

UPLAND FLATS BY WATERMARK SITE DEVELOPMENT PLAN

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO

STANDARD NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE EL PASO COUNTY, EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND THE EL PASO ENGINEERING MANUAL.
2. ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT BEFORE BEGINNING CONSTRUCTION, LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL BE PROVIDED TO THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL, VOLUMES 1 AND 2.
 - b. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2.
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 - d. CDOT M&S STANDARDS.
3. NOTHING SHOWN OR DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC, UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT EDITION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, SPECIFICATIONS, CRITERIA MANUAL, VOLUME 1 AND THE DRAINAGE CRITERIA MANUAL, VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED BY THE EL PASO COUNTY ENGINEER PRIOR TO CONSTRUCTION.
4. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE AND OFF-SITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY TO CORRECT INADEQUATE OR MISSING INFORMATION WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEET WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCDD) - INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO UNDERSTAND THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMITS (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS ISSUES 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
7. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE DESIGN ENGINEER. ANY UNAUTHORIZED CHANGES SHALL BE IMMEDIATELY UPON DISCOVERY OF ANY VIOLATIONS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY VIOLATIONS, UNLESS OTHERWISE NOTED AND APPROVED BY PCDD.
8. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
9. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
13. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
14. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
15. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

SITE DATA	
SITE AREA	15.9226 AC
MASTER PLAN	FEATHERGRASS FILING NO. 1
CONCEPT PLAN	
ADDRESS	
TOTAL LOTS	30
ZONING DENSITY	30 DU/AC
PROPOSED DENSITY	15 DU/AC
TOTAL LOT AREA	15.9226 AC
TOTAL OPEN SPACE AREA	2.5336 AC
TOTAL PRIVATE ROW AREA	4.5936 AC
TOTAL BUILDING AREA	2.5936 AC
EXISTING ZONING	CS C&D-5
PROPOSED ZONING	RMS-20 C&D-5
DEVELOPMENT SCHEDULE	SUMMER/FALL 2020
DRAINAGE BASIN	SAND DRAIN
MAX BUILDING HEIGHT	40'-0"

LANDSCAPING:

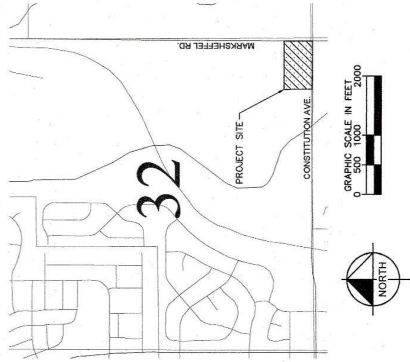
1. No landscaping shall obstruct sight distance. Landscaping per Engineering Order Manual Reference 5.3.1.6.5. The minimum horizontal clearance for sightways around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Order Manual.

ACCESSORY STRUCTURES:
The above and foregoing statement, which is not limited to, shall include, but not be limited to, decks, porches, enclosures or other structures associated with an individual unit, regardless of size or placement. Placement of accessory structures within the development are to be built and maintained by property management.
Retention, open space, and pedestrian enhancements and furniture provided as part of the open space amenities within the restricted accessory structures. Final design and selection of open space/pocket park amenities shall be determined upon final build out of the housing community and in coordination among property management.

Landowner Certification:
I, WATERMARK AT CO SPRINGS AKERS CO, LLC, as Nominee has executed these presents in this _____ day of _____, 20____ A.D. WATERMARK AT CO SPRINGS AKERS CO, LLC, a Colorado Limited Liability Company
Authorized Agent, Hannah J. Feick



The above and foregoing statement, was acknowledged before me this 15th day of NOVEMBER, 2021 A.D. by
Notary Public: Hannah J. Feick
Witness my Hand and Seal: 10-27-29
My Commission Expires:



OWNER:
WATERMARK AT CO SPRINGS AKERS CO, LLC
2800 INTERNATIONAL CIRCLE, SUITE 110
INDIANAPOLIS, IN 46204
PHONE: (317) 270-3899
CONTACT: ANJICA WINKER

EL PASO COUNTY:
PCD DEPARTMENT
2700 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
PHONE: (719) 523-6300

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2700 N. ACADEMY BLVD., SUITE 300
COLORADO SPRINGS, CO 80917
PHONE: (719) 523-6300
CONTACT: ERIC GUNDERSON, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
2700 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
PHONE: (719) 523-6300
CONTACT: SPENCER BARRON, PLS

CONTACTS:

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	LANDSCAPE PLAN (1 OF 4)
6	LANDSCAPE PLAN (2 OF 4)
7	LANDSCAPE PLAN (3 OF 4)
8	LANDSCAPE PLAN (4 OF 4)
9	LANDSCAPE NOTES
10	LANDSCAPE DETAILS
11	PHOTOMETRIC PLAN AND DETAILS (6 SHEETS)

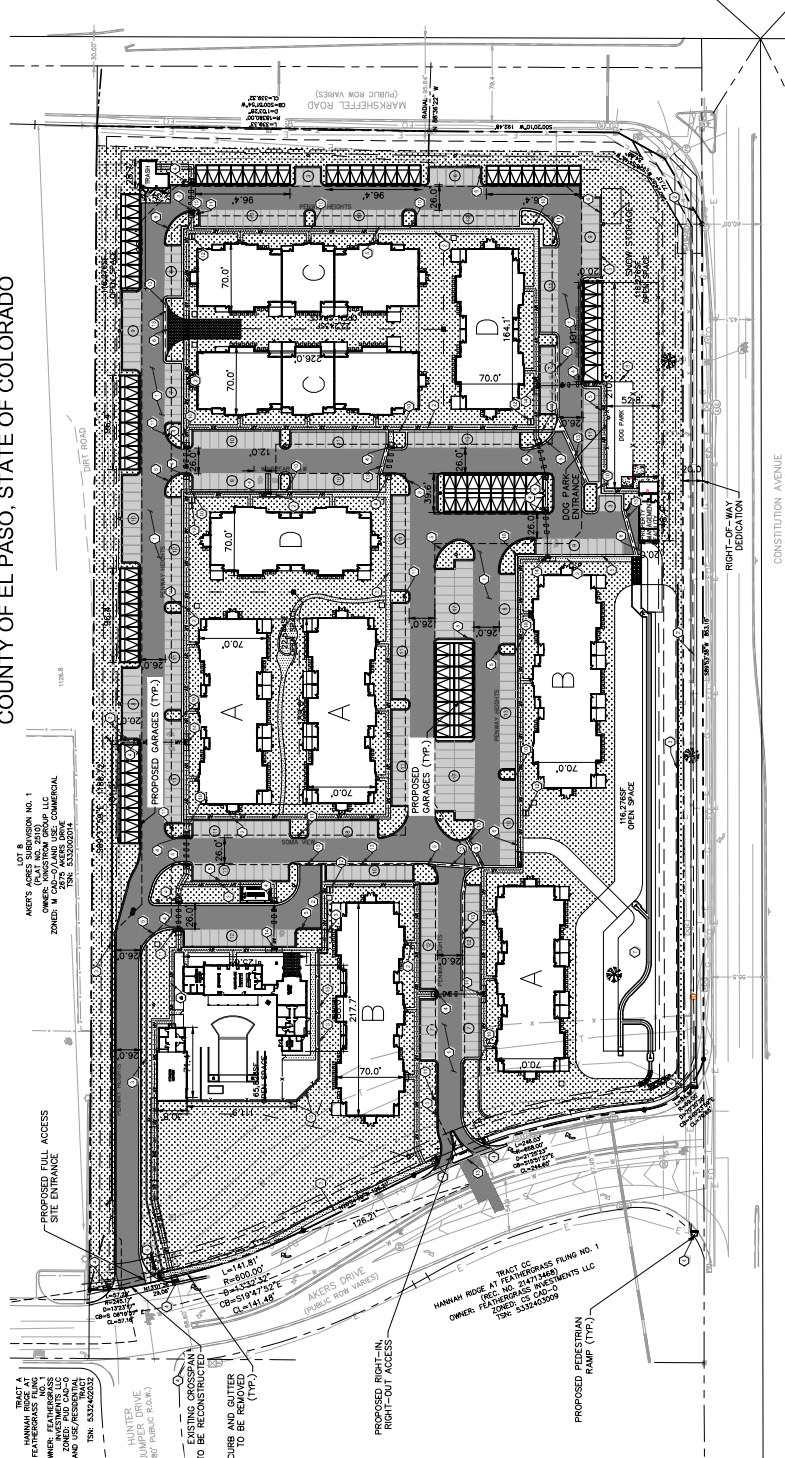


UPLAND FLATS BY WATERMARK SITE DEVELOPMENT PLAN

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SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- LANDSCAPE AREA (REF. LANDSCAPE PLAN)
- ACCESSIBLE ROUTE
- ASPHALT SURFACE (TYPICAL)
- CONCRETE DRIVEWAY (TYPICAL)
- RETAINING WALL
- PERPENDICULAR ADA RAMP (SEE C 102)
- CURB AND GUTTER (TYPE A)
- CURB AND GUTTER (TYPE C)
- DEFENTION POND
- DOG STATION
- BENCH
- CURB CHASE
- PROPOSED FIRE HYDRANT
- BIKE RACK
- PROPOSED 4' CROSSBRAIN
- PARALLEL ADA RAMP (SEE C 102)
- FALL PROTECTION FENCING (SEE C 102)



APARTMENT "A" TYPE	
1 BED, 1 BATH UNIT	24
2 BED, 2 BATH UNIT	2
TOTAL UNITS	26
TOTAL BEDROOMS	48

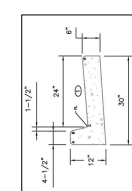
APARTMENT "B" TYPE	
1 BED, 1 BATH UNIT	12
2 BED, 2 BATH UNIT	36
TOTAL UNITS	48
TOTAL BEDROOMS	60

APARTMENT "C" TYPE	
1 BED, 1 BATH UNIT	12
2 BED, 2 BATH UNIT	12
3 BED, 2 BATH UNIT	12
TOTAL UNITS	36
TOTAL BEDROOMS	72

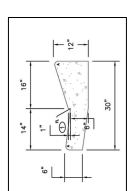
APARTMENT "D" TYPE	
2 BED, 2 BATH UNIT	24
TOTAL UNITS	24
TOTAL BEDROOMS	48

DWELLING UNITS	
U1 - (108/780)	120
U2 - (108/780)	196
U3 - (108/780)	196
TOTAL UNITS	500
TOTAL BEDROOMS	504

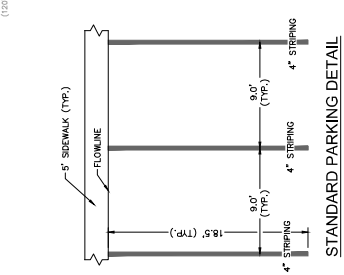
PARKING	
U1+U2 (100' x 1.5)	180 PARKING SPACES
U2+U3 (108' x 1.7)	206 PARKING SPACES
U3+U4 (84' x 2.0)	48 PARKING SPACES
TOTAL PARKING REQUIRED	434 PARKING SPACES
ENCLOSED PARKING	434 PARKING SPACES
ADA ACCESSIBLE PARKING	9 PARKING SPACES
TOTAL PARKING PROVIDED	504 PARKING SPACES



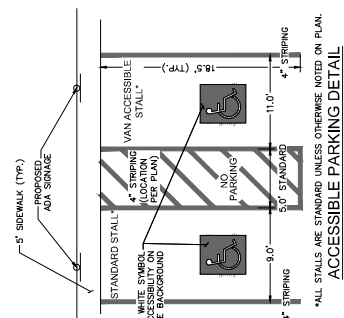
EPC TYPE A CURB AND GUTTER
N.T.S.



EPC TYPE C MOUNTABLE CURB AND GUTTER
N.T.S.

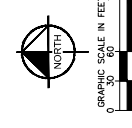


STANDARD PARKING DETAIL
N.T.S.



ACCESSIBLE PARKING DETAIL
N.T.S.

*ALL STALLS ARE STANDARD UNLESS OTHERWISE NOTED ON PLAN.



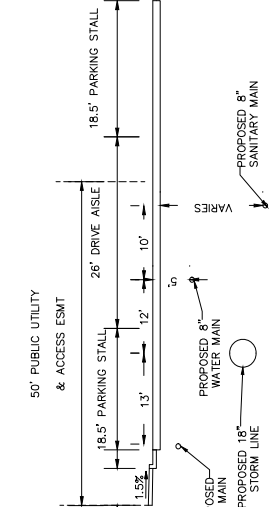
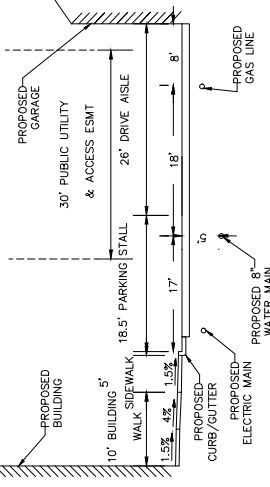
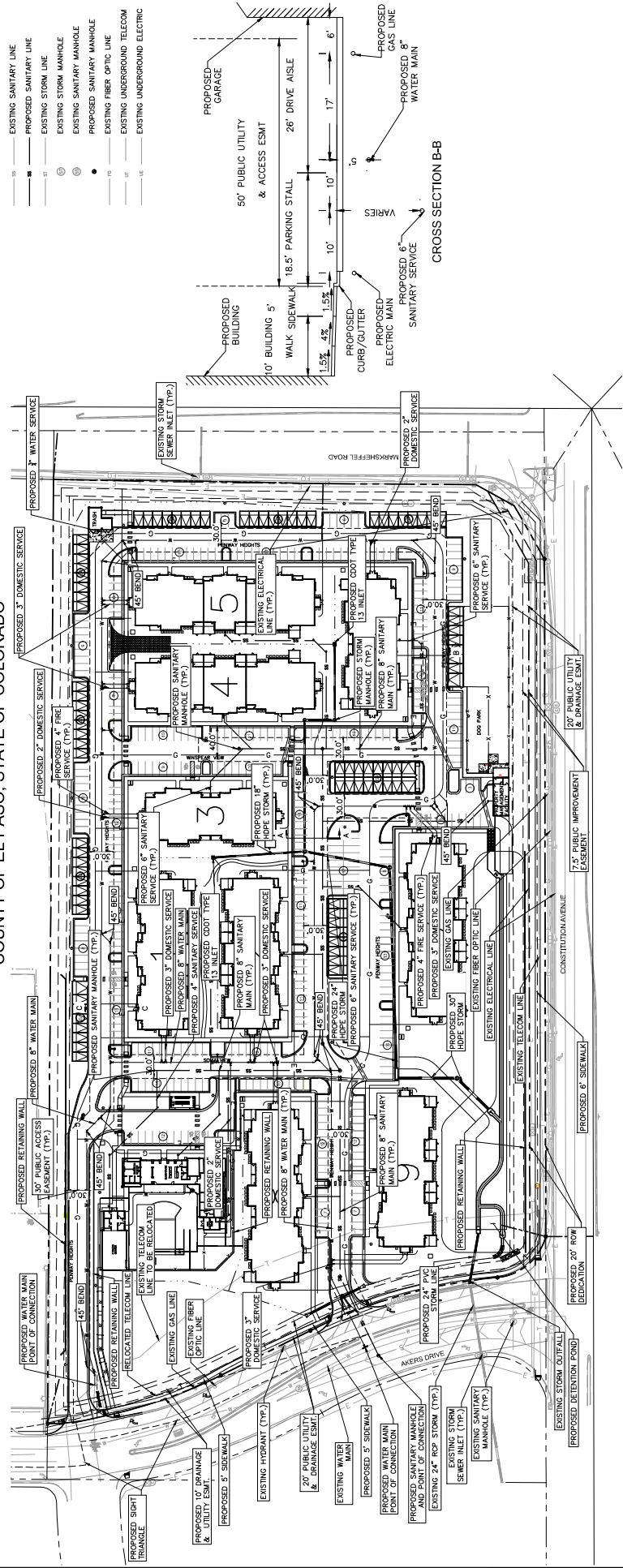
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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LEGEND

- PROPERTY LINE
- - - PROPOSED SETBACK
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING SANITARY LINE
- - - PROPOSED SANITARY LINE
- - - EXISTING STORM LINE
- - - PROPOSED STORM LINE
- - - EXISTING STORM MANHOLE
- - - PROPOSED STORM MANHOLE
- - - EXISTING SANITARY MANHOLE
- - - PROPOSED SANITARY MANHOLE
- - - EXISTING FIBER OPTIC LINE
- - - PROPOSED FIBER OPTIC LINE
- - - EXISTING UNDERGROUND TELECOM
- - - PROPOSED UNDERGROUND TELECOM



CROSS SECTION A-A

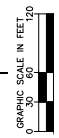
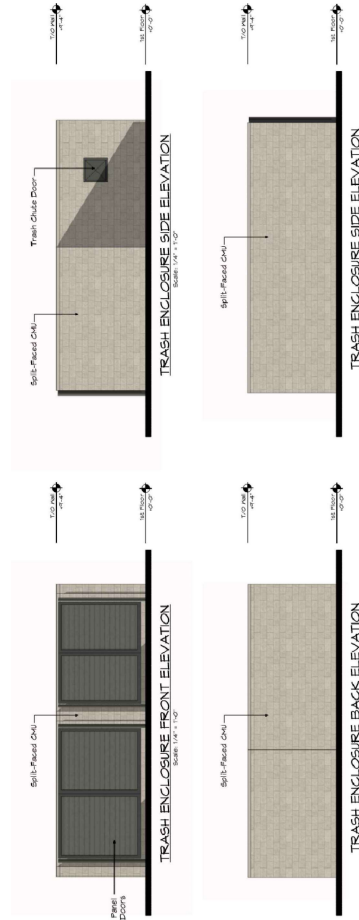
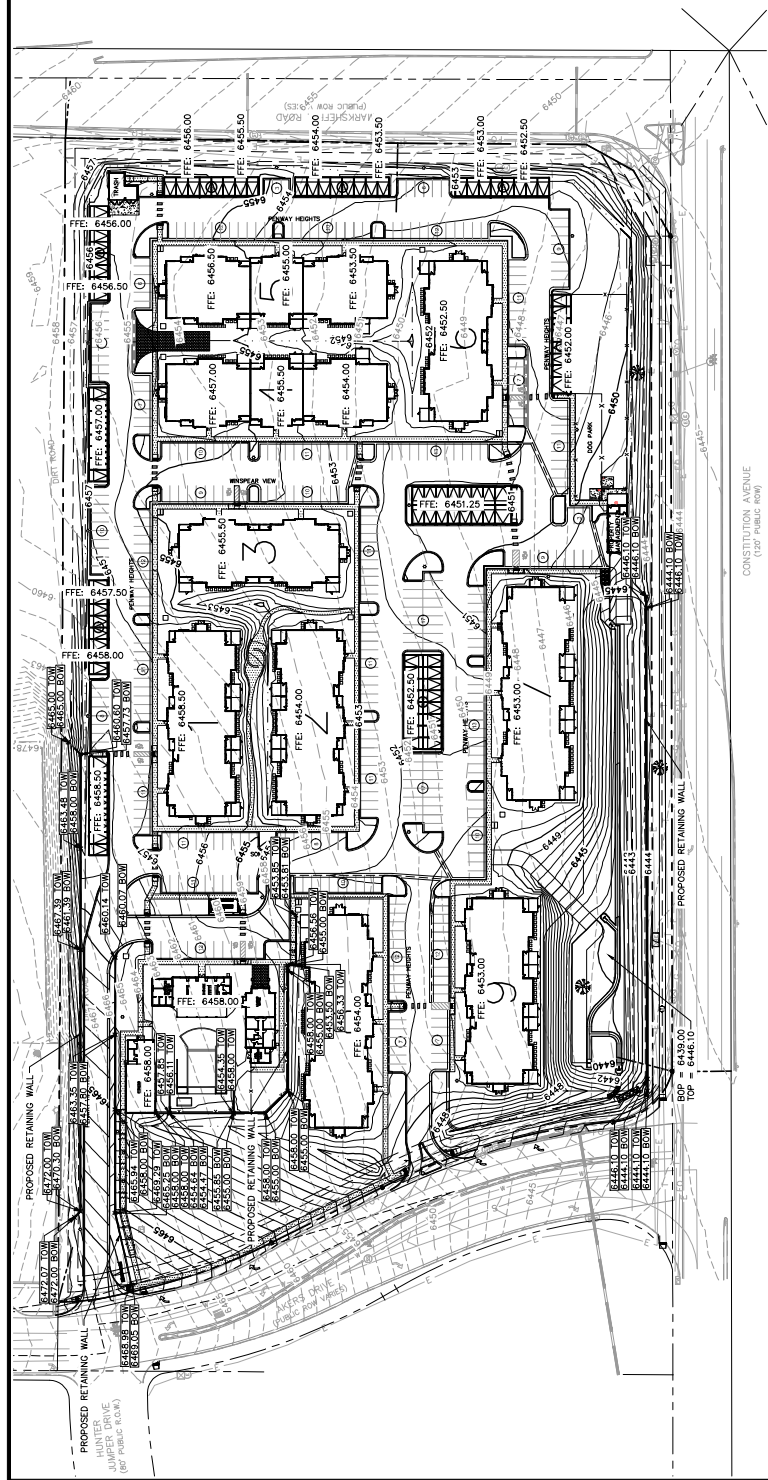
CROSS SECTION B-B

CROSS SECTION C-C

Kimley-Horn
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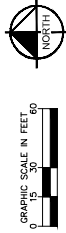
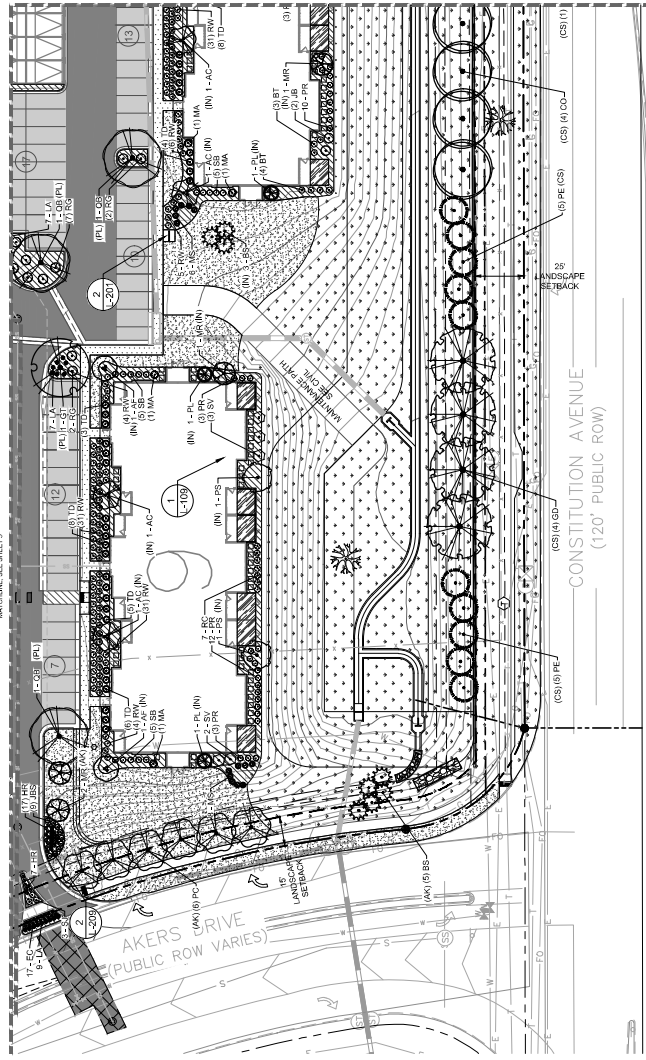
LEGEND

- PROPERTY LINE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- LANDSCAPE AREA (INST. LANDSCAPE PLAN)
- FINISHED GRADE
- EXISTING FLOW LINE
- TOW
- BOW



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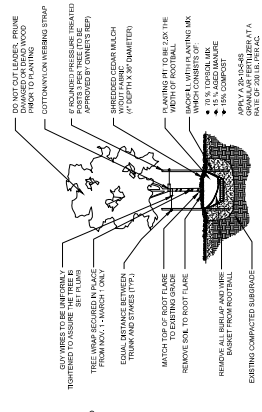


NO.	SYMBOL	PLANT NAME	QUANTITY	DATE	REVISIONS
AC	1	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AF	2	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AG	3	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AH	4	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AI	5	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AL	6	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AM	7	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AN	8	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AO	9	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AP	10	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AQ	11	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AR	12	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AS	13	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AT	14	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AV	15	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AW	16	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AX	17	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AY	18	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
AZ	19	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BA	20	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BB	21	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BC	22	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BD	23	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BE	24	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BF	25	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BG	26	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BH	27	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BI	28	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BJ	29	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BK	30	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BL	31	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BM	32	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BN	33	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BO	34	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BP	35	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BQ	36	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BR	37	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BS	38	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BT	39	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BU	40	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BV	41	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BW	42	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BX	43	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BY	44	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
BZ	45	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CA	46	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CB	47	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CC	48	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CD	49	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CE	50	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CF	51	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CG	52	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CH	53	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CI	54	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CJ	55	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CK	56	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CL	57	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CM	58	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CN	59	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CO	60	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CP	61	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CQ	62	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CR	63	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CS	64	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CT	65	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CU	66	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CV	67	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CW	68	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CX	69	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CY	70	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
CZ	71	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DA	72	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DB	73	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DC	74	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DD	75	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DE	76	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DF	77	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DG	78	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DH	79	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DI	80	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DJ	81	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DK	82	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DL	83	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DM	84	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DN	85	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DO	86	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DP	87	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DQ	88	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DR	89	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DS	90	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DT	91	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DU	92	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DV	93	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DW	94	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DX	95	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DY	96	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
DZ	97	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
EA	98	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
EB	99	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20
EC	100	ANDROMEDA MEDIOLABRATA	1	12/10/20	12/10/20

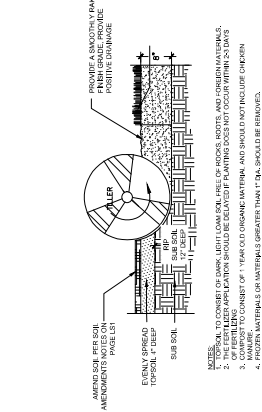
Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

UPLAND FLATS BY WATERMARK SITE DEVELOPMENT PLAN

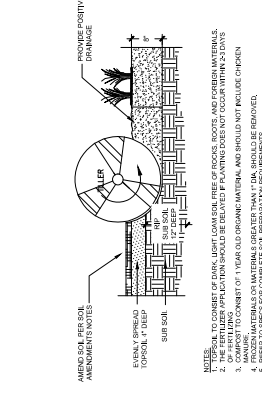
TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO



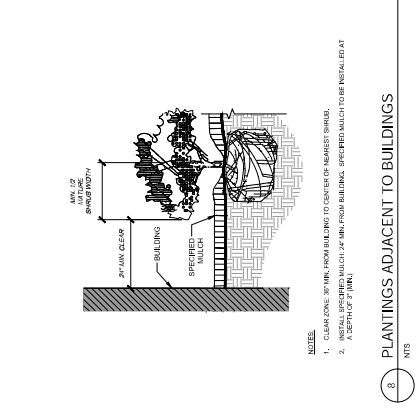
1 BED EDGE TREATMENT
NTS



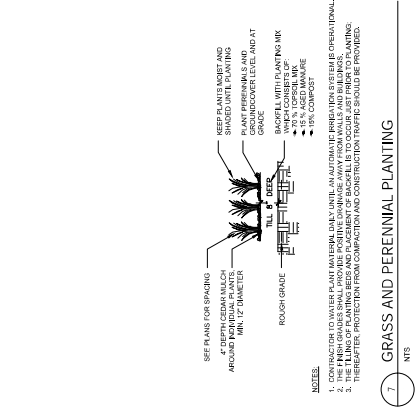
2 SOIL PREPARATION - SOD AREAS
NTS



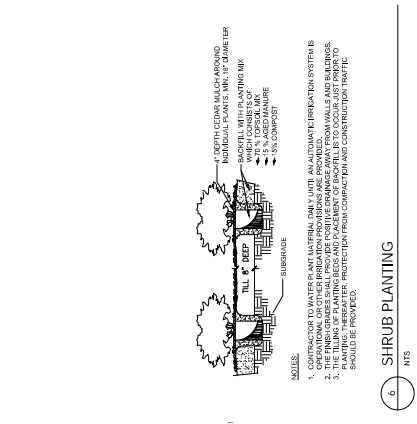
3 SOIL PREPARATION - PLANTING BEDS
NTS



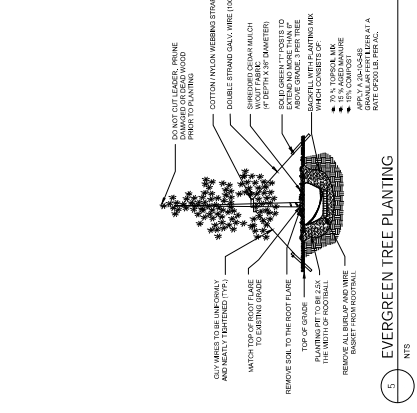
4 DECIDUOUS TREE PLANTING
NTS



5 EVERGREEN TREE PLANTING
NTS



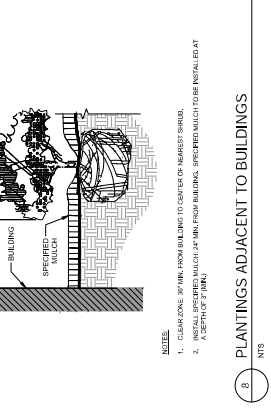
6 GRASS AND PERENNIAL PLANTING
NTS



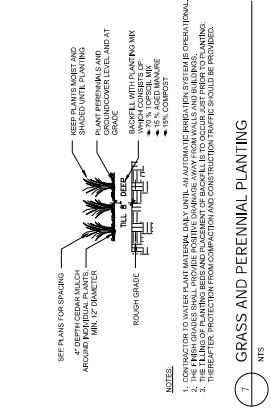
7 SHRUB PLANTING
NTS



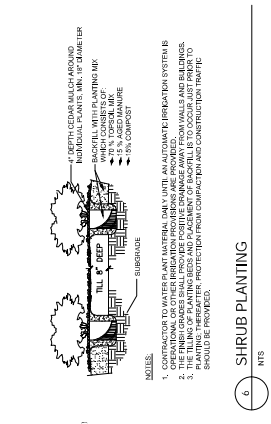
8 PLANTINGS ADJACENT TO BUILDINGS
NTS



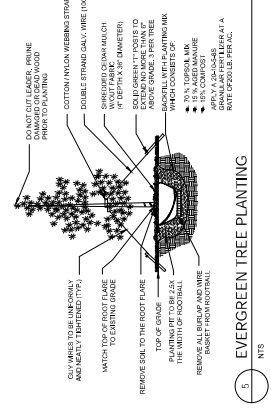
9 DECIDUOUS TREE PLANTING
NTS



10 EVERGREEN TREE PLANTING
NTS



11 GRASS AND PERENNIAL PLANTING
NTS



12 SHRUB PLANTING
NTS



13 PLANTINGS ADJACENT TO BUILDINGS
NTS

CLXM SERIES LED AREA



Specifications

- Ordering information: CLXM Series LED Area luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths.
- Ordering information: CLXM Series LED Area luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths.
- Ordering information: CLXM Series LED Area luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths. Luminaire is available in 10' and 15' lengths.

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO DETERMINE ORDER CODE

CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION
CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION

ORDER: WLS-CLXM-LED-181-30-30-10-10-10

CLXM SERIES LED AREA

Project Name: _____
 Date: _____
 Location: _____
 Client: _____

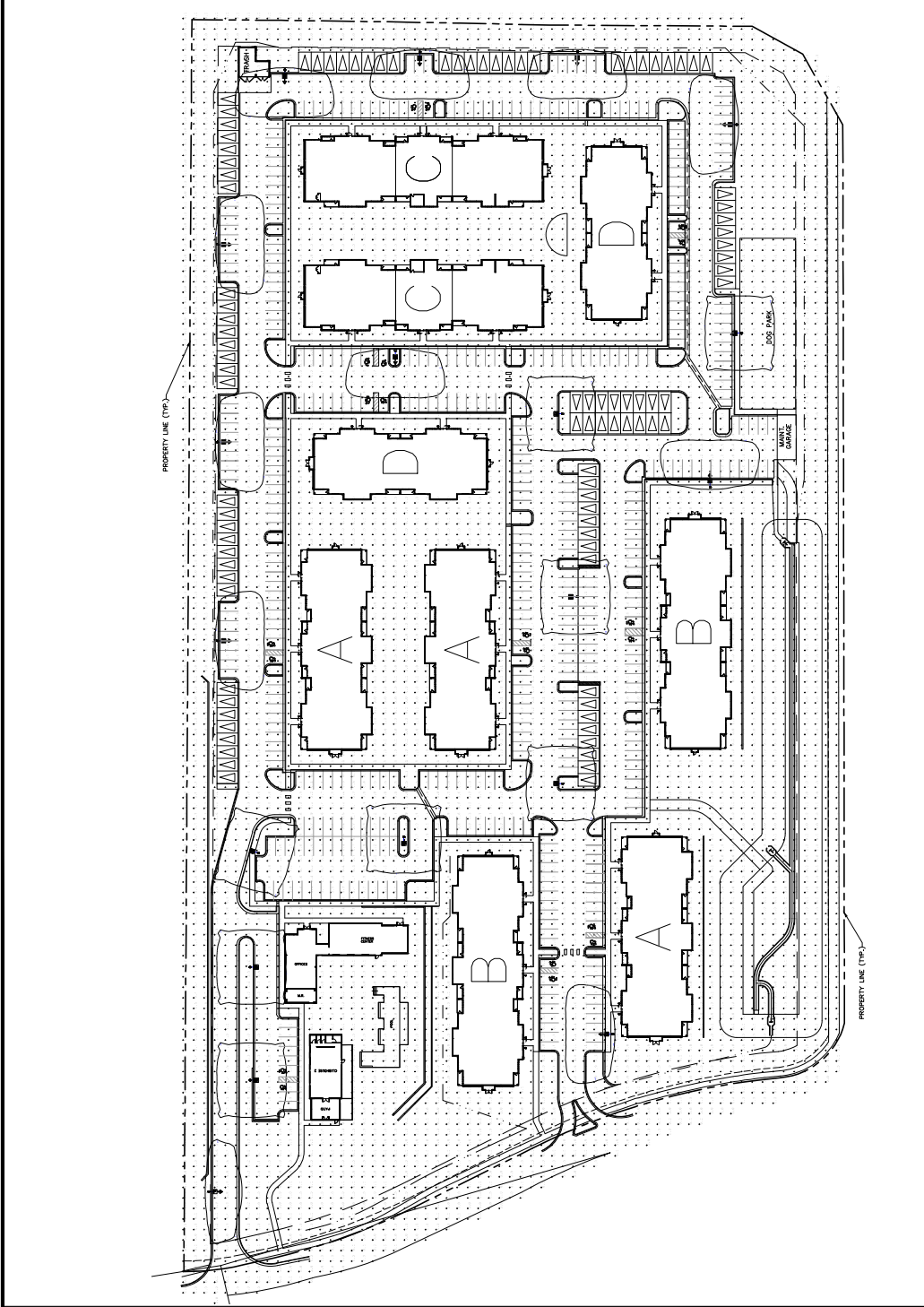
ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO DETERMINE ORDER CODE

CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION
CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION

ORDER: WLS-CLXM-LED-181-30-30-10-10-10

LUMINAIRE DIMENSIONS - CLXM

CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION
CLXM	LED	FINISH	BEAM ANGLE	SPACING	HEIGHT	INSTALLATION



Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Respect	Respect/D
PARKING AND DRIVES	FC	0.97	6.1	0.0	N.A.	N.A.	1.0	1.0

Luminaire Schedule

Symbol	Qty	Label	Dim. (mm)	HLF	Description	Dim. (mm)	HLF
■	8	A	16684	0.950	WLS-CLXM-LED-181-30-30-10-10-10	16684	0.950
■	10	B	11422	0.950	WLS-CLXM-LED-181-30-30-10-10-10	11422	0.950
■	1	C	11145	0.950	WLS-CLXM-LED-181-30-30-10-10-10	11145	0.950

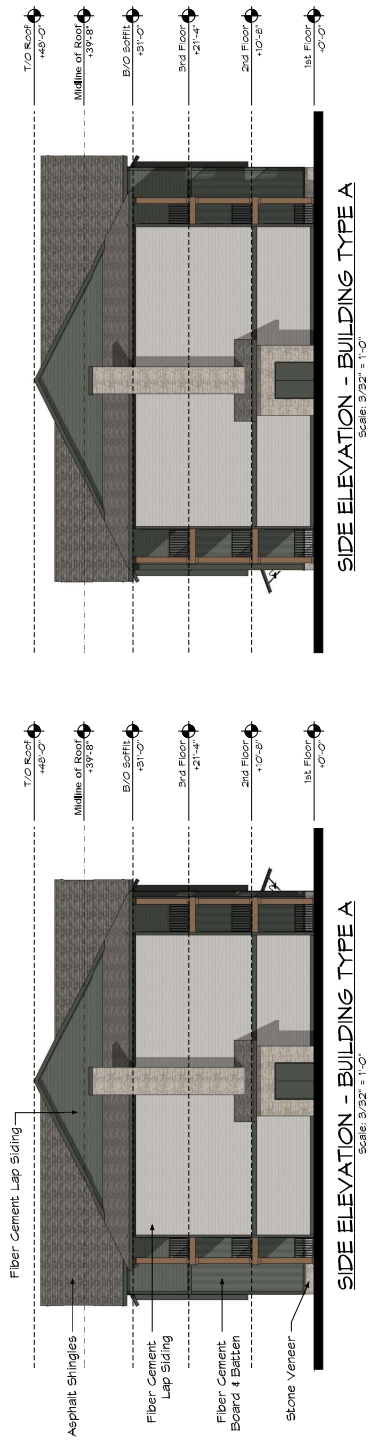
Based on the information provided, all dimensions and luminaire locations must determine applicability of the layout to existing or future field conditions. Luminaire pattern represents illuminance levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with illuminating manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Kimley-Horn & Associates, Inc.

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

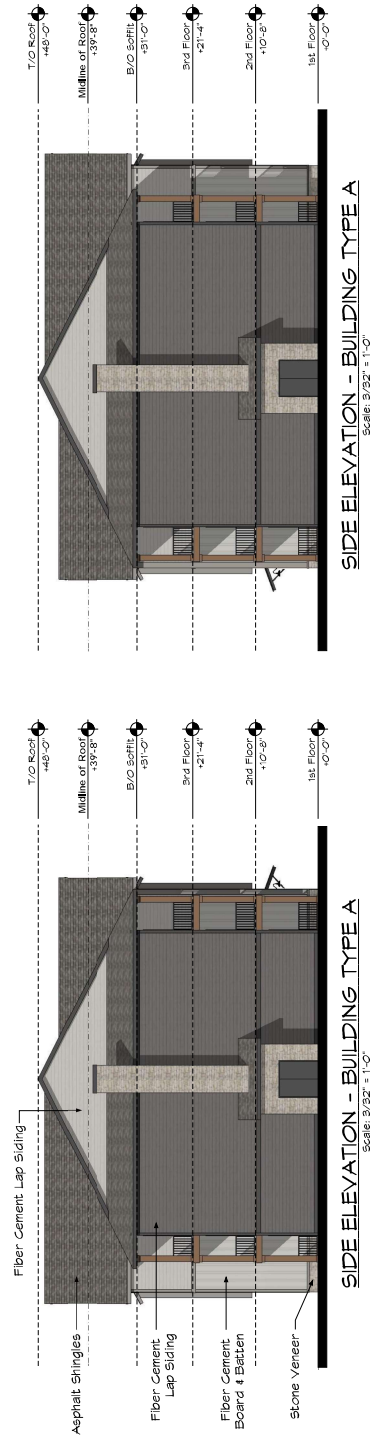
PHOTOMETRIC PLAN AND DETAILS
 SHEET 11 OF 11

UPLAND FLATS BY WATERMARK - SITE DEVELOPMENT PLAN - COUNTY FILE NO. PPR217



SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"

SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"

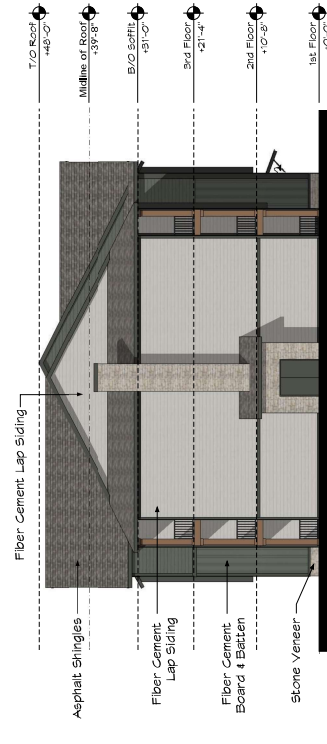
SIDE ELEVATION - BUILDING TYPE A
Scale: 3/32" = 1'-0"



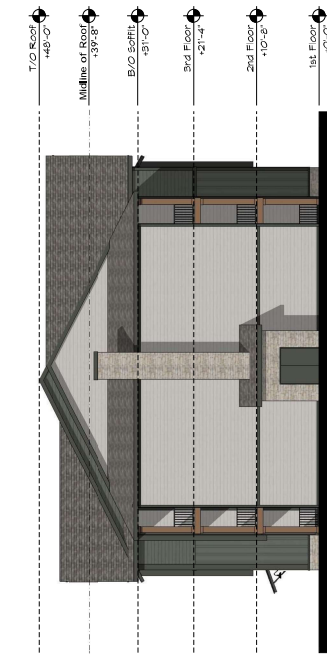
FRONT ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



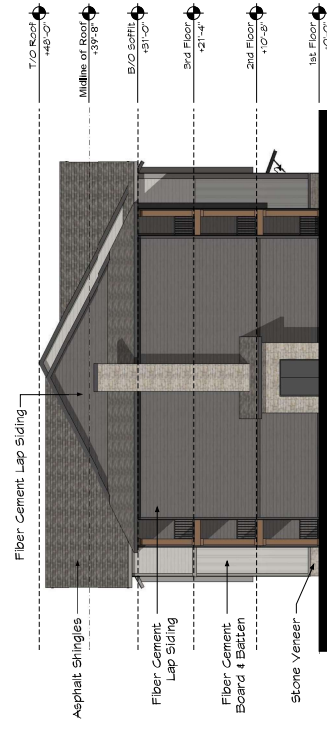
SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



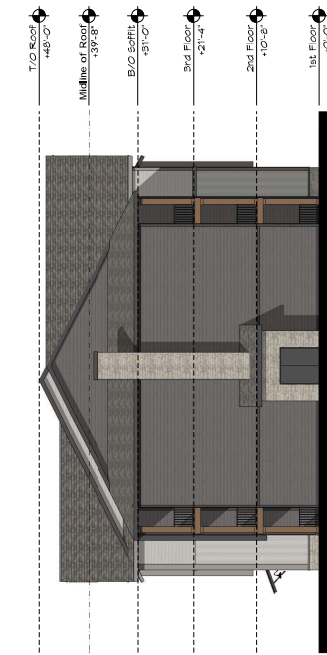
FRONT ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



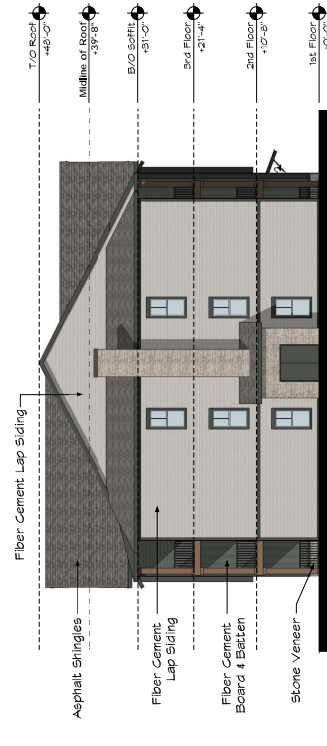
SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



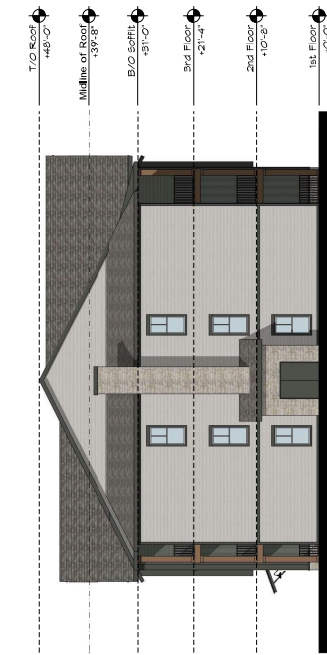
FRONT ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



BACK ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



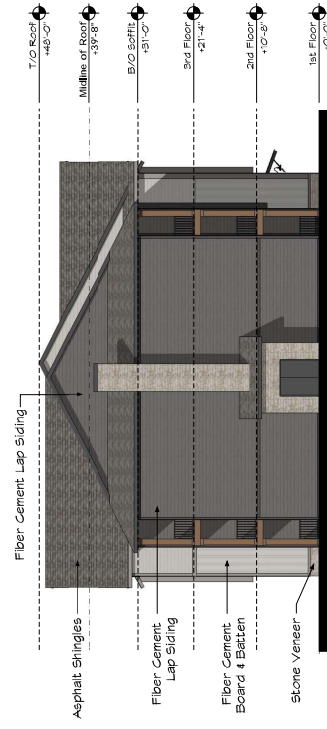
SIDE ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



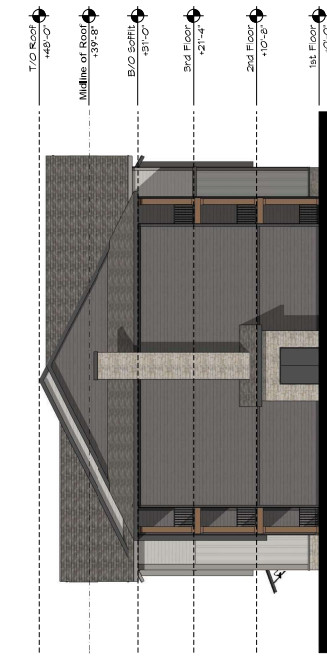
FRONT ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



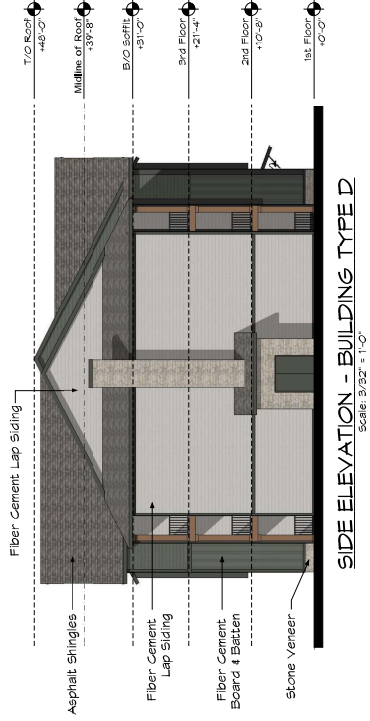
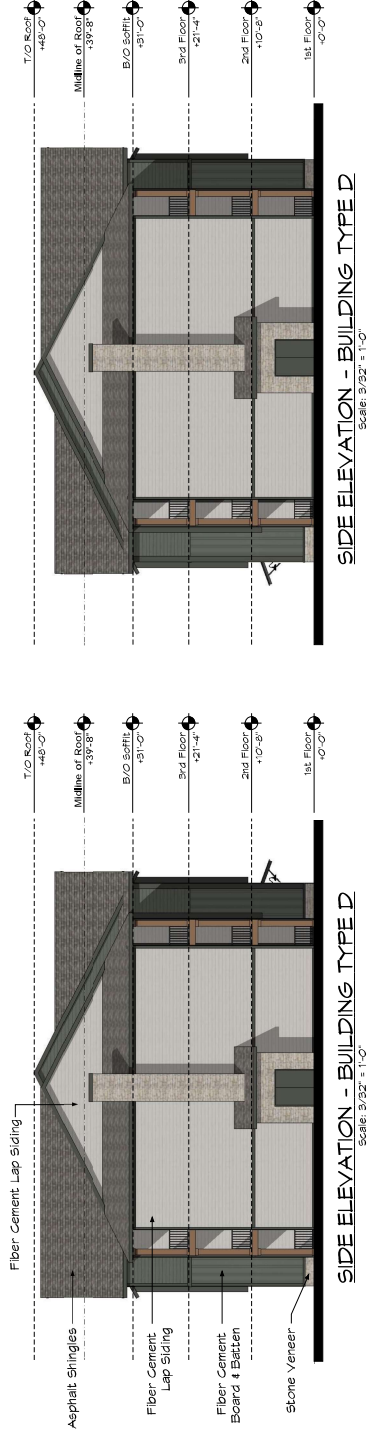
BACK ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

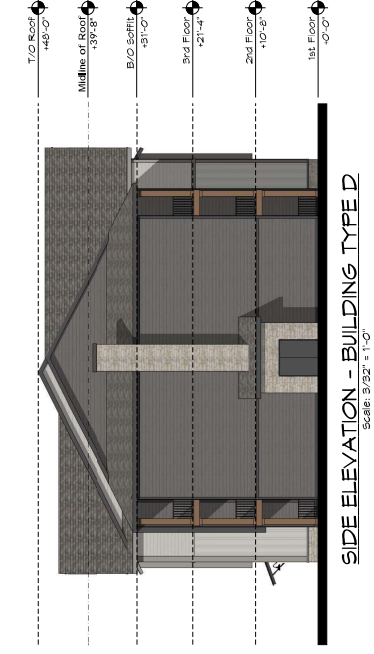
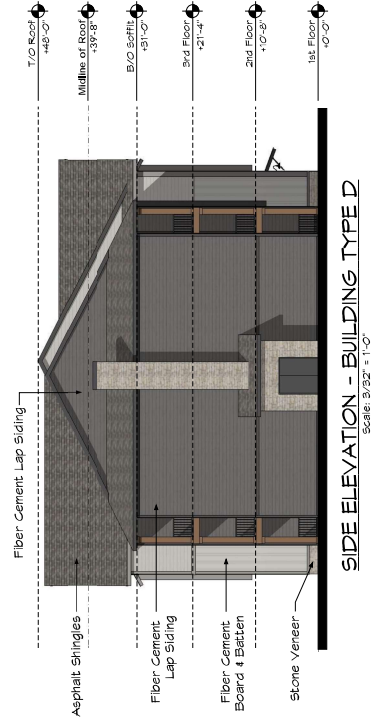


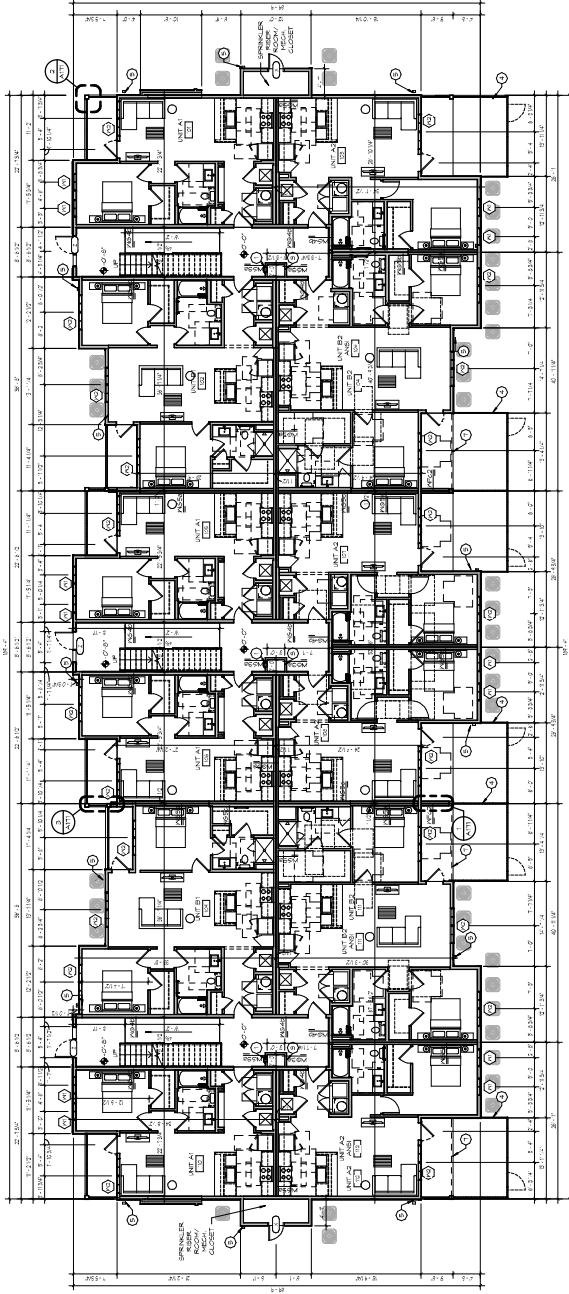
SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"



SIDE ELEVATION - BUILDING TYPE B
Scale: 3/32" = 1'-0"

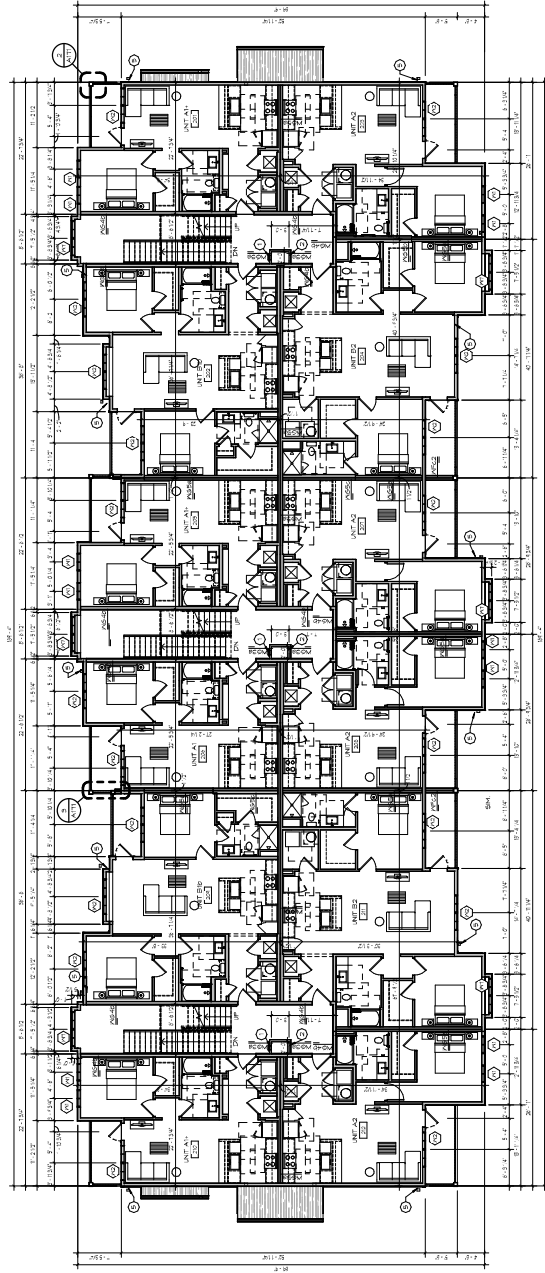






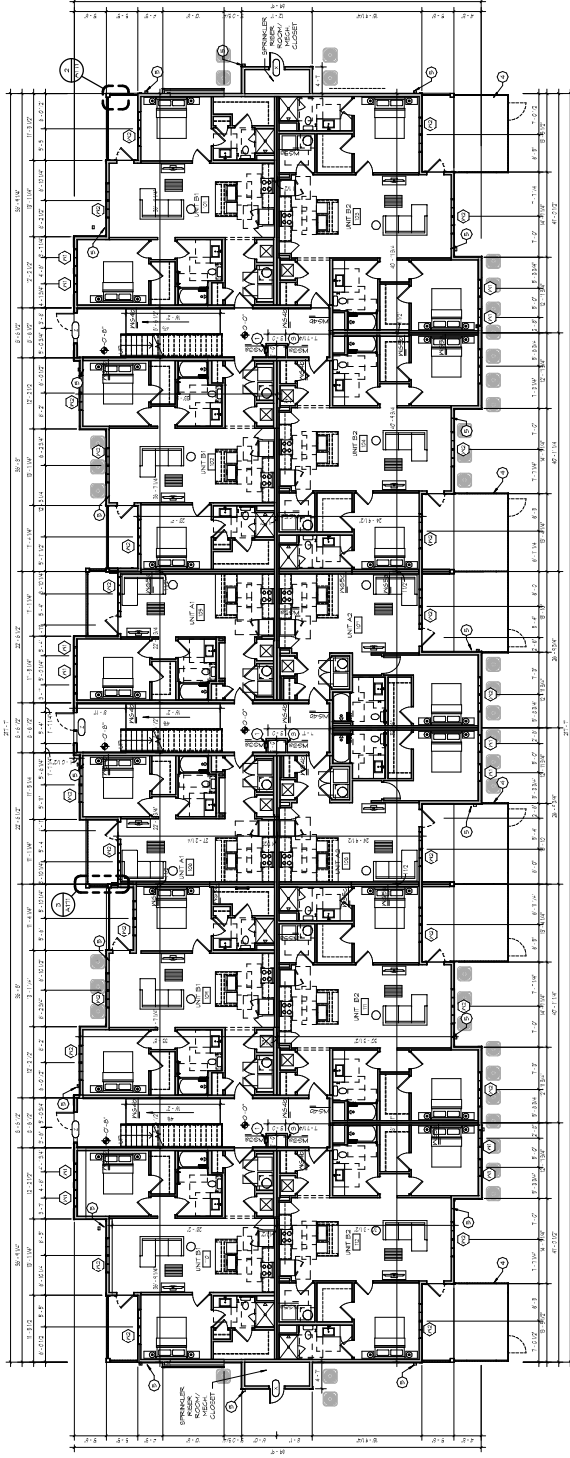
FIRST FLOOR PLAN - BUILDING TYPE A

Scale: 3/32" = 1'-0"

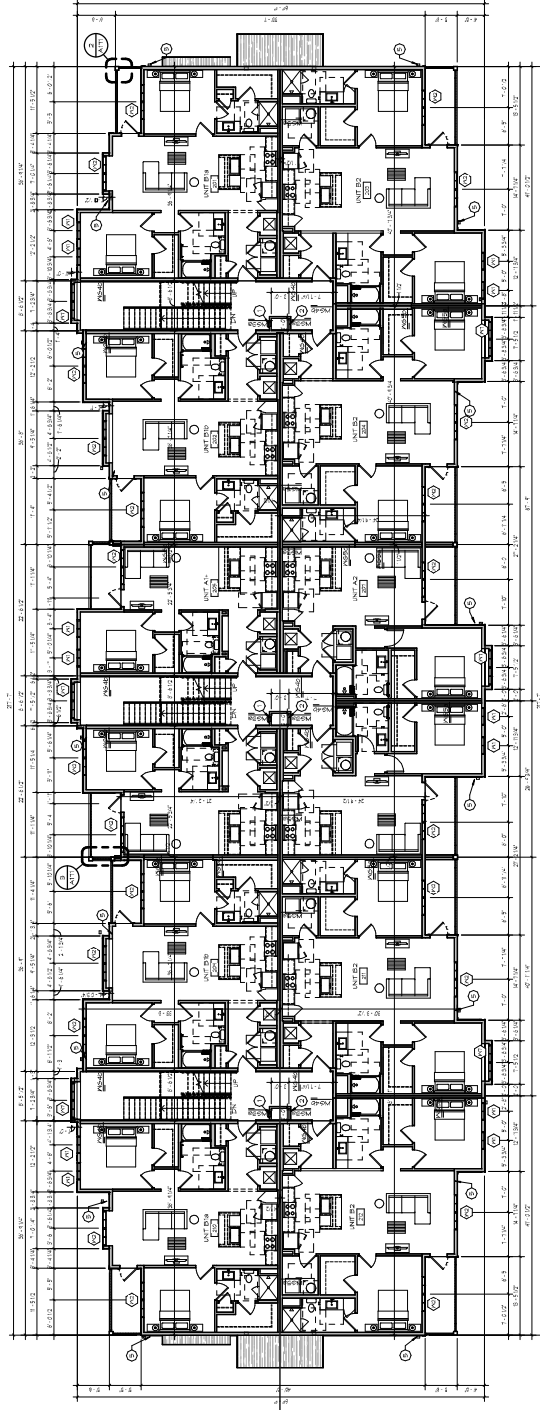


UPPER FLOOR PLAN - BUILDING TYPE A

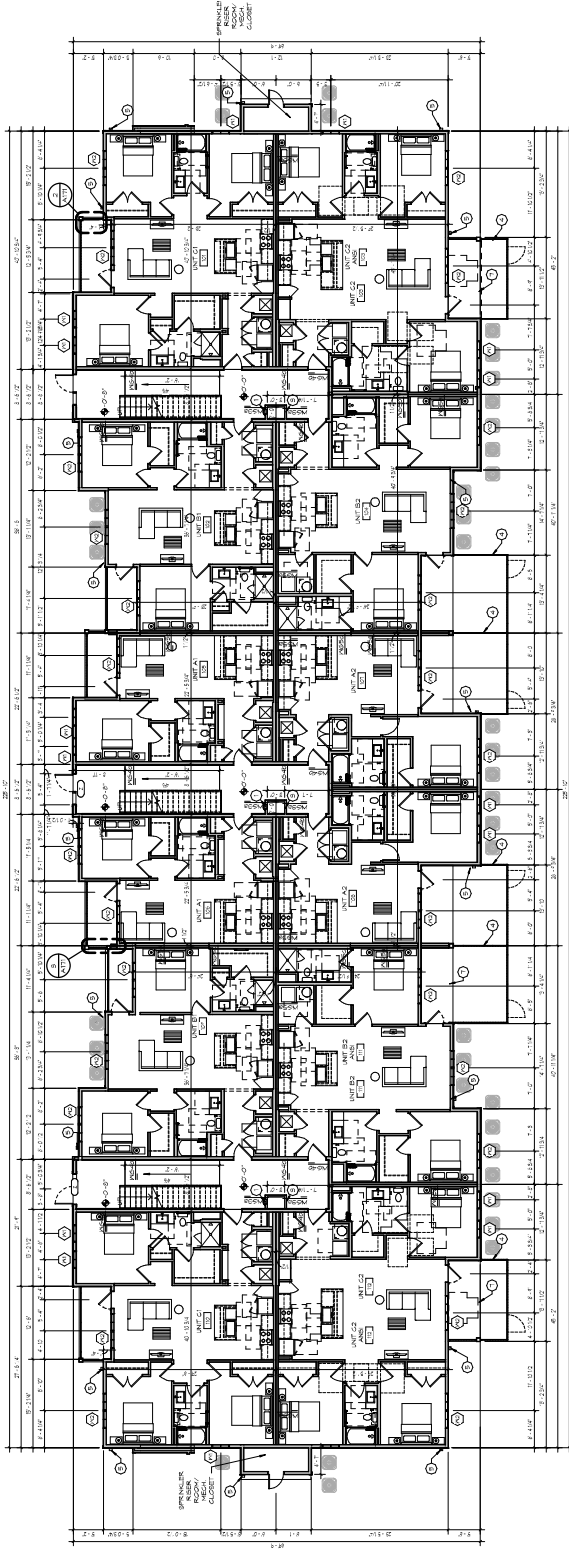
Scale: 3/32" = 1'-0"



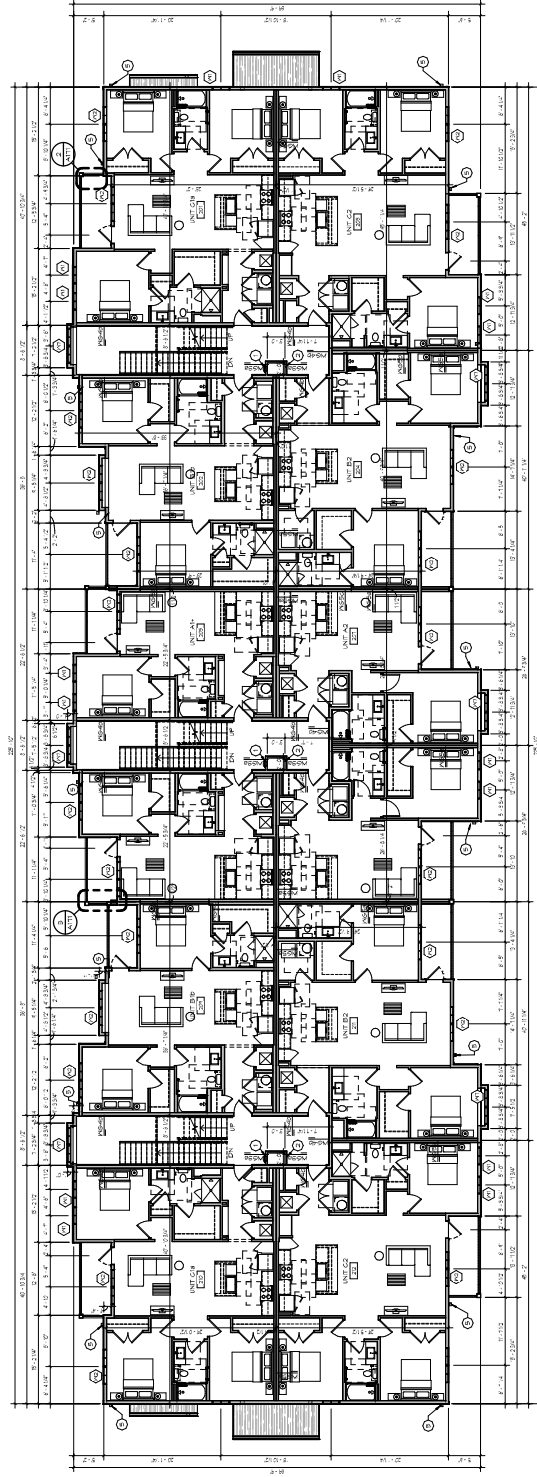
FIRST FLOOR PLAN - BUILDING TYPE B
Scale: 3/32" = 1'-0"



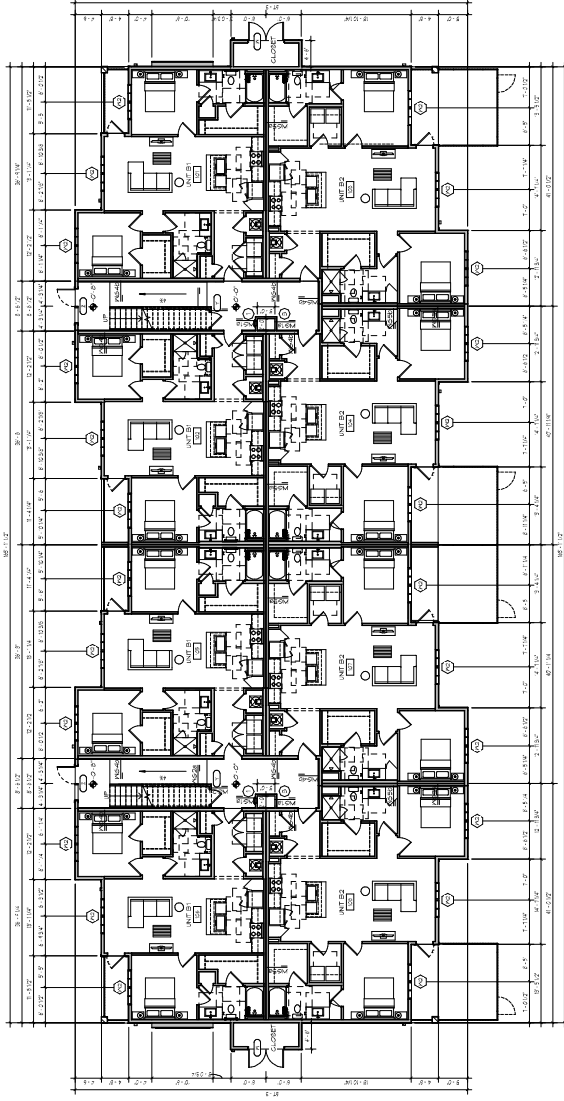
UPPER FLOOR PLAN - BUILDING TYPE B
Scale: 3/32" = 1'-0"



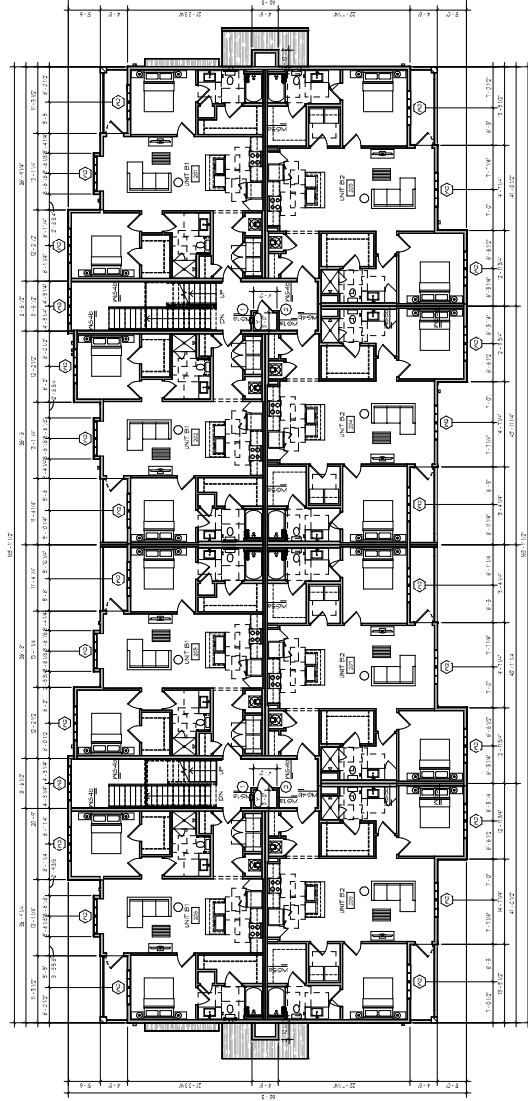
FIRST FLOOR PLAN - BUILDING TYPE C
Scale: 3/32" = 1'-0"



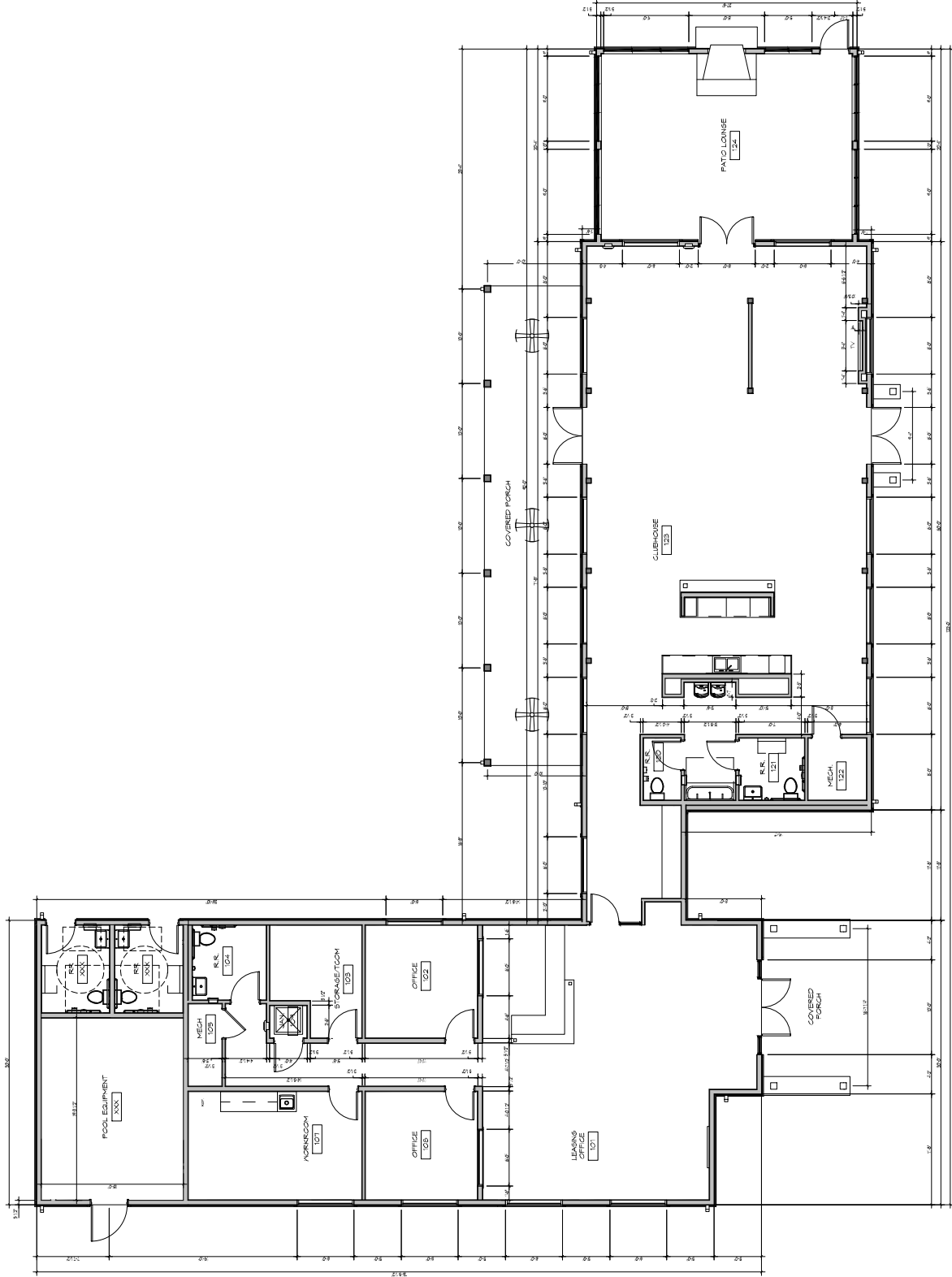
UPPER FLOOR PLAN - BUILDING TYPE C
Scale: 3/32" = 1'-0"



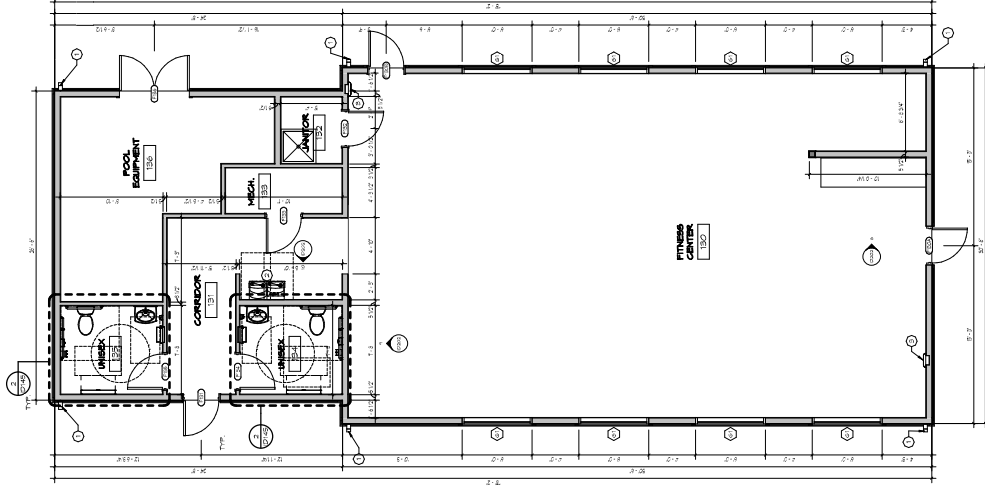
FIRST FLOOR PLAN - BUILDING TYPE D
Scale: 3/32" = 1'-0"



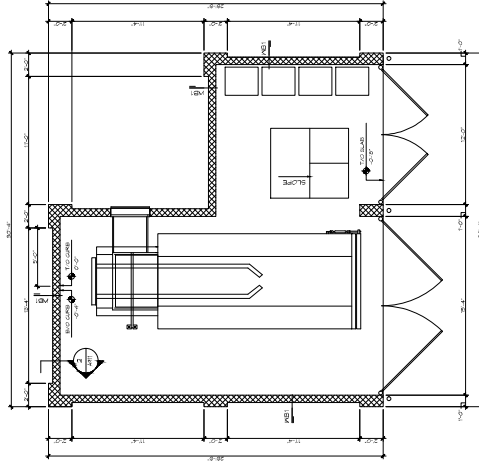
UPPER FLOOR PLAN - BUILDING TYPE D
Scale: 3/32" = 1'-0"



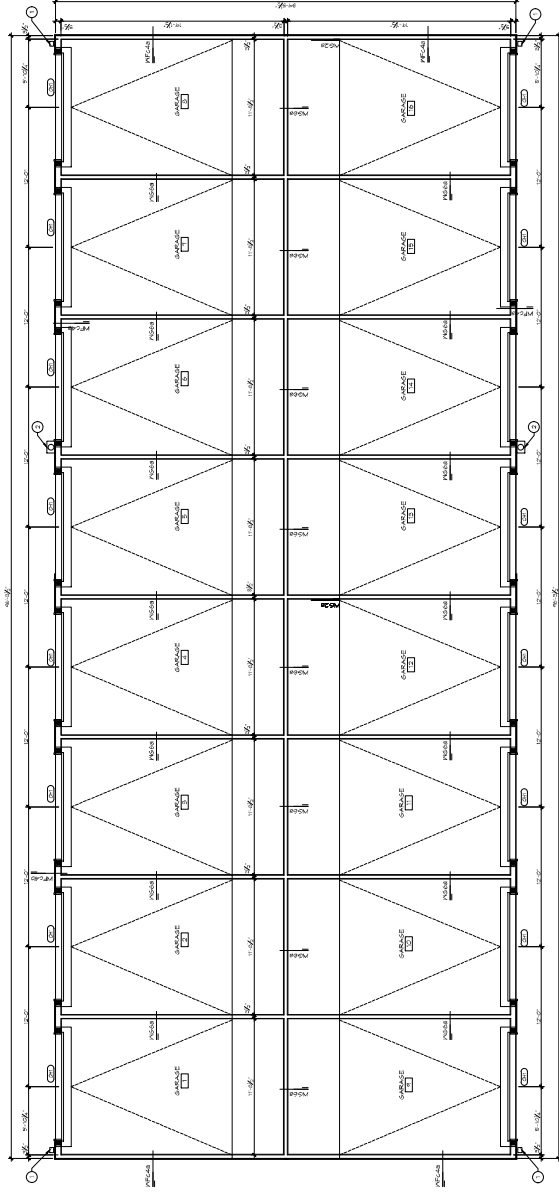
CLUBHOUSE FLOOR PLAN
Scale: 3/16" = 1'-0"



FITNESS FLOOR PLAN
Scale: 3/16" = 1'-0"

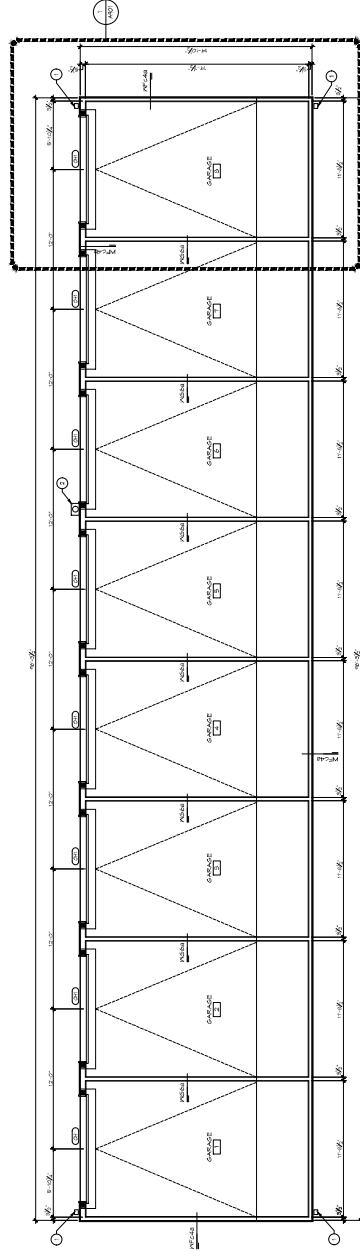


TRASH ENCLOSURE
Scale: 3/16" = 1'-0"



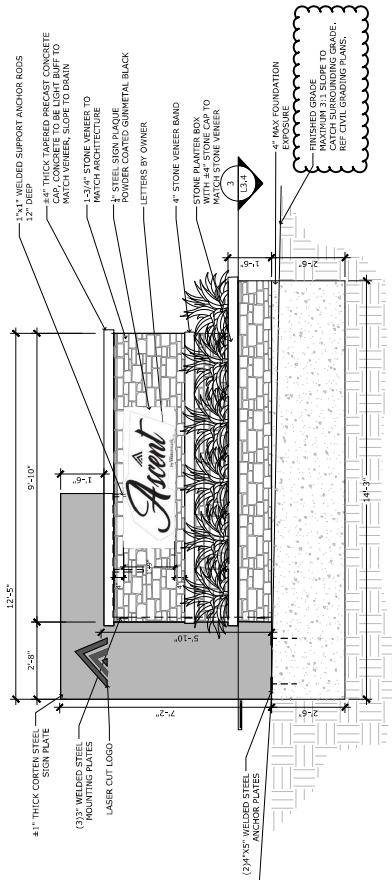
16-BAY GARAGE PLAN

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



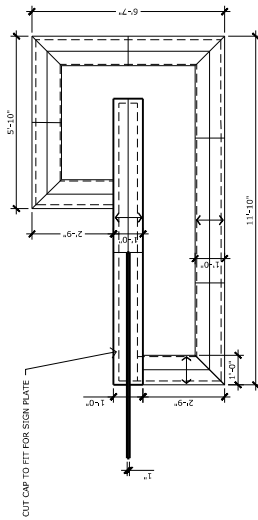
8-BAY GARAGE PLAN

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



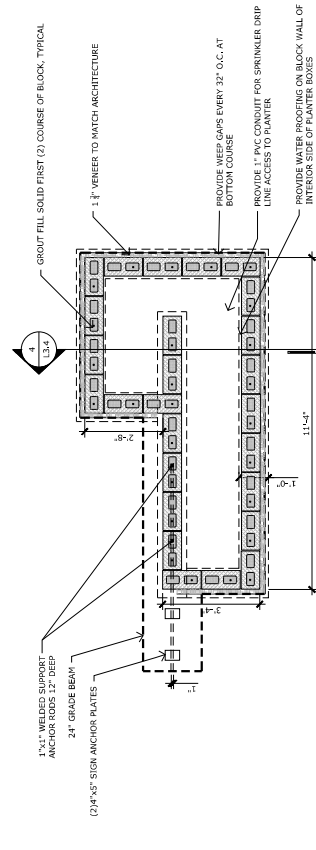
1 MAIN MONUMENT SIGN - FRONT ELEVATION
L3.4

1/2" = 1'-0"



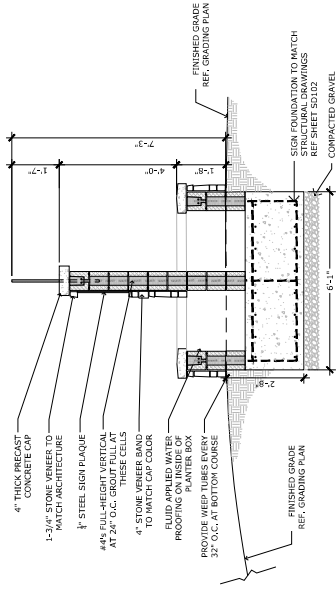
2 MAIN MONUMENT SIGN - CAPSTONE PLAN
L3.4

1/2" = 1'-0"



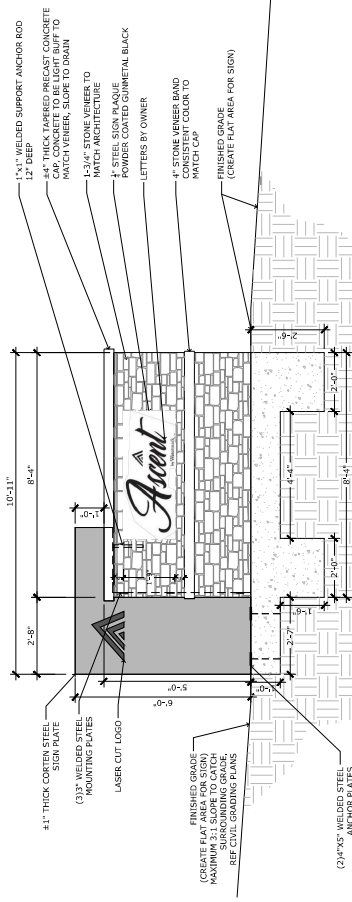
3 MAIN MONUMENT SIGN - CONSTRUCTION DETAIL
L3.4

1/2" = 1'-0"



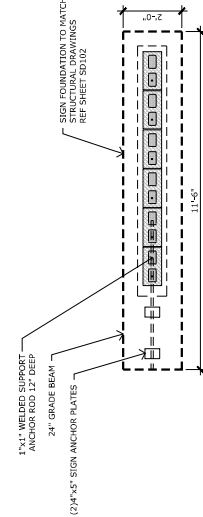
4 MAIN MONUMENT SIGN SECTION
L3.4

1/2" = 1'-0"



5 SECONDARY SIGN - FRONT ELEVATION
L3.4

1/2" = 1'-0"



6 SECONDARY SIGN - CONSTRUCTION DETAIL
L3.4

1/2" = 1'-0"