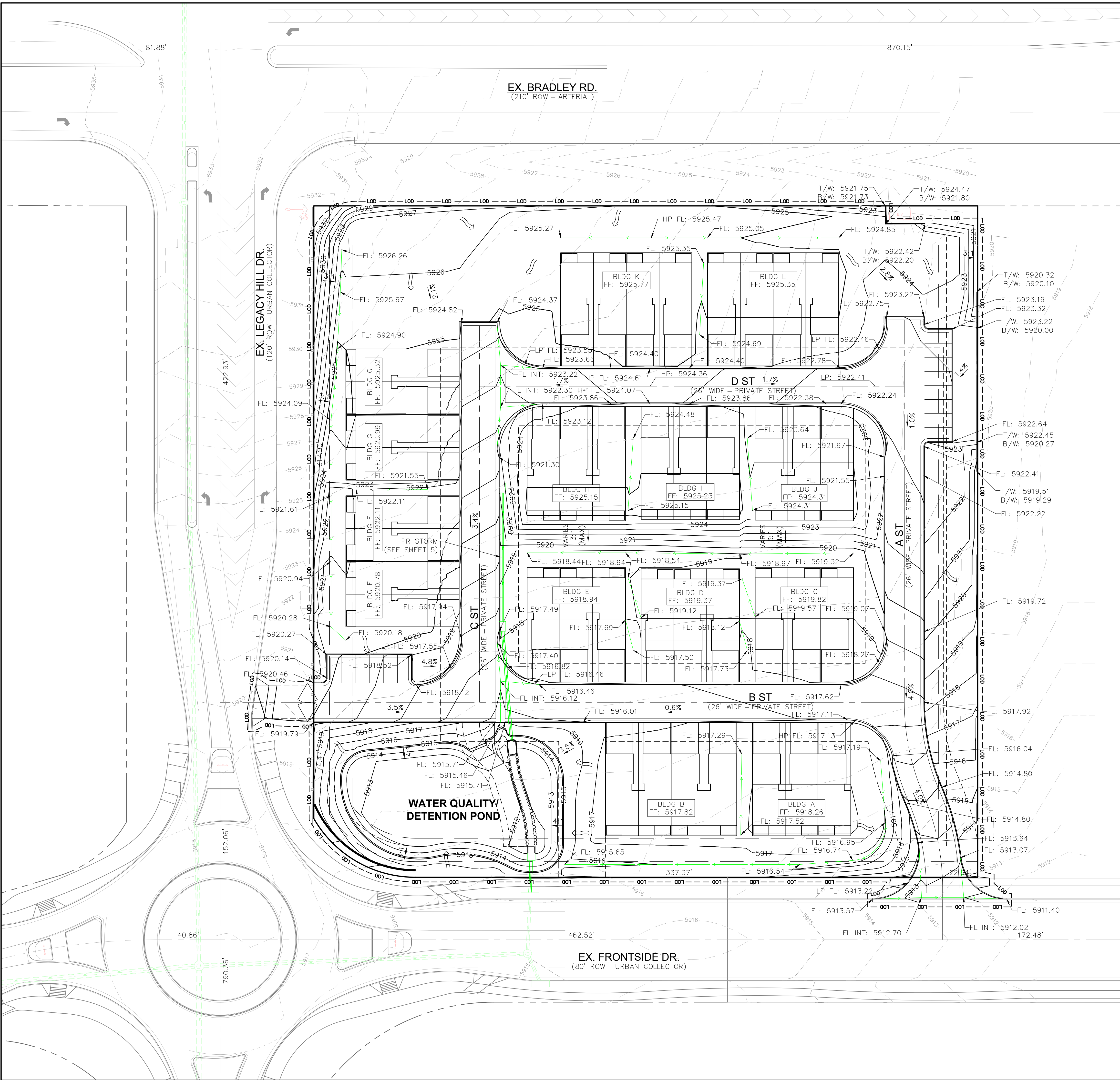
provide gate design detail

provide design detail

call and label all sidewalks as existing or proposed and label width.



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LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF CONSTRUCTION /DISTURBANCE
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED FLOW PATH
- PROPOSED RCP STORM
- EXISTING RCP STORM

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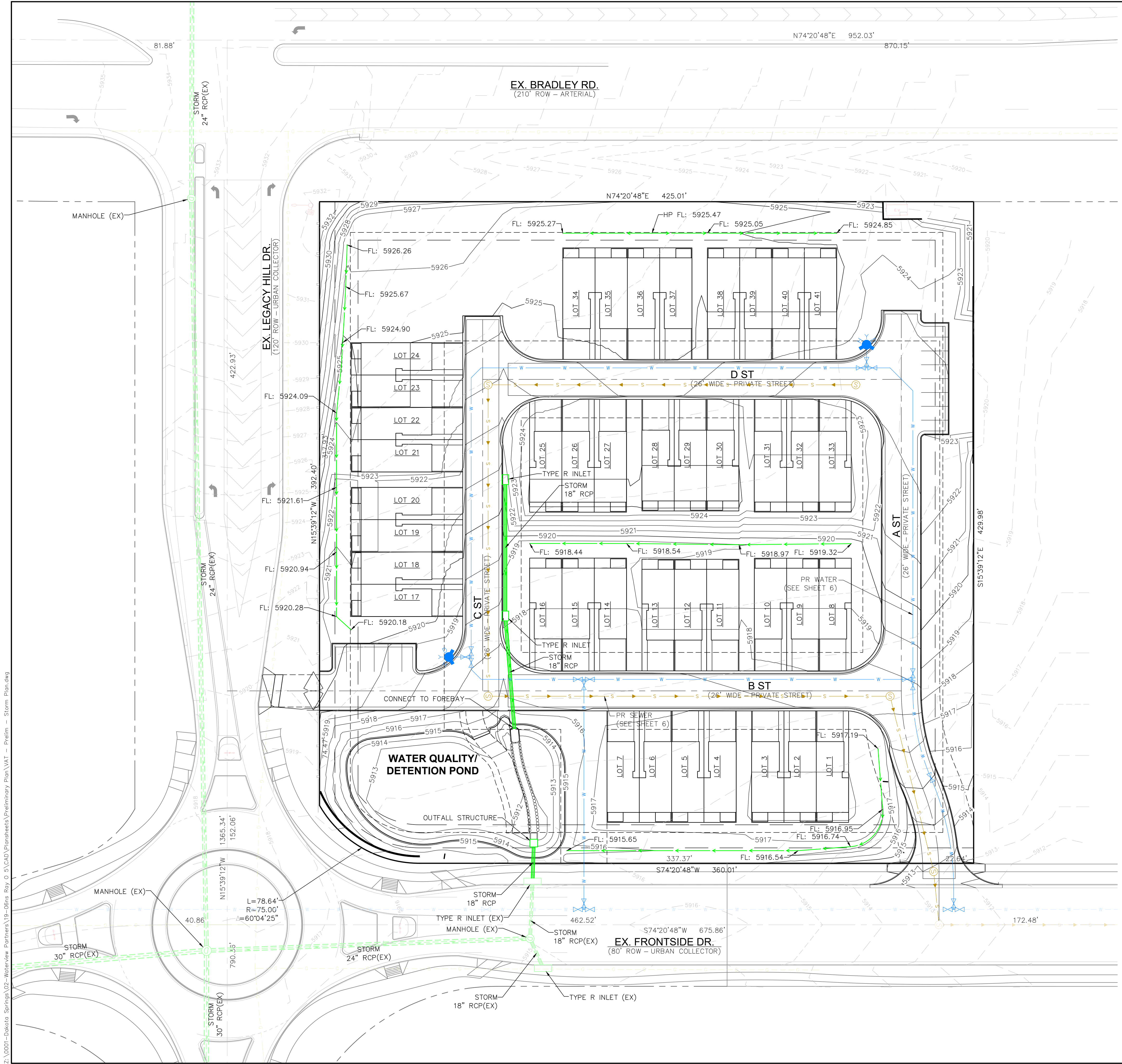
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 DATE: 10.22.22
 DATE: 11.27.23

VILLAS AT ASPEN TRAILS

PRELIMINARY PLAN
GRADING PLAN

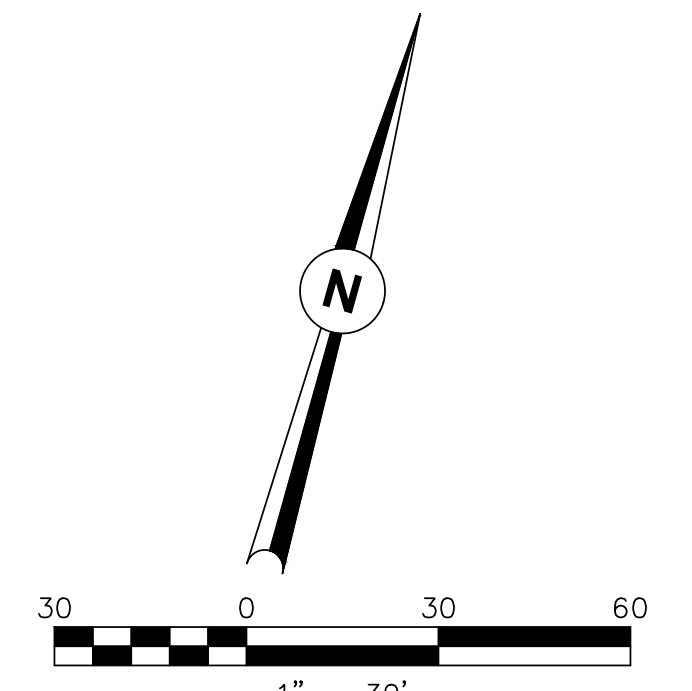
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-06
 SHEET 4 OF 8



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- PR MAJOR CONTOUR
- PR MINOR CONTOUR
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED FLOW PATH
- PROPOSED RCP STORM
- EXISTING RCP STORM
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED WATER
- EXISTING WATER



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SCALE: 1" = 30'
 VERT: JMM
 STATION: FROM: TO:
 DATE: 10.22.22

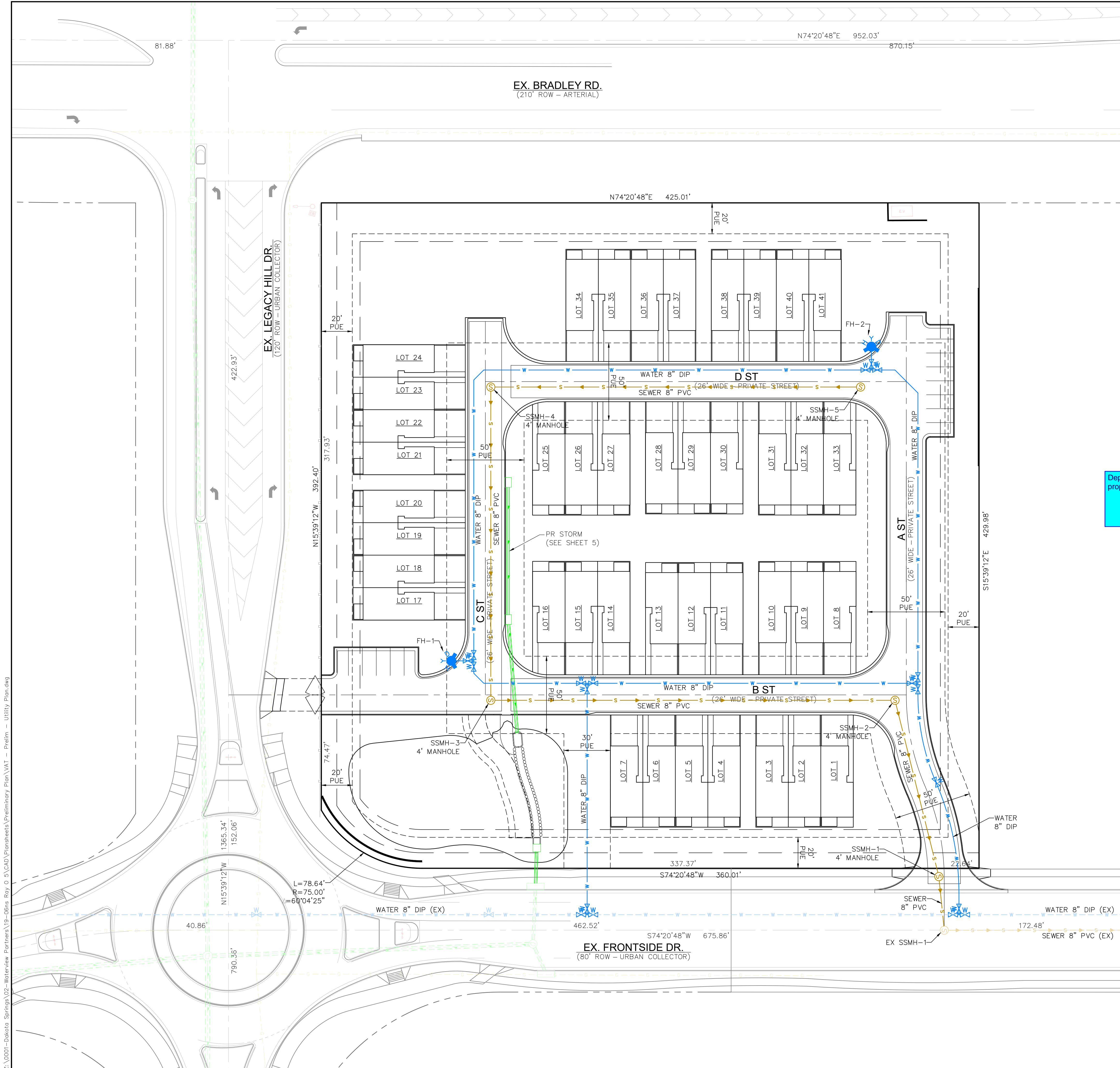
DESIGNED BY: JMM DATE: 10.22.22
 DRAWN BY: JMM DATE: 11.27.23
 CHECKED BY: DATE:

VILLAS AT ASPEN TRAILS
PRELIMINARY PLAN
STORM PLAN

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-06
 SHEET 5 OF 8

SP-23-004



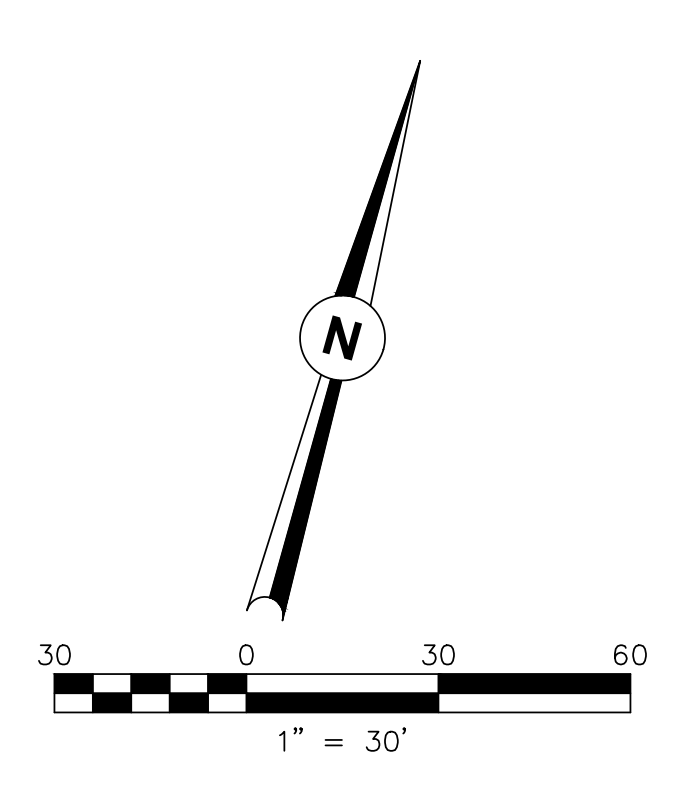
LEGEND

PROPERTY BOUNDARY	---
PROPOSED LOT LINE	- - - -
PROPOSED CENTERLINE	---
EXISTING LOT LINE	- - - -
EXISTING RIGHT-OF-WAY	---
EXISTING CENTERLINE	---
EASEMENT LINE	- - - -
SETBACK LINE	- - - -
PROPOSED RCP STORM	— — — — —
EXISTING RCP STORM	— — — — —
PROPOSED SEWER	— S — S —
EXISTING SEWER	— S — S —
PROPOSED WATER	— W — W —
EXISTING WATER	— W — W —

Add existing gas line to legend

FIRE LANE NOTES
 1. ALL CURB NOT LOCATED WITHIN A STALL TO BE PAINTED AND HAVE "NO PARKING FIRE LANE" PAINTED IN REFLECTIVE WHITE PAINT.

Depict CSU gas line extension into property and main valve control location



Z:\0001-Dakota Springs\02-Waterview Partners\19-06ins Roy D S\CAD\Plansheets\Preliminary Plan\VA1 - Prelim - Utility Plan.dwg

DESIGNED BY: JJM	DATE: 10.22.22
DRAWN BY: JJM	DATE: 11.27.23
CHECKED BY:	DATE:

811 logo: Know what's below. Call 811 before you dig.

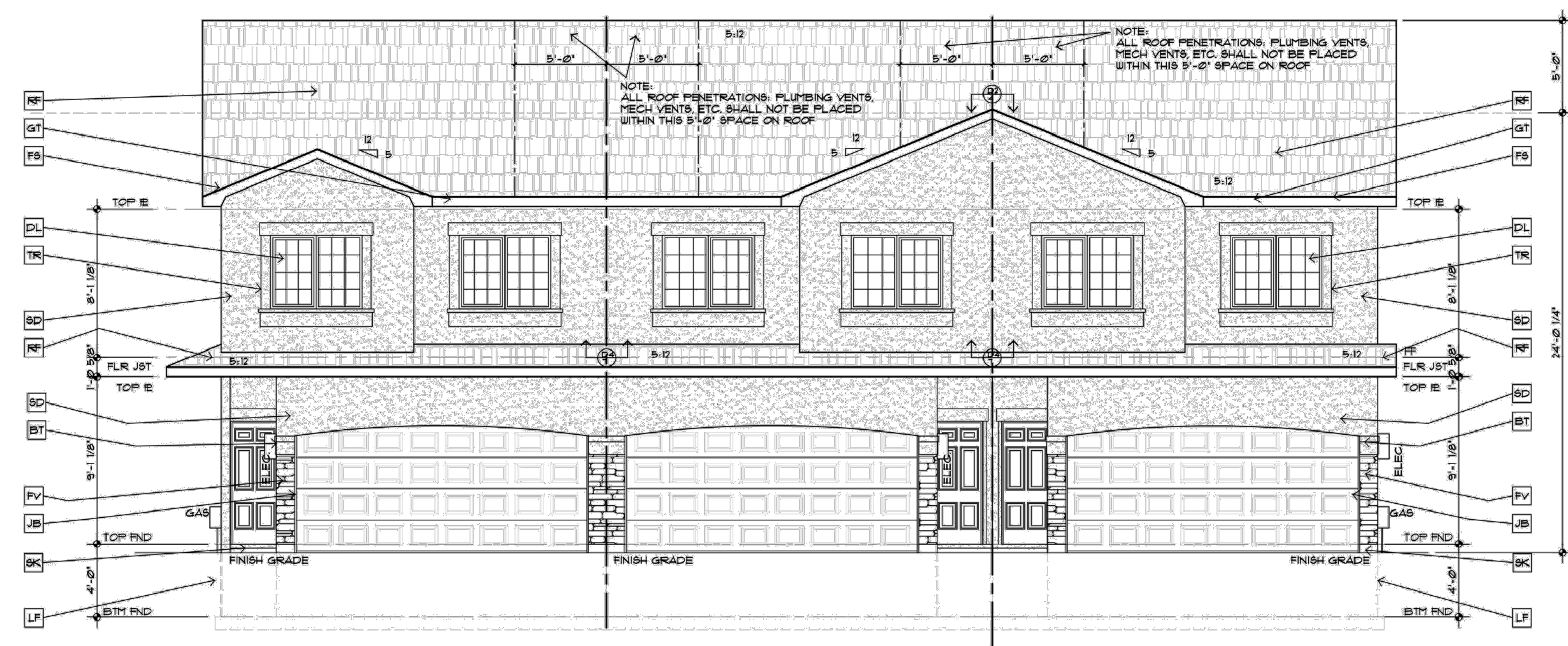
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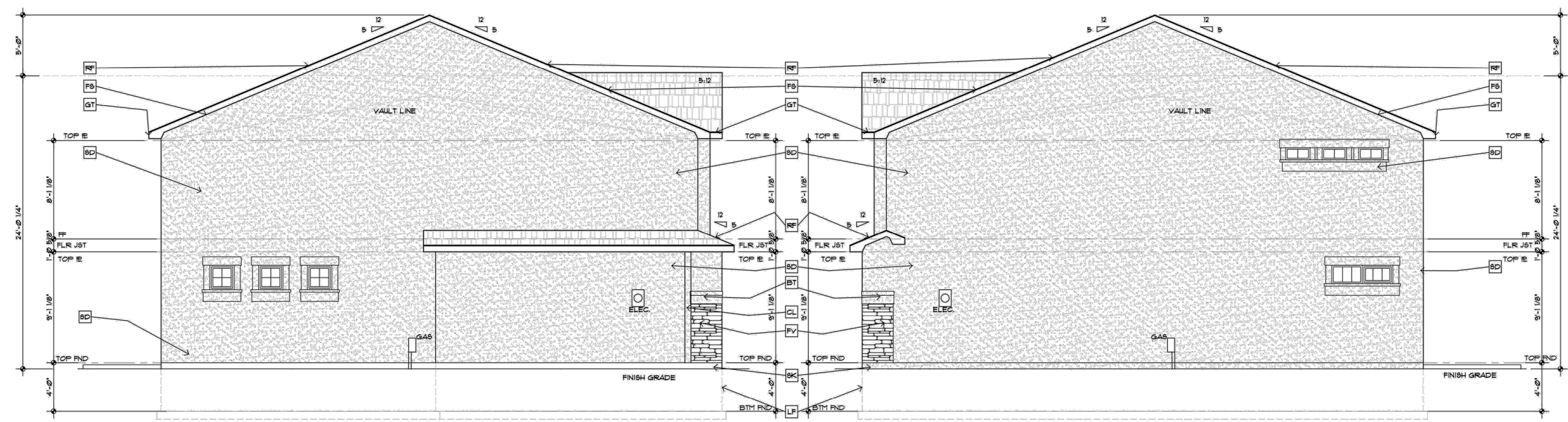
VERT. STATION: FROM: TO:

VILLAS AT ASPEN TRAILS
**PRELIMINARY PLAN
 UTILITY PLAN**

REVISIONS:	DATE
NO. DESCRIPTION	
PROJECT NUMBER:	0219-06
SHEET	8 OF 8

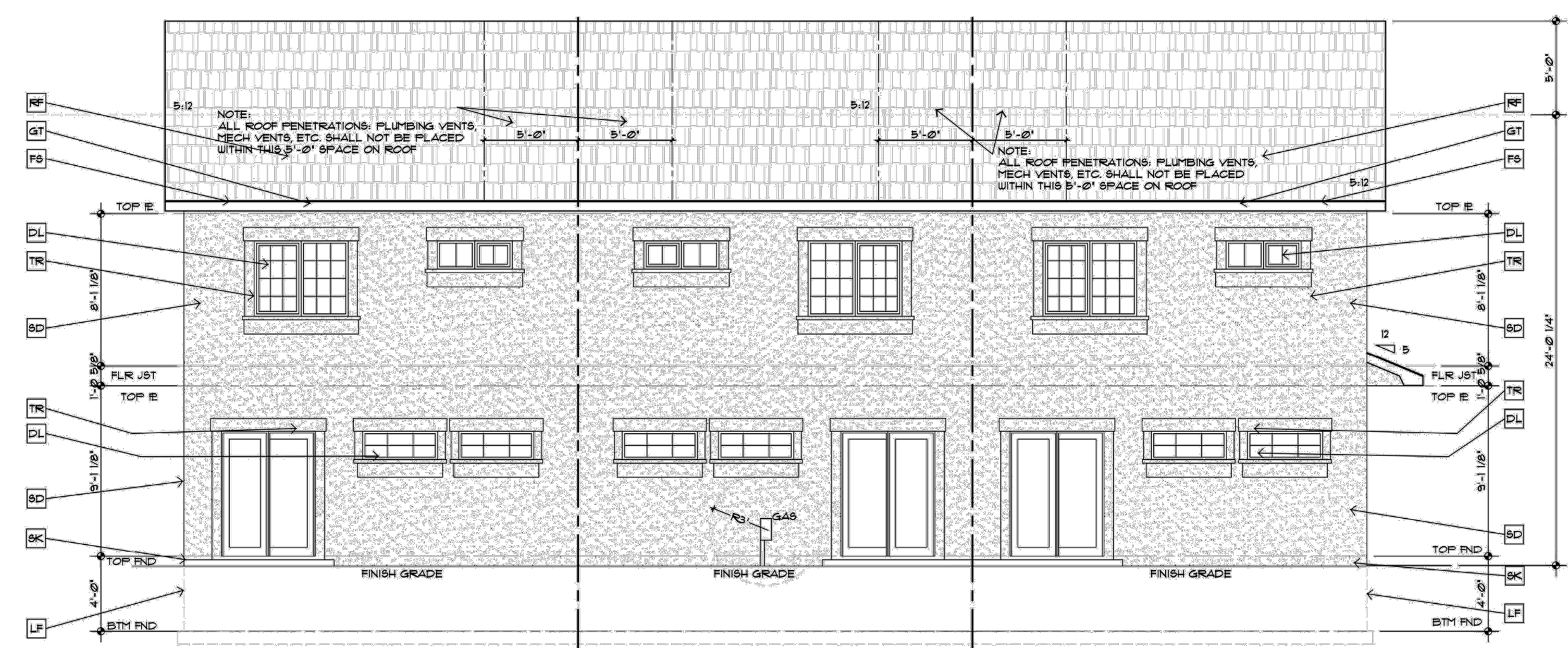


FRONT ELEVATION
 SCALE 3/16"=1'-0"



LEFT SIDE ELEVATION
 SCALE 3/16"=1'-0"

RIGHT SIDE ELEVATION
 SCALE 3/16"=1'-0"



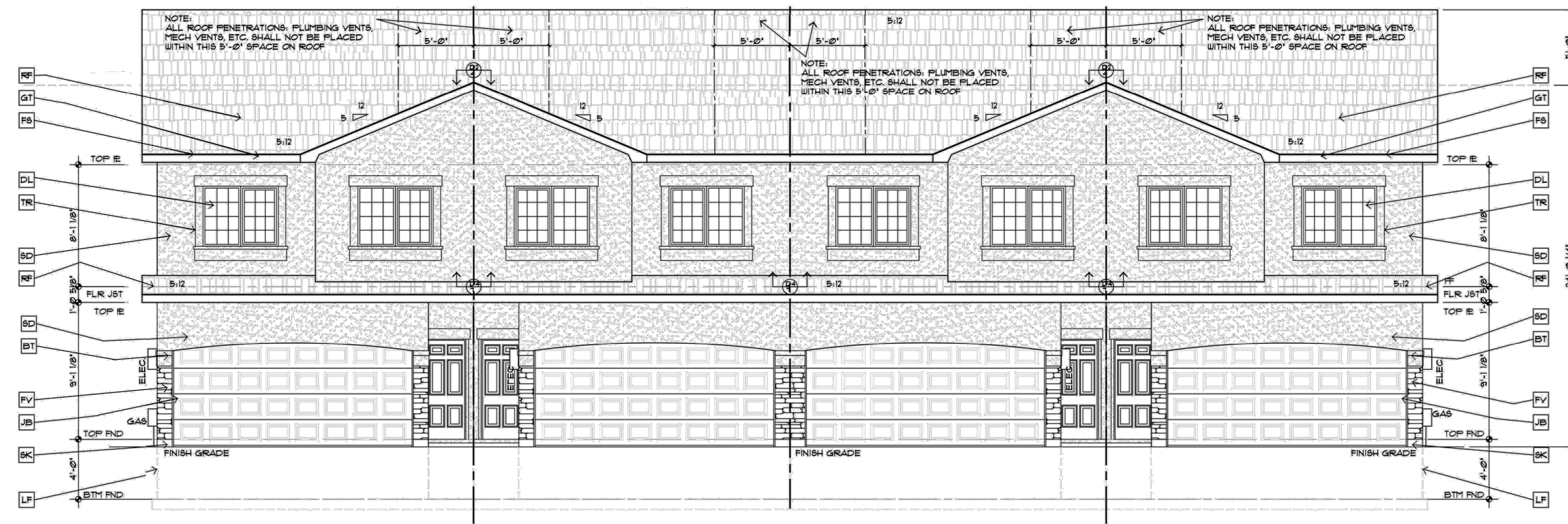
REAR ELEVATION
 SCALE 3/16"=1'-0"

ELEVATION KEY NOTES:

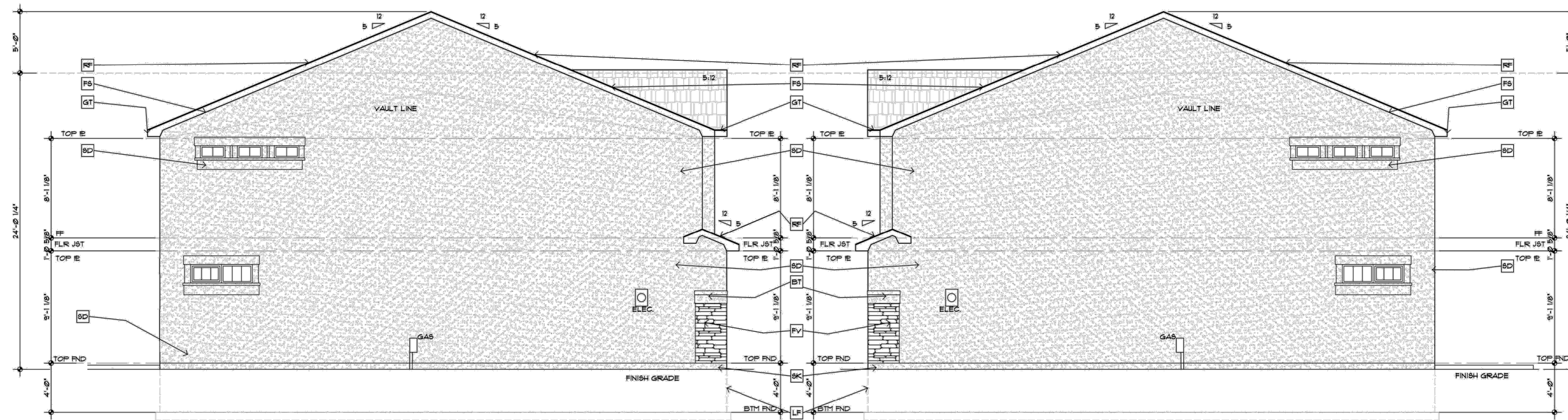
- RF A8PH SHINGLE ROOFING (CLASS A) OVER 30" BUILDING FELT OVER 7/16" APA RATED ROOF SHTG. OVER FACTORY BUILT ROOF TRUSSES OR RAFTERS.
- FB 1/2" SMOOTH CEDAR FASCIA OVER 2x4 SUB-FASCIA w/3/8" SMOOTH ACX FLYWOOD SOFFIT
- GT 6" GUTTER OVER FASCIA w/DOWN SPOUTS, FIELD LOCATED. (MAX. ROOF AREA TO DRAIN @ SPOUTS SHALL BE 100 SF.)
- FV FALSE STONE VENEER
- TR 1/2" SIDE & 2x8 TOP & 4" BTM BUILT-UP STUCCO BOARD
- SD 3-COAT 3/4" COLOR STUCCO OVER 7/16" OSB SHTG w/5" BUILDING FELT
- BT BUILT-UP STUCCO TRIM
- BL 2x6 BALLOON WALL, BUILD PER STUD SPACING CHART TO BTM CHORD OF TRUSS OR RAFTER
- JB 2x6 FIR JAMB MATERIAL
- BK STUCCO SKIM COAT FINISH OVER EXPOSED FND
- DL DIVIDED LITES PER OWNER/CONTRACTOR
- CL STUCCO WRAP COLUMN
- FT PROVIDE FOOTING AS NECESSARY PER ENGINEER ALSO PROVIDE FOUNDATION DRAIN
- LF LINE OF FOUNDATION WALL
- CF CONC. PIER PER ENGINEER

GENERAL NOTES TO EXTERIOR:
 1) OVERHANGS SHALL BE 24" EAVES, 12" GABLE ENDS, PROVIDE 6" MIN GUTTERS.
 * ALL OVERHANGS AND DOWNSPOUTS AT ALL CORNERS OR 30' INTERVALS WITH TYPICAL FAST BACKFILL AREAS.
 2) ROOF VENTILATION SHALL COMPLY WITH UBC 1503.3. 175 SQ.FT. UPPER ROOF AND OR 305 SQ.FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
 3) ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR APPLICATIONS.

REVISIONS:	DATE:
NO. DESCRIPTION	
PROJECT NUMBER:	0219-06
SHEET	8 OF 8

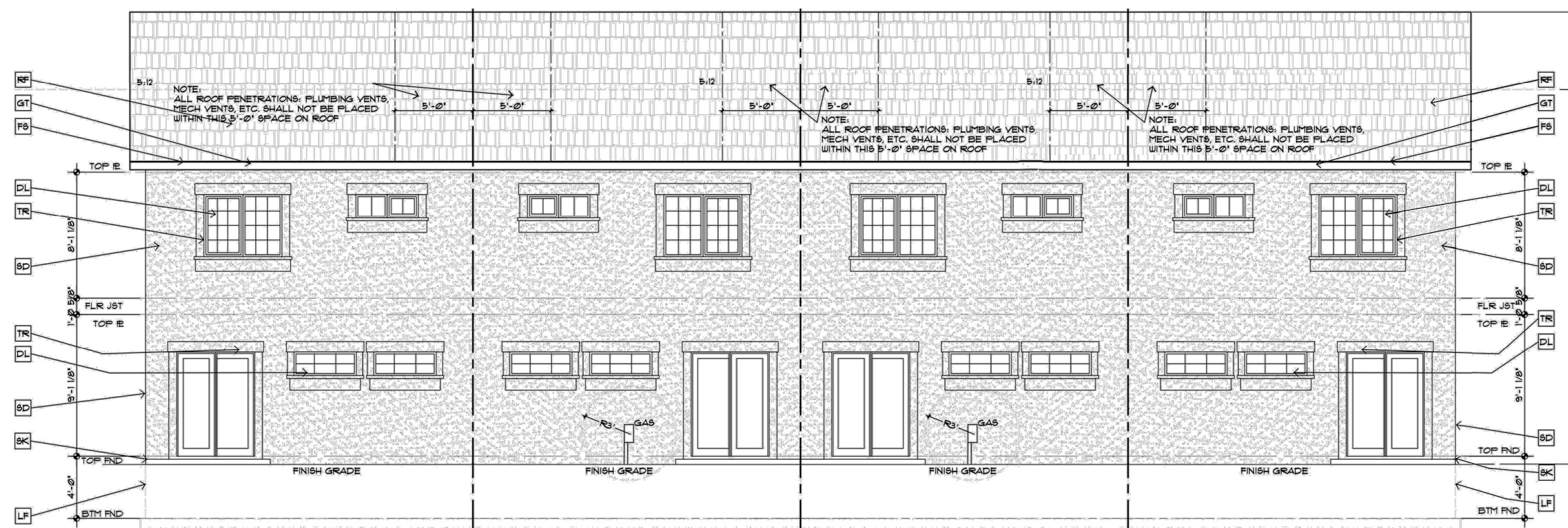


FRONT ELEVATION
SCALE 3/16"=1'-0"



LEFT SIDE ELEVATION
SCALE 3/16"=1'-0"

RIGHT SIDE ELEVATION
SCALE 3/16"=1'-0"



REAR ELEVATION
SCALE 3/16"=1'-0"

ELEVATION KEY NOTES:

- RF A6PH SHINGLE ROOFING (CLASS A) OVER 30" BUILDING FELT OVER 1/16" APA RATED ROOF SHTG. OVER FACTORY BUILT ROOF TRUSSES OR RAFTERS.
- FS 1/8" SMOOTH CEDAR FASCIA OVER 2x4 SUB-FASCIA w/3/8" SMOOTH ACX FLYWOOD SOFFIT
- GT 6" GUTTER OVER FASCIA w/DOWN SPOUTS, FIELD LOCATED. (MAX. ROOF AREA TO DRAIN @ SPOUTS SHALL BE 100 SF.)
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- BV 2x6 FIR JAMB MATERIAL
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SHEET 8 OF 8