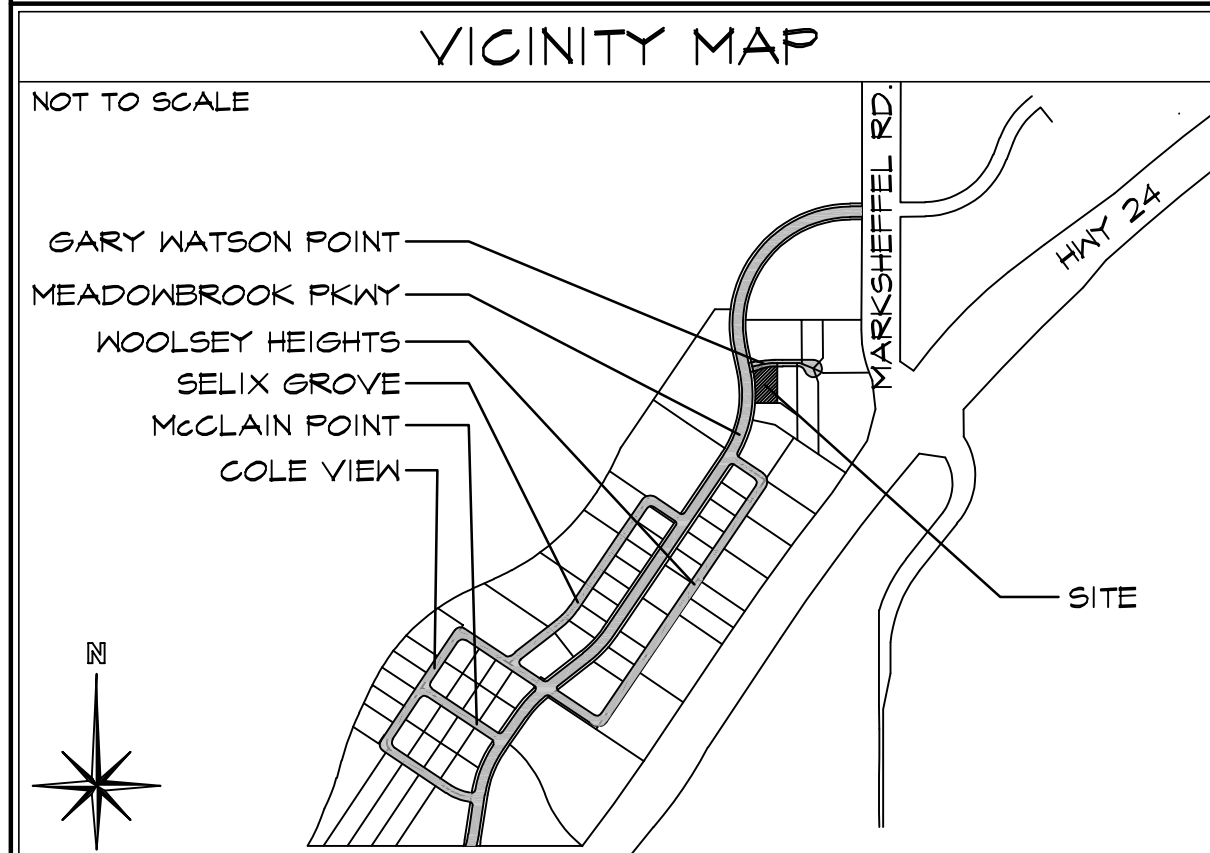


ADA NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

DRAWING INDEX

| | |
|------|--|
| 1 | OF 12 - SITE PLAN & PROJECT INFORMATION, DRAWING INDEX |
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| 3 | OF 12 - GRADING & EROSION COVER SHEET |
| 4 | OF 12 - GRADING & EROSION CONTROL PLAN |
| 5 | OF 12 - GRADING & EROSION NOTES & DETAILS |
| 6 | OF 12 - UTILITY SERVICE COVER SHEET |
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| LI.1 | - 8 OF 12 - LANDSCAPE PLANS |
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| 10 | OF 12 - PHOTOMETRIC SITE PLAN |
| 11 | OF 12 - LIGHTING CUT SHEETS |
| 12 | OF 12 - DP BUILDING ELEVATIONS |



PROJECT INFORMATION

| | |
|--|---|
| PROPERTY INFORMATION | |
| OWNER NAME: | HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 |
| LEGAL DESCRIPTION: CLAREMONT BUSINESS PARK 2 FIL. NO. 1 LOT 1 54021-01-051 ZONE: CS, CAD-O | |
| PARCEL NUMBER : | 22,163 SF (0.51 ACRES) |
| ZONING: | VACANT |
| LOT SIZE: | ZONE X (MAP NO. 08041COT56 S, DATED DEC 7, 2018) |
| CURRENT USE: | |
| FLOODPLAIN STATEMENT: | |
| ZONING CODE STUDY | |
| PROPOSED PRINCIPAL USE: | OFFICE & WAREHOUSE |
| STRUCTURAL COVERAGE: | 32% |
| PAVEMENT COVERAGE: | 35% |
| STREET COVERAGE: | 1% |
| BUILDING STRUCTURAL HEIGHT: | 18'-1 3/8" (45'-0" MAX) |
| FRONT YARD SETBACK: | 25'-0" |
| SIDE YARD SETBACK: | 0'-0" (EAST) 25'-0" (WEST) |
| REAR YARD SETBACK: | 25'-0" |
| BUILDING INFORMATION | |
| GROSS BUILDING AREA: | 7,000 SF |
| BUILDING OCCUPANCY: | B/S-2 |
| TYPE OF CONSTRUCTION: | II-B |
| FIRE SYSTEMS: | NONE |
| EXTERIOR FIRE WALLS: | 1 HR (EAST SIDE ONLY) |
| REQUIRED PARKING SPACES | |
| OFFICE-(1 SPACE/200 S.F.) | 1 |
| (178 S.F. / 200 S.F.) | |
| WAREHOUSE-(1 SPACE/1,000 S.F.) | 7 |
| (6,822 S.F. / 1,000 S.F.) | |
| H.C.-(1 SPACE/25 REQ'D) | 1 |
| TOTAL PARKING SPACES REQUIRED: | 9 |
| TOTAL PARKING PROVIDED: | 14 |
| STANDARD SPACES PROVIDED: | 13 |
| H.C. SPACES PROVIDED: | 0 |
| COMPACT SPACES PROVIDED | 1 (14'X18') |
| LOADING SPACE PROVIDED | |
| (SEE DETAIL 1/2 FOR DIMENSIONS) | |
| DEVELOPMENT SCHEDULE | |
| CONSTRUCTION: | SPRING 2021 |
| LANDSCAPING: | SUMMER 2021 |
| DEVELOPMENT APPLICANT | |
| COMPANY: | HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPRGS., CO 80915 |
| PHONE NUMBER: | (719)-570-1599 |
| FAX NUMBER: | (719)-570-7008 |
| APPLICANT NAME: | LISA PETERSON |
| APPLICANT E-MAIL: | lpeterson@hammersconstruction.com |

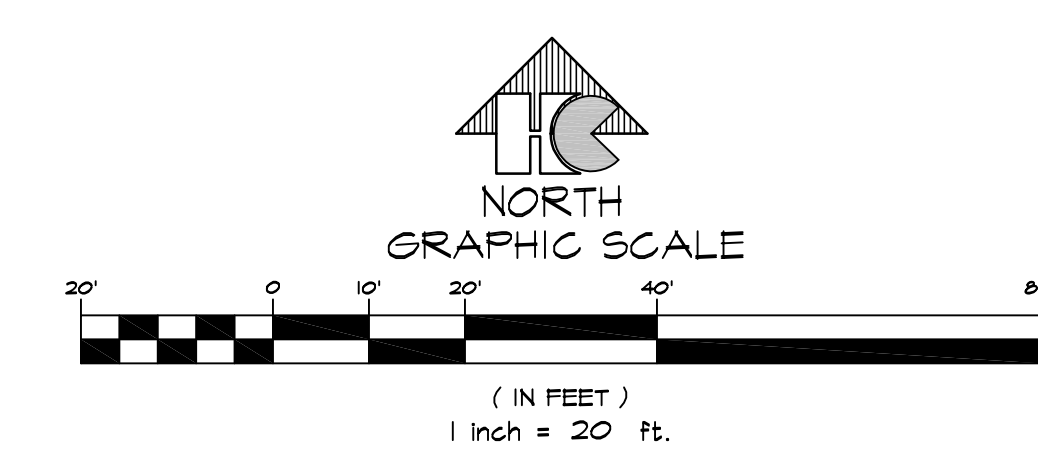
Approved

By: Craig Dossey, Executive Director

Date: 04/19/2021

El Paso County Planning & Community Development

The approval includes the approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.



SITE LEGEND

| | |
|-----|--|
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY |
| --- | BUILDING SETBACK |
| --- | LANDSCAPE SETBACK |
| --- | DRAINAGE EASEMENT |
| --- | ELEC/FIBER TELE EASEMENT |
| --- | ACCESS EASEMENT |
| --- | UTILITY & DRAINAGE EASEMENT |
| --- | UTILITY EASEMENT |
| --- | OPAQUE CHAINLINK FENCE |
| --- | GAS LINE |
| --- | WATER LINE |
| --- | ELECTRICAL LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM SEWER LINE |
| --- | RETAINING WALL |
| --- | NEW SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C. |
| ● | PROPERTY CORNER |
| → | TRAFFIC FLOW |
| □ | MALL PACK LIGHTING |
| — | SIGN |
| ○ | MANHOLE |
| ⊕ | ELECTRICAL TRANSFORMER |
| ○ | EXISTING FIRE HYDRANT |
| ● | PROPOSED FIRE HYDRANT |

HAMMERS CONSTRUCTION INC.

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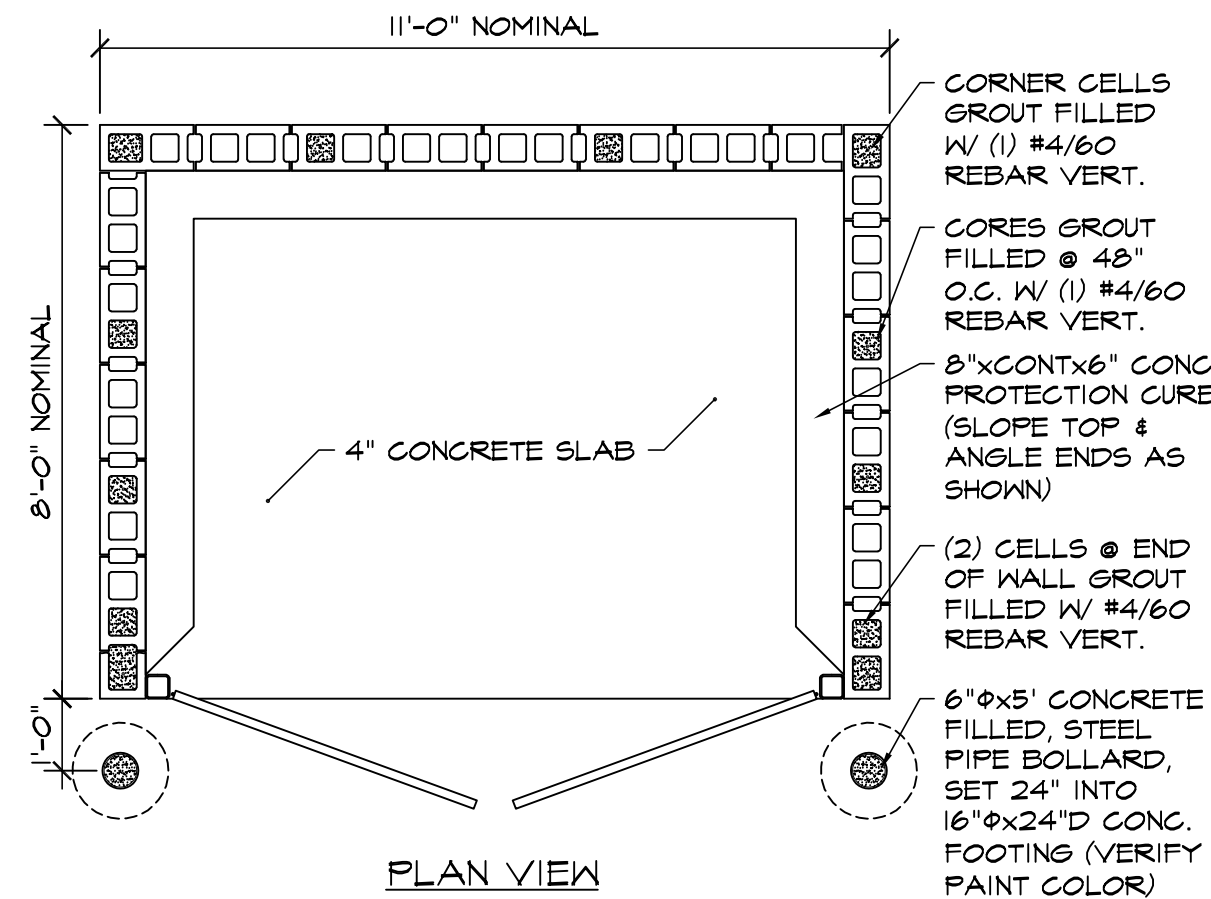
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CBP 2-1, LOT 1

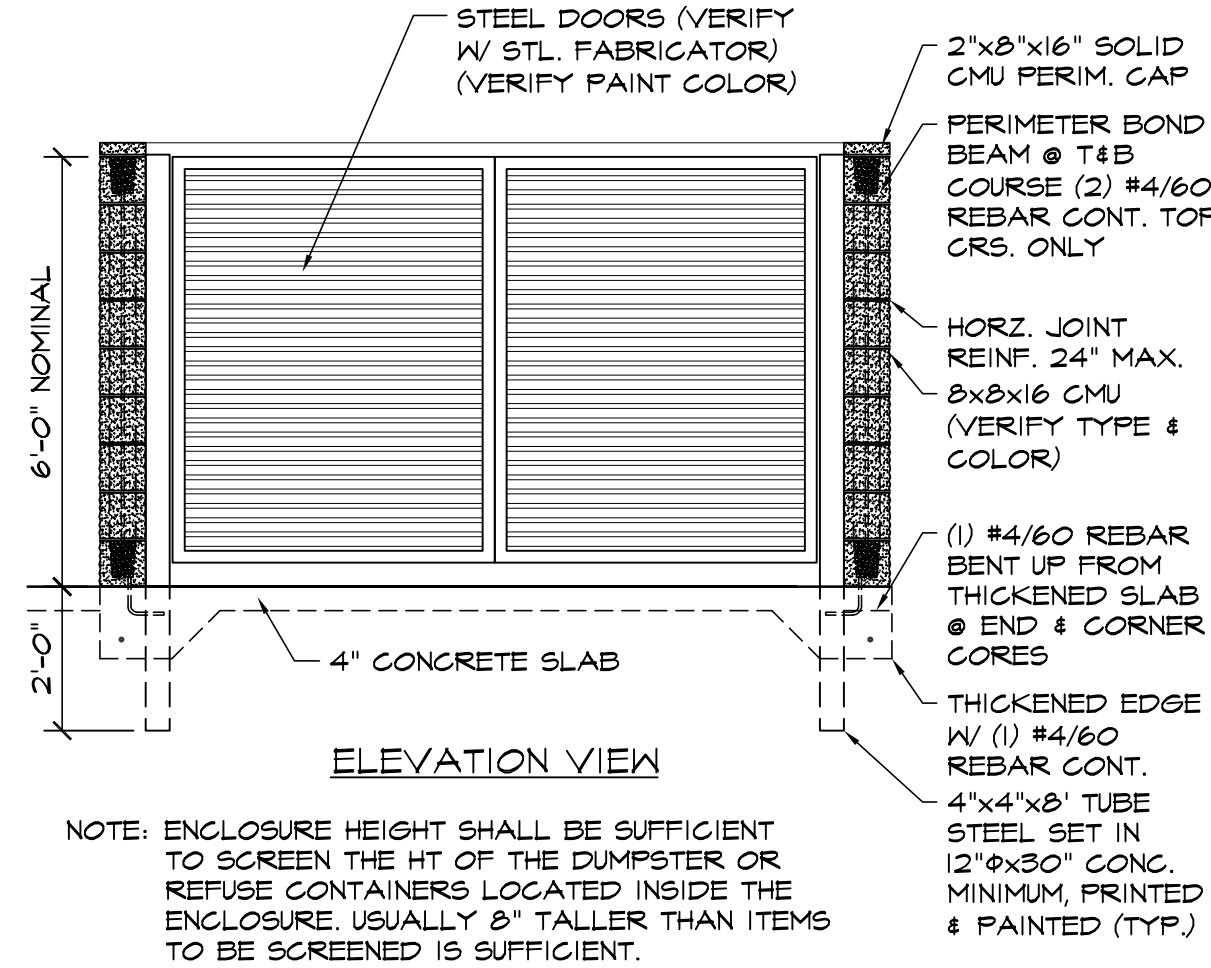
7715 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: SEP. 30, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1159

- RESUBMITTALS:**
- 02/15/21-DP COMMENTS-10/21/20
 - 3/15/21-DP COMMENTS-3/3/21



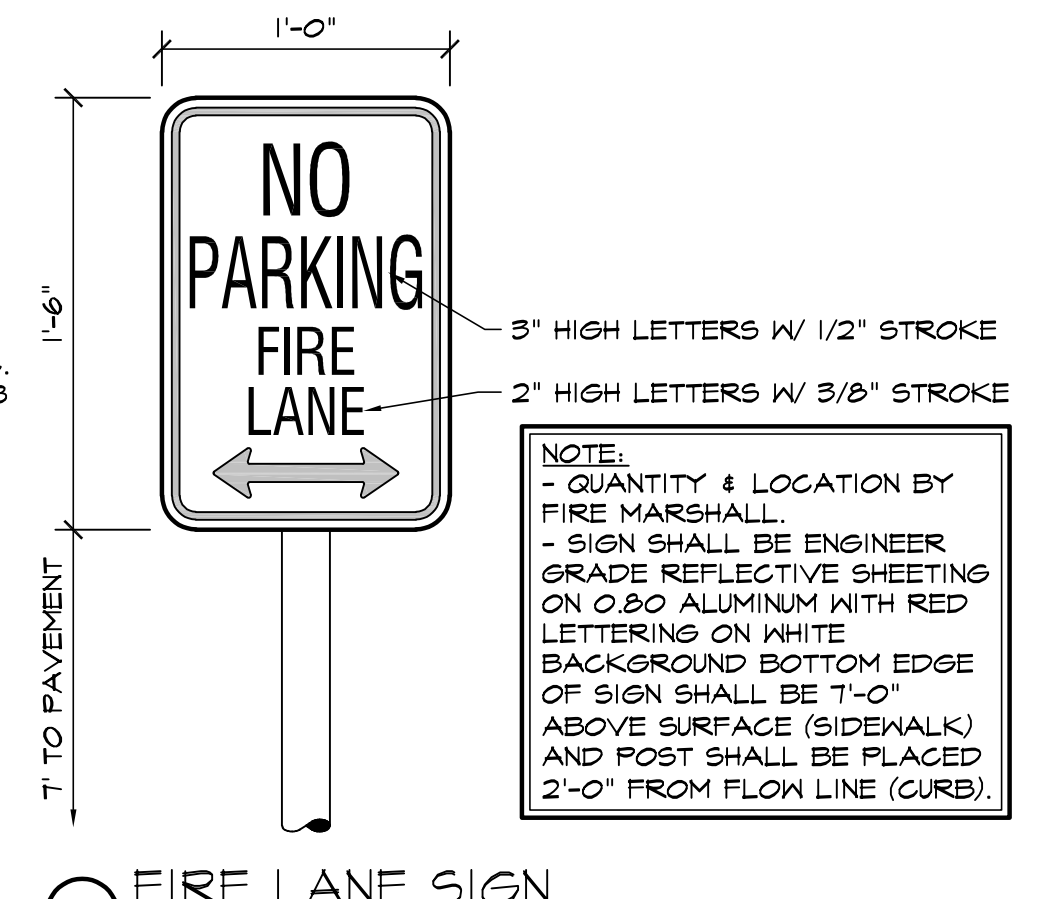
PLAN VIEW



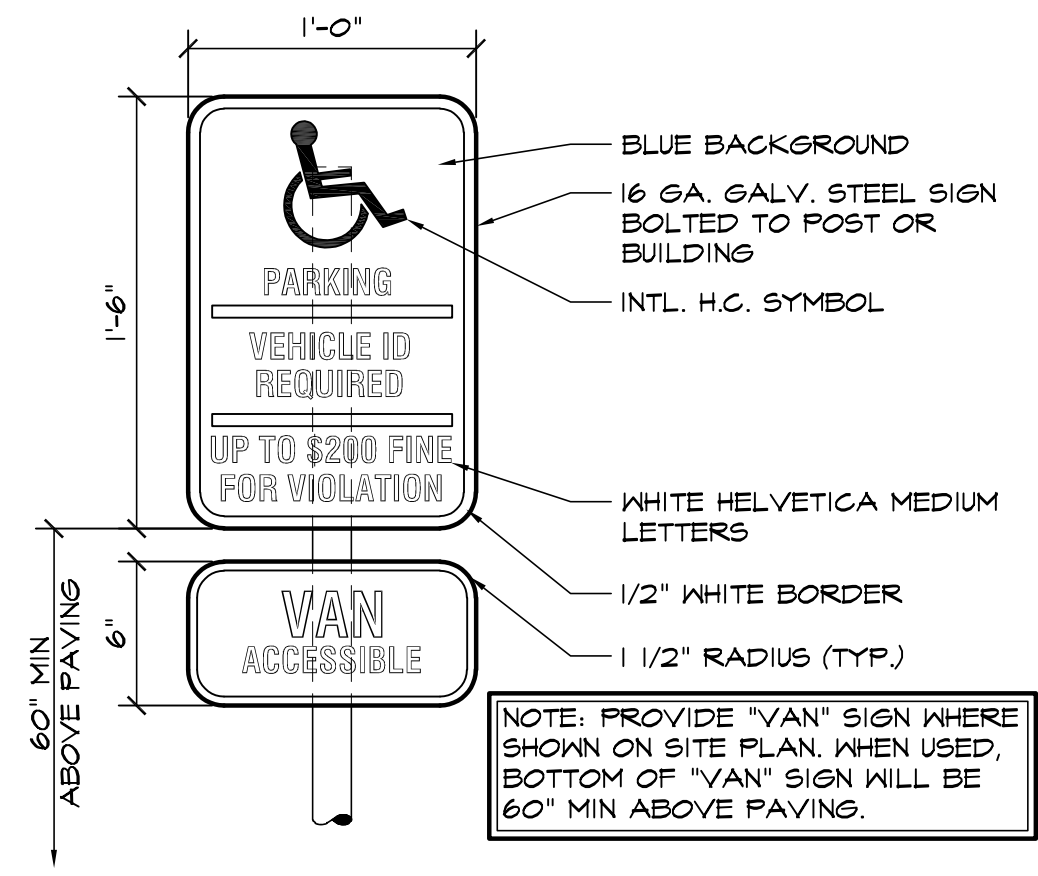
ELEVATION VIEW

NOTE: ENCLOSURE HEIGHT SHALL BE SUFFICIENT TO SCREEN THE HT. OF THE DUMPSTER OR REFUSE CONTAINERS LOCATED INSIDE THE ENCLOSURE. USUALLY 8" TALLER THAN ITEMS TO BE SCREENED IS SUFFICIENT.

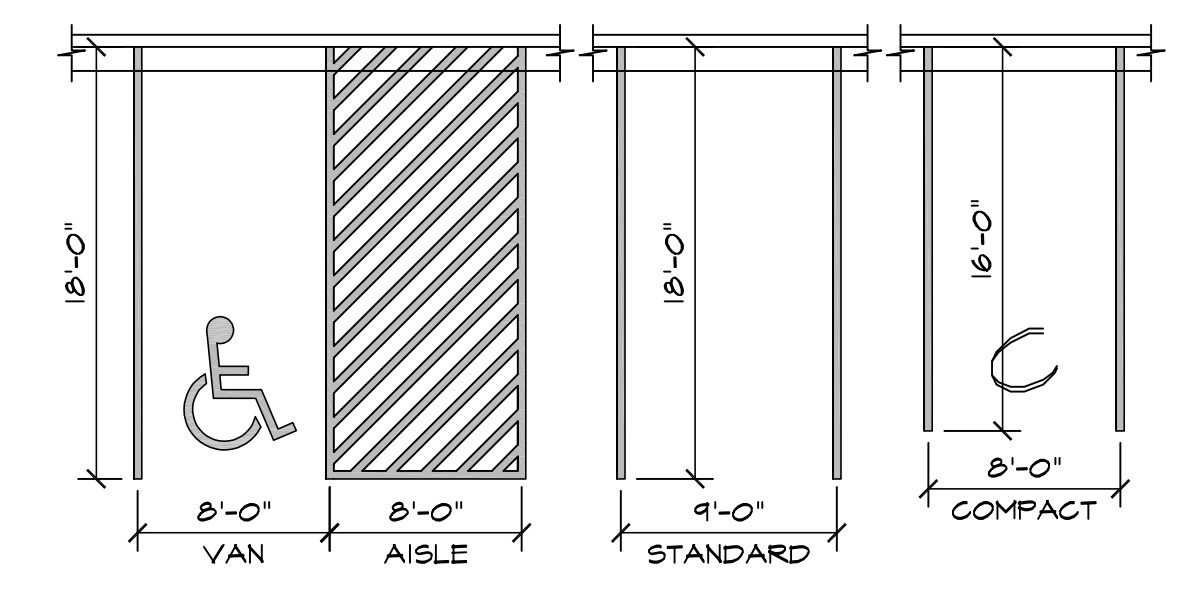
CMU TRASH ENCLOSURE DTL
SCALE: 3/8"=1'-0"



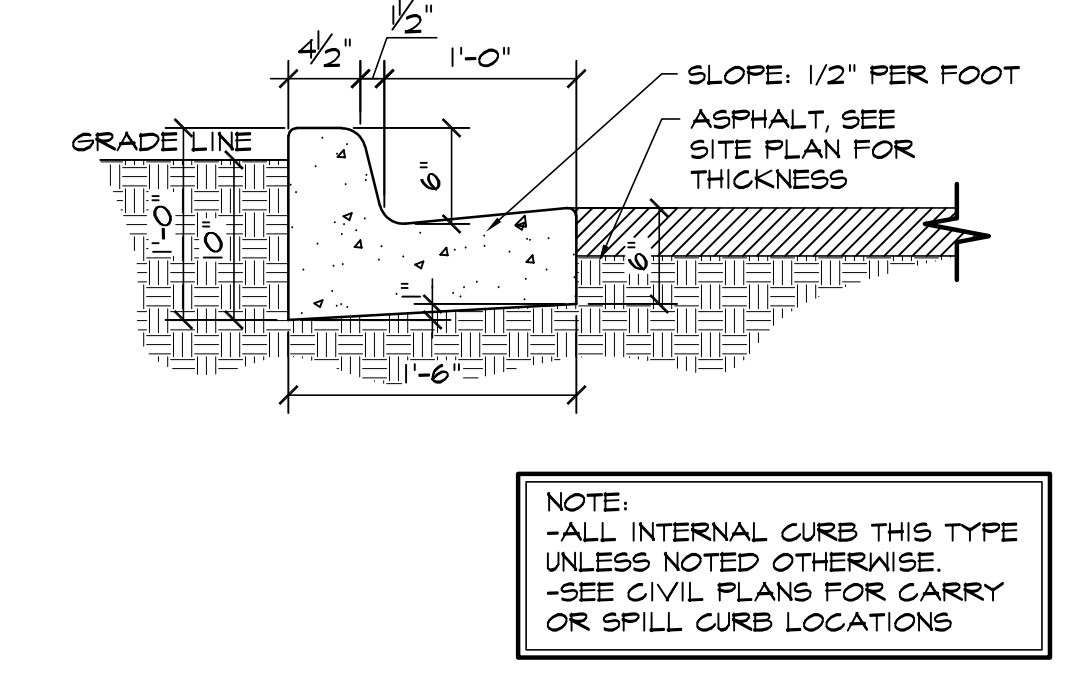
FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



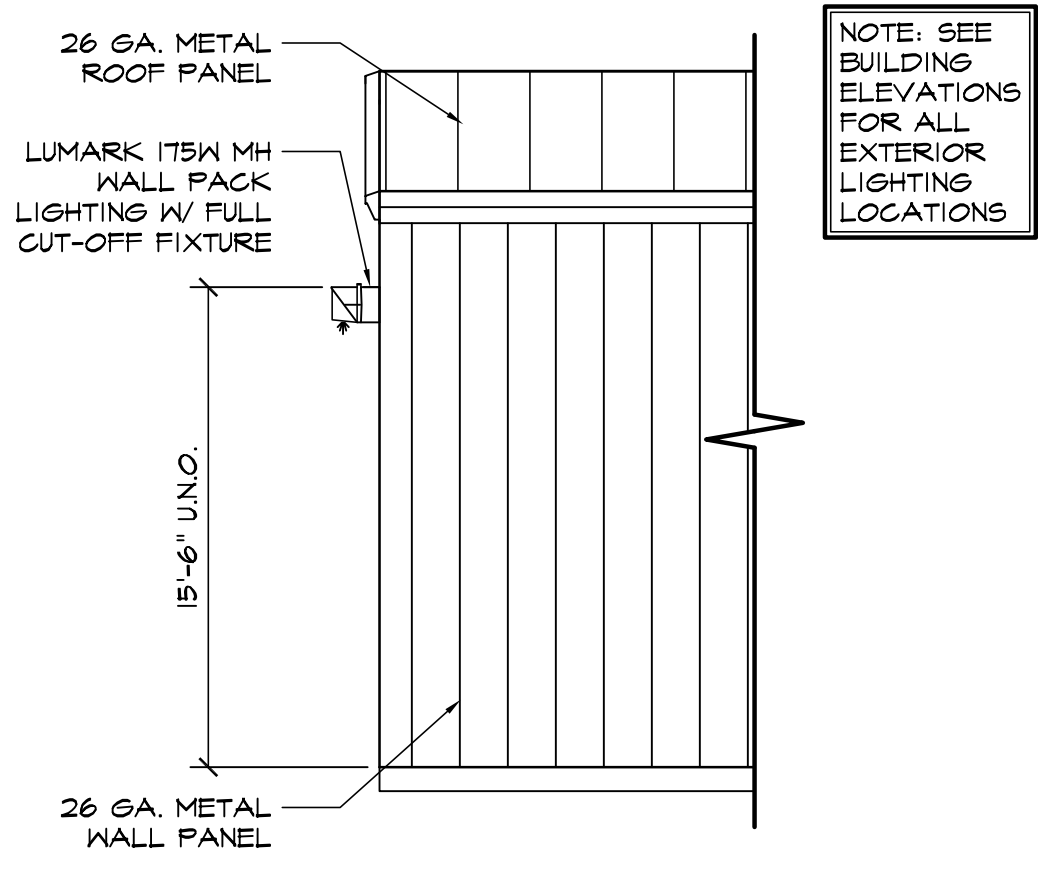
HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



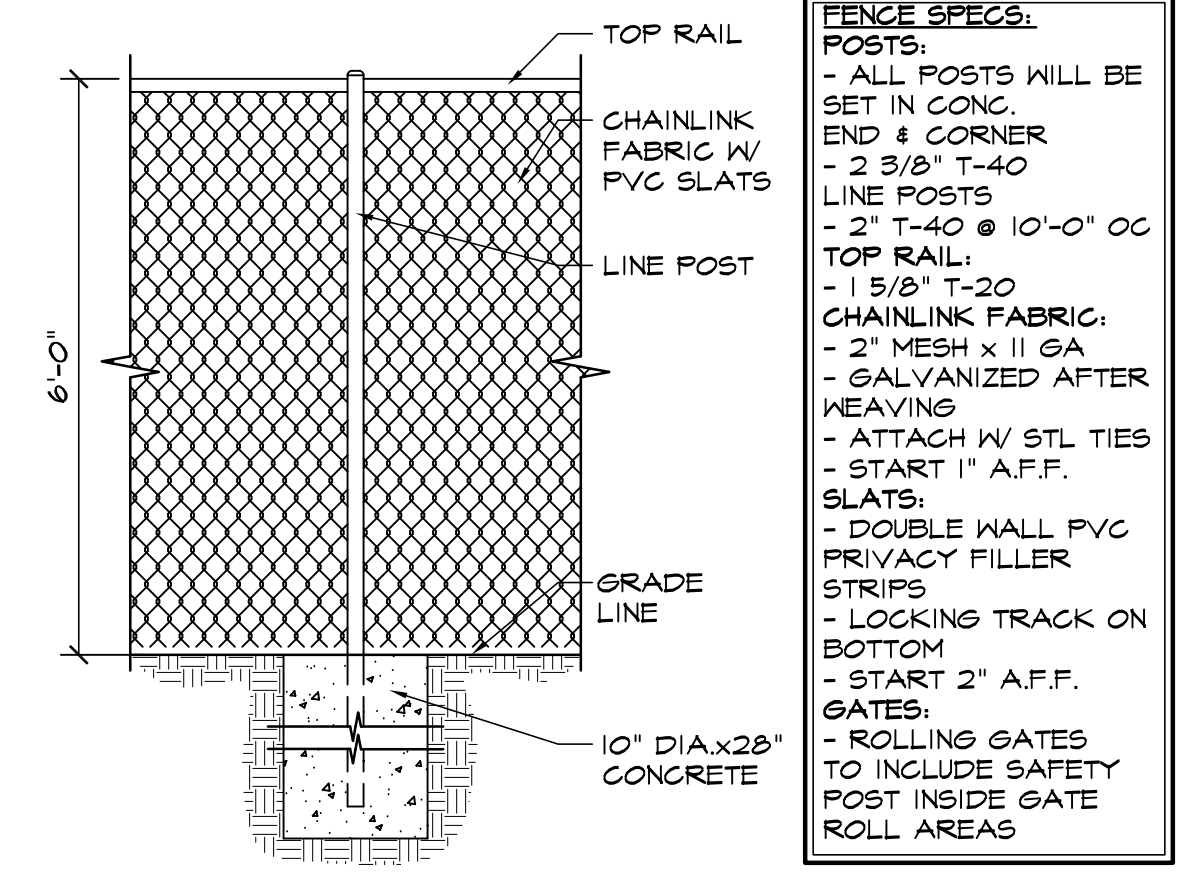
ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



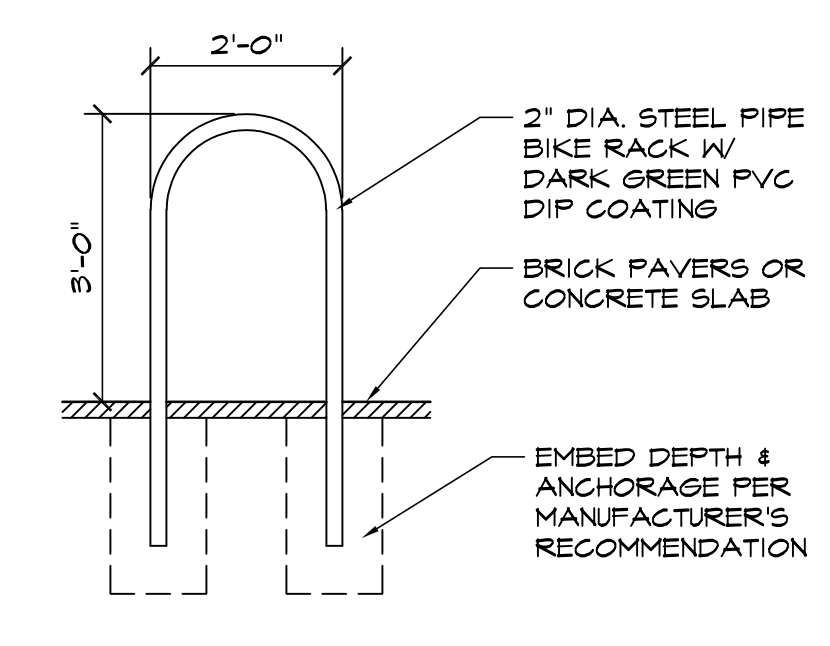
EPC TYPE B CURB
SCALE: 1"=1'-0"



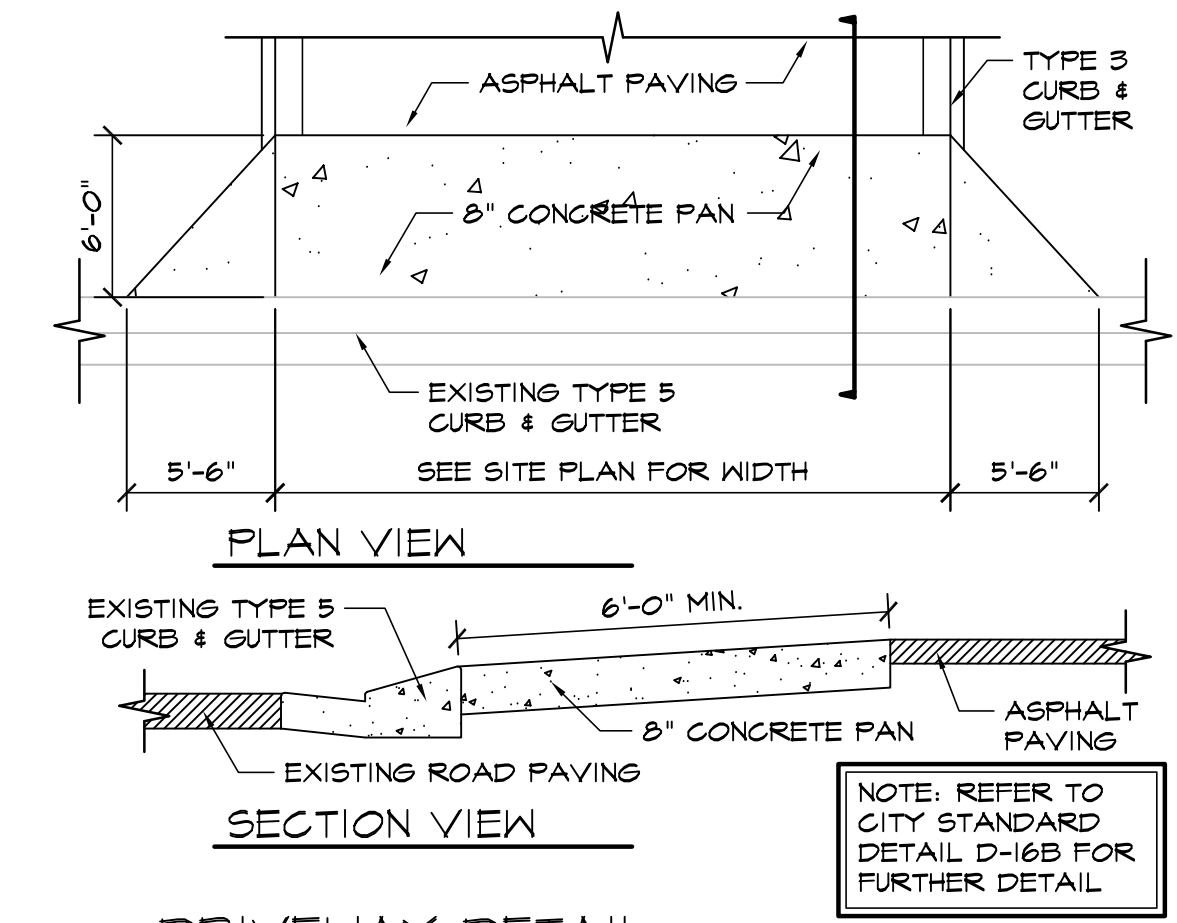
WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



BIKE RACK DETAIL
SCALE: 1/2"=1'-0"



DRIVEWAY DETAIL
NOT TO SCALE

EL PASO COUNTY FILE NO. PPR-20-034

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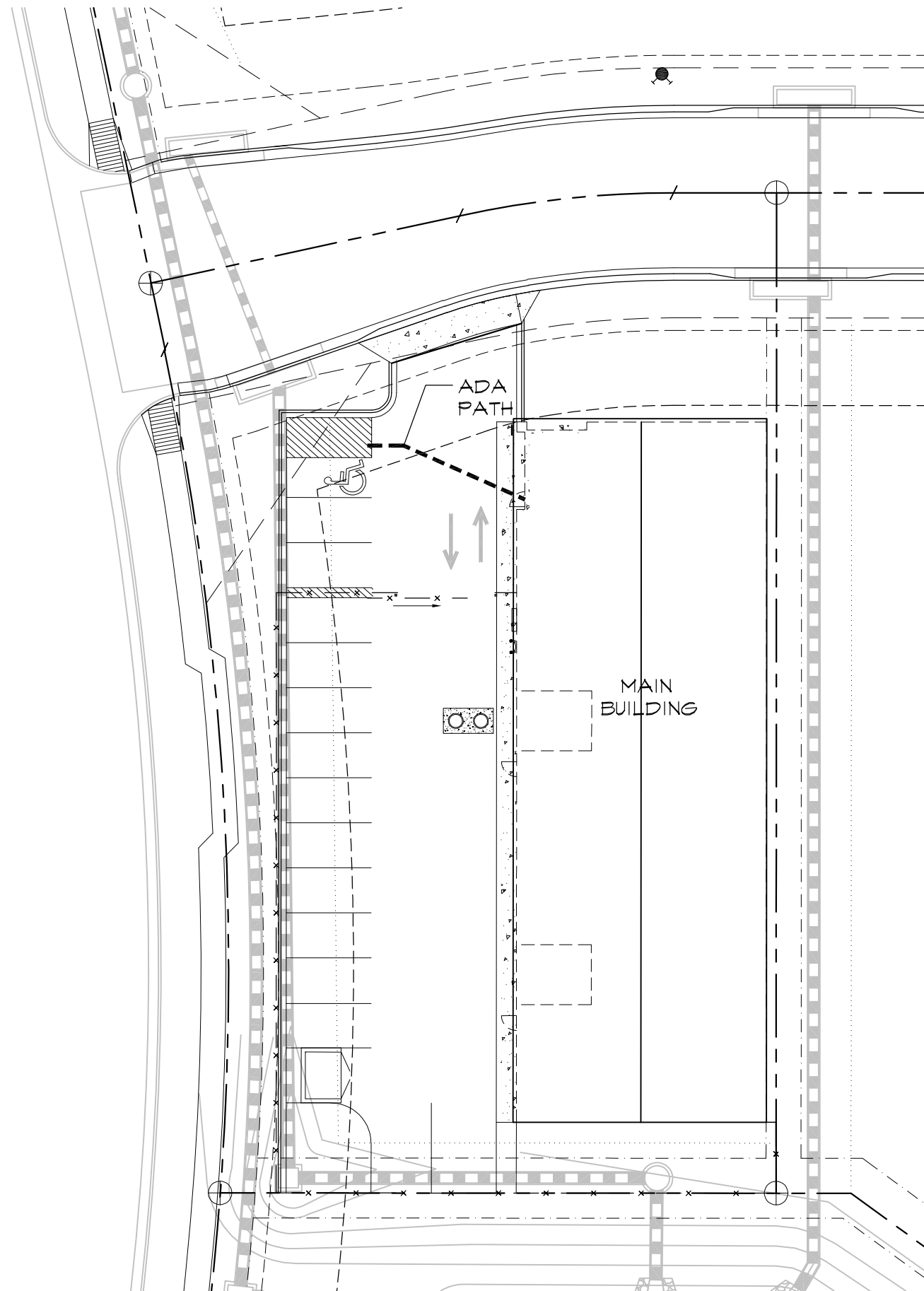
CBP 2-1, LOT 1

7715 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

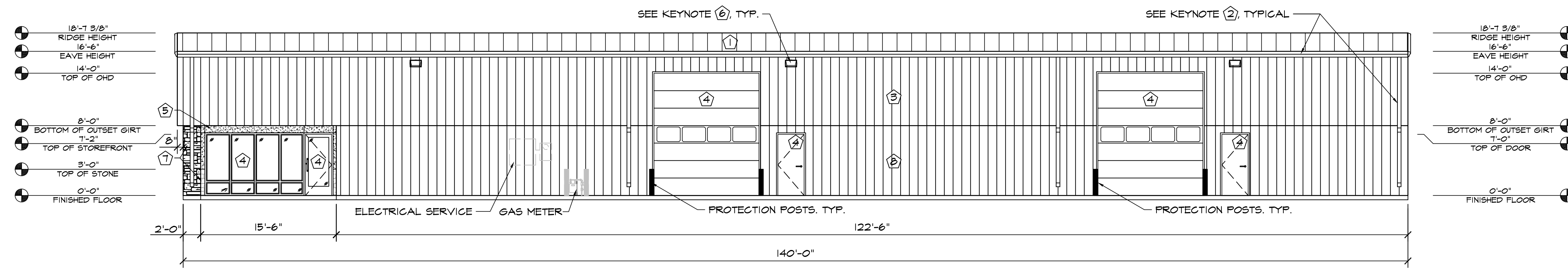
DATE: SEP. 30, 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1159

RESUBMITTALS:

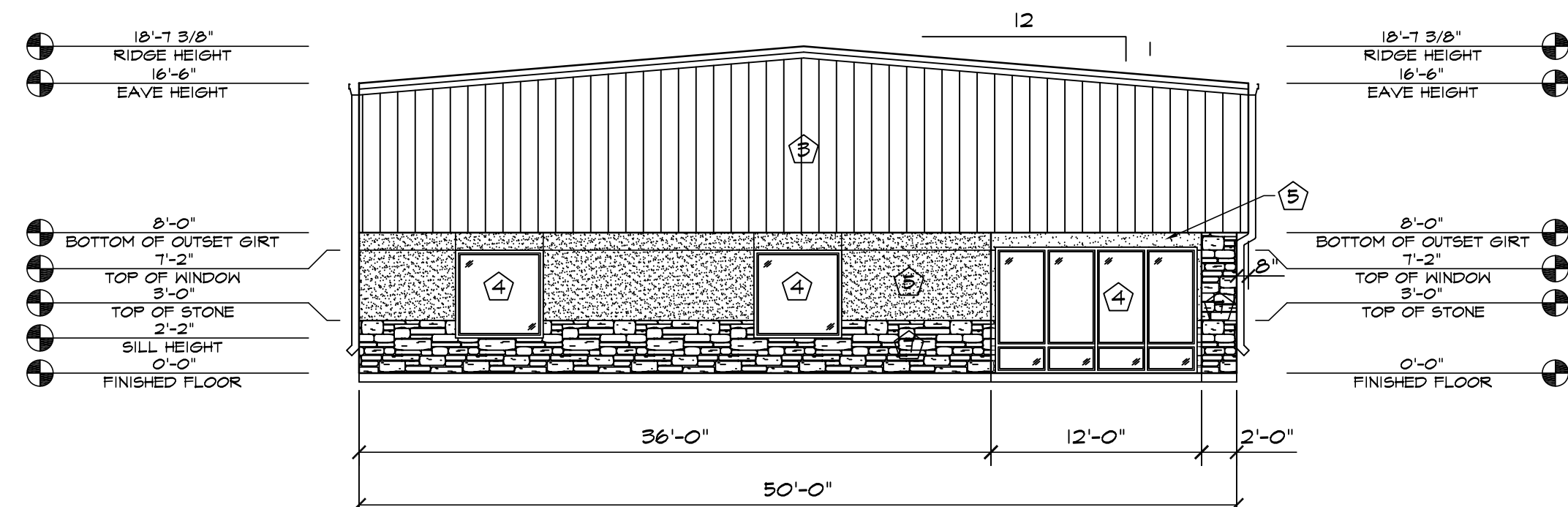
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| 3/15/21-DP COMMENTS-3/3/21 |
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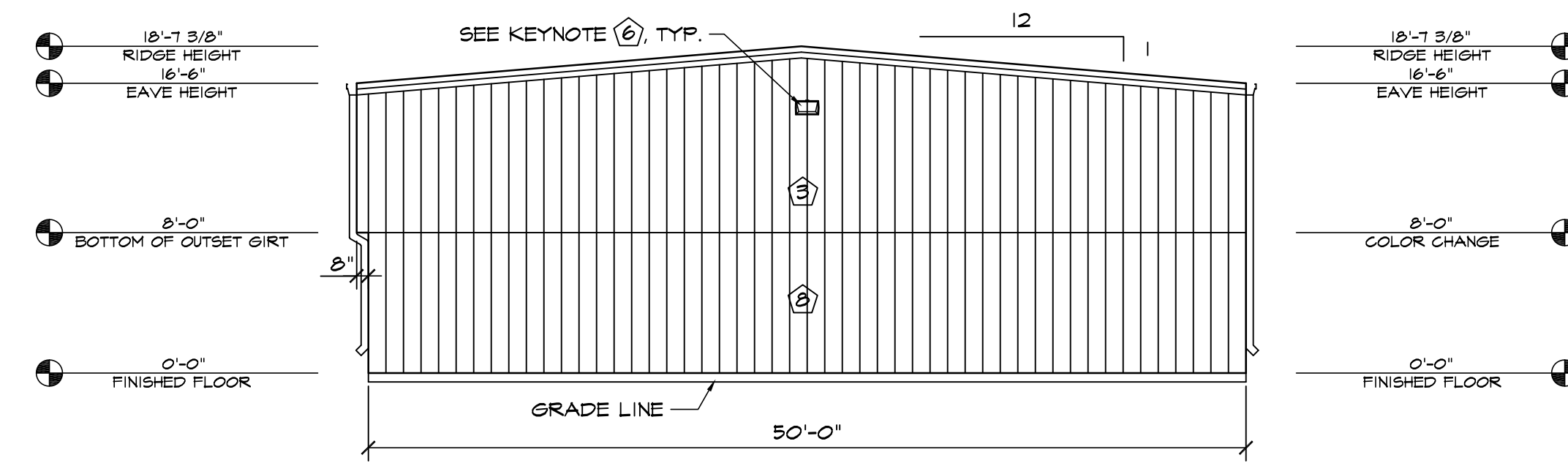
① ADA ACCESSIBLE ROUTE
SCALE: N/A



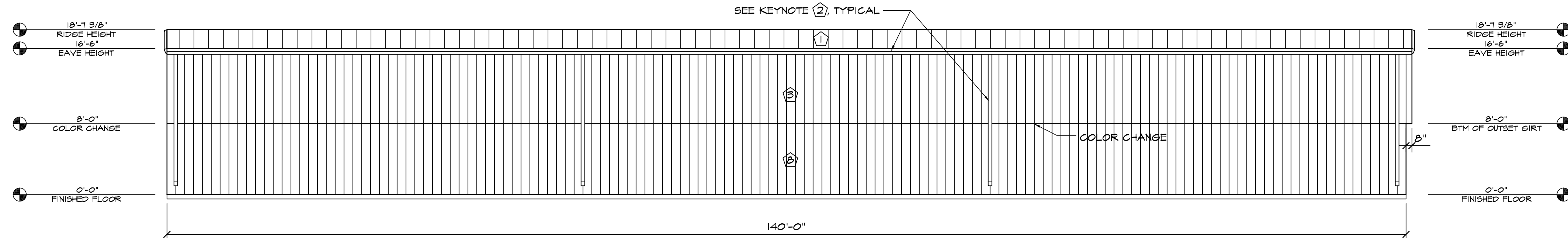
1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

| ELEVATION KEY NOTES | |
|---------------------|---|
| 1 | PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER |
| 2 | PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER |
| 3 | PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER |
| 4 | SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION |
| 5 | 3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA |
| 6 | WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS |
| 7 | STONE VENEER W/2 2" CAP INSTALLED W/ SCHLUTER TRIM |
| 8 | PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER |

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EL PASO COUNTY, COLORADO

DATE: SEP. 30. 2020
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1159

| RESUBMITTALS: |
|-------------------------------|
| 02/15/20-DP COMMENTS-10/21/20 |
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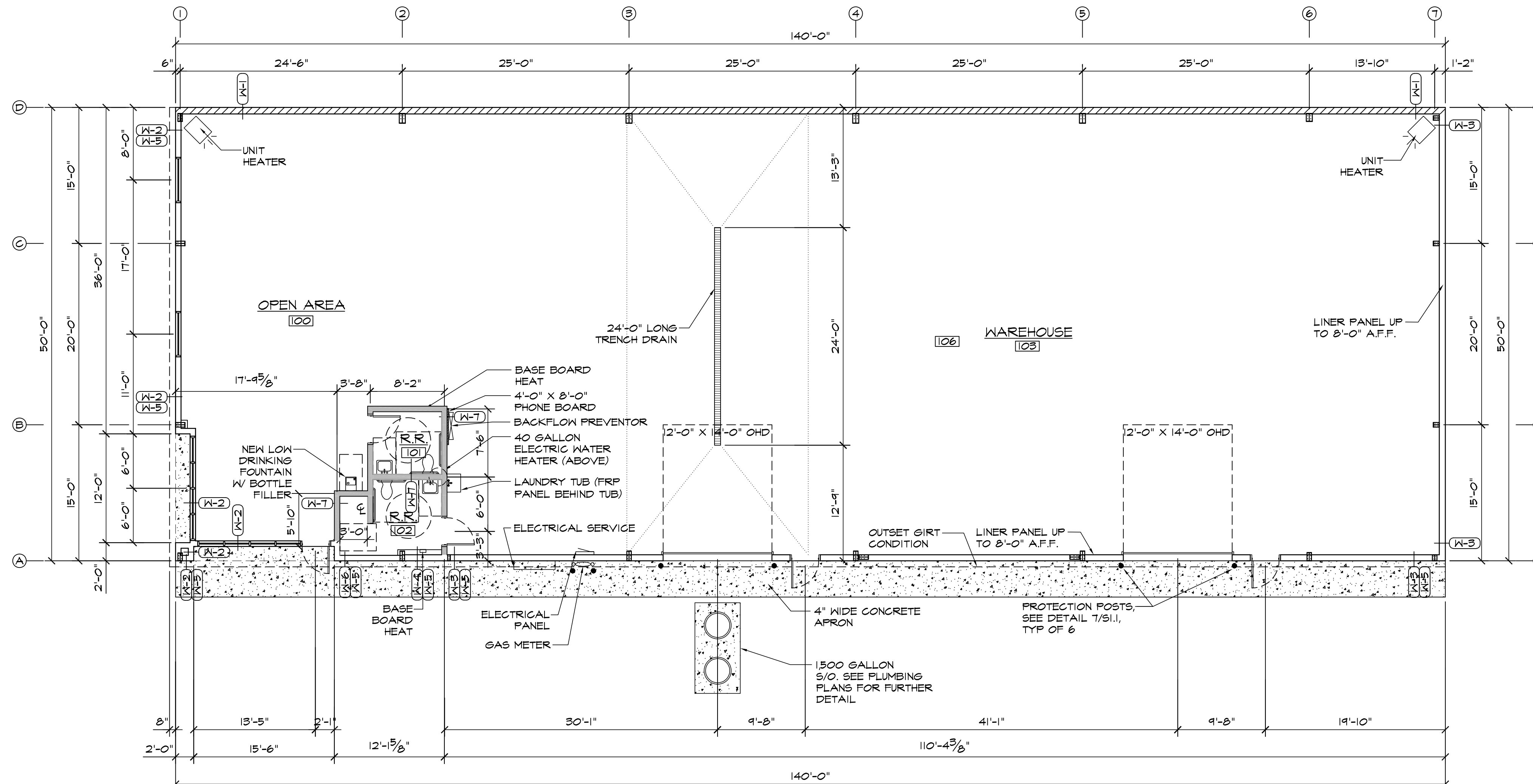
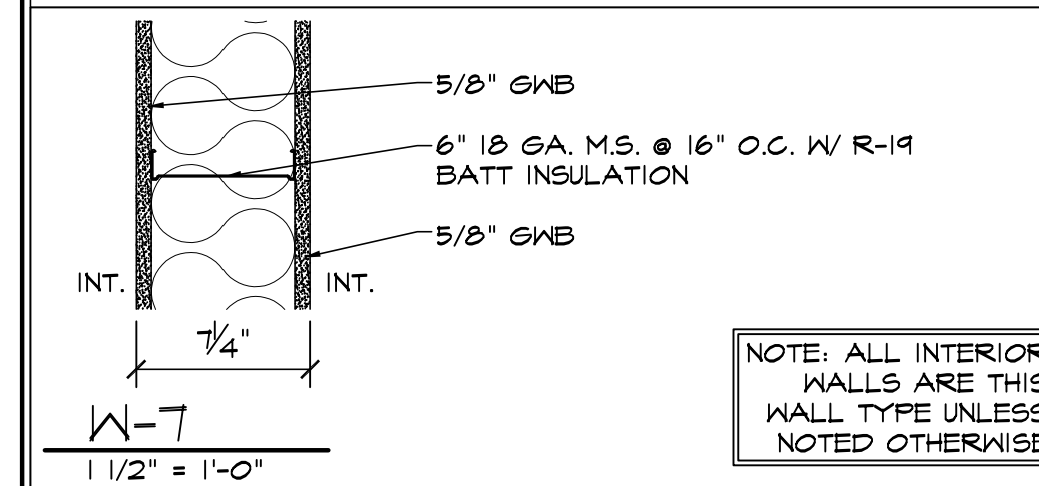
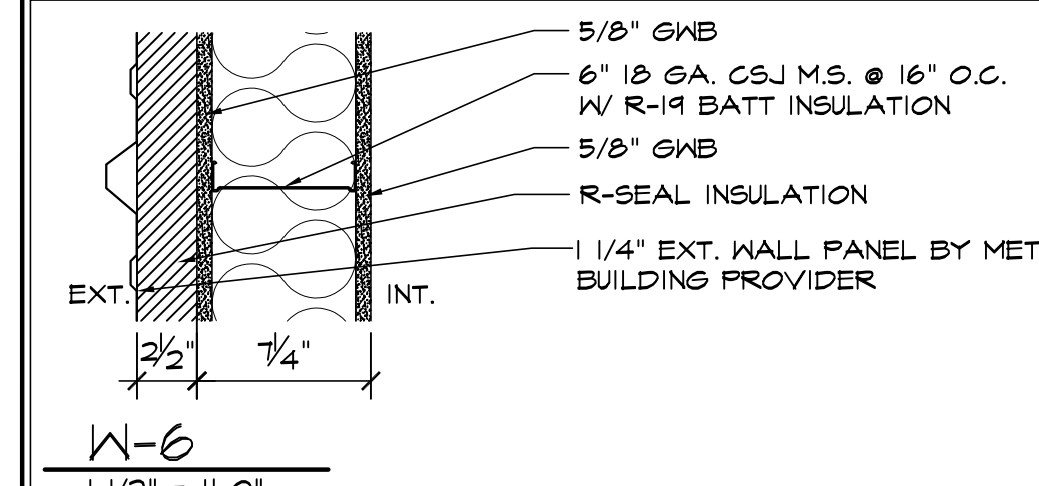
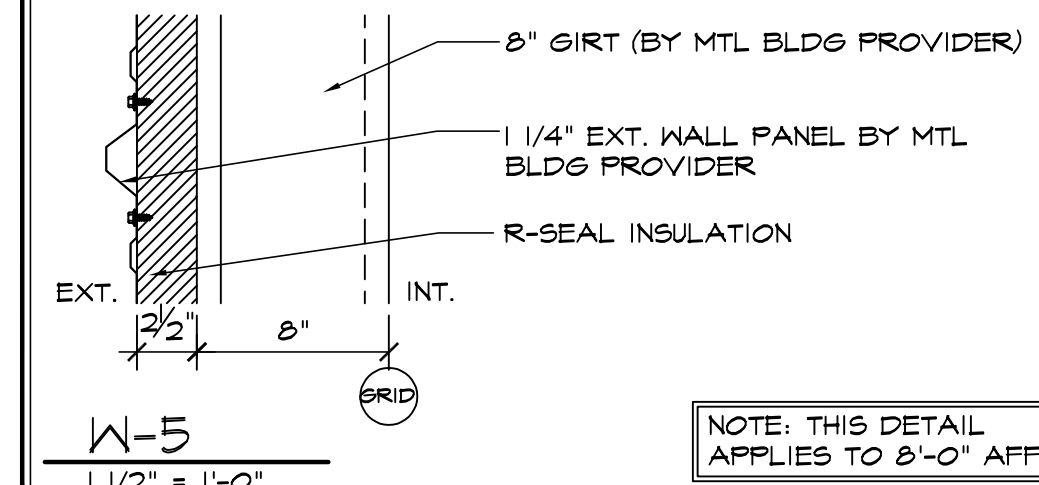
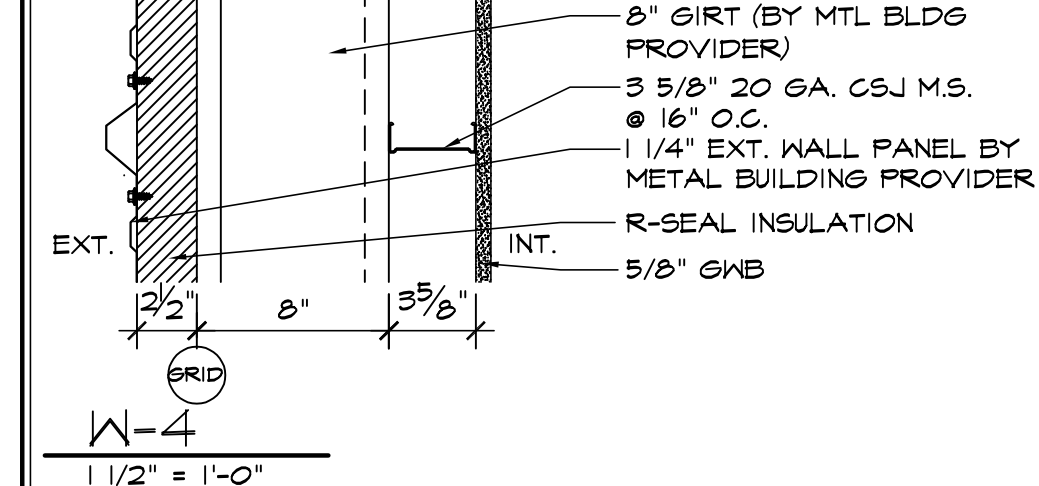
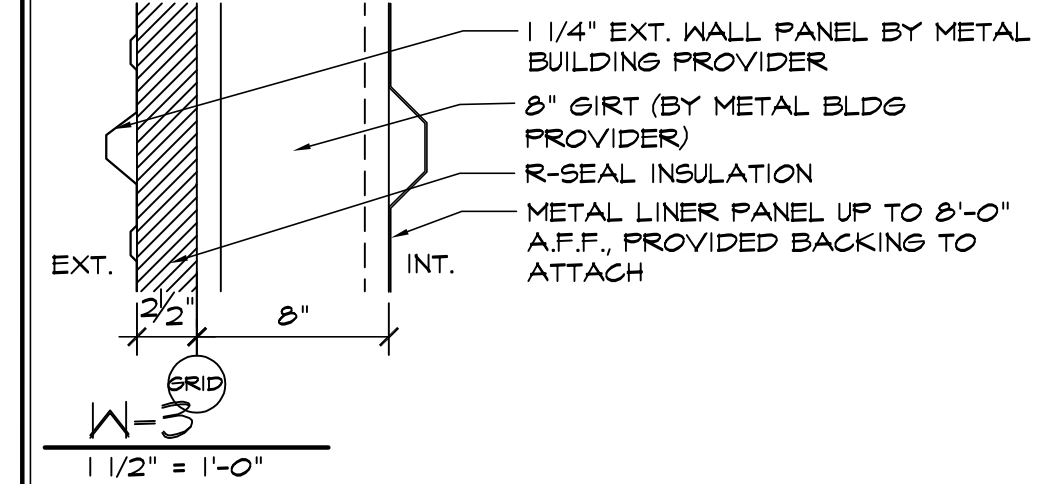
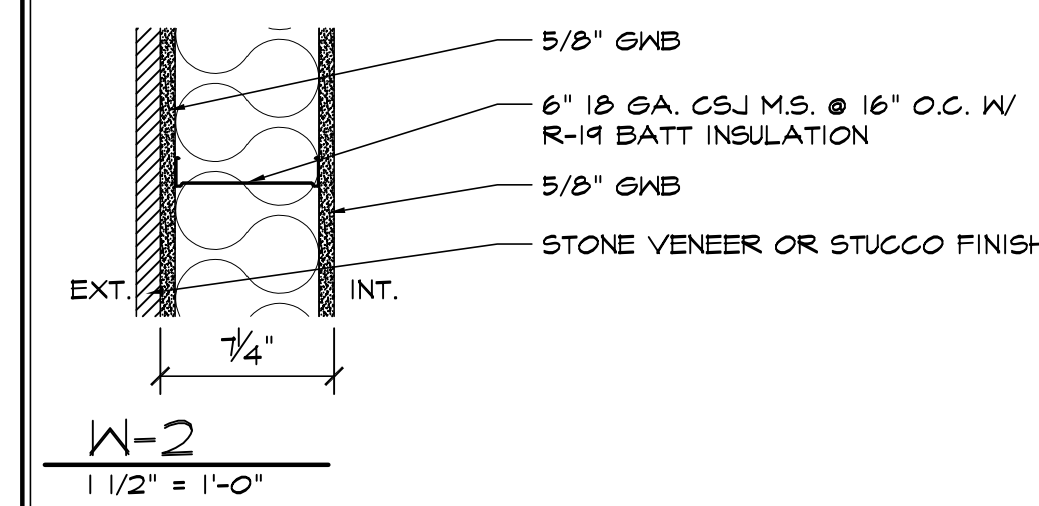
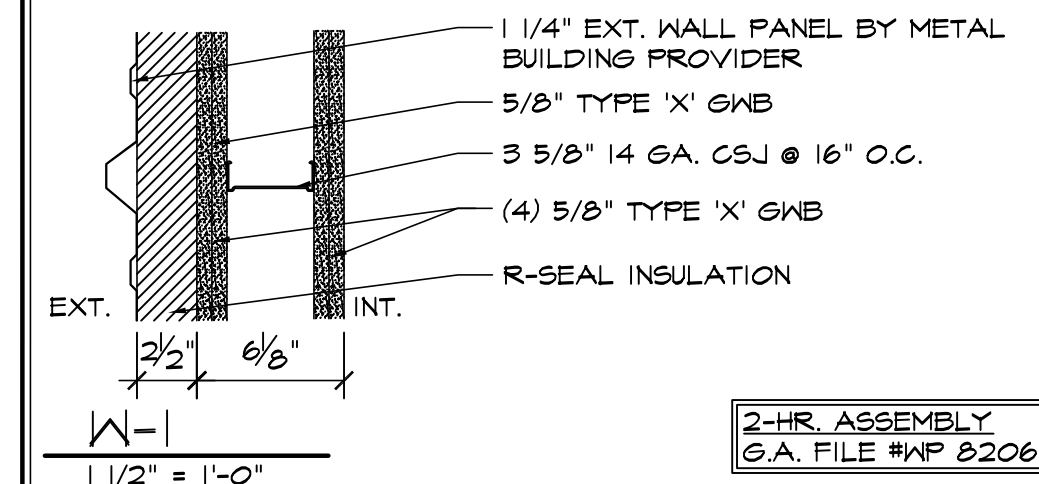
GENERAL FLOOR PLAN NOTES

- REFERENCE DOOR SCHEDULE FOR ALL DOOR TYPES, HARDWARE AND ETC.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- ALL GLAZING IN DOORS OR WITHIN TWENTY FOUR INCHES (24") OF DOORS AND WITHIN EIGHTEEN INCHES (18") OF WALKING SURFACE SHALL BE TEMPERED.
- PROVIDE A DOOR CLOSER AT ALL (1-HOUR WALL OR GREATER) DOORS AND RESTROOM DOORS.
- SPRING AND MOTOR MOUNTS AND RELATED SUPPORTS TO BE SUPPLIED AND INSTALLED BY OVERHEAD DOOR MANUFACTURER.
- PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD. WALLS.
- PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.
- PROVIDE GAP TRIM AT ALL LINER PANEL.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITHIN CLASS B TOLERANCES. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO PLUMBING PLANS FOR HOSE BIB LOCATIONS AND LANDSCAPE METER/STUB LOCATIONS.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE AND 12" ON PUSH SIDE OF DOOR OPENING.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.
- REFER TO ROOM FINISH SCHEDULE FOR WALL TEXTURE AND FINISH.
- FURNISH AND INSTALL 16 GAUGE METAL STRAP FOR WALL BACKING AT DOOR STOPS, HANGING WALL, EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
- PROVIDE AND LOCATE ACCESS DOORS AND PANELS IN THE WALL AS REQUIRED TO PROVIDE ACCESS TO FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK.
- ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT. PROPER CAPS MUST BE INSTALLED PRIOR TO COMPLETION OF INTERIOR AND EXTERIOR.
- PROVIDE AND INSTALL STIFFENERS, BRACINGS, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED, ELECTRICAL AND MISC. EQUIPMENT.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THEN 1/2" BELOW THRESHOLD.
- PROVIDE A SLIP-TRACK ASSEMBLY AT ALL PARTITION WALLS THAT GO TO BOTTOM OF DECK OR STRUCTURE.
- PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.
- REFER TO CIVIL AND A.O.I FOR ALL EXTERIOR SIDEWALK LOCATIONS.
- ALL MECH., ELEC. & PLUMB. REQUIREMENTS FOR EQUIPMENT SHOWN TO BE VERIFIED & COORD. W/ G.C. PRIOR TO INSTALLATION.
- REFER TO MECH., ELEC. & PLUMB. FOR BUILDING SYSTEMS EQUIPMENT.
- PROVIDE SAW CUT IN CONCRETE SLAB AT A MIN. OF 10'-0" O.C.

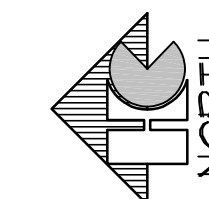
FLOOR PLAN LEGEND

- 6" MTL STUD, 9' HIGH WALL
- 2-HR. FIRE RATED WALL

WALL TYPE DETAILS



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



FOR DP SUBMITTAL ONLY
EL PASO COUNTY FILE NO. PPR-20-034

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CBP 2-I, LOT 1
7115 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

REVISIONS:

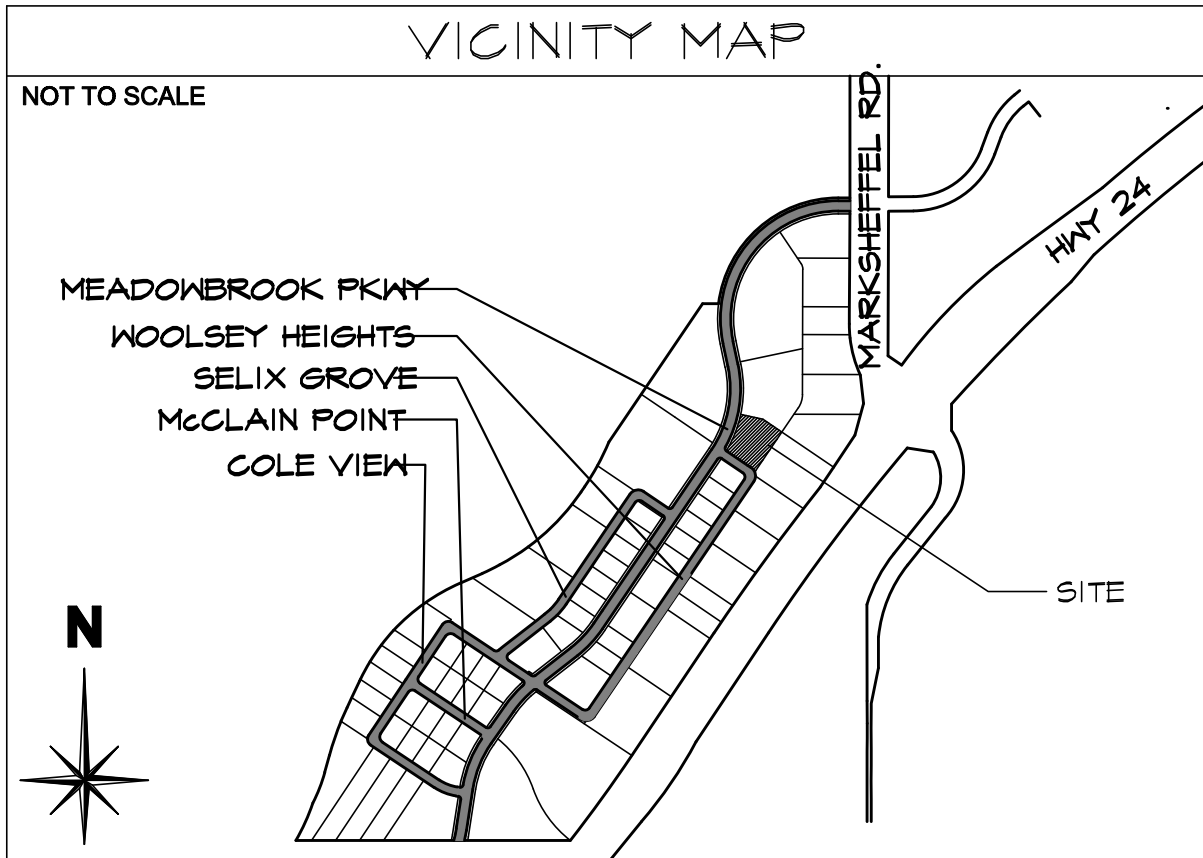
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DATE: JAN. 20, 2021
DRAWN BY: D. AQUINO
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1159

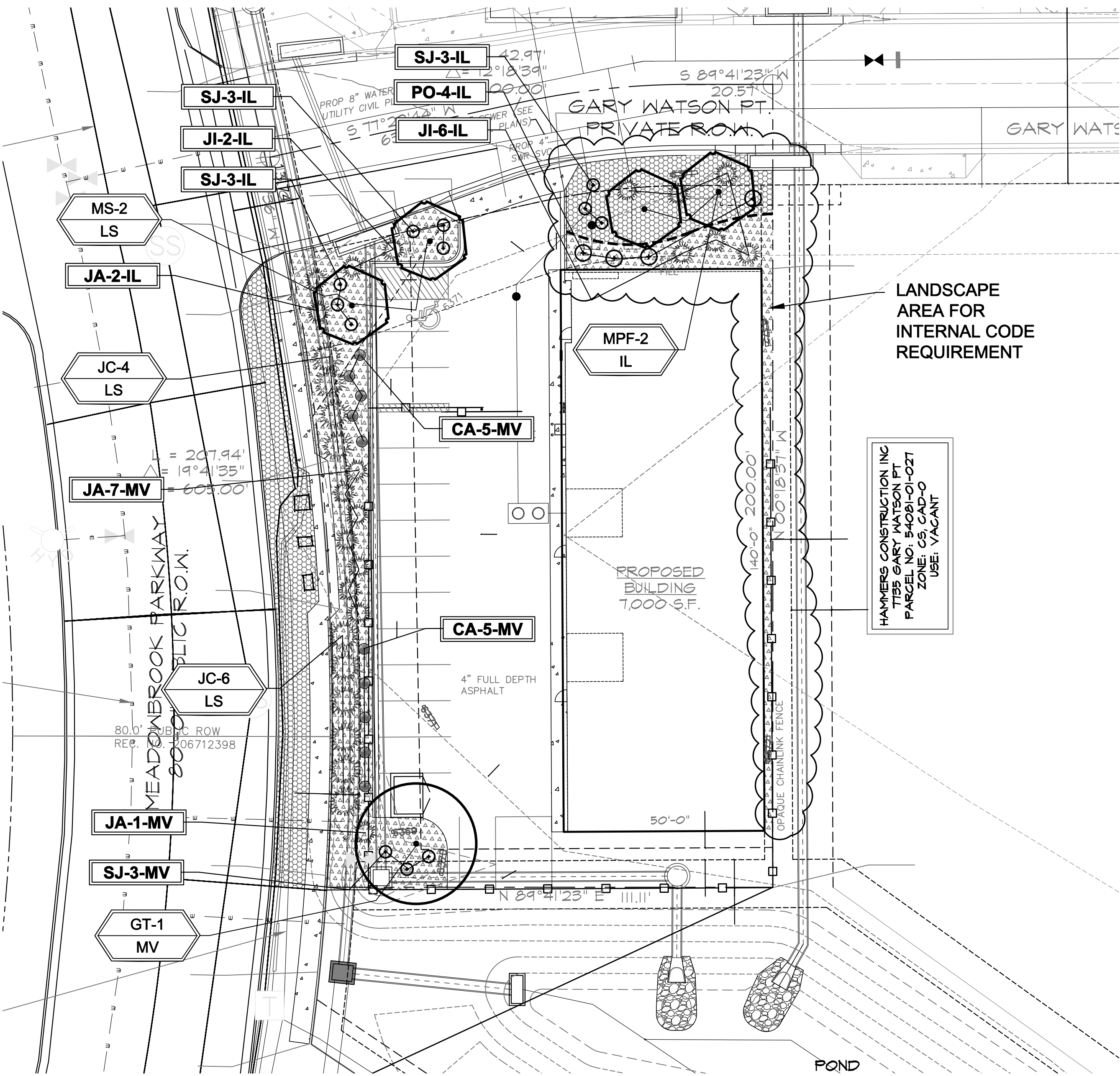
REVISIONS:

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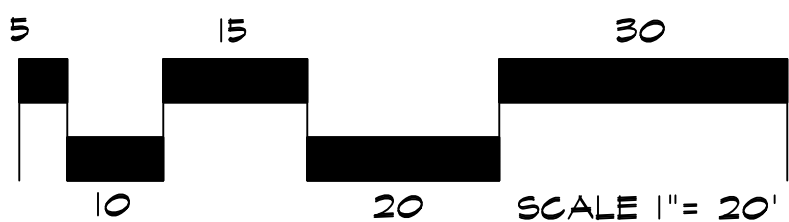
A1.1
FLOOR PLAN



| CODE REQUIREMENTS | | | | |
|--|-------------------------------------|--------------------------------------|---|--|
| LANDSCAPE SETBACKS (LS) | | | | |
| STREET NAME OR ZONE BOUNDARY (ELEV.) | STREET CLASSIFICATION | WIDTH (FT.) REQ./PROV. | LINEAR FOOTAGE | TREE FEET REQUIRED NO. OF TREES REQ./PROVIDED |
| MEADOWBROOK | NON-ARTERIAL | 10/10 FT | 200 | 1/2 (10 UPRIGHT EVERGREEN JUNIPER) |
| MOTOR VEHICLE LOTS (MV) | | | | |
| NO. OF VEHICLE SPACES PROVIDED | SHADE TREES (1/5 SPACES) REQ./PROV. | VEHICLE LOT FRONTAGE (FT.) | FRONTAGE (FT.) | 2/3 LENGTH OF FRONTAGE (FT.) |
| 14 | 1/1 | MEADOWBROOK | 135 LF | 90 LF |
| MIN. 3' WT. SCREENING PLANTS REQ./PROV. | EVERGREEN PLANTS REQ. 50%/PROV. 5/5 | | | |
| INTERNAL LANDSCAPING (IL) | | | | |
| INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. | | | | |
| NET SITE AREA (SF) (LESS PUBLIC ROW) | PERCENT MINIMUM INTERNAL AREA (3%) | INTERNAL AREA (SF) REQ./PROV. | INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS) | |
| 22,163 SF | NON-RESIDENTIAL | 1,100 SF / 16,38 SF | 2/2 | |
| SHRUB SUBSTITUTES (50%) REQ./PROV. | | INTERNAL PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. | |
| 0/0 | | IL | 50%/50% | |
| LANDSCAPE BUFFERS AND SCREENS (LB) | | | | |
| STREET NAME OR PROPERTY LINE (ELEV.) | LINEAR FOOTAGE: --- | SETBACK BUFFER REQ. / PROV. FENCE | BUFFER TREES (1/20') REQ./PROV. - NA | EVERGREEN TREES (1/3) REQ./PROV. - NA |
| N/A | | | | |



LANDSCAPE PLAN - LOT 1



NOTE: FOR DRAWING SHEET SIZE LESS THAN 24x36" REFER TO BAR SCALE.

IRRIGATION SYSTEM NOTE

NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

| PLANT SCHEDULE | | | | | |
|---|-------|--|------------------------------------|-------------------|---------------|
| Symbol | Abbr. | Botanical Name | Common Name | Mature WidthX HT. | Planting Size |
| TREES: | | | | | |
| GT | 1 | Gleditsia triacanthos | Skyline or Shademaster Honeylocust | 30'X25' | 1-1/2"cal. |
| MS | 2 | Malus 'Spring Snow' | Spring Snow Crabapple | 15'X15' | 1-1/2"cal. |
| MPF | 2 | Malus 'Prairie Fire' | Prairie Fire Crabapple | 20' | 1-1/2"cal. |
| LARGE SHRUBS: | | | | | |
| JC | 10 | Juniperus scopulorum 'Cologreen' | Cologreen Juniper | 6-8' x 12-15' | 6' ht |
| EVERGREEN SHRUBS: | | | | | |
| JJ | 8 | Juniperus sabina 'Sierra Spreader' | Sierra Spreader Juniper | 6-8' x 12-18" | #5 cont |
| JA | 11 | Juniperus chinensis 'Armstrong' | Armstrong Juniper | 3-4' x 3-4' | #5 cont |
| DECIDUOUS SHRUBS: | | | | | |
| SJ | 12 | Spiraea japonica 'Majic Carpet' | Majic Carpet, Spirea | 1-2' x 1-2' | #5 cont |
| PO | 4 | Potentilla fruticosa 'Abbotswood' | Abbotswood Potentilla | 2-4' x 2-4' | #5 cont |
| ORNAMENTAL GRASSES: | | | | | |
| CA | 10 | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 1-3' x 2-3' | #1 cont |
| NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN. | | | | | |

| GROUND COVER LEGEND | | |
|---|--|------------|
| SYMBOL | DESCRIPTION | APPROX. SF |
| | Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample to Owner for approval. | 2,260 SF |
| | Denver Granite Rock: .75" Diameter (with weed barrier) Submit sample to Owner for approval. | 3,280 SF |
| | Edger: 4-8" Dia. Arkansas Tan Cobble. | |
| NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN. VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED. | | |

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
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5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
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Fax 719-566-1122



CLAREMONT BUSINESS PARK - 2
FILING NO. 1, LOT 1
7715 GARY WATSON POINT
COLORADO SPRINGS, 80915
EL PASO COUNTY, CO
PREPARED FOR:
HAMMERS CONSTRUCTION

| | | |
|----------------|--------------|--------|
| JOB NUMBER | | 949-20 |
| REVISIONS | | |
| 12-7-20 | PER COMMENTS | |
| 3-11-21 | PER COMMENTS | |
| ORIGINAL DATE | | 9-8-20 |
| DRAWN BY: JIM | | |
| DESCRIPTION: | | |
| LANDSCAPE PLAN | | |
| SHEET NO. | | L1.1 |

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLATWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLAN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PLANT SAFE PREEN WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

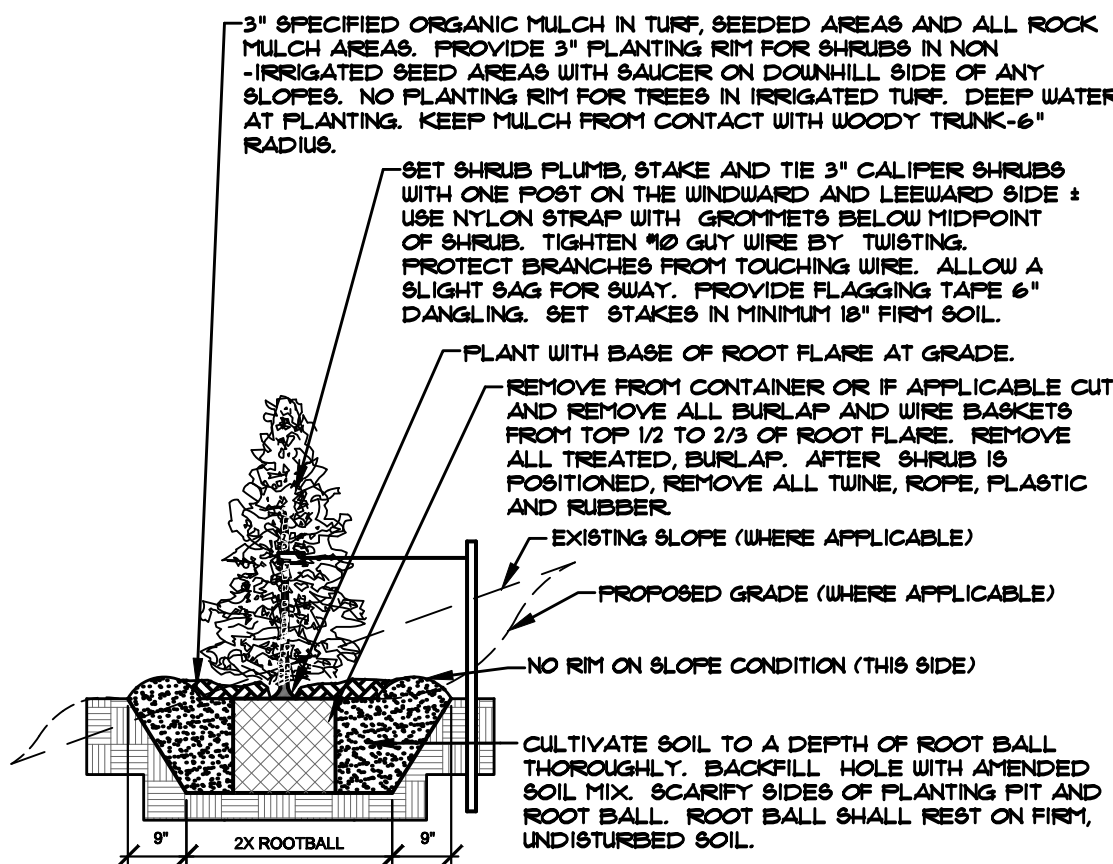
ONE-YEAR WARRANTY

AS AGREED WITH OWNER, CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

NOTES:

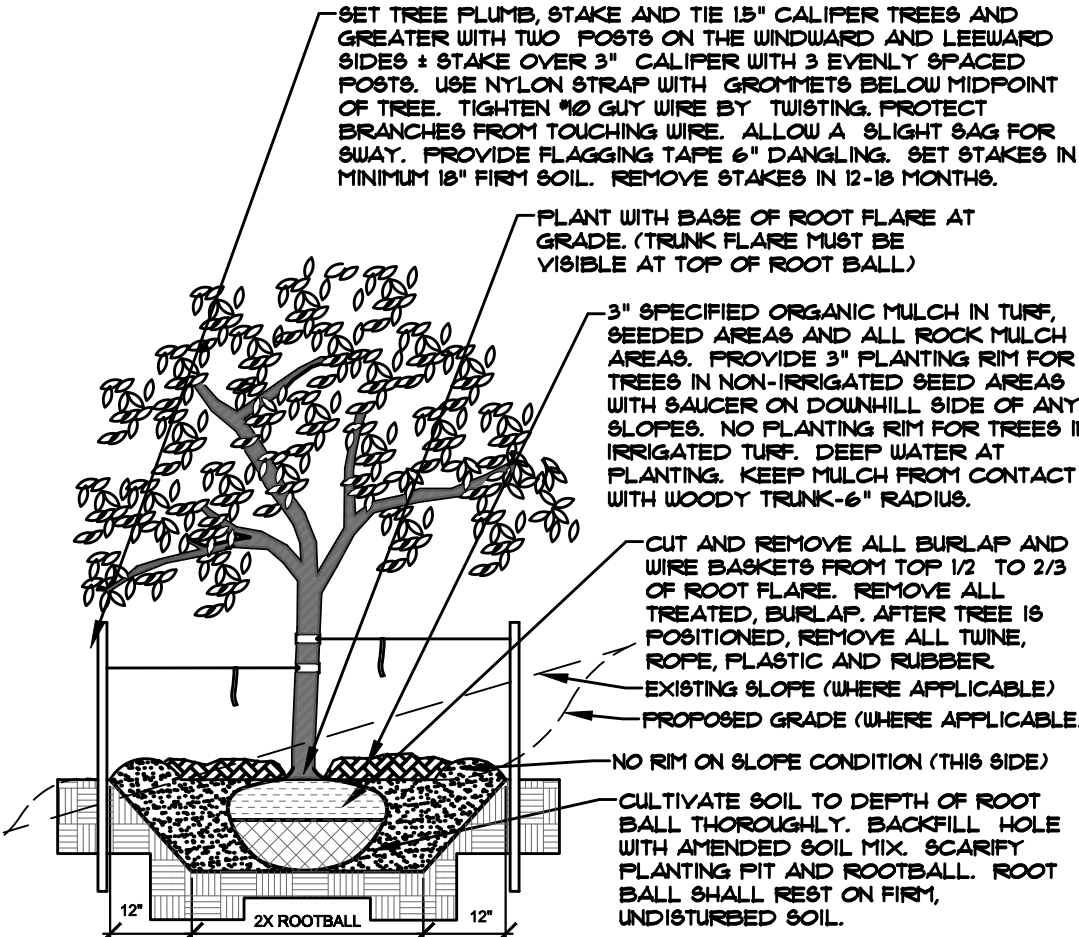
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



D UPRIGHT EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

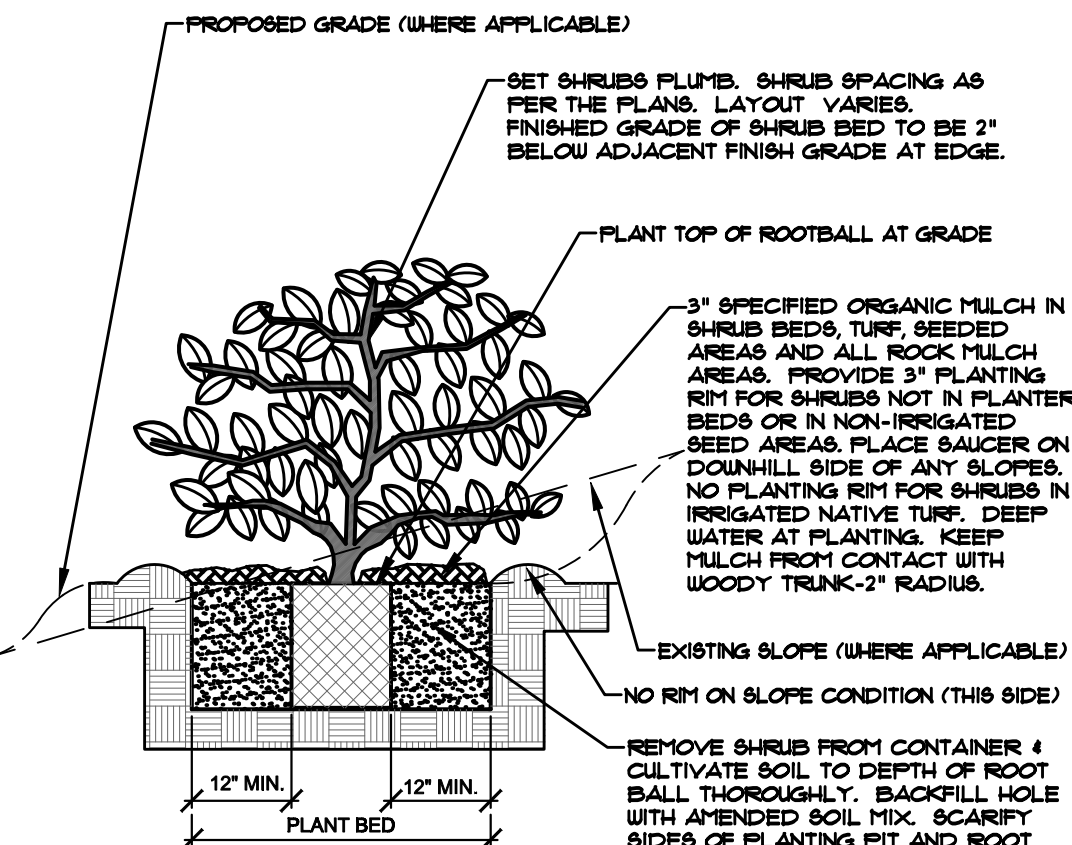
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
- UNWAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



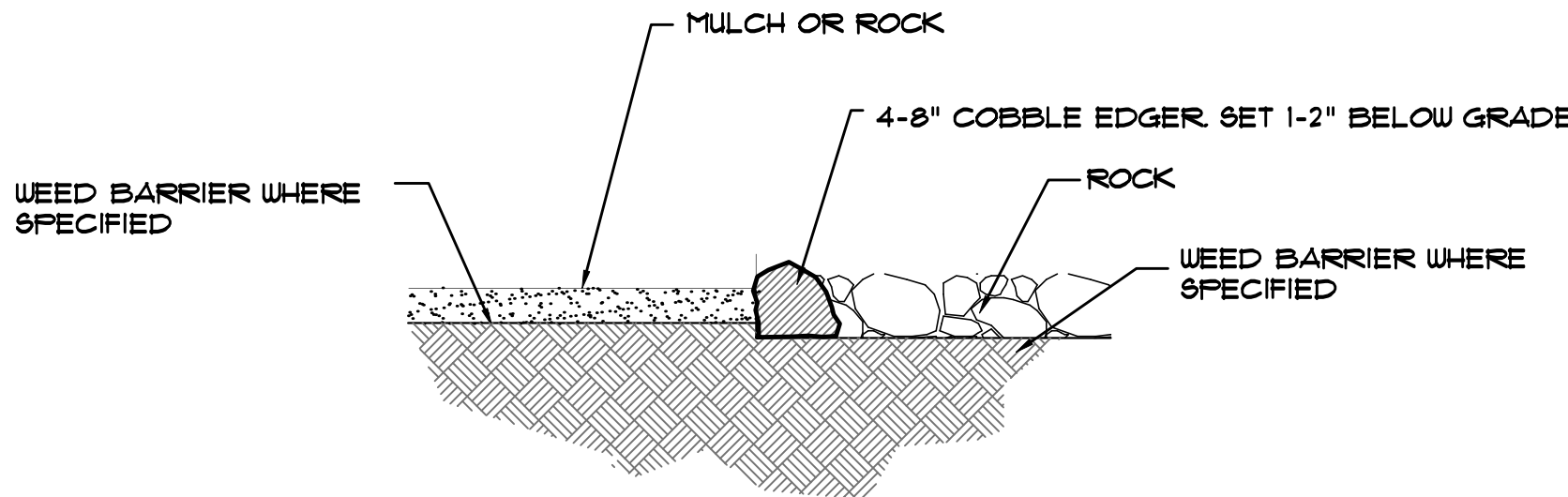
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



B SHRUB PLANTING DETAIL
NOT TO SCALE



C MULCH/ROCK SECTION
NOT TO SCALE

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-586-1122



CLAREMONT BUSINESS PARK - 2
FILING NO. 1, LOT 1
7715 GARY WATSON POINT
COLORADO SPRINGS, 80915
EL PASO COUNTY, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

| | | |
|-------------------|-----|----------|
| JOB NUMBER | | 949-20 |
| REVISIONS | | |
| 12-7-20 | PER | COMMENTS |
| 3-11-21 | PER | COMMENTS |
| | | |
| | | |
| ORIGINAL DATE | | 9-8-20 |
| DRAWN BY: | | JM |
| DESCRIPTION: | | |
| DETAILS AND NOTES | | |
| SHEET NO. | | L1.2 |

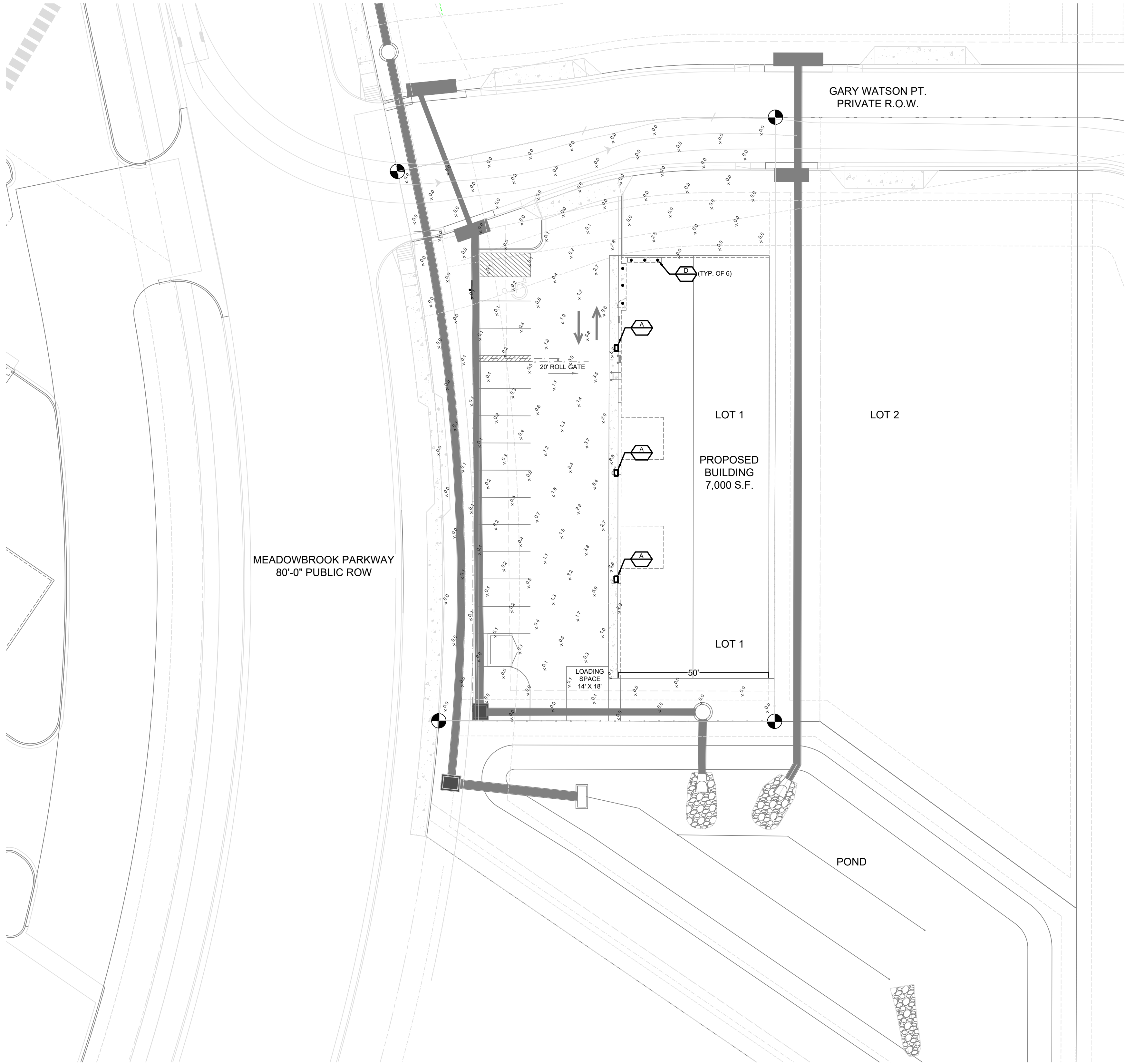



Know what's below.
Call before you dig.

PLOT DATE: 09/01/20 6:02 PM
 BR: JERIK VALENO
 PROJ. FILE: P:\Hammers Construction\Gunny Trumpsters Site\Gunny Trumpsters - Lot 1 - Photometrics.dwg
 Lot 1 - Photometrics.dwg

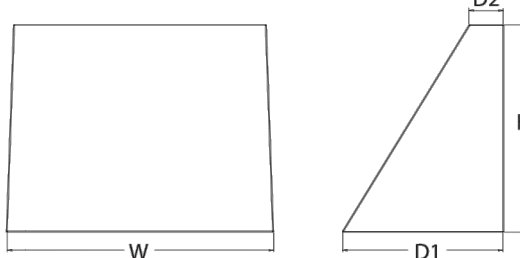
| Schedule | | | | | | | | | | | | | | | | | |
|----------|-------|-------|-----|-------------------|---------------------------|---|------|--------------|-------------------------------|-----------------|------------------|------|---------|------------|--|------------|-------|
| Symbol | Label | Image | QTY | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens per Lamp | Lumen Multiplier | LLF | Wattage | Efficiency | Distribution | Polar Plot | Notes |
| | A | | 3 | Lithonia Lighting | WDGE2 LED P4 40K 80CRI VF | WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC | | 1 | WDGE2_LED_P4_40K_80CRI_VF.ies | 4412 | 1 | 0.93 | 34.96 | 100% | TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1 | | |
| | D | | 6 | Lithonia Lighting | LDN6 40/20 LO6AR LSS | 6IN LDN, 4000K, 2000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80 | | 1 | LDN6_40_20_LO6AR_LSS.ies | 2009 | 1 | 0.92 | 22.52 | 100% | DIRECT, SC-0=1.02, SC-90=1.03 | | |

| Statistics | | | | | | |
|---------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Site Lighting | + | 0.8 fc | 9.6 fc | 0.0 fc | N/A | N/A |






Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs
(without options)



WDGE2 LED
Architectural Wall Sconce



Catalog NumberWDGE2 LED P4 40K 80CRI VF

Notes

TypeA

Visit the link box or mouse over the page to see all interactive elements.

Introduction

The WDGE LED family is designed to meet specifiers' every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

| Luminaire | Standard E85, 0°C | Cold E85, -20°C | Sensor | Lumens (1000K) | | | | | | | |
|-----------|-------------------|-----------------|---------------------|----------------|--------|--------|--------|--------|--------|----|--|
| | | | | P1 | P2 | P3 | P4 | P5 | P6 | | |
| WDGE1 LED | 4W | -- | -- | -- | 1,200 | 2,000 | -- | -- | -- | -- | |
| WDGE2 LED | 10W | 18W | Standalone / nLight | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | -- | -- | |
| WDGE3 LED | 15W | 18W | Standalone / nLight | 7,500 | 8,500 | 10,000 | 12,000 | -- | -- | -- | |
| WDGE4 LED | -- | -- | Standalone / nLight | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 | -- | |

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

| Series | Package | Color Temperature | CRI | Distribution | Voltage | Housing | Shipped separately |
|-----------|-----------------|-------------------|-----------|--------------|---------|------------------------------|--------------------|
| WDGE2 LED | P1 ¹ | P1SW | 27K 2700K | 80CRI | VF | Visual comfort forward throw | MVOLT SRM |
| | P2 ¹ | P2SW | 30K 3000K | 90CRI | VF | Visual comfort forward throw | 347 ¹ |
| | P3 ¹ | P3SW | 35K 3500K | -- | VW | Visual comfort wide | 480 ¹ |
| | P4 ¹ | -- | 40K 4000K | -- | -- | -- | -- |
| | P5 ¹ | -- | 50K 5000K | -- | -- | -- | -- |

Options:

E4WH

Emergency battery backup, CEC compliant (4WH, 0°C min)

E10WH

Emergency battery backup, CEC compliant (10W, 5°C min)

E20WC

Emergency battery backup, CEC compliant (18W, -20°C min)

PE¹

PhotoCell, Bump-Type

DS¹

Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)

DMG¹

0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)

BCE

Bottom conduit entry for premium back box (PBWB), Total of 4 entry points.

Standalone Sensors/Controls (only available with P1SW, P2SW & P3SW)

PIR

Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRH

Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.

PIRHFCV

Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.

PIRHFCV

Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls (only available with P1SW, P2SW & P3SW)

NLTAR2 PIR

nLight® Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.

NLTAR2 PIRH

nLight® Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality.

Finish

DDBXD

Dark bronze

DBLX

Black

DNAX

Natural aluminum

DWHD

White

DSXD

Sandstone

DDBXD

Textured dark bronze

DBLXD

Textured black

DNAXD


Textured natural aluminum

DWHDX

Textured white

DSXD

Textured sandstone



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WDGE2 LED

Rev. 04/15/20

Accessories
Control and Mounting Hardware

WDGEANS DBXD-U

WDGE 3/8" Architectural Wall Spacer (specify finish)

WDGEPBWB DBXD-U

WDGE2 Premium surface-mounted back box (specify finish)

WSBRM DBXD-U

Surface-mounted back box (specify finish)

NOTES

1 P1, P5 not available with sensors/controls. Sensors/controls only available with P1SW, P2SW and P3SW.

2 50K not available in 90CRI

3 30V and 480V not available with E4WH, E10WH, E20WC or DS.

4 PE not available in 480V or with sensors/controls.

5 DS option not available with E4WH, E10WH, E20WC or sensors/controls.

6 DMG option not available with sensors/controls.

7 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

| Performance Package | System Watts | Adj. Type | 18W (2700K, 80 CRI) | | | | | 30K (3500K, 80 CRI) | | | | | 35W (3500K, 80 CRI) | | | | | 40K (4000K, 80 CRI) | | | | | 50K (5000K, 80 CRI) | | | | |
|---------------------|--------------|-----------|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|---------------------|-----|---|---|---|
| | | | Lumens | UPW | U | U | % | Lumens | UPW | U | U | % | Lumens | UPW | U | U | % | Lumens | UPW | U | U | % | Lumens | UPW | U | U | % |
| P1 / P1SW | 10W | VF | 1,166 | 119 | 0 | 0 | 0 | 1,209 | 123 | 0 | 0 | 0 | 1,251 | 128 | 0 | 0 | 0 | 1,256 | 128 | 0 | 0 | 0 | 1,254 | 128 | 0 | 0 | 0 |
| | | VW | 1,197 | 122 | 0 | 0 | 0 | 1,241 | 126 | 0 | 0 | 0 | 1,284 | 131 | 0 | 0 | 0 | 1,289 | 131 | 0 | 0 | 0 | 1,286 | 131 | 0 | 0 | 0 |
| P2 / P2SW | 15W | VF | 1,878 | 129 | 1 | 0 | 0 | 1,947 | 134 | 1 | 0 | 0 | 2,015 | 139 | 1 | 0 | 0 | 2,023 | 139 | 1 | 0 | 0 | 2,019 | 139 | 1 | 0 | 0 |
| | | VW | 1,927 | 133 | 1 | 0 | 0 | 1,997 | 137 | 1 | 0 | 0 | 2,067 | 142 | 1 | 0 | 0 | 2,075 | 143 | 1 | 0 | 0 | 2,071 | 143 | 1 | 0 | 0 |
| P3 / P3SW | 23W | VF | 2,908 | 129 | 1 | 0 | 0 | 3,015 | 134 | 1 | 0 | 0 | 3,119 | 138 | 1 | 0 | 0 | 3,132 | 139 | 1 | 0 | 0 | 3,126 | 139 | 1 | 0 | 0 |
| | | VW | 2,983 | 132 | 1 | 0 | 0 | 3,093 | 137 | 1 | 0 | 0 | 3,200 | 142 | 1 | 0 | 0 | 3,213 | 143 | 1 | 0 | 0 | 3,206 | 142 | 1 | 0 | 0 |
| P4 | 35W | VF | 4,096 | 117 | 1 | 0 | 1 | 4,247 | 121 | 1 | 0 | 1 | 4,394 | 126 | 1 | 0 | 1 | 4,412 | 126 | 1 | 0 | 1 | 4,403 | 126 | 1 | 0 | 1 |
| | | VW | 4,202 | 120 | 1 | 0 | 1 | 4,357 | 125 | 1 | 0 | 1 | 4,508 | 129 | 1 | 0 | 1 | 4,526 | 129 | 1 | 0 | 1 | 4,517 | 129 | 1 | 0 | 1 |
| P5 | 48W | VF | 5,567 | 115 | 1 | 0 | 1 | 5,972 | 123 | 1 | 0 | 1 | 5,972 | 123 | 1 | 0 | 1 | 5,996 | 124 | 1 | 0 | 1 | 5,984 | 124 | 1 | 0 | 1 |
| | | VW | 5,711 | 118 | 1 | 0 | 1 | 5,921 | 122 | 1 | 0 | 1 | 6,127 | 126 | 1 | 0 | 1 | 6,151 | 127 | 1 | 0 | 1 | 6,139 | 127 | 1 | 0 | 1 |


Electrical Load

| Performance Package | System Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|---------------------|--------------|-------|-------|-------|-------|-------|-------|
| P1 / P1SW | 10W | 0.082 | 0.049 | 0.043 | 0.038 | -- | -- |
| | 13W | -- | -- | -- | -- | 0.046 | 0.033 |
| P2 / P2SW | 15W | 0.132 | 0.081 | 0.072 | 0.064 | -- | -- |
| | 18W | -- | -- | -- | -- | 0.056 | 0.041 |
| P3 / P3SW | 23W | 0.195 | 0.114 | 0.100 | 0.088 | -- | -- |
| | 26W | -- | -- | -- | -- | 0.079 | 0.058 |
| P4 | 35W | 0.302 | 0.175 | 0.152 | 0.134 | -- | -- |
| | 38W | -- | -- | -- | -- | 0.115 | 0.086 |
| P5 | 48W | 0.434 | 0.241 | 0.211 | 0.184 | -- | -- |
| | 52W | -- | -- | -- | -- | 0.157 | 0.119 |

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | Lumens Multiplier | |
|---------|-------------------|------|
| 0°C | 32°F | 1.03 |
| 10°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 40°C | 104°F | 0.98 |




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WDGE2 LED

Rev. 04/15/20



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity 8-14 in. 4 out, 10-12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joint spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1'-12".

OPTICS — LEDs are binned to a 3-step SDCM, 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MF and 55° cutoff to source and source image.

Self-flanged anodized reflector in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

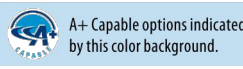
0-10V dimming requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

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



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LOGAR LSS MVOLT E210

| Series | Color temperature | Lumens ¹ | Aperture/Trim Color | Finish | Voltage |
|--------|-------------------|---------------------|-----------------------|-----------------------|-----------------------|
| LDN6 | 6" round | 27/ 2700K | 05 Downlight | LSS Semi-specular | MVOLT Multi-volt |
| | | 30/ 3000K | LW6 Wallwash | WR ¹ White | 120 120V |
| | | 35/ 3500K | AR ¹ Clear | LD Matte-diffuse | 277 277V |
| | | 40/ 4000K | BR ¹ Black | LS Specular | 347 ¹ 347V |
| | | 50/ 5000K | 20 2000 lumens | | |

Driver

GZ10

0-10V driver dims to 10%

GZ1

0-10V driver dims to 1%

EZ10

0-10V eLEDLED driver with smooth and flicker-free deep dimming performance down to 10%

EZ1

0-10V eLEDLED driver with smooth and flicker-free deep dimming performance down to 1%

DAL10

DALI driver dims to 10%

DAL1

DALI driver dims to 1%

Options

SE¹

Single fuse

TRN¹

White painted flange

EL¹

Emergency battery pack with integral test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDB5

ELB¹

Emergency battery pack with remote test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDB5

ELSD¹

Emergency battery pack with self-diagnostics, integral test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDB5

ELRSD¹

Emergency battery pack with self-diagnostics, remote test switch, 10W Constant Power, Not Certified in CA Title 20 MAEDB5

E10WCP¹

Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB

E10WCPH¹

Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB

NPPH6D¹

nLight® network power/relay pack with 0-10V dimming for non-eLEDLED drivers (GZ10, GZ1).

NPPH6ER¹

nLight® network power/relay pack with 0-10V dimming for non-eLEDLED drivers (GZ10, GZ1). ER controls features an emergency circuit.

Notes

1 Overall height varies based on lumen package; refer to dimensional chart on page 3.

2 Not available with finishes.

3 Not available with emergency options.

4 Must specify voltage 120V or 277V.

5 Available with clear (AR) reflector only.

6 12.5" of plenum depth or top access required for battery pack maintenance.

7 Specify voltage, ER for use with generator supply EM power. Will require an emergency hot lead and normal hot lead.

8 Fixture begins at 80% light level. Must be specified with up-SBEZ or NP-SBEZ ER. Only available with EZ10 and EZ1 drivers.

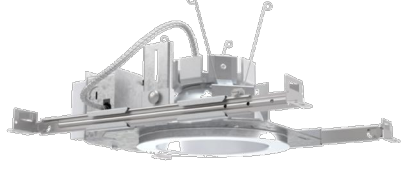
9 Not available with CP, NP-SBEZ, NP-SBEZER, NPPH6D, NPPH6ER or NBE options.

10 NLTAR2, NLTAR2ER2 and NLTAR2EM2 not recommended for metal ceiling installations.

11 Fixture height is 6.5" for all lumen packages with R40.


12 Must specify voltage for 3000K and above. 3000K with marked spacing 24" x 24" x 14". Not available with emergency battery pack option.

13 Must specify R40 lumens. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation.



LDN6

6" Open and WallWash LED Non-IC New Construction Downlight



FITTE 20

battery pack

ISSUANCE:

ISSUED FOR REVIEW

CLIENT:

HAMMERS CONSTRUCTION
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915

ARCHITECT:

PROJECT NO:


5151-20-05C

TITLE:

LIGHTING CUT SHEETS

SHEET NO:

10 OF 11



51ELEC INC.

31 NORTH TEJON ST. SUITE 304
COLORADO SPRINGS, CO 80903
FIFTYONEEC.COM | 719.368.7394

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CBP 2,1-1

7715 GARY WATSON POINT
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

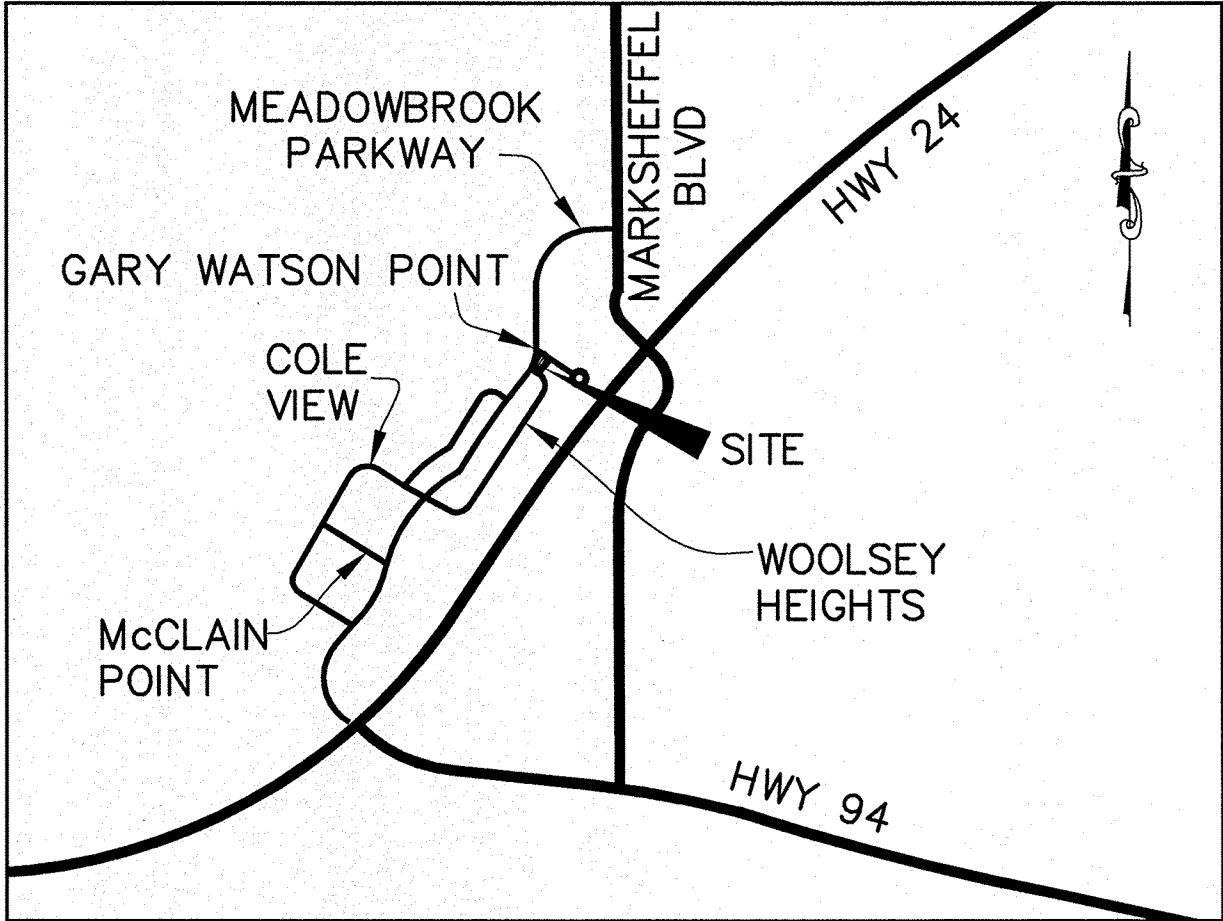
WATER AND SANITARY SEWER SERVICE INSTALLATIONS
GENERAL NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS AND THE CITY OF COLORADO SPRINGS CONSTRUCTION STANDARDS UNLESS OTHERWISE NOTED. IN THE EVENT OF CONFLICTING STANDARDS CHEROKEE METROPOLITAN DISTRICT STANDARDS SHALL GOVERN.
- ALL WATER SYSTEM MAINS PIPE MATERIAL SHALL BE POLYVINAL CHLORIDE (PVC) CLASS 200 (DR-14) PER AWWA C-900 AND ASTM D241 SPECIFICATIONS, EXCEPT WHERE NOTED. SPECIFICALLY, SECTIONS OF WATER PIPE THAT CROSS UNDER MAJOR DRAINAGE WAYS (SAND CREEK) OR MAJOR THOROUGHFARES SHALL BE DUCTILE IRON PIPE.
- ALL FITTINGS SHALL BE CONSTRUCTED OF GRAY-IRON MATERIAL AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH A 9-MIL THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
- ALL WATER PIPES SHALL BE INSTALLED AT A MINIMUM DEPTH OF SIX (6) FEET BELOW FINISHED GRADE, UNLESS APPROVED BY CHEROKEE METROPOLITAN DISTRICT.
- ALL BENDS, TEES FIRE HYDRANTS, BLOW-OFF, AND PLUGS AT DEAD END MAINS SHALL BE INSTALLED WITH CONCRETE THRUST BLOCKS.
- VALVE BOXES SHALL BE TYLER SLIP; TYPE "C" CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE OR APPROVED EQUAL.
- ALL WATER SYSTEM COMPONENTS SHALL BE FLUSHED AND CHLORINATED PER AWWA C-601, "DISINFECTING WATER MAINS" PRIOR TO ACCEPTANCE. THE CONTRACTOR SHALL PRODUCE A 25 MG/L SOLUTION BY ADHERING CHLORINE TABLETS TO THE PIPE SECTION WITH PERMATEX CLEAR TRV INSIDE THE SYSTEM. CHLORINATION SHALL OCCUR PRIOR TO HYDROSTATIC TESTING. THE CONTRACTOR SHALL OBTAIN A BACTERIOLOGICAL SAMPLE AFTER THE SYSTEM HAS BEEN FLUSHED. A CLEAN BACTERIOLOGICAL SAMPLE MUST BE OBTAINED PRIOR TO THE SYSTEM BEING PLACED INTO SERVICE.
- HYDROSTATIC TESTING: ALL WATER SYSTEM MAINS SHALL BE FILED PRESSURE TESTED TO A MINIMUM OF 150 PSI OR 1 1/2 TIMES THE STATIC OPERATING PRESSURE, WHICHEVER IS GREATER. MAXIMUM ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE FOLLOWING: *10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY.
- ALL VALVES SHALL CONFORM TO OPEN LEFT CONVENTION PER CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- WHEN IT IS NECESSARY TO RAISE OR LOWER WATER MAINS AT OTHER UTILITY CROSSINGS THE CONTRACTOR SHALL INSURE A MINIMUM CLEARANCE OF 18" WHERE POSSIBLE BETWEEN THE OUTSIDE DIAMETERS OF PIPES.
- WHILE CONSTRUCTING THE WATER AND WASTE WATER SYSTEM THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT LEAST ONE "APPROVED FOR CONSTRUCTION" SET OF UPDATED PLANS AT ALL TIMES. APPROVED FIELD MODIFICATIONS TO THE PLAN SETS SHALL BE CLEARLY IDENTIFIED IN RED INK ON THE PLANS BY THE CONTRACTOR PER FIELD CONSTRUCTION. THESE AS-BUILT CHANGES SHALL BE DATED AND SUBMITTED TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL PREPARE A COMPLETE SET OF "AS CONSTRUCTED" DRAWINGS AND DELIVER THE SETS TO THE CHEROKEE METROPOLITAN DISTRICT PRIOR TO FINAL ACCEPTANCE OF THE WATER SYSTEM.
- PRIOR TO TAPPING ANY EXISTING WATER MAIN THE CONTRACTOR SHALL SUBMIT AND RECEIVE APPROVAL FOR SAID TAP IN ACCORDANCE WITH THE CHEROKEE METROPOLITAN DISTRICT STANDARDS.
- ALL NONMETALLIC PIPES SHALL HAVE TRACER WIRE ATTACHED TO ITS TOP DURING CONSTRUCTION. THE TRACER WIRE SHALL BE #12 AWG INSULATED COPPER WIRE WITH NO. 12 COPPER CONNECTIONS AND SHALL BE PERMANENTLY AFFIXED TO THE TOP OF THE PIPE USING TAPE AT 4' INTERVALS. TRACER WIRE SHALL BE JOINED 3-WAY OR 4-WAY LOCKABLY MECHANICAL CONNECTORS SPECIALLY MANUFACTURED FOR USE IN UNDERGROUND TRACER WIRE INSTALLATIONS. NON-LOCKING FRICTION FIT, TWIST-ON, OR TAPED CONNECTIONS ARE NOT PERMITTED. THE TRACER WIRE SHALL ALSO BE CORROSION BY EPOXY OR SILICON COATING. ROUTE TRACER WIRES TO SURFACE AT ALL VALVE BOXES.
- THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES DURING THE WORK. PRIOR TO EXCAVATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT (800) 922-1987 AT LEAST TWO WORKING DAYS PRIOR TO DIGGING.
- SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR35 PVC.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF NEW SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER MANHOLES, LIDS, BASES AND OTHER APPURTENANCES SHALL BE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT STANDARD MANHOLE DETAILS (5' MIN DIAMETER), EXCEPT AS NOTED ON THESE PLANS. WHERE REQUIRED ON THESE PLANS, WATER TIGHT MANHOLES, LIDS AND CONNECTIONS SHALL BE PROVIDED BY COLORADO SPRINGS STANDARDS.
- SANITARY SEWER SERVICE LINES SHALL BE LOCATED PER THE DETAIL ON THE UTILITY SERVICE PLAN, OR AT THE DIRECTION OF THE INSPECTOR.
- OVERLOT GRADING AND STREET SUB-GRADE MUST BE WITHIN +/- ONE (1) FOOT PRIOR TO ANY UTILITY INSTALLATION.
- TRACER WIRE IS TO BE INSTALLED WITH ALL SANITARY SEWER MAIN LINES AND SERVICES (FROM THE MAIN LINE TO THE BUILDING STRUCTURE), AS OUTLINED IN COMMENT #13.
- MINIMUM DEPTH OF SANITARY SEWER IS 5 FEET OF COVER. IF THIS MINIMUM CANNOT BE ACHIEVED DUE TO SHALLOW SEWER STUB THEN THE FOLLOWING APPLIES: OTHERWISE THE SEWER SERVICE MUST HAVE 5 FEET OF COVER:

DEPTH 3' TO 5' FEET: MATERIAL SDR 26 PVC OR DUCTILE IRON
DEPTH GREATER THAN 5' TO 14' FEET: MATERIAL TYPE SDR 35
DEPTH GREATER THAN 14' TO 26' FEET: MATERIAL TYPE SDR 26
DEPTH LESS THAN 3' FEET OR GREATER THAN 25' FEET: ONLY WITH DETAIL APPROVAL OF CHEROKEE METROPOLITAN DISTRICT.
- WATER SERVICE MUST BE OVER THE SEWER AT ALL TIMES (MINIMUM 18" INCHES) OTHERWISE STEEL CASING MUST BE USED, SEWER SERVICE PIPE LOCATED WITHIN ONE FOOT OF THE WATER SERVICE LINE MUST BE CONSTRUCTED WITH SCH 40 PIPE OR CIP.
- EXTERIOR SEWER CLEAN OUTS (CO) MUST HAVE A CAST IRON, TRAFFIC RATED COVER, OR EQUIVALENT CONCRETE COLLAR.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO ACCEPTANCE BY THE DISTRICT, TWO (2) COPIES OF "AS-CONSTRUCTED" PLANS AND TWO (2) SETS OF ELECTRONIC DATA FILES OF THE PLANS SHALL BE SUBMITTED TO THE DISTRICT FOR RECORD.
 - THE TWO (2) COPIES SHALL BE COMPLETE WITH ALL "AS-CONSTRUCTED" INFORMATION TOGETHER WITH A CERTIFICATION BY THE PARTY RESPONSIBLE FOR CONSTRUCTION THAT ALL DATA THEREON IS ACCURATE AND REPRESENTS ACTUAL CONSTRUCTED CONDITIONS.
 - THE TWO PLAN SETS SHALL BE SUBMITTED ON SHEETS THAT ARE 24" X 36" IN SIZE.
 - THE PLAN SET SHALL BE ON A DURABLE MEDIA THAT CAN BE RUN THROUGH PHOTOCOPYING EQUIPMENT.
 - THE TWO ELECTRONIC DATA FORMATS SHALL BE SUBMITTED. THE FIRST ELECTRONIC DATA FILE SET SHALL BE IN AUTOCAD 2006 OR NEWER FORMAT WITH NO EXTERNAL REFERENCE DRAWINGS. ALL EXTERNAL REFERENCES MUST BE BOUND INTO THE DRAWING SET. THE SECOND SET OF ELECTRONIC DATA FILES SHALL BE IN ADOBE AROBAT .PDF FORMAT.
 - "AS-CONSTRUCTED" PLANS SHALL BE SUBMITTED WITHIN TWO WEEKS OF COMPLETION OF THE WATER AND/OR SANITARY SEWER UTILITIES.
 - NO AUTHORIZATION TO CONNECT TO THE SYSTEM OR DISCHARGE TO THE SYSTEM WILL BE ALLOWED UNTIL THE "AS-CONSTRUCTED" DOCUMENTS HAVE BEEN RECEIVED AND ACCEPTED BY THE DISTRICT.
 - ALL PLANS, SPECIFICATIONS AND SUPPORTING DOCUMENTS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF COLORADO. ALL PLANS AND SPECIFICATIONS SHALL BEAR THE SEAL AND SIGNATURE OF SAID LICENSED PROFESSIONAL ENGINEER.

CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 1

EL PASO COUNTY, STATE OF COLORADO
UTILITY SERVICE PLAN



VICINITY MAP
N.T.S.

WATER INSTALLATION CORROSION CONTROL
REQUIREMENTS

REQUIRED, DESCRIBED AS FOLLOWS: PROVIDE CATHODIC PROTECTION & WRAP ALL METAL JOINTS, VALVES, PIPES AND HYDRANTS.

CHEROKEE METROPOLITAN DISTRICT
WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

CHEROKEE METROPOLITAN DISTRICT
WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: _____ DATE: _____

CIMARRON HILLS FIRE DEPARTMENT

ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER; THE THEORETICAL AVAILABLE FIRE FLOW AT NODE "A" IS 0000 GALLONS AT NODE "B" IS 0000 GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FIRE DEPARTMENT SIGNATURE: _____ DATE: _____

PRIVATE WATER MAIN EXTENSIONS

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH THE DISTRICTS SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE FEET (5' 0") AND A MAXIMUM OF SIX (6' 0") OF COVER OVER THE WATER MAIN(S). THE UNDERSIGNED UNDERSTANDS THAT ALL WATER MAINS, FIRE HYDRANTS, AND APPURTENANCES AS INDICATED ON THIS INSTALLATION PLAN SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER

SIGNED: _____ DATE: 3/9/2021

DBA: HAMMERS CONSTRUCTION

ADDRESS: 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915

CONTACTS

| | |
|----------------------|---|
| OWNER | HAMMERS CONSTRUCTION INC. 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915 |
| CIVIL ENGINEER | MS CIVIL CONSULTANTS, INC 102 E. PIKES PEAK AVE. ST 500 COLORADO SPRINGS, CO 80903 VIRGIL A. SANCHEZ, P.E. 719-491-0818 |
| WATER AND WASTEWATER | CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BOULEVARD COLORADO SPRINGS, CO 80815-1721 JEFF MUNGER 719-597-5080 |
| FIRE DEPARTMENT | CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 719-591-0960 |
| TELEPHONE COMPANY | U.S. WEST COMMUNICATIONS (LOCATORS) 800-922-1987 AT&T (LOCATORS) 719-635-3674 |



FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987

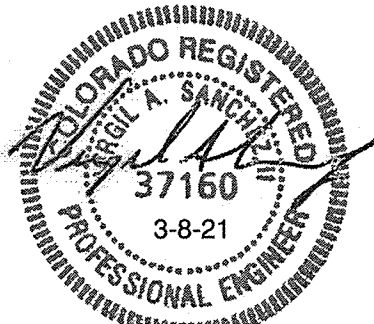
FOR LOCATING & MARKING GAS,
ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300

UTILITY SERVICE PLAN
CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 1
JOB NO. 44-037
DATE PREPARED: SEPT 4, 2020
DATE REVISED: MARCH 8, 2021

EL PASO COUNTY FILE NO. PPR 2034

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLANS HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE CHEROKEE METROPOLITAN DISTRICT. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS REPORT.



VIRGIL A. SANCHEZ, COLORADO P.E. #37160
FOR AND ON BEHALF OF M & S CIVIL CONSULTANTS, INC.

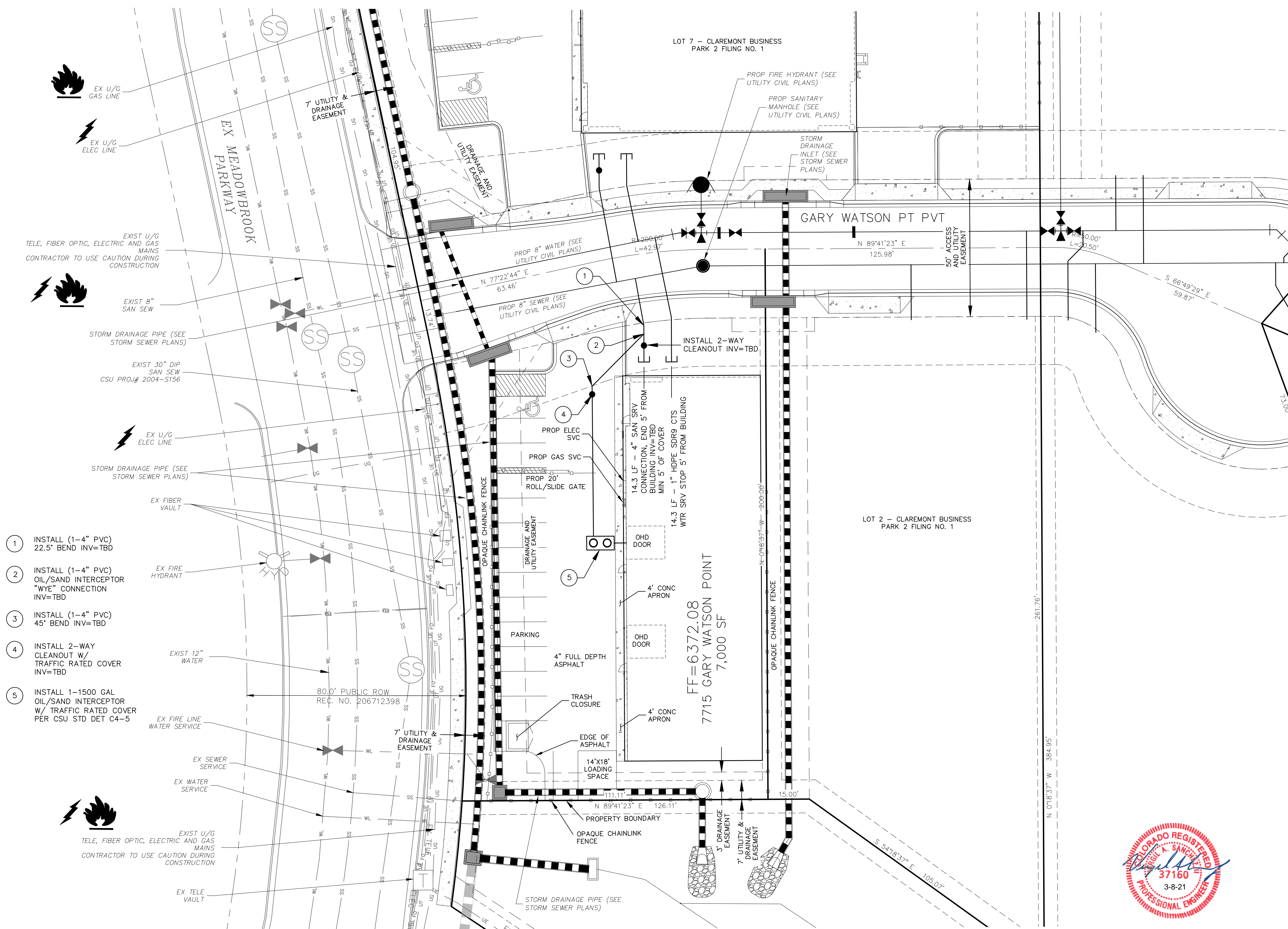
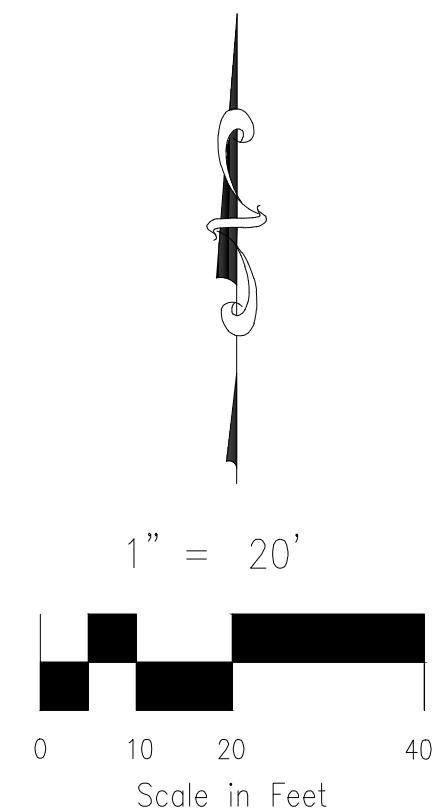
3-8-21
DATE



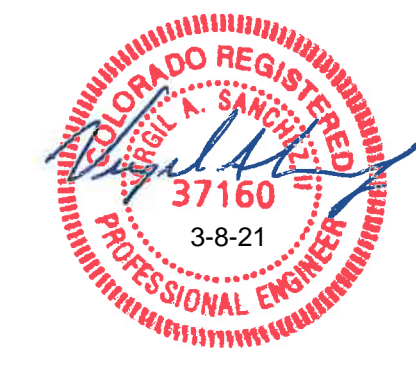
212 N. WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 1

EL PASO COUNTY, STATE OF COLORADO
UTILITY SERVICE PLAN



1. INSTALL (1-4" PVC) 22.5° BEND INV=TBD
2. INSTALL (1-4" PVC) OIL/SAND INTERCEPTOR "WYE" CONNECTION INV=TBD
3. INSTALL (1-4" PVC) 45° BEND INV=TBD
4. INSTALL 2-WAY CLEANOUT W/ TRAFFIC RATED COVER INV=TBD
5. INSTALL 1-1500 GAL OIL/SAND INTERCEPTOR W/ TRAFFIC RATED COVER PER CSU STD DET C4-5



FOR BURIED UTILITY INFORMATION
48 HRS BEFORE YOU DIG
CALL 1-800-922-1987
FOR LOCATING & MARKING GAS,
ELECTRIC, WATER & TELEPHONE LINES
WATER EMERGENCIES 520-0300

UTILITY SERVICE PLAN
CLAREMONT BUSINESS PARK 2 FIL. NO. 1 - LOT 1
JOB NO. 44-037
DATE PREPARED: SEPT 4, 2020
DATE REVISED: MARCH 8, 2021

EL PASO COUNTY FILE NO. PPR 2034



212 N. WAHSATCH AVE. SUITE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



1-7-21

El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910

RE: Alternate Landscape Plan Request

Location: Claremont Business Park-2, Lot 1, Fil. No. 1, El Paso County

On behalf of Hammers Construction, we are requesting approval for alternate landscape plan for the landscape setback tree requirement based on the following points.

- Substitute the required street trees along Meadowbrook Parkway with upright evergreen trees. There are 7 required trees and 12 upright provided.
- Justification is based on the limited space to plant street trees due to storm drain along setback.
- The proposed juniper plant root system extends to approximately 24" below grade so these plants will not negatively impact the utilities.
- Landscape plan, dated 12-7-20 (revised), complies with all other landscape policies required by El Paso County.

Thank you for your consideration in this matter.

John MacKay, PLA