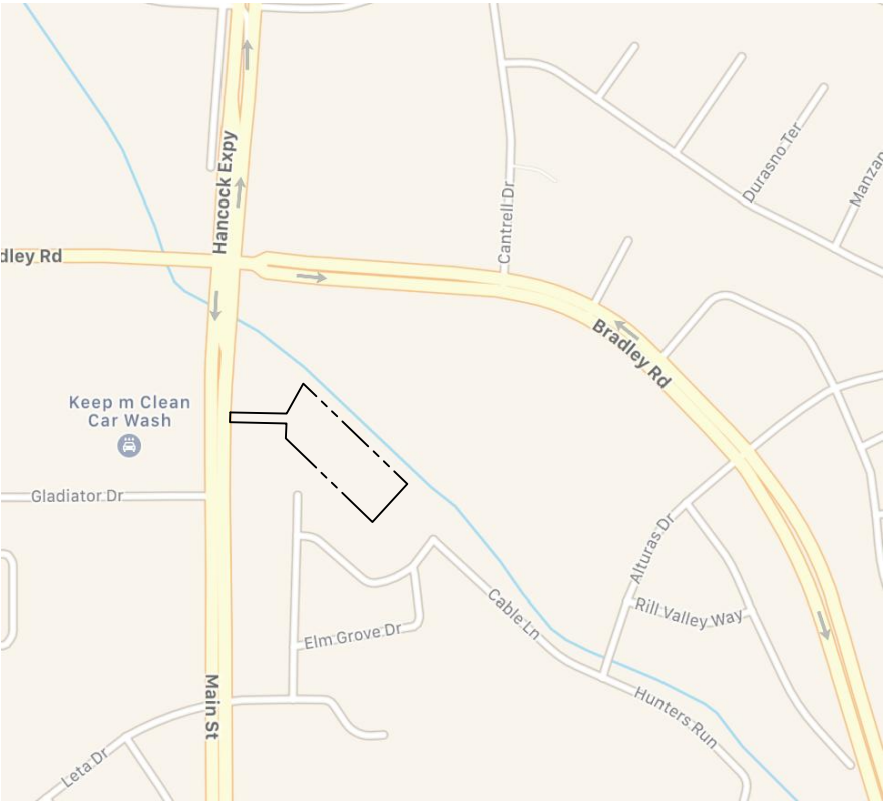


**LANDSCAPE NOTE:**  
Applicant is familiar with the landscape requirements listed in section 6.2.2(D)2(B) of the Code and is requesting an alternative landscape plan that will minimize visibility from the residential lots by placing 1 tree every 25 feet (with 1/3 of the trees being evergreen) around the concrete apron instead of the entire common parcel line.

**ACCESSIBILITY NOTE:**  
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 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.



VIEW OF NEW BUILDING



VICINITY MAP

N.T.S.

CONTACTS

<b>OWNER:</b>	<b>CONTACT:</b> PAUL FARICY p. 719.491.8011 e. pfaricy@faricy.com
<b>ARCHITECT:</b>	ECHO ARCHITECTURE 4 SOUTH WAHSATCH AVE #120 COLORADO SPRINGS, CO 80903  <b>CONTACT:</b> SCOTT SCHUSTER p. 719.387.7836 e. scott@echo-arch.com
<b>CIVIL:</b>	RMG - ROCKY MOUNTAIN GROUP 2910 AUSTIN BLUFFS PARKWAY COLORADO SPRINGS, CO 80918  <b>CONTACT:</b> RICHIE LYON p. 719.488.2145 e. rlyon@rmg-engineers.com
<b>LANDSCAPE:</b>	KRISTIN HEGGEM 2009 NORTH FRANKLIN STREET COLORADO SPRINGS, CO 80907  <b>CONTACT:</b> KRISTIN HEGGEM p. 719.339.9393 e. kwheggem@icloud.com
<b>ELECTRICAL:</b>	MCSHEA CONSULTING LLC 4445 NORTHPARK DR #200 COLORADO SPRINGS, CO 80907  <b>CONTACT:</b> RYAN FRERICHS p. 719.358.8208 e. ryan@mcsheiconsulting.com

SHEET INDEX

1/8	COVER & SITE PLAN
2/8	FLOOR PLAN
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5/8	GRADING & DRAINAGE
6/8	UTILITY SERVICES LAYOUT
7/8	LANDSCAPE PLAN
8/8	SITE LIGHTING PLAN

SITE LEGEND

	NEW 4" THICK CONCRETE SLAB W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
	EXISTING BUILDING FOOTPRINT
	NEW BUILDING FOOTPRINT
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	LOT LINE
	(E) 6' HIGH CEDAR FENCE UNO
	PROPOSED GRADE / FINISH FLOOR (FEET)

PROJECT DATA

<b>PROJECT SUMMARY:</b>	NEW METAL BUILDING TO EXISTING LOT
<b>PROJECT ADDRESS:</b>	1875 MAIN STREET COLORADO SPRINGS CO 80911
<b>TSN:</b>	6501312002
<b>LEGAL DESCRIPTION:</b>	LOT 2 ELM GROVE VILLA SUBDIVISION
<b>COUNTY ZONING:</b>	CC (COMMERCIAL COMMUNITY)
<b>PROJECT TYPE:</b>	COMMERCIAL
<b>BUILDING USE:</b>	INDOOR BOAT & RV STORAGE

BUILDING/SITE DATA

<b>TOTAL SITE AREA:</b>	70,567 S.F. (1.62 ACRES)
<b>BUILDING FOOTPRINT:</b>	4,800 S.F.
<b># OF STORIES:</b>	1
<b>BUILDING HEIGHT:</b>	22'-3"
<b>PROPOSED LOT COVERAGE:</b>	7%
<b>IMPERVIOUS AREA:</b>	NEW CONC.: 14,750 S.F. BUILDING PAD: 4,800 S.F. TOTAL NEW: 19,550 S.F. (E) ASPHALT DRIVE: 5,150 S.F. TOTAL (E) + NEW: 24,700 S.F. (0.57 ACRES)

<b>PARKING:</b>	1 VAN ACCESSIBLE 3 STANDARD STALLS TOTAL: 4 STALLS
-----------------	--

Approved  
By: Craig Dossey, Executive Director  
Date: 06/18/2019  
El Paso County Planning & Community Development

COVER & SITE PLAN  
PCD FILE NO: PPR198

ECHO

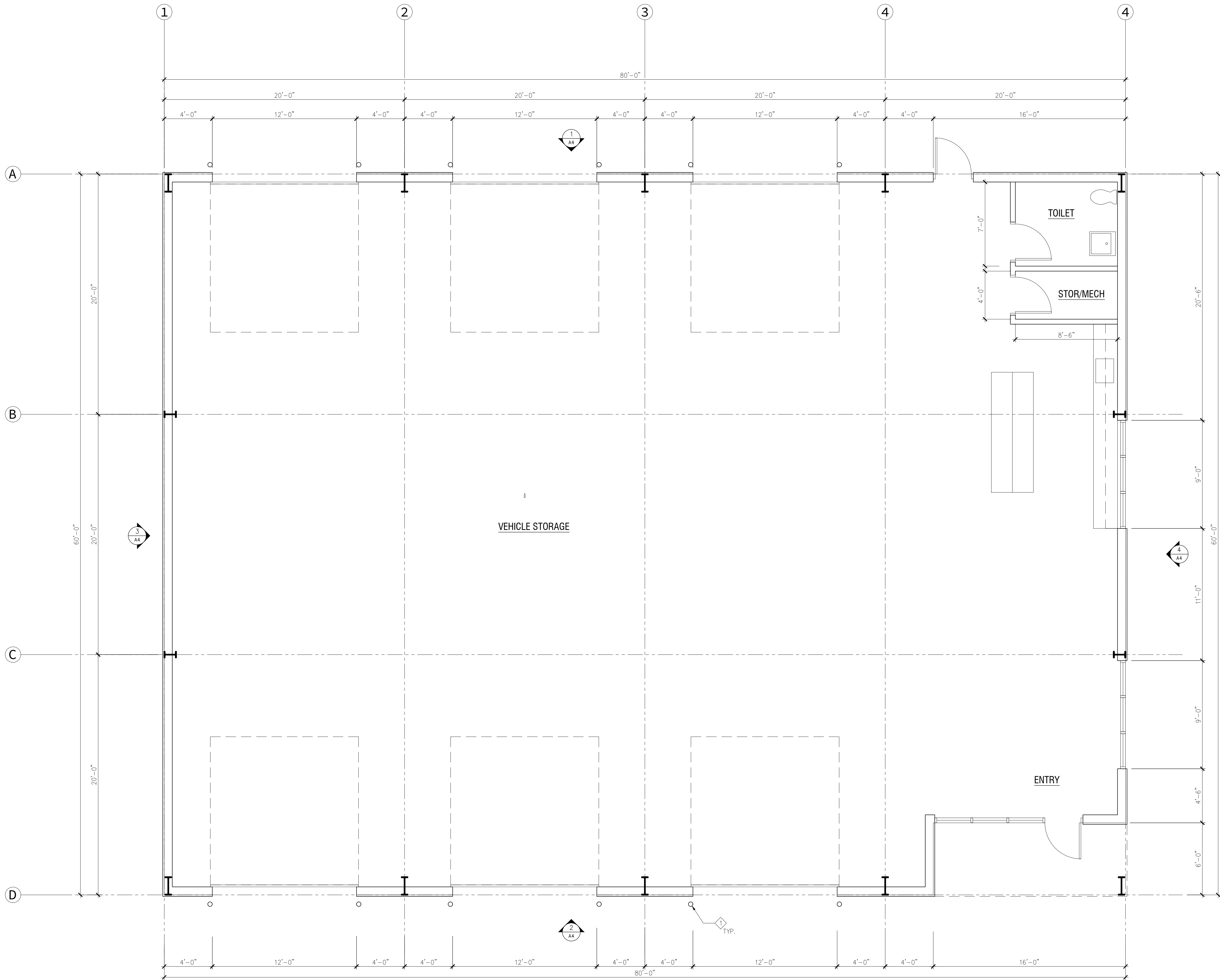
2018-016-FARICY  
REC BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS  
date: 02.15.2019  
phase: DEVELOPMENT PLAN  
drawn by: SMS  
1/8

04.18.2019  
RESUBMITTAL  
02.15.2019  
DP SUBMITTAL



KEYNOTES

STEEL BOLLARD



REVISIONS		
1	RESUBMITTAL	04.18.2019

FLOOR PLAN  
PCD FILE NO: PPR198

ECHO

2018-016-FARICY  
REC BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS

date:  
02.15.2019  
phase:  
DEVELOPMENT PLAN  
drawn by:  
SMS

Echo Architecture, LLC  
4 S. Main Street, #119  
Colorado Springs, CO 80903  
www.echo-arch.com  
t. 719.387.7836

2/8

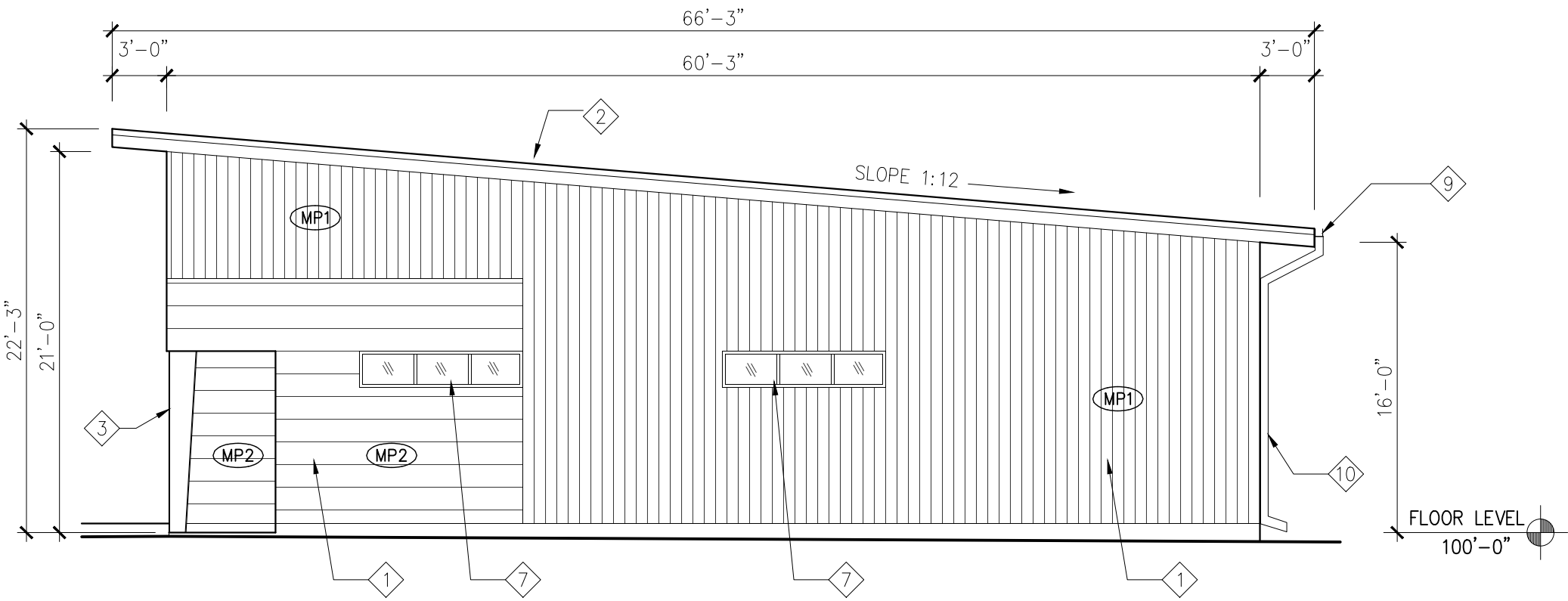
1 FLOOR PLAN  
1/4" = 1'-0"

KEYNOTES

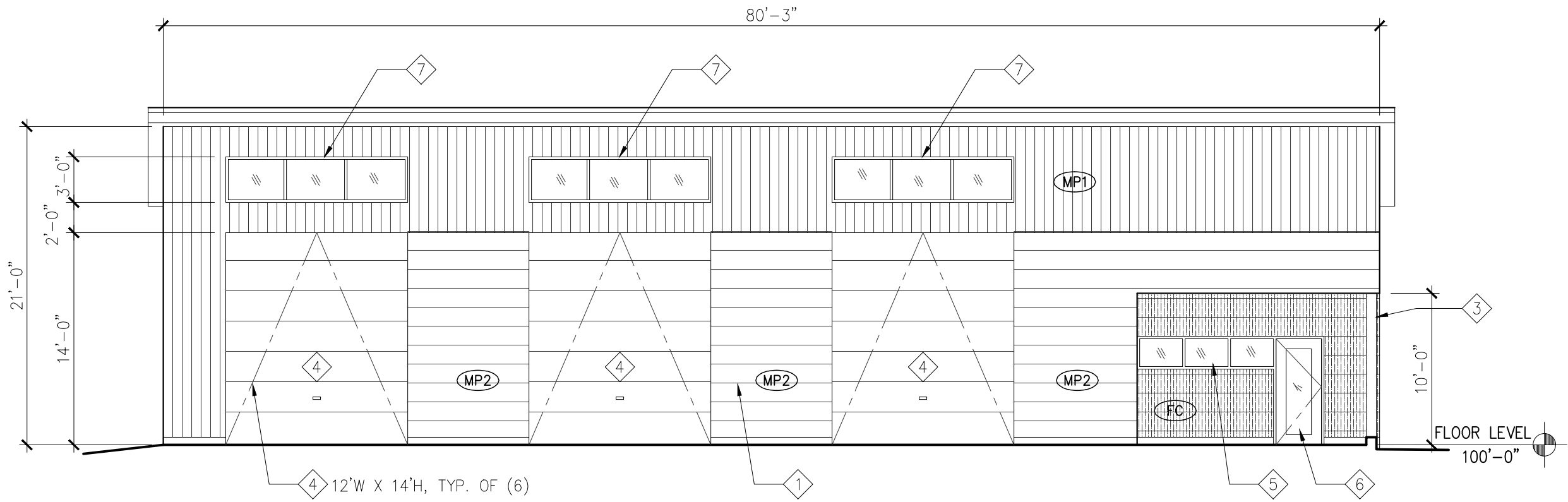
- 1 SIDING, TYPE AS INDICATED
- 2 METAL ROOFING
- 3 STEEL COLUMN
- 4 OVERHEAD SECTIONAL DOOR
- 5 ALUMINUM STOREFRONT
- 6 ENTRY DOOR
- 7 ALUMINUM CLAD WINDOW
- 8 INSULATED HOLLOW METAL DOOR
- 9 SHEET METAL GUTTER
- 10 SHEET METAL DOWNSPOUT
- 11 ELECTRIC METER
- 12 GAS METER
- 13 6" CURB AT FDN, TYP.

ELEVATION LEGEND:

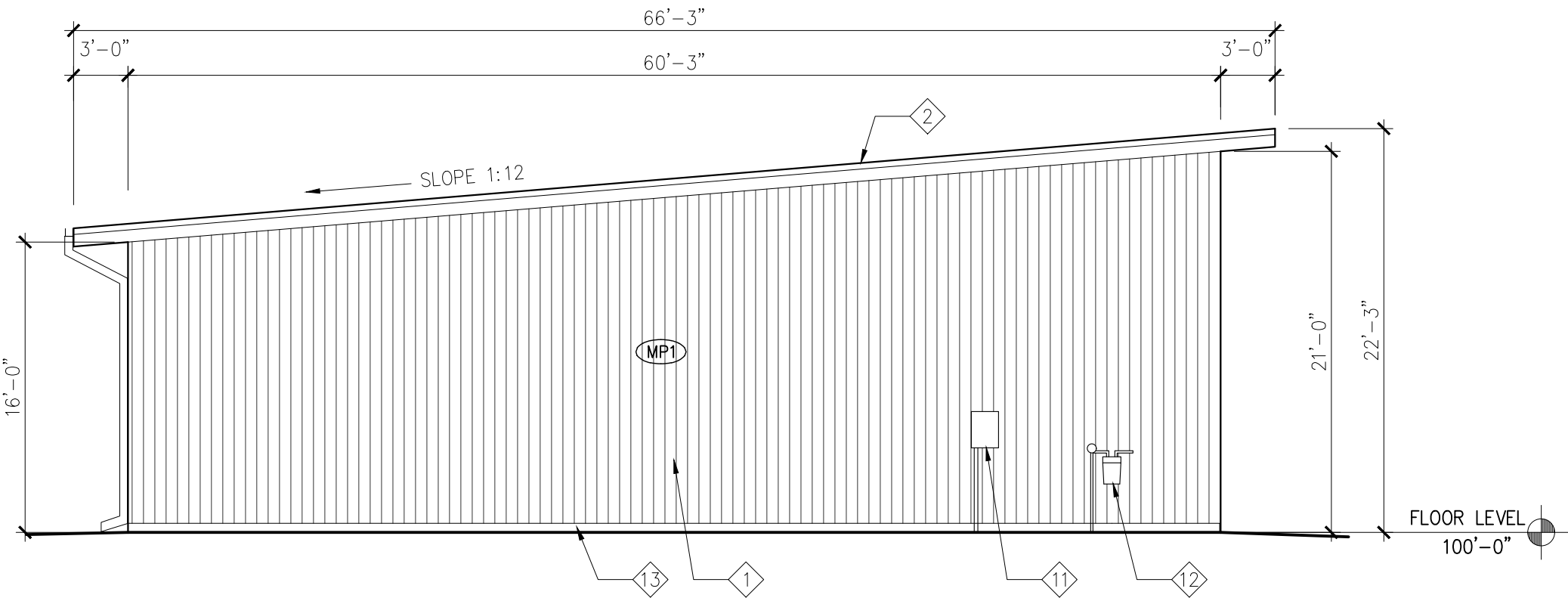
- MP1 METAL PANEL SIDING, TYPE 1
- MP2 METAL PANEL SIDING, TYPE 2
- FC FIBER-CEMENT BOARD SIDING



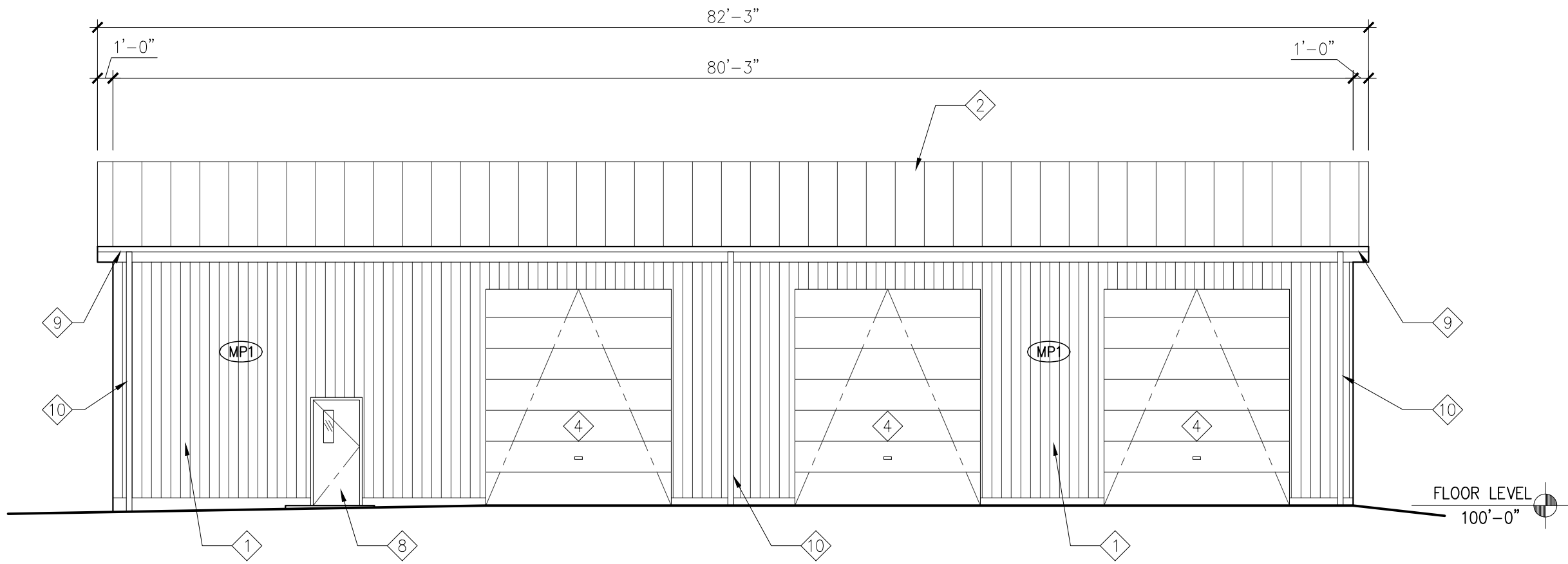
4 SOUTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"

REVISIONS		
1	RESUBMITTAL	04.18.2019

EXTERIOR ELEVATIONS  
PCD FILE NO: PPR198

ECHO

2018-016-FARICY  
REC BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS

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t 719.387.7836

date:  
02.15.2019  
phase:  
DEVELOPMENT PLAN  
drawn by:  
SMS

3/8



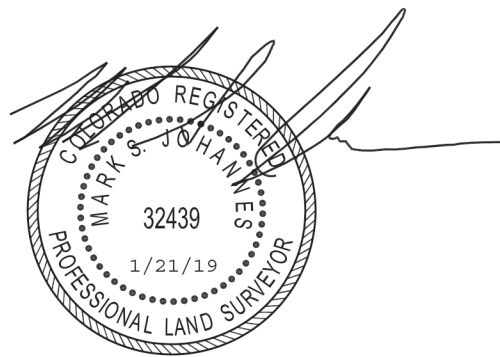
NOTES:

- 1) Bench Mark: FIMS monument DR04 is a 2" Aluminum cap inscribed "CSU FIMS CONTROL DR04" on the concrete base of an electrical vault. Elevation = 5956.94 (NGVD 1929).
- 2) No research was performed for easements or rights of way. Easements shown hereon are from the recorded plat.
- 3) El Paso County Schedule No.: 6501312002
- 4) Address: 1875 Main Street, Colorado Springs, CO.
- 5) This is a topographic map, it is not a Land Survey Plat or Improvement Survey Plat.
- 6) The lineal units used in this drawing are U.S. Survey Feet.
- 7) Snow cover on ground at time of fieldwork, some features may not be shown.

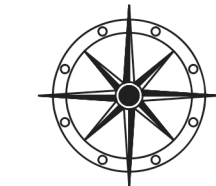
SURVEYORS STATEMENT:

I hereby state to Echo Architecture, exclusively, that this topographic map was prepared by me to the normal standard of care of surveyors practicing in El Paso County, Colorado and is true and correct to the best of my professional knowledge, information and belief.

This statement is neither a warranty or guarantee, either expressed or implied.



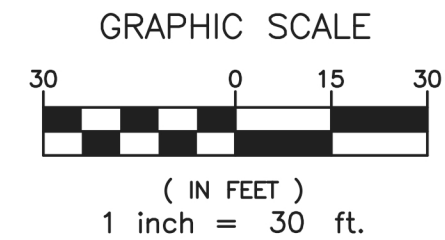
Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLLC.COM

# TOPOGRAPHIC MAP

LOT 2, ELM GROVE VILLA FILING No. 2  
EL PASO COUNTY, COLORADO



REVISIONS:		
1	1/21/19	Add utilities.

SURVEY  
PCD FILE NO: PPR198

## ECHO

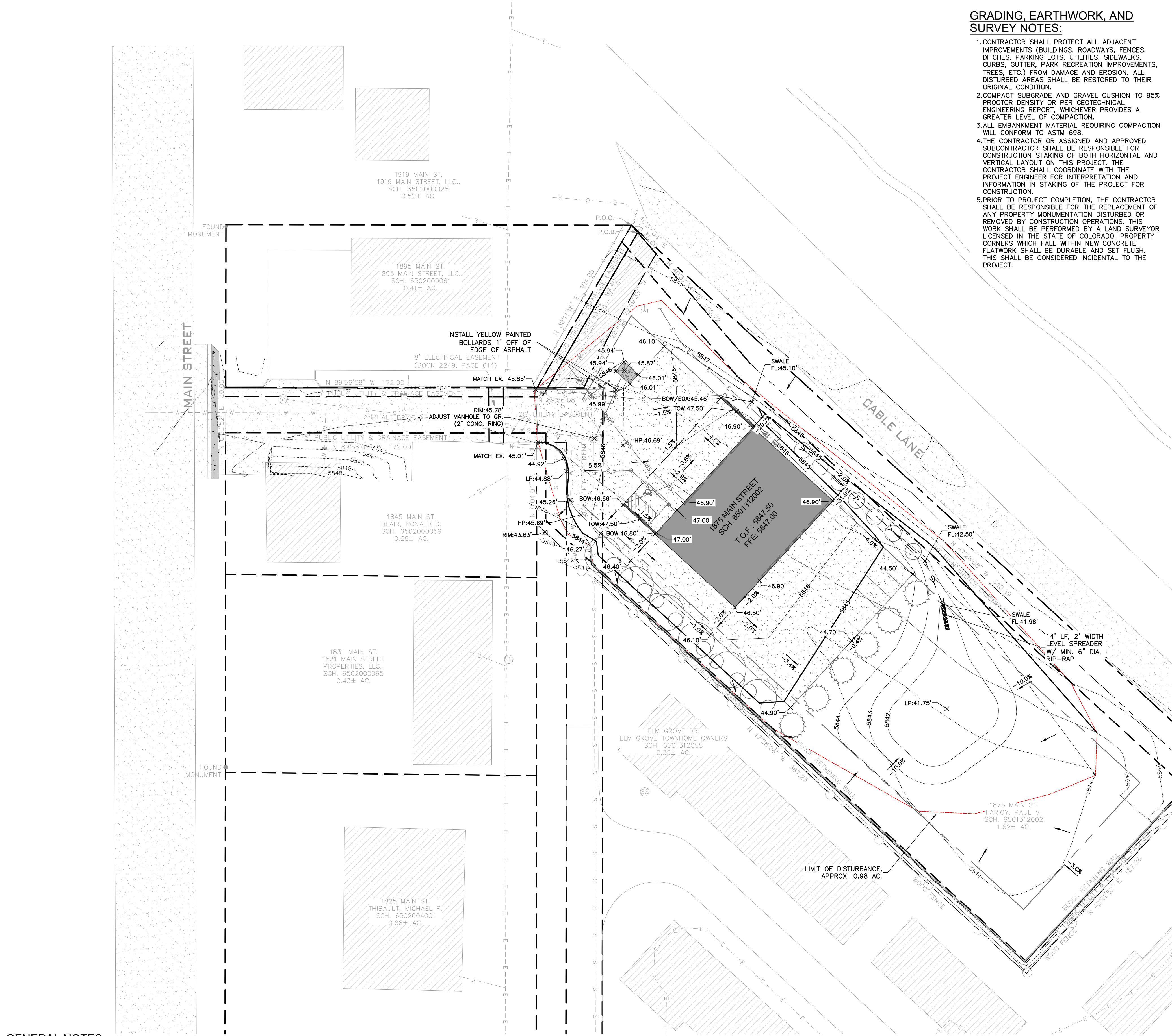
2018-016-FARICY  
REC BUILDING  
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COLORADO SPRINGS

Echo Architecture, LLC  
4 S. Mainwatch Ave, #120  
Colorado Springs, CO 80903  
www.echo-arch.com  
719-387-7630

date:  
02.15.2019  
phase:  
DEVELOPMENT PLAN  
drawn by:  
SWS

# 4/8





## GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH EL PASO COUNTY CODE, ENGINEERING DIVISION, GENERAL PROVISIONS, SPECIAL PROVISIONS, ENGINEERING SPECIFICATIONS, REVISIONS TO STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS, LATEST REVISION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, LICENSES AND FEES REQUIRED FOR COMPLETION OF THIS PROJECT UNLESS SPECIFICALLY NOTED OTHERWISE.
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A 24 HOUR PHONE NUMBER OF A PARTY RESPONSIBLE AND CAPABLE OF IMMEDIATE LOCAL RESPONSE TO EMERGENCY MAINTENANCE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE THE NAME OF THE RESPONSIBLE PARTY AND PHONE NUMBER IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
5. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
6. THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE SAFE PEDESTRIAN ACCESS AT ALL TIMES DURING THE PROJECT.
8. THE CONTRACTOR SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS AND APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE FOR THE DURATION OF THE PROJECT.
9. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN TEMPORARY TRAFFIC CONTROL DEVICES NECESSARY THROUGHOUT THE DURATION OF CONSTRUCTION.
10. ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
11. IF GROUNDWATER IS DISCOVERED DURING CONSTRUCTION, STOP WORK IMMEDIATELY AND CONTACT THE ENGINEER, OWNER, AND COUNTY ENGINEERING.
12. ALL MATERIAL FURNISHED ON OR FOR THIS PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.

## GRADING, EARTHWORK, AND SURVEY NOTES:

1. CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, ROADWAYS, FENCES, DITCHES, PARKING LOTS, UTILITIES, SIDEWALKS, CURBS, GUTTER, PARK RECREATION IMPROVEMENTS, TREES, ETC.) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
2. COMPACT SUBGRADE AND GRAVEL CUSHION TO 95% PROCTOR DENSITY OR PER GEOTECHNICAL ENGINEERING REPORT, WHICHEVER PROVIDES A GREATER LEVEL OF COMPACTION.
3. ALL EMBANKMENT MATERIAL REQUIRING COMPACTION WILL CONFORM TO ASTM 698.
4. THE CONTRACTOR OR ASSIGNED AND APPROVED SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
5. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY CORNERS WHICH FALL WITHIN NEW CONCRETE FLATWORK SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

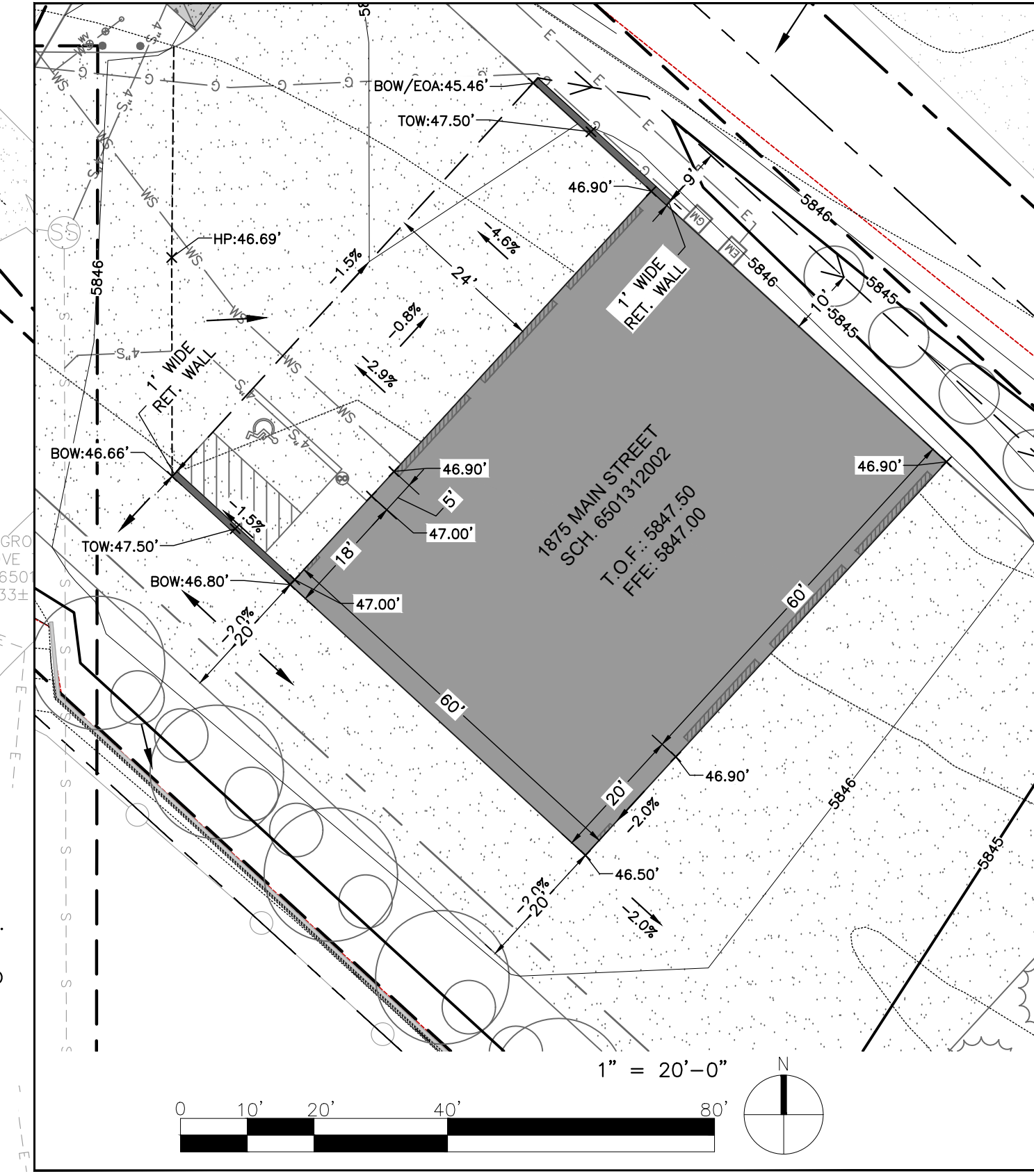
## CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PROJECT SITE. ANY WORK INSIDE PUBLIC RIGHT-OF-WAY(S) WILL REQUIRE APPROVAL FROM THE COUNTY PRIOR TO CONSTRUCTION. USE OF ANY PRIVATE AREAS FOR THIS PROJECT BY THE CONTRACTOR MUST BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
2. ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISHED GRADING IN THE UNIT PRICE RELATED WORK ITEM.
3. ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
4. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT THEIR OWN EXPENSE.
5. THE CONTRACTOR SHALL CLOSELY MONITOR ACCESS FOR HEAVY CONSTRUCTION EQUIPMENT THROUGH THE PROJECT AND USE TRAFFIC CONTROL AS NEEDED TO ACCOMMODATE CONSTRUCTION ACTIVITY ENTERING AND LEAVING THE PROJECT SITE.
6. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. LOCATIONS SHALL BE AS ORDERED. THE COST OF WATER SHALL BE INCIDENTAL TO OTHER BID ITEMS. SWEEPING AND CLEANING ADJACENT STREETS AND SIDEWALKS DURING CONSTRUCTION WILL BE PERFORMED AS NECESSARY AND AS DIRECTED BY THE ENGINEER. SWEEPING AND DUST MITIGATION IS CONSIDERED TO BE INCIDENTAL TO THE WORK.
7. NO ON-SITE BURNING OF WASTE MATERIALS WILL BE ALLOWED.
8. ELEVATIONS SHOWN ON THE DRAWINGS ARE TO FINISHED SURFACE GRADE UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR WILL BE REQUIRED TO MAKE EVERY EFFORT TO IMMEDIATELY RESTORE THE CONSTRUCTION AREA ONCE THE CONSTRUCTION TASK IS COMPLETED. ALL SEEDING SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS. THIS INCLUDES SUCH REQUIRED ACTIVITIES AS FINISH GRADING, SPREADING OF TOPSOIL, RESTORING IRRIGATION, REPLACING TRAFFIC AND STREET SIGNS, ETC. THE CONTRACTOR WILL HAVE 48 HOURS TO BEGIN RESTORATION ONCE THE CONSTRUCTION TASK IN THE IMMEDIATE AREA IS COMPLETE. ONCE RESTORATION IS BEGUN, IT MUST BE COMPLETED WITHOUT INTERRUPTION TO THE EXTENT POSSIBLE. AFTER ALL WORK ON THIS PROJECT IS COMPLETED AND BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE ENTIRE PROJECT SHALL BE NEATLY FINISHED TO THE LINES, GRADES, AND CROSS SECTIONS SHOWN ON THE PLANS AND AS HEREINAFTER SPECIFIED.
  - A. DRAINAGE FACILITIES, SUCH AS INLETS, CATCH BASINS, STORM PIPE, CULVERTS, AND CURB AND GUTTER SHALL BE CLEANED OF ALL DEBRIS, GRAVEL, SILTS OR OTHER FOREIGN MATERIAL.
  - B. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONSTRUCTION STAKES.
  - C. ALL AREAS DISTURBED BY THE CONSTRUCTION SHALL BE SHAPED TO PRESENT A UNIFORM APPEARANCE BLENDING INTO THE CONTOUR OF ADJACENT PROPERTIES. ALL SURFACE REPLACEMENT AND LANDSCAPING SHALL BE COMPLETED.
  - D. EXCEPT AS OTHERWISE PERMITTED, ALL EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF AWAY FROM THE SITE OF THE WORK.
  - E. BROKEN CONCRETE AND OTHER DEBRIS RESULTING FROM PAVEMENT OR SIDEWALK REMOVAL, EXCAVATED ROCK IN EXCESS OF THE AMOUNT PERMITTED, AND OTHER WASTE AND DEBRIS ENCOUNTERED IN EXCAVATED WORK, AND OTHER SIMILAR WASTE MATERIALS SHALL BE DISPOSED OF AWAY FROM THE SITE. THERE WILL BE NO SEPARATE MEASUREMENT OR PAYMENT FOR CLEANUP, AND ALL COSTS FOR SUCH WORK SHALL BE INCLUDED IN THE CONTRACT PRICE.

## SITE LEGEND

- |  |                                 |
|--|---------------------------------|
|  | EXISTING BUILDING FOOTPRINT     |
|  | NEW BUILDING FOOTPRINT          |
|  | NEW ASPHALT PAVEMENT            |
|  | NEW CONCRETE PAVEMENT           |
|  | PROPERTY LINE                   |
|  | SETBACK LINE                    |
|  | EASEMENT LINE                   |
|  | LOT LINE                        |
|  | (E) 6' HIGH CEDAR FENCE LINE    |
|  | PROPERTY CORNER/MONUMENT        |
|  | SPOT ELEVATION                  |
|  | SWALE FLOW LINE                 |
|  | FLOW DIRECTION                  |
|  | PROPOSED MINOR CONTOUR          |
|  | PROPOSED MAJOR CONTOUR          |
|  | (E) MINOR CONTOUR               |
|  | (E) MAJOR CONTOUR               |
|  | (E) WATER MAIN                  |
|  | (E) WATER MAIN (SIZE)           |
|  | (E) WATER SERVICE               |
|  | (E) WATER METER                 |
|  | (E) GAS LINE                    |
|  | (E) CABLE LINE                  |
|  | (E) TELEPHONE LINE              |
|  | (E) UNDERGROUND ELECTRIC        |
|  | (E) OVERHEAD ELECTRIC           |
|  | (E) SANITARY SEWER              |
|  | (E) STORM SEWER                 |
|  | EXISTING SANITARY SEWER MANHOLE |
|  | PROPOSED WATER MAIN             |
|  | PROPOSED WATER MAIN (SIZE)      |
|  | PROPOSED WATER SERVICE          |
|  | PROPOSED WATER METER            |
|  | PROPOSED GAS LINE               |
|  | PROPOSED CABLE LINE             |
|  | PROPOSED TELEPHONE LINE         |
|  | PROPOSED UNDERGROUND ELECTRIC   |
|  | PROPOSED UNDERGROUND ELECTRIC   |
|  | PROPOSED SANITARY SEWER         |
|  | PROPOSED STORM SEWER            |
|  | PROPOSED ELECTRIC METER         |
|  | PROPOSED GAS METER              |
|  | PROPOSED SANITARY CLEANOUT      |

## PROPOSED STRUCTURE VIEW



REVISIONS  
RESUBMITTAL 04.18.2019

GRADING AND DRAINAGE  
PCD FILE NO: PPR198

ECHO

2018-016-FARICY REC BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS

date:  
04.18.2019

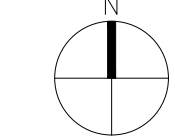
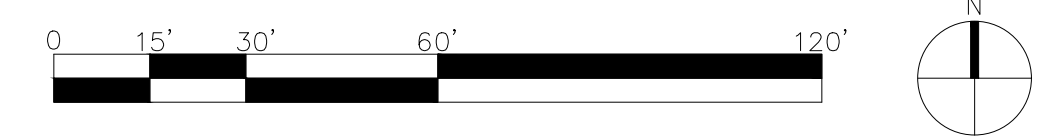
phase:  
DEVELOPMENT PLAN

drawn by:  
SMS

Echo Architecture, LLC  
4 S Wansatch Ave, #120  
Colorado Springs, CO 80903  
www.echo-arch.com  
t 719.387.7836

5/8

5 GRADING AND DRAINAGE  
1" = 30'-0"



ROCKY MOUNTAIN GROUP  
ARCHITECTS  
Civil Engineering  
Structural Engineering  
Surveying  
Civil Planning  
RMG ENGINEERS  
SOUTHERN COLORADO  
2910 ALBERT BLUFFS DRIVE, SPRINGS, CO 80918  
(719) 489-2145 - WWW.RMGENGINEERS.COM  
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

drawn by: RDL  
job no.: 18854



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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

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

UTILITY SERVICE PLAN NOTE:

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

APPROVALS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF RMG-ENGINEERS.

R. LYON, COLORADO P.E. #53921 DATE

COLORADO SPRINGS UTILITIES COMMERCIAL UTILITY SERVICE PLAN APPROVAL

APPROVED BY: DATE:

PROJECT NUMBER: WORK ORDER NUMBER:

CSU SHEET OF

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL AT THEIR EXPENSE BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.

☐ PUBLIC FACILITIES PROPOSED ☒ PRIVATE FACILITIES PROPOSED

SIGNED: OWNER/DEVELOPER

DATE:

OWNER/DEVELOPER (PRINT NAME)

DBA:

ADDRESS:

PHONE:

LEGAL DESCRIPTION - ACCESS EASEMENT

THAT PORTION OF LOT 2, ELM GROVE VILLA SUBDIVISION, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 SOUTH 40 DEGREES 37 MINUTES 34 SECONDS EAST, 5.29 FEET TO THE POINT OF BEGINNING;

- THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 40 DEGREES 37 MINUTES 34 SECONDS EAST, 15.60 FEET;
  - THENCE SOUTH 29 DEGREES 49 MINUTES 33 SECONDS WEST, 54.30 FEET;
  - THENCE SOUTH 25 DEGREES 45 MINUTES 29 SECONDS WEST, 29.41 FEET
  - THENCE SOUTH 09 DEGREES 12 MINUTES 41 SECONDS WEST, 0.52 FEET TO THE NORTH OF THAT 20 FOOT UTILITY EASEMENT PLATTED IN SAID ELM GROVE VILLA SUBDIVISION;
  - THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, 20.26 FEET TO THE EASTERLY LINE OF THAT 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT PLATTED IN SAID ELM GROVE VILLA SUBDIVISION;
  - THENCE ALONG SAID EASTERLY LINE NORTH 30 DEGREES 10 MINUTES 43 SECONDS EAST, 99.40 FEET TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 1,420 SQUARE FEET (0.0326 ACRES), MORE OR LESS.

WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES

- ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER OR HIS ENGINEER HAS LOCATED ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE DEVELOPER.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, AND ELECTRICALLY ISOLATED.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE BONDED. SPECIFICATIONS FOR CATHODIC PROTECTION ON BOTH DIP MAINS AND PVC MAINS IS SPECIFIED IN THE STANDARDS AND SPECIFICATIONS.
- PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
- THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT (390-7111) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION ADJACENT TO THE KNOWN UTILITY LINES.
- THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
- ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
- THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
- ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
- CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
- ALL WATER LINES 8" AND LARGER, AND ALL SEWER LINES 8" AND LARGER, SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK. TO SET THE PRE-CONSTRUCTION CONFERENCE, CONTACT BRANDON BERNARD-WATER DIVISION MANAGER AND/OR JASON DREESSEN, WASTEWATER DIVISION MANAGER AT (719)955-0548 OF THE WIDEFIELD WATER AND SANITATION DISTRICT FOR A TIME. NO PRE-CONSTRUCTION CONFERENCE TIMES WILL BE SET UNTIL 4 SETS OF SIGNED DRAWINGS ARE RECEIVED BY THE WIDEFIELD W & S DISTRICT. PRE-CONSTRUCTION DATE /INITIALS \_\_\_\_\_.

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design and has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL

Date: By:

PROJECT NO. \_\_\_\_\_

In case of errors or omissions with the water design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Water Mains and Services" shall rule.

Approval expires 180 days from Design Approval

The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design and has limited its scope of review accordingly.

WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL

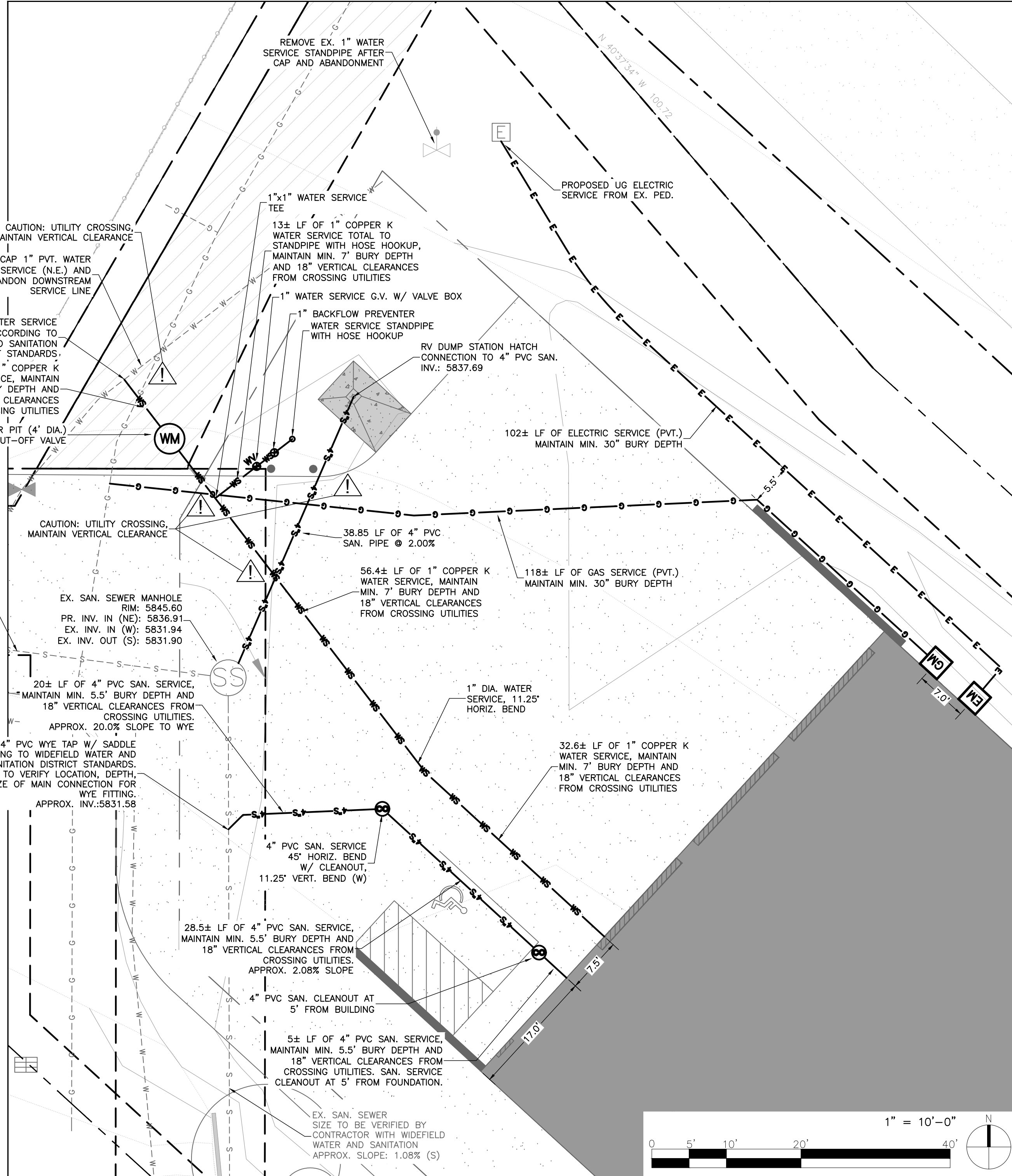
Date: By:

PROJECT NO. \_\_\_\_\_

In case of errors or omissions with the water design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Wastewater Mains and Services" shall rule.

Approval expires 180 days from Design Approval

DETAIL A - UTILITY SERVICES LAYOUT



REVISIONS  
RESUBMITTAL 04.18.2019

UTILITY SERVICES PLAN  
PCD FILE NO: PPR198

ECHO

2018-016-FARICY  
REC BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS

date:  
04.18.2019

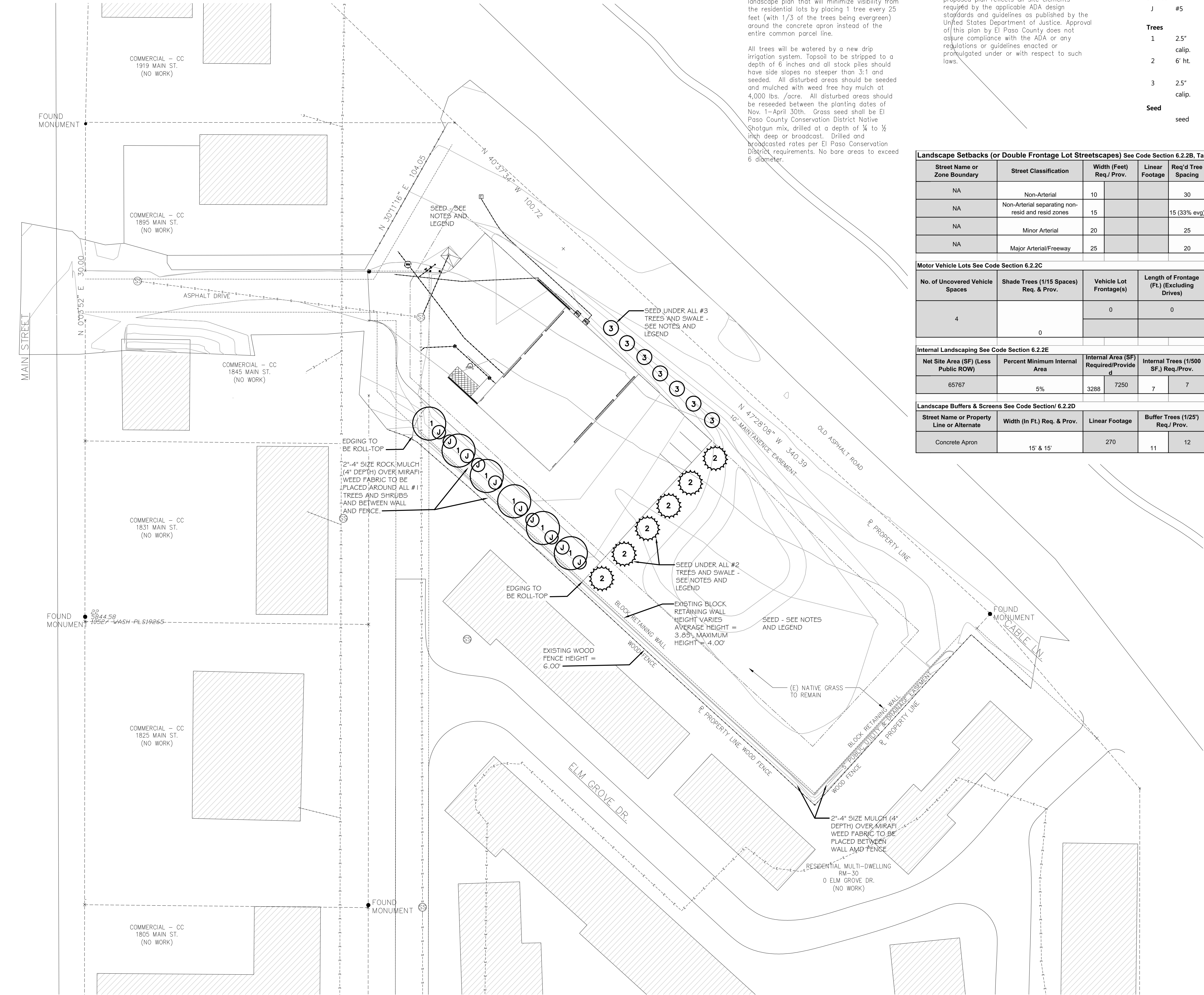
phase:  
DEVELOPMENT PLAN

drawn by:  
SWS

Echo Architecture, LLC  
15 W. Wabasha Ave. #120  
Colorado Springs, CO 80903  
www.echo-arch.com  
t 719.387.7836

6/8





**LANDSCAPE NOTE:**  
Applicant is familiar with the landscape requirements listed in section 6.2.2(D)(2)(B) of the Code and is requesting an alternative landscape plan that will minimize visibility from the residential lots by placing 1 tree every 25 feet (with 1/3 of the trees being evergreen) around the concrete apron instead of the entire common parcel line.

All trees will be watered by a new drip irrigation system. Topsoil to be stripped to a depth of 6 inches and all stock piles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1–April 30th. Grass seed shall be El Paso County Conservation District Native Shotgun mix, drilled at a depth of ¼ to ½ inch deep or broadcast. Drilled and broadcasted rates per El Paso Conservation District requirements. No bare areas to exceed 6' diameter.

**ACCESSIBILITY NOTE:**  
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 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.

plant legend

SYMBOL	SIZE	QTY	BOTANICAL / COMMON NAME	LS CODE	REQMNT
<b>Shrubs</b>					
J	#5	10	Juniperus x media 'Mint Julep' / Mint Julep Juniper	Buffer & Screen	
<b>Trees</b>					
1	2.5" calip.	6	Amelanchier 'Spring Flurry' / Spring Flurry Serviceberry	Buffer & Screen	
2	6' ht.	6	Pinus edulis / Pinon Pine	Buffer & Screen	
3	2.5" calip.	7	Populus x canadensis 'Tower' / Tower Poplar	Internal	
<b>Seed</b>					
	seed		El Paso County Conservation District Native Shotgun Mix see notes	Buffer & Screen and Internal	

Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section 6.2.2B, Table 6-1											
Street Name or Zone Boundary	Street Classification	Width (Feet) Req./ Prov.		Linear Footage	Req'd Tree Spacing	No. of Trees Req./Provided		Shrub Substitutes Req./Prov.		Ornamental Grass Sub. Req./Prov.	Setback Plant Symbol on Plan
NA	Non-Arterial	10			30	0		0		0	
NA	Non-Arterial separating non-resid and resid zones	15			15 (33% avg)	0		0		0	
NA	Minor Arterial	20			25	0		0		0	
NA	Major Arterial/Freeway	25			20	0		0		0	
Motor Vehicle Lots See Code Section 6.2.2C											
No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)		Length of Frontage (Ft.) (Excluding Drives)		2/3 Length of Frontage (Ft.)		Min. 3' Screening Plants Req./Prov.		Evergreen Plants Req./Prov.	Length of Wall/ Berm Prov.
4		0		0		0		0	0	0	0
	0					0		0		0	n/a
Internal Landscaping See Code Section 6.2.2E											
Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided		Internal Trees (1/500 SF.) Req./Prov.		Shrub Substitutes Req./Prov.		Ornamental Grass Sub. Req./Prov.		Internal Plant Symbol on Plan	Percent Ground Plane Veg. Req./ Prov.
65767	5%	3288	7250	7	7	0	0	0	0	Internal	75% / 100%
Landscape Buffers & Screens See Code Section/ 6.2.2D											
Street Name or Property Line or Alternate	Width (In Ft.) Req. & Prov.	Linear Footage		Buffer Trees (1/25') Req./ Prov.		Evergreen Trees Req. (33%)/Prov.		Length of 6-ft Opaque Structure Req./Prov.		Buffer Tree Symbol Denoted on Plan	Percent Ground Plane Veg. Req./ Prov.
Concrete Apron	15' & 15'	270		11	12	4	6	ex fence	0	Buffer & Screen	75% / 100%

SITE LEGEND

- NEW BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- LOT LINE
- (E) 6' HIGH CEDAR FENCE UNO

BUILDING/SITE DATA

TOTAL SITE AREA:	70,567 S.F. (1.62 ACRES)
BUILDING FOOTPRINT:	4,800 S.F.
# OF STORIES:	1
BUILDING HEIGHT:	22'-3"
PROPOSED LOT COVERAGE:	7%
IMPERVIOUS AREA:	NEW CONC.: 14,750 S.F.
	BUILDING PAD: 4,800 S.F.
	TOTAL NEW: 19,550 S.F.
	(E) ASPHALT DRIVE: 5,150 S.F.
	TOTAL (E) + NEW: 24,700 S.F. (0.57 ACRES)

PARKING:	1 VAN ACCESSIBLE
	3 STANDARD STALLS
	TOTAL: 4 STALLS

**KRISTIN HEGGEM**  
LANDSCAPE ARCHITECT • ASLA

2009 N. Franklin St. Colorado Springs 80907  
KWHEGEM@ICLOUD.COM  
WWW.KRISTINHEGEM.COM  
719.339.9393

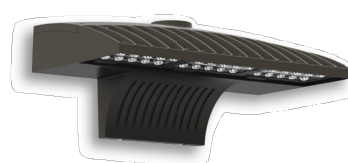
REVISIONS		
1	RESUBMITTAL	04.18.2019
2	RESUBMITTAL	05.20.2019

Landscape Plan  
PCD FILE NO: PPR198

ECHO

2018-016-FARICY REC BUILDING	date: 2-15-19
1875 MAIN ST. COLORADO SPRINGS	phase: DEVELOPMENT PLAN
Echo Architecture, LLC 4 S. Wabash Ave. #120 Colorado Springs, CO 80903 www.echo-arch.com t 719.387.7636	drawn by: DM
	7/8





### D-Series Size 2 LED Wall Luminaire

**d'series**

**Specifications Luminaire**

Width: 18-1/2" (47.0 cm)  
Depth: 10" (25.4 cm)  
Height: 7-5/8" (19.4 cm)

Weight: 21 lbs (9.5 kg)

**Back Box (BBW)**

Width: 5-1/2" (14.0 cm)  
Depth: 1-1/2" (3.8 cm)  
Height: 4" (10.2 cm)

Weight: 1 lbs (0.5 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.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.  
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#).


Ordering Information		EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD														
Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options									
DSXW2 LED	30C 20 LEDs (2nd engine) 30C 30 LEDs (3rd engine)	350 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 40K 5000 K 40K 4000 K 50K 5000 K AWPC Amber phosphor converted	T25 Type I Short T24 Type I Medium T35 Type II Short T34 Type II Medium T4M Type IV Medium T4TM Forward Throw Medium T4TFM Asymmetric diffuse	MVOLT 120 <sup>1</sup> 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>1</sup> 480 <sup>1</sup>	Shipped included (blank) Surface mounting bracket Shipped separately <sup>1</sup> BBW Surface mount back box (conduct entry)	Shipped installed PE Photocell; cell, button type <sup>1</sup> PRB Motion (back box mount only) (no controls) DMC 0-100 dimming (dial or controls) DCR Dimmable and controllable via ROAM® (no controls) PRB 180° motion/ambient light sensor, <15 mg/ft <sup>3</sup> PRHFCV Motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 10' PRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10'									
Other Options								Finish (optional)								
Shipped installed SF Single face (120, 277, 347V) <sup>1</sup> DF Double face (208, 240, 480V) <sup>1</sup> HS House-side guard <sup>1</sup> SPD Separate surge protection <sup>1</sup>								Shipped separately <sup>1</sup> BSW Bid-dermost spikes WG Wire guard VG Vandal guard			DOBK Dark bronze DLBK Black DALU Natural aluminum DWHD White		DSSD Sandstone DBSD Textured dark bronze DBSD Textured black DBSD Textured natural aluminum		DWSGD Textured white DSSGD Textured sandstone	

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
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DSXW2 LED Rev. 03/09/17 Page 1 of 3

## 2 DSXW2 WALLPACK LUMINAIRE (WP1 - WP3)

8/8 SCALE: NONE



### OLWX1 LED Wall Luminaire

**d'series**

**Specifications Luminaire**

Width: 7-1/2" (19.0 cm)  
Depth: 3" (7.6 cm)  
Weight: 5 lbs (2.3 kg)

Height: 8" (20.3 cm)

Flush or backbox mount

**Introduction**

The OLWX1 is versatile and energy efficient. It is designed to replace up to 250W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

Ordering Information		EXAMPLE: OLWX1 LED 20W 50K									
Series	Performance Package	Color Temperature	Voltage	Controls	Finish						
OLWX1 LED	15W 13 watts 20W 20 watts 40W 40 watts	40K 4000 K 50K 5000 K	120 120V <sup>1</sup> 120 347V	PE 120V built-in photocell <sup>1,2</sup>	(blank)	Dark bronze					

**Accessories**  
(blank and shaded options)

OLWX1S Splitter – size 1  
OLWX1X Yoke – size 1  
OLWX1RK Ruxle – size 1

**NOTES**  
1. Not available with 347V option.  
2. MVOLT driver operates on any line voltage from 120-277V (50/60Hz).  
3. Specify 120V when ordering with photocell (PE) option.

**INTENDED USE**  
The versatility of the OLWX1 LED combines a sleek, low-profile pack design with energy efficient, low-maintenance LEDs for replacing up to 250W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

**QUALITY**  
OLWX1 LED is ideal for outdoor applications such as building perimeters, loading areas, driveways and sign and building flood lighting.

**CONSTRUCTION**  
Cast aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sinks optimize thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

**ELECTRICAL**  
Light engine consists of 1 high-efficiency Chip On Board (COB) LED with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life (L70/L90, 20,000 hours at 25°C). Electronic drivers have a power factor >0.95 and THD <20% and a maximum 2,000V surge rating. Flood light mounting accessories include an additional 6kV surge protection device. LEDs are available in 4000 and 5000 CCTs.

**LISTINGS**  
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for 40°C minimum ambient temperature. Tested in accordance with IEC60598-1 and IEC60598-2-1 standards. Design/Type: C-UL-Listed, ENEC qualified product. Not all versions of the product may be UL, ENEC, or ENEC qualified. Please check the UL, ENEC, or ENEC Qualified Products List at [www.designinglighting.com](http://www.designinglighting.com) to confirm which versions are qualified.

**WARRANTY**  
5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CommercialWarranty](http://www.acuitybrands.com/CommercialWarranty) and [www.lithonia.com](http://www.lithonia.com).

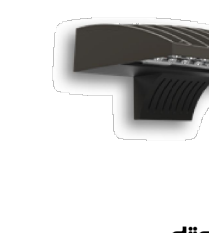
**Notes:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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OLWX1-LED Rev. 3/06/19

## 3 OLWX1 WALLPACK LUMINAIRE (WP4)

8/8 SCALE: NONE



### D-Series Size 1 LED Wall Luminaire

**d'series**

**Specifications Luminaire**

Width: 13-3/4" (34.9 cm)  
Depth: 10" (25.4 cm)  
Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)

Back Box (BBW, ELWCW)

Width: 13-3/4" (34.9 cm)  
Depth: 10" (25.4 cm)  
Height: 6-3/8" (16.2 cm)

Weight: 5 lbs (2.3 kg)  
10 lbs (4.5 kg)

**Introduction**

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is energy engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information		EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD											
Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options						
DSXW1 LED	10C 10 LEDs (2nd engine) 20C 20 LEDs (3rd engine) 30C 30 LEDs (4th engine) <sup>1</sup>	350 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 40K 5000 K 40K 4000 K 50K 5000 K AWPC Amber phosphor converted	T25 Type I Short T24 Type I Medium T35 Type II Short T34 Type II Medium T4M Type IV Medium T4TM Forward Throw Medium T4TFM Asymmetric diffuse	MVOLT 120 <sup>1</sup> 120 <sup>1</sup> 208 <sup>1</sup> 240 <sup>1</sup> 277 <sup>1</sup> 347 <sup>1</sup> 480 <sup>1</sup>	Shipped included (blank) Surface mounting bracket Shipped separately <sup>1</sup> BBW Surface mount back box (conduct entry)	Shipped installed PE Photocell; cell, button type <sup>1</sup> PRB Motion (back box mount only) (no controls) DMC 0-100 dimming (dial or controls) DCR Dimmable and controllable via ROAM® (no controls) PRB 180° motion/ambient light sensor, <15 mg/ft <sup>3</sup> PRHFCV Motion/ambient sensor, 0-15' mounting height, ambient sensor enabled at 10' PRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 10'						
Other Options							Finish (optional)						
Shipped installed SF Single face (120, 277 or 347V) <sup>1,2</sup> DF Double face (208, 240 or 480V) <sup>1,2</sup> HS House-side guard <sup>1</sup> SPD Separate surge protection <sup>1</sup>							Shipped separately <sup>1</sup> BSW Bid-dermost spikes WG Wire guard VG Vandal guard DOL Diffused drop lens			DOBK Dark bronze DLBK Black DALU Natural aluminum DWHD White		DSSD Sandstone DBSD Textured dark bronze DBSD Textured black DBSD Textured natural aluminum	

**Accessories**  
(blank and shaded options)

DSXW1S Splitter – size 1  
DSXW1X Yoke – size 1  
DSXW1RK Ruxle – size 1

**NOTES**  
1. 30C 1000s not available with PRB, PRH, PRHFCV or PRHFCV.  
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).  
3. Single Line 30V requires 120, 277 or 347V voltage option. Double Line 30V requires 208, 240 or 480V voltage option.  
4. Only available with 20C, 700mA or 1000mA. Not available with PRB or PRH.  
5. Back box (BBW) required for fixture. Cannot be field installed. Cannot be ordered as an accessory.  
6. Photocell (PE) requires 120, 208, 240, 277 or 347V voltage option. Not available with motion/ambient light sensors (PRB or PRH).  
7. Reference Motion Sensor table on page 3.  
8. Cold weather (20C) note: Not compatible with conduct entry applications. Not available with BBW mounting option. Not available with 347 or 480V voltage option.  
9. Not available with SPD.  
10. Not available with ELWCW.  
11. Also available as a separate accessory, see Accessories Information.  
12. Not available with ELWCW.

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DSXW1-LED Rev. 3/06/19

## 4 OLWX1 WALLPACK LUMINAIRE (WP2)

8/8 SCALE: NONE

LIGHT FIXTURE SCHEDULE											
MARK	MANUFACTURER	MODEL	LAMPS			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES	
			QUANTITY	WATTS	TYPE						
WP1	LITHONIA	DSXW2 LED 30C 700 40K T4TM MVOLT	1	71	LED	SURFACE	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 700mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	120/277	71	1	
WP2	LITHONIA	DSXW1 LED 10C 350 40K T2S MVOLT	1	14	LED	SURFACE	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 350mA DRIVER, 4000K LED, TYPE 2 SHORT OPTIC	120/277	14	1	
WP3	LITHONIA	DSXW2 LED 20C 1000 40K T2S MVOLT	1	73	LED	SURFACE	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 4000K LED, TYPE 2 SHORT OPTIC	120/276	72	1	
WP4	LITHONIA	OLWX1 LED 13W 40K 120	1	13	LED	SURFACE	OLWX1 LED 13 WATTS 4000 KELVIN 120 VOLT BUTTON DARK BRONZE	120/277	13	1	
NOTES: 1. COORDINATE WITH TIMELOCK AND BUILDING MOUNTED PHOTOCELL CONTROL											

CALCULATION ZONE STATISTICS						
DESCRIPTION	SYMBOL (ft)	AVERAGE (ft)	MAXIMUM (ft)	MINIMUM (ft)	MAX/MIN (ft)	AVG/MIN (ft)
CALCULATION ZONE	+	1.0	9.0	0.0	N/A	N/A

ELECTRONIC TIME SWITCH WITH FULL YEAR AND ASTRONOMIC PROGRAMMING. INTERMATIC No.ET70115C IN NEMA-3R ENCLOSURE OR EQUIVALENT.

COORDINATE WITH BUILDING ELECTRICAL PLANS

PHOTOCELL SWITCH INTERMATIC K4236 (INSTALLED ON ROOF AIMED AT NORTH SKY) OR EQUIVALENT

BUILDING MOUNTED FIXTURES

SPARE SPARE SPARE SPARE SPARE

20A, 6P, 120V LIGHTING CONTACTOR, MAGNETICALLY HELD WITH N.O. CONTACTS AND 277V. CONTROL COIL. INSTALL IN NEMA 3R ENCLOSURE ADJACENT TO TIME SWITCH.

## 5 LIGHTING CONTROL DETAIL

8/8 SCALE: NONE

## 1 SITE PHOTOMETRIC PLAN

8/8 SCALE: 1"=20'-0"

REVISIONS 1 RESUBMITTAL 04/18/2019

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Project #:

SITE LIGHTING PLAN  
PCD FILE NO: PPR198

**ECHO**

2018-016-FARICY REC BUILDING  
1875 MAIN ST. COLORADO SPRINGS  
phase: DEVELOPMENT PLAN  
drawn by: RAF

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date: 2019.02.15  
phase: DEVELOPMENT PLAN  
drawn by: RAF

8/8