

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. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION.
3. CONTRACTOR SHALL KEEP 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 AT THE JOB SITE AT ALL TIMES. INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
 - 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
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROAD, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL VOLUME 1 AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEET WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY 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 PERMIT (ESQCP), REGIONAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS- ISSUED 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SITE TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0756G, EFFECTIVE DATE DECEMBER 07, 2018, AREA IS DESIGNATED ZONE X (AREA OF MINIMAL FLOOD HAZARD).
2. SEE ARCHITECTURAL SHEET(S) FOR BUILDING DIMENSIONS.
3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
4. TYPICAL: ASPHALT 26' DRIVE AISLES AND PARKING, UNLESS OTHERWISE NOTED.
5. TYPICAL: 5' CONCRETE DETACHED SIDEWALKS, UNLESS OTHERWISE NOTED.

SITE DATA	
SITE ACREAGE:	15.392AC±
MASTER PLAN	
CONCEPT PLAN	FEATHERGRASS FILING NO. 1
ADDRESS	
TOTAL LOTS	1
ZONED GROSS DENSITY	30 DU/AC
PROPOSED GROSS DENSITY	19.5 DU/AC
TOTAL LOT AREA	15.392AC±
TOTAL OPEN SPACE AREA	2.539AC±
TOTAL PRIVATE ROW AREA	4.959AC±
TOTAL BUILDING AREA	2.596AC±
EXISTING ZONING	CS CAD-0
PROPOSED ZONING	RM-30 CAD-0
TAX SCHEDULE NUMBER	5332404001
DEVELOPMENT SCHEDULE	SUMMER/FALL 2021
DRAINAGE BASIN	SAND CREEK
MAX BUILDING HEIGHT	40'-0"
PROPOSED BUILDING HEIGHT	40'-0"

LANDSCAPING:

1. No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.6.G. The minimum horizontal clearance for sidewalks around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.

ACCESSORY STRUCTURES:

No private accessory structures shall be permitted, including, but not limited to decks, gazebos, saunas, or other accessory structures associated with an individual unit, regardless of size or placement. Placement of accessory structures within this development are to be built and maintained by property management.

Recreation, open space, and pedestrian enhancements and furniture provided as part of the open space amenities within open space/park areas are permitted within designated open space and landscape buffer tracts and are not included in 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.

Land Owner Certification

In Witness Whereof, The aforementioned WATERMARK AT CO SPRINGS AKERS CO, LLC as Nominee has executed these presents this _____ day of _____ 20____ A.D. WATERMARK AT CO SPRINGS AKERS CO, LLC, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO }
EL PASO COUNTY } ss.

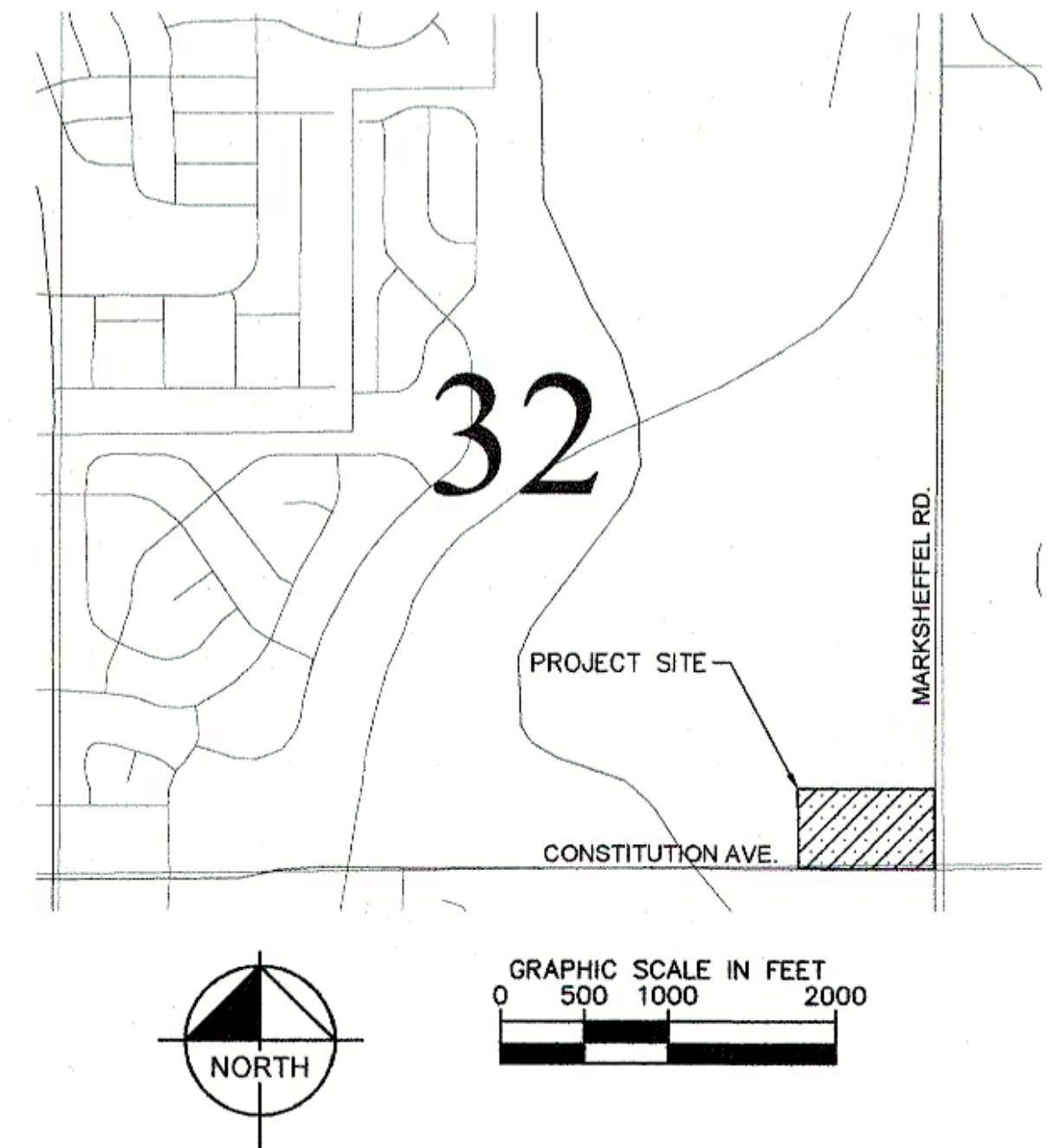
The above and foregoing statement was acknowledged before me this 1st day of NOVEMBER 2021 A.D. by

Hannah J. Feick
Notary Public

Witness my Hand and SEAL: Hannah J. Feick

My Commission Expires: 10-21-29

Approved
By: **Craig Dossey, Executive Director**
Date: **11/09/2021**
El Paso County Planning & Community Development



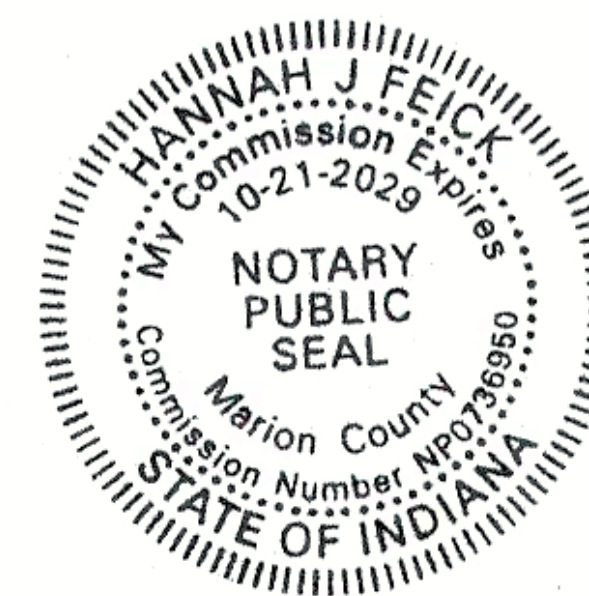
CONTACTS:

OWNER:
WATERMARK AT CO SPRINGS AKERS CO, LLC
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
TEL: (720) 495-3693
CONTACT: MONICA UNGER

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-6300

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



Sheet List Table DEVELOPMENT PLAN	
Sheet Number	Sheet Title
1	COVER SHEET
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3	UTILITY PLAN
4	GRADING PLAN
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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
-	ARCHITECTURAL ELEVATIONS (8 SHEETS)

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**COVER SHEET
SHEET 1 OF 11**

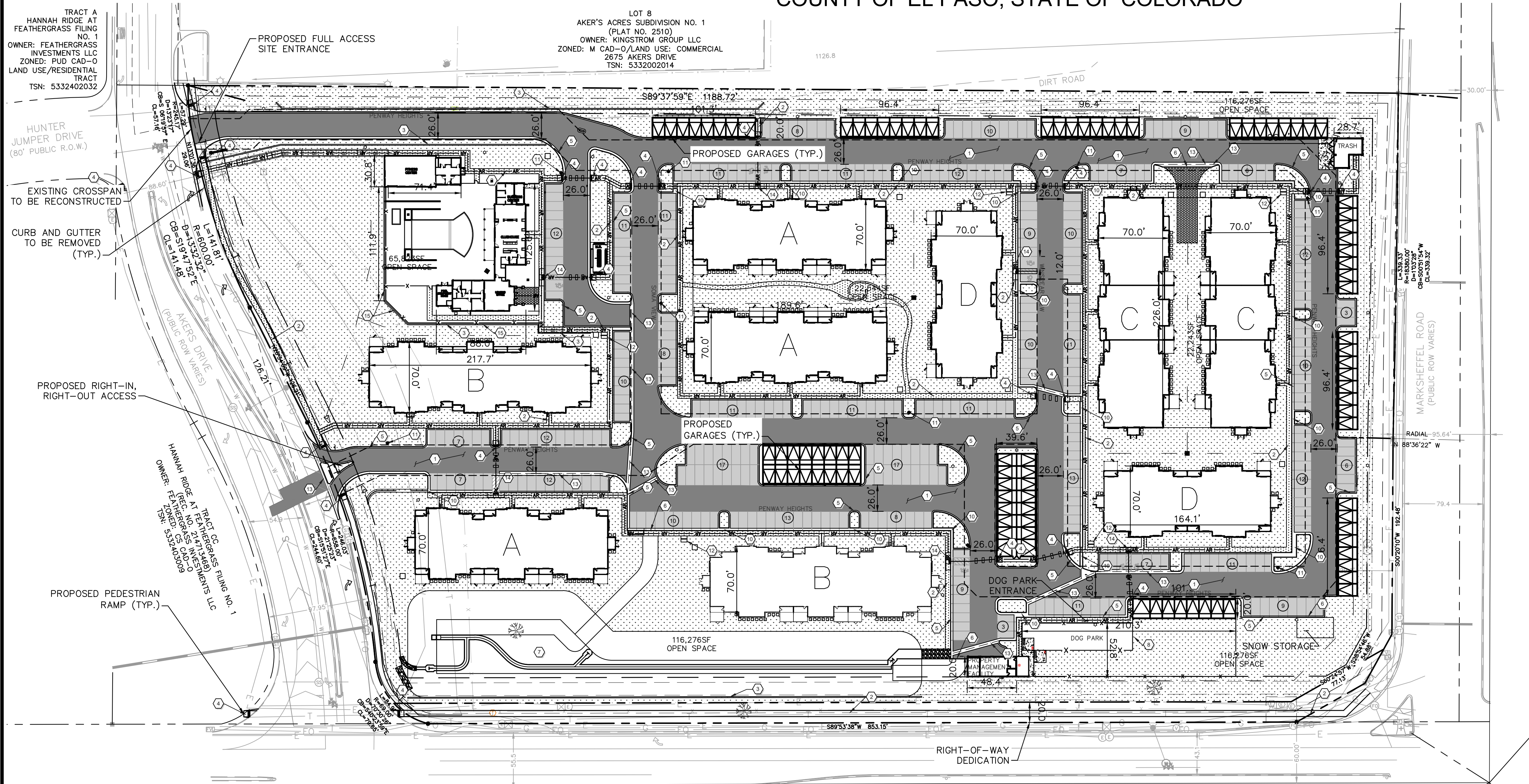
UPLAND FLATS BY WATERMARK

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

LEGEND	
	PROPERTY LINE
	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
	ACCESSIBLE ROUTE
①	ASPHALT SURFACE (TYPICAL)
②	CONCRETE SIDEWALK (TYPICAL)
③	RETAINING WALL
④	PERPENDICULAR ADA RAMP (SEE C 102)
⑤	CURB AND GUTTER (TYPE A)
⑥	CURB AND GUTTER (TYPE C)
⑦	DETENTION POND
⑧	DOG STATION
⑨	BENCH
⑩	CURB CHASE
⑪	PROPOSED FIRE HYDRANT
⑫	BIKE RACK
⑬	PROPOSED 4' CROSSSPAN
⑭	PARALLEL ADA RAMP (SEE C 102)
⑮	FALL PROTECTION FENCING (SEE C 102)



APARTMENT "A" TYPE		
1 BED, 1 BATH UNIT		24
2 BED, 2 BATH UNIT		12
TOTAL UNITS		36
TOTAL BEDROOMS		48

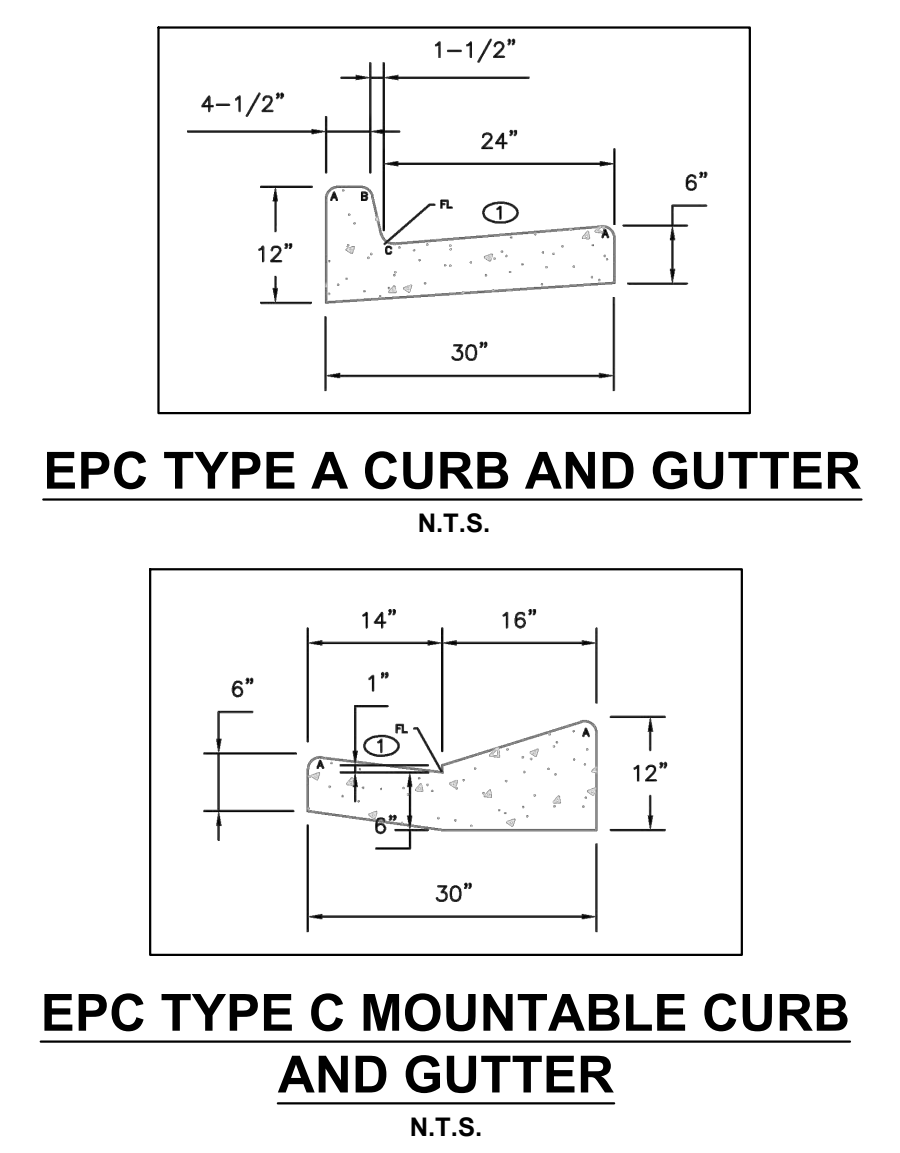
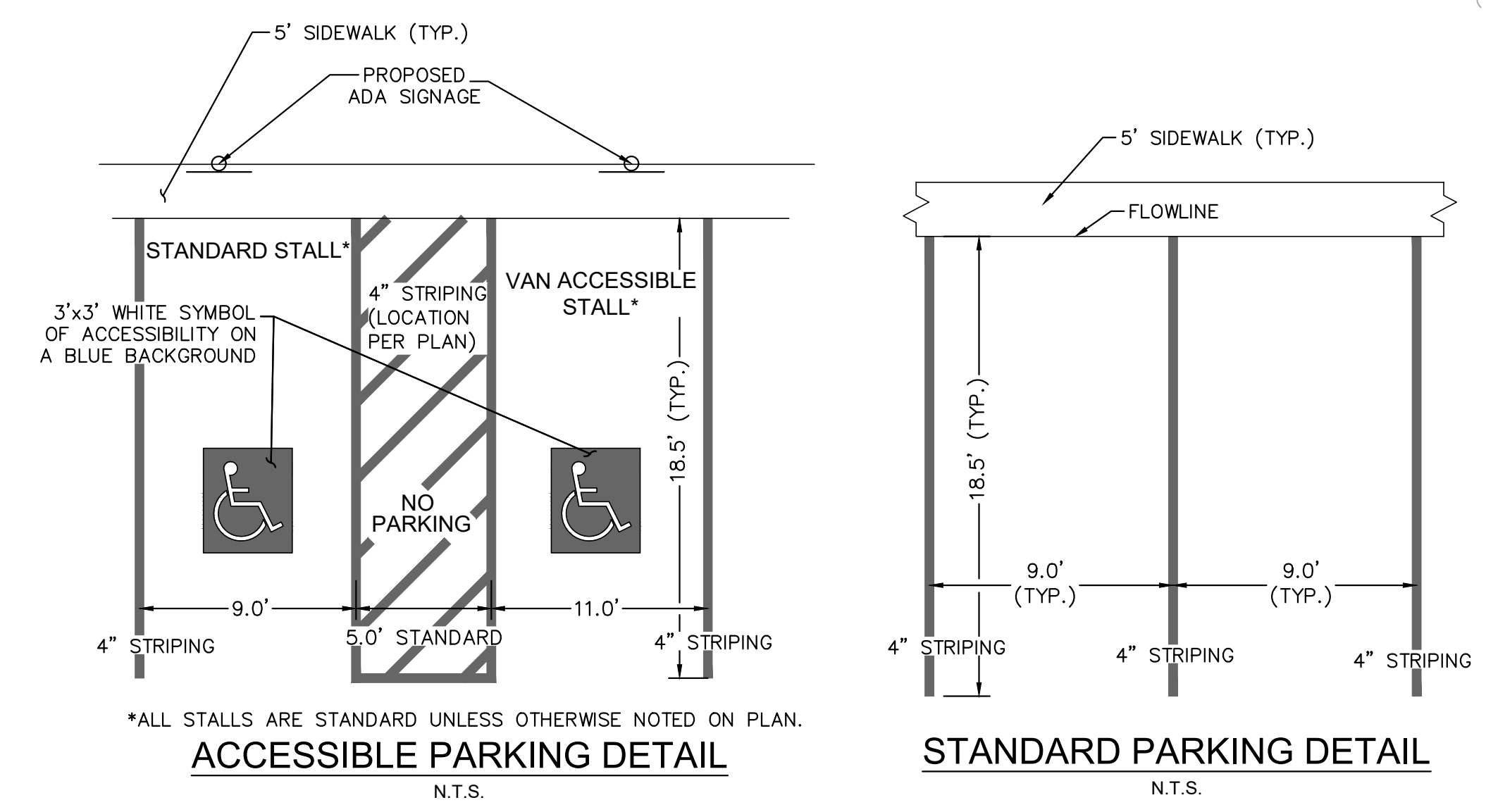
APARTMENT "B" TYPE		
1 BED, 1 BATH UNIT		12
2 BED, 2 BATH UNIT		24
TOTAL UNITS		36
TOTAL BEDROOMS		60

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

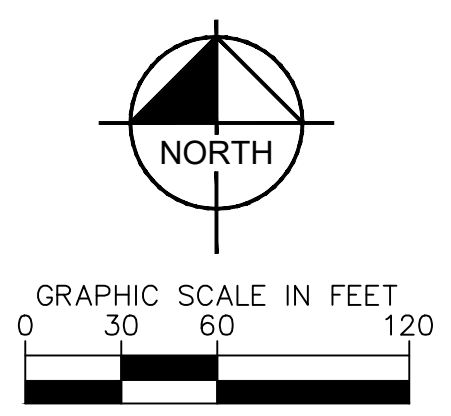
DWELLING UNITS		
U1 = (1BR/1BA)		120
U2 = (2BR/2BA)		156
U3 = (3BR/2BA)		24
TOTAL UNITS		300
TOTAL BEDROOMS		504

PARKING		
U1=120 (120 * 1.5)		180 PARKING SPACES
U2=156 (156 * 1.7)		266 PARKING SPACES
U3=24 (24 * 2.0)		48 PARKING SPACES
TOTAL PARKING REQUIRED		494 PARKING SPACES
OPEN PARKING		399 PARKING SPACES
ENCLOSED PARKING		96 PARKING SPACES
ADA ACCESSIBLE PARKING		9 PARKING SPACES
TOTAL PARKING PROVIDED		504 PARKING SPACES



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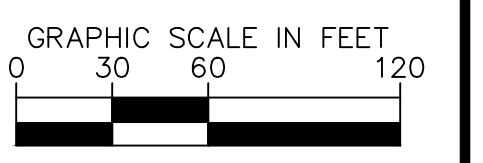
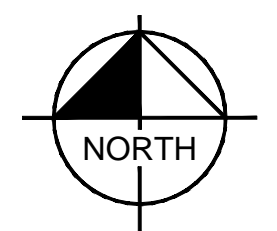
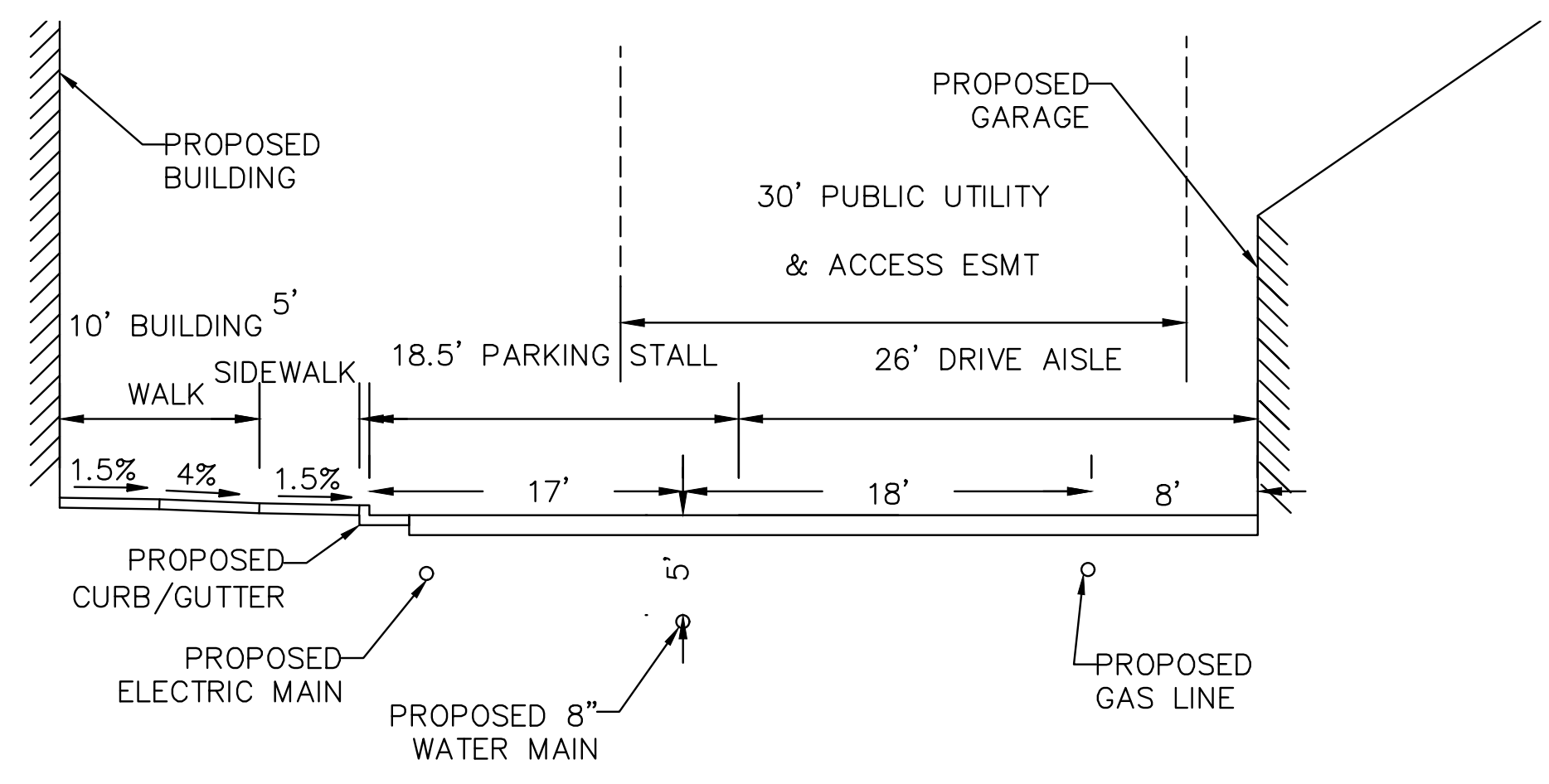
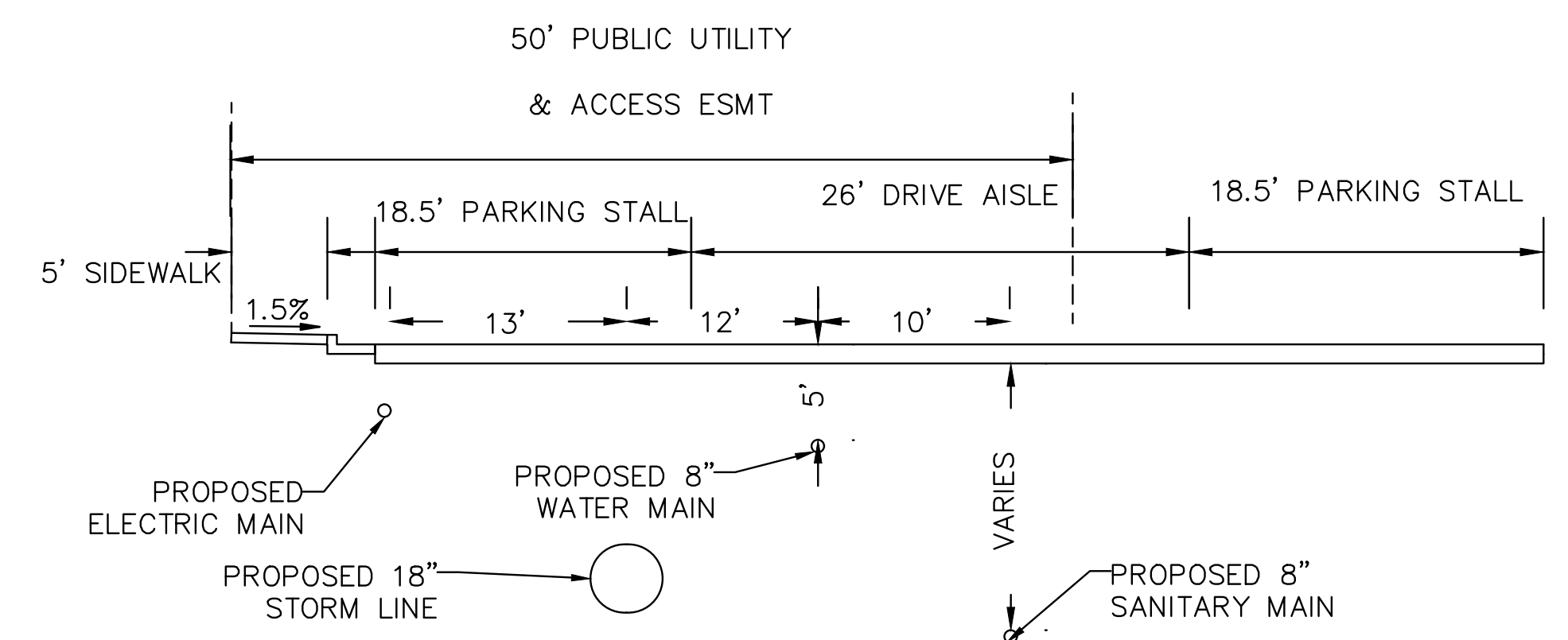
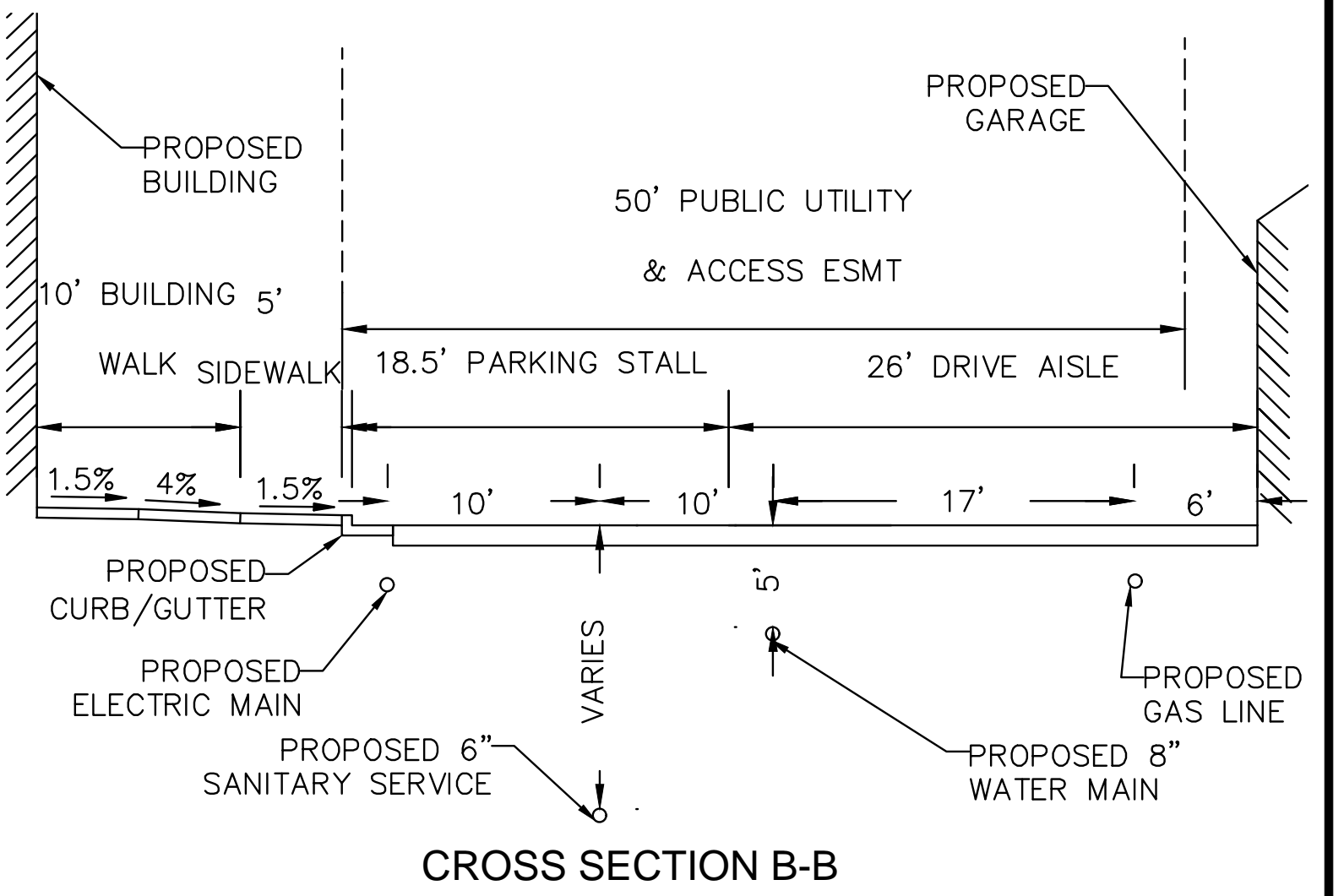
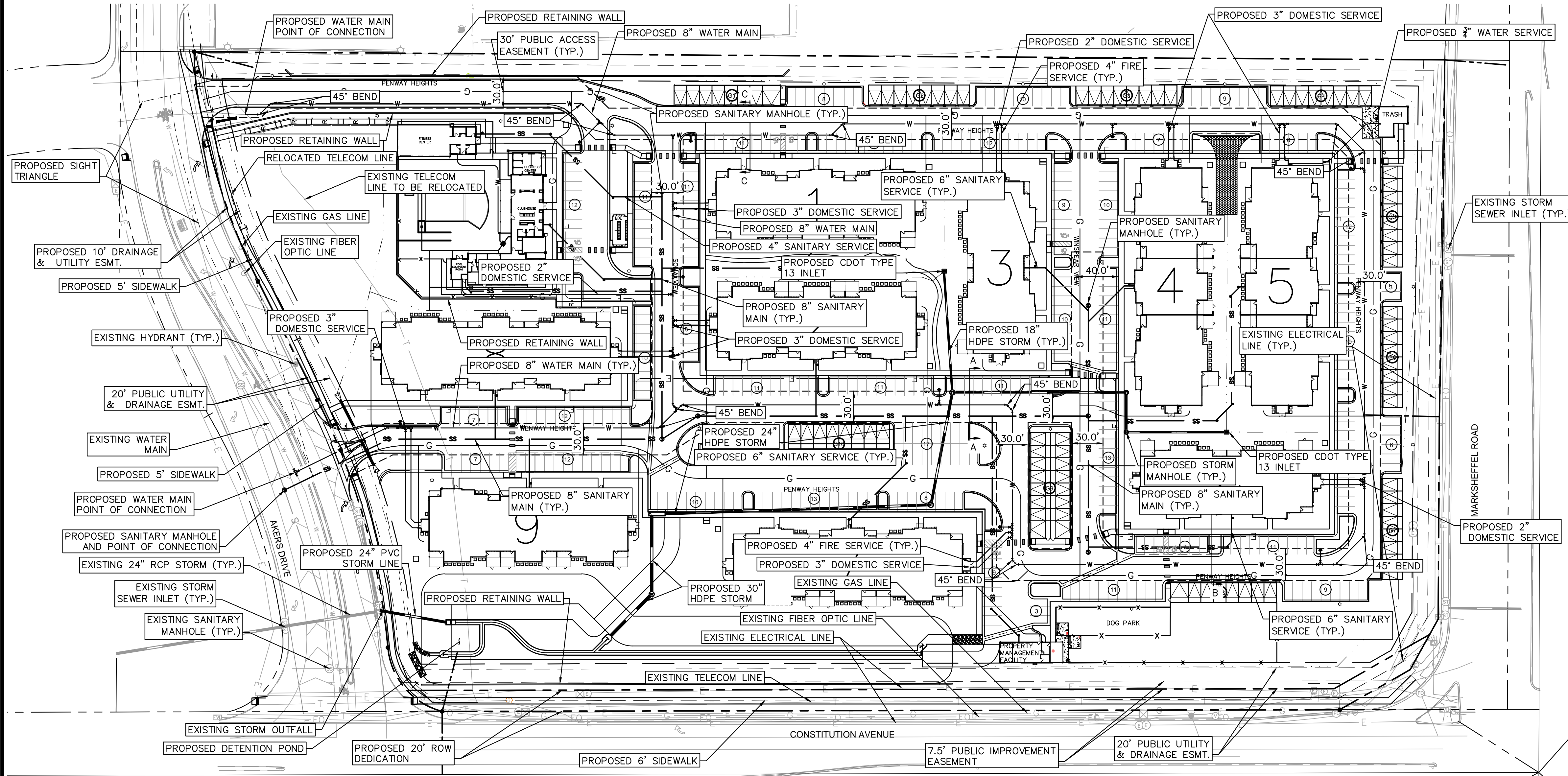
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UPLAND FLATS BY WATERMARK SITE DEVELOPMENT PLAN

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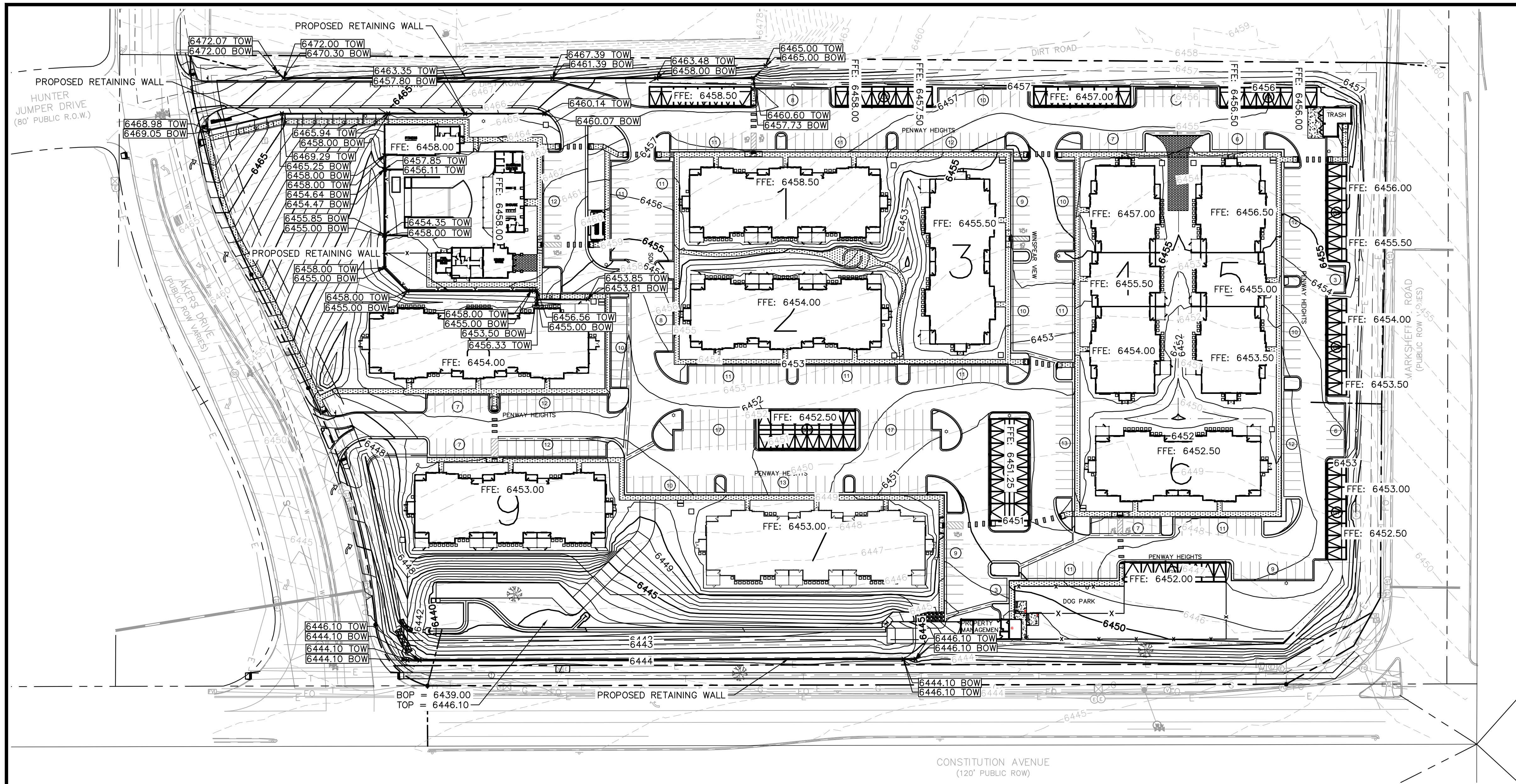
LEGEND	
	PROPERTY LINE
	PROPOSED SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY LINE
	PROPOSED SANITARY LINE
	EXISTING STORM LINE
	EXISTING STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING FIBER OPTIC LINE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



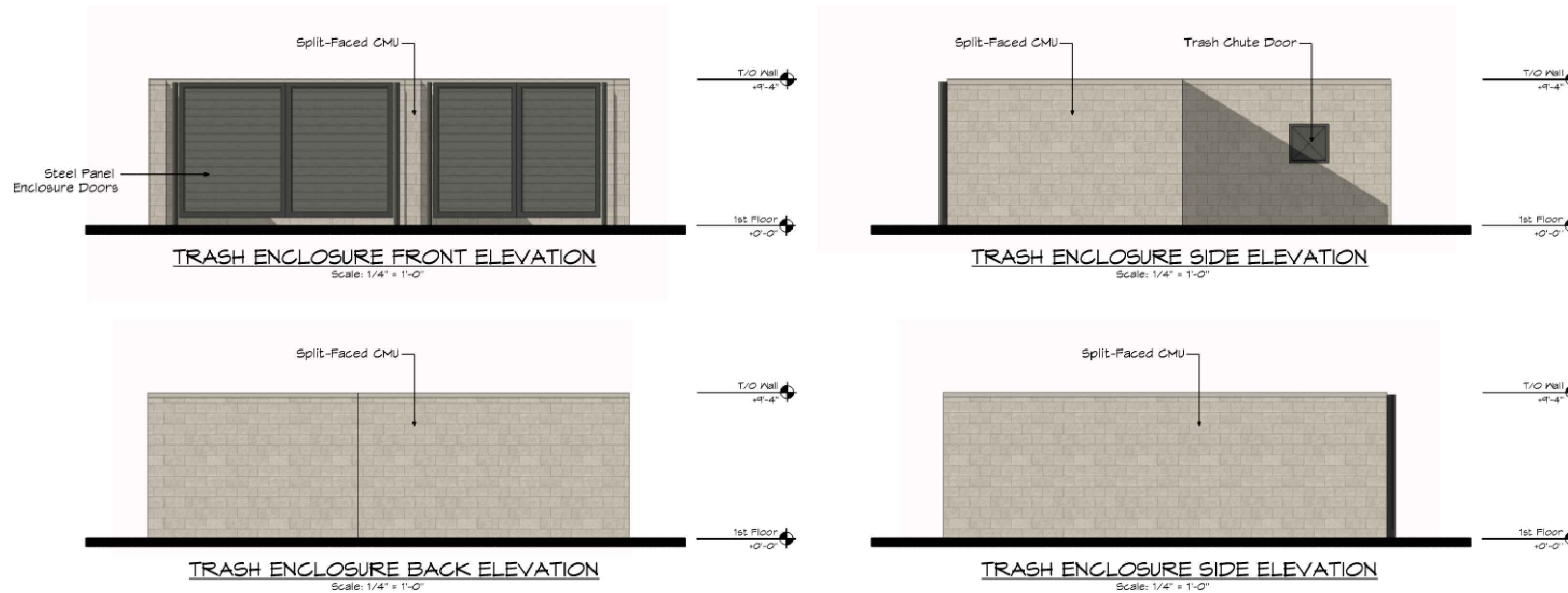
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**UTILITY PLAN
SHEET 3 OF 11**

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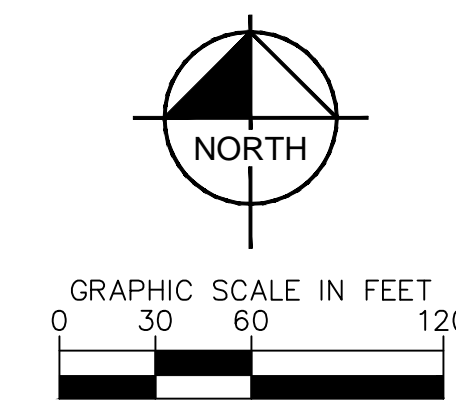


LEGEND	
---	PROPERTY LINE
---	ACCESSIBLE ROUTE
---	GRADE BREAK
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
[Pattern]	CONCRETE SIDEWALK
[Pattern]	STANDARD DUTY ASPHALT
[Pattern]	LANDSCAPE AREA (REF: LANDSCAPE PLAN)
FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
TOW	TOP OF WALL
BOW	BOTTOM OF WALL



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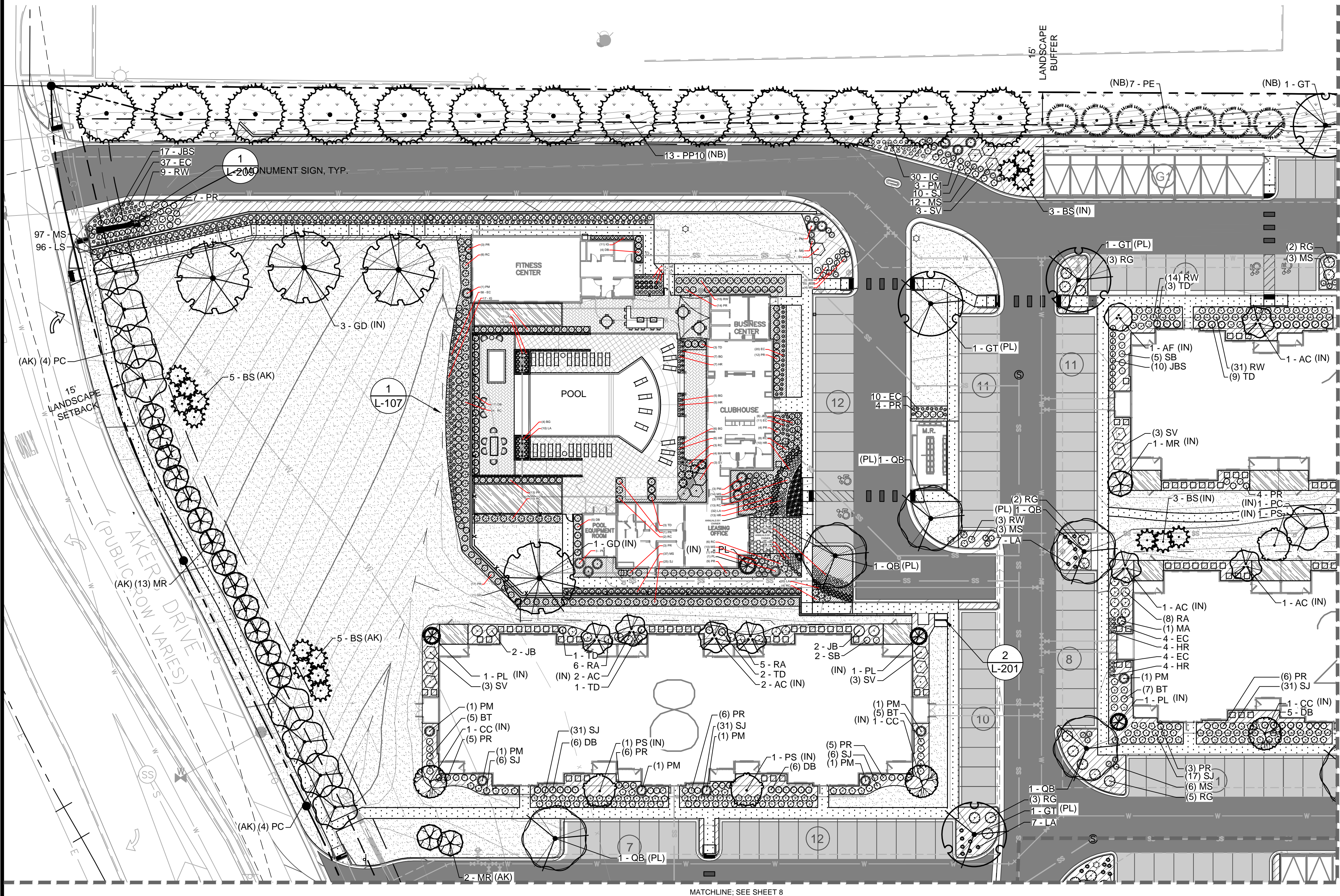


GRADING PLAN
 SHEET 4 OF 11

UPLAND FLATS BY WATERMARK

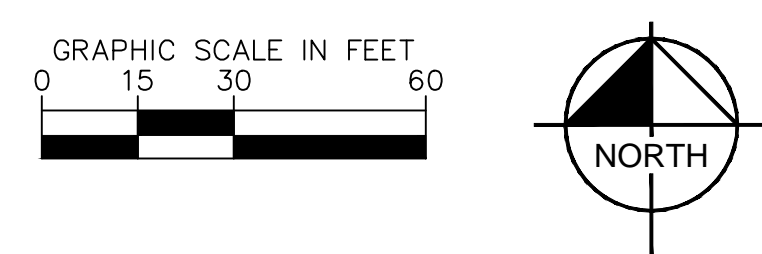
SITE DEVELOPMENT PLAN

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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



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	AC	25	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	1.5' OA, 3-STEM MIN.	15'-20'	15'-25'
	AF	8	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5' OA, 3-STEM MIN.	15'-20'	15'-25'
	CC	8	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	B & B	2.5' CAL MIN	20'-30'	20'-30'
	CO	10	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY	B & B	2.5' CAL MIN	40'-60'	50'-60'
	GD	14	GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5' CAL MIN	40'-60'	50'-60'
	GT	19	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2.5' CAL MIN	30'-40'	40'-60'
	MR	26	MALUS X 'RED JEWEL' / CRAB APPLE	B & B	2.5' CAL MIN	15'-20'	15'-20'
	PC	27	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	2.5' CAL MIN	20'-30'	25'-35'
	PS	10	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5' CAL MIN	15'-20'	20'-30'
	QB	19	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5' CAL MIN	40'-60'	40'-60'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	BS	27	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'
	PE	72	PINUS EDULIS / PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PL	23	PINUS LEUCODERMIS 'SATELLIT' / SATELIT BOSNIAN PINE	B & B	6' HGT.	8'-10'	15'-20'
	PP10	13	PINUS PONDEROSA / PONDEROSA PINE	B & B	10' HGT.	30'-40'	60'+
	PP6	9	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BT	64	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	DB	102	DAPHNE X BURKWOODI 'SOMERSET' / SOMERSET DAPHNE	5 GAL.	SEE PLAN	3'-5'	3'-5'
	RA	64	RIBES AUREUM / GOLDEN CURRANT	5 GAL.	SEE PLAN	4'-6'	4'-6'
	RC	109	ROSA 'CHAMPLAIN' / CHAMPLAIN ROSE	5 GAL.	SEE PLAN	2'-4'	3'-4'
	RG	107	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	SEE PLAN	6'-8'	2'-3'
	RW	394	ROSA 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL.	SEE PLAN	2'-3'	2'-3'
	SB	32	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	SJ	343	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
	SV	57	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL.	SEE PLAN	6'-8'	6'-8'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	JB	14	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18'
	JBS	47	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-18'
	MA	34	MAHONIA AQUIFOLIUM / OREGON GRAPEHOLLY FULL	5 GAL.	SEE PLAN	4'-6'	4'-6'
	PM	44	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	5 GAL.	SEE PLAN	5'-6'	6'-8'
	PR	302	PICEA PUNGENS 'ROUNDABOUT' / ROUNDABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'
	TD	97	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	5 GAL.	SEE PLAN	4'-8'	3'-4'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BG	26	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	SEE PLAN	2'-3'	2'-3'
	MS	270	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EC	170	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	1 GAL.	SEE PLAN	18"-24"	2'-3'
	HR	126	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL.	SEE PLAN	18"-24"	18"-24"
	IG	61	IRIS GERMANICA 'SUGAR BLUES' / SUGAR BLUES BEARDED IRIS	1 GAL.	SEE PLAN	12"-18"	2'-4'
	LA	160	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / DEEP BLUE LAVENDER	1 GAL.	SEE PLAN	20"-30"	20"-30"
	LS	96	LEUCANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY	1 GAL.	SEE PLAN	18"-24"	20"-30"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	K9	8,586 SF	K9 ARTIFICIAL TURF	TURF	INSTALL PER DETAIL.		FOREVERLAWN
	ROCK	66,393 SF	2"-4" ARKANSAS TAN RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	SEED	131,688 SF	PRSI NATIVE LAWN MIX	SEED	INSTALL PER DETAIL.		PAWNEE BUTTES SEED INC.



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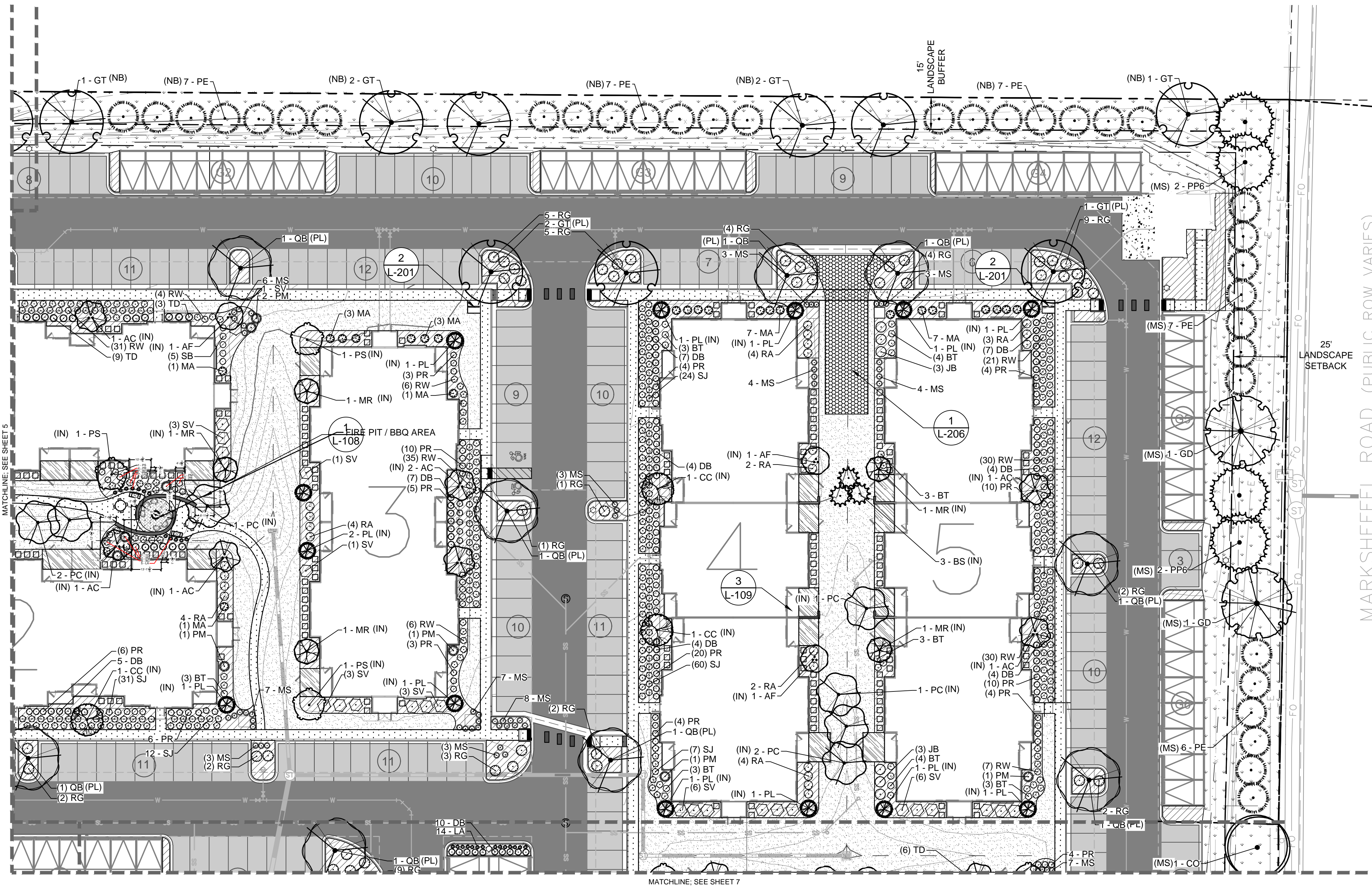


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UPLAND FLATS BY WATERMARK

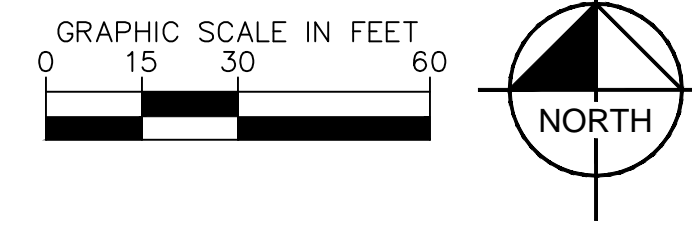
SITE DEVELOPMENT PLAN

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



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	AC	25	AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY MULTITRUNK	B & B	1.5" OA, 3-STEM MIN.	15-20'	15-25'
	AF	8	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" OA, 3-STEM MIN.	15-20'	15-25'
	CC	8	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS HAWTHORN	B & B	2.5" CAL MIN	20-30'	20-30'
	CO	10	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND WESTERN HACKBERRY	B & B	2.5" CAL MIN	40-50'	50-60'
	GD	14	GYMNOCADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL MIN	40-50'	50-60'
	GT	19	GLEDITSIA TRIACANTHOS 'INERMIS' SHADEMASTER TM / SHADEMASTER LOCUST	B & B	2.5" CAL MIN	30-40'	40-60'
	MR	26	MALUS X 'RED JEWEL' / CRAB APPLE	B & B	2.5" CAL MIN	15-20'	15-20'
	PC	27	PYRUS CALLERYANA 'AUTUMN BLAZE' / AUTUMN BLAZE PEAR	B & B	2.5" CAL MIN	20-30'	25-35'
	PS	10	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15-20'	20-30'
	QB	19	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5" CAL MIN	40-50'	40-60'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	BS	27	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10-15'	25-40'
	PE	72	PINUS EDULIS / PINON PINE	B & B	6" HGT.	15-20'	20-30'
	PL	23	PINUS LEUCODERMIS 'SATELLIT' / SATELIT BOSNIAN PINE	B & B	6" HGT.	8-10'	15-20'
	PP10	13	PINUS PONDEROSA / PONDEROSA PINE	B & B	10" HGT.	30-40'	60+
	PP6	9	PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30-40'	60+
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BT	64	BERBERIS THUNBERGII 'CHERRY BOMB' / RED LEAF JAPANESE BARBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	DB	102	DAPHNE X BURKWOODI 'SOMERSET' / SOMERSET DAPHNE	5 GAL.	SEE PLAN	3'-5'	3'-5'
	RA	64	RIBES AUREUM / GOLDEN CURRANT	5 GAL.	SEE PLAN	4'-6'	4'-6'
	RC	109	ROSA 'CHAMPLAIN' / CHAMPLAIN ROSE	5 GAL.	SEE PLAN	2'-4'	3'-4'
	RG	107	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	SEE PLAN	6'-8'	2'-3'
	RW	394	ROSA 'NEARLY WILD' / NEARLY WILD ROSE	5 GAL.	SEE PLAN	2'-3'	2'-3'
	SB	32	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	5 GAL.	SEE PLAN	3'-5'	3'-5'
	SJ	343	SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA	5 GAL.	SEE PLAN	3'-4'	2'-3'
	SV	57	SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC	5 GAL.	SEE PLAN	6'-8'	6'-8'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	JB	14	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18"
	JBS	47	JUNIPERUS SQUAMATA BLUE STAR / BLUE STAR JUNIPER	5 GAL.	SEE PLAN	2'-3'	12'-18"
	MA	34	MAHONIA AQUIFOLIUM / OREGON GRAPEHOLLY FULL	5 GAL.	SEE PLAN	4'-6'	4'-6'
	PM	44	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE	5 GAL.	SEE PLAN	5'-6'	6'-8'
	PR	302	PICEA PUNGENS 'ROUNDABOUT' / ROUNDABOUT COLORADO SPRUCE	5 GAL.	SEE PLAN	2'-3'	2'-3'
	TD	97	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	5 GAL.	SEE PLAN	4'-8'	3'-4'
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BG	26	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL.	SEE PLAN	2'-3'	2'-3'
	MS	270	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EC	170	ECHINACEA X 'CHEYENNE SPIRIT' / CHEYENNE SPIRIT CONEFLOWER	1 GAL.	SEE PLAN	18"-24"	2'-3'
	HR	126	HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY	1 GAL.	SEE PLAN	18"-24"	18"-24"
	IG	61	IRIS GERMANICA 'SUGAR BLUES' / SUGAR BLUES BEARDED IRIS	1 GAL.	SEE PLAN	12"-18"	2'-4'
	LA	160	LAVANDULA ANGSTIFOLIA 'HIDCOTE' / DEEP BLUE LAVENDER	1 GAL.	SEE PLAN	20"-30"	20"-30"
	LS	96	LEUCANTHEMUM X SUPERBUM 'ALASKA' / SHASTA DAISY	1 GAL.	SEE PLAN	18"-24"	20"-30"
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	K9	8,586 SF	K9 ARTIFICIAL TURF	TURF	INSTALL PER DETAIL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.		FOREVERLAWN
	ROCK	66,393 SF	2"-4" ARKANSAS TAN RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	SEED	131,688 SF	PBSI NATIVE LAWN MIX	SEED	INSTALL PER DETAIL. 50% BUFFALOGRASS, 50% BLUE GRAMA		PAWNEE BUTTES SEED INC.



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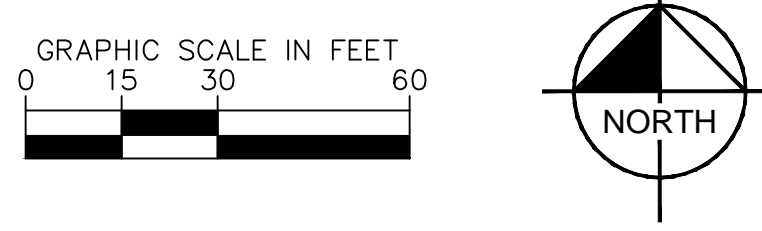
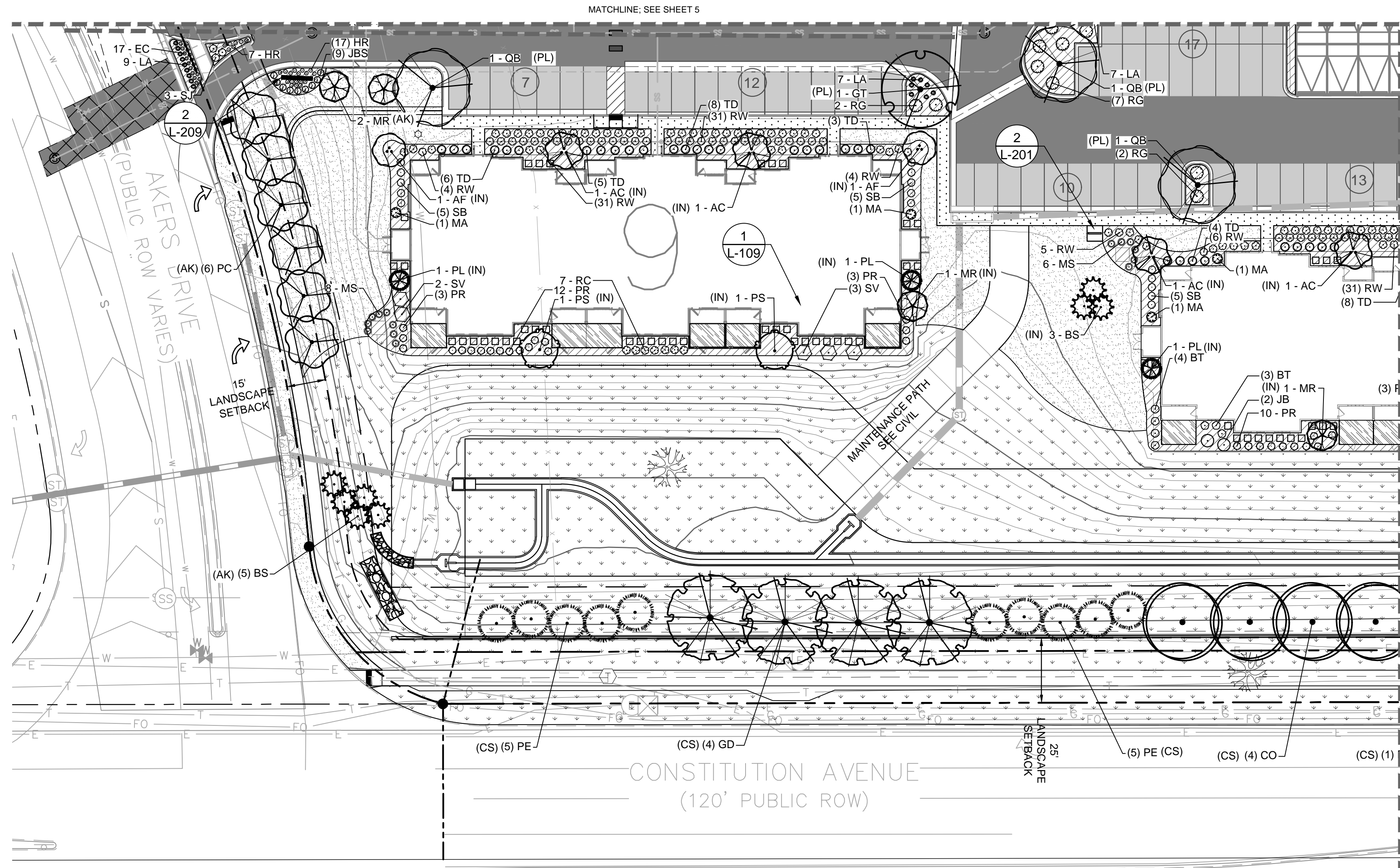
LANDSCAPE PLAN (2 OF 4)
SHEET 6 OF 11

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



PLANT SCHEDULE

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	ROCK	66,393 SF	2"-4" ARKANSAS TAN RIVER ROCK	ROCK MULCH	4" DEPTH	YES		PIONEER SAND
	SEED	131,688 SF	PBSI NATIVE LAWN MIX	SEED				PAWNEE BUTTES SEED INC.



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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

GENERAL NOTES:

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

SHRUB/ TREE PLANTING NOTES:

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

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

SOILS ANALYSIS RECOMMENDATIONS :

- APPLY 3 CY/ 1,000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

LANDSCAPE SETBACKS:

STREET NAME:	MARKSHEFFEL RD	CONSTITUTION AVE	AKERS DR
ZONE DISTRICT BOUNDARY:	NO	NO	YES
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	PRINCIPAL ARTERIAL	NON-ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 25'	25' / 25'	15' / 15'
LINEAR FOOTAGE:	587'	930'	685'
TREE/FEET REQUIRED:	1 / 20 LF	1 / 20 LF	1 / 15 LF
NUMBER OF TREES REQUIRED/PROVIDED:	30 / 30	47 / 47	46 / 46
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	MS	CS	AK
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

BOUNDARY:	NORTH BNDY
WIDTH IN FEET REQ./PROV.:	15' / 15'
LINEAR FOOTAGE	1189'
TREE/FEET REQUIRED:	1 / 25 LF
BUFFER TREES REQ./PROV.:	48 / 48
DEC. TREES PROV.:	0
EVERGREEN TREES (33%) REQ./PROV.:	16 / 36
BUFFER TREE ABBR. ON PLAN:	NB
% GROUND PLANE VEG. REQ./PROV.:	75%/75%

INTERNAL LANDSCAPING:

SITE AREA:	670,487 SF
INTERNAL REQUIRED (15%):	100,573 SF
INTERNAL PROVIDED:	255,649 SF
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	202 / 105
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	970 / 1540*
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

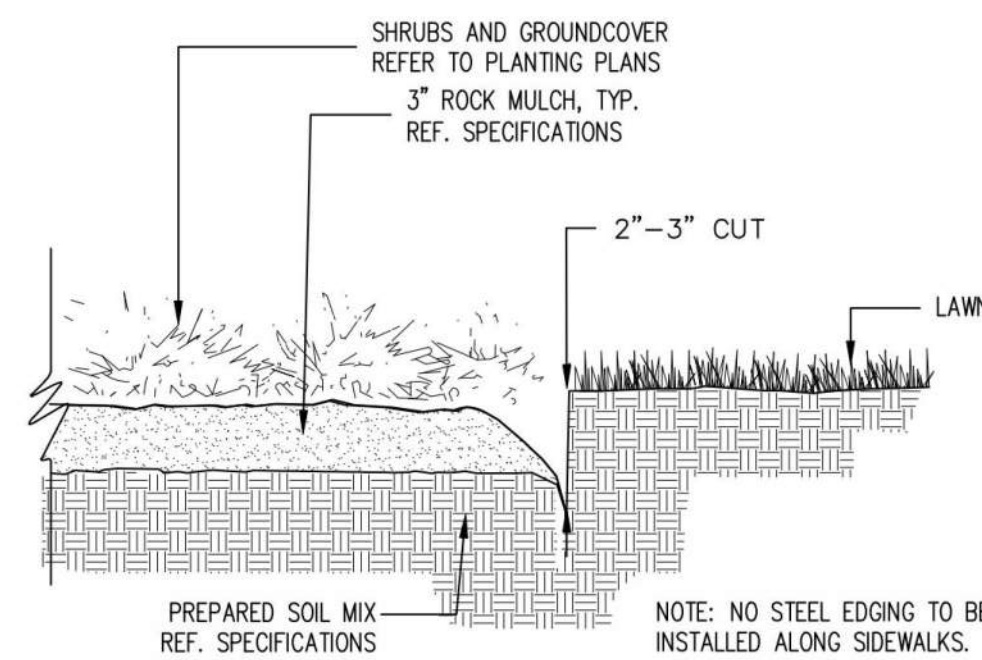
*NOTE: ALTERNATIVE LANDSCAPE DESIGN REQUESTED - SEE LETTER OF INTENT.

MOTOR VEHICLE LOTS:

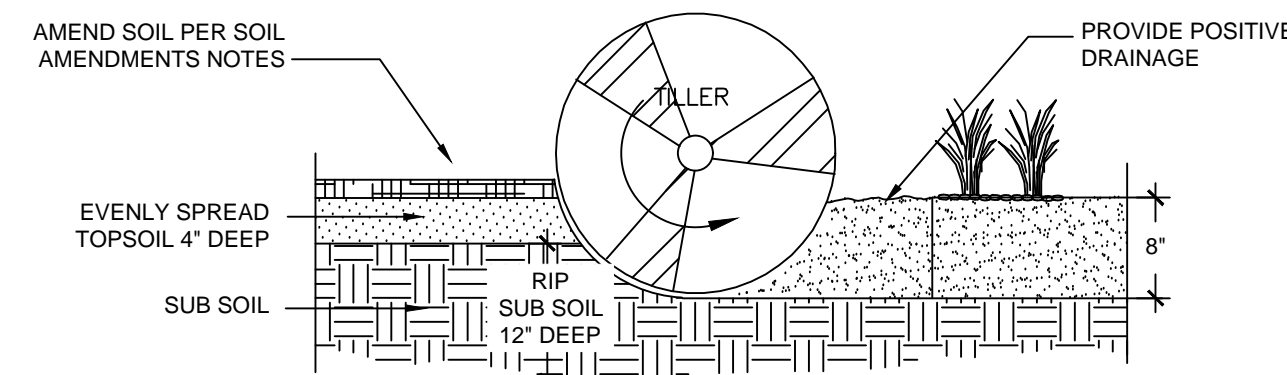
NUMBER OF VEHICLE SPACES PROVIDED:	407	
SHADE TREE 1 PER 15 SPACES REQ./PROV.:	28 / 28	
VEHICLE LOT FRONTAGES:	SOUTH	EAST
LENGTH OF FRONTAGE:	99'	81'
2/3 LENGTH OF FRONTAGE:	66'	54'
MIN. 3' SCREENING PLANTS REQ./PROV.:	66' / 66'	54' / 54'
LENGTH OF SCREENING OR BERM PROVIDED:	N/A	N/A
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL	

UPLAND FLATS BY WATERMARK SITE DEVELOPMENT PLAN

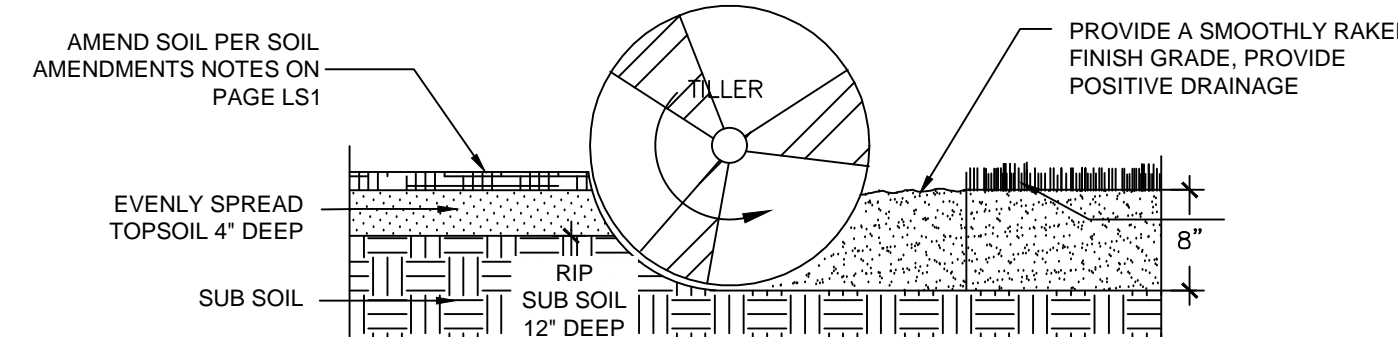
TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



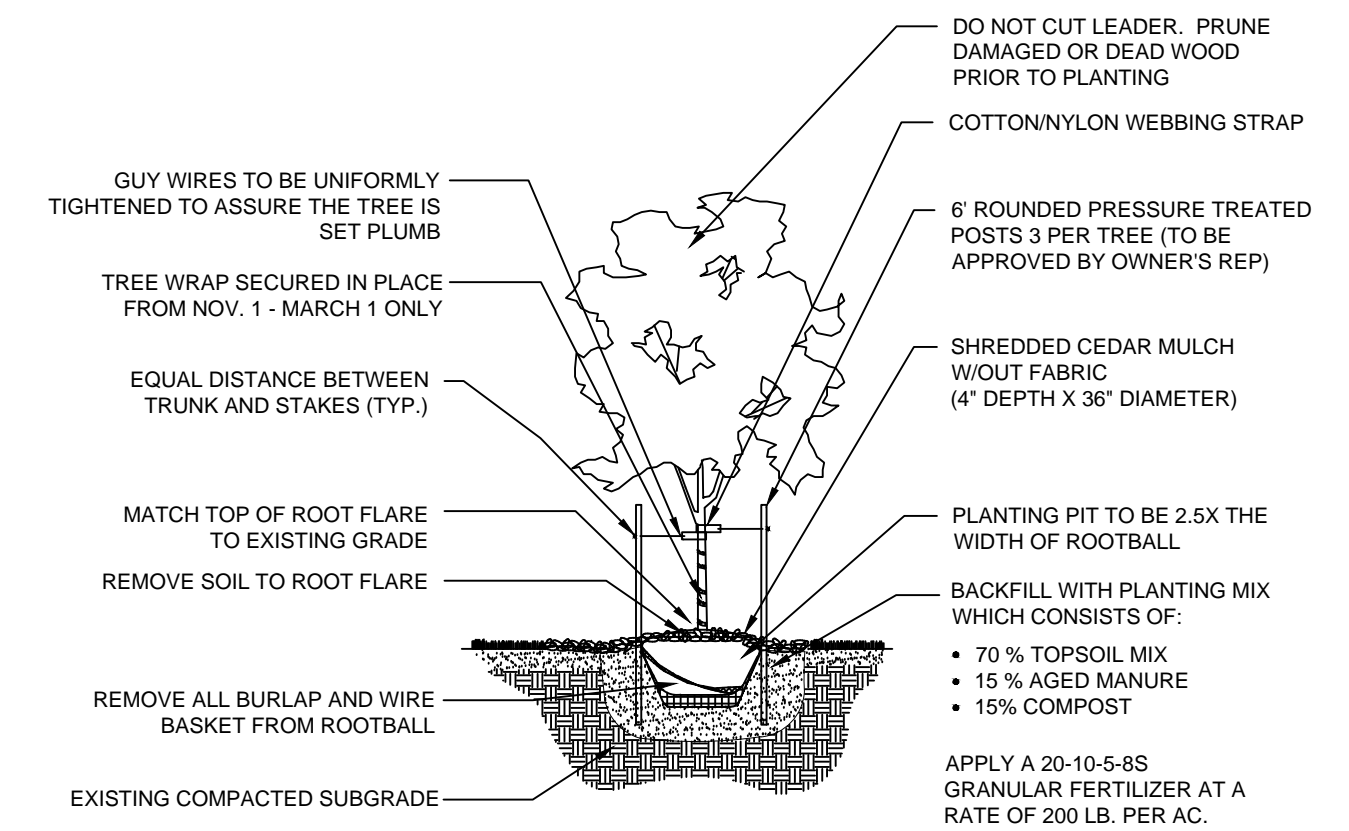
1 BED EDGE TREATMENT
1" = 1"



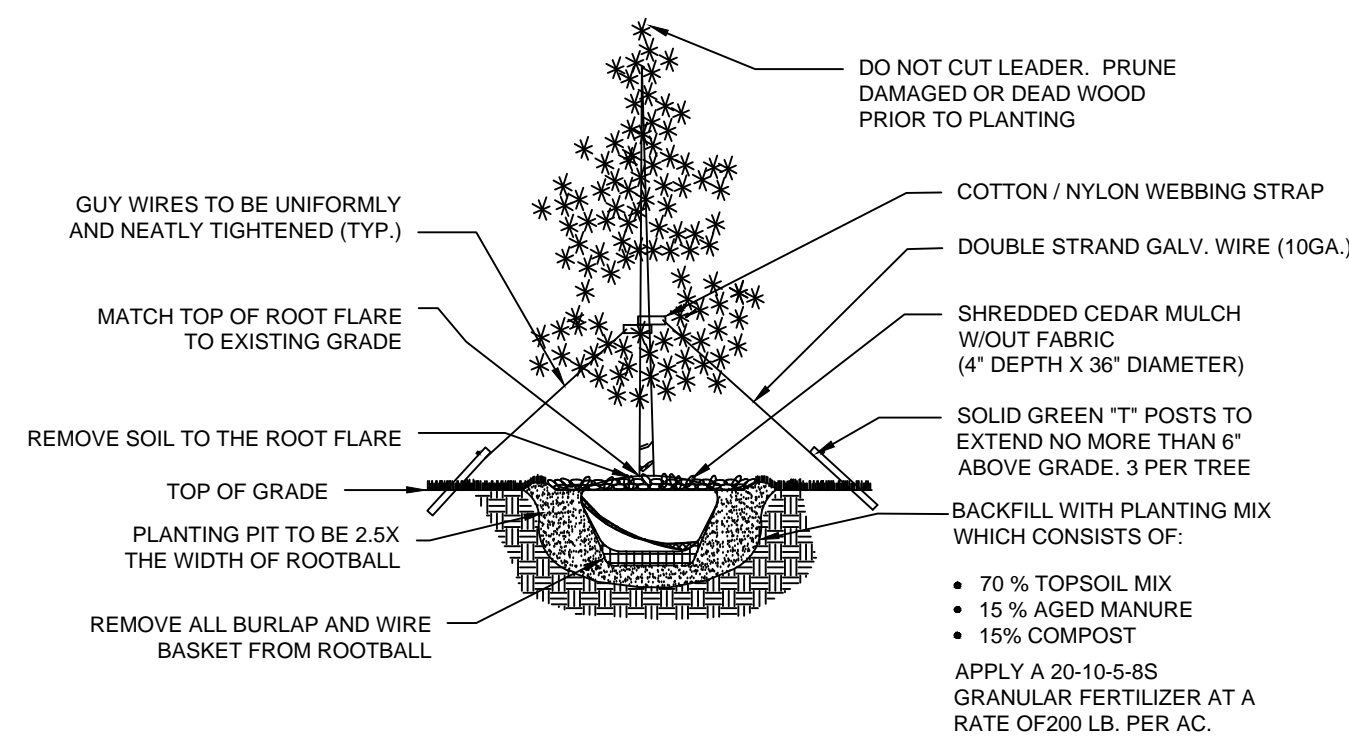
2 SOIL PREP - PLANTING BEDS
NTS



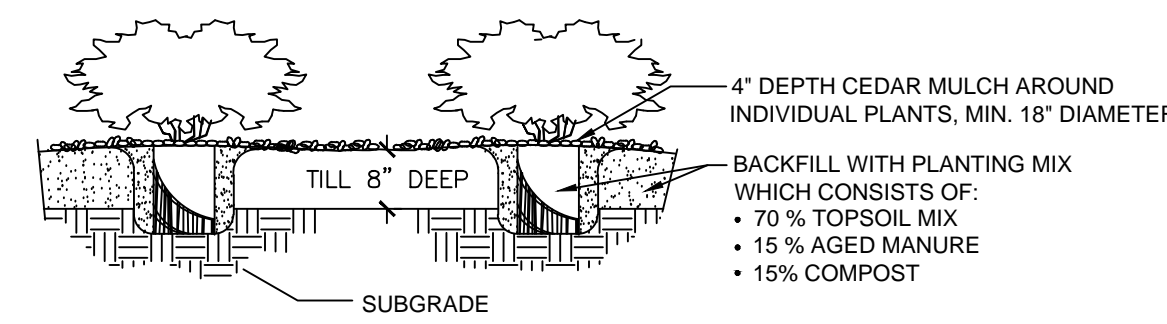
3 SOIL PREPARATION - SOD AREAS
NTS



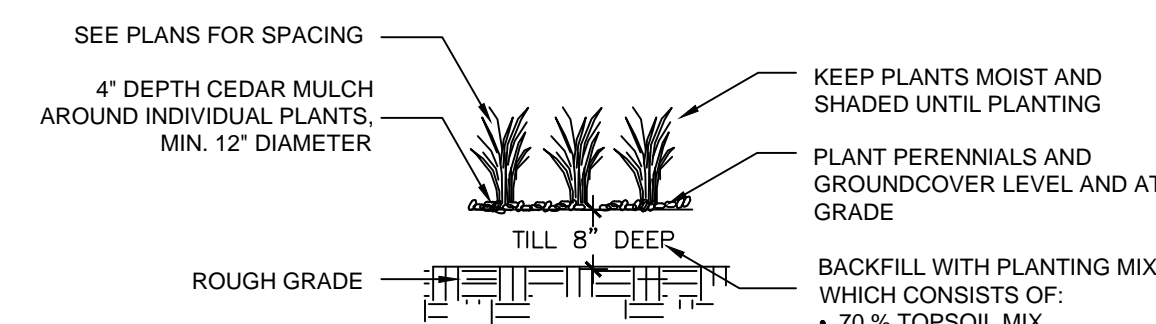
4 DECIDUOUS TREE PLANTING
NTS



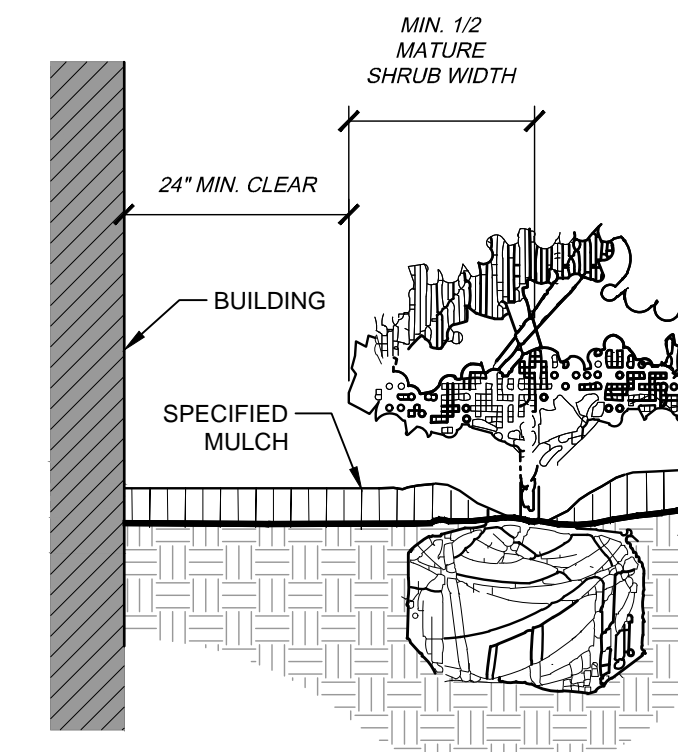
5 EVERGREEN TREE PLANTING
NTS



6 SHRUB PLANTING
NTS

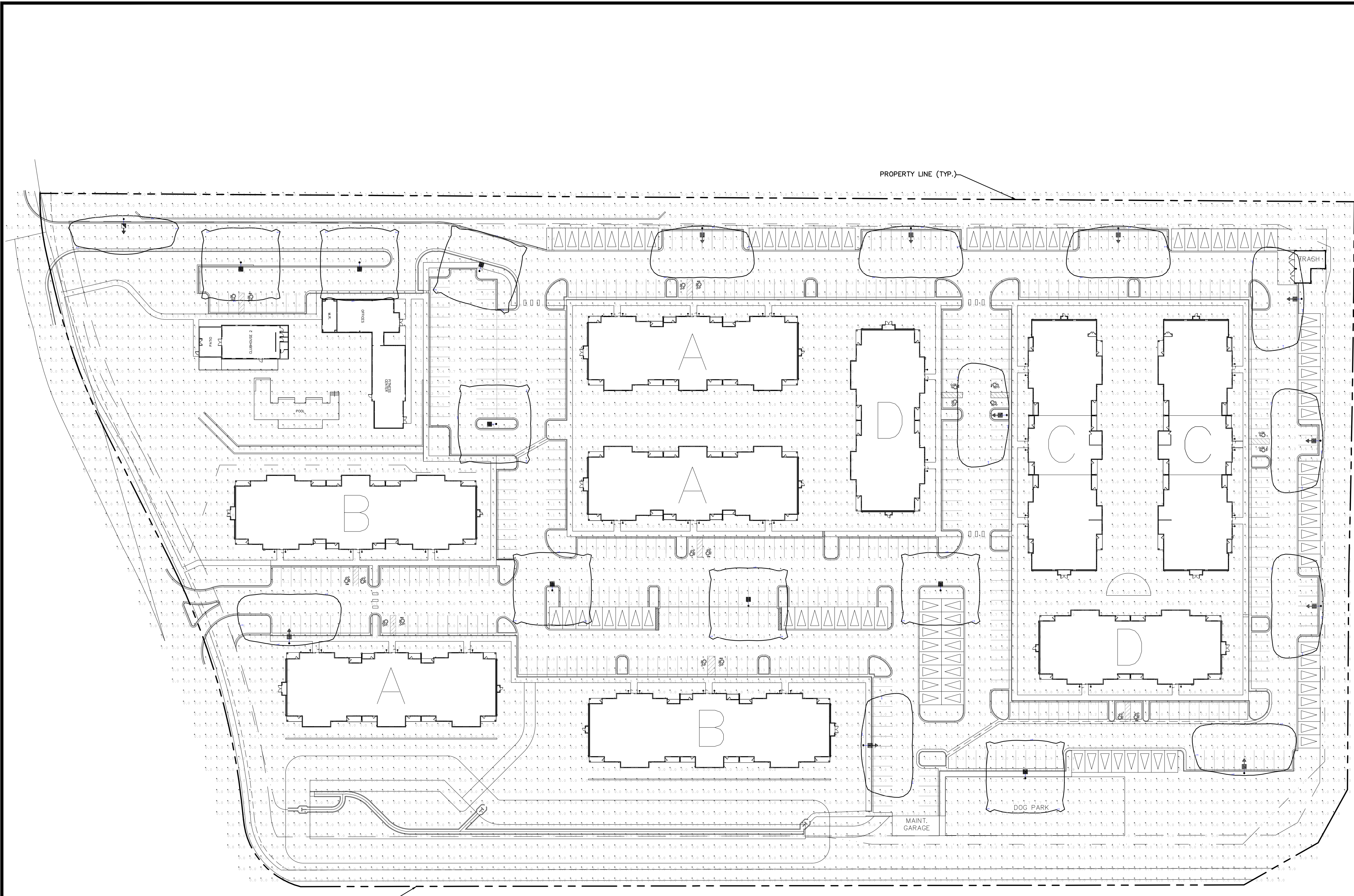


7 GRASS AND PERENNIAL PLANTING
NTS



8 PLANTINGS ADJACENT TO BUILDINGS
NTS

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WLS LIGHTING SYSTEMS

CLXM SERIES LED AREA

Type:

SPECIFICATIONS

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide exceptional coverage and uniformity in IES Types 2, 3, SW, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a maximum light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, 2700K and Amber (+/- 273K) color temperatures.
- Minimum CRI of 70.
- Integral Louver (LI) option available for improved back-light control without sacrificing street side performance.

Electrical

- High performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100% standard).
- Standard Universal Voltage (120-277VAC) Input 50/60 Hz or optional High Voltage (347-480VAC).
- L80 Calculated Life > 100K Hours
- Total harmonic distortion < 20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F)
- Power factor > 0.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Terminal block provided accepts up to 10ga wire.
- Components are fully enclosed in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square poles without need for pole adaptors.
- Luminaire is proudly made in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications.
- Fixture is finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available.
- Shipping weight: 30 lbs in carton.

Controls

- Optional integral passive infrared motion and daylight sensor activates switching of luminaire light levels.
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for two track photocontrols or wireless control modules.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/wiring.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3' cable pattern for easy fastening of WLS products.

Warranty

- WLS LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable for wet locations.
- IP66 rated luminaire, IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications.

Made in the U.S.A. of the U.S. and imported parts.
Meets key American requirements for ABMA.

1919 Windsor Place
Fort Worth, TX 76110
800.622.8711
www.wslighting.com

Dimmable IP66 ROHS ARRA UL LISTED 24 HOURS DLG DLG

Project Name: _____
Date: _____
Location: _____
Notes: _____

#1 REV 01/19
Specifications subject to change without notice.

CLXM SERIES LED AREA

ORDERING INFORMATION

Refer to example below. SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.

SERIES	LIGHT SOURCE	LUMENS PACKAGE	LIGHT OUTPUT	DISTRIBUTION	ORIENTATION ¹	VOLTAGE	DRIVER	COLOR TEMPERATURE
CLXM	LED	9L 9,000 lms 12L 12,000 lms 18L 18,000 lms 24L 24,000 lms 36L 36,000 lms 42L 42,000 lms	SIL Silicone	2 Type 2 3 Type 3 SW Type 3 Wide FT Type Forward Throw FTA Forward Throw Autometer	(Blank) standard L Optics rotated left 90 R Optics rotated right 90	UNV Universal Voltage (120-277V) HV High Voltage (347-480V)	DIM 0-10V Dimming 0-10V	27 2,700 CCT 30 3,000 CCT 40 4,000 CCT 50 5,000 CCT AMB Amber ²

ORDER:

WLS-CLXM | LED | SIL | DIM

COLOR RENDERING	CONTROLS	FINISH	OPTIONS
70CRI 70CRI	EXT 0-10V Dimming from external signal IMS Integral Motion & Daylight Sensor ³	BRZ Bronze BLK Black GPT Graphite MSV Metallic Silver WHT White FLP Platinum Plus SVG Satin Verde Green CC Custom Color	(Blank) Matte Auton Type PhotoCell ⁴ PC120 120V PC120W-277 208-277V PC187 187V CRIP CRIP Photometric Control Receptacle ⁵ LI Integral Louver H55 ⁶

Example: WLS-CLXM-LED-30L-SIL-SW-UNV-DIM-40-70CRI-EXT-BRZ-LI

FOOTNOTES:

- Not available on Type SW distribution.
- Consult factory for availability.
- Only available in 9L and 12L lumen packages.
- Not available in HV.
- 80% field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately.
- Control device must be considered separately.
- Factory installed CRIP option required.

LUMINAIRE EPA CHART - CLXM

Single	0.6
D180°	1.1
D90°	0.9
T90°	1.9
TN120°	1.9
GRP	2.1

ELECTRICAL DATA

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	68.2	0.5A	0.5A	0.5A	0.5A	0.5A	0.5A
12L	93.1	0.6A	0.6A	0.6A	0.6A	0.6A	0.6A
18L	140.5	1.2A	0.7A	0.6A	0.5A	0.6A	0.5A
24L	188.8	1.6A	0.9A	0.8A	0.7A	0.5A	0.6A
36L	248.6	2.1A	1.2A	1.0A	0.8A	0.7A	0.5A
42L	317.8	2.6A	1.6A	1.3A	1.1A	0.9A	0.7A
42L	393.4	3.3A	1.9A	1.6A	1.4A	1.1A	0.8A

Project Name: _____
Date: _____
Location: _____
Notes: _____

#1 REV 01/19
Specifications subject to change without notice.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING AND DRIVES	Fc	0.97	6.1	0.0	N.A.	N.A.	10	10

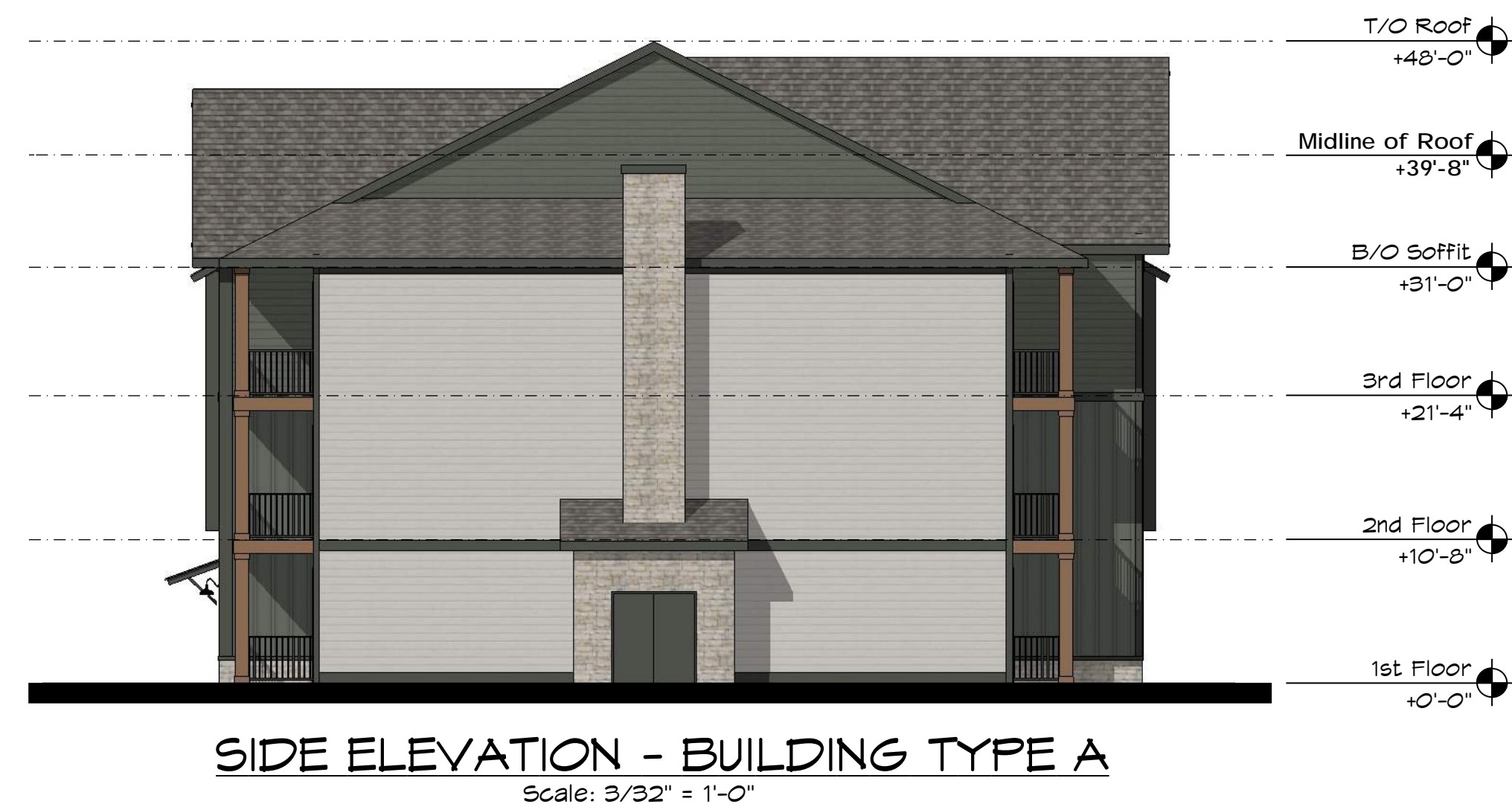
Luminaire Schedule

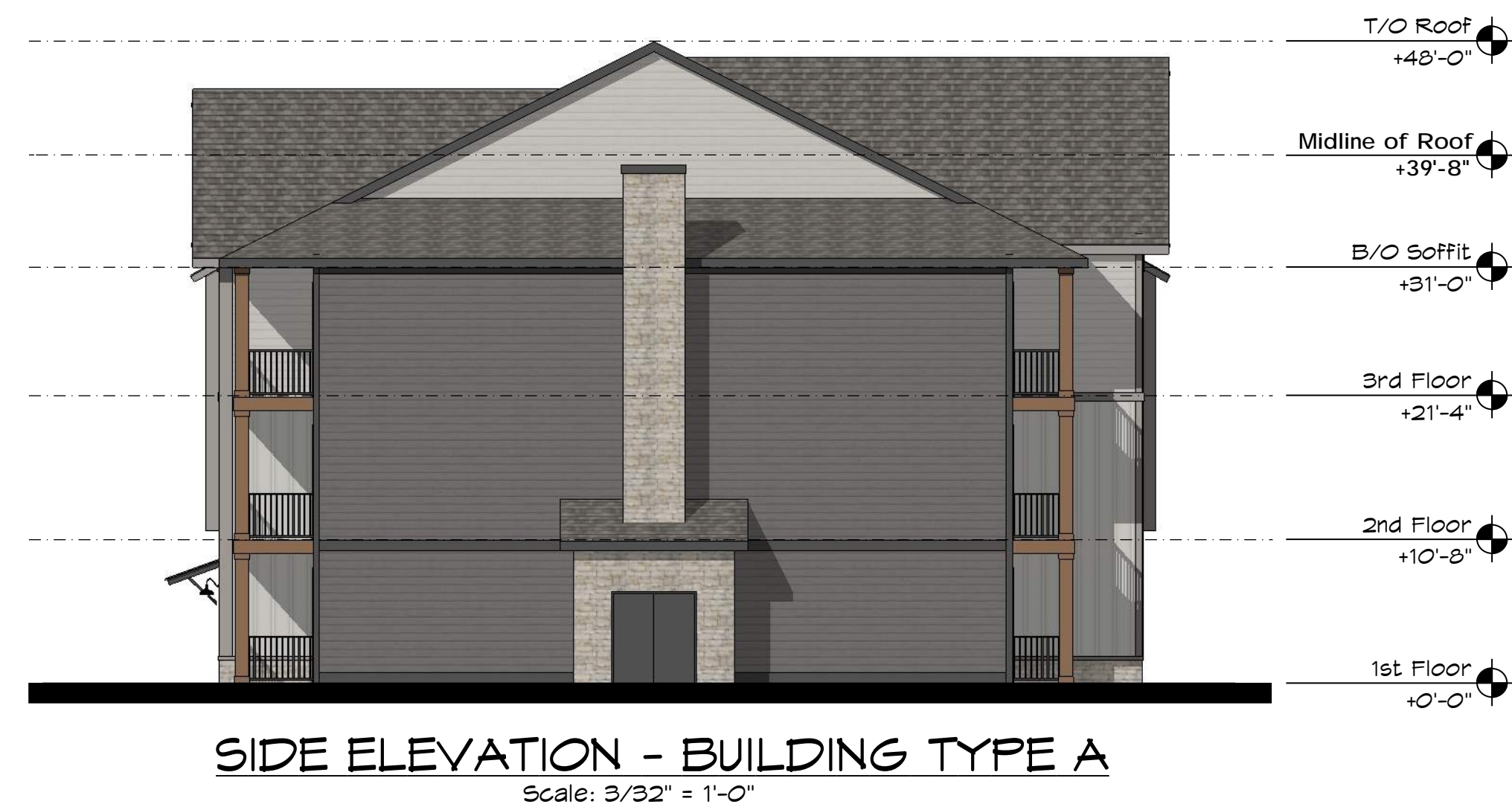
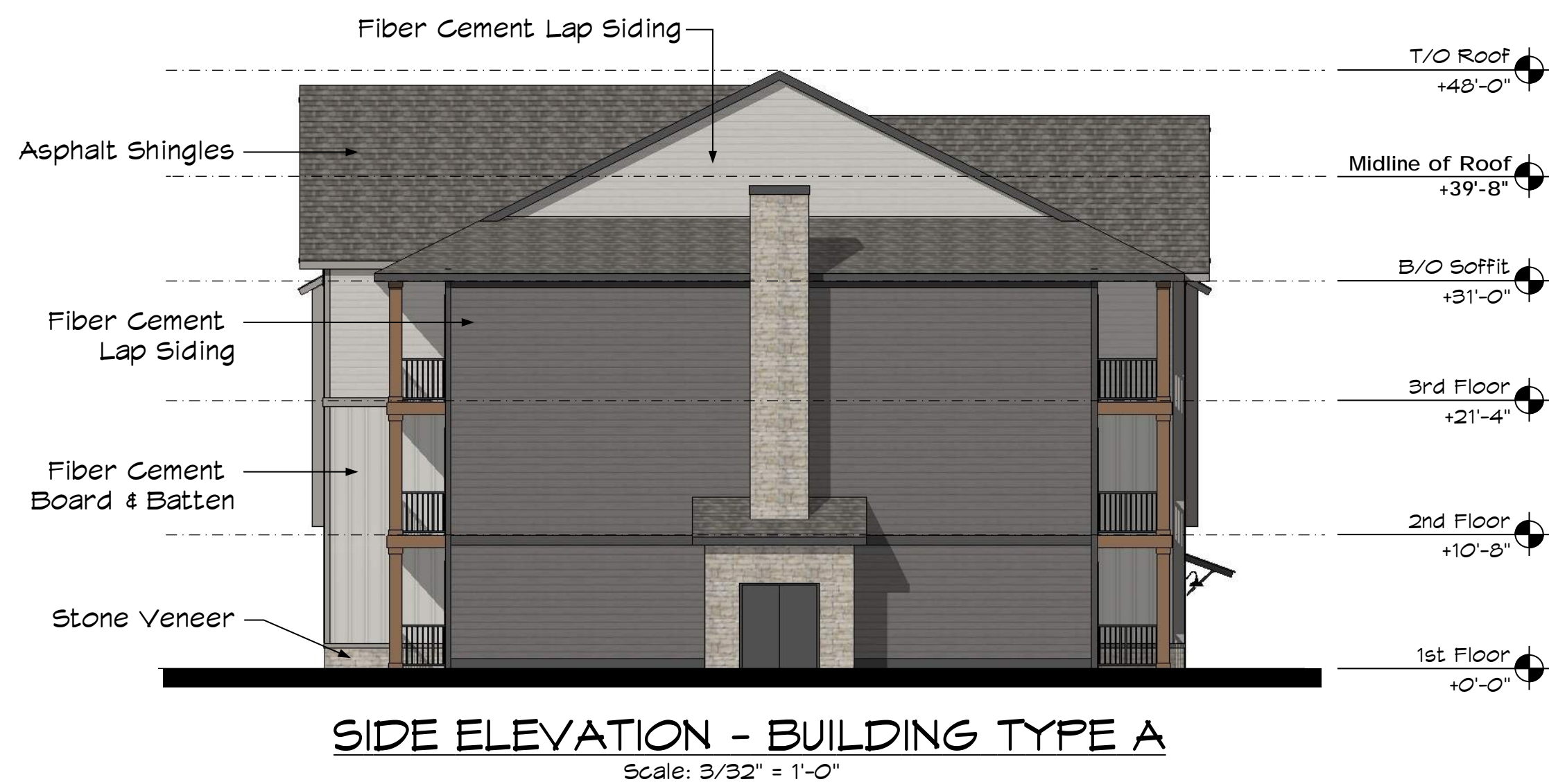
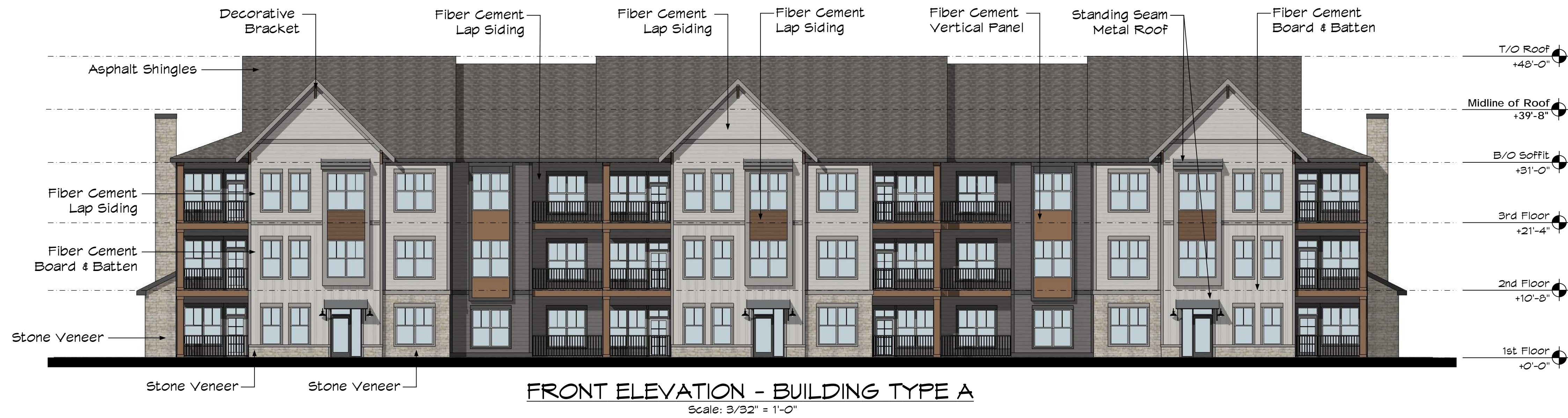
WLS13612 WATERMARK - AKERS COLORADO SPRINGS, CO PM: HOLLY PLEASE EMAIL US FOR PRICING AT HOLLY@WLSLIGHTING.COM

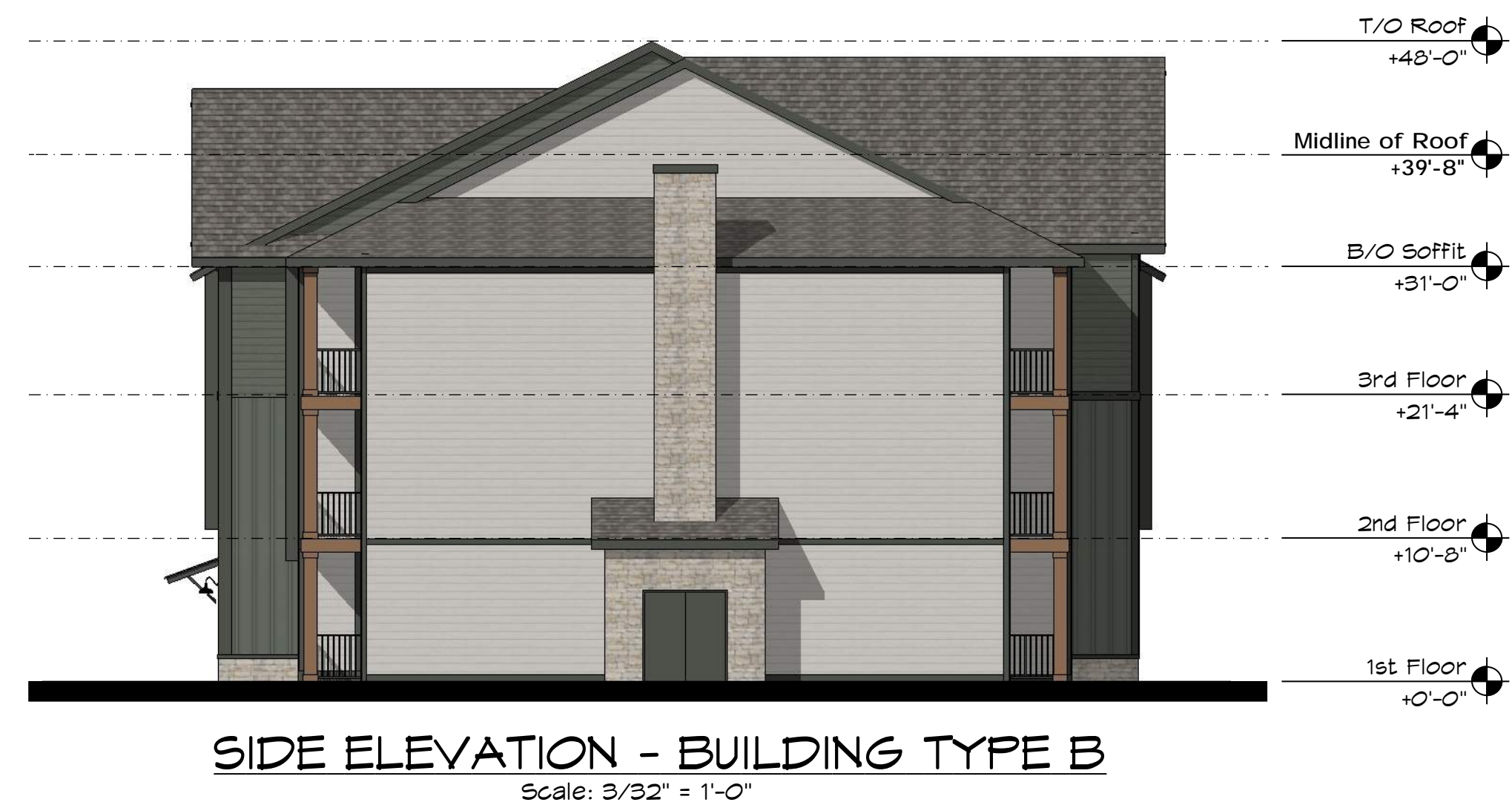
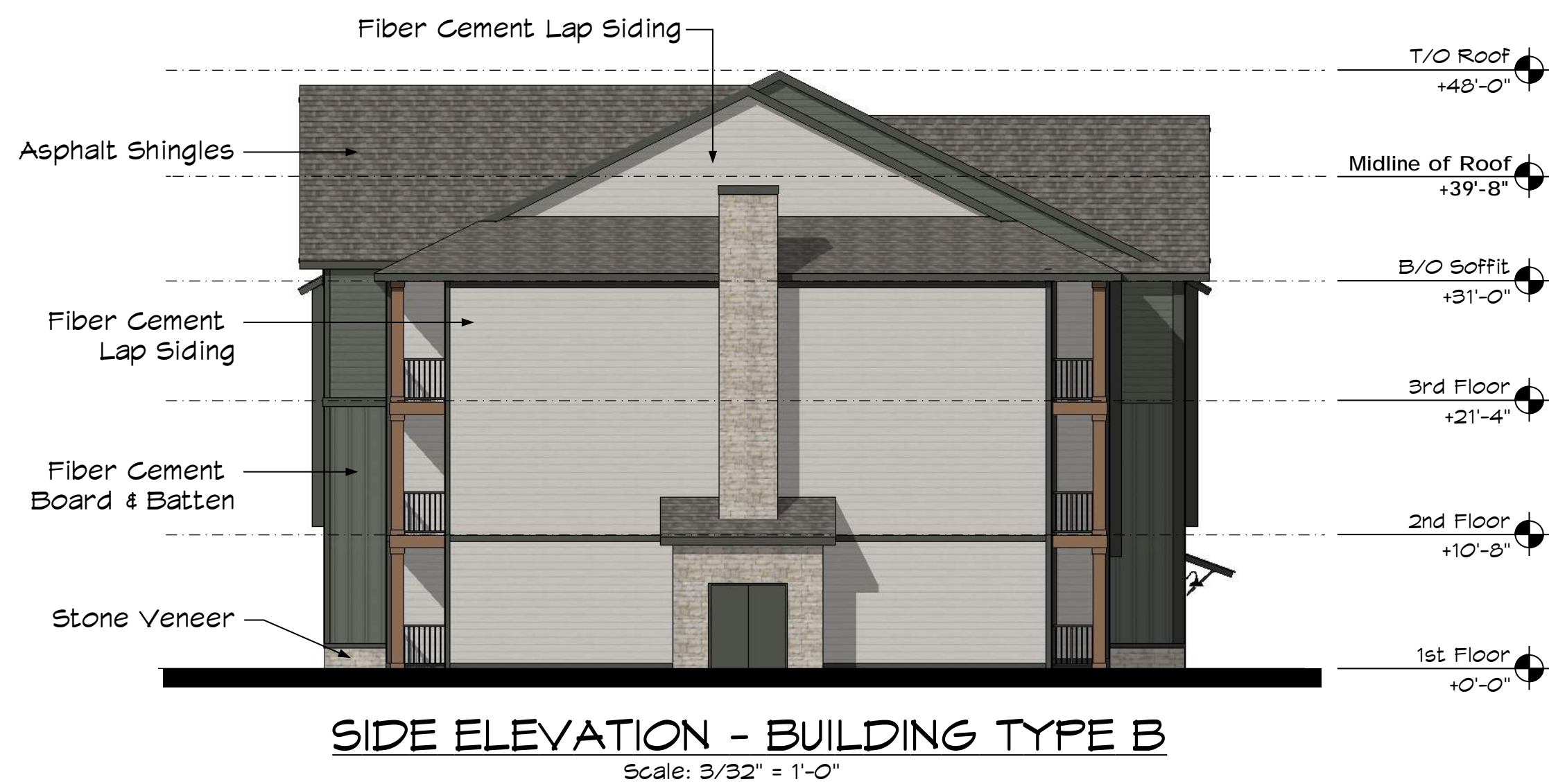
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	8	A	16684	0.950	WLS-CLXM-LED-18L-SIL-5W-30-70CRI-SLW 20' MOUNTING HEIGHT	148.5
	10	B	11422	0.950	WLS-CLXM-LED-18L-SIL-FT-30-70CRI-IL-SLW 20' MOUNTING HEIGHT	148.5
	1	C	11145	0.950	WLS-CLXM-LED-18L-SIL-2-30-70CRI-IL-SLW 20' MOUNTING HEIGHT	148.5

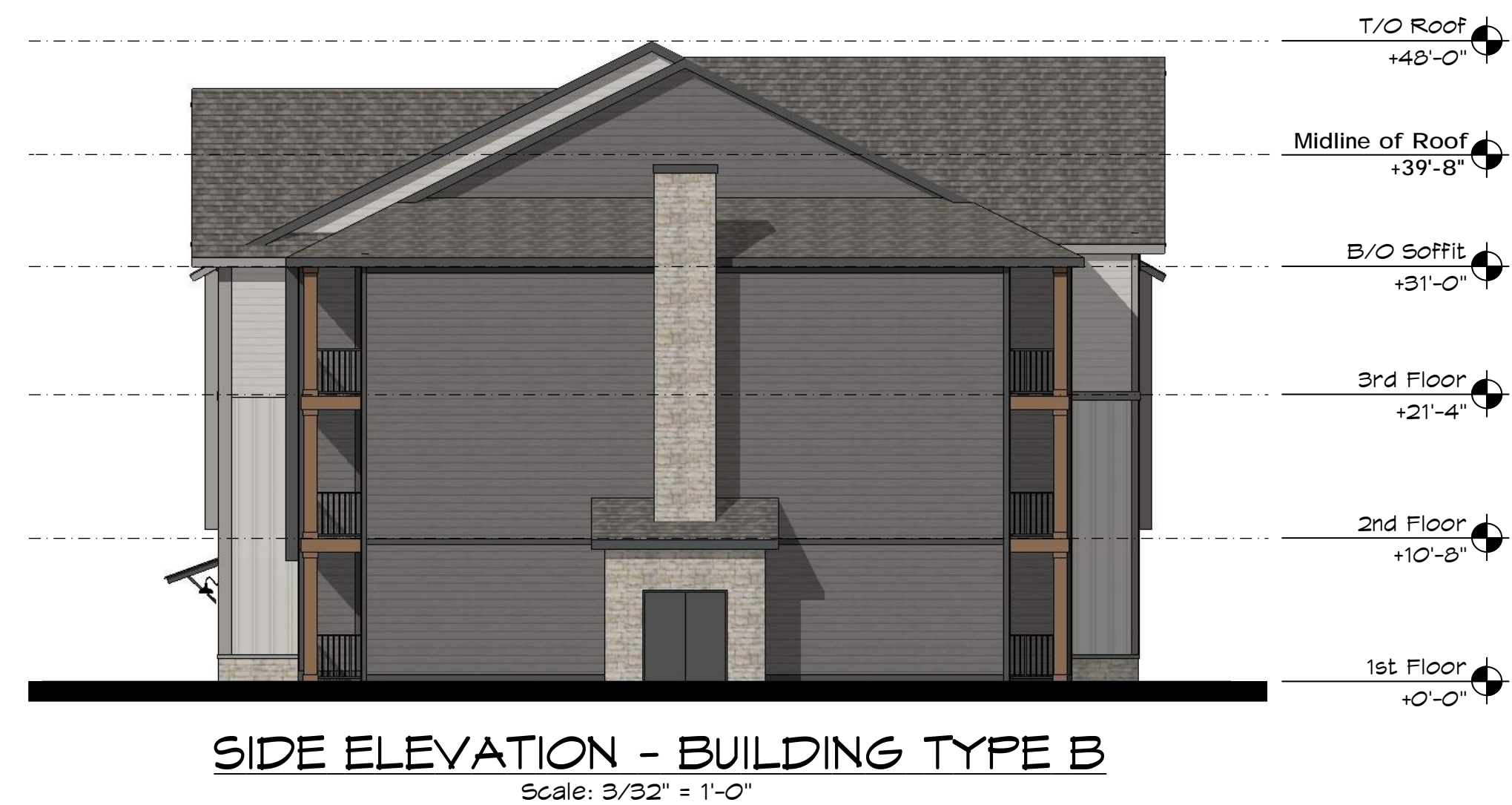
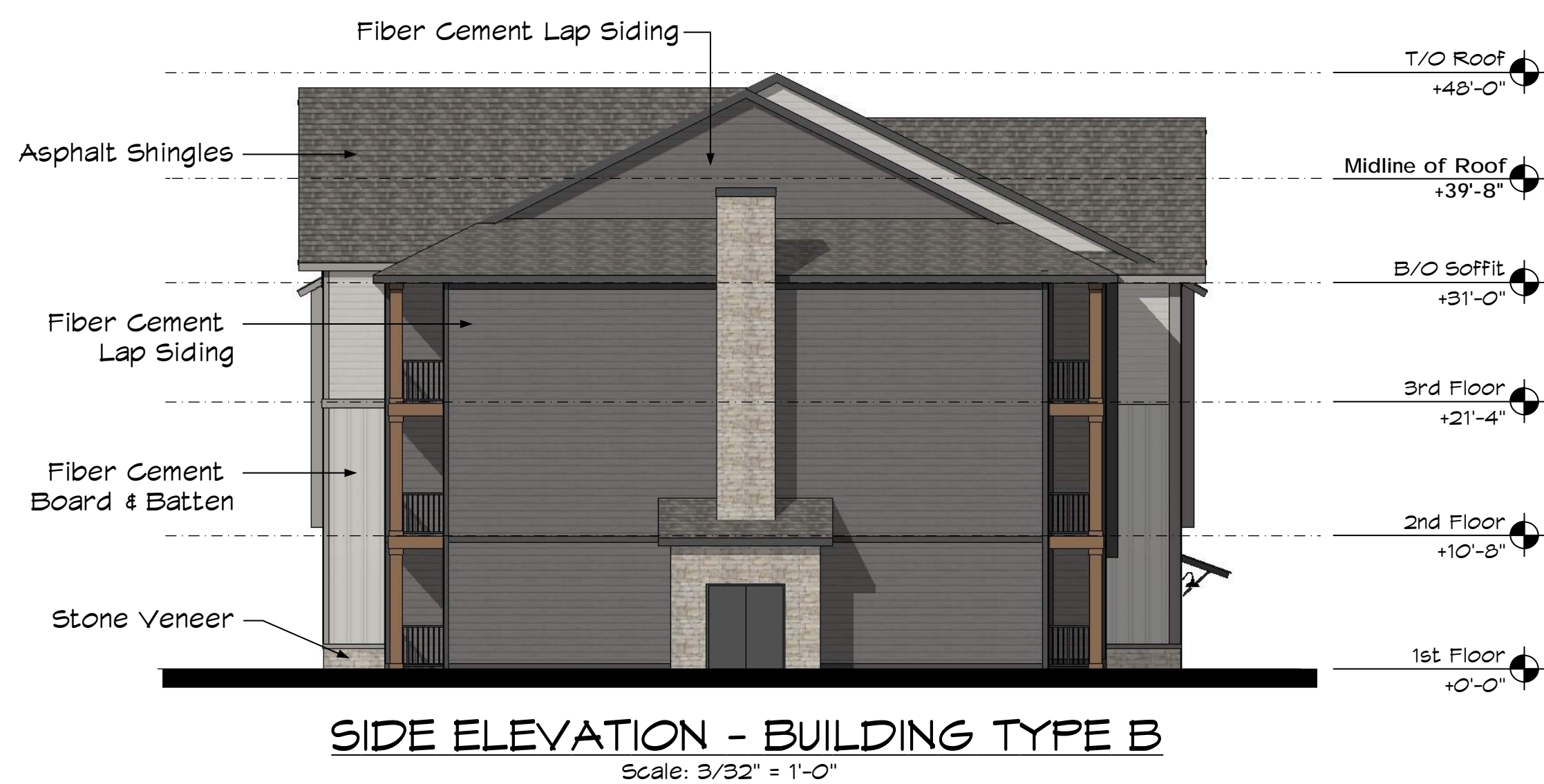
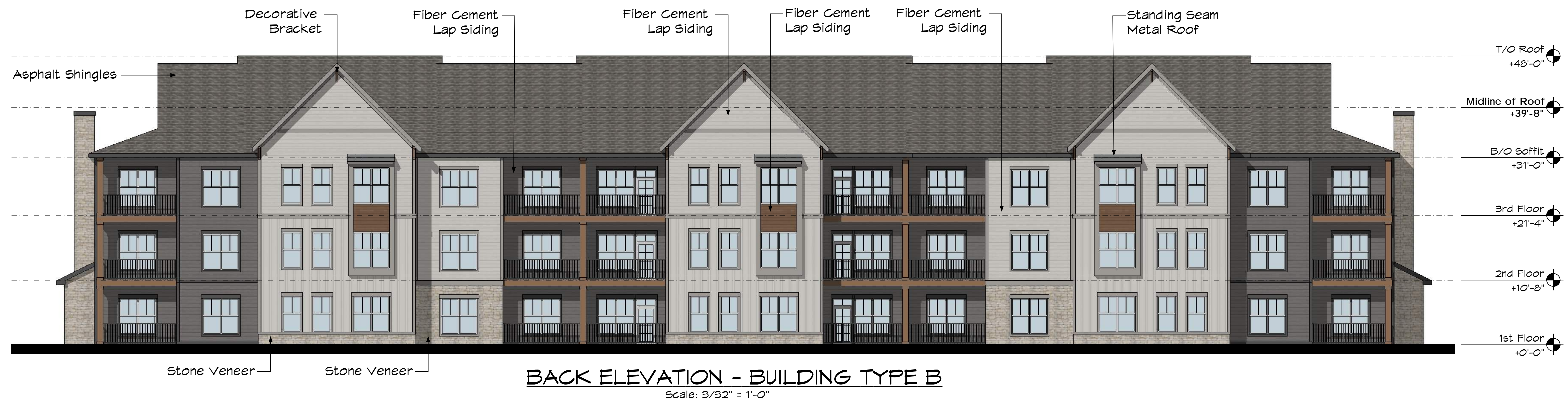
Kimley Horn

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



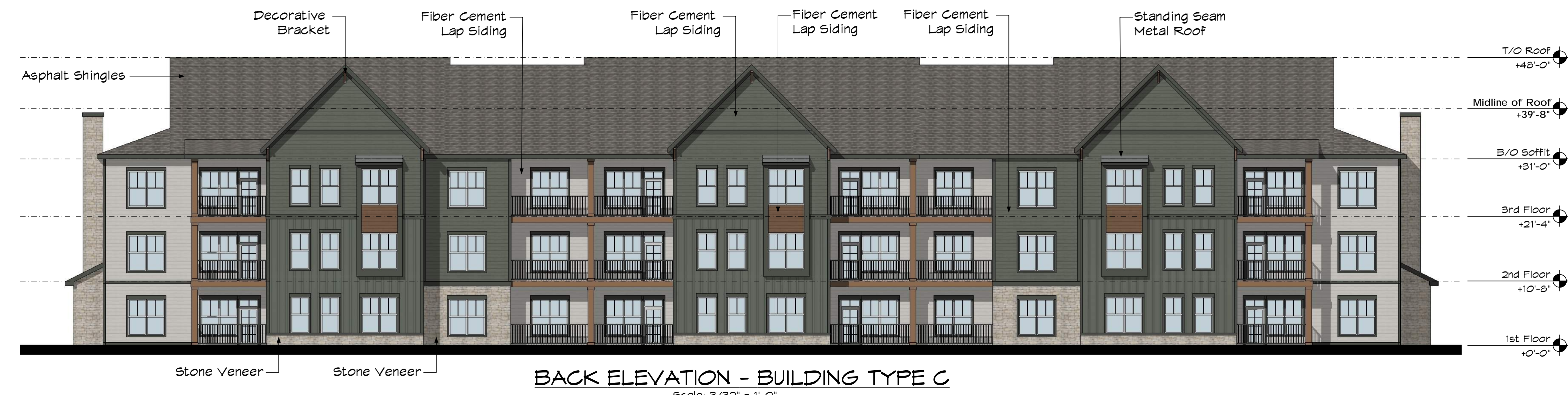








FRONT ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



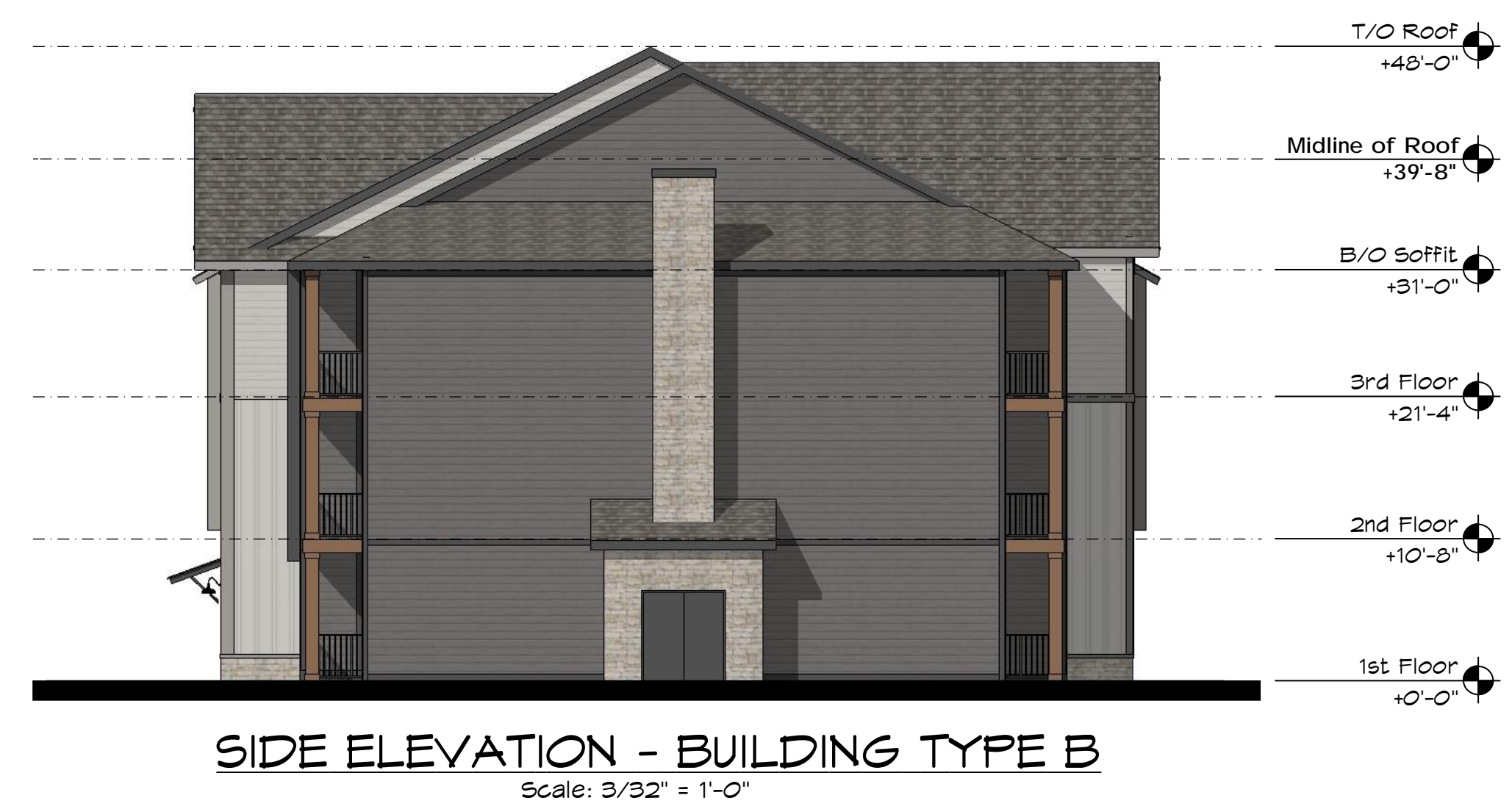
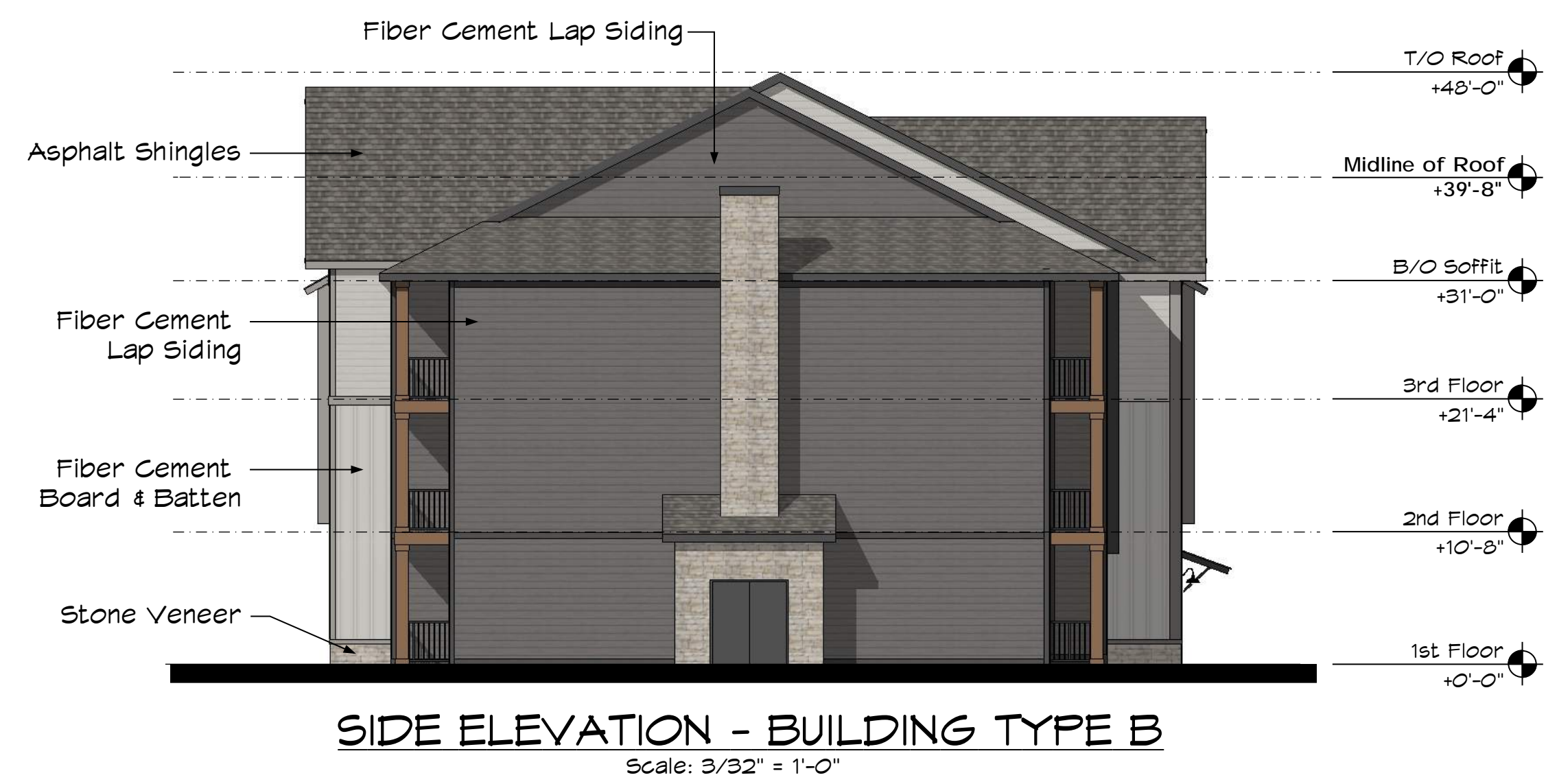
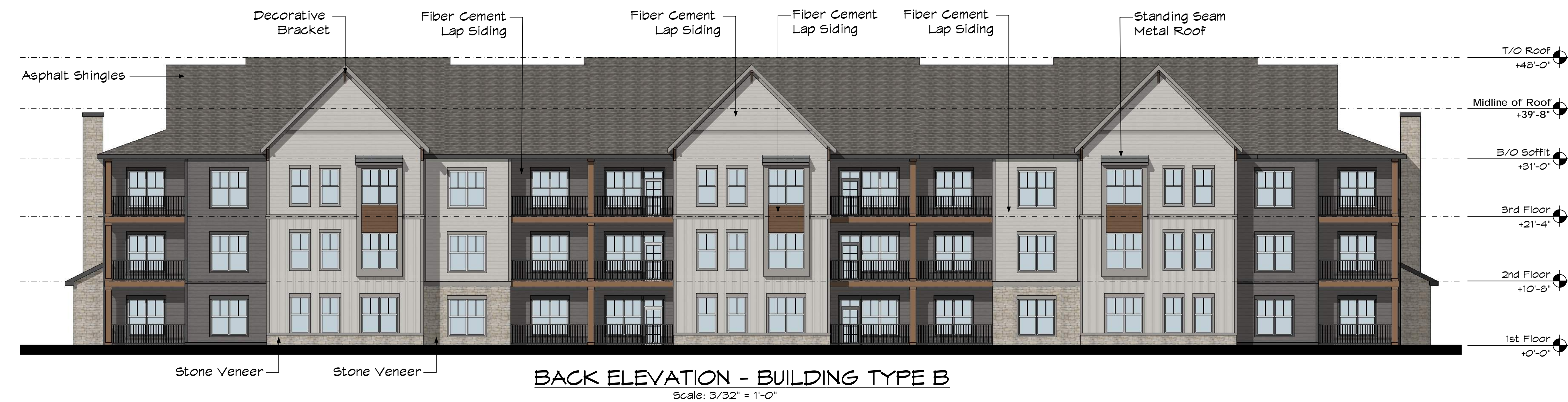
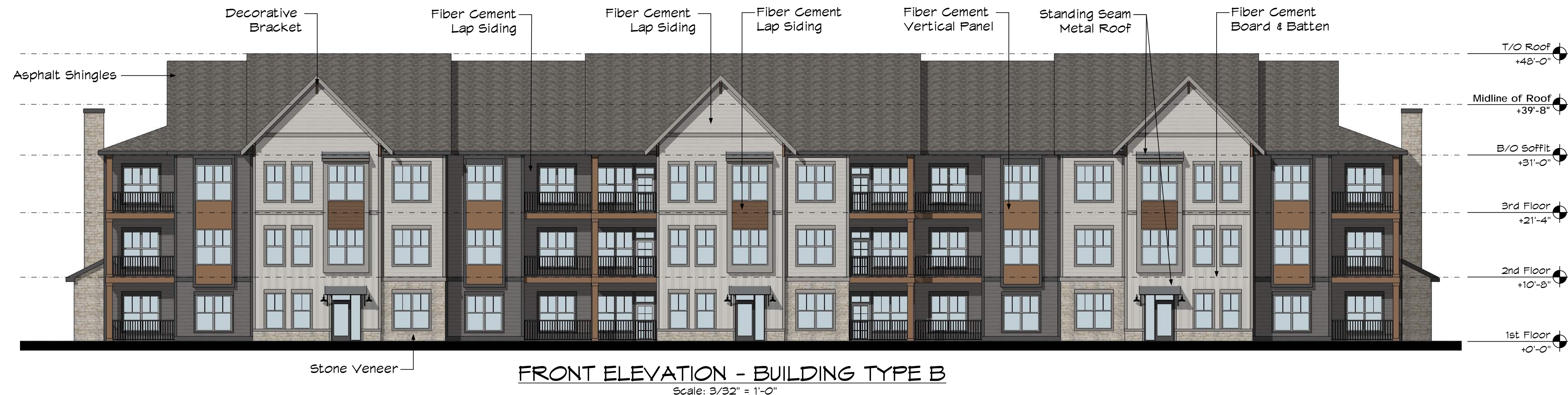
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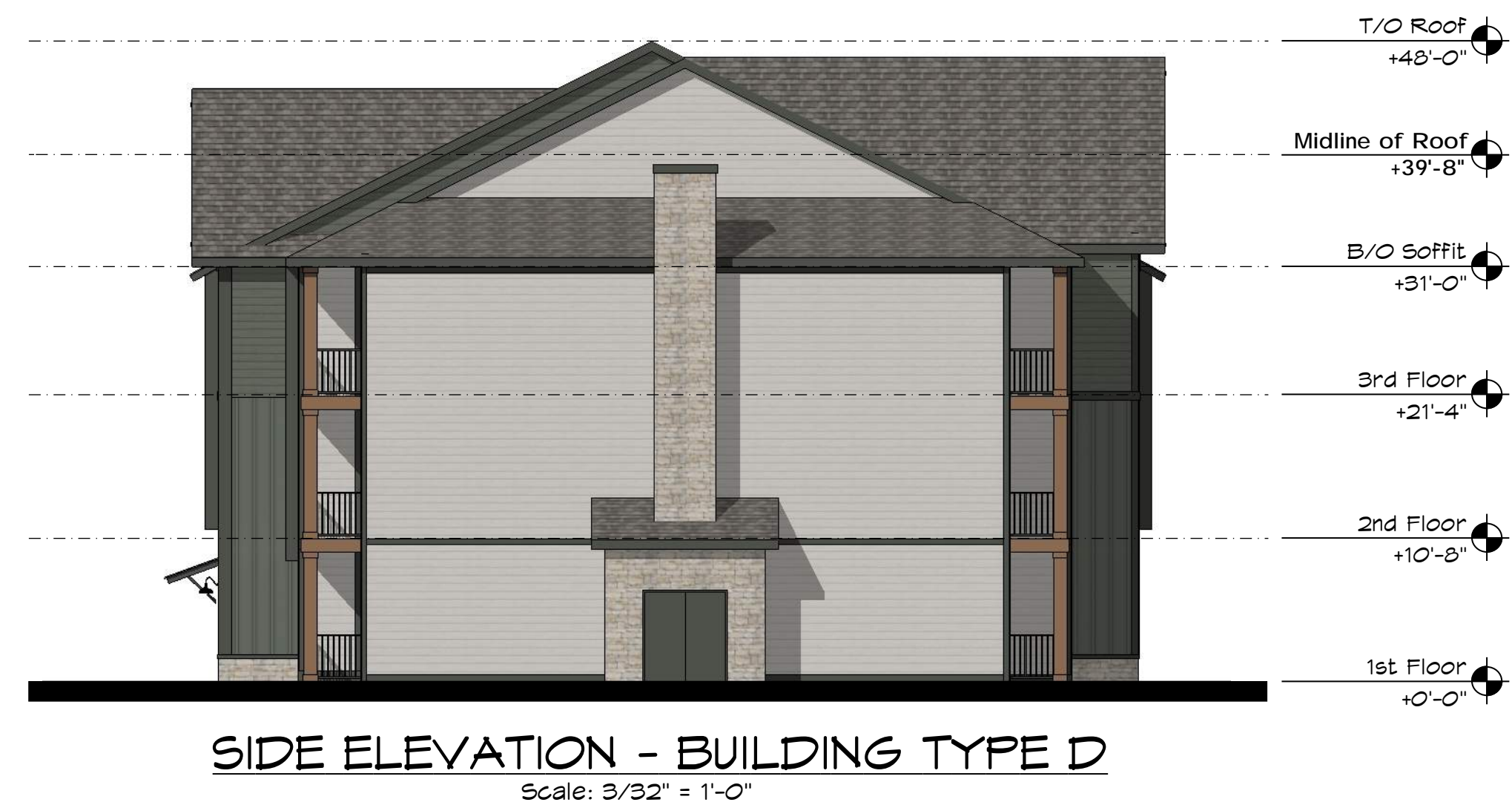
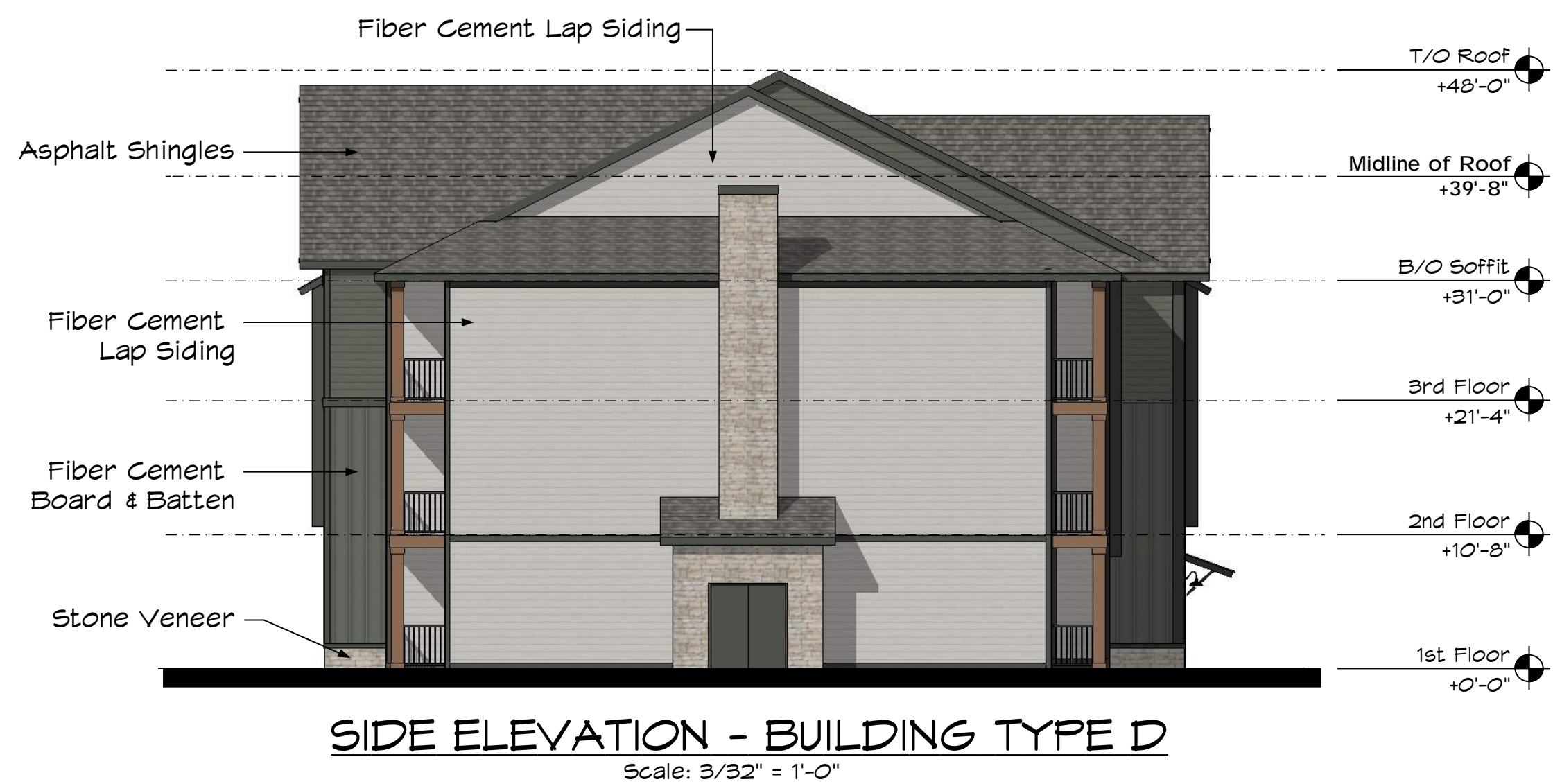
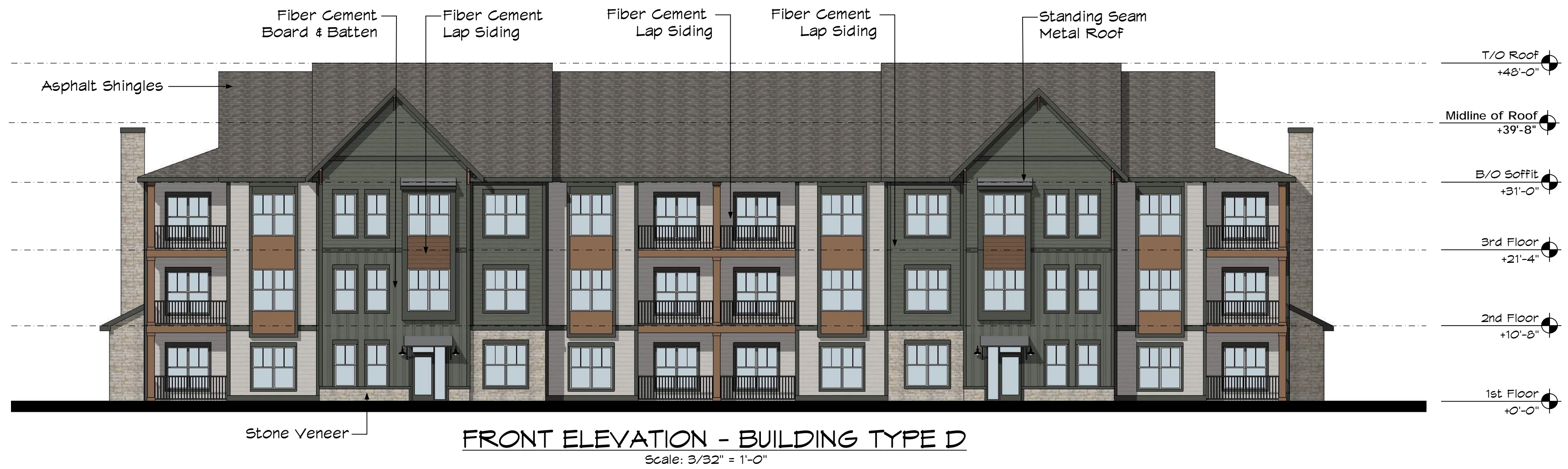


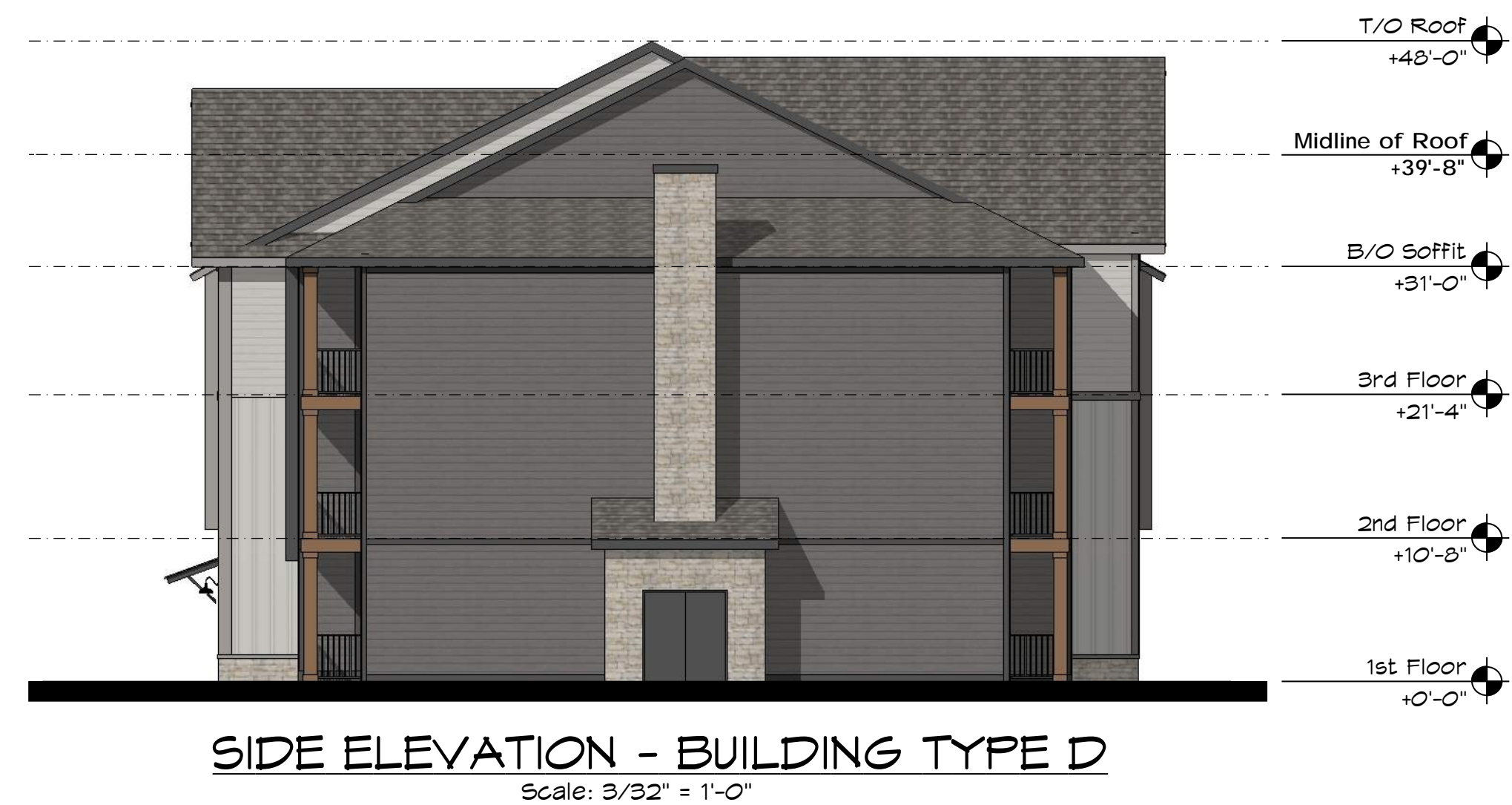
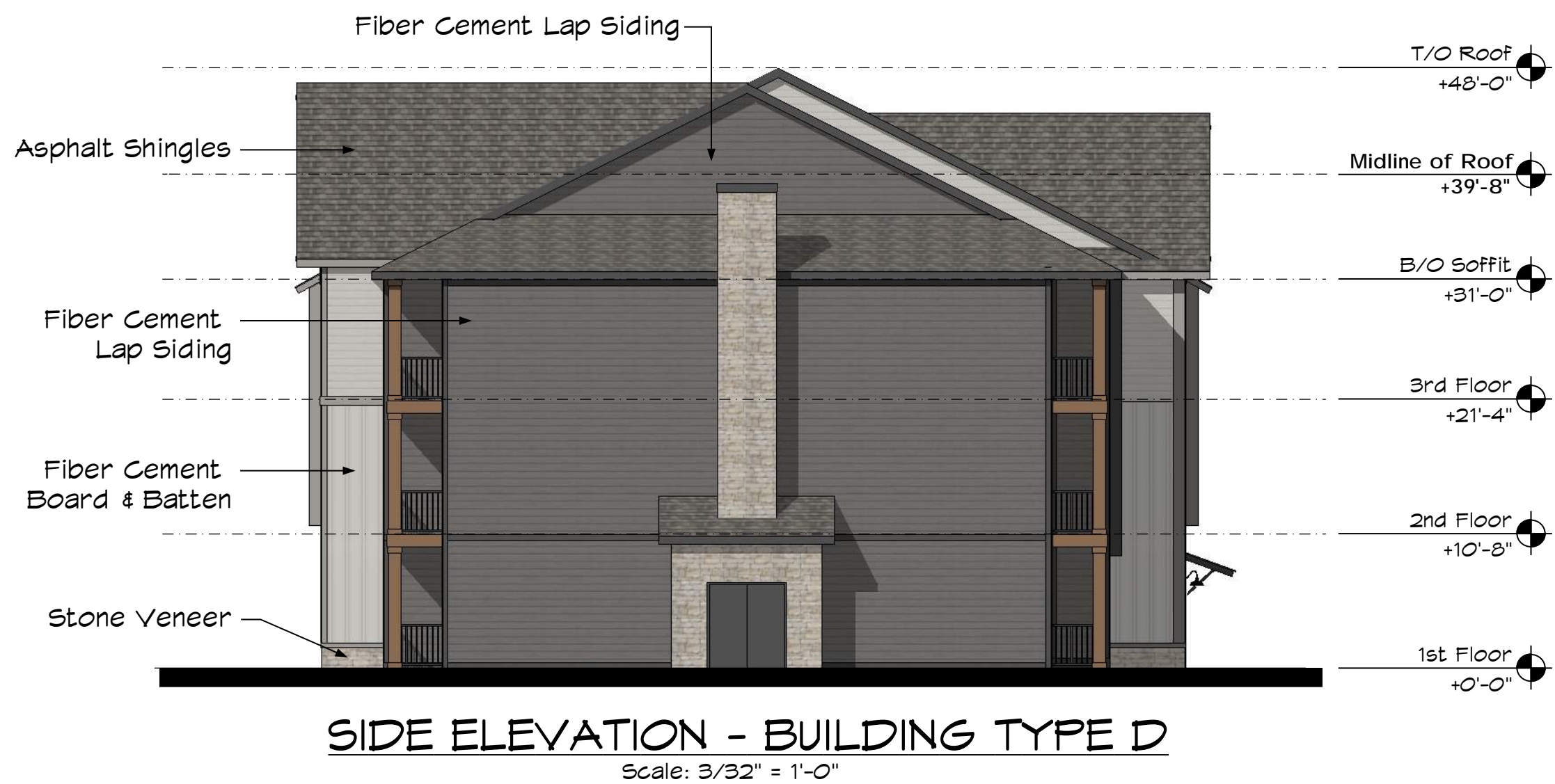
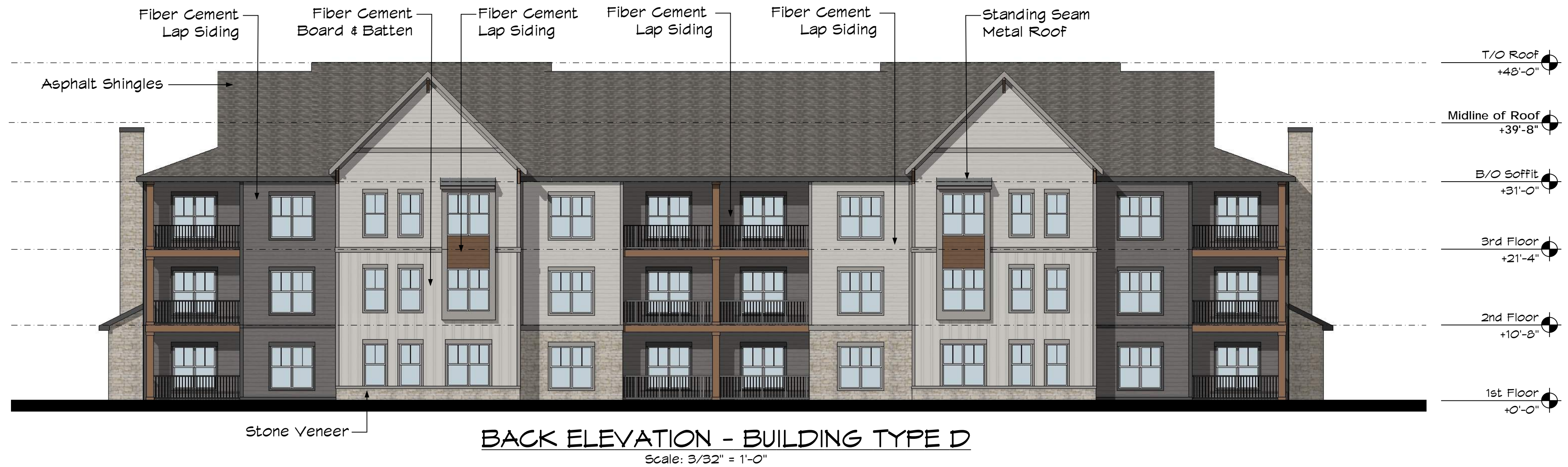
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Scale: 3/32" = 1'-0"

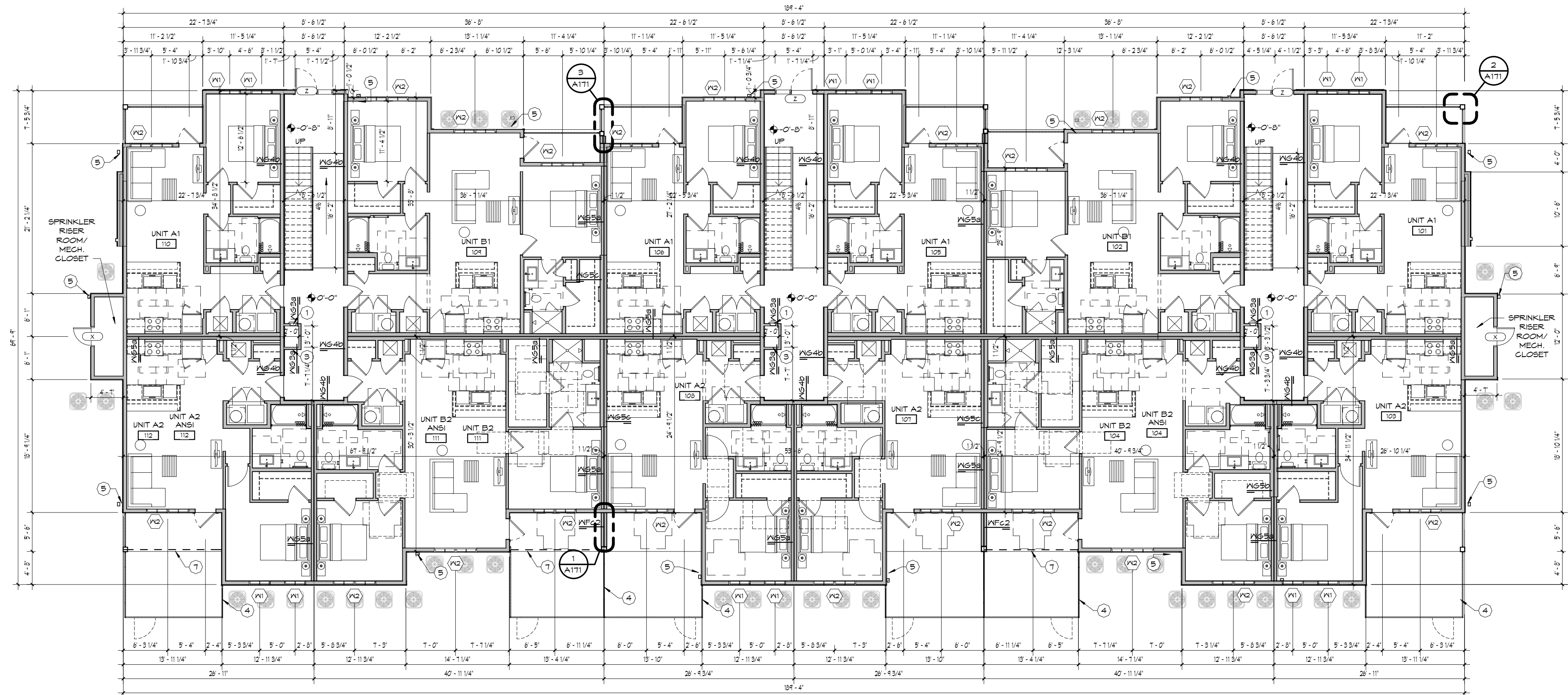


SIDE ELEVATION - BUILDING TYPE C
Scale: 3/32" = 1'-0"



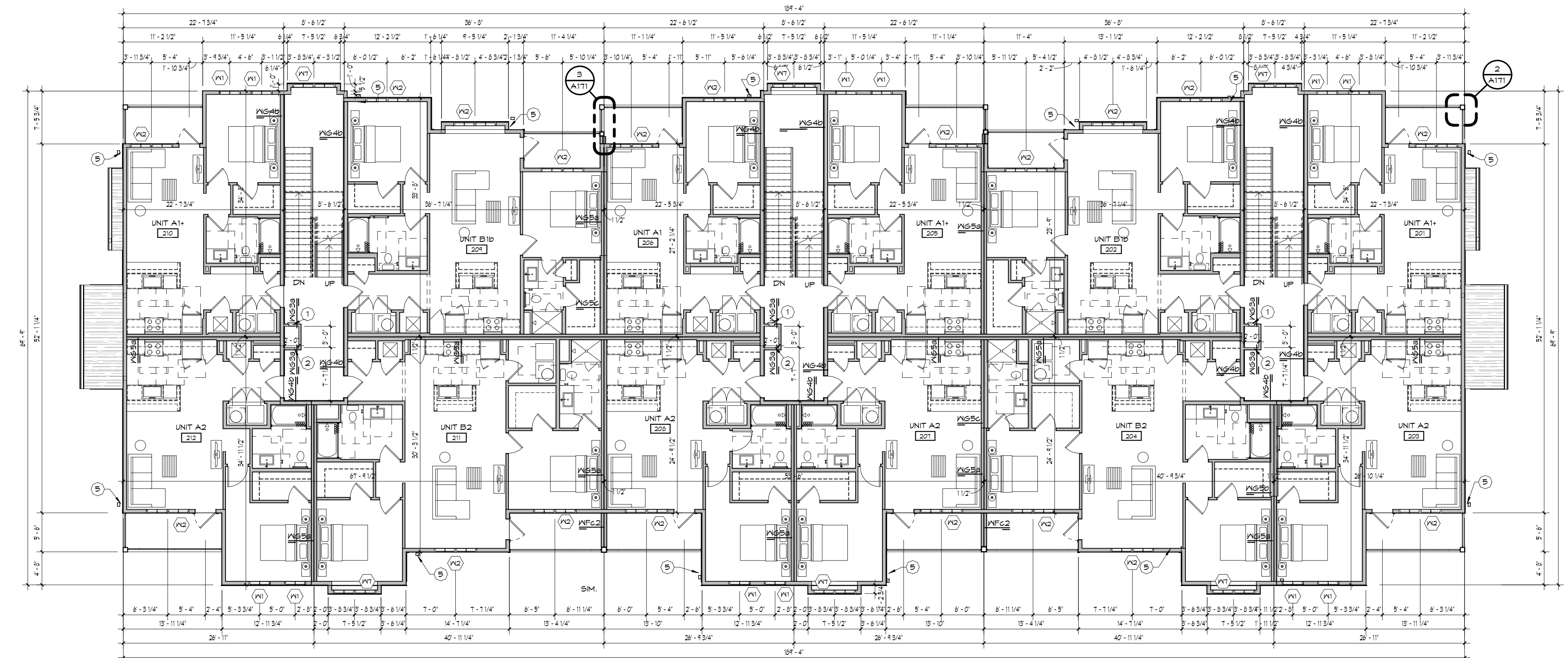






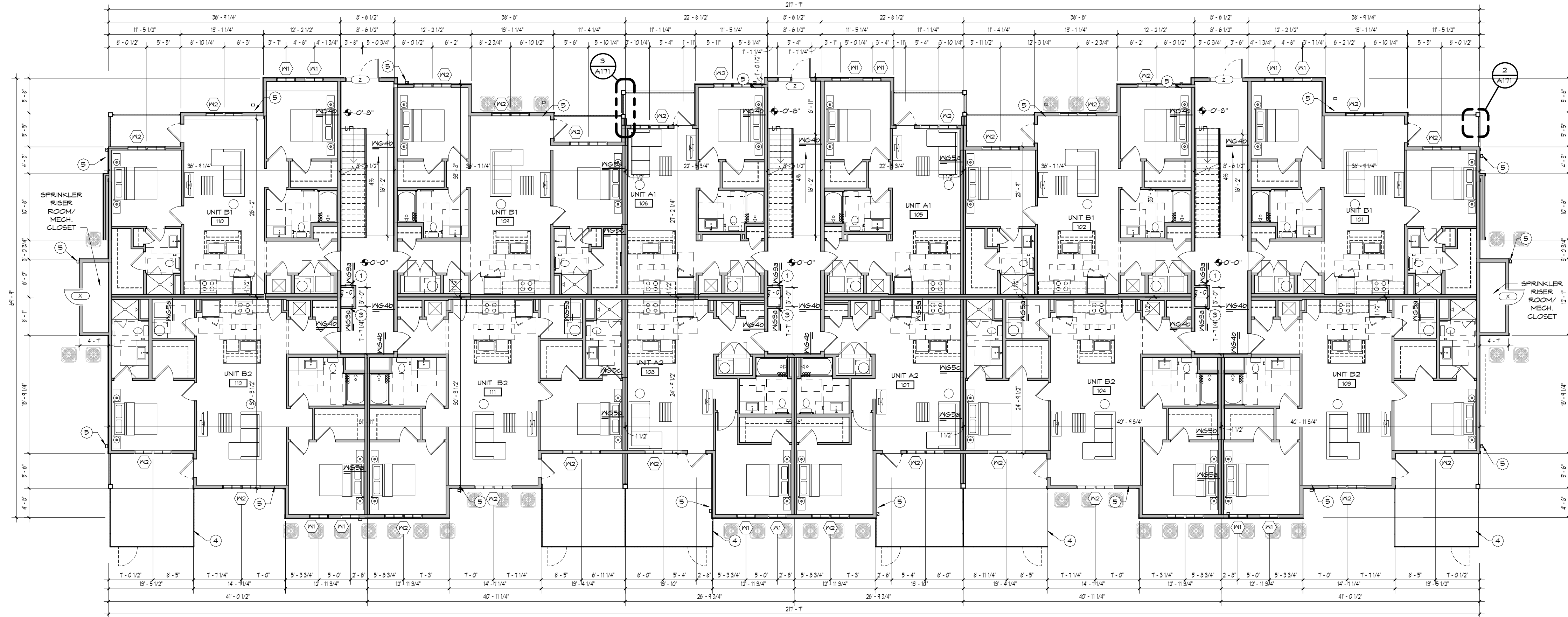
FIRST FLOOR PLAN - BUILDING TYPE A

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



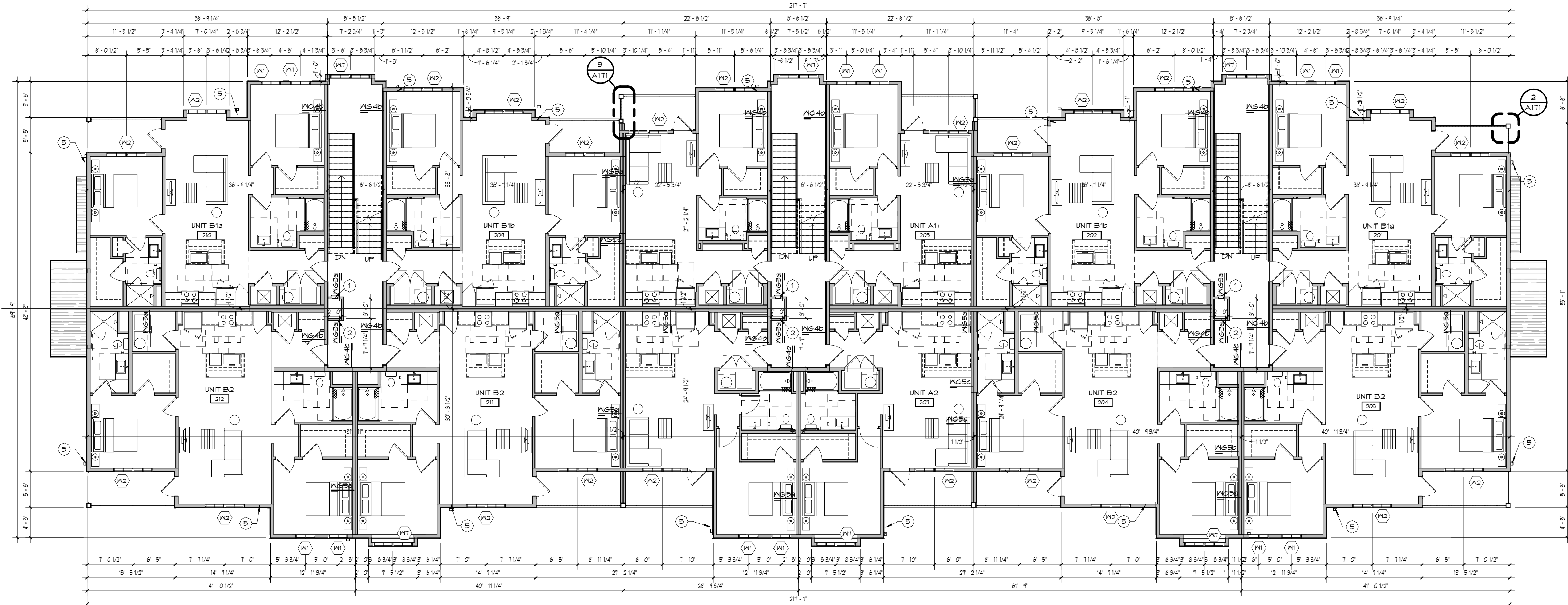
UPPER FLOOR PLAN - BUILDING TYPE A

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



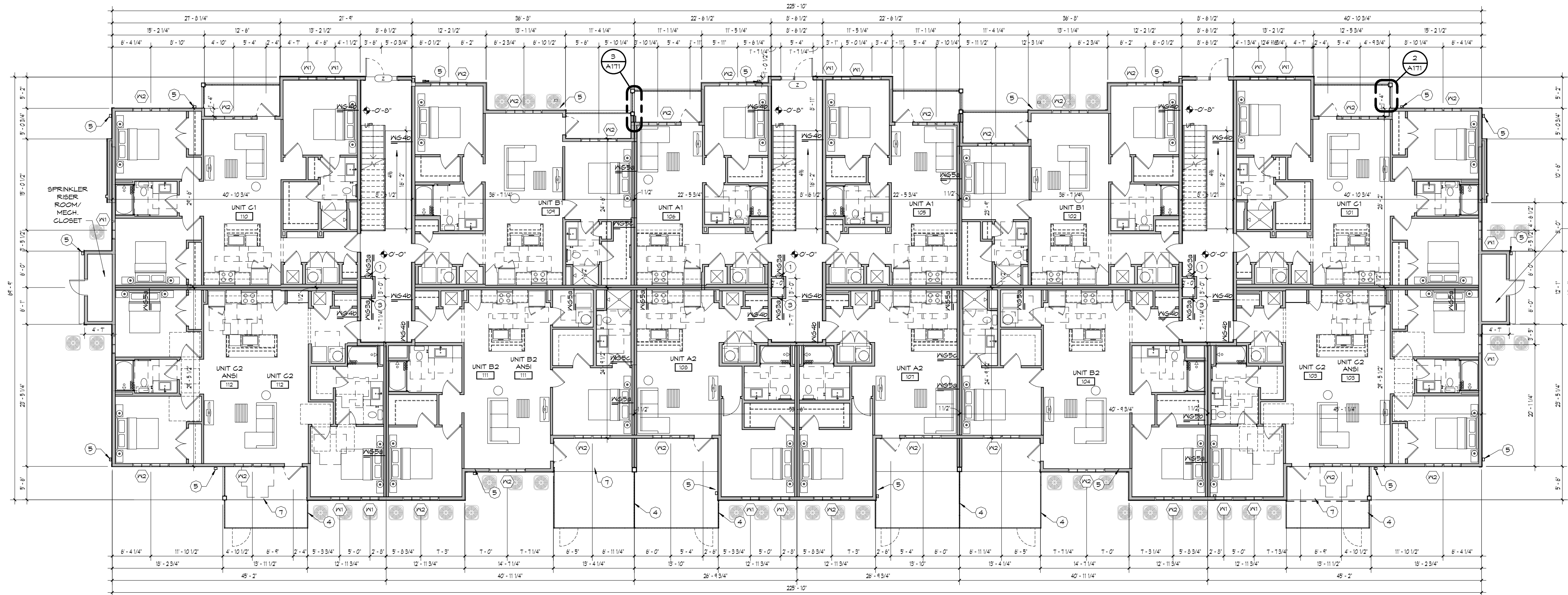
FIRST FLOOR PLAN - BUILDING TYPE B

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



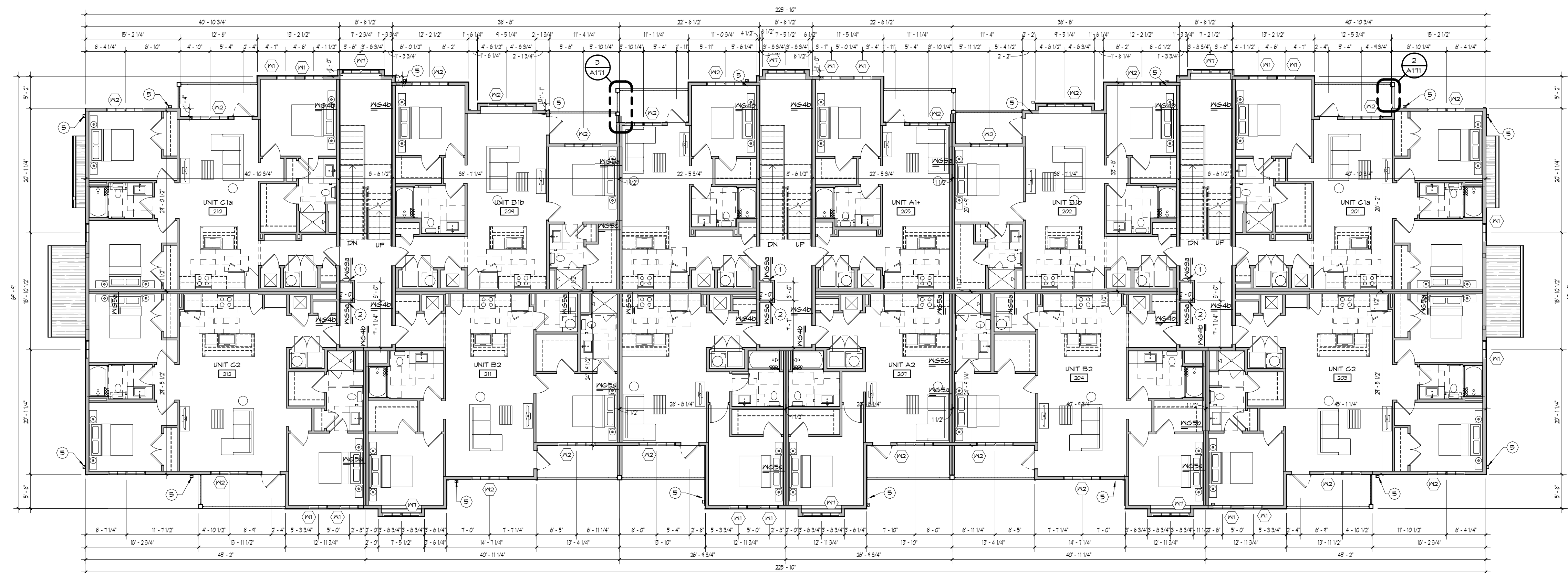
UPPER FLOOR PLAN - BUILDING TYPE B

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



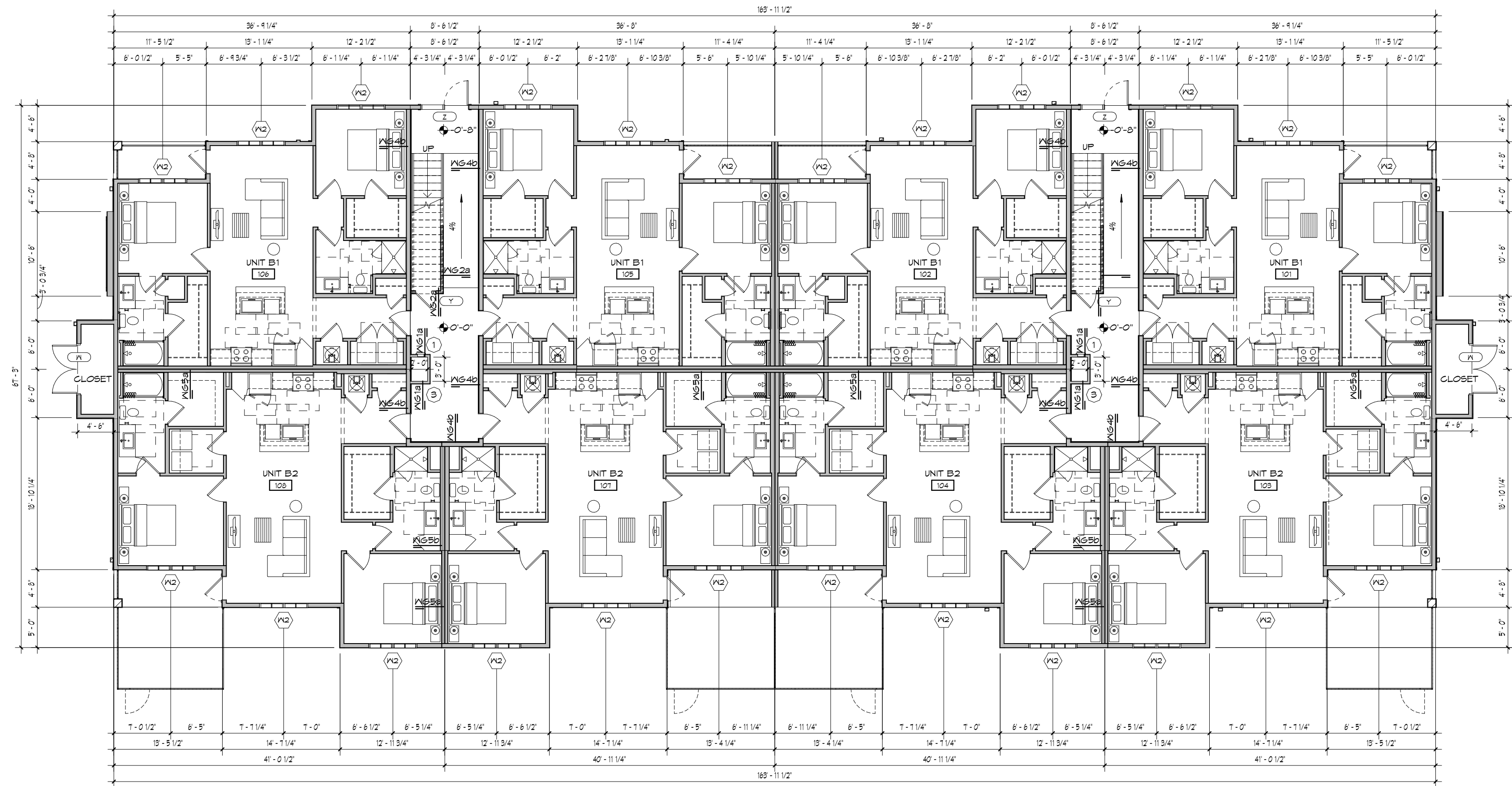
FIRST FLOOR PLAN - BUILDING TYPE C

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



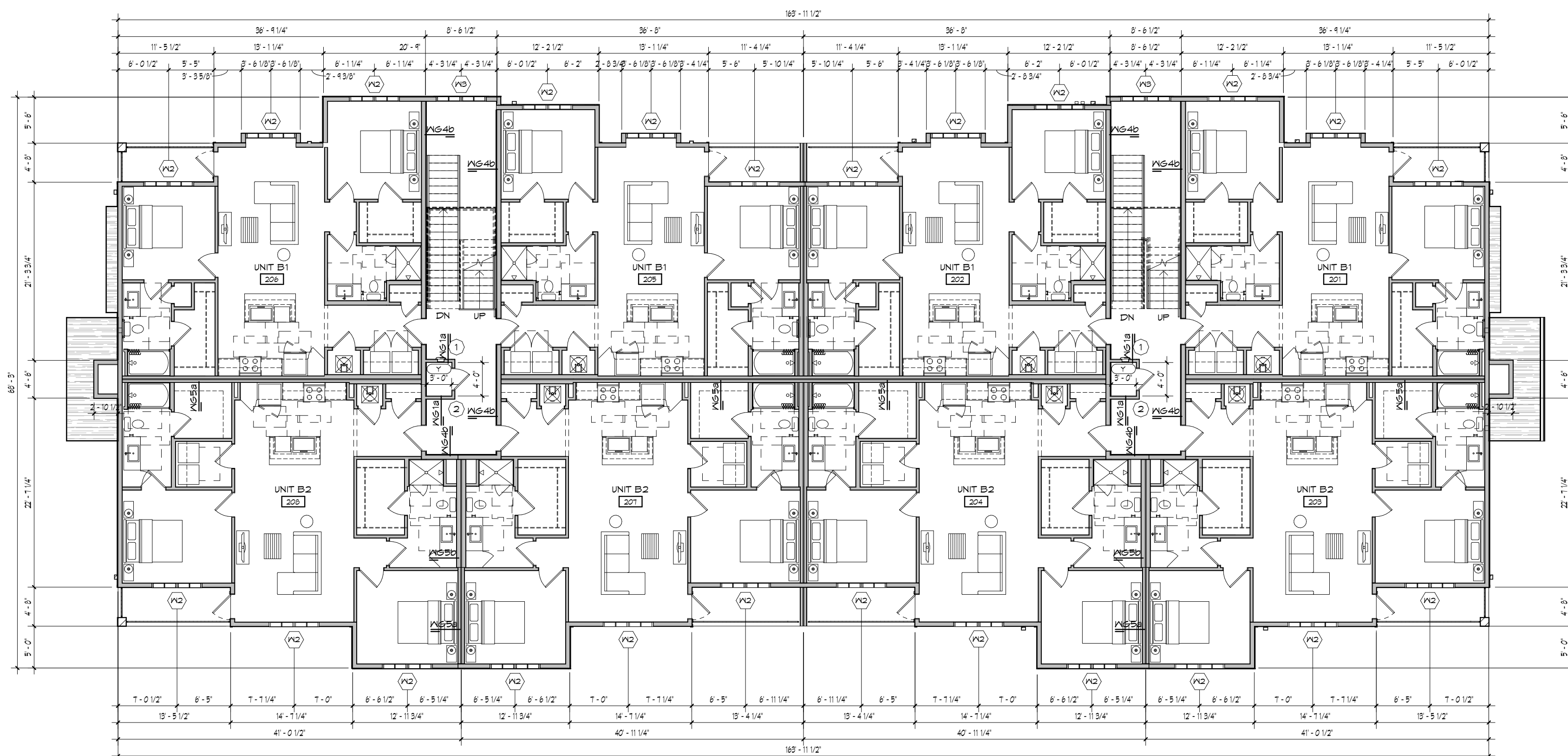
UPPER FLOOR PLAN - BUILDING TYPE C

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



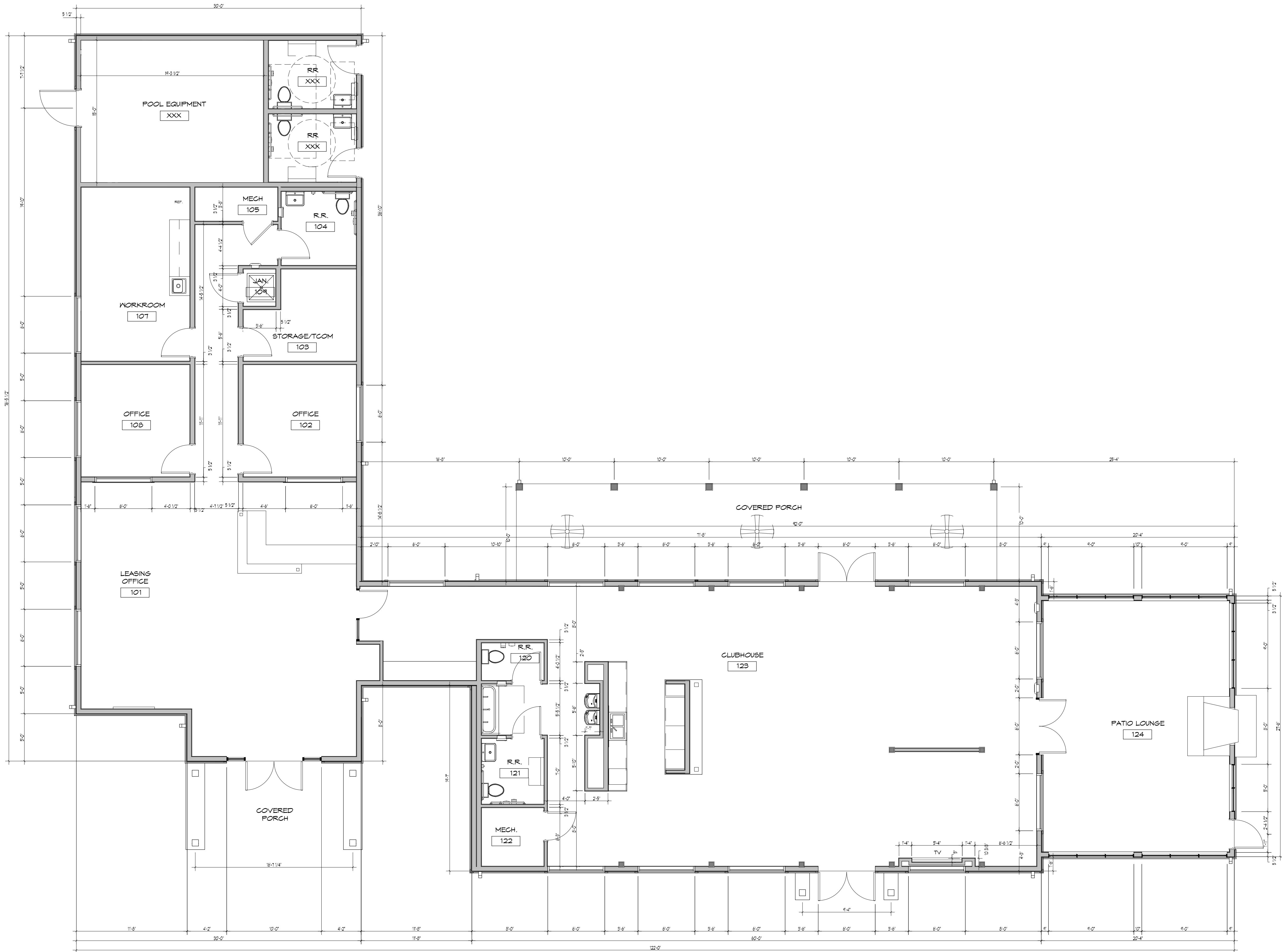
FIRST FLOOR PLAN - BUILDING TYPE D

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



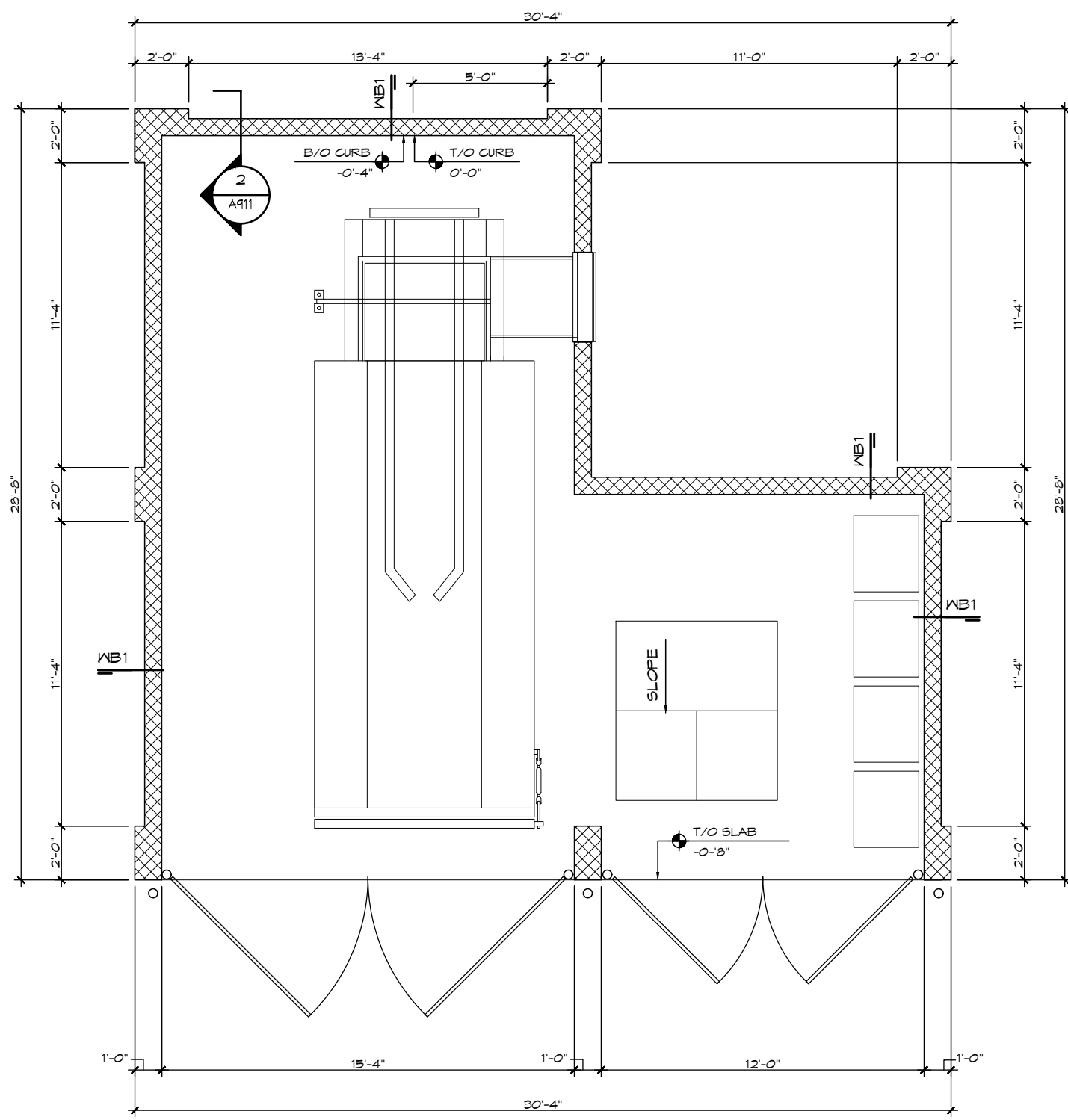
UPPER FLOOR PLAN - BUILDING TYPE D

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

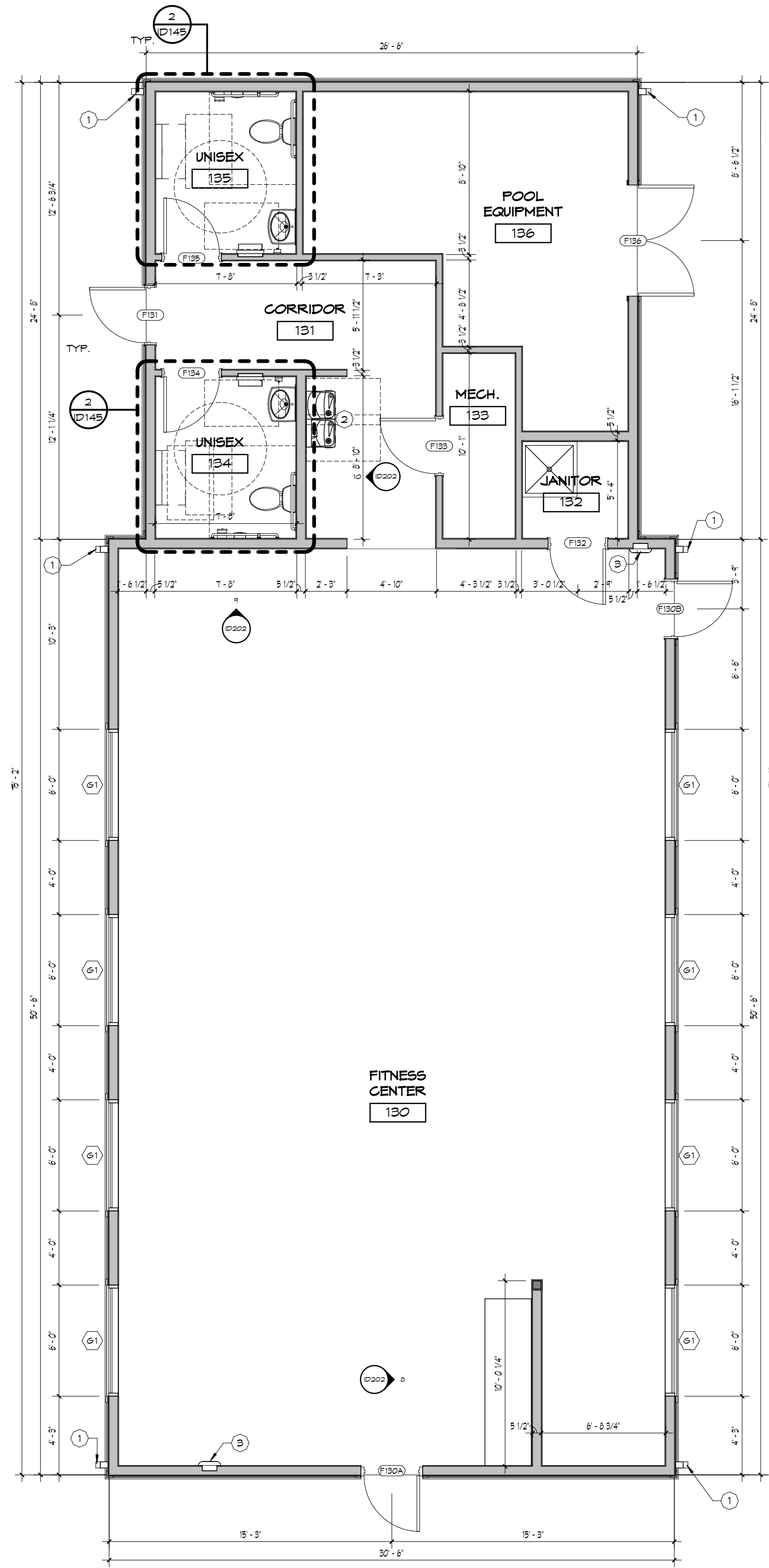


CLUBHOUSE FLOOR PLAN

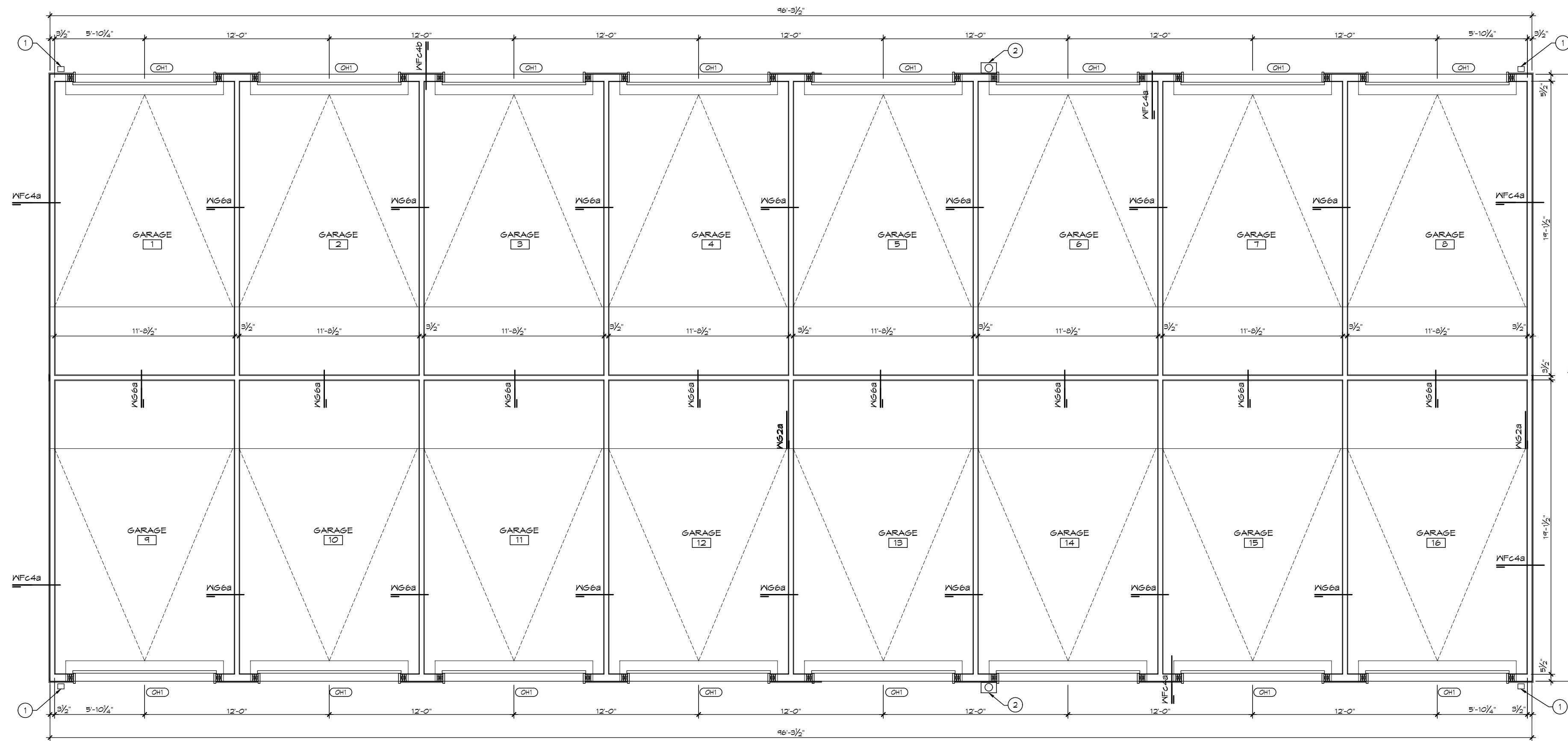
Scale: 3/16" = 1'-0"



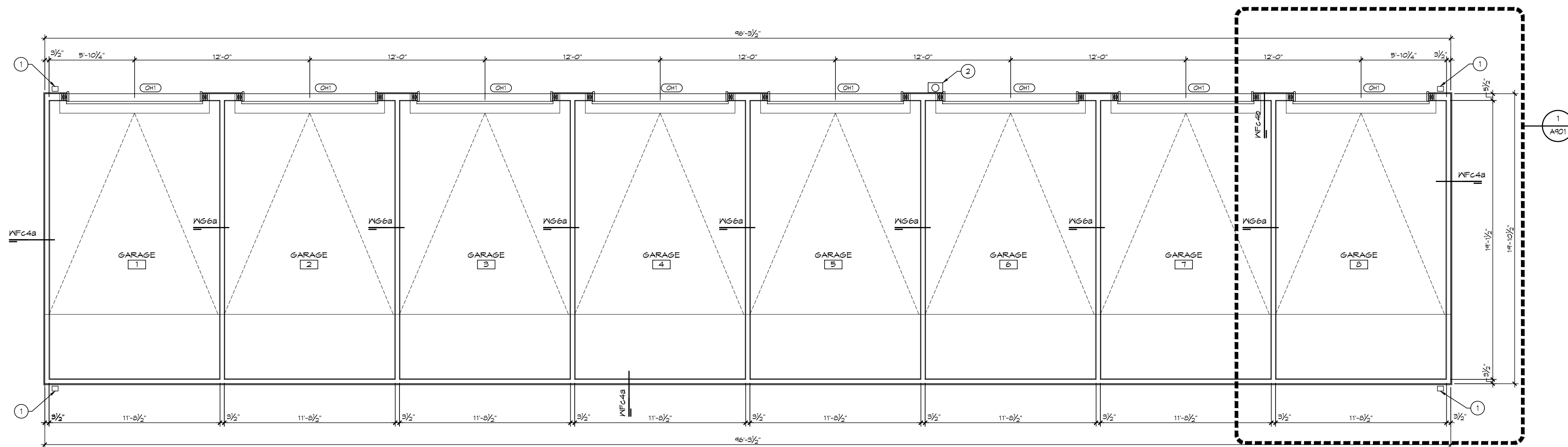
TRASH ENCLOSURE
Scale: 3/16" = 1'-0"



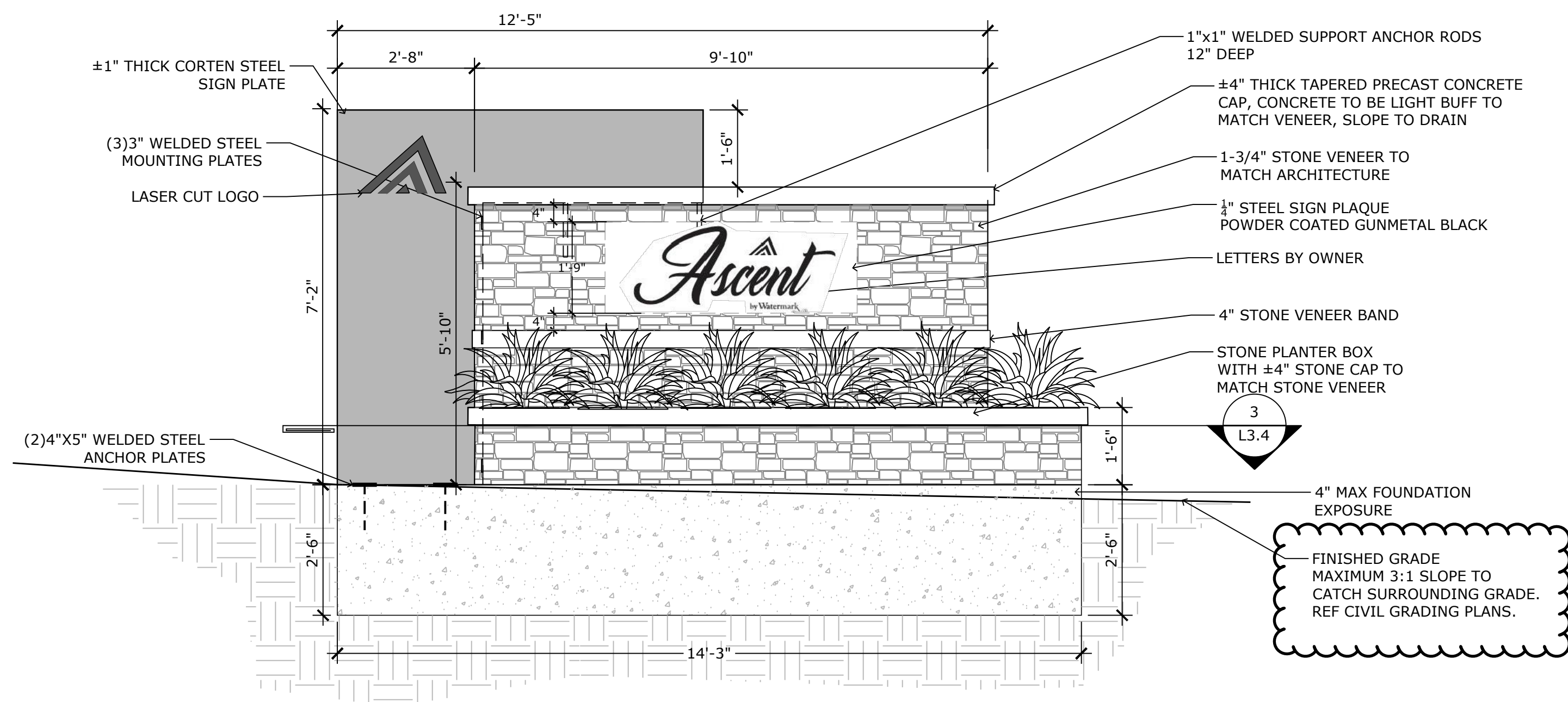
FITNESS FLOOR PLAN
Scale: 3/16" = 1'-0"



16-BAY GARAGE PLAN
Scale: 3/16" = 1'-0"

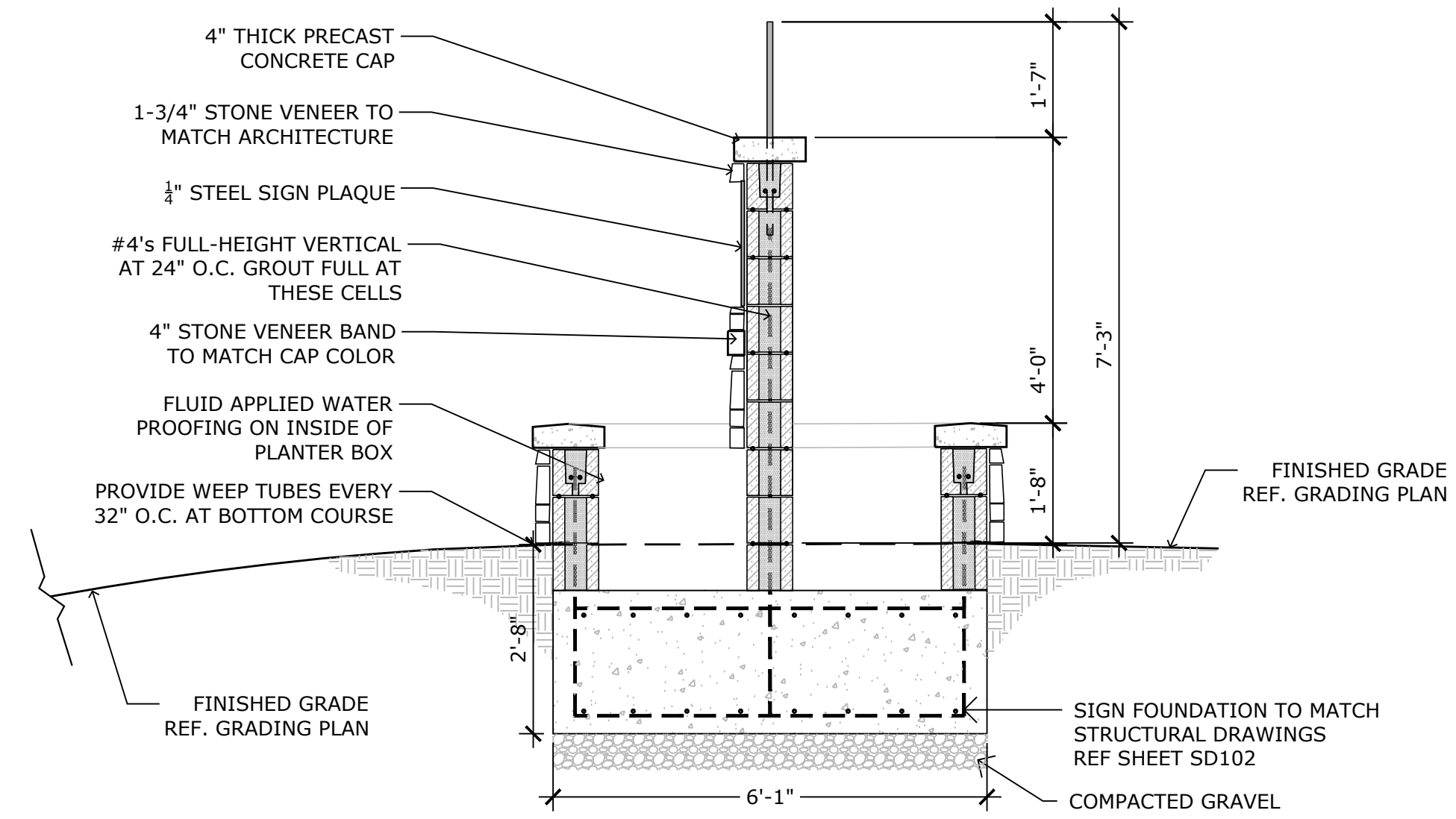


8-BAY GARAGE PLAN
Scale: 3/16" = 1'-0"



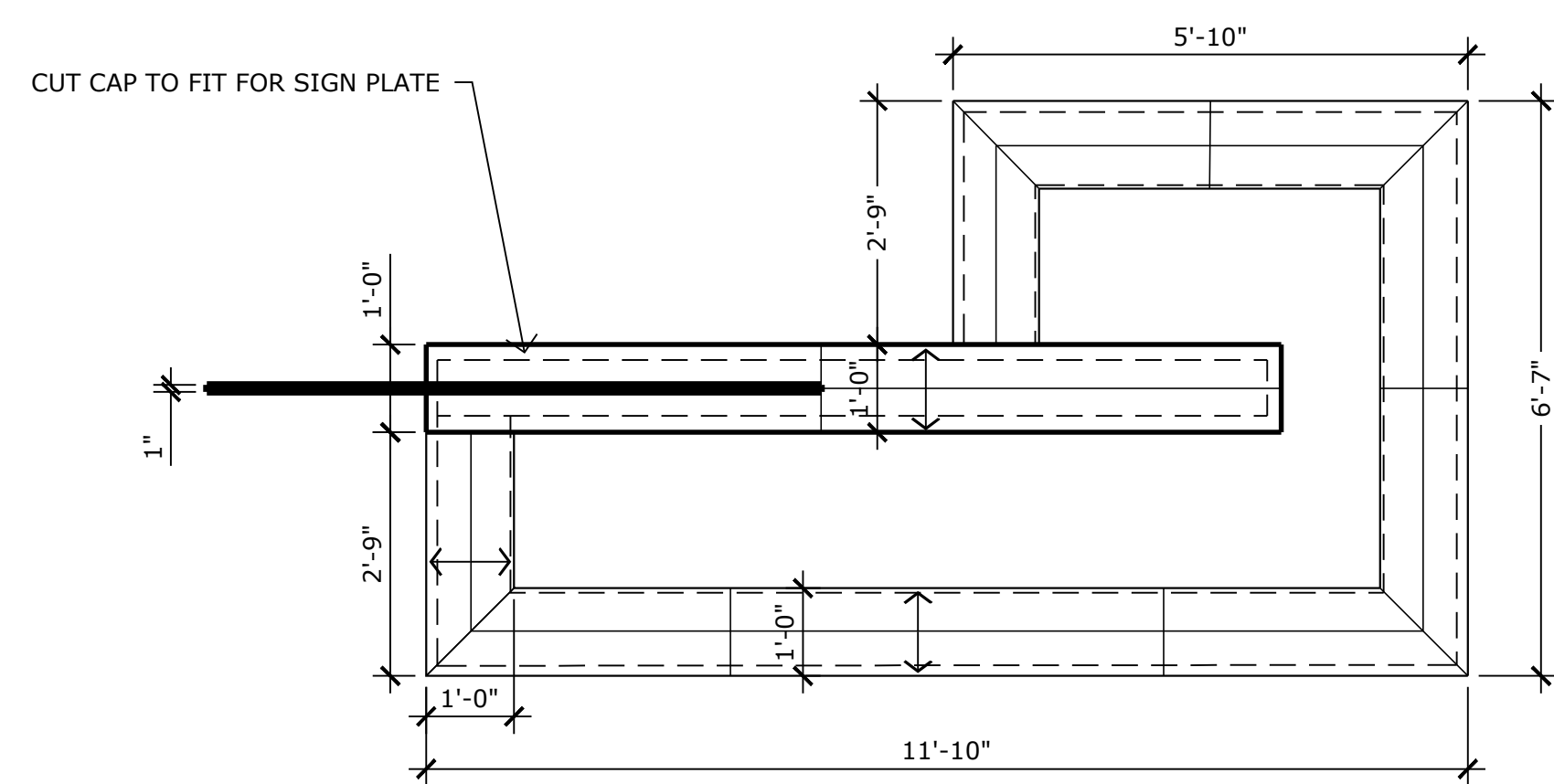
1
L3.4 MAIN MONUMENT SIGN - FRONT ELEVATION

1/2" = 1'-00"



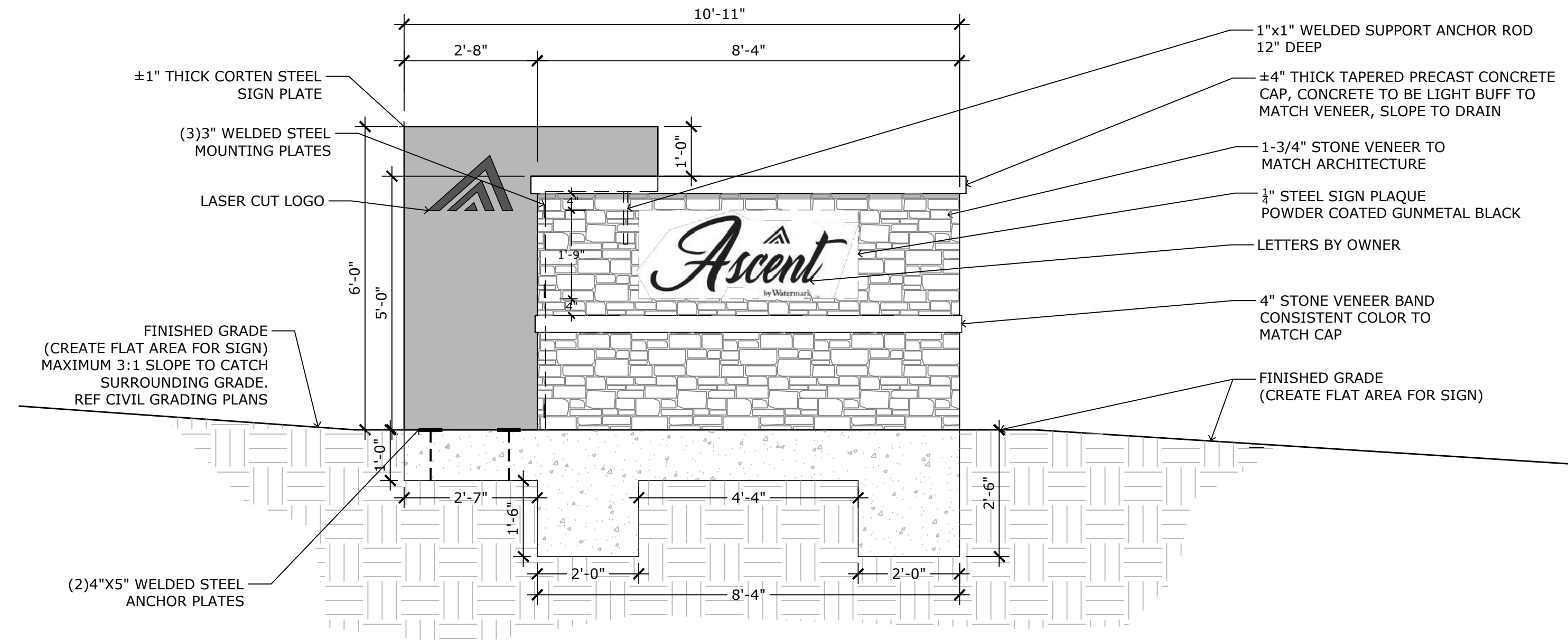
4
L3.4 MAIN MONUMENT SIGN SECTION

1/2" = 1'-00"



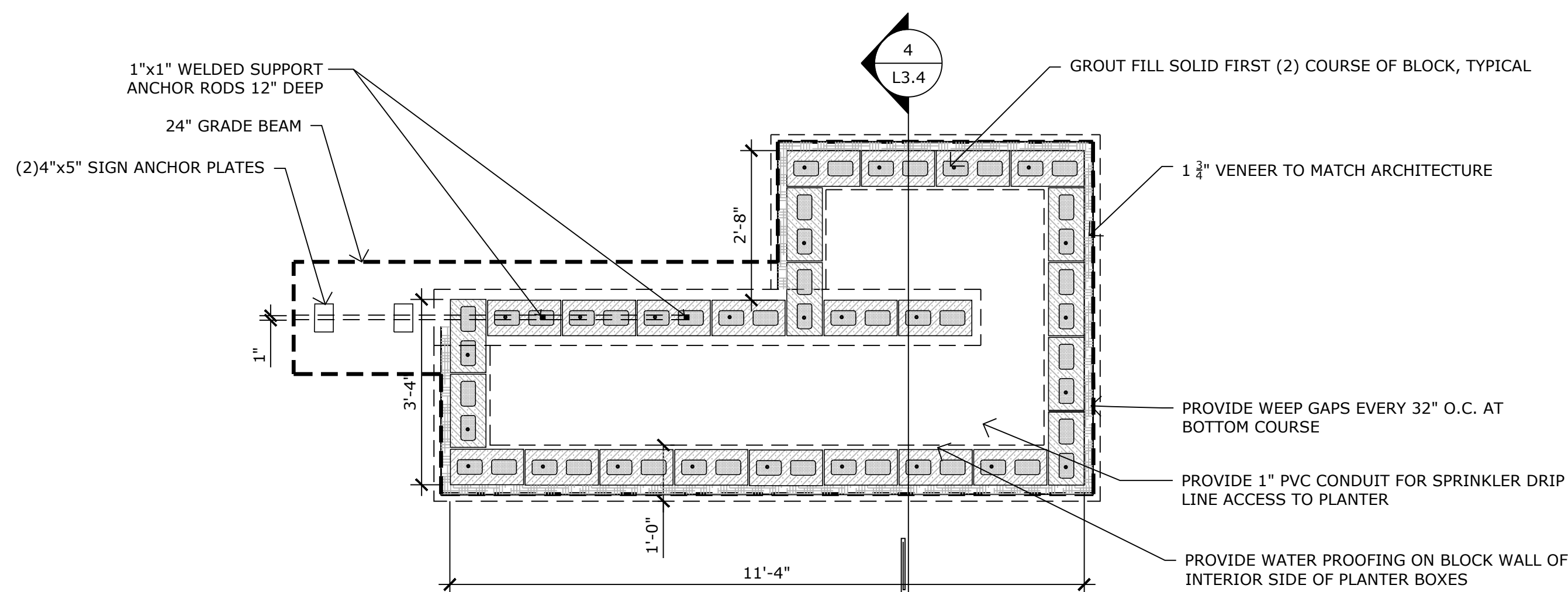
2
L3.4 MAIN MONUMENT SIGN - CAPSTONE PLAN

1/2" = 1'-00"



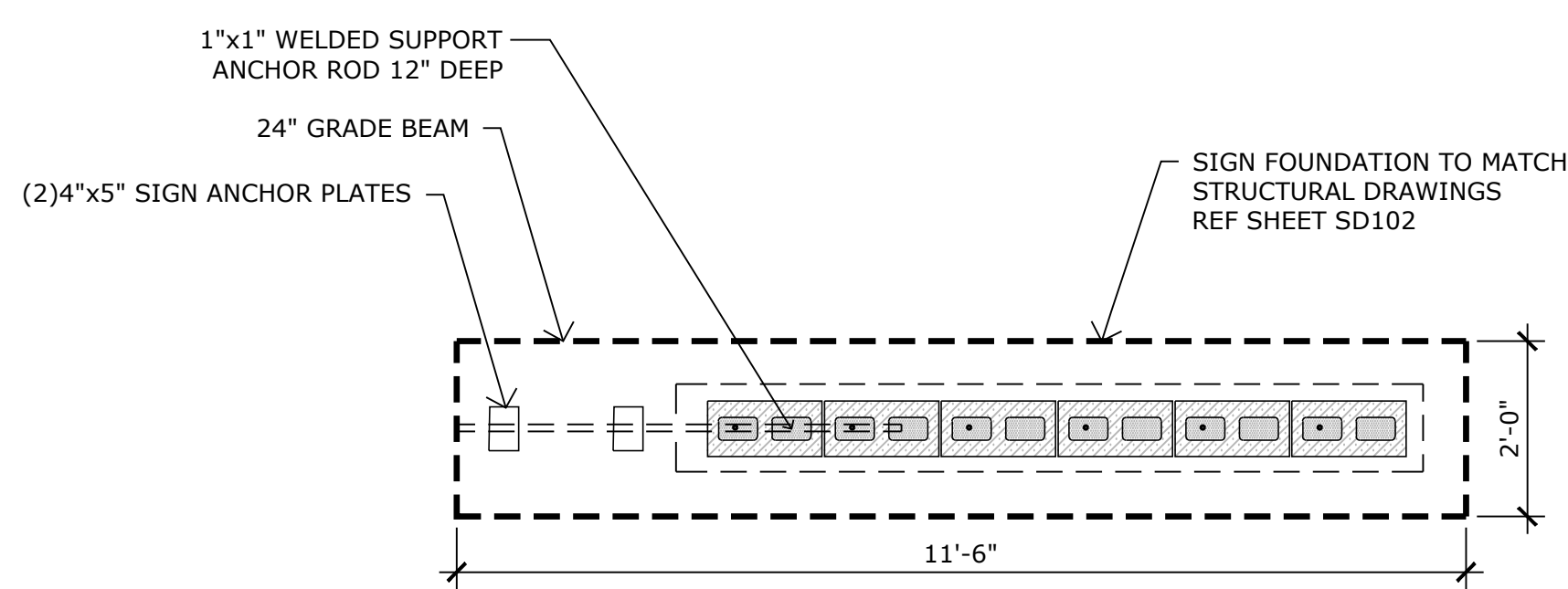
5
L3.4 SECONDARY SIGN - FRONT ELEVATION

1/2" = 1'-00"



3
L3.4 MAIN MONUMENT SIGN - CONSTRUCTION DETAIL

1/2" = 1'-00"



6
L3.4 SECONDARY SIGN - CONSTRUCTION DETAIL

1/2" = 1'-00"