

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

LOT 7: 494,579 SF OR 11.35 ACRES

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, MONUMENTED ON THE WEST END WITH A 2.5" ALUMINUM CAP STAMPED "PLS 30118" AND MONUMENTED ON THE EAST END WITH A 2.5" ALUMINUM CAP STAMPED "UPE&E PLS 11624" AND IS ASSUMED TO BEAR N 89°19'25" E, A FIELD MEASURED DISTANCE OF 2718.83 FEET.

BENCHMARK:

ELEVATIONS ARE BASED UPON FIMS MONUMENT SR04, A 2" FIMS CAP IN CONCRETE VAULT WEST SIDE OF PETERSON ROAD, LOCATED APPROXIMATELY 1850' SOUTH OF THE SUBJECT PARCEL. THE ELEVATION OF SAID BENCHMARK IS 6,525.45, NAVD 88 VERTICAL DATUM.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE N 01°01'08" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 137.2 FEET; THENCE N 88°58'52" E, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°01'07" W, A DISTANCE OF 281.85 FEET; THENCE N 02°27'13" E, A DISTANCE OF 142.71 FEET; THENCE 73.76 FEET ALONG THE ARC OF A 50.25 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 84°05'40", WITH A CHORD THAT BEARS N 48°49'22" E, 67.31 FEET; THENCE S 89°53'03" E, A DISTANCE OF 792.18 FEET; THENCE 108.63 FEET ALONG THE ARC OF A 45.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 138°18'32", WITH A CHORD THAT BEARS N 69°09'04" E, 84.11 FEET; THENCE N 90°00'00" E, A DISTANCE 364.99 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE S 00°45'05" E, ALONG SAID EAST LINE, A DISTANCE OF 497.08 FEET; THENCE N 90°00'00" W, A DISTANCE OF 1,294.06 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 614,489 SQUARE FEET (14.107 ACRES) OF LAND, MORE OR LESS.

PLATTED AS LOT 7, TRACT B, AND TRACT C OF THE WOODMEN E. COMMERCIAL FILING NO. 1.

GENERAL NOTES:

- 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.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION 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 (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.
- ALL "STOP SIGNS" 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.
- A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTS INCLUDING THOSE ATTACHED TO BUILDINGS SHALL BE FULL CUT-OFF FIXTURES AND SHALL ADHERE TO CITY REQUIREMENTS. LIGHTS SHALL UTILIZE HOUSE SIDE SHIELDS WHERE ADJACENT TO RESIDENTIAL LAND USE.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL ROADWAYS ON-SITE WILL BE PRIVATE.
- PUBLIC IMPROVEMENT EASEMENTS SHALL BE DEDICATED AS NECESSARY ON THE FINAL PLAT WHERE SIDEWALKS ARE LOCATED OUTSIDE OF THE RIGHT-OF-WAY.
- NO VARIANCES ARE REQUESTED AT THIS TIME.
- PRIVATE FULL SPECTRUM DETENTION WILL BE PROVIDED ONSITE. ALL STORM SEWER INFRASTRUCTURE SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER/OWNER. REFERENCE THE SRG WOODMEN APARTMENTS FINAL DRAINAGE REPORT FOR ADDITIONAL INFORMATION.
- PRIOR TO EARTHWORK ACTIVITIES COMMENCING ON THE SITE, A GRADING AND EROSION CONTROL PLAN AND REPORT MUST BE APPROVED BY CITY ENGINEERING AND FINANCIAL ASSURANCES MUST BE POSTED.
- THE PARKLAND DEDICATION ORDINANCE (PLDO) IS APPLICABLE TO THIS APPLICATION, AND THE UNITS BEING CREATED RESULT IN A PARK LAND OBLIGATION OF (____) ACRES. FEES IN LIEU OF LAND WILL BE ACCEPTED FOR THIS OBLIGATION; AND WHICH IS NOTED ON ANY FUTURE FINAL MYLAR PLAT; AND COLLECTED AT TIME OF BUILDING PERMIT. THE TOTAL PARKLAND FEE INCLUDES THE PLATTING FEES ASSOCIATED FOR THIS LAND OBLIGATION AMOUNT.
- AN AVIATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "WOODMEN EAST COMMERCIAL CENTER FILING NO. 1" SUBDIVISION PLAT. THE EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC CU 22-00066. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.

CONTACTS:

OWNER/DEVELOPER:
SRG WOODMEN L.P.
1615 PLATTE STREET, 2ND FLOOR
DENVER, CO 80202
(843) 276-5932
CONTACT: DAVID POWERS

ARCHITECT:
KITGY
820 16TH STREET, SUITE 500
DENVER, CO 80202
(303) 825-6400
CONTACT: DERRICK PAUS, AIA

SURVEYOR:
BARRON LAND
2790 N. ACADEMY BLVD, SUITE 311
COLORADO SPRINGS, CO 80917
(719) 360-6827
CONTACT: SPENCER BARRON, PLS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE, SUITE 300
COLORADO SPRINGS, CO 80903
(719) 453-0180
CONTACT: JESSICA MCCALLUM, P.E.

LANDSCAPE ARCHITECT:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
(303) 892-1166
CONTACT: CHRIS MUIR, P.L.A.



APPROX. SCHEDULE OF DEVELOPMENT:

PROJECT START: THIRD QUARTER OF 2026
PROJECT COMPLETION: THIRD QUARTER OF 2028

DATE PREPARED: AUGUST 6, 2025



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

FEMA CLASSIFICATION:

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0533C, DATED 12/07/2018.

OPEN SPACE:

OPEN SPACE REQUIRED: 200 SF PER UNIT = 72,400 SF
OPEN SPACE PROVIDED: 90,726 SF
(PROPOSED OPEN SPACE IS LOCATED IN THE SOUTHEAST CORNER OF THE SITE FOR THE AREA NOT UTILIZED BY THE DETENTION POND, THE LANDSCAPED AREA WEST OF THE LEASING OFFICE, POOL DECK AREA, AND FITNESS CENTER, AND THE LANDSCAPED AREA TO THE EAST AND NORTH OF BUILDING C AND THE LANDSCAPED AREAS NORTH OF BUILDINGS A, B, AND H.)

SITE DATA:

SITE AREA: LOT 7: 494,579 SF OR 11.35 ACRES
TRACT A: 92,768 SF OR 2.13 ACRES
TRACT B: 103,159 SF OR 2.36 ACRES
TRACT C: 11,000 SF OR 0.25 ACRES

ZONING CLASSIFICATION: PBC/AO (CITY FILE NO. CPC ZC 22-00140)

LAND USE: MULTI-FAMILY
JURISDICTION: CITY OF COLORADO SPRINGS
TAX SCHEDULE NO.: 5300000493

BUILDING SETBACKS: FRONT = 25' REAR = 25'
SIDE = 5' (N/A)
LANDSCAPE SETBACKS: NORTH = 10' EAST = 15'
SOUTH = 20' (N/A PER TRACT B) WEST = 20' (N/A PER TRACT C)

CONCEPT PLAN: CPC CP 21-00142
MASTER PLAN: N/A

BUILDING DATA:

BUILDING TYPE: RESIDENTIAL APARTMENT (3-STORY & 4-STORY WITH TUCK-UNDER PARKING)
UNITS: 362 UNITS
DENSITY: 25 UNITS/ACRE

3-STORY & 4-STORY WITH TUCK UNDER PARKING
1 BEDROOM: 158 UNITS
2 BEDROOM: 176 UNITS
3 BEDROOM: 28 UNITS
CLUBHOUSE: 7,863 SF
FITNESS CENTER: 4,671

BUILDING HEIGHT
MAX ALLOWABLE: 45'
*PITCHED ROOFS ALLOW FOR AN ADDITIONAL 5' IN HEIGHT
(REFER TO SHEETS 21-27 FOR SPECIFIC BUILDING ELEVATIONS)

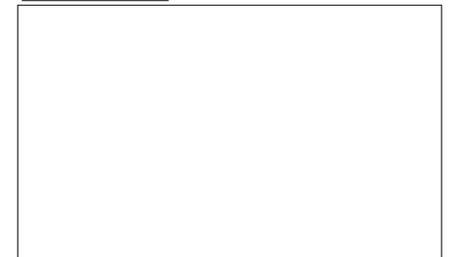
LOT COVERAGE
ALLOWABLE: 40%
PROPOSED: 22%

CSU STANDARD NOTES

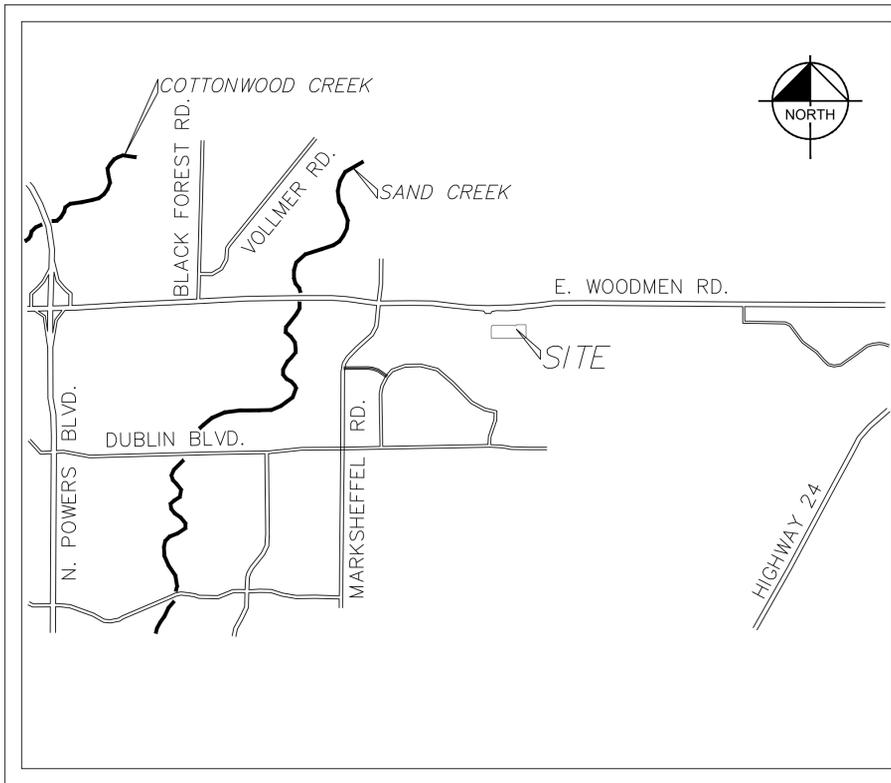
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

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

CITY APPROVAL:



COVER SHEET
SHEET 1 OF 37



VICINITY MAP
NTS

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8	PRELIMINARY GRADING PLAN
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34	SITE PHOTOMETRIC PLAN
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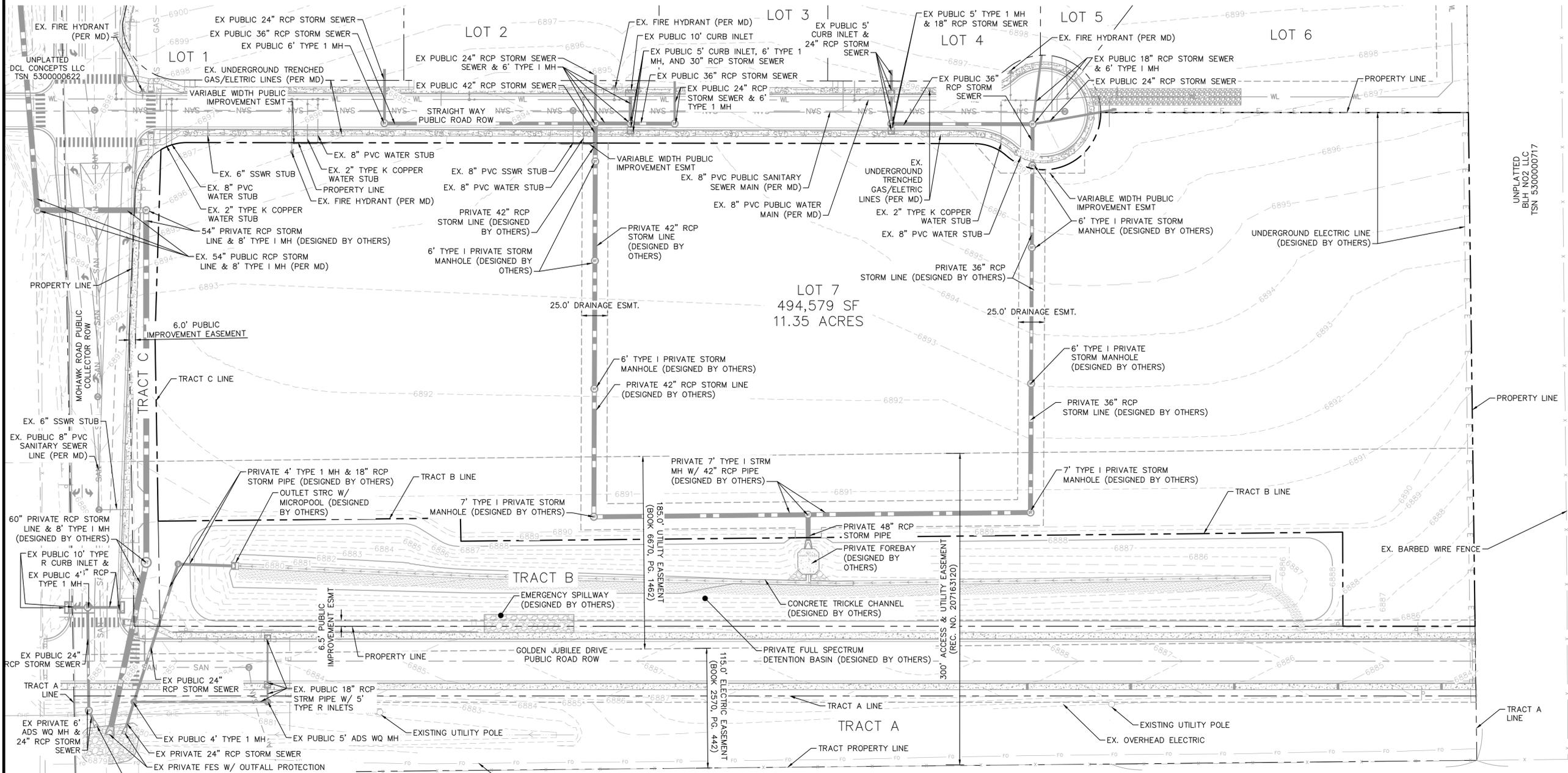
PARKING COUNTS:

USE	SF OR UNITS	PARKING REQUIRED	PARKING PROVIDED
MULTIFAMILY (APARTMENT)	362 UNITS (132 1BD, 196 2BD, 34 3BD)	1 BD: 1.5 SP/UNIT 2 BD: 1.7 SP/UNIT 3 BD: 2.0 SP/UNIT TOTAL: 599	SURFACE PARKING: 300 SP CARPORT PARKING: 163 SP GARAGE PARKING: 168 SP STREET PARALLEL PARKING: 20 SP TOTAL: 651
ACCESSIBLE (INCLUDED IN TOTAL COUNT)		13 TOTAL (INCLUDING 3 VAN ACCESSIBLE)	15 SURFACE TOTAL (14 VAN ACCESSIBLE), 1 SURFACE EV CAPABLE, AND 7 GARAGE TOTAL (4 EV CAPABLE) FOR A GRAND TOTAL OF 22 ADA STALLS
EV		NONE	SURFACE PARKING (EV EXCLUSIVE): 10 SP (1 ADA) CARPORT PARKING (EV EXCLUSIVE): 6 SP TOTAL: 16
SUMMARY			TOTAL PARKING PROVIDED: 651 EV EXCLUSIVE PARKING PROVIDED: 16 STANDARD PARKING REQUIRED: 593 STANDARD PARKING PROVIDED: 635

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



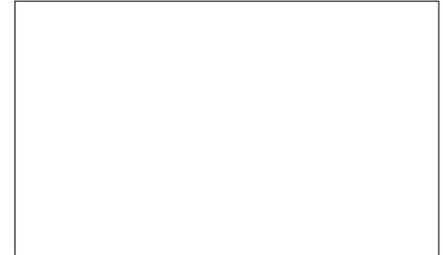
LEGEND

---	---	PROPERTY LINE
---	---	TRACT PROPERTY LINE
---	---	EXISTING EASEMENT
SAN	SAN	EX. SANITARY SEWER LINE
W	W	EX. WATER LINE
GAS	GAS	EX. GAS LINE
---	---	EX. SANITARY STORM LINE
---	---	EX. ELECTRIC LINE
x	x	EX. BARBED WIRE FENCE
OHE	OHE	EX. OVERHEAD ELECTRIC
E	E	EX. UNDERGROUND ELECTRIC
MD	MD	MASTER DEVELOPER
----	----	EXISTING MAJOR CONTOUR
----	----	EXISTING MINOR CONTOUR

GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
2. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
3. 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.
4. LOT 7 SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER/OWNER.
5. ALL INFRASTRUCTURE ONSITE DEFINED AS "DESIGNED BY OTHERS" TO BE BUILT BY LOT 7 DEVELOPER PRIOR TO OR DURING THE LOT 7 DEVELOPMENT. ALL OFFSITE INFRASTRUCTURE BY OTHERS (MASTER DEVELOPER) ASSUMED TO BE EXISTING AT THE TIME OF LOT 7 DEVELOPMENT. REFER TO MASTER DEVELOPER APPROVED CONSTRUCTION DOCUMENTS.

CITY APPROVAL:



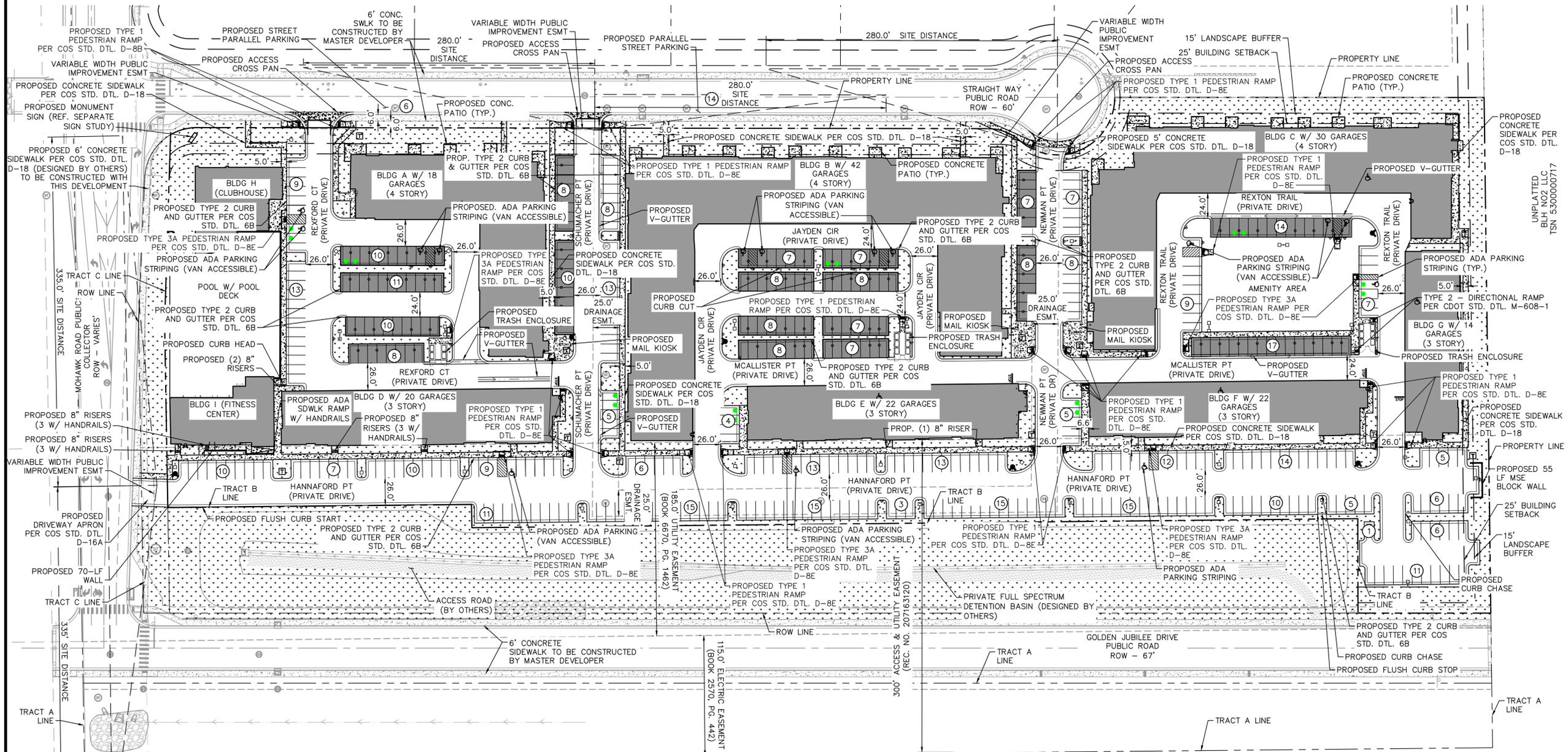
EXISTING CONDITIONS PLAN
SHEET 2 OF 37

Kimley»Horn
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 2 NORTH NEVADA AVENUE, SUITE 900
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



UNPLATTED
BLH NO.2 LLC
TSN 530000717



EV LEGEND

● SHARED SITE EVSE (EV PARKING STALL ONLY)

EV NOTES

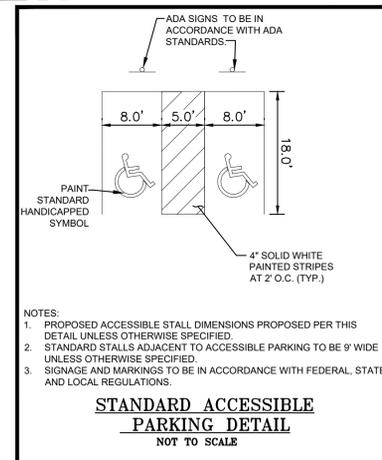
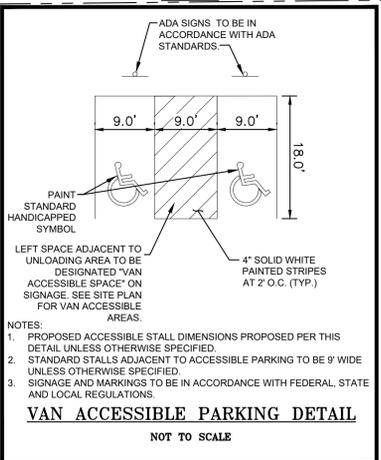
- EV STALL CONDUIT AND WIRE WILL BE INSTALLED TO A JUNCTION BOX WITH FUTURE USE TO BE EV.
- SHARED SITE EVSE - FUTURE CHARGEPOINT DUAL CHARGER (SUCH AS CPF25) TO BE PROVIDED NEAR CLUBHOUSE ENTRANCE AND AT SELECT LOCATIONS ON SITE. PROVIDE CONDUIT AND POWER TO JUNCTION BOX. 8 TOTAL SUPPLIES 16 STALLS.

LEGEND

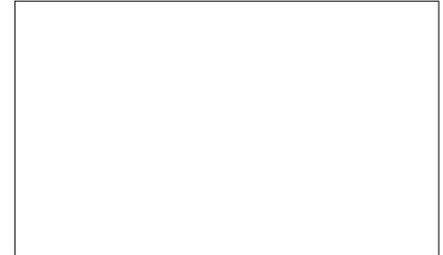
- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- - - PROPOSED UTILITY ESMT
- - - EXISTING UTILITY ESMT
- ▲ SIGHT STOPPING DISTANCE TRIANGLE
- ▨ PROPOSED LANDSCAPING
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED BUILDING
- ▨ PROPOSED ASPHALT
- ▨ PROPOSED CARPORT
- ⊗ PARKING COUNT
- EV PARKING STALL

GENERAL NOTES

- THE DETAILS OF THE SIGNING AND STRIPING WILL BE ASSESSED DURING THE CONSTRUCTION PLAN REVIEW.
- THE MAX ALLOWABLE BUILDING HEIGHT SHALL NOT EXCEED 45' (PROP. ELEVATIONS DETAILED ON SHEETS 11-16).
- 2015 - IFC ACCESS AND LOADING: FACILITIES, BUILDINGS, OR PORTIONS OF BUILDING HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS. (ORDINANCE 18-50, 8.4.105, D102.1)
- ALL INTERNAL DRIVES TO BE PRIVATE.
- MOHAWK ROAD, GOLDEN JUBILEE DRIVE, AND STRAIGHT WAY ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS. OWNER OF LOT 7 TO CONSTRUCT ALL IMPROVEMENTS WITHIN LOT 7 BOUNDARIES.



CITY APPROVAL:



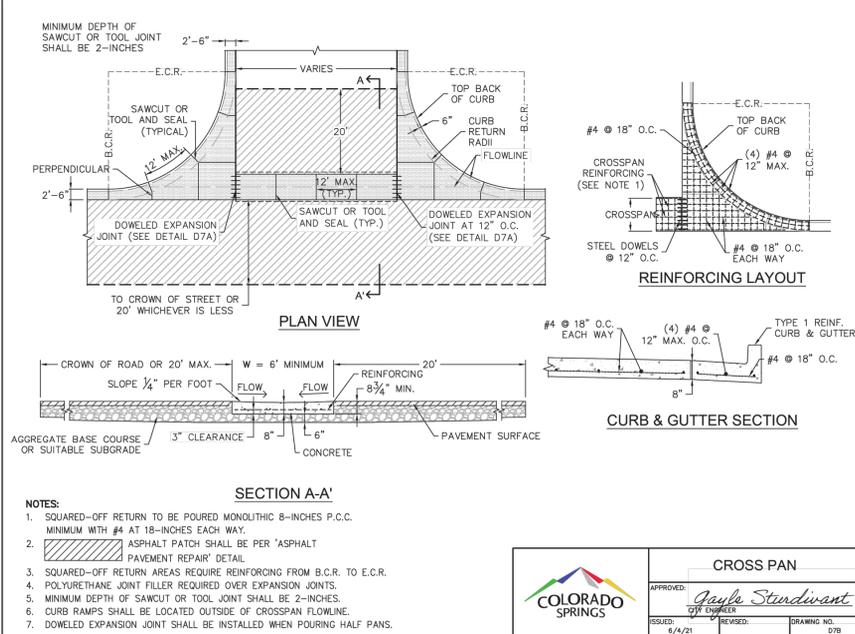
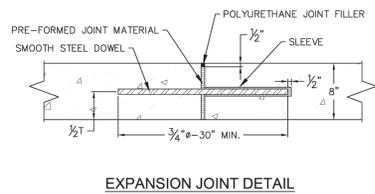
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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITE PLAN
SHEET 3 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

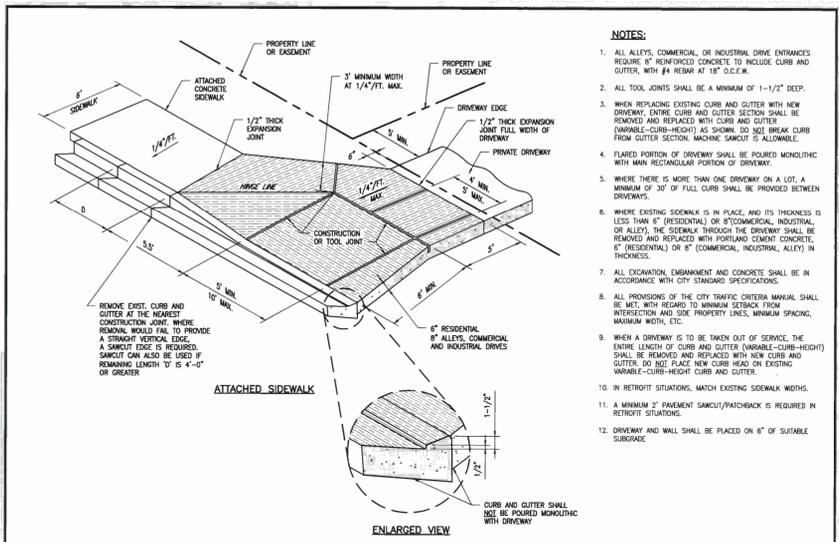
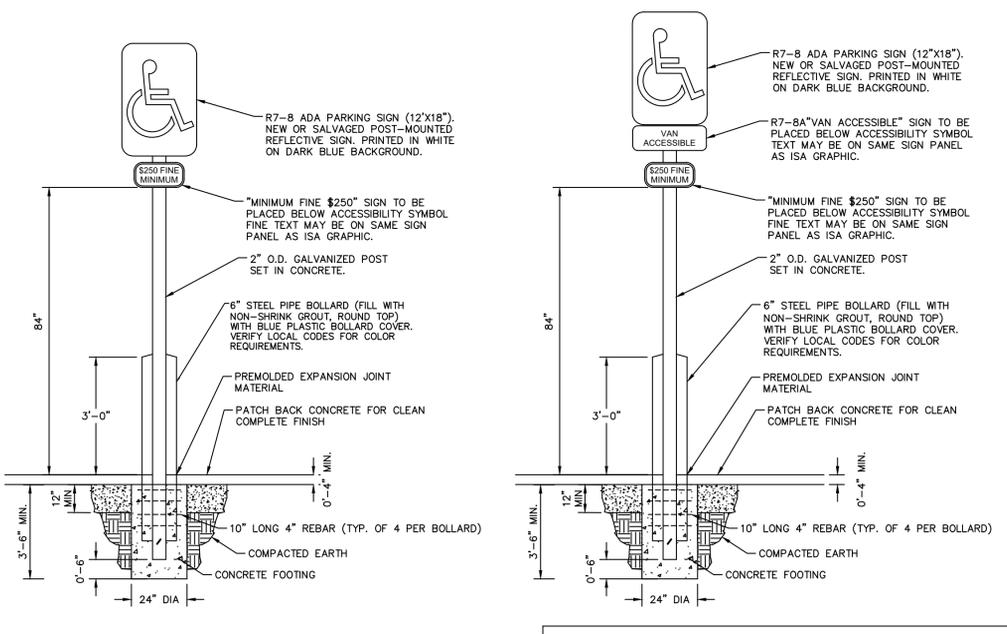
GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACCELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACCELA.
3. CONTACT CITY PARKS PRIOR TO STARTING WORK IF IT IS NECESSARY TO DISTURB MEDIAN LANDSCAPING OR WORK IS ADJACENT TO AN EXISTING PARK.
4. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND BE A CITY APPROVED CONCRETE MIX DESIGN.
6. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW, SHALL BE APPLIED TO ALL GUTTER AND CROSS PANS.
7. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS. WHERE PATCHING IN AN EXISTING ROADWAY, PATCHING SHALL BE IN ACCORDANCE WITH ASPHALT REPAIR DRAWINGS.
9. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE ON FRONT FACE OF CURB.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.

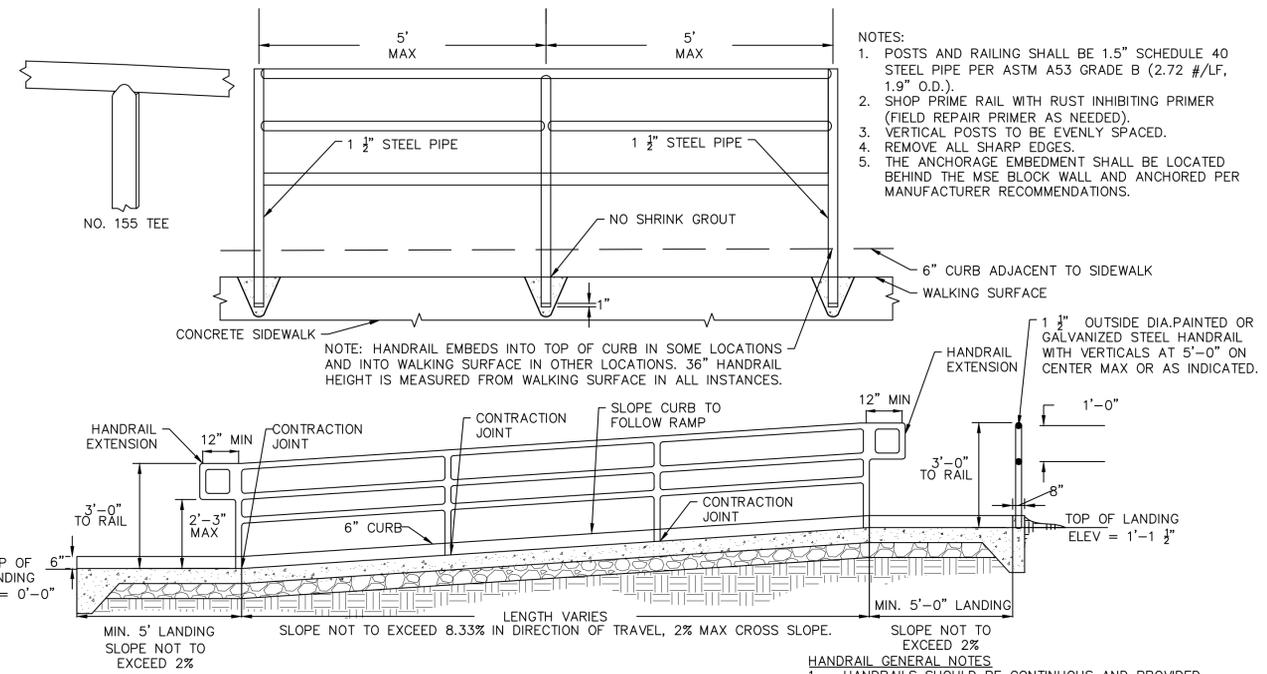


CROSS PAN NOTES			
APPROVED:	<i>Gayle Sturdivant</i>		
ISSUED:	6/4/21	REVISED:	
DRAWING NO.:	D7A		

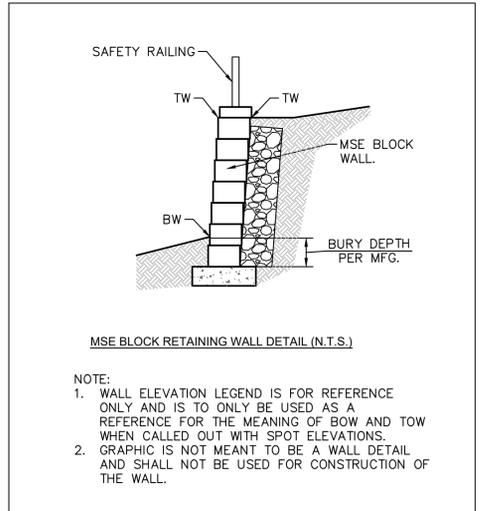
CROSS PAN			
APPROVED:	<i>Gayle Sturdivant</i>		
ISSUED:	6/4/21	REVISED:	
DRAWING NO.:	D7B		



STANDARD DRIVEWAY WITH ATTACHED SIDEWALK DETAIL			
APPROVED BY:	<i>[Signature]</i>		
ISSUED:	10/2017	REVISED:	
CITY ENGINEER:		DRAWING NO.:	D-16A



- HANDRAIL GENERAL NOTES**
1. HANDRAILS SHOULD BE CONTINUOUS AND PROVIDED ON BOTH SIDES OF RAMP.
 2. HANDRAILS SHOULD BE 34" - 38" ABOVE THE RAMP SURFACE TO THE TOP OF THE HANDRAIL.
 3. 12" MIN. HANDRAIL EXTENSIONS ARE REQUIRED AT THE TOP AND BOTTOM OF RAMPS EXCEPT WHEN UNSAFE TO DO SO. IN ALTERATIONS, HANDRAILS CAN BE TURNED PERPENDICULAR TO DIRECTION OF RAMP.
 4. HANDRAILS TO HAVE A CIRCULAR CROSS SECTION WITH 1 1/2" MAX. OUTSIDE DIAMETER.



- NOTE:**
1. WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BOW AND TOW WHEN CALLED OUT WITH SPOT ELEVATIONS.
 2. GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

**HANDRAIL DETAIL FOR ADA RAMPS
N.T.S.**

NOTE: REFERENCE SHEET ##### FOR LOCATIONS OF HANDRAILS FOR ADA RAMPS

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

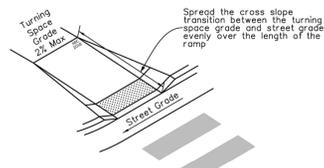
General Notes

- All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
- The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
- Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
- A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
- The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
- Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
- All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
- Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
- Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
- If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
- Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
- Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
- All ramp joints and grade breaks shall be flush (0"±1/8"). The joint between the roadway surface and gutter pan shall be flush.
- In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
- The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
- Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.

- The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
- Contact the City Forestry Division if it is necessary to disturb trees or roots.
- All curb ramps shall have a minimum concrete thickness of 6 inches.
- All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
- Ramps shall align with each other across the street.

Slope Table
The table below is intended to be used to convert between the percent (rise/run) and ratio (run/rise) methods of expressing the magnitude of a slope:

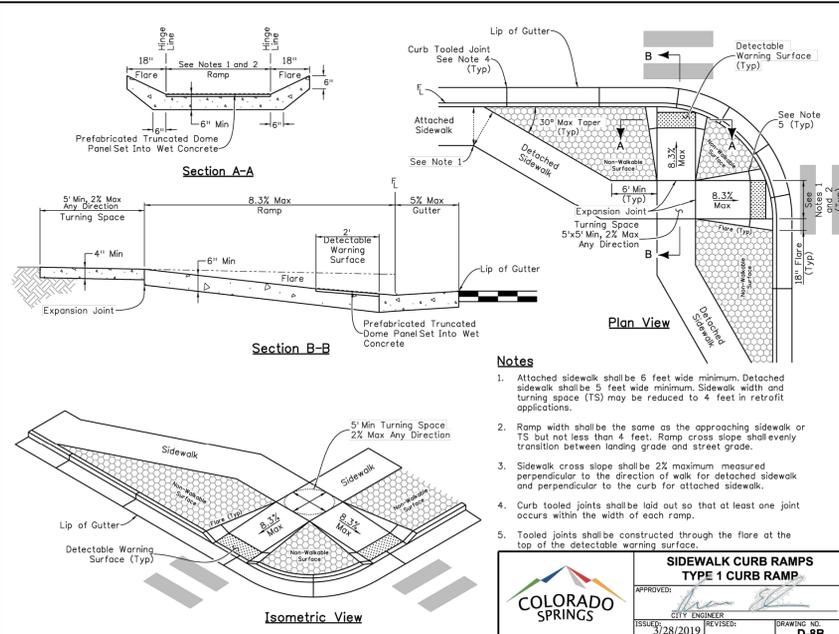
PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1



Ramp Cross Slope Transition To Match Roadway Profile
Ramp cross slopes and turning spaces shall be:
A. 2% max when a yield or stop control is present.
B. Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.

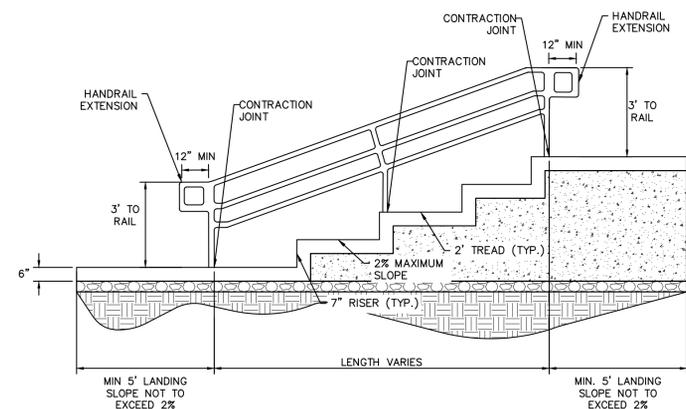
**SIDEWALK CURB RAMPS
GENERAL NOTES AND DETAILS**

APPROVED: *[Signature]*
CITY ENGINEER
ISSUED: 3/28/2019
DRAWING NO. D-8A



**SIDEWALK CURB RAMPS
TYPE 1 CURB RAMP**

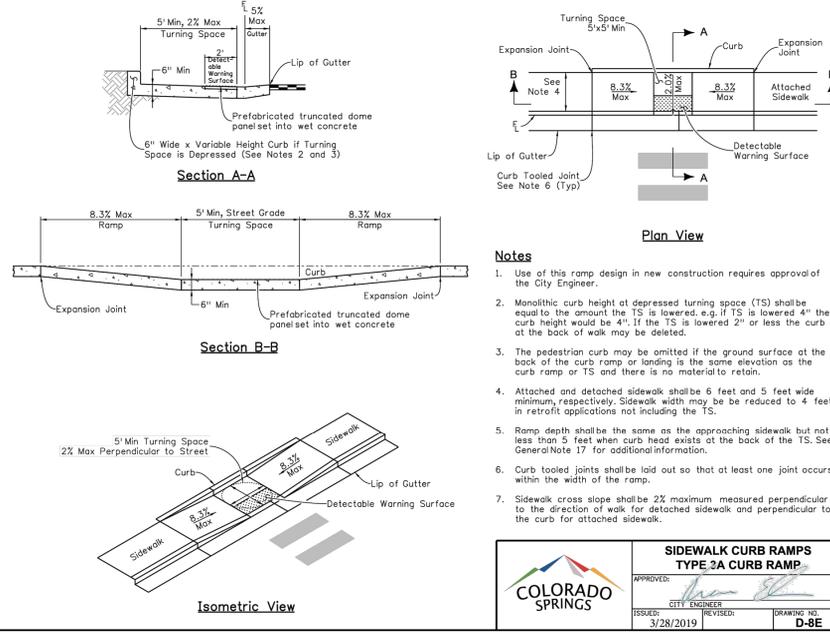
APPROVED: *[Signature]*
CITY ENGINEER
ISSUED: 3/28/2019
DRAWING NO. D-8B



HANDRAIL GENERAL NOTES

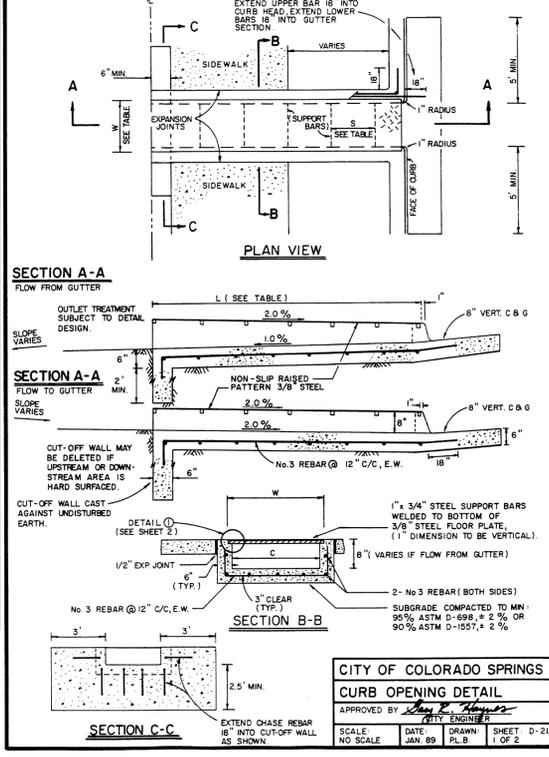
- HANDRAILS SHOULD BE CONTINUOUS AND PROVIDED ON BOTH SIDES OF STAIRS.
- HANDRAILS SHOULD BE 34" - 38" ABOVE THE STAIRS SURFACE TO THE TOP OF THE HANDRAIL.
- 12" MIN. HANDRAIL EXTENSIONS ARE REQUIRED AT THE TOP AND BOTTOM OF STAIRS.
- HANDRAILS TO HAVE A CIRCULAR CROSS SECTION WITH 1 1/2" MAX. OUTSIDE DIAMETER.

**HANDRAIL DETAIL FOR STAIRS
N.T.S.**



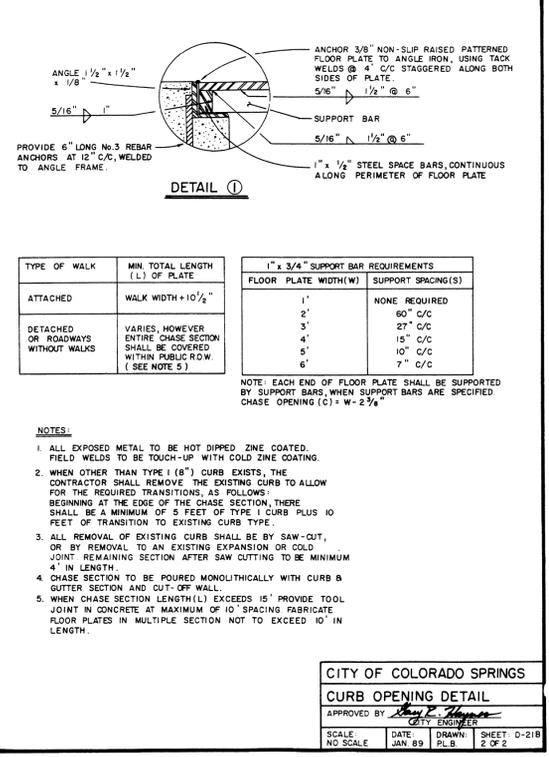
**SIDEWALK CURB RAMPS
TYPE 2A CURB RAMP**

APPROVED: *[Signature]*
CITY ENGINEER
ISSUED: 3/28/2019
DRAWING NO. D-8E



**CITY OF COLORADO SPRINGS
CURB OPENING DETAIL**

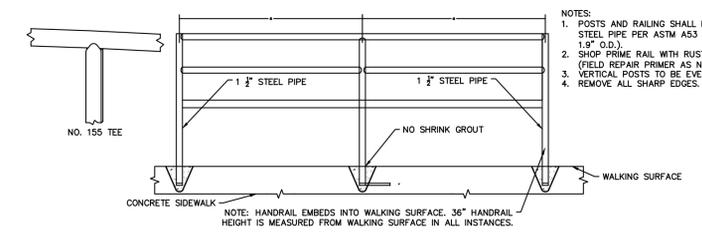
APPROVED BY: *[Signature]*
CITY ENGINEER
SCALE: NO SCALE
DATE: JAN 89
DRAWN: PL B
SHEET: D-21A
1 OF 2



TYPE OF WALK	MIN. TOTAL LENGTH (L) OF PLATE	1" x 3/4" SUPPORT BAR REQUIREMENTS	
		FLOOR PLATE WIDTH (W)	SUPPORT SPACING (S)
ATTACHED	WALK WIDTH + 10 1/2"	1"	NONE REQUIRED
DETACHED OR ROADWAYS WITHOUT WALKS	VARIES, HOWEVER ENTIRE CHASE SECTION SHALL BE COVERED WITHIN PUBLIC ROW (SEE NOTE 5.)	2"	60" C/C
		3"	27" C/C
		4"	15" C/C
		5"	10" C/C
		6"	7" C/C

NOTES

- ALL EXPOSED METAL TO BE HOT DIPPED ZINC COATED. FIELD WELDS TO BE TOUCH-UP WITH COLD ZINC COATING.
- WHEN OTHER THAN TYPE 1 (B") CURB EXISTS, THE CONTRACTOR SHALL REMOVE THE EXISTING CURB TO ALLOW FOR THE REQUIRED TRANSITIONS, AS FOLLOWS: BEGINNING AT THE EDGE OF THE CHASE SECTION, THERE SHALL BE A MINIMUM OF 5 FEET OF TYPE 1 CURB PLUS 10 FEET OF TRANSITION TO EXISTING CURB TYPE.
- ALL REMOVAL OF EXISTING CURB SHALL BE BY SAW-CUT, OR BY REMOVAL TO AN EXISTING EXPANSION OR COLD JOINT. REMAINING SECTION AFTER SAW CUTTING TO BE MINIMUM 4" IN LENGTH.
- CHASE SECTION TO BE POURED MONOLITHICALLY WITH CURB B GUTTER SECTION AND CUT-OFF WALL.
- WHEN CHASE SECTION LENGTH (L) EXCEEDS 15' PROVIDE TOOL JOINT IN CONCRETE AT MAXIMUM OF 10' SPACING. FABRICATE FLOOR PLATES IN MULTIPLE SECTION NOT TO EXCEED 10' IN LENGTH.



**STAIR DETAIL
N.T.S.**

CITY APPROVAL:

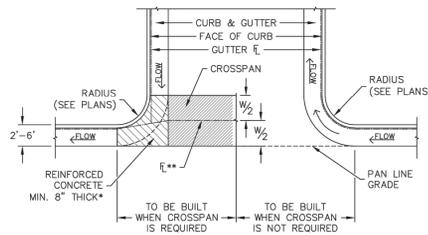
**SITE DETAILS
SHEET 5 OF 37**

K:\CDS_Civil\196309000_SFG_Woodmen\CADD\PlanSheets\1_COVER SHEET.dwg Jan 21, 2025 11:59am

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

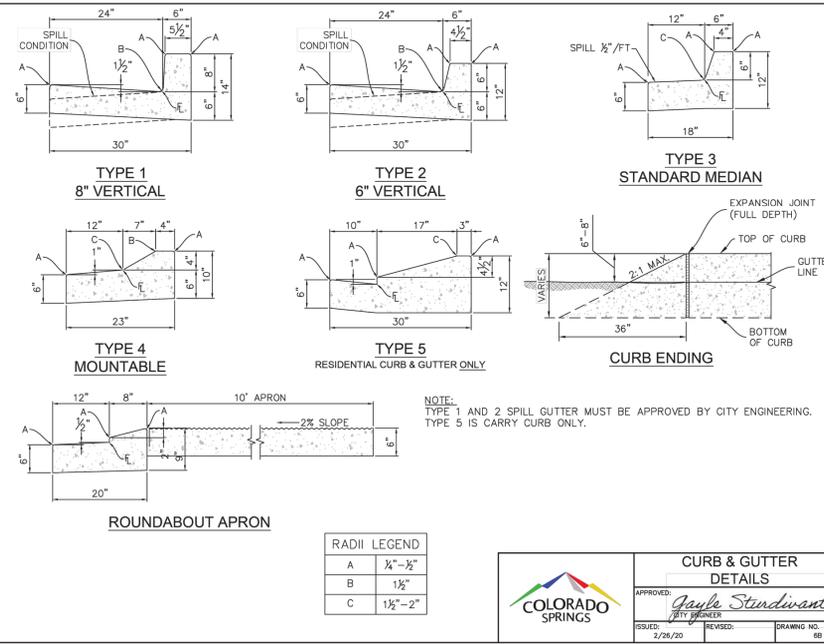
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
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3. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS, AND USE A CITY APPROVED CONCRETE MIX.
4. 1-INCH DEEP TOOL JOINTS SHALL BE INSTALLED AT 10-FOOT SPACING.
5. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW SHALL BE APPLIED TO ALL GUTTER PANS.
6. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE A MINIMUM EVERY 100-FEET OR FRACTION THEREOF ON FRONT FACE OF CURB.
7. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. ALL CURB TRANSITIONS (ONE TYPE TO ANOTHER) WILL BE 10-FOOT UNLESS OTHERWISE NOTED.
9. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.
11. GUTTER IN/OUT SLOPES AT CURB CUTS FOR CURB RAMPS SHALL BE LESS THAN 5% AND BE A.D.A. COMPLIANT (SEE CURB RAMP DETAILS).
12. CURB ENDINGS SHALL BE PLACED WHERE CURB AND GUTTER MEET.
13. CURB CUTS FOR DRIVEWAYS ARE SHOWN ON THE DRIVEWAY DETAILS.



*THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS REINFORCED CONCRETE 8".
**FLOW LINE IN CROSSSPAN ESTABLISHED BY W/2.

CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION

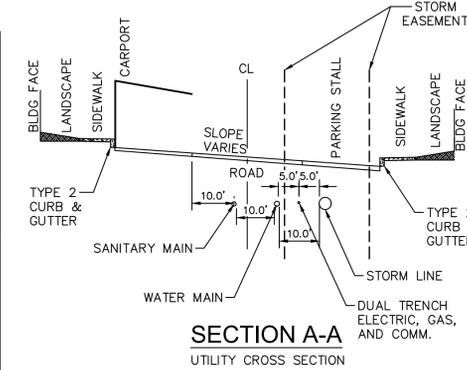
CURB & GUTTER GENERAL NOTES & DETAILS	
APPROVED:	<i>Gayle Stindwiant</i> CITY ENGINEER
ISSUED:	2/26/20
REVISED:	
DRAWING NO.:	6A



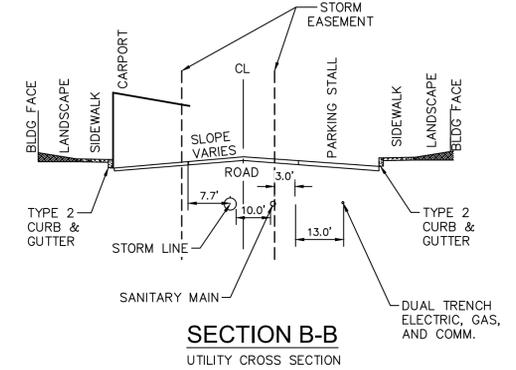
NOTE: TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING. TYPE 5 IS CARRY CURB ONLY.

RADI LEGEND	
A	1/4" - 1/2"
B	1 1/2"
C	1 1/2" - 2"

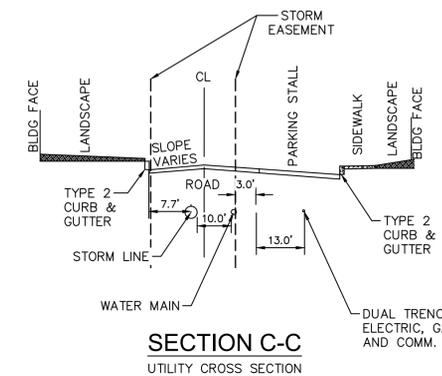
CURB & GUTTER DETAILS	
APPROVED:	<i>Gayle Stindwiant</i> CITY ENGINEER
ISSUED:	2/26/20
REVISED:	
DRAWING NO.:	6B



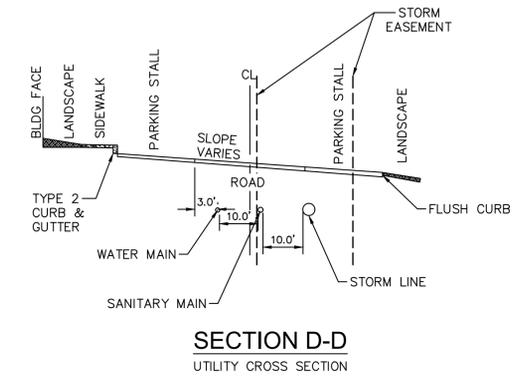
SECTION A-A
UTILITY CROSS SECTION



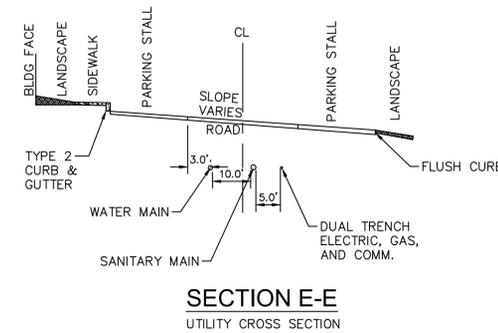
SECTION B-B
UTILITY CROSS SECTION



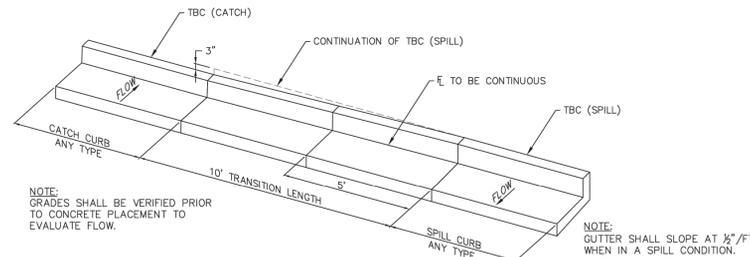
SECTION C-C
UTILITY CROSS SECTION



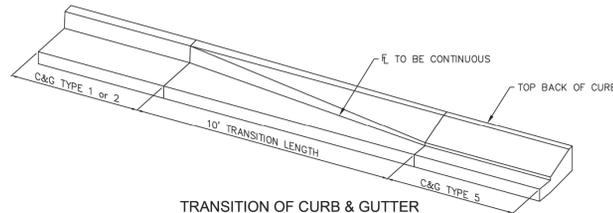
SECTION D-D
UTILITY CROSS SECTION



SECTION E-E
UTILITY CROSS SECTION



TRANSITION OF CURB & GUTTER BETWEEN CATCH and SPILL



TRANSITION OF CURB & GUTTER BETWEEN TYPE 1 or 2 and TYPE 5

CURB & GUTTER TRANSITIONS	
APPROVED:	<i>Gayle Stindwiant</i> CITY ENGINEER
ISSUED:	2/26/20
REVISED:	
DRAWING NO.:	6C

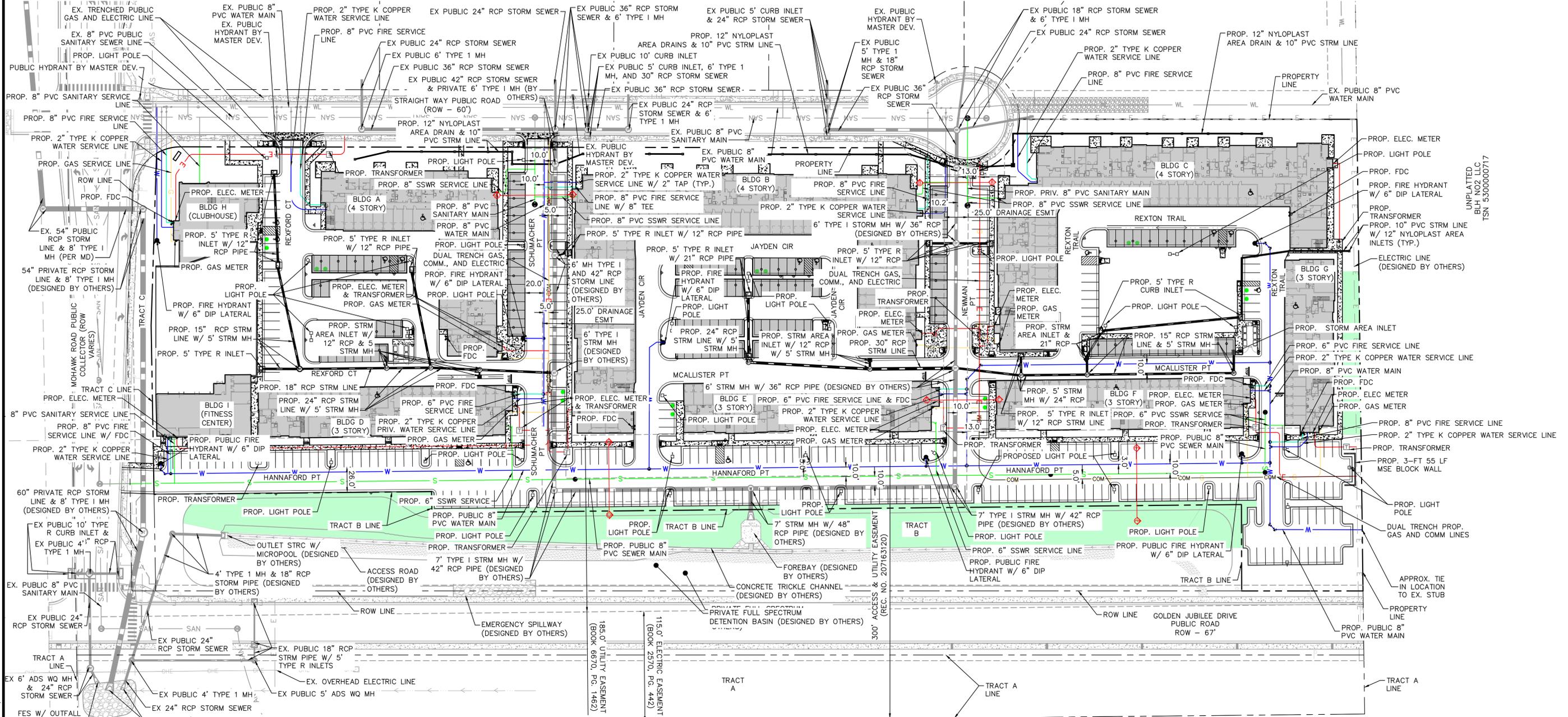
CITY APPROVAL:

**SITE DETAILS
SHEET 6 OF 37**

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

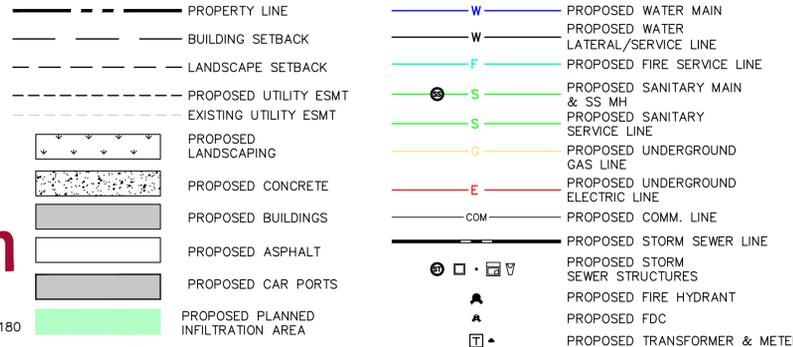


UNPLATTED
BLH NO2 LLC
TSN 530000717

EV LEGEND



LEGEND

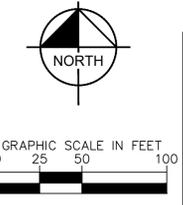


GENERAL NOTES

1. ALL WATER LINES TO BE PVC UNLESS OTHERWISE NOTED.
2. ALL WATER SERVICE LINES TO BE INDIVIDUALLY METERED INSIDE BUILDING.
3. ALL SANITARY LINES TO BE PVC UNLESS OTHERWISE NOTED.
4. A SINGLE DEDICATED FIRE WATER SERVICE LINE WILL BE INSTALLED FOR EACH BUILDING. REFERENCE SIZE AND TYPE PER PLAN.
5. ALL ELECTRIC LINES TO BE UNDERGROUND UNLESS OTHERWISE NOTED.
6. REFERENCE SHEET 1 - COVER SHEET FOR CSJ SPECIFIC NOTES.
7. ALL PROPOSED STORM SEWER AND WET AND DRY UTILITIES TO BE PRIV. UNLESS OTHERWISE NOTED ON PLANS.
8. ALL INTERNAL DRIVES TO BE PRIVATE.
9. ALL PROPOSED STORM MANHOLES TO BE TYPE II UNLESS OTHERWISE NOTED. ALL "EX" OR "DESIGNED BY OTHERS" STORM MH'S TO BE TYPE I UNLESS OTHERWISE NOTED.
10. REFERENCE SHEET 6 FOR CROSS SECTIONS OF ROADWAYS.
11. ALL INFRASTRUCTURE ONSITE DEFINED AS "DESIGNED BY OTHERS" TO BE BUILT BY LOT 7 DEVELOPER PRIOR TO OR DURING THE LOT 7 DEVELOPMENT. ALL OFFSITE INFRASTRUCTURE BY OTHERS (MASTER DEVELOPER) ASSUMED TO BE EXISTING AT THE TIME OF LOT 7 DEVELOPMENT. REFER TO MASTER DEVELOPER APPROVED CONSTRUCTION DOCUMENTS.

EV NOTES

1. EV STALL CONDUIT AND WIRE WILL BE INSTALLED TO A JUNCTION BOX WITH FUTURE USE TO BE EV.
2. SHARED SITE EVSE - FUTURE CHARGEPOINT DUAL CHARGER (SUCH AS CPF25) TO BE PROVIDED NEAR CLUBHOUSE ENTRANCE AND AT SELECT LOCATIONS ON SITE. PROVIDE CONDUIT AND POWER TO JUNCTION BOX. 8 TOTAL SUPPLIES 16 STALLS.



CITY APPROVAL:



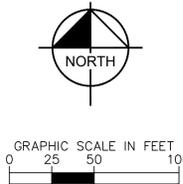
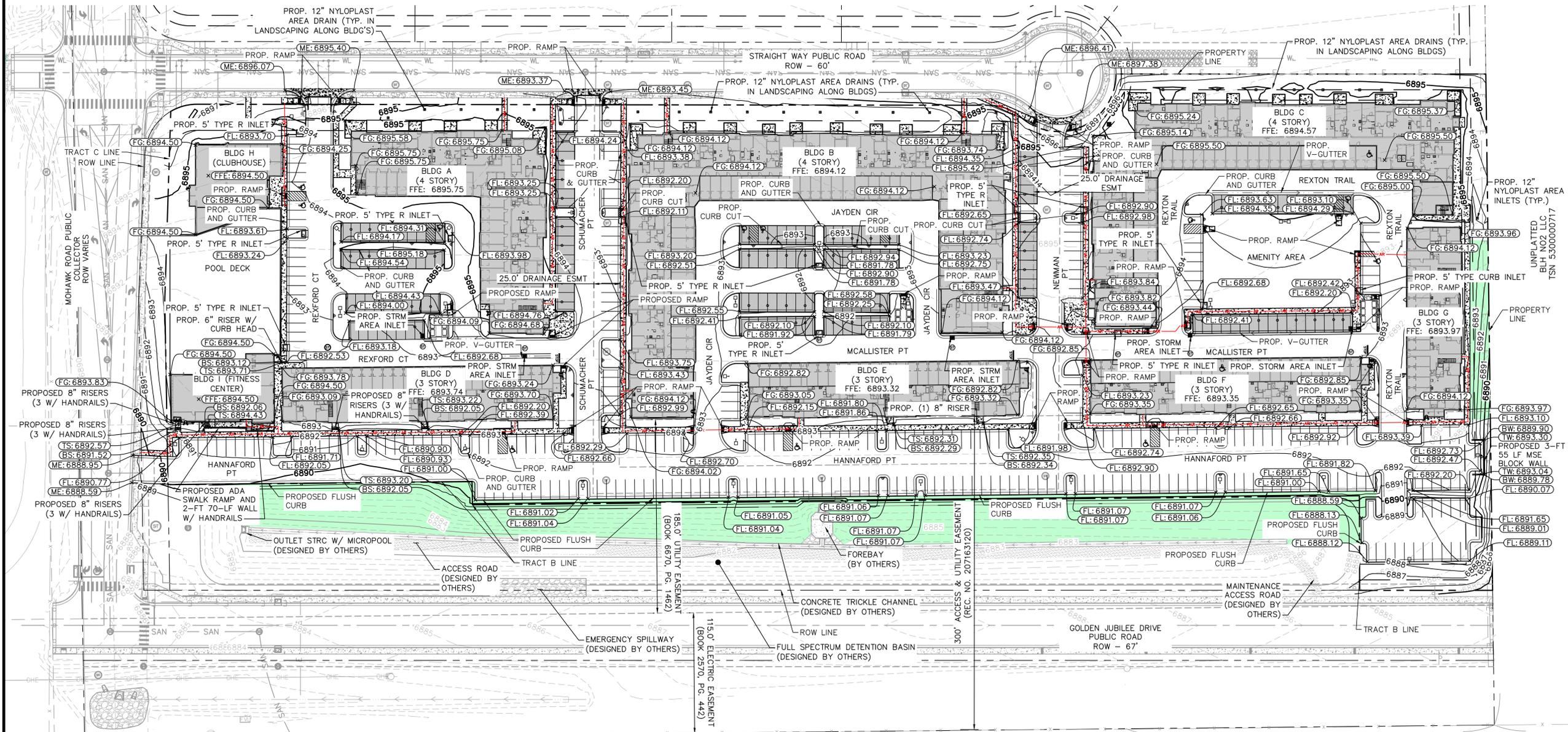
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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
SHEET 7 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE SETBACK
	PROPOSED UTILITY ESMT
	EXISTING UTILITY ESMT
	PROPOSED LANDSCAPING
	PROPOSED SIDEWALK
	PROPOSED BUILDINGS
	PROPOSED CAR PORTS
	PROPOSED PLANNED INFILTRATION AREA
	6000 PROPOSED MAJOR CONTOUR
	6001 PROPOSED MINOR CONTOUR
	6000 EXISTING MAJOR CONTOUR
	6001 EXISTING MINOR CONTOUR
	PROP. STORM SEWER PIPE
	ADA ACCESSIBLE ROUTE

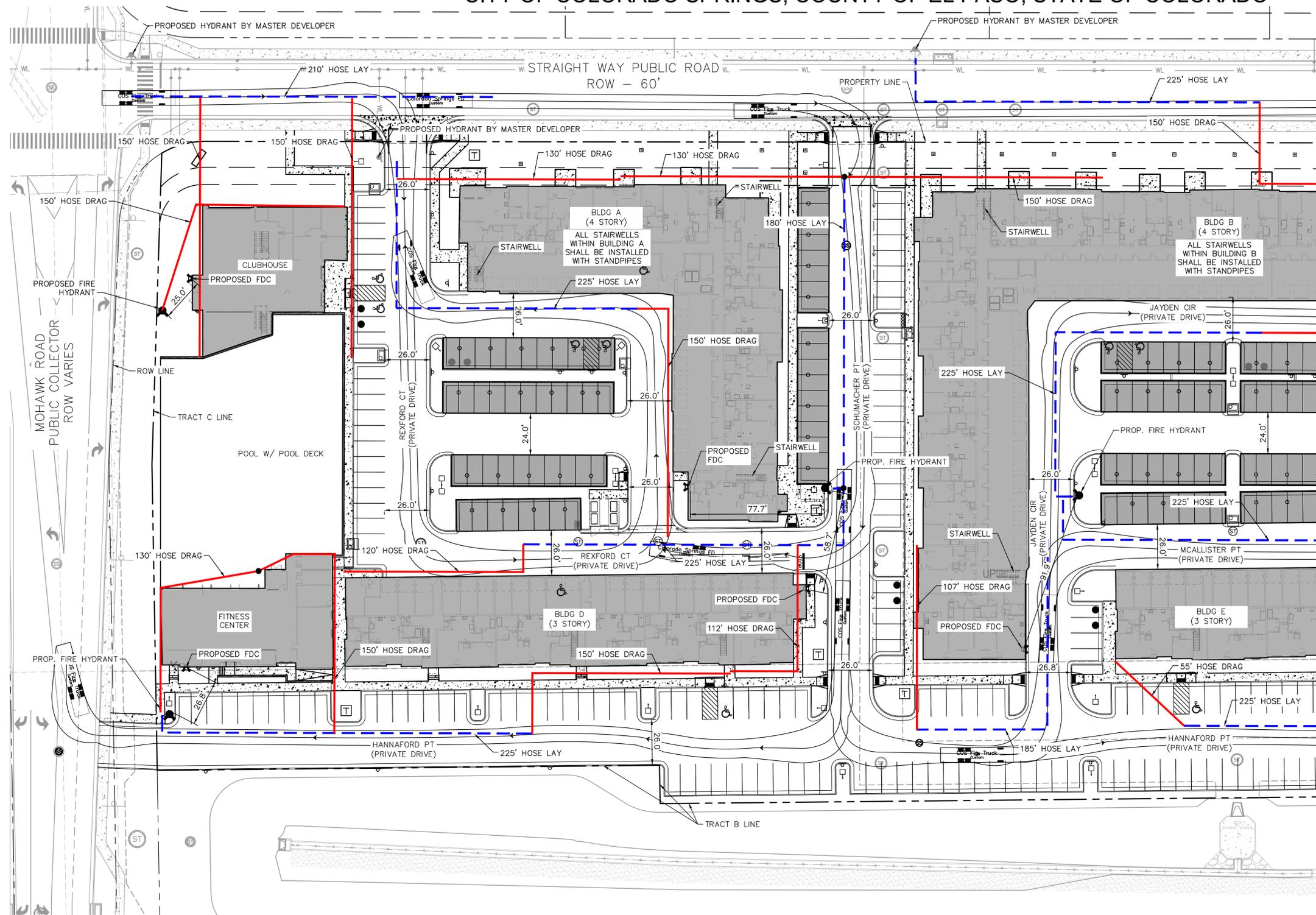
- #### GENERAL NOTES
1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
 2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.
 3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS.
 4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES.
 6. ALL ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL.
 7. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
 8. ALL SIDEWALKS SHALL HAVE CROSS SLOPES 1.8% OR LESS AND LONGITUDINAL SLOPES 4.8% OR LESS. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
 9. ALL INTERNAL DRIVES TO BE PRIVATE.
 10. ALL PROPOSED STORM SEWER TO BE PRIVATE UNLESS OTHERWISE SPECIFIED.
 11. REFER TO SITE PLAN FOR PROPOSED ADA PARKING/ASSOCIATED CURB RAMP LOCATIONS AND ALL PROPOSED RAMP TYPES.
 12. POND AND STORM INFRASTRUCTURE ONSITE "DESIGNED BY OTHERS" TO BE BUILT BY LOT 7 DEVELOPER PRIOR TO LOT 7 DEVELOPMENT. REFER TO MASTER DEVELOPER APPROVED CONSTRUCTION DOCUMENTS.

CITY APPROVAL:

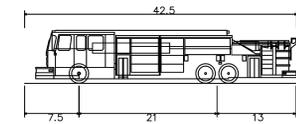
PRELIMINARY GRADING PLAN
SHEET 8 OF 37

Kimley»Horn
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

WOODMEN EAST COMMERCIAL CENTER FILING NO. 1
LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



CSFD FIRE TRUCK APPARATUS



Pumper Fire Truck	
Overall Length	42.500ft
Overall Width	8.420ft
Min. Body Ground Clearance	0.660ft
Track Width	8.167ft

LEGEND

- 'NO PARKING, FIRE LANE' SIGN
- HOSE DRAG PATH (FROM TRUCK, MAX. 150')
- HOSE LAY PATH (TO TRUCK, MAX. 210')
- STOP/START NODE

NOTES:

1. ALL PROPOSED INTERNAL DRIVES TO BE PRIVATE.
2. BUILDINGS ARE TO BE SPRINKLED.
3. FIRE FLOW CALCULATED TO BE 3,625 GPM.



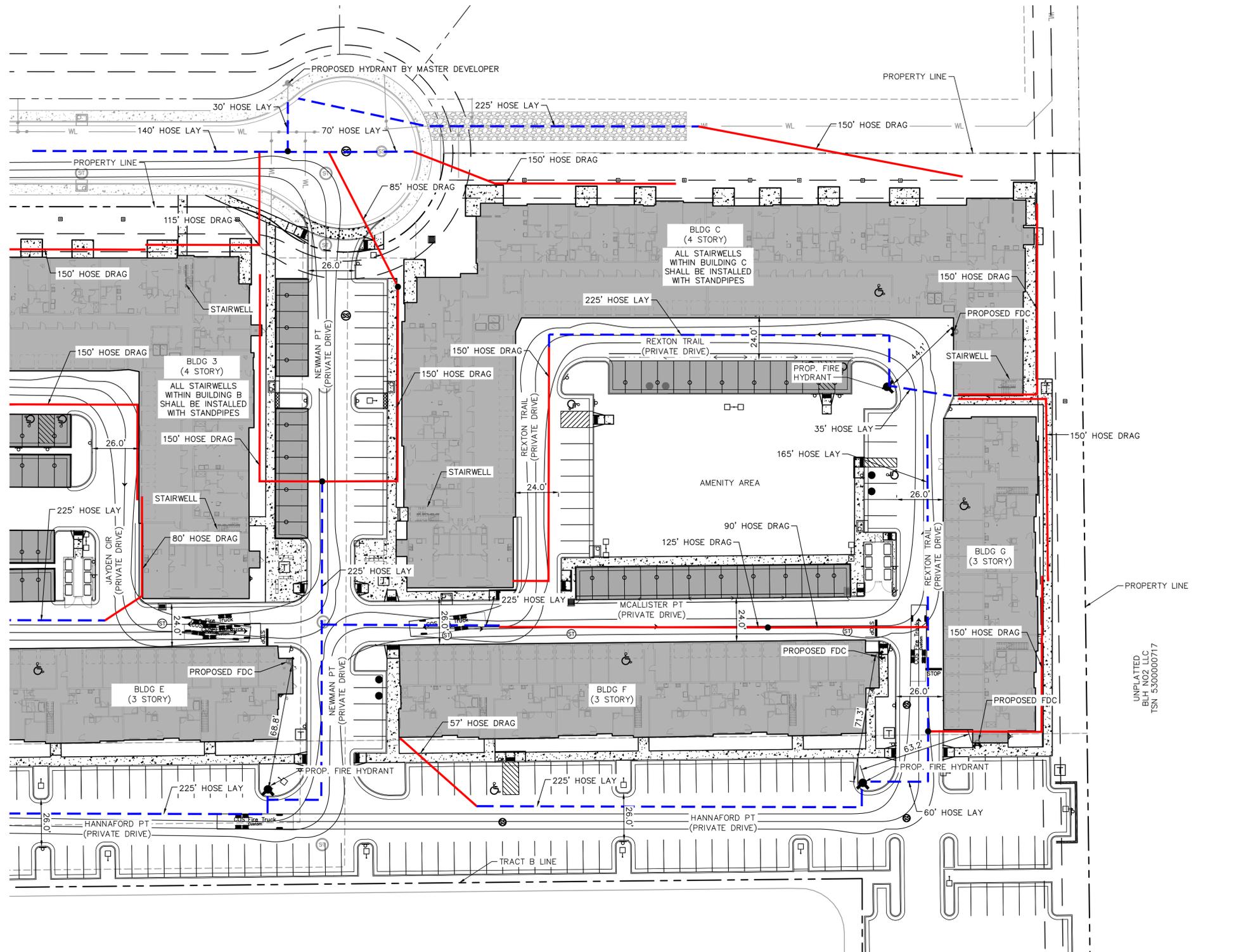
CITY APPROVAL:

FIRE TRUCK AND HYDRANT PLAN
SHEET 9 OF 37

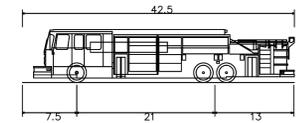


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LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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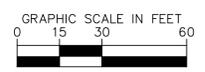
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UNPLATTED
BLD G02, LLC
TSN 5300000717



CITY APPROVAL:

FIRE TRUCK AND HYDRANT PLAN
SHEET 10 OF 37



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K:\CDS_Civil\19630900_SBG WoodmenCADD\PlanSheets\DP_FIRE.dwg, Jun 21, 2025, 12:01pm

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

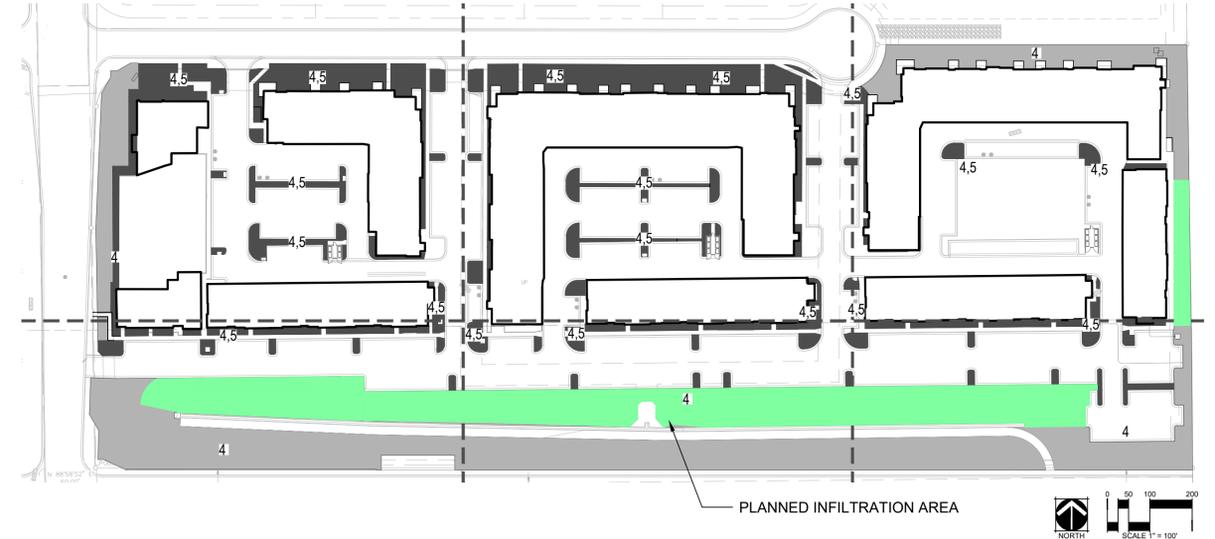
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. A 3-FT MINIMUM CLEARANCE IS REQUIRED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS FROM ALL VEGETATION OTHER THAN GROUND COVER IS REQUIRED AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.

23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
33. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
34. SOIL PREPARATION INCLUDES AMENDMENT, TILLING, AND ANY NECESSARY DE-COMPACTION OR EXCAVATION.
35. SLOPE PROTECTION, RECLAMATION AND EROSION CONTROL AS NEEDED PROVIDED OVER AND ABOVE SWMP PERMIT FOR RE-VEGETATION AND ESTABLISHMENT OF NATIVE SEED (OR COMPARABLE) WITHIN THE LANDSCAPE PROCESS.
36. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
37. AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN IDENTIFIED AT ALL AREAS SHOWING LANDSCAPE VEGETATION, REFER TO IRRIGATION PLANS FOR COORDINATION.
38. SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
39. ALL BIKE RACKS TO BE PLACED AND INSTALLED ACCORDING TO APBP'S BICYCLE PARKING GUIDELINES.
40. FINAL LANDSCAPE PLAN SHALL NOT SUPERSEDE CITY ENGINEERING AND/OR ADA DESIGN STANDARDS WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) AND THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR WILL HAVE THE FINAL AUTHORITY TO ENSURE THE PUBLIC IMPROVEMENTS MEET CITY ENGINEERING AND/OR ADA STANDARDS.
41. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

LANDSCAPE DIAGRAM



LEGEND

- | | | |
|------------------------------------|----------------------------|-------------------------------|
| REGIONAL PLANT COMMUNITIES: | WATER REQUIREMENTS: | |
| 1. SEMI-ARID SHRUBLANDS | D = DRY 13°-20° | LOW (< 15° PER YEAR) |
| 2. PINION-JUNIPER WOODLANDS | A = ADAPTABLE 18°-28° | |
| 3. PRAIRIE | S = STEADY 23° - 38° | MODERATE (15° - 25° PER YEAR) |
| 4. LOWER ELEVATION RIPARIAN | W = WET > 36° | |
| 5. PONDEROSA PINE FOREST | | |
| 6. UPPER ELEVATION RIPARIAN | | |
| 7. DOUGLAS FIR FOREST | | |

LANDSCAPE TABLES

Landscape Setbacks (SB)							
Street Name or Zone Boundary	Road Classifications	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrub Equivalent Req.
Mohawk Road (1 tree per 30LF)	Non-Arterial	446	10'	10'	15	11	40
Straight Way (1 tree per 20 LF)	Non-Arterial	1,160	15'	15'	58	37	210
Eastem Property Line (1 Tree per 30 LF)	Non-Street Buffer	500	N/A	N/A	17	17	0
Golden Jubilee Drive (1 Tree per 30 LF)	Non-Arterial	1,295	10'	10'	44	62	0
Totals:					134	127	250

- 1.) 1 tree are deficient on Mohawk Road due to conflicts with storm utilities and utility easements.
- 2.) Per code, 1 tree per 30' is required along the eastern property line (non stree boundary of a zone district - PBC and El Paso County R-5 CAD (7.4.320 B.4)
- 3.) Alternate Compliance Request due to conflicts with utilities easements

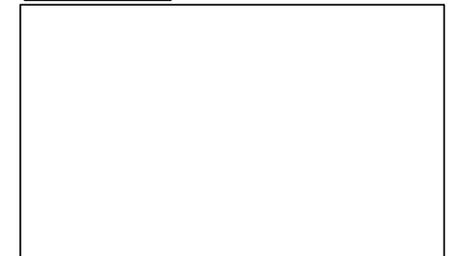
Internal Landscaping (IL)					
Net Site Area (SF)	Percent Minimum Internal Area	Internal Area (SF) Provided	Internal Trees Required	Internal Trees Provided	Shrub Replacement Req.
614,489	15%	135,611	185	116	69

- 1.) 1 tree required per 500 square feet.
- 2.) Trees are deficient on site due to conflicts with utility easements.

Motor Vehicle Lots (MV)		
No. of Vehicle Spaces	Trees Required	Trees Provided
651	43	43

- 1.) 1 tree required per 15 spaces.

CITY APPROVAL:



LANDSCAPE NOTES
SHEET 11 OF 37

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NORRIS-DESIGN.COM
1101 BANNOCK STREET
DENVER, CO 80204
P.303.892.1166



*NOT FOR CONSTRUCTION

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
CA SP	18	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL
CE OC	16	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL
CR ER	16	CRATAEGUS ERYTHROPODA	HAWTHORN	B & B	2" CAL
GI AG	3	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL
GL SH	5	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL
GY DI	3	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL
KO PA	2	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL
QU SH	3	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL
SO JA	8	SOPHORA JAPONICA	JAPANESE PAGODA TREE	B & B	2" CAL
EVERGREEN TREES					
PI SY	1	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HEIGHT
ORNAMENTAL TREES					
AC FL	10	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.5" CAL
AM AB	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6" CLUMP
MA SP	39	MALUS X 'PINK SPIRES'	PINK SPIRES CRABAPPLE	CONT.	1.5" CAL
MA PA	62	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	CONT.	1.5" CAL
ML SP	53	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	CONT.	1.5" CAL

NATIVE SEED MIX

(EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX) NON-IRRIGATED INSTALLATION METHOD: HYDROSEED			
COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS / ACRE 40 SEEDS / SF
BIG BLUESTEM	ANDROPOGON GERARDII	20%	2.2
BLUE GRAMA	BOUTELOUA GRACILIS	10%	0.25
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	10%	1
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	3.2
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	10%	1
SWITCHGRASS	PANICUM VIRGATUM	10%	0.4
PRAIRIE SANDREED	CALIMOVILFA LONGIFOLIA	10%	0.6
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	10%	1

(EL PASO COUNTY ALL-PURPOSE LOW GROW MIX) IRRIGATED, INSTALLATION METHOD: HYDROSEED			
COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS / ACRE 80 SEEDS / SF
BUFFALOGRASS	BUCHLOA DACTYLOIDES	25%	9.6
BLUE GRAMA	BOUTELOUA GRACILIS	20%	10.8
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	25%	5.6
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	5%	3.2
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	12
SAND DROPSSEED	SPOROPBOLUS CRYPTANDRUS	1%	0.8

SITE AMENITY SCHEDULE



* IMAGES ARE REPRESENTATIVE OF INTENT ONLY. FINAL PRODUCT SPECIFICATIONS SHALL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

◇ DESCRIPTION: 6' BENCH
MANUFACTURER: TBD IN CONSTRUCTION DOCUMENTS
RE: LANDSCAPE PLAN FOR COLOR & LOCATIONS
NOTES: SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS



* IMAGES ARE REPRESENTATIVE OF INTENT ONLY. FINAL PRODUCT SPECIFICATIONS SHALL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

◇ DESCRIPTION: BIKE RACK
MANUFACTURER: TBD IN CONSTRUCTION DOCUMENTS
RE: LANDSCAPE PLAN FOR COLOR & LOCATIONS
NOTES: SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS



* IMAGES ARE REPRESENTATIVE OF INTENT ONLY. FINAL PRODUCT SPECIFICATIONS SHALL BE PROVIDED WITH CONSTRUCTION DOCUMENTS

◇ DESCRIPTION: TRASH RECEPTACLE
MANUFACTURER: TBD IN CONSTRUCTION DOCUMENTS
RE: LANDSCAPE PLAN FOR COLOR & LOCATIONS
NOTES: SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS

CITY APPROVAL:

LANDSCAPE SCHEDULES
SHEET 12 OF 37



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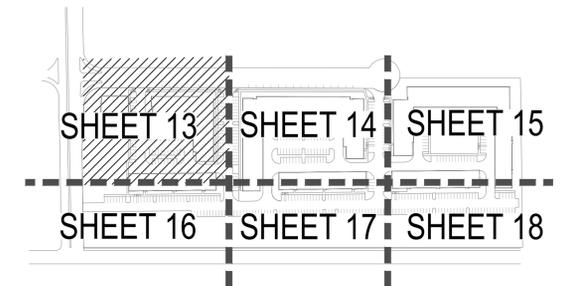
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WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

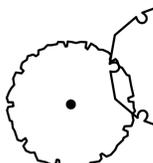
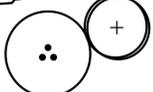
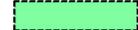
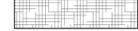
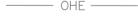
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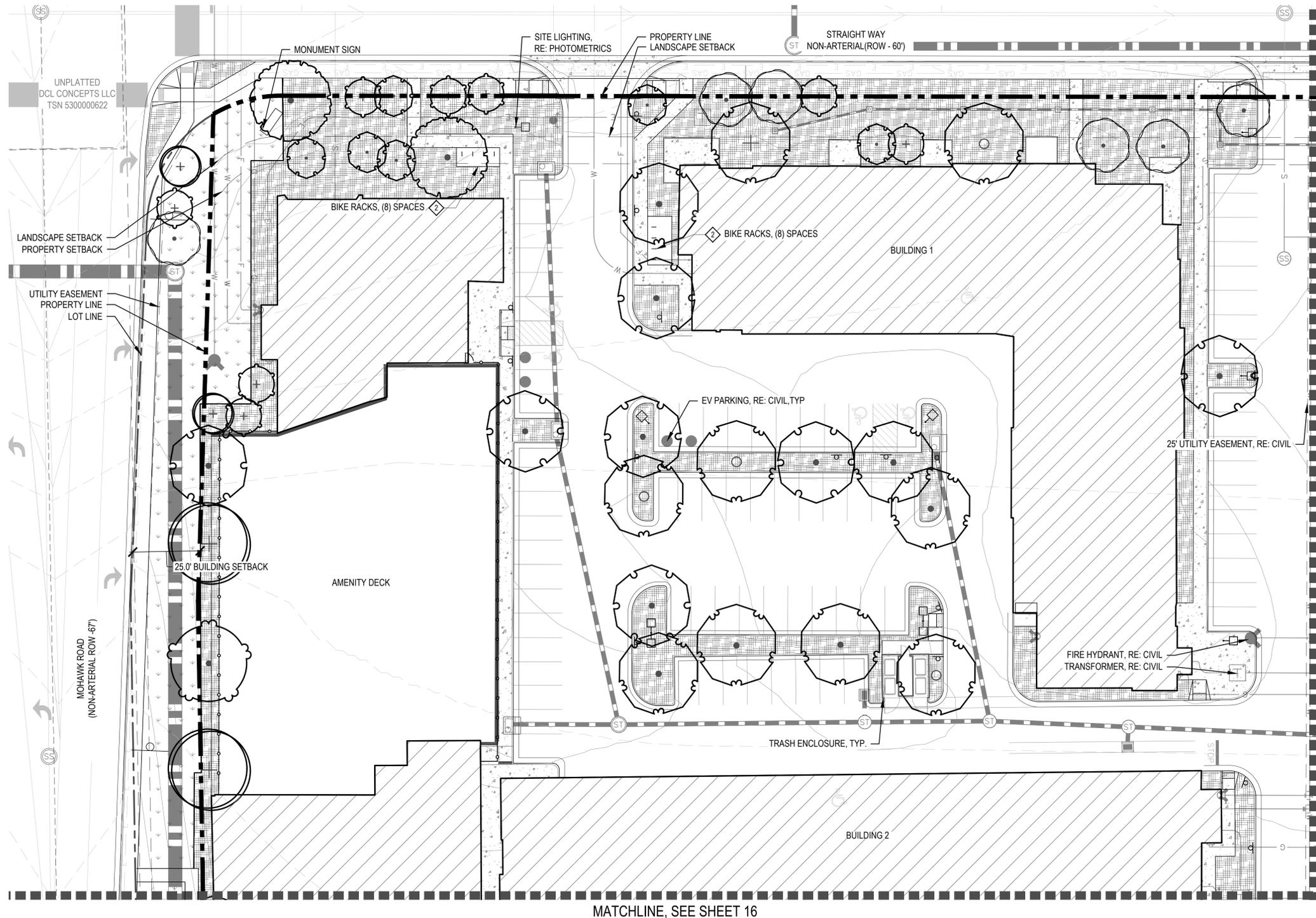
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP



LEGEND

-  DECIDUOUS CANOPY TREE
-  ORNAMENTAL TREE
-  PLANNED INFILTRATION AREA
-  LANDSCAPE BED (54,820 SF)
-  CONCRETE PAVING
-  NATIVE SEED (ALL PURPOSE) (227,600)
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-  OH ELECTRIC LINE (RE: CIVIL)



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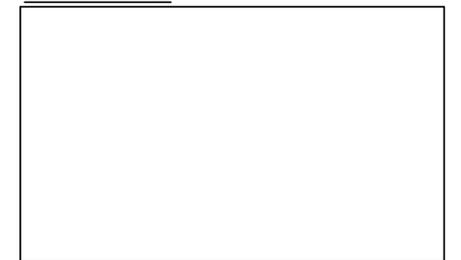
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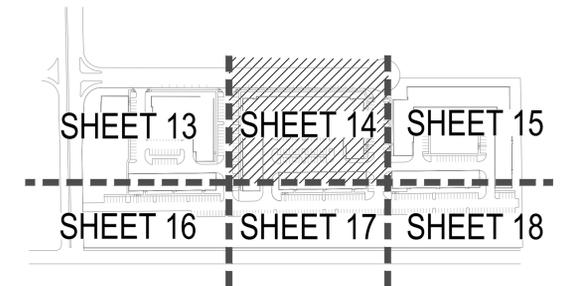
PRELIMINARY LANDSCAPE PLAN
 SHEET 13 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

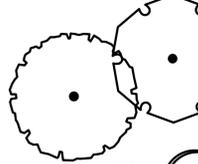
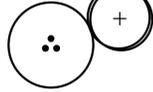
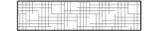
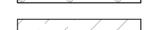
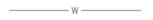
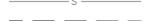
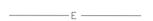
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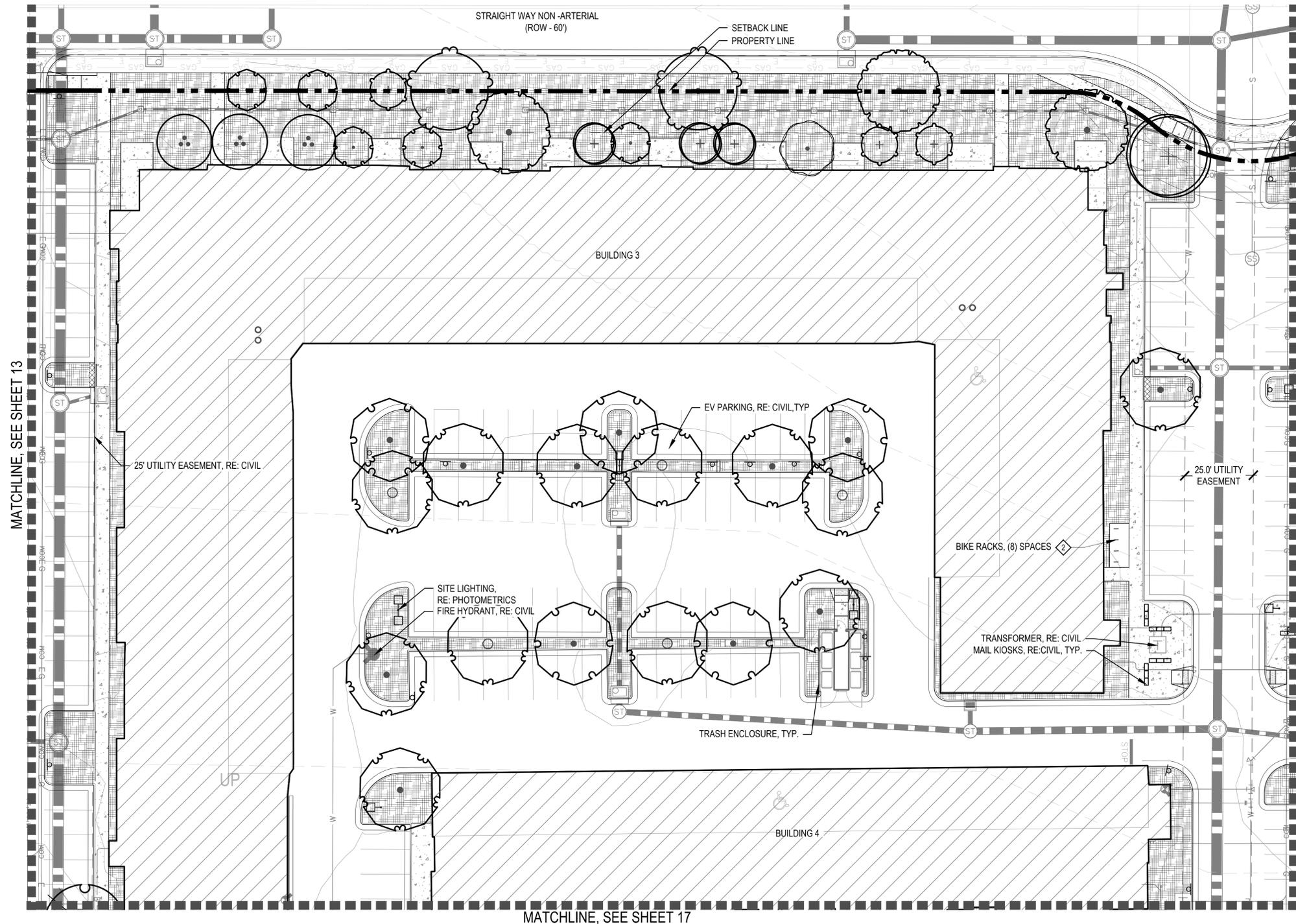
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP



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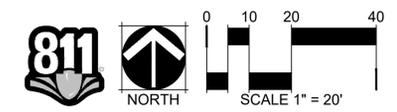
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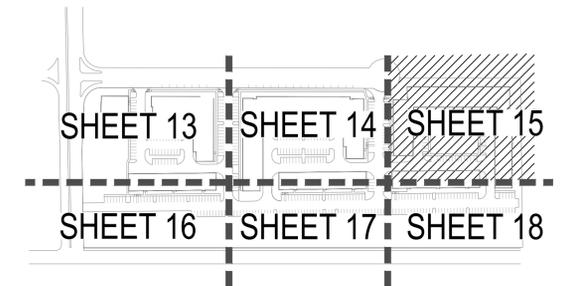
PRELIMINARY LANDSCAPE PLAN
 SHEET 14 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

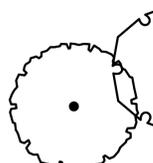
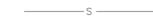
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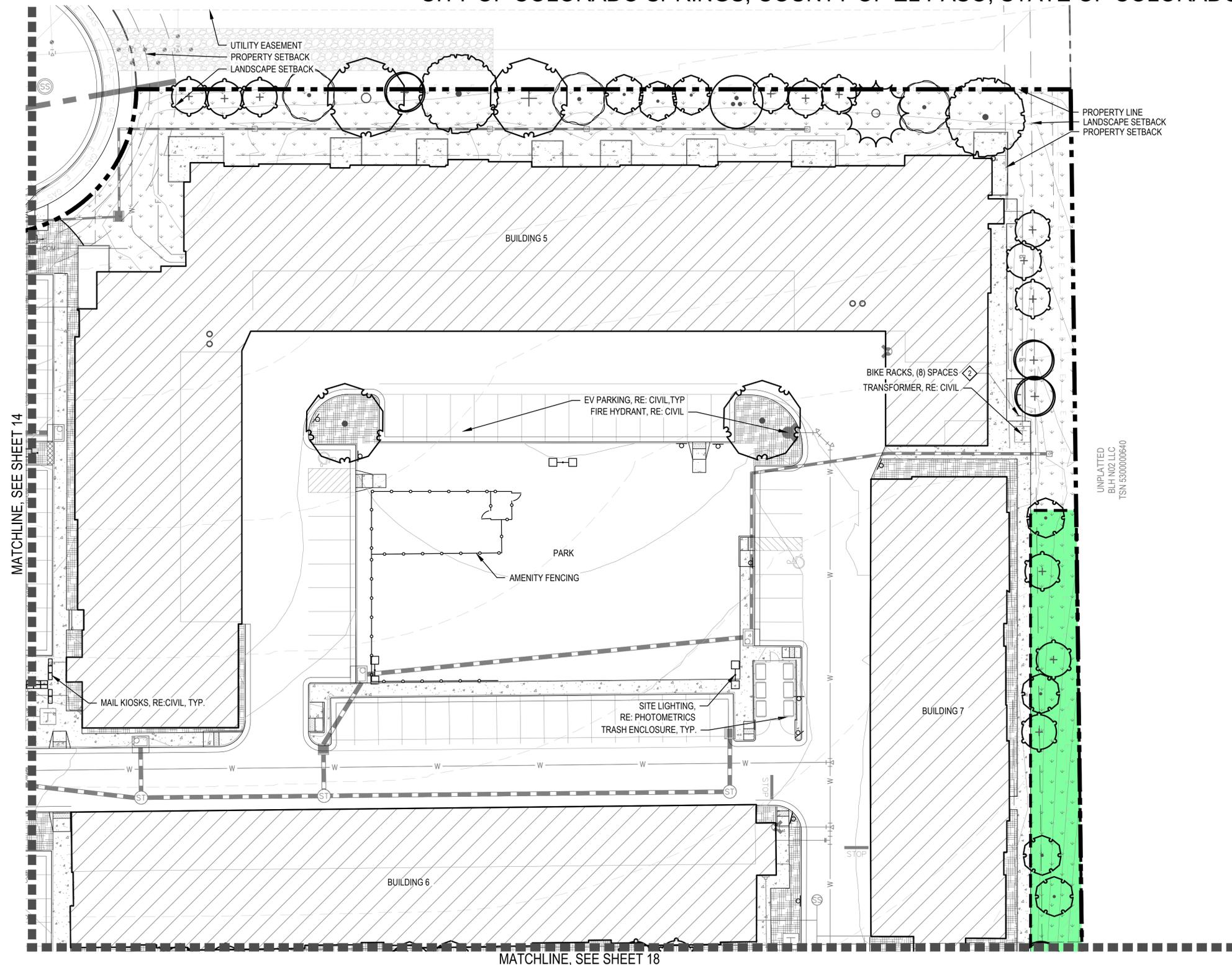
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP



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BLH N02 LLC
TSN 6300000640

MATCHLINE, SEE SHEET 14

MATCHLINE, SEE SHEET 18

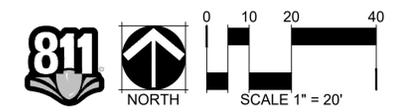
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PRELIMINARY LANDSCAPE PLAN
SHEET 15 OF 37

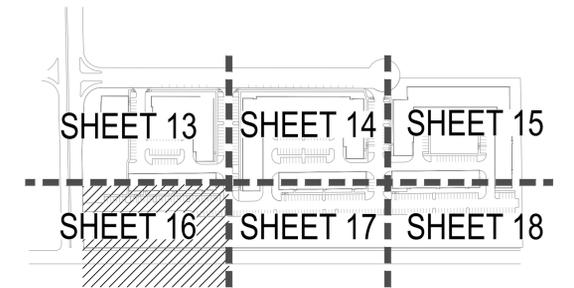
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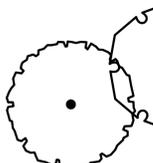
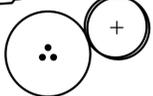
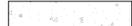
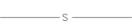
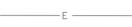
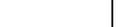
CONDITIONAL USE DEVELOPMENT PLAN

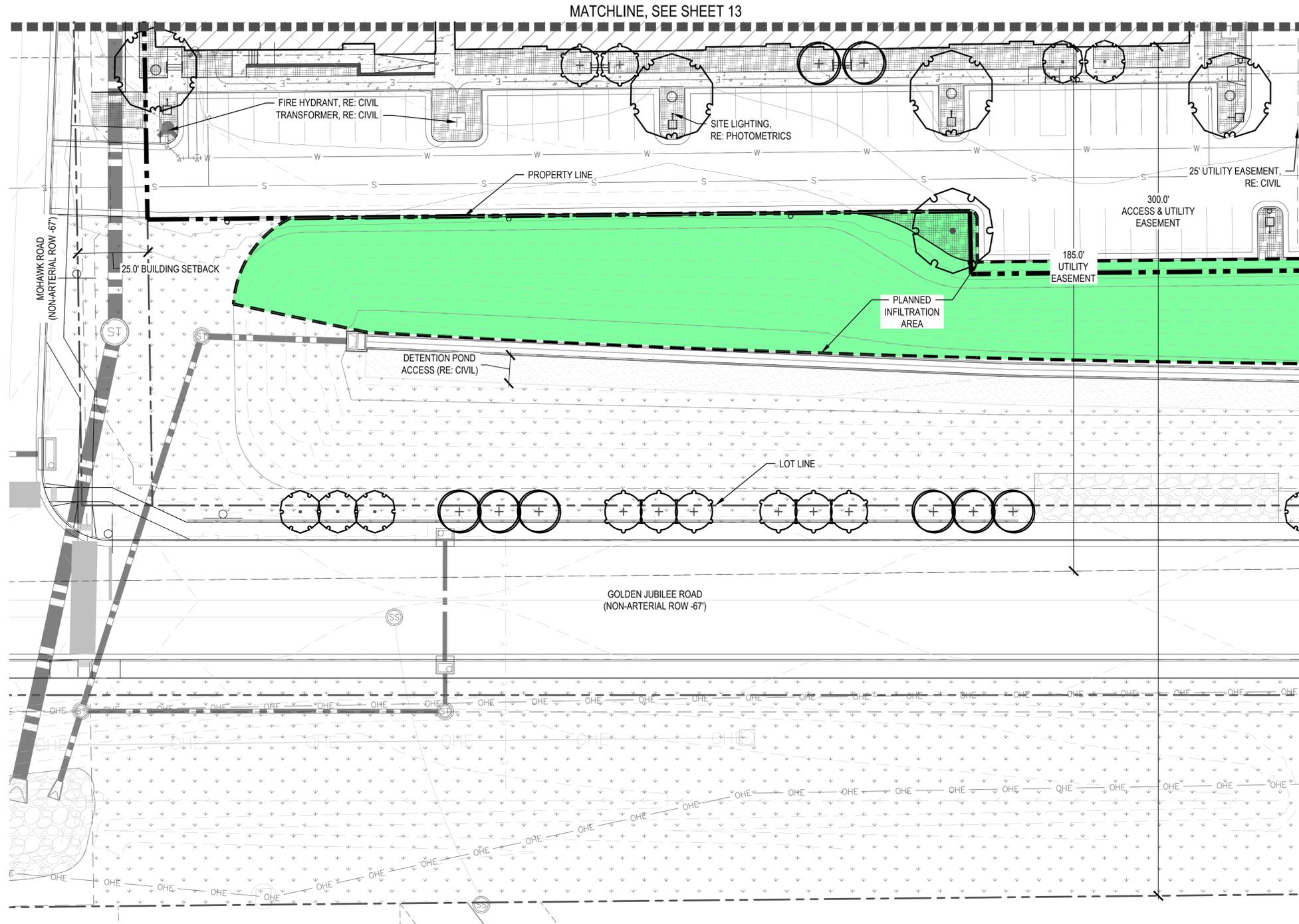
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KEY MAP



LEGEND

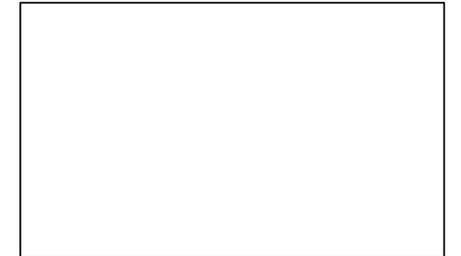
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MATCHLINE, SEE SHEET 17

MATCHLINE, SEE SHEET 13

CITY APPROVAL:



PRELIMINARY LANDSCAPE PLAN
SHEET 16 OF 37

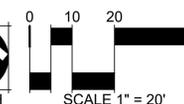
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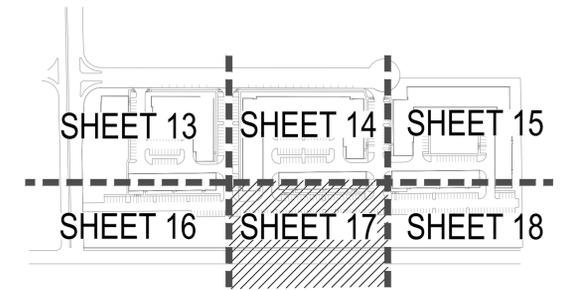


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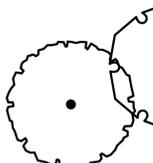
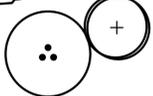
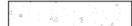
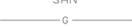
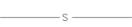
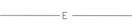
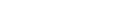
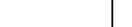
CONDITIONAL USE DEVELOPMENT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

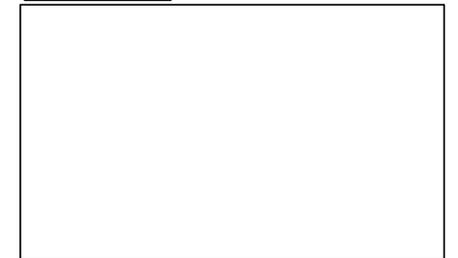
KEY MAP



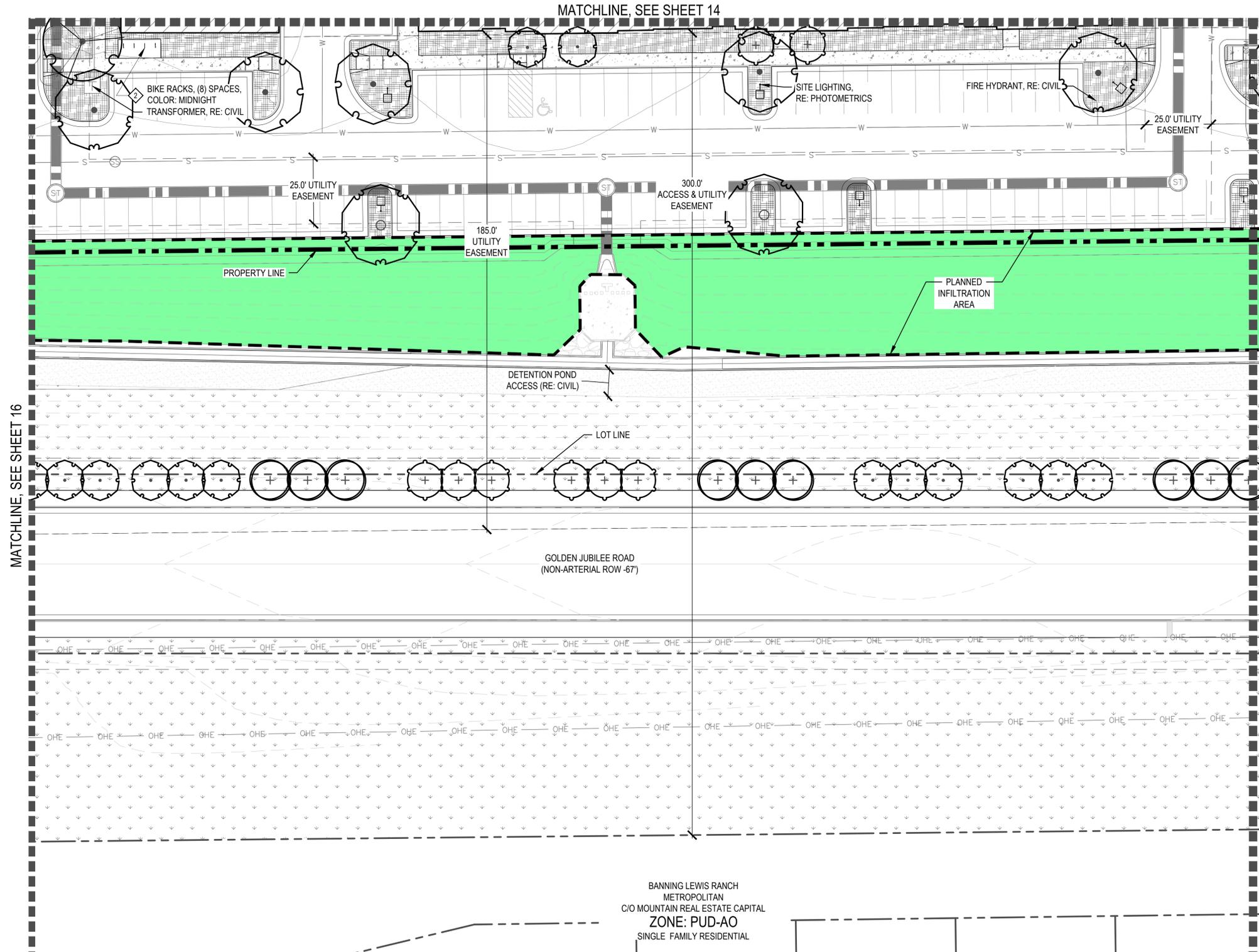
LEGEND

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CITY APPROVAL:



PRELIMINARY LANDSCAPE PLAN
SHEET 17 OF 37



BANNING LEWIS RANCH
METROPOLITAN
C/O MOUNTAIN REAL ESTATE CAPITAL
ZONE: PUD-AO
SINGLE FAMILY RESIDENTIAL

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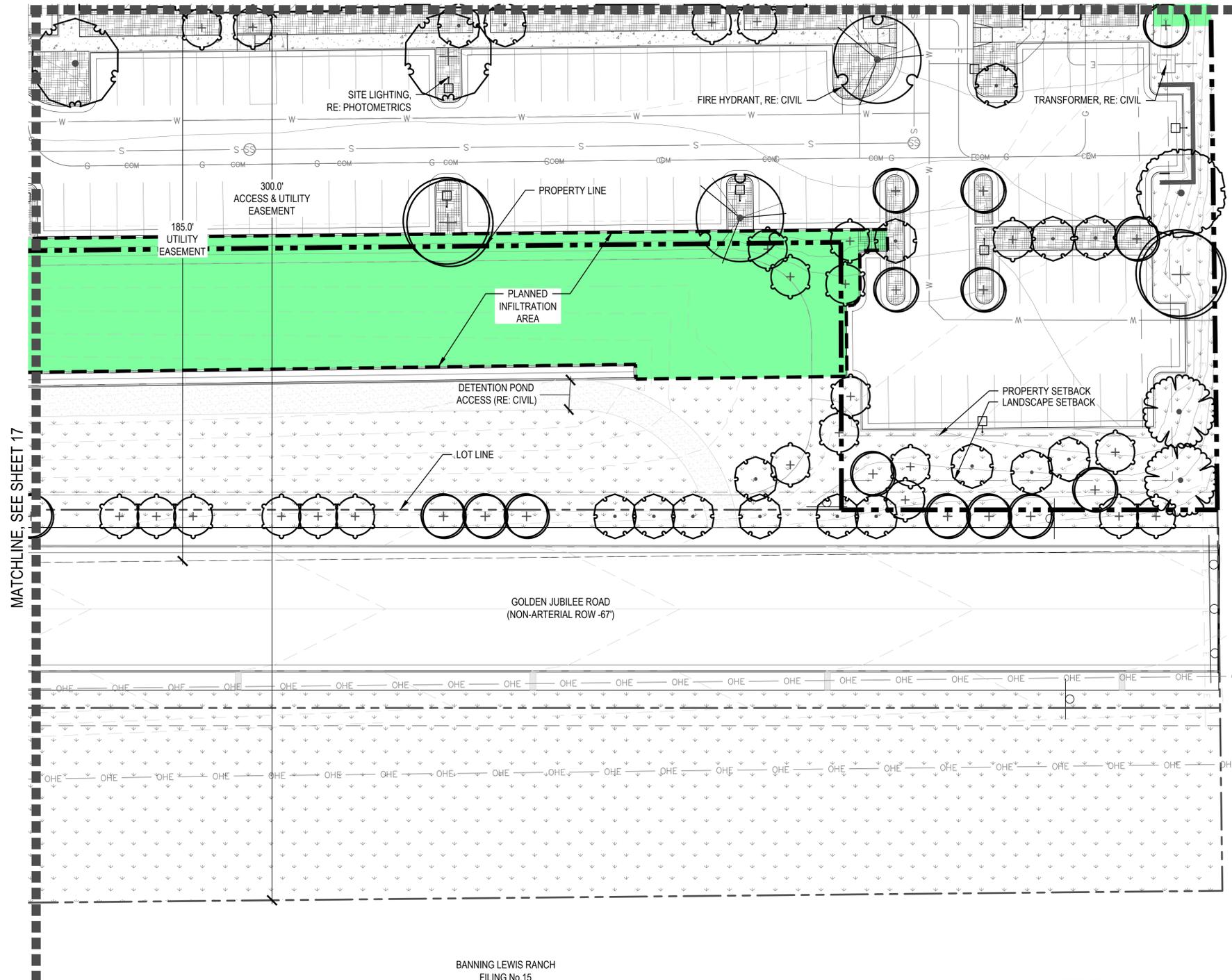
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WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7

CONDITIONAL USE DEVELOPMENT PLAN

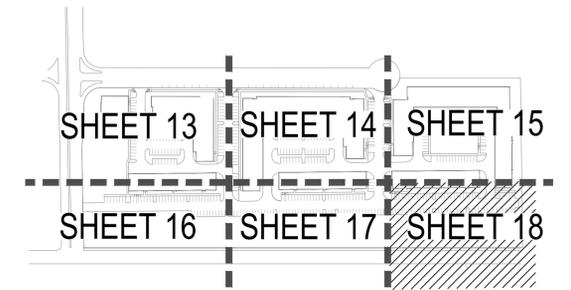
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE, SEE SHEET 15

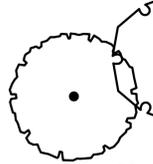
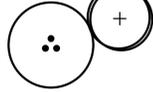


MATCHLINE, SEE SHEET 17

KEY MAP

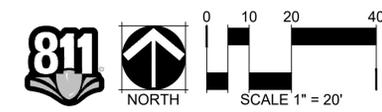
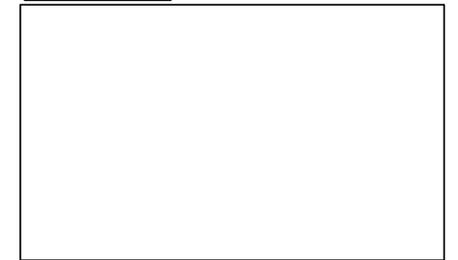


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-  OH ELECTRIC LINE (RE: CIVIL)

BANNING LEWIS RANCH
FILING No.15

CITY APPROVAL:



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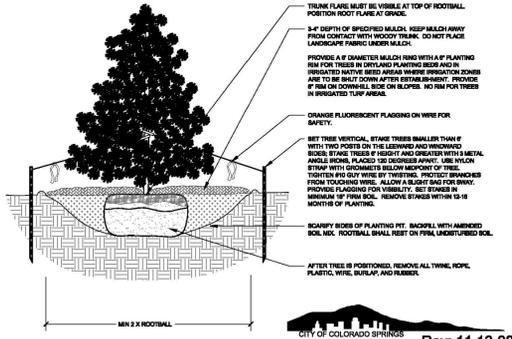
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PRELIMINARY LANDSCAPE PLAN
SHEET 18 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



NOTES:

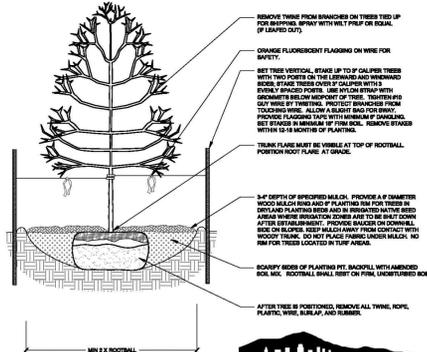
1. DISCLAIMER THESE PLANTING DETAILS ARE FOR THE CITY REVIEW AND APPROVAL PROCESS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

1 EVERGREEN TREE PLANTING

N.T.S.

NOTES:

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGON UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



NOTES:

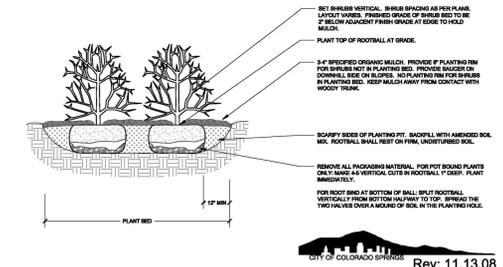
1. DISCLAIMER THESE PLANTING DETAILS ARE FOR THE CITY REVIEW AND APPROVAL PROCESS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

2 DECIDUOUS TREE PLANTING

N.T.S.

NOTES:

1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



NOTES:

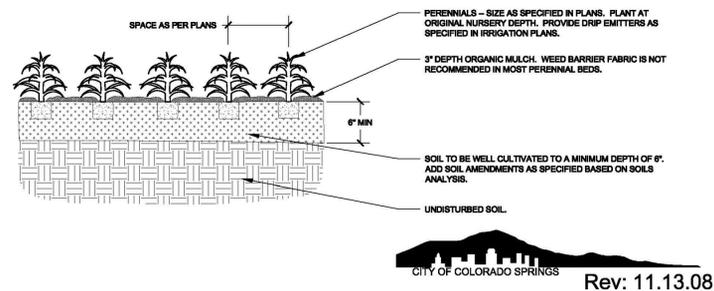
1. DISCLAIMER THESE PLANTING DETAILS ARE FOR THE CITY REVIEW AND APPROVAL PROCESS ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

3 SHRUB PLANTING

N.T.S.

NOTES:

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

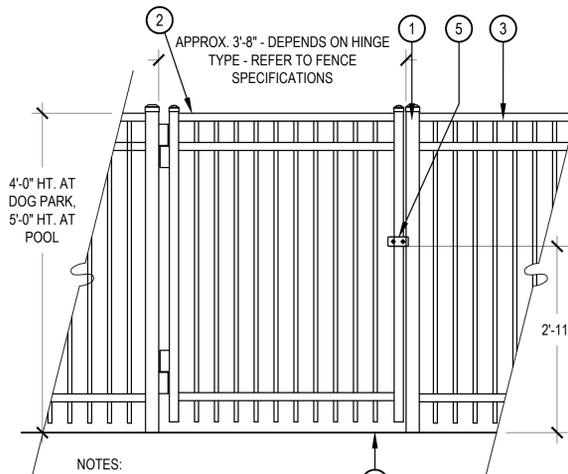


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4 PERENNIAL/ GROUNDCOVER PLANTING

N.T.S.



NOTES:

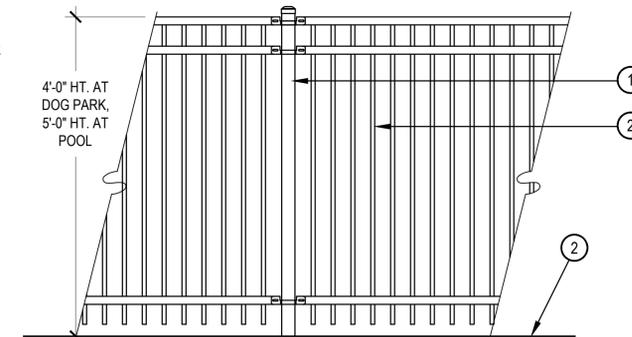
1. REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

5 METAL FENCE GATE

SCALE: 3/4" = 1'-0"

- 1 GATE POST TYP.
- 2 ALL GATES SHALL BE SELF CLOSING WITH GATE LOCK TO BE APPROVED BY OWNER. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS. SPRING HINGES, ACCESS CONTROL LEVER HANDLE ON PULL SIDE
- 3 METAL FENCE, SEE DETAIL 6, SHEET 19
- 4 FINISH GRADE
- 5 GATE TO BE ACCESS CONTROLLED

- 1 FENCE POST - SET IN CONCRETE FOOTER, REFER TO FENCE MANUFACTURER FOR FOOTER INFORMATION
- 2 FINISH GRADE



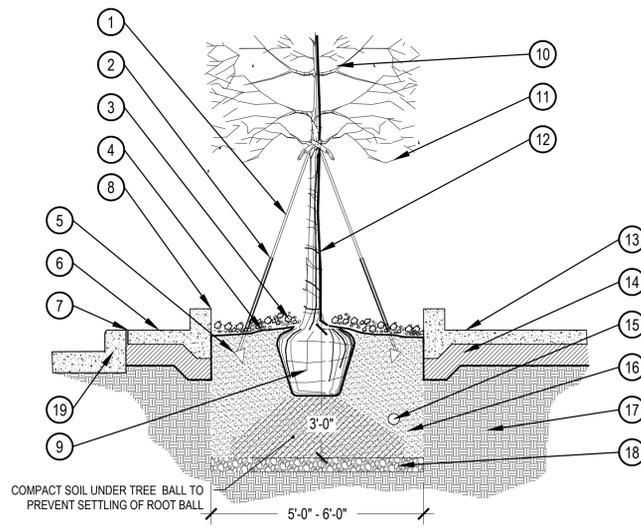
6 METAL FENCE

SCALE: 3/4" = 1'-0"

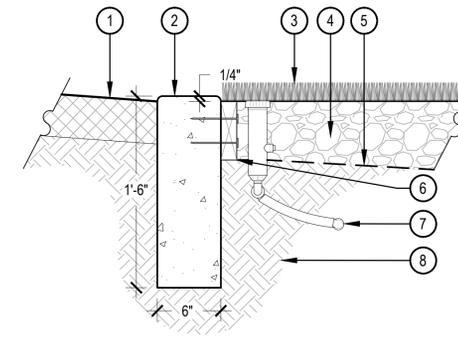
CITY APPROVAL:

LANDSCAPE DETAILS
SHEET 19 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



- 1 TREEFROG PRO 40 TREE ANCHORING KIT (INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS)
- 2 24" X 3/4" PVC MARKERS OVER STRAPS (TYP)
- 3 CROWNED MULCHED SURFACE
- 4 LANDSCAPE FABRIC
- 5 TREEFROG TREE ANCHOR #40
- 6 18" PAVING BAND FOR STEP OUT
- 7 SEALED JOINT
- 8 6" RAISED CURB AROUND STREETSCAPE PLANTER
- 9 REMOVE SOIL FROM TOP OF ROOT BALL TO ELEVATION OF TOP OF ROOT FLARE. PLANT TREE SO THAT TOP OF ROOT FLARE IS 2-3" HIGHER THAN ADJACENT GRADE. DO NOT PLACE SOIL ABOVE TOP OF ROOT FLARE. REMOVE TWINE FROM TREE TRUNK. REMOVE ALL OF WIRE BASKET AND BURLAP AFTER TREE IS IN THE PIT. BROKEN OR CRUMBLING ROOT BALLS WILL BE REJECTED.
- 10 DO NOT CUT LEADER OF TREE; PRUNE IMMEDIATELY PRIOR TO PLANTING
- 11 ALL STREET TREES TO BE LIMBED UP A MIN. OF 8' FROM SIDEWALK FINISHED GRADE
- 12 4" TREE WRAP
- 13 CONCRETE SIDEWALK THROUGH WAY; CONCRETE FINISH VARIES - SEE PLANS FOR FINISH TYPE
- 14 BASE COURSE (AS RECOMMENDED BY GEOTECH)
- 15 IRRIGATION SLEEVE
- 16 AMENDED SOIL 36" DEPTH
- 17 COMPACTED SUBGRADE (AS RECOMMENDED BY GEOTECH)
- 18 6" GRAVEL BASE TO SUPPORT DRAINAGE
- 19 ADJACENT CURB AT STREET EDGE



- NOTES:**
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 2. SAW CUT SCORE JOINTS ON CONCRETE CURB AT 2'-0" ON CENTER.
 3. SYNTHETIC TURF TO BE IRRIGATED, TURF AREA TO BE DRAINED WITH PIPED CONNECTIONS TO SANITARY, REFER TO CIVIL PLANS FOR DRAINS.

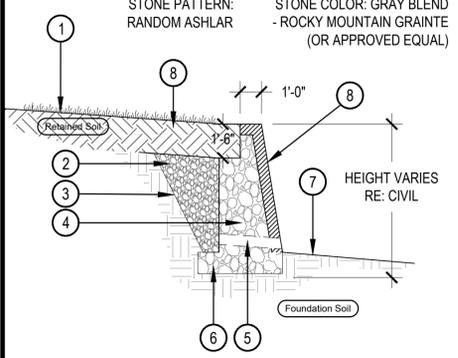
- 1 ADJACENT LANDSCAPE. REFER TO PLANS
- 2 6"X18" CONCRETE CURB, 1" CHAMFER ON ALL EXPOSED EDGES
- 3 SYNTHETIC TURF, REFER TO MATERIAL SCHEDULE Y, SHEET L-003, INSTALL AND SECURE TO NAILER BOARD AS RECOMMENDED BY MANUFACTURER
- 4 6" DEPTH CLASS 2 ROAD BASE WITH 1/4" MINUS BREEZE MIXED IN PER MANUFACTURER'S RECOMMENDATIONS, SLOPE BASE TOWARD DRAINS AT 2%
- 5 FILTER FABRIC/WEED BARRIER
- 6 2"X6" PRESSURE TREATED WOOD NAILER BOARD, HOLD DOWN 1/4" FROM TOP OF CONCRETE CURB, SECURE WITH TAPCON SCREWS OR RAMSET NAILS
- 7 SPRAY IRRIGATION SYSTEM (DOG PARK ONLY)
- 8 SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

1 RAISED CURB PLANTER

SCALE: 1/2" = 1'-0"

2 SYNTHETIC TURF

SCALE: 1 1/2" = 1'-0"



- 1 8" MIN. LOW PERMEABLE SOIL
 - 2 UNIT DRAINAGE FILL (1/2" CRUSHED ROCK OR STONE)
 - 3 FILTER FABRIC
 - 4 MORTARED RUBBLE STONE CORE FIT TIGHT AND MORTAR
 - 5 4" PERFORATED PVC DRAINAGE TILE WRAPPED IN FILTER FABRIC, 8' O.C.
 - 6 MORTARED STONE FOOTING
 - 7 FINISHED GRADE
 - 8 RMS RETAINING WALL. MORTAR ALL UNITS IN PLACE WITH SOLID 1/2" MORTAR BED ALL SIDES
 - 9 CONTRACTOR TO INSTALL PER MANUFACTURER'S AND STRUCTURAL ENGINEER RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE TO MEET ALL APPLICABLE CODES RELATED TO THE CONSTRUCTION OF THE WALL
- THIS DETAIL IS INTENDED TO CONVEY MATERIALS, FINISHES, AND APPROXIMATE DIMENSIONS ONLY. STRUCTURAL PLANS AND FOOTING DETAILS TO BE PROVIDED BY THE CONTRACTOR. DESIGN SHOWN IS FOR REFERENCE ONLY AND NOT INTENDED TO BE AN "ENGINEERED" DRAWING.

3 RETAINING WAL (FOR CHARACTER ONLY, RE: CIVIL)

SCALE: N.T.S.

CITY APPROVAL:

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WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	KEYNOTES - ELEVATION
1	FIBER CEMENT PANEL W/ REVEAL - FC-P1 (WHITE)
2	FIBER CEMENT PANEL W/ REVEAL - FC-P2 (LIGHT GRAY)
3	FIBER CEMENT PANEL - FC-P3 (DARK GRAY)
4	FIBER CEMENT LAP SIDING - FC-L1 (MEDIUM GRAY)
5	FIBER CEMENT LAP SIDING W/ WOOD TEXTURE - FC-L2 (CEDAR)
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10	STONE - S-1 (DARK GRAY)
11	STONE - S-2 (BUFF)
12	COLUMN - PAINTED
13	ROOF BRACKET - PAINTED (DARK GRAY)
14	TRIM, FASCIA, SOFFIT & GUTTER - PAINTED
15	CANOPY - PAINTED (DARK GRAY)
16	ASPHALT SHINGLE ROOF
17	CMU - PAINTED
18	TRELLIS - CEDAR
19	TRASH ENCLOSURE GATE - PAINTED
20	METAL GUARDRAIL - PREFINISHED

* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



BUILDING A - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING A - WEST ELEVATION SCALE: 1/16" = 1'-0" **1**

CITY APPROVAL:

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BUILDING A - NORTH ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING A - EAST ELEVATION SCALE: 1/16" = 1'-0" **1**

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BUILDING B - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING B - WEST COURTYARD ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING B - WEST ELEVATION SCALE: 1/16" = 1'-0" **1**

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BUILDING B - NORTH ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING B - EAST COURTYARD ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING B - EAST ELEVATION SCALE: 1/16" = 1'-0" **1**

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BUILDING C - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING C - WEST COURTYARD ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING C - WEST ELEVATION SCALE: 1/16" = 1'-0" **1**

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BUILDING C - NORTH ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING C - EAST COURTYARD ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING C - EAST ELEVATION SCALE: 1/16" = 1'-0" **1**

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BUILDING D - NORTH ELEVATION

SCALE: 1/16" = 1'-0" **4**



BUILDING D - EAST ELEVATION

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



BUILDING D - SOUTH ELEVATION

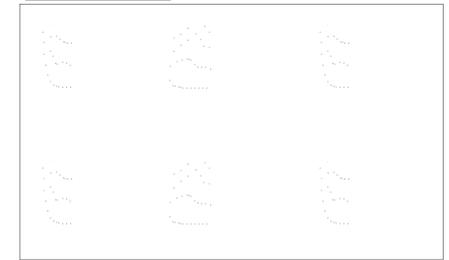
SCALE: 1/16" = 1'-0" **2**



BUILDING D - WEST ELEVATION

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

CITY APPROVAL:



EXTERIOR ELEVATIONS
SHEET 27 OF 37

Kimley»Horn

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 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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BUILDING E - NORTH ELEVATION

SCALE: 1/16" = 1'-0" **4**



BUILDING E - EAST ELEVATION

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



BUILDING E - SOUTH ELEVATION

SCALE: 1/16" = 1'-0" **2**



BUILDING E - WEST ELEVATION

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

CITY APPROVAL:

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5	FIBER CEMENT LAP SIDING W/ WOOD TEXTURE - FC-L2 (CEDAR)
6	FIBER CEMENT LAP SIDING - FC-L3 (DARK GRAY)
7	FIBER CEMENT VERTICAL SIDING - FC-V1 (BLUE)
8	FIBER CEMENT VERTICAL SIDING - FC-V2 (GREEN)
9	FIBER CEMENT VERTICAL SIDING - FC-V3 (DARK GRAY)
10	STONE - S-1 (DARK GRAY)
11	STONE - S-2 (BUFF)
12	COLUMN - PAINTED
13	ROOF BRACKET - PAINTED (DARK GRAY)
14	TRIM, FASCIA, SOFFIT & GUTTER - PAINTED
15	CANOPY - PAINTED (DARK GRAY)
16	ASPHALT SHINGLE ROOF
17	CMU - PAINTED
18	TRELLIS - CEDAR
19	TRASH ENCLOSURE GATE - PAINTED
20	METAL GUARDRAIL - PREFINISHED

* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



BUILDING F - NORTH ELEVATION

SCALE: 1/16" = 1'-0" **4**



BUILDING F - EAST ELEVATION

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



BUILDING F - SOUTH ELEVATION

SCALE: 1/16" = 1'-0" **2**



BUILDING F - WEST ELEVATION

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

CITY APPROVAL:

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	KEYNOTES - ELEVATION
1	FIBER CEMENT PANEL W/ REVEAL - FC-P1 (WHITE)
2	FIBER CEMENT PANEL W/ REVEAL - FC-P2 (LIGHT GRAY)
3	FIBER CEMENT PANEL - FC-P3 (DARK GRAY)
4	FIBER CEMENT LAP SIDING - FC-L1 (MEDIUM GRAY)
5	FIBER CEMENT LAP SIDING W/ WOOD TEXTURE - FC-L2 (CEDAR)
6	FIBER CEMENT LAP SIDING - FC-L3 (DARK GRAY)
7	FIBER CEMENT VERTICAL SIDING - FC-V1 (BLUE)
8	FIBER CEMENT VERTICAL SIDING - FC-V2 (GREEN)
9	FIBER CEMENT VERTICAL SIDING - FC-V3 (DARK GRAY)
10	STONE - S-1 (DARK GRAY)
11	STONE - S-2 (BUFF)
12	COLUMN - PAINTED
13	ROOF BRACKET - PAINTED (DARK GRAY)
14	TRIM, FASCIA, SOFFIT & GUTTER - PAINTED
15	CANOPY - PAINTED (DARK GRAY)
16	ASPHALT SHINGLE ROOF
17	CMU - PAINTED
18	TRELLIS - CEDAR
19	TRASH ENCLOSURE GATE - PAINTED
20	METAL GUARDRAIL - PREFINISHED

* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



BUILDING G - EAST ELEVATION SCALE: 1/16" = 1'-0" **4**



BUILDING G - NORTH ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING G - WEST ELEVATION SCALE: 1/16" = 1'-0" **2**



BUILDING G - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **1**

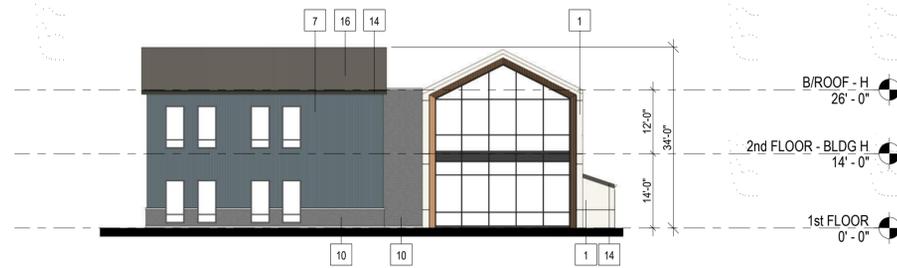
CITY APPROVAL:

EXTERIOR ELEVATIONS
SHEET 30 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	KEYNOTES - ELEVATION
1	FIBER CEMENT PANEL W/ REVEAL - FC-P1 (WHITE)
2	FIBER CEMENT PANEL W/ REVEAL - FC-P2 (LIGHT GRAY)
3	FIBER CEMENT PANEL - FC-P3 (DARK GRAY)
4	FIBER CEMENT LAP SIDING - FC-L1 (MEDIUM GRAY)
5	FIBER CEMENT LAP SIDING W/ WOOD TEXTURE - FC-L2 (CEDAR)
6	FIBER CEMENT LAP SIDING - FC-L3 (DARK GRAY)
7	FIBER CEMENT VERTICAL SIDING - FC-V1 (BLUE)
8	FIBER CEMENT VERTICAL SIDING - FC-V2 (GREEN)
9	FIBER CEMENT VERTICAL SIDING - FC-V3 (DARK GRAY)
10	STONE - S-1 (DARK GRAY)
11	STONE - S-2 (BUFF)
12	COLUMN - PAINTED
13	ROOF BRACKET - PAINTED (DARK GRAY)
14	TRIM, FASCIA, SOFFIT & GUTTER - PAINTED
15	CANOPY - PAINTED (DARK GRAY)
16	ASPHALT SHINGLE ROOF
17	CMU - PAINTED
18	TRELLIS - CEDAR
19	TRASH ENCLOSURE GATE - PAINTED
20	METAL GUARDRAIL - PREFINISHED

* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



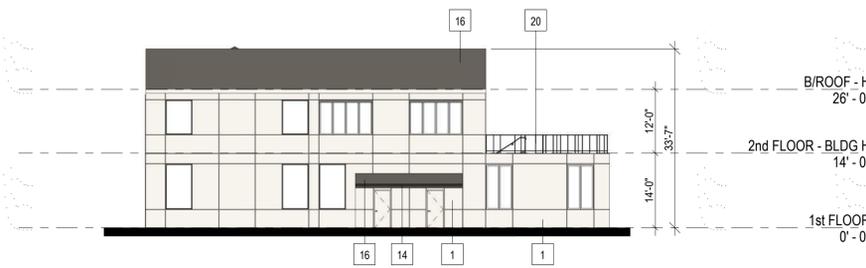
BUILDING H (CLUBHOUSE) - NORTH ELEVATION SCALE: 1/16" = 1'-0" **4**



BUILDING H (CLUBHOUSE) - EAST ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING H (CLUBHOUSE) - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **2**



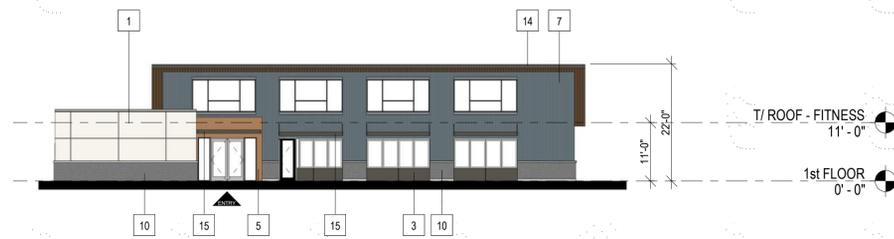
BUILDING H (CLUBHOUSE) - WEST ELEVATION SCALE: 1/16" = 1'-0" **1**

CITY APPROVAL:

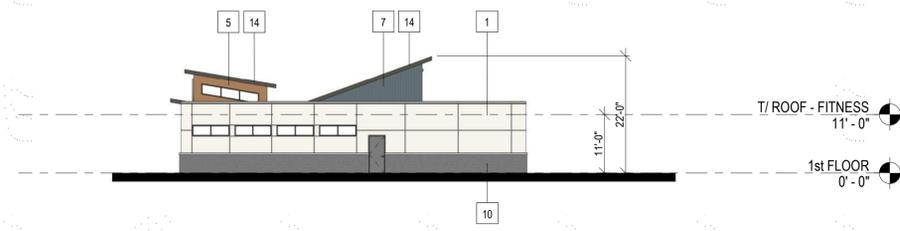
WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	KEYNOTES - ELEVATION
1	FIBER CEMENT PANEL W/ REVEAL - FC-P1 (WHITE)
2	FIBER CEMENT PANEL W/ REVEAL - FC-P2 (LIGHT GRAY)
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4	FIBER CEMENT LAP SIDING - FC-L1 (MEDIUM GRAY)
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15	CANOPY - PAINTED (DARK GRAY)
16	ASPHALT SHINGLE ROOF
17	CMU - PAINTED
18	TRELLIS - CEDAR
19	TRASH ENCLOSURE GATE - PAINTED
20	METAL GUARDRAIL - PREFINISHED

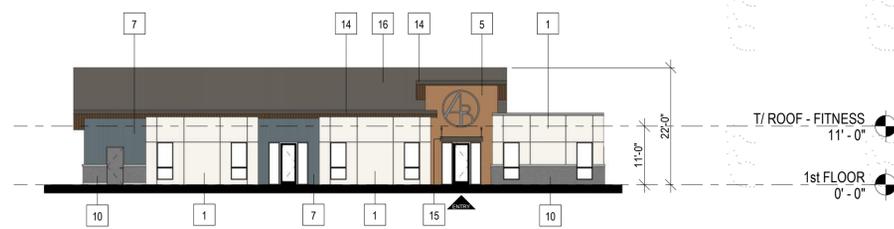
* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



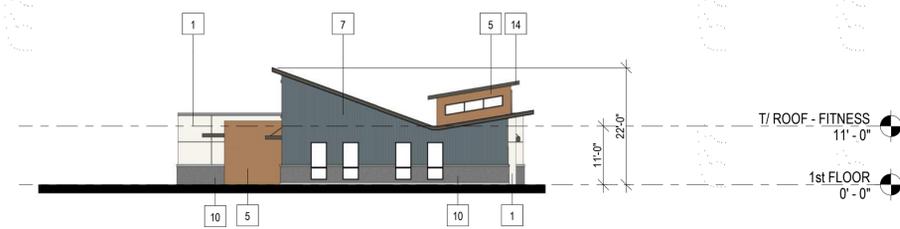
BUILDING i (FITNESS) - NORTH ELEVATION SCALE: 1/16" = 1'-0" **4**



BUILDING i (FITNESS) - EAST ELEVATION SCALE: 1/16" = 1'-0" **3**



BUILDING i (FITNESS) - SOUTH ELEVATION SCALE: 1/16" = 1'-0" **2**



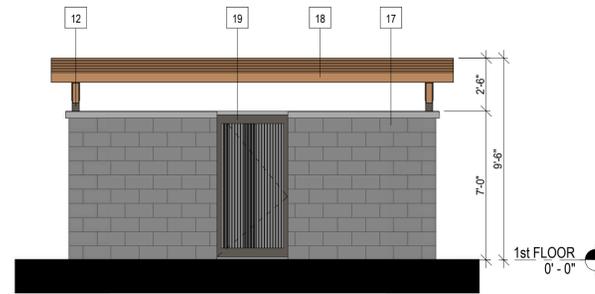
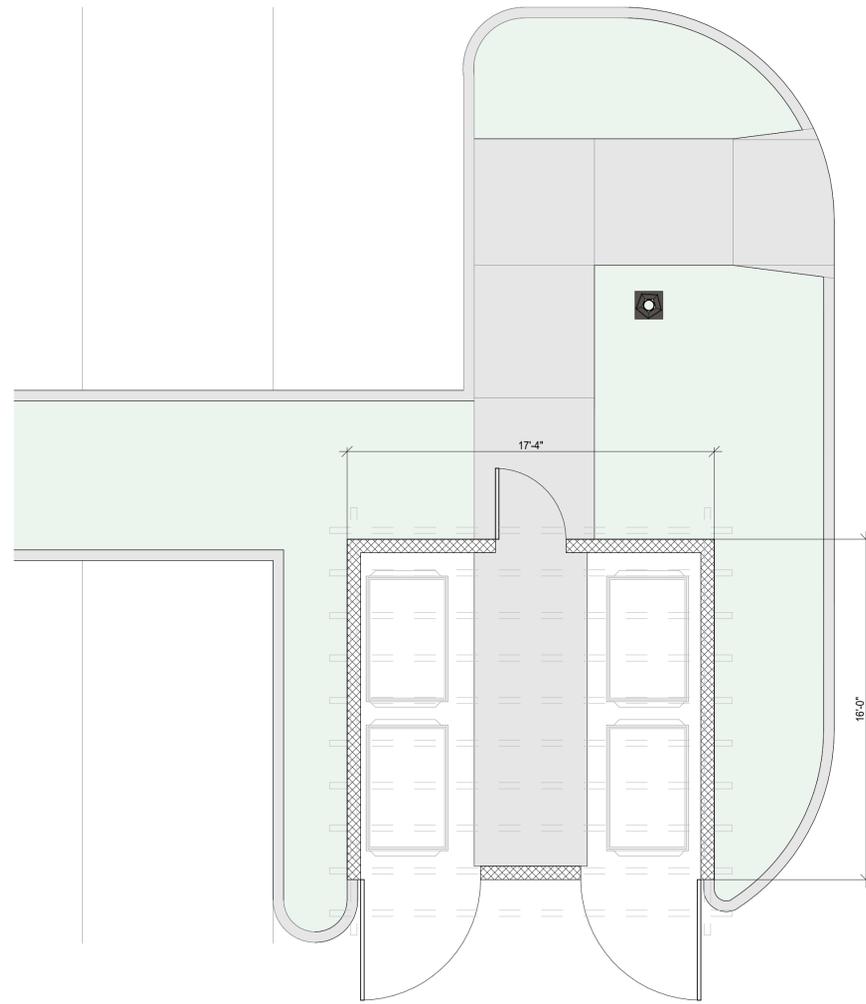
BUILDING i (FITNESS) - WEST ELEVATION SCALE: 1/16" = 1'-0" **1**

CITY APPROVAL:

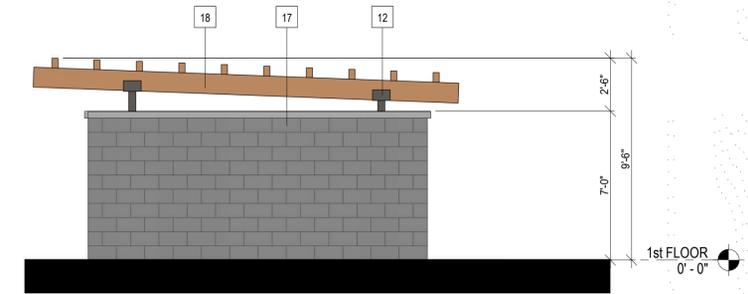
WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7
CONDITIONAL USE DEVELOPMENT PLAN
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#	KEYNOTES - ELEVATION
1	FIBER CEMENT PANEL W/ REVEAL - FC-P1 (WHITE)
2	FIBER CEMENT PANEL W/ REVEAL - FC-P2 (LIGHT GRAY)
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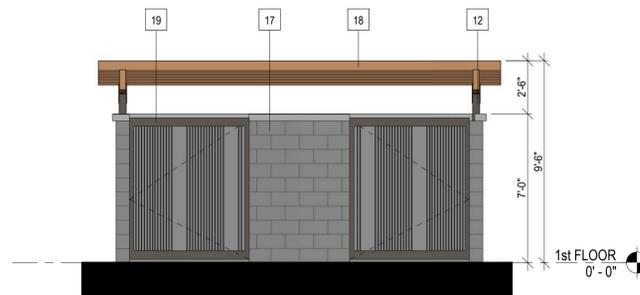
* TRIM, FASCIA, EAVES, AND GUTTERS TO MATCH ADJACENT FIBER CEMENT



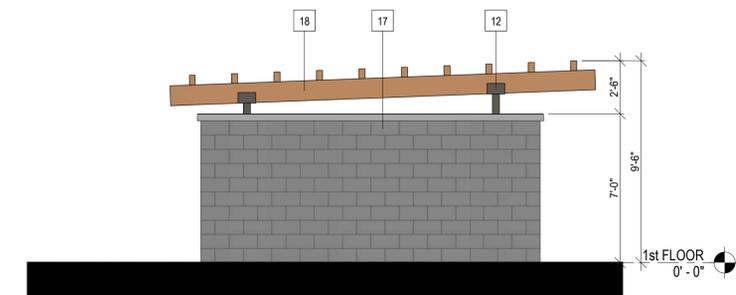
TRASH ENCLOSURE - NORTH ELEV. SCALE: 1/4" = 1'-0" 5



TRASH ENCLOSURE - EAST ELEV. SCALE: 1/4" = 1'-0" 4



TRASH ENCLOSURE - SOUTH ELEV. SCALE: 1/4" = 1'-0" 2



TRASH ENCLOSURE - WEST ELEV. SCALE: 1/4" = 1'-0" 1

TRASH ENCLOSURE - ENLARGED PLAN SCALE: 1/4" = 1'-0" 3

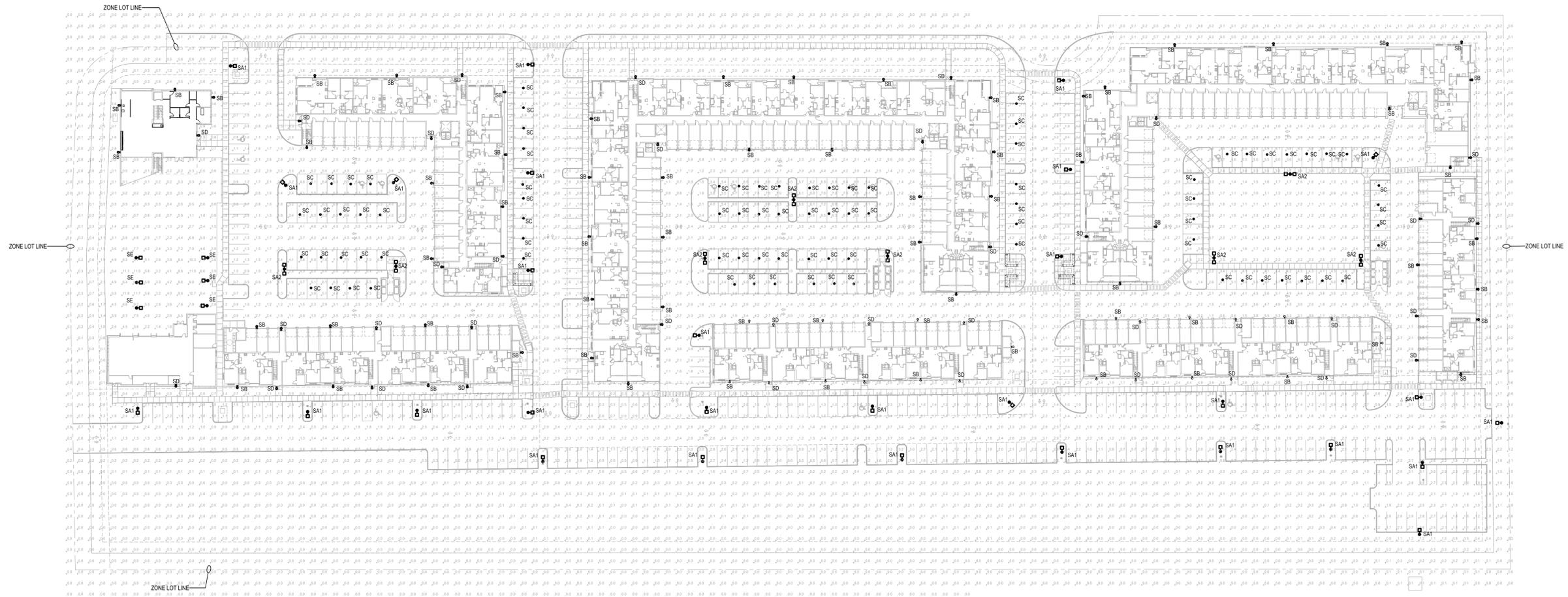
CITY APPROVAL:

EXTERIOR ELEVATIONS
SHEET 33 OF 37

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PHOTOMETRICS GENERAL NOTES

1. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
2. ALL EXTERIOR LIGHT FIXTURES ARE FULL CUTOFF TYPE FIXTURES.



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

SITE LIGHT FIXTURE SCHEDULE					
LABEL	MANUFACTURER CATALOG NO.	DESCRIPTION	LAMPS / WATTAGES	NOTES	
SA1	ILP #SAS-9L-U-40-T2 (LLF FOR 3000K)	SINGLE LAMP POLE LIGHT	LED 66.3 W	MH: 30'	
SA2	ILP #SAS-9L-U-40-T3 (LLF FOR 3000K)	SINGLE/DUAL LAMP POLE LIGHT	LED 66.3 W	MH: 30'	
SB	GARDCO #111L-16L-350-NW-G2-4 (LLF FOR 3000K)	WALL SCONCE	LED 18W	MH: 10'	
SC	ILP #UFO-28WLED-UNIV-40 (LLF FOR 3000K)	DOWNLIGHT	LED 28W	MH: 9.5'	
SD	EUROFASE #37073-015	WALL SCONCE	LED 15W	MH: 10'	
SE	GARDCO #P20-C-A05-630-T4S (LLF FOR 3000K)	SINGLE LAMP POLE LIGHT	LED 90W	MH: 12'	

CITY APPROVAL:

**SITE PHOTOMETRIC PLAN
SHEET 34 OF 37**



Jordan & Skala Engineers

555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 22080229 Drawn By: WW Checked By: SL

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Project Name: _____ Part Number: _____ Type: _____

SKYLINE AREA LIGHT SERIES



FEATURES

- Specification Grade die-cast aluminum housing
- Powder Coat Finishes: Bronze (BRZ), Black (BLK), Silver (SLV) & White (WHT)
- Custom color finishes available
- 5 Optical Distributions with Highest Uniformity in their product class
- Factory Rotatable Type 2, 3, 4, 5 Square, 5 Automotive Front Row Optics
- Optional Spot Light Control Integral Shield (HSS)
- Universal Quick Pole Mount Allows for 1 man installation on existing poles with no drilling required
- 9 Different Optional Mounting Methods (OG Rated)*
- Single Fastener hinged door driver access
- 120-277V Universal Voltage or 347-480V High Voltage
- 0-10V Dimmable Driver (Std)
- FR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- Wireless control integrated luminaire
- 3000K, 4000K & 5000K CCT
- >70 Color Rendering Index (CRI)
- Calculated L80 >100,000 hrs @ 25°C per TM-21-11
- IP66 Rated Luminaire
- Dark Sky Compliant†
- 5 Year Warranty; 10 Year Optional Warranty*‡
- ETL Listed for Wet Locations

* 3000K is IBA Listed † Must select UMB, WFM, or HTM mounting options to qualify ‡ 10YR is SLFP 1.5% Based †† Requires additional Surge Protection (SP1, SP2, SP480V2). For additional details see General Terms and Conditions

SUITABLE APPLICATIONS

- Parking Lots • Parking Structure • Parks • Education • Hospitals • Car Dealerships • Roadways • Shopping Centers

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	ORIENTATION	MOUNTING	FINISH	WARRANTY
<input type="checkbox"/> SAS Small	<input type="checkbox"/> 6L 6,000 lm	<input type="checkbox"/> U 120-277V	<input type="checkbox"/> 30 3000K	<input type="checkbox"/> T2 T2 - Type 2	<input type="checkbox"/> (Blank) - Standard	<input type="checkbox"/> SLFP Adjustable Slip Fitter	<input type="checkbox"/> BRZ <input type="checkbox"/> BLK <input type="checkbox"/> SLV <input type="checkbox"/> WHT	<input type="checkbox"/> 5YR
	<input type="checkbox"/> 8L 8,000 lm	<input type="checkbox"/> HV 347-480V	<input type="checkbox"/> 40 4000K	<input type="checkbox"/> T3 T3 - Type 3	<input type="checkbox"/> L Optics Rotated Left	<input type="checkbox"/> UMB Universal Mount Sqr/Rod pole 3"-8"	<input type="checkbox"/> BLK <input type="checkbox"/> WHT	<input type="checkbox"/> 10YR
	<input type="checkbox"/> 12L 12,000 lm		<input type="checkbox"/> 50 5000K	<input type="checkbox"/> T4 T4 - Type 4	<input type="checkbox"/> R Optics Rotated Right	<input type="checkbox"/> UAB Universal Adjustable Sqr/Rod pole 3"-8"		
	<input type="checkbox"/> 15L 15,000 lm			<input type="checkbox"/> T5 T5 - Type 5 Square Forward Throw		<input type="checkbox"/> WFM Wall Fixed Mount		
	<input type="checkbox"/> 18L 18,000 lm			<input type="checkbox"/> FTA Automotive		<input type="checkbox"/> WAB Wall Adjustable Mount Sqr/Rod pole 3"-8"		
<input type="checkbox"/> SAM Med	<input type="checkbox"/> 24L 24,000 lm					<input type="checkbox"/> WFM Wall Fixed Mount		
	<input type="checkbox"/> 30L 30,000 lm					<input type="checkbox"/> WAB Wall Adjustable Mount		
	<input type="checkbox"/> 36L 36,000 lm					<input type="checkbox"/> TRN Trunion Mount		
	<input type="checkbox"/> 42L 42,000 lm					<input type="checkbox"/> HTM Horizontal Trunion Mount		

BASIC CONTROLS

- (Blank) None
- FAO† Field Adjustable Output
- CR3P 3-Pin NEMA Control receptacle
- CR7P 7-Pin NEMA Control receptacle
- FSP-311/LX‡ Legrand FSP-311 120-277V Sensor (X = Mounting Height 3-10-20; 7-20-40)
- FSP-321/LX‡ Legrand FSP-321 347-480V Sensor (X = Mounting Height 3-10-20; 7-20-40)

ADVANCED CONTROLS

- (Blank) None
- SYN† Synapse Control System
- SYN/LLX Synapse Control System w/ Sensor (X = Mounting Height 3-10-20; 7-20-40)
- SU/SS/LR/LI† Enlighted SS Individual Lighting (LI) Sensor with Control Unit
- SU/SS/LR/CL† Enlighted SS Connected Lighting (CL) Sensor with Control Unit
- SU/SS/LR/OT† Enlighted SS Internet of Things (OT) Sensor with Control Unit
- LPL/INT† Limelight by Lutron Wireless Control System w/ Sensor (8-15ft)
- LPM/INT† Limelight by Lutron Wireless Control System w/ Sensor (15-30ft)
- LPH/INT† Limelight by Lutron Wireless Control System w/ Sensor (30-40ft)

OPTIONS - FACTORY INSTALLED

- (Blank) None
- SP1† 10kA Surge Protection Device
- SP2† 20kA Surge Protection Device
- HSS† Rotatable House Side Shield
- FUSE/300X FUSE 120V, 277V, 347V (x= voltage)
- FUSE/DIOX FUSE 208V, 240V, 480V (x= voltage)

ACCESSORIES

- SAx/BIRD Bird Spikes (x= fixture size)
- SAx/GS† Rotatable Glare Shield (x= fixture size)
- TL7/B2/LP† Synapse Twist Lock Mesh Network 120-277V
- ILP PAINT CHIP PACK ILP Standard Color Paint Chips
- TL7/HVG† Synapse Twist Lock Mesh Network 480V
- LL/STL010 Lutron Limelight Twist Lock Mesh Network 120-277V†
- TLPC/HV† 347-480V Twist Lock Photocell
- TLPC/UNV† 120-277V Twist Lock Photocell

*Not available with HV option
†Option Not ETL Qualified
‡Requires Bluetooth Enabled device for programming (provided by others) ††CRP Required
‡Only Compatible with CRP and CRP†

SKYLINE-SPEC-0122 Page 1

SKYLINE AREA LIGHT SERIES

LED SYSTEMS INFO^{1,2}

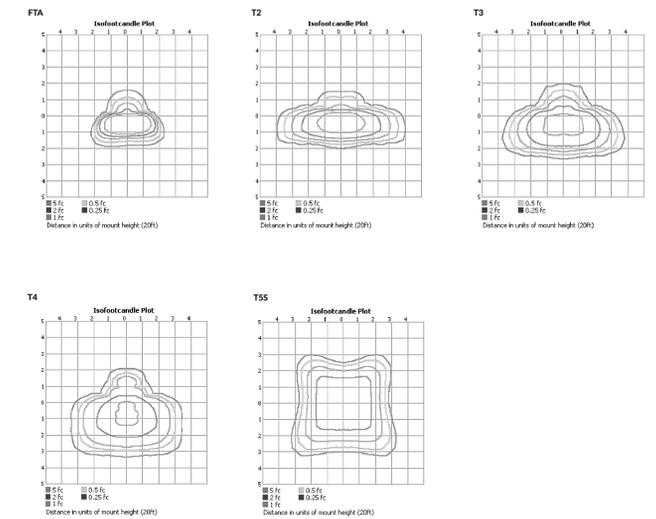
Part Numbers	Distribution	3000K		4000K		5000K		BUG Rating	Watts ³	Replaces
		Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy			
SAS-6L	2	6,683	145.3	7034	152.9	7175	156.0	B1-U0-G1	46 W	175W MH
	3	6,624	144.0	6972	151.6	7112	154.6	B1-U0-G2		
	4	6,532	142.0	6878	149.5	7014	152.5	B1-U0-G2		
	5S	6,807	148.0	7165	155.8	7308	158.9	B3-U0-G3		
	FTA	6,859	149.1	7220	157.0	7364	160.1	B1-U0-G1		
SAS-9L	2	9,546	136.4	10049	143.6	10250	146.4	B1-U0-G2	70 W	250W MH
	3	9,462	135.2	9961	142.3	10160	145.1	B2-U0-G2		
	4	9,332	133.3	9823	140.3	10019	143.1	B1-U0-G2		
	5S	9,724	138.9	10236	146.2	10440	149.1	B4-U0-G4		
	FTA	9,798	140.0	10314	147.3	10520	150.3	B1-U0-G1		
SAS-12L	2	12,927	146.4	13607	154.1	13879	157.2	B2-U0-G2	88.3 W	320W MH
	3	12,907	146.2	13586	153.9	13858	156.9	B2-U0-G2		
	4	12,301	139.3	12948	146.6	13207	149.6	B2-U0-G3		
	5S	12816	145.1	13491	152.8	13761	155.8	B4-U0-G4		
	FTA	13001	147.2	13685	155.0	13959	158.1	B2-U0-G1		
SAS-15L	2	15,567	141.5	16388	149.0	16716	152.0	B2-U0-G2	110 W	400W MH
	3	15,422	140.3	16244	147.7	16569	150.6	B2-U0-G3		
	4	15,219	138.4	16020	145.6	16340	148.5	B2-U0-G3		
	5S	15858	144.2	16693	151.8	17027	154.8	B5-U0-G5		
	FTA	15980	145.3	16821	152.9	17157	156.0	B2-U0-G1		
SAS-18L	2	18763	137.0	19750	144.2	20145	147.0	B3-U0-G3	137 W	400W MH
	3	18597	135.7	19576	142.9	19968	145.8	B3-U0-G3		
	4	18341	133.9	19306	140.9	19692	143.7	B2-U0-G4		
	5S	19111	139.5	20117	146.8	20519	149.8	B5-U0-G5		
	FTA	19258	140.6	20271	148.0	20677	150.9	B2-U0-G1		
SAM-24L	2	23908	143.2	25166	150.7	25469	153.7	B3-U0-G3	167 W	400W MH
	3	23697	141.9	24944	149.4	25443	152.4	B3-U0-G3		
	4	23370	139.9	24600	147.3	25092	150.3	B5-U0-G5		
	5S	24352	145.8	25633	153.5	26146	156.6	B5-U0-G5		
	FTA	24539	146.9	25830	154.7	26347	157.8	B2-U0-G1		
SAM-30L	2	29363	134.5	31160	141.5	31763	144.4	B3-U0-G3	220 W	750W MH
	3	29223	133.3	30866	140.3	31483	143.1	B3-U0-G4		
	4	28918	131.4	30440	138.4	31049	141.1	B3-U0-G4		
	5S	30133	137.0	31718	144.2	32353	147.1	B5-U0-G5		
	FTA	30364	138.0	31962	145.3	32601	148.2	B3-U0-G2		
SAM-36L	2	35119	149.4	36567	157.3	37704	160.5	B3-U0-G4	235 W	750W MH
	3	34810	148.1	36442	155.9	37375	159.0	B3-U0-G4		
	4	34329	146.1	36136	153.8	36859	156.8	B3-U0-G5		
	5S	35771	152.2	37654	160.2	38407	163.4	B5-U0-G5		
	FTA	36046	153.4	37943	161.5	38702	164.7	B3-U0-G2		
SAM-42L	2	40322	148.2	42444	156.0	43293	159.2	B3-U0-G4	272 W	1000W MH
	3	39969	146.9	42073	154.7	42914	157.8	B4-U0-G5		
	4	39430	145.0	41505	152.6	42335	155.6	B4-U0-G5		
	5S	41190	151.4	43338	159.4	44225	162.6	B5-U0-G4		
	FTA	41401	152.2	43580	160.2	44452	163.4	B3-U0-G2		

¹Values are nominal, see IES file for more detail. ²Electrical data at 25C (77F). Actual wattage may differ by +/- 10%. ³Predictive Data. Subject to change per compliance testing completion.

SKYLINE-SPEC-0122 Page 2

SKYLINE AREA LIGHT SERIES

PHOTOMETRIC REPORTS
Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com



TYPE SA1 & SA2

TYPE SA1 & SA2

TYPE SA1 & SA2

CITY APPROVAL:

LIGHT FIXTURE SPECIFICATIONS
SHEET 35 OF 37

JSE Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376
Project Number: 22080229 Drawn By:WW Checked By:SL

C:\Project\22-00066\22080229-Woodmen East Apartments\Drawings\22-00066-01-21_SDP\SDP Photometric Plan.dwg Mar 21, 2023 8:57pm

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

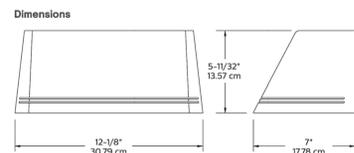


Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50% or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

Ordering guide

Profile	No. of LEDs	Drive Current	Color / Generation	Distribution	Voltage	Control	Finish / Luminaire	Notes
111L	16	350mA	CW-02 Cool White 3000K, 70 CRI generation 2	2 Type II Wide Throw Optic, with maximized lateral throw	UNV 120-277V 50Hz/60Hz	PCB Photocontrol, Button ¹	F1 Single fusing (120, 277VAC)	Tinted
111L	16	350mA	CW-02 Cool White 3000K, 70 CRI generation 2	3 Type III Preferred Wide Throw Optic with improved forward throw	UNV 120-277V 50Hz/60Hz	DD 0-10V Dimming	F2 Double fusing (208, 240VAC)	BLK Black
111L	16	350mA	CW-02 Cool White 3000K, 70 CRI generation 2	4 Type IV Maximised forward throw optic	UNV 120-277V 50Hz/60Hz		F3 Canadian double pull fusing (208, 240VAC)	WH White
111L	16	350mA	WW-02 Warm White 3000K, 70 CRI generation 2		UNV 120-277V 50Hz/60Hz		DL Diffusing Lens	BZ Bronze
111L	16	350mA	WW-02 Warm White 3000K, 70 CRI generation 2		UNV 120-277V 50Hz/60Hz		WS Wall Mounted Box for Surface Conduit	GGY Dark Grey
111L	16	350mA	WW-02 Warm White 3000K, 70 CRI generation 2		UNV 120-277V 50Hz/60Hz		CC Custom color (must supply color chip for repeat factory quote)	MGY Medium Grey

1. Provide specific input voltage.



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (6.4cm) diameter bolts (by others) structurally to the wall.

10-111_LED_Spec_Sheet_05/19 page 1 of 2

Project Name: _____ Part Number: _____ Type: _____

UFO PARKING GARAGE OUTDOOR

- FEATURES**
- Low profile die-cast aluminum housing
 - Factory Select Finishes: Bronze (BRZ), Black (BLK), Silver (SLV), and White (WHT)
 - Custom colors finishes available¹
 - Frosted Polycarbonate Lens (std.)
 - T5 Wide distribution or T5 narrow lowbay optic (LB) (concentrated distribution for atrium or exit/egress applications)
 - Up to 10% uplight standard eliminates cave effect
 - Mounting: Quick surface mount bracket (std.), W² pendant (std.), or optional transition mount bracket
 - Four 3/4" coin plugs on sides for conduit or photocell
 - 120-277V Universal Voltage or 347-480V High Voltage
 - 0-10V Dimmable Driver (std.)
 - Battery backup & cold weather battery options available
 - PIR Occupancy, Photocell & Bi-Level Dimming sensors available
 - Wireless control integrated luminaire
 - 3000K, 4000K & 5000K CCT
 - >80 Color Rendering Index (CRI)
 - Calculated L70 >100,000 hrs @ 25°C per TM-21-11
 - IP66 Rated Luminaire
 - 5 Year Warranty (std); 10 Year Warranty Optional
 - ETL Listed for Wet Locations
 - DesignLights Consortium® Premium Qualified Luminaire

SUITABLE APPLICATIONS

- Parking Garages
- Canopies
- Entrance Way

ORDERING GUIDE:

SERIES	WATTS	DRIVER	CCT	DISTRIBUTION	MOUNTING	FINISH ¹
<input type="checkbox"/> UFO Parking Garage	<input type="checkbox"/> 28WLED	<input type="checkbox"/> UNV 120-277V	<input type="checkbox"/> 50	<input type="checkbox"/> BLANK ² Surface Mount	<input type="checkbox"/> BLK Black	
	<input type="checkbox"/> 40WLED	<input type="checkbox"/> HV ^{1,2,3} 347-480V	<input type="checkbox"/> 40	<input type="checkbox"/> LB - Narrow	<input type="checkbox"/> PENS ^{1,3} 60° leads for Pendant Mounting	<input type="checkbox"/> BLK Black
WARRANTY	<input type="checkbox"/> 5WLED		<input type="checkbox"/> 30	<input type="checkbox"/> SCEN ⁴ Side Conduit	<input type="checkbox"/> SLV Silver	<input type="checkbox"/> SLV Silver
<input type="checkbox"/> BLANK ² 5 year	<input type="checkbox"/> 75WLED		<input type="checkbox"/> 35 ⁵	<input type="checkbox"/> TRN Adjustable Transition	<input type="checkbox"/> WHT White	<input type="checkbox"/> WHT White
<input type="checkbox"/> 10YR ^{1,3} 10 year					<input type="checkbox"/> CC Custom Color	<input type="checkbox"/> CC Custom Color

OPTIONS	CONTROLS
<input type="checkbox"/> DM1 ⁶ DIM Leads pulled from unit for external signal	<input type="checkbox"/> USBID ¹¹ Bluetooth User Select Bi-Level Dim. Occ. Sensor
<input type="checkbox"/> CORD/6FT 6ft 3-Conductor Cord without plug (120-277V)	<input type="checkbox"/> BBOX Preset Bi-Level Dim Sensor (xxx-% ecc. 20,30)
<input type="checkbox"/> CORD/10FT 10ft 3-Conductor Cord without plug (120-277V)	<input type="checkbox"/> BDOXXC Preset Bi-Level Dim Sensor w/ photocell (xxx-% ecc. 20,30)
<input type="checkbox"/> RED3/4 1/2" Conduit Enlarger for pendant mounting to 3/4" conduit	<input type="checkbox"/> WLOS PIR Occupancy Sensor
<input type="checkbox"/> SP1 ⁷ 10KA Max Uniholt Surge Protector	
<input type="checkbox"/> SP2 ⁷ 22KA Max Uniholt Surge Protector	
<input type="checkbox"/> SP480V2 ⁷ 20KA Max 347-480V Surge Protector	
<input type="checkbox"/> FUSE/SXXX Single-line Voltage Fuse (120, 277 or 347V)	<input type="checkbox"/> SU/SS/LR/LL ¹⁴ Enlighted 55 Individual Lighting (IL) Sensor with Control Unit
<input type="checkbox"/> FUSE/DXXX Dual-line Voltage Fuse (208, 240 or 480V)	<input type="checkbox"/> SU/SS/LR/CL ¹⁴ Enlighted 55 Connected Lighting (CL) Sensor with Control Unit
<input type="checkbox"/> FLILBCP05 ¹⁴ 5W LED (32°F-104°F)	<input type="checkbox"/> SU/SS/LR/NOT ¹⁴ Enlighted 55 Internet of Things (IOT) Sensor with Control Unit
<input type="checkbox"/> FLILBCP05/HE ¹⁴ 5W 120-277V LED High Efficacy CEC Title 20 Battery Backup (32°F-104°F)	<input type="checkbox"/> SYN ¹⁵ Synapse Control System
<input type="checkbox"/> LEDB1 ¹⁴ 16W 120-277V LED Battery Backup (32°-104°F)	<input type="checkbox"/> SYN/LX ¹⁴ Synapse Control System w/ Sensor
<input type="checkbox"/> LEDBCT1 ¹⁴ 14W UNIV CT Battery backup (-4°F-104°F)	(w=Mounting height, 2=4/3=20, 7=40)
<input type="checkbox"/> LEDBCT7 ¹⁴ 10W UNIV CT Battery backup (-4°F-104°F)	
<input type="checkbox"/> SMLxxxx Specified Lumen Output (xxxx = lumen output)	
<input type="checkbox"/> SD347 ¹⁴ 347V Step Down Transformer	
<input type="checkbox"/> SD480 ¹⁴ 480V Step Down Transformer	
<input type="checkbox"/> SRP/281 IR-TEC OS-NET Remote Sensor Configuration Tool	<input type="checkbox"/> PCU ¹⁴ Electronic UNIV Photocell (120-277V)
<input type="checkbox"/> BCS Bird Cone Shield (Pendant Mount Only)	

¹ Does not qualify for DLC
² Not available with SD347 or SD480 options
³ 3 conductor profile, for 3 conductor for external signal select "DIM" option
⁴ Requires additional surge protection (SP1,SP2, SP480V2)
⁵ Not available with HV option
⁶ SP1/SP2 specified in combination w/ battery backups, separate surge protectors are required per electrical blue
⁷ Standard provided by others
⁸ Not available in 28WLED Model
⁹ Requires Bluetooth enabled device for programming (provided by others)
¹⁰ Contact factory for more details
¹¹ Requires additional surge protection (SP1,SP2, SP480V2)
¹² For additional details see general terms and conditions

UFOPEC0272

UFO PARKING GARAGE OUTDOOR

LED SYSTEMS INFORMATION ¹		3000K		4000K		5000K		Max Ambient	Watts ²	Replaces			
Part Numbers	Distribution	Lumens	Efficacy	DLC ³	Lumens	Efficacy	DLC ³				Lumens	Efficacy	DLC ³
UFO-28WLED	Wide	3,245 lm	117 lm/W	PRM	3,450 lm	124 lm/W	PRM	3,462 lm	126 lm/W	PRM	125° F	27 W	150W MH
	LB	3,584 lm	135 lm/W	PRM	3,819 lm	144 lm/W	PRM	3,864 lm	146 lm/W	PRM	145° F		
UFO-40WLED	Wide	4,702 lm	112 lm/W	STD	4,985 lm	118 lm/W	PRM	5,014 lm	119 lm/W	PRM	110° F	40 W	150W MH
	LB	5,250 lm	131 lm/W	PRM	5,567 lm	139 lm/W	PRM	5,610 lm	140 lm/W	PRM	125° F		
UFO-58WLED	Wide	7,210 lm	125 lm/W	PRM	7,135 lm	125 lm/W	PRM	7,173 lm	126 lm/W	PRM	120° F	57 W	175W MH
	LB	7,388 lm	127 lm/W	PRM	7,240 lm	126 lm/W	PRM	7,297 lm	127 lm/W	PRM	130° F		
UFO-75WLED	Wide	9,310 lm	121 lm/W	PRM	9,148 lm	119 lm/W	PRM	9,275 lm	123 lm/W	PRM	125° F	76 W	250W MH
	LB	9,546 lm	125 lm/W	PRM	9,449 lm	122 lm/W	PRM	9,640 lm	126 lm/W	PRM	125° F		

¹ Values are nominal, see IES file for more detail
² Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%.
³ Please be sure to check DLC website for updates and current listing.

SPECIFICATIONS

CONSTRUCTION

The UFO Parking Garage luminaire features a rugged low-profile die-cast aluminum housing with a durable Bronze or White polyester powder coat finish to withstand extreme weather changes without cracking or peeling. Alternate standard or custom finishes are wet painted over the bronze powder coat (Consult Factory). The UV stabilized and impact resistant diffuse polycarbonate lenses are designed to provide maximum rigidity and optical transmission up to 92%. The lenses seal to the housing with a one-piece gasket creating an IP66 rating for maximum ingress protection. An integral galvanized hinged quick surface mount bracket is provided for ease of installation.

ELECTRICAL

High-performance driver features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac), L70 >100,000 hrs. in accordance of IESNA TM-21-11. Projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options. Optional 120-277V standard, CEC Title 20 compliant, and Cold Temp Battery backups are available. The 90-minute batteries provide constant power to the LED system, ensuring code compliance and a test switch/indicator button is installed on the housing for ease of maintenance.

INSTALLATION

The UFO features an integral quick surface mount bracket, eliminating the need to open the luminaire during installation to the Junction box or ceiling surface resulting in IP66 ingress protection that is effortless and secure. Four 1/2" conduit entry points allow for surface-conduit wiring. The UFO can be pendant mounted with 1/2" pendant stems (provided by others). Transition mounting available with 14"-22" adjustability. For surface mount applications the 12" 3-conductor fixture leads exit the back of the casting through a water-tight connector. For pendant applications 60" 3-conductor leads are provided unless otherwise specified. For Transition mount a 3-conductor 60" outdoor cable is provided with cord grip. For 5-conductor leads for control via external signal "DIM" must be specified.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

UFOPEC0272

OPTICS

The UFO ships standard with a diffuse polycarbonate lens that virtually eliminates glare and optimizes the delivered light for maximum visual comfort and uniformity. While its curved LED board with densely populated mid-power LEDs, eliminates pixilation and provides up to 10% uplight (Std) to eliminate cave effect. The UFO is available with a T5 wide distribution or Optional T5 narrow lowbay optic (LB) (concentrated distribution for atrium, lowbay, or exit/egress applications. Available in 3000K, 4000K or 5000K color temperature (CCT) per ANSI C78.377. Consult factory for availability of alternate CCTs.

THERMAL

The UFO features an array of High-efficiency mid-power LED's on a curved LED board that is mounted directly to a cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: See table on page 2.

CONTROLS

Standalone Controls: Four 1/2" NPT apertures allow for field installed 120-277V universal electronic pencil photocells. Optional PIR sensors available installed directly in the center of the housing door. Sensors provide optional on/off control, photocell capability, bi-level dimming, and bluetooth configuration allows for onsite modifications.

Wireless Control Systems: The UFO is wireless mesh controls ready with IR-TEC, Enlighted, and Lutron Limglight wireless control platforms. Available with and without PIR sensors. Inquire with factory for more information or for additional control options, including custom supplied items.

CERTIFICATIONS

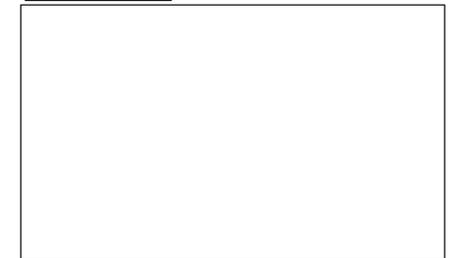
UL Listed for wet locations. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. Title 24 Compliant with select options; see local ordinance for qualification information.

TYPE SB

TYPE SC

TYPE SC

CITY APPROVAL:



LIGHT FIXTURE SPECIFICATIONS
SHEET 36 OF 37



Jordan & Skala Engineers

555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 22080229 Drawn By: WW Checked By: SL

WOODMEN EAST COMMERCIAL FILING NO. 1 LOT 7 CONDITIONAL USE DEVELOPMENT PLAN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



TEL 905.695.2055 toll free 1.800.660.5391
FAX 905.695.2056 toll free 1.800.660.5390

33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

THORNHILL, 14" WALL SCONCE



PRODUCT DETAILS

No. 37073-015
Product Color BLACK
Product Material METAL
Shade / Accent Colour WHITE
Shade / Accent Material GLASS
Width 13.5"
Height 4.75"
Ext 3.5"
Weight 4.1lbs

LIGHT SOURCE DETAILS

Light Source Type INTEGRATED LED
Input Voltage 120V
Bulb Voltage 120V
Socket Type LED
Total Wattage 15W
Total Lumen 850lm
Kelvin 3000K
CRI 90
Dimmable Yes

Options Available

ITEM NO. 37073-015 FINISH BLACK SHADE WHITE

TECHNICAL DETAILS

Canopy / Backplate Length 13.5"
Canopy / Backplate Height 1"
Canopy / Backplate Width 4.75"
IP Rating S4
Location WET
Approval 
Title 24 Yes



PROJECT INFORMATION

Job Name: Date: Type:

Comments:

www.eurofase.com

DESIGN WITH LIGHT
LIGHT WITH DESIGN

TYPE SD



Site & Area

PureForm

P20 small round area light with comfort optics



Gardco PureForm LED area small round comfort P20 features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare and are ideally suited for pedestrian scale applications. Multiple optical distributions and color temperatures are available to allow you to customize your selection.

Project: _____
Location: _____
Cat.No: _____
Type: _____ Qty: _____
Lumens: _____
Notes: _____

Ordering guide

Item	Light Technology	Configuration (lens/lens)	Color Temperature	Distribution	Mounting	Voltage	
P20	C						
P20	PureForm C	Comfort	A01 2,000 lumens A02 4,000 lumens A03 6,000 lumens A04 8,000 lumens A05 10,000 lumens A06 12,000 lumens A07 14,000 lumens A08 16,000 lumens	830 80CRI 3000K 840 80CRI 4000K 780 70CRI 5000K	T15 Type 1 Short T25 Type 2 Short T45 Type 4 Short 4CD Type 4 Concentrated Downlight T55 Type 5 Short	ARM Arm mount (Standard) RAM Retrofit arm mount kit WAL Wall mount	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UHV 120-277V (50/60Hz) 347-480V (50/60Hz)

Options	Starting controls	Motion sensor lens	Electrical/shielding	Emergency	Finish
DLEA ¹	(0-10V dimming driver standard) Dimming Leads Externally Accessible (controls by others) Field Adjustable Wattage Selector	LS1 ¹⁴ PIR Sensor #1 lens LS2 ¹⁴ PIR Sensor #2 lens LS3 ¹⁴ PIR Sensor #3 lens MW ¹⁵ Microwave HF Sensor	PCB ¹⁶ Photocoupler Button TR7 ¹⁷ 7-pin Twist Lock Receptacle TL7 ¹⁷ 7-pin Twist Lock Receptacle w/ 3-pin Photocoupler SP2 ¹⁸ Increased 20mA FP1 ¹⁹ Single Fuse (100, 277, 347VAC) FS2 ²⁰ Double Fuse (208, 240, 480VAC)	EM ²¹ Emergency battery pack	Textured BK Black WH White BR Bronze DG Dark Gray MG Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)

- Only available with symmetrical optics (T15 and T55).
- Extended lead times apply. Contact factory for details.
- Mounts to a 4-5" OD round pole with adapter included for square poles.
- Not available with other dimming control options (mutually exclusive).
- Not available with motion sensor.
- BL50 must be specified with a motion sensor lens (L2 or L3).
- BL30 must be specified with Microwave HF Sensor (MW).
- Not available with photocouplers.
- Not available in 347 or 480V.
- Must specify input voltage.
- All 7 pins in NEMA receptacle are connected to SR driver.
- Not available in 480V. Order photocoupler separately with TR7.
- Not available with DLEA and FAWs dimming control options.
- Not available with DLEA, SRDR, SRDR, FAWs, CS50, CS60, CS30, and CMS0 dimming control options.
- Product ships standard with 10kA.
- Only available with A01 and A03.
- Only available in 120/277/347V.
- When ordering SRDR with L2 or L3, controller to be used on socket must be SR compatible (See specifications for more details).

P20_PureForm_area_small_round 02/22 page 1 of 6



P20 PureForm LED small round Area light with comfort optics

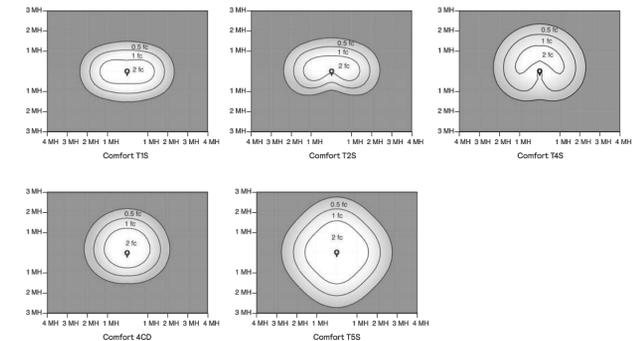
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₅₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₅₀ hours limited to 6 times actual LED test hours.

Ambient Temperature °C	Calculated L ₅₀ Hours	L ₅₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C (A01 to A05)	>100,000 hours	>72,000 hours	>90%
25°C (A06 to A08)	>100,000 hours	>80,000 hours	>84%

Optical Distributions

Based on configuration P20-C-A03-840 mounted at 16ft



P20_PureForm_area_small_round 02/22 page 3 of 6

TYPE SE

TYPE SE

CITY APPROVAL:

LIGHT FIXTURE SPECIFICATIONS
SHEET 37 OF 37



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Project Number: 22080229 Drawn By: WW Checked By: SL