KALEIDOS

LOT 2 ATLAS PREPARATORY CHARTER SCHOOL FILING NO.1B
CITY OF COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

GENERAL NOTES

1. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
2. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
3. SCHOOL AND PARK FEES WILL BE PAID IN LIEU OF LAND DEDICATION.
4. ALL COMMON AREAS INCLUDING LANDSCAPING WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER.
6. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
7. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
8. THE DEVELOPER WILL BE REQUIRED TO DEDICATE 15' OF RIGHT-OF-WAY ON THE WEST END OF THE COMMERCIAL/OFFICE PARCEL FRONTING HANCOCK EXPRESSWAY.
9. ALL SIDEWALKS SHOWN ON THE DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
10. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS 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.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED AT RECEPTION NOS. 215070621 & 215070622
12. THIS PROPERTY IS NOT SUBJECT TO THE FINDINGS , SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT. A GEOLOGIC HAZARD WAIVER WAS APPROVED FOR THIS SITE.
13. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

ADA NOTE

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.

FEMA FLOODPLAIN NOTE

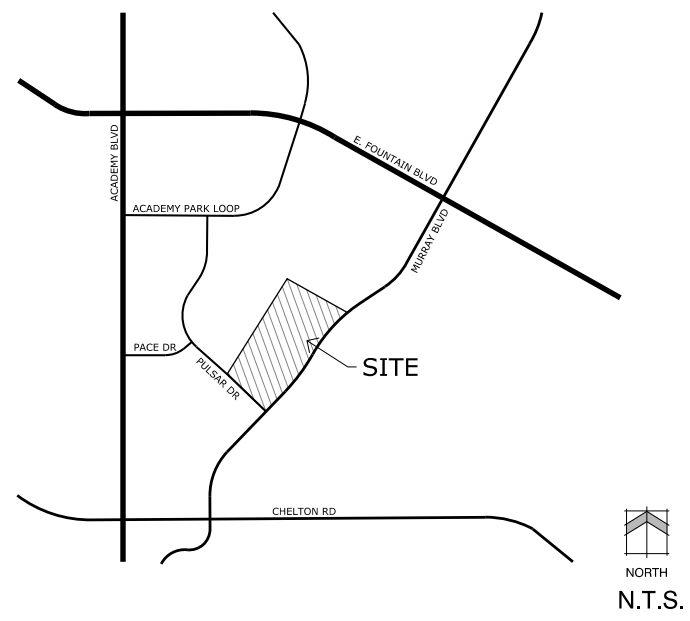
FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041CO742 G, EFFECTIVE DECEMBER 7, 2018.

LEGAL DESCRIPTION

LOT 2, ATLAS PREPARATORY CHARTER SCHOOL FILING NO. 1B

CONTAINING A CALCULATED AREA OF 414,384 SQUARE FEET (9.51 ACRES), MORE OF LESS.

VICINITY MAP



N.T.S.

DWELLING UNIT TOTALS

BUILDING TYPE	# of Bldgs	Studio	1BR	2BR	3BR	4BR	# of Units	Area per Building
Building C (5-PLEX)	25		1	2	2		125	5620
Building E (5-PLEX large)	5		1	2	1	1	25	5735
	30	0	30	60	55	5	150	169175

PARKING CALCULATIONS

1 BEDROOMS:	30 UNITS (1,5) =	45 SPACES
2 BEDROOMS:	60 UNITS (1.7) =	102 SPACES
3 BEDROOMS:	55 UNITS (2) =	110 SPACES
4 BEDROOMS:	5 UNITS (2) =	10 SPACES

TOTAL SPACES REQUIRED 267

ADA REQUIRED: 9 SPACES (2 VAN ACCESSIBLE)
ADA PROVIDED: 12 SPACES (6 VAN ACCESSIBLE)

TOTAL PARKING SPACES PROVIDED: 271

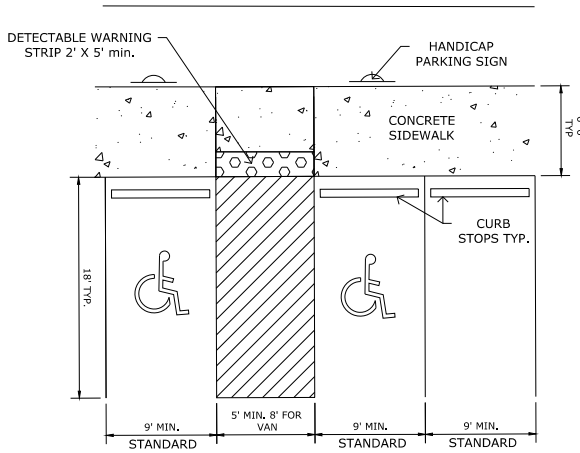
SITE DATA

Owner:	Atlas Preparatory School 1602 S Murray Blvd Colorado Springs, CO 80916
Developer:	DHN Planning and Development 224 E Saint Vrain St Colorado Springs, CO 80903
Land Planner:	NES Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903
Engineer:	Terra Nova 721 S 23rd St Colorado Springs, CO 80904
Architect:	HB&A 102 E Moreno Ave Colorado Springs, CO 80903
Site Address:	1750 S Murray Blvd Colorado Springs, CO 80916
Tax ID Number:	6426206012
Current Zoning:	PIP2/CR AO
Proposed Zoning:	R-5 AO
Master Plan:	Center and Gateway Park Master Plan
Development Schedule:	Summer 2021
Site Area:	414,384 SF (9.51 AC)
Proposed Land Use:	Multi-Family Residential
Proposed Density:	15.79 DU/AC
Maximum Building Height:	45'
Setbacks/Buffers	
Murray Blvd:	20' Building & Landscape Setback
Pulsar Drive:	20' Primary Front Setback 10' Landscape Setback
Northern Boundary	15' Landscape Buffer 25' Rear Setback
Western Boundary	15' Landscape Buffer 5' Side Setback
Maximum Lot Coverage:	40%

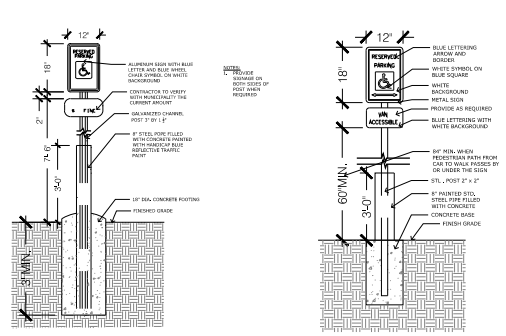
Lot Coverage
-99,920 SF (24.11%) Building
-137,335 SF (33.14%) Impervious
-177,129 SF (42.75%) Landscape

Open Space Required:	67,000 SF
200 SF Per Bedroom (335 Bedrooms)	
Total Open Space Provided:	129,808 SF
(Private Open Space, Trails, Lawn Areas, Futsal Field)	
Per Bedroom:	387.49 SF

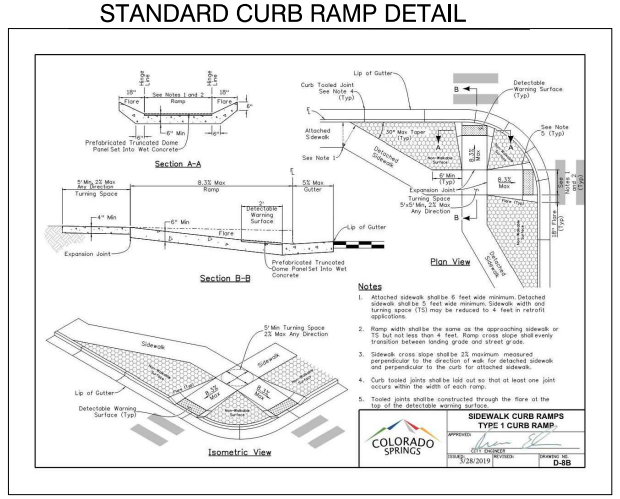
ADA VAN PARKING STALL LAYOUT



ADA / VAN ACCESIBLE PARKING SIGNS



STANDARD CURB RAMP DETAIL



SHEET INDEX

Sheet 1 of 14:	Cover
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Sheet 4 of 14:	Preliminary Utility Plan
Sheet 5 of 14:	Preliminary Landscape Plan
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Sheet 7 of 14:	Building Elevations
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DEVELOPMENT PLAN

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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

HB ASSOCIATES / ARTH

KALEIDOS

DEVELOPMENT PLAN

MURRAY BLVD & PULSAR DRIVE

PROJECT INFO

DATE:	10/30/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/18/2020	JBS	PER CITY COMMENTS
1/14/2021	JBS	PER CITY COMMENTS

ISSUE / REVISION

SHEET TITLE

COVER

SHEET NUMBER

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1 OF 14

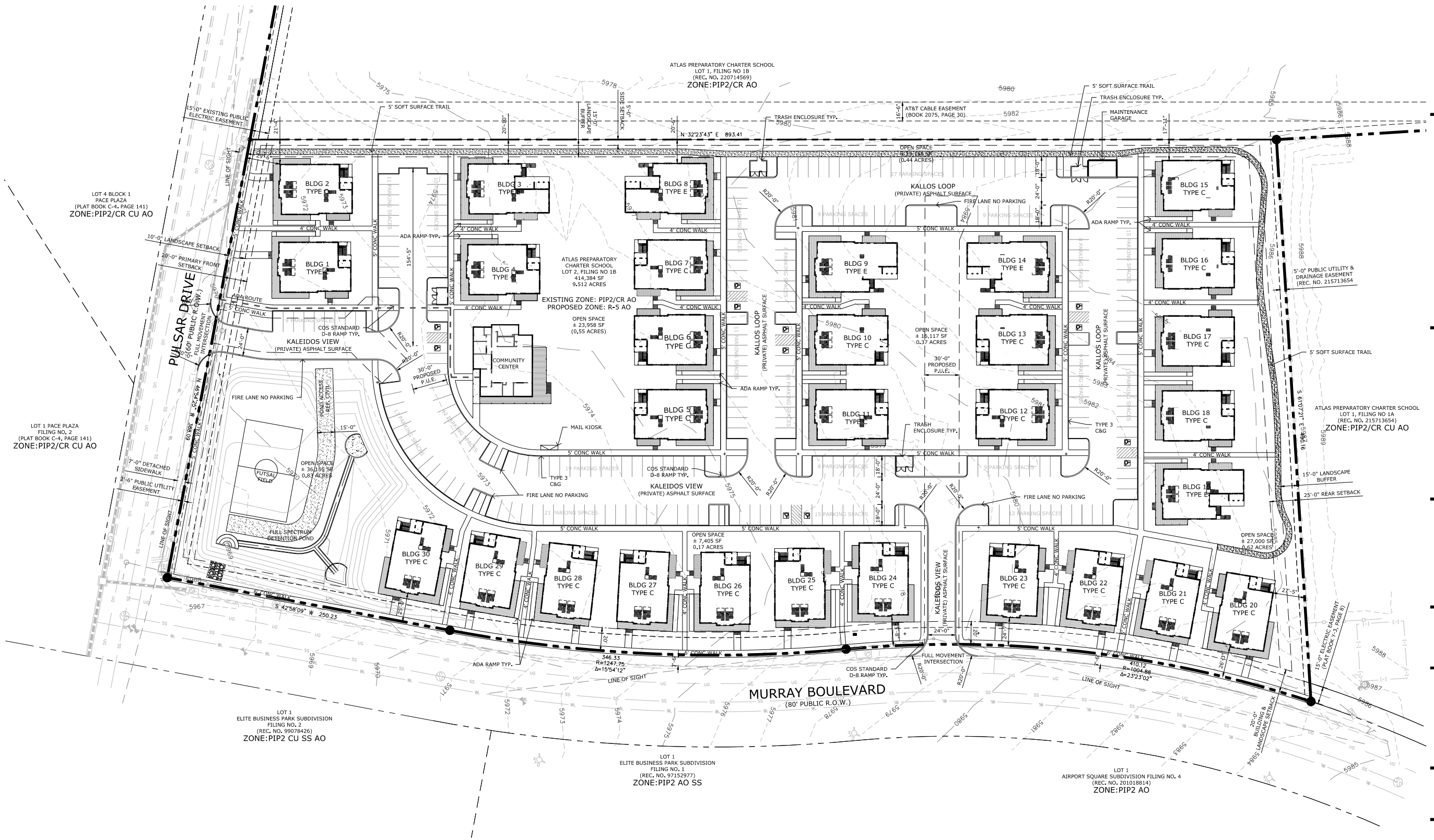
PLAN FILE #

CPC DP 20-00152

KALEIDOS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN



DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

KALEIDOS

DEVELOPMENT PLAN

MURRAY BLVD &
PULSAR DRIVE

PROJECT INFO

DATE:	10/30/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

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DATE:	BY:	DESCRIPTION:
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ISSUE / REVISION

SHEET TITLE

SITE PLAN

SHEET NUMBER

2

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PLAN FILE #

CPC DP 20-00152

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PLANNER / LANDSCAPE ARCHITECT

Terra Nova Engineering, Inc.
"Creative Civil Engineering Solutions"
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426

IN ASSOCIATION WITH

KALEIDOS

DEVELOPMENT PLAN

PROJECT INFO

DATE: 10-30-2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

SEAL

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

PRELIMINARY GRADING

SHEET TITLE

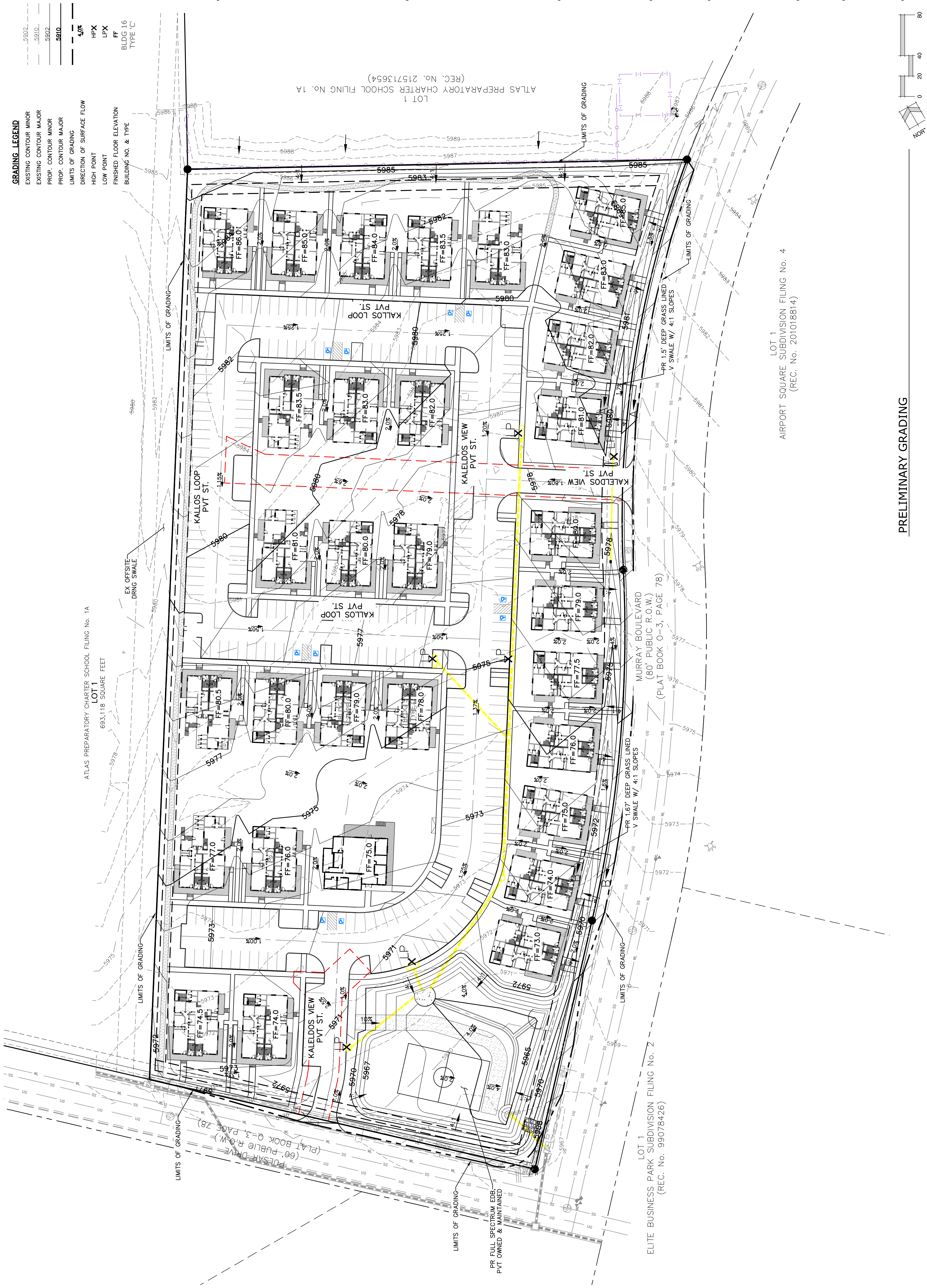
3

3 OF 14

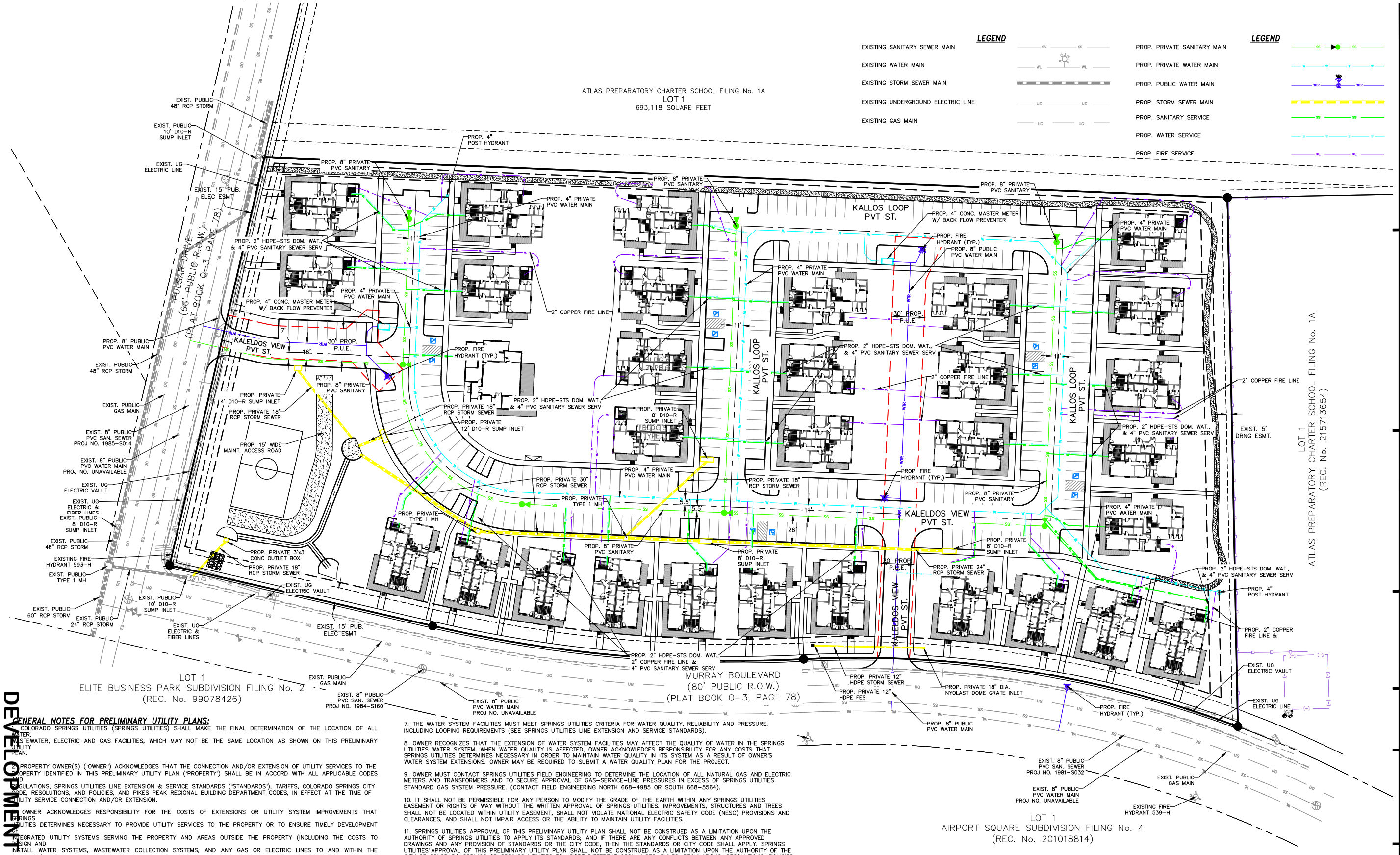
SHEET NUMBER

CPC DP 20-00152

LAN FILE #



DEVELOPMENT PLAN



DEVELOPMENT PLAN

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

1. 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.

2. PROPERTY OWNER(S) ('OWNER') ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ('PROPERTY') SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ('STANDARDS'), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. 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).

4. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

5. 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.

5. 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.

6. 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

7. 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).

8. 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.

9. 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).

10. 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

NOTES:

1. ALL PROP. PUBLIC WASTEWATER COLLECTION MAINLINES THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MINIMUM GRADE OF 1.04% AND NOT EXCEED A MAXIMUM DEPTH OF 20-FEET.
2. ALL PROP. WATER/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAT FOR ALL REQUIRED EASEMENTS.
3. EASEMENTS GRANTED TO COLORADO SPRINGS UTILITIES FOR THE PROP. WATER/WASTEWATER FACILITIES WILL BE GRANTED BY SEPARATE INSTRUMENT, USING A COLORADO SPRINGS UTILITIES' PERMANENT EASEMENT AGREEMENT DOCUMENT. THE RECORDING RECEPTION NUMBER FOR THESE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT.
4. ALL PROP. WATER/WASTEWATER MAINS SHALL MEET ALL CLEARANCE REQUIREMENTS IN THE WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS.
5. A FACILITY/SERVICE PLAN WILL BE PROVIDED FOR ALL FUTURE PHASES.
6. A 16-INCH DIAMETER WATER MAIN WILL BE EXTENDED FROM 8TH STREET TO AN EXISTING 12-INCH MAIN LINE ON W. RIO GRANDE FOR THE FIRST PHASE OF DEVELOPMENT.
7. POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECTS ON PUBLIC UTILITIES AND IMPROVEMENTS WITHIN THIS PROP. DEVELOPMENT AND NO CONSTRUCTION WILL BEGIN BEFORE CITY APPROVAL.

PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

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PLANNER / LANDSCAPE ARCHITECT

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COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426

ENGINEER / SURVEYOR

KALEIDOS

DEVELOPMENT PLAN

PROJECT INFO

DATE:	10-30-2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

SHEET TITLE

PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

SHEET NUMBER

4

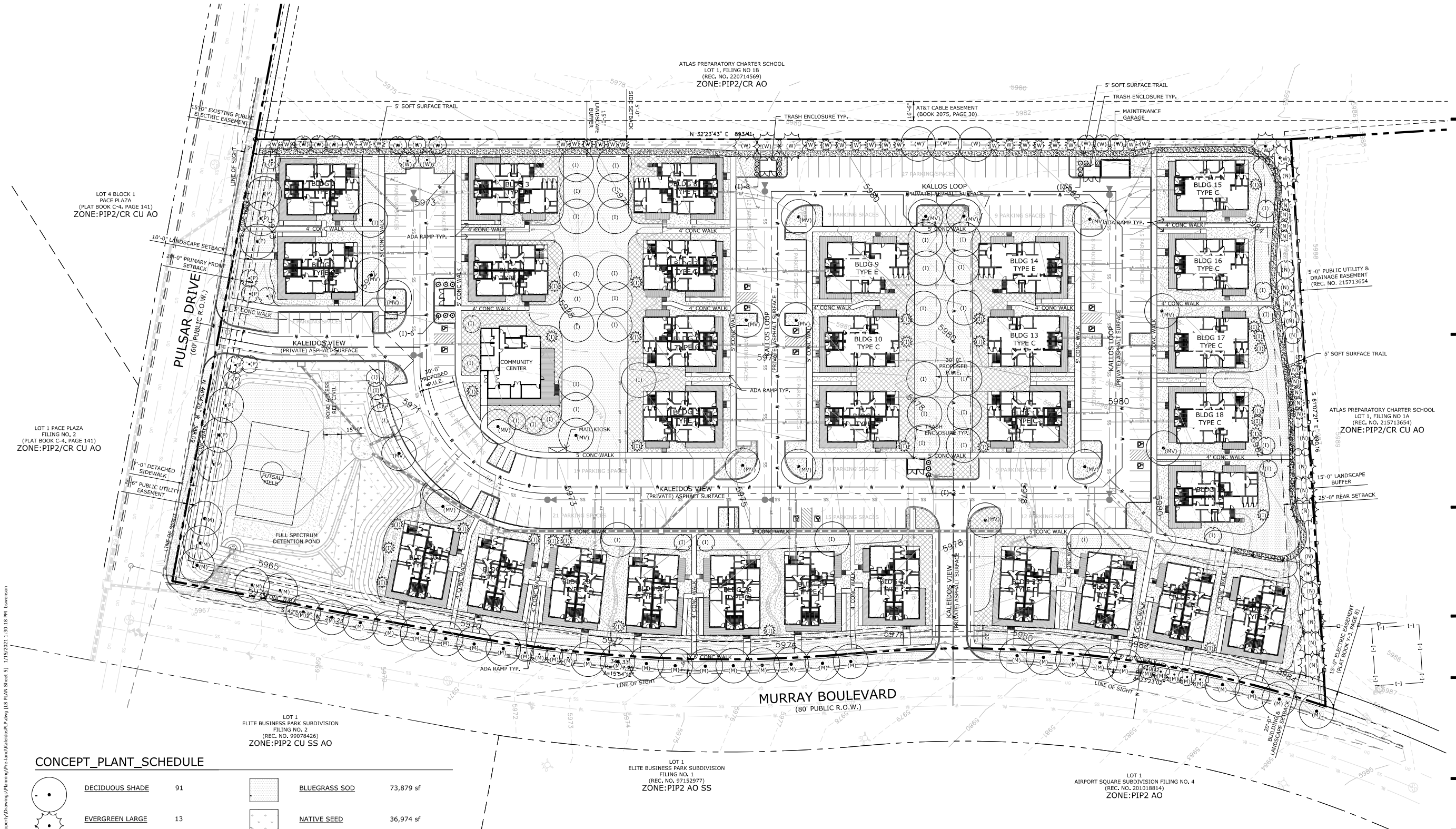
4 OF 14

LAYER # CPC DP 20-00152

KALEIDOS

CITY OF COLORADO SPRINGS, COLORADO

PRELIMINARY LANDSCAPE PLAN



CONCEPT_PLANT_SCHEDULE

DECIDUOUS SHADE	91		BLUEGRASS SOD	73,879 sf
EVERGREEN LARGE	13		NATIVE SEED	36,974 sf
EVERGREEN COLUMNAR	65		MULCH PLANTING BED	22,098 sf
ORNAMENTAL	51		ROCK MULCH	42,770 sf
EVEGREEN SMALL	25		COBBLE	1,408 sf

DEVELOPMENT PLAN

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PLANNERS / LANDSCAPE ARCHITECT

THOMAS & ASSOCIATES / ARTH

KALEIDOS

DEVELOPMENT PLAN

MURRAY BLVD &
PULSAR DRIVE

PROJECT INFO

DATE:	10/30/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON & B. ITEN

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/18/2020	JBS	PER CITY COMMENTS
1/15/2021	JBS	PER CITY COMMENTS

ISSUE / REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

5

5 OF 14

PLAN FILE #

CPC DP 20-00152

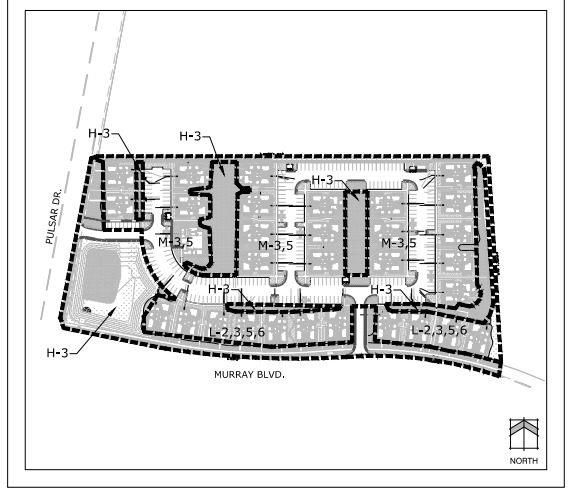
SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Kaleidos — Date: 10/30/2020

Climate Zone:

Foothills — **Foothills & Plains** — Plains

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



Landscape Setbacks

See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Murray Blvd.	Minor Arterial	20' / 20'	1,007	1 / 25'	41 / 41
Pulsar Dr.	Residential	10' / 10'	388	1 / 30'	13 / 13

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
-- / -- TBD	--/--	M	75% / 75%
-- / -- TBD	--/--	P	75% / 75%

Internal Landscaping See Code Section/Policy 322 &317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
414,384 S.F.	15%	62,158 / 177,129	125 / 103

Shrub Substitutes Required /Provided	Ornamental Grass Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
220 / TBD	-- / --	(I)	75% / 75%

Motor Vehicle Lots See Code Section/Policy 321 & 317

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required /Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
267	18 / 18 (MV)	--	0'	0'

Min. 3' Screening Plants Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
0 / 0	0 / 0	--	MV	75% / 75%

Landscape Buffer & Screens See Code Section/Policy 323 & 317

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/20') Required /Provided	Evergreen Trees Req. (50%) /Prov.
West Boundary	15' / 15'	894	45 / 45	23 / 37
North Boundary	15' / 15'	491	25 / 25	13 / 17

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
	W	75% / 100%
	N	75% / 100%

CONCEPT_PLANT_SCHEDULE

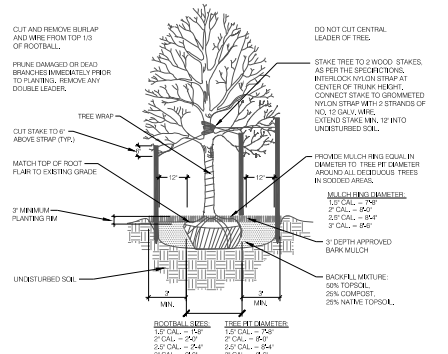
DECIDUOUS SHADE	91
EVERGREEN LARGE	13
EVERGREEN COLUMNAR	65
ORNAMENTAL	51
EVEGREEN SMALL	25
BLUEGRASS SOD	73,879 sf
NATIVE SEED	36,974 sf
MULCH PLANTING BED	22,098 sf
ROCK MULCH	42,770 sf
COBBLE	1,408 sf

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.

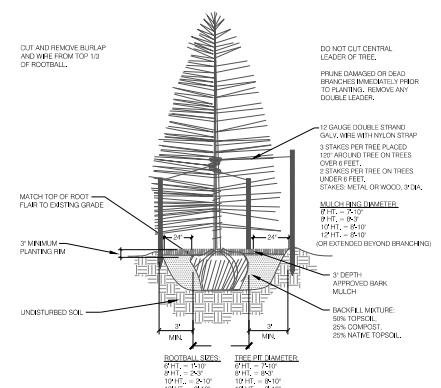
   RECOMMENDED SOIL AMENDMENT:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits

2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
3. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
4. 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).
5. 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.
6. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH SLOPES 3:1 AND GREATER.
7. 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.
8. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
9. 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.
12. 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.
13. 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.
14. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
16. 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.
17. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
18. 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.



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL

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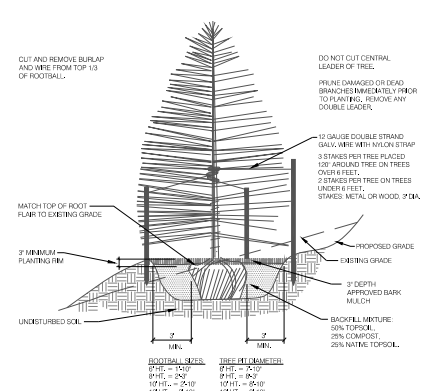
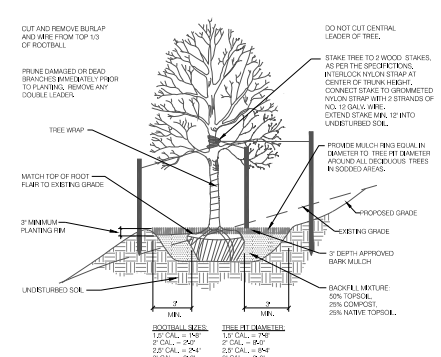


3 CONIFEROUS TREE PLACEMENT ON SLOPE

SCALE: NOT TO SCALE



4 DECIDUOUS TREE PLACEMENT ON SLOPE

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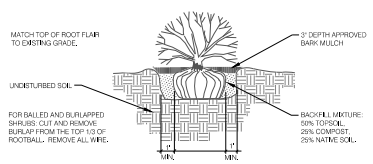
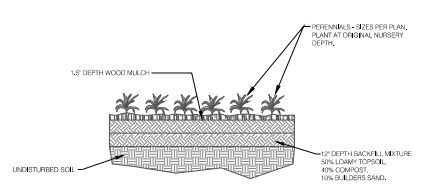


5 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



6 PERENNIAL / GROUNDCOVER PLANTING

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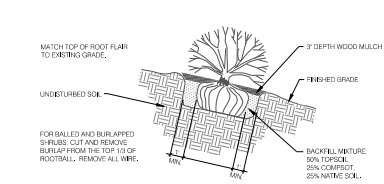
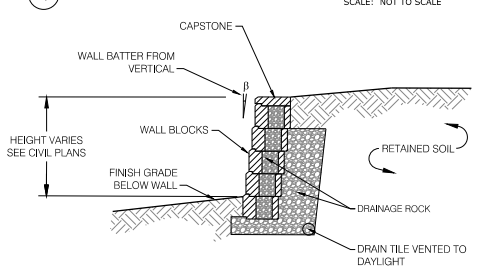


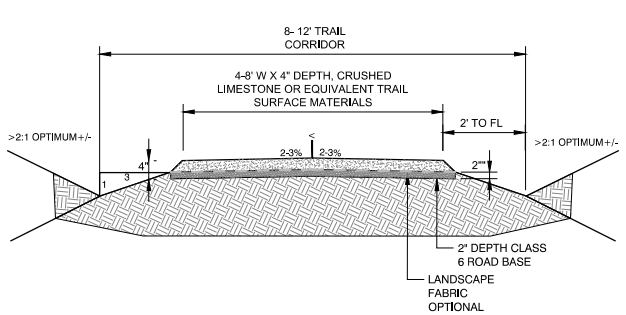
7 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



8 MSE WALL DETAIL

SCALE: NOT TO SCALE



9 SOFT SURFACE TRAIL

SCALE: NOT TO SCALE

PRELIMINARY PLANT SCHEDULE

QTY.	SYM.*	Scientific Name	Common Name	Size	Appendix Key	Mature Width	Notes
DECIDUOUS TREES							
--	AF	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	S	30-40'	B&B
--	GT	Gleditsia triacanthos inermis 'Imperial'	Honeylocust, Imperial	2.5" cal.	4SA	30-40'	B&B
--	PW	Populus x acuminata	Lanceleaf Cottonwood	2.5" cal.	478A	30-40'	B&B
--	QR	Quercus rubra	Northern Red Oak	2.5" cal.	4S	40-60'	B&B
--	QR	Koelreuteria paniculata	Golden Rain Tree	2.5" cal.	S	30-40'	B&B
--	TA	Tilia americana	American Linden	2.5" cal.	4S	30'	B&B
ORNAMENTAL TREES							
--	AA	Acer ginnala 'Flame'	Flame Amur Maple	2" cal.	457A	20'	B&B
--	AS	Amelanchier laevis 'Spring Flurry'	Spring Flurry Serviceberry	2.5" cal.	478S	20'	B&B
--	CII	Crataegus crus-galli 'Inermis'	Thornless Cockspur Hawthorn	2" cal.	235AD	15-20'	B&B Single Leader
--	MI	Malus sp. 'Indian Summer'	Indian Summer Crabapple	2.5" cal.	467S	20'	B&B
EVERGREEN TREES							
--	AC	Abies concolor	White Fir	8' ht.	45678SA	20-30'	B&B
--	PE	Pinus edulis	Pinon Pine	8' ht.	1256D	10-20'	B&B
--	PF	Pinus Flexilis	Limber Pine	8' ht.	568DA	10-20'	B&B
--	PP	Pinus ponderosa	Ponderosa Pine	8' ht.	2678D	30-40'	B&B
--	PPG	Picea pungens glauca	Colorado Blue Spruce	8' ht.	678S	20-30'	B&B
--	JSS	Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' ht.	12567BD	2-3'	B&B
--	PGN	Picea glauca 'North Star'	North Star White Spruce	6' ht.	W	3-4'	B&B

Percent Signature Trees**: (60% minimum - Policy 311.3K) — Signature Trees: -- — Total No. of Trees: -- = -- % Signature Trees

EVERGREEN SHRUBS						
--	ACP	Arctostaphylos x coloradoensis 'Panchito'	Panchito Manzanita	5 GAL	5678DA	4-5'	CONT.
--	JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 GAL	2568A	8'	CONT.
--	JBR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 GAL	568A	8'	CONT.
--	JSG	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper (upright)	5 GAL	12567BD	6'	CONT.
--	PMM	Pinus mugo 'Mops'	Miniature Mugo Pine	5 GAL	1256D	3'	CONT.
DECIDUOUS SHRUBS							
--	BR	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	5 GAL	45A	6'	CONT.
--	CC	Caryopteris x clandonensis	Blue Mist Spirea	5 GAL	1235A	5'	CONT.
--	CSI	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	5 GAL	457S	6'	CONT.
--	DB	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne (Shade)	5 GAL	S	5'	CONT.
--	EAC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 GAL	4SS	6-8'	CONT.
--	FAD	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	5 GAL	D	3-6'	CONT.
--	PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	5 GAL	4567S	3-4'	CONT.
--	RTS	Rhus trilobata	Three-Leaf Sumac	5 GAL	23456DA	4-6'	CONT.
--	SNF	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 GAL	SA	4'	CONT.
--	SK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 GAL	568A	5'	CONT.
--	VTC	Viburnum trilobum 'Compactum'	Compact American Cranberry	5 GAL	47A	5'	CONT.

Percent Signature Trees**: (60% minimum - Policy 311.3K) — Signature Trees: -- — Total No. of Trees: -- = -- % Signature Trees

PERENNIALS/ORNAMENTAL GRASSES						
--	CAB	Calamagrostis brachytricha	Korean Feather Reed Grass	1 GAL	A	2-3'	3' o.c.
--	PEF	Penstemon eatonii	Firecracker Penstemon	1 GAL	12345678D	12-18"	18" o.c.
--	PVS	Panicum virgatum 'Shenandoah'	Red Switchgrass	1 GAL	12346D	18-24"	2-3' o.c.

DEVELOPMENT PLAN

P:\DHN Planning & Development LLC\Atlas Property\Drawings\Planning\Pre-land\Kaleidos\PLP.dwg [LS DETAILS&NOTES Sheet 6] 1/14/2021 6:08:49 PM bswenson

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

KALEIDOS

DEVELOPMENT PLAN

MURRAY BLVD & PULSAR DRIVE

PROJECT INFO

DATE: 10/30/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON & B. ITEN

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/18/2020	JBS	PER CITY COMMENTS
1/15/2021	JBS	PER CITY COMMENTS

ISSUE / REVISION

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

6

6 OF 14

PLAN FILE #

CPC DP 20-00152

EXTERIOR BUILDING MATERIALS

SD-1 - (5", 7", or 11" REVEAL) LP SmartSide CEDAR TEXTURE LAP SIDING, OR EQUAL

SD-2 - (5", 7", or 11" REVEAL) LP SmartSide SMOOTH FINISH LAP SIDING, OR EQUAL

SD-3 - LP SmartSide VERTICAL SIDING CEDAR TEXTURE, WITH BATTENS 16" O.C., OR EQUAL

SD-4 - LP SmartSide CEDAR TEXTURE SHAKES, STAGGERED, OR EQUAL

TR-1 - LP SmartSide TRIM, SMOOTH FINISH OR CEDAR TEXTURE, OR EQUAL

TR-2 - WOOD BRACKETS & DECORATIVE TRIM

WN-1 - JELD-WEN VINYL WINDOWS, OR EQUAL, WHITE FINISH, STYLE VARIES

RF-1 - OWENS-CORNING DURATION ASPHALT SHINGLES, OR EQUAL, COLOR VARIES

DR-1 - THERMA-TRU FIBERGLASS ENTRY DOORS, OR EQUAL, STYLE VARIES

RL-1 - METAL RAILINGS, STYLE AND COLOR VARIES

NOTE: REFER TO DP-206 FOR LIGHT FIXTURES TYPES

PAINT COLOR SCHEMES

1 DP-201 FRONT ELEVATION
1/8" = 1'-0"

2 DP-201 LEFT ELEVATION
1/8" = 1'-0"

3 DP-201 RIGHT ELEVATION
1/8" = 1'-0"

4 DP-201 REAR ELEVATION
1/8" = 1'-0"

DEVELOPMENT PLAN FILE NO.:

CPC DP 20-00152

DEVELOPMENT PLAN

HB&A Architecture AND Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
719.473.7063
www.hbaa.com

architect

KALEIDOS DEVELOPMENT PLAN

Murray Boulevard & Pulsar Drive
Colorado Springs, CO 80916

project

seal

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

issue / revision

job # 148-16

drawn Author

chkd Checker

Building Type C Rowhouse Style

description

DP-201

number

SHEET No. 7 of 14

EXTERIOR BUILDING MATERIALS
SD-1 - (5", 7", or 11" REVEAL) LP SmartSide CEDAR TEXTURE LAP SIDING, OR EQUAL
SD-2 - (5", 7", or 11" REVEAL) LP SmartSide SMOOTH FINISH LAP SIDING, OR EQUAL
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DR-1 - THERMA-TRU FIBERGLASS ENTRY DOORS, OR EQUAL, STYLE VARIES
RL-1 - METAL RAILINGS, STYLE AND COLOR VARIES
NOTE: REFER TO DP-206 FOR LIGHT FIXTURES TYPES
PAINT COLOR SCHEMES

1 DP-202 FRONT ELEVATION
1/8" = 1'-0"

2 DP-202 LEFT ELEVATION
1/8" = 1'-0"

3 DP-202 RIGHT ELEVATION
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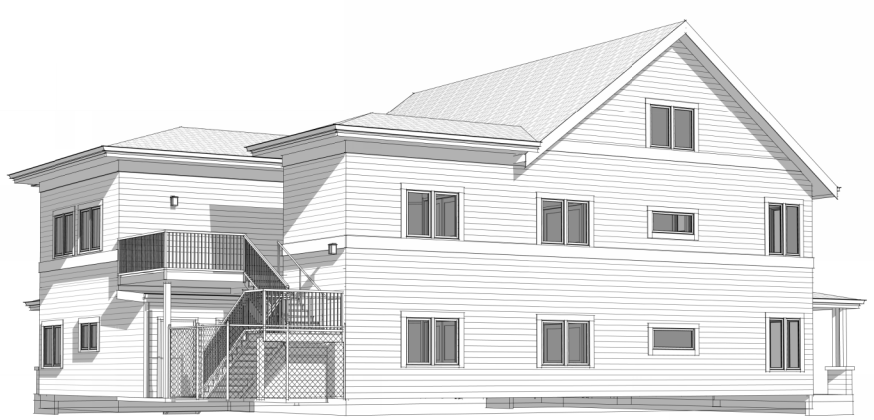
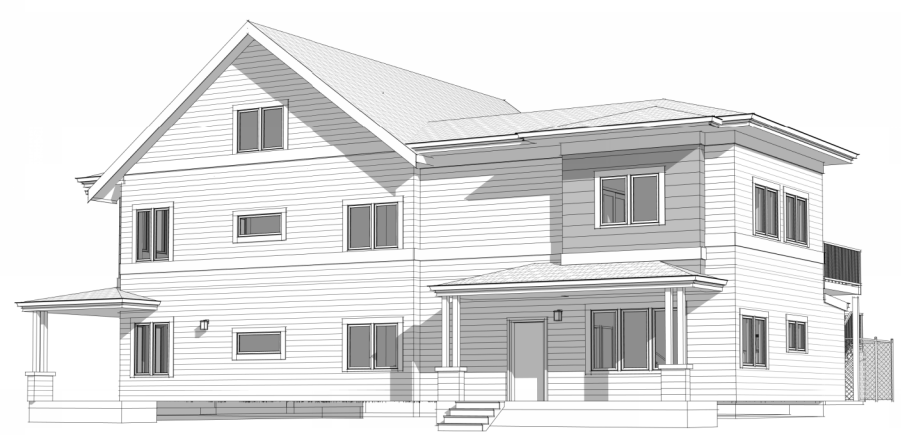
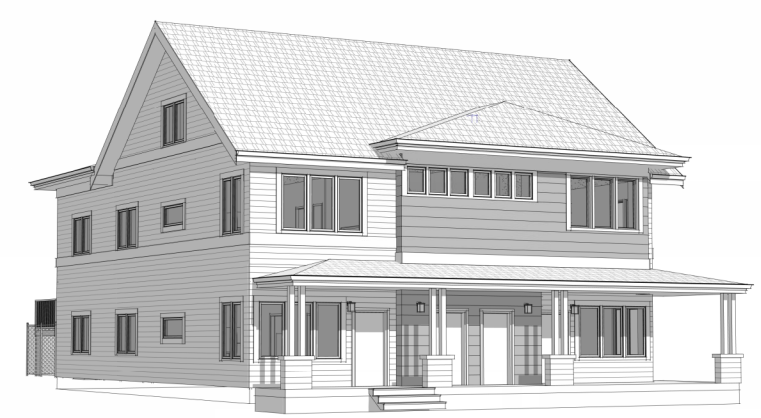
4 DP-202 REAR ELEVATION
1/8" = 1'-0"







DEVELOPMENT PLAN

DEVELOPMENT PLAN FILE NO.:
CPC DP 20-00152

HB&A
Architecture AND Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
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www.hbaa.com

architect

associated with

project

KALEIDOS DEVELOPMENT PLAN

Murray Boulevard & Pulsar Drive
Colorado Springs, CO 80916

seal

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

issue / revision

job # 148-16

drawn AV

chkd TL

description

Building
Type C
Prairie Style

number

DP-202

SHEET No. 8 of 14

EXTERIOR BUILDING MATERIALS

- SD-1 - (5", 7", or 11" REVEAL) LP SmartSide CEDAR TEXTURE LAP SIDING, OR EQUAL
- SD-2 - (5", 7", or 11" REVEAL) LP SmartSide SMOOTH FINISH LAP SIDING, OR EQUAL
- SD-3 - LP SmartSide VERTICAL SIDING CEDAR TEXTURE, WITH BATTENS 16" O.C., OR EQUAL
- SD-4 - LP SmartSide CEDAR TEXTURE SHAKES, STAGGERED, OR EQUAL
- TR-1 - LP SmartSide TRIM, SMOOTH FINISH OR CEDAR TEXTURE, OR EQUAL
- TR-2 - WOOD BRACKETS & DECORATIVE TRIM
- WN-1 - JELD-WEN VINYL WINDOWS, OR EQUAL, WHITE FINISH, STYLE VARIES
- RF-1 - OWENS-CORNING DURATION ASPHALT SHINGLES, OR EQUAL, COLOR VARIES
- DR-1 - THERMA-TRU FIBERGLASS ENTRY DOORS, OR EQUAL, STYLE VARIES
- RL-1 - METAL RAILINGS, STYLE AND COLOR VARIES

NOTE: REFER TO DP-206 FOR LIGHT FIXTURES TYPES

PAINT COLOR SCHEMES

1 DP-203 FRONT ELEVATION 1/8" = 1'-0"

2 DP-203 LEFT ELEVATION 1/8" = 1'-0"

3 DP-203 RIGHT ELEVATION 1/8" = 1'-0"

4 DP-203 REAR ELEVATION 1/8" = 1'-0"

DEVELOPMENT PLAN

DEVELOPMENT PLAN FILE NO.:

CPC DP 20-00152

HB&A Architecture AND Planning
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KALEIDOS DEVELOPMENT PLAN

Murray Boulevard & Pulsar Drive
Colorado Springs, CO 80916

seal

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

issue / revision

job # 148-16

drawn AV

chkd TL

description

Building Type C Craftsman Style

number

DP-203

SHEET No. 9 of 14

EXTERIOR BUILDING MATERIALS

- SD-1 - (5", 7", or 11" REVEAL) LP SmartSide CEDAR TEXTURE LAP SIDING, OR EQUAL
- SD-2 - (5", 7", or 11" REVEAL) LP SmartSide SMOOTH FINISH LAP SIDING, OR EQUAL
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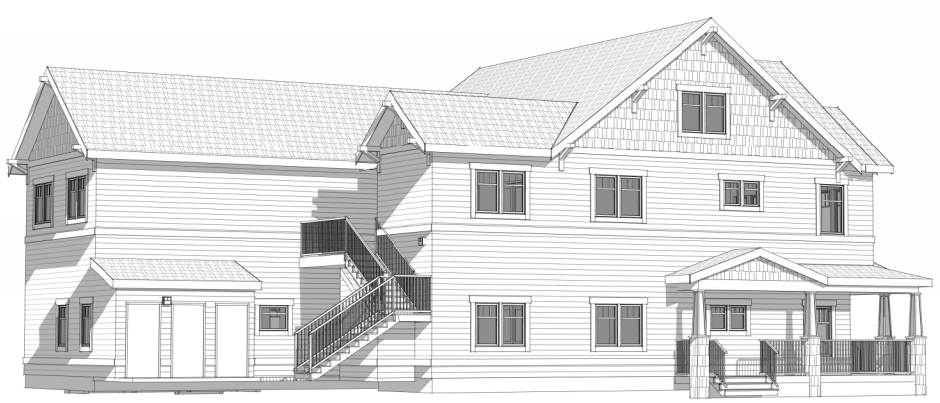
1 DP-2XX SIDE ELEVATION 1/8" = 1'-0"

2 DP-2XX FRONT ELEVATION 1/8" = 1'-0"

3 DP-2XX SIDE ELEVATION 1/8" = 1'-0"

4 DP-2XX REAR ELEVATION 1/8" = 1'-0"



DEVELOPMENT PLAN FILE NO.:

CPC DP 20-00152

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Colorado Springs, CO 80903
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KALEIDOS DEVELOPMENT PLAN

Murray Boulevard & Pulsar Drive
Colorado Springs, CO 80916

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

job # 148-16
drawn AV
chkd TL

Building Type E Craftsman Style

DP-204

SHEET No. 10 of 14

DEVELOPMENT PLAN

EXTERIOR BUILDING MATERIALS

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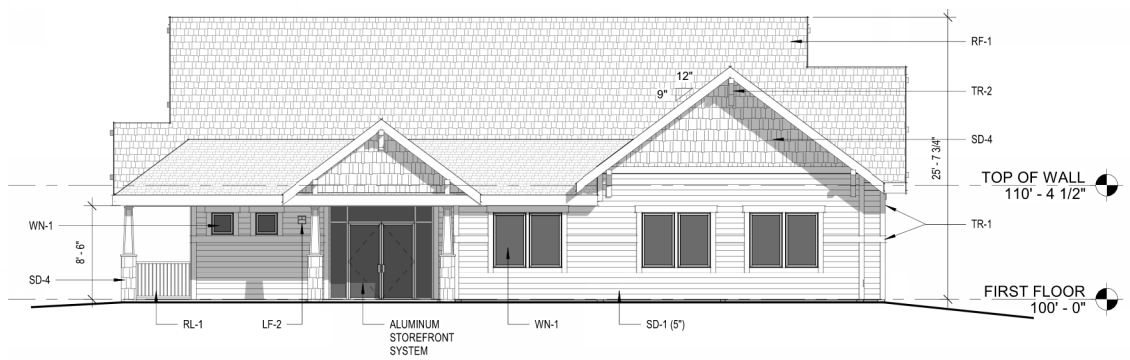
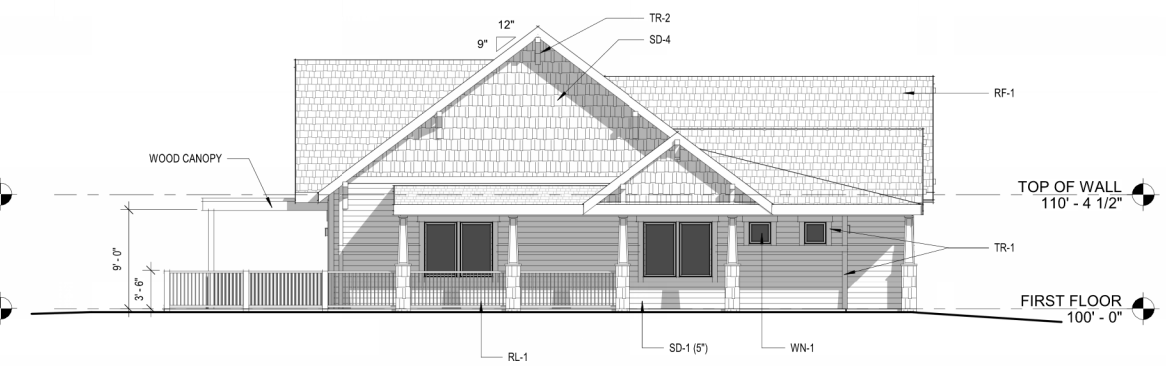
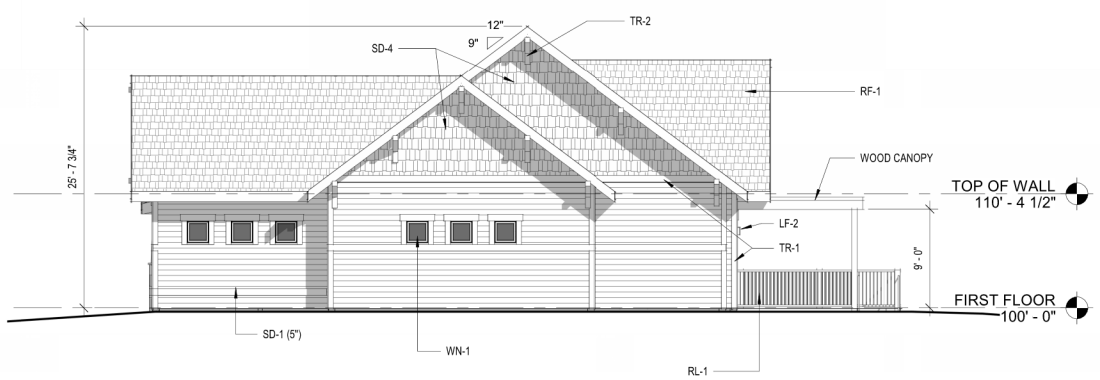
PAINT COLOR SCHEMES



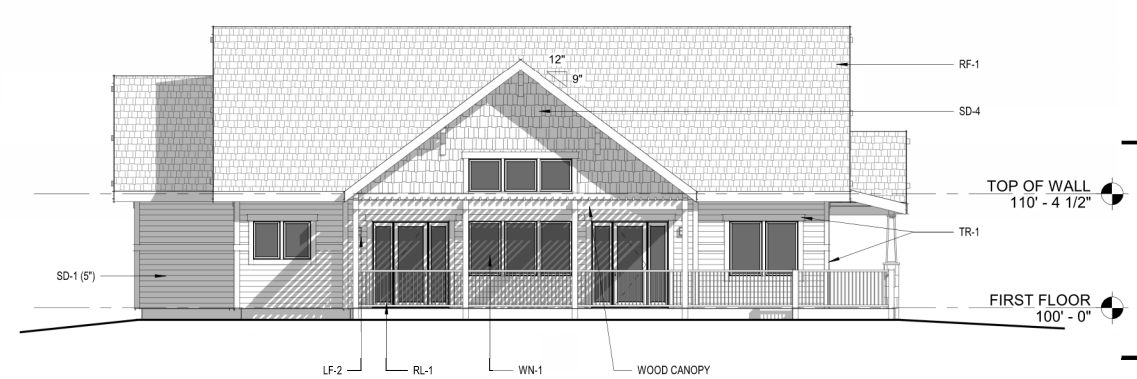
2 DP-205 East Elevation
1/8" = 1'-0"



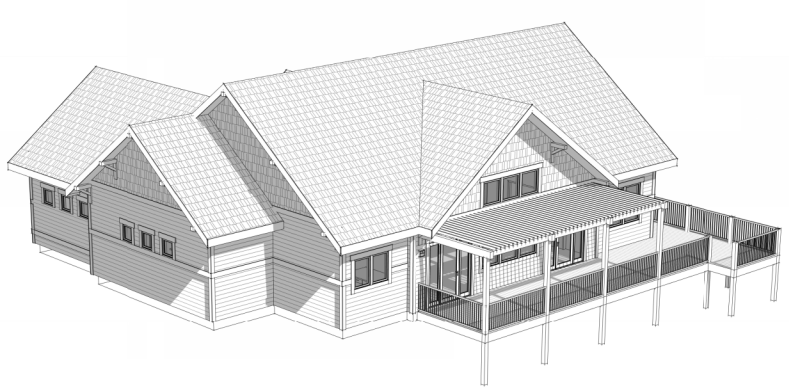
1 DP-205 South Elevation
1/8" = 1'-0"

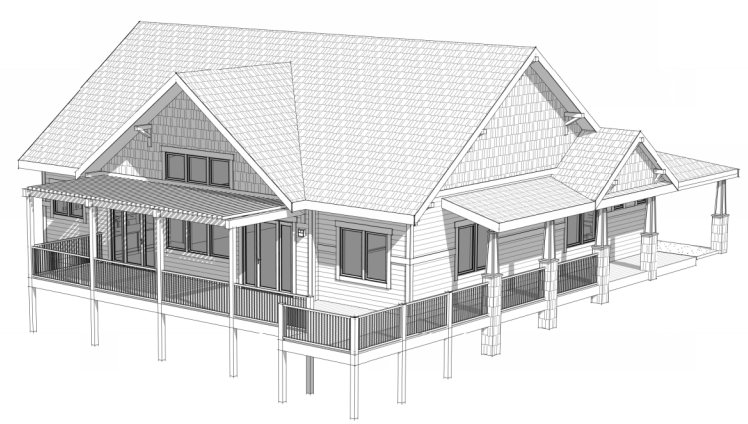


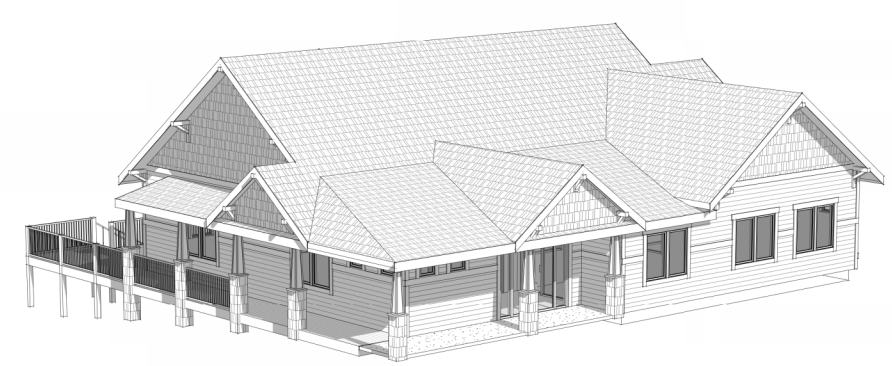
3 DP-205 North Elevation
1/8" = 1'-0"



4 DP-205 West Elevation
1/8" = 1'-0"







DEVELOPMENT PLAN

DEVELOPMENT PLAN FILE NO.:
CPC DP 20-00152

HB&A
Architecture AND Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
719.473.7063
www.hbaa.com

architect

associated with

project

KALEIDOS
DEVELOPMENT PLAN
Murray Boulevard & Pulsar Drive
Colorado Springs, CO 80916

seal

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

issue / revision

job # 148-16

drawn AV

chkd TL

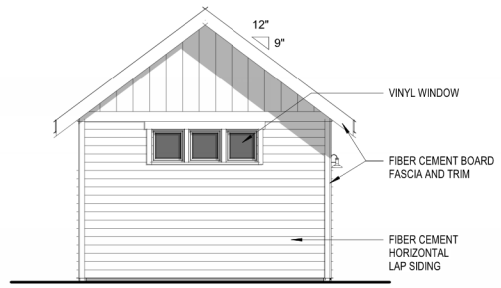
description

COMMUNITY BUILDING ELEVATIONS

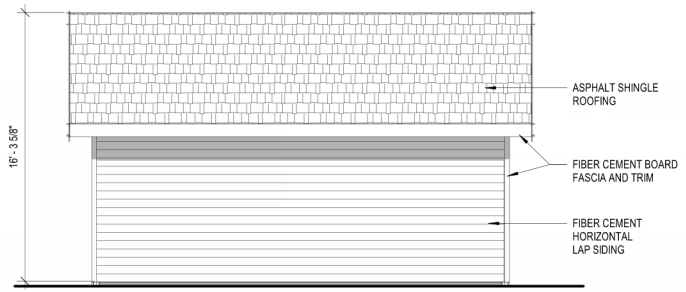
number

DP-205

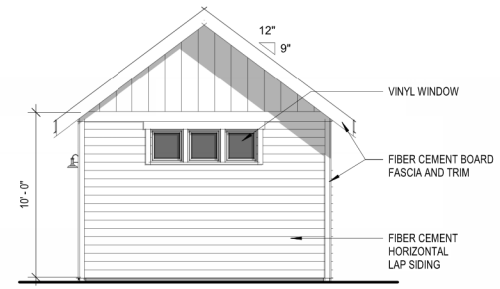
SHEET No. 11 of 14



4 DP-206 MAINTENANCE BUILDING - WEST
3/16" = 1'-0"



3 DP-206 MAINTENANCE BUILDING - NORTH
3/16" = 1'-0"



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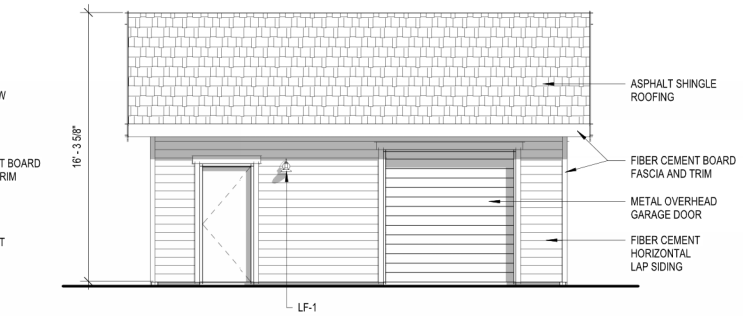
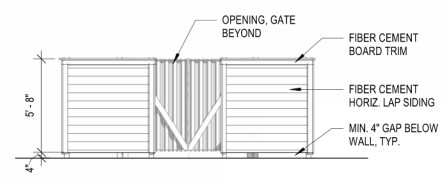
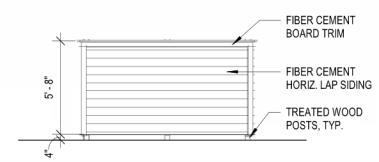
3/16" = 1'-0"



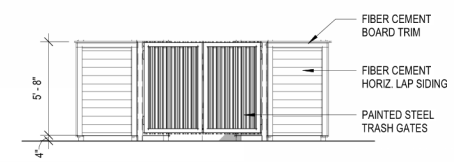
1 DP-206 MAINTENANCE BUILDING - SOUTH
3/16" = 1'-0"



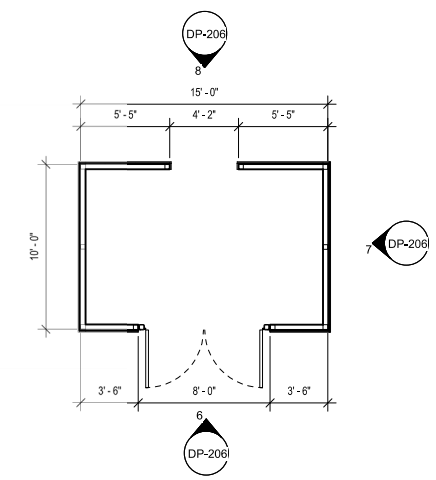
8 DP-206 TRASH ENCLOSURE - ELEVATION
3/16" = 1'-0"



7 DP-206 TRASH ENCLOSURE - ELEVATION
3/16" = 1'-0"



6 DP-206 TRASH ENCLOSURE - ELEVATION
3/16" = 1'-0"



5 DP-206 TRASH ENCLOSURE PLAN
3/16" = 1'-0"

LF-1
Bellevue 10" Tall Outdoor Wall Sconce with Metal Shade - Oil Rubbed Bronze

LF-2
Trans Globe Lighting 1 Light 9" Outdoor Wall Sconce Patio Light with Textured Frosted Glass Shade - Rubbed Oil Bronze

LF-3
Westinghouse Clarissa Outdoor Wall Sconce - Oil Rubbed Bronze

Outdoor Lighting Legend

DEVELOPMENT PLAN FILE NO.:
CPC DP 20-00152

DEVELOPMENT PLAN

HB&A
Architecture AND Planning
102 E. Moreno Avenue
Colorado Springs, CO 80903
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seal

issue / revision	date:
Development Plan	10/30/2020
DP Resubmittal	12/18/2020

issue / revision

job # 148-16

drawn AV

chkd TL

description

MISC.
ELEVATIONS

number

DP-206

SHEET No. 12 of 14

LIGHT FIXTURE SCHEDULE

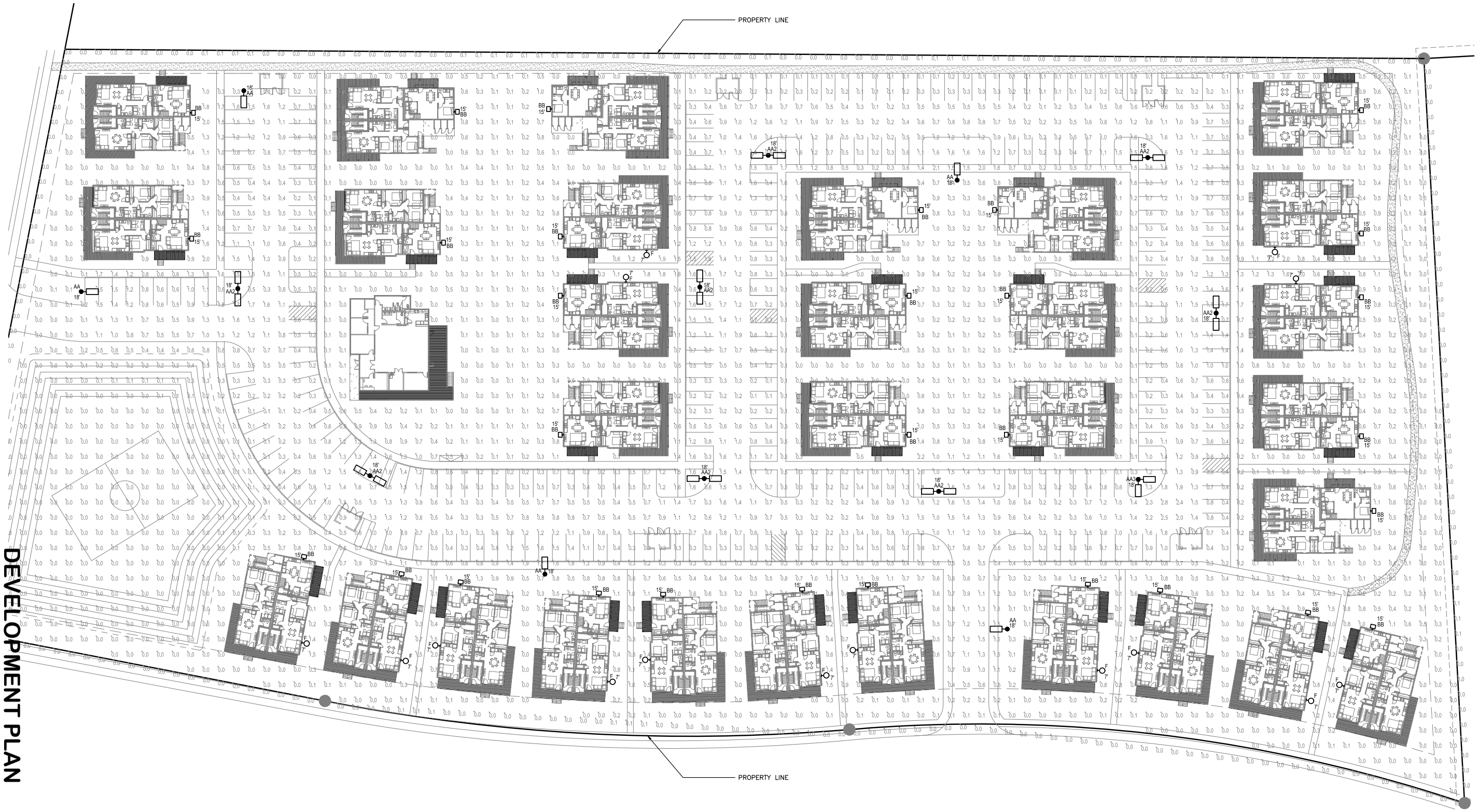
TYPE	MFGR	CATALOG NO.	LAMPS WATTS	LAMPS COLOR TEMP	MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
AA	ARCHITECTURAL LIGHTING	DSAP20-PLED-NW-FT-SCLED-180MA-WW-HS	67W - 175W	3000K	POLE MOUNTED 18'-0"	POLE MOUNTED LIGHT		120	73
AA2	ARCHITECTURAL LIGHTING	DSAP20-PLED-NW-FT-SCLED-180MA-WW-HS	67W - 175W	3000K	POLE MOUNTED 18'-0"	POLE MOUNTED LIGHT WITH 2 HEADS		120	73
AA3	ARCHITECTURAL LIGHTING	DSAP20-PLED-NW-FT-SCLED-180MA-WW-HS	67W - 175W	3000K	POLE MOUNTED 18'-0"	POLE MOUNTED LIGHT WITH 3 HEADS AT 90 DEGREES		120	73
BB	HUBBELL	TWT-ELB-30T-2LNG**	14W	3000K	WALL MOUNTED 15'-0"	WALL MOUNTED LED LUMINAIRE		120	109
F	TERON LIGHTING	DVLT-0-BETTO-18-3PN-30-30K	36W	3000K	WALL MOUNTED 9'0"	WALL MOUNTED DECORATIVE LIGHT		120	31

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
STREET LTG	Illuminance	Fc	0.68	2.8	0.1	6.80	28.00
COMPLETE SITE	Illuminance	Fc	0.45	2.8	0.0	N.A.	N.A.

GENERAL NOTES:

1. ALL LIGHT FIXTURES TO BE FULL CUT OFF.
2. ALL BUILDINGS WILL HAVE A PORCH LIGHT FOR EACH ENTRY DOOR INTO THE BUILDING. THERE IS 4 ENTRY DOORS AT THE FRONT OF THE BUILDING AND ONE ON THE SIDE AS WELL. THIS WILL GIVE AN ILLUMINANCE AROUND THE BUILDING, BUT WILL NOT SIGNIFICANTLY CHANGE THE PHOTOMETRIC CALCS THAT IS ARE SHOWN.



DEVELOPMENT PLAN

1
13 of 14

PHOTOMETRIC PLAN

SCALE: 1"=30'-0"

NORTH

Chavez Tiffany & Ayers Engineering Corporation

611 North Nevada Avenue
Colorado Springs, Colorado 80903
P (719)636-0021

KALEIDOS DEVELOPMENT PLAN

MURRAY BLVD. AND PULSAR DR.
COLORADO SPRINGS, COLORADO

ISSUE HISTORY:

DRAWN BY	MTC
CHECKED BY	JJA
DATE	10/29/2020

DRAWING TITLE

PHOTOMETRIC PLAN

DRAWING NO.

13 of 14

CPC DP 20-00152

Chavez Tiffany & Ayers
Engineering Corporation

611 North Nevada Avenue
Colorado Springs, Colorado 80903
P (719)636-0021

KALEIDOS DEVELOPMENT PLAN

MURRAY BLVD. AND PULSAR DR.
COLORADO SPRINGS, COLORADO

ISSUE HISTORY:

DRAWN BY	MTC
CHECKED BY	JJA
DATE	10/29/2020

DRAWING TITLE
LIGHT FIXTURE CUT SHEET & DETAIL

DRAWING NO.

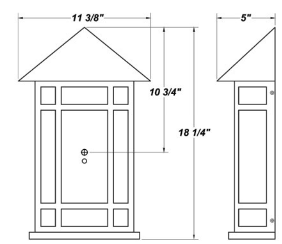
CPC DP 20-00152

DUVAL LED
Architectural Outdoor

PROJECT:
TYPE: F
PO#:
QTY:
COMMENTS:

FEATURES
- Aluminum Heat-Sink Plate
- CSA Listed Wet Location
- LED Light Fixture
- Luminous White Acrylic Panels
- Mounts Directly to 4" Junction Box (By Others)
- Mounting Hardware Included
- Solid Top and Bottom End Plates
- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- Surge Protector

LINE DRAWING
LINE DRAWING NOT TO SCALE



FINISHES
Antique Copper · Antique Silver · Bronze Mist · Matte Silver · Sand · Swedish Steel
Textured Black · Textured Bronze · Textured White

For RAL Colors & Custom Match - **Contact Teron Lighting Inc.**

SEND CUT-SHEET

TERON LIGHTING
TERONLIGHTING.COM
33 DONALD DR, FAIRFIELD, OH 45014
P: 513.858.6004 F: 513.858.6038
E: SALES@TERONLIGHT.COM

BUY AMERICAN SINCE 1979
We reserve the right to revise the design components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice. 1

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #: BB

GEOPAK Series 1
SIZE 1 - TRP1/QSP1/RDI1

GEOPAK SIZE 1 PSG PAGE · GEOPAK SIZE 1 AND 2 BROCHURE · INSTALLATION INSTRUCTIONS

FEATURES
- GeoPak Series consists of three compact Geometric wall-pack shapes in four popular finishes
- "Normally On" emergency luminaire for architectural applications
- 12 high-power LEDs create 3115 lumens in AC and 658 lumens in emergency mode
- Environmentally friendly, long-life Lithium Iron Phosphate battery
- Standard Temperature Range: 0°C to 40°C, Optional Heater: -30°C to 40°C
- Zero uplight distributions
- Wet Location Listed to UL924

*3000K and warmer CCTs only

RELATED PRODUCTS
RDI2 GeoPak · TRP2 GeoPak · QSP2 GeoPak

SPECIFICATIONS

CONSTRUCTION
- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance
- The LED bezel and trim-plate are made of stainless steel
- Five powder coat standard finishes, plus custom color options
- Wet Location Listed to UL924 and UL1598 Standard

OPTICS
- 12 high power LEDs delivering up to 3,000 lumens
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications
- Zero uplight (UO), dark sky, neighbor friendly

INSTALLATION
- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories

ELECTRICAL
- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Intergral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CERTIFICATIONS
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Drivers IP66 and RoHS compliant
- UL 1598 listed for use in wet locations

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	1471–2942
Wattage Range	13.9–28.2
Efficacy Range (LPW)	95–118
Fixture Projected Life (Hours)	L70>345K
Weights lbs. (kg)	10.5–11.5 (4.8–5.2)

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701 Millennium Blvd • Greenville, SC 29607 / Tel 864.678.1000 / Website www.hubbelloutdoor.com
HUBBELL Lighting

SOLID STATE AREA LIGHTING
DSAP SERIES-PLED

PROJECT NAME:
FIXTURE TYPE: AA, AA2, & AA3

FEATURES

Luminaire
Upper housing is heavy gauge cast aluminum (min. .125" wall; alloy >0.2% Cu for DSAP25) or spun aluminum with reveal (.125" min. wall for DSAP20). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is barriered from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 875mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field installation.)

Amber LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Polyester powder coat incorporates four step iron phosphate process to pretreat metal surface for maximum adhesion. Top coat is baked at 400°F for maximum hardness and exterior durability.

DSAP25
Patent pending

DSAP20
(Formerly DSAP1)
Patent pending

U.S. Pole Co Inc. 660 West Avenue O, Palmdale, CA 93551 Phone (661) 233-2000 Fax (661) 233-2001 www.usaltg.com · MADE IN THE USA · 2020058 · U.S. ARCHITECTURAL LIGHTING

HUBBELL Outdoor Lighting

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

GEOPAK SERIES 1
SIZE 1 - TRP1/QSP1/RDI1

ORDERING GUIDE

CATALOG #
Example: TRP2-24L30-3K7-2-UNV-DB

ORDERING INFORMATION

Series		# LEDs		Wattage		CCT/CRI		Distribution		Voltage	
TRP1	Trapezoid	12L	12 LEDs	15	15 watts	3K7	3000K, 70 CRI	2	TYPE II	UNV	120-277V
RDI1	Radius			20	20 watts	4K7	4000K, 70 CRI	3	TYPE III	1	120V
QSP1	Qtr-sphere			30	30 watts	5K7	5000K, 70 CRI	4	TYPE IV	2	208V
										3	240V
										4	277V

Color		Control Options Network		Options	
BL	Black textured	PC	Button Photocontrol	F[4]	Fusing (only available with STD fixture configuration, 120-277V only)
DB	Dark bronze textured	SCP[2,3]	Programmable occupancy sensor, factory default is 10% light output	E[1]	Battery pack (0°C)
GR	Gray textured matte	Spec SCP/SCO & SWPM Mount Height		EH[1]	Battery pack (-30°C) with heater
PS	Platinum silver smooth	-8F	Up to 8ft mount height		
WH	White textured	-20F	Up to 20ft mount height		
CC	Custom color				

Notes:
1 Voltage specific (120 or 277V only)
2 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
3 PCU option not applicable, included in sensor
4 Must specify input voltage (120, 208, 240 or 277)

ACCESSORIES (ORDERED SEPARATELY)

Catalog Number	Description
SCP-REMOTE*	Remote control for SCP option. Order at least one per
BB-GEO-XX	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"

Notes:
* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.

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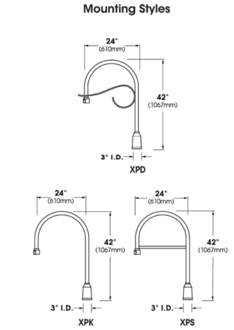
HUBBELL Lighting

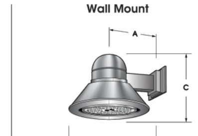
DSAP SERIES - PLED
SPECIFICATIONS

Mounting Styles



Arms are heavy wall extruded aluminum construction. For additional arm options see arm section.

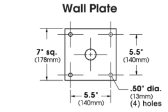
Wall Mount



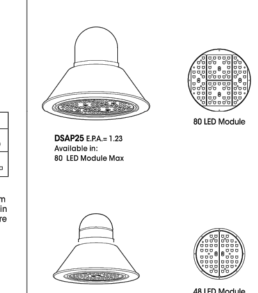
Fixture	A	B	C
DSAP25	18" (457mm)	25" (635mm)	18.5" (470mm)
DSAP20	14" (356mm)	20" (508mm)	16.5" (368mm)

Extruded aluminum arm and cast aluminum wall bracket assembly provided with built in gasketed wire access for fixture/supply wire connection.

Wall Plate



PLED™ Modules



DSAP25 E.P.A.= 1.23 Available in: 80 LED Module Max
DSAP20 E.P.A.= 0.77 Available in: 48 LED Module Max

ORDERING INFORMATION
Spec/Order Example: DSAP20/PLED-II/48LED-350mA/NW/347/1/RAL-7005-S

Luminaire	Optics	LED	Voltage	Mounting	Finish	Options
☐ DSAP25-PLED ☐ DSAP20-PLED (Formerly DSAP1)	PLED™ Distribution Type ☐ Type II PLED-II ☐ Type II Front Row PLED-II-FR ☐ Type III Med. PLED-III-M ☐ Type III Wide PLED-III-W ☐ Type IV PLED-IV ☐ Type IV PLED-IV-FT ☐ Type V Narrow PLED-VSQ-N ☐ Type V Med. PLED-V-SQ-M ☐ Type V Wide PLED-V-SQ-W	# of LEDs: DSAP25 ☐ 80LED[1] ☐ 48LED ☐ 36LED; DSAP20 ☐ 48LED[1] ☐ 36LED ☐ 20LED Drive Current: ☐ 1050mA[2] ☐ 875mA[2] ☐ 700mA[2] ☐ 525mA ☐ 350mA Color Temp - CCT: ☐ NW (4000K)* *Standard ☐ CW (5000K) ☐ WW (3000K); Other LED Colors Available Consult Factory Amber[3]: ☐ Phosphor Converted Amber PCA[4] ☐ True Amber[5] TRA	☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	☐ XPK ☐ XPS ☐ XPD ☐ 1 Wallmount ☐ WM See USALTG.COM for additional arm styles	Standard Textured Finish ☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S) Consult factory for custom colors	☐ Stem Mount + Length(in) (48" Max) SM+L ☐ Chain Mount + Length(in) (48" Max) CM+L ☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) HS-PLED ☐ Twist Lock Receptacle Only TPR ☐ 7-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW ☐ Photo Cell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (120V, 277V) SF ☐ Double Fuse (208V, 240V) DF ☐ Programmable Photo/Motion Sensor (Factory - Motion 50/100: Photo 75fc) MS-F211 ☐ Remote Motion Sensor Configurator MS-FC10

NOTES:
1 - 875mA maximum
2 - 700mA and 875mA not for use with TRA LED's
3 - Narrow band Ambers have no Definable CCT equivalent
4 - 700mA maximum
5 - Available in 350mA & 525mA drive currents only

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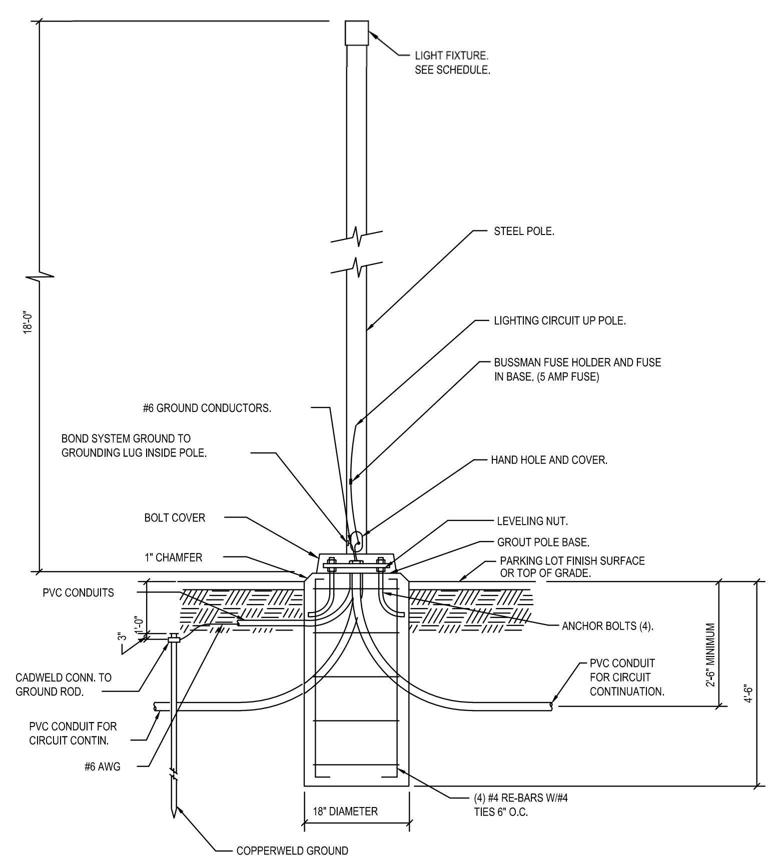

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SCALE: NONE

DEVELOPMENT PLAN