

SITE DATA

Owner/Developer: Chricowhitt LLP c/o Christian Holger
Saxon Partners LLC
25 Recreation Park Drive, Suite 204
Hingham, MA 02043

Land Planner: NES Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Engineer: Classic Consulting Engineers & Surveyors
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Architect: MARKET SQUARE ARCHITECTS
104 CONGRESS STREET, SUITE 203
PORTSMOUTH, NH 03801

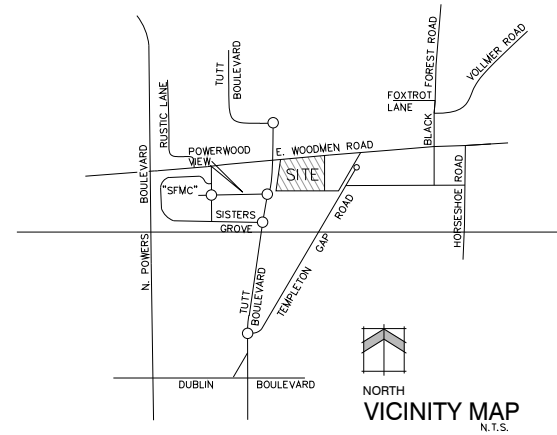
Site Address: 0 E. WOODMEN ROAD
Tax ID Number: 530700114
Current Zoning: PBC AO

Master Plan: Greenbriar/Powerwood Master Plan (CPC MP 01-00147-A6MNJ20)
Concept Plan: Greenbriar/Powerwood Concept Plan (CPC CP 01-00148-A12MJ20)

LOT 2 The Marek Colorado Springs

CITY OF COLORADO SPRINGS, COLORADO

CONDITIONAL USE DEVELOPMENT PLAN



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF REEL SUBDIVISION WAIVER RECORDED IN BOOK 2890 AT PAGE 382, RECORDS OF EL PASO COUNTY, COLORADO AND THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099143410, MONUMENTED AT THE NORTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID REEL SUBDIVISION WAIVER BY A 1" RED PLASTIC CAP STAMPED "LDC INC. PLS 2083" FLUSH WITH THE GROUND AND AT THE SOUTHERLY END, AT THE SOUTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099143410, WITH A 1/2" ALUMINUM CAP STAMPED "PRO OBSERVING PLS 13202" 1/2" ABOVE THE GROUND, ASSUMED TO BEAR S02°30'20"E, A DISTANCE OF 735.67 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF POWERWOOD SUBDIVISION FILING NO. 1, RECORDED UNDER RECEPTION NO. 203154589, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD, THE FOLLOWING (2) TWO COURSES:

- N88°40'30"E, A DISTANCE OF 153.89 FEET;
- N87°29'40"E, A DISTANCE OF 474.56 FEET TO THE NORTHWESTERLY CORNER OF REEL SUBDIVISION WAIVER, RECORDED IN BOOK 2890 AT PAGE 382;

THENCE S02°30'20"E, ON THE WESTERLY BOUNDARY OF SAID REEL SUBDIVISION WAIVER, A DISTANCE OF 290.94 FEET TO THE SOUTHWESTERLY CORNER OF SAID REEL SUBDIVISION WAIVER SAID POINT BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099143410;

CONTINUING S02°30'20"E, ON THE WESTERLY BOUNDARY SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099143410, A DISTANCE OF 444.73 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 1 AS PLATTED IN ASCENT BY WATERMARK RECORDED UNDER RECEPTION NO. 22174662;

THENCE S89°23'38"W, ON THE NORTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 624.49 FEET TO THE A POINT ON THE EASTERLY RIGHT OF WAY LINE OF TUTT BOULEVARD AS PLATTED IN SAID POWERWOOD SUBDIVISION FILING NO. 1;

THENCE N01°35'25"E, ON SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 41.29 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS PLATTED IN TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS RECORDED UNDER RECEPTION NO. 207712857;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING (7) SEVEN COURSES:

- N01°35'25"E, A DISTANCE OF 2.50 FEET;
- N74°27'10"W, A DISTANCE OF 31.14 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 79°10'19", A RADIUS OF 39.50 FEET AND A DISTANCE OF 54.58 FEET TO A POINT OF TANGENT
- N40°43'05"E, A DISTANCE OF 58.47 TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N87°42'07"W, HAVING A DELTA OF 02°39'58", A RADIUS OF 2072.50 FEET AND A DISTANCE OF 96.44 FEET TO A POINT ON CURVE;
- N28°02'20"E, A DISTANCE OF 32.24 FEET;
- N02°11'48"W, A DISTANCE OF 4.11 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF TUTT BOULEVARD AS PLATTED IN POWERWOOD SUBDIVISION FILING NO. 1;

THENCE CONTINUING N02°11'48"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 51.00 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN SAID TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING (2) TWO COURSES:

- N02°11'48"W, A DISTANCE OF 4.52 FEET;
- N31°57'55"W, A DISTANCE OF 29.96 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF TUTT BOULEVARD AS PLATTED IN POWERWOOD SUBDIVISION FILING NO. 1;

THENCE N03°31'41"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 296.56 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS PLATTED IN SAID TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS;

THENCE ON THE EASTERLY BOUNDARY OF SAID PARCEL OF LAND, THE FOLLOWING (2) TWO COURSES:

- N26°28'19"E, A DISTANCE OF 15.22 FEET;
- N03°31'41"W, A DISTANCE OF 28.14 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID EASTERLY BOUNDARY OF POWERWOOD SUBDIVISION FILING NO. 1;

THENCE ON THE ARC OF A CURVE TO RIGHT, ON THE EASTERLY RIGHT OF WAY OF TUTT BOULEVARD AS IN PLATTED POWERWOOD SUBDIVISION FILING NO. 1, WHOSE CENTER BEARS S45°07'45"E, HAVING A DELTA OF 41°48'35", A RADIUS OF 49.00 FEET AND A DISTANCE OF 35.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED OF 10.990 ACRES

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS. ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS 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 27000LB SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- 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.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBERS 08041C 0529G & 08041C0537G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- 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.
- THE DEVELOPER IS REQUIRED TO REMIT AN AGREED UPON AMOUNT TO THE CITY FOR PUBLIC IMPROVEMENTS TO TEMPLETON GAP ROAD AS SPECIFIED IN THE 2003 ANNEXATION AGREEMENTS PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.
- A METHANE EXTRACTION SYSTEM WILL BE LOCATED ADJACENT TO THE TEMPLETON GAP LANDFILL, WITHIN THE 100' LANDFILL SETBACK.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE 'THE MAREK COLORADO SPRINGS' SUBDIVISION PLAN. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- TUTT IS BEING CONSIDERED FOR TRANSIT ROUTES PARALLELING POWERS TO SERVICE THE NEW DEVELOPMENT EAST AND NORTH OF THE POWERS CORRIDOR. SINCE THE OLD T-GAP R.O.W. THAT WAS DESIGNATED AS THE FUTURE RAPID TRANSIT CORRIDOR IN THE 2035 LONG RANGE TRANSPORT PLAN HAS BEEN CHOPPED UP AND REDEVELOPED, AND CDOT DOES NOT WANT FIXED ROUTE BUS SERVICE ON POWERS BOULEVARD, TUTT WILL SERVE A MAJOR TRANSIT CORRIDOR FOR RAPID TRANSIT AND FIXED ROUTE IN THE FUTURE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS WITHIN THE PROPERTY AND UP TO THE CURB OF ADJACENT ROADS IN PUBLIC RIGHT OF WAY.
- THE DEVELOPER IS RESPONSIBLE TO STRIPE A NORTH BOUND RIGHT LANE AT THE EXISTING RIGHT IN/RIGHT OUT ACCESS ALONG TUTT BOULEVARD (ACCESS IN THE TIS).
- THE DETAILS OF ACCESS C AND ASSOCIATED IMPROVEMENTS WILL BE DISCUSSED DURING THE MINI-STORAGE APPLICATION.
- ALTERNATIVE COMPLIANCE IS BEING REQUESTED FOR THE ALLOWANCE OF A 50' BUILDING.
- IF DOWNSTREAM FACILITY IS NOT COMPLETED PRIOR TO THIS DEVELOPMENT, AN ON-SITE FACILITY WILL BE ADDED AND PLAN/REPORT MODIFICATIONS COMPLETE AT THAT TIME.
- THE DEVELOPER IS RESPONSIBLE TO STRIPE A DECELERATION LANE WITH 200FT LANE LENGTH AND 180 FEET TAPER AT THE PROPOSED RIGHT IN/OUT ACCESS ALONG WOODMEN ROAD (ACCESS C IN THE TIS).

Building Setbacks (R5 Standards):

Site Area: 402,180 SF (9.2328 AC)
Proposed Land Use: Multi-Family Residential (320 Units)
Proposed Density: 34.67 DU/AC
Maximum Building Height: *50'
*Administrative Relief is Requested

Landscape Setbacks & Buffers:

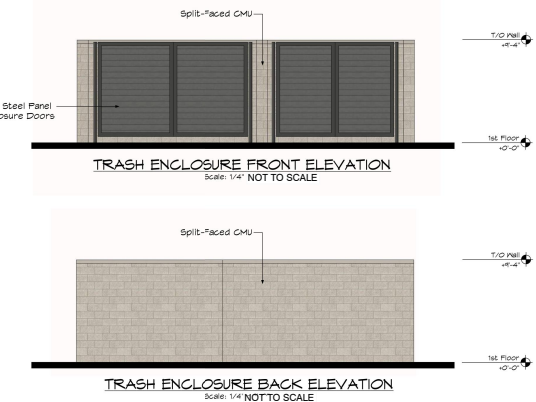
Woodmen Road: 25' Setback
Tutt Blvd: 20' Buffer
South & East Buffer: 15' Buffer

Maximum Lot Coverage: 40%

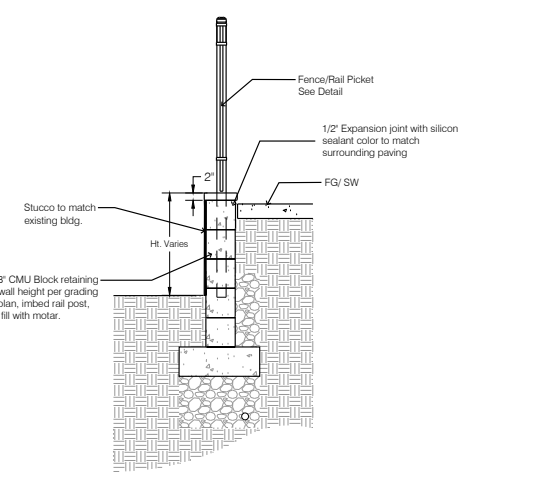
Lot Coverage
-SF (73,427 SQ. FT. = 18%) Building
-SF (203,375 SQ. FT. = 51%) Impervious
-SF (125,257 SQ. FT. = 31%) Landscape

Parking Required: 417 spaces
Parking Provided: 419 spaces

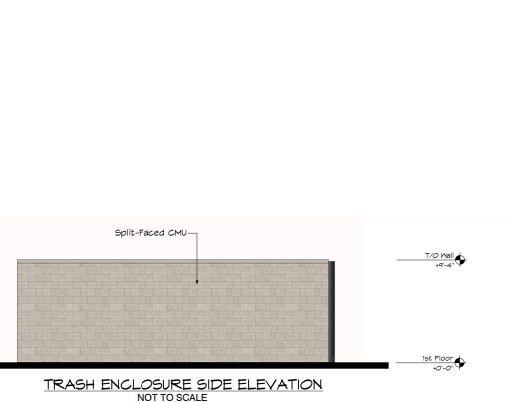
Open Space:
Required Per Bedroom = 200 SQ. FT. x 320 Bedrooms = 1.47 AC Total
Developer has provided 1.99 AC of open space



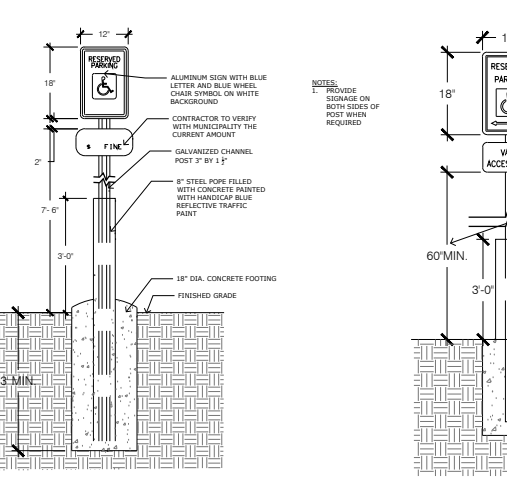
TRASH COMPACTER ENCLOSURE



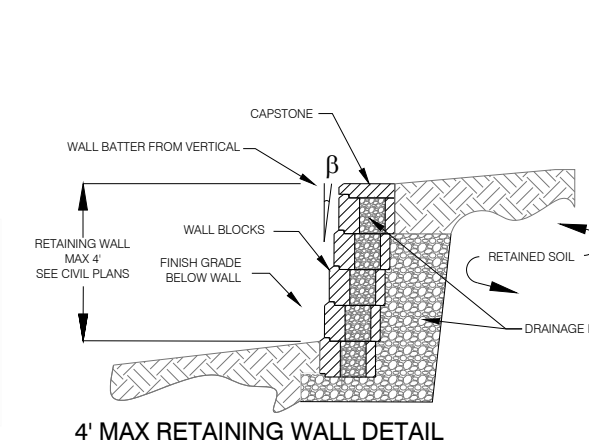
4' MAX MASON BLOCK RETAINING WALL



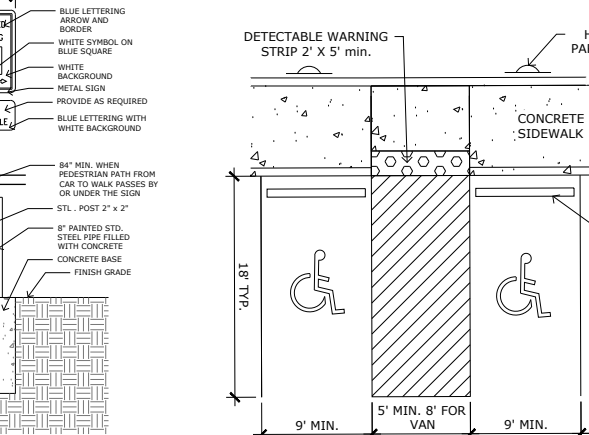
ADA/VAN ACCESSIBLE PARKING SIGNS



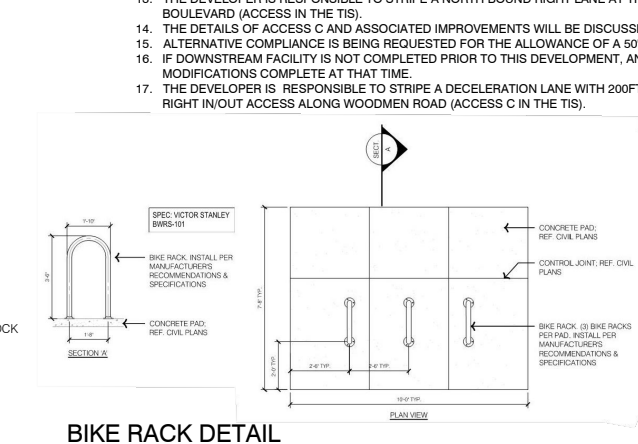
ADA & STANDARD PARKING STALL LAYOUT



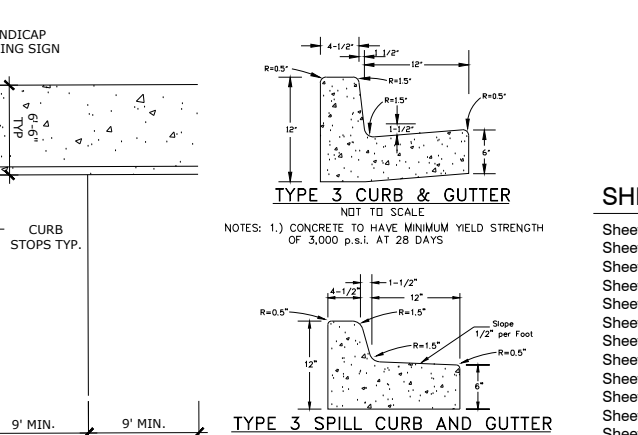
4' MAX RETAINING WALL DETAIL



BIKE RACK DETAIL



TYPE 3 CURB & GUTTER



TYPE 3 SPILL CURB AND GUTTER

PARKING REQUIREMENTS

PARKING REQUIREMENTS (City Code 7.4.203)			
UNIT TYPES	# OF UNITS	UNIT PARKING SPACE REQ.	PARKING SPACE
STUDIO	158	1.1 PER UNIT	174
1 BEDROOM	162	1.5 PER UNIT	243
TOTAL SPACES REQUIRED			417
ADA SPACES REQUIRED	419	9 ADA	2 (VAN)
PROVIDED PARKING			
GARAGE			24
UNCOVERED			395
ACCESSIBLE SPACES			9 (2 VAN)
TOTAL SPACES PROVIDED			419

SHEET INDEX

- Sheet 1 of 13: Cover Sheet
- Sheet 2 of 13: Site Development Plan
- Sheet 3 of 13: Preliminary Utilities & Public Facilities Plan
- Sheet 4 of 13: Preliminary Grading Plan
- Sheet 5 of 13: Preliminary Landscape Details & Notes
- Sheet 6 of 13: Preliminary Landscape Plan
- Sheet 7 of 13: Architectural Rendering
- Sheet 8 of 13: Architectural Elevations
- Sheet 9 of 13: Architectural Elevations
- Sheet 10 of 13: Architectural Elevations - Garages
- Sheet 11 of 13: Photometric Plan
- Sheet 12 of 13: Lighting Details
- Sheet 13 of 13: Fire Apparatus Movement Plan

Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

www.nescolorado.com

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LOT 2, THE MAREK COLORADO SPRINGS
WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

DATE	BY	DESCRIPTION
03.31.21	JS	CITY COMMENTS
05.07.21	JS	CITY COMMENTS

COVER SHEET

1
OF 13
CPC CU 21-00044

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

PROJECT MGR

SCALE

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

LOT 2, THE MAREK COLORADO SPRINGS

WOODMEN ROAD & TUTT BLVD.

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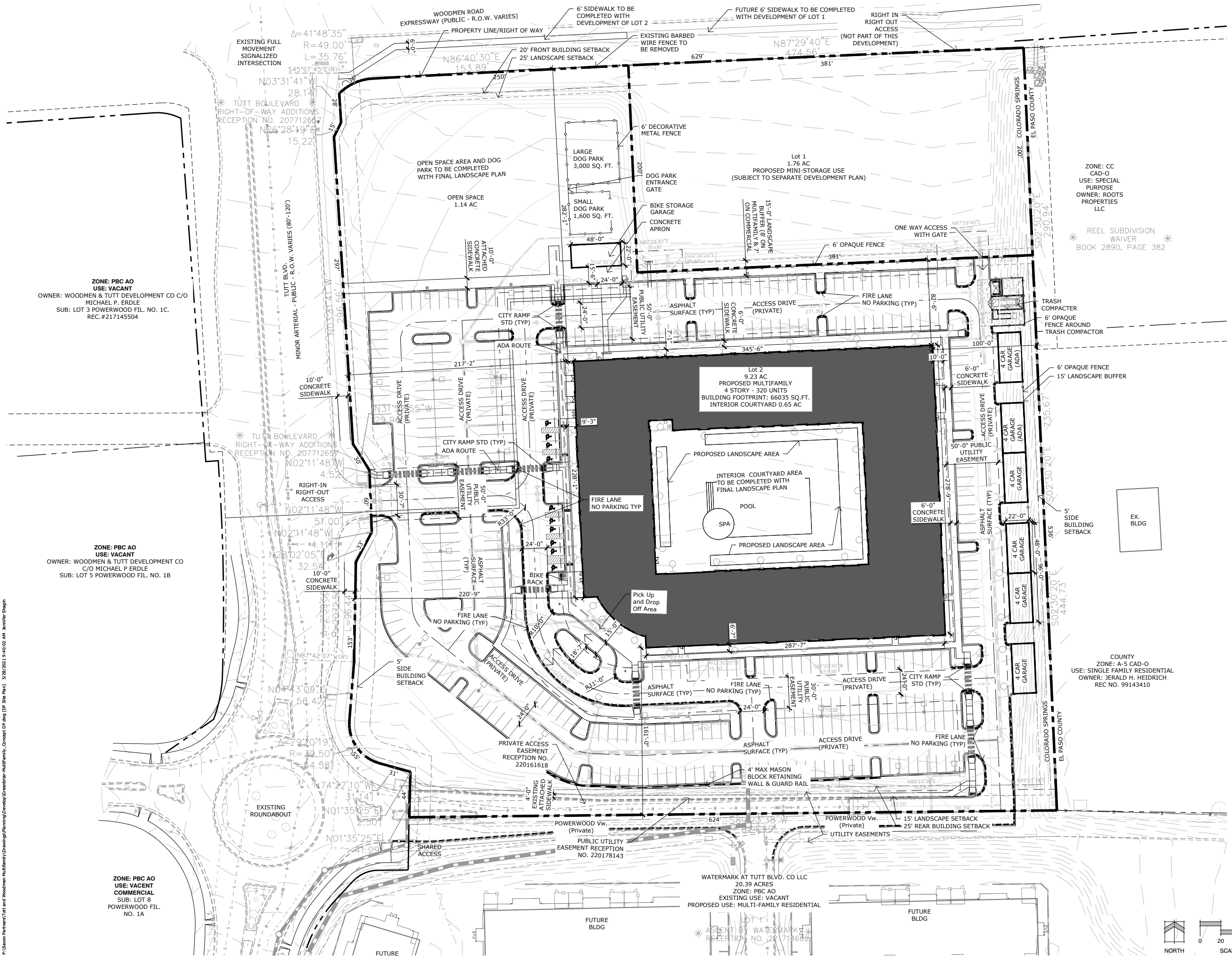
DATE	BY	DESCRIPTION
03.31.21	JS	CITY COMMENTS
05.07.21	JS	CITY COMMENTS

DEVELOPMENT PLAN

2

2 OF 13

CPC CU 21-00044



ZONE: CC
CAD-O
USE: SPECIAL PURPOSE
OWNER: ROOTS PROPERTIES LLC

* REEL SUBDIVISION WAIVER *
BOOK 2890, PAGE 382

COUNTY: EL PASO COUNTY
ZONE: A-5 CAD-O
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JERALD H. HEIDRICH
REC NO. 99143410

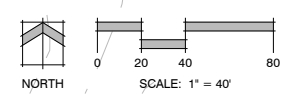
ZONE: PBC AO
USE: VACANT
OWNER: WOODMEN & TUTT DEVELOPMENT CO /O MICHAEL P. ERDL
SUB: LOT 3 POWERWOOD FIL. NO. 1C.
REC. #217145504

ZONE: PBC AO
USE: VACANT
OWNER: WOODMEN & TUTT DEVELOPMENT CO /O MICHAEL P. ERDL
SUB: LOT 5 POWERWOOD FIL. NO. 1B

ZONE: PBC AO
USE: VACANT COMMERCIAL
SUB: LOT 8 POWERWOOD FIL. NO. 1A

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WATERMARK AT TUTT BLVD. CO LLC
20.39 ACRES
ZONE: PBC AO
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
* ASSENT BY WATERMARKS *
RECEPTION NO. 2201714682





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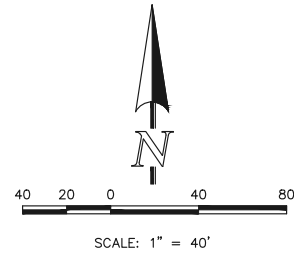
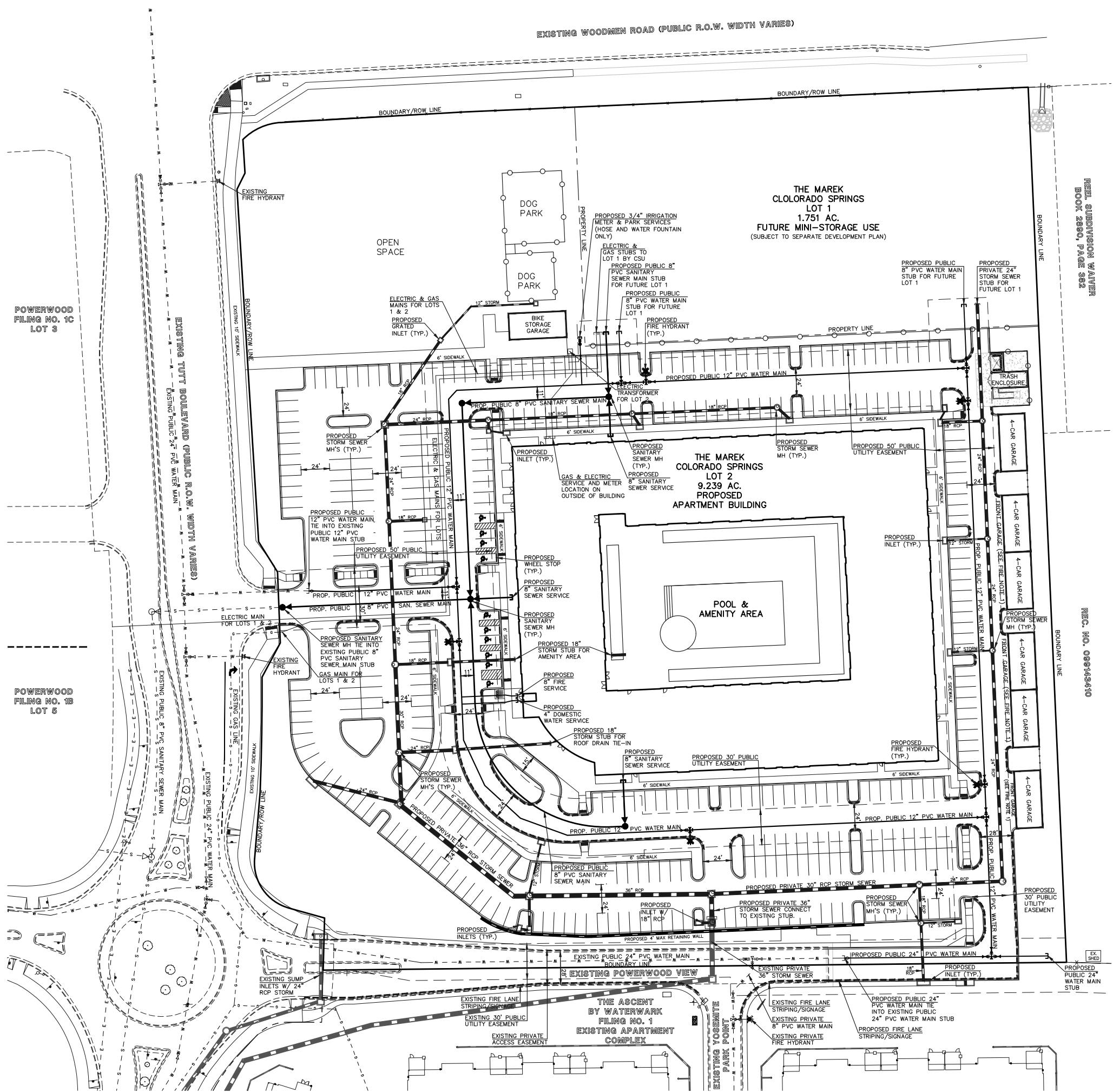
LOT 2, THE MAREK COLORADO SPRINGS
WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: M. LARSON
PREPARED BY: M. SINSEROS

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

3 OF 13

CPC CU 21-00044



NOTE:
THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THE PROPERTY OWNER ACKNOWLEDGES THAT SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, INCLUDING, BUT NOT LIMITED TO, THE GAS AND ELECTRIC METER LOCATIONS.

4-STORY BUILDING
BUILDING ADDRESS: TBD
TYPE OF CONSTRUCTION: V-A
BUILDING SQUARE FOOTAGE: 256,700 SF
REQUIRED GPM FIRE FLOW: 8,000 gpm
50% REDUCTION BUILDING SPRINKLERED
REQUIRED GPM FIRE FLOW: 4,000 gpm
REQUIRED MINIMUM NUMBER HYDRANTS: 4
AVG. DIST. BETWEEN HYDRANTS: 350'
MAX. HOSE DISTANCE: 210'
BUILDING SPRINKLERED: YES
AREA SEPARATION WALLS: NO

STORM SEWER NOTES:
ALL PROPOSED STORM SEWER IS PRIVATE TO BE OWNED AND MAINTAINED BY SAXON PARTNERS, LLC
ALL BUILDING DOWN SPOUTS TO TIE INTO THE STORM SEWER SYSTEM.
A VARIANCE WILL BE SUBMITTED TO ALLOW FOR INLETS TO BE USED AS JUNCTION BOXES.

FIRE LANE REQUIREMENTS:
FIRE LANE MARKINGS ARE REQUIRED:
-ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS LESS THAN 28' WIDE.
-ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADWAYS WITH WIDTHS OF 28' OR MORE BUT LESS THAN 34'.
-NO MARKINGS ARE REQUIRED FOR FIRE DEPARTMENT ACCESS ROADWAYS 34' IN WIDTH OR MORE.
-NOTE 1: GARAGES THAT FRONT A FIRE LANE SHALL HAVE "NO PARKING FIRE LANE" SIGNAGE.

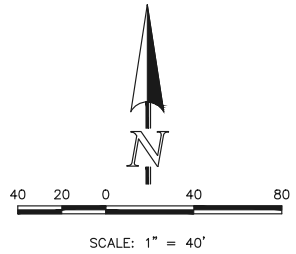
LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	
"NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB	

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

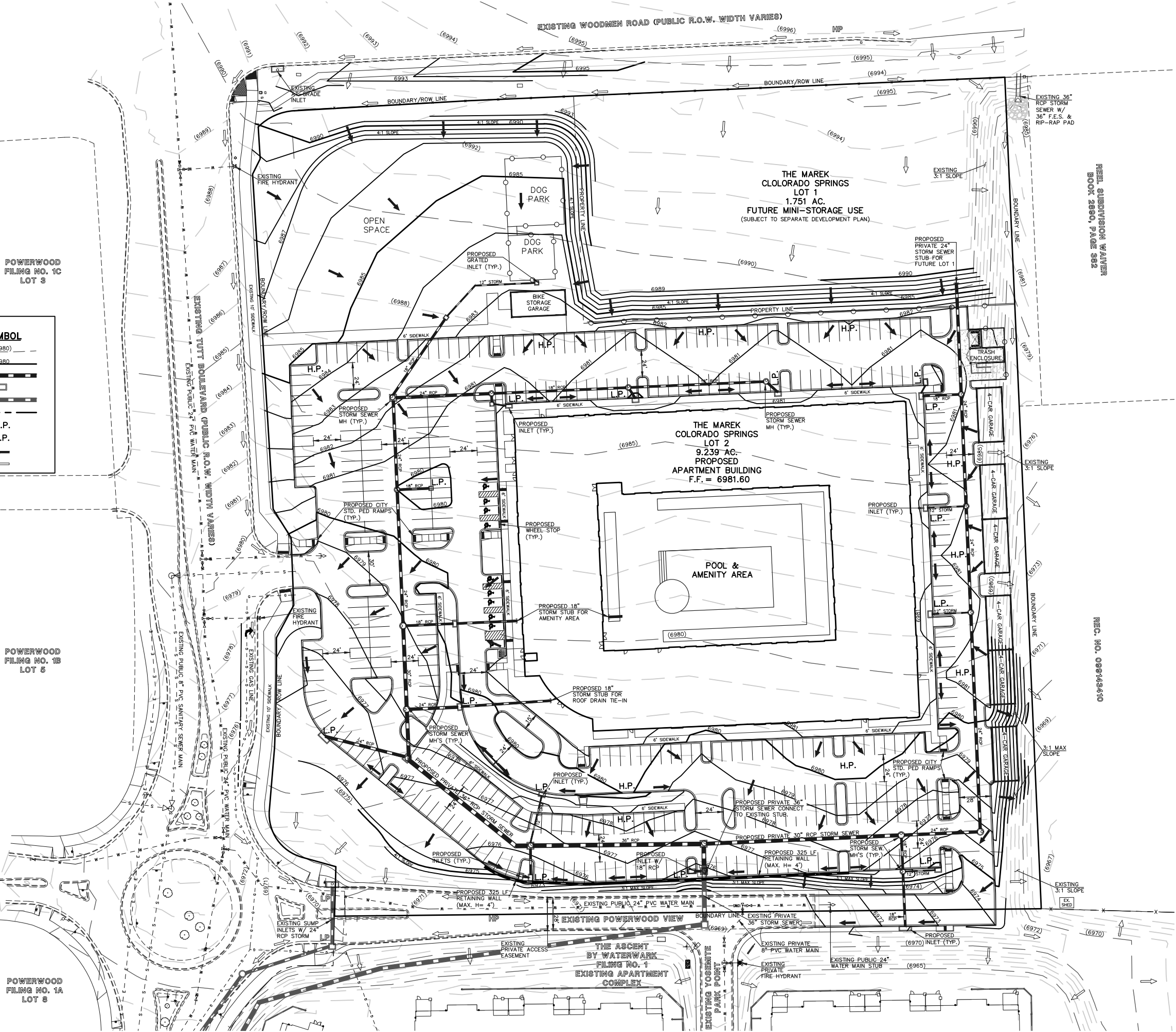
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR 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 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 (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.

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STORM SEWER NOTES:
 ALL PROPOSED STORM SEWER IS PRIVATE TO BE OWNED AND MAINTAINED BY SAXON PARTNERS, LLC
 ALL BUILDING DOWN SPOUTS TO TIE INTO THE STORM SEWER SYSTEM.
 A VARIANCE WILL BE SUBMITTED TO ALLOW FOR INLETS TO BE USED AS JUNCTION BOXES.

DESCRIPTION	LEGEND:	SYMBOL
EXISTING GROUND CONTOUR	(6980)	--- (dashed line)
PROPOSED FINISHED GRADE CONTOUR	6980	— (solid line)
PROPOSED STORM SEWER PIPE		— (thick solid line)
PROPOSED STORM INLET		□ (square)
EXISTING STORM SEWER PIPE		— (dashed line)
BOUNDARY LINE		- - - (dashed line)
PROPOSED HIGH POINT	H.P.	— (solid line)
PROPOSED LOW POINT	L.P.	— (solid line)
PROPOSED FLOW DIRECTION		→ (arrow)
EXISTING FLOW DIRECTION		→ (arrow)



POWERWOOD FILING NO. 1C LOT 3

POWERWOOD FILING NO. 1B LOT 5

POWERWOOD FILING NO. 1A LOT 8

REC. SUBDIVISION WATER BOOK 2890, PAGE 382

REC. NO. 09049410

Land Planning
 Landscape Architecture
 Urban Design

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LOT 2, THE MAREK COLORADO SPRINGS
 WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
 PROJECT MGR: M.LARSON
 PREPARED BY: M.SISNEROS

DATE:	BY:	DESCRIPTION:
03/31/21	CCES	FIRST SUBMITTAL
05/07/21	CCES	SECOND SUBMITTAL

PRELIMINARY GRADING PLAN

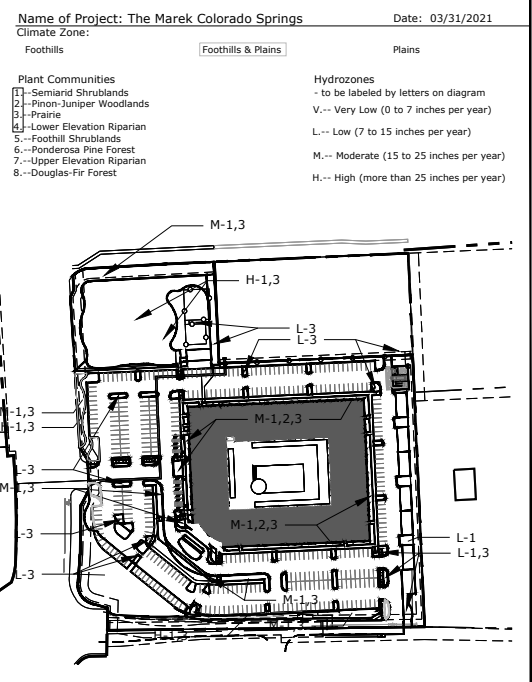
4

4 OF 13

CPC CU 21-00044

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Schematic Landscape Diagram



LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
E. Woodmen Rd.	Expressway	25 / 25	281	1 / 20'	14 / 14
Tutt Blvd.	Minor Arterial	20 / 20	636	1 / 25'	25 / 18

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0/0	W	75% / 75%
70 / --	-- / --	T	75% / 75%

Internal Landscaping

See Code Section/Policy 7.4.322 & 317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
402,059 S.F.	15%	60,309 / 61,472	121 / 82

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
390 / --	0 / 0	IN	75% / 75%

Motor Vehicle Lots

See Code Section/Policy 7.4.321 & 317

No. of Vehicles Spaced Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
388	26 / 26	MV	Tutt. Blvd. Powerwood Vw.	163 356

2/3 Length of Frontage (ft.)	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
109	--	36 / --	18 / --	75% / 75%
237	--	79 / --	40 / --	75% / 75%

Landscape Buffer & Screens

See Code Section/Policy 7.4.323 & 317

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Length of 6' Opaque Structure Req./Prov.
East Buffer	15' / 15'	535	535 / 437*
North Buffer	15' / 15'	381	381 / 381

Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
27 / 27	13 / 13	EB	75% / 100%
19 / 19	10 / 10	NB	75% / 100%

*Alternative Compliance is being requested

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUIVALENT OR 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. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
RECOMMENDED SOIL AMENDMENT:
1 1/2" MIX 1:1 as supplied by C&C Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. 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 GROUND 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).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL 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 SLOPES 3:1 AND GREATER.
- 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 MOWED STRIP, WITHOUT STEEL EDGING.
- A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO 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 CORRECTIONS 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.
- 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.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

PRELIMINARY PLANT SCHEDULE

PLANT SCHEDULE

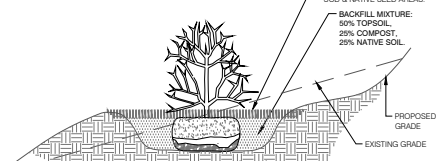
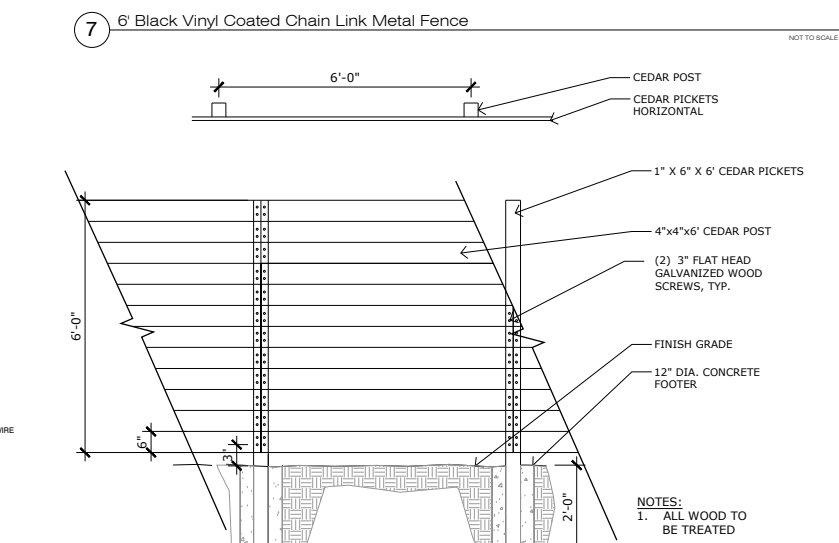
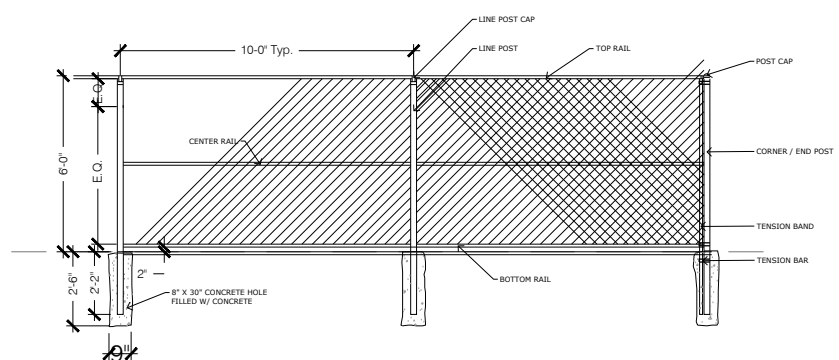
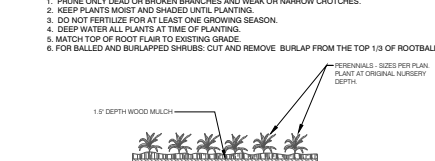
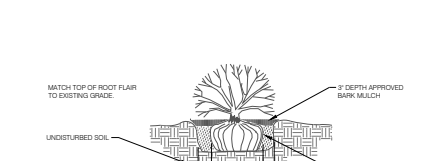
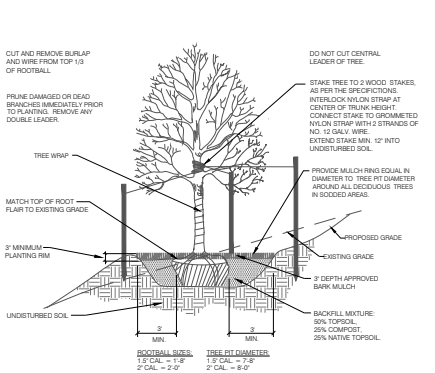
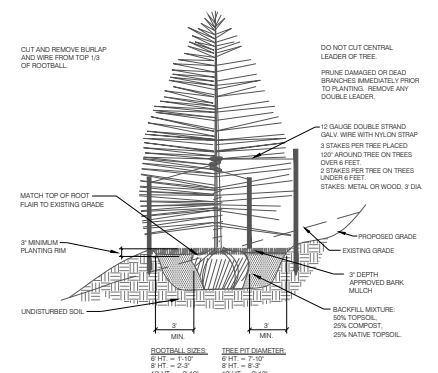
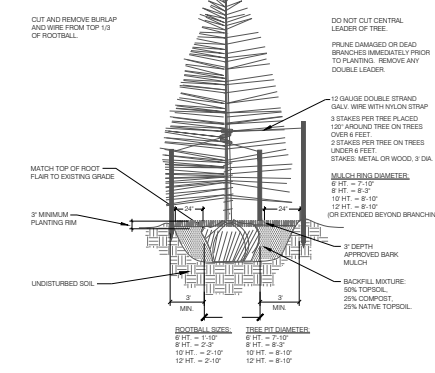
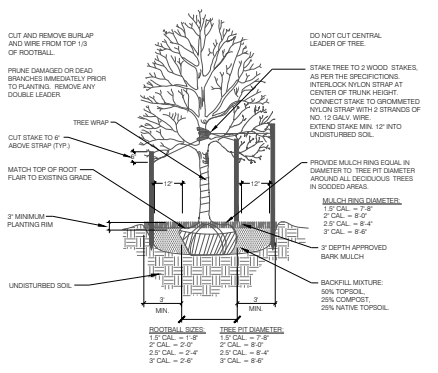
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	KEY
	Ar	14	Acer rubrum / Red Maple	70'	50'	1.5" Cal.	B&B	S
	Cs	11	Catalpa speciosa / Northern Catalpa	70'	50'	1.5" Cal.	B&B	S
	Gd	19	Gymnocladia dioica / Kentucky Coffeetree	80'	55'	1.5" Cal.	B&B	3A&S
	Qr	10	Quercus rubra / Red Oak	75'	75'	1.5" Cal.	B&B	4S

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	KEY
	Js	25	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8'	6' HT	B&B	125678D
	Pc2	18	Picea pungens / Colorado Spruce	60'	20'	6' HT	B&B	678S
	Pb	47	Pinus aristata 'Blue Heron' / Blue Heron Bristlecone Pine	15'	12'	6' HT	B&B	45678DA
	Ps	5	Pinus sylvestris / Scotch Pine	60'	40'	6' HT	B&B	5678S

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND.	KEY
	Pv	9	Prunus virginiana 'Shubert' / Canada Red Cherry	30'	20'	1.5" Cal.	B&B	1245678SA
	Pc	14	Pyrus calleryana 'Bradford' / Bradford Callery Pear	50'	35'	1.5" Cal.	B&B	A

GROUND COVER LEGEND

ROCK COBBLE	44,807 sf
2-6" River Rock Cobble	
25% Live Plant Coverage	
SHRUB BED	6,665 sf
1/4" - 1/2" Rock Mulch or Wood Mulch	
25% Live Plant Coverage	
ARTIFICIAL TURF	4,664 sf
Artificial Turf on Pea Gravel substrate	
BLUEGRASS SOD	48,902 sf
Fescue - Buffalo grass Blend	
NATIVE SEED MIX	30,355 sf
EI Paso County All Purpose Low Grow Mix	
ROCK MULCH	15,139 sf
1.5" ANGULAR ROCK	
25% Live Plant Coverage	



LOT 2, THE MAREK COLORADO SPRINGS

WOODMEN ROAD & TUTT BLVD.

DATE: 03.31.21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

PRELIMINARY LANDSCAPE NOTES & DETAILS

DATE: 08.07.21 BY: JS DESCRIPTION: CITY COMMENTS

Preliminary Landscape Notes & Details

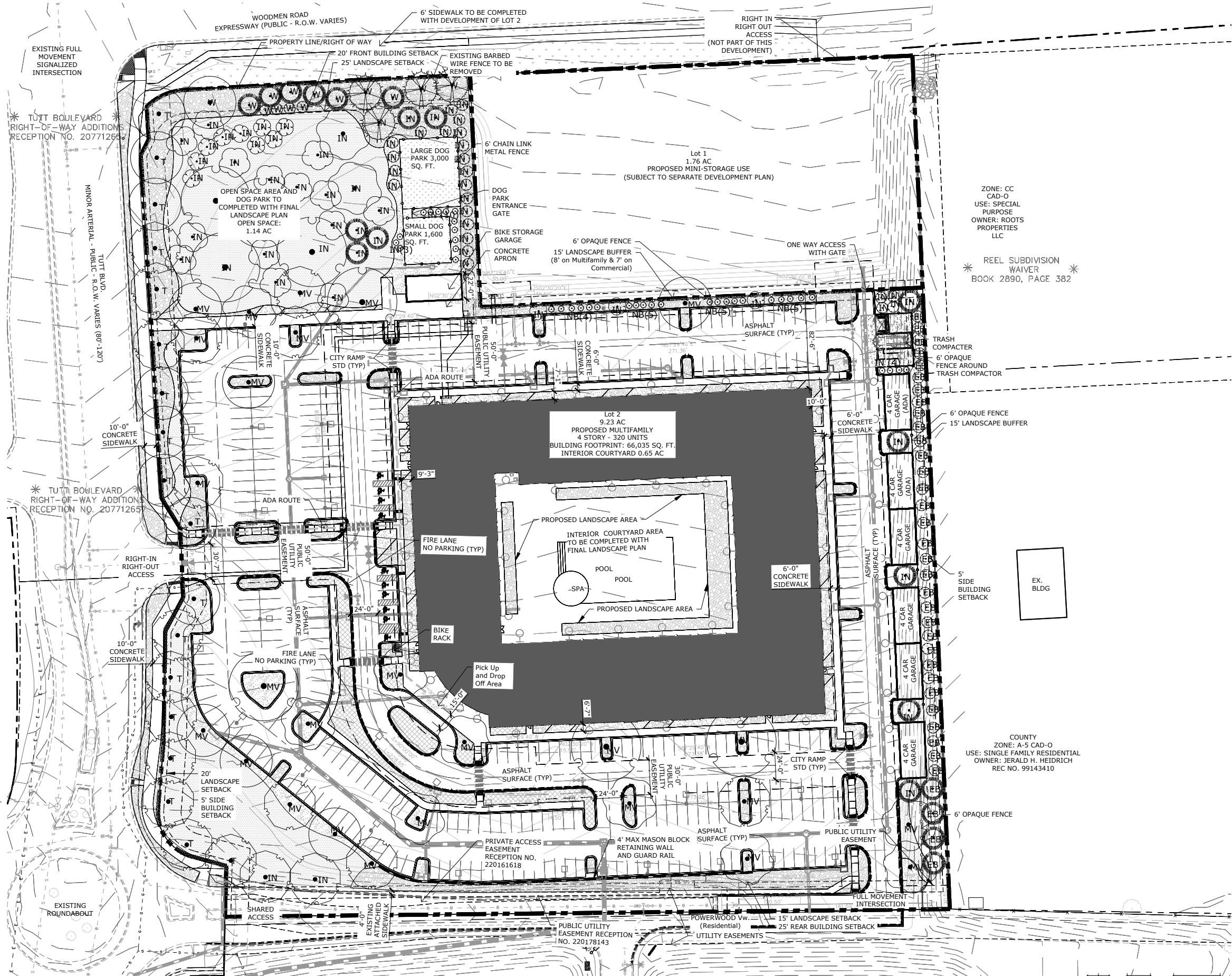
5 OF 13

CPC CU 21-00044



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ZONE: CC
CAD-0
USE: SPECIAL
PURPOSE
OWNER: ROOTS
PROPERTIES
LLC

* REEL SUBDIVISION
WAIVER
BOOK 2890, PAGE 382

TRASH COMPACTOR
6' OPAQUE
FENCE AROUND
TRASH COMPACTOR

6' OPAQUE FENCE
15' LANDSCAPE BUFFER

5' SIDE BUILDING SETBACK

COUNTY
ZONE: A-5 CAD-0
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JERALD H. HEIDRICH
REC NO. 99143410

6' OPAQUE FENCE

GROUND COVER LEGEND

	ROCK COBBLE 2-6" River Rock Cobble 25% Live Plant Coverage	44,807 sf
	SHRUB BED 3/4" - 1/2" Rock Mulch or Wood Mulch 25% Live Plant Coverage	6,665 sf
	ARTIFICIAL TURF Artificial Turf on Pea Gravel substrate	4,664 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	48,902 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	30,355 sf

**LOT 2, THE
MAREK
COLORADO
SPRINGS**
WOODMEN ROAD &
TUTT BLVD.

DATE: 03.31.21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

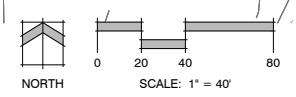
**PRELIMINARY
LANDSCAPE
NOTES &
DETAILS**

DATE:	BY:	DESCRIPTION:
05.07.21	JS	CITY COMMENTS

**Preliminary
Landscape Plan**

6
6 OF 13

CPC CU 21-00044



P:\Savon\Projects\Tutt and Woodmen Multifamily\Drawings\Planning\Pre-land\Savon Multifamily PUP.dwg [24x36] 6/27/2021 1:51:52 PM Jennifer Shagin



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PLANNER / LANDSCAPE ARCHITECT

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IN ASSOCIATION WITH

THE MAREK COLORADO SPRINGS

WOODMEN ROAD &
TUTT BLVD.

PROJECT INFO

DATE: 03-22-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

SCALE

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE REVISION

SHEET TITLE

ARCHITECTURAL
RENDERING

SHEET NUMBER

7
OF 13

PROJECT #

CPC CU 21-00044



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**THE MAREK
 COLORADO
 SPRINGS**
 WOODMEN ROAD &
 TUTT BLVD.

DATE: 03-22-21
 PROJECT MGR: A.Barlow
 PREPARED BY: J.Shagin

DATE:	BY:	DESCRIPTION:

ARCHITECTURAL
 ELEVATIONS

8

8 OF 13

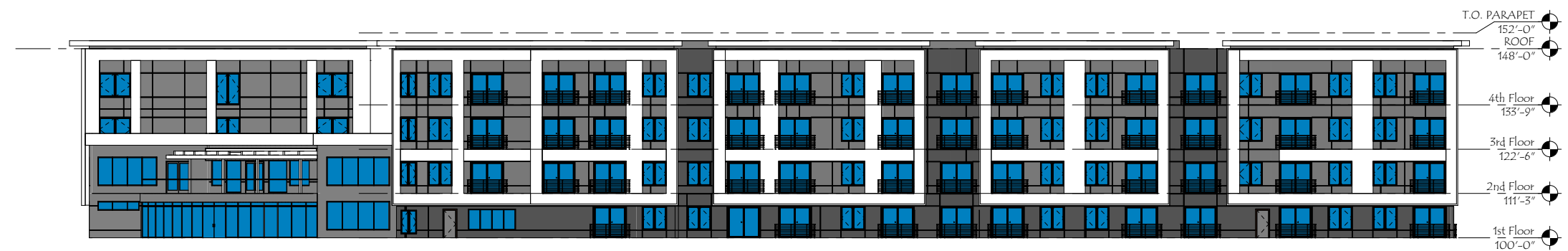
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 SCALE: 1/16" = 1'-0"



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3 Elevation 4 - a
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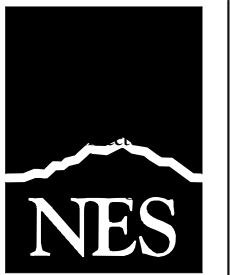
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2 Elevation 1 - c
SCALE: 1/16" = 1'-0"



1 Elevation 1 - b
SCALE: 1/16" = 1'-0"



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**THE MAREK
COLORADO
SPRINGS**

WOODMEN ROAD &
TUTT BLVD.

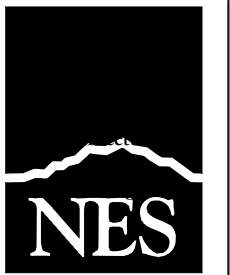
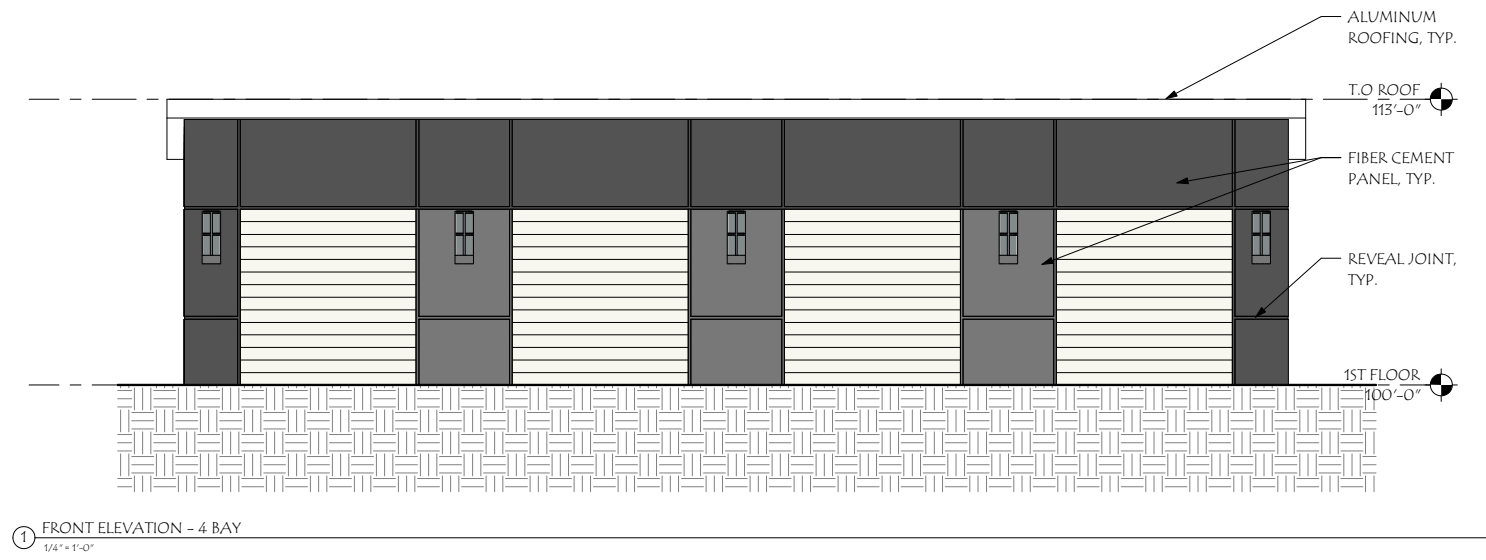
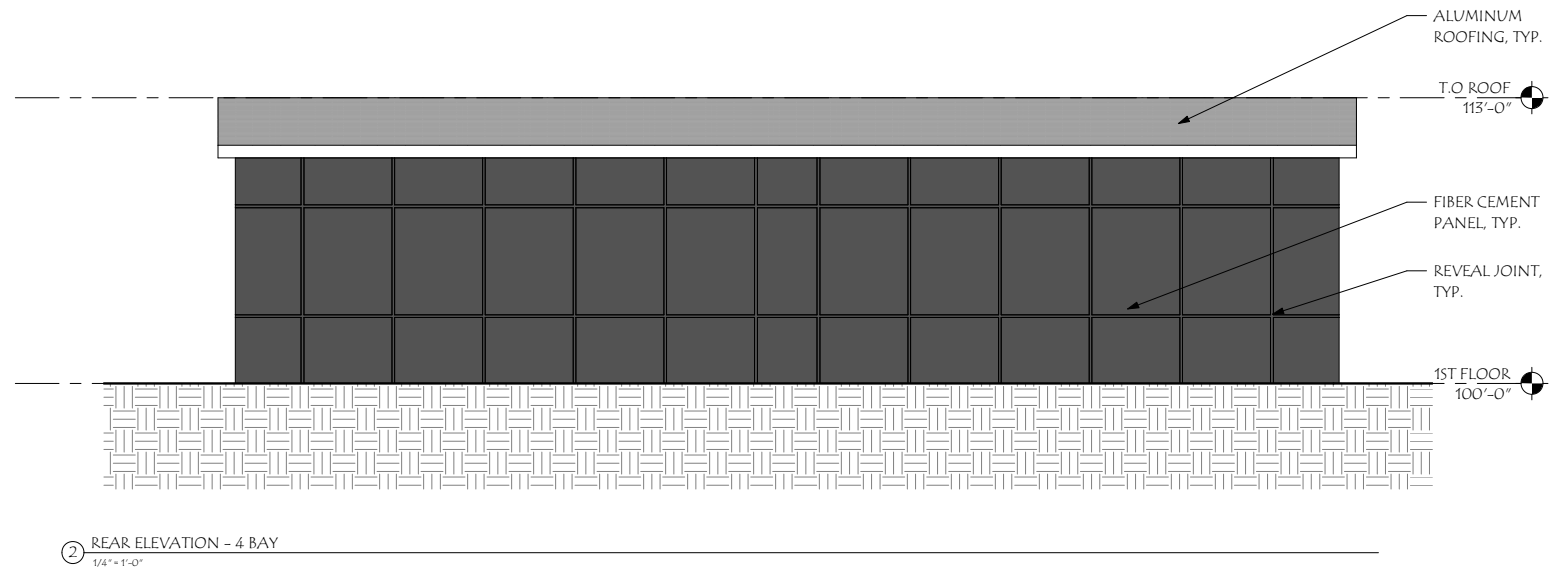
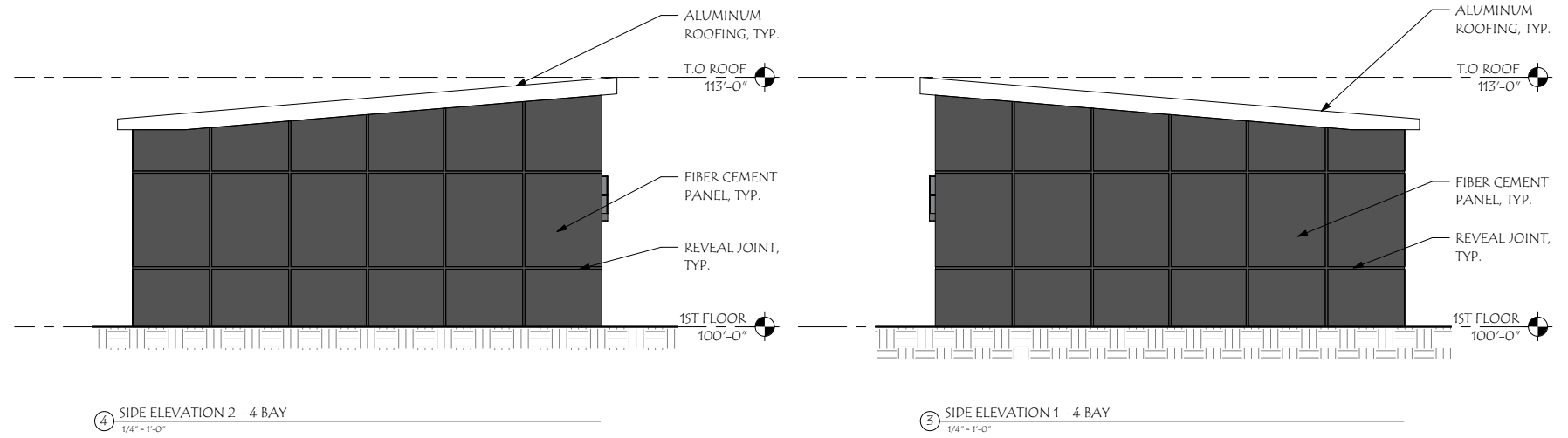
DATE: 03-22-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

DATE:	BY:	DESCRIPTION:

ARCHITECTURAL
ELEVATIONS

9
9 OF 13

CPC CU 21-00044



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THE MAREK
COLORADO
SPRINGS
WOODMEN ROAD &
TUTT BLVD.

DATE: 03-22-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

DATE:	BY:	DESCRIPTION:

ARCHITECTURAL
ELEVATIONS - GARAGE

10
OF 13

CPC CU 21-00044

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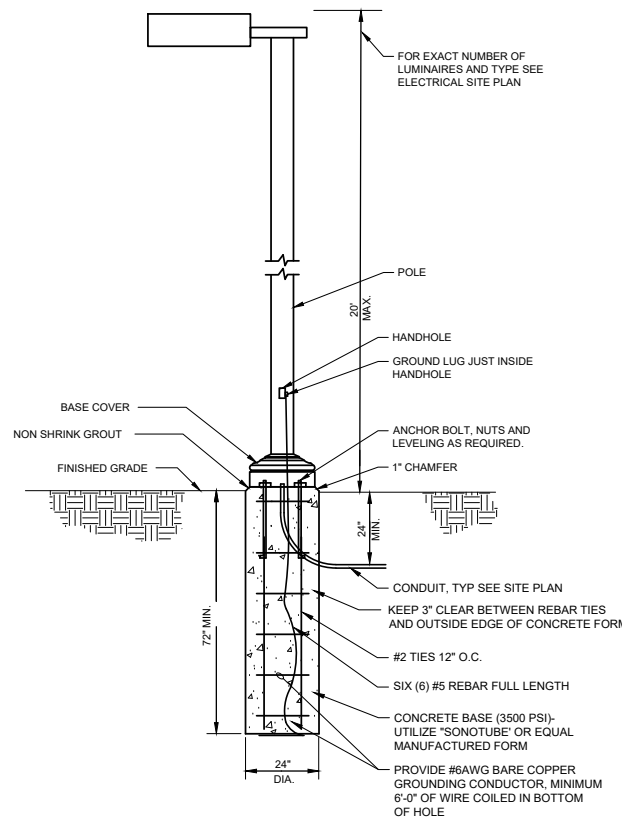
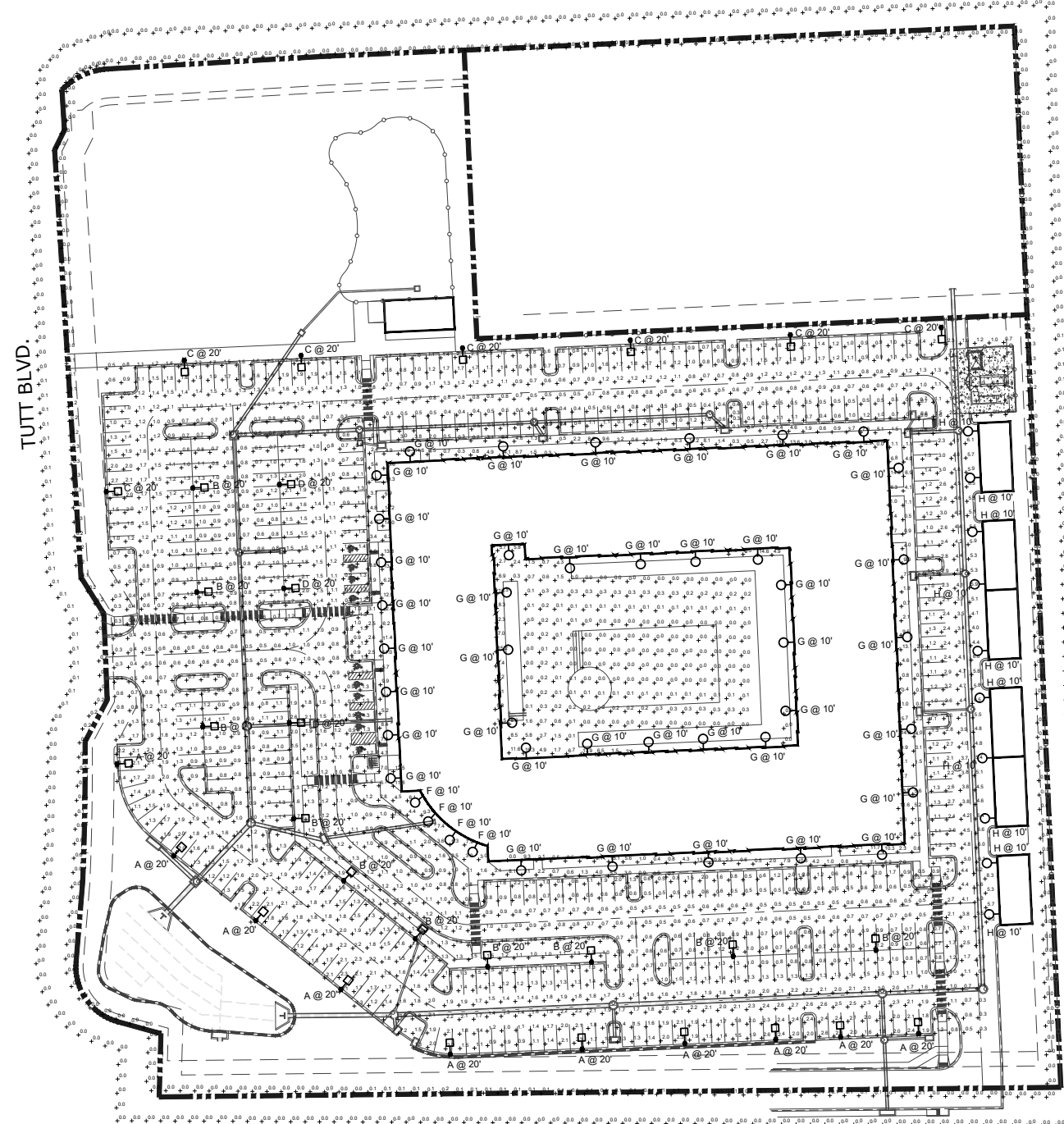
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A	10	Lithonia Lighting	DSX1 LED P1 40K TFTM MVOLT HS	54	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G2
B	10	Lithonia Lighting	DSX1 LED P1 40K T5W MVOLT	54	TYPE VS, BUG RATING: B3 - U0 - G2
C	7	Lithonia Lighting	DSX1 LED P1 40K T3M MVOLT	54	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
D	3	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT	54	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
F	5	Lithonia Lighting	WPX1 LED P2 40K Mvolt	24.42	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
G	43	Lithonia Lighting	WPX2 LED 40K Mvolt	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1
H	10	Lithonia Lighting	DSXW2 LED 20C 1000 40K T4M MVOLT	73	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2

GENERAL PHOTOMETRY NOTES

- A. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- B. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOTCANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.
- C. THIS PLAN IS BASED ON THE INFORMATION AVAILABLE. THE LUMINAIRE LOCATIONS SHOWN MUST BE COORDINATED WITH EXISTING OR FUTURE FIELD CONDITIONS.
- D. ALL LUMINAIRES SHALL BE CONTROLLED IN COMPLIANCE WITH THE 2015 IECC.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
20 FT BEYOND PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Calc. Zone #12	+	0.7 fc	0.8 fc	0.6 fc	1.3:1	1.2:1
Calc. Zone #13	+	1.7 fc	2.2 fc	1.1 fc	2.0:1	1.5:1
Calc. Zone #14	+	6.9 fc	8.3 fc	5.3 fc	1.6:1	1.3:1
PARKING EAST	+	1.0 fc	2.6 fc	0.3 fc	8.7:1	3.3:1
PARKING FRONT ENTRANCE	+	1.4 fc	2.3 fc	0.7 fc	3.3:1	2.0:1
PARKING LOT NE	+	1.2 fc	2.7 fc	0.3 fc	9.0:1	4.0:1
PARKING NORTH	+	0.9 fc	2.8 fc	0.1 fc	28.0:1	9.0:1
PARKING SOUTHWEST	+	1.3 fc	6.2 fc	0.3 fc	20.7:1	4.3:1
PARKING WEST	+	3.4 fc	6.6 fc	0.9 fc	7.3:1	3.8:1
POOL AREA	+	1.1 fc	15.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
SIDE WALK	+	4.1 fc	15.1 fc	0.0 fc	N/A	N/A

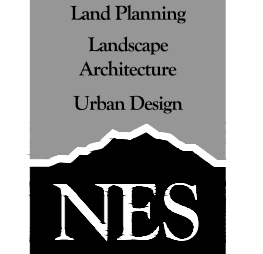
WOODMEN ROAD EXPRESSWAY



1 TYPICAL DECORATIVE POLE BASE DETAIL
NOT TO SCALE

PHOTOMETRY PLAN

SCALE: 1" = 50'-0"



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619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com



THE MAREK COLORADO SPRINGS
WOODMEN ROAD & TUTT BLVD.
DATE: 03-31-21
PROJECT MGR: MPP
PREPARED BY: JH/AW



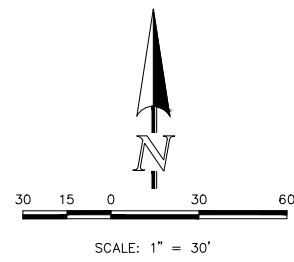
DATE:	BY:	DESCRIPTION:

PHOTOMETRIC PLAN

P-1
11 OF 13

CPC CU 21-00044

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THE MAREK
COLORADO SPRINGS
LOT 1
1.751 AC.
FUTURE MINI-STORAGE USE
(SUBJECT TO SEPARATE DEVELOPMENT PLAN)

PROPOSED PUBLIC 8" PVC
WATER MAIN STUB FOR
FUTURE LOT 1

BIKE
STORAGE
GARAGE

THE MAREK
COLORADO SPRINGS
LOT 2
9.239 AC.
PROPOSED
APARTMENT BUILDING

POOL &
AMENITY AREA

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

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4-CAR GARAGE

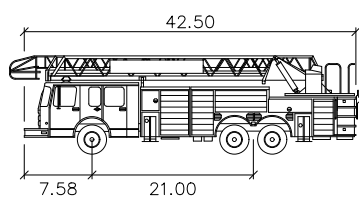
4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE

4-CAR GARAGE



CSFD

	feet
Width	: 8.42
Track	: 8.17
Lock to Lock Time	: 5.0
Steering Angle	: 44.0

4-STORY BUILDING
 BUILDING ADDRESS: TBD
 TYPE OF CONSTRUCTION: V-A
 BUILDING SQUARE FOOTAGE: 256,700 SF
 REQUIRED GPM FIRE FLOW: 8,000 gpm
 50% REDUCTION BUILDING SPRINKLERED
 REQUIRED GPM FIRE FLOW: 4,000 gpm
 REQUIRED MINIMUM NUMBER HYDRANTS: 4
 AVG. DIST. BETWEEN HYDRANTS: 350'
 MAX. HOSE DISTANCE: 210'
 BUILDING SPRINKLERED: YES
 AREA SEPARATION WALLS: NO

DESCRIPTION	LEGEND:	SYMBOL
EXISTING FIRE HYDRANT		
EXISTING WATER MAIN		
PROPOSED FIRE HYDRANT		
PROPOSED WATER MAIN		
"NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB		

FIRE LANE REQUIREMENTS:
 FIRE LANE MARKINGS ARE REQUIRED:
 -ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS LESS THAN 28' WIDE.
 -ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADWAYS WITH WIDTHS OF 28' OR MORE BUT LESS THAN 34'.
 -NO MARKINGS ARE REQUIRED FOR FIRE DEPARTMENT ACCESS ROADWAYS 34' IN WIDTH OR MORE.
 -NOTE 1: GARAGES THAT FRONT A FIRE LANE SHALL HAVE "NO PARKING FIRE LANE" SIGNAGE.

Land Planning
Landscape
Architecture
Urban Design

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CLASSIC
CONSULTING

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LOT 2, THE
MAREK
COLORADO
SPRINGS

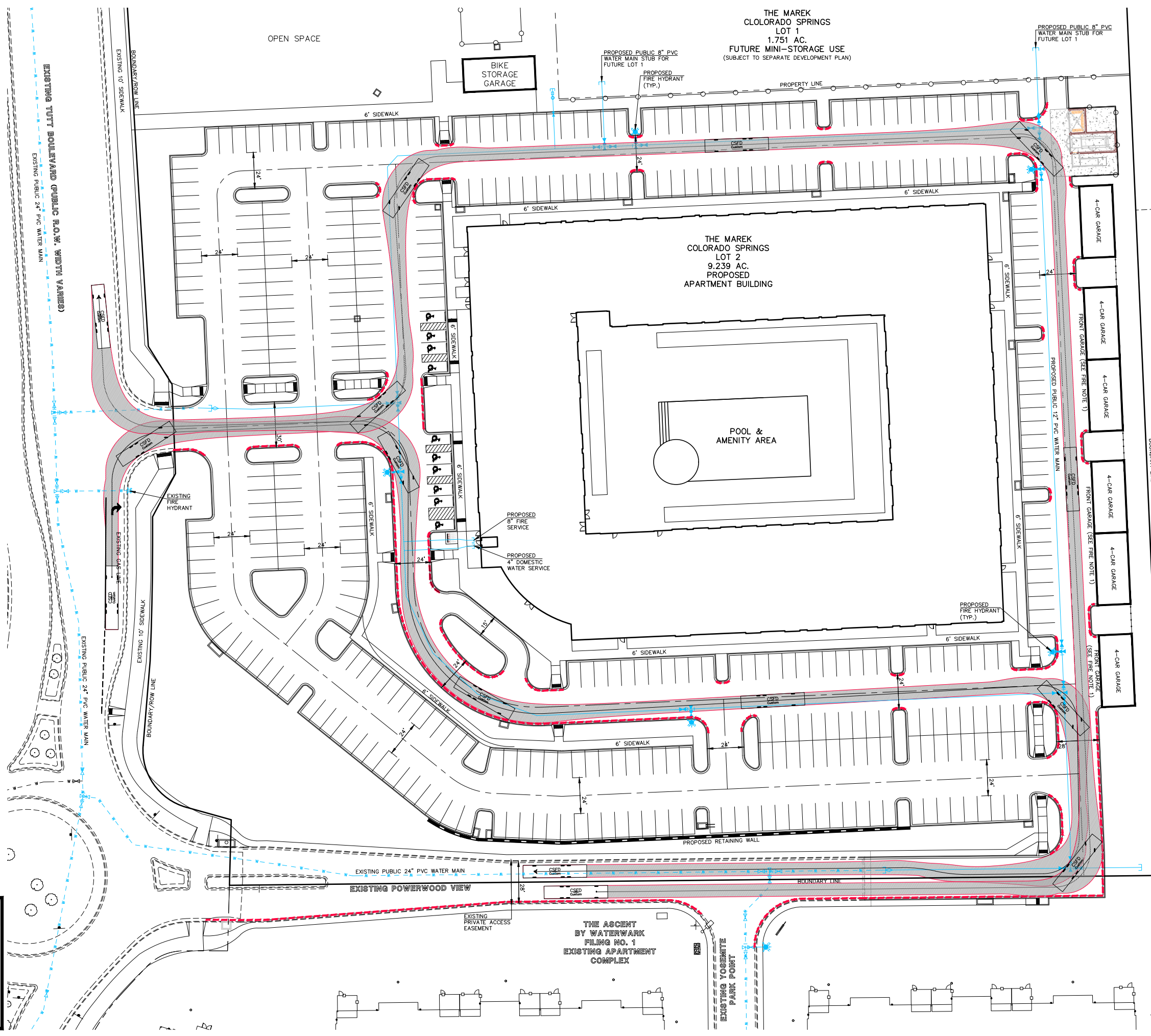
WOODMEN ROAD &
TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: M.LARSON
PREPARED BY: M.SISNEROS

DATE:	BY:	DESCRIPTION:
03/31/21	CCES	FIRST SUBMITTAL
05/07/21	CCES	SECOND SUBMITTAL

**FIRE APPARATUS
MOVEMENT PLAN**

13
13 OF 13
CPC CU 21-00044



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