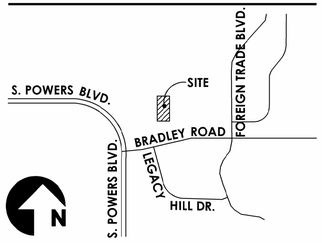
Dominium Apartments at Waterview North
Site Development Plan

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02	C1	SITE PLAN
03	C2	SITE PLAN
04	C3	UTILITY PLAN
05	C4	UTILITY PLAN
06	C5	GRADING PLAN
07	C6	GRADING PLAN
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09	L2	LANDSCAPE TABLES
10	L3	LANDSCAPE SCHEDULES
11	L4	OVERALL LANDSCAPE PLAN AND OPEN SPACE EXHIBIT
12	L5	HYDROZONE EXHIBIT
13	L6	LANDSCAPE PLAN
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19	A2.1	BLDG. TYPE 1 - EXTERIOR ELEVS. - COLOR
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VICINITY MAP



PROJECT INFORMATION

PROJECT LOCATION:	BRADLEY ROAD / LEGACY HILL DRIVE
PROJECT ADDRESS:	TO BE DETERMINED
PARCEL NUMBER:	5500000454
PLANNER ASSIGNED:	CHRIS SULLIVAN
APPLICANT NAME	Colorado Springs Leased Housing Associates I, Limited Partnership
APPLICANT CONTACT:	Ron Mehl rmehl@Dominiuminc.com
SUBDIVISION:	NOT PLATTED
LEGAL DESCRIPTION:	A TR OF LAND BEING IN THE NE4NW4 OF SEC 9-15-65 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH S89-51-23E 1166.44 FT TO POB; TH CONT S89-51-23E 460.00 FT, TH S90-00-00W TH S00-00-00E 904.66 FT, TH N90-00-00W 460 FT, TH N00-00-00E 905.81 FT TO POB; AKA TRACT A WATERVIEW NORTH
PROPERTY OWNER:	WV NORTH 96 LAN LLC
SCHEDULE OF DEVELOPMENT:	CONSTRUCTION START: 2027 (NO PHASING) OCCUPANCY: ESTIMATED 2029.

NOTES/ASSUMPTIONS:

PROJECT IS REQUESTING AN ADJUSTMENT TO MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS PER SECTION 7.4.1005(B)

CITY NOTE: NO VARIANCES WILL BE ALLOWED

Signage is not approved with this plan; a separate sign permit is required.

CITY ADA Design Professional Standards Statement:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

Floodplain Statement:
Federal Emergency Management Agency, FEMA, Flood Insurance Rate Map number 08041C0768G effective date, December 7, 2018, indicates this parcel is not located within a FEMA Floodplain.

CONTACTS:

OWNER/DEVELOPER:
Colorado Springs Leased Housing Associates I, Limited Partnership
9000 E Pima Center Pkwy Suite 350
Scottsdale, AZ 85258
CONTACT: Ron Mehl - rmehl@Dominiuminc.com

CIVIL ENGINEER:
ATWELL, LLC
6200 South Syracuse Way | Suite 125
Greenwood Village, CO 80111
CONTACT: Ben Satterwhite - bsatterwhite@atwell.com

TRAFFIC ENGINEER:
Bowman Consulting Group
7245 West Alaska Drive, Suite 210
Lakewood, CO 80226
CONTACT: Patrick Chelin, PE - patrick.chelin@bowman.com

LANDSCAPE ARCHITECT
Norris Design
1101 Bannock Street
Denver, CO 80204
CONTACT: Greg Banks - gbanks@norris-design.com

ARCHITECT
Todd & Associates, Inc.
4019 N. 44th/ Street
Phoenix, AZ 85018
CONTACT: Gary Todd - gtodd@toddassoc.com

REVISION HISTORY:

2026-10-20	INITIAL SUBMITTAL

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.:

SITE DATA

SITE DATA

ASSESSOR'S PARCEL NUMBER (APN)	5500000454
SITE ADDRESS - JURISDICTION	COLORADO SPRING, CO.

PROJECT DESCRIPTION:

THE PROPOSED NEW CONSTRUCTION PROJECT IS LOCATED NEAR THE NORTHEAST CORNER (NEC) OF BRADLEY HILL ROAD AND LEGACY HILLS DRIVE ON A 9.6-ACRE SITE. THE DEVELOPMENT CONSISTS OF A 213 UNIT, THREE-STORY MULTIFAMILY WALK-UP COMMUNITY FEATURING A MIX OF TWO, THREE, AND FOUR BEDROOM UNITS, WITH A LEASING CLUBHOUSE BUILDING, POOL, AND OUTDOOR AMENITY SPACES. THE PROJECT WILL BE AN AFFORDABLE HOUSING DEVELOPMENT SERVING HOUSEHOLDS UP TO 60% OF MEDIAN INCOME (AMI).

ZONING R-5 (SECTION 7.2.207):

EXISTING / PROPOSED	R-5
VILLAGES AT WATERVIEW NORTH MASTER PLAN (COPN-22-002)	
OVERLAY ZONE	AIRPORT OVERLAY

R-5 ZONE DISTRICT ALLOWANCES

HEIGHT:	50'
SETBACKS:	
FRONT:	20'
SIDE - INTERIOR:	5'
REAR:	15'
LOT COVERAGE:	50%

NOTE: NO VARIANCES ALLOWED, NONE REQUESTED.

SITE AREA:

GROSS SITE AREA	±9.56 AC. (416,434 S.F.)
NET SITE AREA	±9.20 AC. (400,752 S.F.)

DENSITY:

DENSITY ALLOWED (GROSS)	25.0 DU / AC.
DENSITY PROPOSED (GROSS)	22.3 DU / AC.

UNIT MIX:

	UNIT TYPE	RATIO	#D.U.
B	2 BEDROOM/ 2 BATH	25.3%	54 DU
C	3 BEDROOM/ 2 BATH	48.4%	103 DU
D	4 BEDROOM/ 2 BATH	26.3%	56 DU
	TOTAL	100%	213 DU*

*INCLUDES 11 ACCESSIBLE DU

BUILDING AREAS:

RESIDENTIAL	298,559 S.F.
LEASING/ CLUBHOUSE	4,803 S.F.
TOTAL AREA	303,362 S.F.

LOT COVERAGE:

TOTAL BUILDING COVERAGE	120,112 S.F.
NET SITE AREA	400,752 S.F.
TOTAL COVERAGE PERCENT	30%

BUILDING HEIGHT:

ALLOWED	50 FEET
PROPOSED	45 FEET

SETBACKS:

	BLDG. REQD.	BLDG PROV.	LANDSCAPE
FRONT	20'	20'	10'
SIDE - EAST	5'	87'	10'
SIDE - WEST	5'	22'	0'
REAR	15'	91'	0'

PARK LAND DEDICATION REQUIREMENTS (NEIGHBORHOOD):
213 DWELLING UNITS A^ 0.0041 ACRES / D.U. 0.87 AC.

PARK LAND DEDICATION REQUIREMENTS (COMMUNITY):
213 DWELLING UNITS A^ 0.0049 ACRES / D.U. 1.04 AC.

PARKING:

PARKING REQUIRED (9' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)

	UNIT TYPE	P.S. RATIO	P.S. REQD.
B	2 BEDROOM	1.5 P.S./ DU	81 P.S.
C	3 BEDROOM	2.0 P.S./ DU	206 P.S.
D	4 BEDROOM	2.0 P.S./ DU	112 P.S.
	TOTAL REQUIRED		399 P.S.*
			(1.87 P.S./DU)

*INCLUDES REQUIRED 9 ACC. PS & 2 ACC VAN PS

PARKING PROVIDED:

UNCOVERED PARKING	219 P.S.
ACC PARKING	17 P.S.
CARPORT PARKING	119 P.S.
TOTAL PROVIDED	355 P.S.*
	(1.67 P.S./DU)

*INCLUDES 21 P.S. FUTURE EV CHARGING (10% OF DU)

PROJECT IS REQUESTING AN ADJUSTMENT TO MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS PER SECTION 7.4.1005(B) AFFORDABLE HOUSING. CRITERIA:
criteria:

1. The development has a mirimum of ten (10) dwelling units;
   PROJECT PROPOSES 213 DWELLING UNITS
2. At least twenty-five (25) percent of the dwelling units are restricted for purchase or occupancy by residents with eighty (80) percent or less of the area median income (AMI).
   PROJECT COMPLIES
3. The Manager determines that the parking reduction is necessary for the successful completion of the project.

BICYCLE PARKING REQUIRED:

GROSS FLOOR AREA:	303,362 SF
REQUIRED BPS: 0.5 BPS/1000 GSF =	152 BPS
20% "SECURED LONG-TERM STORAGE LOCKERS OR AREAS =	31 SECURED BPS

A REDUCTION IN TOTAL REQUIRED BPS IS REQUESTED.

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
26-2016-00

DOMINIUM

10-19-26
STATE OF COLORADO
GARY D. TODD
303378
LICENSED ARCHITECT

Dominium Apartments at Waterview North
Colorado Springs,Colorado
Development Plan Application Submittal
October 19, 2026

COVER SHEET

Preliminary Not For Construction

A0.0

PETERSON SPACE FORCE BASE
PARCEL 540000309
CITY OF COLORADO SPRINGS

PROPERTY BOUNDARY

PROPOSED DRAINAGE CHANNEL

S89°51'23"E 2636.17'

30' DRAINAGE ESMT

EV CHARGING STATION (TYP.)

PROPOSED RETAINING WALL (TYP.)

CARPORT (TYP.)

4' PAN (TYP.)

R41'

R5' (TYP.)

R15'

FIRE HYDRANT (TYP.)

PROPOSED RETAINING WALL BY JPS ENGINEERING

6' CONCRETE WALK

26' UTIL & ACCESS ESMT

AIR CONDITIONING PAD (TYP.)

5' CONCRETE SIDEWALK

PICNIC AREA (TYP.)

20' HMMC FIRE ACCESS (TYP.)

TRASH COMPACTOR

PROPOSED STAIRS (TYP.)

PROPOSED RETAINING WALL (TYP.)

BUILDING 2

BUILDING 3

BUILDING 4

BUILDING 5

BUILDING 6

BUILDING 7

VETERANS VILLA
PARCEL 540000453
VETERANS VILLA LLC

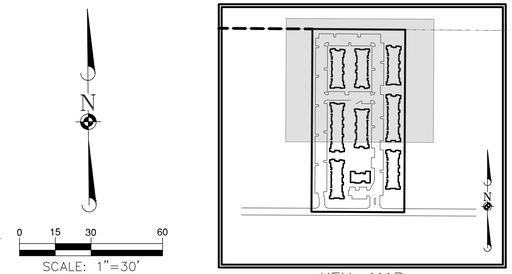
N00°00'00"E 905.81'

PARCEL 5500000560
CITY OF COLORADO SPRINGS

S00°00'00"E 964.66'

PROPERTY BOUNDARY

MATCHLINE
SEE SHEET C2



KEY MAP
N.T.S

CONSTRUCTION NOTES:

1) INSTALL TYPE 2 6" VERTICAL CURB & GUTTER PER COS STANDARD DETAIL 6B.

2) INSTALL TYPE 3 STANDARD MEDIAN CURB & GUTTER PER COS STANDARD DETAIL 6B.

3) INSTALL TYPE 4 MOUNTABLE CURB & GUTTER PER COS STANDARD DETAIL 6B.

4) INSTALL 4' WIDE CONCRETE CROSS PAN.

5) INSTALL TYPE 1 CURB RAMP PER COS STANDARD DETAIL D-8B.

6) INSTALL TYPE 3A CURB RAMP PER COS STANDARD DETAIL D-8E.

7) INSTALL TYPE 3B CURB RAMP PER COS STANDARD DETAIL D-8F.

8) INSTALL CONCRETE SIDEWALK, 4" THICK (WIDTH AS SHOWN ON PLAN).

PAVEMENT MARKING LEGEND	
(A)	4" WHITE DIAGONAL AT 45° SPACED 4' O.C. WITH 4" WHITE BORDER
(B)	4" WHITE SOLID LINE
(C)	ACCESSIBLE VAN PARKING STALL
(D)	ACCESSIBLE PARKING STALL SYMBOL
(#)	PARKING STALL COUNT

PAVEMENT LEGEND	
	PROPOSED SIDEWALK
	LIGHT DUTY RIGID CONCRETE PAVEMENT
	HEAVY DUTY RIGID CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LANDSCAPE AREA

811 Know what's below. Call before you dig.

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DOMINIUM APARTMENTS
AT WATERVIEW NORTH
PARCEL 5500000454

SITE PLAN 1

PRELIMINARY DEVELOPMENT PLAN

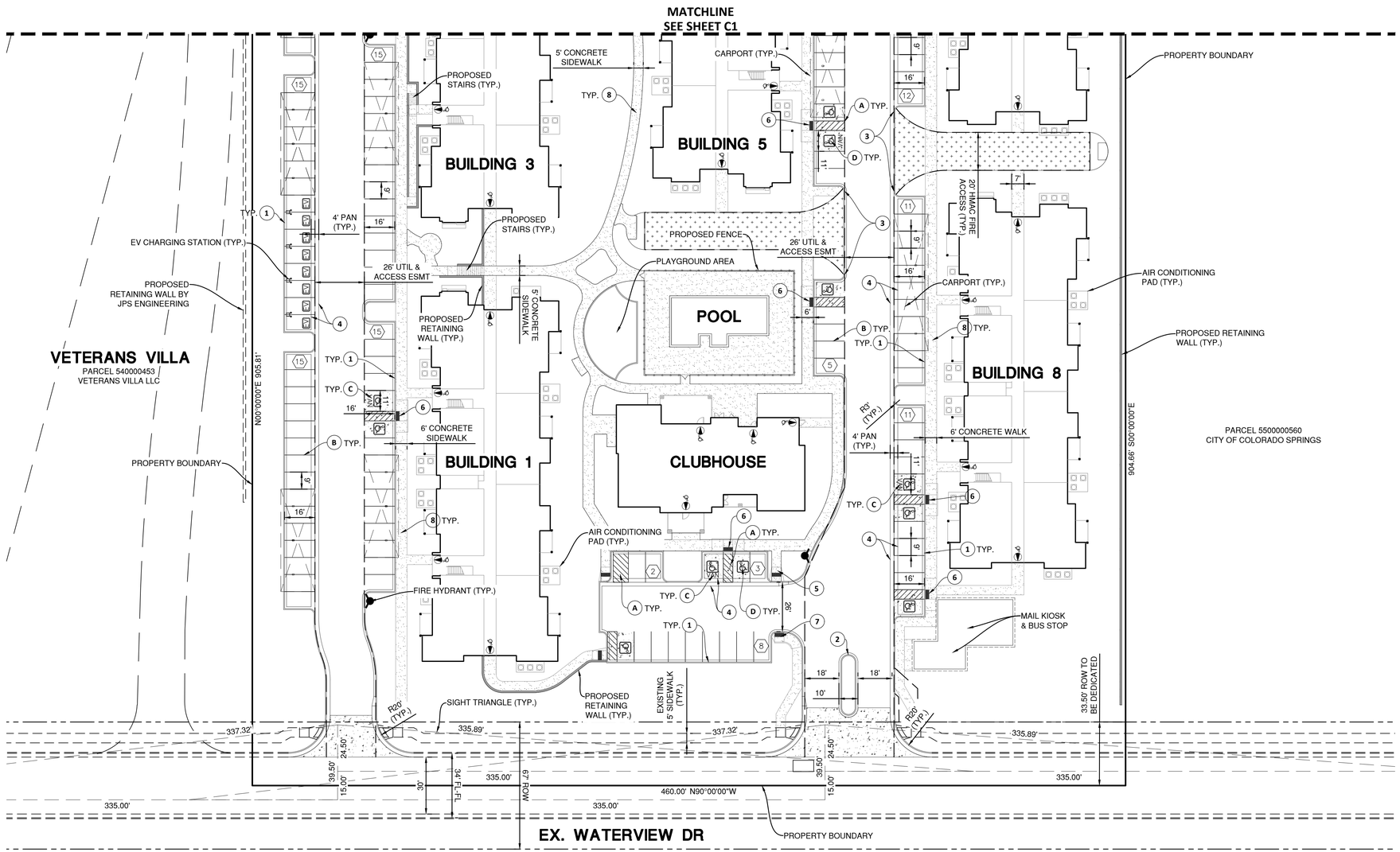
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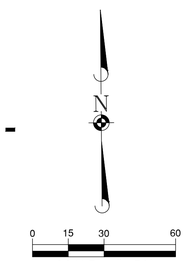
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A	10/20/26	SUBMITTAL TO JURISDICTION

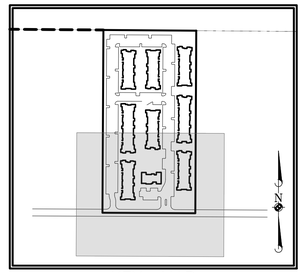
BKS

DR.	AAH
CH.	LMS
P.M.	BKS
JOB	26006722
SHEET NO.	C1

\\ATWELL-NORCOM.V.ATWELL-DATA\PROJECTS\WEST\GREENWOOD VILLAGE\26006722\DWG\PLAN SETS\PLANNED UNIT DEVELOPMENT\26006722-PUD-SP.DWG SITE PLAN 1 10/20/2026 8:33 AM ALEXIS KEISER







KEY MAP
N.T.S

CONSTRUCTION NOTES:

1) INSTALL TYPE 2 6" VERTICAL CURB & GUTTER PER COS STANDARD DETAIL 6B.

2) INSTALL TYPE 3 STANDARD MEDIAN CURB & GUTTER PER COS STANDARD DETAIL 6B.

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(D)	ACCESSIBLE PARKING STALL SYMBOL
(#)	PARKING STALL COUNT

PAVEMENT LEGEND	
	PROPOSED SIDEWALK
	LIGHT DUTY RIGID CONCRETE PAVEMENT
	HEAVY DUTY RIGID CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LANDSCAPE AREA

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866.850.4200

DOMINIUM APARTMENTS
AT WATERVIEW NORTH
PARCEL 5500000454

SITE PLAN 2

PRELIMINARY DEVELOPMENT PLAN

DATE 10/20/2026

REVISIONS		BY
A	10/20/26	SUBMITTAL TO JURISDICTION	BKS

DR. AAH | CH. LMS
P.M. BKS
JOB 26006722
SHEET NO. C2

\\ATWELL-HOSTCOM.V.ATWELL-DATA\PROJECTS\WEST\GREENWOOD VILLAGE\26006722\DWG\PLAN SET\PLANNED UNIT DEVELOPMENT\26006722-PUD-SP.DWG SITE PLAN 2 10/20/2026 8:23 AM ALEXIS KEVOR

PETERSON SPACE FORCE BASE
PARCEL 540000309
CITY OF COLORADO SPRINGS

EXISTING SIGN (TYP.)

EXISTING FIBER OPTIC (TYP.)

PROPERTY BOUNDARY

PROPOSED DRAINAGE CHANNEL (PRIVATE)

PROPOSED 45° BEND (TYP.)

PROPOSED 8" WATER (PUBLIC) (TYP.)

CURB INLET TYPE 3 (PRIVATE)

PROPOSED STORM MANHOLE (PRIVATE)

CURB INLET TYPE 3 (PRIVATE)

PROPOSED STORM MANHOLE (PRIVATE)

PROPOSED STORM (PRIVATE)

PROPOSED FIRE HYDRANT (TYP.)

PROPOSED FDC

BUILDING 2

APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTION CONNECTION (TYP.)

PROPOSED FDC

BUILDING 4

APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTON CONNECTION (TYP.)

PROPOSED FDC

BUILDING 6

APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTION CONNECTION (TYP.)

PROPOSED STORM (PRIVATE)

26' UTIL & ACCESS ESMT

APPROXIMATE LOCATION OF 4" SANITARY SEWER CONNECTION (TYP.)

PROPOSED STORM (PRIVATE)

PROPOSED 8" WATER (PUBLIC) (TYP.)

CURB INLET TYPE 3 (PRIVATE)

CURB INLET TYPE 3 (PRIVATE)

PROPOSED AREA INLET TYPE 1 (PRIVATE)

PROPOSED STORM MANHOLE (PRIVATE)

PROPOSED 4' SANITARY SEWER MANHOLE (PUBLIC) (TYP.)

PROPOSED 8" WATER (PUBLIC) (TYP.)

PROPOSED 8" TEE (TYP.)

26' UTIL & ACCESS ESMT

PROPOSED STORM (PRIVATE)

PROPOSED STORM (PRIVATE)

PROPOSED FDC

APPROXIMATE LOCATION OF 6" WATER & FIRE PROTECTION CONNECTION (TYP.)

PROPOSED 8" SANITARY SEWER (TYP.)

BUILDING 7

PROPOSED FDC

BUILDING 3

BUILDING 5

PROPOSED GATE VALVES (PUBLIC) (TYP.)

PROPOSED AREA INLET TYPE 1 (PRIVATE)

APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTION CONNECTION (TYP.)

PROPOSED STORM MANHOLE (PRIVATE)

CURB INLET TYPE 3 (PRIVATE)

PROPOSED STORM MANHOLE (PRIVATE)

PROPOSED STORM (PRIVATE)

APPROXIMATE LOCATION OF 4" SANITARY SEWER CONNECTION (TYP.)

PROPOSED STORM (PRIVATE)

VETERANS VILLA
PARCEL 540000453
VETERANS VILLA LLC

PROPERTY BOUNDARY

PARCEL 5500000560
CITY OF COLORADO SPRINGS

PROPERTY BOUNDARY

MATCHLINE
SEE SHEET C4

SCALE: 1"=30'

KEY MAP
N.T.S

UTILITY LEGEND

- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- WATER FITTINGS
- GATE VALVES
- PROPOSED FIRE HYDRANT
- FLARED END SECTION
- RD — ROOF DRAIN
- FH ASM — FIRE HYDRANT ASSEMBLY
- GV — GATE VALVE
- LIGHT POLE
- EXISTING POWER POLE
- EXISTING TRANSMISSION TOWER
- PROPOSED WATER LINE
- SANITARY SEWER
- PRIVATE STORM SEWER
- PUBLIC WATER LINE
- PUBLIC SANITARY SEWER
- PUBLIC STORM SEWER
- EXISTING FIBER OPTIC
- PROPERTY BOUNDARY

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DOMINIUM APARTMENTS
AT WATERVIEW NORTH
PARCEL 5500000454

UTILITY PLAN 1

PRELIMINARY DEVELOPMENT PLAN

DATE 10/20/2026

REVISIONS
A | 10/20/26 | SUBMITTAL TO JURISDICTION | BKS

DR. AAH | CH. LMS
P.M. BKS
JOB 26006722
SHEET NO. C3

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MATCHLINE
SEE SHEET C3

CURB INLET TYPE 3 (PRIVATE)
PROPOSED STORM MANHOLE (PRIVATE)
PROPOSED STORM (PRIVATE)
BUILDING 3
BUILDING 5
PROPOSED 8" WATER (PUBLIC) (TYP.)
APPROXIMATE LOCATION OF 4" SANITARY SEWER CONNECTION (TYP.)
APPROXIMATE LOCATION OF 4" SANITARY SEWER CONNECTION (TYP.)
PROPOSED 8" SANITARY SEWER (PUBLIC) (TYP.)
PROPOSED STORM (PRIVATE)
26' UTIL & ACCESS ESMT
POOL
PROPERTY BOUNDARY
VETERANS VILLA
PARCEL 5400000453
VETERANS VILLA LLC
PROPOSED AREA INLET TYPE 1 (PRIVATE)
PROPOSED STORM MANHOLE (PRIVATE)
PROPOSED FDC
BUILDING 8
PROPOSED STORM (PRIVATE)
APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTION CONNECTION (TYP.)
26' UTIL & ACCESS ESMT
PROPERTY BOUNDARY
PROPOSED FDC
BUILDING 1
CLUBHOUSE
PARCEL 5500000560
CITY OF COLORADO SPRINGS
PROPOSED AREA INLET TYPE 1 (PRIVATE)
PROPOSED STORM MANHOLE (PRIVATE)
PROPOSED STORM (PRIVATE)
PROPOSED STORM (PRIVATE)
APPROXIMATE LOCATION OF 6" DOMESTIC & FIRE PROTECTION CONNECTION (TYP.)
APPROXIMATE LOCATION OF 4" SANITARY SEWER CONNECTION (TYP.)
PROPOSED GATE VALVES (TYP.)
PROPOSED SANITARY SEWER CLEAN OUT
PROPOSED FIRE HYDRANT (TYP.)
EXISTING WATER STUB TO BE REMOVED (TYP.)
EXISTING GATE VALVE (TYP.) PROJ # 2024-S1079
PROPOSED 45° BEND (TYP.)
EXISTING STORM INLET TO BE REMOVED (TYP.)
10' WATER EASEMENT
CONNECT TO EXISTING WATER STUB
EXISTING 8" WATER VALVE & STUB (PUBLIC) PROJ # 2024-S1079
EXISTING FIRE HYDRANT (TYP.) PROJ # 2024-S1079
EXISTING 42" STORM SEWER (TYP.) FDR#: STM-REV23-0528
PROPOSED WATER TIE-IN (TYP.)
EXISTING 8" WATER (TYP.) PROJ # 2024-W1079
EX. WATERVIEW DR
EXISTING 4' SANITARY SEWER MANHOLE (TYP.) PROJ # 2024-S1079
PROPOSED STORM MANHOLE (PRIVATE)
EXISTING 8" SANITARY SEWER (TYP.) PROJ # 2024-S1079
PROPERTY BOUNDARY
EXISTING STORM SEWER MANHOLE (TYP.) FDR#: STM-REV23-0528
PROPOSED SANITARY SEWER TIE-IN (TYP.)
PROPOSED STORM TIE-IN (TYP.)
EXISTING STORM STRUCTURE (TYP.) FDR#: STM-REV23-0528

0 15 30 60
SCALE: 1"=30'

KEY MAP
N.T.S

UTILITY LEGEND

- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- WATER FITTINGS
- GATE VALVES
- PROPOSED FIRE HYDRANT
- FLARED END SECTION
- RD — ROOF DRAIN
- FH ASM — FIRE HYDRANT ASSEMBLY
- GV — GATE VALVE
- LIGHT POLE
- EXISTING POWER POLE
- EXISTING TRANSMISSION TOWER
- W — PROPOSED WATER LINE
- SANITARY SEWER
- PRIVATE STORM SEWER
- W — PUBLIC WATER LINE
- PUBLIC SANITARY SEWER
- PUBLIC STORM SEWER
- FO — EXISTING FIBER OPTIC
- PROPERTY BOUNDARY

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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DOMINIUM APARTMENTS
AT WATERVIEW NORTH
PARCEL 5500000454

UTILITY PLAN 2

DATE 10/20/2026

REVISIONS			
			BKS
A	10/20/26	SUBMITTAL TO JURISDICTION	

DR. AAH CH. LMS
P.M. BKS
JOB 26006722
SHEET NO. C4

\\ATWELL-HOSCOM\ATWELL-DATA\PROJECTS\WEST\WBENWOOD MLLAND\26006722\DWG\PLAN SET\PLANNED UNIT DEVELOPMENT\26006722-PUD-UP.DWG ITILITY PLAN 2 10/20/2026 8:33 AM ALEXIS HOOPER

PETERSON SPACE FORCE BASE
PARCEL 540000309
CITY OF COLORADO SPRINGS

PROPERTY BOUNDARY

PROPOSED DRAINAGE CHANNEL

PROPOSED RETAINING WALL (TYP.)

PROPOSED RETAINING WALL BY JPS ENGINEERING

VETERANS VILLA
PARCEL 540000453
VETERANS VILLA LLC

PROPOSED STORM (TYP.)

PROPERTY BOUNDARY

PROPERTY BOUNDARY
PARCEL 5500000560
CITY OF COLORADO SPRINGS

PROPOSED STORM MANHOLE (TYP.)

PROPOSED STORM (TYP.)

PROPOSED STORM INLET (TYP.)

ACCESSIBLE PARKING AREA - SEE NOTE 3.

PROPOSED RETAINING WALL (TYP.)

STEPPED FOUNDATION (TYP.)

8 STAIRS, 7" RISERS

6 STAIRS, 7" RISERS

BUILDING 2
FFE:36.38

BUILDING 3
FFE:35.17

BUILDING 4
FFE:34.33

BUILDING 5
FFE:34.02

BUILDING 6
FFE:33.87

BUILDING 7
FFE:33.29

34.83 TW
31.85 GW

31.75 TW
29.65 GW

30.00 TW
27.48 GW

31.48 TW
22.98 GW

30.91 TW
23.18 GW

31.45 TW
24.60 GW

29.73 TW
25.18 GW

29.46 TW
26.20 GW

29.46 TW
26.90 GW

MATCHLINE
SEE SHEET C6

N

0 15 30 60
SCALE: 1"=30'

KEY MAP
N.T.S

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
764	EXISTING 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
SW	PROPOSED SIDEWALK
GB	GRADE BREAK
TW	TOP OF WALL
GW	GROUND ELEVATION AT BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
EG	EXISTING GROUND ELEVATION
	EXISTING DIRECTION OF FLOW
X.X%	PROPOSED DIRECTION OF FLOW
	ACCESSIBLE PATH

NOTES:

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED ON THIS PLAN.
2. ADD 5900 TO ALL SPOT ELEVATIONS
3. ACCESSIBLE PARKING STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

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Know what's below.
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DOMINIUM APARTMENTS
AT WATERVIEW NORTH
PARCEL 5500000454

GRADING PLAN 1

PRELIMINARY DEVELOPMENT PLAN

DATE 10/20/2026

REVISIONS	BY
1 10/20/26 SUBMITTAL TO JURISDICTION	BKS

DR. AAH CH. LMS
P.M. BKS
JOB 26006722
SHEET NO. C5

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MATCHLINE
SEE SHEET C5

VETERANS VILLA
PARCEL 5400000453
VETERANS VILLA LLC

BUILDING 3
FFE:45.84

BUILDING 1
FFE:45.42

BUILDING 5
FFE:34.02

POOL

CLUBHOUSE
FFE:34.38

BUILDING 8
FFE:33.52

FFE:35.17

FFE:34.75

FFE:32.55

PROPOSED RETAINING WALL BY JPS ENGINEERING

PROPERTY BOUNDARY

PROPOSED STORM (TYP.)

PROPOSED RETAINING WALL (TYP.)

PROPOSED STORM INLET (TYP.)

PROPOSED STORM MANHOLE (TYP.)

STEPPED FOUNDATION (TYP.)

ACCESSIBLE PARKING AREA - SEE NOTE 3.

PROPERTY BOUNDARY

PROPOSED RETAINING WALL (TYP.)

PARCEL 5500000560
CITY OF COLORADO SPRINGS

6 STAIRS, 7" RISERS

14 STAIRS, 7" RISERS

MAIL KIOSK & BUS STOP

EX.WATERVIEW DR

PROPERTY BOUNDARY

EX. STORM MANHOLE

N

0 15 30 60
SCALE: 1"=30'

KEY MAP
N.T.S

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
764	EXISTING 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
SW	PROPOSED SIDEWALK
GB	GRADE BREAK
TW	TOP OF WALL
GW	GROUND ELEVATION AT BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
EG	EXISTING GROUND ELEVATION
	EXISTING DIRECTION OF FLOW
X.X%	PROPOSED DIRECTION OF FLOW
	ACCESSIBLE PATH

NOTES:

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AT WATERVIEW NORTH
PARCEL 5500000454

GRADING PLAN 2

PRELIMINARY DEVELOPMENT PLAN

DATE 10/20/2026

REVISIONS
A1 10/20/26 SUBMITTAL TO JURISDICTION BKS

DR. AAH CH. LMS
P.M. BKS
JOB 26006722
SHEET NO. C6

\\ATWELL-HOUCOSA\ATWELL-DATA\PROJECTS\WESTWREENWOOD VILLAGE\26006722\DWG\PLAN SETS\PLANNED UNIT DEVELOPMENT\26006722-HOR-BP.DWG (GRADING PLAN 2) 10/20/2026 9:23 AM ALEXUS HOVEN

GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
33. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 3 cu.yrds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH ROCK MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
25. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
26. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
27. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

SHEET INDEX

L-01	LANDSCAPE NOTES
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L-08	LANDSCAPE DETAILS
L-09	LANDSCAPE DETAILS

CITY OF COLORADO SPRINGS REQUIRED SOIL AMENDMENTS & FERTILIZERS

GROUND PLANE TREATMENT	CLASS 1 OM SOIL AMENDMENT	NITROGEN (15-20 PPM)	PHOSPHOROUS (10-15 PPM)	POTASSIUM (50-200 PPM)	OTHER (K, Zn, Fe, Mn, B, Cu & Biosol)	E.C., SALT, OR PH TREATMENT	ROTOTILL DEPTH
SOD TURFGRASS	4 CU. YD. PER 1000 SF	1.5 LB. PER 1000 SF	0.5 LB. PER 1000 SF	1.0 LB. PER 1000 SF	4 OZ. FE PER 1000 SF	N/A	6-8" MIN.
SHRUB BEDS	3 CU. YD. PER 1000 SF	1.5 LB. PER 1000 SF	0.5 LB. PER 1000 SF	1.0 LB. PER 1000 SF	4 OZ. FE PER 1000 SF	N/A	6-8" MIN.
NATIVE SEED	2 CU. YD. PER 1000 SF	N/A	N/A	N/A	BIOSOL: 20 LBS PER 1000 SF	N/A	6-8" MIN.

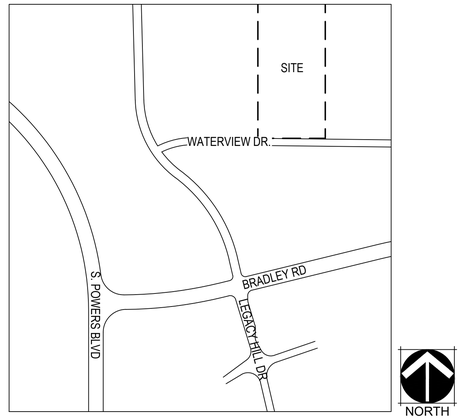
STANDARD CITY OF COLORADO SPRINGS GENERAL NOTES

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982)."
4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
5. IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

VICINITY MAP- NTS



SM.GB
CHECKED BY: AZ,LB,LS
DRAWN BY:

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
DEPN-26-XXXX

DOMINIUM

Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 20, 2026

LANDSCAPE NOTES

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

DEPN-26-0122

L-01

the "street classification" is it's own column: note the classification as "non-arterial" in this case.

LANDSCAPE SETBACKS TABLE (STREETSCAPE)

STREET DESCRIPTION AND CLASSIFICATION	WIDTH (FT) REQUIRED/PROVIDED	LENGTH (LF)	TREES REQUIRED	TREES PROVIDED	SHRUB SUBSTITUTES PROVIDED	ORNAMENTAL GRASS SUBSTITUTES PROVIDED	PERCENT GROUND PLAN VEGETATION REQUIRED / PROVIDED	SETBACK ABBR. ON PLANS (TREES)
WATERVIEW DRIVE (1 TREE / 20 LF)	10'/10'	460	23	19	40	0	75%/75%	ES
Totals:			23	19	40	0		

could use any abbreviation, but what does ES stand for? Would "WD" for Waterview Drive be more intuitive?

Waterview Drive should be a "non-arterial" street with 10' landscape setback and 1 tree per 30' min.

NOTES:
1. SHRUB SUBSTITUTES ARE 10 SHRUBS EQUALS 1 TREE.
2. ORNAMENTAL GRASSES SUBSTITUTES ARE 2 GRASSES = 1 SHRUB.
3. WATERVIEW DRIVE IS A NON-ARTERIAL COLLECTOR SEPARATING SINGLE FAMILY ATTACHED TO THE SOUTH AND DOES NOT REQUIRE A SETBACK. SEE PROPERTY EDGE BUFFER TABLE.

INTERNAL LANDSCAPE TABLE

SITE AREA (NOT INCLUDING PUBLIC R.O.W) / REQUIRED INTERNAL AREA	GROSS SITE AREA (SF)	MINIMUM REQUIRED INTERNAL AREA (12.5%)	INTERNAL TREES REQUIRED (1/500SF)	INTERNAL TREES PROVIDED	SHRUB SUBSTITUTES PROVIDED	ORNAMENTAL GRASS SUBSTITUTES PROVIDED	PERCENT GROUND PLAN VEGETATION REQUIRED / PROVIDED	ACTIVE GREEN SPACE REQUIRED/PROVIDED (-25%)*	NON-ACTIVE GREEN SPACE REQUIRED/PROVIDED	INTERNAL ABBR. ON PLANS (TREES)
GREEN SPACE REQUIRED: YES	416,434	52054	104.1	105	0	0	75% / 75%	7.5% (31,233 SF / 34,528 SF)	5% (20,822SF / 68,674 SF)	IL
Totals:		52054	104.1	105	0	0				

NOTES:
1. ACTIVE GREEN SPACE DESIGN ELEMENTS: OUTDOOR POOL AND SPA, OUTDOOR KITCHEN, FIRE PIT, STRING LIGHTING, BENCH SEATING AREAS, TABLE GATHERING SPACES, LAWN GAMES AREA, PLAZA SEATING ZONES AND DOG PARK.
2. SHRUB SUBSTITUTES ARE 10 SHRUBS EQUALS 1 TREE.
3. ORNAMENTAL GRASSES SUBSTITUTES ARE 2 GRASSES = 1 SHRUB.
4. * 25% REDUCTION IN GREEN SPACE IS APPLIED DUE TO ADJACENT PARK WITHIN 660 FEET OF THIS SITE.

required trees gets rounded up to the nearest whole number per COS rules of measurment (105 tree required)

PROPERTY EDGE LANDSCAPE BUFFERS TABLE

PROPERTY LINE	WIDTH (FT) REQUIRED/PROVIDED	LENGTH (FT)	TREES REQUIRED (1/20')	TREES PROVIDED	EVERGREEN TREES PROVIDED (50%)	SHRUB SUBSTITUTES PROVIDED	ORNAMENTAL GRASS/PERENNIAL SUBSTITUTES PROVIDED*	PERCENT GROUND PLAN VEGETATION REQUIRED / PROVIDED	ALTERNATIVE LANDSCAPE ADJUSTMENT	BUFFER ABBR. ON PLANS (TREES)
NORTH PROPERTY LINE (ADJACENT TO AIRPORT INDUSTRIAL / LIGHT MANUFACTURING)	15.0'/23.5'	460	23.00	23	14	0	0	75% / 75%	OPAQUE FENCE	NB
EAST PROPERTY LINE (ADJACENT TO RIDGE AT WATERVIEW TOWNHOME SINGLE FAMILY)	15.0'/15.0'	905	45.25	48	31	0	0	75% / 75%	OPAQUE FENCE	EB
WEST PROPERTY LINE (ADJACENT TO MULTI-FAMILY)	N/A	906	0.00	0	0	0	0	75% / 75%	OPAQUE FENCE	N/A
SOUTH PROPERTY LINE (ADJACENT TO SINGLE FAMILY ACROSS ROAD)	N/A	460	0.00	0	0	0	0	75% / 75%	OPAQUE FENCE	N/A
Totals:			68	71	45	0	0			

is a fence proposed on the west property line? It is not required and there is a retaining wall with metal fence proposed on the adjacent property.

Remove this row. Waterview Drive is a street frontage that requires a "landscape setback" and is covered in the landscape setback table above vs. a "property buffer"

NOTES:
1. ACTIVE GREEN SPACE DESIGN ELEMENTS: OUTDOOR POOL, OUTDOOR BBQ SPACES, STRING LIGHTING, BENCH SEATING AREAS, TABLE GATHERING SPACES, LAWN GAMES AREA, PLAZA SEATING ZONES AND PLAYGROUND.
2. SHRUB SUBSTITUTES ARE 10 SHRUBS EQUALS 1 TREE.
3. ORNAMENTAL GRASSES SUBSTITUTES ARE 2 GRASSES = 1 SHRUB.
4. *ALTERNATIVE LANDSCAPE ADJUSTMENT REQUESTED WHERE REQUIRED BUFFER WIDTH IS NOT MET, OPAQUE FENCE PROVIDED.
5. WATERVIEW DRIVE IS A NON-ARTERIAL COLLECTOR SEPARATING SINGLE FAMILY ATTACHED TO THE SOUTH AND DOES NOT REQUIRE PROPERTY EDGE BUFFER. SEE LANDSCAPE SETBACK TABLE (STREETSCAPE).

PARKING LOT LANDSCAPING

NO. OF VEHICLE SPACES (1 TREE/15 SPACES)	*TREES REQUIRED*	*TREES PROVIDED*	SHRUB SUBSTITUTES PROVIDED	PERCENT GROUND COVERAGE REQ./PROV.	ABBR. ON PLANS
355	23.7	30	90	75%/75%	PL

NOTES:
1. ALTERNATE LANDSCAPE ADJUSTMENT REQUIRED FOR PARKING LOT LANDSCAPING DUE TO FIRE LANES, EASEMENTS, AND UTILITIES. PLEASE SEE SHRUB SUBSTITUTES PROVIDED.
2. SHRUB SUBSTITUTES ARE 10 SHRUBS EQUALS 1 TREE.
3. ORNAMENTAL GRASSES SUBSTITUTES ARE 2 GRASSES = 1 SHRUB.
4. PARKING LOT DOES NOT FRONT ONTO ANY STREET, NO FRONTAGE SCREENING REQUIRED.

round up to nearest whole number (24)

PLANT SCHEDULE

need the "code requirements column. See example in COS Landscape Manual Appendix G.

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	PLANTING SIZE	WATER USE	MATURE HEIGHT x	SPREAD
DECIDUOUS TREES								
AC GR	21	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2" CAL.	LOW	20`-30`	20`-30`
GI PS	32	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINKGO	B & B	2" CAL.	MOD	30`-40`	10`-15`
QU RP	13	QUERCUS ROBUR `REGAL PRINCE`	REGAL PRINCE ENGLISH OAK	B & B	2" CAL.	MOD	40`-60`	20`-25`
TI GR	24	TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL.	MOD	30`-40`	25`-30`
EVERGREEN TREES								
PI DE	8	PICEA GLAUCA `DENSATA`	BLACK HILLS SPRUCE	B & B	6` HT.	MOD	25`-30`	20`-25`
PI BA	40	PICEA PUNGENS `BAKERI`	BAKERI BLUE SPRUCE	B & B	6` HT.	MOD	30`-40`	15`-20`
PI ED	10	PINUS EDULIS	PINON PINE	B & B	6` HT.	VERY LOW	25`-30`	15`-20`
PI HE	23	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT.	LOW	15`-25`	10`-15`
ORNAMENTAL TREES								
MA SS	20	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15`-25`	20`-25`
SY RE	15	SYRINGA RETICULATA	JAPANESE TREE LILAC	B & B	1.5" CAL.	LOW	15`-25`	15`-20`
UPRIGHT EVERGREENS								
JU BA	9	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	CONT.	#5	LOW	10`-15`	3`-4`
JU MO	9	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	CONT.	#5	VERY LOW	10`-15`	6`-8`

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS SHRUBS							
BE CP	BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1`-2`	1`-2`
CO KE	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	CONT.	#5	MOD	2`-3`	2`-3`
DA CM	DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	CONT.	#5	MOD	4`-5`	4`-5`
EU AL	EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	CONT.	#5	MOD	7`-8`	7`-8`
FR FL	FRANGULA ALNUS `FINE LINE` TM	TALL FERNLEAF BUCKTHORN	CONT.	#5	LOW	6`-7`	2`-3`
LI LO	LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5	LOW	2`-3`	3`-4`
PE LS	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2`-3`	2`-3`
PH CH	PHILADELPHUS LEWISII `CHEYENNE`	LEWIS MOCK ORANGE	CONT.	#5	LOW	6`-7`	5`-6`
PR BE	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW	6`-7`	5`-6`
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	1`-2`	5`-6`
RH CO	RHAMNUS FRANGULA `COLUMNARIS`	ALDER BUCKTHORN	CONT.	#5	LOW	8'-12'	2'-4'
RH AU	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1`-2`	5`-6`
RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW	5`-6`	5`-6`
SA DI	SALIX DISCOLOR	PUSSY WILLOW	CONT.	#5	HIGH	<15`	11`-12`
SY MK	SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	CONT.	#5	LOW	4`-5`	4`-5`
VI LE	VIBURNUM LENTAGO	NANNYBERRY	CONT.	#5	LOW	10'-15'	6'-8'
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	CONT.	#5	LOW	9`-12`	9`-10`
EVERGREEN SHRUBS							
AR PA	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW	1`-2`	3`-4`
CO AP	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1`-2`	5`-6`
EU BL	EUONYMUS FORTUNEI `BLONDY` TM	BLONDY EUONYMUS	CONT.	#5	MOD	1`-2`	1`-2`
JU BH	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW	<1`	7`-8`
JU SC	JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	CONT.	#5	LOW	1`-2`	5`-6`
PI DW	PINUS EDULIS_PLANT SELECT	DWARF PINON PINE	CONT.	#5	LOW	2`-3`	2`-3`
PI MO	PINUS MUGO `MOPS`	MUGO PINE	CONT.	#5	LOW	2`-3`	2`-3`
TA HI	TAXUS X MEDIA `HICKSII`	HICKS YEW	CONT.	#5	MOD	8'-12'	3'-4'
ORNAMENTAL GRASSES							
BO BA	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLONDE AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	LOW	3`-4`	2`-3`
CA KF	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4`-5`	1`-2`
CH LA	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	CONT.	#1	MOD	2'-3'	1`-2`
HA AU	HAKONECHLOA MACRA `AUREOLA`	GOLDEN VARIEGATED FOREST GRASS	CONT.	#1	HIGH	12"-15"	15"-20"
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW	2`-3`	1`-2`
MI AD	MISCANTHUS SINENSIS `ADAGIO`	COMPACT MAIDEN GRASS	CONT.	#1	MOD	3`-4`	2`-3`
MI VA	MISCANTHUS SINENSIS `VARIEGATUS`	VARIEGATED MAIDEN GRASS	CONT.	#1	MOD	4`-5`	2`-3`
MU RE	MUHLENBERGIA REVERCHONI `UNDAUNTED`	UNDAUNTED MUHLY	CONT.	#1	MOD	1`-2`	1`-2`
NA TE	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#1	LOW	2`-3`	1`-2`
PE HA	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1`-2`	1`-2`
PE OR	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#1	LOW	2`-3`	1`-2`
PE KR	PENNISETUM ORIENTALE `KARLEY ROSE`	KARLEY ROSE FOUNTAIN GRASS	CONT.	#1	LOW	3`-4`	2`-3`
SC SC	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW	3`-4`	2`-3`
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	1`-2`	1`-2`
PERENNIALS							
AC MI	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW	1`-2`	1`-2`
AC MO	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW	1`-2`	1`-2`
AQ CA	AQUILEGIA CAERULEA	ROCKY MOUNTAIN COLUMBINE	CONT.	#1	MOD	1`-2`	1`-2`
CA CR	CAMPSIS RADICANS	TRUMPET CREEPER	CONT.	#1	LOW	10'-15'	6'-8'
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW	2`-3`	1`-2`
HE HB	HEUCHERA X `HARVEST BURGUNDY`	HARVEST BURGUNDY CORAL BELLS	CONT.	#1	MOD	1`-2`	1`-2`
HO RS	HOSTA X `REGAL SPLENDOR`	REGAL SPLENDOR HOSTA	CONT.	#1	MOD	2'-3'	2'-3'
LA PH	LAVANDULA X INTERMEDIA `PHENOMENAL`	PHENOMENAL LAVENDER	CONT.	#1	LOW	2`-3`	2`-3`
RU FU	RUDBECKIA FULGIDA `GOLDSTURM`	BLACK-EYED SUSAN	CONT.	#1	LOW	1`-2`	1`-2`

minimum planting size for ornamental grass is #3 container size (7.4.9-A)

please check and note that at least 70% of the trees, shrubs, and grasses are "Selected Species" which means that they are in COS Landscape Manual Appendix A. If the plants are cultivars of the plants in Appendix A that is ok (same genus and species)

ENITY SCHEDULE

PHOTO	SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
		S-01	BENCH	NEW HAVEN 6' BENCH WITH BACK - THERMALLY MODIFIED ASH	ULTRA SITE OR APPROVED EQUAL	618.282.8200	420-TMA6	TBD	72" L X 17 1/2" W X 18" HT	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-02	BIKE RACK	HOOP RACK	DERO OR APPROVED EQUAL	888.337.6729	#CIRCLEBR	TBD	25" L X 6" W X 34" H	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-03	PET STATION	DOGIPOT PET STATION	DOGIPOT OR APPROVED EQUAL	800.364.7681	#1003-L	TBD	6'-6" HT. ABOVE GROUND	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-04	TRASH RECEPTACLE	KENSINGTON RECEPTACLE	ULTRA SITE OR APPROVED EQUAL	800.458.5872	41-SL	TBD	42 1/4" H X 24" DIA	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-05	GRILL	SB16 PEDESTAL PARK GRILL	KAY PARK OR APPROVED EQUAL	866.778.6531	SB16-PARENT	TBD	20" L X 15" W X 41" H	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-06	ASH TRAY	CONCRETE HOT ASH RECEPTACLE	KAY PARK OR APPROVED EQUAL	866.778.6531	CHAR2235	TBD	22" L X 22" W X 33 1/2" H	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.
		S-07	TABLE WITH UMBRELLA	SOLSTICE UMBRELLA WITH MINGLE TABLE	LANDSCAPE FORMS OR APPROVED EQUAL	269.381.0396	UMBRELLA: CYGNUS TABLE: MINGLE, 5-SEAT BACKED	TBD	33" H X 87" DIA	MOUNT UMBRELLA TO TABLE PER MANUFACTURER'S SPECIFICATIONS. SURFACE MOUNT TABLE PER MANUFACTURER'S SPECIFICATIONS.
		S-08	PLAYGROUND SET	MERIDIAN 2-5 PLAYGROUND SET	MWP RECREATION OR APPROVED EQUAL	DAN WEISMAN 612.505.7140	DOMINIUM A - MERIDIAN 2-5	TBD	SEE PLANS	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
	M-01	METAL EDGER	DURAEDGE STEEL LANDSCAPE EDGING	SITEONE LANDSCAPE SUPPLY OR APPROVED EQUAL	303.922.6392	ROLLED TOP EDGE	POWDER COAT GREEN	4" X 14 GAUGE	5 / L-08	INSTALL PER MANUFACTURER'S SPECIFICATIONS.
	M-02	COBBLE	HORIZON BULK RIVER ROCK 4-6"	SITEONE LANDSCAPE SUPPLY OR APPROVED EQUAL	303.922.6392	DAGG-0959-TN	GREY / PINK / CREAM / MAROON / LT BROWN / GOLD	4-6"	N/A	SUBMIT PHOTO SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. TO BE PLACED IN SHRUB AREAS AT 3" MIN. DEPTH OVER WEED BARRIER. ENSURE ROCK MULCH IS CLEANED, WASHED, AND FREE OF DEBRIS BEFORE INSTALLATION.
	M-03	SHRUB BEDS	BULK RIVER ROCK GREY ROSE	SITEONE LANDSCAPE SUPPLY OR APPROVED EQUAL	303.922.6392	DAGG-5147	BROWN / TAN / PINK / GREY	1 1/2"	3 & 4 / L-08	SUBMIT PHOTO SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. TO BE PLACED IN SHRUB AREAS AT 3" MIN. DEPTH OVER WEED BARRIER
	M-04	STABILIZED CRUSHER FINES	BREEZE	SITEONE LANDSCAPE SUPPLY OR APPROVED EQUAL	303.922.6392	CAGG-0224	TAN	SEE PLANS	6 / L-08	REFER TO DETAIL.
	M-05	ENGINEERED WOOD FIBER	FIBAR BULK ENGINEERED WOOD FIBER	RECREATION PLUS OR APPROVED EQUAL	JESSE NIEDING 303.518.1051	FIBAR-BULK	TAN / BROWN	SEE PLANS	5 & 6 / L-09	INSTALL PER MANUFACTURER SPECIFICATIONS.
	M-06	LANDSCAPE BOULDER	BOULDER	SILOAM STONE, INC. OR APPROVED EQUAL	719.275.4275	N/A	CINNAMON SHADOW	VARIES IN SIZE; SEE LANDSCAPE PLANS	4 / L-09	CONFIRM FINAL PLACEMENT AND ORIENTATION WITH LANDSCAPE ARCHITECT AND OWNERSHIP PRIOR TO FINAL PLACEMENT AND INSTALLATION.
	M-07	WOOD MULCH	CASCADE CEDAR MULCH	SITEONE LANDSCAPE SUPPLY OR APPROVED EQUAL	303.922.6392	BUMU-0131	BROWN	FOR TREE RINGS; SEE DTL	1 & 2 / L-08	TO BE PLACED IN TREE PLANTING RINGS AT 3" MIN. DEPTH. WEED BARRIER NOT REQUIRED.

EL PASO COUNTY ALL- PURPOSE LOW GROW MIX

COMMON NAME	BOTANICAL NAME		
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	25%	9.6 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	20%	10.8 LBS
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	29%	5.6 LBS
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	5%	3.2 LBS
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	12.0 LBS
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	0.8 LBS
			42.0 LBS. DRILLED

TAHOMA 31 + (PLUS) BERMUDAGRASS (IRRIGATED)

TAHOMA 31® + (PLUS) EXTENDED SEASON BERMUDA GRASS SOD, CULTIVAR OKC 1131, FROM A LICENSED TAHOMA 31 GROWER; NO SUBSTITUTIONS. GRASS TO BE OVERSEEDED WITH PERENNIAL RYE GRASS.
PREFERRED COLORADO GROWER: SCIENTURFIC

SCIENTURFIC
WWW.SCIENTURFICSOD.COM

SCIENTURFIC SOD
12442 TOWER RD
COMMERCE CITY, CO 80022
(303) 289-4761

Provide a ground plane treatment table and a legend showing all proposed landscape types (native, sod, rock mulch, etc.) and SF for each. (FLP check list #15)

SM,GB
AZ,LB,LS
CHECKED BY:
DRAWN BY:

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
DEPN-26-XXXX

DOMINIUM

Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 20, 2026

LANDSCAPE SCHEDULES

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

15.0' NORTHERN LANDSCAPE BUFFER

RIDGE AT WATERVIEW TOWNHOMES

15.0' EASTERN LANDSCAPE BUFFER

BUILDING 6

BUILDING 7

BUILDING 8

BUILDING 4

L-06

BUILDING 5

POOL

CLUBHOUSE

L-07

10.0' LANDSCAPE STREETSCAPE SETBACK

WATERVIEW DRIVE (COLLECTOR)

BUILDING 2

BUILDING 3

BUILDING 1

AIRPORT INDUSTRIAL/ LIGHT MANUFAC.

VETERAN'S VILLA MULTI-FAMILY

LEGEND

MATCHLINE

PROPERTY LINE

EASEMENT

SYMBOL	DESCRIPTION	PROVIDED
	INTERIOR LANDSCAPING- ACTIVE GREEN SPACE	34,528 SF
	INTERIOR LANDSCAPING- NON-ACTIVE GREEN SPACE	68,674 SF
	LANDSCAPE SETBACK	7,462 SF
	PROPERTY EDGE BUFFER	22,854 SF
	PARKING LOT LANDSCAPING	6,879 SF

please show the percentages of active and non-active green space required and provided.

NOTE: REFERENCE LANDSCAPE PLAN SHEETS FOR SPECIFIC AMENITY PROGRAMMING ELEMENTS.

811

NORTH

0 20 40 80

SCALE 1" = 40'

CHECKED BY: SM,GB
DRAWN BY: AZ,LB,LS

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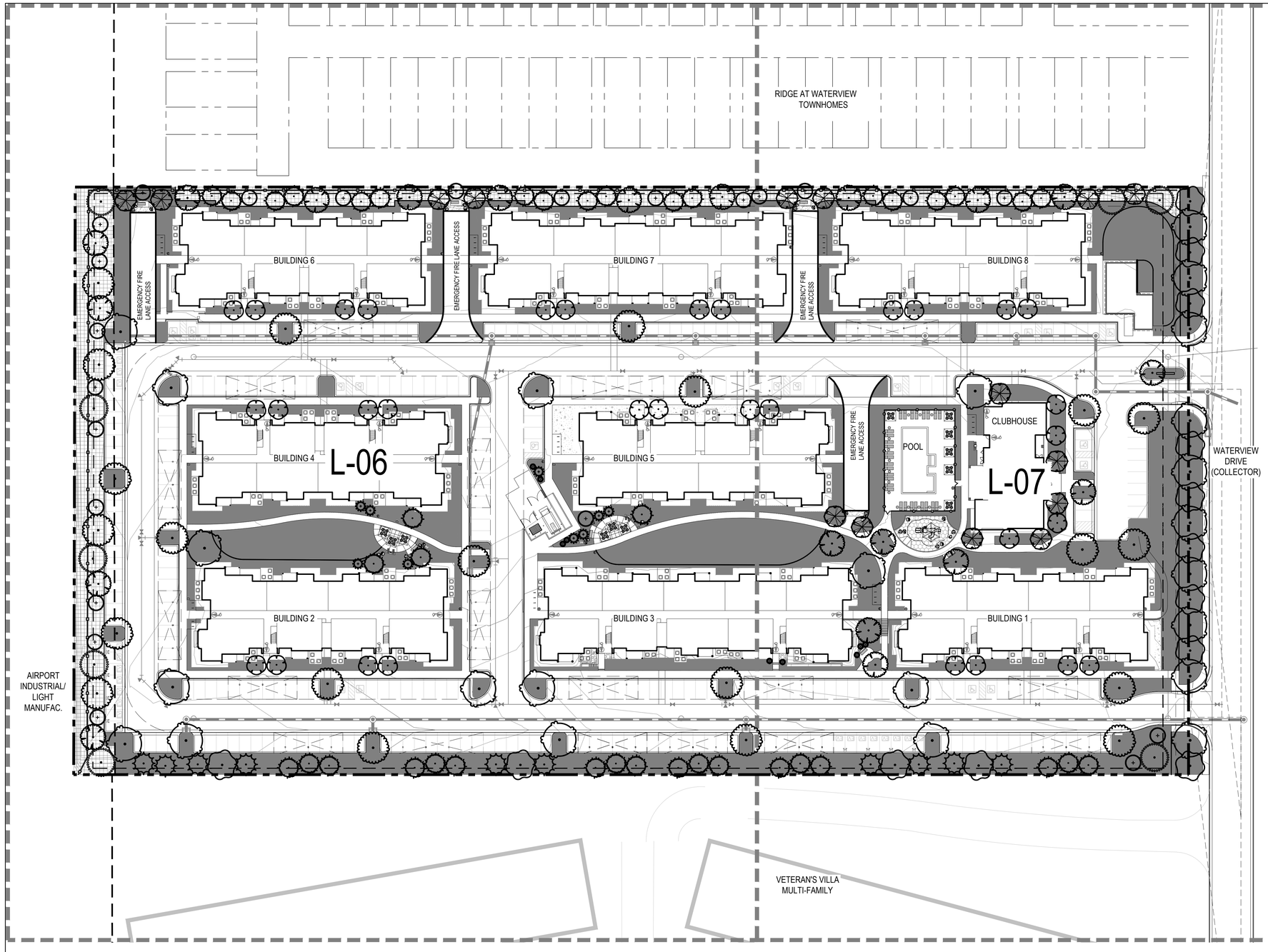
October 20, 2026

OVERALL LANDSCAPE PLAN & OPEN SPACE EXHIBIT

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

L-04



LEGEND

SYMBOL	CODE	DESCRIPTION
	H-01	MEDIUM WATER USE
	H-02	LOW WATER USE
		MATCHLINE
		PROPERTY LINE
		EASEMENT

WATER USE TYPE	AREA	PERCENTAGE
MEDIUM WATER USE	86,406 SF	20.74%
LOW WATER USE	22,240 SF	5.34%
NON-IRRIGATED	307,788 SF	73.91%
TOTAL AREA	416,434 SF	100%

which ground cover is non-irrigated? If this refers to building and paving areas it is not a part of the hydrozone and should be left off the table.

811

NORTH

0 20 40 80

SCALE 1" = 40'

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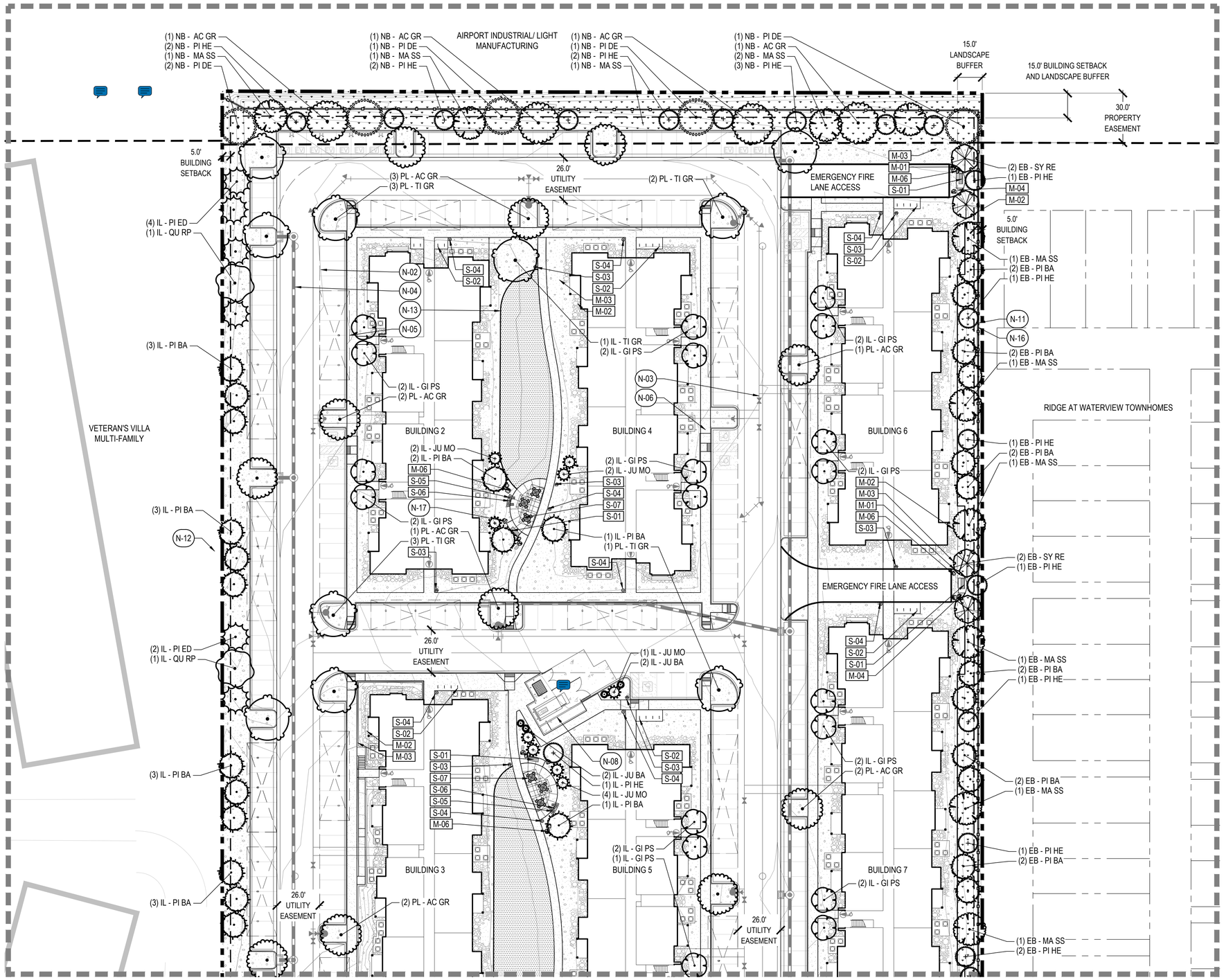
October 20, 2026

HYDROZONE EXHIBIT

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

L-05



LEGEND

- MATCHLINE
- PROPERTY LINE
- EASEMENT
- POOL FENCE
- GUARDRAIL
- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- UPRIGHT JUNIPERS

SYMBOL	CODE	COMMON NAME	QTY
	NA SE	NATIVE SEED	22,240 SF
	TA SD	TAHOMA 31 + (PLUS) BERMUDA GRASS	17,962 SF

SYMBOL	CODE	DESCRIPTION	QTY
	M-01	METAL EDGER	7,608 LF
	M-02	COBBLE	18,704 SF
	M-03	SHRUB BEDS	67,746 SF
	M-04	STABILIZED CRUSHER FINES	403 SF
	M-05	ENGINEERED WOOD FIBER	952 SF
	M-06	LANDSCAPE BOULDER	24
		VEGETATION / GROUND COVER	75% MIN.

NOTE: PLANTING DESIGN WILL REFLECT THE REQUIRED VEGETATION / GROUND COVERAGE IN THE FUTURE FINAL LANDSCAPE PLAN.

SYMBOL	CODE	DESCRIPTION
	S-01	BENCH
	S-02	BIKE RACK
	S-03	PET STATION
	S-04	TRASH RECEPTACLE
	S-05	GRILL
	S-06	ASH TRAY
	S-07	TABLE WITH UMBRELLA
	S-08	PLAYGROUND SET

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	SIGHT TRIANGLES, TYP.	RE: CIVIL
N-02	PROPOSED CONTOURS, TYP.	RE: CIVIL
N-03	PROPOSED ELEC. UTILITIES, TYP.	RE: CIVIL
N-04	PROPOSED WET UTILITIES, TYP.	RE: CIVIL
N-05	PROPOSED CARPORT	BY OTHERS
N-06	PROPOSED CONCRETE	RE: CIVIL
N-08	TRASH ENCLOSURE	RE: CIVIL
N-09	SHADE SHELTER	RE: ARCH
N-10	ENTRY MONUMENT	RE: ARCH
N-11	PROPOSED RETAINING WALL	RE: CIVIL
N-12	FUTURE RETAINING WALL, ADJACENT PROPERTY	BY OTHERS
N-13	METAL EDGER	5 / L-08
N-14	POOL FENCE AND RAILING	1 / L-09
N-15	POOL GATE	2 / L-09
N-16	ORNAMENTAL GUARDRAIL ON WALL	3 / L-09
N-17	LANDSCAPE BOULDER	4 / L-09
N-18	PLAYGROUND CURB AND RAMP	5, 6, & 7 / L-09

811

NORTH

0 15 30 60

SCALE 1" = 30'

SM.GB
AZ.LB.LS
CHECKED BY:
DRAWN BY:

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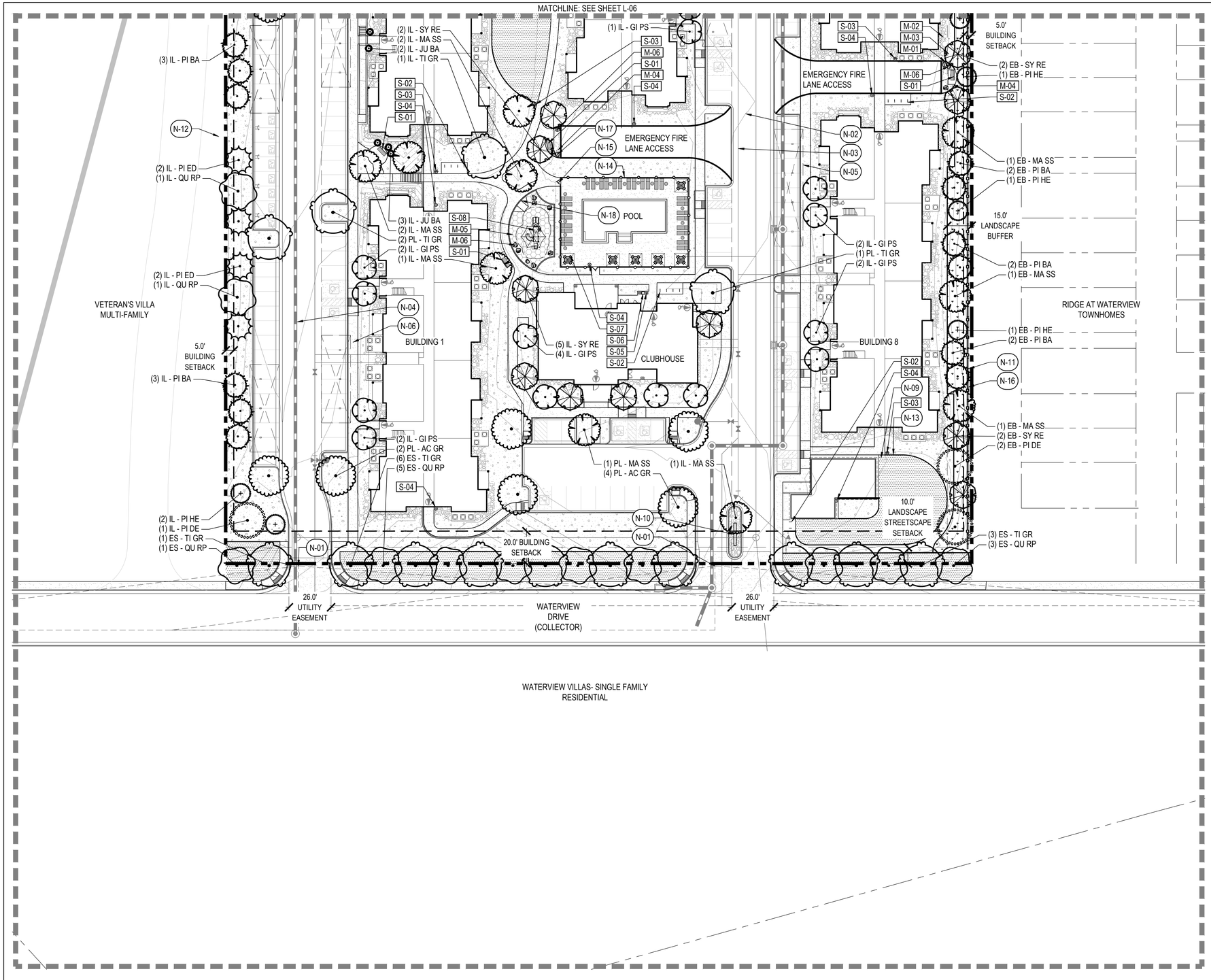
October 20, 2026

LANDSCAPE PLAN

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

L-06



LEGEND

MATCHLINE
PROPERTY LINE
EASEMENT
POOL FENCE
GUARDRAIL

DECIDUOUS TREES

EVERGREEN TREES

ORNAMENTAL TREES

UPRIGHT JUNIPERS

SYMBOL	CODE	COMMON NAME	QTY
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	S-08	PLAYGROUND SET

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N-10	ENTRY MONUMENT	RE: ARCH
N-11	PROPOSED RETAINING WALL	RE: CIVIL
N-12	FUTURE RETAINING WALL, ADJACENT PROPERTY	BY OTHERS
N-13	METAL EDGER	5 / L-08
N-14	POOL FENCE AND RAILING	1 / L-09
N-15	POOL GATE	2 / L-09
N-16	ORNAMENTAL GUARDRAIL ON WALL	3 / L-09
N-17	LANDSCAPE BOULDER	4 / L-09
N-18	PLAYGROUND CURB AND RAMP	5, 6, & 7 / L-09

811

NORTH

0 15 30 60
SCALE 1" = 30'

CHECKED BY: SM,GB
DRAWN BY: AZ,LB,LS

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DEPN-26-XXXX

DOMINIUM

Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 20, 2026

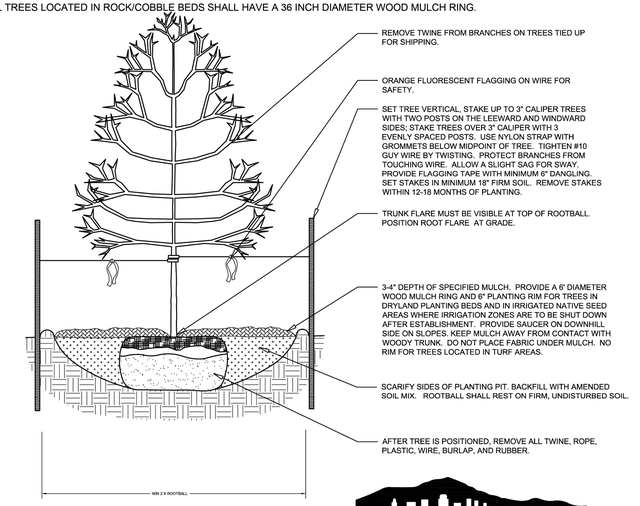
LANDSCAPE PLAN

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

L-07

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



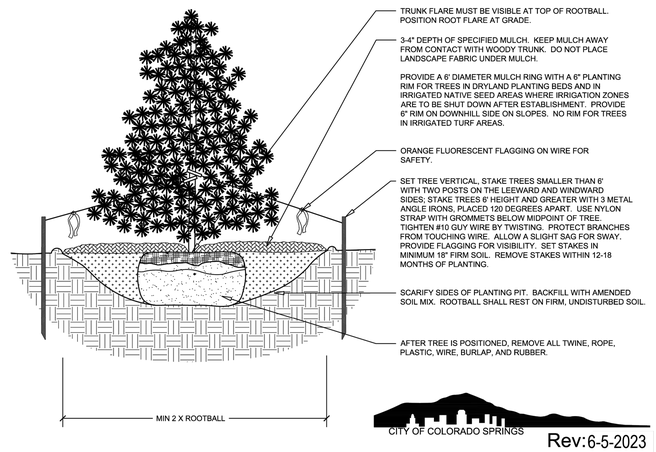
CITY OF COLORADO SPRINGS Rev: 6-5-2023

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

1 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE SECTION

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.
9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



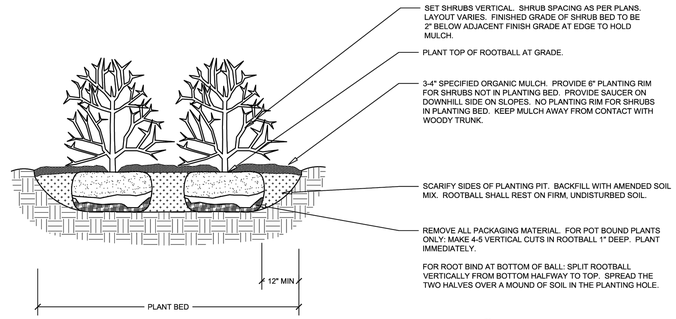
CITY OF COLORADO SPRINGS Rev: 6-5-2023

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2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE SECTION

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
7. ALL SHRUBS LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 18 INCH DIAMETER WOOD MULCH RING.



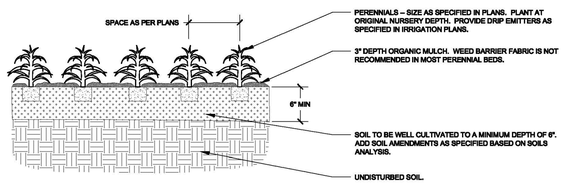
CITY OF COLORADO SPRINGS Rev: 6-5-2023

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3 SHRUB PLANTING DETAIL

NOT TO SCALE SECTION

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

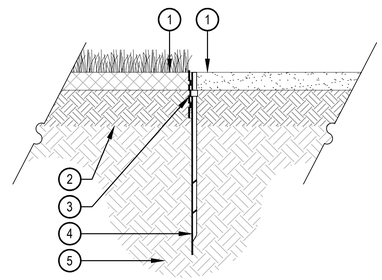


CITY OF COLORADO SPRINGS Rev: 11.13.08

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

4 PERENNIAL/ GROUNDCOVER PLANTING

N.T.S.



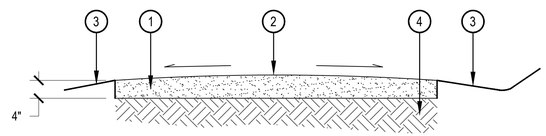
SECTION

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

5 METAL EDGER

SCALE: 1" = 1'-0"

1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



1. CRUSHER FINES WITH STABILIZER, REFER TO MATERIALS SCHEDULE SHEET L-03. PLACE IN TWO EQUAL COMPACTED LIFTS. COMPACT TO 95% STANDARD PROCTOR DENSITY. WET CRUSHER FINES TO AID IN COMPACTION. REFER TO PLANS FOR LAYOUT AND WIDTH. 4" MINIMUM DEPTH
2. CROWN OF 2% CROSS-SLOPE SURFACE FOR PROPER DRAINAGE AS DEFINED BY PLANS
3. PROVIDE POSITIVE DRAINAGE AWAY FROM CRUSHER FINES ALONG THE EDGES
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. STABILIZER TO BE INCORPORATED INTO CRUSHER FINES.

6 CRUSHER FINES

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

CHECKED BY: SM,GB
DRAWN BY: AZ,LB,LS

TODD + ASSOCIATES
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DEPN-26-XXXX

DOMINIUM

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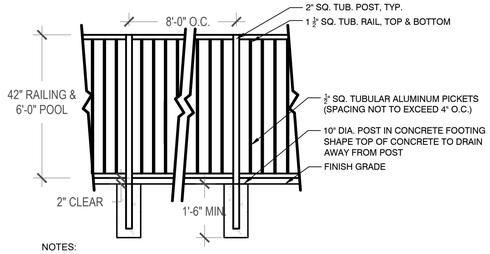
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LANDSCAPE DETAILS

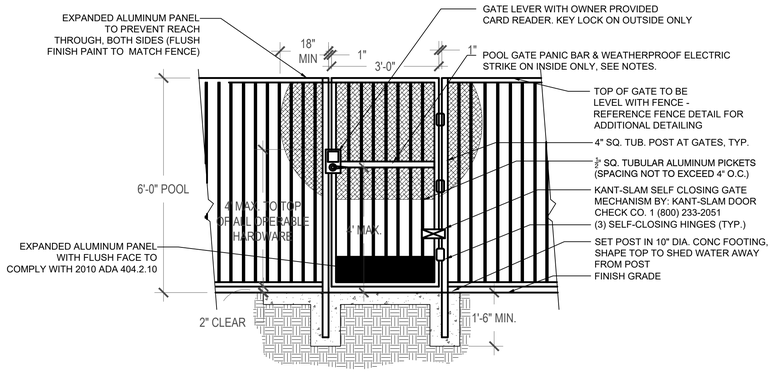
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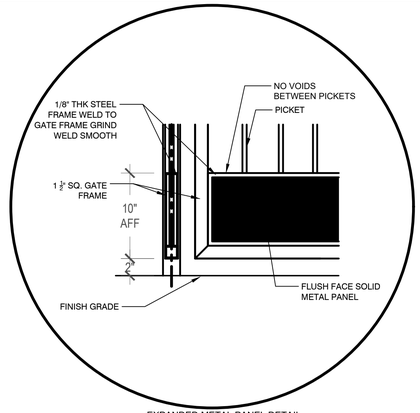
NORRIS DESIGN
PEOPLE + PLACEMAKING

L-08



NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL).
4. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.



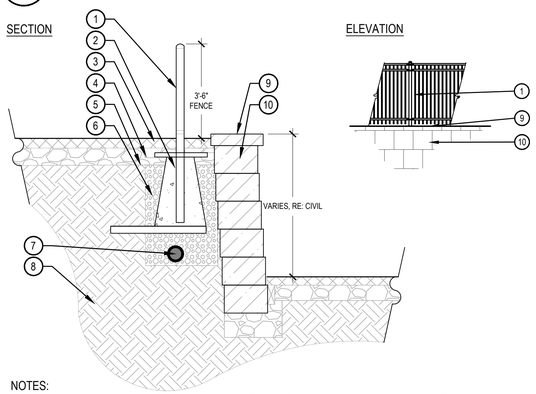


EXPANDED METAL PANEL DETAIL
DETAIL B

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. COLOR TO BE BLACK SEMI-GLOSS.
3. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE.
4. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" X 21/8" WW304S.S (OR APPROVED EQUAL).
5. SELF-CLOSING SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.
6. ALL POOL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE.
7. FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.

1 POOL FENCE AND RAILING

SCALE: NOT TO SCALE

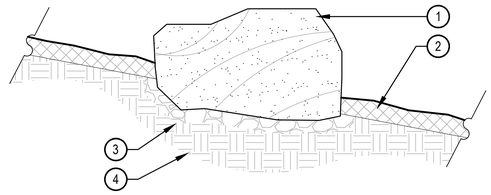


1. FENCE POST, INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. SLEEVE IT PRODUCT BY STRAVA, PART # GSRW SLEEVIT SD1 (IF GEOTEXTILE FABRIC IS REQUIRED), INSTALL PER MANUFACTURERS SPECIFICATION
3. ADJACENT LANDSCAPE BED
4. 6" CRUSHED AGGREGATE BASE WITH FINES COMPACTED 95%
5. GEOTEXTILE FABRIC IF REQUIRED
6. ¾" CLEAR DRAINAGE STONE
7. 4" DRAIN PIPE SLEEVE TO DAYLIGHT OR TIE INTO THE STORM SYSTEM
8. SUB BASE
9. TOP OF WALL
10. RETAINING WALL, RE;CIVIL

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURES SPECS.
2. DO NOT SCALE DRAWINGS, FOR ILLUSTRATION PURPOSES ONLY. THIS DETAIL HAS NOT BEEN ENGINEERED
3. LOCATIONS AND HEIGHTS OF WALLS PER CIVIL GRADING PLANS

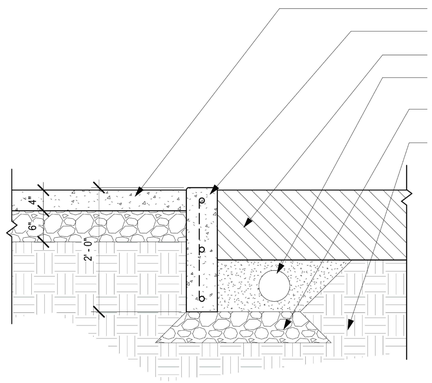
2 POOL GATE

SCALE: NOT TO SCALE



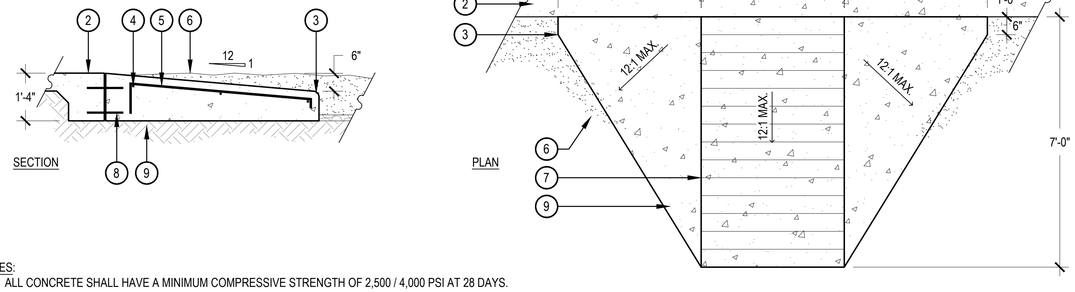
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L-03
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.



3 ORNAMENTAL METAL GUARDRAIL ON WALL W/ SLEEVE IT FOOTER

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



NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 / 4,000 PSI AT 28 DAYS.

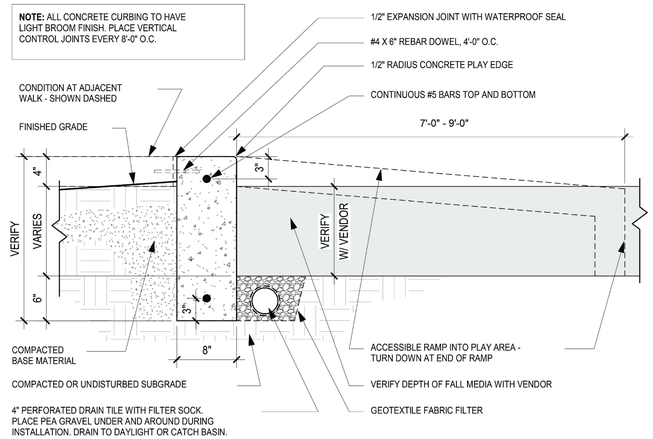
4 LANDSCAPE BOULDER

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

1. CONCRETE WALK
2. CONCRETE CURB, REFER TO DETAIL
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. ENGINEERED WOOD FIBER SAFETY SURFACE
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

5 PLAYGROUND CURB

SCALE: 1" = 1'-0"



6 PLAYGROUND RAMP

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

7 PLAYGROUND CURB & RAMP

SCALE: 1" = 1'-0"

CHECKED BY: SM,GB
DRAWN BY: AZ,LB,LS

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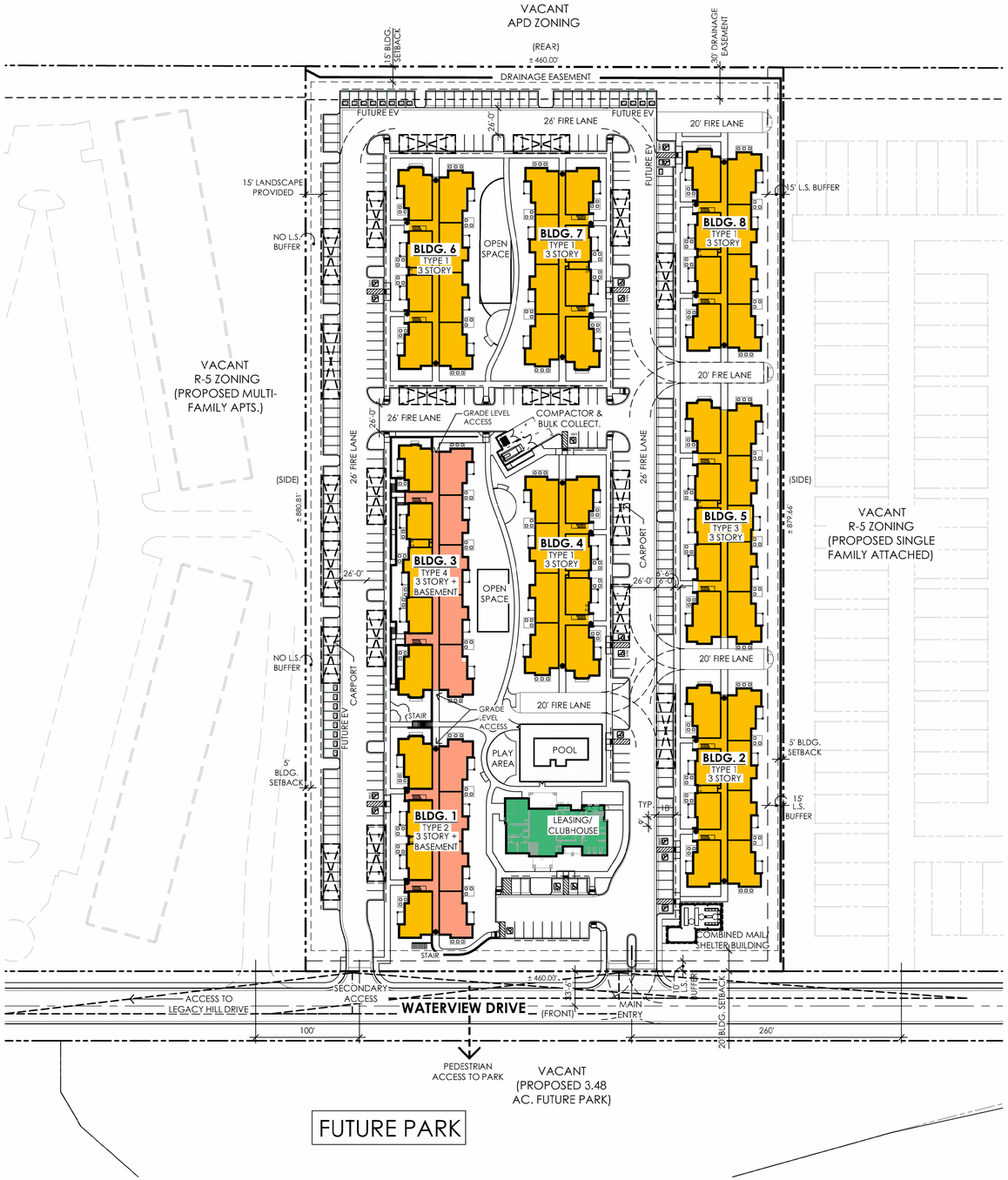
October 20, 2026

LANDSCAPE DETAILS

Preliminary Not For Construction

NORRIS DESIGN
PEOPLE + PLACEMAKING

L-09



SYMBOLS

- STEEL PARKING CANOPY
- PROPERTY LINE
- ACCESSIBLE PARKING SPACE
- AC CONDENSOR - GROUND MOUNTED
- REMO'TE F.D.C. (FIRE DEPT. CONNECTION)
- FIRE TRUCK RADIUS - 53' OUTSIDE CURVE 33' INSIDE CURVE CURVE (53', 33')
- EV — ELECTRIC VEHICLE-READY PARKING SPACE

NOTES/ASSUMPTIONS:

BUILDING HEIGHT DEFINITION: THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE ADJOINING THE BUILDING TO THE HIGHEST POINT OF A GABLE, HIPPED, OR GAMBREL ROOF. IF A FLAT ROOF, HEIGHT WOULD BE MEASURED TO THE HIGHEST POINT OF THE BUILDING, EXCLUDING THE PARAPET.

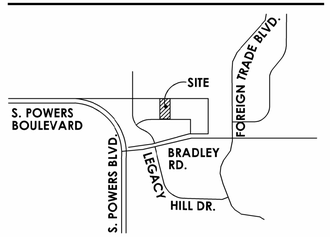
PROJECT IS REQUESTING AN AD.USTMENT TO MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS PER SECTION 7.4.1005(B)

CITY NO'E: NO VARIANCES WILL BE ALLOWED

Sign age is not approved w:th this plan; a separate sign permit is required.

CITY ADA Design Professional Standards Statement:
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 'he United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure complicnce with the ADA or any other Federal or S'ate accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

VICINITY MAP



0' 30' 60' 120'
SCALE: 1" = 60'-0"

N

SITE DATA

SITE DATA

ASSESSOR'S PARCEL NUMBER (APN)	5500000454
SITE ADDRESS - JURISDICTION	COLORADO SPRING, CO.

PROJECT DESCRIPTION:

THE PROPOSED NEW CONSTRUCTION PROJECT IS LOCATED NEAR THE NORTHEAST CORNER (NEC) OF BRADLEY HILL ROAD AND LEGACY HILLS DRIVE ON A 9.6-ACRE SITE. THE DEVELOPMENT CONSISTS OF A 213 UNIT, THREE-STORY MULTIFAMILY WALK-UP COMMUNITY FEATURING A MIX OF TWO, THREE, AND FOUR BEDROOM UNITS, WITH A LEASING CLUBHOUSE BUILDING, POOL, AND OUTDOOR AMENITY SPACES. THE PROJECT WILL BE AN AFFORDABLE HOUSING DEVELOPMENT SERVING HOUSEHOLDS UP TO 60% OF MEDIAN INCOME (AMI).

ZONING R-5 (SECTION 7.2.207):

EXISTING / PROPOSED	R-5
OVERLAY ZONE	VILLAGES AT WA'ERVIEW NORTH MASTER PLAN (COPN-22-002) AIRPORT OVERLAY

R-5 ZONE DISTRICT ALLOWANCES

HEIGHT:	50'
SETBACKS:	
FRONT:	20'
SIDE - NTERIOR:	5'
REAR:	15'
LOT COVERAGE:	50%

NOTE: NO VARIANCES ALLOWED. NONE REQUESTED.

SITE AREA:

GROSS SITE AREA	±9.56 AC. (416,434 S.F.)
NET SITE AREA	±9.20 AC. (400,752 S.F.)

DENSITY:

DENSITY ALLOWED (GROSS)	25.0 DU / AC.
DENSITY PROPOSED (GROSS)	22.3 DU / AC.

UNIT MIX:

	UNIT TYPE	RATIO	#D.U.
B	2 BEDROOM/ 2 BATH	25.3%	54 DU
C	3 BEDROOM/ 2 BATH	48.4%	103 DU
D	4 BEDROOM/ 2 BATH	26.3%	56 DU
	TOTAL	100%	213 DU*

*INCLUDES 11 ACCESSIBLE DU

BUILDING AREAS:

RESIDENTIAL	298,559 S.F.
LEASING/ CLUBHOUSE	4,803 S.F.
TOTAL AREA	303,362 S.F.

LOT COVERAGE:

TOTAL BUILDING COVERAGE	120,112 S.F.
NET SITE AREA	400,752 S.F.
TOTAL COVERAGE PERCENT	30%

BUILDING HEIGHT:

ALLOWED	50 FEET
PROPOSED	45 FEET

SETBACKS:

	BLDG. REQD.	BLDG PROV.	LANDSCAPE
FRONT	20'	20'	10'
SIDE - EAST	5'	87'	10'
SIDE - WEST	5'	22'	0'
REAR	15'	91'	0'

PARK LAND DEDICATION REQUIREMENTS (NEIGHBORHOOD):
213 DWELLING UNITS AT 0.0041 ACRES / D.U. 0.87 AC.

PARK LAND DEDICATION REQUIREMENTS (COMMUNITY):
213 DWELLING UNITS AT 0.0049 ACRES / D.U. 1.04 AC.

PARKING:

PARKING REQUIRED (9' x 18' TYP. P.S. INCL. 2'-0" OVERHANG)

	UNIT TYPE	P.S. RATIO	P.S. REQD.
B	2 BEDROOM	1.5 P.S./ DU	81 P.S.
C	3 BEDROOM	2.0 P.S./ DU	206 P.S.
D	4 BEDROOM	2.0 P.S./ DU	112 P.S.
	TOTAL REQUIRED		399 P.S.* (1.87 P.S./DU)

*INC.UDES REQUIRED 9 ACC. PS & 2 ACC VAN PS

PARKING PROVIDED:

UNCOVERED PARKING	219 P.S.
ACC PARKING	17 P.S.
CARPORT PARKING	119 P.S.
TOTAL PROVIDED	355 P.S.* (1.67 P.S./DU)

*INCLUDES 21 P.S. FUTURE EV CHARGING (10% OF DU)

PROJECT IS REQUESTING AN ADJUSTMENT TO MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS PER SECTION 7.4.1005(B) AFFORDABLE HOUSING. CRITERIA: criteria:

1. The development has a minimum of ten (10) dwelling units;
   PROJECT PROPOSES 213 DWELLING UNITS
2. At least twenty-five (25) percent of the dwelling units are restricted for purchase or occupancy by residents with eighty (80) percent or less of the area median income (AMI).
   PROJECT COMPLIES
3. The Manager determines that the parking reduction is necessary for the successful completion of the project.

BICYCLE PARKING REQUIRED:

GROSS FLOOR AREA:	303,362 SF
REQUIRED BPS: 0.5 BPS/1000 GSF =	152 BPS
20% "SECURED LONG-TERM STORAGE LOCKERS OR AREAS =	31 SECURED BPS

A REDUCTION IN TOTAL REQUIRED BPS IS REQUESTED.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

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26-2016-00

DOMINIUM

Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

ARCHITECTURAL SITE PLAN

Preliminary Not For Construction

A1.1

SHEET 17 OF 40



1 BLDG. TYPE 1 - FRONT ELEVATION

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



2 BLDG. TYPE 1 - LEFT ELEVATION

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	3,684 S.F. ± 18.6%
STONE VENEER	3,671 S.F. ± 18.6%
BOARD & BATTEN SIDING	2,608 S.F. ± 13.2%
LAP SIDING	9,004 S.F. ± 45.6%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

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DOMINIUM

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Colorado Springs,Colorado

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October 19, 2026

CONCEPTUAL ELEVATIONS
BUILDING TYPE 1

Preliminary Not For Construction

A2.0
SHEET 18 OF 40



3 BLDG. TYPE 1 - REAR ELEVATION

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	3,684 S.F. ± 18.6%
STONE VENEER	3,671 S.F. ± 18.6%
BOARD & BATTEN SIDING	2,608 S.F. ± 13.2%
LAP SIDING	9,004 S.F. ± 45.6%



4 BLDG. TYPE 1 - RIGHT ELEVATION

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

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BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

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COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

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CONCEPTUAL ELEVATIONS
BUILDING TYPE 1

Preliminary Not For Construction



1 BLDG. TYPE 2 - FRONT (WEST) ELEVATION

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



2 BLDG. TYPE 2 - LEFT (NORTH) ELEVATION

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	4,302 S.F. ± 18.6%
STONE VENEER	4,399 S.F. ± 19.0%
BOARD & BATTEN SIDING	3,025 S.F. ± 13.1%
LAP SIDING	10,133 S.F. ± 43.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

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CONCEPTUAL ELEVATIONS
BUILDING TYPE 2

Preliminary Not For Construction

A2.2
SHEET 20 OF 40



3 **BLDG. TYPE 2 -REAR (EAST) ELEVATION**

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



4 **BLDG. TYPE 2 - RIGHT (SOUTH) ELEVATION**

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	4,302 S.F. ± 18.6%
STONE VENEER	4,399 S.F. ± 19.0%
BOARD & BATTEN SIDING	3,025 S.F. ± 13.1%
LAP SIDING	10,133 S.F. ± 43.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

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COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

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Colorado Springs,Colorado

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CONCEPTUAL ELEVATIONS
BUILDING TYPE 2

Preliminary Not For Construction

A2.3

SHEET 21 OF 40



1 BLDG. TYPE 3 - FRONT(WEST) ELEVATION

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



2 BLDG. TYPE 3 -LEFT(NORTH) ELEVATION

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	4,008 S.F. ± 17.5%
STONE VENEER	4,222 S.F. ± 18.5%
BOARD & BATTEN SIDING	2,655 S.F. ± 11.6%
LAP SIDING	10,706 S.F. ± 46.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

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CONCEPTUAL ELEVATIONS
BUILDING TYPE 3

Preliminary Not For Construction

A2.4



3 **BLDG. TYPE 3 - REAR (EAST) ELEVATION**

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



4 **BLDG. TYPE 3 - RIGHT (SOUTH) ELEVATION**

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	4,008 S.F. ± 17.5%
STONE VENEER	4,222 S.F. ± 18.5%
BOARD & BATTEN SIDING	2,655 S.F. ± 11.6%
LAP SIDING	10,706 S.F. ± 46.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

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CONCEPTUAL ELEVATIONS
BUILDING TYPE 3

Preliminary Not For Construction

A2.5

SHEET 23 OF 40



1 BLDG. TYPE 4 - FRONT (WEST) ELEVATION

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



2 BLDG. TYPE 4 - LEFT (NORTH) ELEVATION

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	5,058 S.F. ± 18.4%
STONE VENEER	4,491 S.F. ± 16.3%
BOARD & BATTEN SIDING	3,980 S.F. ± 14.5%
LAP SIDING	13,168 S.F. ± 47.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
26-2016-00

DOMINIUM

Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

CONCEPTUAL ELEVATIONS
BUILDING TYPE 4

Preliminary Not For Construction

A2.6
SHEET 24 OF 40



3 **BLDG. TYPE 4 - REAR (EAST) ELEVATION**

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



4 **BLDG. TYPE 4 - RIGHT (SOUTH) ELEVATION**

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

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE

MATERIAL AREAS:

WINDOWS / DOORS	5,058 S.F. ± 18.4%
STONE VENEER	4,491 S.F. ± 16.3%
BOARD & BATTEN SIDING	3,980 S.F. ± 14.5%
LAP SIDING	13,168 S.F. ± 47.8%

THE CITY OF COLORADO SPRINGS REGULATES MULTI-FAMILY BUILDING DESIGN THROUGH ORDINANCE SECTION 7.4.1104 WITH A MINIMUM OF (2) TYPES OF MATERIALS AND (4) SIDED DESIGN. THE BUILDINGS AS PRESENTED, ARE DESIGNED TO COMPLY WITH THE ORDINANCE.

BUILDING HEIGHT IS MEASURED FROM THE AVERAGE GRADE ALONG PERIMETER OF BUILDING TO THE TOP OF RIDGE.

COLORADO SPRINGS APPROVAL STAMP
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DOMINIUM

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Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

CONCEPTUAL ELEVATIONS
BUILDING TYPE 4

Preliminary Not For Construction

A2.7
SHEET 25 OF 40

A		SIDING COLOR A MFGR. : SHERWIN WILLIAMS COLOR : SW 7006 "EXTRA WHITE" LRV: 86
B		SIDING COLOR B MFGR. : SHERWIN WILLIAMS COLOR : SW 6276 "MYSTICAL SHADE" LRV: 40
C		TRIM COLOR C MFGR. : SHERWIN WILLIAMS COLOR : SW 6069 "FRENCH ROAST" LRV: 4
D		STONE VENEER SYSTEM MFGR. : CORONADO STONE OR SIMILAR COLOR : CAROLINA RUBBLE SUMMER COTTAGE



1 **LEASING/CLUBHOUSE - FRONT(SOUTH) ELEVATION**

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



2 **LEASING/CLUBHOUSE - LEFT (WEST) ELEVATION**

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



3 **LEASING/CLUBHOUSE - REAR (NORTH) ELEVATION**

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



4 **LEASING/CLUBHOUSE - RIGHT (EAST) ELEVATION**

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

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Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

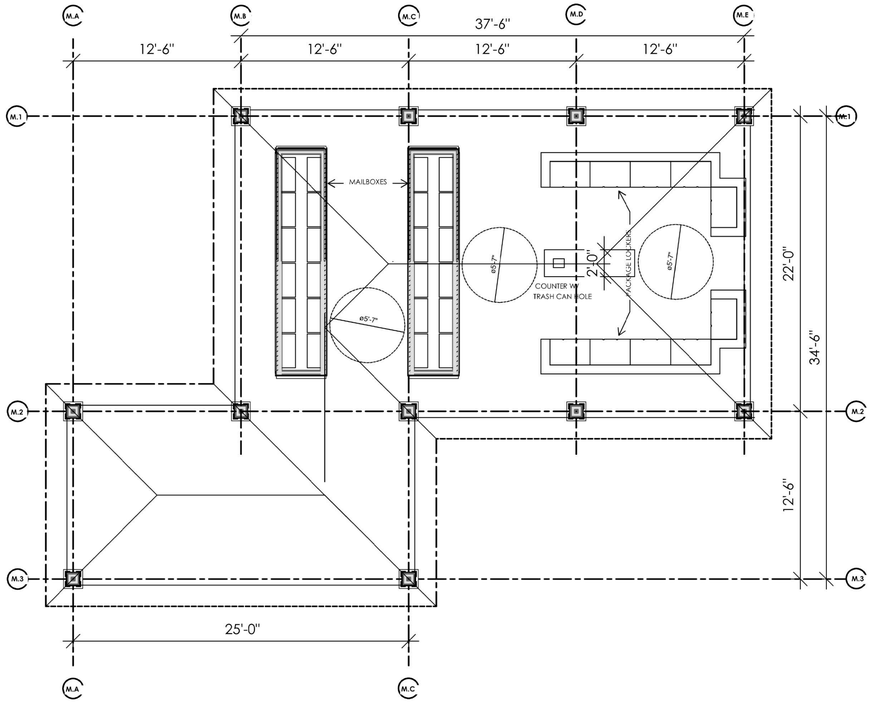
CONCEPTUAL ELEVATIONS
LEASING / CLUBHOUSE

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

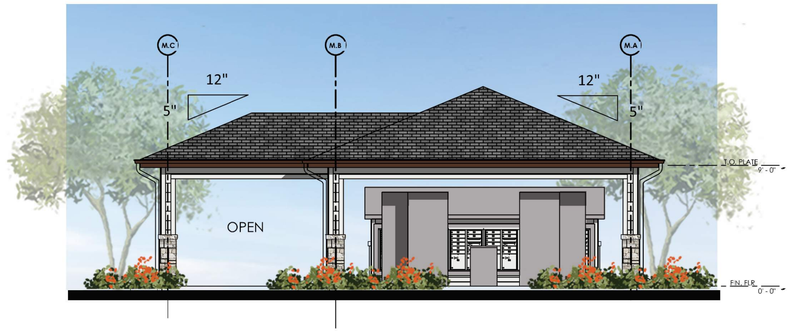
A2.10

SHEET 26 OF 40



1 **MAIL/BUS SHELTER - FLOOR PLAN**

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



1 **MAIL/BUS SHELTER - EAST ELEVATION**

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



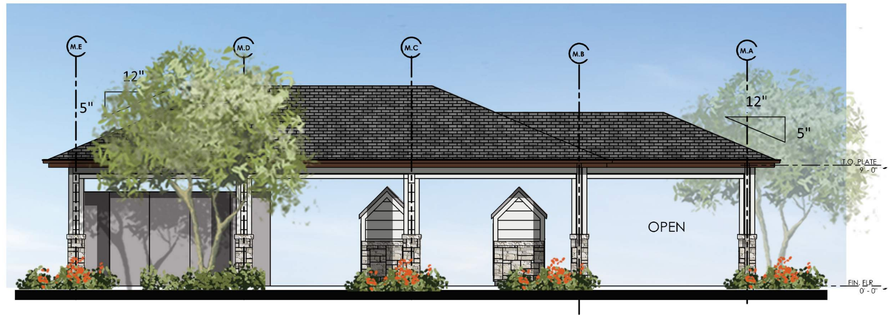
1 **MAIL/BUS SHELTER - WEST ELEVATION**

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



1 **MAIL/BUS SHELTER - SOUTH ELEVATION**

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



1 **MAIL/BUS SHELTER - NORTH ELEVATION**

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

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Dominium Apartments at Waterview North

Colorado Springs,Colorado

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October 19, 2026

CONCEPTUAL PLAN & ELEVATIONS
MAIL / BUS SHELTER

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A2.12



2 BLDG. TYPE 1 - TYPICAL UPPER LEVEL PLAN

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



1 BLDG. TYPE 1 - FIRST LEVEL PLAN

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

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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 1

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.1

SHEET 28 OF 40



3 BLDG. TYPE 1 - THIRD LEVEL PLAN

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

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DOMINIUM

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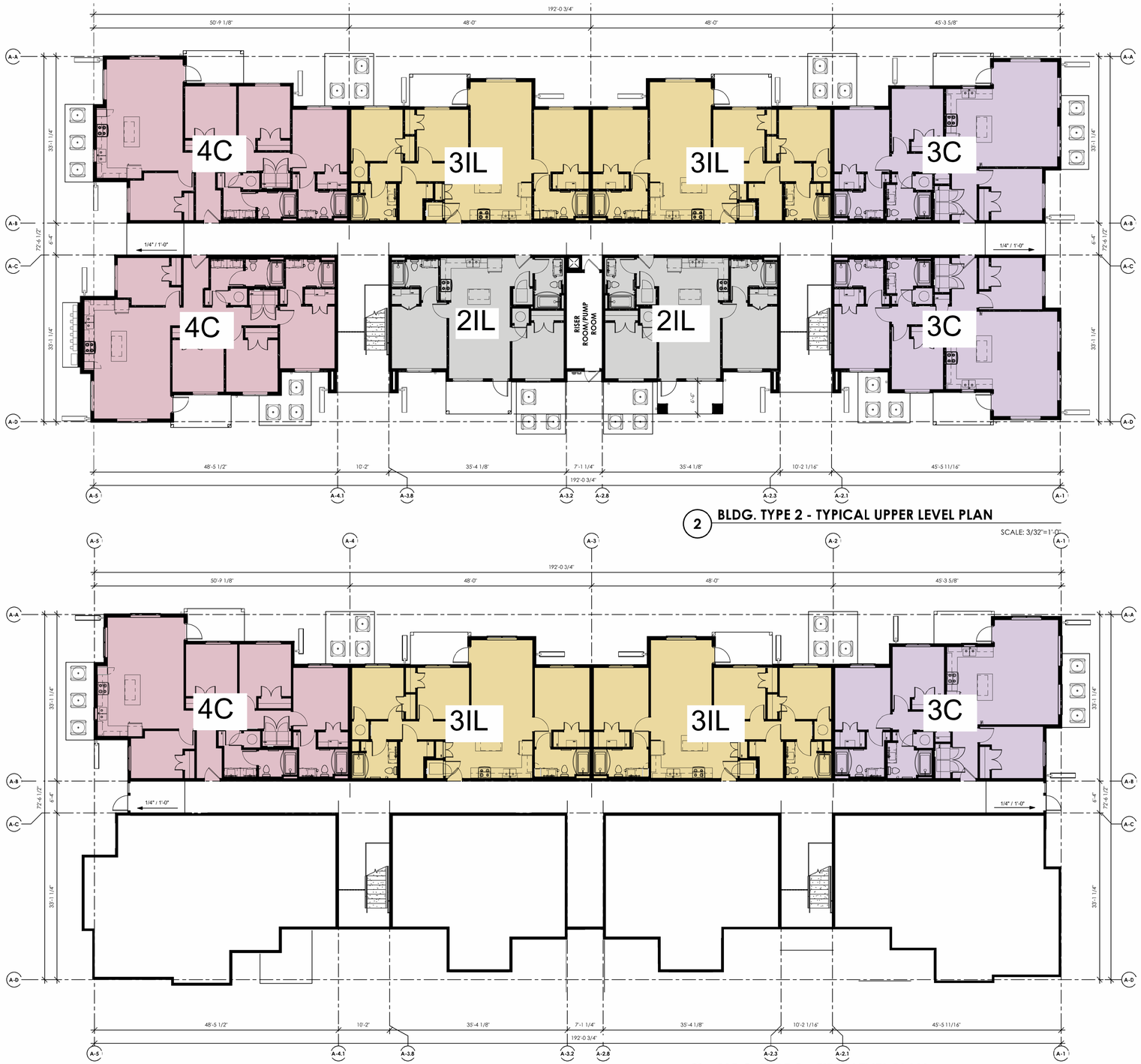
October 19, 2026

CONCEPTUAL FLOOR PLANS
BUILDING TYPE 1

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.2
SHEET 29 OF 40



2 BLDG. TYPE 2 - TYPICAL UPPER LEVEL PLAN

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

1 BLDG. TYPE 2 - FIRST LEVEL PLAN

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

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Dominium Apartments at Waterview North

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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 2

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.3
SHEET 30 OF 40



4 BLDG. TYPE 2 - FOURTH LEVEL PLAN

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

3 BLDG. TYPE 2 - THIRD LEVEL PLAN

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

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Dominium Apartments at Waterview North

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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 2

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.4

SHEET 31 OF 40



2 BLDG. TYPE 3 - TYPICAL UPPER LEVEL PLAN

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



1 BLDG. TYPE 3 - FIRST LEVEL PLAN

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

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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 3

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.5
SHEET 32 OF 40



3 BLDG. TYPE 3 - THIRD LEVEL PLAN

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

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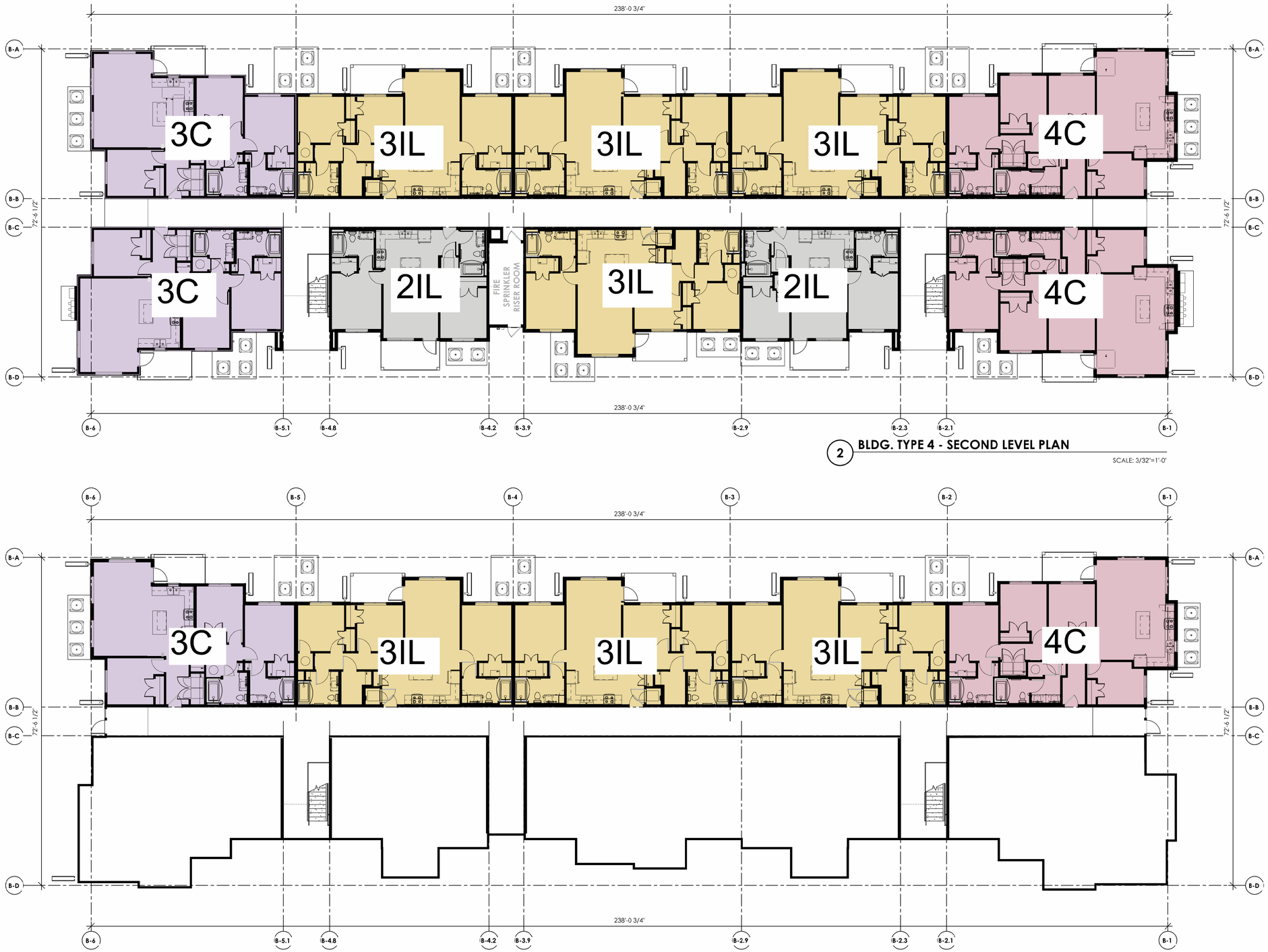
CONCEPTUAL FLOOR PLANS
BUILDING TYPE 3

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COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.6

SHEET 33 OF 40



2 **BLDG. TYPE 4 - SECOND LEVEL PLAN**

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

1 **BLDG. TYPE 4 - FIRST LEVEL PLAN**

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

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Dominium Apartments at Waterview North

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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 4

Preliminary Not For Construction

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

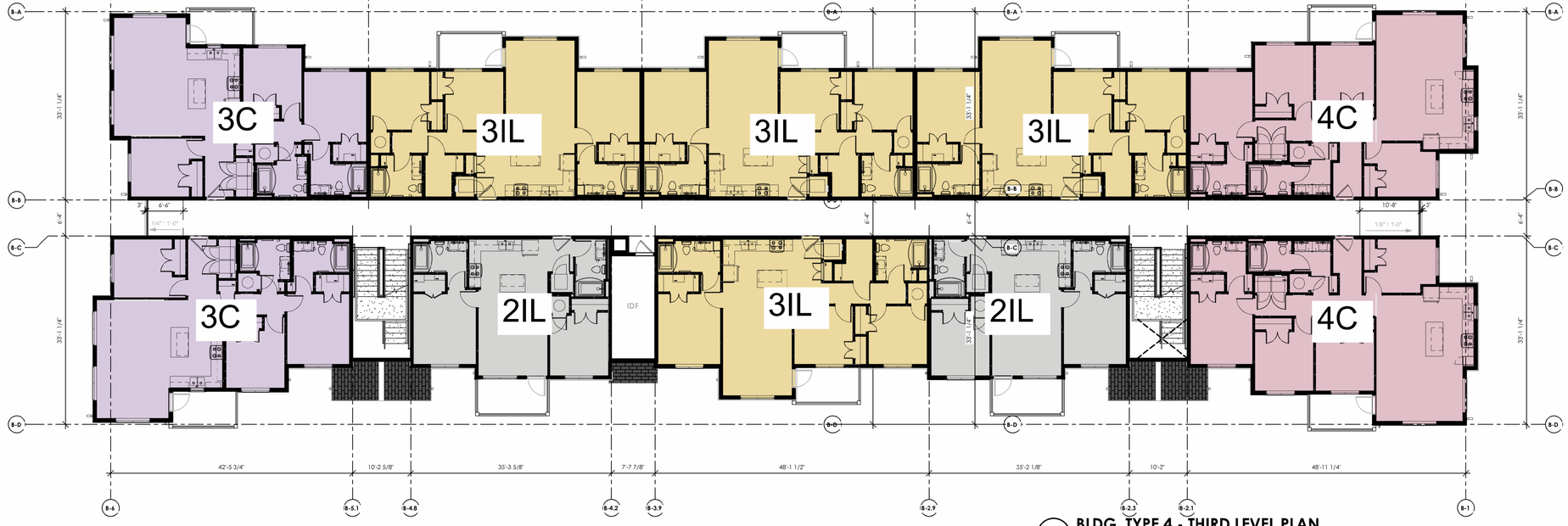
A3.7

SHEET 34 OF 40



4 **BLDG. TYPE 4 - FOURTH LEVEL PLAN**

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



3 **BLDG. TYPE 4 - THIRD LEVEL PLAN**

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

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Colorado Springs,Colorado

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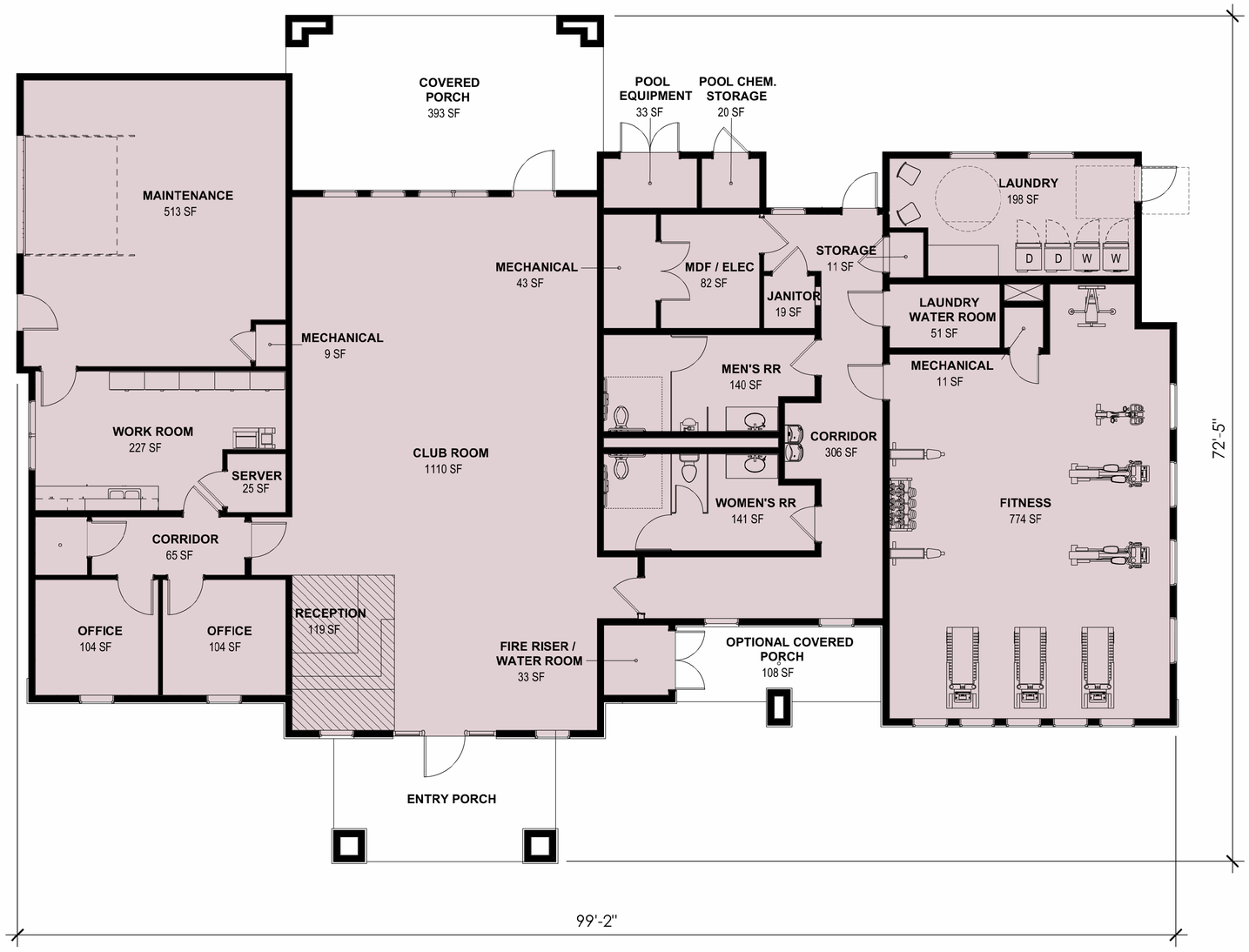
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CONCEPTUAL FLOOR PLANS
BUILDING TYPE 4

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COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.8
SHEET 35 OF 40



1 **LEASING/CLUBHOUSE FLOOR PLAN**

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

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Colorado Springs,Colorado

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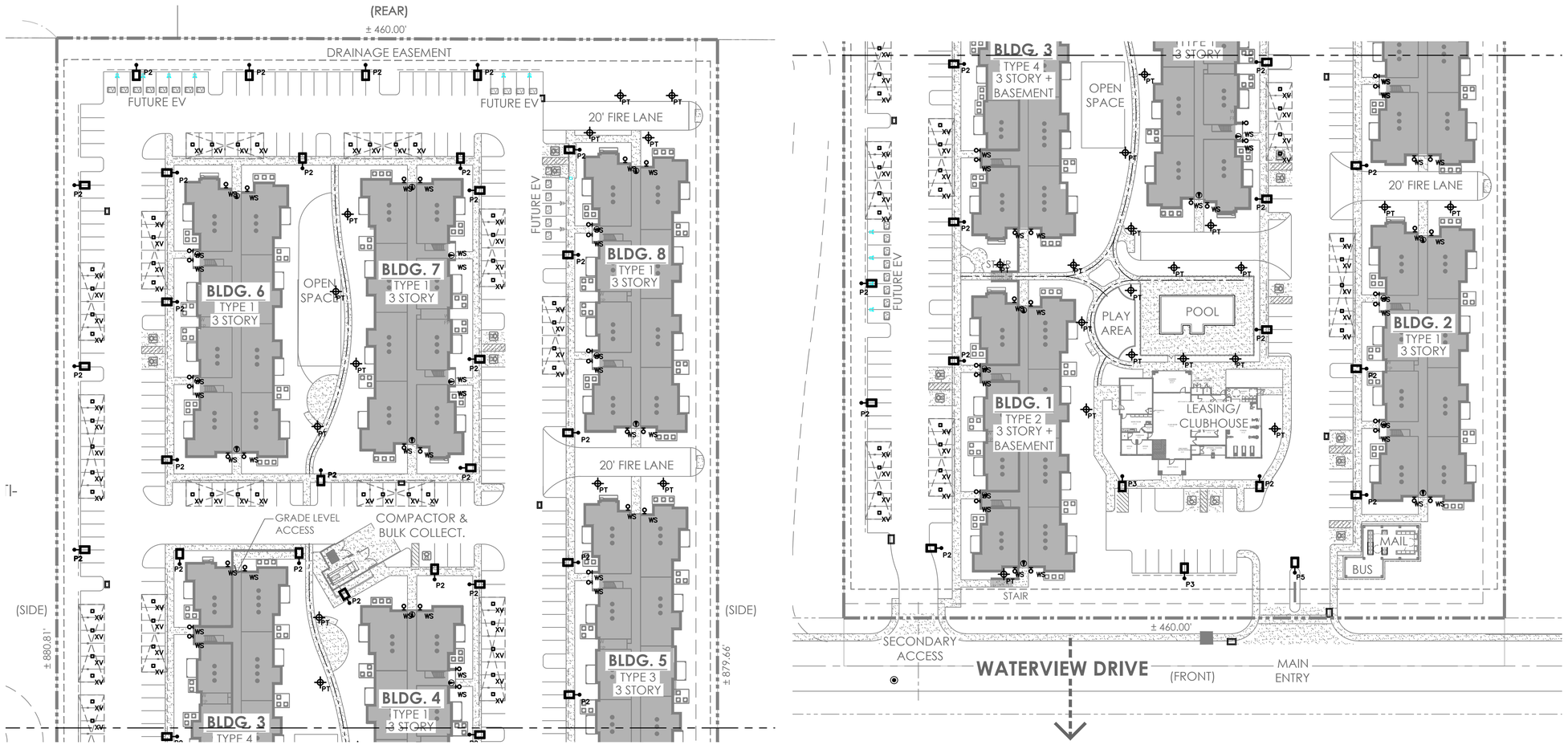
October 19, 2026

FLOOR PLAN
LEASING/CLUBHOUSE

Preliminary Not For Construction

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COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

A3.9



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Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

0' 30' 60' 120'

SCALE: 1" = 40'-0"

ELECTRICAL SITE LIGHTING PLAN

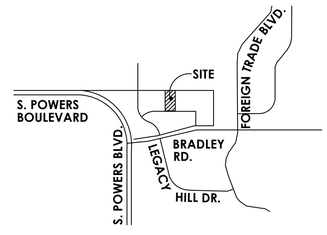
Preliminary Not For Construction

COLORADO REGISTERED ANDREW C. PANOZZO 15123 PROFESSIONAL ENGINEER
10-19-26

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559

PROJECT NO. 2026-051
PROJECT MANAGER: RICH P.

VICINITY MAP



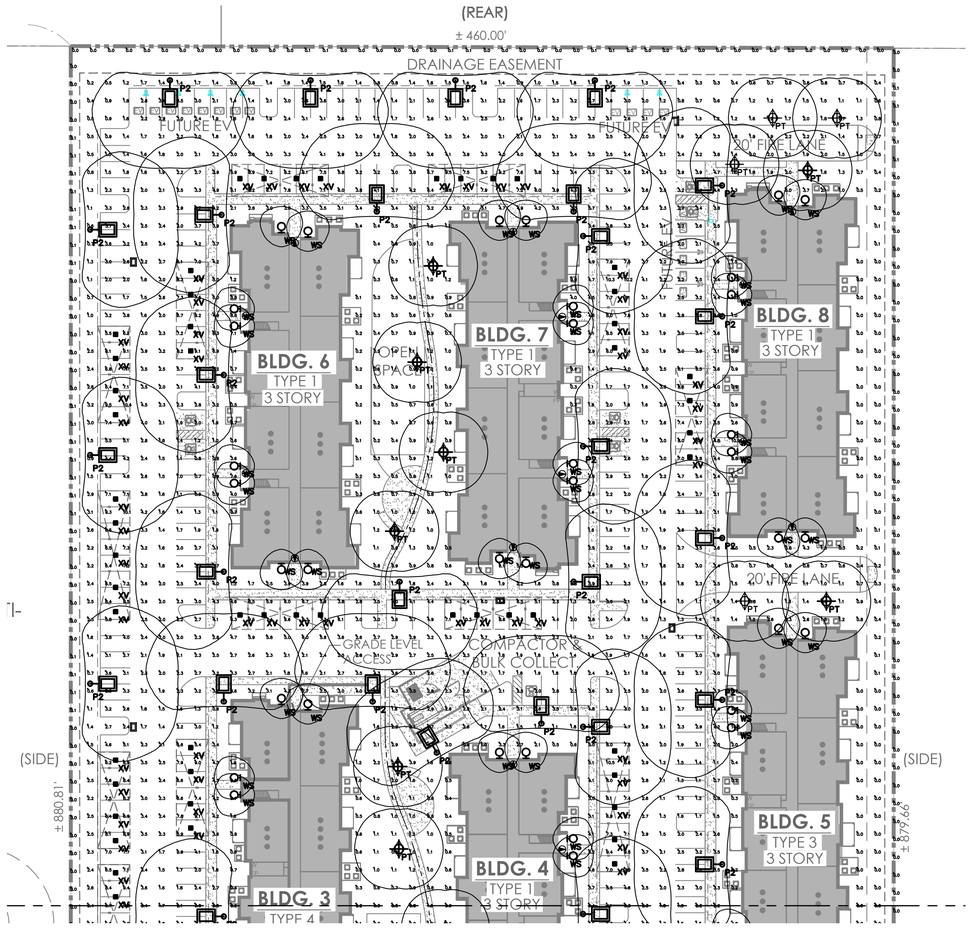
COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

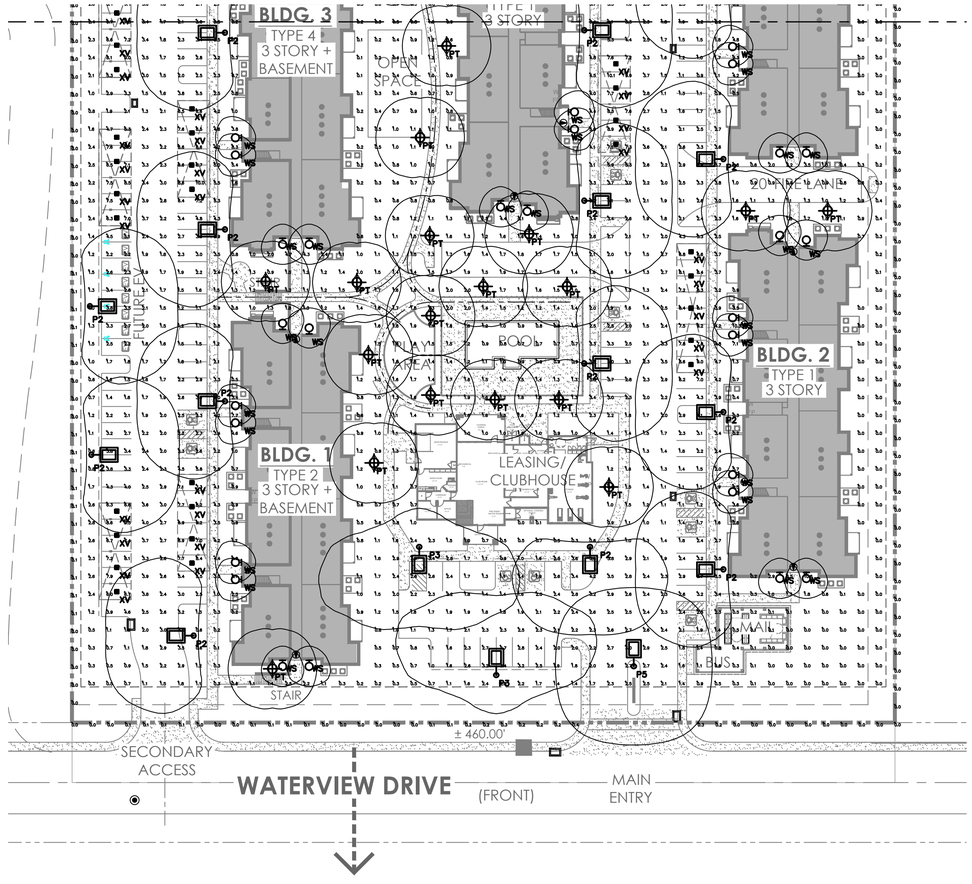
E1.0

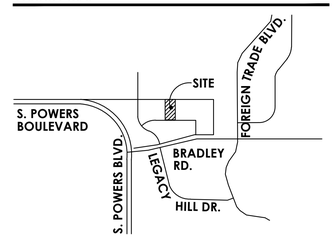
SHEET 37 OF 40

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	39	P2	Single	GENLYTE GARDCO OPF-S-12L-740-BLC	0.950	7656	63	2457	20
	2	P3	Single	GENLYTE GARDCO OPF-S-12L-740-T3M	0.950	10712	63	126	20
	30	PT	Single	GENLYTE GARDCO PPT-C-A02-840-T5M	0.950	3002	23.3	699	12
	64	WS	Single	ATLAS LTG WSPS12LED	0.950	1286	12.35	790.4	7
	79	XV	Single	FSC L1515-34W-840K-WQ-S	0.950	3693	33.5	2646.5	9
	1	P5	Single	SIGNIFY GARDCO OPF-S-A03-740-T5M	0.950	10816	63.59	63.59	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.51	11.0	0.0	N.A.	N.A.







0' 30' 60' 120'
SCALE: 1" = 40'-0"

COLORADO REGISTERED ANDREW C. PANOFF 15123 PROFESSIONAL ENGINEER
10-19-26

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2026-051
PROJECT MANAGER: RICH P.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

TODD + ASSOCIATES
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26-2016-00

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Dominium Apartments at Waterview North

Colorado Springs,Colorado

Development Plan Application Submittal

October 19, 2026

ELECTRICAL SITE PHOTOMETRIC PLAN

Preliminary Not For Construction

E2.0

SHEET 38 OF 40

fsc lighting

Rev: 9-2024

Date:	Project:	Type:	Notes:	Catalog #:
		WS		L1515-34W-840K-WQ-S

L1515 SERIES
LED Square Canopy Fixture



The L1515 Series is a square shaped fixture that utilizes a light guide lens for soft, glare-free illumination. Suitable for surface mount and ideal for parking garages, canopies or any low bay applications.

Features & Specifications

Applications
Ideal for use in canopies, corridors, stairwells, strip malls, hospitality, multi-family, K-12 and higher education.

Construction
Housing made from die formed heavy gauge cold rolled steel and is finished with a post- production baked white anti-rust coat. High-efficiency, visual-comfort diffused lens.

Mounting
Surface mount. Cord and plug options offered.

Electrical
Utilizes high-efficiency LED power supply and circuit boards. 120-277V & 0-10V dimming standard. 50/60HZ input frequency.

Operating Temperature
Suitable for -40°C – 50°C Ambient

Lumen Maintenance
L70 rating of 246,000 hours

Warranty
Five-year warranty. Terms and Conditions Apply. See warranty documentation for more information.

Certification
ETL Listed. Adheres to LM79; LM80 and TM21 industry standards. DesignLights Consortium® (DLC) qualified. RoHS Compliant. IP65 & IP66 Rated.

Performance Data

FSC Part #	Form Factor	Wattage	Delivered Lumens	CCT	CRI
L1515-14W	15"	14W	1,430 LM	40K, 50K	>80
L1515-27W	15"	27W	2,970 LM	40K, 50K	>80
L1515-34W	15"	34W	3,740 LM	40K, 50K	>80

Specifications subject to change without notice. Contact factory for updates.
© 2022 FSC Lighting 9120 Center Avenue, Rancho Cucamonga, CA 91730 P: 800-255-8990 www.fsclighting.com

GARDCO

Site and Area
OptiForm
OPF-S Small



Gardco OptiForm site and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project:
Location:
Cat.No:
Type: P5
Lamps: Qty:
Notes:

Ordering guide

example: OPF-S-A01-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)			Color Temperature		Distribution			Mounting		Voltage	
OPF-S												
OPF-S OptiForm Small Area	**Site and Area**		**Precision Plus**[1] (T2M, T3M, T4M, T5M only)	827[1] 80CRI 2700K		AFR Autofrom row	LCL LEED corner optic left		ARI[17,18] Arm mount (standard)		120 120V	
	A01 7,000 lumens		P01 2,500 lumens	830 80CRI 3000K		T2M Type 2 medium	LCR LEED corner optic right		MAR[2] Mast arm		208 208V	
	A02 9,000 lumens		P02 4,000 lumens	840 80CRI 4000K		T3M Type 3 medium	BLC Back light control		WAL Wall mount		240 240V	
	A03 11,000 lumens		P03 6,500 lumens	727[1] 70CRI 2700K		T4M Type 4 medium	2RL Type 2 rotated left 90°		MOS[3] Mounting ordered separately		277 277V	
	A04 16,000 lumens		P04 9,000 lumens	730 70CRI 3000K		T4W Type 4 wide	2RR Type 2 rotated right 270°				347 347V	
	A05 17,000 lumens		P05 11,500 lumens	740 70CRI 4000K		T5N Type 5 narrow	3RL Type 3 rotated left 90°				480 480V	
	A06 19,000 lumens		P06 14,000 lumens	750 70CRI 5000K		T5M Type 5 medium	3RR Type 3 rotated right 270°				UNV 120-277V	
	A07 20,000 lumens		P07 16,500 lumens			T5W Type 5 wide	4RL Type 4 rotated left 90°				HVU 347-480V	
			P08 19,000 lumens				4RR Type 4 rotated right 270°					
			P09 22,000 lumens									

Dimming Controls	Sensing	Options (electrical, mechanical, etc)	Emergency	Finish
The following options include 0-10V Driver		None Surge protector 10kV/10kA standard	EM[4,5,6] Emergency Battery Pack (0-40 °C) Available with precision plus optics P01-P03 only	**Standard textured finish**
none 0-10V dimming driver		SP2 Surge protector 20kV/10kA (option)		BK Black
DLEA[4,19] Dimming leads externally accessible (controls by others)		FS1[11] Single fuse (120, 277, or 347VAC)		WH White
FAWS[4,5,6] Field adjustable wattage selector		FS2[11] Double fuse (208, 240, or 480V)		BZ Bronze
BL50[4,7] Bi-level with motion sensor	L2 PIR sensor, #2 lens (Required if BL50 is selected)	PCB[4,12] Photocontrol button connected to 0-10V driver		DG Dark Gray
	L3 PIR sensor, #3 lens (Required if BL50 is selected)	TR5 NEMA Twist-lock 5-pin receptacle connected to 0-10V driver		MG Medium Gray
The following options include SIR/DALI Driver	**WAP sensor options**	TR7[4] 7-pin twist lock receptacle connected to D4i compliant driver		
WAP[4,8,9] Wireless Interact (includes SIR drive and SR receptacle)	L8 Low (7'-15' mounting height) sensor, black color housing, wireless Interact, integral	TLP[4,16] 7-pin twist lock receptacle connected to D4i compliant driver w/ 3-pin photocell		**Customer specified**
SRDR[4,8,9] SR driver connected to Zhaga socket (D4i)	L9 Low (7'-15' mounting height) sensor, white color housing	EHS Housing machined to accept external house side shield for field install. Must be combined with OPF-S-EHS-1 accessory.		OC Special optional color or RAL, contact factory
DynaDimmer: Autoexotic Profile Dimming	H8 High (15'-40' mounting height) sensor, black color housing			SC Special color (must supply color chip, requires factory quote)
CSSO[4,10] Security 50% dimming, 7 hours	H9 High (15'-40' mounting height) sensor, white color housing	BAC[1,14] Meets the requirements of the Buy American Act of 1933 (BAA).		
CMSO[4,10] Medium 50% dimming, 8 hours				
CS3O[4,10] Security 30% dimming, 7 hours				
CM3O[4,10] Median 30% dimming, 8 hours				

1. Extended leadtime applies. Consult factory for details.
2. Mounts to a square pole with bracket for 4-5" OD round pole.
3. Mounts to a horizontal 2-3/8" OD x 6" Long tenon.
4. Must be ordered with mounting accessory. Photocell option (TR7) must be selected with mounting accessory. See Page 2 for options.
5. Not available with other dimming control options (mutually exclusive).
6. Not available with motion sensor (physical restriction).
7. Must be specified with a motion sensor lens (L2).
8. Not available with PCB, TR5.
9. Must be specified with a motion sensor LW, LB.
10. Not available with TR7, TLP.
11. Must specify input voltage.
12. Not available in HVU (347-480V).
13. Not available with lumen packages P01, P02 in UNV (120-277) and with lumen packages P03-P05 in HVU (347-480).
14. Not available for lumen packages P04-P09.
15. Not available with Dynadimmer: SRDR, FAWS, FS1, FS2, DLEA, BL50 and motion sensors.
16. Precision Plus Optics (P01-P09) available only with T2M, T3M, T4M, and T5M optical distributions and are non-rotatable.
17. OPF-RMB accessory recommended for retrofit applications.
18. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" domestic content requirements imposed by the Build America, Buy America Act for infrastructure projects using federal funding administered by the Department of Transportation or other federal agencies.

GARDCO

Site and Area
OptiForm
OPF-S Small



Gardco OptiForm site and area luminaires combine high performance and versatility in four sizes—small through extra-large—to meet a wide range of outdoor lighting needs. Delivering up to **192 lm/W** with **11 precision optical distributions,** OptiForm ensures efficient, uniform illumination for diverse applications. Its **innovative two-piece housing design** simplifies installation, while multiple mounting options—arm, mast arm, wall, post-top, and slip fitter—provide flexibility to adapt seamlessly to any site & area condition.

Project:
Location:
Cat.No:
Type: P2, P3
Lamps: Qty:
Notes:

Ordering guide

Example: OPF-S-7L-840-T4M-AR1-120-BL50-L3-BZ

Luminaire	Configuration (nom. lumens)		Color Temp.	Distribution		Mounting	Voltage
OPF-S							
OPF-S OptiForm Small Area Light	**Site and Area**	**Precision Plus**[1] (T2M, T3M, T4M, T5M only)	827[1] 80CRI 2700K	**Autofrom row**	**Type 4 Medium**	ARI[1,14] Arm mount (standard)	120 120V
	7L 7,000 lm	P2L 2,500 lm	830 80CRI 3000K	AFR Autofrom row	T4M Type 4 medium	MAR[2] Mast arm	208 208V
	9L 9,000 lm	P4L 4,000 lm	840 80CRI 4000K	AFR-90 Rotated left 90°	T4M-90 Rotated left 90°	WAL Wall mount	240 240V
	12L[1] 12,000 lm	P6L 6,500 lm	727[1] 70CRI 2700K	AFR-270 Rotated left 270°	T4M-270 Rotated left 270°	POS Single post top	277 277V
	16L 16,000 lm	P9L 9,000 lm	730 70CRI 3000K	**Type 2**	**Type 4 Wide**	MOS[3] Mounting (ordered separately)	UNV[13] 120-277V
	20L[1] 20,000 lm	P11L 11,500 lm	740 70CRI 4000K	T2M Type 2 medium	T4W Type 4 wide	**Adjustable mountings**[15]	HVU[13] 347-480V
		P14L 14,000 lm	750 70CRI 5000K	T2M-90 Rotated left 90°	T4W-90 Rotated left 90°	SF2 2-3/8" slip fitter	
		P19L 19,000 lm		T2M-270 Rotated left 270°	T4W-270 Rotated left 270°	SF3 3" slip fitter	
		P22L 22,000 lm		**Type 3**	**Type 5**	ARA[1,14] Arm Mount	
				T3M Type 3 medium	T5N Type 5 narrow	MAA Mast arm	
				T3M-90 Rotated left 90°	T5M Type 5 medium	POA Post top	
				T3M-270 Rotated left 270°	T5W Type 5 wide		
				LEED Optics			
				LCL LEED corner left	BLC Back light control		
				LCR LEED corner right	BLC-90 Rotated left 90°		
					BLC-270 Rotated left 270°		

Type P3

Type P2

Dimming Controls (only one may be selected)	Lighting Controls and Sensing (only one may be selected)	Options	Finish
The following options include 0-10V Driver	None -	None -	**Standard textured**
None -	PCB[4,12] Photocontrol Button	**Emergency**	BK Black
DLEA[4] Dimming leads externally accessible (controls by others)	TR7[4,16] NEMA 7-pin Twist Lock Receptacle	EM[4,5,6] Emergency Battery Pack (0–40 °C) (Available with Precision Plus optics P2L–P6L only)	WH White
FAWS[4,5] Field adjustable wattage selector	TLP[4,16] NEMA 7-pin Twist Lock Receptacle with 3-pin photocell	**Surge protection**	BZ Bronze
BL50L2[4] PIR motion response dim to 50% L2 lens (8'-15')	OMS[4,16,18] Outdoor Multisensor	None Surge protector 10kV/10kA (standard)	DG Dark Gray
BL50L3[4] PIR motion response dim to 50% L3 lens (20'-40')		SP2 Surge protector 20kV/10kA (option)	MG Medium Gray
The following options include D4i Certified DALI/SR Driver[19]		**Fusing**	**Customer specified**[1]
D4ID[4,10] D4i Certified DALI/SR Driver		FS1[11] Single Fuse (120, 277, or 347VAC)	OC Specify optional color or RAL (consult factory)
ZD4I[4] Zhaga-D4i Certified Fixture (includes Zhaga 4-pin receptacle)		FS2[11] Double Fuse (208V, 240V, 480V)	SC Special color (must supply color chip, requires factory quote)
WAPLW[4,16] Wireless Interact outdoor low mounting (7'-15'), white housing		**House shield**	MP Marine grade paint (must also specify one of the finish colors from list above (Ex. BK-MP), requires factory quote)
WAPLB[4,16] Wireless Interact outdoor low mounting (7'-15'), black housing		EHS Housing machined to accept external house side shield for field install (must be combined with OPF-S-EHS-1 accessory)	
WAPHW[4,16] Wireless Interact outdoor high mounting (15'-40'), white housing			
WAPHB[4,16] Wireless Interact outdoor high mounting (15'-40'), black housing			
DynaDimmer: Autoexotic Profile Dimming			
CSSO[4,10] Security 50% dimming, 7 hours			
CMSO[4,10] Median 50% dimming, 8 hours			
CS3O[4,10] Security 30% dimming, 7 hours			
CM3O[4,10] Median 30% dimming, 8 hours			

Footnotes on page 2.

fsc lighting

Catalog Ordering — Sample Part # L1515-27W-8-40-WQ

L1515						
1	2	3	4	5	5	5

1 - Series
L1515

2 - Wattage
14W (15 Watts)
27W (26 Watts)
34W (34 Watts)

3 - CRI & Color Temp (CCT)
8-40K (80 CRI- 4000 Kelvin Temp)
8-50K (80 CRI- 5000 Kelvin Temp)

4- Ligh Distribution
WQ (Wide Light Distribution)

5- Controls
PRGOS-FS Wattstopper Programmable Occ Sensor w/ Remote Control

6- Accessories
EMR Title 20 Compliant Emergency Battery Backup, 10 Watts, ~1300 Lumens (lumens will change based on fixture selection)
EB Electrical Extension Box
PLG 6' SJT Cord & Plug

Specifications subject to change without notice. Contact factory for updates.
© 2022 FSC Lighting 9120 Center Avenue, Rancho Cucamonga, CA 91730 P: 800-255-8990 www.fsclighting.com

GARDCO

Site & Area
PureForm
PPT PureForm LED post top



Gardco PureForm LED post top features a sleek, low profile design and is available with two light engines. ComfortEdge optics provide a unique and lower glare lighting solution designed to enhance visual comfort for pedestrian applications, while precision optics maximize efficiency and spacing. PureForm post top is available with multiple optical distributions with output up to 17,000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Cat.No:
Type: PT
Lamps: Qty:
Notes:

Ordering guide

Example: PPT-P-A09-840-T5M-T3-120-DALI-CS30-PCB-BZ

Prefix	Catalog Code	Lumens Selection	CCT/CRI	Distribution	Shielding	Mounting	Voltage
PPT							
PPT PureForm post top, comfort optics	P Precision optics	A01* 2500 A06 11000	730 70CRI, 3000K	T2M Area optic type 2	None -	T3 Mounts to a 3"x4" tenon (standard)	120 120V
		A02* 3500 A07 13500	740 70CRI, 4000K	T3M Area optic type 3	HS* Internal house side shield (clip-on)		208 208V
		A03* 5000 A08 16000	750 70CRI, 5000K	T4M Area optic type 4		T2 Post top tenon adapter for 2-3/8" x 4" (ships separately)	240 240V
		A04 7000 A09 17000	830 80CRI, 3000K	T5M Area optic type 5			277 277V
		A05 9000	840 80CRI, 4000K	BLC Back light control			UNV 120-277V
			827* 80CRI, 2700K (ETO*)				347 347V
	C Comfort optics	A01* 2000 A06 11000	830 80CRI, 3000K	T2M Comfort optic type 2M	None -		480 480V
		A02 3500 A07* 13500	840 80CRI, 4000K	T3M Comfort optic type 3M	(comfort shielding must be ordered as separately as accessory PPT-SHS-BK)		HVU 347-480V
		A03 5000 A08* 16000	927* 90CRI, 2700K (ETO*)	T4M Comfort optic type 4M			
		A04 7000 A09* 17000	835* 80CRI, 3500K (ETO*)	T5M Comfort optic type 5M			
		A05 9000	760* 70CRI, 5000K (ETO*)				

Driver type	Dimming Controls (only one may be selected)	Lighting controls[4] (only one may be selected)	Emergency	Finish
The following options include 0-10V Driver		None -	None -	**Standard textured**
010V 0-10V	None -	PCB[4,5,12] Photocontrol Button	EM[4,5,6] Emergency battery backup (0°C to +40°C/32°F to +104°F)	BK Black
	DLEA Dimming leads externally accessible (controls by others)	TR7[4,5,6] NEMA 7-pin Twist Lock Receptacle	EMC[1] 1,4,5,6 Emergency battery pack, cold rated (20°C to +40°C/-4°F to +104°F)	WH White
	FAWS Field adjustable wattage selector	TLP[4,5,6] NEMA 7-pin Twist Lock Receptacle with 3-pin photocell		BZ Bronze
	BL50L2[4] PIR motion response dim to 50% L2 lens		**Fusing**	DG Dark gray
	BL50L3[4] PIR motion response dim to 50% L3 lens		None -	MG Medium gray
	BL30MW[4] Microwave motion sensor factory set at 30% dimming		FS1[11] Single Fuse (120V, 277V, or 347V)	**Customer specified**
The following options include D4i Certified DALI/SR Driver			FS2[11] Double Fuse (208V, 240V, or 480V)	OC Optional color (specify optional color or RAL, contact factory)
D4ID D4i Certified DALI/SR Driver	None -		FS3[11] Double Fuse Canadian double pole (208V, 240V, or 480V)	SC Special color (must supply color chip, requires factory quote)
ZD4I Zhaga-D4i Certified Fixture (includes Zhaga 4-pin receptacle)	CSSO[4,9] Security 50 % dimming, 7 hours		**Surge Protection**	
	CMSO[4,9] Median 50 % dimming, 8 hours		None SP1 Surge Protector 10kV / 10kA (standard)	
	CS3O[4,9] Security 30 % dimming, 7 hours		SP2 Surge Protector 20kV/ 10kA (option)	
	CM3O[4,9] Median 30 % dimming, 8 hours			
	SRDR[4,5,6] SR driver connected to Zhaga socket (D4i)			
	WAPLW[4,5] Wireless Interact outdoor low mounting (7-15'), white housing			
	WAPLB[4,5] Wireless Interact outdoor low mounting (7-15'), black housing			
	WAPHW[4,5] Wireless Interact outdoor high mounting (15-40'), white housing			
	WAPHB[4,5] Wireless Interact outdoor high mounting (15-40'), black housing			

1. Extended lead times apply. Contact factory for details.
2. Available with Area optics only. Not allowed with Comfort optics.
3. Available with Comfort optics only at 120-347V. Not allowed with Area optics.
4. Not available at 347-480V(HVU).
5. Not available at 347-480V(HVU) for Pixelated (P-Axx) optic lumen packages. A01-A02 and Comfort (C-Axx) optic lumen packages A01-A09.
6. Not available at 120-277V(UNV) for Pixelated (P-Axx) optic lumen packages A01-A02 and Comfort (C-Axx) optic lumen packages A01-A02.
7. EMC only compatible with DLEA and Dynadimmer (CSSO, CMXX) Dimming control options.
8. Not available with Microwave Motion Sensor BL50MW.
9. Not available with Comfort (C-Axx) optic lumen packages A07-A09.
10. If selected with Dimming control, DIM leads from receptacle will not be connected to driver.
11. Available only with Comfort optics.
12. Must specify input voltage.
13. BL50MW options and Twistlock photocell options (TLR5, TLR7, TLRPC, PCB) are not compatible due to mechanical conflict.
14. Not available with emergency options.
15. EMC limited to 25°C max ambient with shielding and A09. All other configurations listed to 40°C ambient.
16. For comfort PPT, emergency cold-pack conflicts with BL50xx & PCB/TLRx & Zhaga & FAWS.

Atlas Lighting Products

SlimPak Pro
Wall Lights



PROJECT INFORMATION	
JOB NAME	
FIXTURE TYPE	SlimPak Pro Type WS
CATALOG NUMBER	WSPS12LED
APPROVED BY	

SPECIFICATIONS

Construction:
Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Hinged at bottom to prevent leakage.

Installation:
Labor saving features including bubble level and removable hinged face frame.

Zero Glare:
The fixture design directs more light down and forward without wasting lumens and offensive light.

Selectable Lumens and CCT:
Atlas selectable wall lights are quick and easy to select and set up. Selectable lumens: 1,000(9W), 2,500(20W), 3,500(30W), 4,000(36W) 2,000(20W), 4,600(40W), 6,700(60W), 8,000(72W)
Selectable CCTs: 4000K, 4500K, and 5000K.

Thermal Management:
Atlas SlimPak Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs)* and component life and also allows for higher light output.

Listings:
Luminaire is certified to UL/cUL Standards for Wet Locations
DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. *See chart on other next page for qualifying products.*
IDA Listed (3000K or warmer CCTs only)

AC Input: 120/208/240/277V 347/480V
Operating Range: -40°C to 40°C
Electrical:
120-277V or 347/480V, 50-60 Hz
High Efficiency – min. 85%
0-10 V Dimming
LEDs:
3000K CCT Fixed
4000K | 4500K | 5000K CCT Selectable
Testing:
Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.
Warranty: Five-year limited warranty.
Photo Control: For factory installed 120V button photo control add suffix PC to part number. For factory installed 120-277V button photo control add suffix PM to part number.

Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

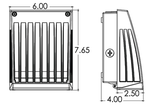
Atlas Lighting Products, Inc.
PO Box 2348 | Burlington, NC 27216
800-949-8485 | www.atlasled.com
rev. 060625

BUY AMERICAN COMPLIANT*

DIMENSIONS

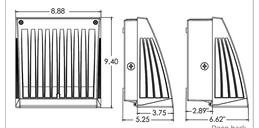
WSPS

Weight: 4.4 lbs.



WSPL

Weight: 8.9 lbs.



Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

COLORADO REGISTERED ANDREW C. PANOPIO 15123 PROFESSIONAL ENGINEER
10-19-26

NP ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2026-051
PROJECT MANAGER: RICH P.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
26-2016-00

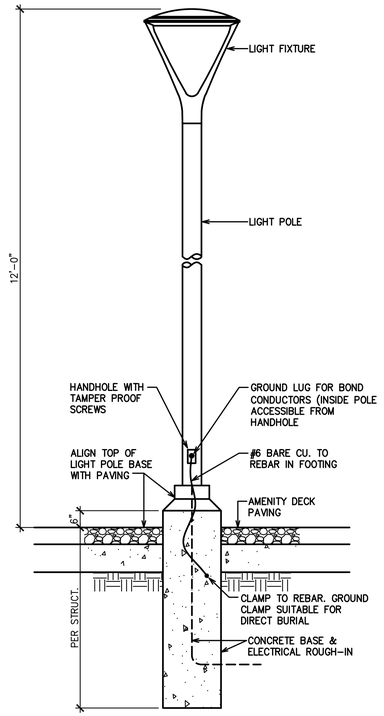
DOMINIUM

Dominium Apartments at Waterview North
Colorado Springs,Colorado
Development Plan Application Submittal
October 19, 2026

ELECTRICAL SITE LIGHTING CUTSHEETS

Preliminary Not For Construction

E3.0
SHEET 39 OF 40

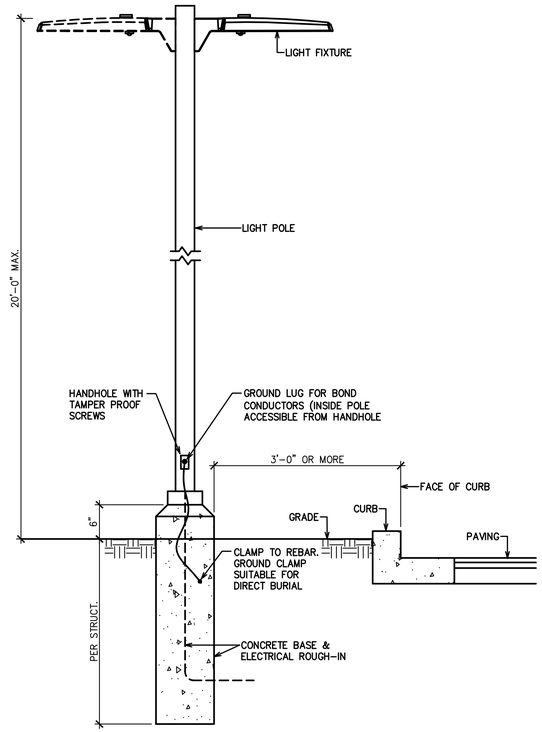


(TYPE PT)
STANDARD LIGHT POLE BASE DETAIL

LIGHT POLE BASE AT SIDE WALKS BETWEEN BUILDING — NO SCALE

NOTES:

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED COLORADO STRUCTURAL ENGINEER. REFER TO STRUCTURE DRAWINGS FOR POLE BASE DETAIL.



(TYPES P2, P3 & P5)
STANDARD LIGHT POLE BASE DETAIL

DESIRED LIGHT POLE BASE — NO SCALE

NOTES:

1. E.P.A. RATINGS AND SOIL CONDITIONS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. GENERAL CONTRACTOR TO PROVIDE POLE BASE DESIGN SEALED BY REGISTERED COLORADO STRUCTURAL ENGINEER. REFER TO STRUCTURE DRAWINGS FOR POLE BASE DETAIL.

COLORADO REGISTERED
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15123
PROFESSIONAL ENGINEER
10-19-26

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4115 N. 15TH AVE
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(602) 265-1559
PROJECT NO. 2026-051
PROJECT MANAGER: RICH P.

COLORADO SPRINGS APPROVAL STAMP
COLORADO SPRINGS FILE NO.: DEPN-26-XXXX

TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
26-2016-00

DOMINIUM

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October 19, 2026

ELECTRICAL SITE LIGHTING DETAILS

Preliminary Not For Construction

E4.0