

SITE DEVELOPMENT PLAN

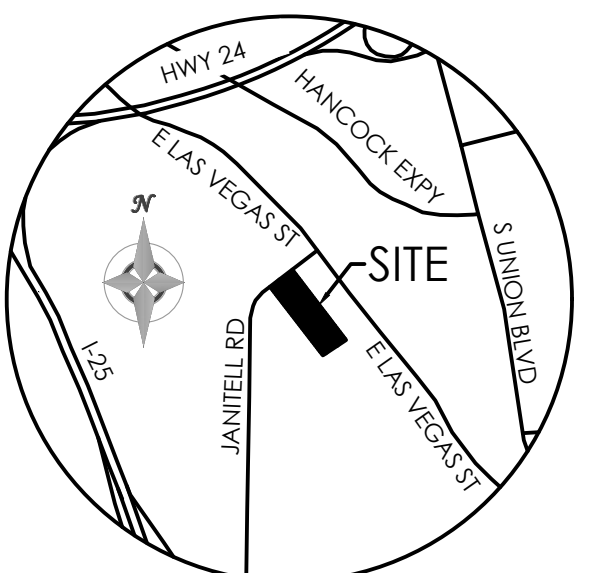
FOR

2165 JANITELL ROAD

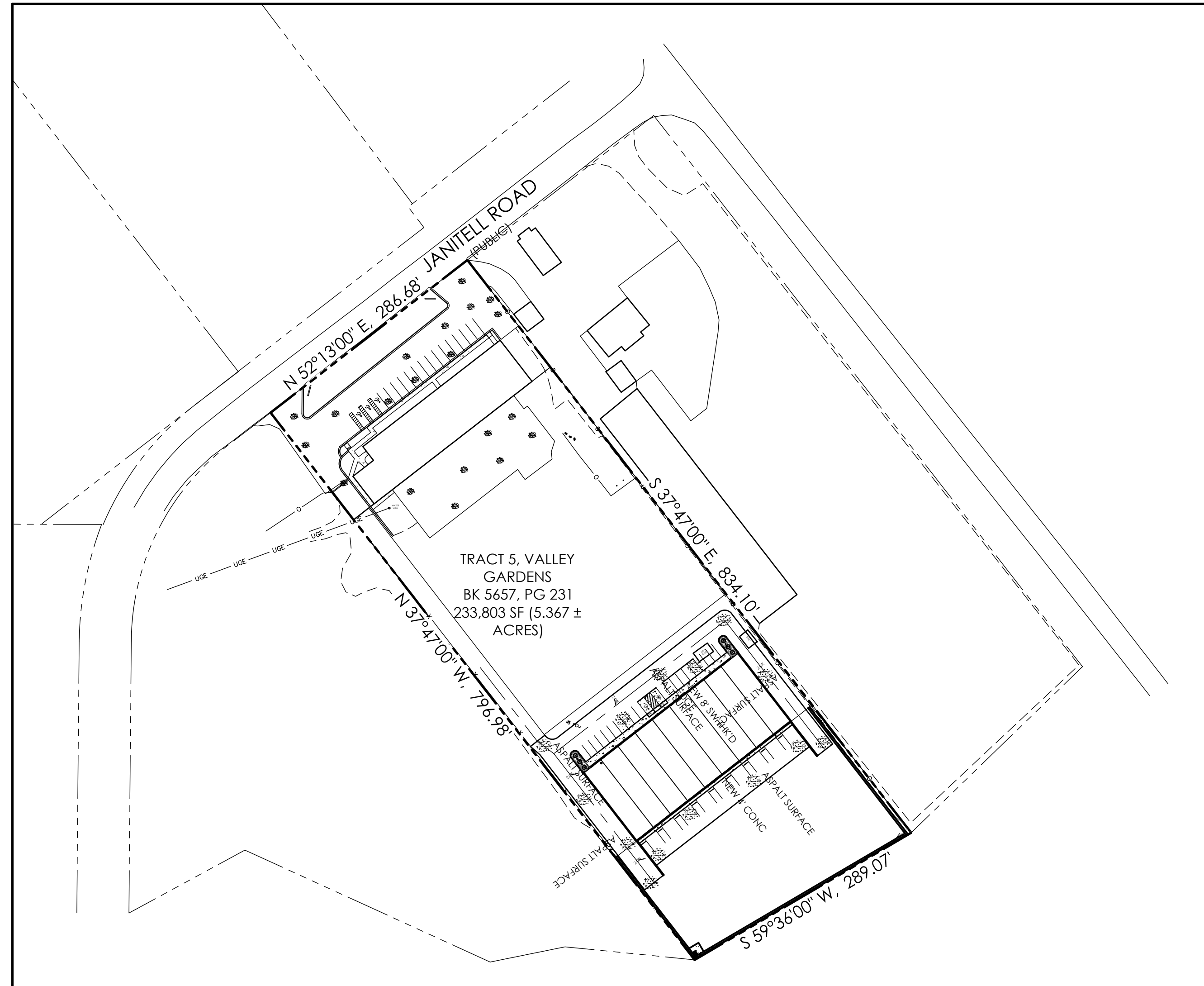
LOT 5, VALLEY GARDENS, LOCATED IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

Reviewed by:
Glenn Reese, P.E.
Stormwater Engineer II
GlennReese@ElPasoCo.com
719-675-2654

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT



VICINITY MAP
NOT TO SCALE



SITE DATA

OWNER/DEVELOPER
SOMBERS INVESTMENTS LLC
5565 PIEDRA VISTA
COLORADO SPRINGS, CO 80908

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

ZONING
INDUSTRIAL (M 1)

USE
PROPOSED OFFICE/WAREHOUSE
22,500 SF

TAX SCHEDULE NO.
64283 01 005

PROPERTY ADDRESS
2165 JANITELL ROAD

COVERAGE DATA

BUILDINGS	=	30,362 SF
PAVED	=	34,712 SF
GRAVEL	=	155,510 SF
OPEN SPACE / LANDSCAPE	=	9,462 SF
TOTAL	=	233,046 SF
		100.0%

PARKING SCHEDULE

REQUIRED PARKING

WAREHOUSE - 25,162 SF @ 1 SPACE / 1000 SF = 26 SPACES
OFFICE - 4,000 SF @ 1 SPACE / 400 SF = 10 SPACES

PROVIDED PARKING

BUILDING 1	-	14 SPACES + 3 ADA
BUILDING 2	-	20 SPACES + 2 ADA

BUILDING CONSTRUCTION TYPE

IIB

BUILDING HEIGHT

MAXIMUM HEIGHT: 50'

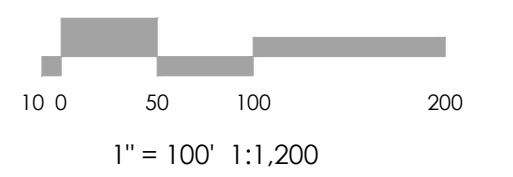
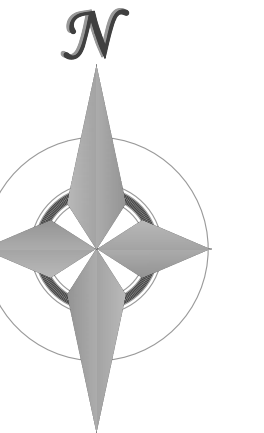
SETBACKS

FRONT:	15'
REAR:	15'
SIDE:	N/A

LIGHTING

LIGHTING TO BE BUILDING MOUNTED FULL CUTOFF LIGHTS. NO AREA MAST LIGHTING PROPOSED.

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

2165 JANTELL RD

SITE PLAN

COVER SHEET

DP 1.1 MVE PROJECT 61195
MVE DRAWING DP-CS

JULY 1, 2024
SHEET 1 OF 11

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

- 5985--- INDEX CONTOUR
- 84--- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/
ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK

PROPOSED

- 5985--- INDEX CONTOUR
- 84--- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/
ROCK
- SIGN
- BOLLARD
- 2515 LARAMIE DRIVE
(100)
- BUILDING ADDRESS
UNIT ADDRESS
- FIRE LANE

ABBREVIATION LEGEND

- | | |
|-----------|------------------|
| ASPH | ASPHALT |
| CONC | CONCRETE |
| C & G | CURB & GUTTER |
| DET. | DETAIL |
| ESMT | EASEMENT |
| ME | MATCH EXISTING |
| P.B., PG. | PLAT BOOK, PAGE |
| PVMT | PAVEMENT |
| RET. WALL | RETAINING WALL |
| REC. NO. | RECEPTION NUMBER |
| R.O.W. | RIGHT-OF-WAY |
| SF | SQUARE FOOT |
| STBK | SETBACK |
| SW | SIDEWALK |
| UTIL | UTILITY |
| (C) | CATCH CURB |
| (S) | SPILL CURB |

ADA NOTE

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

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0763G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO TRACT 5, VALLEY GARDENS, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD '88.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF PROPERTY.

LEGAL DESCRIPTION

TRACT 5, VALLEY GARDENS, EL PASO COUNTY ASSESSORS SCHEDULE NUMBER 64283-01-005, EL PASO COUNTY COLORADO.

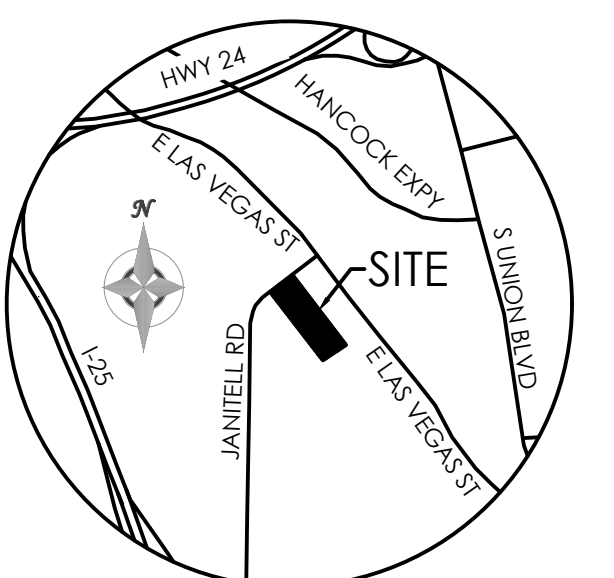
DEVELOPMENT NOTES

- WATER SERVICE PROVIDED BY EXISTING WELL.
- SEWER SERVICE PROVIDED BY EXISTING OWTS.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
- NATURAL GAS SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
- ELECTRIC SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.

SHEET INDEX

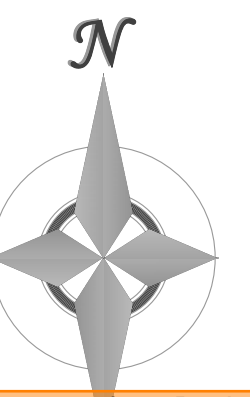
SITE DEVELOPMENT PLAN	
DP-1.1	COVER SHEET
DP-2.1	SITE PLAN
DP-3.1	LANDSCAPING
DP-4.1	DETAILS
DP-4.1A	POND PLAN/DETAILS
EL-5.1	EXTERIOR ELEVATIONS
FP-6.1	FLOOR PLAN
PM-1, 2, & 3	PHOTOMETRIC PLAN
PM-4	PHOTOMETRIC SCHEDULES

PPR2417

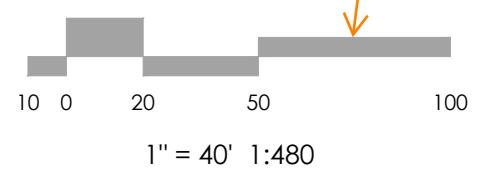


VICINITY MAP
NOT TO SCALE

BENCHMARK



Unresolved comment from Review 1 revised for Review 2:
If scale is 1"=50' (which is what the scale bar shows), then revise the text below it that is 1"=40' Typical comment for all sheets.



REVISIONS

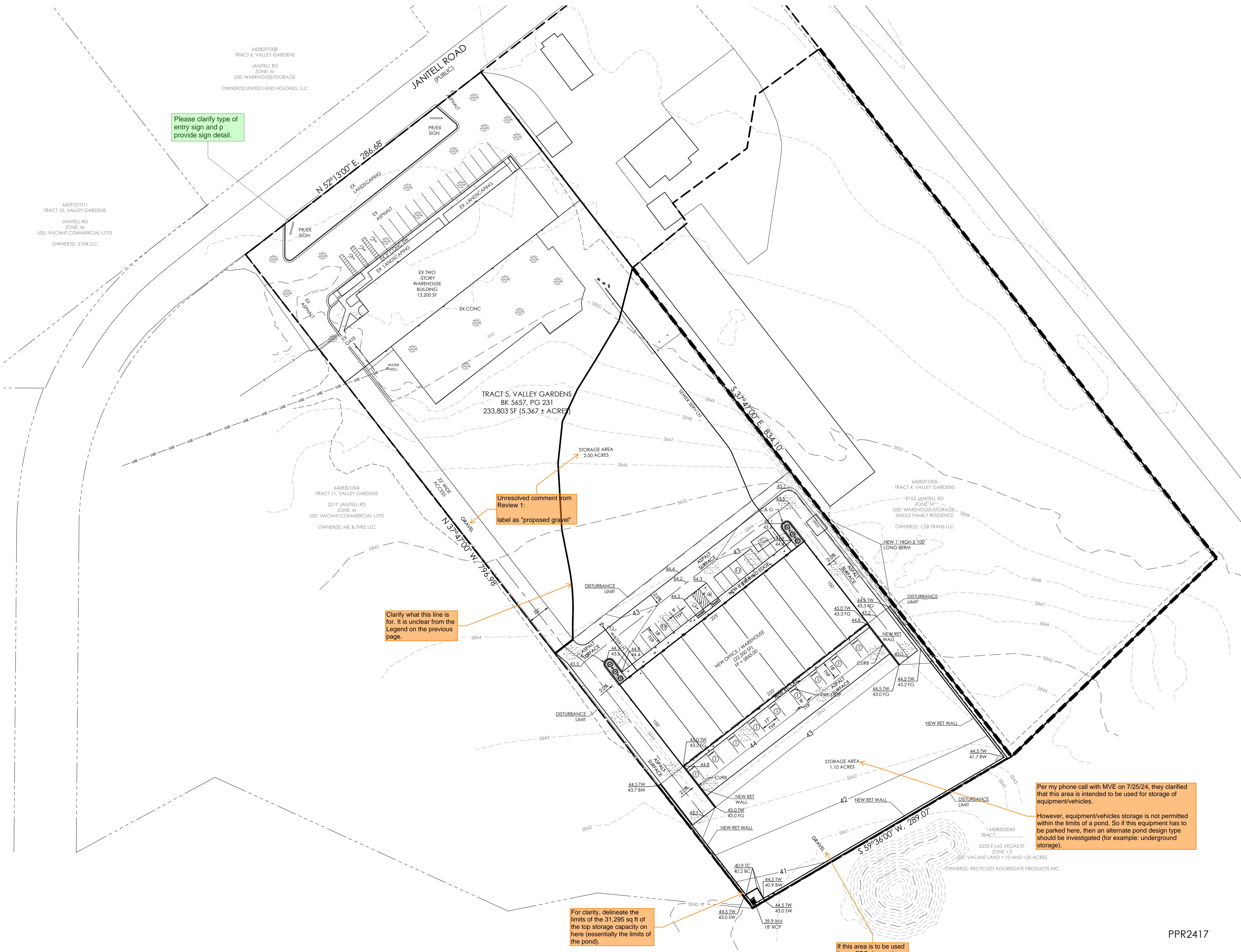
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2165 JANITELL RD SITE DEVELOPMENT PLAN

PLAN SHEET
DP 2.1 MVE PROJECT **61195**
MVE DRAWING **DP-PS**

JULY 1, 2024
SHEET 2 OF 11

PPR2417



Please clarify type of entry sign and provide sign detail.

Unresolved comment from Review 1: label as "proposed gravel"

Clarify what this line is for. It is unclear from the Legend on the previous page.

For clarity, delineate the limits of the 31,295 sq ft of the top storage capacity on here (essentially the limits of the pond).

If this area is to be used for an EDB, it must be vegetated.

Per my phone call with MVE on 7/25/24, they clarified that this area is intended to be used for storage of equipment/vehicles.

However, equipment/vehicles storage is not permitted within the limits of a pond. So if this equipment has to be parked here, then an alternate pond design type should be investigated (for example: underground storage).

6428201008
TRACT 6, VALLEY GARDENS
JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE
OWNER(S): UNITED LAND HOLDING, LLC

6429101011
TRACT 10, VALLEY GARDENS
JANITELL RD
ZONE: M
USE: VACANT COMMERCIAL LOTS
OWNER(S): 2104 LLC

6428301004
TRACT 11, VALLEY GARDENS
2217 JANITELL RD
ZONE: M
USE: VACANT COMMERCIAL LOTS
OWNER(S): ME & THEE LLC

TRACT 5, VALLEY GARDENS
BK 5657, PG 231
233,803 SF (5.367 ± ACRES)

6428201006
TRACT 4, VALLEY GARDENS
2145 JANITELL RD
ZONE: M
USE: WAREHOUSE/STORAGE,
SINGLE FAMILY RESIDENCE
OWNER(S): CSB TRANS LLC

6428300043
TRACT
2255 E LAS VEGAS ST
ZONE: I-3
USE: VACANT LAND = 10 AND <35 ACRES
OWNER(S): RECYCLED AGGREGATE PRODUCTS INC

CLIMATE ZONE: PLAINS
CLIMATE COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN
CLIMATE ZONE: PLAINS
CLIMATE COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN
PLANT COMMUNITIES: PLAINS AND LOWER ELEVATION RIPARIAN

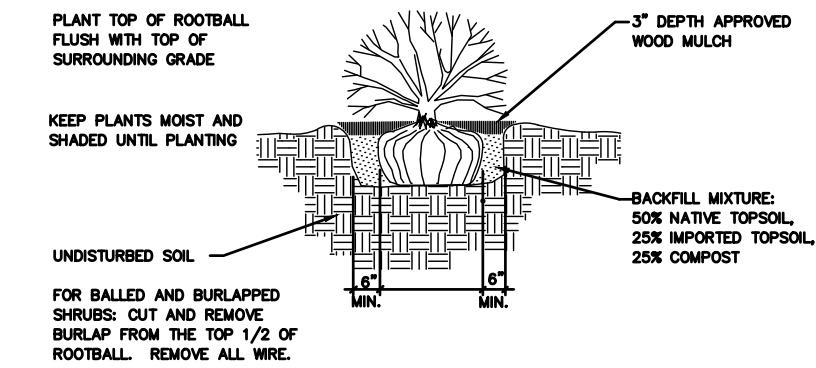
PLANTING SCHEDULE

ABBREV.	QTY.	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT/ WIDTH	PLANTING SIZE
SHRUBS					
HJ	28	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	1-2' 5-6'	5 gal.
ORNAMENTAL GRASSES/PERENNIALS					
FR	56	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4-5' 18-24"	1 gal.

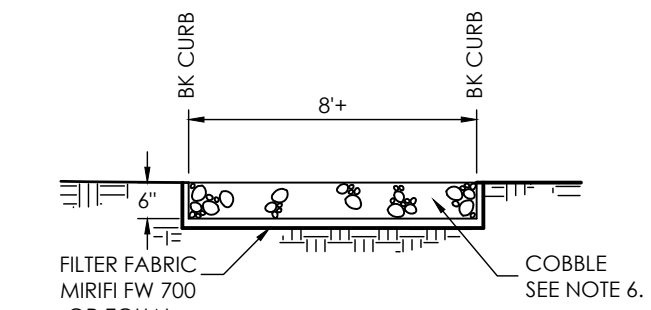
LANDSCAPE NOTES

- OWNERS WELL WATER IS NOT DESIGNATED FOR IRRIGATION. WATERING OF ALL LANDSCAPE AREAS TO BE PERFORMED BY OWNER UNTIL PLANTS ARE ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM OWNER GIVEN PRIOR TO INSTALLATION. NOTIFY OWNER PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, LANDSCAPE WEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.
- COBBLE: TO BE 2" - 4" WHOLE WASHED RIVER COBBLES INSTALLED AT A 6" DEPTH ON FABRIC UNDERLAYMENT. PROVIDE REPRESENTATIVE SAMPLE OF COBBLE TO BE USED TO OWNER FOR APPROVAL PRIOR TO JOB SITE DELIVERY.

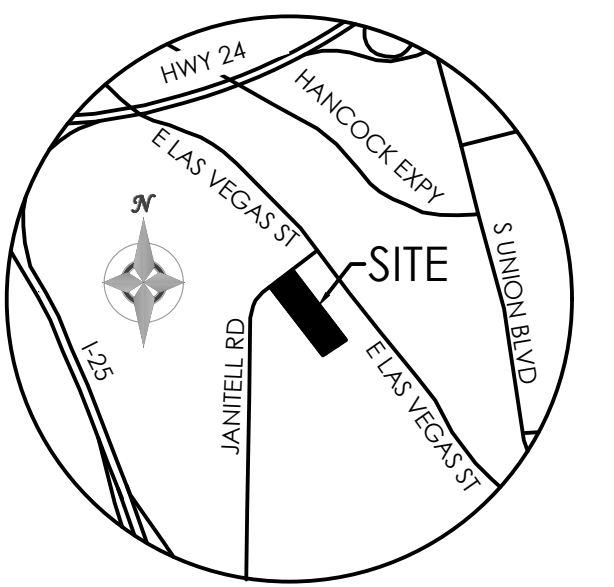
Please provide building setbacks on all sides



SHRUB PLANTING DETAIL
NTS

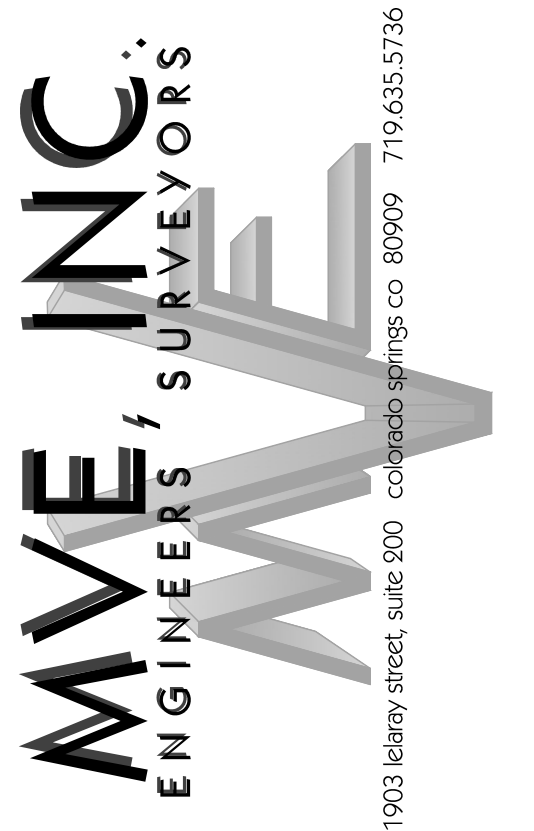
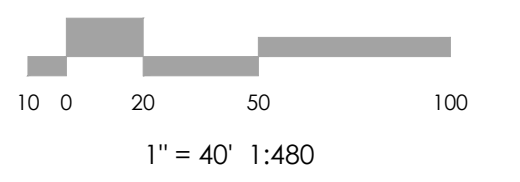
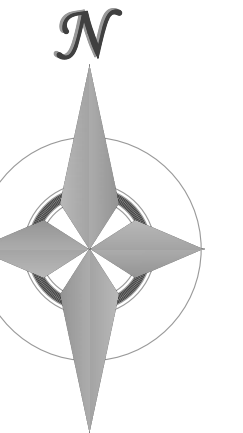


PARKING LOT ISLAND DETAIL
NTS



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

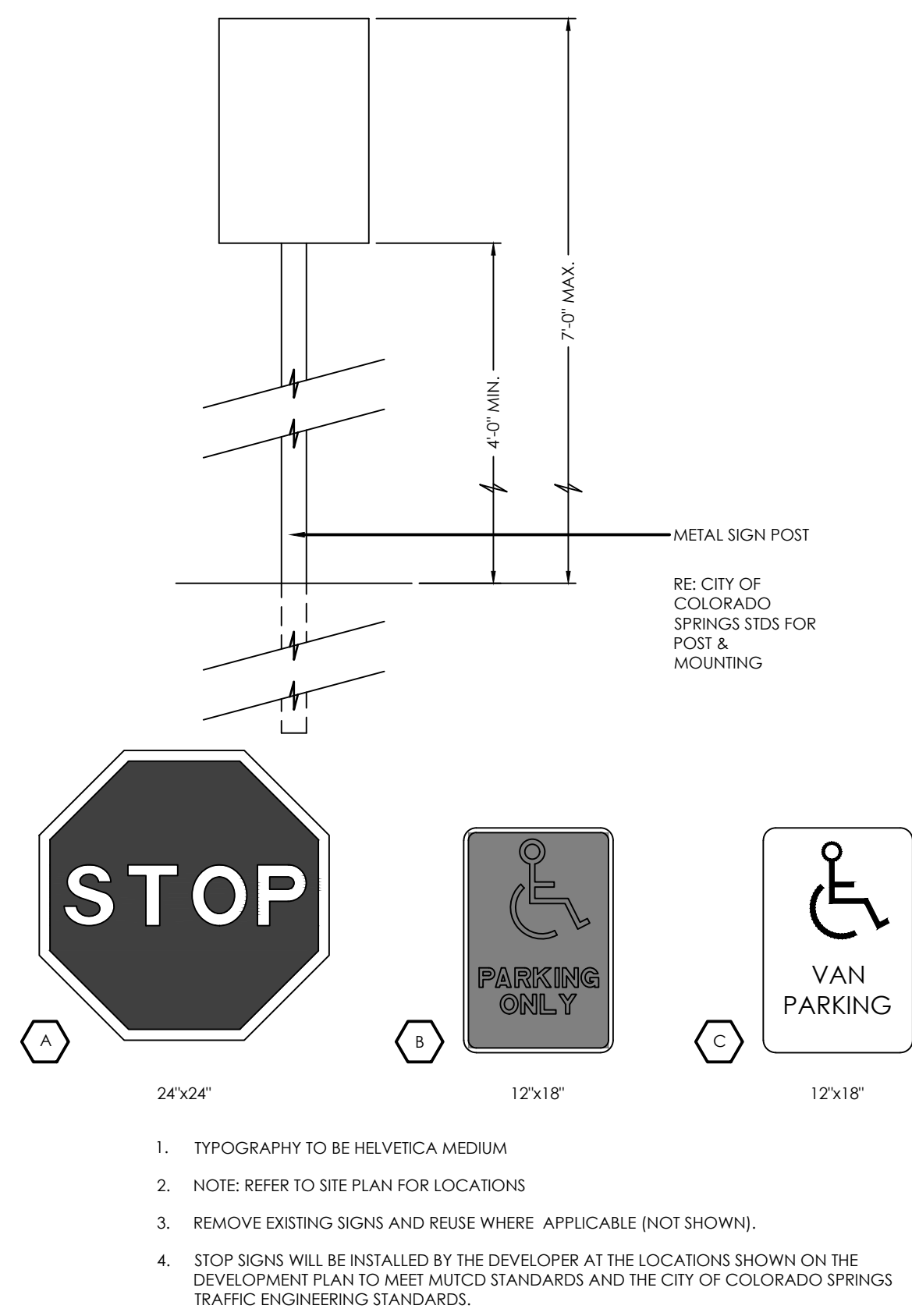
2165 JANITELL RD
LANDSCAPE PLAN

PLAN SHEET

DP 3.1 MVE PROJECT 61195
MVE DRAWING DP-PS

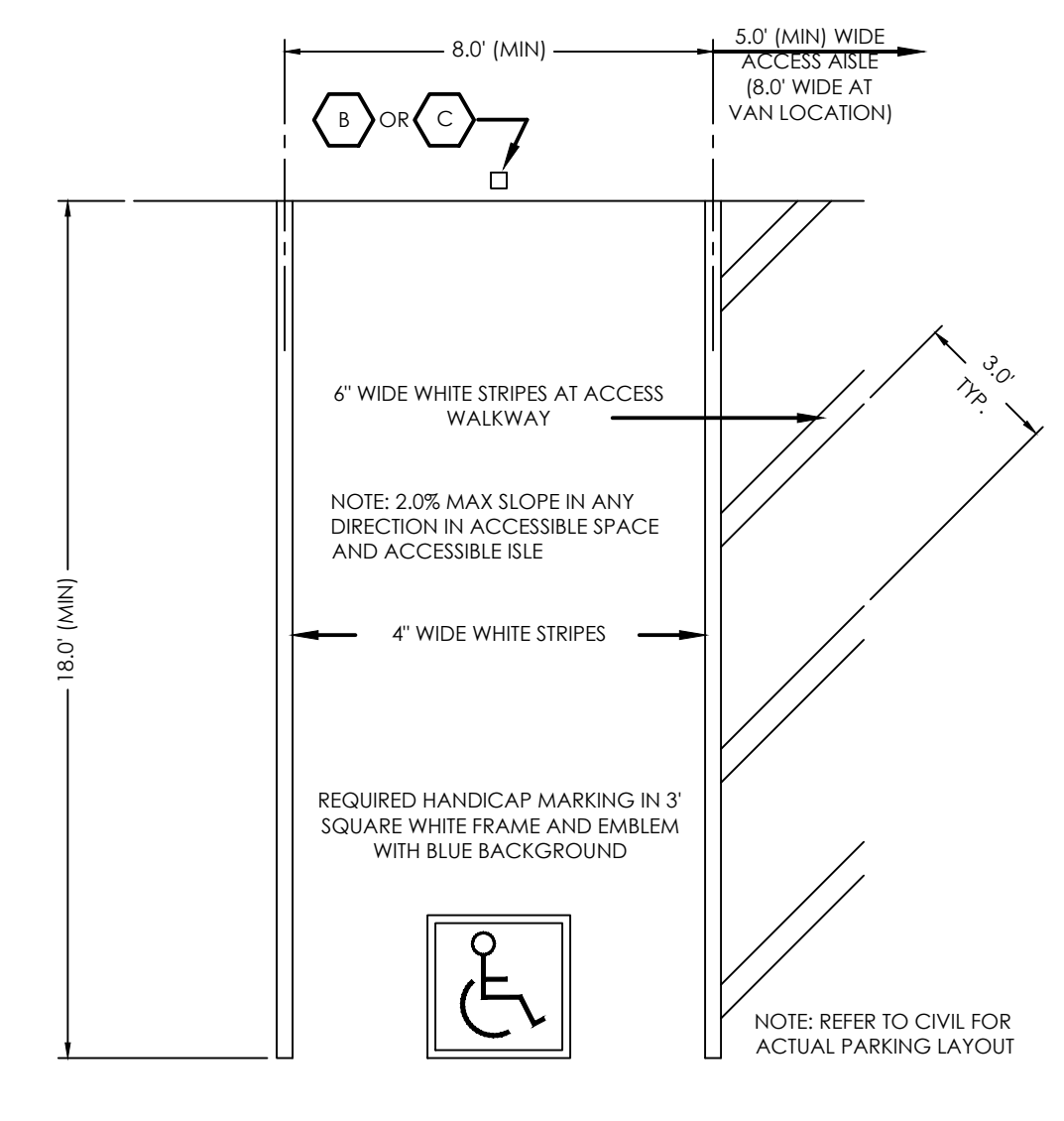
PPR2417

JULY 1, 2024
SHEET 3 OF 11



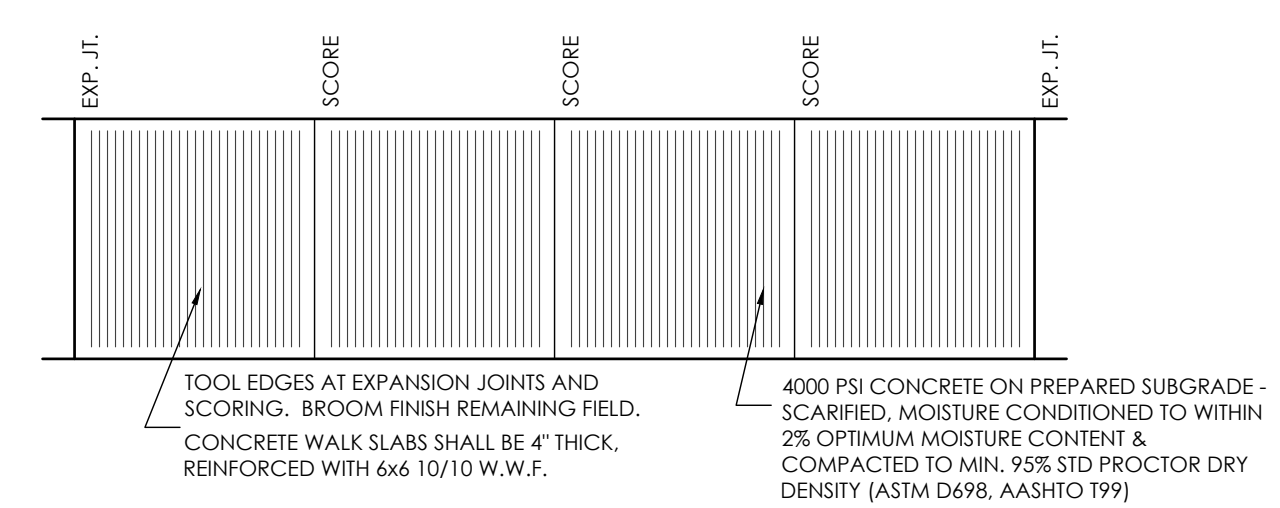
SITE SIGNAGE
SCALE 1" = 1'-0"

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. NOTE: REFER TO SITE PLAN FOR LOCATIONS
3. REMOVE EXISTING SIGNS AND REUSE WHERE APPLICABLE (NOT SHOWN)
4. STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.

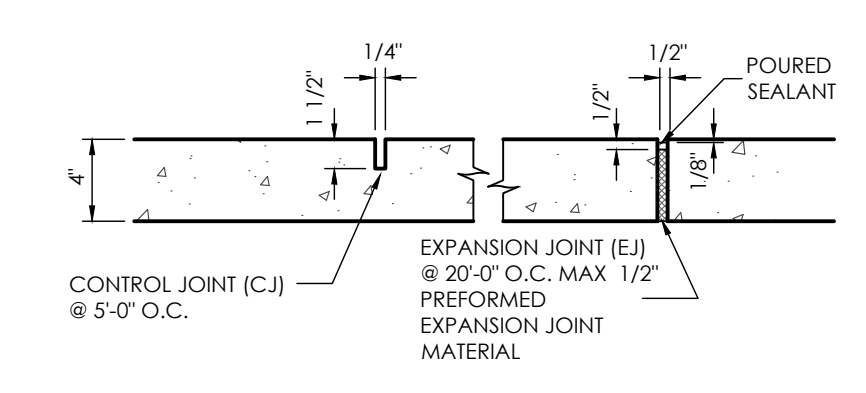


TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4'-0"

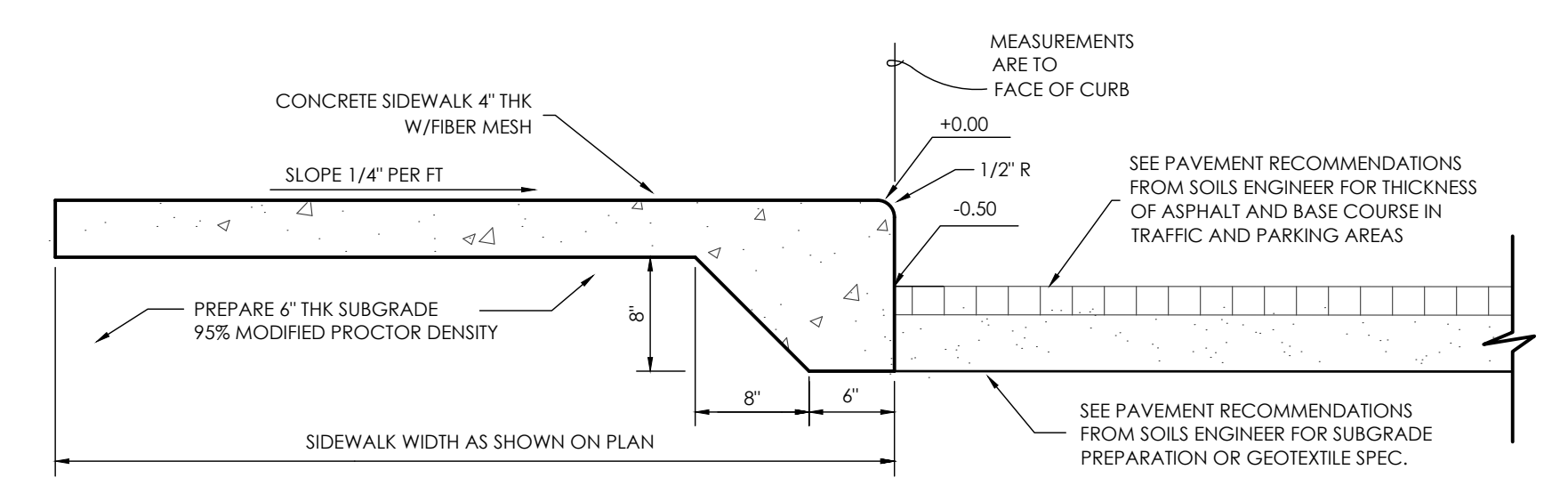
Provide standard parking space dimension detail (detail 11?)



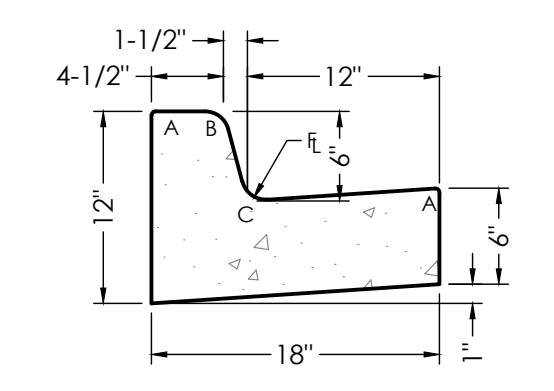
TYPICAL SIDEWALK DETAIL
SCALE 1" = 4'-0"



CONCRETE SIDEWALK DETAIL
NOT TO SCALE



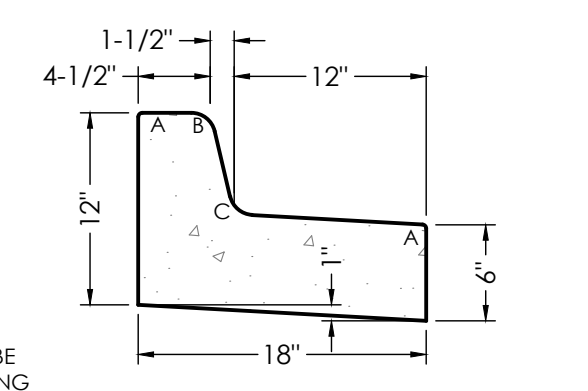
THICKENED EDGE SIDEWALK
SCALE 1" = 1'-0"



18" CATCH CURB & GUTTER
SCALE 1" = 1'-0"

RADI	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

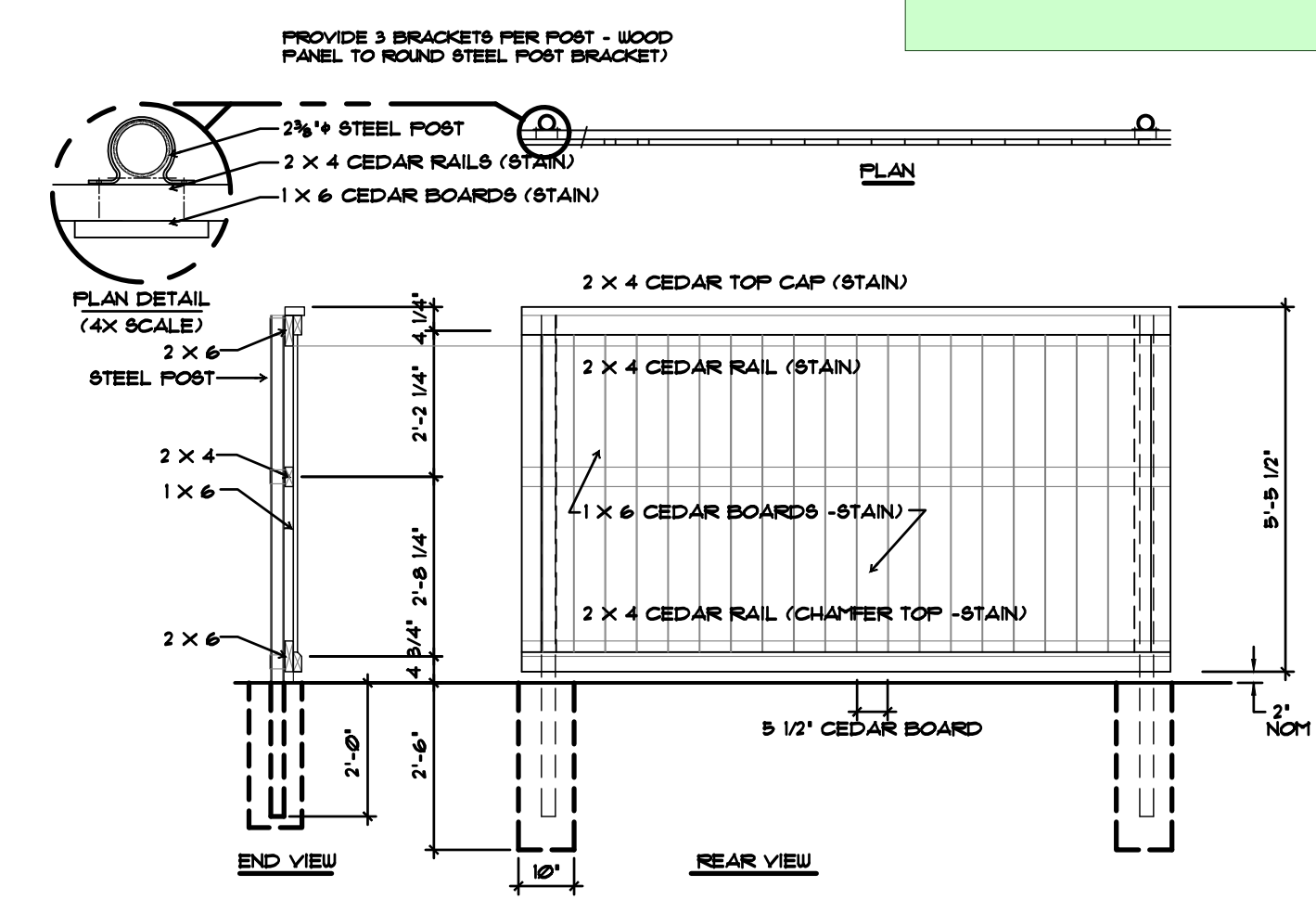
NOTE: CURB & GUTTER CONCRETE SHALL BE CITY OF COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.



18" SPILL CURB & GUTTER
SCALE 1" = 1'-0"

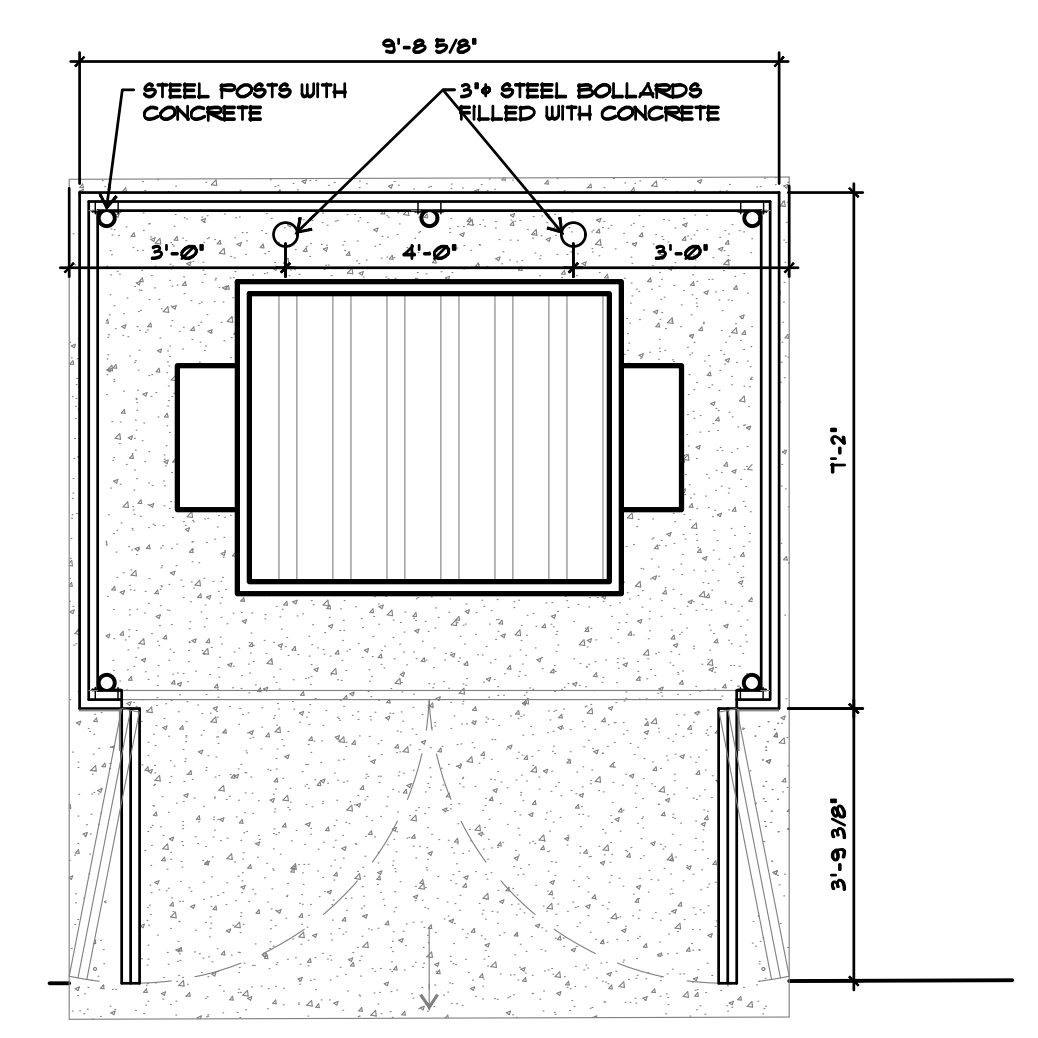
NOTE: CURB AND GUTTER SHOWN ON THESE PLANS ARE PRIVATE. NO PUBLIC (EPC) CURB AND GUTTER IS PROPOSED.

Any new signage proposed? It appears that signage either exists or is proposed in landscape areas near entrance drives.

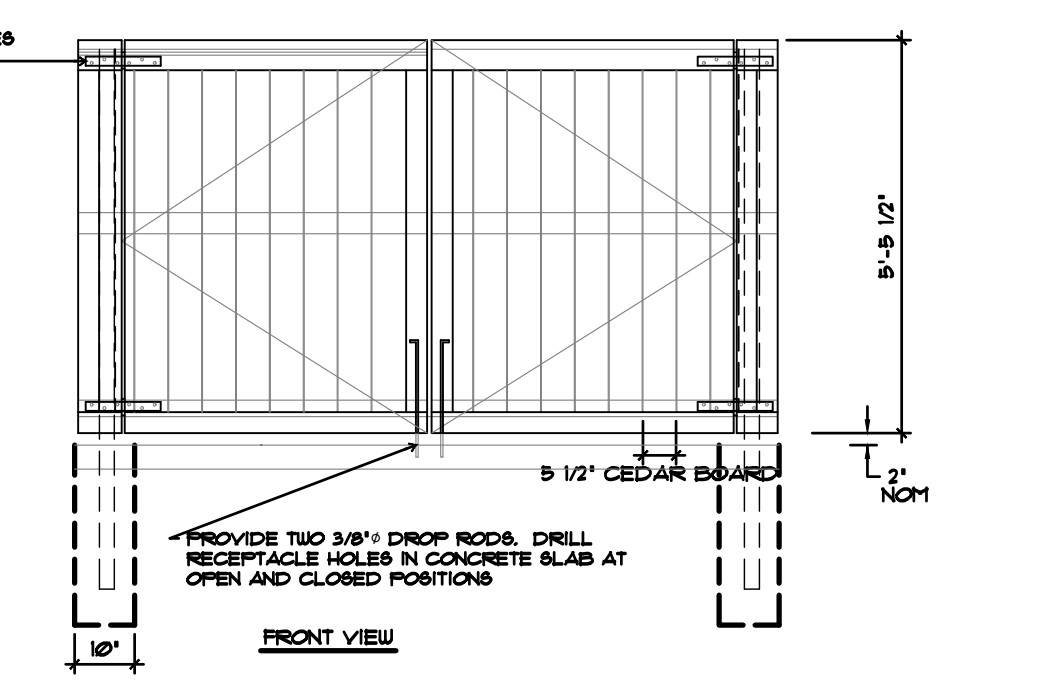


DUMPSTER SCREEN SECTION / ELEV.
SCALE: 3/8" = 1'-0"

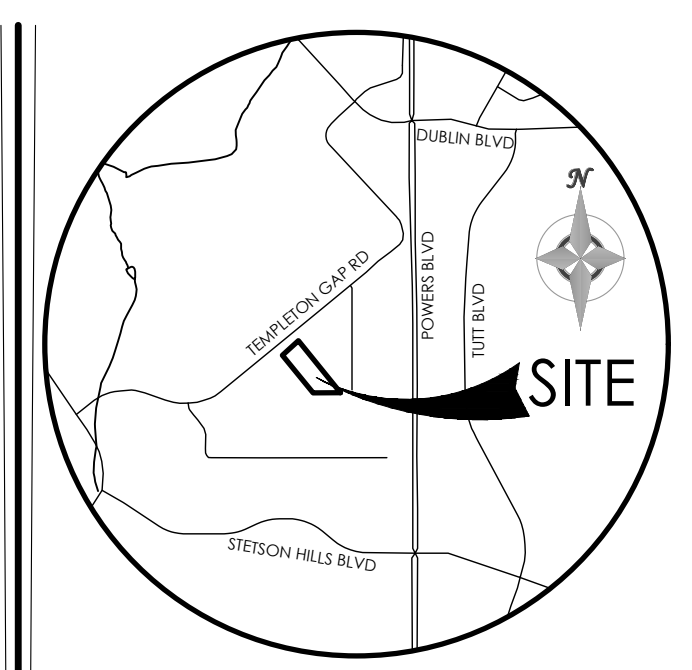
- NOTE:
- FILL STEEL POSTS WITH CONCRETE
 - FASTEN EACH RAIL END USING THREE #8 x 1-1/4" RAIL SCREWS
 - ATTACH RAILS TO CORNER POSTS USING ONE #8 CLIP PER RAIL END
 - ATTACH CEDAR BOARDS TO RAILS WITH COATED SCREWS



DUMPSTER SCREEN PLAN
SCALE: 3/8" = 1'-0"

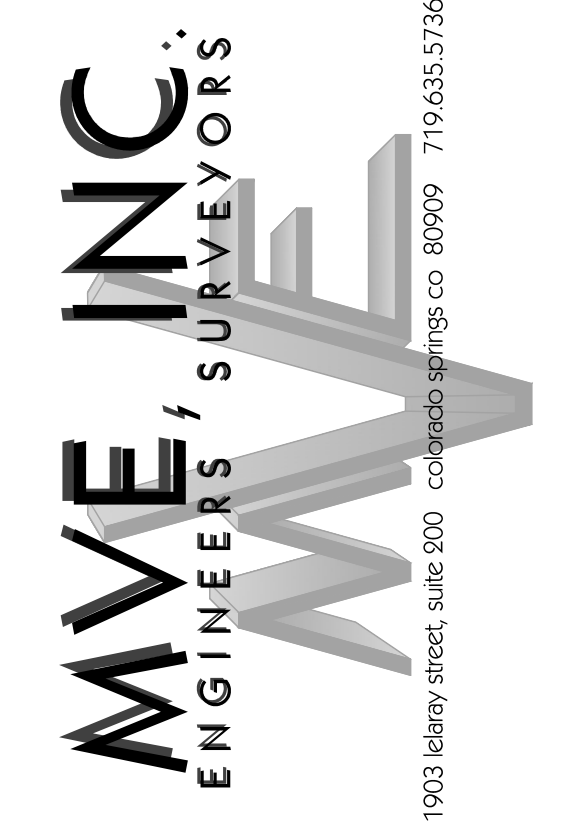
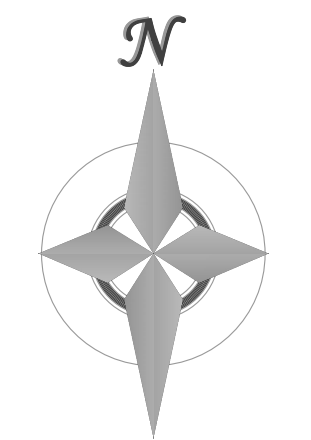


DUMPSTER SCREEN GATE ELEV.
SCALE: 3/8" = 1'-0"



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

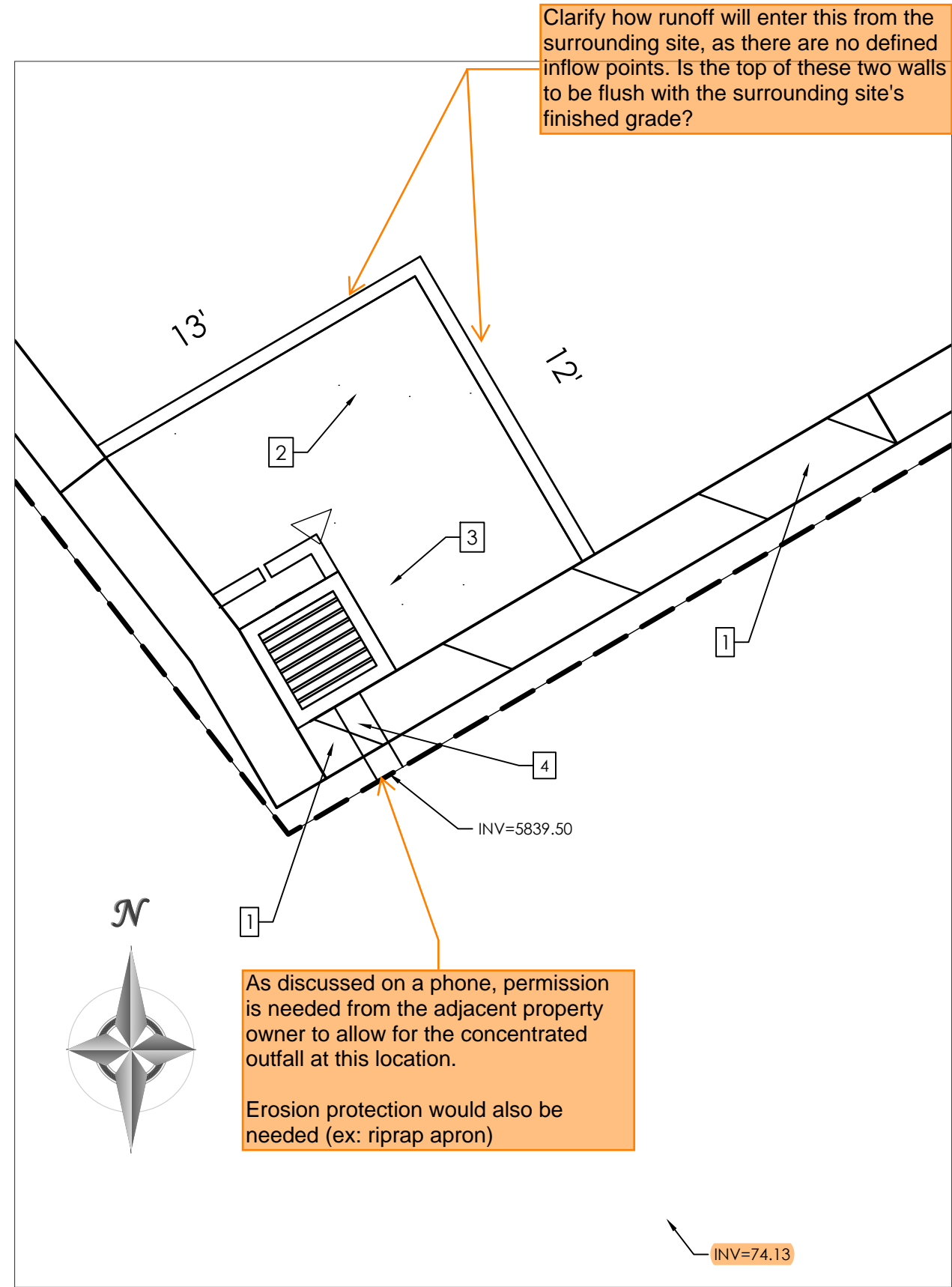
5935 TEMPLETON GAP ROAD

SITE PLAN
DETAIL SHEET

DP 4.1 MVE PROJECT 61206
MVE DRAWING DP-DS

PPR2417

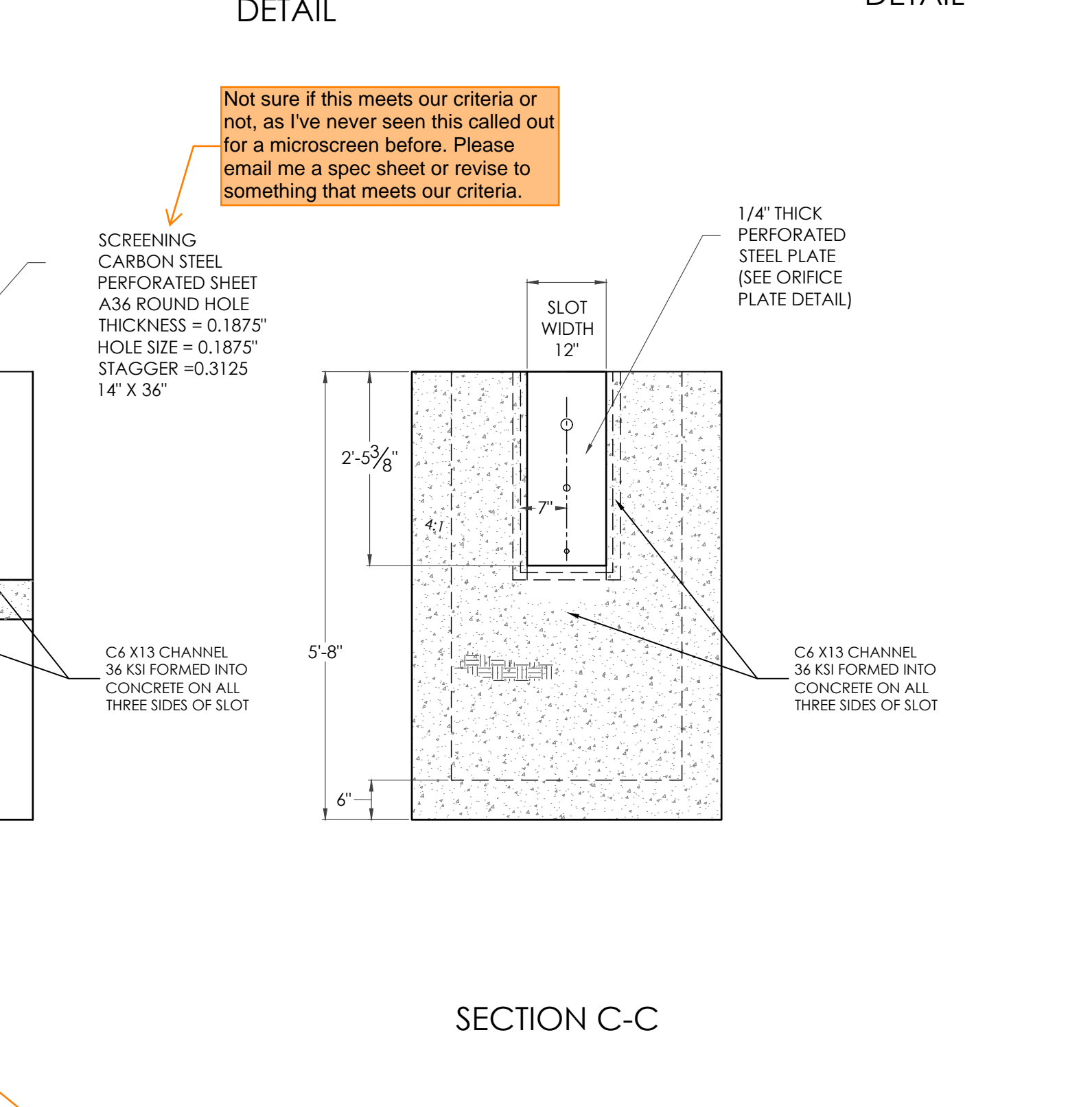
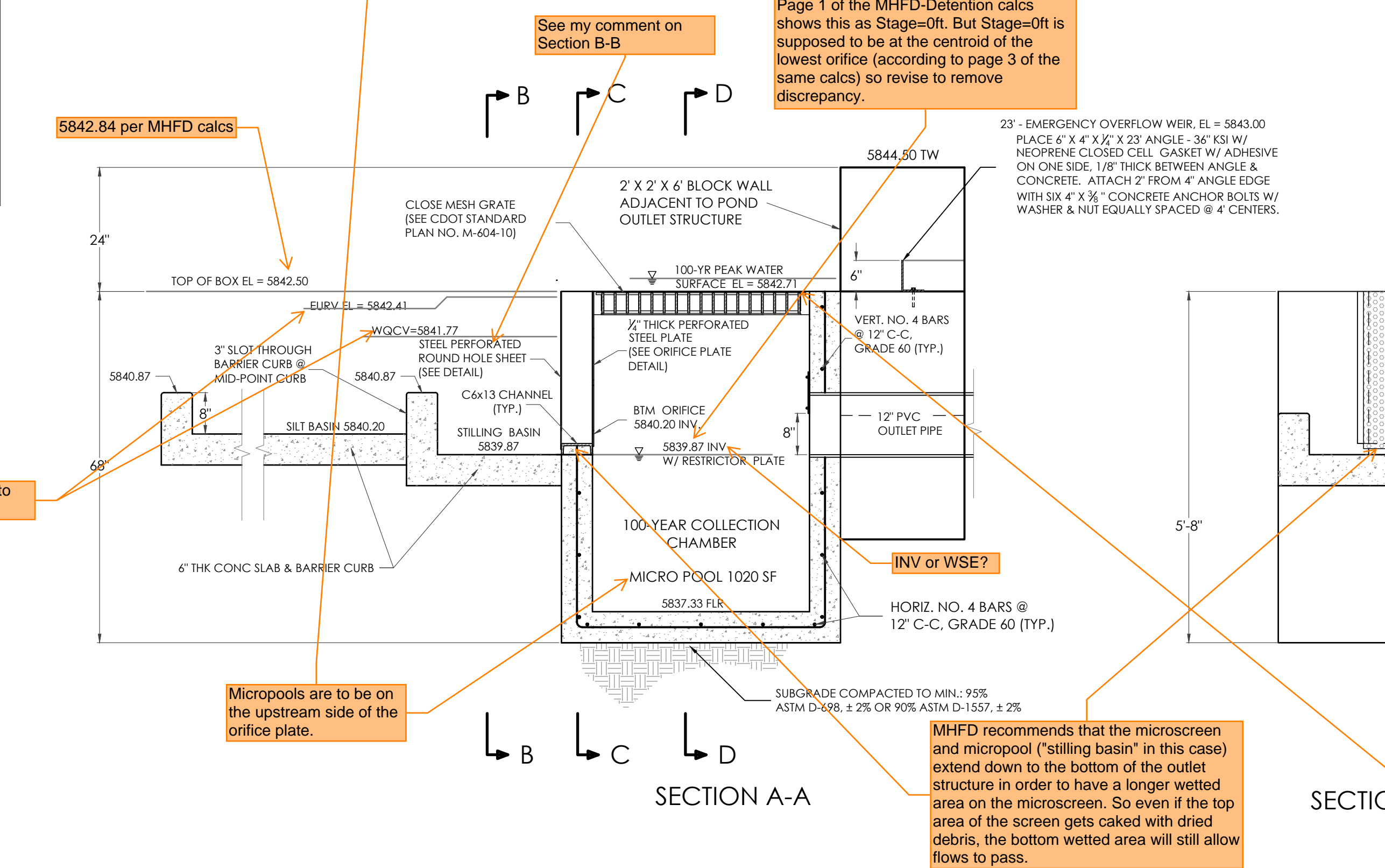
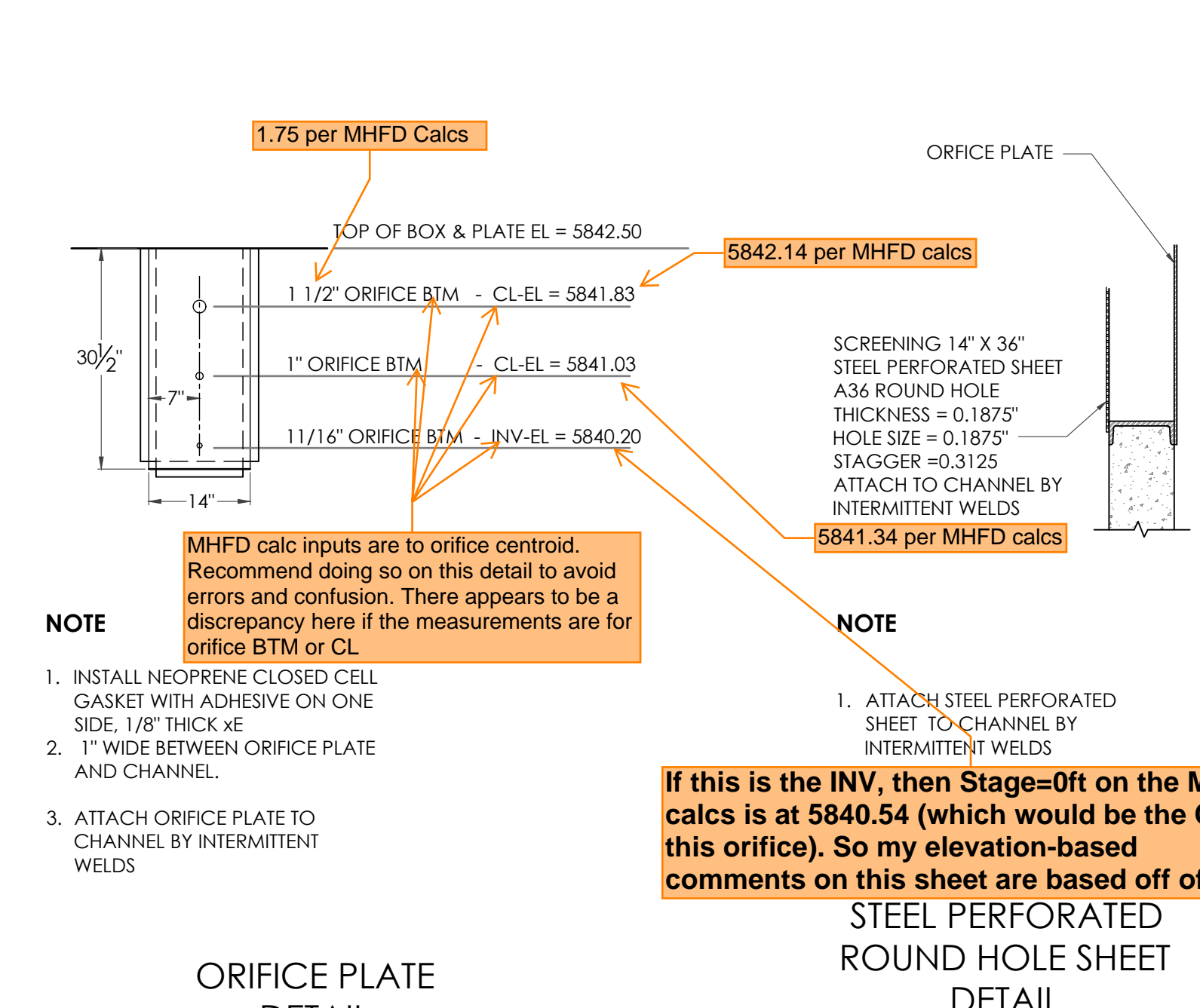
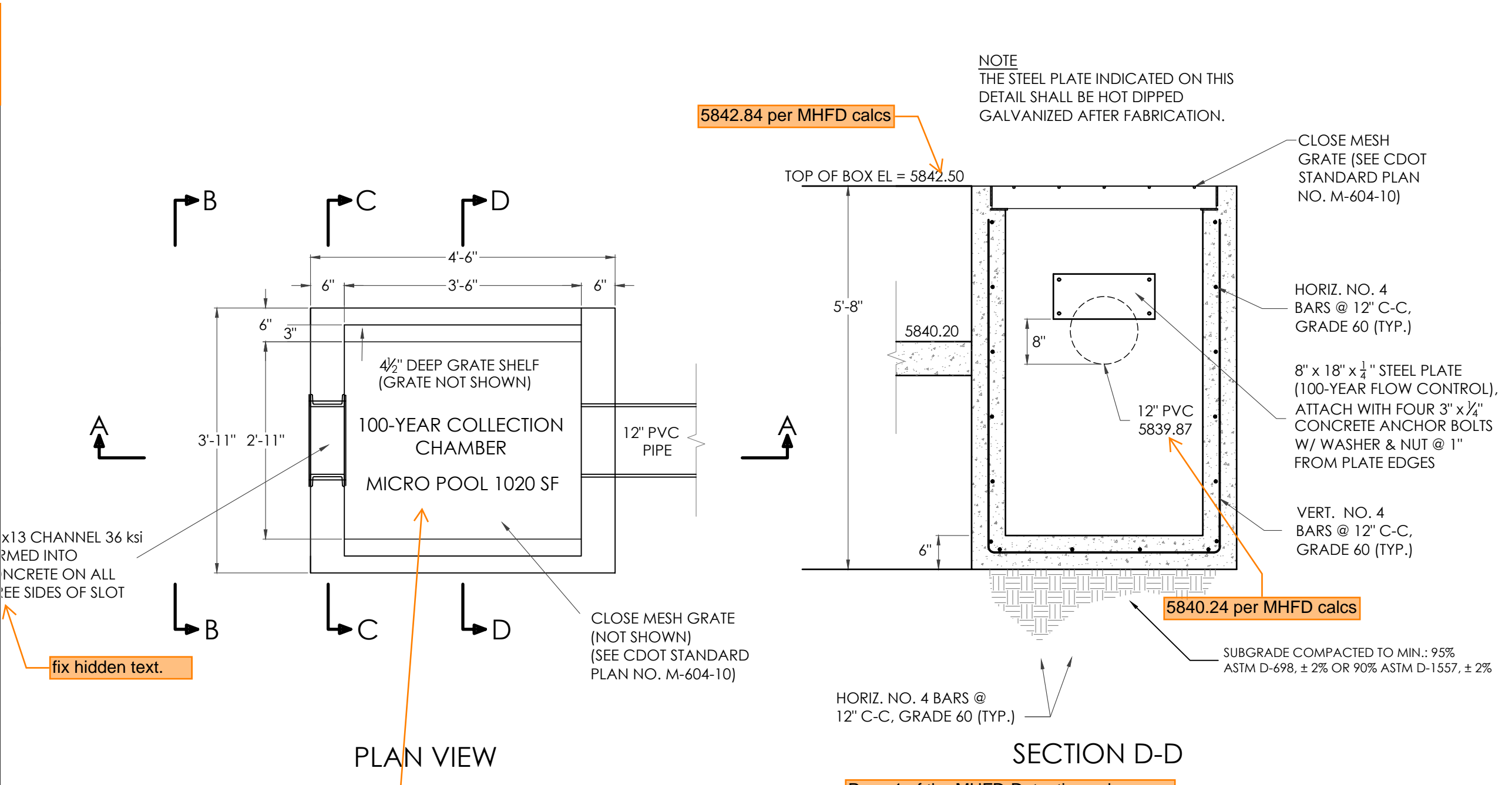
JULY 1, 2024
SHEET 4 OF 11



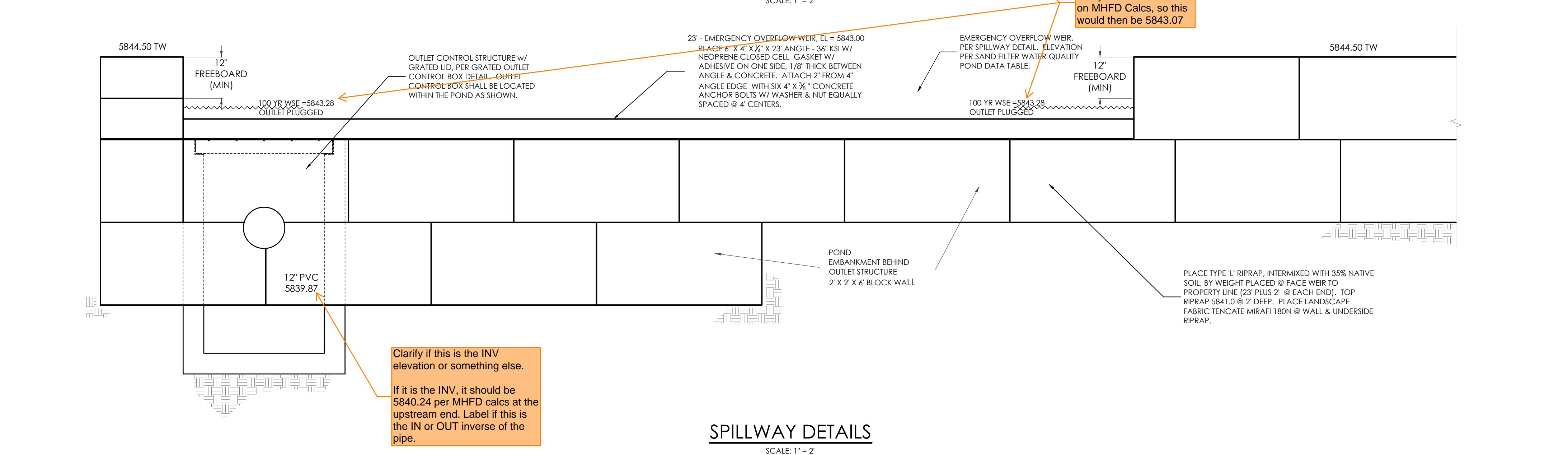
SILT BASIN-OUTLET STRUCTURE LOCATION DETAIL
SCALE: 1" = 20'

NOTE LEGEND

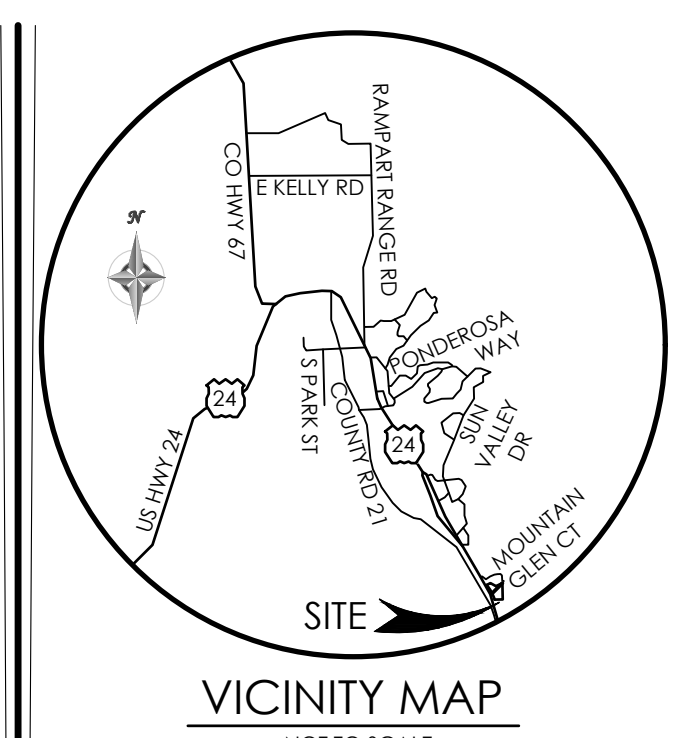
- 1 INSTALL CONCRETE SPILLWAY & EMERGENCY OVERFLOW RIP-RAP (SEE SPILLWAY DETAIL)
- 2 INSTALL SILT BASIN
- 3 INSTALL OUTLET STRUCTURE (SEE OUTLET DETAIL)
- 4 INSTALL 12" PVC STORM PIPE



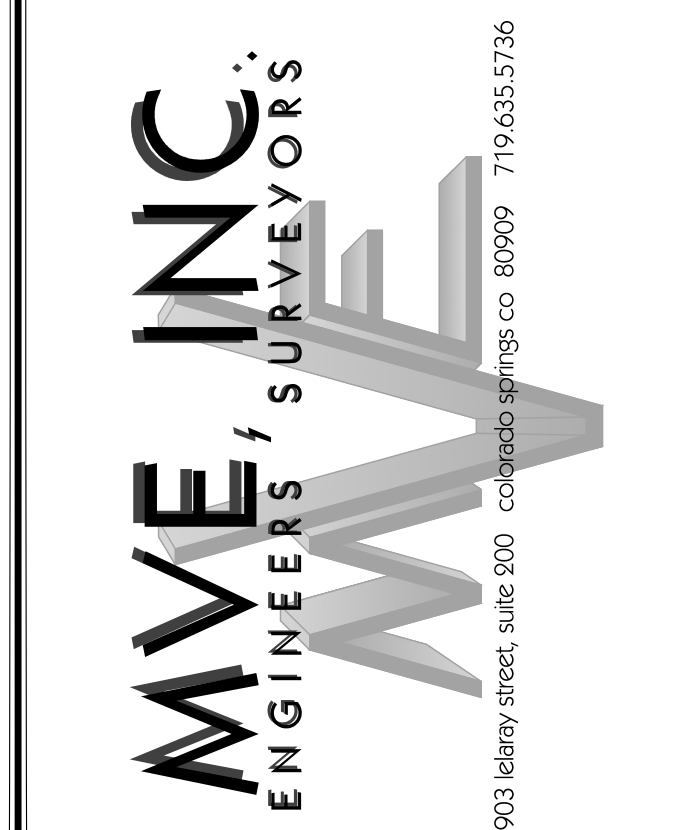
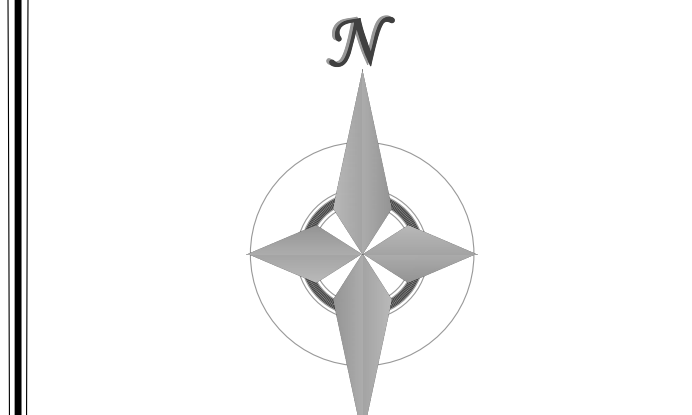
SILT BASIN & OUTLET CONTROL STRUCTURE DETAILS
SCALE: 1" = 2'



SPILLWAY DETAILS
SCALE: 1" = 2'



BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY RAMPAUT SURVEYS, LLC (FIMS DATUM, NGVD '29)



DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

2165 JANITELL ROAD

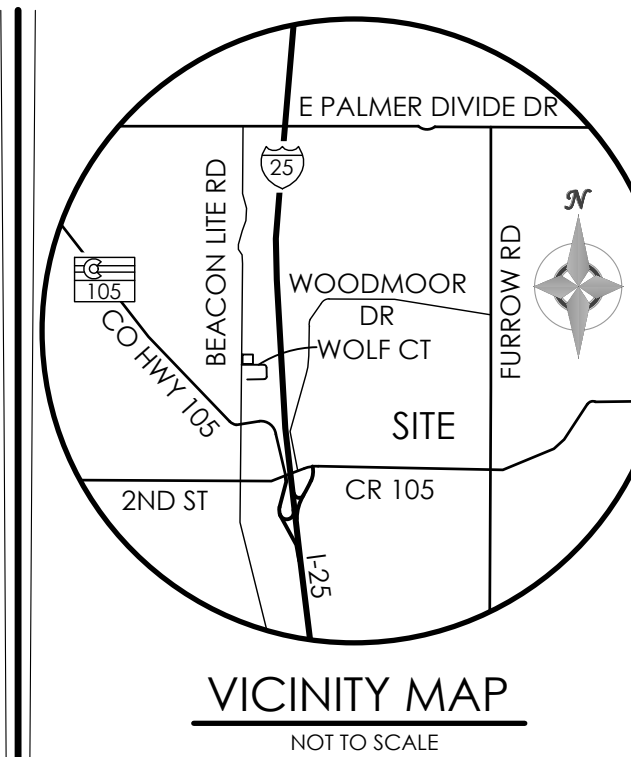
SITE DEVELOPMENT
POND PLAN / DETAILS

DP-4.1A

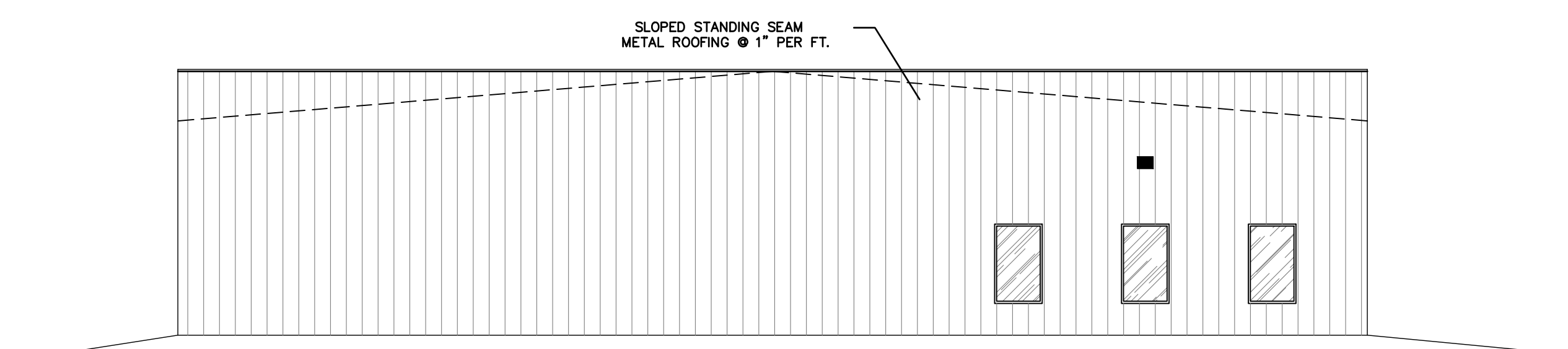
MVE PROJECT 61195
CON-PP

JULY 1, 2024
SHEET 5 OF 11

PPR2417

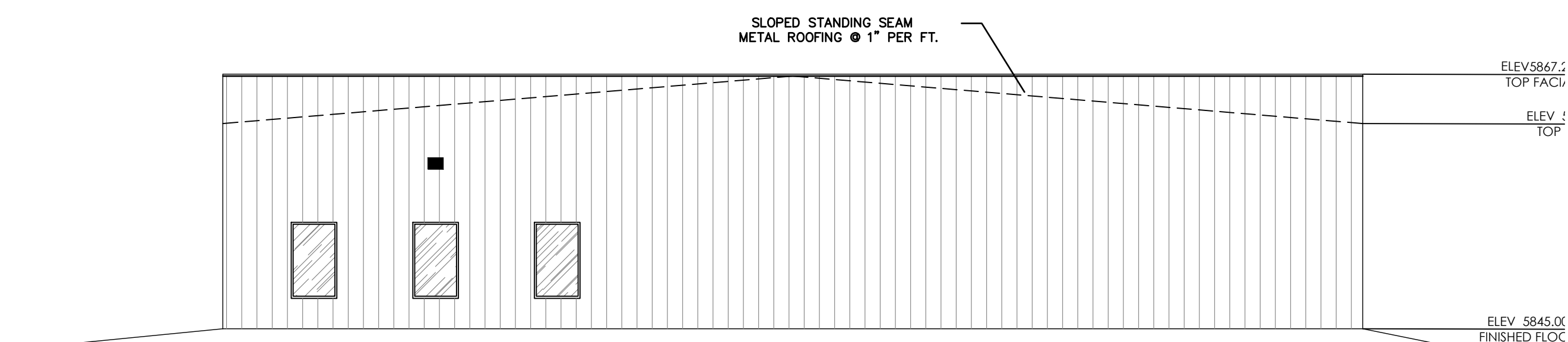


BENCHMARK



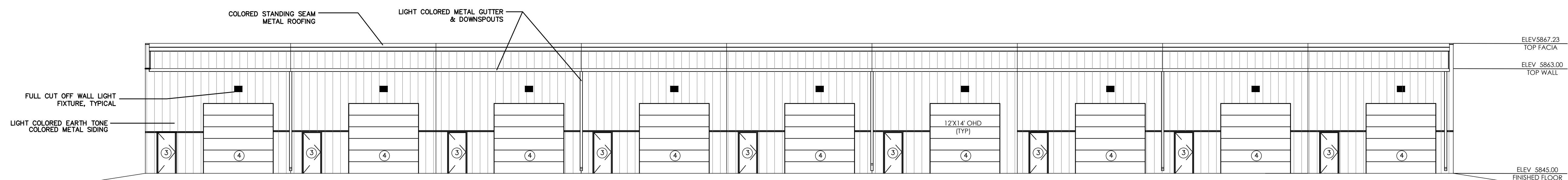
SOUTHWEST ELEVATION

SCALE: 1" = 10'



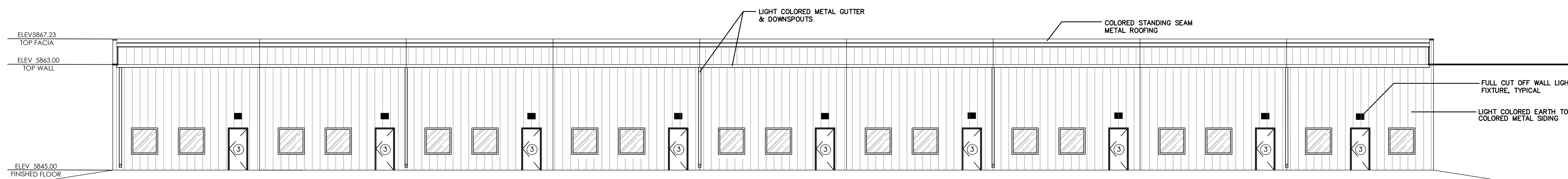
NORTHEAST ELEVATION

SCALE: 1" = 10'



SOUTHEAST ELEVATION

SCALE: 1" = 10'



NORTHWEST ELEVATION

SCALE: 1" = 10'

REVISIONS

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILT BY _____
 CHECKED BY _____

2217 JANITELL ROAD

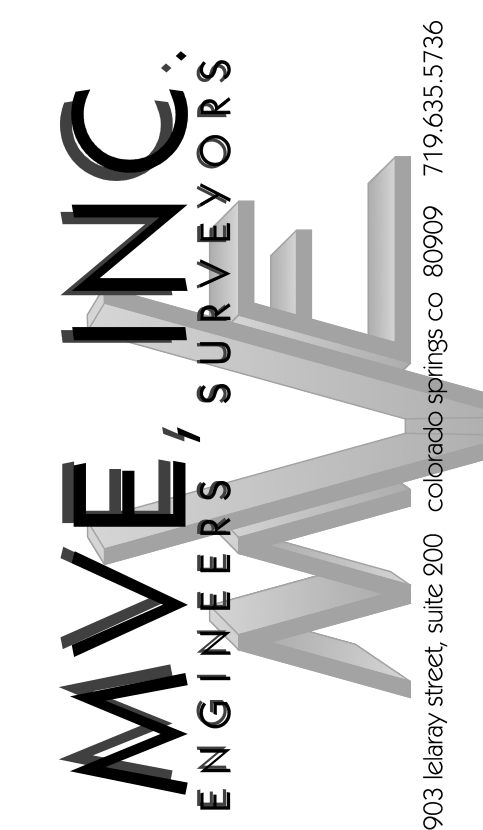
SITE PLAN

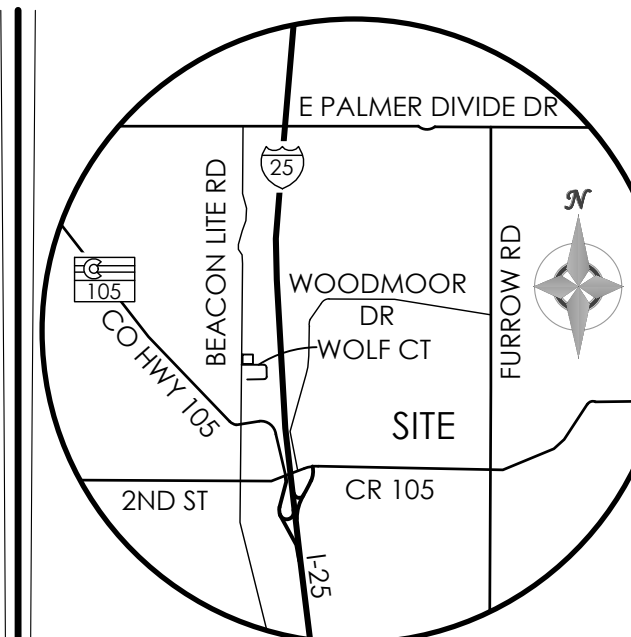
BUILDING ELEVATIONS

DP 5.1 MVE PROJECT 61195
 MVE DRAWING DP-EL

PPR2417

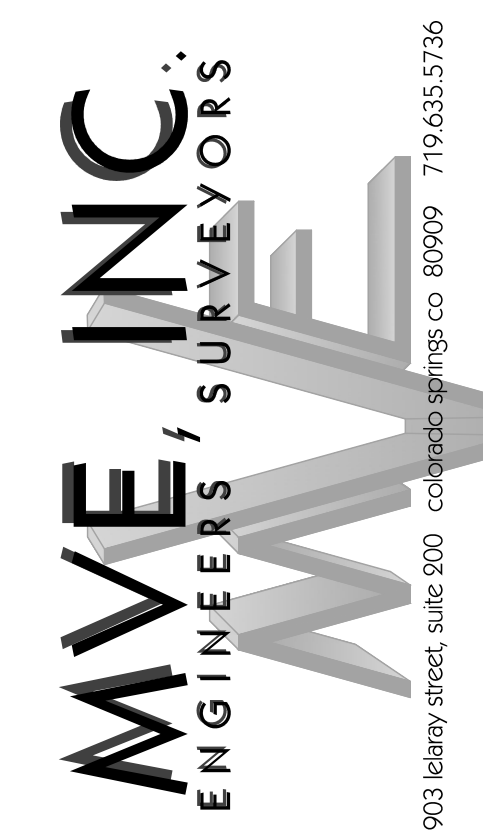
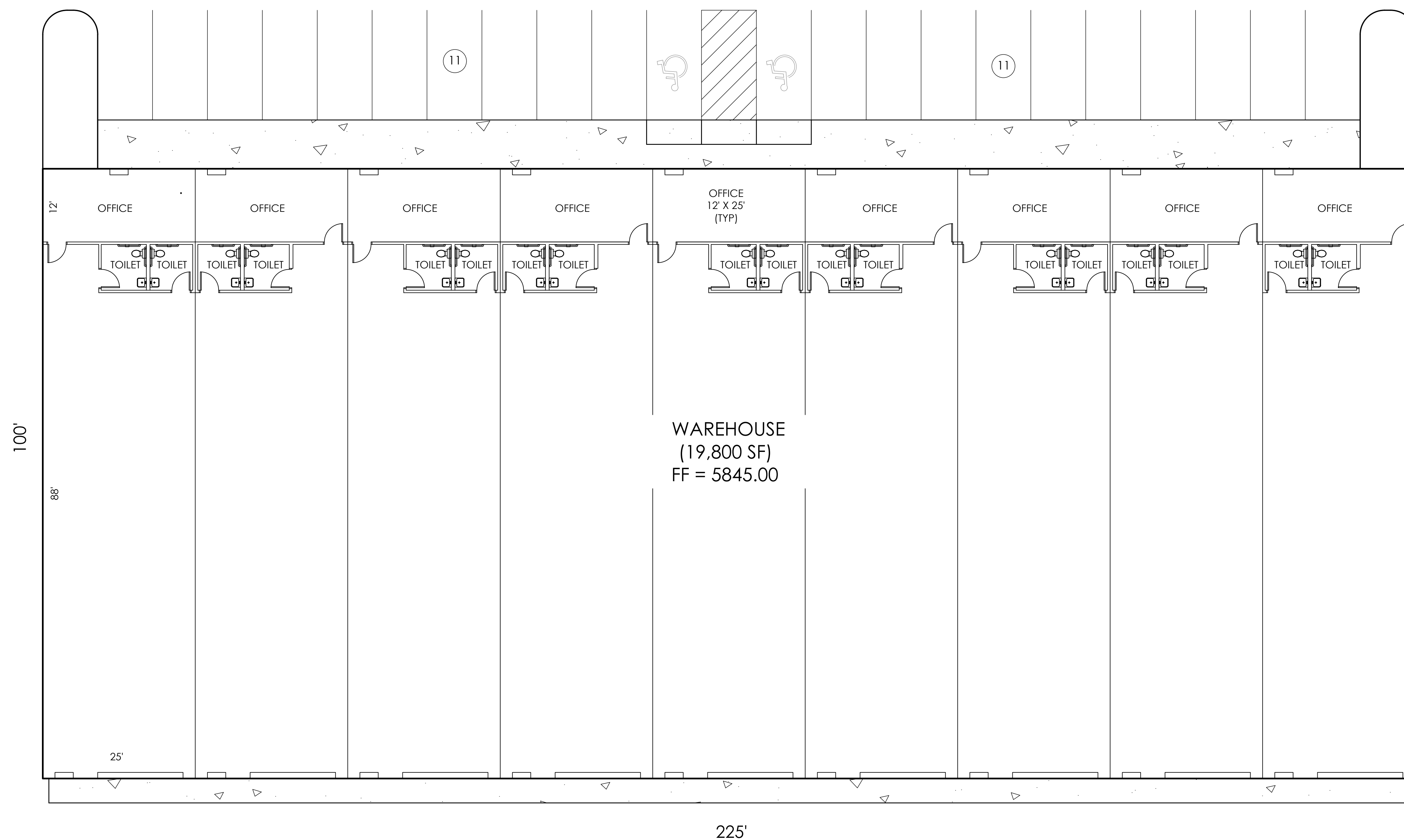
JULY 1, 2024
 SHEET 6 OF 11





VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

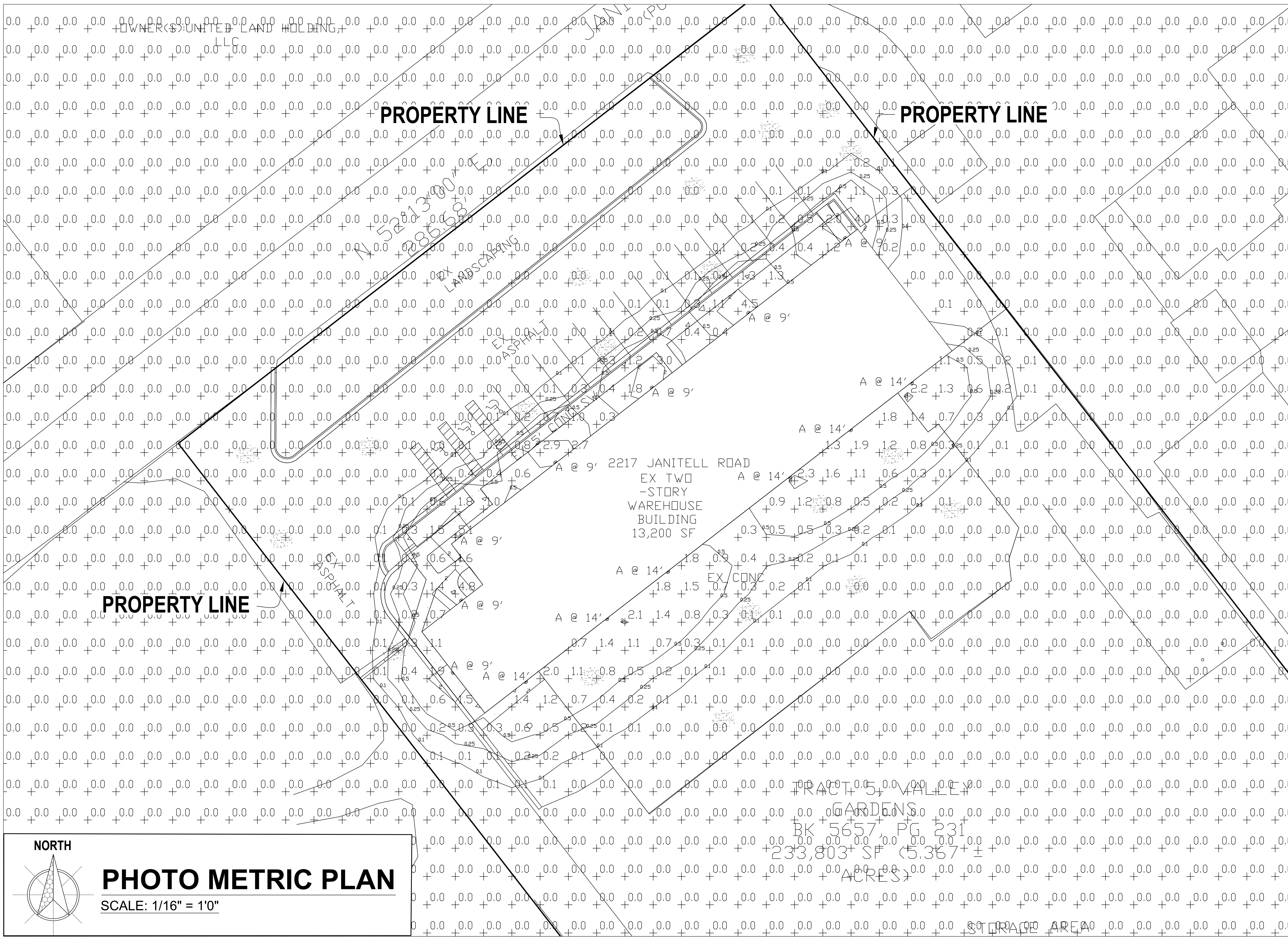
DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

2217 JANITELL ROAD
 SITE PLAN
 BUILDING FLOOR PLAN

DP 6.1 MVE PROJECT 61195
 MVE DRAWING DP-FP

PPR2417

JULY 1, 2024
 SHEET 7 OF 11



NORTH

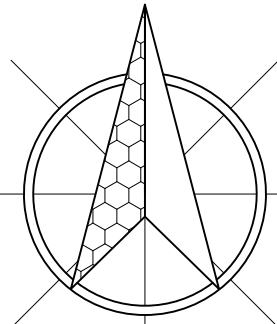
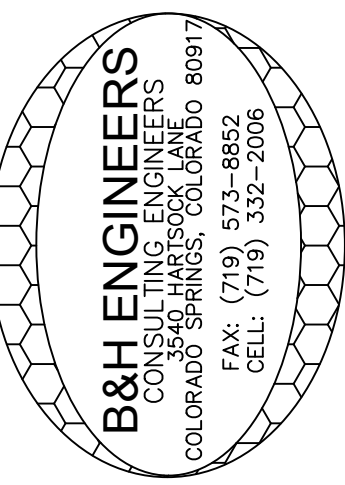
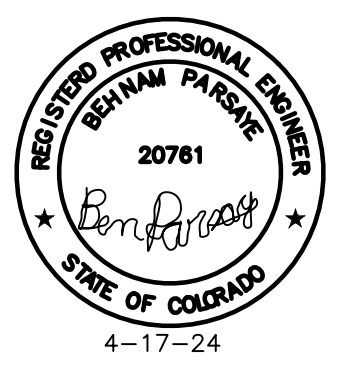


PHOTO METRIC PLAN

SCALE: 1/16" = 1'0"

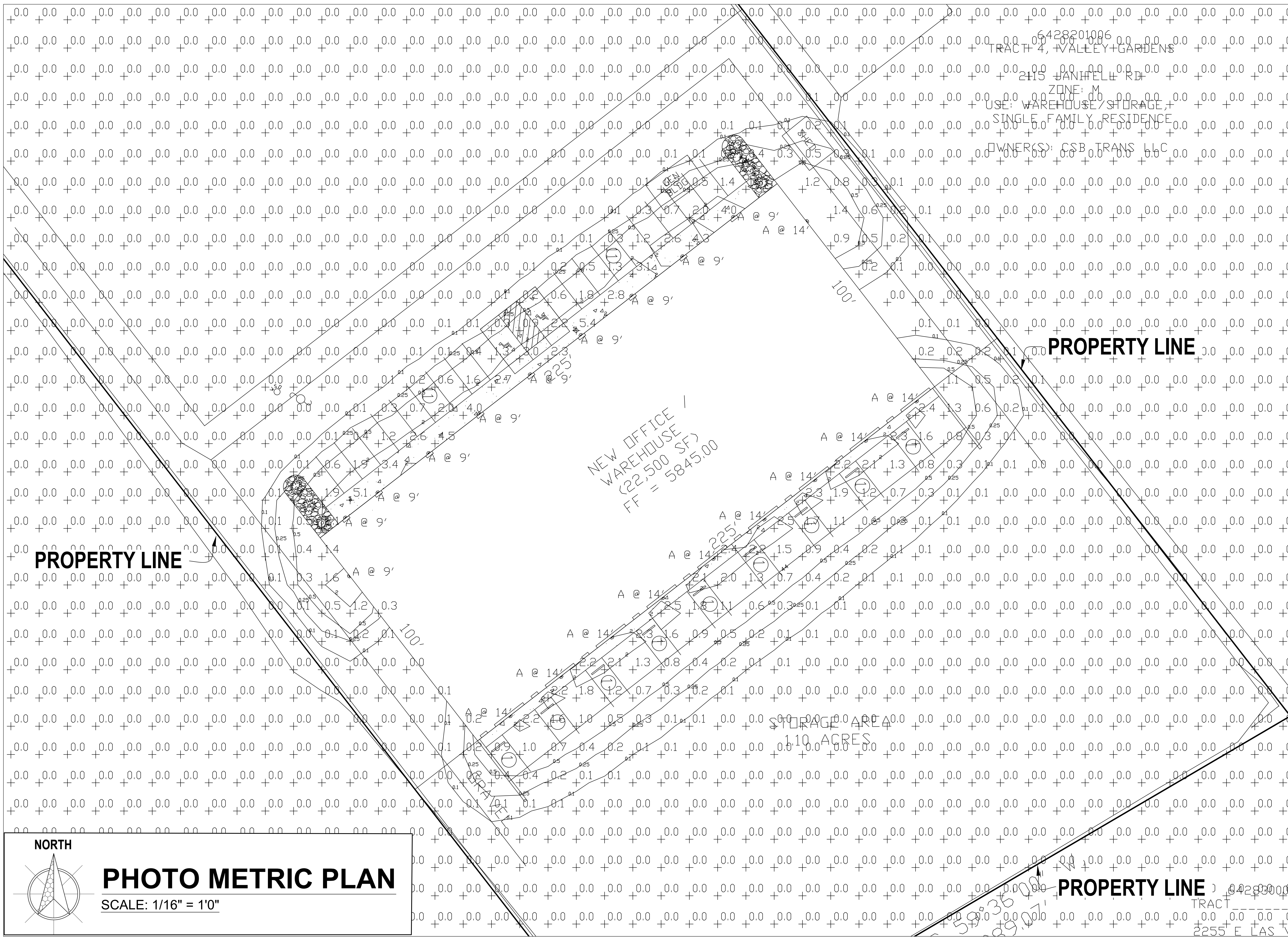


B&H ENGINEERS
 CONSULTING ELECTRICAL, MECHANICAL & PLUMBING ENGINEERS
 3540 JARVIS LANE
 COLORADO SPRINGS, COLORADO 80917
 (719) 332-2006

REVISION/DATE
 FILE NAME: Photo-Metric-2217-Janitell-08.dwg

2217 JANITELL ROAD
 COLORADO SPRINGS, COLORADO 80906

B&H ENGINEERS
 PHOTO METRIC PLAN
 PM2



NORTH

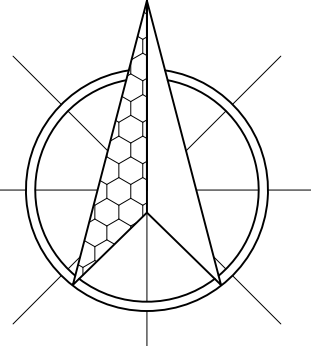


PHOTO METRIC PLAN

SCALE: 1/16" = 1'0"

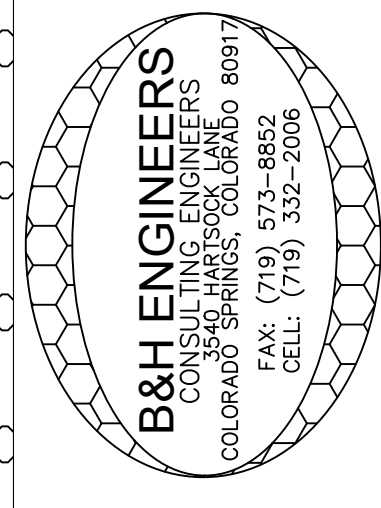
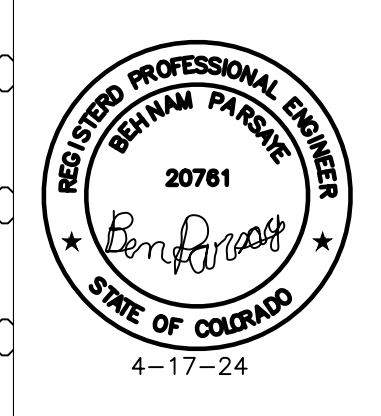
6428201006
 TRACT 4, VALLEY GARDENS
 2115 JANITELL RD
 ZONE: M
 USE: WAREHOUSE/STORAGE,
 SINGLE FAMILY RESIDENCE
 OWNERS: CSB TRANS LLC

NEW OFFICE /
 WAREHOUSE
 (22,500 SF)
 FF = 5845.00

STORAGE AREA
 110 ACRES

PROPERTY LINE

PROPERTY LINE



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 REVISION/DATE
 FILE NAME: Photo-Metric-2115-Janitell-08.dwg

DRAWN BY: B&H
 CHECKED BY: B.P.

2217 JANITELL ROAD
 COLORADO SPRINGS, COLORADO 80906

B&H ENGINEERS
 PHOTO METRIC PLAN
 PM3

GENERAL NOTES

- 1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH 2021 IBC, 2021 IRC, 2021 IMC, 2018 IPC, 2020 NEC, 2021 IECC, 2019 ASME A17.1, 2021 IFSPSC, 2021 IEBC, 2021 IFGC AND ALL OTHER LOCAL CODES.
2. ELECTRICAL CONTRACTOR SHALL VISIT SITE AND EXAMINE DRAWINGS OF OTHER TRADES ON THIS PROJECT, ARCHITECTURAL AND MECHANICAL, TO DETERMINE ANY ADDITIONAL WORK THAT MAY BE REQUIRED FOR A COMPLETE AND FUNCTIONAL ELECTRICAL INSTALLATION AND SHALL INCLUDE AN ALLOWANCE FOR THIS WORK IN HIS BID.
3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COSTS SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR OR HIS SUBCONTRACTORS.

- 5. LAND DEVELOPMENT STANDARDS:
6.2.3. Lighting
(A) General
(1) Purpose
The purpose of this Section is to address the physical effects of lighting, and the affect that lighting may have on the surrounding neighborhood.
(2) Applicability
This Section applies in all zoning districts, except as otherwise provided.
(3) Existing Lighting Allowed
Lighting existing at the time of adoption of this Section is not required to be modified to conform to this Section.
(4) Lighting Plan to Reflect Standards
A lighting plan for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual.

- (B) Design Standards and Requirements
(1) Limitations on Extent of Lighted Area
(a) Concealed or Shielded
Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded so that no direct light or reflection creates a nuisance or hazard to any adjacent ownership or right-of-way and that up-light, spill-light, glare, and unnecessary diffusion are minimized. Light fixtures, except as otherwise permitted herein, are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA). The cut-off angle of an exterior light source shall not exceed 90 degrees. Full cut-off fixtures may not be tilted or aimed in a manner that results in light distribution above the horizontal plane. The use of semi-cutoff or cutoff (as opposed to full cutoff) fixtures shall be permitted to illuminate areas other than parking lots provided the pole or mounting point is no more than 10' in height and the maximum lumen output does not exceed 1800 lumens per lamp.
(b) Non-Security Lighting During Non-Operating Hours
Exterior lighting, including but not limited to floodlights used to light a building facade, shall be reduced, activated by motion sensor devices, or turned off during the principal use's non-operating hours. Lighting necessary for security shall not be subject to this provision.

- (c) Upward Lighting
Upward lighting for architectural, landscape or decorative purposes shall have at least 90% of the total distribution pattern within the illuminated structure or feature. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone of light that does not extend beyond the illuminated object.
(d) Maximum Levels
Maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.
(e) Measurement at Property Boundaries
Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting. All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.

- (f) Light Standards and Fixtures
The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized or coated to minimize glare from the light source. Ballards or similar light fixtures intended to illuminate landscape features or walkways are permitted which do not exceed 4 feet in height, 2 fixtures per ballard and 1 lamp not exceeding 900 lumens per fixture.
(g) Lamp Types
All outdoor light fixtures should utilize one of the following lamp types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high-pressure sodium. Alternatives are permitted provided they are demonstrated to be more effective for the proposed use based on IESNA recommendations.
(h) Canopy Lighting
Light fixtures associated with canopies, including but not limited to fuel islands, seasonal outdoor sites areas, shopping malls, theaters, bank drive-thrus, and hotels shall be full cutoff or mounted so that the bottom of the lens is recessed or flush with the bottom surface of the canopy. All light emitted from the canopy shall be substantially confined to the ground directly beneath the perimeter of the canopy. No lighting of any kind, except as permitted by sign regulations, shall be allowed on the top or sides of a canopy. The design of the canopy in terms of height above grade, and the spacing between the fixtures within the canopy, shall be such that the illuminance level under the canopy does not exceed 20 foot-candles.

- (i) Consideration of Pilots
No lighting shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.
(2) Height
No freestanding light fixtures shall be mounted higher than 15 feet, except parking lot light fixtures which shall be mounted no higher than 20 feet unless an alternative lighting proposal is approved in accordance with this Code.
(3) Requirements for Outdoor Recreation Facilities
Ball diamonds, playing fields, tennis courts, and other outdoor recreational uses shall be required to meet the following standards:
(a) Maximum Pole Height
The maximum light pole height shall be 80 feet.
(b) Cut-Off Angle
The cut-off angle from a lighting source that illuminates an outdoor recreational use may exceed 90 degrees provided the light source is shielded to prevent light and glare from spilling to adjacent residential properties.
(c) Hours of Use
Exterior lighting for an outdoor recreational use shall be extinguished no later than 10:00 p.m. or immediately after the conclusion of the final event of the day, whichever is later.

- (C) Prohibited Lighting
The following are considered prohibited lighting:
Site lighting that may be confused with warning, emergency or traffic signals, except as authorized by a federal, State or County government;
Any fixed light not designed for roadway illumination that produces incident or reflected light that could be disturbing to the operator of a vehicle;
Blinking, flashing or changing intensity lights and lighted signs, except for temporary holiday displays or lighting required by the FAA for air traffic control and warning purposes;
The use of laser source light or any similar high intensity light for outdoor advertising or entertainment when projected above the horizontal;
The private operation of searchlights; and
The nighttime use of white lighting or white strobe lighting in communication tower lighting.

- (D) Exemptions
The following lighting shall be exempt from the requirements of this Section:
Holiday lights in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday. Holiday lights may be of any type, number, area, height, location, illumination or animation, except that they shall not produce incident or reflected light that may be confused with or construed as a traffic control device;
Any lighting required by the FAA for air traffic control, navigation, and warning purposes;
Emergency lighting as required by law enforcement or emergency services personnel to protect life or property provided the lighting is temporary and is discontinued immediately on abatement of the emergency necessitating the lighting;
Road lighting;
Construction lighting provided the lighting is temporary and is discontinued immediately on completion of the construction work;
Traffic control signals and devices;
Vehicular lights;
Temporary use of low wattage or low voltage lighting for public festivals, celebrations, and carnivals approved as a temporary use; and
Single family residential lighting, except as prohibited herein

- (E) Alternative Lighting Proposal
(1) Authority
The PCD Director may approve a proposal that offers an alternative approach for meeting the standards of this Section. A lighting plan proposing an alternative approach for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual. The plan shall clearly identify and discuss the modifications and alternatives proposed and describe how the proposal would better accomplish the purpose of this Section.
(2) Review Criteria
The PCD Director shall find the alternative lighting proposal accomplishes the purposes of this Section as well as a lighting plan that complies with this Section. The PCD Director will consider the extent to which the proposed design protects natural areas from light intrusion; how it enhances neighborhood continuity and connectivity; how it fosters non-vehicular access; and how it demonstrates innovative design and use of fixtures or other elements.

Schedule

Table with 11 columns: Symbol, Label, Image, QTY, Manufacturer, Description, Number Lamps, Lamp Output, LLF, Catalog, Input Power, Polar Plot. Row 1: Symbol 'A', Label 'A', Image of WPX1 LED wallpack, QTY 33, Manufacturer Lithonia Lighting, Description WPX1 LED wallpack 1500lm 5000K color temperature 120-277 Volts, Number Lamps 1, Lamp Output 1602, LLF 1, Catalog WPX1 LED P1 50K Mvoltage 11.39, Input Power 11.39, Polar Plot image showing beam spread.

Statistics

Table with 7 columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min. Row 1: Calc Zone #1, Symbol '+', Avg 0.0 fc, Max 5.4 fc, Min 0.0 fc, Max/Min N/A, Avg/Min N/A.

WPX LED Wall Packs

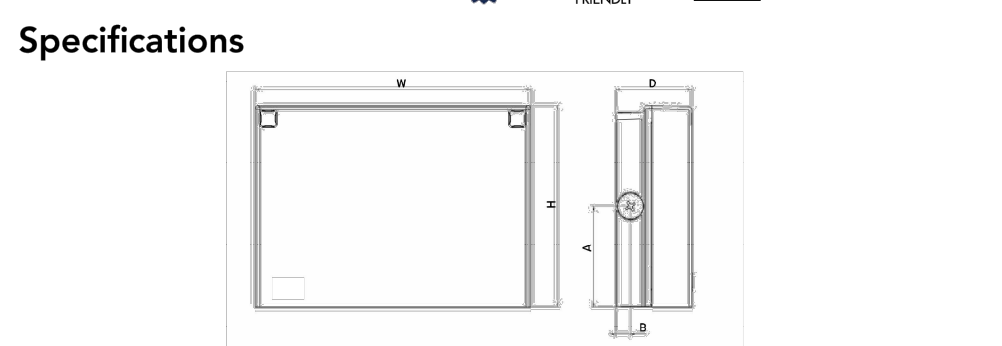


Table with 6 columns: Luminare, Height (H), Width (W), Depth (D), Side Conduit Location (A, B), Weight. Rows for WPX1, WPX2, and WPX3.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Ordering tree table with columns: Series, Color Temperature, Voltage, Options, Finish. Includes options like E14WC, E4WH, and E14WC.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.
NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SP6KVV option to get WPX1 LED P1 with 6kV surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE: The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs.
CONSTRUCTION: WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life.
ELECTRICAL: Light engine(s) configurations consist of high-efficiency LEDs and LED lumen maintenance of 100/100,000 hours.
INSTALLATION: WPX can be mounted directly over a standard electrical junction box.
LISTINGS: CSA Certified to meet U.S. and Canadian standards.
WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind.

Performance Data

Electrical Load table with columns: Luminare, Input Power (W), 120V, 208V, 240V, 277V, 347V. Rows for WPX1 LED P1, WPX1 LED P2, WPX2, WPX3.

Lumen Output

Lumen Output table with columns: Luminare, Color Temperature, Lumen Output. Rows for WPX1 LED P1, WPX1 LED P2, WPX2, WPX3.

Lumen Ambient Temperature (LAT) Multipliers

Lumen Ambient Temperature Multipliers table with columns: Ambient, Ambient, Lumen Multiplier. Rows for temperatures from 0°C to 40°C.

Projected LED Lumen Maintenance

Projected LED Lumen Maintenance table with columns: Operating Hours, 50,000, 75,000, 100,000. Lumen Maintenance Factor >0.94, >0.92, >0.90.

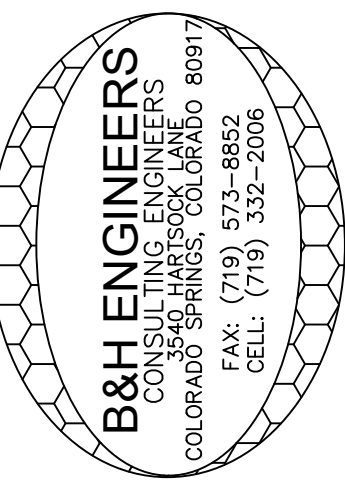
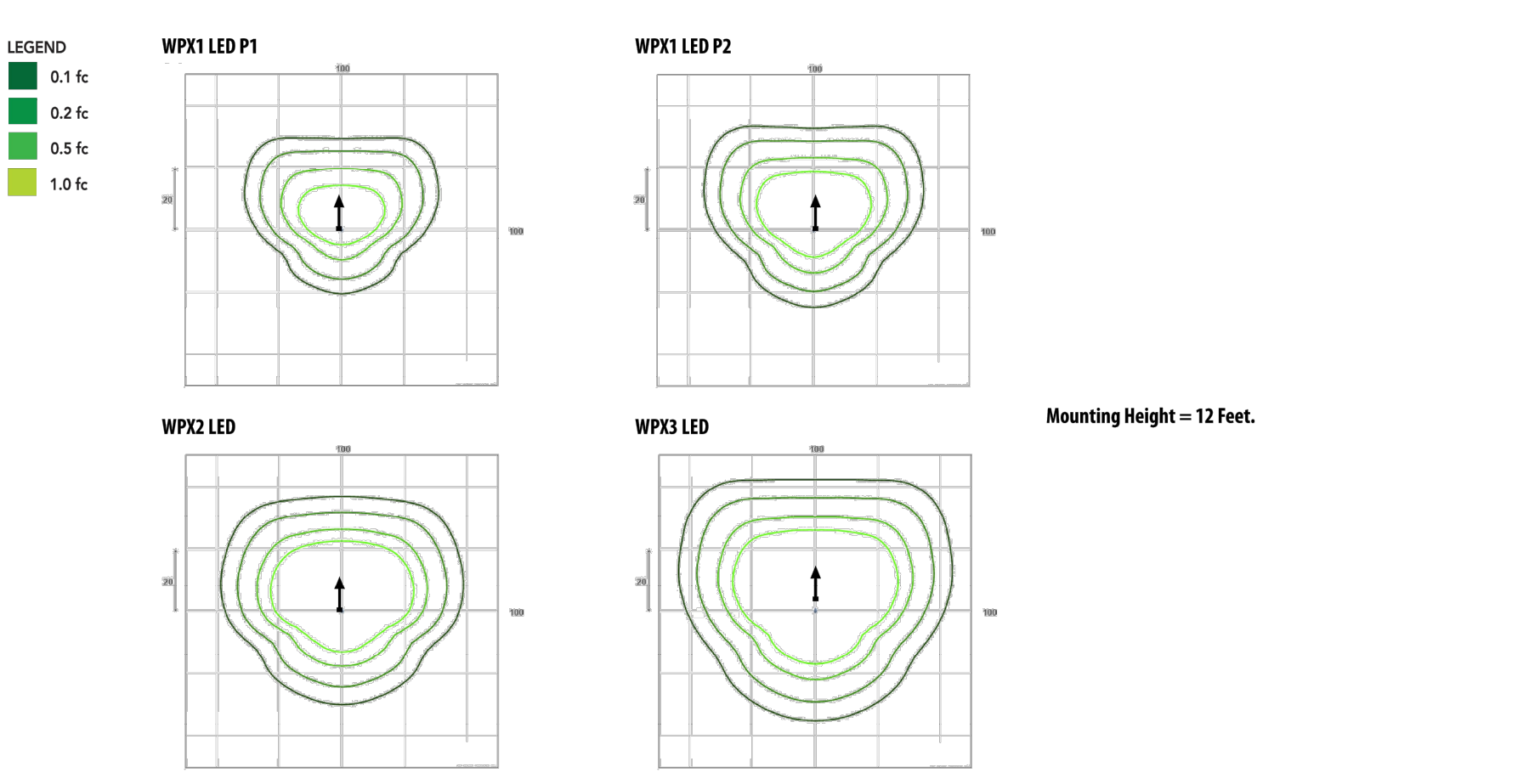
HID Replacement Guide

HID Replacement Guide table with columns: Luminare, Equivalent HID Lamp, WPX Input Power. Rows for WPX1 LED P1, WPX1 LED P2, WPX2, WPX3.

Emergency Egress Battery Packs

Emergency Egress Battery Packs table with columns: Battery Type, Minimum Temperature Rating, Power (Watts), Controls Option, Ordering Example. Rows for Standard and Cold Weather.

Photometric Diagrams



CONSULTING ELECTRICAL, MECHANICAL, & PLUMBING ENGINEERS
3640 JANITELL BLVD
COLORADO SPRINGS, COLORADO 80917
(719) 332-2006
REVISION/DATE
FILE NAME: Photo-Metric-2024-04-12.dwg
DRAWN BY: B&H
CHECKED BY: B.P.

2217 JANITELL ROAD & 3760 EAST BOULDER
COLORADO SPRINGS, COLORADO 80906