

AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



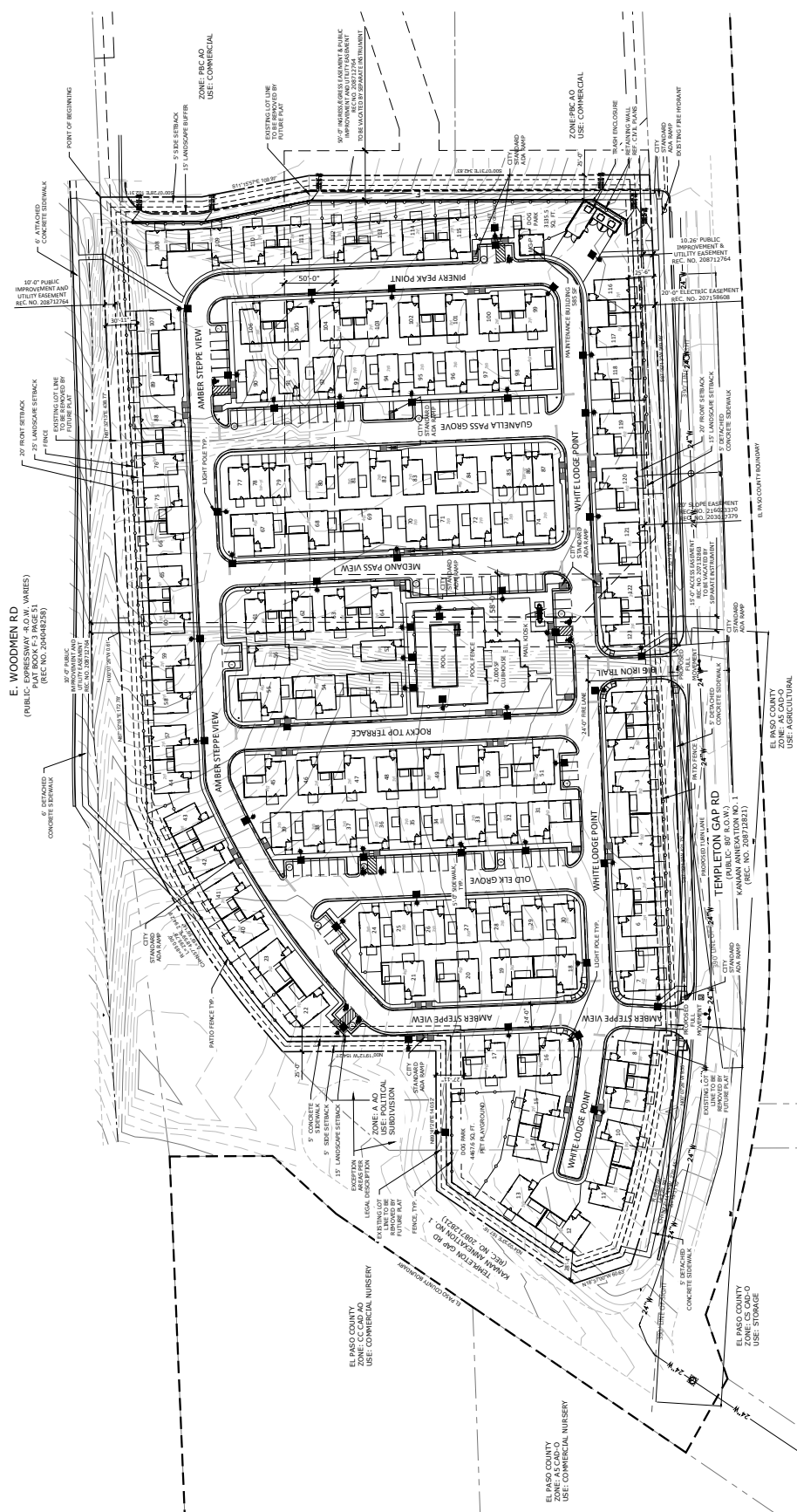
NES, Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0273
 Fax 719.471.0267
 www.nesinc.com
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- LEGEND**
- ① PARKING COUNT
 - FIRE LANE
 - PROPOSED FENCE
 - 1 UNIT NUMBER
 - 3/2 BUILDING TYPE

ZONE PFD
 USE: MULTI-FAMILY RESIDENTIAL

ZONE PFD
 USE: MULTI-FAMILY RESIDENTIAL

ZONE PFD
 USE: MULTI-FAMILY RESIDENTIAL



AVANTERRA

DEVELOPMENT PLAN

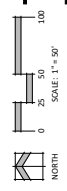
6556 E WOODMEND

DATE: 02/14/2012
 PROJECT NO: 1000000000
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE	BY	REVISION
02/14/2012	CH	PERCY COMMENTS
04/03/2012	CH	PERCY COMMENTS

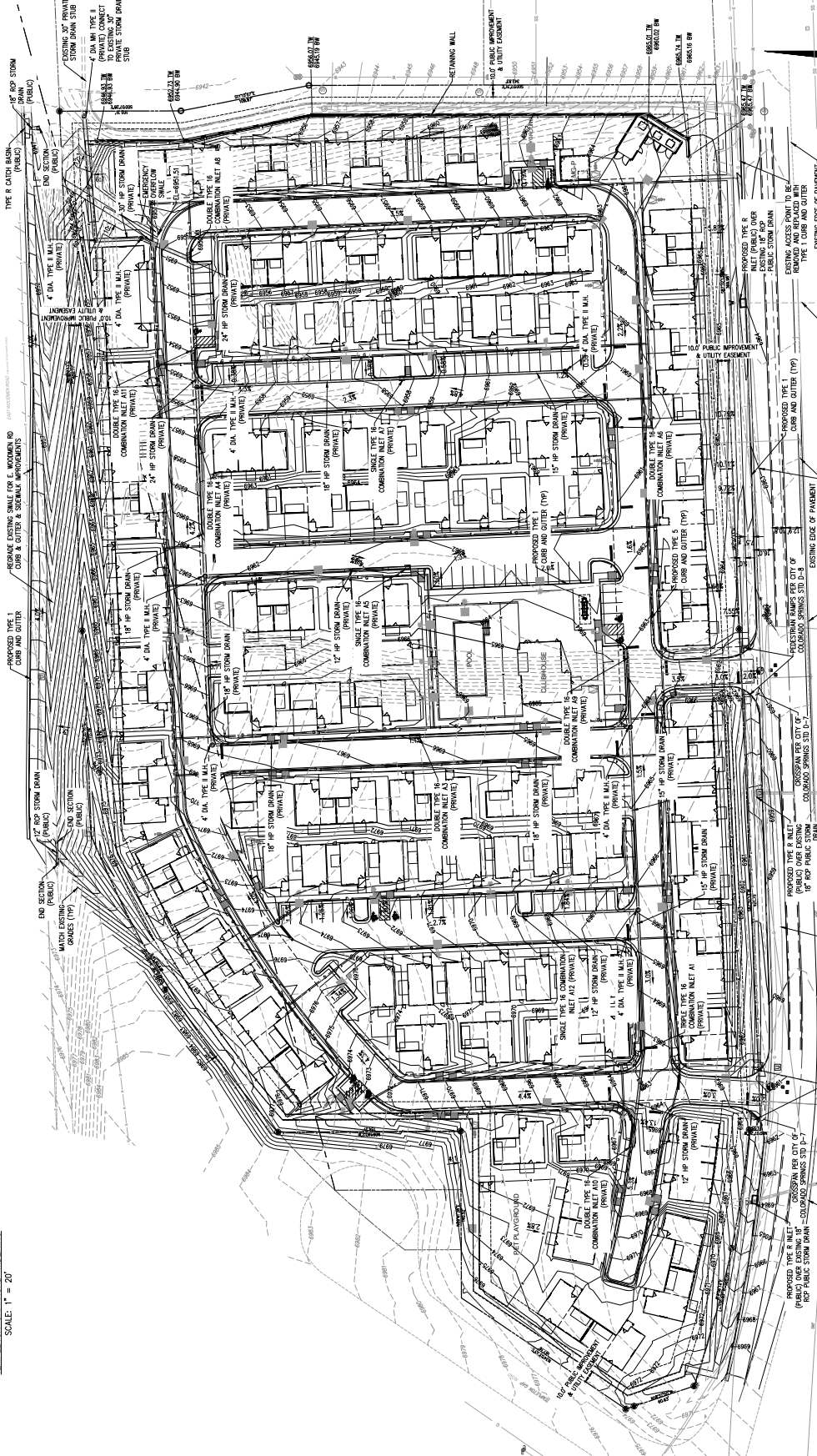
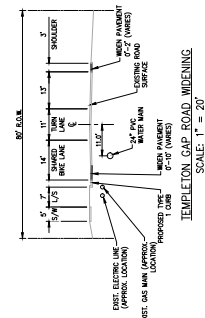
DEVELOPMENT PLAN

2 of 30



AVANTERRA BLACK FOREST CITY OF COLORADO SPRINGS, COLORADO DEVELOPMENT PLAN

- NOTES:
1. THIS IS A CONCEPT GRADING PLAN ONLY - NOT TO BE USED FOR CONSTRUCTION
 2. TOPSOIL TO BE STOCK PILED ON SITE AND REDISTRIBUTED AFTER OVER LOT GRADING IS COMPLETE.



DATE: 06/25/22
DRAWN BY: J. HARRIS
CHECKED BY: C. HARRIS

PROJECT ADDRESS: 5585 E WOODEN RD
AVANTERRA BLACK FOREST
DEVELOPMENT PLAN

1526 Cole Blvd, Suite 100
Lakewood, CO 80401
Phone: (303) 901-2900
www.bowman.com

Bowman

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PRELIMINARY
GRADING PLAN

3 OF 30

CPC CU 22-00033



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AVANTERRA
BLACK FOREST
DEVELOPMENT PLAN
6565 E. WOODBURN RD
DATE: 06/29/22
DRAWN BY: J. H. HARRIS
CHECKED BY: C. HARRIS

NO.	DATE	DESCRIPTION
1	06/29/22	ISSUED FOR PERMIT

PRELIMINARY UTILITY
AND PUBLIC FACILITIES
PLAN

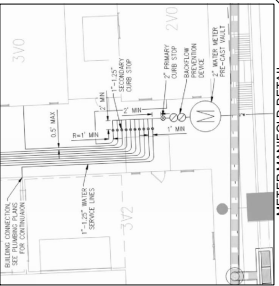
4
OF
30

CPC 22-00033

LEGEND	DESCRIPTION	PROPOSED	EXISTING
PROPOSED	SANITARY MANHOLE	(Symbol)	(Symbol)
EXISTING	SANITARY CLEANOUT	(Symbol)	(Symbol)
PROPOSED	STORM SEWER PIPE	(Symbol)	(Symbol)
EXISTING	STORM SEWER MANHOLE	(Symbol)	(Symbol)
PROPOSED	UNDERGROUND ELECTRIC	(Symbol)	(Symbol)
EXISTING	STREET LIGHT	(Symbol)	(Symbol)
PROPOSED	NATURAL GAS SERVICE	(Symbol)	(Symbol)
EXISTING	ESSENTIAL	(Symbol)	(Symbol)
PROPOSED	VERTICAL CURB AND GUTTER	(Symbol)	(Symbol)
EXISTING	CONCRETE SIDEWALK	(Symbol)	(Symbol)
PROPOSED	WATER METER	(Symbol)	(Symbol)
EXISTING	WATER VALVE	(Symbol)	(Symbol)
PROPOSED	WATER FITTINGS	(Symbol)	(Symbol)
EXISTING	FIRE HYDRANT	(Symbol)	(Symbol)

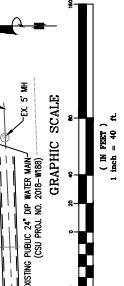
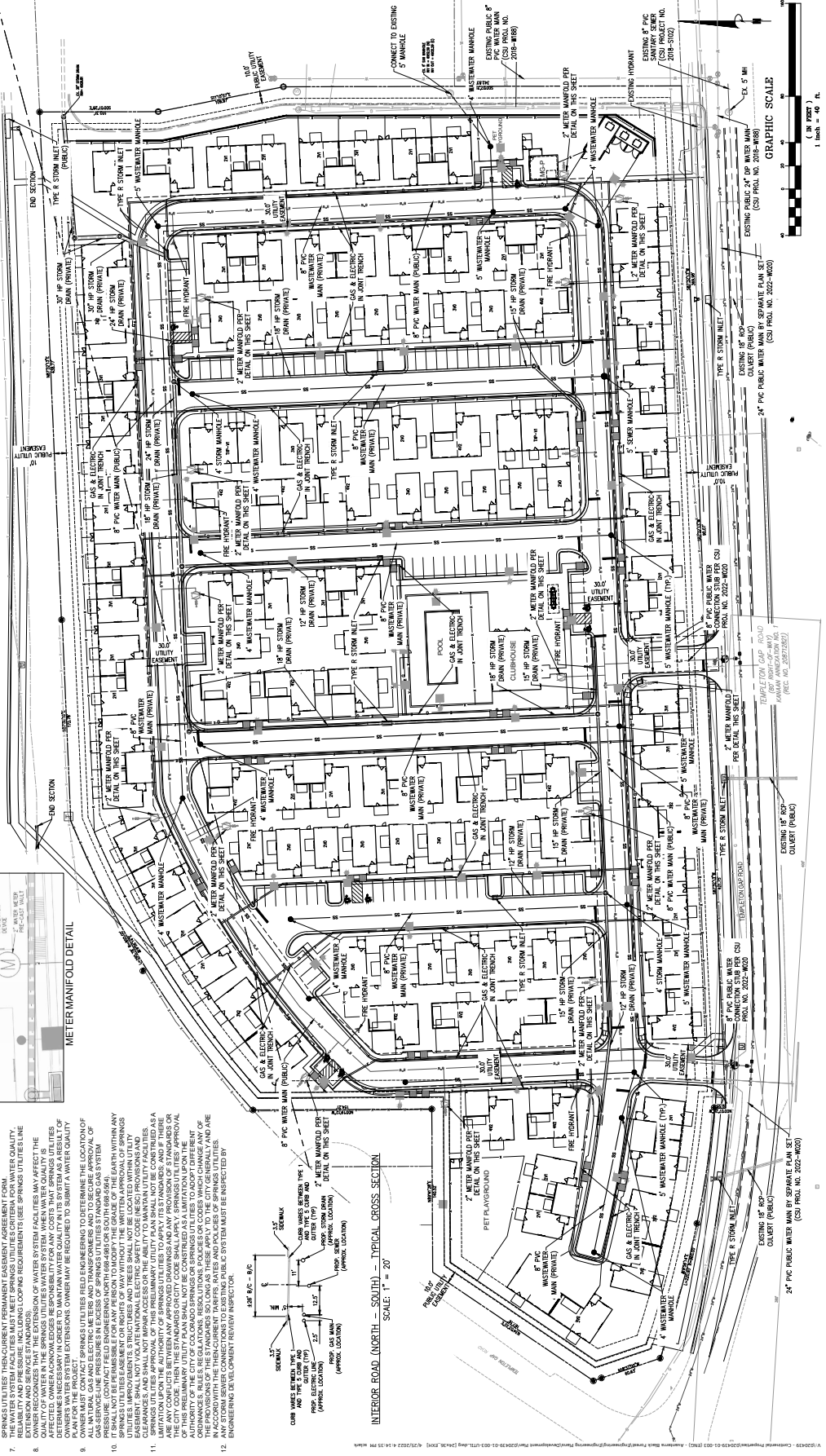
LEGEND	DESCRIPTION	PROPOSED	EXISTING
PROPOSED	PROPERTY LINE	(Symbol)	(Symbol)
EXISTING	ADJACENT PROPERTY LINE	(Symbol)	(Symbol)
PROPOSED	LOT LINE	(Symbol)	(Symbol)
EXISTING	RIGHT OF WAY	(Symbol)	(Symbol)

AVANTERRA BLACK FOREST CITY OF COLORADO SPRINGS, COLORADO DEVELOPMENT PLAN



CSU GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

1. LOCATION OF ALL WATER, SEWER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE PROPERTY OWNER'S (OWNER), SHALL BE DETERMINED BY THE DESIGNER AND APPROVED BY THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
2. UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITY SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, AND THE CITY OF COLORADO SPRINGS UTILITY SERVICE CONNECTION AND EXTENSION CODES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEMS TO THE PROPERTY, OR TO ENSURE THE DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS AND INSTALL WATER SYSTEM, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY PROGRAM. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
4. SPRINGS UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
5. THE RELOCATION OR ALTERATION OF AN EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S RISK AND EXPENSE. OWNER SHALL CONVEY ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
6. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
7. SPRINGS UTILITY SERVICES ARE PROVIDED BY SEPARATE INSTRUMENTS. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEMS, GAS SYSTEMS, AND ELECTRIC SYSTEMS MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITY SYSTEM. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.
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12. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEMS, GAS SYSTEMS, AND ELECTRIC SYSTEMS MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITY SYSTEM. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS.



AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



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AVANTERRA

DEVELOPMENT PLAN

6585 E. WOODMEN RD.

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

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DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

DATE: 4/29/2012

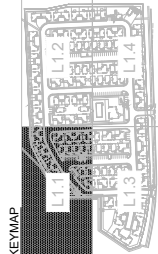
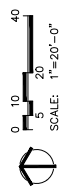
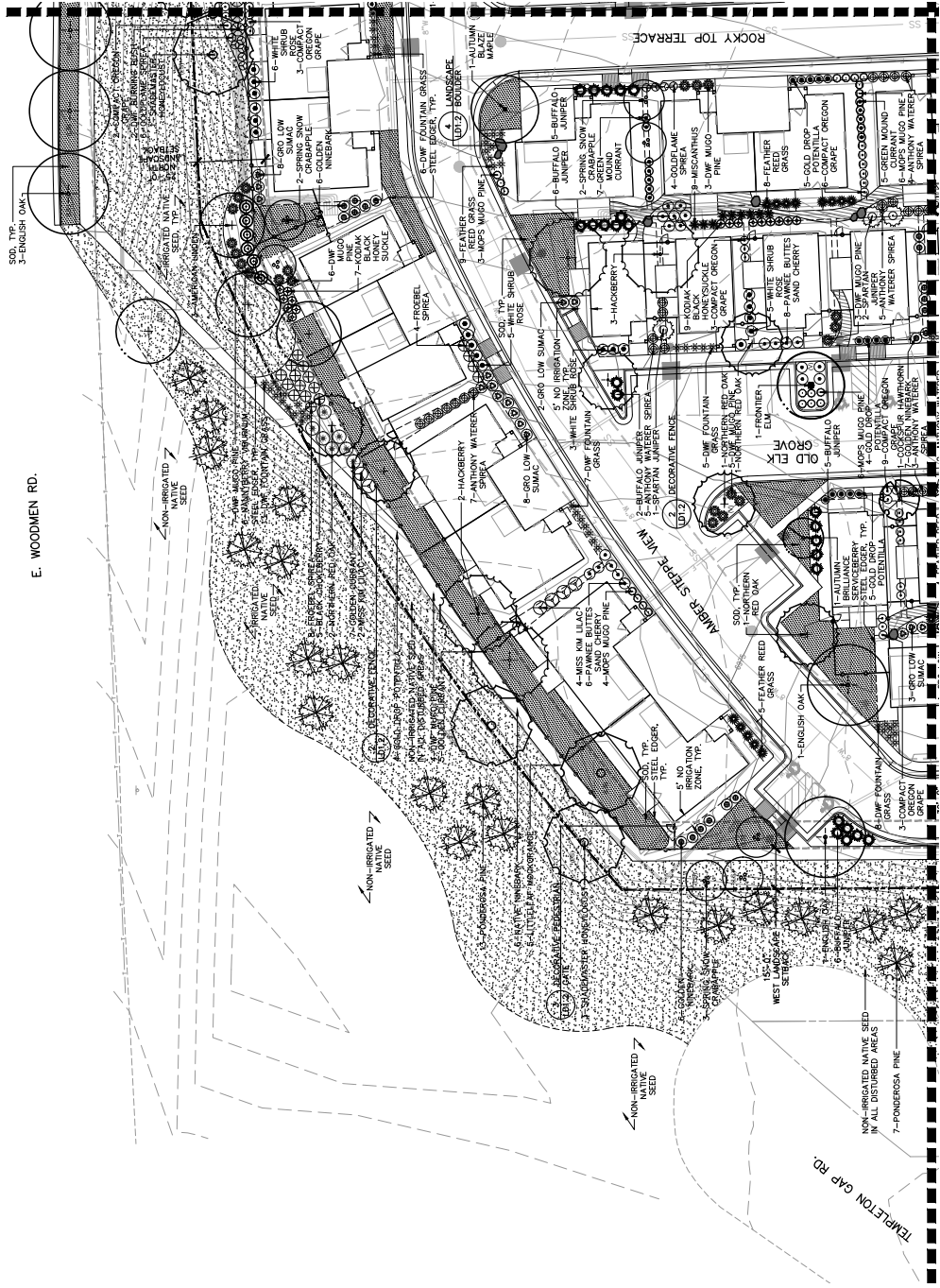
SCALE: 1"=20'-0"

DATE: 4/29/2012

SCALE: 1"=20'-0"

LEGEND	DESCRIPTION
[Symbol]	IRRIGATED SOO
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	PROPOSED MAJOR CONTOUR
[Symbol]	PROPOSED MINOR CONTOUR
[Symbol]	PROPOSED SANITARY LINE
[Symbol]	PROPOSED ELECTRICAL LINE
[Symbol]	PROPOSED GAS LINE
[Symbol]	PROPOSED STORM LINE
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING LANDSCAPE BOLDER
[Symbol]	EXISTING MAJOR CONTOUR
[Symbol]	IRRIGATED NATIVE SEED
[Symbol]	NON-IRRIGATED NATIVE SEED
[Symbol]	PROPOSED MULCH COVER
[Symbol]	PROPOSED PAVING
[Symbol]	PROPERTY LINE
[Symbol]	NO IRRIGATION ZONE
[Symbol]	DECATIVATED FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	EXISTING MAJOR CONTOUR

- NOTES:**
1. THE PLANT LIST IS A SUMMARY LIST. THE PLANT GRAPHIC AND LANDSCAPE PLANT LIST LABEL THE PLANT MATERIAL QUANTITY AS TAKEN FROM THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
 2. ALL PLANT MATERIAL SHALL BE 1" BLUE GREY ROOK OVERS PAILED TO BE 1" BLUE GREY ROOK OVERS PAILED TO BE 1" BLUE GREY ROOK OVERS PAILED TO BE 1" BLUE GREY ROOK UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES.
 3. TREES SHALL NOT BE LOCATED DIRECTLY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES.





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AVANTERRA

DEVELOPMENT PLAN

6565 E. WOODMEN RD

DATE: 02/24/2012

4/24/2012

NO. 1	DATE	DESCRIPTION
1	02/24/2012	1st Site Plan
2	03/04/2012	2nd Site Plan
3	03/04/2012	Final Submittal

FINAL LANDSCAPE PLAN

L1.2

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OPC CU 22-00033

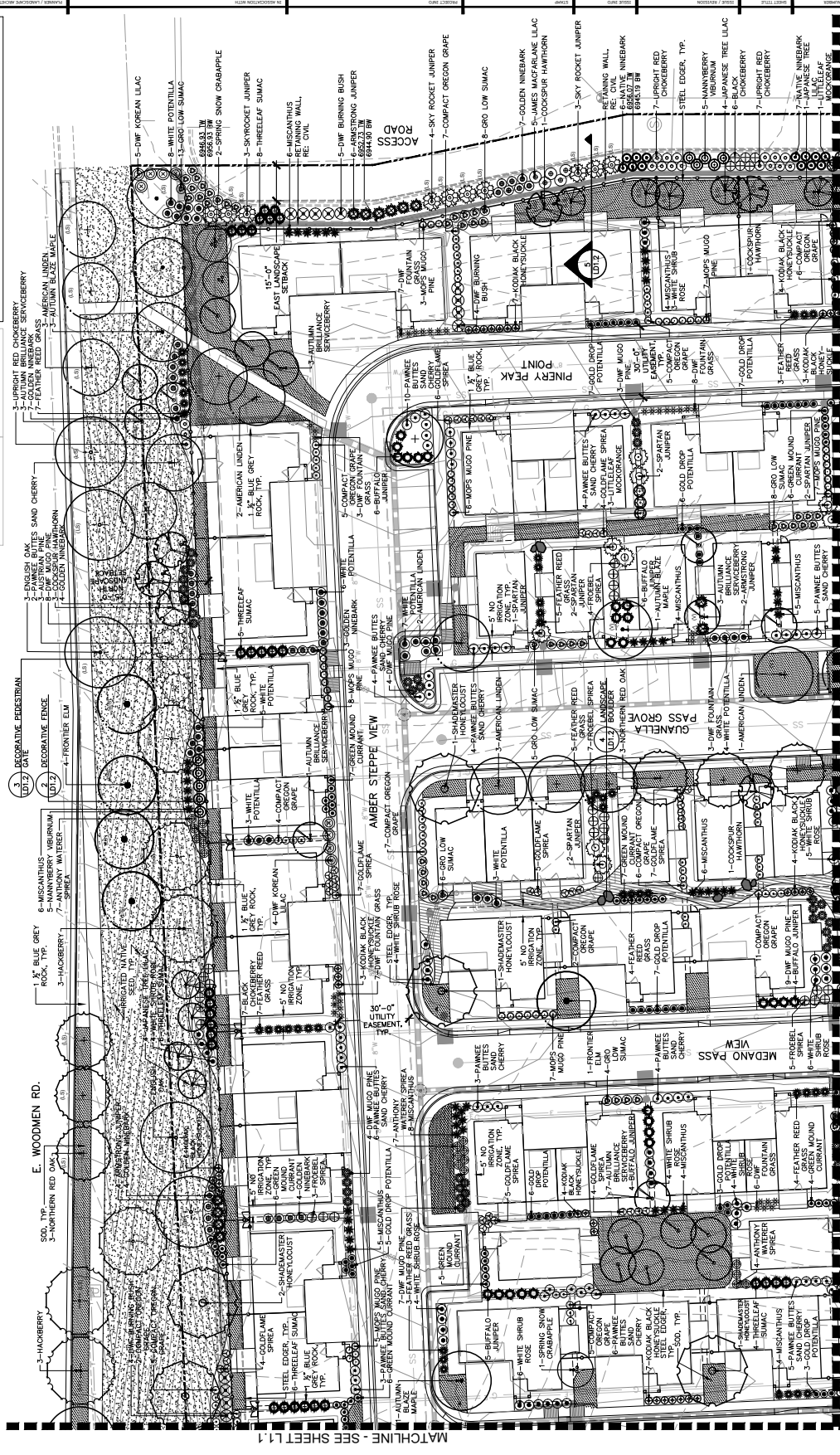
LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED STORM LINE
- PROPOSED EMBANKMENT
- PROPOSED LANDSCAPE BARRIER
- PROPOSED LIGHT POLE

NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE PLANT MATERIAL LIST, THE PLANT MATERIAL QUANTITY AS SHOWN ON THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.
- TREES SHALL NOT BE LOCATED DIRECTLY UNDER OVERHEAD GAS OR ELECTRIC DISTRIBUTION FACILITIES.

KEYMAP



SCALE: 1"=20'-0"

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.4

AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



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AVANTERRA
DEVELOPMENT PLAN
6565 E. WOODMEN RD
DATE: 4/26/2022

DATE	12/13/2021	1st Revision
DATE	03/04/2022	2nd Revision
DATE	03/04/2022	Final

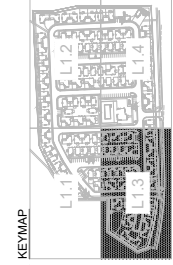
L1.3
8 OF 30
CPC 22-00033

LEGEND

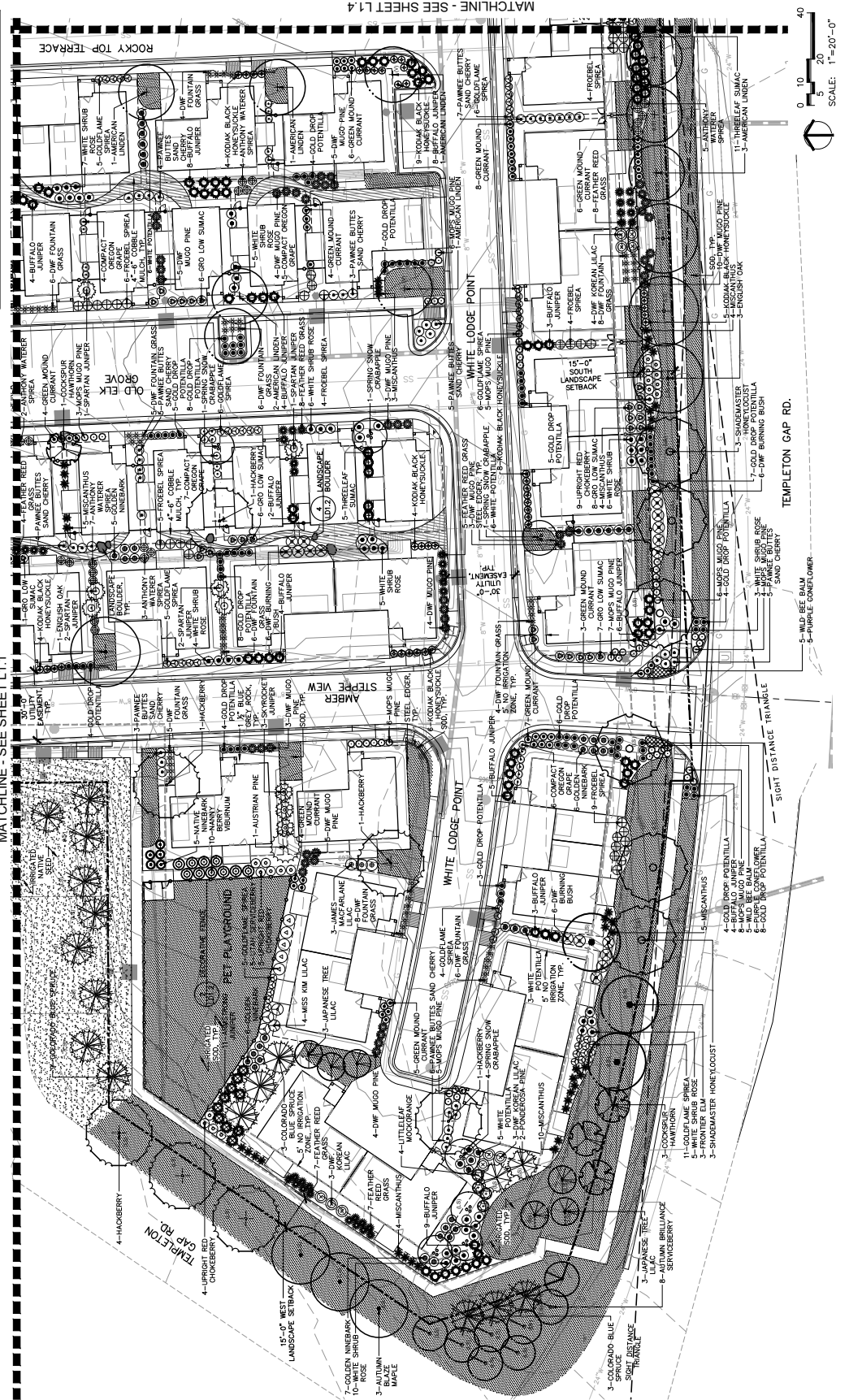
- EXISTING MINOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED STORM LINE
- PROPOSED FURNISHING
- PROPOSED LANDSCAPE BOLLARD
- PROPOSED LIGHT POLE

LEGEND

- IRRIGATED SOIL
- IRRIGATED NATIVE SEED
- 4" COBBLE MULCH OVER
- 8" COBBLE MULCH OVER
- PROPERTY LINE
- NO IRRIGATION ZONE
- DECORATIVE FENCE
- STEEL EDGER
- EXISTING MAJOR CONTOUR



- NOTES:**
1. ALL PLANT MATERIALS SHALL BE LISTED BY SPECIES, CULTIVAR, SIZE, QUANTITY, AND PLANTING DATE. THE PLANT MATERIAL QUANTITY AS LISTED IS AN ESTIMATE. TAKE PRECEDENCE.
 2. ALL SHRUB BEDS TO BE 12" BLUE GREY ROCK.
 3. TREES SHALL NOT BE LOCATED DIRECTLY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES.





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AVANTERRA

DEVELOPMENT PLAN

6565 E. WOODMEN RD

DATE: 4/26/2022

DATE: 12/13/2021
 03/04/2022
 03/04/2022

FINAL LANDSCAPE PLAN

L1.4

9 OF 30
 CPC CU 22-00033

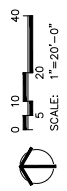
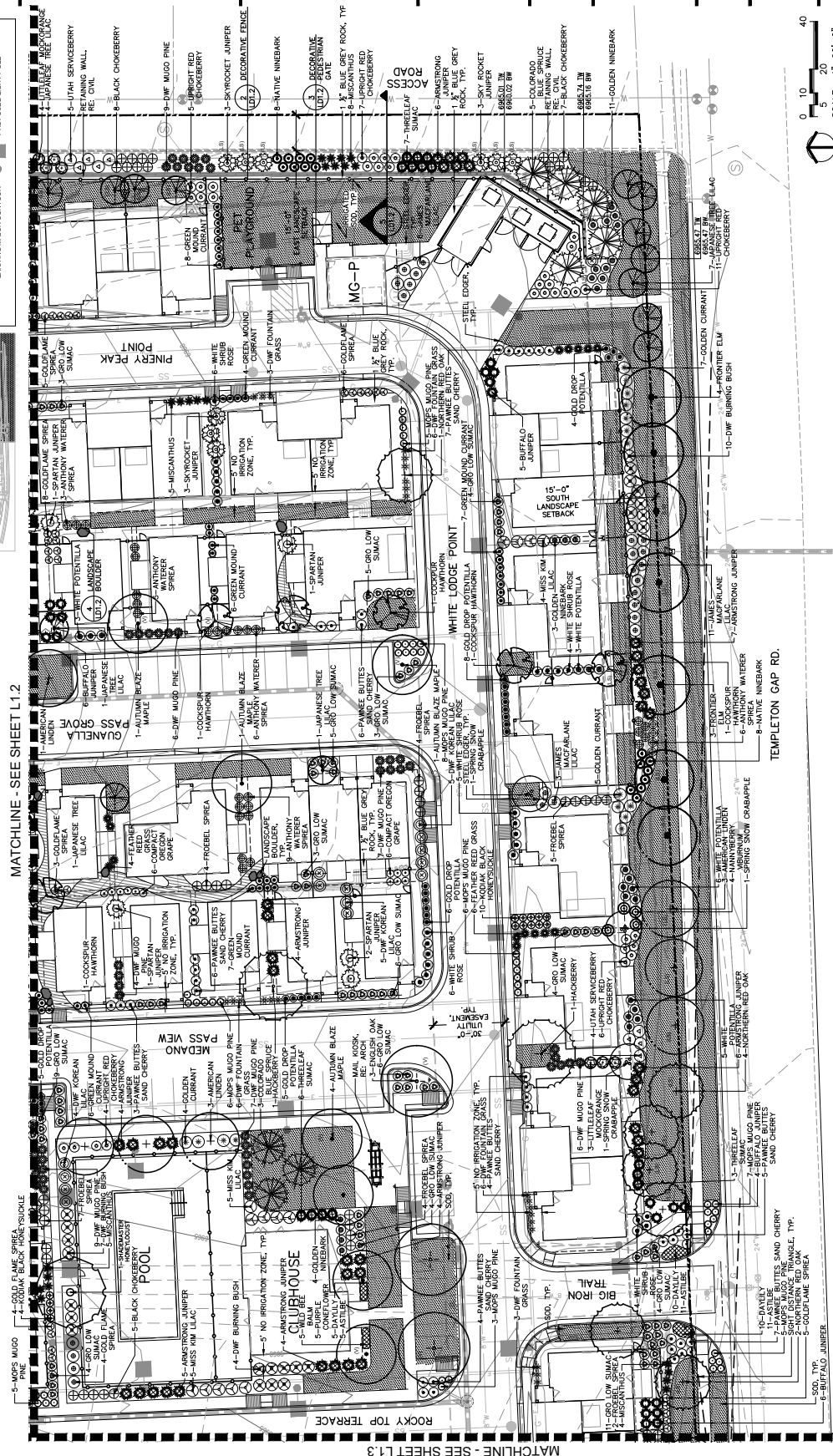
AVANTERRA
 CITY OF COLORADO SPRINGS, COLORADO
 DEVELOPMENT PLAN

LEGEND

- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SANITARY LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED STONELINE
- PROPOSED LANDSCAPE BOLLER (POCKET FENCE)
- EXISTING MAJOR CONTOUR
- EXISTING LIGHT POLE

KEYMAP

- NOTES:**
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND LANDSCAPE PLAN, AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE TO USE 1" BLUE GREY ROCK OVER FABRIC.
 - ALL PLANTINGS SHALL BE INSTALLED DIRECTLY OVER OR WITHIN FEET OF ANY UNDERGROUND GAS OR ELECTRIC DISTRIBUTION FACILITIES.



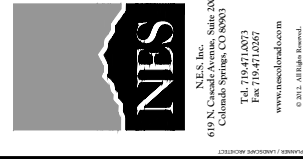
MATCHLINE - SEE SHEET L1.3

CONDITIONAL USE DEVELOPMENT PLAN

AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



AVANTERRA

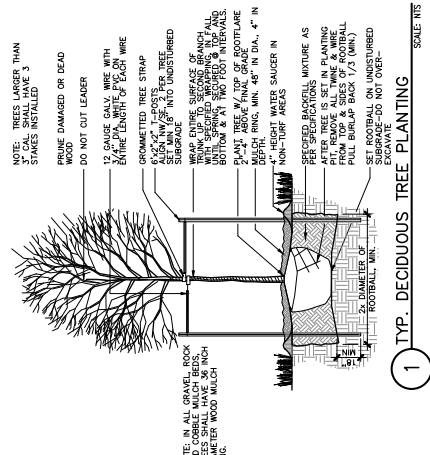
DEVELOPMENT PLAN

6565 E. WOODMERE DR

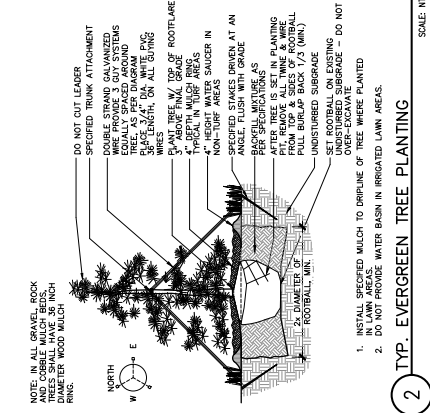
DATE: 4/26/2022

APPENDIX G: PLANT SCHEDULE

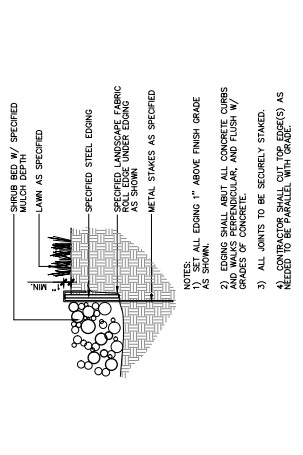
City	Common Name	Botanical Name	Key from Appendix	Size	Description			
Deciduous Shade Trees	16	Autumn Blaze Maple	45A	2' cal.	Specimen quality BB.B, staked			
	17	Shademaster Honeylocust	45A	2 1/2' cal.	Specimen quality BB.B, staked			
	18	Northern Red Oak	45B	2 1/2' cal.	Specimen quality BB.B, staked			
	33	American Linden	4575A	2' cal.	Specimen quality BB.B, staked			
	15	Conte's Red Birch	3657DA	2 1/2' cal.	Specimen quality BB.B, staked			
	20	Green-Crowned Sycamore	3657DA	2 1/2' cal.	Specimen quality BB.B, staked			
	21	English Oak	5	2 1/2' cal.	Specimen quality BB.B, staked			
	Evergreen Trees	4	Austrian Pine	2457BA	6-8' H.	Specimen quality BB.B, staked		
		23	Colorado Blue Spruce	6785	6-8' H.	Specimen quality BB.B, staked		
		22	Ponderosa Pine	2678D	6-8' H.	Specimen quality BB.B, staked		
		22	Skyscraper Juniper	12457BD	6-8' H.	Specimen quality BB.B, staked		
		23	Spartan Juniper	DA	6-8' H.	Specimen quality BB.B, staked		
		Subtotal Ornamental Trees	29	Japanese Tree Lilac	45	2' cal.	Specimen quality BB.B, staked	
			20	Spring Snow Crabapple	4675	2' cal.	Specimen quality BB.B, staked	
			17	Thornless Cockspear Hawthorn	235AD	2' cal.	Specimen quality BB.B, staked	
26			Autumn Brilliance Serviceberry	45785	2' cal.	Specimen quality BB.B, staked		
Subtotal			Signature Trees (60% minimum - Policy 311.3.4): Total Number of Trees: 322					
			138	Green Mound Currant	IB	Container, 5 censis min.	12"-18" H.	
			14	Utah Serviceberry	1257DA	IB	Container, 5 censis min.	12"-18" H.
			70	White Forsythia	45875	IB	Container, 5 censis min.	12"-18" H.
			70	Upright Nandina	1455A	IB	Container, 5 censis min.	12"-18" H.
			258	Pawnee Bristle Pawnee Bristles	1345DA	IB	Container, 5 censis min.	12"-18" H.
	35		Dwarf Burning Bush	1345DA	IB	Container, 5 censis min.	12"-18" H.	
	34		Marble Top Dogwood	1455A	IB	Container, 5 censis min.	12"-18" H.	
	34		Golden Nutsedge	5685A	IB	Container, 5 censis min.	12"-18" H.	
	163		Gold Drop Brunella	45875	IB	Container, 5 censis min.	12"-18" H.	
	162		Kodak Black Honeyuckle	23456BA	IB	Container, 5 censis min.	12"-18" H.	
	62	Low Grow Sumac	13456BA	IB	Container, 5 censis min.	12"-18" H.		
	59	Three Leaf Sumac	24567DA	IB	Container, 5 censis min.	12"-18" H.		
	23	Golden Currant	456785A	IB	Container, 5 censis min.	12"-18" H.		
	135	White Shrub Rose	456785A	IB	Container, 5 censis min.	12"-18" H.		
89	Froebel Spirea	5A	IB	Container, 5 censis min.	12"-18" H.			
95	Anthony Waterer Spirea	5A	IB	Container, 5 censis min.	12"-18" H.			
34	Dwarf Korean Lilac	5685A	IB	Container, 5 censis min.	12"-18" H.			
24	Miss Kim Lilac	5685A	IB	Container, 5 censis min.	12"-18" H.			
32	James MacFarlane Lilac	5685DA	IB	Container, 5 censis min.	12"-18" H.			
30	Nanberry Viburnum	458DA	IB	Container, 5 censis min.	12"-18" H.			
33	Goldflame Spirea	5A	IB	Container, 5 censis min.	12"-18" H.			
38	Black Chokeberry	457A	IB	Container, 5 censis min.	12"-18" H.			
Subtotal Evergreen Shrubs	130	Buffalo Juniper	568A	IB	Container, 5 censis min.	12"-18" H.		
	125	Compact Oregon Grape	45	IB	Container, 5 censis min.	12"-18" H.		
	150	Dwarf Nigella Blue	125BD	IB	Container, 5 censis min.	12"-18" H.		
	62	Armstrong Juniper	125BD	IB	Container, 5 censis min.	12"-18" H.		
	157	Rocky Mugo Yucca	125BD	IB	Container, 5 censis min.	12"-18" H.		
	Subtotal Ornamental Grasses	107	Feather Reed Grass	A	IB	Container		
		118	Miscanthus Grass	DA	IB	Container		
		389	Dwarf Fountain Grass	DA	IB	Container		
		Subtotal Percent Signature Shrubs/Grasses (60% minimum - Policy 311.3.4): Total Number of Shrubs/Grasses: 2786	Signature Shrubs/Grasses: 2786					
			Percent of All Shrubs/Grasses:					
			26	Achille	-	IB	Container	
			17	Purple Coneflower	345A	IB	Container	
			14	Wild Bee Balm	-	IB	Container	
			24	Dwarf Daylily	D	IB	Container	
			Subtotal	Signature Trees (60% minimum - Policy 311.3.4): Total Number of Trees: 322				



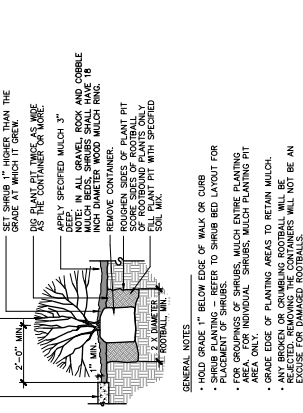
1 TYP. DECIDUOUS TREE PLANTING SCALE NTS



2 TYP. EVERGREEN TREE PLANTING SCALE NTS



3 STEEL EDGER SCALE NTS



4 TYP. SHRUB PLANTING SCALE NTS

CITY OF COLORADO SPRINGS APPENDIX F: SITE CATEGORY CALCULATIONS	
VEHICLE PLANTING (V)	LANDSCAPE SETBACKS
NET SITE AREA (SF)	NET SITE AREA (SF)
2222	77,071.92/2,320.59 = 1941.54
2222	77,071.92/2,320.59 = 1941.54
2222	77,071.92/2,320.59 = 1941.54
2222	77,071.92/2,320.59 = 1941.54
2222	77,071.92/2,320.59 = 1941.54

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2222	77,071.92/2,320.59 = 1941.54
2222	77,071.92/2,320.59 = 1941.54

LD1.1
10 OF 30
CPC CU 22-00033

AVANTERRA

CITY OF COLORADO SPRINGS, COLORADO

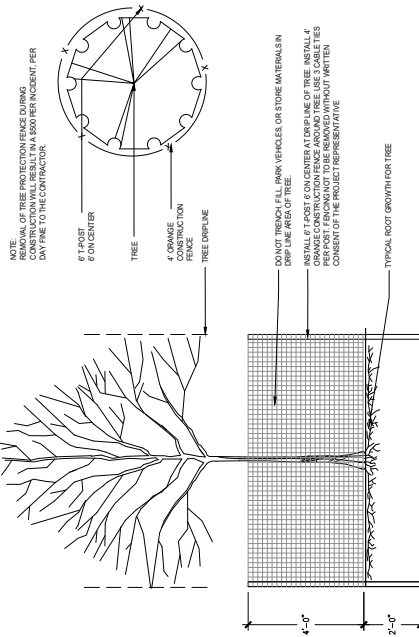
DEVELOPMENT PLAN



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0073
Fax: 719-471-0267
www.nescolorado.com

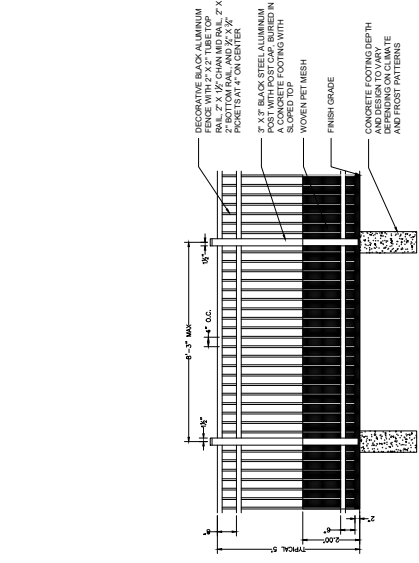


DWM DESIGN
5118 S. Broadway
Suite 300
Colorado Springs, CO 80905
719-597-5559
www.dwmdesign.com



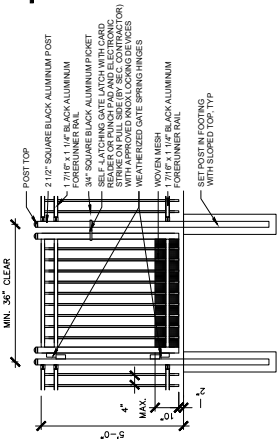
1 TREE PROTECTION FENCING

SCALE: NTS



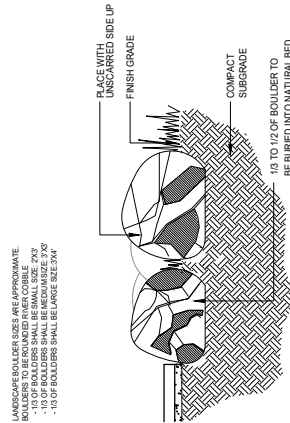
2 DECORATIVE FENCE

SCALE: NTS



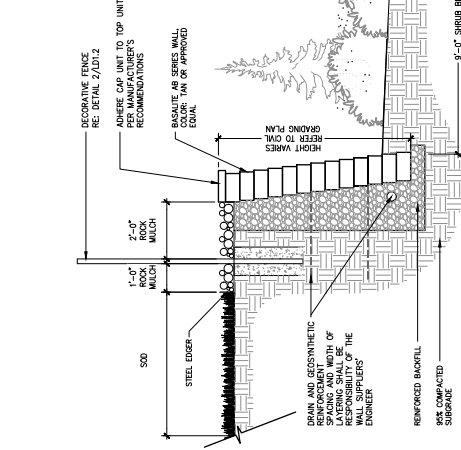
3 DECORATIVE PEDESTRIAN GATE

SCALE: NTS



4 LANDSCAPE BOULDER

SCALE: NTS



5 TYPICAL WALL SECTION

SCALE: NTS

DEVELOPMENT PLAN
6565 E. WOODMEN RD

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

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DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

SCALE: 1/8" = 1'-0"

DATE: 4/26/2022

LD1.2

11 OF 30

OPC CU 22-00033



Front Elevation
SCALE: 3/8"=1'-0"



Rear Elevation
SCALE: 3/8"=1'-0"



Left Elevation

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



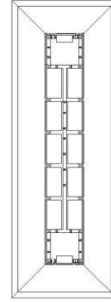
Right Elevation

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

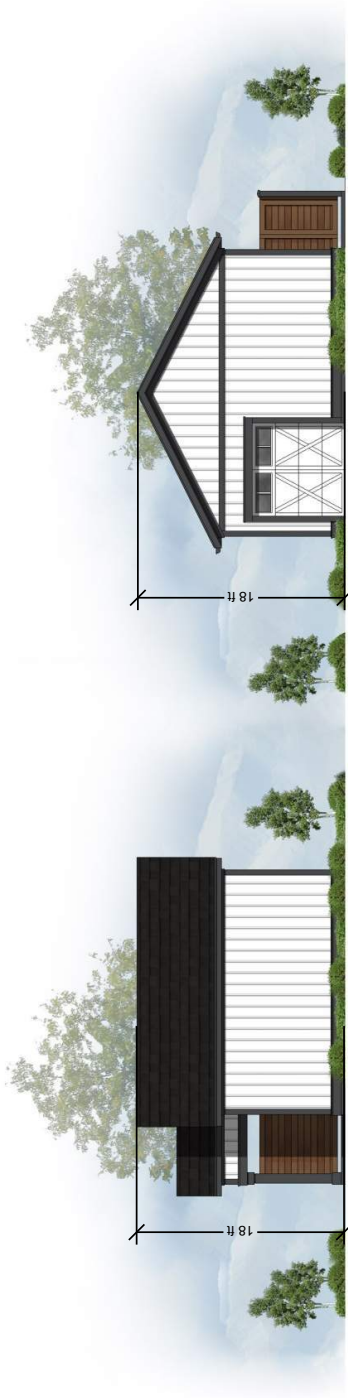


Front Elevation
SCALE: 3/16"=1'-0"

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



Floor Plan
SCALE: 3/32"=1'-0"



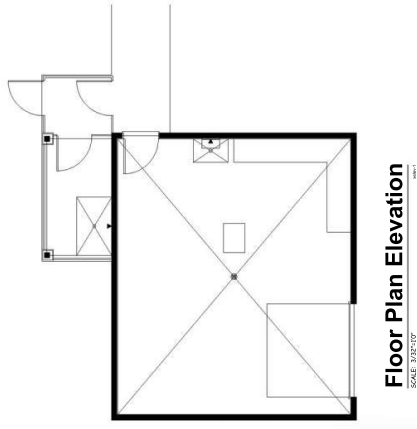
Left Elevation
SCALE: 3/8"=1'-0"

Front Elevation
SCALE: 3/8"=1'-0"



Right Elevation
SCALE: 3/8"=1'-0"

Rear Elevation
SCALE: 3/8"=1'-0"



Floor Plan Elevation
SCALE: 3/8"=1'-0"

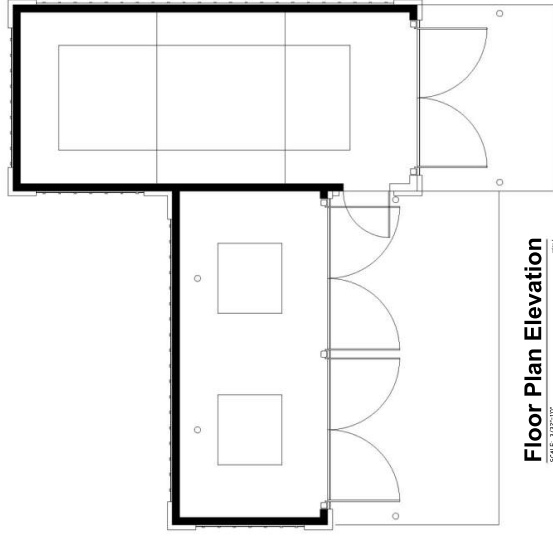


Front Elevation
SCALE: 3/8"=1'-0"

Left Elevation
SCALE: 3/8"=1'-0"

Rear Elevation
SCALE: 3/8"=1'-0"

Right Elevation
SCALE: 3/8"=1'-0"



Floor Plan Elevation
SCALE: 3/8"=1'-0"



Front Elevation
SCALE: 1/8"=1'-0"



Rear Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Right Elevations
SCALE: 1/8"=1'-0"



Front Elevation
SCALE: 1/8"=1'-0"



Rear Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Right Elevations
SCALE: 1/8"=1'-0"

BUILDING TYPE: 3V0



Front Elevation
SCALE: 3/8"=1'-0"



Rear Elevation
SCALE: 3/8"=1'-0"



Left Elevation
SCALE: 3/8"=1'-0"



Right Elevations
SCALE: 3/8"=1'-0"

BUILDING TYPE: 4V2



Front Elevation
SCALE: 3/8"=1'-0"



Rear Elevation
SCALE: 3/8"=1'-0"



Left Elevation
SCALE: 3/8"=1'-0"

Right Elevations
SCALE: 3/8"=1'-0"

BUILDING TYPE: 2V1-D-1



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

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



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

Right Elevations
SCALE: 3/16"=1'-0"

BUILDING TYPE: 3V2-D-1



Front Elevation
SCALE: 3/32"=1'-0"

Rear Elevation
SCALE: 3/32"=1'-0"



Left Elevation
SCALE: 3/32"=1'-0"

Right Elevations
SCALE: 3/32"=1'-0"

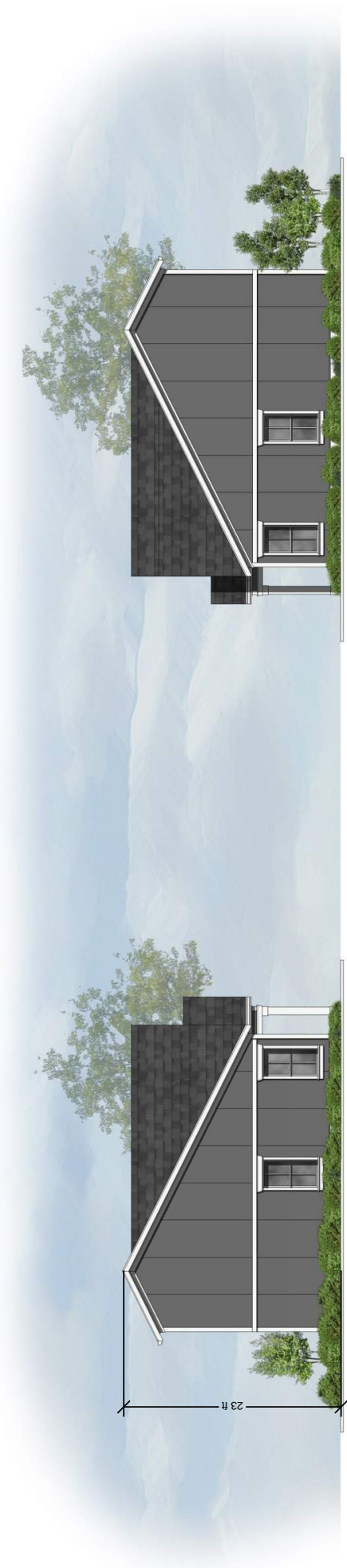
BUILDING TYPE: 3V1-D-1



Front Elevation
SCALE: 1/8"=1'-0"



Rear Elevation
SCALE: 1/8"=1'-0"



Left Elevation
SCALE: 1/8"=1'-0"



Right Elevations
SCALE: 1/8"=1'-0"

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LIGHT SOURCE	CT	FIXTURE WATTS	MIN. LUMENS
L13	SINGLE HEAD POLE MTD. LED CLIP OFF, TYPE 1000	240V	LED	4000K	39 VA	4,100
L14	SINGLE HEAD POLE MTD. LED CLIP OFF, TYPE 1000	240V	LED	4000K	39 VA	4,100
L15	SINGLE HEAD POLE MTD. LED CLIP OFF, TYPE 1000	240V	LED	4000K	39 VA	4,100
PG	POLE MOUNTED GOOSE NECK W/ HORIZONTAL LAMP	240V	MH	4000K	100 VA	-

- GENERAL NOTES**
- FIXTURE MODEL NUMBER SHALL BE LISTED AT MOUNTING HARDWARE. ELECTRICAL CONTRACTOR SHALL VERIFY ALL NECESSARY MOUNTING REQUIREMENTS, STAYS, SAFETY CHAINS, HANGERS, AND ALL OTHER HARDWARE NECESSARY FOR COMPLETE INSTALLATION. SEE MOUNTING DETAILS WHEN APPLICABLE.
 - LINE VOLTAGE DRIVERS MAY BE SUBSTITUTED FOR "DIMENSIONAL" OR "MULTI-VOLTAGE" DRIVERS.
 - ALL LIGHT FIXTURE POLES SHALL BE MOUNTED FOR WIND ZONE SITE IS LOCATED IN OR TO DOWN WINDS WINDSPEEDS TO BE GREATER.
 - ALL LED FIXTURES SHALL BE 300K WITH A MINIMUM 80 PERCENT COLOR RENDERING INDEX UNLESS NOTED OTHERWISE.

REMARKS:
 (1) SUBMITTALS SHALL BE EQUIVALENT TO MODEL NUMBERS SHOWN AND APPROVED BY ARCHITECT PRIOR TO SHOP DRAWING SUBMITTAL.
 (2) POLE HEIGHTS TO BE 20 FT. PROVIDE RISE BLOCK IN HANDHOLE OF POLE.

GENERAL NOTES

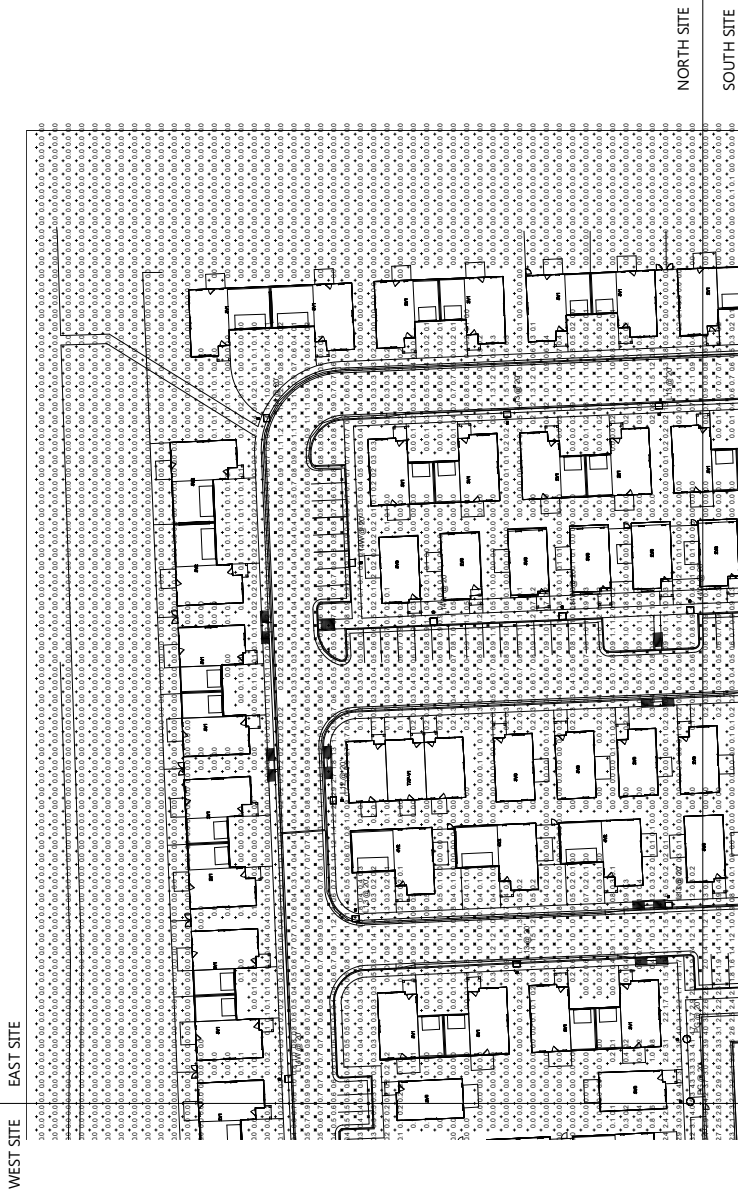
- EXTERIOR RECEIPT SHALL BE OBTAINED FROM THE POWER PAPER AND THE COLOR SHALL BE SELECTED BY ARCHITECT.
- SEE HVAC AND PLUMBING PLANS FOR LOCATIONS OF HEATING, VENTILATION, AND AIR CONDITIONING UNITS. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION.

KEYNOTES

- ALL NOTES THAT APPEAR ON THIS SHEET SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS.
- REQUIREMENT FOR ADDITIONAL INFORMATION.



SITE PLAN - ELECTRICAL
 SCALE: 1" = 40'-0"
 0' 10' 20' 30' 40'



SITE PLAN NORTHEAST - PHOTOMETRICS

ASK 002 | 12/08/2021



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CONTINENTAL PROPERTIES
AVANTERRA BLACK FOREST

Kahler Slater

WEST SITE | EAST SITE



▲ NORTH
SITE PLAN NORTHWEST - PHOTOMETRICS
SCALE: 1" = 20'

SITE PLAN NORTHWEST - PHOTOMETRICS

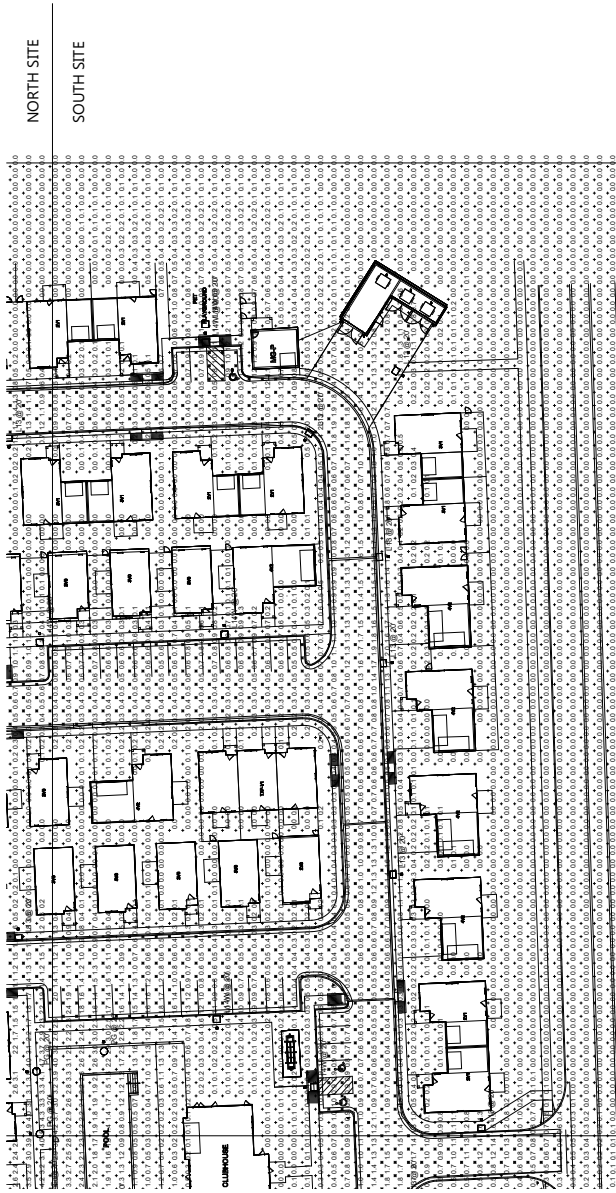
ASK 003 | 12/08/2021



26 of 30

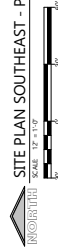
CONTINENTAL PROPERTIES
AVANTERRA BLACK FOREST

Kahler Slater



WEST SITE EAST SITE

SITE PLAN SOUTHEAST - PHOTOMETRICS



SYMBOL	DESCRIPTION	DATE	BY	CHECKED	DATE	BY	CHECKED
□	EXISTING	11/11/2020	PKS	PKS	11/11/2020	PKS	PKS
□	PROPOSED	11/11/2020	PKS	PKS	11/11/2020	PKS	PKS
○	EXISTING	11/11/2020	PKS	PKS	11/11/2020	PKS	PKS
○	PROPOSED	11/11/2020	PKS	PKS	11/11/2020	PKS	PKS

REVISION	DATE	BY	CHKD	DESCRIPTION
1	11/11/2020	PKS	PKS	ISSUED FOR PERMITTING
2	11/11/2020	PKS	PKS	REVISIONS
3	11/11/2020	PKS	PKS	REVISIONS
4	11/11/2020	PKS	PKS	REVISIONS

SITE PLAN SOUTHEAST - PHOTOMETRICS

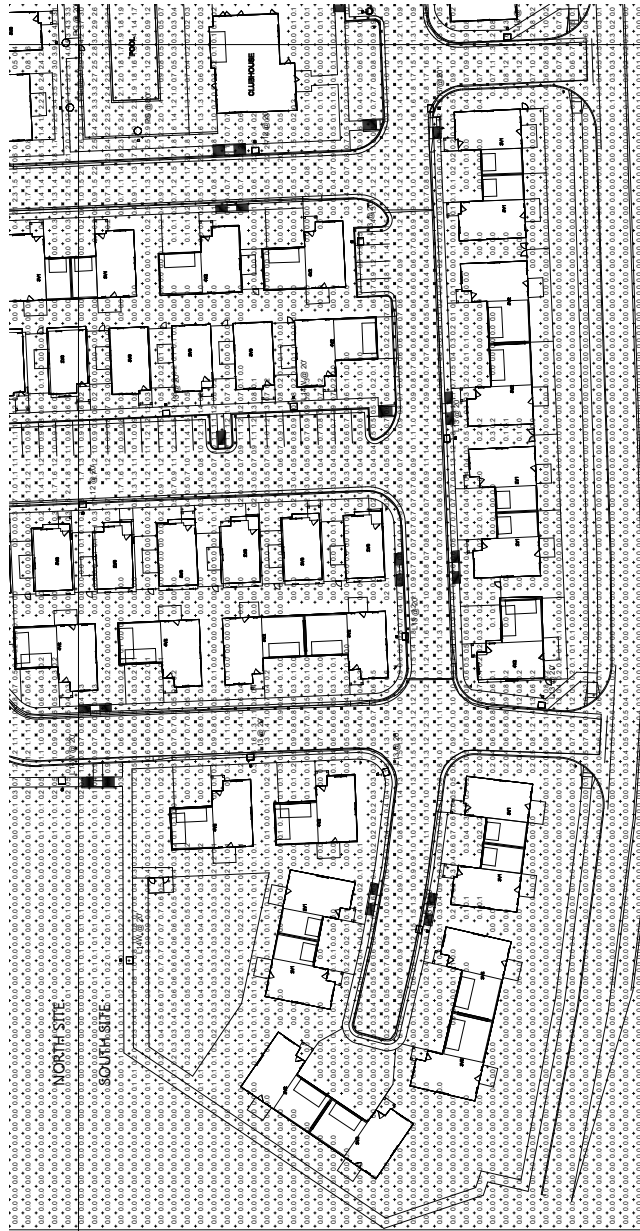
ASK 004 | 12/08/2021



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CONTINENTAL PROPERTIES
AVANTERRA BLACK FOREST

Kahler Slater




 NORTH
 SITE PLAN SOUTHWEST - PHOTOMETRICS



SITE PLAN SOUTHWEST - PHOTOMETRICS

ASK 005 | 12/08/2021



BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L12 STRIKE

RELATED PRODUCTS # 15321528

FEATURES

- New design aesthetic
- High output of 2000 lm of LED output
- Available in multiple finishes
- Standard 5' and 6' heights

CONTROL TECHNOLOGY

MOTION SENSITIVE WISCAPE CHIP SET **SIC**

CONTROL TECHNOLOGY

CONTROL CONTROLS

Driving down an entrance can be done with a motion sensitive luminaire. The motion sensitive luminaire will only turn on when motion is detected. This is a great way to save energy and reduce maintenance costs.

CERTIFICATIONS

- A Lighting Solutions luminaire.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.

INSTALLATION

- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.

ELECTRICAL

Electrical specifications for the luminaire. Includes details on power requirements and connection points.

WARRANTY

Standard warranty information for the luminaire.

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L13 STRIKE

RELATED PRODUCTS # 15321528

FEATURES

- New design aesthetic
- High output of 2000 lm of LED output
- Available in multiple finishes
- Standard 5' and 6' heights

CONTROL TECHNOLOGY

MOTION SENSITIVE WISCAPE CHIP SET **SIC**

CONTROL TECHNOLOGY

CONTROL CONTROLS

Driving down an entrance can be done with a motion sensitive luminaire. The motion sensitive luminaire will only turn on when motion is detected. This is a great way to save energy and reduce maintenance costs.

CERTIFICATIONS

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- Approved for use in all climates.
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- Approved for use in all climates.
- Approved for use in all climates.

INSTALLATION

- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.

ELECTRICAL

Electrical specifications for the luminaire. Includes details on power requirements and connection points.

WARRANTY

Standard warranty information for the luminaire.

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L14 STRIKE

RELATED PRODUCTS # 15321528

FEATURES

- New design aesthetic
- High output of 2000 lm of LED output
- Available in multiple finishes
- Standard 5' and 6' heights

CONTROL TECHNOLOGY

MOTION SENSITIVE WISCAPE CHIP SET **SIC**

CONTROL TECHNOLOGY

CONTROL CONTROLS

Driving down an entrance can be done with a motion sensitive luminaire. The motion sensitive luminaire will only turn on when motion is detected. This is a great way to save energy and reduce maintenance costs.

CERTIFICATIONS

- A Lighting Solutions luminaire.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.

INSTALLATION

- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.

ELECTRICAL

Electrical specifications for the luminaire. Includes details on power requirements and connection points.

WARRANTY

Standard warranty information for the luminaire.

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L14W STRIKE

RELATED PRODUCTS # 15321528

FEATURES

- New design aesthetic
- High output of 2000 lm of LED output
- Available in multiple finishes
- Standard 5' and 6' heights

CONTROL TECHNOLOGY

MOTION SENSITIVE WISCAPE CHIP SET **SIC**

CONTROL TECHNOLOGY

CONTROL CONTROLS

Driving down an entrance can be done with a motion sensitive luminaire. The motion sensitive luminaire will only turn on when motion is detected. This is a great way to save energy and reduce maintenance costs.

CERTIFICATIONS

- A Lighting Solutions luminaire.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.
- Approved for use in all climates.

INSTALLATION

- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.
- Mounting height: 5' and 6'.

ELECTRICAL

Electrical specifications for the luminaire. Includes details on power requirements and connection points.

WARRANTY

Standard warranty information for the luminaire.

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L12 ORDERING GUIDE

Example: W-IP-34-34-3-30-000-015

FINISH	HEIGHT	OUTPUT	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
IP-34	5'	2000	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34

BEACON Lighting

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L13 ORDERING GUIDE

Example: W-IP-34-34-3-30-000-015

FINISH	HEIGHT	OUTPUT	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
IP-34	5'	2000	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34

BEACON Lighting

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L14 ORDERING GUIDE

Example: W-IP-34-34-3-30-000-015

FINISH	HEIGHT	OUTPUT	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
IP-34	5'	2000	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34

BEACON Lighting

BEACON
SMALL VERTI LUMINAIRE

VIPER S
SMALL VERTI LUMINAIRE

DATE: _____ PROJECT: COLOGADO FRANKS, GS

TITLE: _____ PROJECT: AVANTERRA BLACK FOREST

DATE: _____ PROJECT: AVANTERRA BLACK FOREST

CONTROL CODE: W-IP-34-34-3-30-000-015

L14W ORDERING GUIDE

Example: W-IP-34-34-3-30-000-015

FINISH	HEIGHT	OUTPUT	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE	TYPE
IP-34	5'	2000	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34	IP-34

BEACON Lighting

ASK 006 | 12/08/2021

CONTINENTAL
PROPERTIES

29 of 30

Kahler Slater

CONTINENTAL PROPERTIES
AVANTERRA BLACK FOREST

CONDITIONAL USE DEVELOPMENT PLAN

D154-TS20 LUMINAIRE

154-TS20

The contemporary styled D154-TS20 series combines a cast aluminum housing, a spun aluminum light distribution, and a clear or tinted glass lens. The D154-TS20 series is available in three different light distributions. Some of the most popular models for use in the office environment. However, there are others available in the "Specialties & Wall Luminaires" section of this catalog.

- High power footcandle (FPF), cone and cast type, pre-wired and tested
- Available in three different light distributions
- Available in three different finishes
- Suitable for wall location

ETL Listed, suitable for wet locations.

Installation
 This luminaire will mount to the bracket as shown on the reverse page. The luminaire bracket will mount to a 2" OD pipe or sleeve with (0.5) for stainless steel or chrome. Wall mounting is not recommended for mounting, but mounting is recommended for mounting.

Options
 (HPS-GH) - Type II segmented reflector with a clear or tinted tempered glass lens. (HPS-GH) - Type II segmented reflector with a clear or tinted tempered glass lens. Clear or smooth tinted tempered glass (CG)

Finish
 Clear anodized aluminum powdercoat for a durable finish in the following:

- BL - Satin Black
- CB - Clear Brushed Aluminum
- GB - Gloss Brushed Bronze
- GR - Gloss Brushed Green
- SB - Satin Black
- SB - Satin Black
- SB - Satin Black

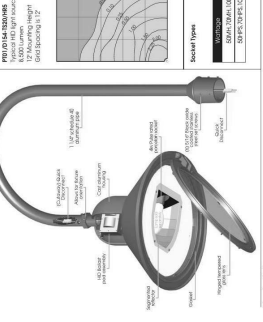


Model	Color	Light Source	Voltage	Input	Output
D154-TS20	BL	150W, 100W, 75W, 50W, 25W	120V, 277V	150W, 100W, 75W, 50W, 25W	150W, 100W, 75W, 50W, 25W

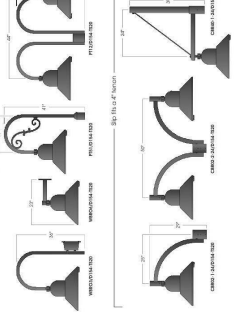
Color	Finish	Material
BL	Satin Black	Aluminum
CB	Clear Brushed Aluminum	Aluminum
GB	Gloss Brushed Bronze	Aluminum
GR	Gloss Brushed Green	Aluminum

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Project Information
 P17 D154-TS20 HPS
 Project Name: [Redacted]
 Project Location: [Redacted]
 Project Start: [Redacted]



Mounting Option	Height	Width	Depth
Vertical Mount	14"	14"	14"
Horizontal Mount	14"	14"	14"
Other Mounting Options	14"	14"	14"



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CONTINENTAL PROPERTIES

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CONTINENTAL PROPERTIES
 AVANTERRA BLACK FOREST

Kahler Slater