

SITE DATA

Owner/Developer: Chricowhitt LLP c/o Christian Holger
Saxon Partners LLC
25 Recreation Park Drive, Suite 204
Hingham, MA 02043

Land Planner: NES Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Engineer: Classic Consulting Engineers & Surveyors
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Architect: MARKET SQUARE ARCHITECTS
104 CONGRESS STREET, SUITE 203
PORTSMOUTH, NH 03801

Site Address: 0 E. WOODMEN ROAD
Tax ID Number: 530700114
Current Zoning: PBC AO

Master Plan: Greenbriar/Powerwood Master Plan (CPC MP 01-00147-A6MNI20)
Concept Plan: Greenbriar/Powerwood Concept Plan (CPC CP 01-00148-A12MJ20)

Development Schedule: Fall 2021

Site Area: 402,180 SF (9.2328 AC)
Proposed Land Use: Multi-Family Residential (320 Units)
Proposed Density: 34.67 DU/AC
Maximum Building Height: *50'
*Administrative Relief is Requested

Building Setbacks (R5 Standards):

Front (Woodmen):	20'
Side (West) (Tutt Blvd.):	5'
Side (East):	5'
Rear (South):	25'

Landscape Setbacks & Buffers:

Woodmen Road:	25' Setback
Tutt Blvd:	20' Buffer
South & East Buffer:	15' Buffer

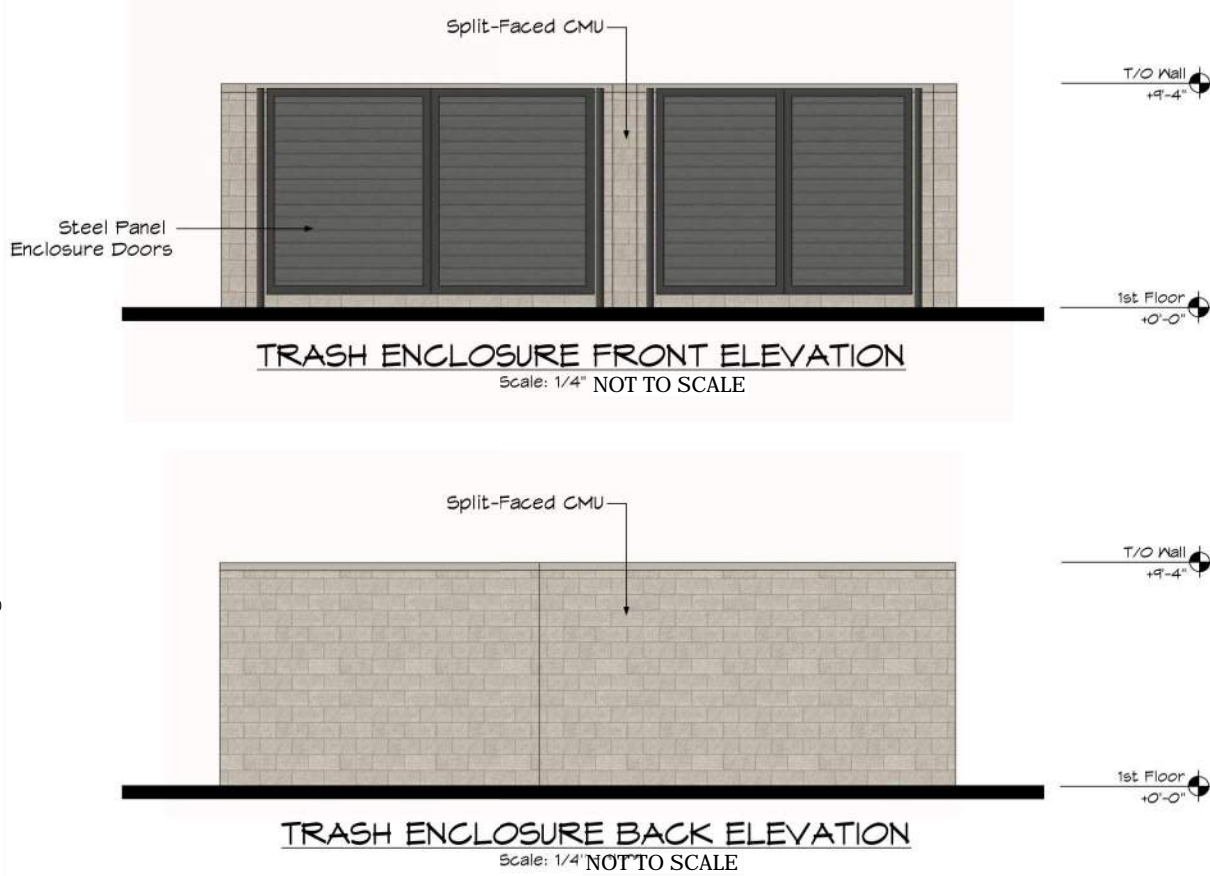
Maximum Lot Coverage: 40%

Lot Coverage

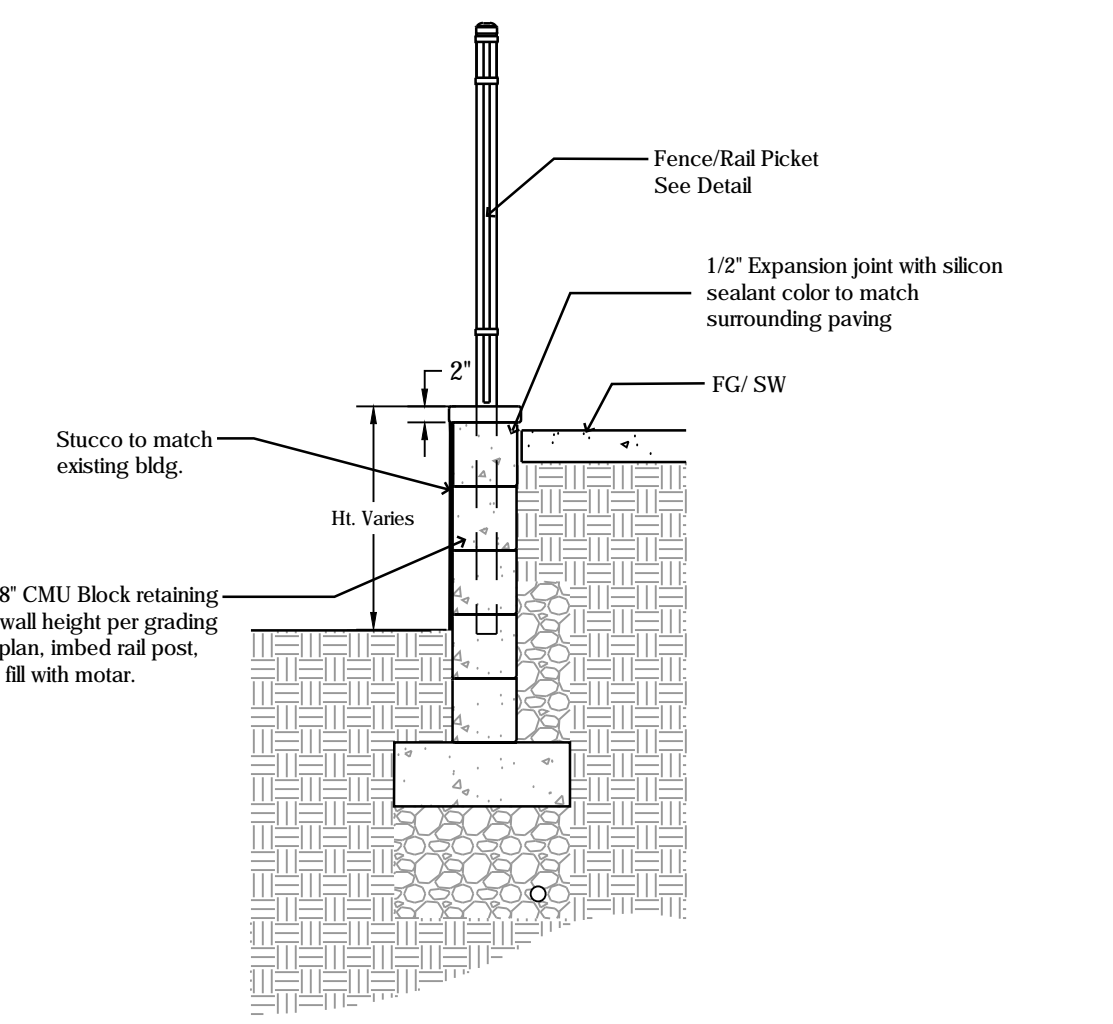
- SF (73,427 SQ. FT. = 18%) Building
- SF (203,375 SQ. FT. = 51%) Impervious
- SF (125,257 SQ. FT. = 31%) Landscape

Parking Provided: 417 spaces
Parking Required: 419 spaces

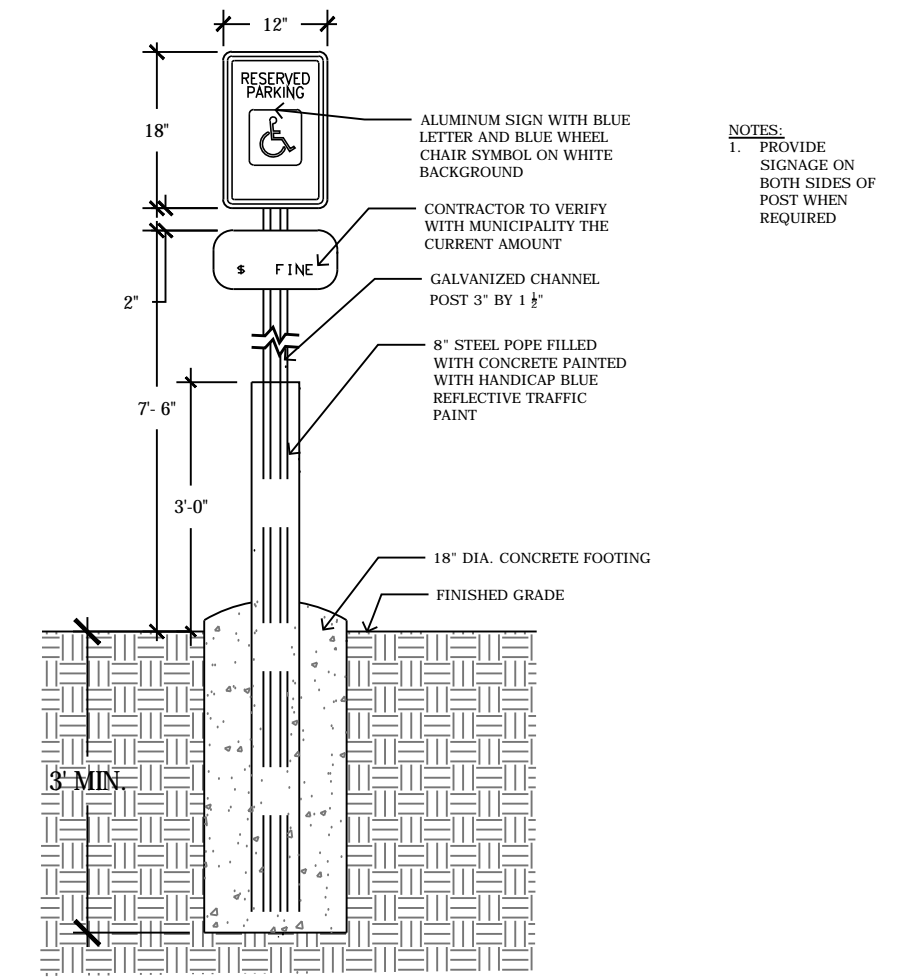
Open Space:
Required Per Bedroom = 200 SQ. FT. x 320 Bedrooms = 1.47 AC Total
Developer has provided 1.99 AC of open space



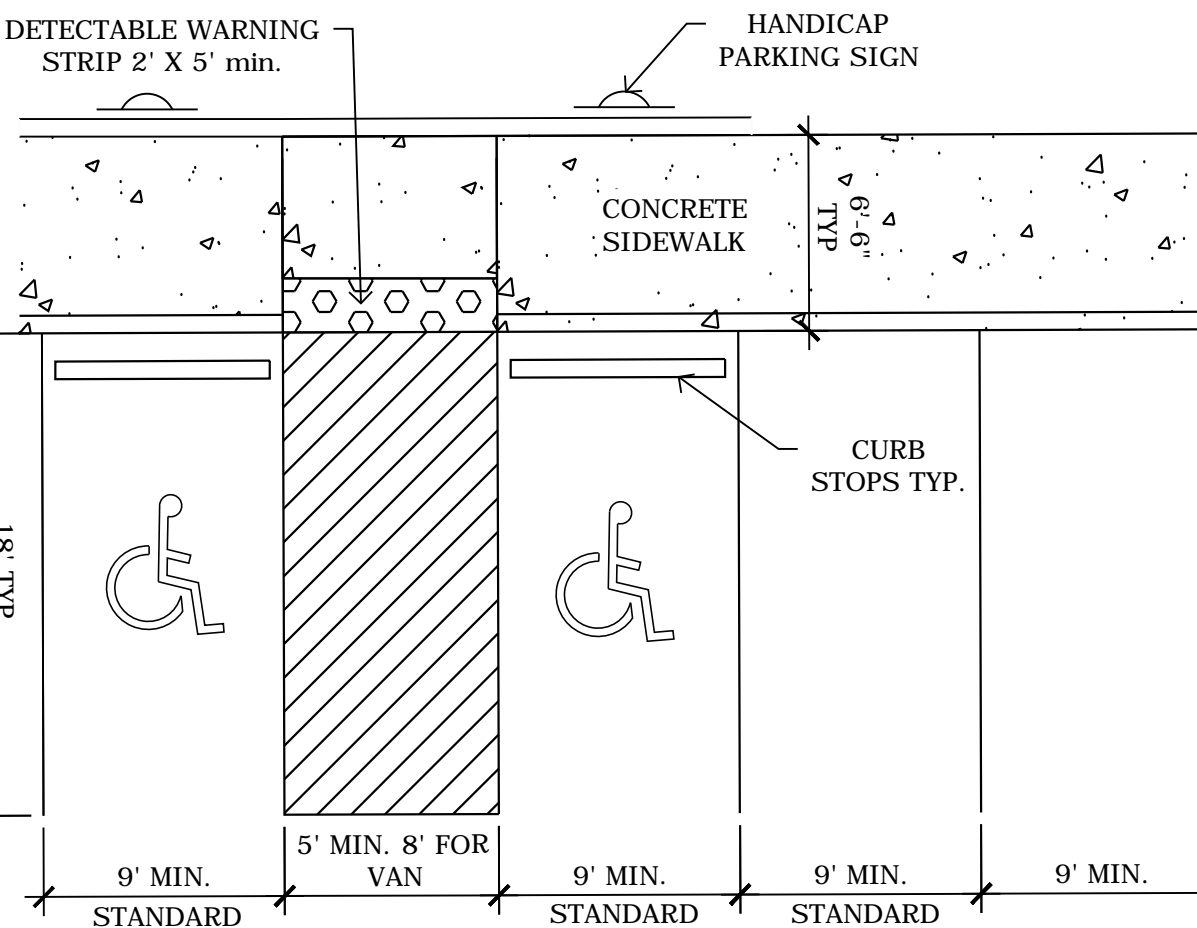
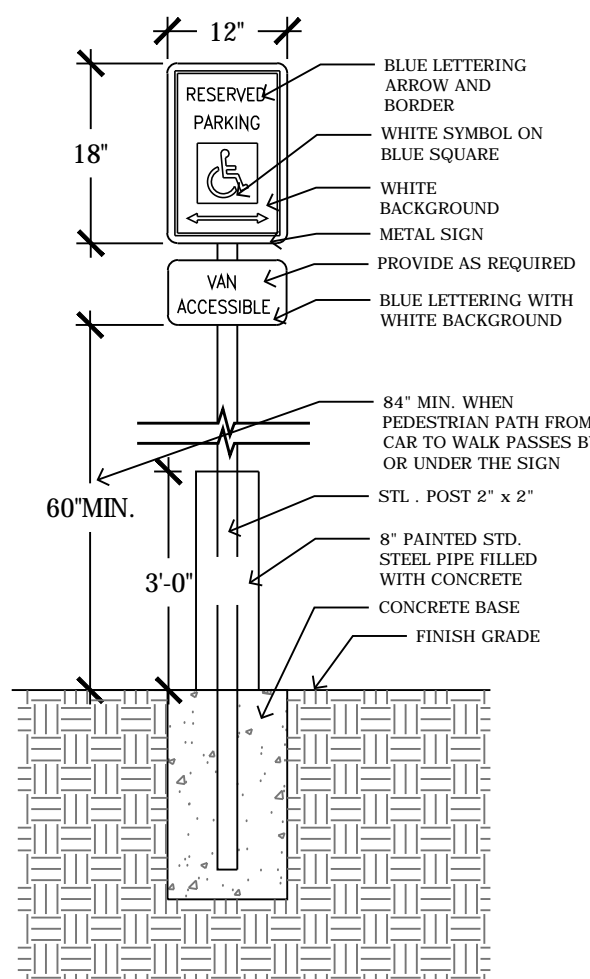
TRASH COMPACTER ENCLOSURE



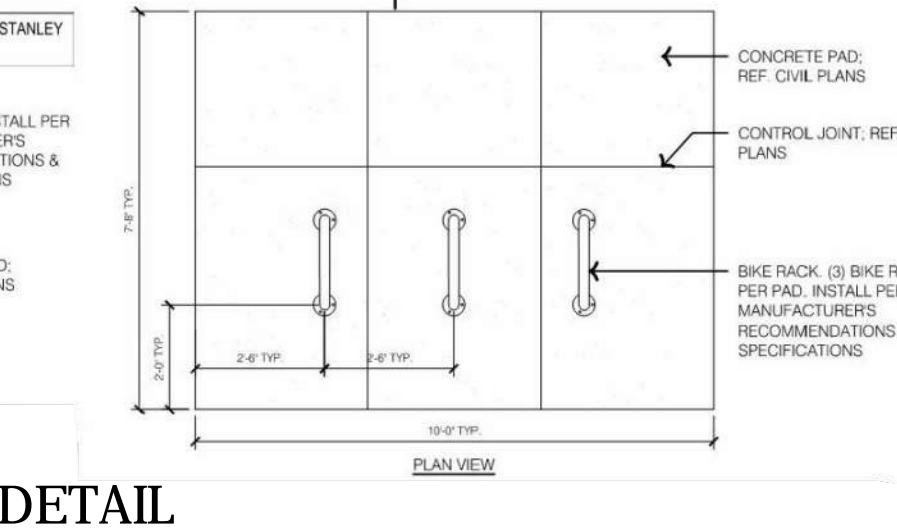
4' MAX MASON BLOCK RETAINING WALL



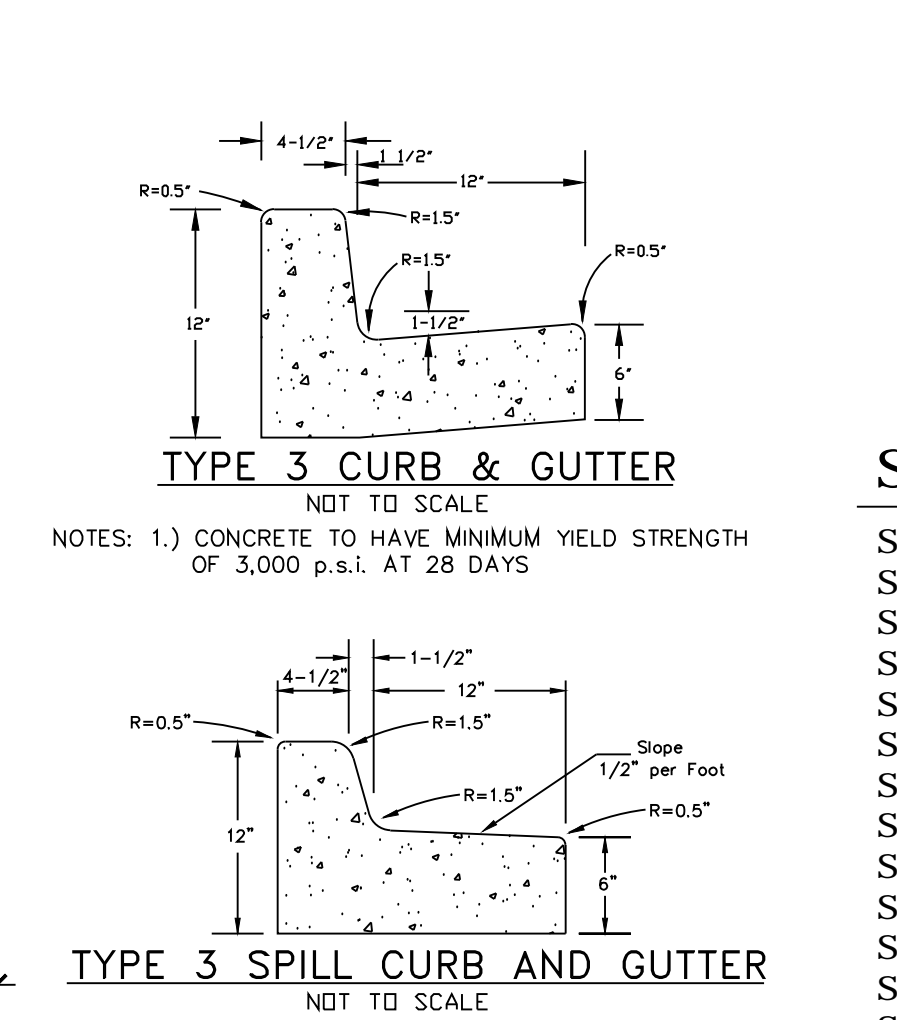
ADA/VAN ACCESSIBLE PARKING SIGNS



ADA & STANDARD PARKING STALL LAYOUT



BIKE RACK DETAIL



CURB AND GUTTER DETAIL

LOT 2 The Marek Colorado Springs

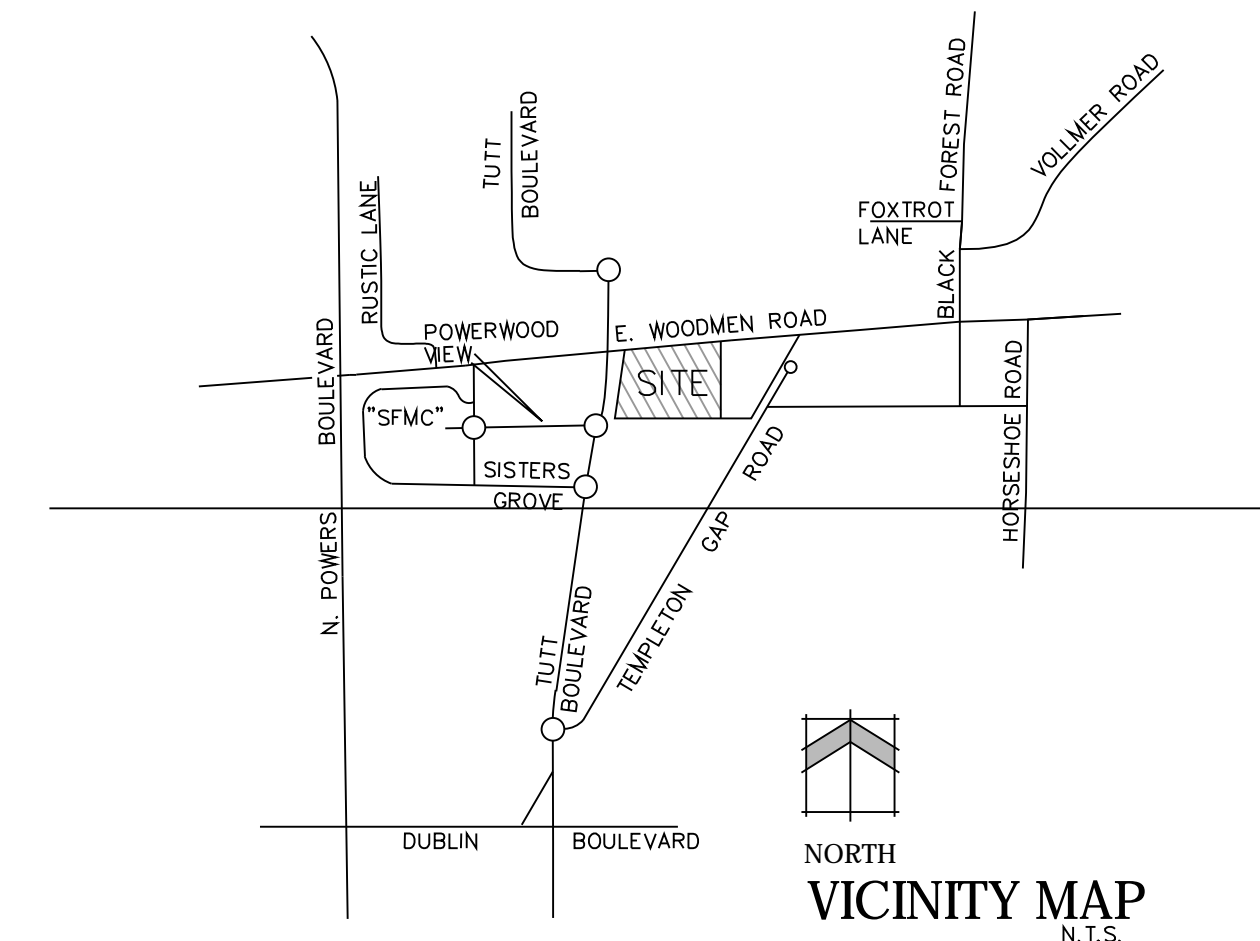
CITY OF COLORADO SPRINGS, COLORADO

CONDITIONAL USE DEVELOPMENT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF REEL SUBDIVISION WAIVER RECORDED IN BOOK 2890 AT PAGE 382, RECORDS OF EL PASO COUNTY, COLORADO AND THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 099143410, MONUMENTED AT THE NORTHERLY END, AT THE NORTHWESTERLY CORNER OF SAID REEL SUBDIVISION WAIVER, BY A 1\"/>



GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS. ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
- 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.
- FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP NUMBERS 08041C 0529G & 08041C0537G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- THE DEVELOPER IS REQUIRED TO REMIT AN AGREED UPON AMOUNT TO THE CITY FOR PUBLIC IMPROVEMENTS TO TEMPLETON GAP ROAD AS SPECIFIED IN THE 2003 ANNEXATION AGREEMENTS PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.
- A METHANE EXTRACTION SYSTEM WILL BE LOCATED ADJACENT TO THE TEMPLETON GAP LANDFILL, WITHIN THE 100' LANDFILL SETBACK.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE THE MAREK COLORADO SPRINGS' SUBDIVISION PLAT. THIS 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.
- TUTT IS BEING CONSIDERED FOR TRANSIT ROUTES PARALLELING POWERS TO SERVICE THE NEW DEVELOPMENT EAST AND NORTH OF THE POWERS CORRIDOR. SINCE THE OLD T-GAP R.O.W. THAT WAS DESIGNATED AS THE FUTURE RAPID TRANSIT CORRIDOR IN THE 2035 LONG RANGE TRANSIT PLAN HAS BEEN CHOPPED UP AND REDEVELOPED, AND CDOT DOES NOT WANT FIXED ROUTE BUS SERVICE ON POWERS BOULEVARD, TUTT WILL SERVE A MAJOR TRANSIT CORRIDOR FOR RAPID TRANSIT AND FIXED ROUTE IN THE FUTURE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSIGNS WITHIN THE PROPERTY AND UP TO THE CURB OF ADJACENT ROADS IN PUBLIC RIGHT OF WAY.
- THE DEVELOPER IS RESPONSIBLE TO STRIPE A NORTH BOUND RIGHT LANE AT THE EXISTING RIGHT IN/RIGHT OUT ACCESS ALONG TUTT BOULEVARD (ACCESS IN THE TIS).
- THE DETAILS OF ACCESS C AND ASSOCIATED IMPROVEMENTS WILL BE DISCUSSED THROUGH THE MINI-STORAGE APPLICATION.
- ALTERNATIVE COMPLIANCE IS BEING REQUESTED FOR THE ALLOWANCE OF A 50' BUILDING.
- IF DOWNSTREAM FACILITY IS NOT COMPLETED PRIOR TO THIS DEVELOPMENT, AN ON-SITE FACILITY WILL BE ADDED AND PLAN/REPORT MODIFICATIONS COMPLETE AT THAT TIME.
- THE DEVELOPER IS RESPONSIBLE TO STRIPE A DECELERATION LANE WITH 200FT LANE LENGTH AND 180 FEET TAPER AT THE PROPOSED RIGHT IN/OUT ACCESS ALONG WOODMEN ROAD (ACCESS C IN THE TIS).

Land Planning
Landscape
Architecture
Urban Design

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

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Fax 719.471.0267

www.nescolorado.com

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**LOT 2, THE
MAREK
COLORADO
SPRINGS**

WOODMEN ROAD &
TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin



Andrew.Bowen

PARKING REQUIREMENTS

PARKING REQUIREMENTS (City Code 7.4.203)

UNIT TYPES	# OF UNITS	UNIT PARKING SPACE REQ.	PARKING SPACE
STUDIO	158	1.1 PER UNIT	174
1 BEDROOM	162	1.5 PER UNIT	243
TOTAL SPACES REQUIRED			417
ADA SPACES REQUIRED	419	9 ADA (2 VAN)	
PROVIDED PARKING			
GARAGE			24
UNCOVERED			395
ACCESSIBLE SPACES			9 (2 VAN)
TOTAL SPACES PROVIDED			419

SHEET INDEX

- Sheet 1 of 13: Cover Sheet
- Sheet 2 of 13: Site Development Plan
- Sheet 3 of 13: Preliminary Utilities & Public Facilities Plan
- Sheet 4 of 13: Preliminary Grading Plan
- Sheet 5 of 13: Preliminary Landscape Details & Notes
- Sheet 6 of 13: Preliminary Landscape Plan
- Sheet 7 of 13: Architectural Rendering
- Sheet 8 of 13: Architectural Elevations
- Sheet 9 of 13: Architectural Elevations
- Sheet 10 of 13: Architectural Elevations - Garages
- Sheet 11 of 13: Photometric Plan
- Sheet 12 of 13: Lighting Details
- Sheet 13 of 13: Fire Apparatus Movement Plan

COVER SHEET

DATE: 03.31.21 BY: JS DESCRIPTION: CITY COMMENTS

DATE: 05.07.21 BY: JS DESCRIPTION: CITY COMMENTS

1
OF 13

CPC CU 21-00044

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LOT 2, THE MAREK COLORADO SPRINGS
WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: A.Barlow
PREPARED BY: J.Shagin

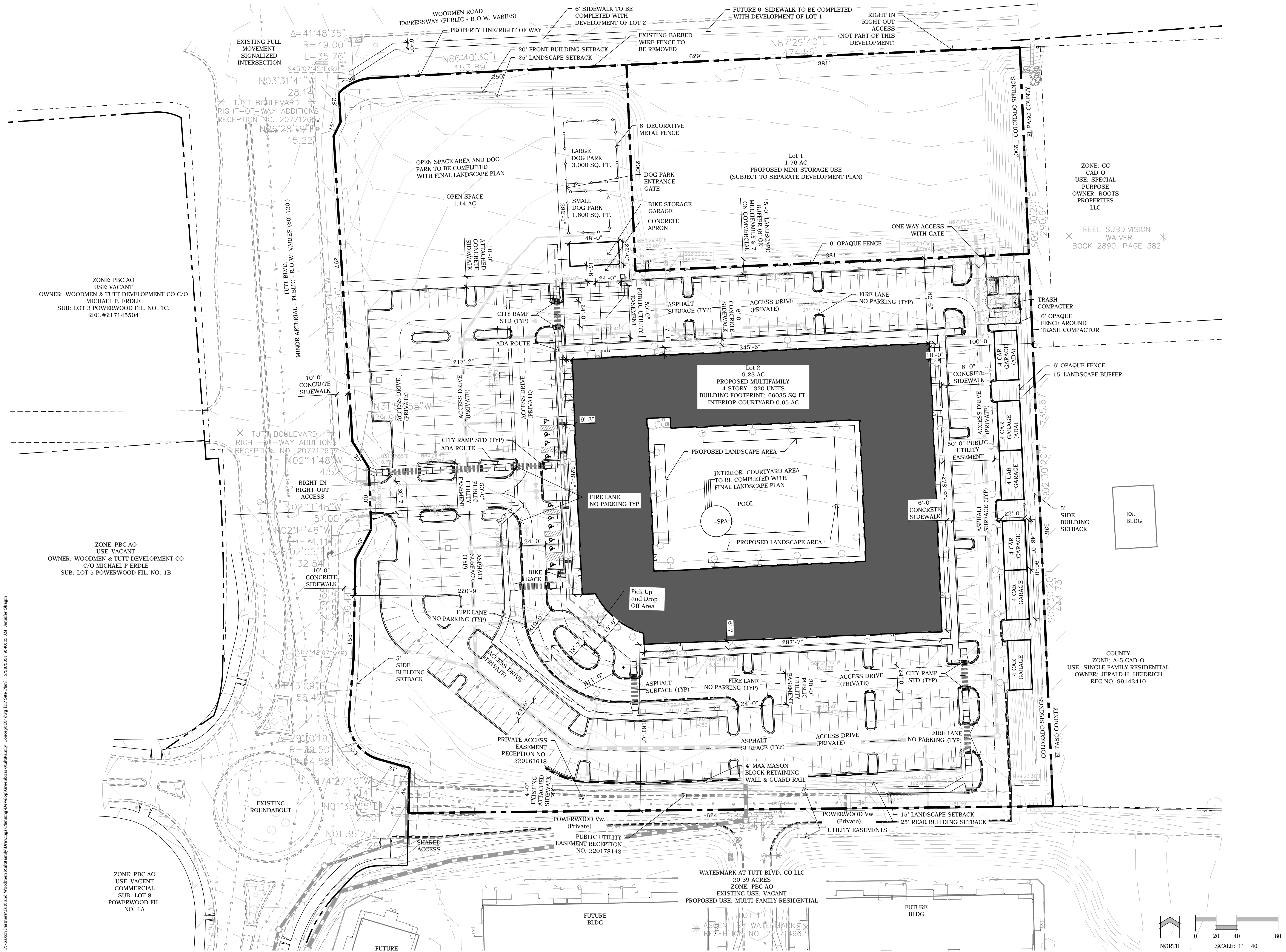


Andrew.Bowen

DATE:	BY:	DESCRIPTION:
03.31.21	JS	CITY COMMENTS
05.07.21	JS	CITY COMMENTS

DEVELOPMENT PLAN

2
2 OF 13
CPC CU 21-00044



ZONE: PBC AO
USE: VACANT
OWNER: WOODMEN & TUTT DEVELOPMENT CO C/O
MICHAEL P. ERDLIE
SUB: LOT 3 POWERWOOD FIL. NO. 1C.
REC. #217145504

ZONE: PBC AO
USE: VACANT
OWNER: WOODMEN & TUTT DEVELOPMENT CO
C/O MICHAEL P. ERDLIE
SUB: LOT 5 POWERWOOD FIL. NO. 1B

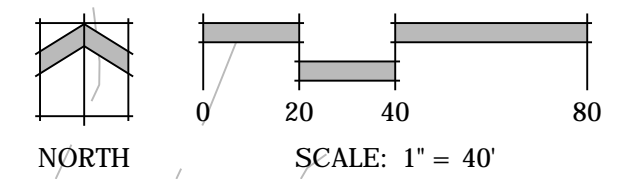
ZONE: PBC AO
USE: VACANT
SUB: LOT 8
POWERWOOD FIL.
NO. 1A

ZONE: CC
CAD-O
USE: SPECIAL
PURPOSE
OWNER: ROOTS
PROPERTIES
LLC

* REEL SUBDIVISION
WAIVER
BOOK 2890, PAGE 382 *

COUNTY
ZONE: A-5 CAD-O
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JERALD H. HEIDRICH
REC NO. 99143410

WATERMARK AT TUTT BLVD. CO LLC
20.39 ACRES
ZONE: PBC AO
EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL



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LOT 2, THE
MAREK
COLORADO
SPRINGS

WOODMEN ROAD &
TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: M. LARSON
PREPARED BY: M. SISNEROS



Andrew Bowen

DATE	BY	DESCRIPTION
03/31/21	CCES	FIRST SUBMITTAL
05/07/21	CCES	SECOND SUBMITTAL

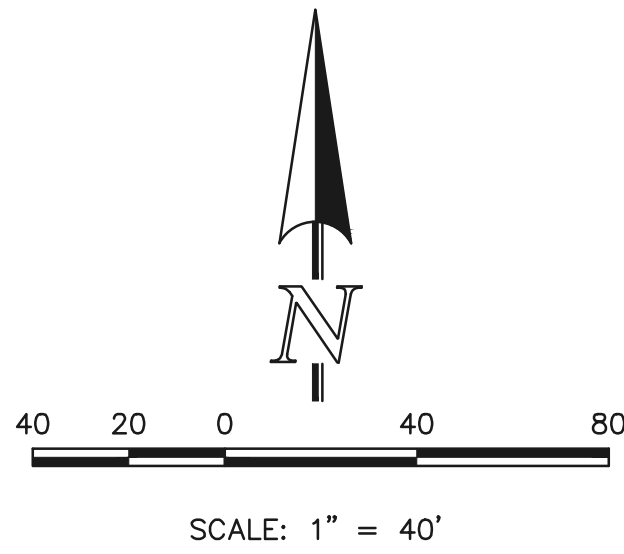
PRELIMINARY UTILITY &
PUBLIC FACILITIES PLAN

3

3 OF 13

CPC CU 21-00044

EXISTING WOODMEN ROAD (PUBLIC R.O.W. WIDTH VARIES)



NOTE:
THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THE PROPERTY OWNER ACKNOWLEDGES THAT SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, INCLUDING, BUT NOT LIMITED TO, THE GAS AND ELECTRIC METER LOCATIONS.

STORM SEWER NOTES:
ALL PROPOSED STORM SEWER IS PRIVATE TO BE OWNED AND MAINTAINED BY SAXON PARTNERS, LLC
ALL BUILDING DOWN SPOUTS TO TIE INTO THE STORM SEWER SYSTEM.
A VARIANCE WILL BE SUBMITTED TO ALLOW FOR INLETS TO BE USED AS JUNCTION BOXES.

4-STORY BUILDING
BUILDING ADDRESS: TBD
TYPE OF CONSTRUCTION: V-A
BUILDING SQUARE FOOTAGE: 256,700 SF
REQUIRED GPM FIRE FLOW: 8,000 gpm
50% REDUCTION BUILDING SPRINKLERED
REQUIRED GPM FLOW: 4,000 gpm
REQUIRED MINIMUM NUMBER HYDRANTS: 4
AVG. DIST. BETWEEN HYDRANTS: 350'
MAX. HOSE DISTANCE: 210'
BUILDING SPRINKLERED: YES
AREA SEPARATION WALLS: NO

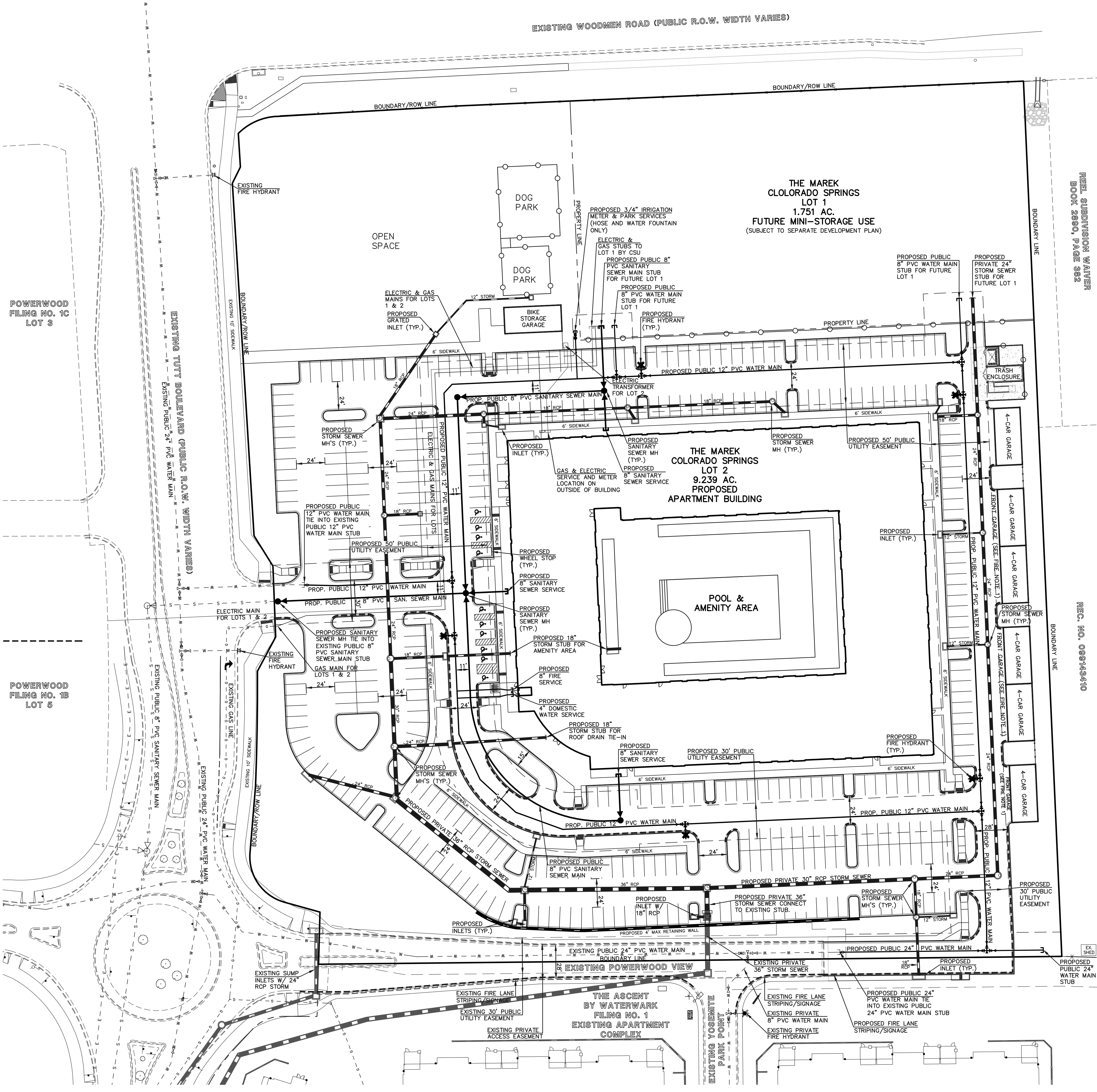
FIRE LANE REQUIREMENTS:
FIRE LANE MARKINGS ARE REQUIRED:
-ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS LESS THAN 28' WIDE.
-ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADWAYS WITH WIDTHS OF 28' OR MORE BUT LESS THAN 34'.
-NO MARKINGS ARE REQUIRED FOR FIRE DEPARTMENT ACCESS ROADWAYS 34' IN WIDTH OR MORE.
-NOTE 1: GARAGES THAT FRONT A FIRE LANE SHALL HAVE "NO PARKING FIRE LANE" SIGNAGE.

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY MAIN	
PROPOSED WATER MAIN	
BOUNDARY LINE	
"NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB	

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
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 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 APPLICABLE SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WHOSE PRIORITY 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY 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.



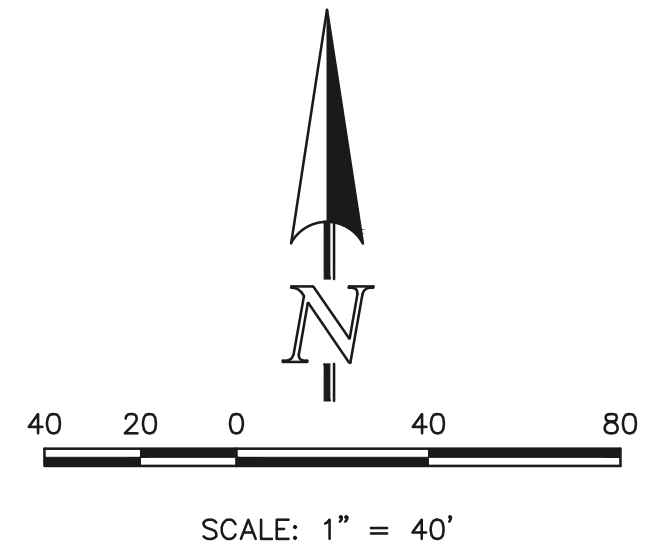
POWERWOOD FILING NO. 1C LOT 3

POWERWOOD FILING NO. 1B LOT 5

REAL SUBDIVISION WAIVER
BOOK 2890, PAGE 982

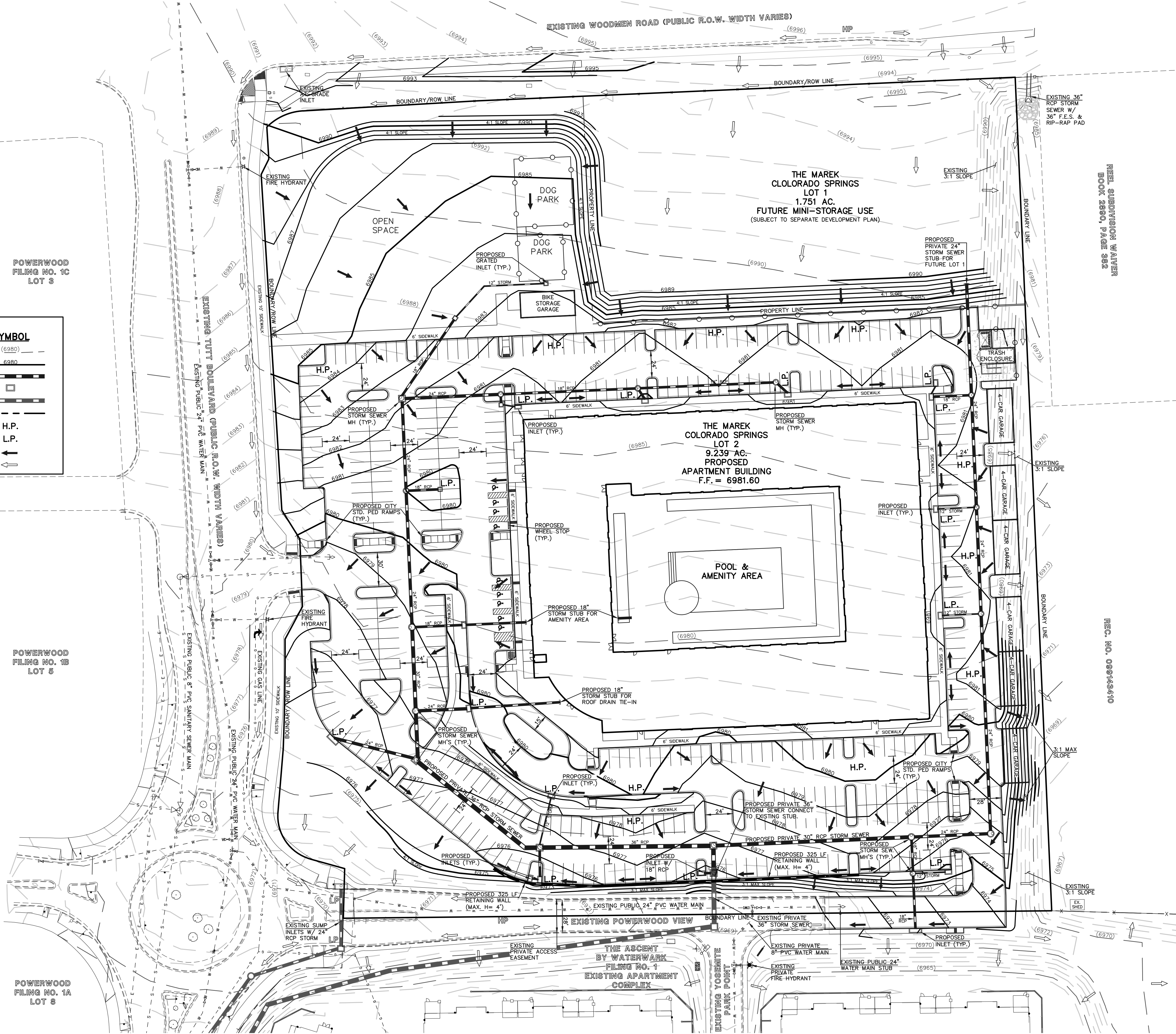
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STORM SEWER NOTES:
 ALL PROPOSED STORM SEWER IS PRIVATE TO BE OWNED AND MAINTAINED BY SAXON PARTNERS, LLC
 ALL BUILDING DOWN SPOUTS TO TIE INTO THE STORM SEWER SYSTEM.
 A VARIANCE WILL BE SUBMITTED TO ALLOW FOR INLETS TO BE USED AS JUNCTION BOXES.

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6980) - - - -
PROPOSED FINISHED GRADE CONTOUR	(6980) ————
PROPOSED STORM SEWER PIPE	—————
PROPOSED STORM INLET	□
EXISTING STORM SEWER PIPE	—————
BOUNDARY LINE	- - - - -
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION	↑
EXISTING FLOW DIRECTION	↑



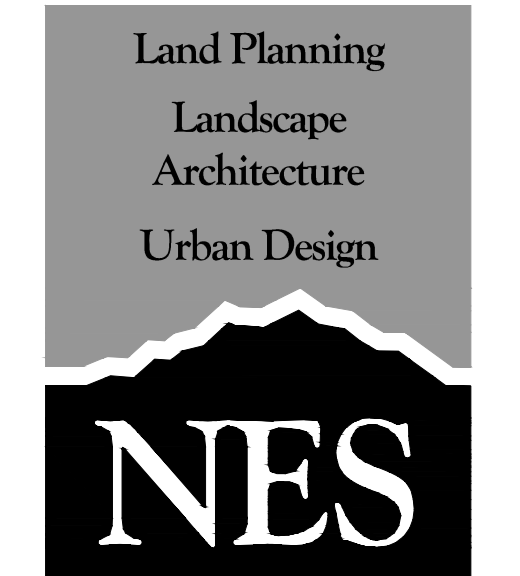
POWERWOOD FILING NO. 1C LOT 3

POWERWOOD FILING NO. 1B LOT 5

POWERWOOD FILING NO. 1A LOT 8

REEL SUBDIVISION WATER BOOK 2890, PAGE 392

REC. NO. 08049410



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LOT 2, THE MAREK COLORADO SPRINGS
 WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
 PROJECT MGR: M. LARSON
 PREPARED BY: M. SISNEROS



Andrew Bowen

DATE	BY	DESCRIPTION
03/31/21	CCES	FIRST SUBMITTAL
05/07/21	CCES	SECOND SUBMITTAL

PRELIMINARY GRADING PLAN

4

4 OF 13

CPC CU 21-00044

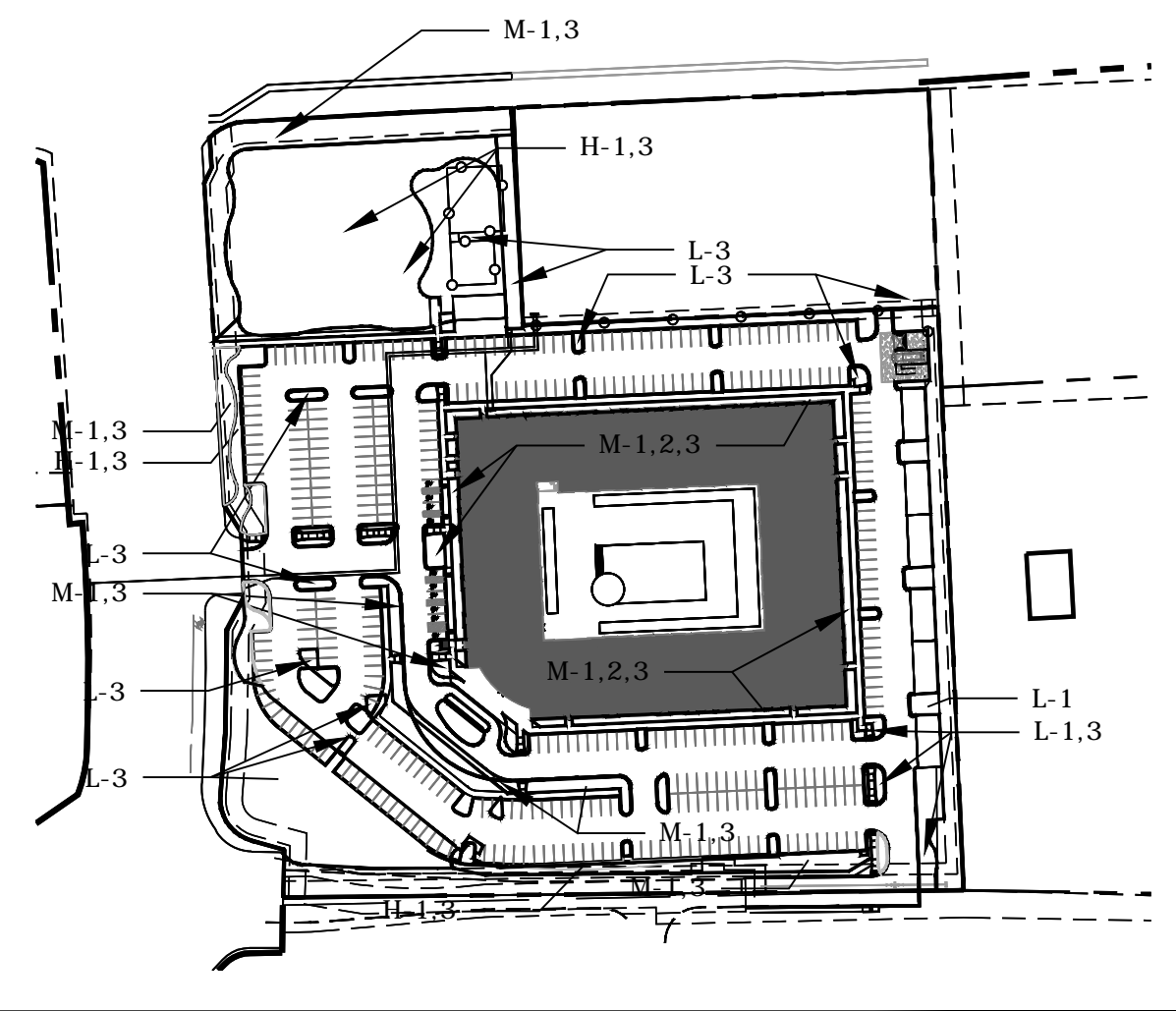
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Schematic Landscape Diagram

Name of Project: The Marek Colorado Springs Date: 03/31/2021

Climate Zone: Foothills & Plains Plains

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



LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Required	No. of Trees Req./Prov.
E. Woodmen Rd.	Expressway	25 / 25	281	1 / 20'	14 / 14
Tutt Blvd.	Minor Arterial	20 / 20	636	1 / 25'	25 / 18

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0	W	75% / 75%
70 / -	- / -	T	75% / 75%

Internal Landscaping

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
402,059 S.F.	15%	60,309 / 61,472	121 / 82

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
390 / -	0 / 0	IN	75% / 75%

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
388	26 / 26	MV	Tutt Blvd. Powerwood Vw.	163 356
2/3 Length	Length of Screening Wall or Berm Provided	Min. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Percent Ground Plane Veg. Req. / Prov.
109	--	36 / --	18 / --	75% / 75%
237	--	79 / --	40 / --	75% / 75%

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Length of 6' Opaque Structure Req. / Prov.
East Buffer	15' / 15'	535	535 / 437*
North Buffer	15' / 15'	381	381 / 381
Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
27 / 27	13 / 13	EB	75% / 100%
19 / 19	10 / 10	NB	75% / 100%

*Alternative Compliance is being requested

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS ARE TO BE BASED ON SOIL ANALYSIS.
- RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand. To be applied as backfill in planting pits
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH SLOPES 3:1 AND GREATER.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

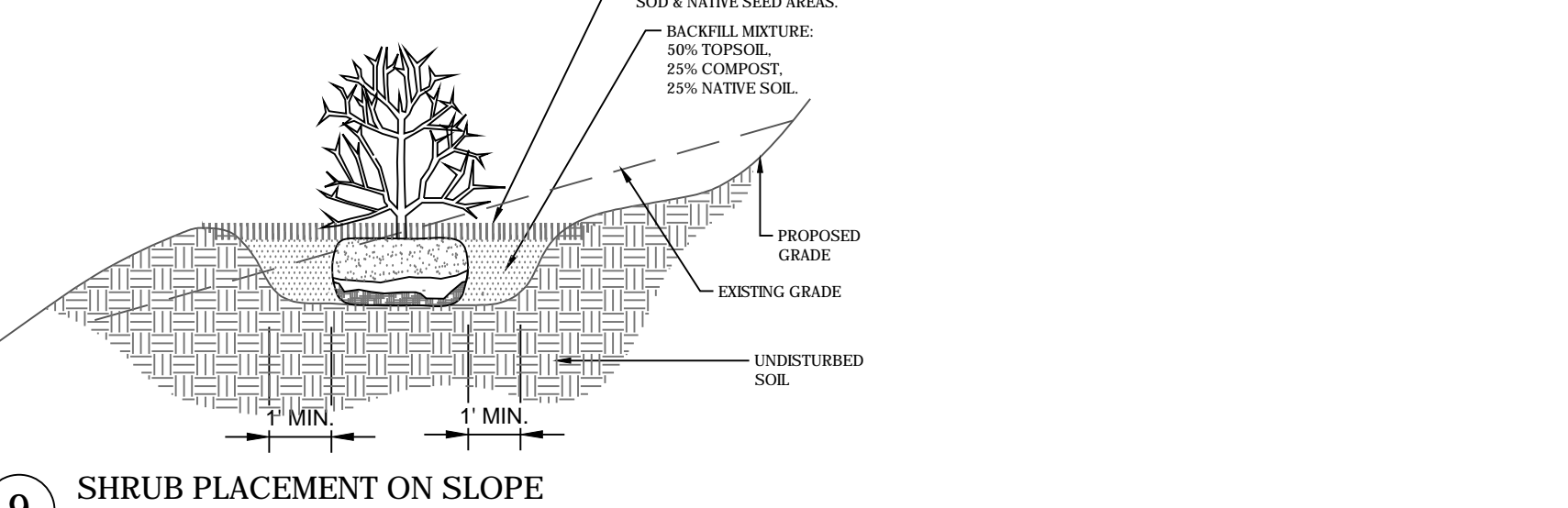
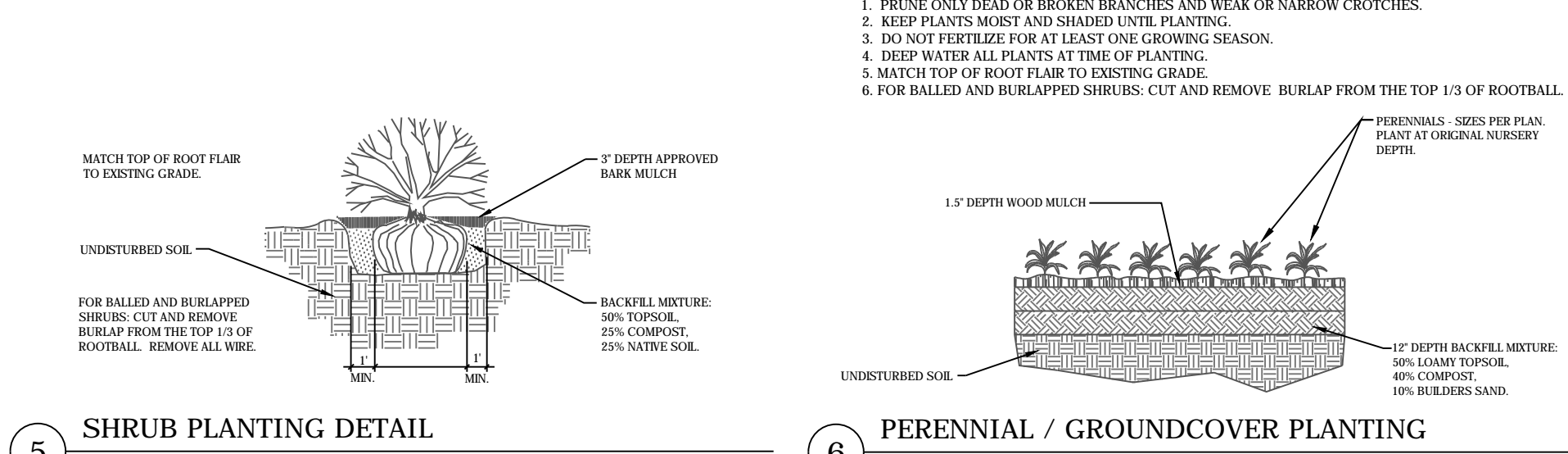
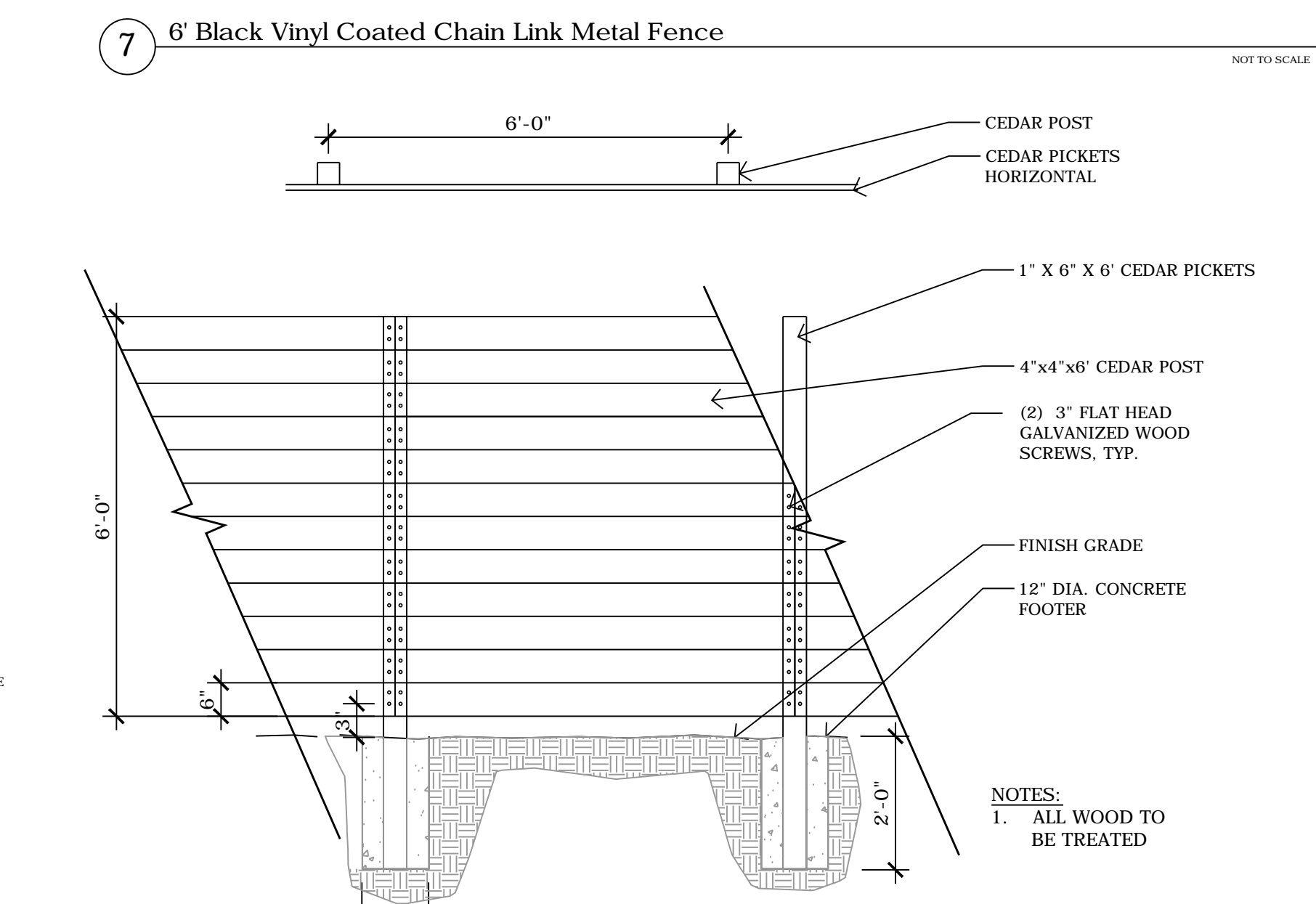
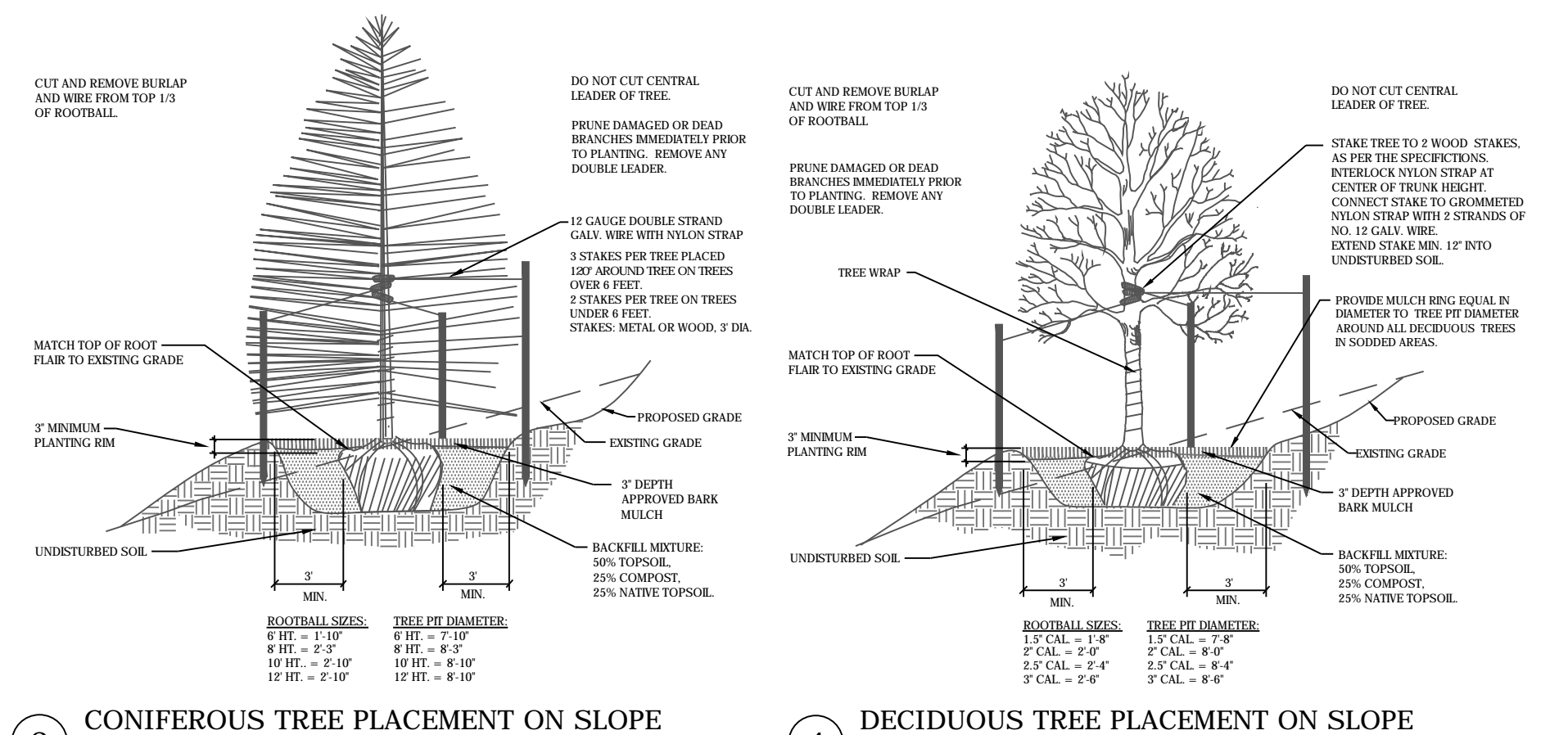
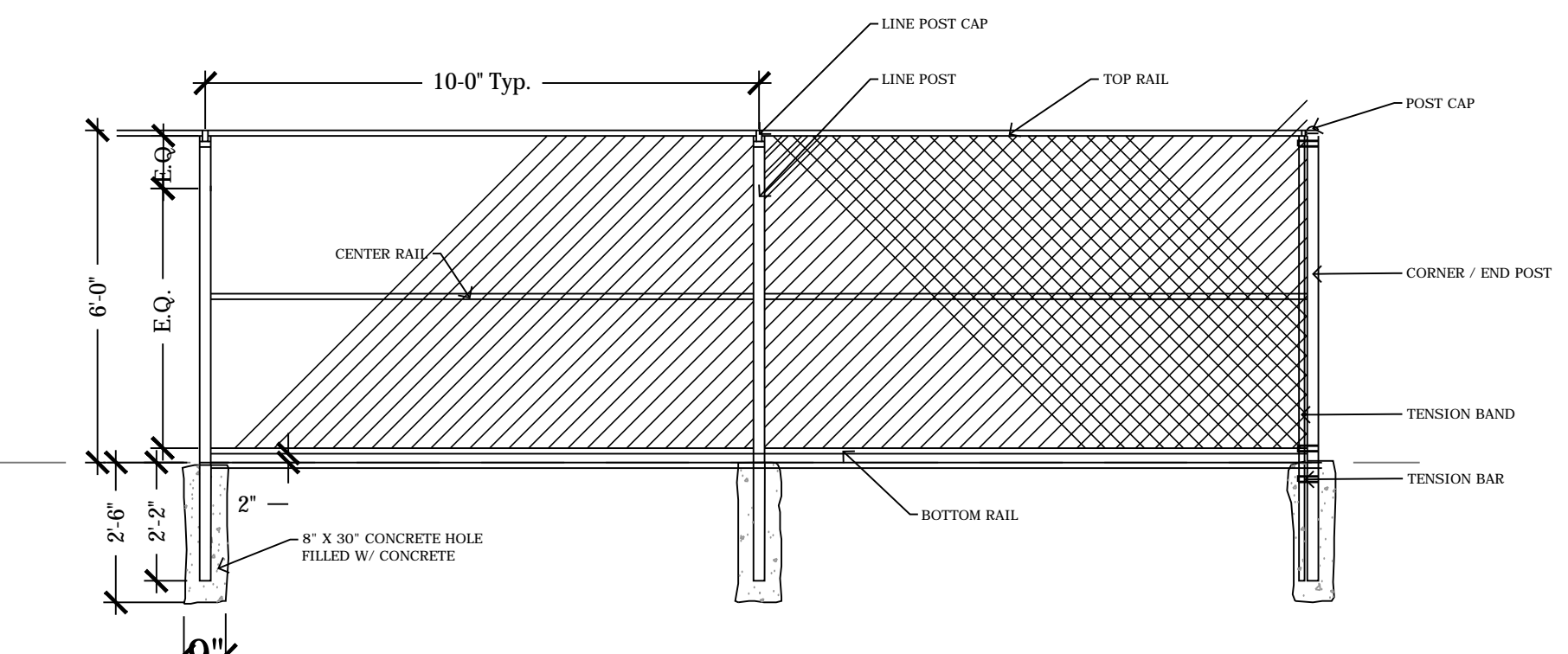
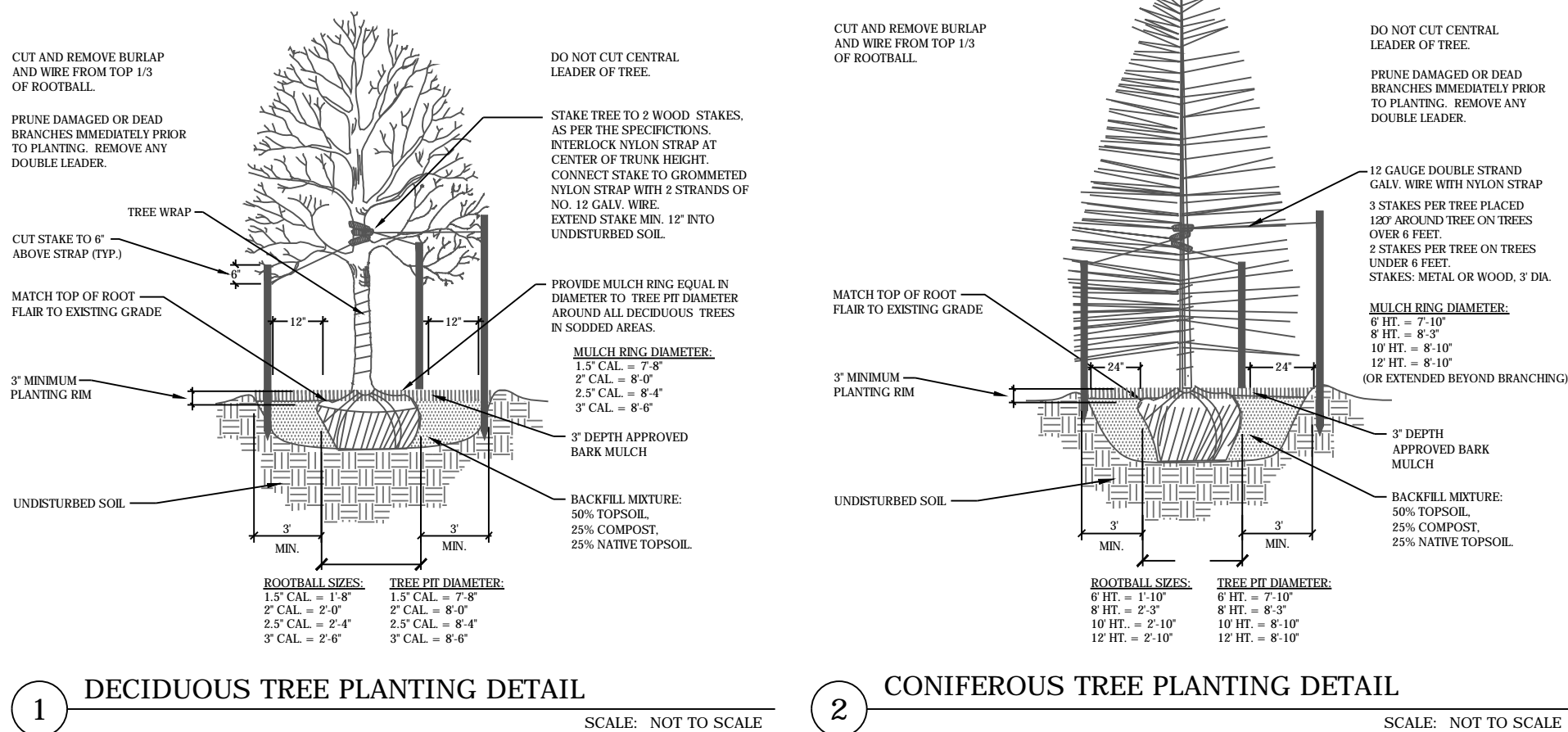
PRELIMINARY PLANT SCHEDULE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Ar	14	Acer rubrum / Red Maple	70'	50'	1.5' Cal.	B&B	S	
Cs	11	Catalpa speciosa / Northern Catalpa	70'	50'	1.5' Cal.	B&B	S	
Gd	19	Gymnocladus dioica / Kentucky Coffeetree	80'	55'	1.5' Cal.	B&B	34AS	
Qr	10	Quercus rubra / Red Oak	75'	75'	1.5' Cal.	B&B	4S	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
Js	25	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20'	8'	6' HT	B&B	125678D	
Pc2	18	Picea pungens / Colorado Spruce	60'	20'	6' HT	B&B	678S	
Pb	47	Pinus aristata 'Blue Heron' / Blue Heron Bristlecone Pine	15'	12'	6' HT	B&B	45678DA	
Ps	5	Pinus sylvestris / Scotch Pine	60'	40'	6' HT	B&B	5678S	
Pv	9	Prunus virginiana 'Shubert' / Canada Red Cherry	30'	20'	1.5' Cal.	B&B	1245678SA	
Pc	14	Pyrus calleryana 'Bradford' / Bradford Callery Pear	50'	35'	1.5' Cal.	B&B	A	

GROUND COVER LEGEND

ROCK COBBLE	2-6" River Rock Cobble	44,807 sf
SHRUB BED	3/4" - 1 1/2" Rock Mulch or Wood Mulch	6,065 sf
ARTIFICIAL TURF	Artificial Turf on Pea Gravel substrate	4,664 sf
BLUEGRASS SOD	Fescue - Buffalo grass Blend	48,902 sf
NATIVE SEED MIX	El Paso County All Purpose Low Grow Mix	30,355 sf
ROCK MULCH	1.5" ANGULAR ROCK	15,139 sf



Land Planning
Landscape
Architecture
Urban Design



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PLANNED LANDSCAPE ARCHITECT
ASSOCIATED WITH

LOT 2, THE
MAREK
COLORADO
SPRINGS
WOODMEN ROAD &
TUTT BLVD.

DATE: 03.31.21
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin



Andrew Bowen

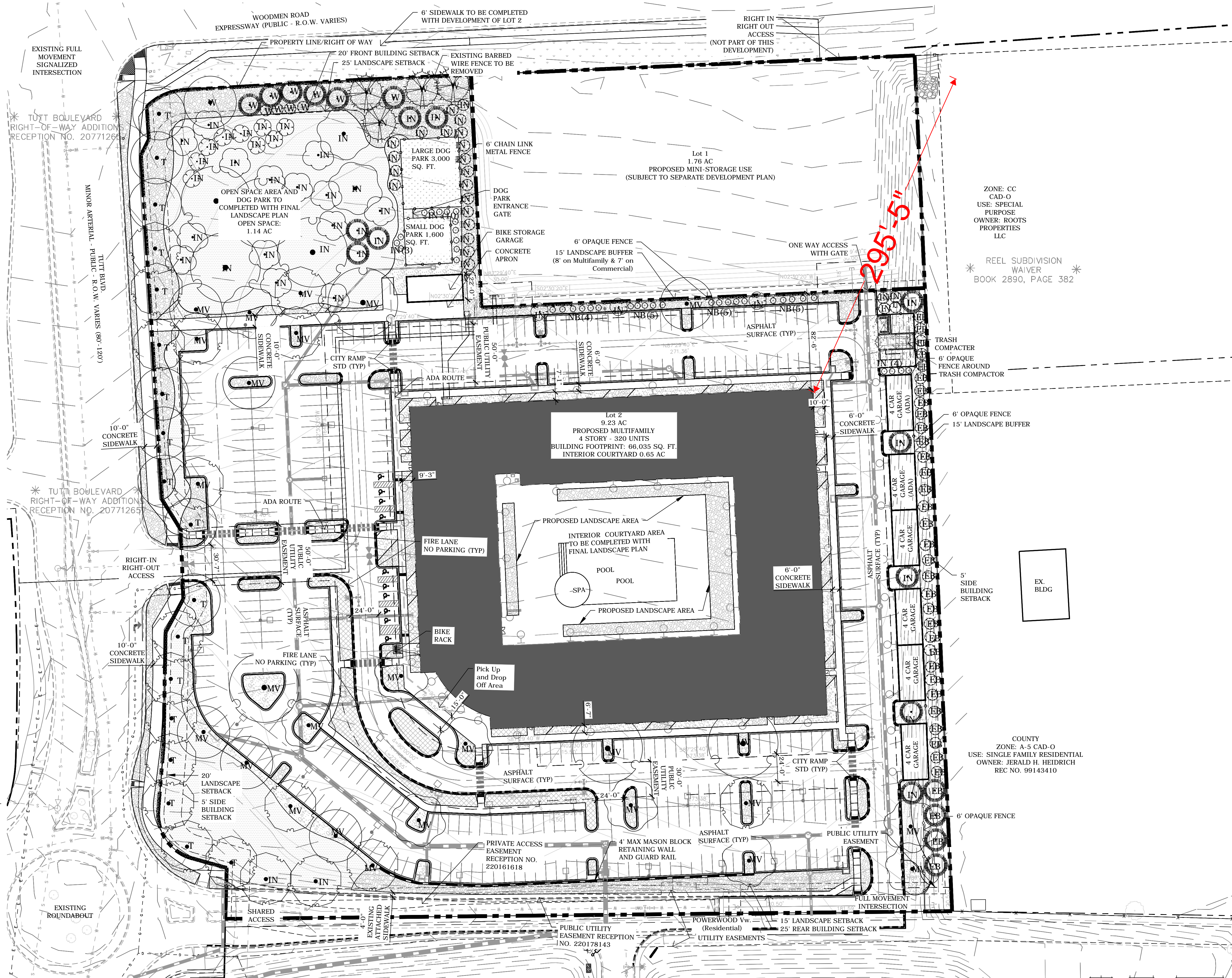
PRELIMINARY
LANDSCAPE
NOTES &
DETAILS

DATE: 05.07.21 BY: JS DESCRIPTION: CITY COMMENTS

Preliminary
Landscape Notes
& Details

5
OF 13

CPC CU 21-00044



ZONE: CC
CAD-O
USE: SPECIAL
PURPOSE
OWNER: ROOTS
PROPERTIES
LLC

REEL SUBDIVISION
WAIVER
BOOK 2890, PAGE 382

**LOT 2, THE
MAREK
COLORADO
SPRINGS**
WOODMEN ROAD &
TUTT BLVD.

DATE: 03.31.21
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Andrew Bowen

**PRELIMINARY
LANDSCAPE
NOTES &
DETAILS**

DATE: 05.07.21 BY: JS DESCRIPTION: CITY COMMENTS

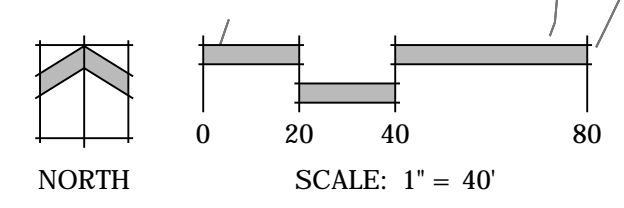
Preliminary
Landscape Plan

6
6 OF 13

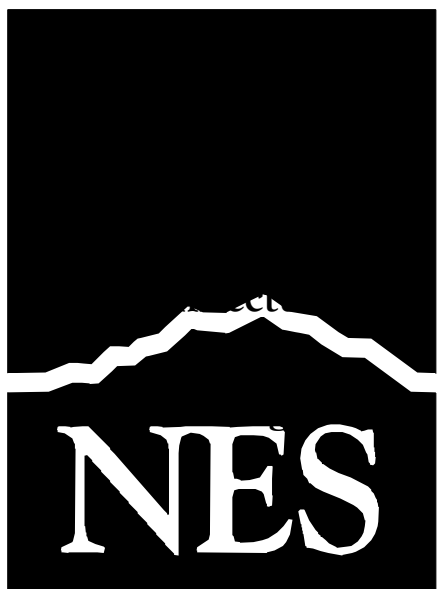
CPC CU 21-00044

GROUND COVER LEGEND

	ROCK COBBLE 2'-0" River Rock Cobble 25% Live Plant Coverage	44,807 sf
	SHRUB BED 3/4" - 1 1/2" Rock Mulch or Wood Mulch 25% Live Plant Coverage	6,965 sf
	ARTIFICIAL TURF Artificial Turf on Pea Gravel substrate	4,664 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	48,902 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	30,355 sf



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PH: 603.501.0202

THE MAREK COLORADO SPRINGS

WOODMEN ROAD &
TUTT BLVD.

DATE: 03-22-21
PROJECT MGR: A. Barlow
PREPARED BY: J. Shagin



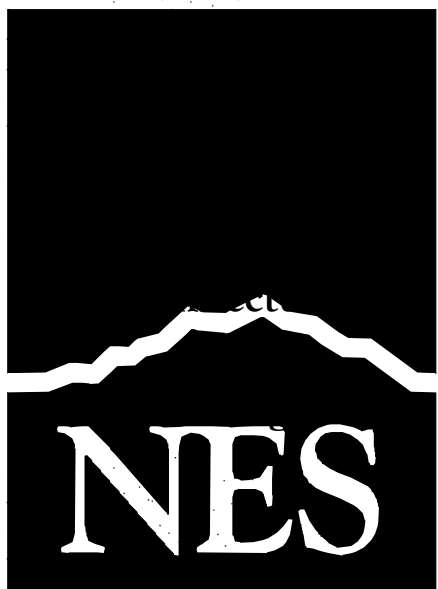
Andrew Bowen

DATE	BY	DESCRIPTION

ARCHITECTURAL
RENDERING

7
7 OF 13

CPC CU 21-00044



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DATE: 03-22-21
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PREPARED BY: J. Shagin



Andrew.Bowen

DATE	BY	DESCRIPTION

ARCHITECTURAL
ELEVATIONS

8

8 OF 13

CPC CU 21-00044



4 Elevation 5 - a
SCALE: 1/16" = 1'-0"



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



1 Elevation 2 - a
SCALE: 1/16" = 1'-0"



3 Elevation 4 - a
SCALE: 1/16" = 1'-0"

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4 Elevation 7 - a
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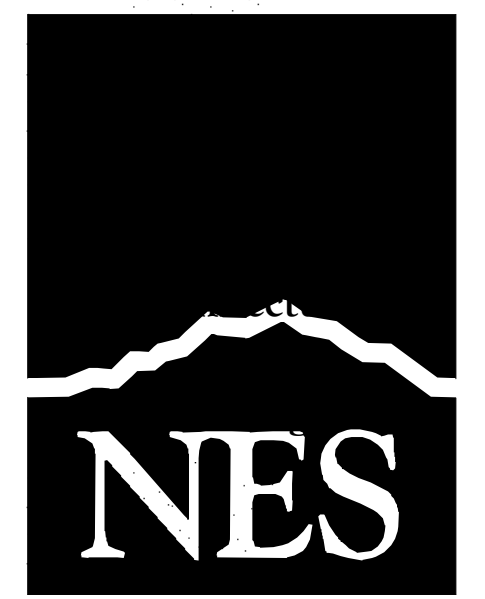
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2 Elevation 1 - c
SCALE: 1/16" = 1'-0"



1 Elevation 1 - b
SCALE: 1/16" = 1'-0"



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THE MAREK
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DATE: 03-22-21
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Andrew Bowen

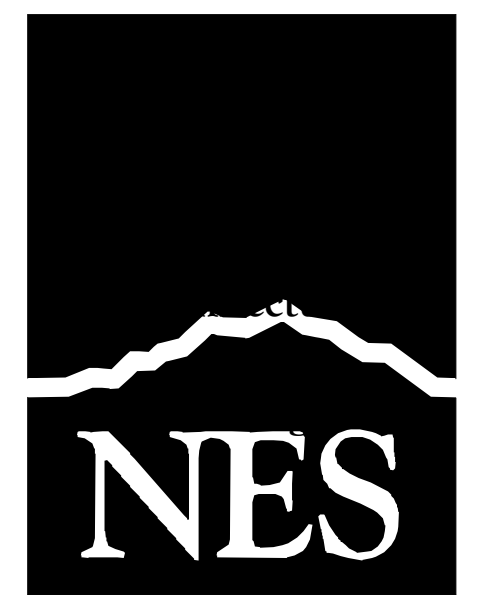
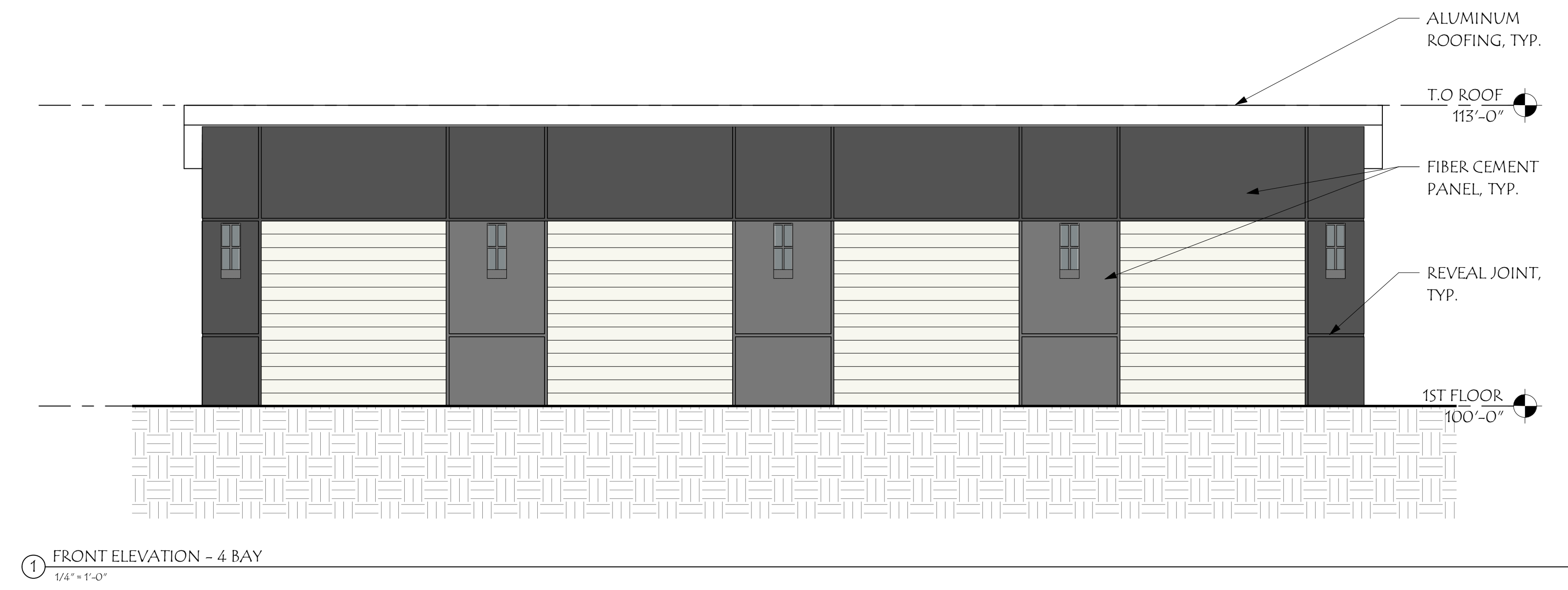
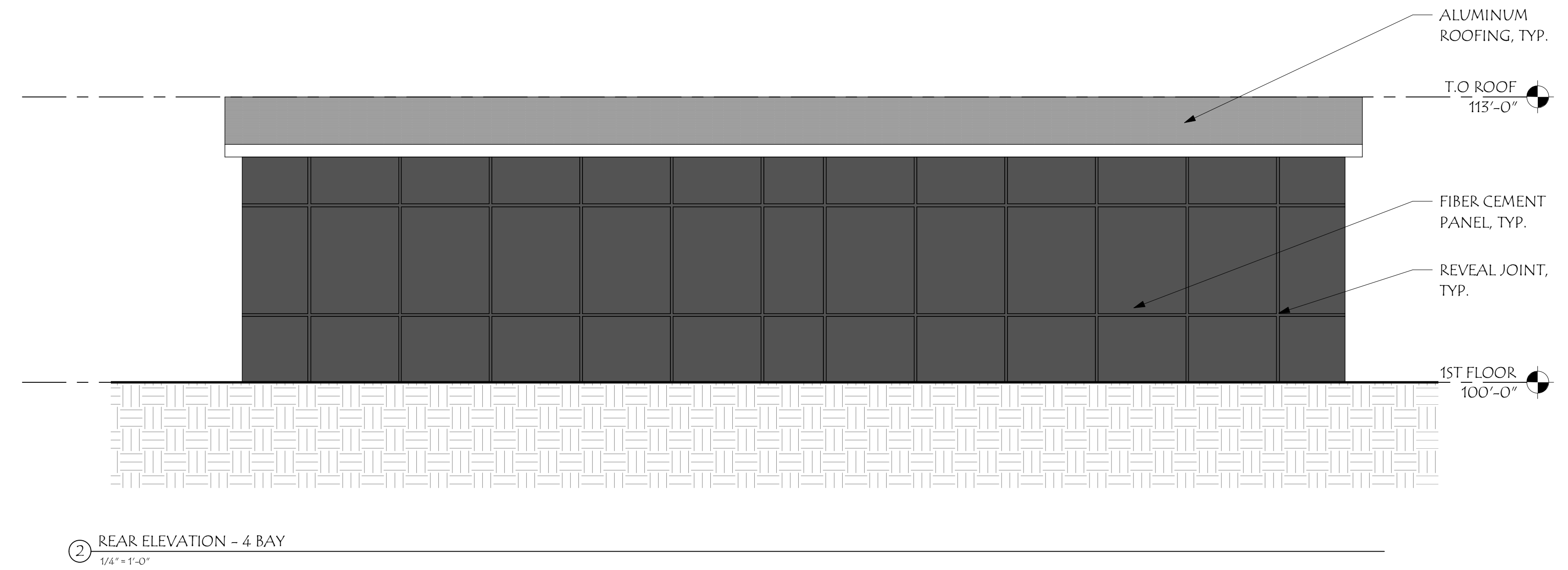
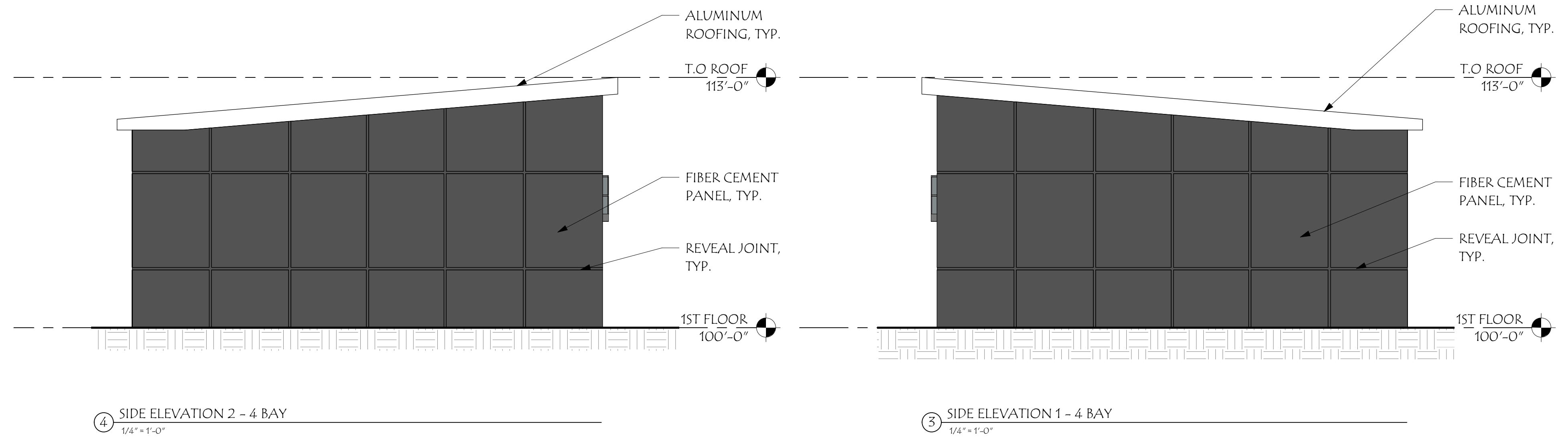
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ARCHITECTURAL
ELEVATIONS

9
OF 13

PLAN FILE #
CPC CU 21-00044

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**THE MAREK
 COLORADO
 SPRINGS**
 WOODMEN ROAD &
 TUTT BLVD.

DATE: 03-22-21
 PROJECT MGR: A. Barlow
 PREPARED BY: J. Shagin



Andrew Bowen

DATE	BY	DESCRIPTION

ARCHITECTURAL ELEVATIONS - GARAGE

10
 10 OF 13

CPC CU 21-00044

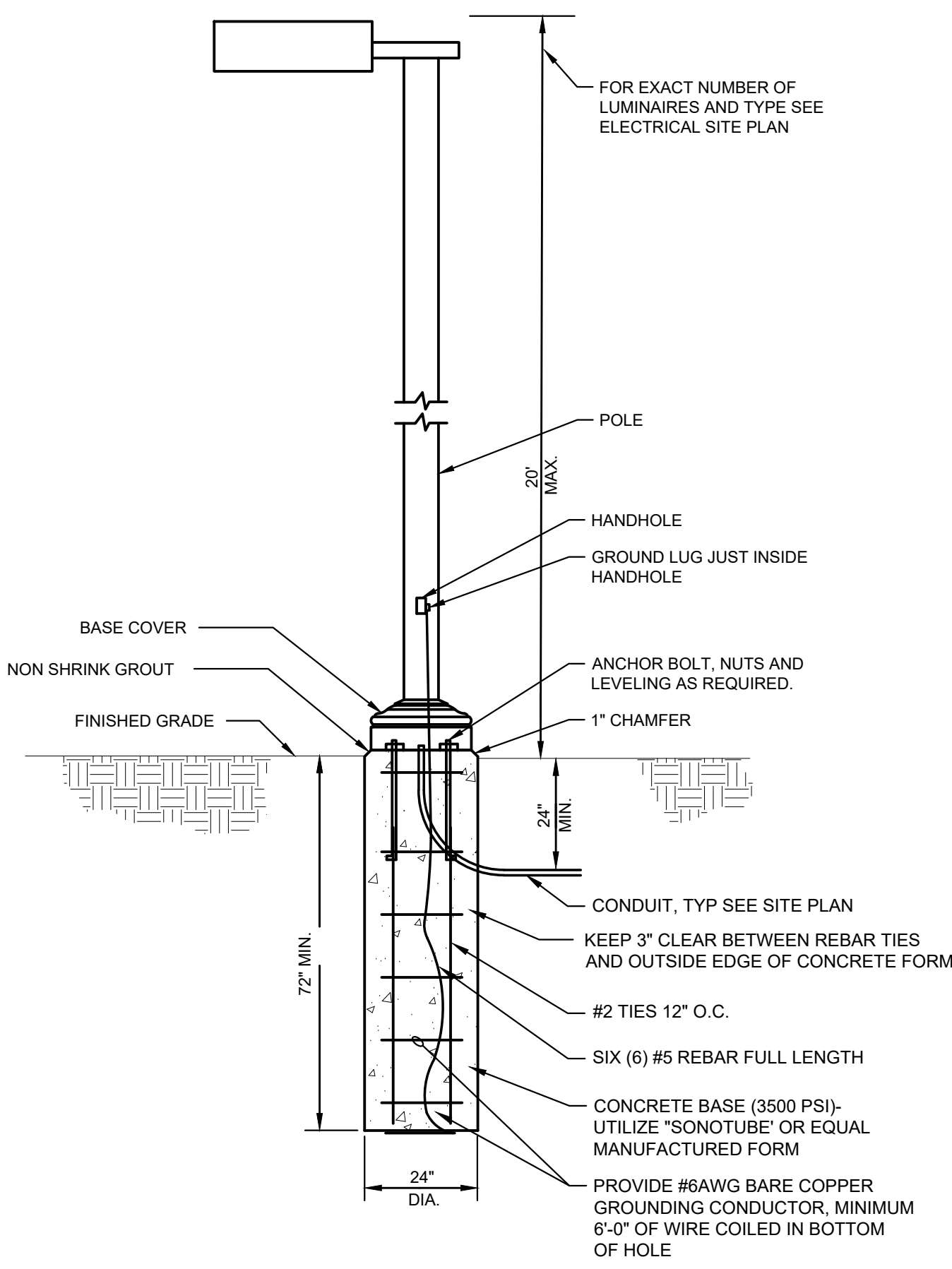
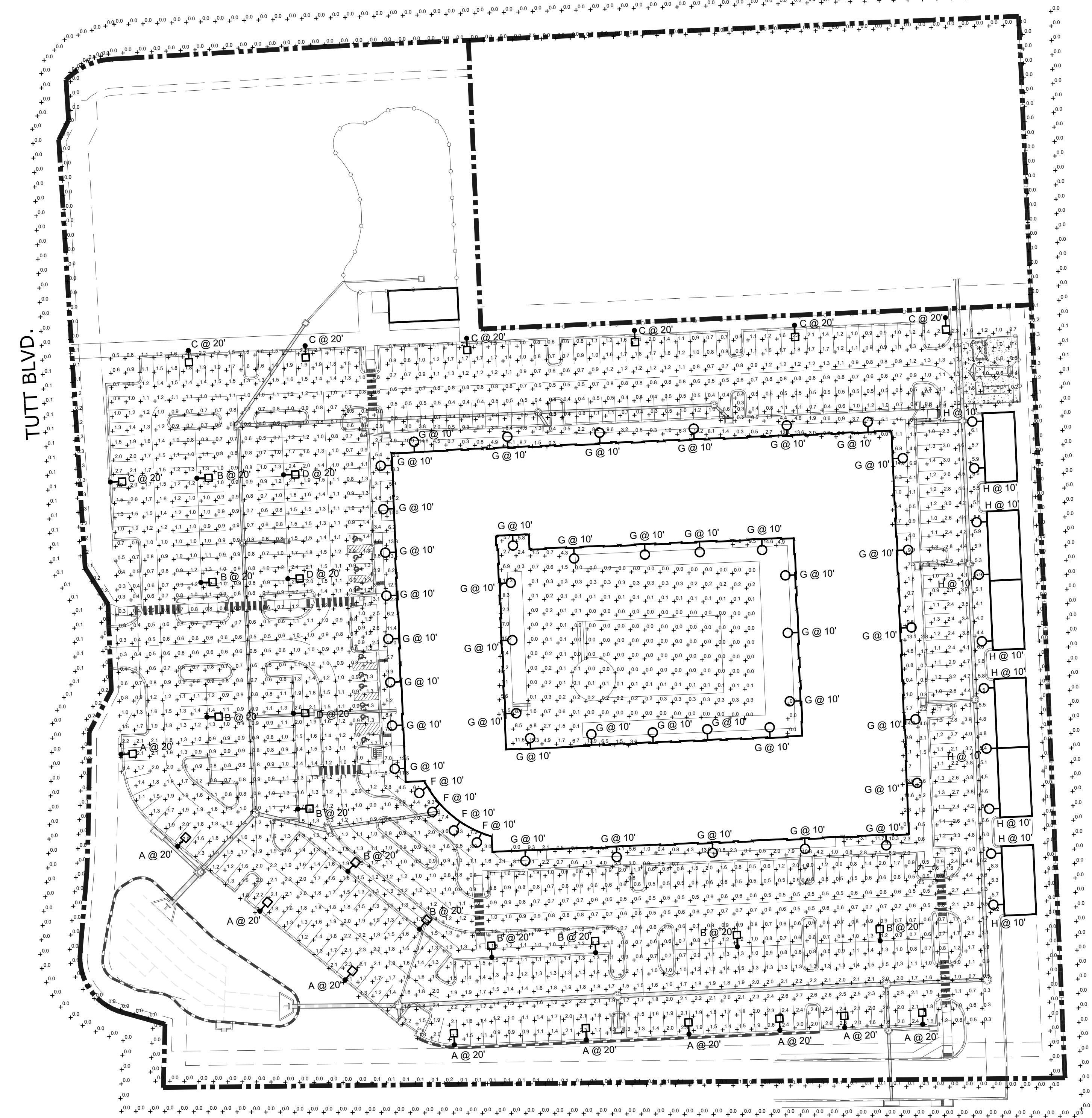
Label	QTY	Manufacturer	Catalog Number	Wattage	Distribution
A	10	Lithonia Lighting	DSX1 LED P1 40K TFTM MVOLT HS	54	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G2
B	10	Lithonia Lighting	DSX1 LED P1 40K T5W MVOLT	54	TYPE VS, BUG RATING: B3 - U0 - G2
C	7	Lithonia Lighting	DSX1 LED P1 40K T3M MVOLT	54	TYPE III, MEDIUM, BUG RATING: B2 - U0 - G2
D	3	Lithonia Lighting	DSX1 LED P1 40K T4M MVOLT	54	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2
F	5	Lithonia Lighting	WPX1 LED P2 40K Mvolt	24.42	TYPE III, SHORT, BUG RATING: B1 - U0 - G1
G	43	Lithonia Lighting	WPX2 LED 40K Mvolt	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1
H	10	Lithonia Lighting	DSXW2 LED 20C 1000 40K T4M MVOLT	73	TYPE IV, SHORT, BUG RATING: B1 - U0 - G2

GENERAL PHOTOMETRY NOTES

- A. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.
- B. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOTCANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.
- C. THIS PLAN IS BASED ON THE INFORMATION AVAILABLE. THE LUMINAIRE LOCATIONS SHOWN MUST BE COORDINATED WITH EXISTING OR FUTURE FIELD CONDITIONS.
- D. ALL LUMINAIRES SHALL BE CONTROLLED IN COMPLIANCE WITH THE 2015 IECC.

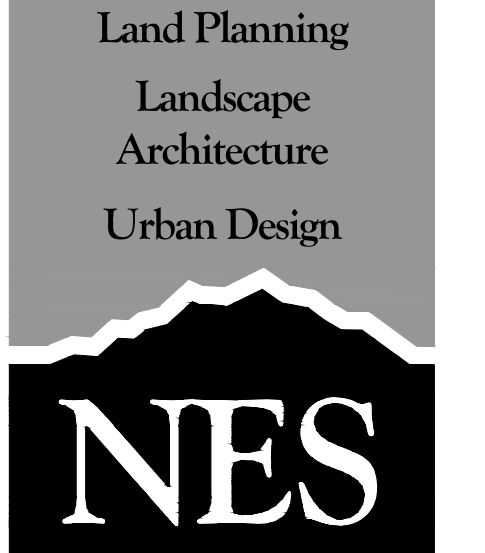
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
20 FT BEYOND PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Calc Zone #12	+	0.7 fc	0.8 fc	0.6 fc	1.31	1.21
Calc Zone #13	+	1.7 fc	2.2 fc	1.1 fc	2.01	1.51
Calc Zone #14	+	6.9 fc	8.3 fc	5.3 fc	16.1	13.1
PARKING EAST	+	1.0 fc	2.6 fc	0.3 fc	8.71	3.31
PARKING FRONT ENTRANCE	+	1.4 fc	2.9 fc	0.7 fc	3.31	2.01
PARKING LOT NE	+	1.2 fc	2.7 fc	0.3 fc	9.01	4.01
PARKING NORTH	+	0.9 fc	2.8 fc	0.1 fc	28.01	9.01
PARKING SOUTHWEST	+	1.3 fc	6.2 fc	0.3 fc	20.71	4.31
PARKING WEST	+	3.4 fc	6.6 fc	0.9 fc	7.31	3.81
POOL AREA	+	1.1 fc	15.3 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A
SIDE WALK	+	4.1 fc	15.1 fc	0.0 fc	N/A	N/A

WOODMEN ROAD EXPRESSWAY



1 TYPICAL DECORATIVE POLE BASE DETAIL
NOT TO SCALE

PHOTOMETRY PLAN
SCALE: 1" = 50'-0"



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THE MAREK COLORADO SPRINGS
WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
PROJECT MGR: MPP
PREPARED BY: JH/AW



DATE:	BY:	DESCRIPTION:

PHOTOMETRIC PLAN

P-1
11 OF 13

CPC CU 21-00044

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Andrew Bowen


DATE: BY: DESCRIPTION:

LIGHTING
DETAILS

P-2
12 of 13

CPC CU 21-00044

D-Series Size 2 LED Wall Luminaire



Specifications Luminaire
Width: 16-1/2" (414 mm) Weight: 21 lbs (9.5 kg)
Depth: 10" (254 mm)
Height: 7-5/8" (194 mm)

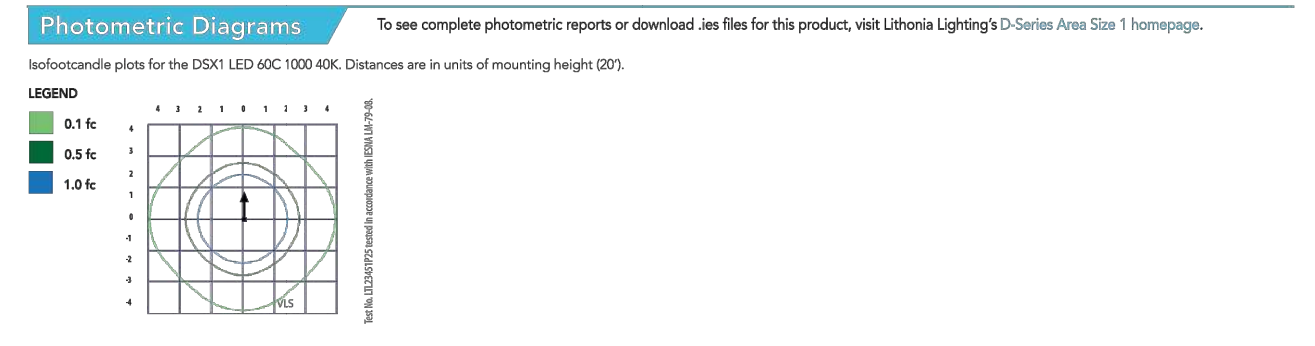
Back Box (BBW)
Width: 5-1/2" (140 mm) Weight: 1 lbs (0.45 kg)
Depth: 1-1/2" (38 mm)
Height: 4" (102 mm)

Ordering Information
EXAMPLE: DSKW2 LED 30C 700 240 3K 1M VOLT DD BDBX

Series	LED	Temp	Power	Color	Temp	Beam	Temp	Temp	Temp	Temp
DSKW2 LED	30C	20LEDs	350	350mA	30K	3000K	T5	Type I Short	120"	120"
	30C	30LEDs	530	530mA	40K	4000K	T5	Type I Short	208"	208"

Shipping Information
Shipped installed: PE
Shipped separately: PER, PFR, PFT, PFW, PFX, PFL, PFM, PFC, PFD, PFE, PFF, PFW, PFX, PFL, PFM, PFC, PFD, PFE, PFF

Photometric Diagrams



Performance Data
Lumen Ambient Temperature (LAT) Multipliers
Electrical Load

Temperature	Multiplier
0°C	1.00
10°C	0.96
20°C	0.92
30°C	0.87
40°C	0.83

Projected LED Lumen Maintenance
Data reference the extrapolated performance projections for the luminaire based on a 25°C ambient temperature and projected per IESNA TM-21-11.

Operating Hours	0	25,000	50,000	100,000
DSKW2 LED P1	1.0	0.96	0.92	0.86
DSKW2 LED P2	1.0	0.96	0.92	0.85

Lumen Output
Data reference the photometric test performed in accordance with IESNA LM-79-09. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Configuration	Height (ft)	Width (ft)	Depth (ft)	Beam Spread	Beam Angle	Weight (lbs)
WPX1	11.1"	11.1"	11.1"	11.1"	11.1"	11.1"
WPX2	11.1"	11.1"	11.1"	11.1"	11.1"	11.1"
WPX3	11.1"	11.1"	11.1"	11.1"	11.1"	11.1"

Controls & Shields

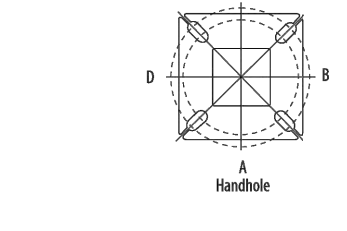
Accessories
DSKW2 LED P1
DSKW2 LED P2
DSKW2 LED P3

Drilling
Template #8
Top of Pole

Tenon Mounting Splitter**

Template #8	Top of Pole	DSKW2 LED P1	DSKW2 LED P2	DSKW2 LED P3
1.0"	1.0"	1.0"	1.0"	1.0"
2.0"	2.0"	2.0"	2.0"	2.0"
3.0"	3.0"	3.0"	3.0"	3.0"
4.0"	4.0"	4.0"	4.0"	4.0"

Handhole Orientation




Ordering Information
EXAMPLE: DSKW2 LED 30C 700 240 3K 1M VOLT SPA FAO DDBX

Series	Luminaire Package	Color Temperature	Beam Spread	Temp	Temp	Temp	Temp
DSKW2 LED	P1	15,000 Lumens Package	30K	3000K	120"	120"	120"
	P2	15,000 Lumens Package	40K	4000K	208"	208"	208"

PER Table

Control	Temp	Temp	Temp	Temp	Temp
Personnel Only (Dx/DF)	✓	✓	✓	✓	✓
ROAM	✓	✓	✓	✓	✓
ESDM with Motion	✓	✓	✓	✓	✓
Futureproof**	✓	✓	✓	✓	✓

D-Series VC Size 1 LED Area Luminaire



Specifications
Length: 33" (840 mm)
Width: 13" (330 mm)
Height: 7-1/2" (190 mm)
Weight (max): 27 lbs (12.2 kg)

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

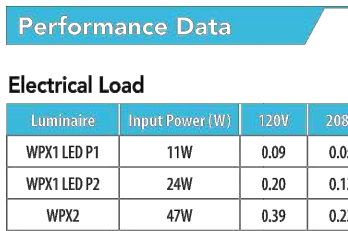
Ordering Information
EXAMPLE: DSK1 LED P3 30K VLS MVOLT SPA FAO DDBX

Series	Luminaire Package	Color Temperature	Beam Spread	Temp	Temp	Temp	Temp
DSK1 LED	P1	15,000 Lumens Package	30K	3000K	120"	120"	120"
	P2	15,000 Lumens Package	40K	4000K	208"	208"	208"

PER Table

Control	Temp	Temp	Temp	Temp	Temp
Personnel Only (Dx/DF)	✓	✓	✓	✓	✓
ROAM	✓	✓	✓	✓	✓
ESDM with Motion	✓	✓	✓	✓	✓
Futureproof**	✓	✓	✓	✓	✓

WPX LED WPX Packs



Specifications
Front View
Side View

Ordering Information
EXAMPLE: WPX2 LED 40K MVOLT DDBX

Series	Temp	Temp	Temp	Temp	Temp
WPX1 LED P1	1500 Lumens, 17W	30K	3000K	120"	120"
WPX1 LED P2	2000 Lumens, 24W	40K	4000K	208"	208"
WPX1 LED P3	3000 Lumens, 36W	50K	5000K	306"	306"


Performance Data
Electrical Load
Lumen Output
Lumen Ambient Temperature (LAT) Multipliers

HID Replacement Guide
WPX1 LED P1: 150W
WPX1 LED P2: 240W
WPX1 LED P3: 360W

Emergency Egress Battery Packs
The emergency battery backup is integral to the luminaire - no external housing or back box is required.

Photometric Diagrams
WPX1 LED P1
WPX1 LED P2
WPX2 LED
WPX3 LED

WPX LED WPX Packs



Specifications
Front View
Side View

Ordering Information
EXAMPLE: WPX2 LED 40K MVOLT DDBX

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WPX1 LED P1	1500 Lumens, 17W	30K	3000K	120"	120"
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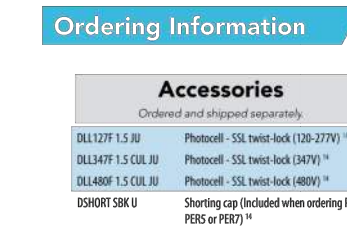
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WPX1 LED P1
WPX1 LED P2
WPX2 LED
WPX3 LED

WPX LED WPX Packs



Specifications
Front View
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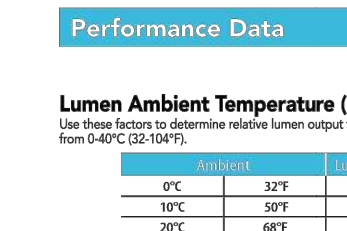
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WPX1 LED P1
WPX1 LED P2
WPX2 LED
WPX3 LED

WPX LED WPX Packs



Specifications
Front View
Side View

Ordering Information
EXAMPLE: WPX2 LED 40K MVOLT DDBX

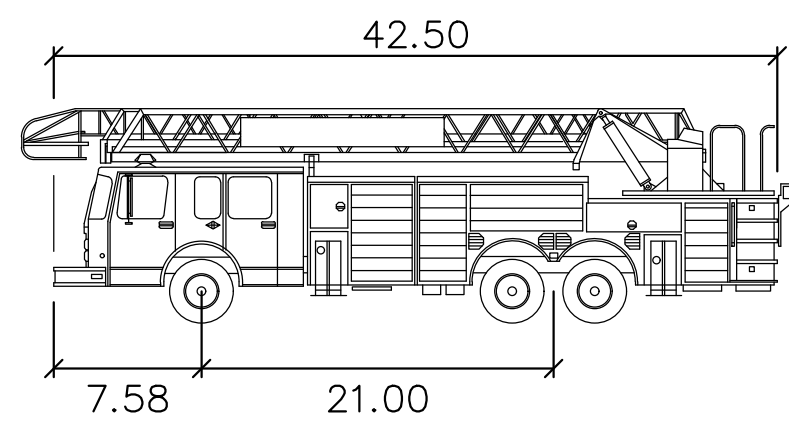
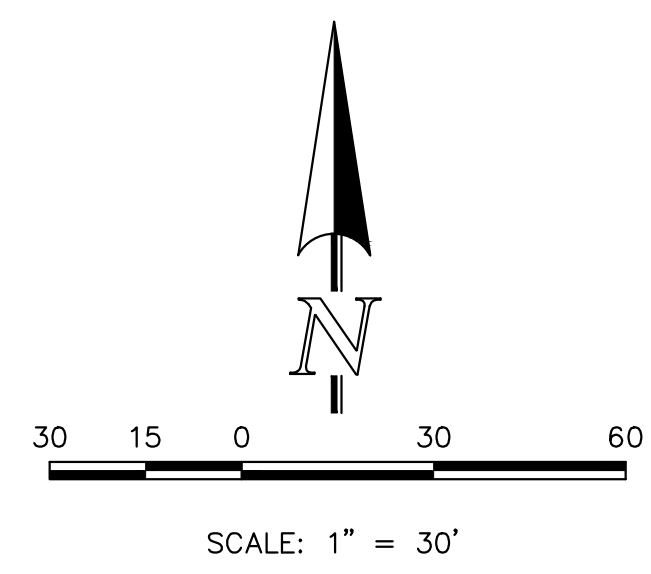
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Photometric Diagrams
WPX1 LED P1
WPX1 LED P2
WPX2 LED
WPX3 LED



CSFD

feet

Width	: 8.42
Track	: 8.17
Lock to Lock Time	: 5.0
Steering Angle	: 44.0

4-STORY BUILDING

BUILDING ADDRESS: TBD
 TYPE OF CONSTRUCTION: V-A
 BUILDING SQUARE FOOTAGE: 256,700 SF
 REQUIRED GPM FIRE FLOW: 8,000 gpm
 50% REDUCTION BUILDING SPRINKLERED
 REQUIRED GPM FIRE FLOW: 4,000 gpm
 REQUIRED MINIMUM NUMBER HYDRANTS: 4
 AVG. DIST. BETWEEN HYDRANTS: 350'
 MAX. HOSE DISTANCE: 210'
 BUILDING SPRINKLERED: YES
 AREA SEPARATION WALLS: NO

LEGEND:

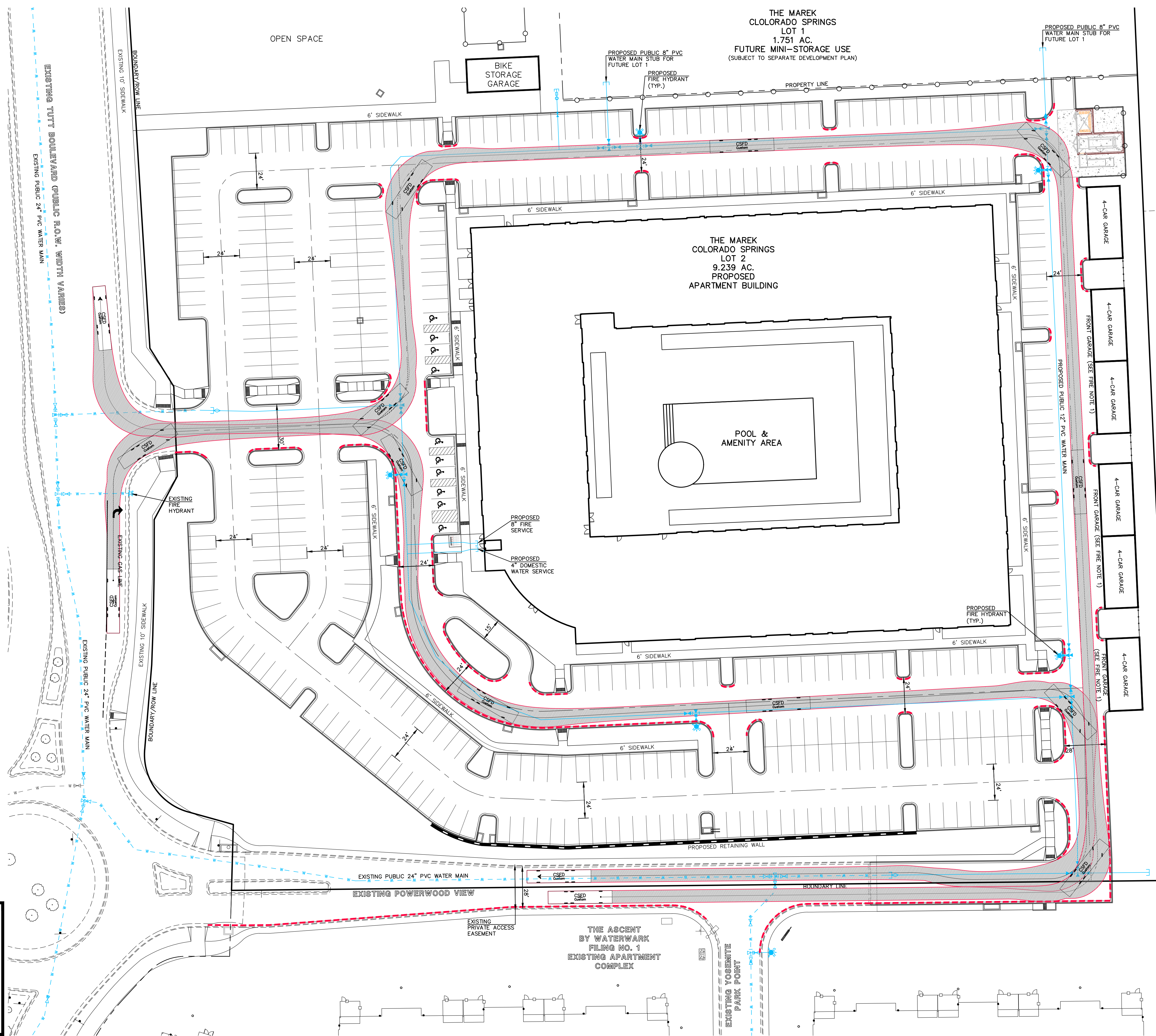
DESCRIPTION	SYMBOL
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
NO PARKING FIRE LANE SIGNS AND/OR PAINTED CURB	

FIRE LANE REQUIREMENTS:

FIRE LANE MARKINGS ARE REQUIRED:

- ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS LESS THAN 28' WIDE.
- ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADWAYS WITH WIDTHS OF 28' OR MORE BUT LESS THAN 34'.
- NO MARKINGS ARE REQUIRED FOR FIRE DEPARTMENT ACCESS ROADWAYS 34' IN WIDTH OR MORE.

*NOTE 1: GARAGES THAT FRONT A FIRE LANE SHALL HAVE "NO PARKING FIRE LANE" SIGNAGE.



Land Planning
Landscape Architecture
Urban Design

NES

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Colorado Springs, CO 80903

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619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

LOT 2, THE MAREK COLORADO SPRINGS

WOODMEN ROAD & TUTT BLVD.

DATE: 03-31-21
 PROJECT MGR: M.LARSON
 PREPARED BY: M.SISNEROS

COLORADO SPRINGS
OLYMPIC CITY USA

City Planning Commission
Approved

Andrew.Bowen

DATE	BY	DESCRIPTION
03/31/21	CCES	FIRST SUBMITTAL
05/07/21	CCES	SECOND SUBMITTAL

FIRE APPARATUS MOVEMENT PLAN

13
13 OF 13

CPC CU 21-00044

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