

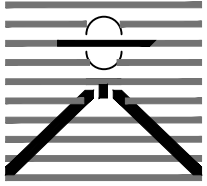
LOTS 14&15, KROME INDUSTRIAL PARK

3361 & 3381 CAPITAL DRIVE

COLORADO SPRINGS, CO

DEVELOPMENT PLAN

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAIWATCH ST. #100
COLORADO SPRGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

NEWERA CONSTRUCTION
3314 ADOBE CT.
COLORADO SPRINGS, CO 80907
(719) 358-3318

SITE DEVELOPMENT PLANS FOR:

KROME INDUSTRIAL PARK - LOTS 14&15

COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/21/2026
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21636-09-CV

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21636-09CSCV

DRAWING NO.

CV

SHEET: 1 OF 10

KROME INDUSTRIAL PARK LEGAL DESCRIPTION

PARCEL ONE:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER;THENCE SOUTHERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER, 2,200 FEET;THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,200 FEET;THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 2,200 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER;THENCE EASTERLY ON SAID NORTH LINE 1,200 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT FOR ROADWAY, WATER, SEWER AND UTILITIES LINES AND MAINTENANCE ON, OVER AND UNDER THE WESTERLY1,528 FEET OF THE NORTHERLY 40 FEET OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ON, OVER THE 6TH P.M., AND ON, OVER AND UNDER AN 80 FOOT STRIP, BEING 40 FEET ON EACH SIDE OF THE CENTER LINE WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT BEING CONVEYED HEREIN AND THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 33 TO THE WEST LINE OF SAID SECTION 33; AND ON, OVER AND UNDER THE EASTERLY 40 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., WHICH LIES SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD.

THE ABOVE DESCRIBED EASEMENTS ARE SET FORTH IN THE EASEMENT DEEDS RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 190 AND 192 AND THE EASEMENT DEED RECORDED MAY 3, 1982 IN BOOK 3559 AT PAGE 817.

LOT SPECIFIC LEGAL DESCRIPTION

LOT 14 KROME INDUSTRIAL PARK & LOT 15 KROME INDUSTRIAL PARK.

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08041C0543G (DECEMBER 17, 2018), NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

ADA DESIGN PROFESSIONAL STANDARDS

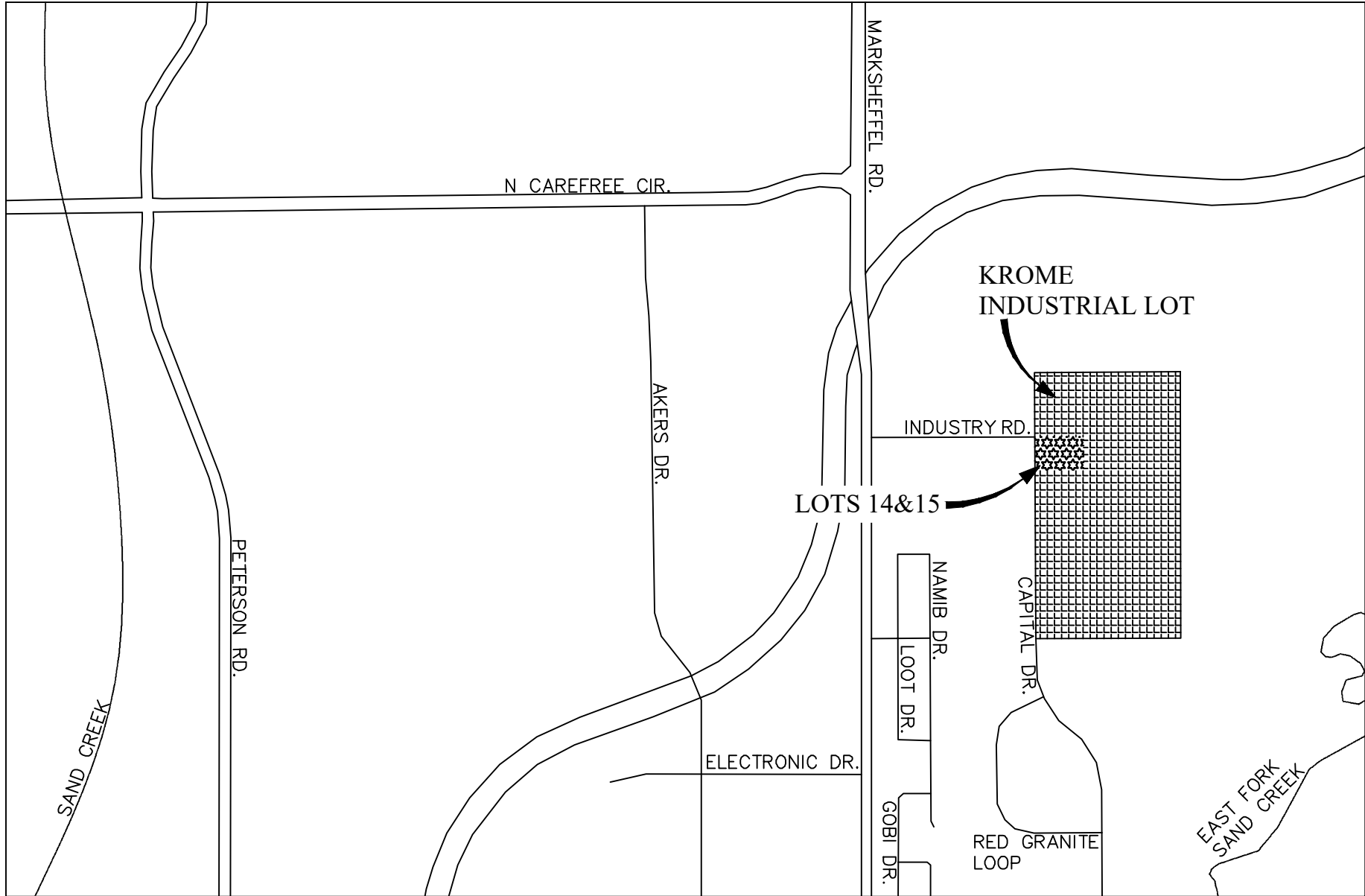
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ENSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAW LIES WITH THE PROPERTY OWNER.

GEOLOGIC HAZARD DISCLOSURE

THIS PROPERTY IS NOT SUBJECT TO ANY IDENTIFIED GEOLOGIC HAZARDS

NOTES:

- SIGNAGE IS NOT APPROVED WITH THIS PLAN, A SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS
- ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG CAPITAL DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- MAINTENANCE WITHIN COMMON AREAS AND ROW FRONTAGE IS THE OWNER'S RESPONSIBILITY, OTHER THAN PUBLICLY/CITY OF COLORADO SPRINGS OWNED PROPERTY
- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "KROME INDUSTRIAL PARK" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.



VICINITY MAP
NTS



SHEET INDEX

1	CV	COVER SHEET
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7	PP2	PHOTOMETRIC PLAN
8	LP1	LANDSCAPE PLAN
9	LP2	LANDSCAPE PLAN
10	LP3	LANDSCAPE PLAN

SITE DATA:

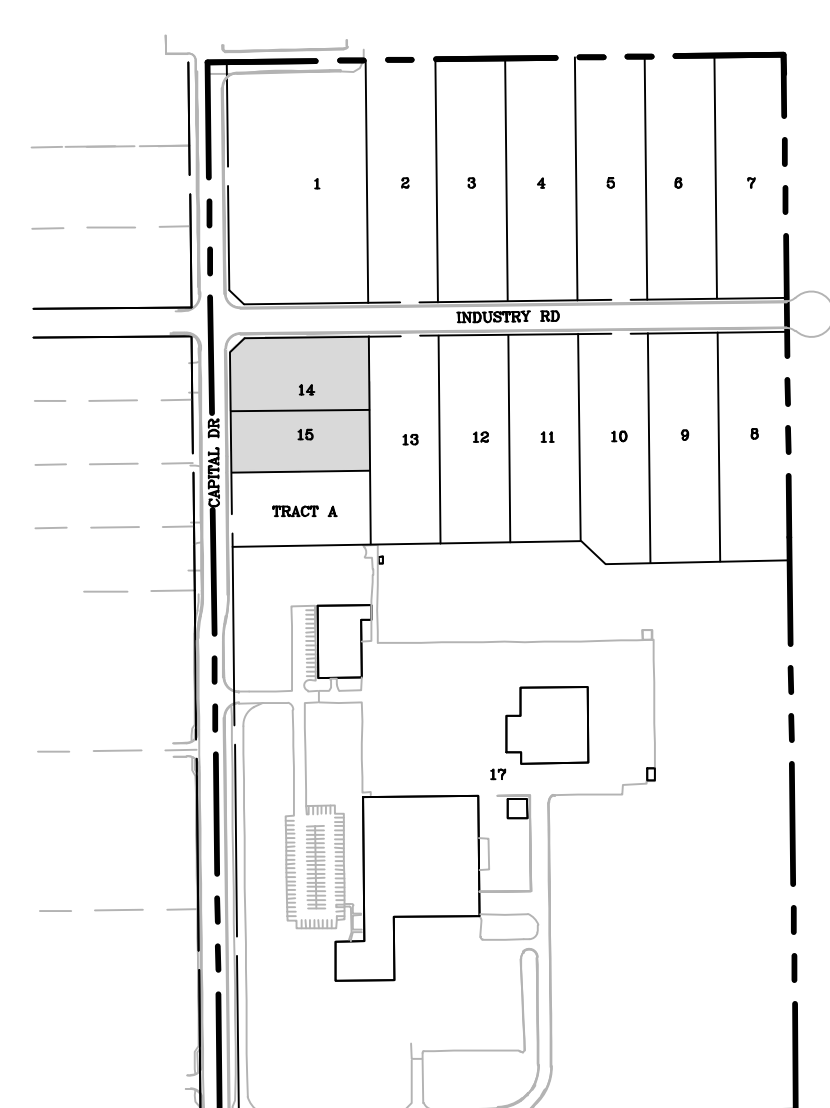
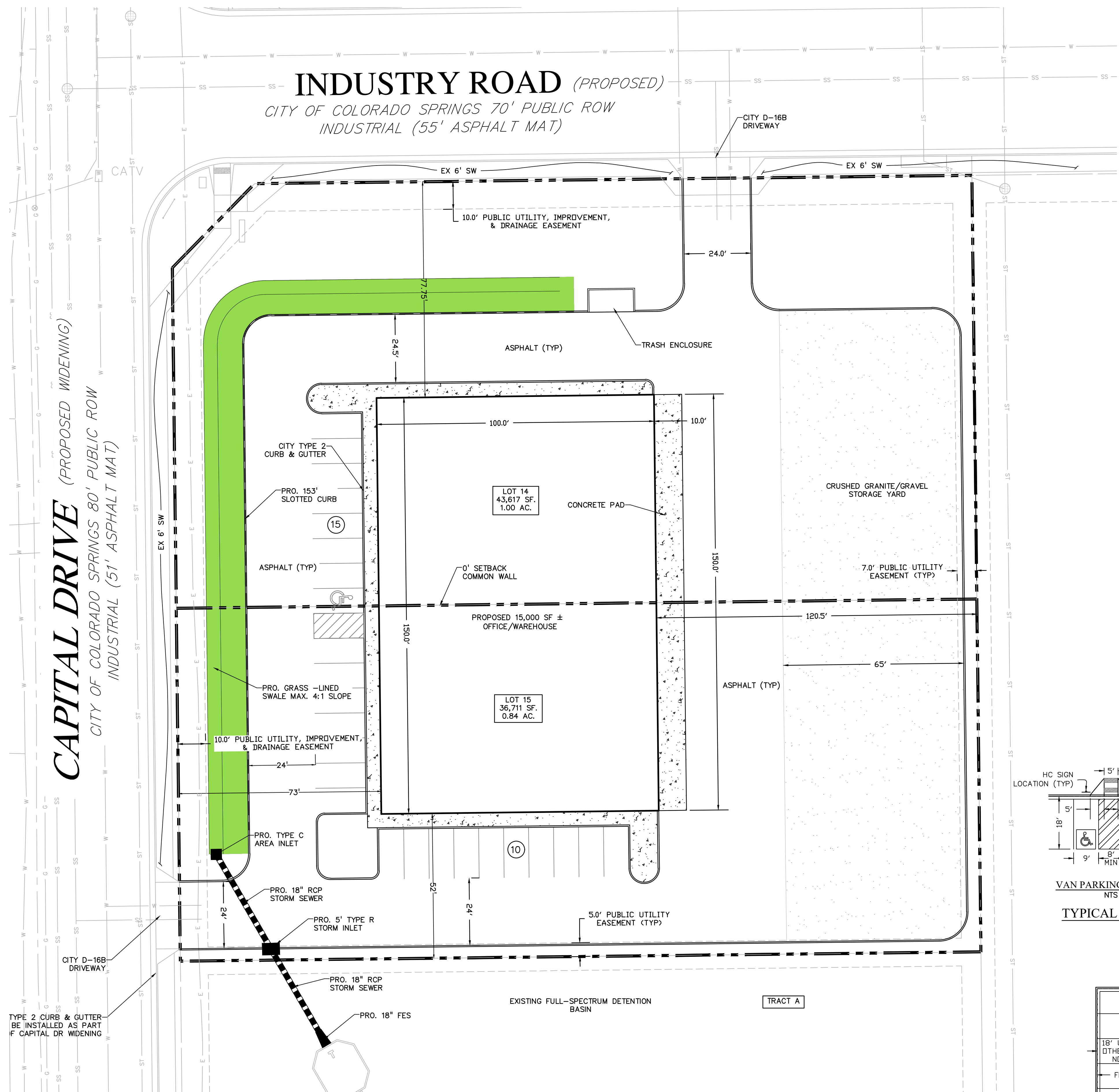
OWNER	PT KROME, LLC 1864 WOODMOOR DRIVE, UNIT 100 MONUMENT, CO 80132
TAX SCHEDULE NUMBER:	5300000190 (BEFORE PLATTING)
DEVELOPMENT PLAN/LOT AREA:	LOT 14: 1.00 AC. LOT 15: 0.84 AC. TOTAL: 1.84 AC.
ZONING: (EXISTING & PROPOSED)	M-1 AO
DRAINAGE BASIN:	SAND CREEK
MIN. LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	N/A
PROPOSED VARIANCES:	NONE
BUILDING SETBACKS:	20' FRONT 20' PROVIDED N/A SIDE 20'/0' AT COMMON LOT LINE PROVIDED N/A REAR 20' PROVIDED
BUILDING HEIGHT:	26' PROPOSED
SITE COVERAGE:	
LOT 14:	1.00 AC +/- LAND AREA COVERAGE: 66.44% (0.67 AC.) OPEN SPACE: 28.13% LANDSCAPING: 5.43% IMPERMEABLE SURFACE: 66.44%
LOT 15:	0.84 AC +/- LAND AREA COVERAGE: 88.64% (0.75 AC.) OPEN SPACE: 4.74% LANDSCAPING: 6.62% IMPERMEABLE SURFACE: 88.64%

PARKING COUNTS FOR LOT 14&15

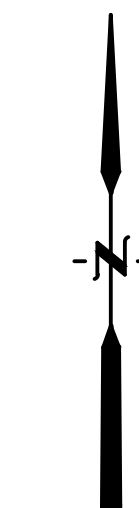
TOTAL REQUIRED	
OFFICE:	1 PER 400 S.F. = 5
WAREHOUSE:	1 PER 1000 S.F. = 13
ADA STALLS:	1 PER 25 = 1
TOTAL PROVIDED	24
STANDARD STALLS	1
ADA STALLS	23
TOTAL	25

CITY OF COLORADO SPRINGS APPROVAL

CITY OF COLORADO SPRINGS FILE NO:

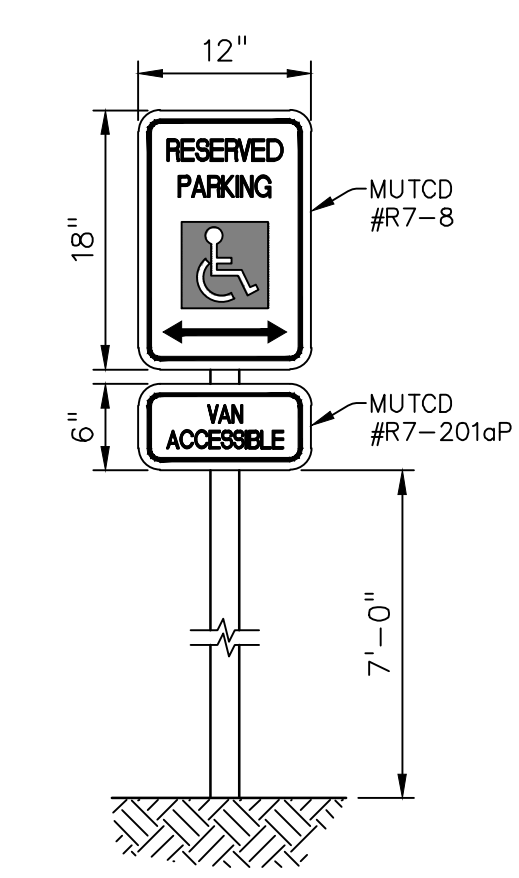


KEY MAP
NTS

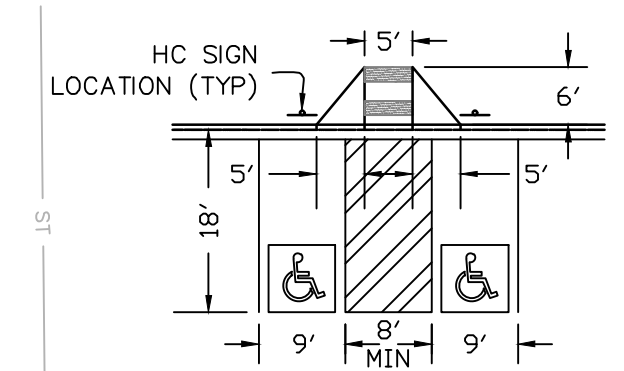


LEGEND

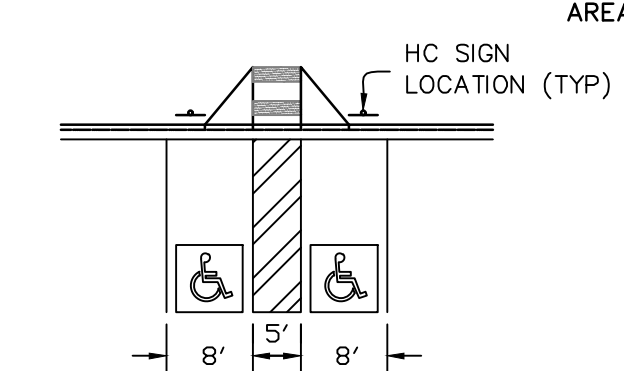
- PROPERTY LINE.....
- ROW.....
- EASEMENT.....
- HANDICAP PARKING.....
- TOTAL PARKING STALLS..... 9
- PLANNED INFILTRATION AREA (PIA).....



HC SIGN DETAIL
NTS

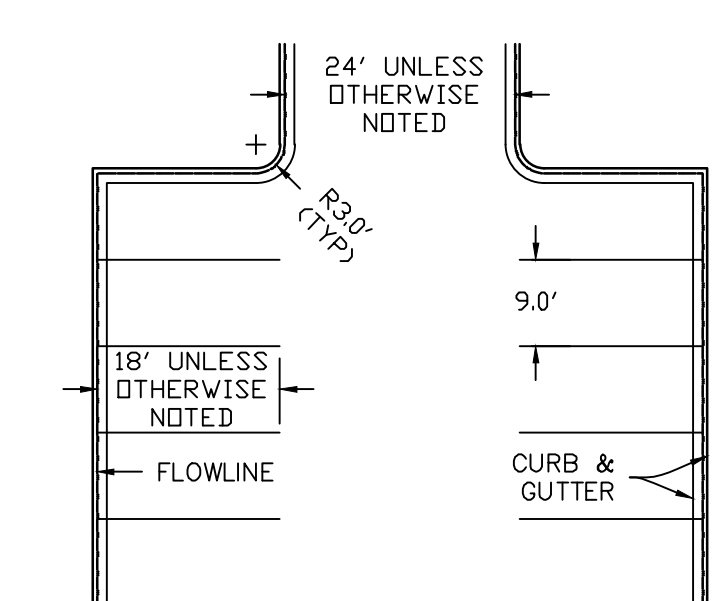


VAN PARKING LAYOUT
NTS

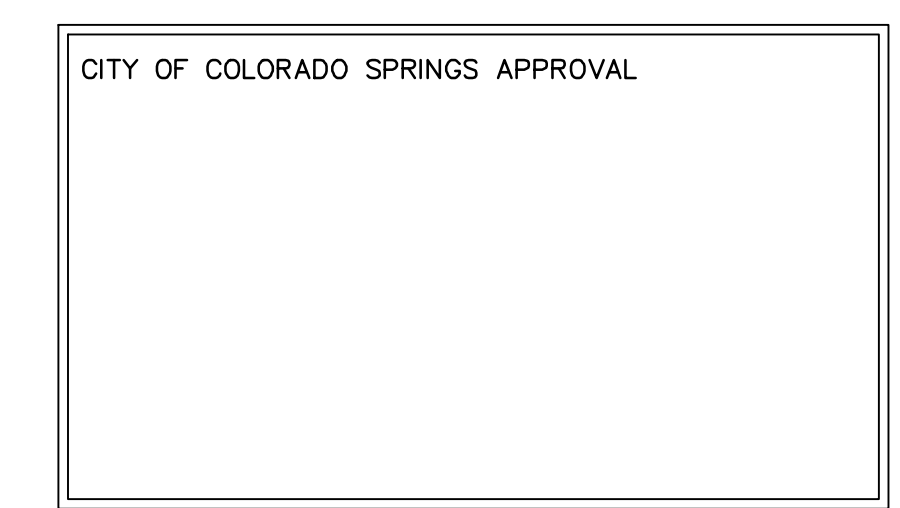


REGULAR PARKING LAYOUT
NTS

TYPICAL HANDICAP PARKING LAYOUT
NTS



TYPICAL PARKING LAYOUT
NTS



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SITE DEVELOPMENT PLANS FOR:

KROME INDUSTRIAL
PARK - LOTS 14&15
COLORADO SPRINGS, COLORADO

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DESIGNED BY:	CGH
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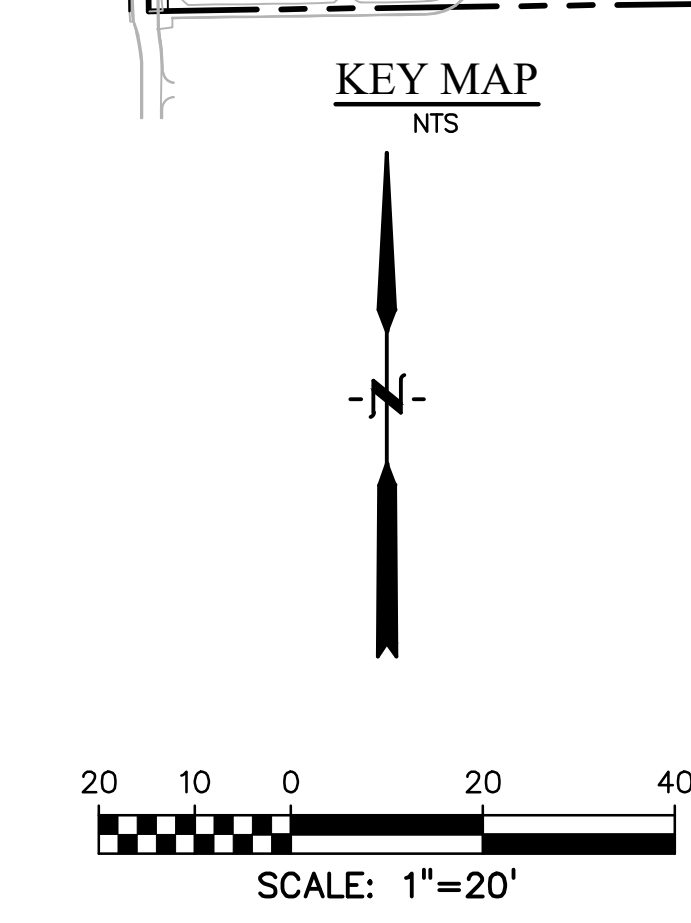
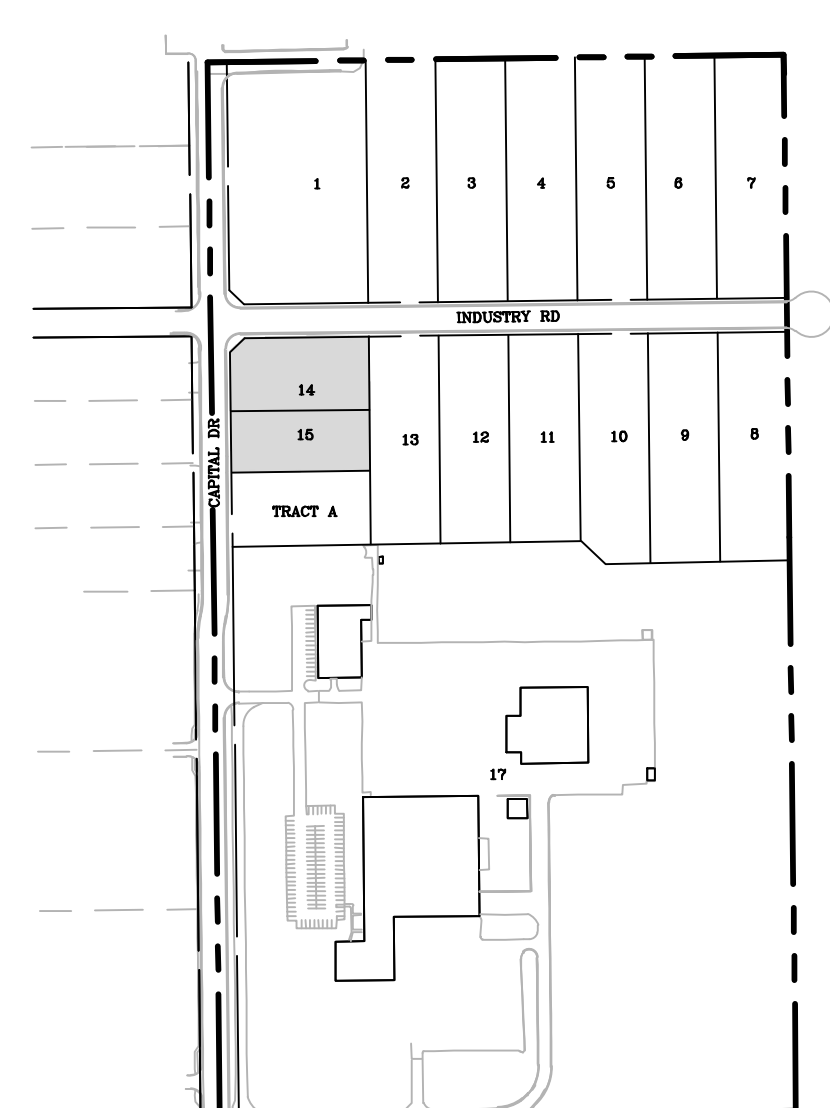
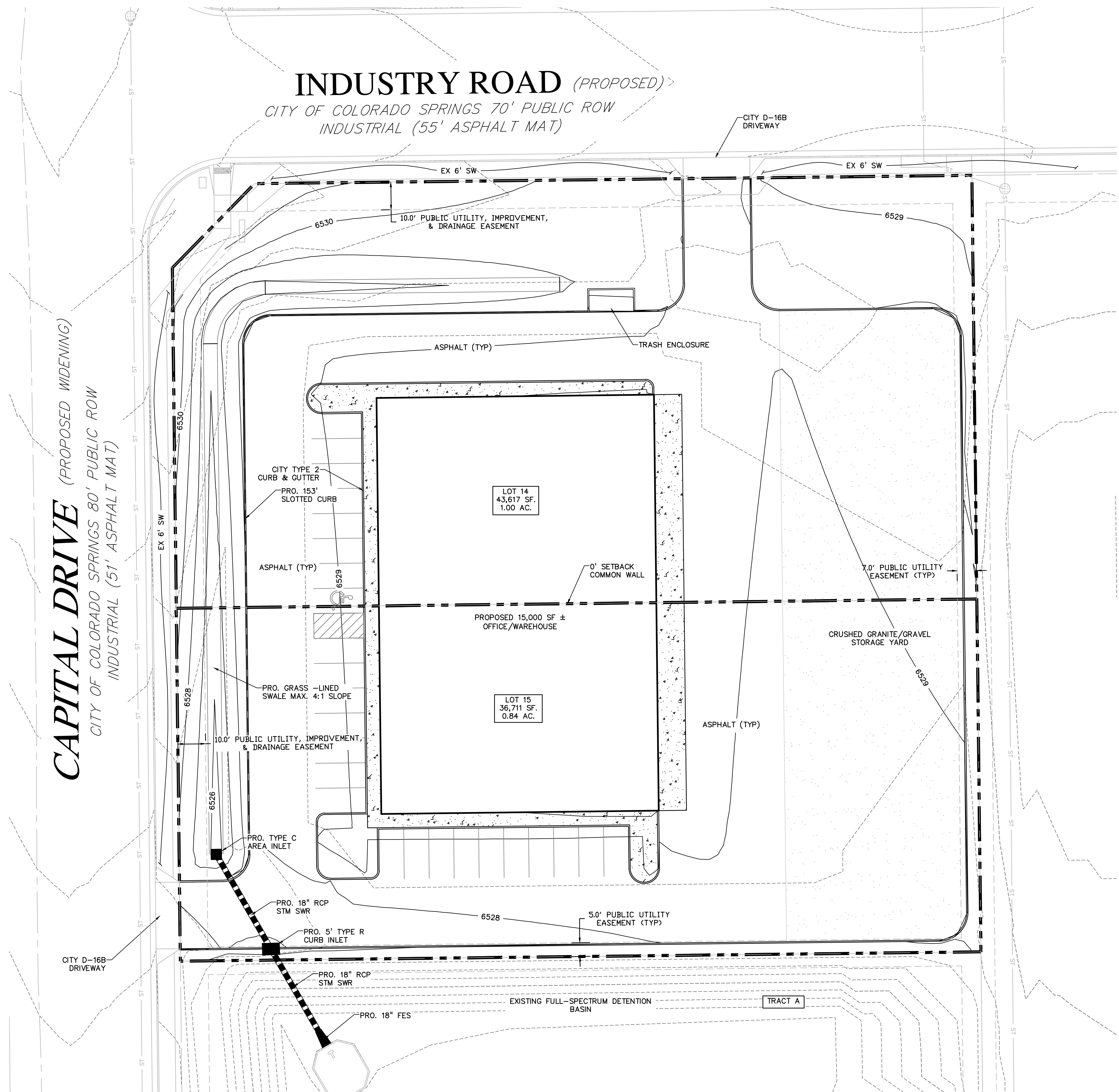
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21636-09CSCV
DRAWING NO.

SP

SHEET: 2 OF 10



LEGEND

PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
EX INTERMEDIATE CONTOUR	6203
EX INDEX CONTOUR	6205
MINOR CONTOUR	6203
MAJOR CONTOUR.....	6205
PRO. STORM SEWER.....	ST
EX. STORM SEWER	ST

- NOTES
- ALL PUBLIC AND PRIVATE STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

CITY OF COLORADO SPRINGS APPROVAL

PREPARED BY:

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Engineers • Surveyors
101 S. HAWTHORNE ST. #100
COLORADO SPRINGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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COLORADO SPRINGS • LAFAYETTE

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PARK - LOTS 14&15

COLORADO SPRINGS, COLORADO

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DESIGNED BY:	CGH
DRAWN BY:	CGH
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FILE NAME:	21636-09-GP1

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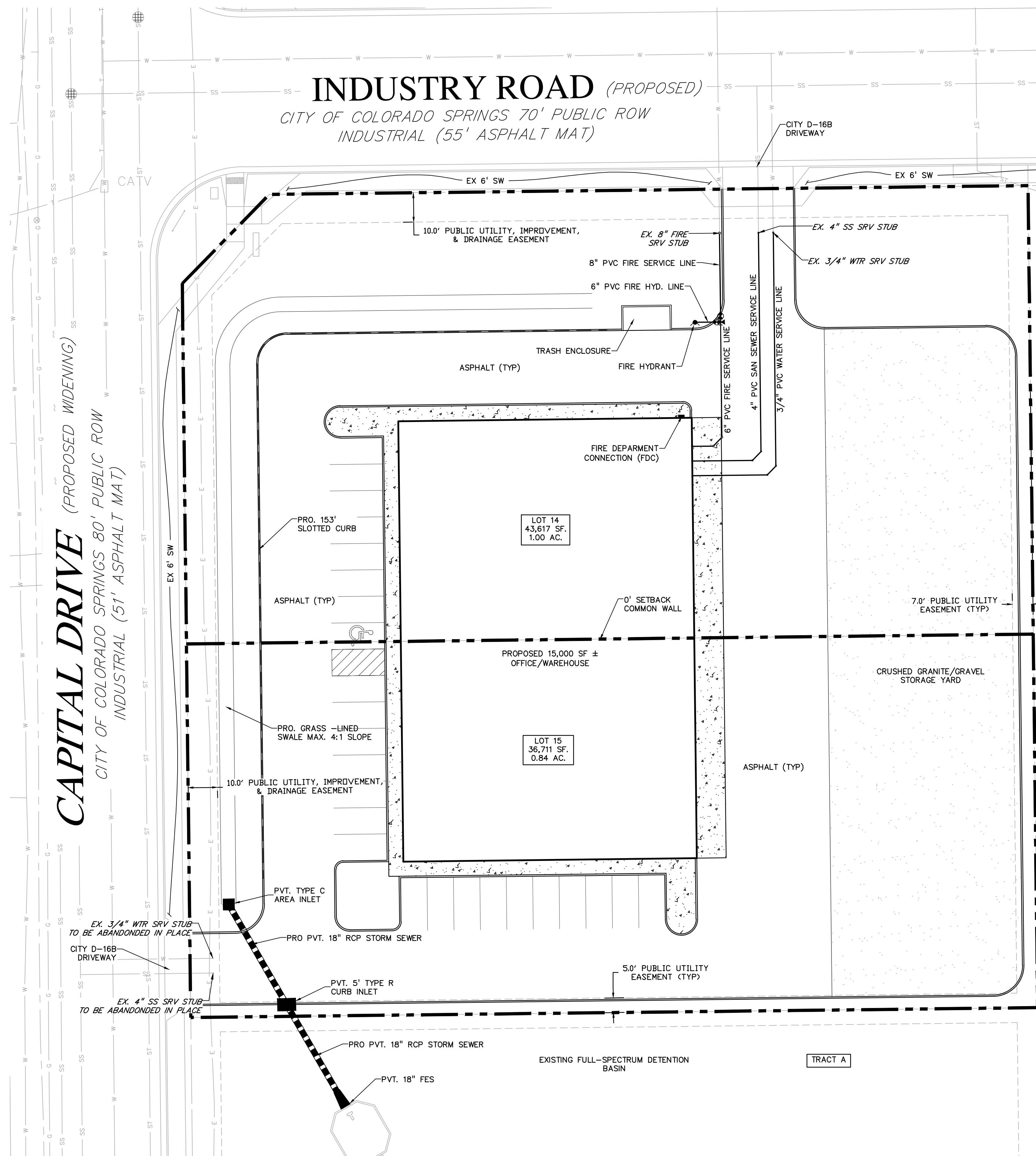
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21636-09CSCV
DRAWING NO.

GR

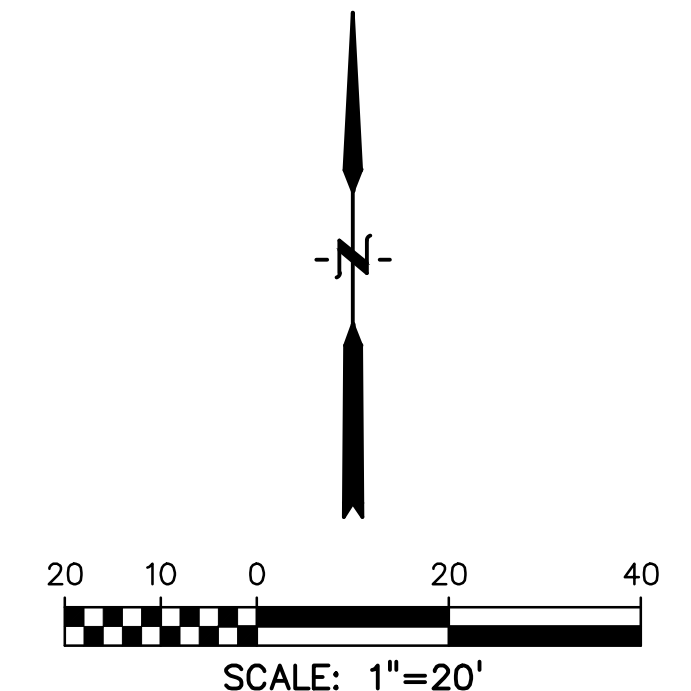
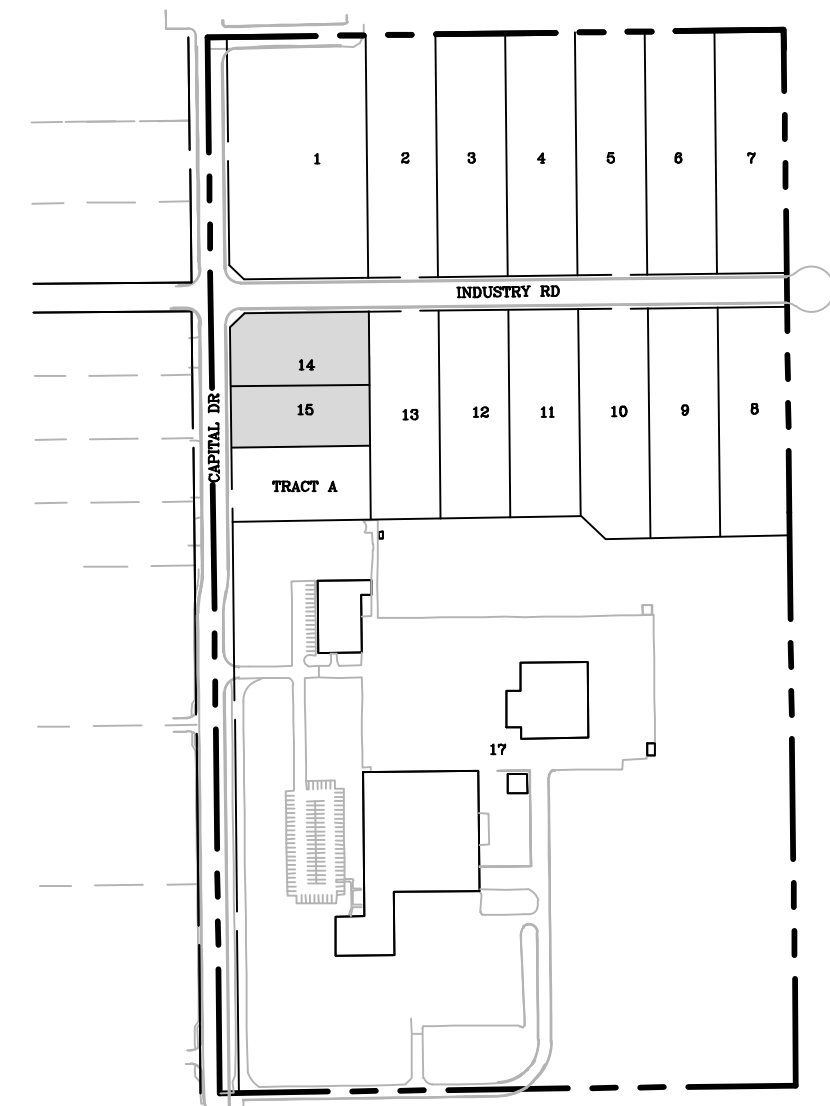
SHEET: 3 OF 10



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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

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



LEGEND

- PROPERTY LINE..... - - - - -
- ROW..... - - - - -
- EASEMENT..... - - - - -
- LOT LINE - - - - -
- EX. STORM SEWER..... [Symbol]
- PRO. WATER SERVICE LINE... [Symbol]
- PRO. SS SERVICE LINE..... [Symbol]
- EX. STORM SEWER..... [Symbol]
- EX. WATER LINE..... [Symbol]
- EX. SANITARY SEWER..... [Symbol]

NOTES

- 10' MIN. CLEARANCE IS REQUIRED BETWEEN WATER AND WASTEWATER PIPES.
- 15' CLEARANCE IS REQUIRED BETWEEN ANY TREE AND UTILITY SERVICE

CITY OF COLORADO SPRINGS APPROVAL

CITY OF COLORADO SPRINGS FILE NO:

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
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SITE DEVELOPMENT PLANS FOR:

**KROME INDUSTRIAL
PARK - LOTS 14&15**

COLORADO SPRINGS, COLORADO

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DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21636-09-UT1

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY
UTILITY PLAN

PROJECT NO. 21636-09CSCV

DRAWING NO.

UT

SHEET: 4 OF 10

KEYNOTES

- 04.71 CULTURED STONE VENEER: CORONADO STONE - OLD COUNTRY LEDGE - HURON
- 04.72 CULTURED STONE VENEER: CORONADO STONE - HONE LEDGE - GRAY QUARTZITE
- 07.41 HORIZONTAL METAL WALL PANEL (MBCI MASTERLINE 16) COLOR: BURNISHED SLATE
- 07.42 VERTICAL METAL WALL PANEL (MBCI SHADOWRIB) COLOR: CHARCOAL GRAY
- 07.43 VERTICAL METAL WALL PANEL (MBCI PBR) COLOR: MEDIUM BRONZE
- 07.73 6" SLOTTED DOWNSPOUT W/ HORIZONTAL STRAPS @ 24" O.C. - COORDINATE DRAINAGE W/ CIVIL
- 07.74 BOX GUTTER PER METAL BUILDING MFR.
- 08.11 DK. BRONZE ALUMINUM FRAMED STOREFRONT SYSTEM
- 08.12 INSULATED OVERHEAD DOOR.
- 08.13 INSULATED H.M. DOOR.
- 08.14 DK. BRONZE STOREFRONT DOOR
- 15.51 GAS METER - RE: MECH
- 16.20 ELECTRICAL SERVICE - RE: ELEC.
- 16.21 EXTERIOR LIGHT - RE: ELEC.



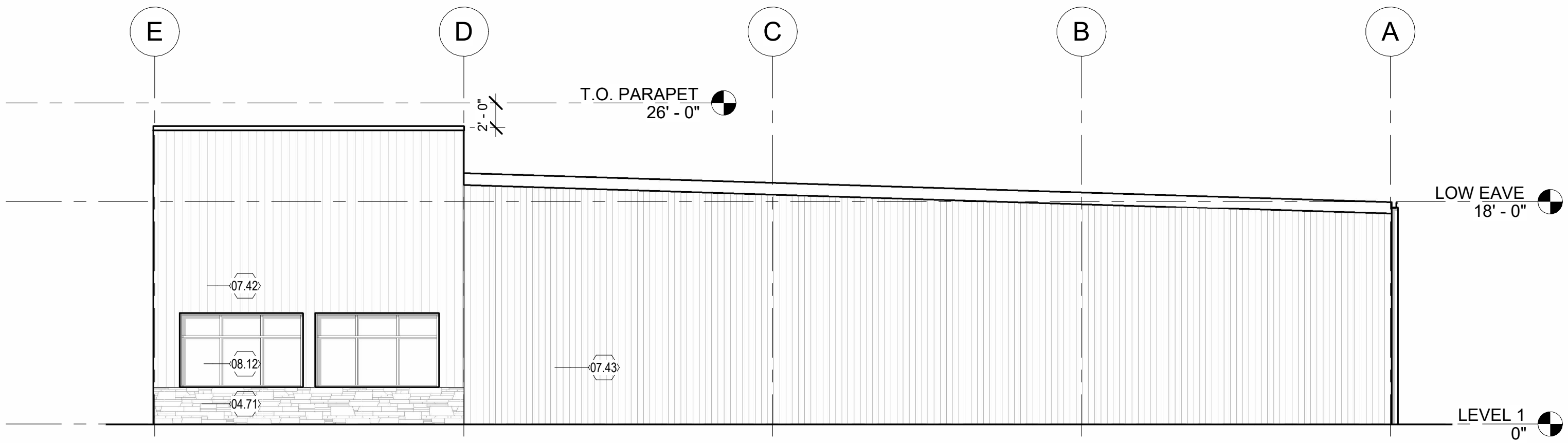
AMANDA@ORSILLODESIGN.COM 719-650-5938

KROME INDUSTRIAL PARK - LOTS 14&15

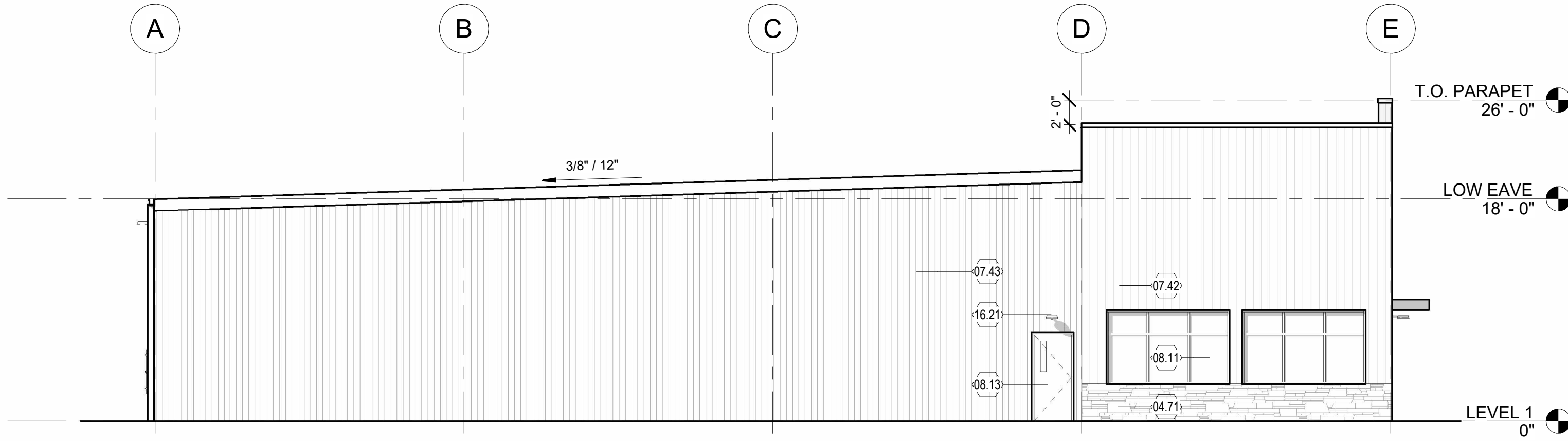
INDUSTRY RD & CAPITAL DR.
CO SPRINGS, CO
PROJECT NO: 26-03
ISSUE DATE: 07-21-26

REV. NO. DATE DESCRIPTION

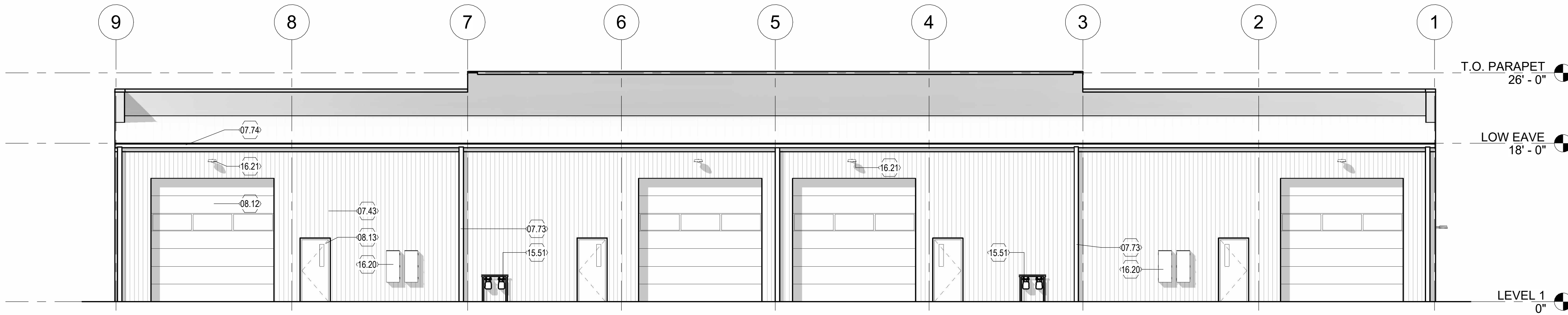
EXTERIOR ELEVATIONS
A2.1
SHEET 5 OF 10



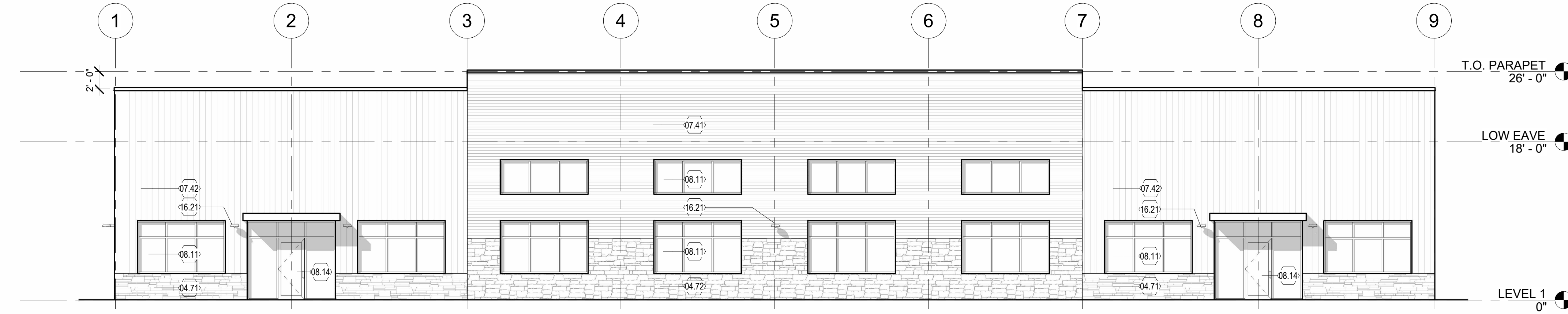
4 SOUTH ELEVATION - SIDE
1/8" = 1'-0"



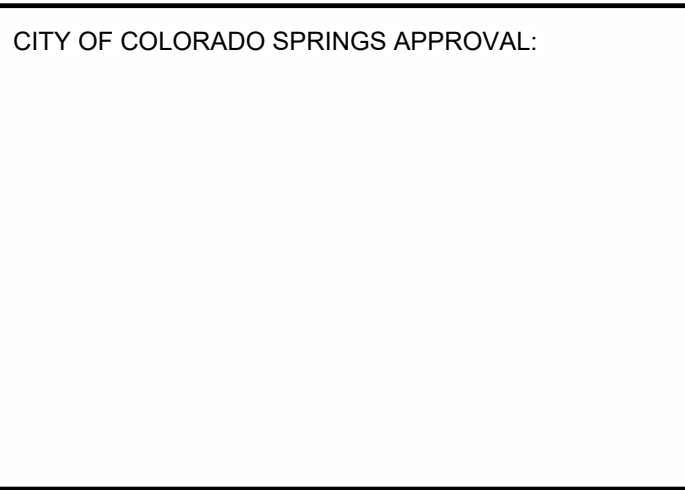
3 NORTH ELEVATION - SIDE
1/8" = 1'-0"



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



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



CITY OF COLORADO SPRINGS FILE NO:

LUMINAIRE SCHEDULE										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1		2	DSX1 LED P5 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control		1	11766	0.92	138.16
	WP1		7	WDGE3 LED P3 40K 70CRI R4	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		1	10360	0.92	71.6952
	WP2		1	WDGE3 LED P4 40K 70CRI R2	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 OPTIC		1	12369	0.92	87.8914

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	11.3 fc	0.0 fc	N/A	N/A

GENERAL NOTES:

PER UDC SECTION 7.4.12, CALCULATIONS ARE PERFORMED AND ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE OR FIXTURE IS CHANGED.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.

THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



51EC INC.
2960 NORTH ACADEMY BLVD, SUITE 101
COLORADO SPRINGS, CO 80917
FIFTYONEEC.COM | 719.445.0020

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KROME INDUSTRIAL PARK
LOTS 14&15
COLORADO SPRINGS, COLORADO

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE

ISSUANCE:
SITE DEVELOPMENT

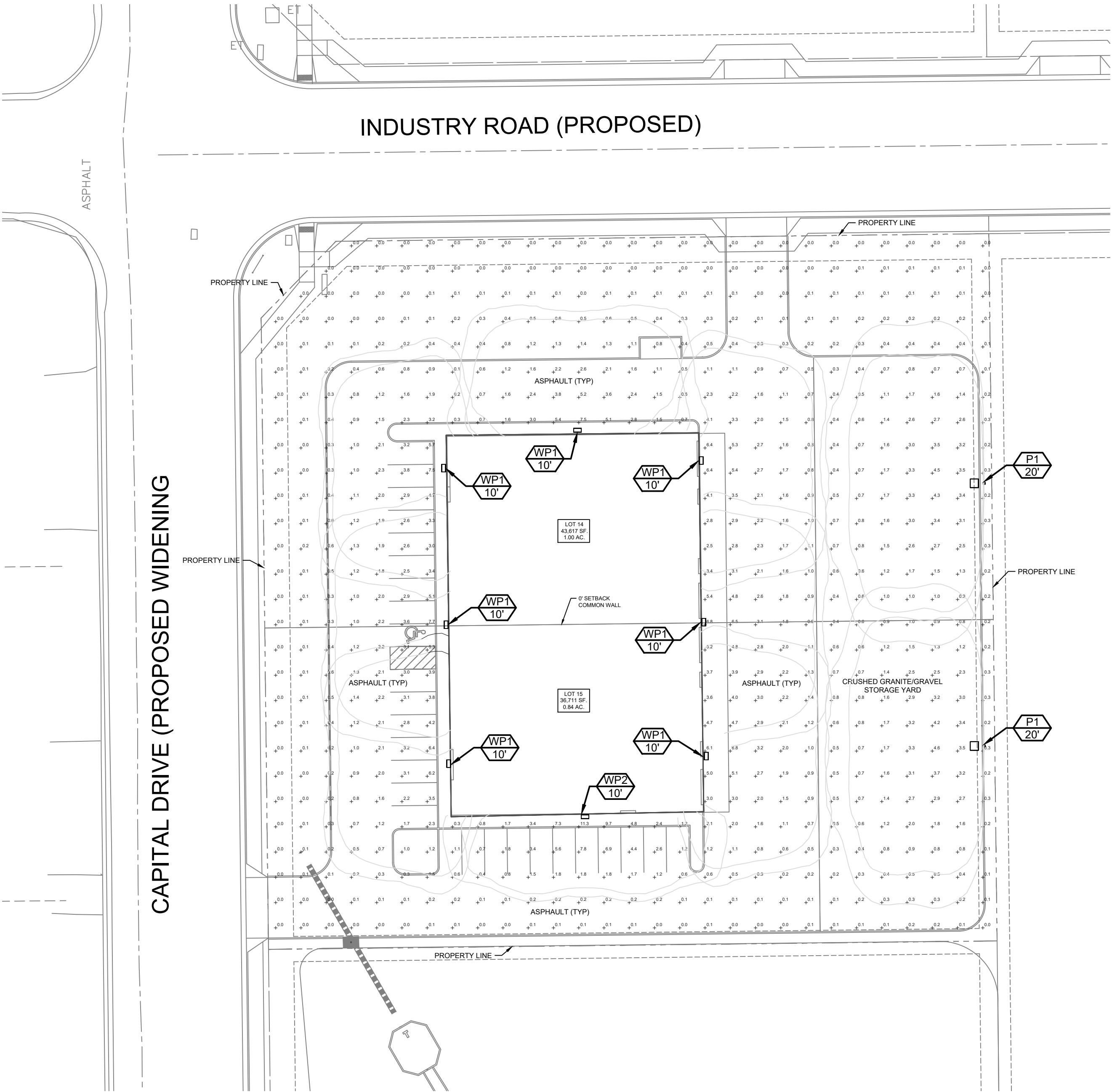
CLIENT:
PT KROME, LLC
1864 WOODMOOR DRIVE, #100
MONUMENT, CO 80132

ARCHITECT:

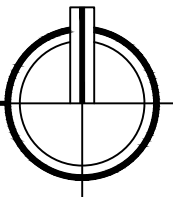
TITLE:
DEVELOPMENT
SITE
PHOTOMETRIC
PLAN

SHEET NO:
E-L-101

SHEET 6 OF 10



SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"



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KROME INDUSTRIAL PARK
LOTS 14&15
COLORADO SPRINGS, COLORADO

ISSUANCE:
SITE DEVELOPMENT

CLIENT:
PT KROME, LLC
1864 WOODMOOR DRIVE, #100
MONUMENT, CO 80132

ARCHITECT:

TITLE:

LIGHT FIXTURE
CUT SHEETS

SHEET NO:

E-601

SHEET 7 OF 10

CITY OF COLORADO SPRINGS APPROVAL

CITY OF COLORADO SPRINGS FILE NO.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures (from 60°F/15.6°C to 90°F/32.2°C).

Ambient	Lumen Multiplier
60°	1.04
70°	1.04
80°	1.03
90°	1.02
100°	1.01
110°	1.00
120°	0.99
130°	0.98
140°	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 100,000 hours of LED testing (based per IESNA LM-79-08) and projected per IESNA TM-21-11).

To calculate LLM, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.95
50,000	0.90
100,000	0.81

FAO Dimming Settings

FAO Position	On/Off	% Lumen Output
1	On	100%
2	On	90%
3	On	80%
4	On	70%
5	On	60%
6	On	50%
7	On	40%
8	On	30%
9	On	20%

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and optics type).

Motion Sensor Default Settings

Option	Unoccupied Standstill Time	High Level Motion Response	Photoelectric Operations	Interval Time	Setup-up Time	Humming Ratio Rate
PR	30%	100%	Enabled at 2°C	7.5 min	3 sec	5 min
NLTAR2 PIRH	30%	100%	Enabled at 2°C	7.5 min	3 sec	5 min

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire, used to dim the entire lighting body.	Allows the luminaire to be manually dimmed, effectively dimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V loads.
DS (not available on DS30)	Dimmer switch independently for 50/50 luminaire operation.	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired dimmer	Requires two separately switched circuits. Consider all light A/B as a more cost effective alternative.
PERS or PERS7	Twist lock photoelectric receptacle	Compatible with standard twist lock photoelectric for dusk to dawn operation, or abstract control modes that provide 0-10V dimming signals.	Twist lock photoelectric such as DLI 500 or advanced control units such as DDM.	Plus 6 & 7 to dimming leads on driver. Plus 6 & 7 are exposed inside luminaire. Cannot be used with other controls options that need the 0-10V loads.
PIR	Motion sensor with integral photocell. Sensor suitable for 10-40° mounting heights.	Luminaires dim when no occupancy is detected.	Acuity Controls DS6	Cannot be used with other controls options that need the 0-10V loads.
NLTAR2 PIRH	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor wake/sleep when wirelessly connected to nLight EdgePro.	nLight AIR DS6	nLight AIR sensors can be programmed and commissioned from the ground using the nLight Pro app. Cannot be used with other controls options that need the 0-10V loads.
BL30 or BL50	Integrated 0-10V dimmer that allows a second control to switch all light engines to either 30% or 50% light output.	BLC device provides input to 0-10V dimming load on all drivers providing either 30% or dimmed (30% or 50%) control by a secondary circuit.	BLC DDM01	BLC device is powered off the 0-10V dimming loads, thus can be used with any input voltage from 120V to 480V.



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