

PROJECT CONTACTS

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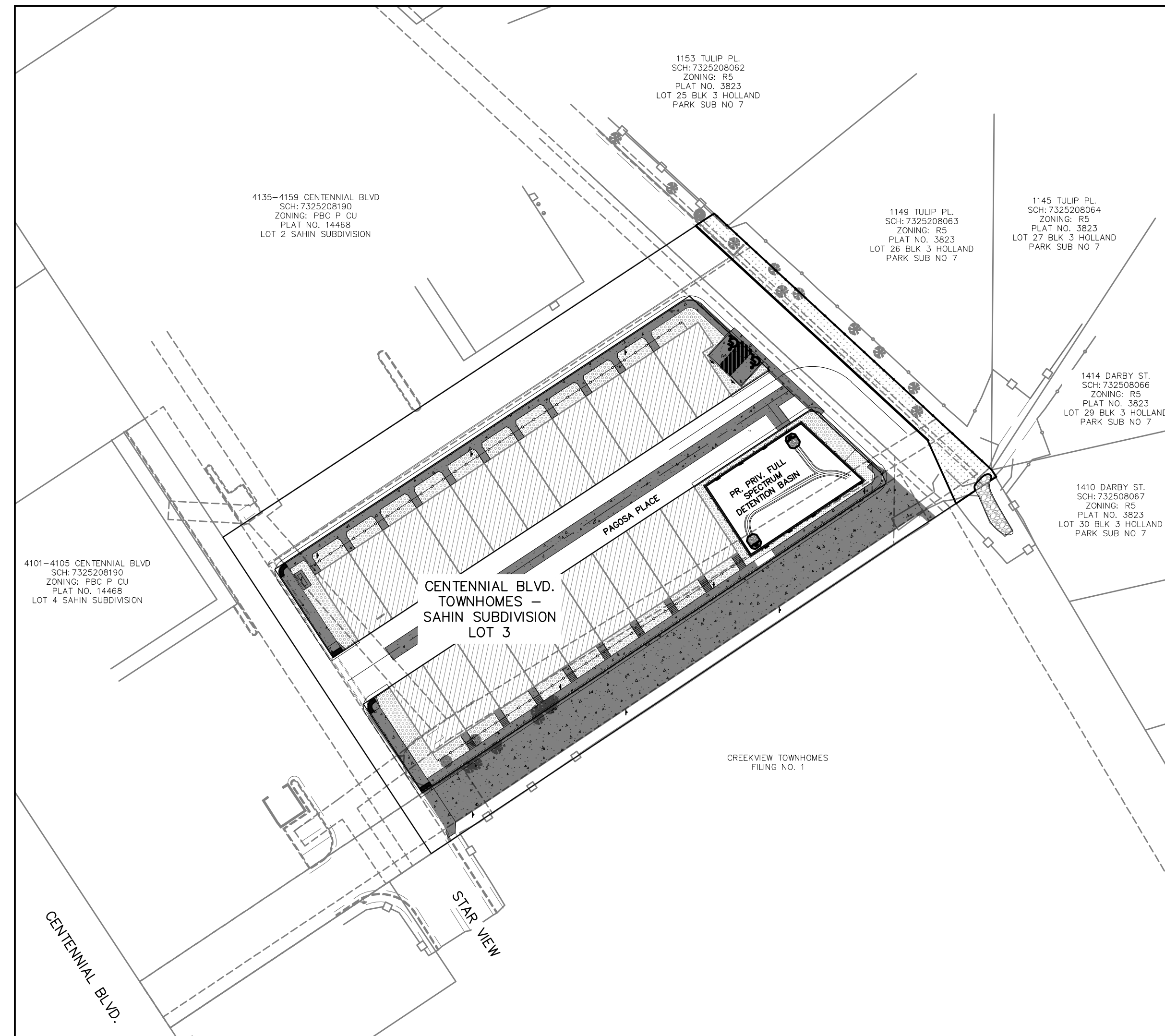
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 TDG ARCHITECTURE
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 CONTACT: ANDREA PAPIERSKI, PLA

CONDITIONAL USE DEVELOPMENT PLAN

CENTENNIAL BLVD. TOWNHOMES LOT 3 SAHIN SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PROPOSED DEVELOPMENT SUMMARY TABLE	
SITE LOCATION	SE OF CENTENNIAL BLVD & GARDEN OF THE GODS RD. INTERSECTION
TAX SCHEDULE NUMBER	7325208191
CONCEPT PLAN	CENTENNIAL WEST CONCEPT PLAN; CPC P 83-99
EXISTING ZONING DISTRICT	PBC P CU (PLANNED BUSINESS CENTER/PLANNED PROVISIONAL OVERLAY/CONDITIONAL USE) [ORDINANCE NO. 83-121]; UDC: MX-M (MIXED USE-MEDIUM SCALE)
TOTAL ACREAGE	70,420 SF / 1.62 ACRES
EXISTING USES/BUILDINGS	VACANT COMMERCIAL LAND
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
BUILDING SETBACKS	FRONT= 20'; SIDE=5'; REAR=25'
MAXIMUM BUILDING HEIGHT	45'
TOTAL BUILDING FOOTPRINT	BUILDING A=18,920 SF; BUILDING B=8,514 SF (946 SF PER UNIT)
MAX PERCENT OF LOT COVERAGE	40% (STRUCTURE) (IMPERVIOUS)
MIN DENSITY	900 SQ. FT (MIN LOT SIZE PER UNIT)
PROPOSED MIN DENSITY	946 SQ. FT (PER UNIT)
TOTAL UNITS	20
PARKING DATA	REQUIRED PROVIDED
STANDARD SPACES	40 40
ADA ACCESSIBLE SPACES	2 2
TOTAL SPACES	40 40

GEOLOGIC HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CIL THOMPSON, INC., DATED NOVEMBER 1, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY:

1. UNDOCUMENTED FILL ON THE NORTHEASTERN HALF OF THE LOT
2. EXPANSIVE SOIL WITH (LOW) SWELL POTENTIAL

A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CUDP-22-0014, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. PERFORM SETTLEMENT CALCULATIONS/ESTIMATES ON POTENTIAL DIFFERENTIAL SETTLEMENT OF SUBGRADE DURING DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS, FOR FOUNDATION TYPE DETERMINATION.

DRAINAGE BASIN

DOUGLAS CREEK DRAINAGE BASIN

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 08041C0513G, EFFECTIVE DATE DECEMBER 7, 2018, THE PROJECT LIES OUTSIDE OF THE 100-YEAR AND 500-YEAR FLOODPLAINS.

LEGAL DESCRIPTION

LOT 3 SAHIN SUBDIVISION

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
 CONSTRUCTION OF (2) MULTI-FAMILY RESIDENTIAL BUILDINGS WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES. BUILDING A CONSISTS OF 11 UNITS, BUILDING B CONSISTS OF 9 UNITS.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER
02	SITE PLAN
03	PRELIMINARY GRADING
04	DEMOLITION AND VACATIONS PLAN
05	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
06	LANDSCAPE TITLESHEET
07	LANDSCAPE DETAILS
08	FINAL LANDSCAPE PLAN
09	IRRIGATION NOTES AND DETAILS
10	IRRIGATION PLAN
11	PHOTOMETRICS PLAN
12	LIGHTING FIXTURES SPECIFICATIONS
13	ARCHITECTURAL ELEVATIONS
14	ARCHITECTURAL ELEVATIONS

VICINITY MAP
 1" = 1000'



GENERAL NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS.
2. STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY RIGHT-OF-WAY SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
4. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
5. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - * PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - * ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR-INCH (4") LINES.
 - * ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE-DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - * EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
6. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN THE FILE NO. CUDP-22-0014. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
7. THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED UPON THIS PROPERTY.
8. THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION FALL OF 2023 AND BE COMPLETE BY FALL OF 2024.
9. 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.
10. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY (ROW) ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.
11. ALL TRAFFIC RELATED "SIGNS", "STRIPING" OR "CONTROL DEVICES" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
12. THERE SHALL BE NO PARKING ON INTERNAL ACCESS ROADS.
13. THE DEVELOPER MUST MAKE FINANCIAL ARRANGEMENTS FOR THE PERPETUAL OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS TO INCLUDE LIFE-CYCLE REPAIR AND REPLACEMENT OF THE FACILITIES.
14. THE OPERATION AND MAINTENANCE OF ALL AREAS WITHIN TO BE PLATTED LOT 3, SAHIN SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER.
15. PRIVATE FACILITIES AND COMMON AREAS ARE TO BE MAINTAINED BY THE OWNER. THESE FACILITIES INCLUDE BUT ARE NOT LIMITED TO: PAVED DRIVE AISLES WITHIN PRIVATE ACCESS EASEMENTS, PAVED PARKING LOTS, LANDSCAPED AREAS AND COMMON SPACE AMENITIES.
16. PUBLIC FACILITIES ARE PROPOSED WITHIN THE PROPERTY INCLUDING THE PUBLIC WASTEWATER MAIN, ELECTRIC LINES, AND GAS LINES WHICH ARE TO BE FURNISHED AND INSTALLED BY THE DEVELOPER AND MAINTAINED BY COLORADO SPRINGS UTILITIES.
17. EXISTING PRIVATE AND PUBLIC UTILITY AND ACCESS EASEMENTS TO BE VACATED VIA REAL ESTATE SERVICES.
18. SEE FINAL PLAT APPLICATION FOR EXISTING AND FINAL PLAT CONDITIONS FOR EXISTING AND PROPOSED PRIVATE AND PUBLIC UTILITY AND ACCESS EASEMENTS.
19. CONSTRUCTION SEQUENCING IS ANTICIPATED TO BEGIN WITH PRIVATE WET UTILITY INSTALLATIONS AND TRENCH/ROADWAY RESTORATION FOLLOWED BY OVERLOT SURFACE ROUGHENING AND GRADING, UTILITY SERVICE INSTALLATIONS AND STUBBING, FOUNDATION EXCAVATION, THEN VERTICAL CONSTRUCTION OF THE BUILDING. PAVING AND FLATWORK ARE TO OCCUR DURING VERTICAL CONSTRUCTION. PERMANENT STABILIZATION AND LANDSCAPING ARE ANTICIPATED TO OCCUR IN SUMMER OF 2023. INITIAL, INTERIM, AND FINAL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN PLACE DURING CONSTRUCTION ACTIVITY PER CITY APPROVED G.E.C. PLAN AND STORMWATER MANAGEMENT PLAN.
20. RENTERS SHOULD BE NOTIFIED THAT PARKING ON ADJACENT PROPERTIES IS NOT ALLOWED. VIOLATION OF PARKING BETWEEN THIS PROJECT AND ADJACENT PROPERTIES WILL BE A CIVIL ISSUE. PER CITY CODE SECTION 7.4.204(C)(1)(D)(1), "SHARED PARKING AGREEMENTS MUST BE MEMORIALIZED IN A WRITTEN AGREEMENT THAT PROVIDES FOR SHARED PARKING AND THE WRITING IS RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER."
21. THE PROPOSED PRIVATE FULL SPECTRUM DETENTION BASIN IS TO BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION.

811
 Know what's below.
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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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G LIGHT EQUITY 5025 BOARDWALK DRIVE STE. 250 COLORADO SPRINGS, COLORADO 80919	GAVIN LIGHT 719.310.6228
G LIGHT EQUITY CENTENNIAL BOULEVARD TOWNHOMES SAHIN SUBDIVISION LOT 3 COLORADO SPRINGS, COLORADO	CONDITIONAL USE DEVELOPMENT PLAN COVER

CLIENT: _____ DATE: 08/16/2022

A 1st SUBMITTAL TO CITY 08/13/2022 - RBL	REVISIONS
B 2nd SUBMITTAL TO CITY 08/16/2022 - RBL	
C 3rd SUBMITTAL TO CITY 10/13/2022 - RBL	
D 4th SUBMITTAL TO CITY 08/01/2023 - KMB	

DR. EAF CH. KMB
 P.M. KMB
 JOB: 21002776
 SHEET NO. 01

FILE NO. CUDP-22-0014

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CENTENNIAL BOULEVARD TOWNHOMES
SAHIN SUBDIVISION LOT 3
COLORADO SPRINGS, COLORADO
CONDITIONAL USE DEVELOPMENT PLAN
PRELIMINARY GRADING

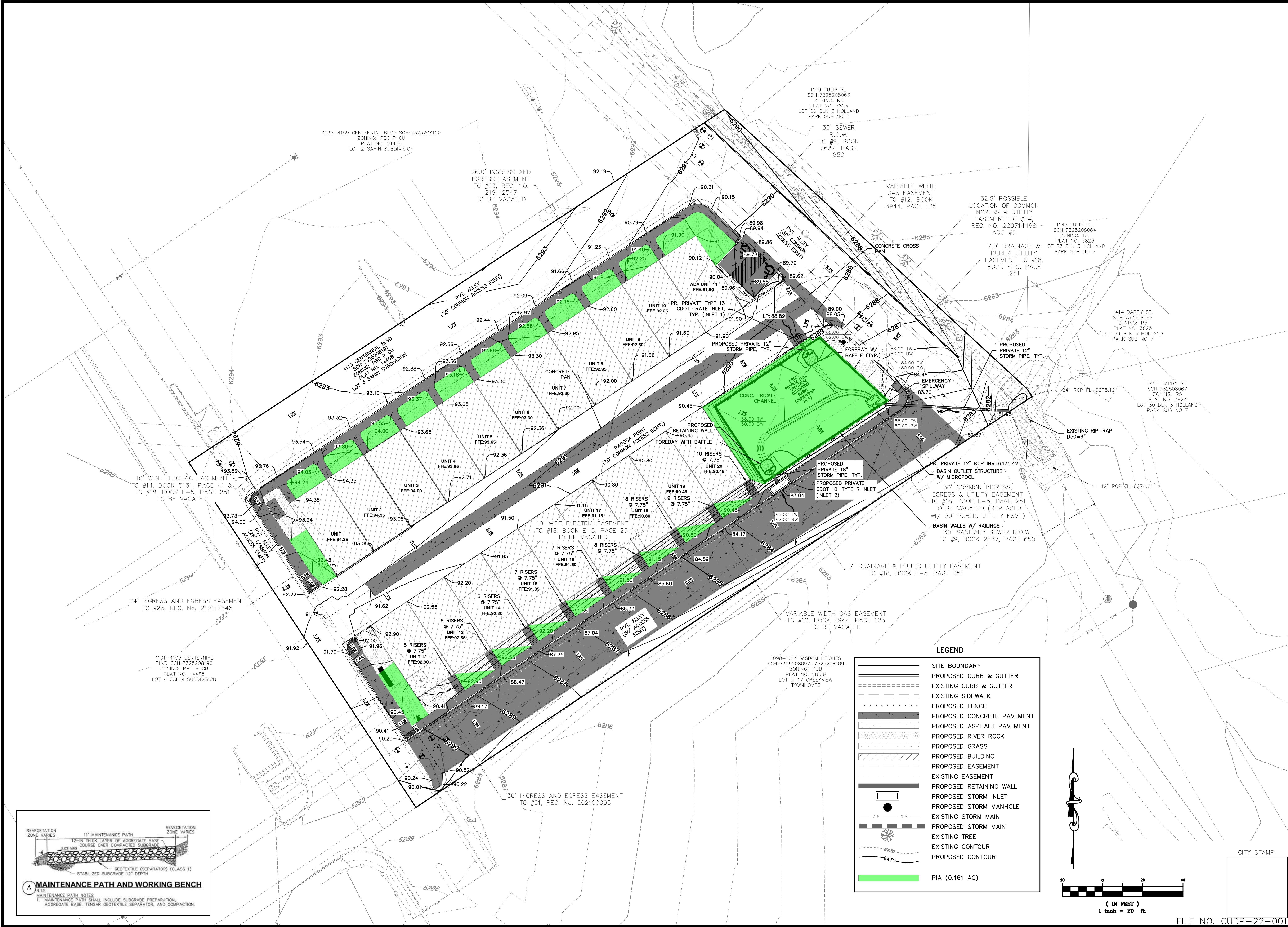
CLIENT: G LIGHT EQUITY
DATE: 08/16/2022

A	1st SUBMITTAL TO CITY	08/13/2022	- RDL
B	2nd SUBMITTAL TO CITY	08/28/2022	- RDL
C	3rd SUBMITTAL TO CITY	10/13/2022	- RDL
D	4th SUBMITTAL TO CITY	08/01/2023	- KMB

REVISIONS	

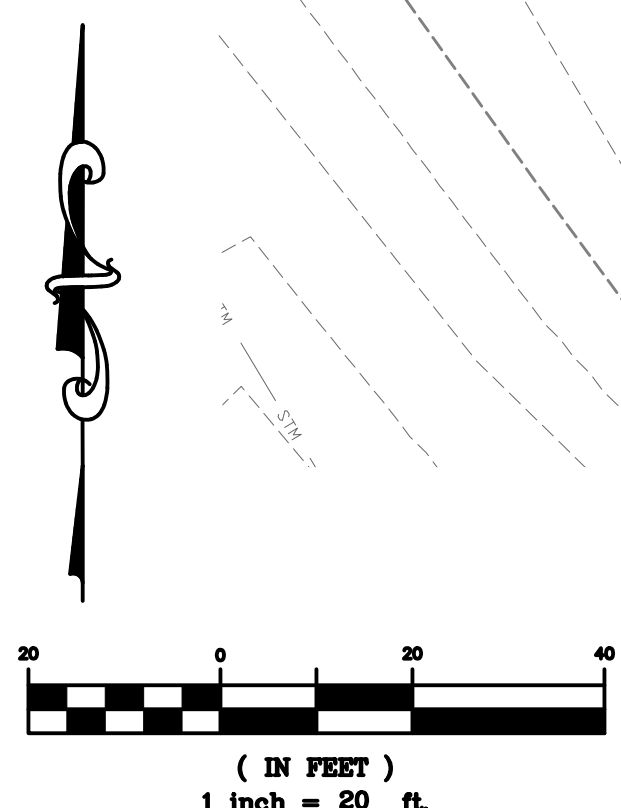
DR. EAF	CH. KMB
P.M. KMB	
JOB: 21002776	
SHEET NO. 03	

CAD FILE: 21002776-GRADING & DRAINAGE.DWG

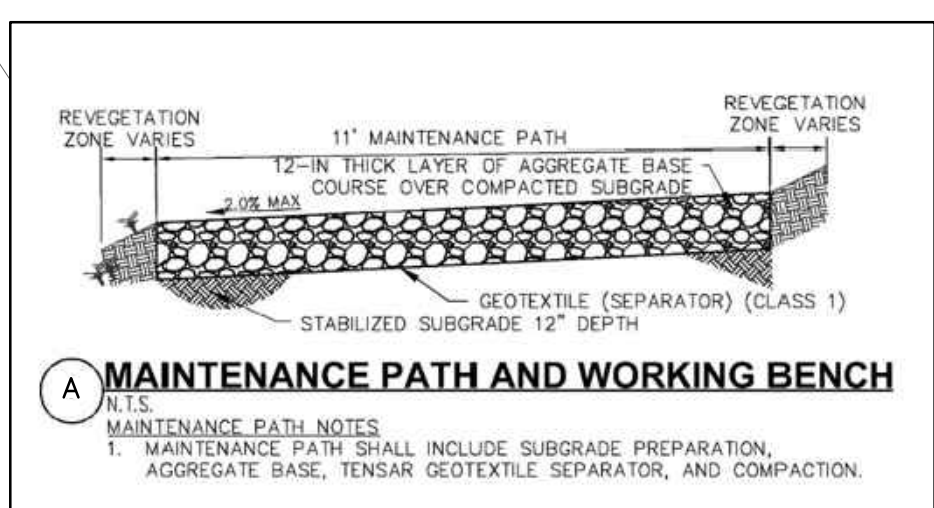


LEGEND

- SITE BOUNDARY
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING SIDEWALK
- PROPOSED FENCE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIVER ROCK
- PROPOSED GRASS
- PROPOSED BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM MAIN
- PROPOSED STORM MAIN
- EXISTING TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PIA (0.161 AC)




CITY STAMP:



CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CONDITIONAL USE DEVELOPMENT PLAN
DEMOLITION AND VACATION PLAN

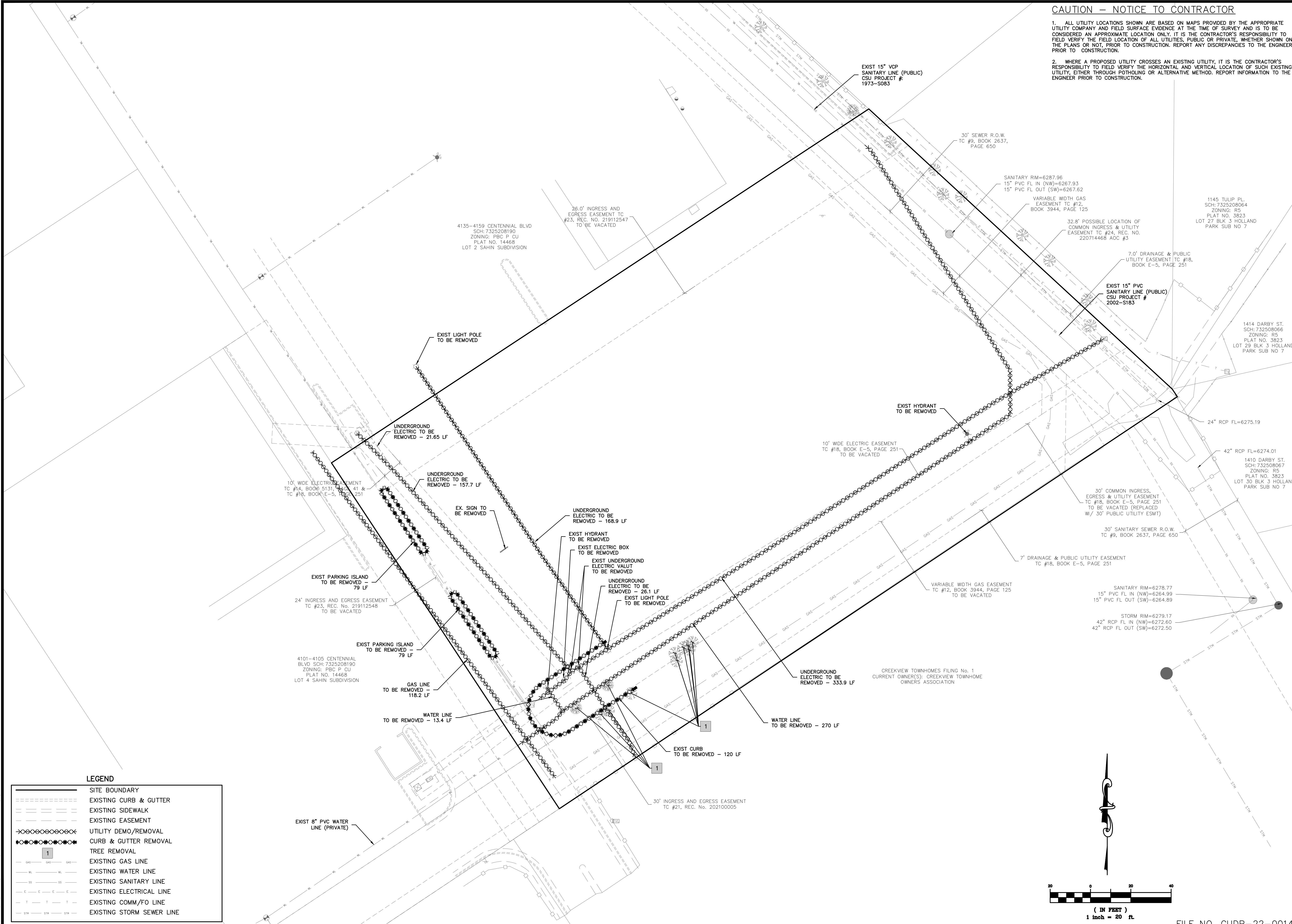
CLIENT: CENTENNIAL BOULEVARD TOWNHOMES SAHIN SUBDIVISION LOT 3 COLORADO SPRINGS, COLORADO

DATE: 08/16/2022

A	1st SUBMITTAL TO CITY	08/13/2022	- RDL
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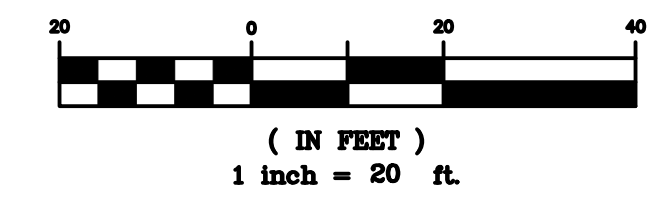
REVISIONS

DR.	EAF	CH.	KMB
P.M.	KMB		
JOB	21002776		
SHEET NO.	04		



LEGEND

---	SITE BOUNDARY
----	EXISTING CURB & GUTTER
----	EXISTING SIDEWALK
----	EXISTING EASEMENT
XXXXXX	UTILITY DEMO/REMOVAL
XXXXXX	CURB & GUTTER REMOVAL
1	TREE REMOVAL
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY LINE
---	EXISTING ELECTRICAL LINE
---	EXISTING COMM/FO LINE
---	EXISTING STORM SEWER LINE



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
 - COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICE TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OF TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY) OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 - SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A 'FIRST-COME, FIRST-SERVED' BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR THE PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
 - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
 - OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN - CURRENT PERMANENT EASEMENT AGREEMENT FORM.
 - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM, WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNERS WATER SYSTEM EXTENSION. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
 - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVES 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, POLICIES OF CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORDS WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
 - ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

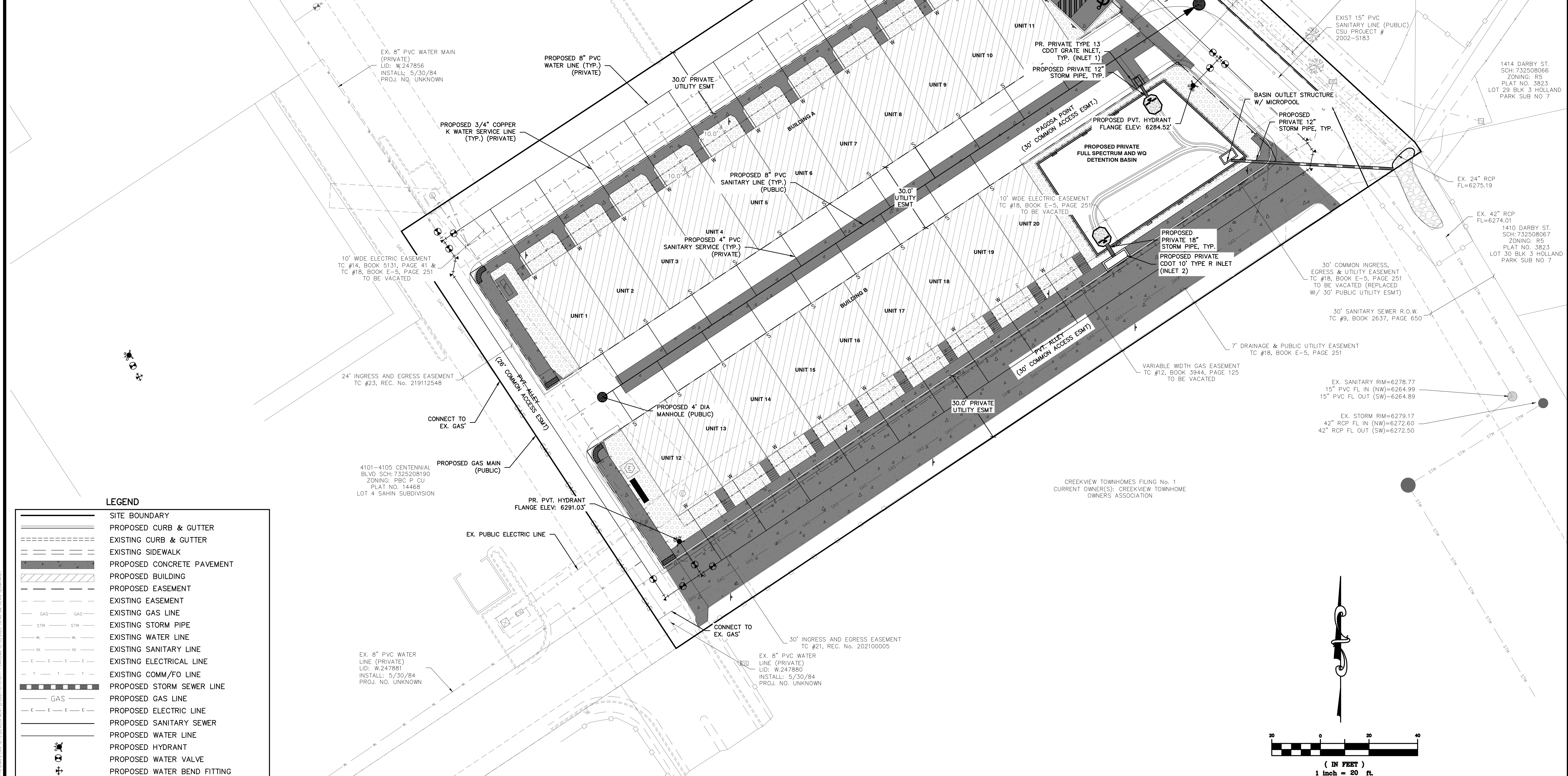
811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN FIELD VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
143 UNION BOULEVARD, SUITE 700
LAKEWOOD, CO 80228
303.462.1100



LEGEND

[Symbol]	SITE BOUNDARY
[Symbol]	PROPOSED CURB & GUTTER
[Symbol]	EXISTING CURB & GUTTER
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING EASEMENT
[Symbol]	GAS
[Symbol]	EXISTING GAS LINE
[Symbol]	EXISTING STORM PIPE
[Symbol]	EXISTING WATER LINE
[Symbol]	EXISTING SANITARY LINE
[Symbol]	EXISTING ELECTRICAL LINE
[Symbol]	EXISTING COMM/FO LINE
[Symbol]	PROPOSED STORM SEWER LINE
[Symbol]	GAS
[Symbol]	PROPOSED GAS LINE
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[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	PROPOSED WATER LINE
[Symbol]	PROPOSED HYDRANT
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER BEND FITTING

G LIGHT EQUITY
5025 BOARDWALK DRIVE STE. 250
COLORADO SPRINGS, COLORADO 80919
719.310.6228
GAVIN LIGHT

G LIGHT EQUITY
CENTENNIAL BOULEVARD TOWNHOMES
SAHIN SUBDIVISION LOT 3
COLORADO SPRINGS, COLORADO
CONDITIONAL USE DEVELOPMENT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

CLIENT: CENTENNIAL BOULEVARD TOWNHOMES SAHIN SUBDIVISION LOT 3, COLORADO SPRINGS, COLORADO
DATE: 08/16/2022

A	1st SUBMITTAL TO CITY	08/13/2022	RLB
B	2nd SUBMITTAL TO CITY	08/16/2022	RLB
C	3rd SUBMITTAL TO CITY	10/13/2022	RLB
D	4th SUBMITTAL TO CITY	08/01/2023	KMB

REVISIONS

DR.	EAF	CH.	KMB
P.M.	KMB		
JOB	21002776		
SHEET NO.	05		

FILE NO. CUDP-22-0014

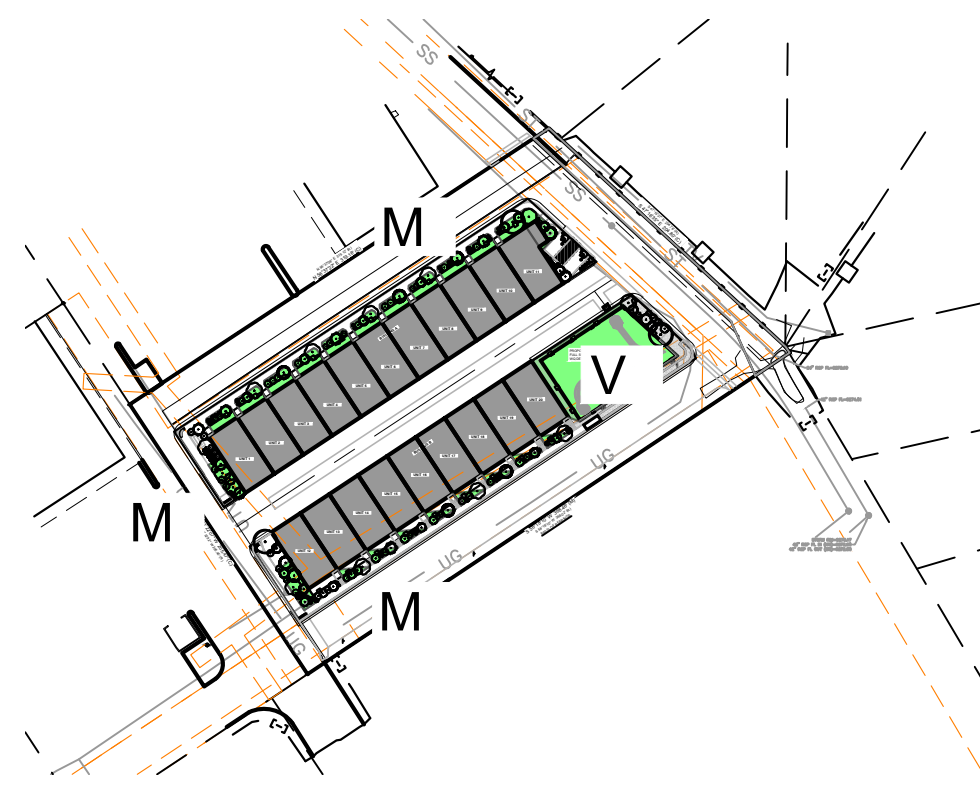
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SCHEMATIC LANDSCAPE DIAGRAM

CLIMATE ZONE
FOOTHILLS
FOOTHILLS AND PLAINS
PLAINS

PLANT COMMUNITIES
1 - SEMIARID SHRUBLANDS
2 - PINON-JUNIPER WOODLANDS
3 - PRAIRIE
4 - LOWER ELEVATION RIPARIAN
5 - FOOTHILL SHRUBLANDS
6 - PONDEROSA PINE FOREST
7 - UPPER ELEVATION RIPARIAN
8 - DOUGLAS-FIR FOREST

HYDROZONES
V - VERY LOW
(0 TO 7 INCHES PER YEAR)
L - LOW
(7 TO 15 INCHES PER YEAR)
M - MODERATE
(15 TO 25 INCHES PER YEAR)
H - HIGH
(25+ INCHES PER YEAR)



LANDSCAPE SITE REQUIREMENTS

LANDSCAPE BUFFERS

PLAN ABREV	STREET NAME/ ZONE BOUNDARY	BUFFER DEPTH		LINEAR FOOTAGE
		REQ.	PROV.	
WB	WEST BOUNDARY	15'	0' *	206'
NB	NORTH BOUNDARY	15'	0' *	320'
EB	EAST BOUNDARY	15'	12' *	210'

PLAN ABREV	NO. OF TREES (1/20')		EVERGREEN TREES		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ. (50%)	PROV.	REQ.	PROV.
WB	11	11	6	6	75%	75%
NB	16	16	8	11	75%	75%
EB	11	11	6	8	75%	75%

INTERNAL

PLAN ABREV	NET SITE AREA (SF)	INTERNAL AREA %	INTERNAL AREA	
			REQ.	PROV.
IN	70,405	15%	10,561 SF	12,194 SF

PLAN ABREV	NO. OF TREES (1/500)		SHRUB SUBSTITUTES		ORN GRASSES SUBS.		% LIVE GROUND PLANE	
	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
IN	22	11	110	90	40	40	75%	75%

* ALTERNATIVE COMPLIANCE REQUESTED

ENTITLEMENT NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA.
- ALL NATIVE SEED AREAS AS ILLUSTRATED ON THE DRAWINGS, UNLESS OTHERWISE NOTED, TO BE PERMANENTLY IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND/ OR POP-UP SPRAYS. EXACT AREAS OF IRRIGATED NATIVE SEED TO BE DETERMINED WITH THE FINAL LANDSCAPE PLAN/FINAL IRRIGATION PLAN.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3" DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE AND SHRUB PLANTING NOTES

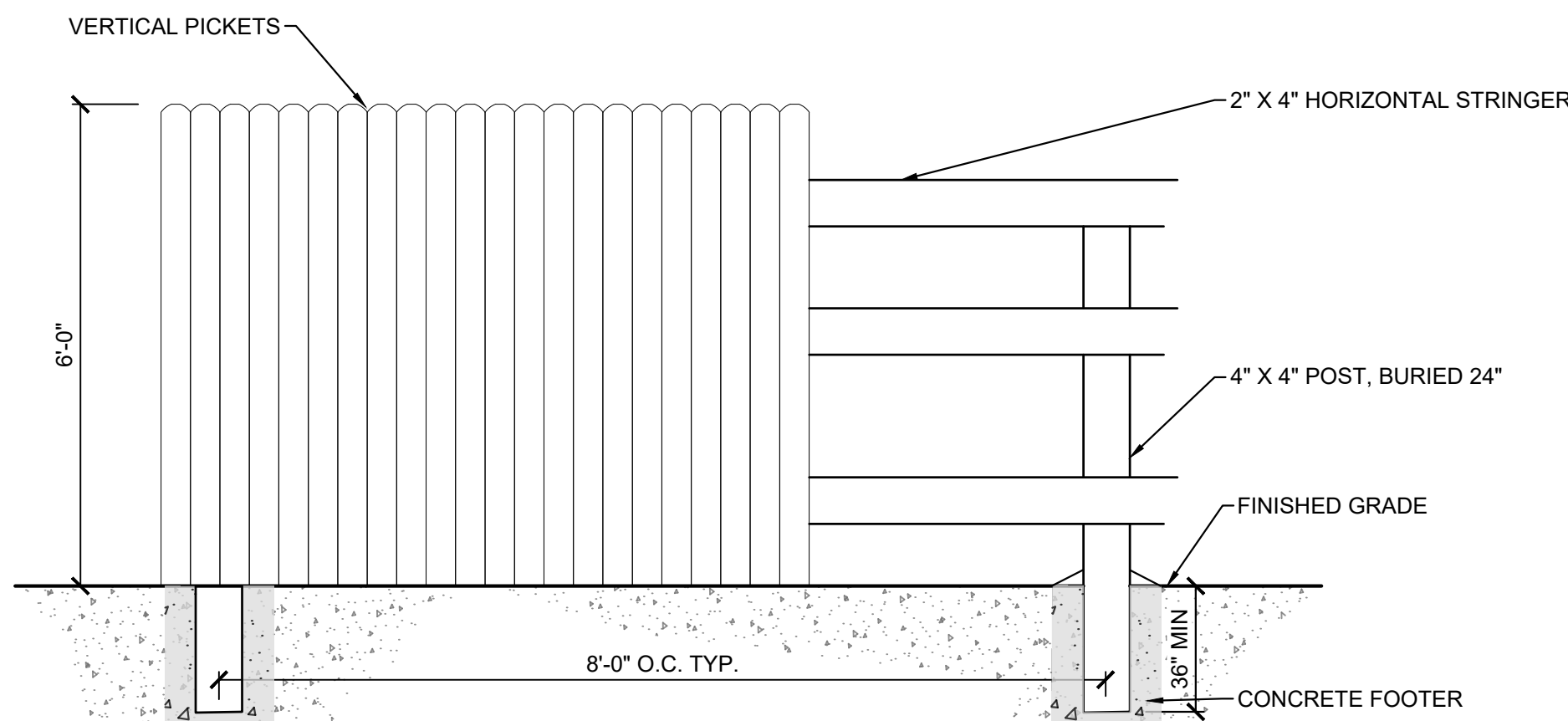
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SODDING AND SEEDING NOTES

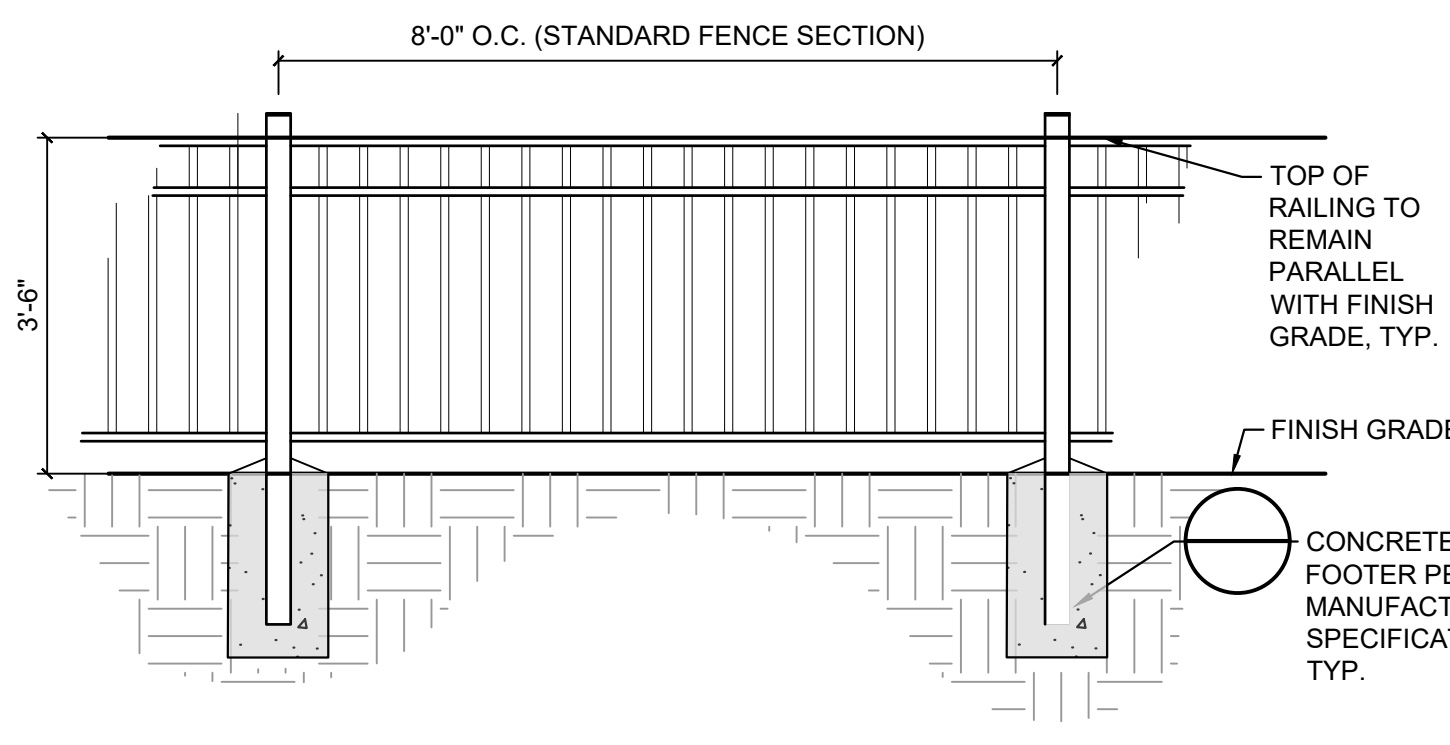
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED. PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SOIL AMENDMENT NOTES

- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
- FERTILIZER RECOMMENDATIONS:
 NITRATE:
1 LBS PER 1000SF THREE TIMES DURING THE GROWING SEASON
 SULFATE:
1 LBS PER 1000SF
 ZINC:
0.2 LBS PER 1000SF
 IRON:
0.25 LBS PER 1000 SF
 MAGANESE:
0.25 LBS PER 1000SF
 COPPER:
0.06 LBS PER 1000SF
 BORON:
0.01 LBS PER 1000SF



1 6' WOOD FENCE
NTS



2 3'-6" METAL RAILING
NTS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



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

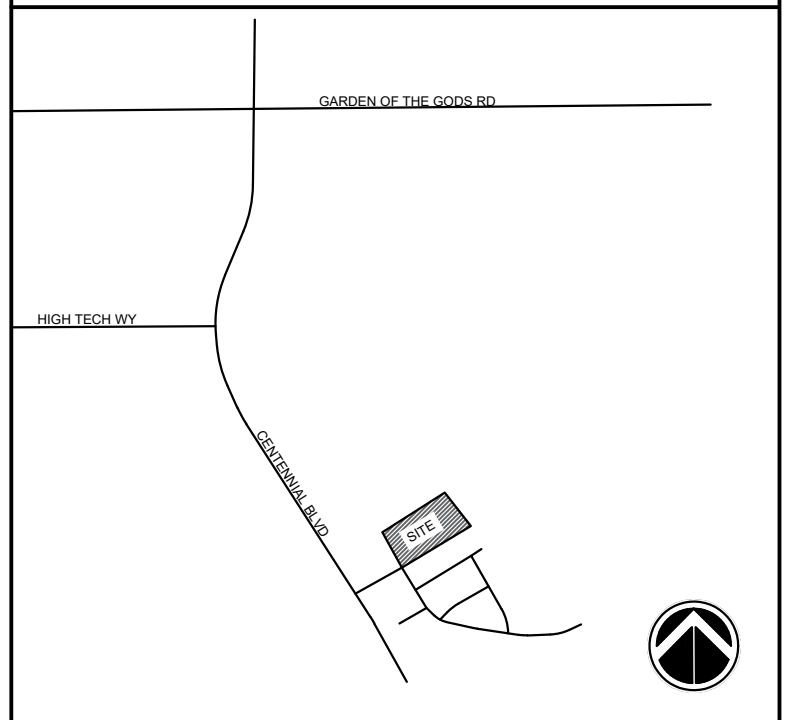
OWNER/DEVELOPER:

G LIGHT EQUITY

5025 BOARDWALK DR. STE 2507
COLORADO SPRINGS, CO 80919
(719) 310-6228

APPROVAL:

VICINITY MAP:



PROJECT:
**CENTENNIAL BLVD TOWNHOMES
CONDITIONAL USE DEVELOPMENT
PLAN
EL PASO COUNTY
JUNE 6, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	8/15/2022	PER CITY COMMENTS	AV
2	10/12/2022	PER CITY COMMENTS	AV
3	4/27/2023	PER CITY COMMENTS AND CLIENT REVIEW	BP
4	8/1/23	PER CITY COMMENTS	BP

DRAWING INFORMATION:
PROJECT NO: 22.1258.002
DRAWN BY: BTP
CHECKED BY: AJP
APPROVED BY: AJP
SHEET TITLE:

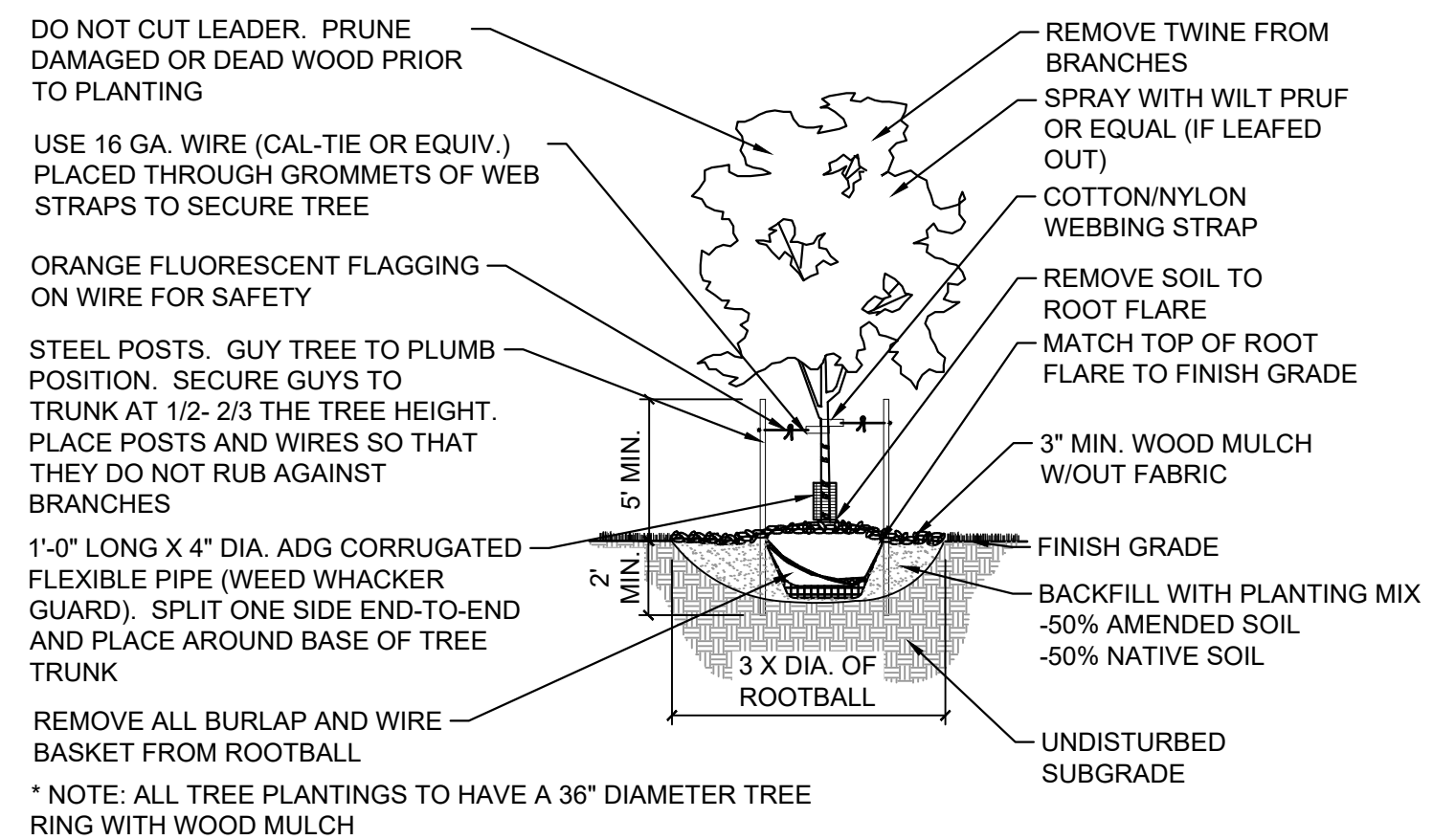
**LANDSCAPE
TITLESHEET**

LT01

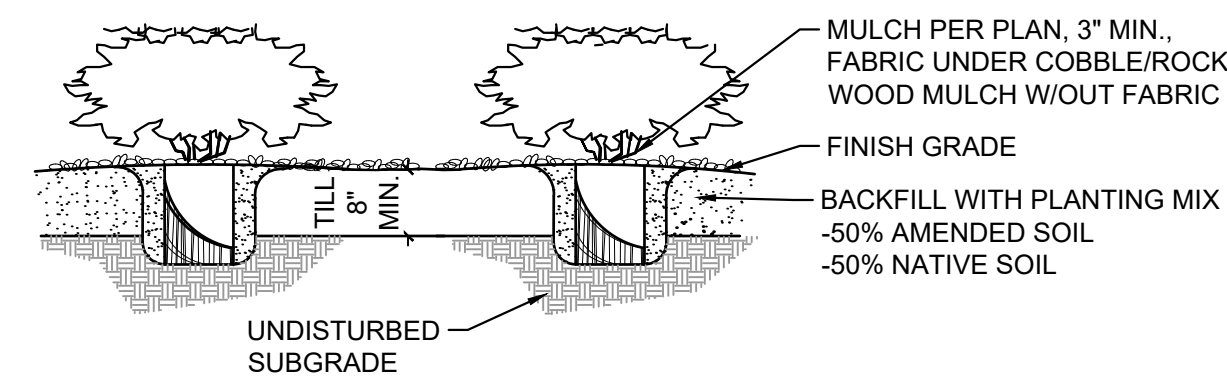
SHEET 6 OF 14

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FILE LOCATION: I:\STY\PROJECTS\22-1258-002-4113-CENTENNIAL MULTI-FAMILY 1500 CADD\504 PLAN SET\SIDE DEVELOPMENT PLANS\501.DWG



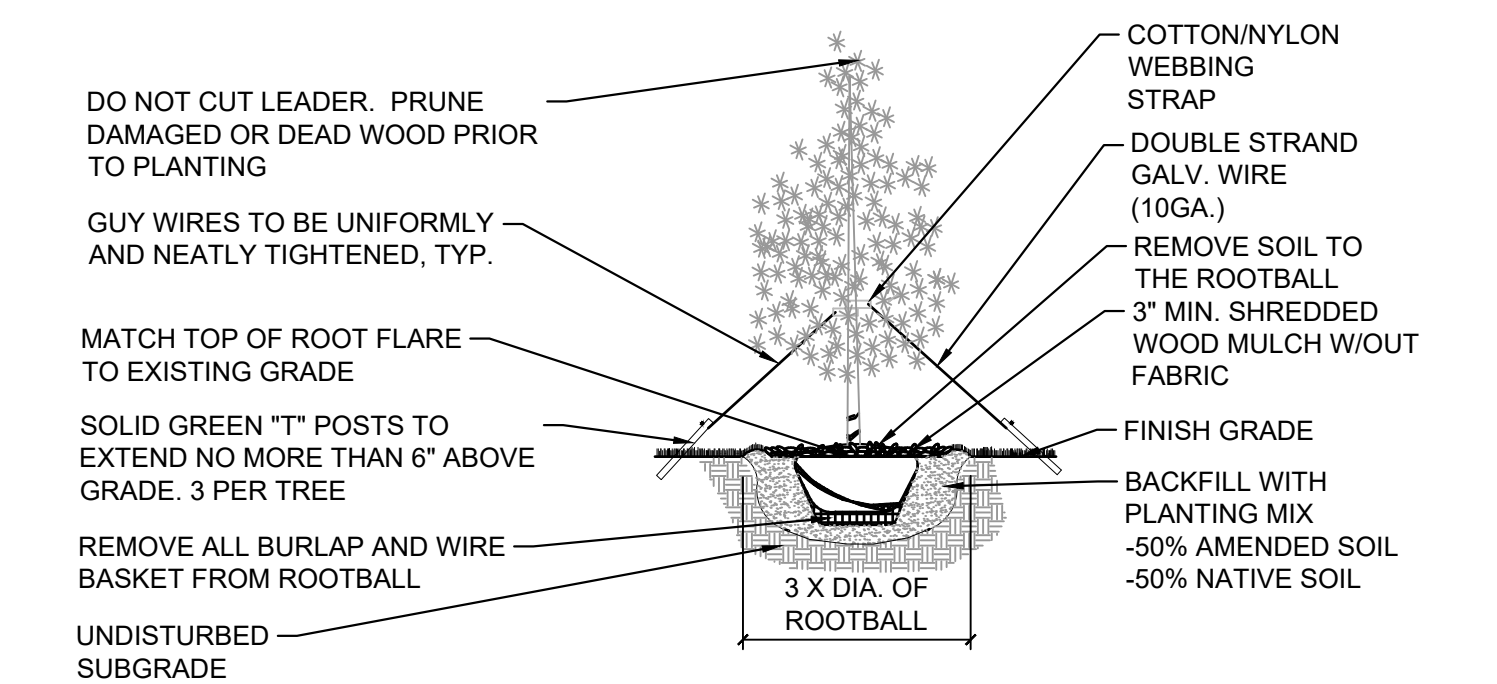
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NTS MS-STD-LS-01



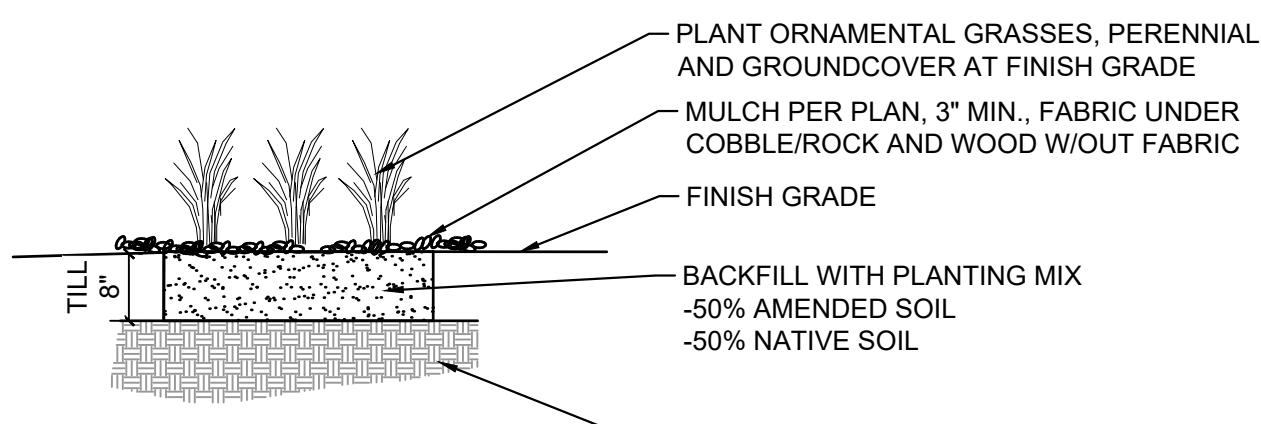
2 SHRUBS
NTS MS-STD-LS-03

NOTES:

- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.



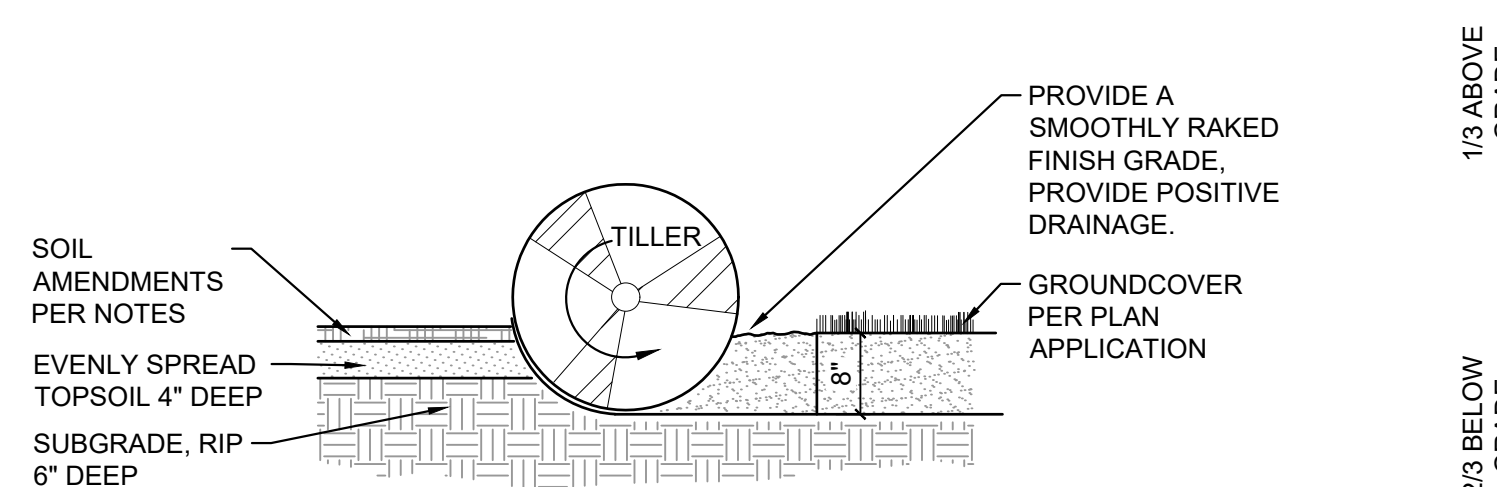
3 EVERGREEN TREE
NTS MS-STD-LS-02



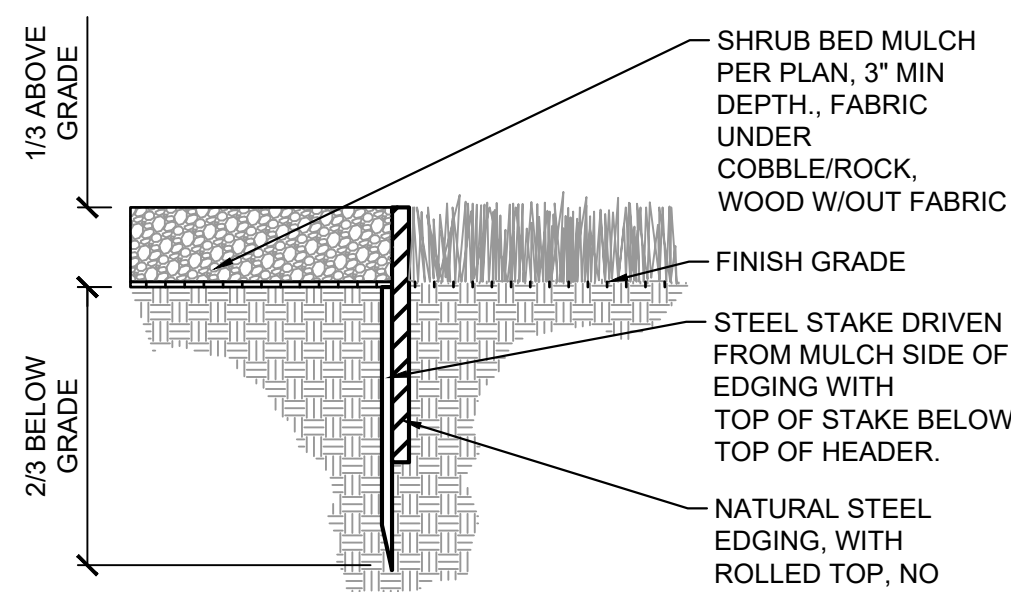
4 GRASSES AND PERENNIALS
NTS MS-STD-LS-04

NOTES:

- CONTRACTOR TO KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
- THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.



5 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



6 STEEL EDGING
NTS MS-STD-LS-12

NOTE:

ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	CITY KEY
	JM	8	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW JUNIPER	6' HT.	B&B	12'	8'	125678D
	IF	15	PICEA PUNGENS 'ISELI FASTIGIATE' FASTIGIATE SPRUCE	6' HT.	B&B	12'	6'	678S
	TN	10	PINUS MUGO 'TANNENBAUM' MUGO PINE	6' HT.	B&B	12'	8'	1256D
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	CITY KEY
	MP	3	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'	467S
	AP	13	PRUNUS AMERICANA AMERICAN PLUM	1.5" CAL.	B&B	15'	10'	2345678DA
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	CITY KEY
	ARA	4	ARONIA ARBUTIFOLIA RED CHOKEBERRY	#5 CONT.	CONT.	6'	4'	47S
	BTA	6	BERBERIS THUNBERGII 'ATROPURPUREA' RED LEAF JAPANESE BARBERRY	#5 CONT.	CONT.	4'	4'	45A
	CHV	10	CHRYSOTHAMNUS VISCIDIFLORUS YELLOW RABBITBRUSH	#3 CONT.	CONT.	2'	2'	1235D
	COS	10	CORNUS STOLONIFERA RED TWIG DOGWOOD	#5 CONT.	CONT.	4'	4'	457S
	PAB	11	PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES' BLUE SPIRES RUSSIAN SAGE	#5 CONT.	CONT.	4'	4'	12D
	PHM	16	PHYSOCARPUS MONOGYNUS MOUNTAIN NINEBARK	#5 CONT.	CONT.	3'	3'	568A
	PRB	6	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'	1345A
	SJL	12	SPIRAEA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS JAPANESE SPIREA	#5 CONT.	CONT.	1'	2'	SA
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	CITY KEY
	JHW	5	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	#5 CONT.	CONT.	1.5'	6'	2568A
	PMM	10	PINUS MUGO 'MOPS' MUGO PINE	#5 CONT.	CONT.	2'	2'	1256D
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.	CITY KEY
	BOG	25	BOUTELOUA GRACILIS BLUE GRAMA GRASS	#1 CONT.	CONT.	2'	2'	1235D
	PEA	15	PENNISETUM ALOPECUROIDES FOUNTAIN GRASS	#1 CONT.	CONT.	3'	2'	A

SIGNATURE PLANTS

TREES	49/49	100%
SHRUBS	78/90	86%

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	IRRIGATION	PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX		20% BIG BLUE STEM 10% BLUE GRAMA 10% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 10% SIDEOATS GRAMA 10% SWITCHGRASS 10% PRAIRIE SANDREED 10% YELLOW INDIANGRASS	NON-IRRIGATED	PER SEEDING NOTES	19.3 PLS/AC HYDROSEED 9.7 PLS/AC DRILLED

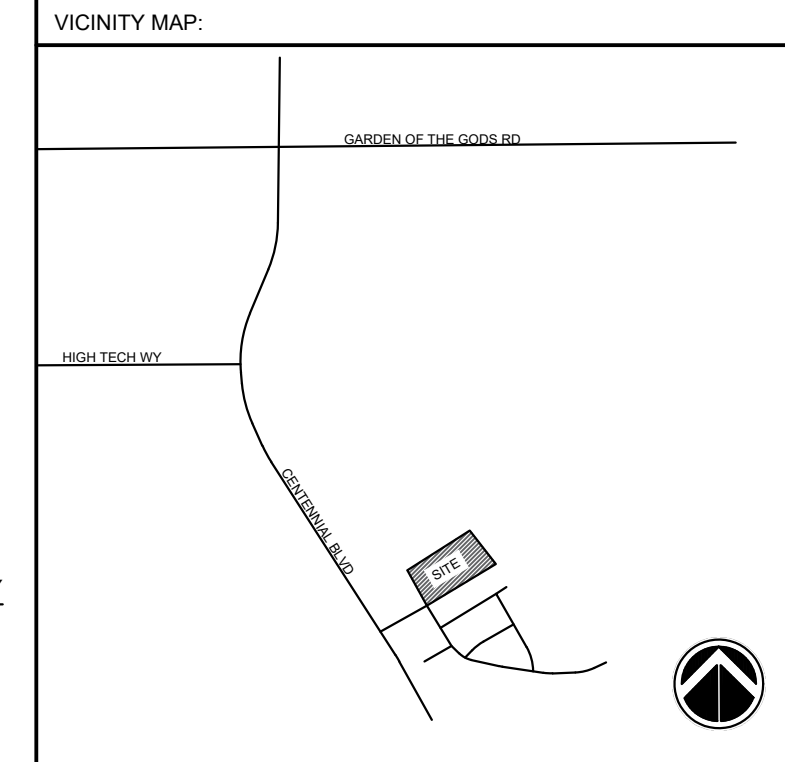
CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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

OWNER/DEVELOPER:

G LIGHT EQUITY
5025 BOARDWALK DR. STE 250'
COLORADO SPRINGS, CO 80919
(719) 310-6228

APPROVAL:



PROJECT:

**CENTENNIAL BLVD TOWNHOMES
CONDITIONAL USE DEVELOPMENT
PLAN
EL PASO COUNTY
JUNE 6, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	8/15/2022	PER CITY COMMENTS	AV
2	10/12/2022	PER CITY COMMENTS	AV
3	4/27/2023	PER CITY COMMENTS AND CLIENT REVIEW	BP
4	8/1/23	PER CITY COMMENTS	BP

DRAWING INFORMATION:

PROJECT NO: 22-1258-002

DRAWN BY: BTP

CHECKED BY: AJP

APPROVED BY: AJP

SHEET TITLE:

**LANDSCAPE
DETAILS**

LD01

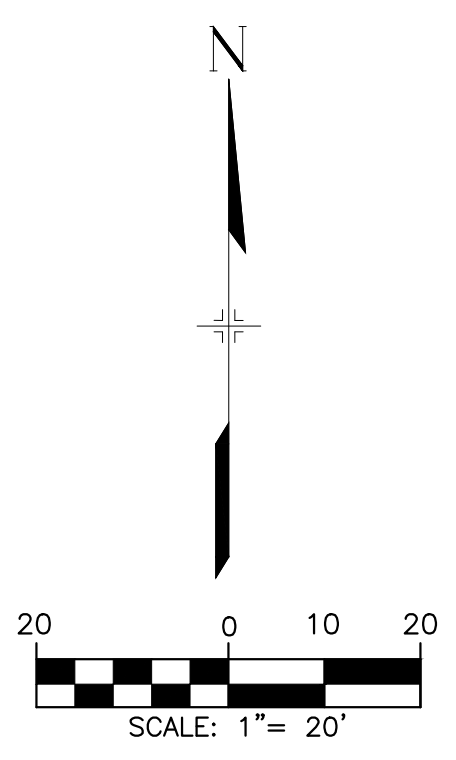
SHEET 7 OF 14

FILE LOCATION: I:\TY\PROJECTS\22_1258_002_1113_CENTENNIAL_MULTIFAMILY_1500_CDD\504_PLAN_SET\DEVELOPMENT_PLANS\01.DWG



LEGEND

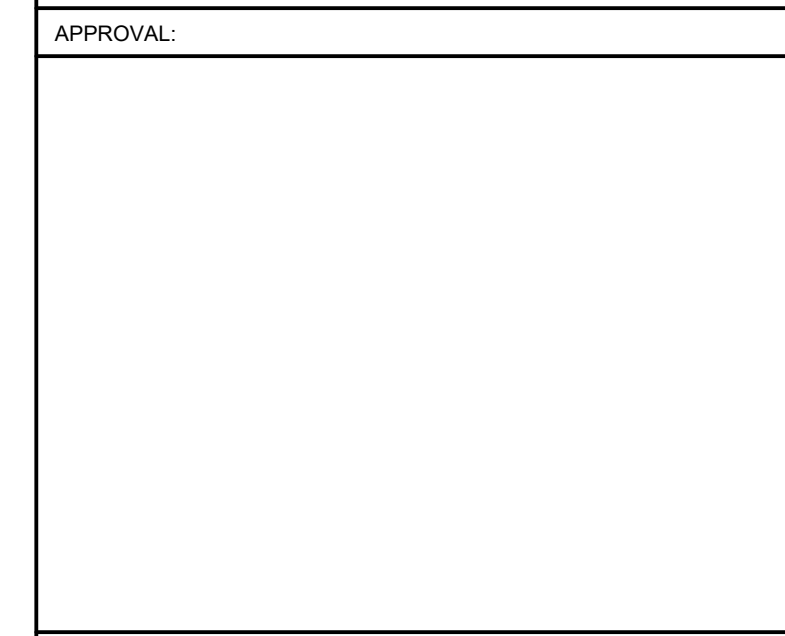
	3/4" ROCK TYPE: ROYAL GRANITE SUPPLIER: C&C SAND OR APPROVED EQUAL	2,962 SF
	2-4" COBBLE TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND OR APPROVED EQUAL	721 SF
	NATIVE SEED-LOW MIX NAME: EL PASO COUNTY LOW GROW MIX SUPPLIER:	4,805 SF
	NATIVE SEED-DETENTION MIX NAME: EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX SUPPLIER:	2,951 SF
	HS20 RATED ROAD BASE TYPE: SUPPLIER: OR APPROVED EQUAL	303 SQ FT
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	
	PLANNED INFILTRATION AREA	4,808 SF



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

OWNER/DEVELOPER:
G LIGHT EQUITY
5025 BOARDWALK DR. STE 250
COLORADO SPRINGS, CO 80919
(719) 310-6228

APPROVAL:



PROJECT:
**CENTENNIAL BLVD TOWNHOMES
CONDITIONAL USE DEVELOPMENT
PLAN
EL PASO COUNTY
JUNE 6, 2022**

REVISION HISTORY:

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4	8/1/23	PER CITY COMMENTS	BP

DRAWING INFORMATION:
PROJECT NO: 22.1258.002
DRAWN BY: BTP
CHECKED BY: AP
APPROVED BY: XX

SHEET TITLE:
**FINAL LANDSCAPE
PLAN**

LS01
SHEET 8 OF 14

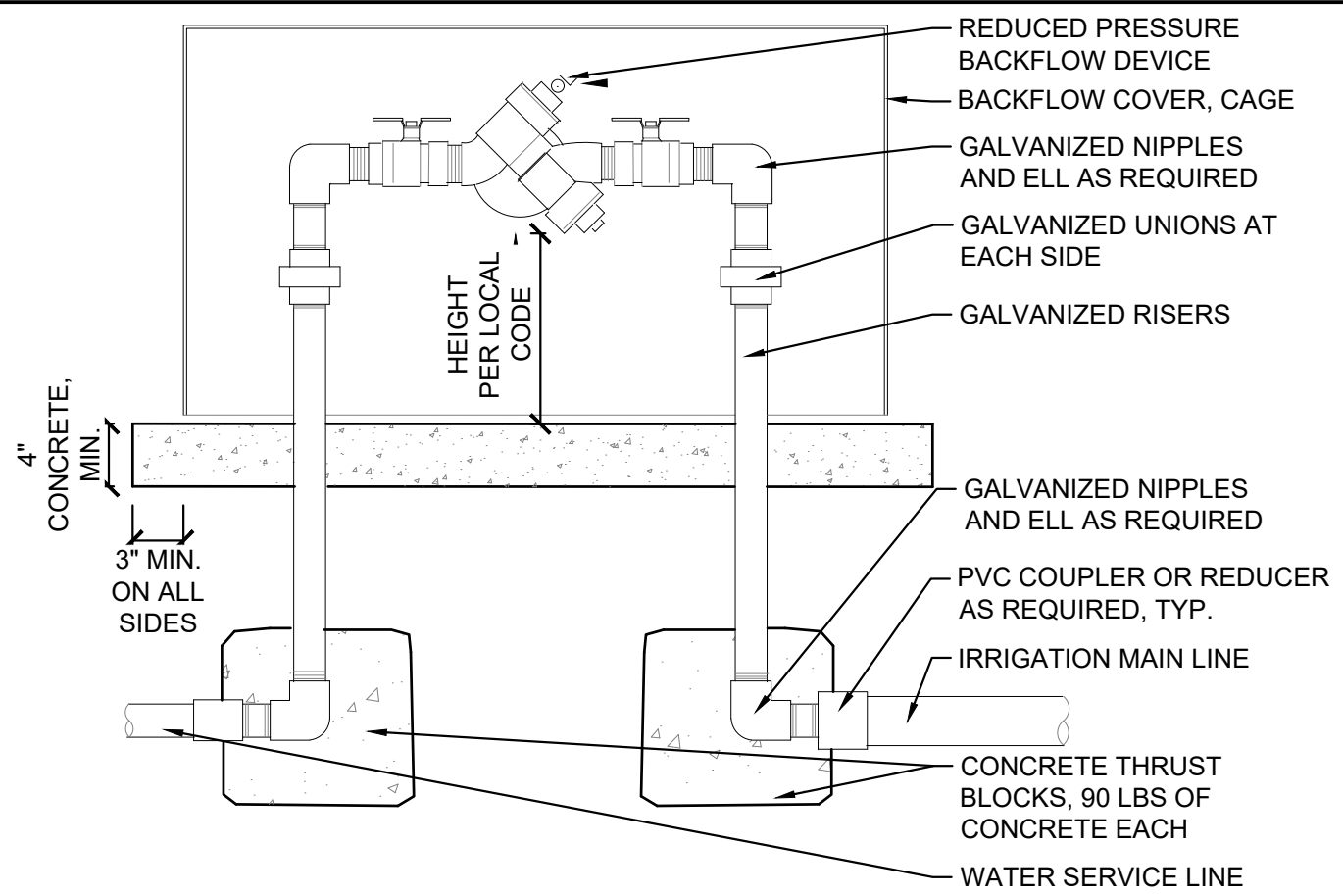
FILE NO. CUDP-22-0014

IRRIGATION EQUIPMENT NOTES

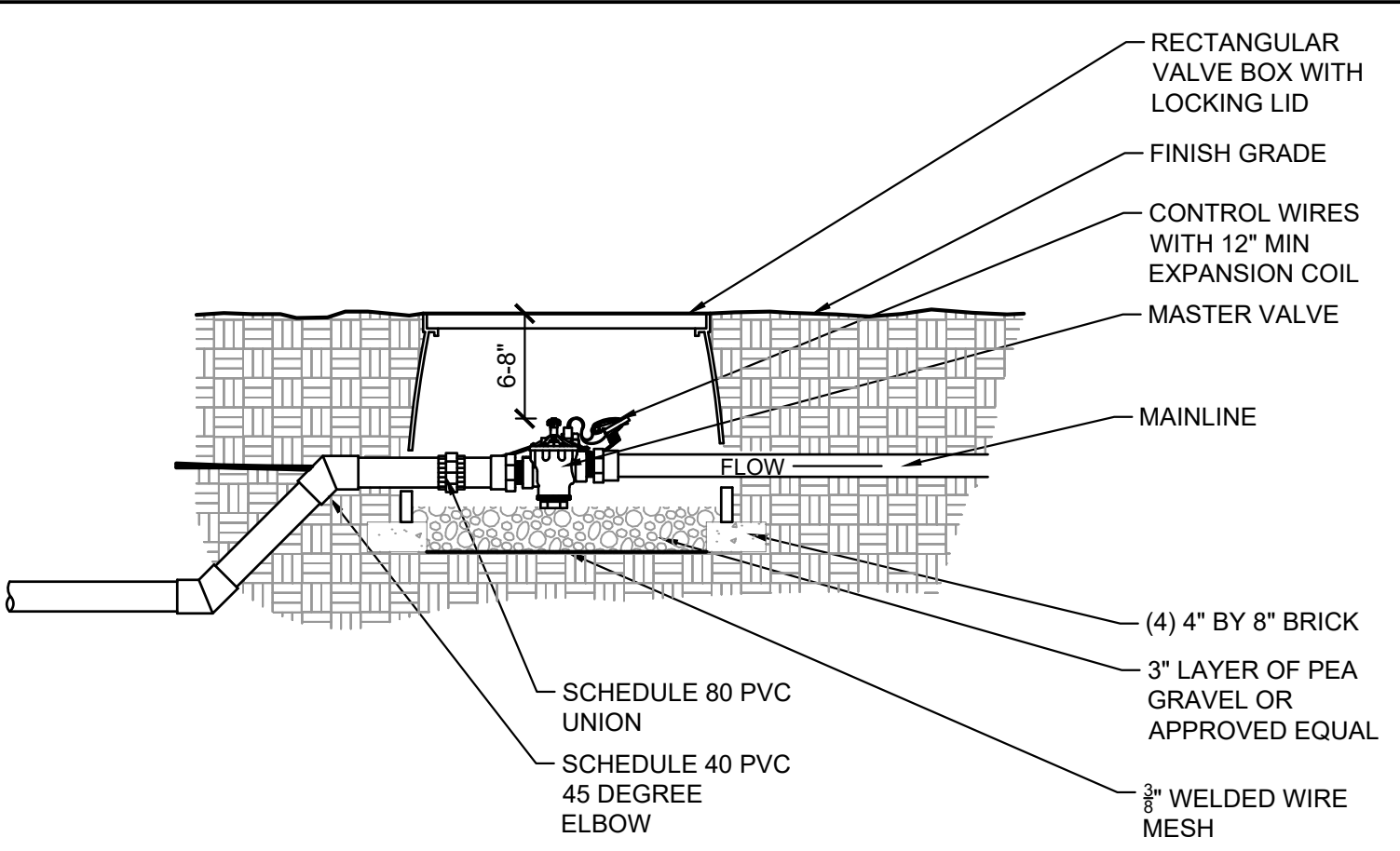
- 60 PSI IS ASSUMED, CONTRACTOR TO VERIFY ON SITE AND NOTIFY THE OWNER OR OWNERS REPRESENTATIVE OF ACTUAL PRESSURE ON SITE.
- BACKFLOW PREVENTER TO BE WATTS U009 1 INCH, TO BE INSTALLED AS SHOWN ON PLAN AND SHALL BE WITHIN AN ENCLOSURE TO MATCH DETAIL.
- ALL IRRIGATION EQUIPMENT IS TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

GENERAL IRRIGATION NOTES

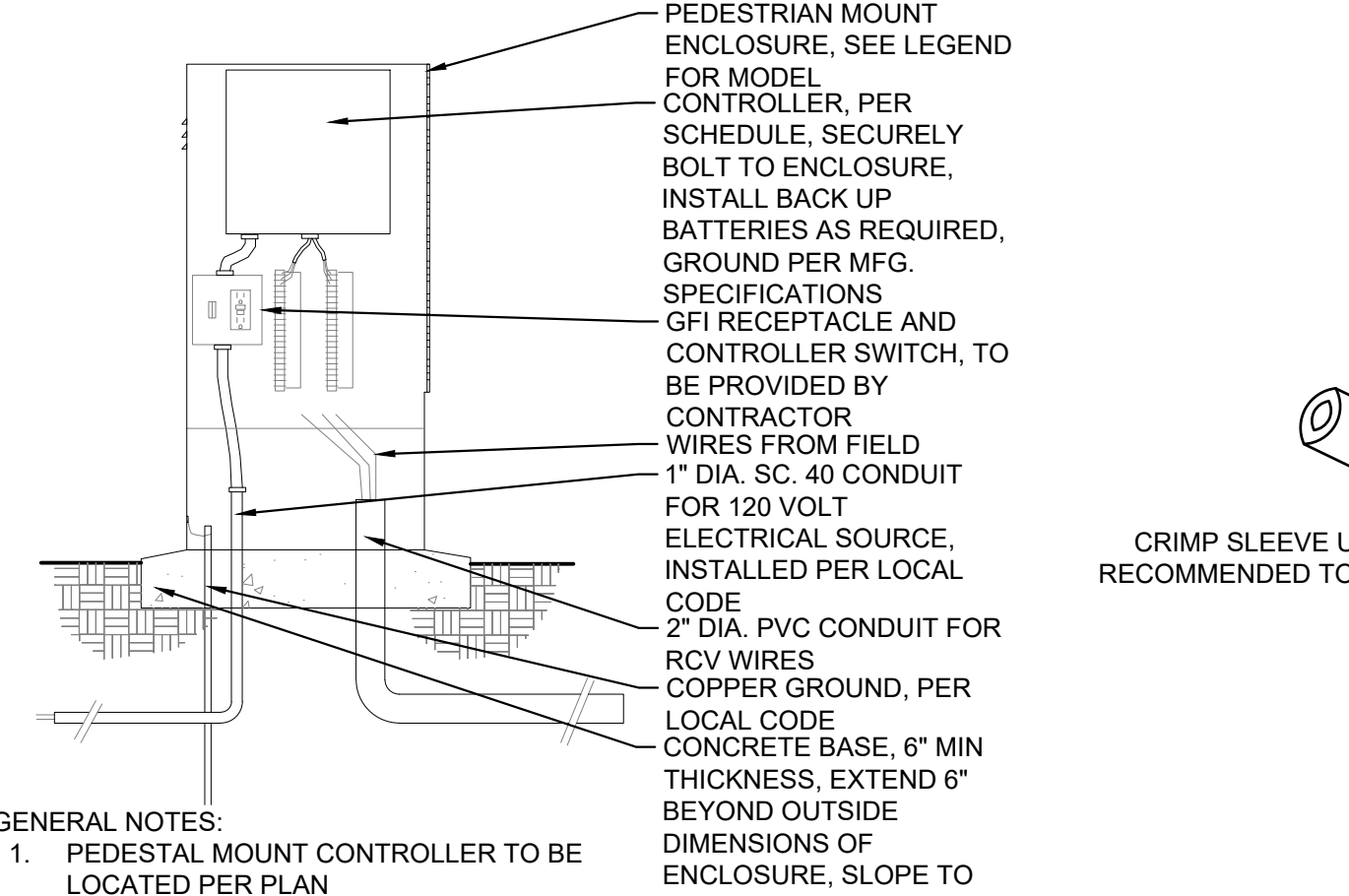
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- CONTRACTOR IS TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN THE DESIGN WATER PRESSURE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED PER LOCAL REQUIREMENTS.
- ANY EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR, UNLESS SPECIFIED TO BE LOCATED INSIDE AT WHICH POINT WILL BE PROVIDED BY THE GENERAL CONTRACTOR OR PLUMBER.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING MANUAL DRAIN VALVES AT LOWEST POSSIBLE ELEVATION ON IRRIGATION MAIN SO AS TO PROVIDE POSITIVE DRAINAGE OF IRRIGATION MAIN DURING WINTER MONTHS OR PROVIDE BLOWOUT ASSEMBLY.
- ALL LATERAL LINES SHALL BE EQUIPPED WITH AUTOMATIC DRAIN VALVES AT LOW POINTS.
- IRRIGATION CONTRACTOR SHALL COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE (2) 1" ELECTRICAL CONDUITS FOR IRRIGATION CONTRACTOR'S POWER/DATA CONNECTION TO CONTROLLER. SEE ARCHITECTURAL ELECTRICAL PLAN FOR ELECTRICAL CONNECTION TO THE IRRIGATION CONTROLLER. IRRIGATION CONTRACTOR SHALL COORDINATE CONSTRUCTION OF IRRIGATION SYSTEM WITH GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL BELOW GRADE LOW VOLTAGE WIRING CONNECTIONS SHALL BE INSTALLED PER WIRE CONNECTION DETAIL.
- DO NOT INSTALL IRRIGATION AT PYLON / MONUMENT SIGN LOCATION UNTIL SIGN HAS BEEN INSTALLED.
- LOCATION FOR IRRIGATION SYSTEM AS SHOWN IS FOR DRAWING PURPOSES ONLY. UNSLEEVED PIPES MAY BE SHOWN IN PAVEMENT AREAS FOR CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPE AREAS WHERE NECESSARY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF PROPOSED IRRIGATION SYSTEM. ALL PROPOSED IRRIGATION LINES AND EQUIPMENT SHALL BE INSTALLED WITHIN THE BOUNDARIES OF THE PROJECT SITE. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- MINIMUM COVER FROM TOP OF PIPING TO FINISHED GRADE SHALL BE AS PER DETAIL.
- IRRIGATION CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
- VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, PER DETAIL.
- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 AND SHALL BE INSTALLED PRIOR TO ANY HARDSCAPE MATERIAL. IRRIGATION CONTRACTOR TO PROVIDE SLEEVES BETWEEN 12" AND 15" BELOW GRADE AT ALL DRIVE ENTRANCES AND SIDEWALKS. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF FENCES, RETAINING WALLS, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. THEY SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING AND TIMING, ETC. REFER TO CIVIL ENGINEERING PLANS FOR GRADING, METHODS OF DRAINAGE, IRRIGATION METERS, AND BACKFLOW PREVENTION DEVICE LOCATION.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED, SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS, DETAILS AND SPECIFICATIONS. ACCEPTABLE MANUFACTURERS INCLUDE RAINBIRD, HUNTER, TORO, OR NETAFIM
- ANY DRIP SYSTEM PIPING IN PLANTING BEDS IS DIAGRAMMATIC. CONTRACTOR CAN ROUTE PIPING IN A FREEFORM MANNER (AVOIDING OBJECTS SUCH AS LIGHT POLES, TRANSFORMERS PADS, EQUIPMENT VAULTS, SUBSURFACE ROCK TOO LARGE TO REMOVE, ETC...) AS LONG AS ALL PLANT MATERIAL RECEIVES THE PROPER NUMBER OF EMITTERS PER SCHEDULE AND THE VINYL DISTRIBUTION TUBING DOES NOT EXCEED THE MAXIMUM DESIGN LENGTHS PER MANUFACTURER'S RECOMMENDATIONS.
- UNLESS OTHERWISE REQUIRED, BACKFLOW PREVENTION DEVICES LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET ENCLOSURE AND PAINTED TO MATCH THE PRIMARY BUILDING COLORS. SEE CIVIL PLANS FOR LOCATION.
- ALL JOINTS AND BENDS 2" OR LARGER SHALL HAVE CONCRETE THRUST BLOCKING. THRUST BLOCKING SHALL BE A MINIMUM OF 1 CUBIC FOOT OF CONCRETE. PIPE SHALL NOT BE ENCASED IN CONCRETE. SEE DETAIL 31C FOR THRUST BLOCKING.
- CONTRACTOR WILL PROVIDE OWNER WITH A COMPLETE AND REPRODUCIBLE DRAWING OR IRRIGATION SYSTEM LAYOUT AS IT WAS INSTALLED. DRAWING SHOULD INCLUDE, BUT NOT BE LIMITED TO, LOCATIONS OF ZONES VALVES, MAIN, LATERAL AND DISTRIBUTION LINES, SLEEVES, WATER METER, BACKFLOW PREVENTION DEVICE, SENSORS AND CONTROLLER.
- ALL LATERAL LINE SIZING SHALL REFER TO PIPE SCHEDULE ON THIS PLAN.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER-FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., T.A.S., AND CITY OF GREENWOOD VILLAGE REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATION AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM.
 - FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M.
 - WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION ALLOWED AT ANYTIME).
 - ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
 - ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMER WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.



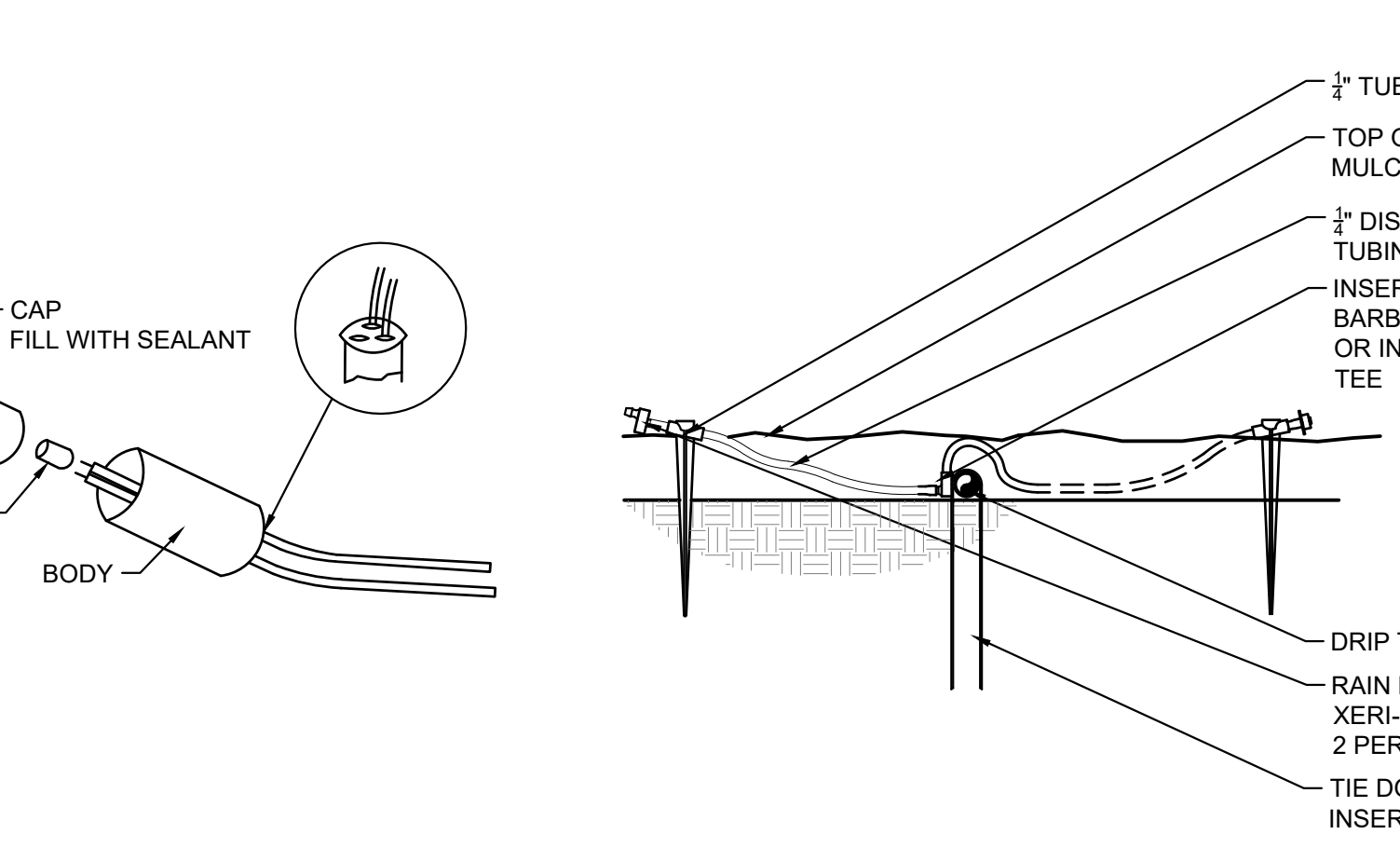
1 REDUCED PRESSURE BACKFLOW WITH ENCLOSURE
NTS



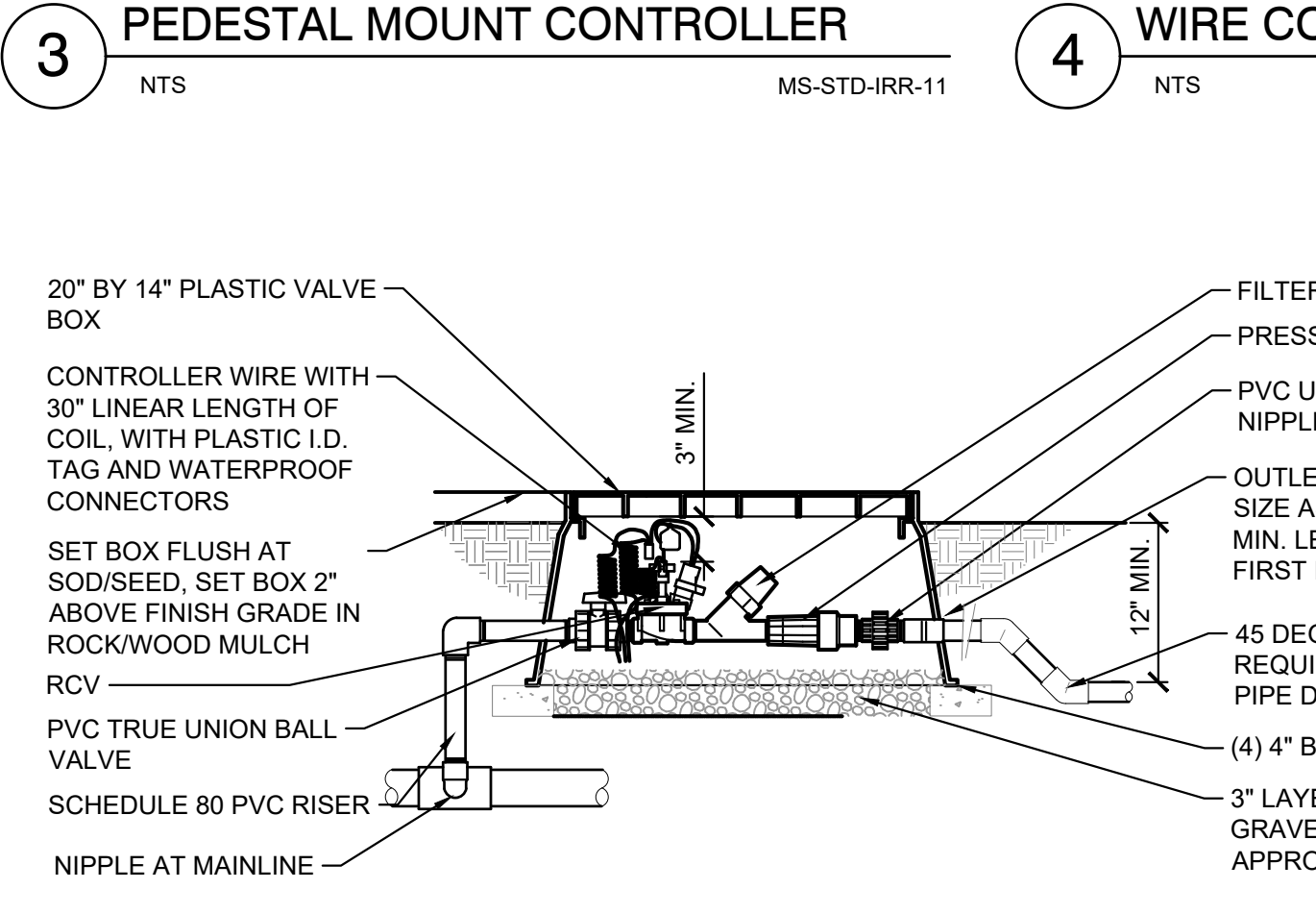
2 MASTER VALVE
NTS



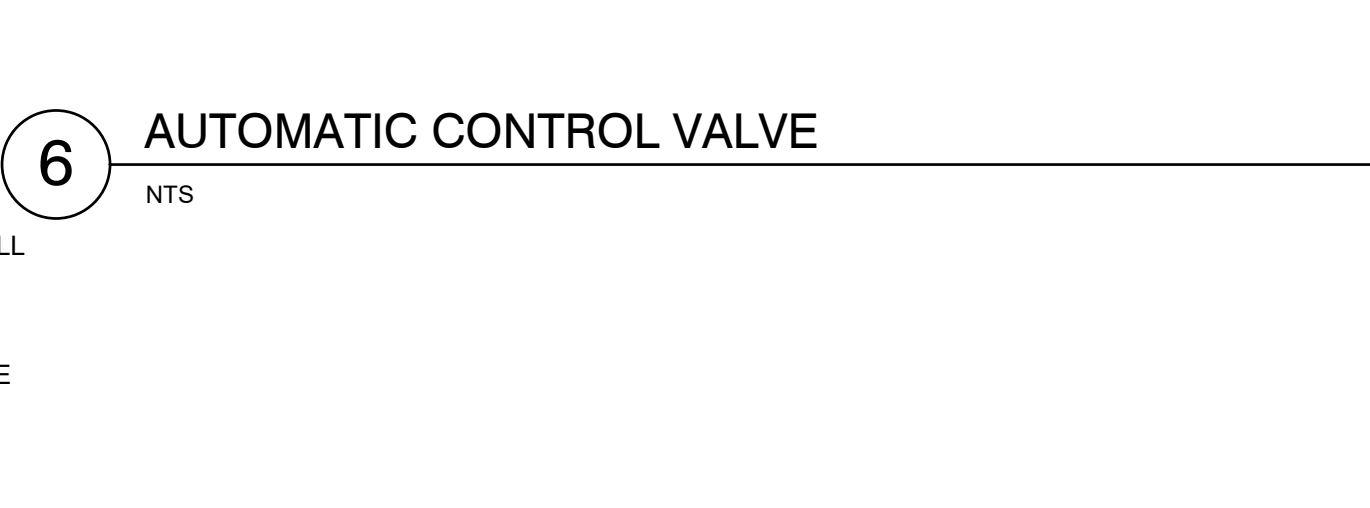
3 PEDESTAL MOUNT CONTROLLER
NTS MS-STD-IRR-11



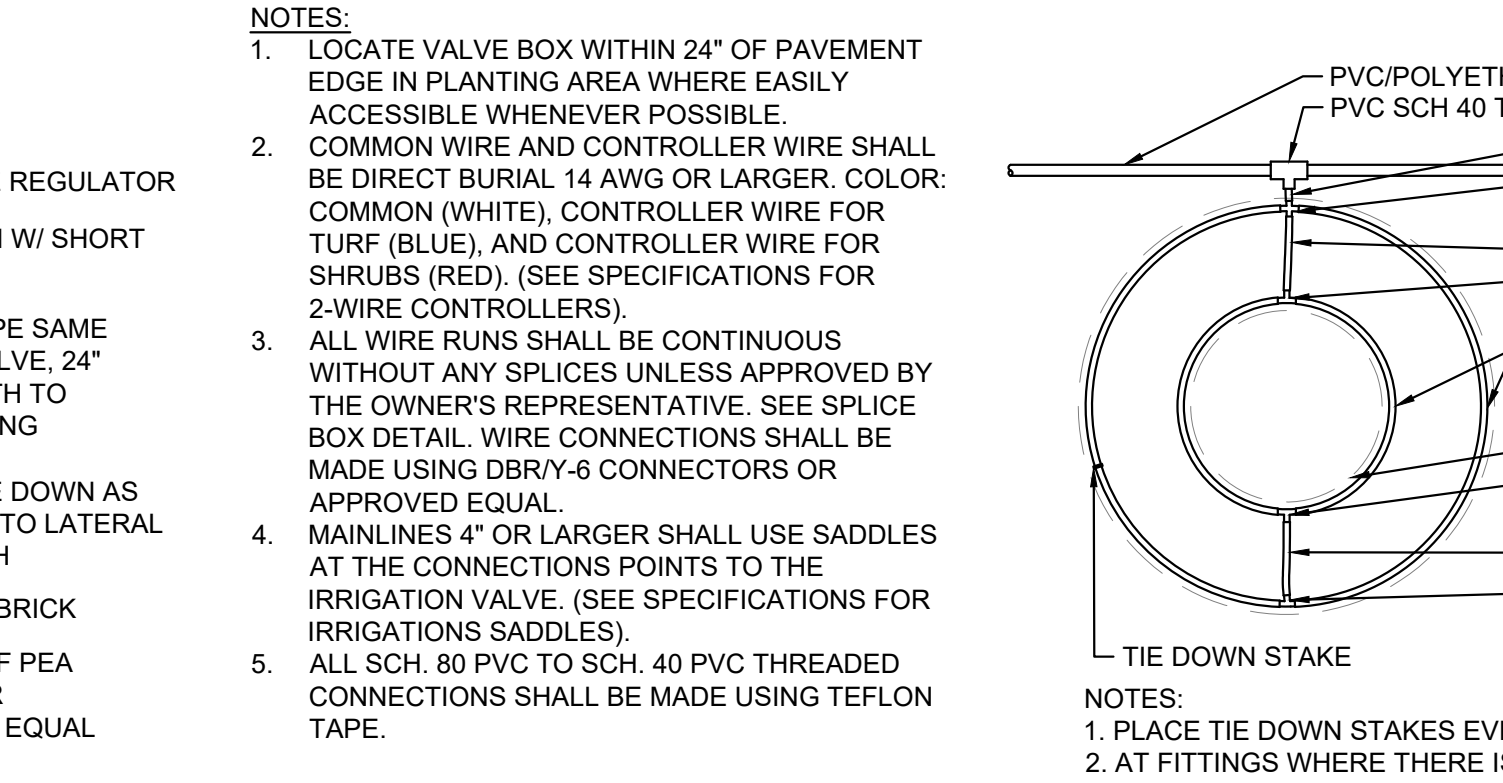
4 WIRE CONNECTION
NTS MS-STD-IRR-10



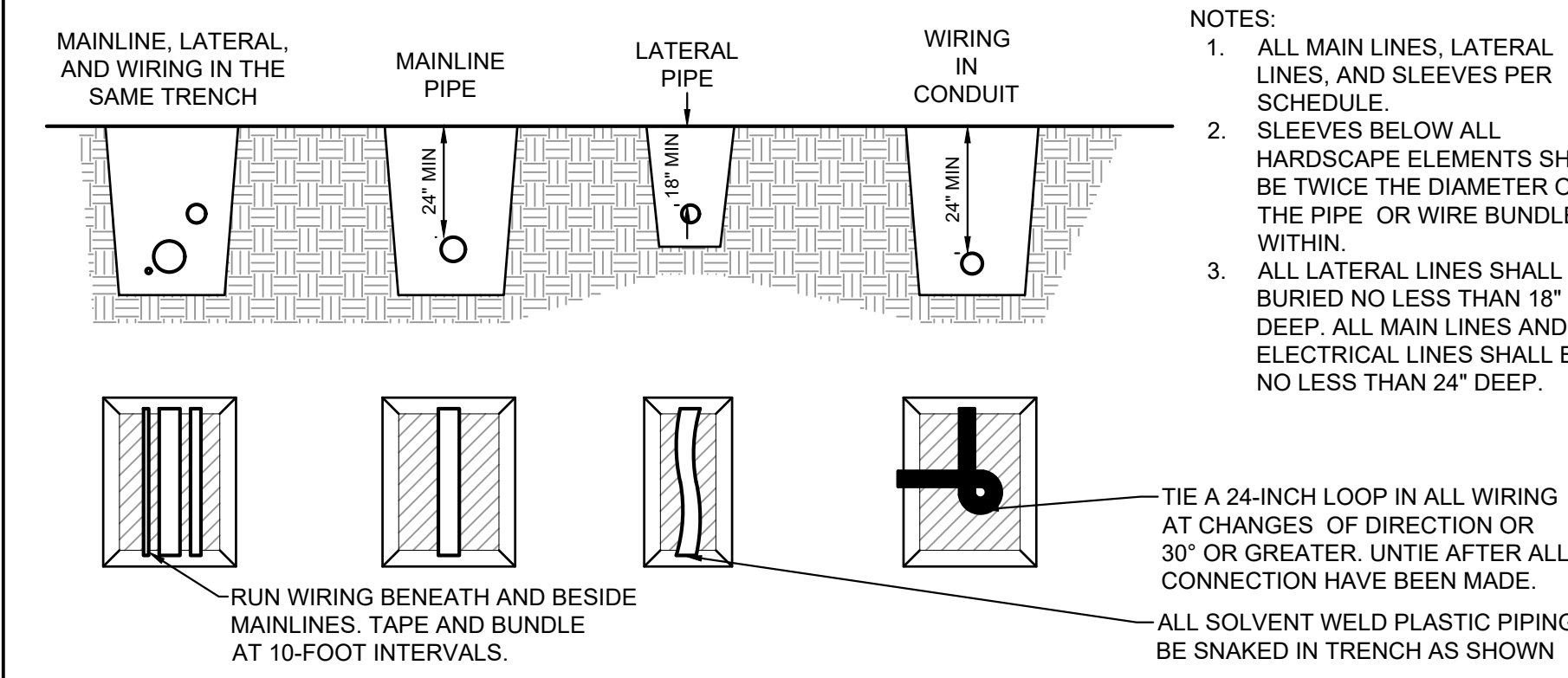
5 DRIP EMITTERS
NTS MS-STD-IRR-09



6 AUTOMATIC CONTROL VALVE
NTS



7 TREE DRIP RING
NTS MS-STD-IRR-05



8 IRRIGATION PIPE & WIRE TRENCHING
NTS MS-STD-IRR-06

- NOTES:
- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER SCHEDULE
 - INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER
 - ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR-Y6 CONNECTORS OR APPROVED EQUAL.
 - SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
 - VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
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PHONE: (719) 575-0100
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OWNER/DEVELOPER:
G LIGHT EQUITY
5025 BOARDWALK DR. STE 2507
COLORADO SPRINGS, CO 80919
(719) 310-6228

APPROVAL:

VICINITY MAP:
GARDEN OF THE GODS RD
HIGH TECH HWY
CANTONMENT RD
EXIT

PROJECT:
**CENTENNIAL BLVD TOWNHOMES
CONDITIONAL USE DEVELOPMENT
PLAN
EL PASO COUNTY
JUNE 6, 2022**

REVISION HISTORY:

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4	8/1/23	PER CITY COMMENTS	BP

DRAWING INFORMATION:
PROJECT NO: 22-1258-002
DRAWN BY: BTP
CHECKED BY: AJP
APPROVED BY: AJP

**IRRIGATION NOTES
AND DETAILS**

FILE LOCATION: I:\STY\PROJECTS\22-1258-002-4113-CENTENNIAL MULTI-FAMILY 1500 CADD\504 PLAN SET DEVELOPMENT PLAN\IR01.DWG

CRITICAL ANALYSIS

Generated: 2023-07-31 13:02

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Elevation Change: 1.00 ft
Service Line Size: 1"
Length of Service Line: 20 ft
Pressure Available: 58 PSI

DESIGN ANALYSIS
Maximum Station Flow: 10.9 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 7.3 GPM

Critical Station: 3
Design Pressure: 30 PSI
Friction Loss: 1.56 PSI
Fittings Loss: 0.16 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.9 PSI
Pressure Req. at Critical Station: 33.6 PSI
Loss for Fittings: 0.47 PSI
Loss for Main Line: 4.71 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.5 PSI
Loss for Master Valve: 0.2 PSI
Loss for Water Meter: 0.79 PSI
Critical Station Pressure at POC: 52.3 PSI
Pressure Available: 58 PSI
Residual Pressure Available: 5.72 PSI

ZONING: R5
SINGLE-FAMILY
RESIDENTIAL

ZONING: PBC P CU
MERCHANDISING

ZONING: PUD SS
MULTI-FAMILY
RESIDENTIAL

ZONING: R5
SINGLE-FAMILY
RESIDENTIAL

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
T	HUNTER MP CORNER PROS-04-PRS30-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS30 BODY.	30
M L O	HUNTER MP1000 PROS-04-PRS30-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	30
K G	HUNTER MP2000 PROS-04-PRS30-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	30

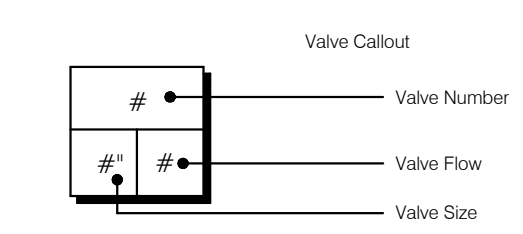
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	RAIN BIRD XCZ-100-PRF 1" MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM.
P	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.
TR	TREE RING: RAIN BIRD XF SERIES DRIPLINE 2 DRIPLINE RINGS USING 18" EMITTER SPACING @ 0.9 GPH, 12" SPACING FROM TRUNK TO FIRST RING, 30" SPACING FROM TRUNK TO SECOND RING
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC (2) SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (1 assigned to each #1 CONT. plant) 1.0 GPH emitters (2 assigned to each #5 CONT. plant)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
W	RAIN BIRD PESB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
MV	RAIN BIRD EFB-CP 1" 1", 1-1/4", 1-1/2", 2" BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE.
BF	WATTS U009 1" REDUCED PRESSURE BACKFLOW PREVENTER
C	RAIN BIRD ESP4ME WITH (1) ESP-SM3 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.
M	IRRIGATION METER 1"

IRRIGATION LATERAL LINE: POLYETHYLENE PIPE SDR-7 1"

IRRIGATION MAINLINE: PVC SCHEDULE 40 1"

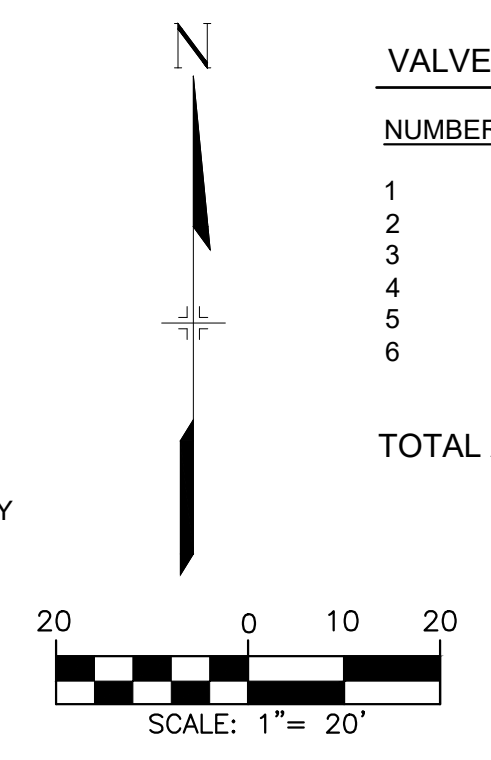
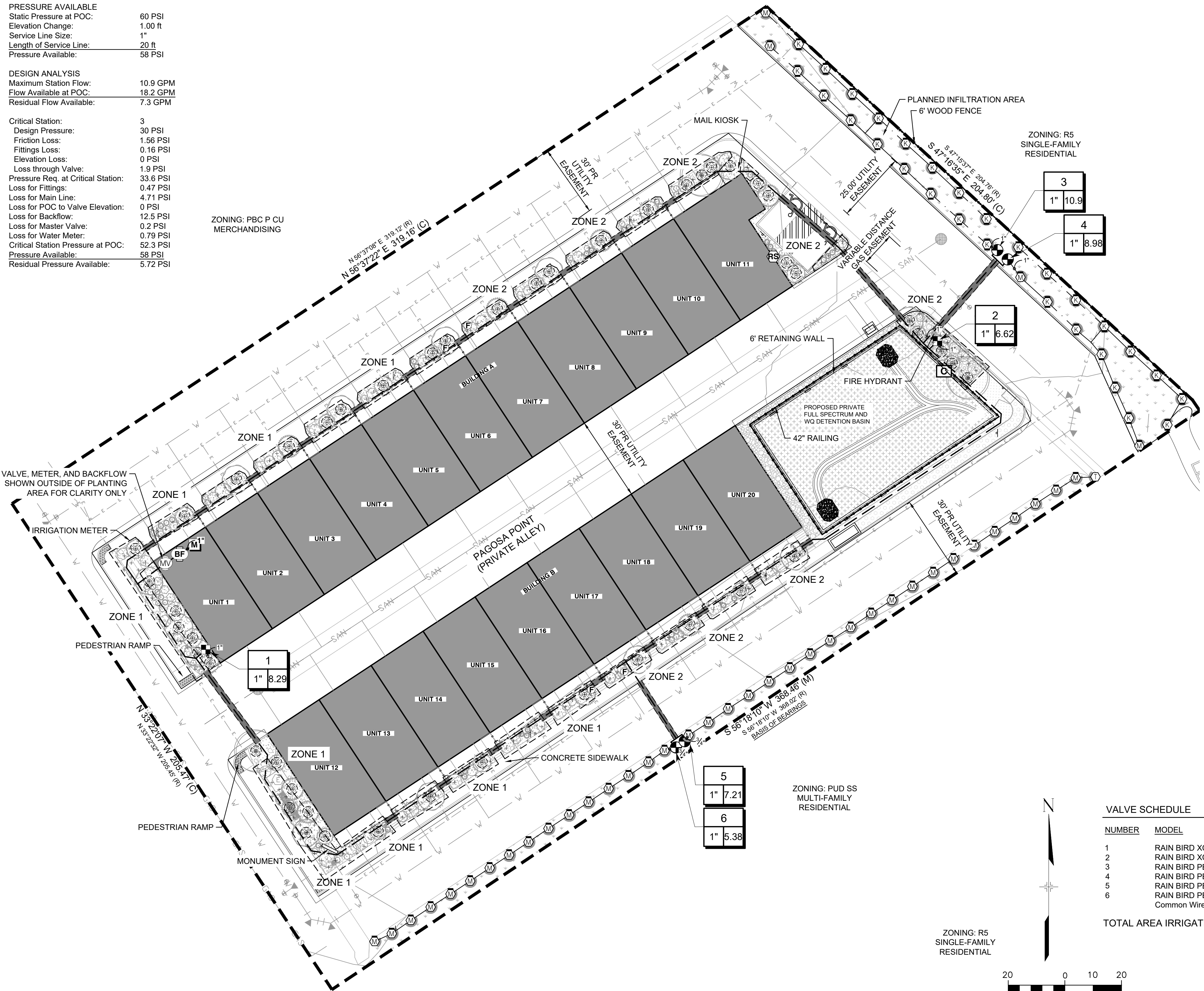
PIPE SLEEVE: PVC CLASS 200 SDR 21



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	8.29	421.1	17.4	31.2	0.27 in/h
2	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	6.8	46.5	16.3	30.9	0.39 in/h
3	RAIN BIRD PESB	1"	TURF ROTARY	10.9	89.8	33.6	52.2	0.64 in/h
4	RAIN BIRD PESB	1"	TURF ROTARY	8.98	90.4	32.8	49.6	0.56 in/h
5	RAIN BIRD PESB	1"	TURF ROTARY	7.21	240.6	32.7	47.7	0.44 in/h
6	RAIN BIRD PESB	1"	TURF ROTARY	5.38	240.6	32.1	46.1	0.45 in/h
	Common Wire				935.0			

TOTAL AREA IRRIGATED: 11,439 SF



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

OWNER/DEVELOPER:
G LIGHT EQUITY
5025 BOARDWALK DR. STE 2507
COLORADO SPRINGS, CO 80919
(719) 310-6228

APPROVAL:

VICINITY MAP:

PROJECT:
**CENTENNIAL BLVD TOWNHOMES
CONDITIONAL USE DEVELOPMENT
EL PASO COUNTY
JUNE 6, 2022**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	8/15/2022	PER CITY COMMENTS	AV
2	10/12/2022	PER CITY COMMENTS	AV
3	4/27/2023	PER CITY COMMENTS AND CLIENT REVIEW	BP
4	8/1/23	PER CITY COMMENTS	BP

DRAWING INFORMATION:
PROJECT NO: 22-1258.002
DRAWN BY: BTP
CHECKED BY: AJP
APPROVED BY: AJP

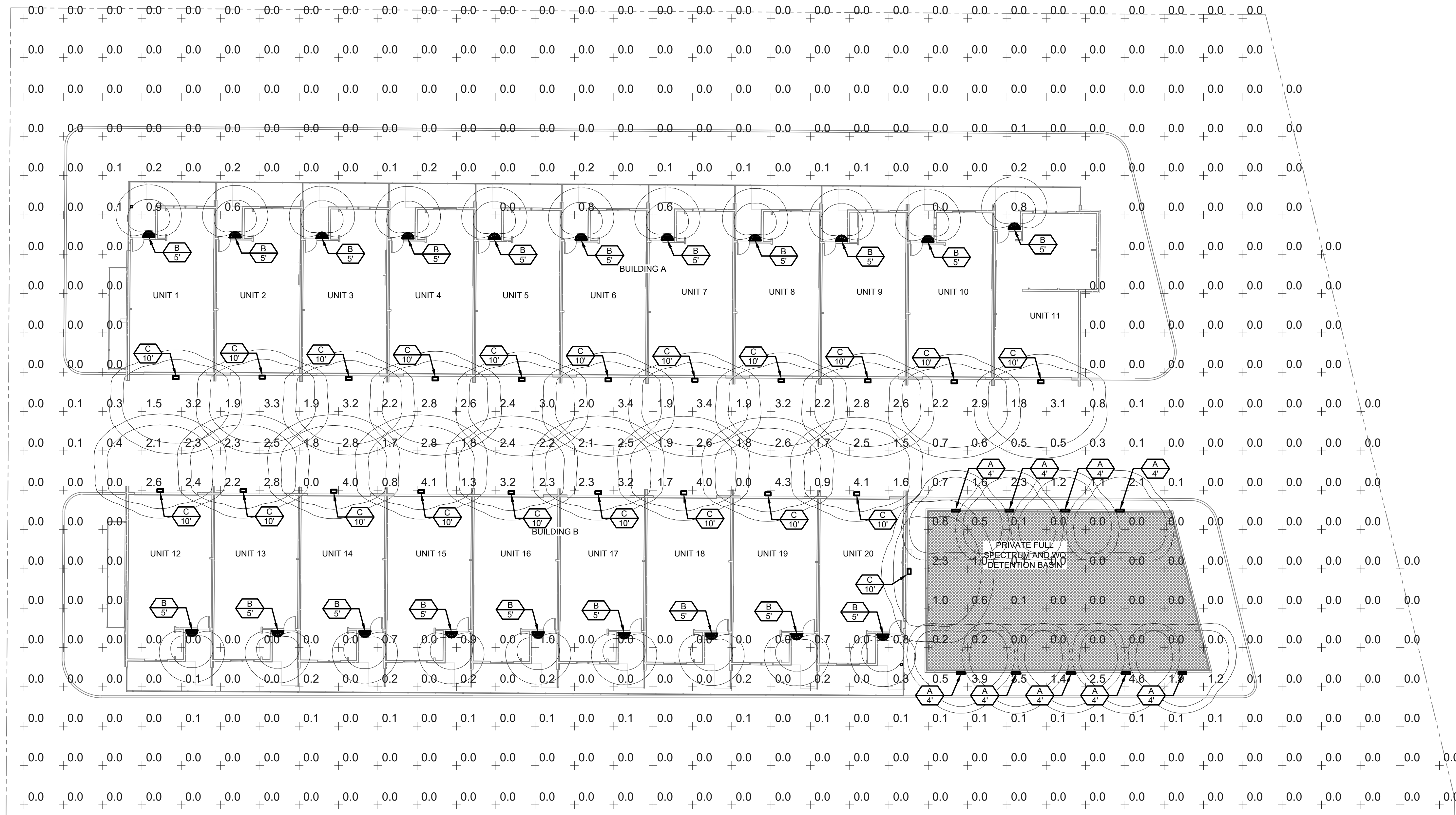
IRRIGATION PLAN

IR02
SHEET 10 OF 14

FILE LOCATION: I:\STY\PROJECTS\22-1258.002-4113-CENTENNIAL MULTI-FAMILY\500-CDD\504-PLAN SET\SIDE DEVELOPMENT PLAN\IR02.DWG

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		9	Lithonia Lighting	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49	
	B		20	Lithonia Lighting	OLCS 8 DDB	OUTDOOR CAST SCONCE W/DR3 FROSTED LENS; BROWN	1	470	1	8.93	
	C		21	Lithonia Lighting	WDGE1 LED P1 27K 90CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 2700K, 90CRI, VISUAL COMFORT FORWARD OPTIC	1	967	1	10.0002	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.4 fc	4.6 fc	0.0 fc	N/A	N/A



GENERAL NOTES:

PER CITY CODE SECTION 7.4.102.D, CALCULATIONS ARE PERFORMED AND ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE OR FIXTURE IS CHANGED.

SITE PLAN PHOTOMETRICS
SCALE: 1/16" = 1'-0"

REVISIONS		
DATE	FOR	

51LEC INC.
31 NORTH TEJON ST, SUITE 304
COLORADO SPRINGS, CO 80903
FIFTYONEC.COM
T 719.368.7394

TDG Architecture
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.6641 (Phone)
719.623.6643 (Fax)

**NEW DWELLING DEVELOPMENT
TOWNHOMES ON CENTENNIAL**
PHOTOMETRICS
4113 CENTENNIAL BLVD.
COLORADO SPRINGS, CO


PHOTOMETRICS PLAN

DATE: 08/16/2022
DRAWN BY: NSC/JLV
CHECKED BY: AIS
PROJECT NO: 5136-22-04
SHEET NO:

PLOT DATE: 07/20/23 10:07 AM BR: NSCA PROJ: FILE: P:\Terminal Design Group\National Park Townhomes\Electrical\Photometrics\National Park Townhomes - Photometrics.dwg

FILE: P:\Terminal Design Group\Visuals\Pack_Tombstones - Photometrics.dwg
 BR: NADA
 PLOT DATE: 07/20/23 10:07 AM
 PROJECT: 5136-22-04

WPX LED Wall Packs



Specifications

Luminaire	Height (H)	Width (W)	Depth (D)	Side (Cord) Location	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	A, B	6.1 lbs (2.8 kg)
WPX2	9.1" (23.1 cm)	12.3" (31.3 cm)	4.1" (10.5 cm)	A, B	8.2 lbs (3.7 kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	3.5" (8.9 cm)	A, B	11.0 lbs (5.0 kg)

Ordering Information

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	3000K	120V	None	Dark Bronze
WPX1 LED P2	4000K	240V	Emergency battery backup, EEC compliant (4W, 0°C min)	White
WPX2 LED	5000K	5000K	Emergency battery backup, EEC compliant (4W, 20°C min)	Black
WPX3 LED	5000K	5000K	Emergency battery backup, EEC compliant (4W, 20°C min)	PhotoCell

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

Features & Specifications
INTENDED USE — The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 200W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for 40°C to 104°C.

CONSTRUCTION — WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated and sealed against moisture or environmental contaminants.

ELECTRICAL — Light engine configurations consist of high-efficacy LEDs and LED luminaire maintenance of 100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 90. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection. Note: WPX1 LED P1 package comes with a standard surge protection rating of 5.5kV. It can be ordered with optional 6kV surge protection. All photo-cell (PE) operate on MVOLT (120V - 277V) input.

Notes: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output to dim the luminaire.

Notes: 1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 5.5kV surge protection standard. Add SPDOxV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPDOxV DDBXD
2. Battery pack options only available on WPX2 and WPX3.
3. Battery pack options not available with 347V and PE options.

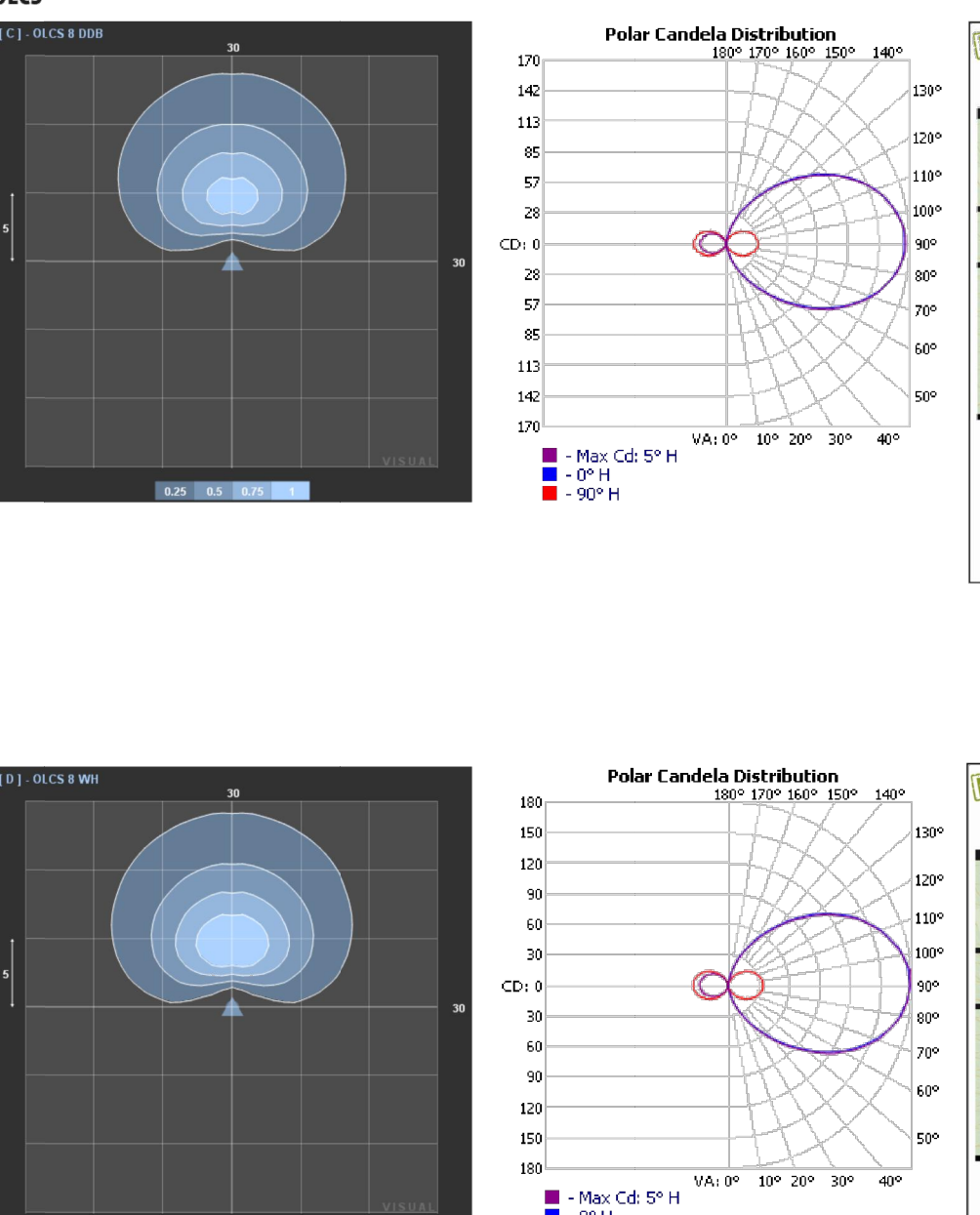
Notes: 1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 5.5kV surge protection standard. Add SPDOxV option to get WPX1 LED P1 with 6kV surge protection. Sample nomenclature: WPX1 LED P1 40K MVOLT SPDOxV DDBXD
2. Battery pack options only available on WPX2 and WPX3.
3. Battery pack options not available with 347V and PE options.

Notes: 1. Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

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OLCS Outdoor LED Cast Scone

PHOTOMETRIC DIAGRAMS
To see complete photometric reports or download .ies files for this product, visit www.lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards.



OLCS 81CS 8000

Light Output (Lumens)	461
Watts	8.9
Lumens per Watt (Efficiency)	52
Color Accuracy (CRI, Ra)	83
Light Color (CCT)	4000K (Bright White)
Beam Angle	40°

OLCS 81CS 8000

Light Output (Lumens)	513
Watts	8.9
Lumens per Watt (Efficiency)	58
Color Accuracy (CRI, Ra)	83
Light Color (CCT)	4000K (Bright White)
Beam Angle	40°

Options:
E4WH1 Emergency battery backup, Certified in CA Title 20 MAEDRS (4W, 0°C min)
PE* PhotoCell, Button type
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMS 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
ICE Beam condenser entry for back box (PB9W), total of 4 eye points.
BAA Buy American/CA Act Compliant

Accessories:
WEDGE1SRM DDBXD WEDGE1SRM surface-mounted back box (specify finish)
WEDGE1SRM DDBXD WEDGE1SRM surface-mounted back box (specify finish)

Notes:
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance
Data references the extrapolated performance projections in a 25°C ambient, based on 60,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Luminaire Maintenance Factor	>0.94	>0.92	>0.90

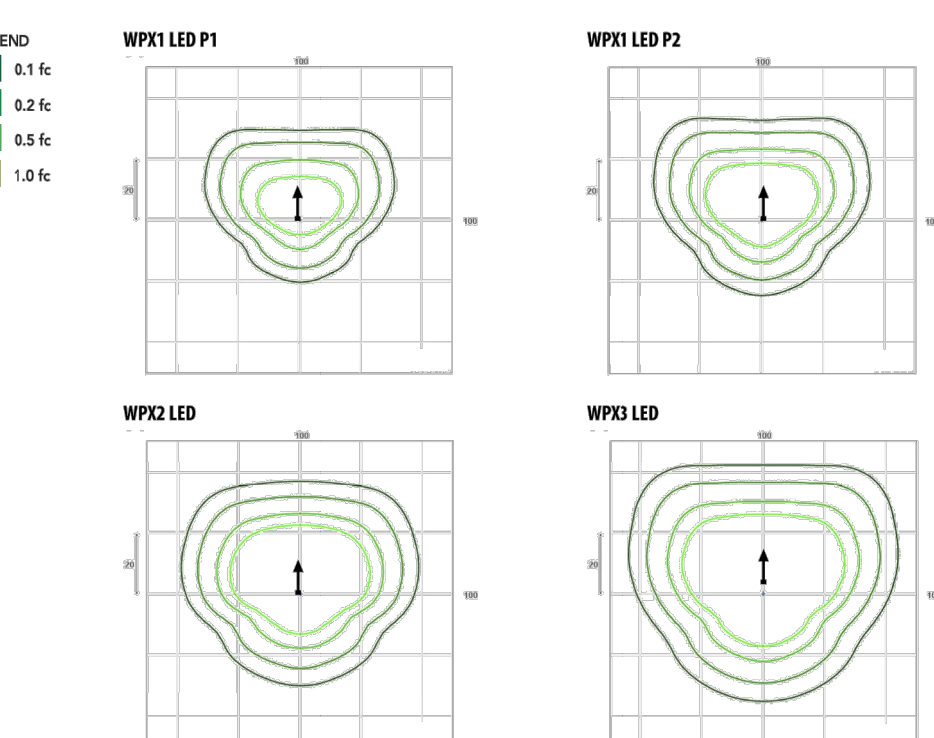
HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPA Input Power
WPX1 LED P1	150W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Emergency Egress Battery Packs
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Control Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT E4WH DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT E14WC DDBXD

Photometric Diagrams
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



LEGEND
0.1 fc
0.2 fc
0.5 fc
1.0 fc

Mounting Height = 12 Feet.

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WDGE1 LED Architectural Wall Scone

Specifications
Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (without options)

WDGE LED Family Overview

Luminaire	Standard Eff. @ 0°C	Cold Eff. @ -20°C	Series	P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	—	—	1,200	2,000	—	—	—	—
WDGE2 LED	10W	18W	Standard / n/light	1,200	2,000	3,000	4,500	6,000	—
WDGE3 LED	15W	18W	Standard / n/light	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	—	—	Standard / n/light	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K	2700K	80CRI	80CRI	VF
	P2	30K	3000K	90CRI	90CRI	VF
		35K	3500K	—	—	—
		40K	4000K	—	—	—
		50K	5000K	—	—	—

Options:
E4WH1 Emergency battery backup, Certified in CA Title 20 MAEDRS (4W, 0°C min)
PE* PhotoCell, Button type
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)
DMS 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
ICE Beam condenser entry for back box (PB9W), total of 4 eye points.
BAA Buy American/CA Act Compliant

Accessories:
WEDGE1SRM DDBXD WEDGE1SRM surface-mounted back box (specify finish)
WEDGE1SRM DDBXD WEDGE1SRM surface-mounted back box (specify finish)

Notes:
1. 50K not available in 90CRI.
2. 347V not available with E4WH, DS or PE.
3. E4WH not available with PE or DS.
4. PE not available with DS.
5. Not qualified for DLC. Not available with E4WH.

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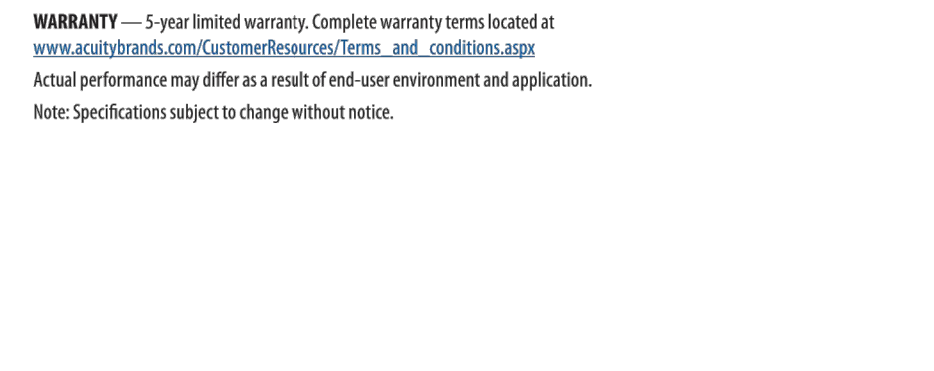
OLCS 8 DDB

Features & Specifications
INTENDED USE — The OLCS provides years of maintenance-free general illumination for residential and commercial outdoor applications such as walkways, doorways/entrances, columns, and stairways.
CONSTRUCTION — Rugged cast-aluminum housing is protected by a fluoropolymer powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Polycarbonate LED lens covers protect LEDs.
OPTICS — 48 high-performance LEDs produce up to 513 lumens and maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.) White polycarbonate diffuser provides a soft white light at 4000K CCT.
ELECTRICAL — Fixture operates at 120 volts, 60 Hz.
Standard Input = 8.9 Watts
Operating temperature: -30°C to 40°C.
Amp @ 120V = .076
Surge protection = 2.5kV.
INSTALLATION — Mounts easily to recessed junction box (by others).
LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations. Designed for wall mounting more than 4' above the ground. Tested in accordance with IESNA LM-79 and LM-80 standards.
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomersResources/terms_and_conditions.aspx. Actual performance may differ as a result of end-user environment and application. Note: Specifications subject to change without notice.

ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times.

Series	Light engines	Color temperature (CCT)	Voltage	Finish
OLCS	8	(blank) 4000K	(blank) 120V	008 Dark bronze WH White

PHOTOMETRIC DIAGRAMS
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting OLCS homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



Notes: 1. Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

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Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Factor	System Watt	Typ. Temp.	120V	208V	240V	277V	347V	1000h @ 0°C	1000h @ 25°C	1000h @ 40°C	50000h @ 0°C	50000h @ 25°C	50000h @ 40°C	100000h @ 0°C	100000h @ 25°C	100000h @ 40°C
P1	10W	VF	1,120	1,112	0	0	0	1,161	116	0	0	0	1,194	119	0	0
		VW	1,122	1,112	0	0	0	1,163	116	0	0	0	1,196	120	0	0
		VF	1,866	1,20	1	0	0	1,872	125	1	0	0	1,925	128	1	0
		VW	1,869	1,20	1	0	0	1,876	125	1	0	0	1,929	128	1	0

Electrical Load

Performance Factor	System Watt	120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	—
	13W	—	—	—	—	0.046
	15W	0.132	0.081	0.072	0.064	—
P2	18W	—	—	—	—	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Options	Std. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers
Use these factors to determine relative lumen output for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Ambient	Relative	Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate Lf, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Luminaire Maintenance Factor	1.0	>0.96	>0.95	>0.91

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REVISIONS

DATE	FOR

51LEC INC.
31 NORTH TEJON ST., SUITE 304
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TDG Architecture
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.6641 (Phone)
719.623.6643 (Fax)

NEW DWELLING DEVELOPMENT TOWNHOMES ON CENTENNIAL
PHOTOMETRICS
4113 CENTENNIAL BLVD.
COLORADO SPRINGS, CO

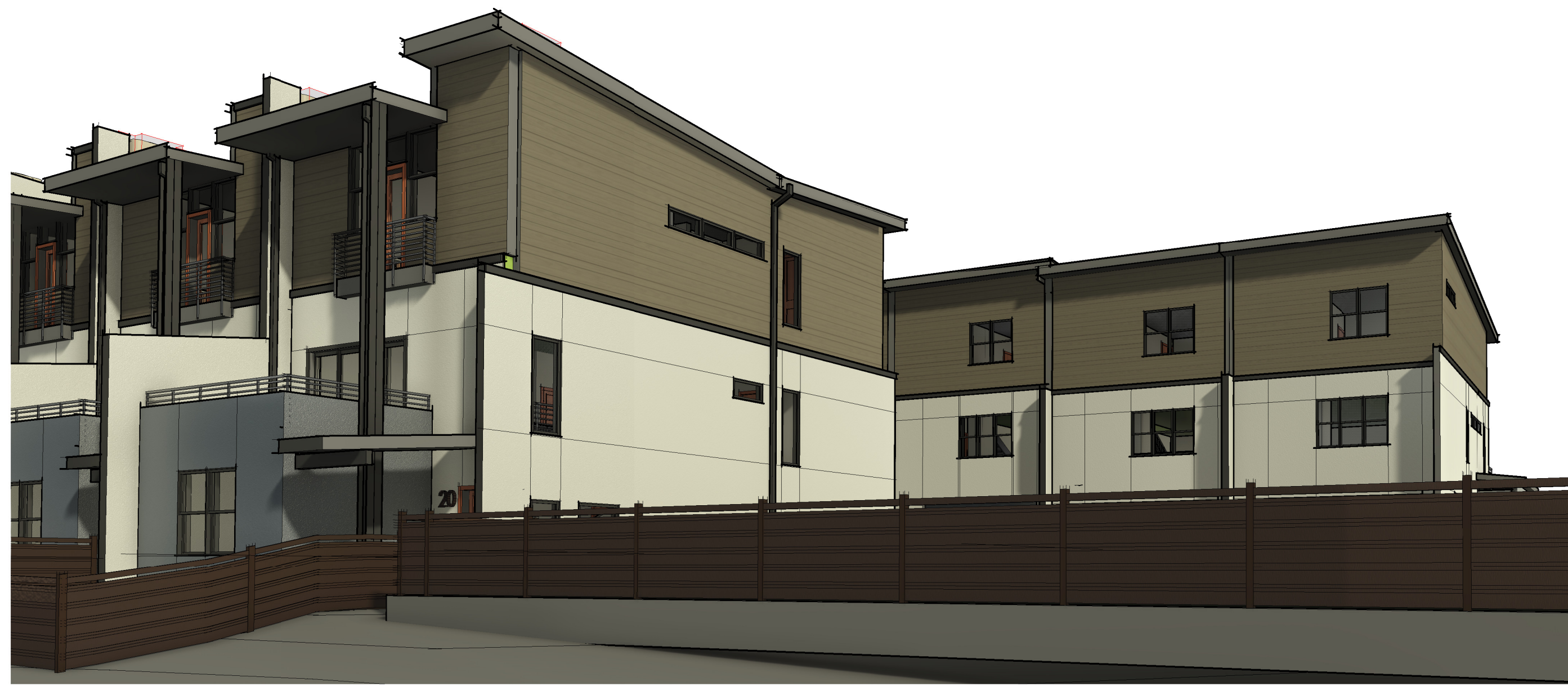
LIGHT FIXTURE SPECIFICATION

DATE: 08/16/2022
DRAWN BY: NSC/JLV
CHECKED BY: AIS
PROJECT NO: 5136-22-04
SHEET NO:

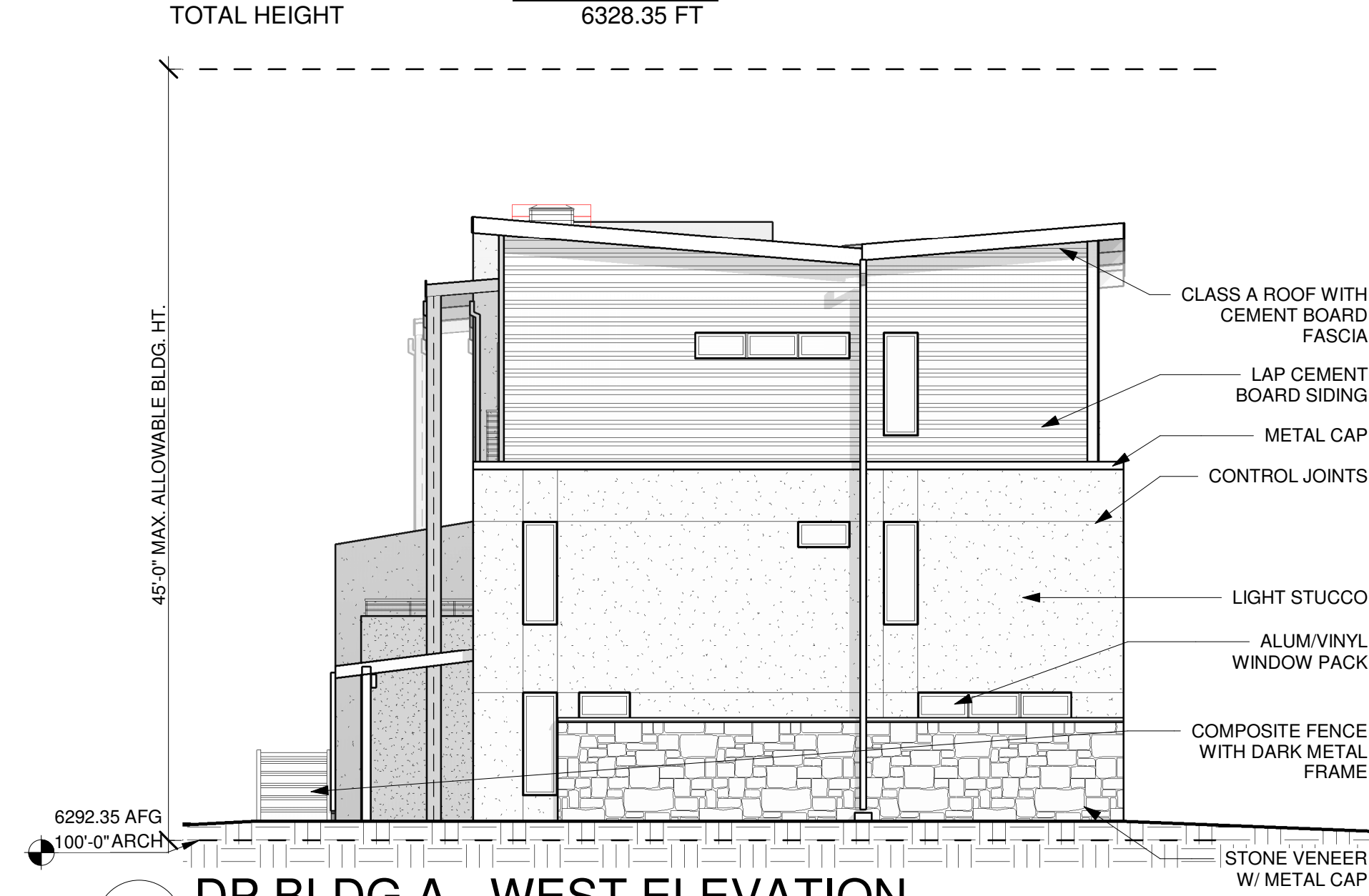
12 OF 14

BUILDING HEIGHT CALCULATION:

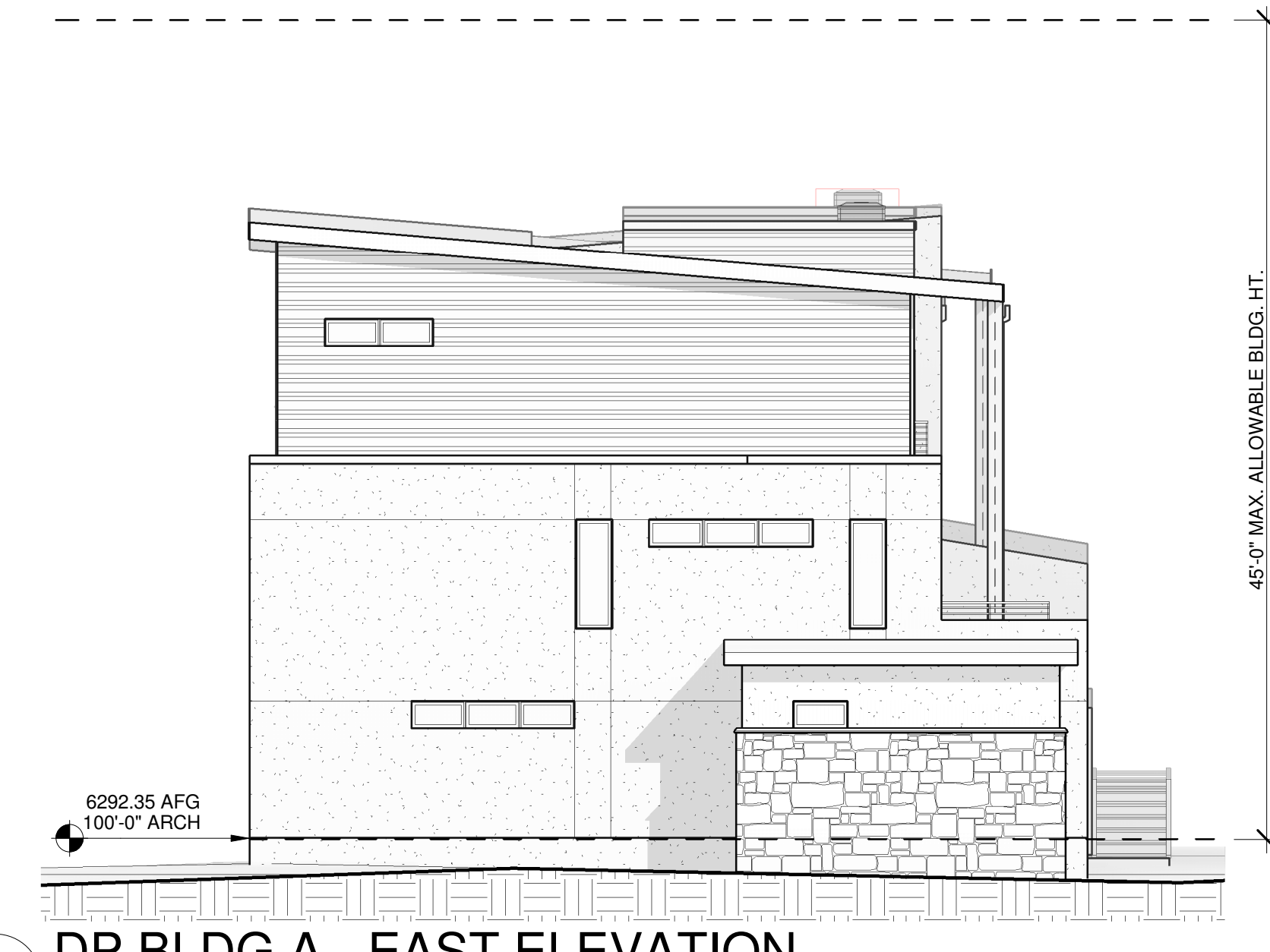
AVG FINISHED GRADE BLDG A	6292.35 FT
BUILDING HEIGHT	+ 36 FT
TOTAL HEIGHT	6328.35 FT



5 VIEW LOOKING NORTHWEST FROM POND



4 DP BLDG A - WEST ELEVATION
1/8" = 1'-0"



3 DP BLDG A - EAST ELEVATION
1/8" = 1'-0"



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



1 DP BLDG A - REAR ELEVATION
1/8" = 1'-0"

SCHEMATIC EXTERIOR ELEVATIONS

TDG Architecture

201 E. Las Animas Street, Ste. 113
CO 80903 (719) 623-5641

TOWNHOMES ON CENTENNIAL

07/20/23

413 CENTENNIAL BLVD.
COLORADO SPRINGS CO 80919

FILE NO. CUDP-22-0014

BUILDING HEIGHT CALCULATIONS

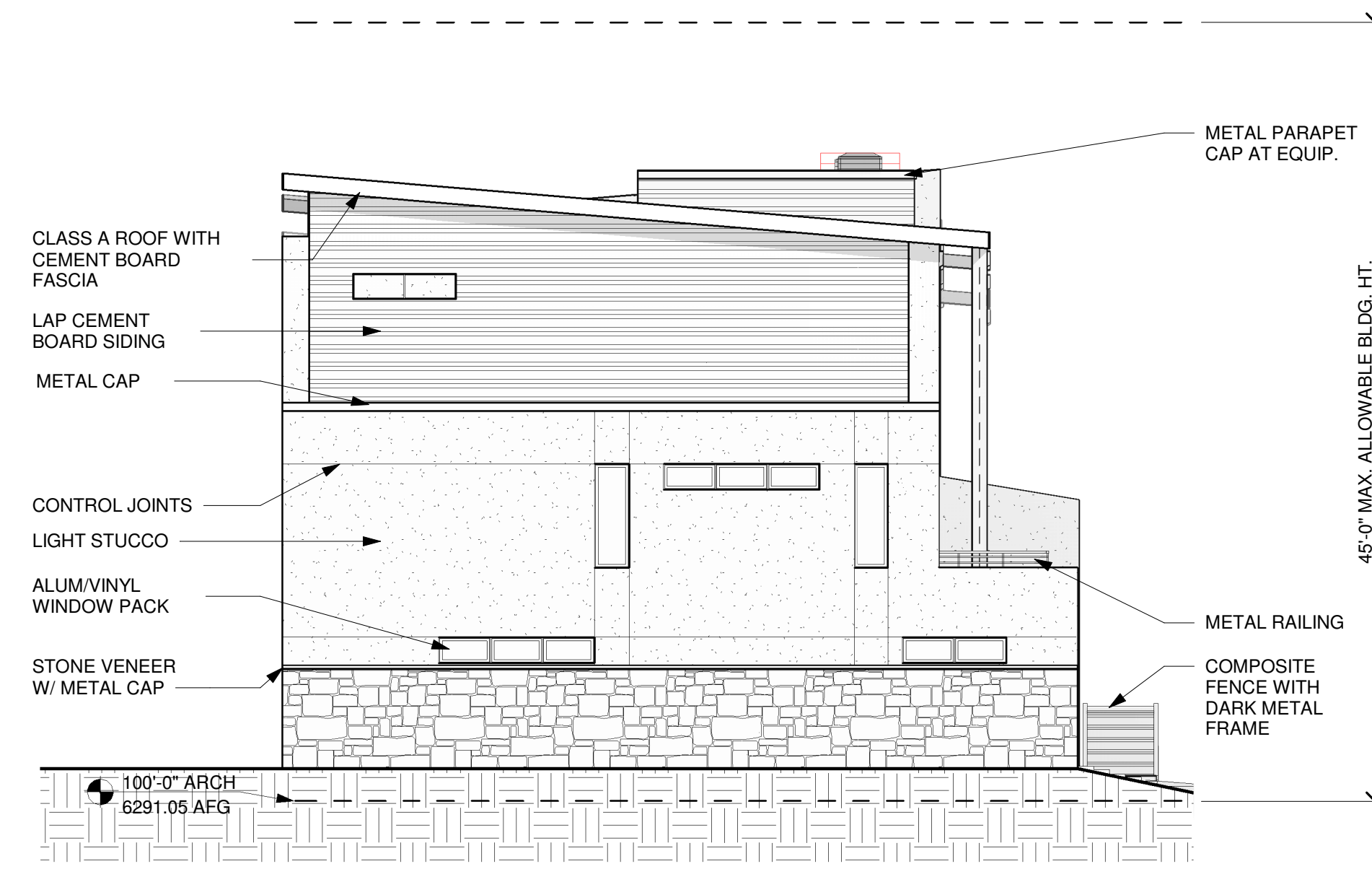
AVG FINISHED GRADE BLDG B	6291.05 FT
BUILDING HEIGHT	+ 36 FT
TOTAL HEIGHT	6327.05 FT

EXTERIOR ELEVATION LEGEND:

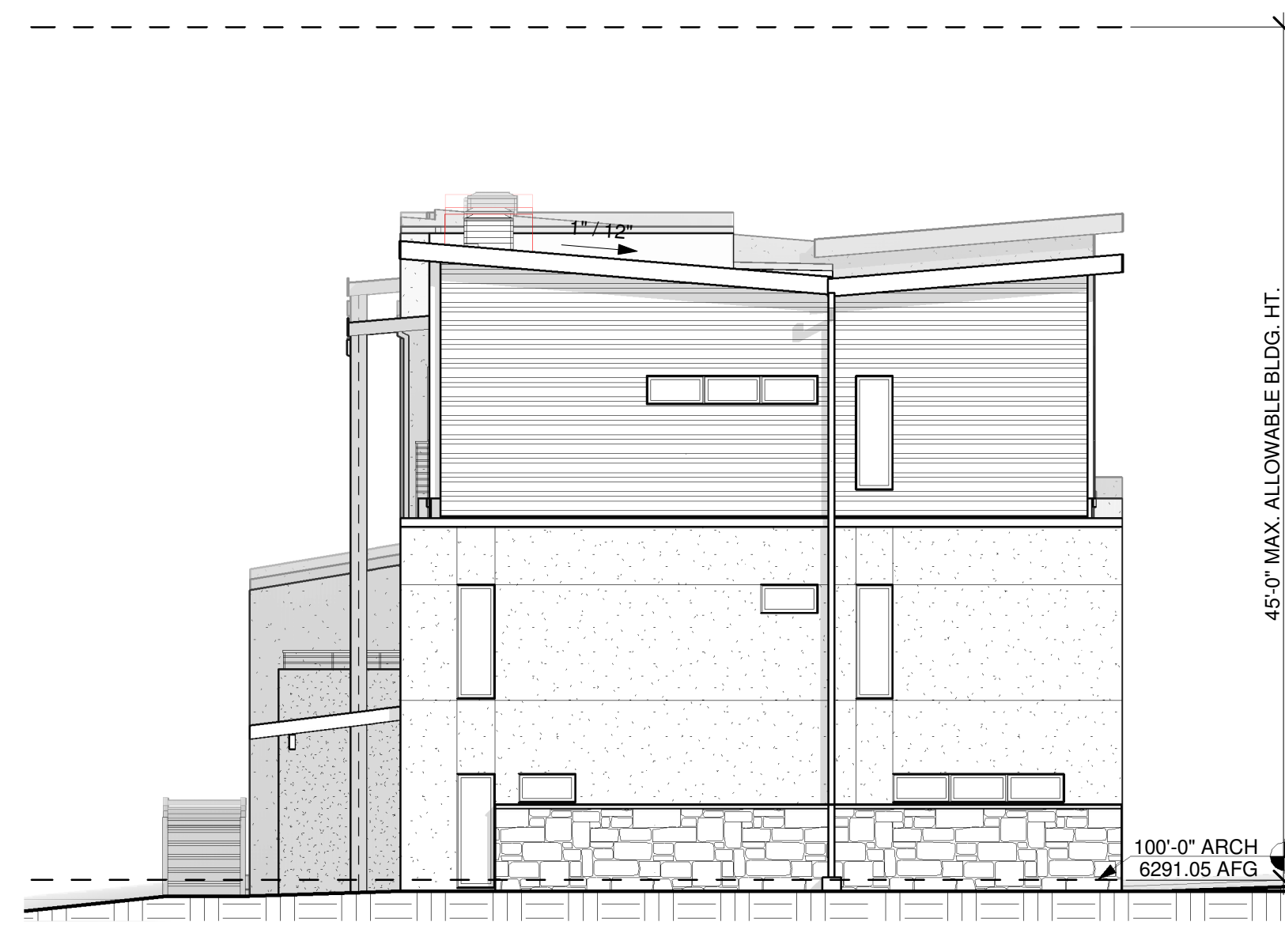
- | NUMBER | DESCRIPTION |
|--------|-------------------------------------|
| 1 | STUCCO WALL FINISH - WARM GREY |
| 2 | COMPOSITE CEMENT BOARD - DARK GREY |
| 3 | MASONRY STONE VENEER - OFFWHITE |
| 4 | COMPOSITE SIDING - MEDIUM WOOD TONE |
| 5 | MEMBRANE ROOFING - MEDIUM TONE |

EXTERIOR ELEVATION GENERAL NOTES:

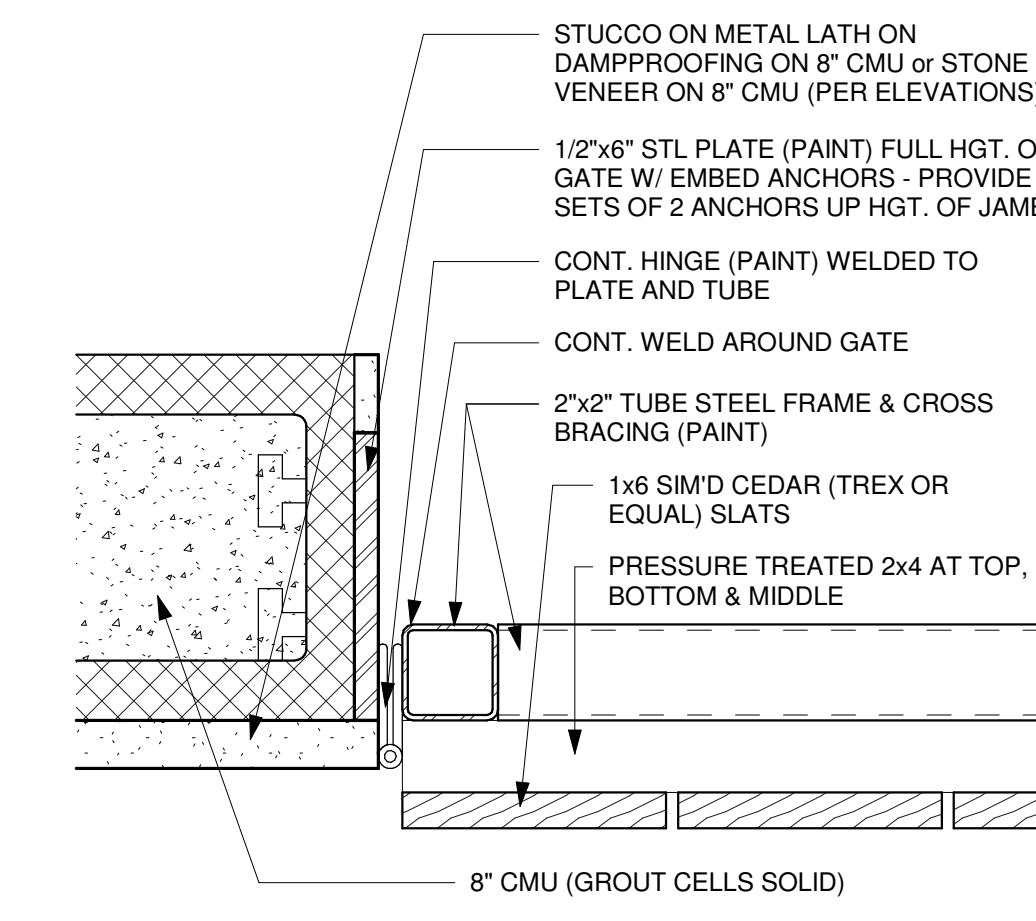
- ALL ELECTRICAL LIGHTING FIXTURES TO BE FULL CUT-OFF FIXTURES, AND OF A DARK FINISH
- ALL ELECTRICAL LIGHTING FIXTURES AT UNIT PATIOS TO BE UP-DOWN DIRECTIONAL, AND OF A DARK FINISH
- ALL MECHANICAL CONDENSING UNITS ARE LOCATED ON THE ROOF AND SCREENED
- ALL LANDSCAPE BOLLARDS TO BE PAINTED SAFETY YELLOW
- ALL GUTTERS & DOWNSPOUTS TO BE PAINTED A DARK FINISH
- ALL RAILINGS TO BE METAL AND PAINTED A DARK FINISH
- ALL FASCIA BOARDS TO MATCH GENERAL TONE OF ROOF
- ALL SIGNAGE UNDER A SEPARATE CONTRACT FOR PERMITTING
- REFER TO ELEVATIONS FOR ELECTRIC UTILITY METER LOCATIONS, SHOWN DASHED



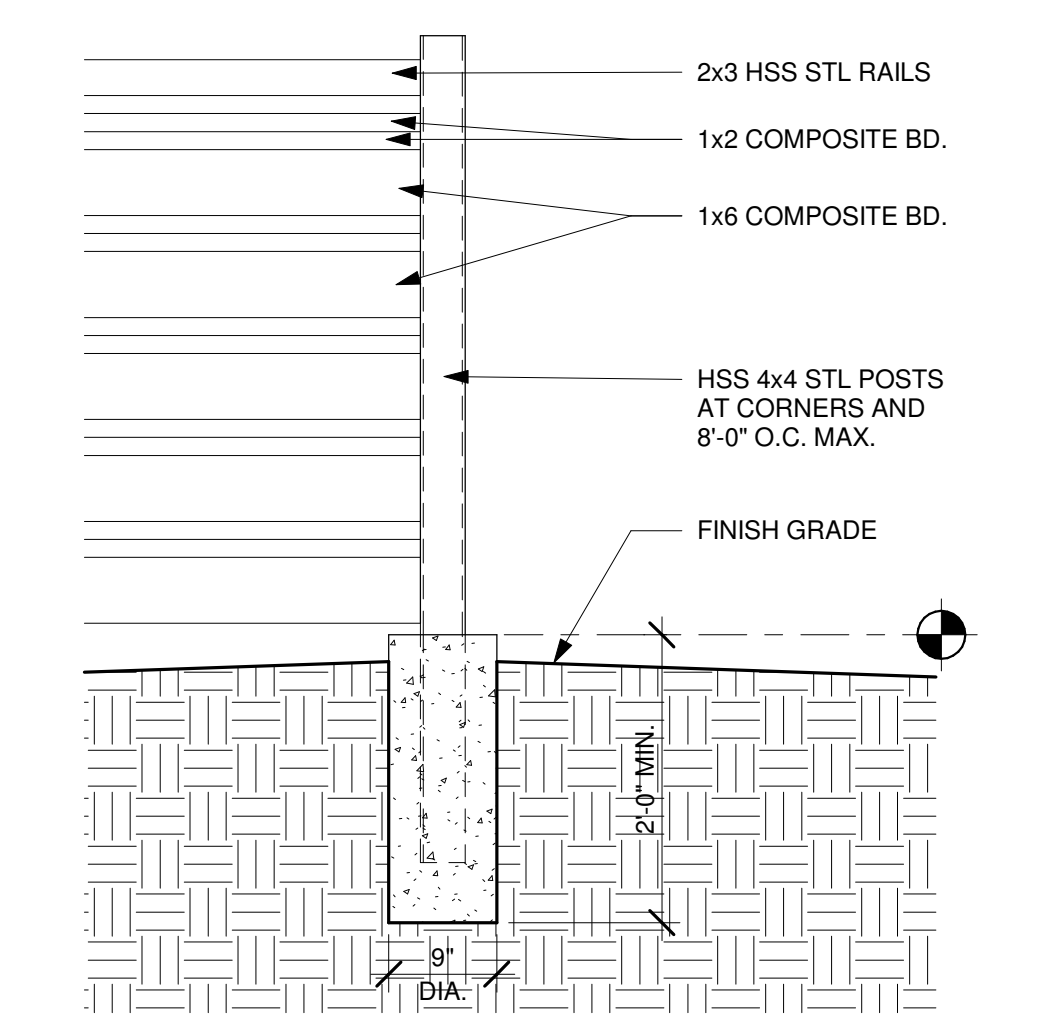
4 DP BLDG B - WEST ELEVATION
1/8" = 1'-0"



3 DP BLDG B - EAST ELEVATION
1/8" = 1'-0"



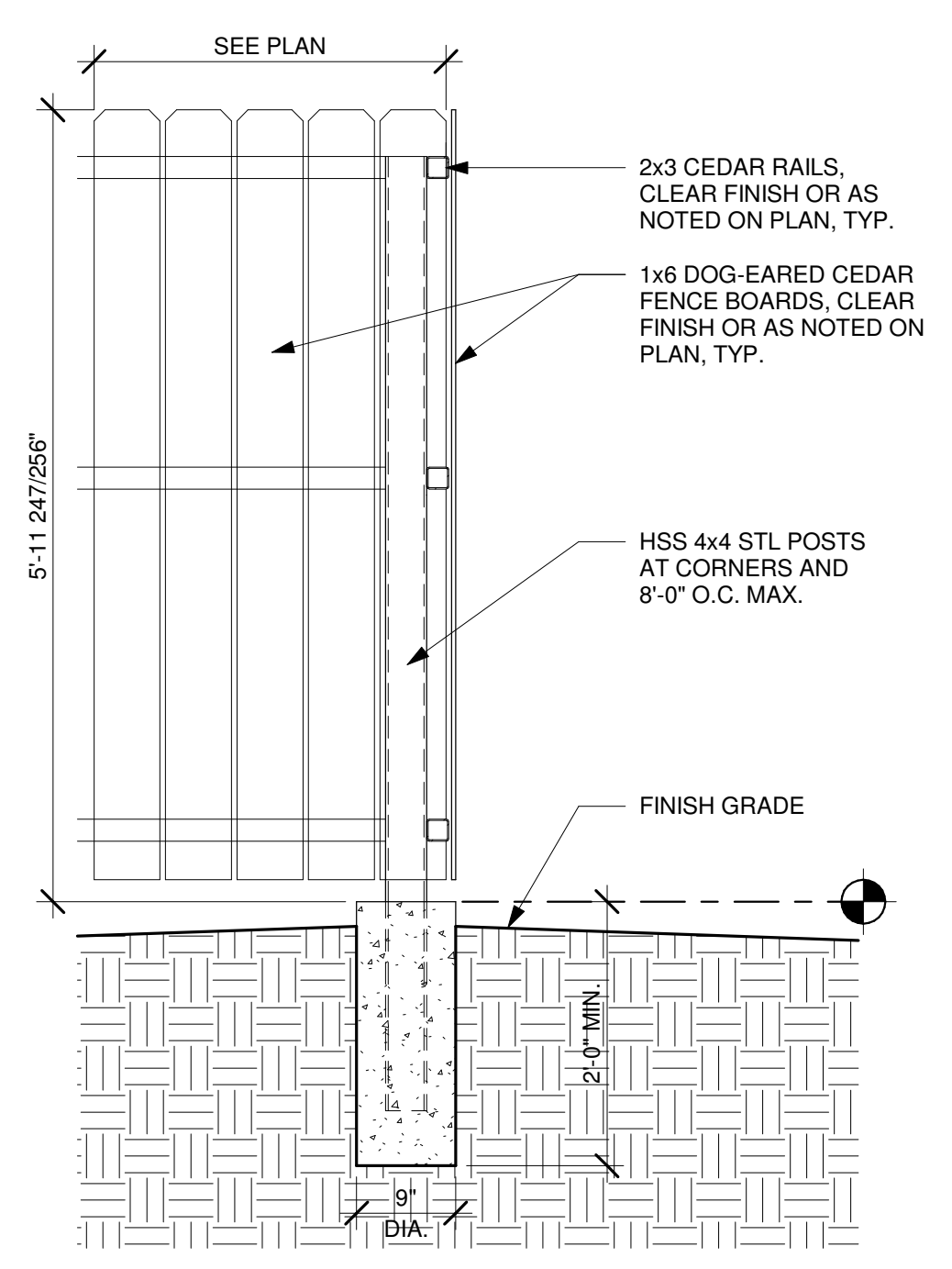
6 GATE HINGE DETAIL
3" = 1'-0"



7 METAL PRIVACY FENCE
3/4" = 1'-0"



2 DP BLDG B - REAR ELEVATION
1/8" = 1'-0"



5 CEDAR FENCE
3/4" = 1'-0"



1 DP BLDG B - FRONT ELEVATION
1/8" = 1'-0"

SCHEMATIC EXTERIOR ELEVATIONS

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TOWNHOMES ON CENTENNIAL

07/20/23

4113 CENTENNIAL BLVD.
COLORADO SPRINGS CO 80919

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