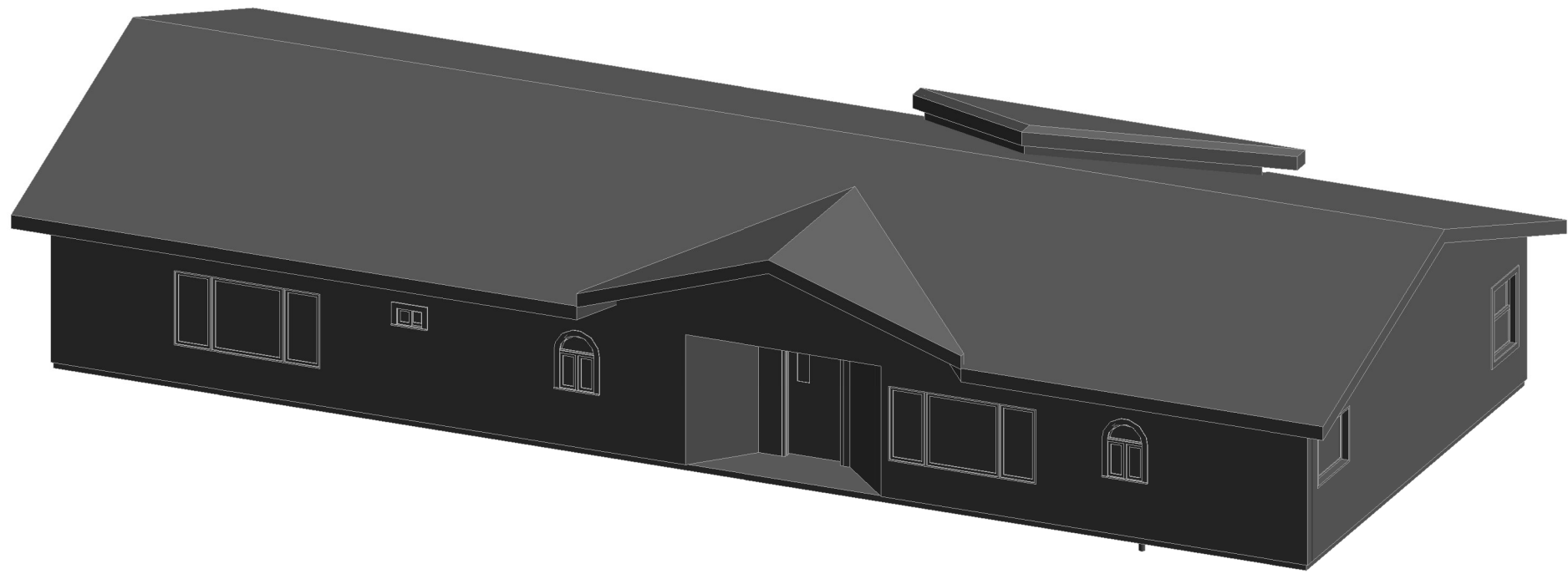


MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD,
YODER, COLORADO 80864



VICINITY MAP



SHEET LIST

SHEET NUMBER	SHEET NAME
DP.04A	DEVELOPMENT PLAN OFFICE
DP.05A	DEVELOPMENT GARAGE PLANS
DP.08A	DEVELOPMENT PLAN OPERATION CENTER
DP.01	DEVELOPMENT PLAN COVER SHEET
DP.02	DEVELOPMENT SITE PLAN
DP.03	ENLARGED DEVELOPMENT SITE PLAN
DP.04	DEVELOPMENT ELEVATIONS OFFICE
DP.05	DEVELOPMENT ELEVATIONS GARAGE
DP.06	DEVELOPMENT ELEVATIONS PEMB
DP.07	DEVELOPMENT ELEVATIONS TELESCOPE
DP.08	DEVELOPMENT ELEVATIONS OPERATION CENTER
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
DP.11	PHOTOMETRIC PLAN
DP.12	PHOTOMETRIC DETAILS

PROJECT TEAM

CLIENT:
CMG CORPORATION, LLC
6615 VINCENT DR
COLORADO SPRINGS, COLORADO 80918
Contact: CHRIS RICHARDSON
chris@cmgcorporation.com
719-492-5076

ARCHITECT:
RMG-Rocky Mountain Group
19375 Beacon Lite Road
Monument, CO 80132
Contact: Keith Moore
KMoore@rmg-engineers.com
719-548-0600

MEP ENGINEER:
McShea Consulting, LLC
4445 Northpark Dr., Ste. 200
Colorado Springs, CO 80907
Contact: Michael McShea
mike@mcsheaconsulting.com
719-358-8208

LANDSCAPE ARCHITECT:
JWLA, LLC
P.O. Box 354
Palmer Lake, CO 80133
Contact: Jon Walsh
jwlandarch@gmail.com
719-640-9428

PROJECT INFORMATION

SITE AREA: 35.5AC (1,545,508 S.F.)
DEVELOPMENT NAME: MULBERRY ROAD DEVELOPMENT
DESCRIPTION: OBSERVATORY FACILITY
TAX SCHEDULE NO: 1300000469
LEGAL DESCRIPTION: TR in SW4 Sec 26-13-61 Desc as Fols, Beg at SW4 Cor Sec 26, Th N00<07'44" E1751.96 ft, N 88<30'20" E 882.18 ft, S 00<06'27" W1751.94 ft, S88<30'21" W 882.84 ft to POB

PROPERTY ADDRESS: 3745 MULBERRY ROAD
YODER, COLORADO 80864

EXISTING ZONING: A-35 (NO CHANGE)

BUILDING SETBACKS:

FRONT 25'-0"
SIDE (INTERIOR LOT LINE) 25'-0"
REAR (NEXT TO RR ZONE) 25'-0"

LANDSCAPE SETBACKS:

FRONT 20'-0"
SIDE (INTERIOR LOT LINE) 10'-0"
REAR (NEXT TO RR ZONE) 10'-0"

EXISTING LAND USE: RESIDENTIAL W/ VARIANCE FOR OBSERVATORY

PROPOSED LAND USE: RESIDENTIAL W/ VARIANCE FOR OBSERVATORY

BUILDING HEIGHT: 45' MAX ALLOWED (MAX 20' PROVIDED)

BUILDING INFO:

GROSS BUILDING AREA	OFFICE (B)	1,858 S.F.
	GARAGE(U)	720 S.F.
	TELESCOPE 1 (U)	640 S.F.
	COM TOWER (U)	200 S.F.
	METAL CONT.(U)	300 S.F.
TOTAL EXISTING BUILDINGS	SHED (U)	36 S.F.
		3,754(E) S.F.
	TELESCOPE 2 (U)	804 S.F.
	TELESCOPE 3 (U)	900 S.F.
	TELESCOPE OP CNTR (U)	1,056 S.F.
TOTAL PROPOSED BUILDINGS	MINI TELESCOPES(U)	432 S.F.
	4 METAL CONT.(U)	640 S.F.
		3,832(P) S.F.

TYPE OF CONSTRUCTION V-B (E&P)

FIRE SPRINKLER NO

AREA SEPERATION WALLS NONE

LOT DATA & COVERAGE:

LOT COVERAGE: .5%

IMPERVIOUS AREA:
BUILDINGS 7,586 S.F.
PAVED (GRAVEL) 33,446 S.F.
SIDEWALKS 2,827 S.F.
TOTAL 43,859 S.F. (2.8% LOT)

PERVIOUS AREA:

LANDSCAPING 4,905 S.F.

(E) PARKING DATA:

OFFICE	1/400	(1,858 S.F.) =	5 PS REQUIRED
OPERATION CENTER	1/400	(1,056 S.F.) =	3 PS REQUIRED
TOTAL			8 PS REQUIRED
			5 PS EXISTING
			11 ADDITIONAL PS
			16 TOTAL PS
			(INCL 1 HC)

PARKING PROVIDED:

SIGNAGE:

A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. SPRING/SUMMER 2022

GENERAL NOTES

FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY 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.

PCD File # PPR-22-014

MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD YODER, COLORADO 80864

CMG CORPORATION

DEVELOPMENT PLAN COVER SHEET

DEVELOPMENT SET

SHEET NAME

ARCHING: KEM
DRAWN: JDZ
CHECKED: km

DATE
04.21.22

REVISION DATE

JOB NO: 186303

SHEET NO:

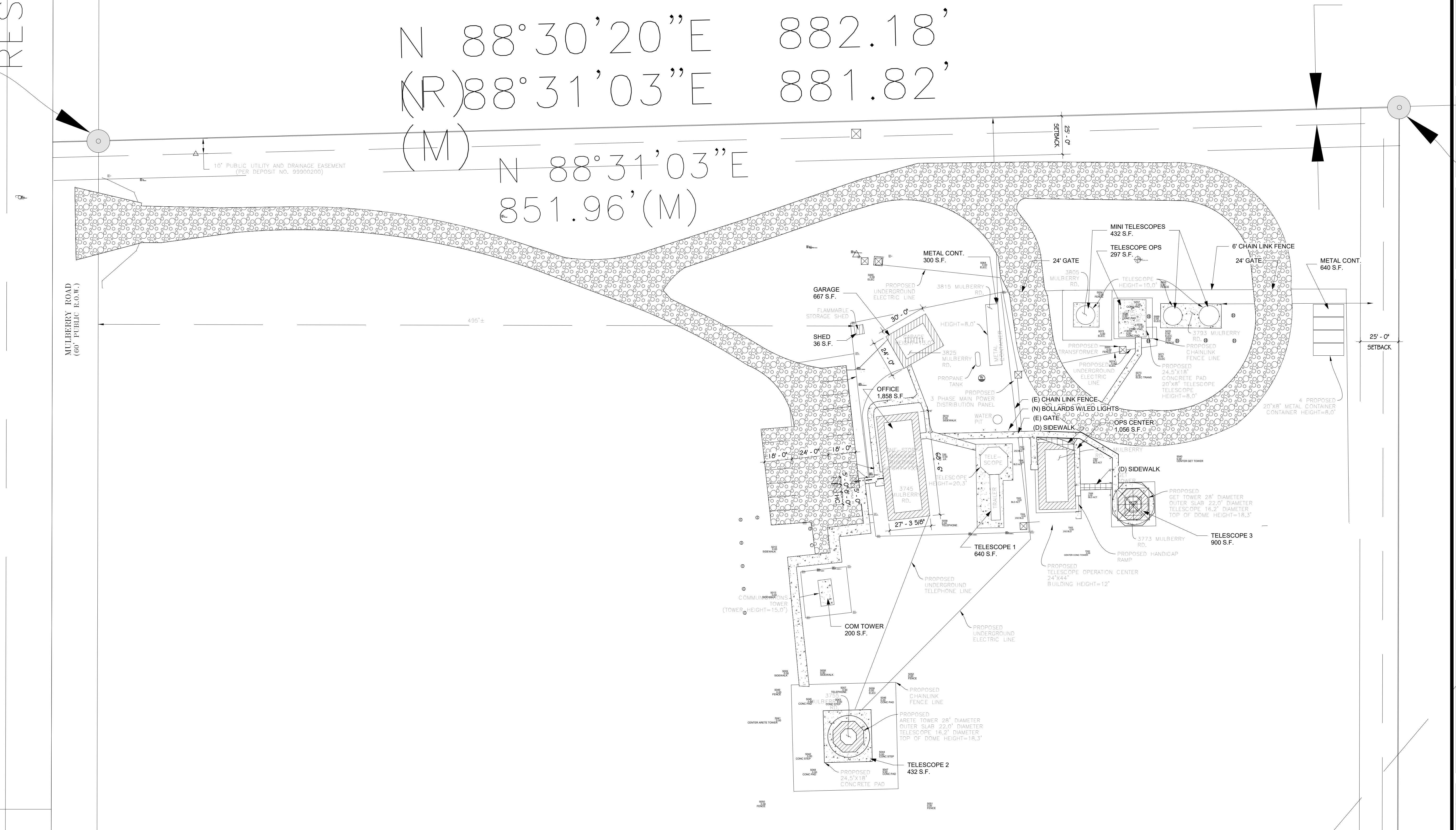
DP.01

RMG
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719-548-0600
WWW.ENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

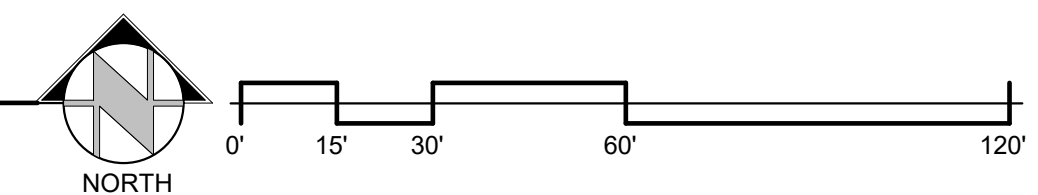
PRELIMINARY NOT FOR CONSTRUCTION

RESILIENT

N 88°30'20"E 882.18'
(R) 88°31'03"E 881.82'
(M) N 88°31'03"E 851.96'(M)



1 ENLARGED DEVELOPMENT SITE PLAN
DP.03 SCALE: 1" = 30'-0"



PCD File # PPR-22-014

RMG

Architectural
Structural
Geotechnical

Materials Testing
Forensic
Civil Planning

Engineers / Architects

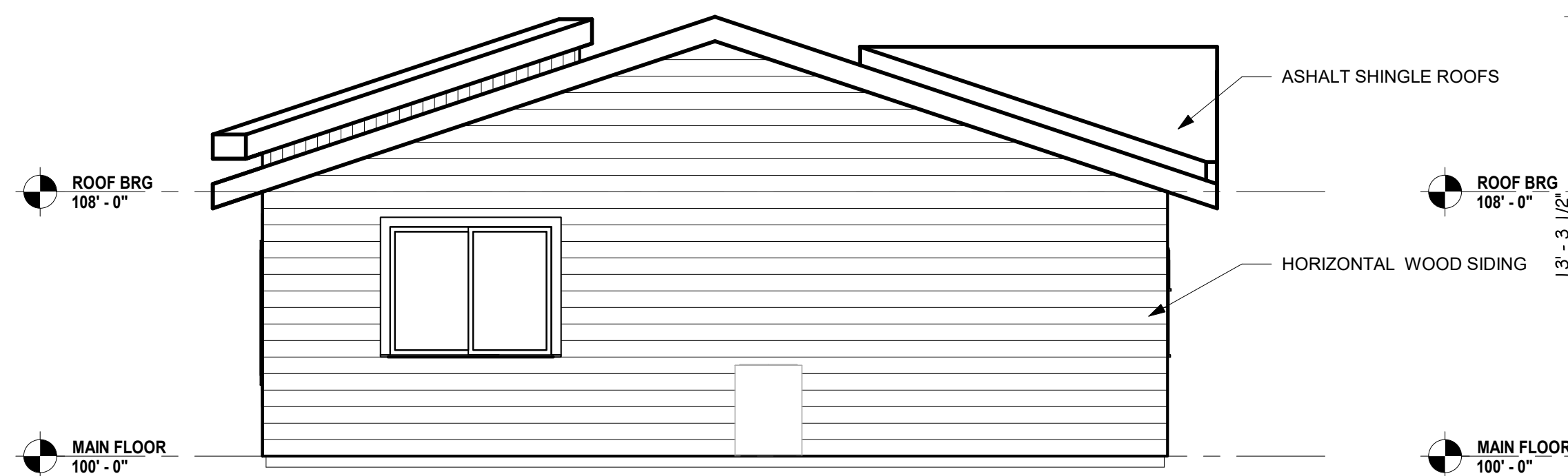
SOUTHERN COLORADO
19375 BEACON LITE RD., MONUMENT, CO 80132
(719) 488-2145 ~ WWW.RMG-ENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO. NORTHERN COLORADO

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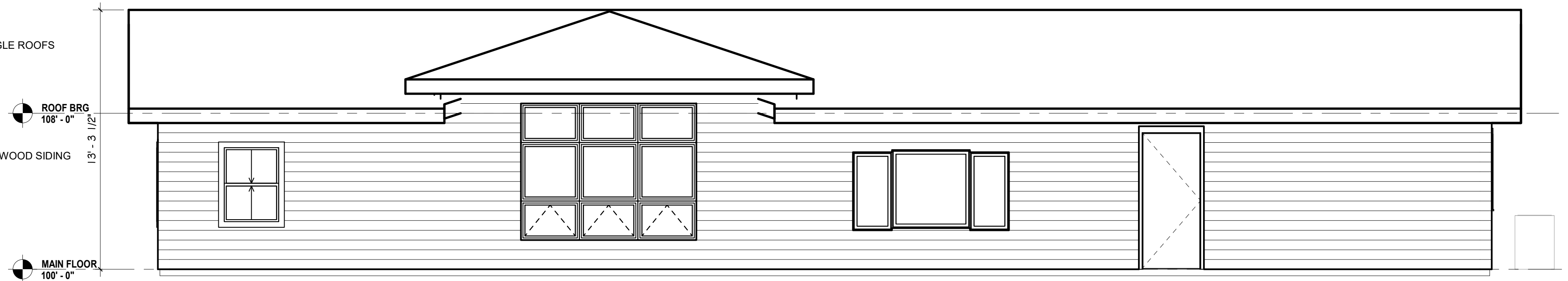
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ENLARGED DEVELOPMENT SITE PLAN

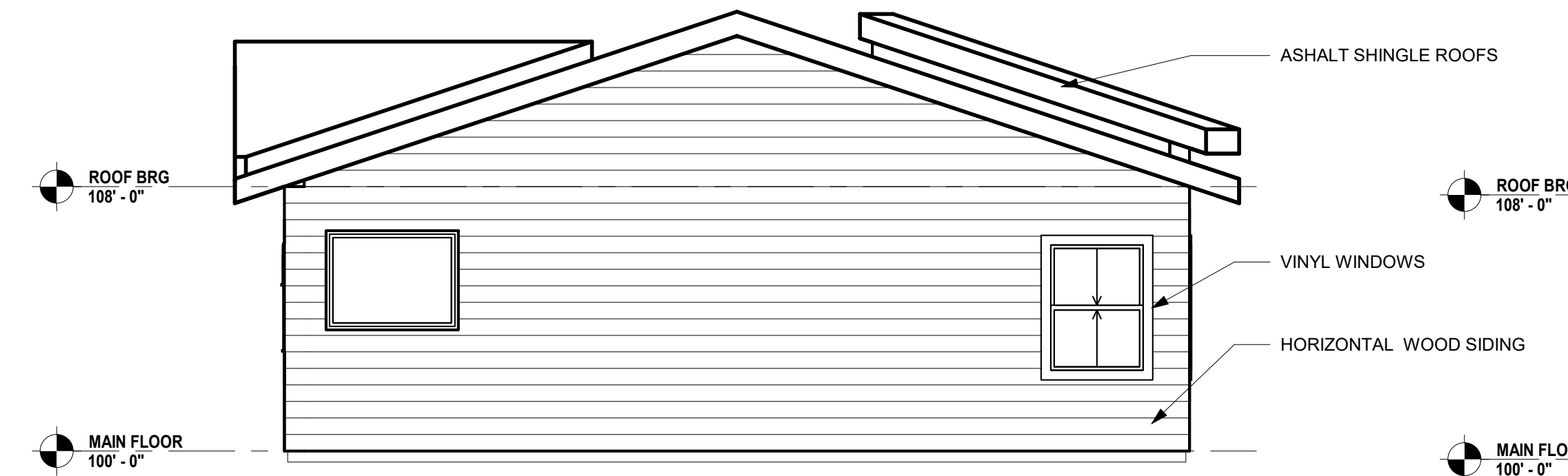
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DRAWN:	JDZ
CHECKED:	km
DATE	
04.21.22	
REVISION	DATE
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186303	
EET NO.	
DP.03	



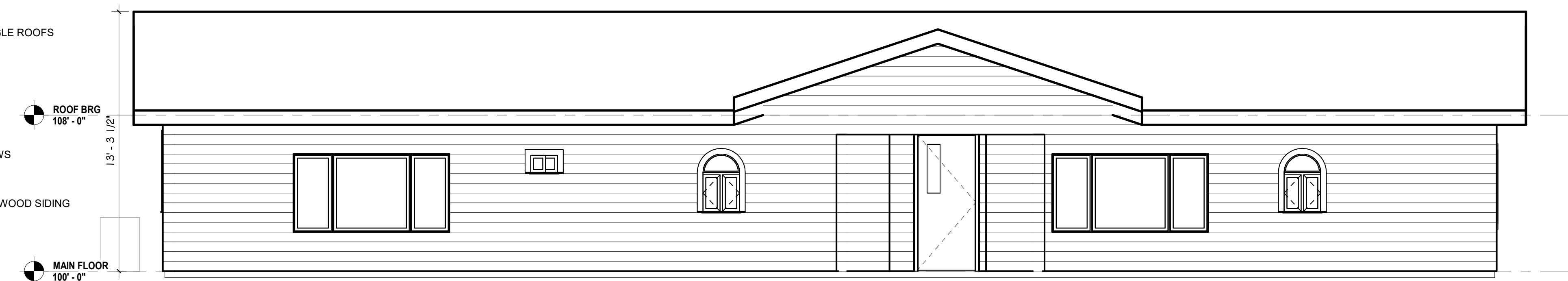
1 NORTH DEVELOPMENT OFFICE ELEVATION
DP.04 SCALE: 1/4" = 1'-0"



2 EAST DEVELOPMENT OFFICE ELEVATION
DP.04 SCALE: 1/4" = 1'-0"



3 SOUTH DEVELOPMENT OFFICE ELEVATION
DP.04 SCALE: 1/4" = 1'-0"



4 WEST DEVELOPMENT OFFICE ELEVATION
DP.04 SCALE: 1/4" = 1'-0"

Architectural

Structural

Geotechnical

RMG

Engineers / Architects

Multidisciplinary
Engineering
Architecture
Civil/Planning

SOUTHERN COLORADO CO 80132

19715 BULL CREEK ROAD

171 91489-2145 - WWW.ENGINEERS.COM

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MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD YODER, COLORADO 80864

CMG CORPORATION

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SHEET NAME

DEVELOPMENT ELEVATIONS
OFFICE

PROJECT STATUS

DEVELOPMENT SET

ARCH/ENG: KEM

DRAWN: JDZ

CHECKED: km

DATE

04.21.22

#

REVISION

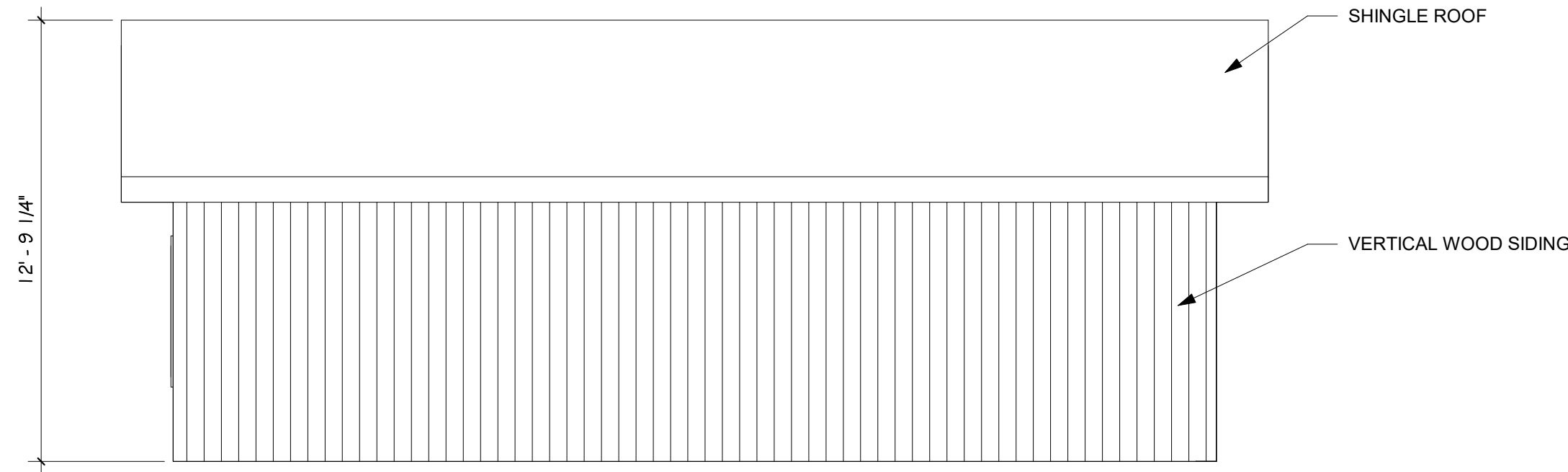
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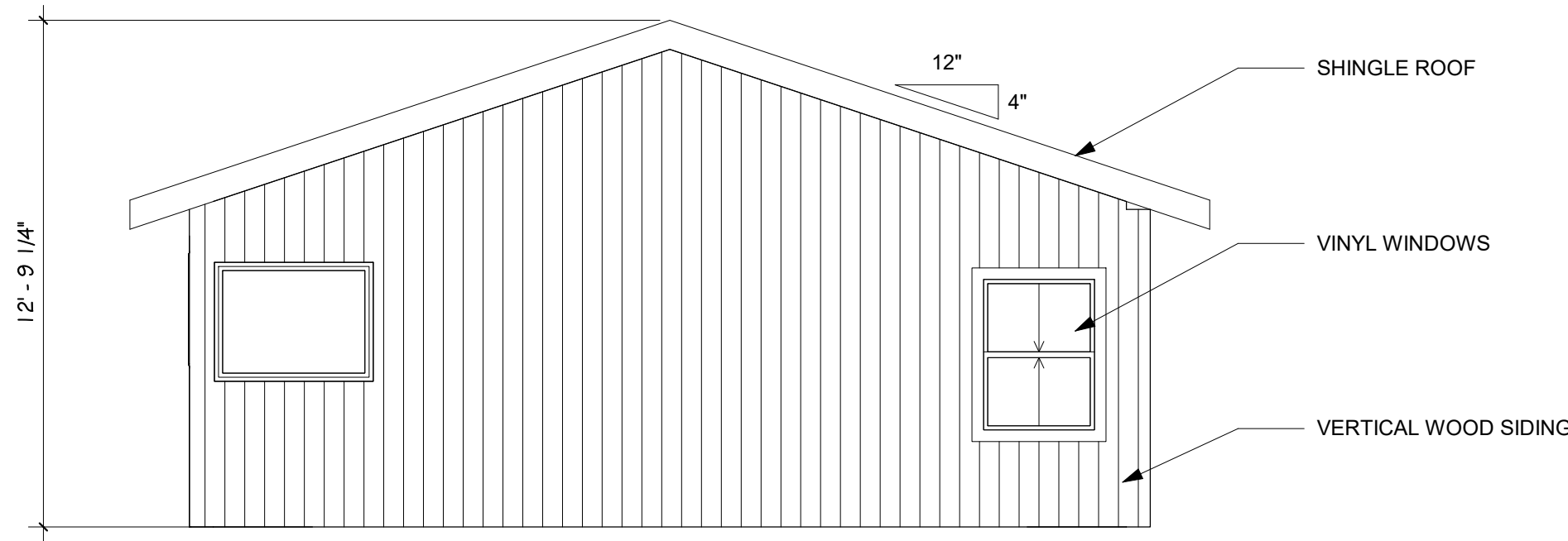
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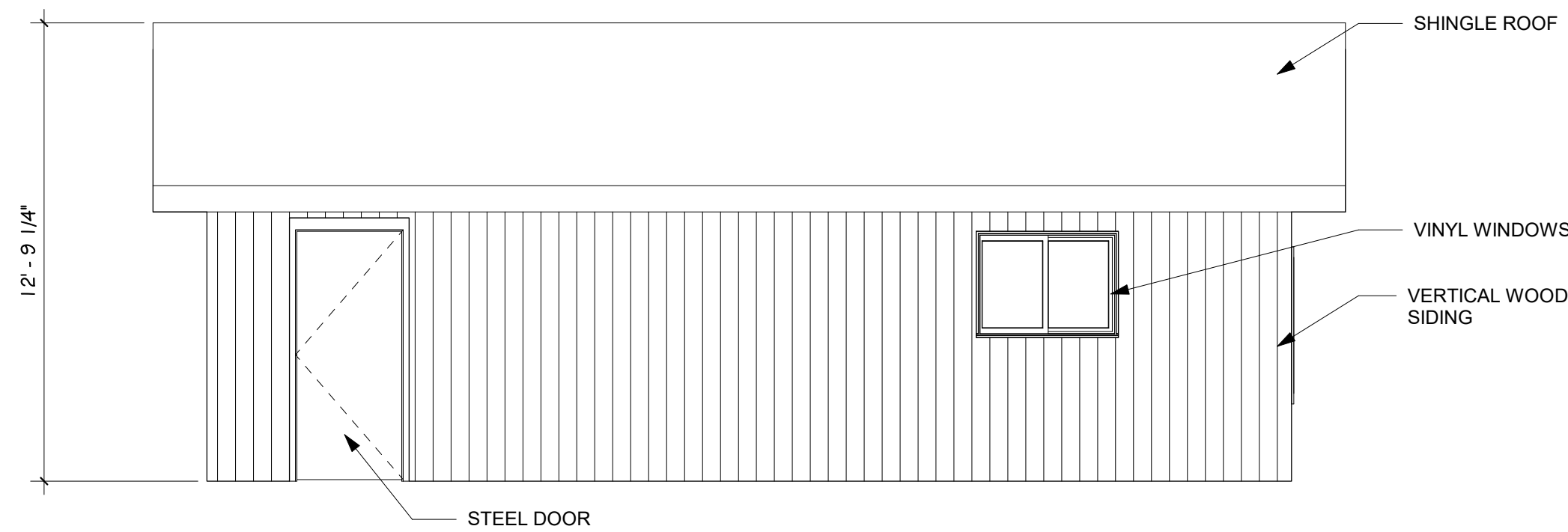
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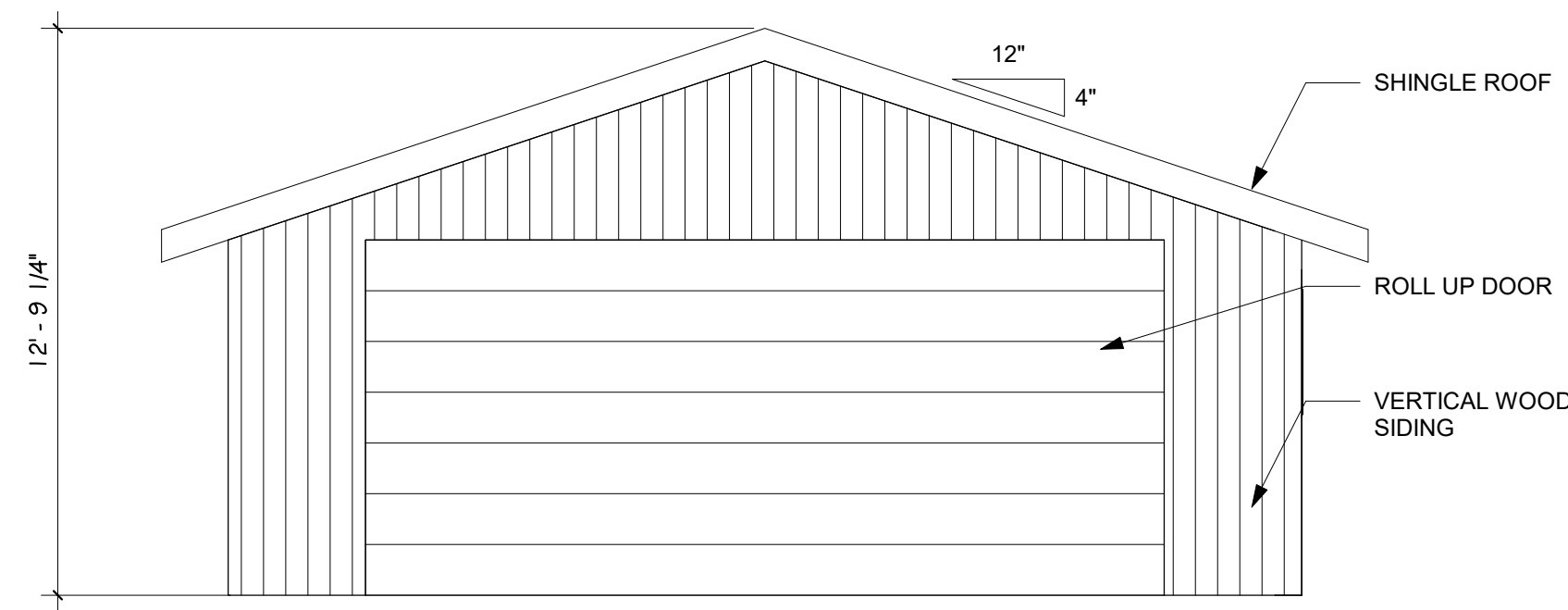
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DP.05 SCALE: 1/4" = 1'-0"



2 EAST DEVELOPMENT GARAGE ELEVATION
DP.05 SCALE: 1/4" = 1'-0"



3 SOUTH DEVELOPMENT GARAGE ELEVATION
DP.05 SCALE: 1/4" = 1'-0"



4 WEST DEVELOPMENT GARAGE ELEVATION
DP.05 SCALE: 1/4" = 1'-0"

Architectural
Structural
Geotechnical

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Engineering
Civil/Planning

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MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD YODER, COLORADO 80864

CMG CORPORATION

DEVELOPMENT ELEVATIONS
GARAGE

DEVELOPMENT SET

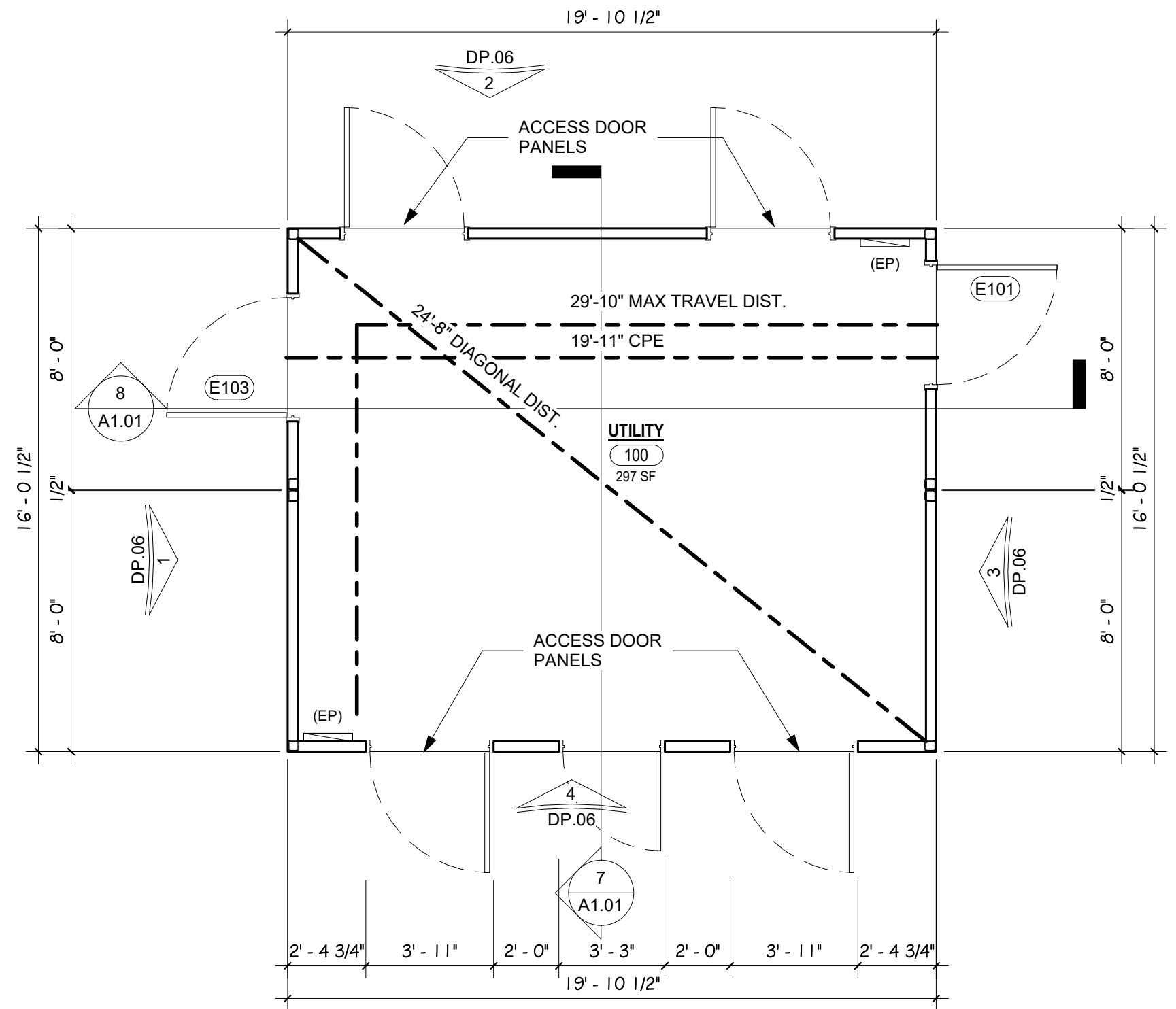
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DRAWN: JDZ
CHECKED: km

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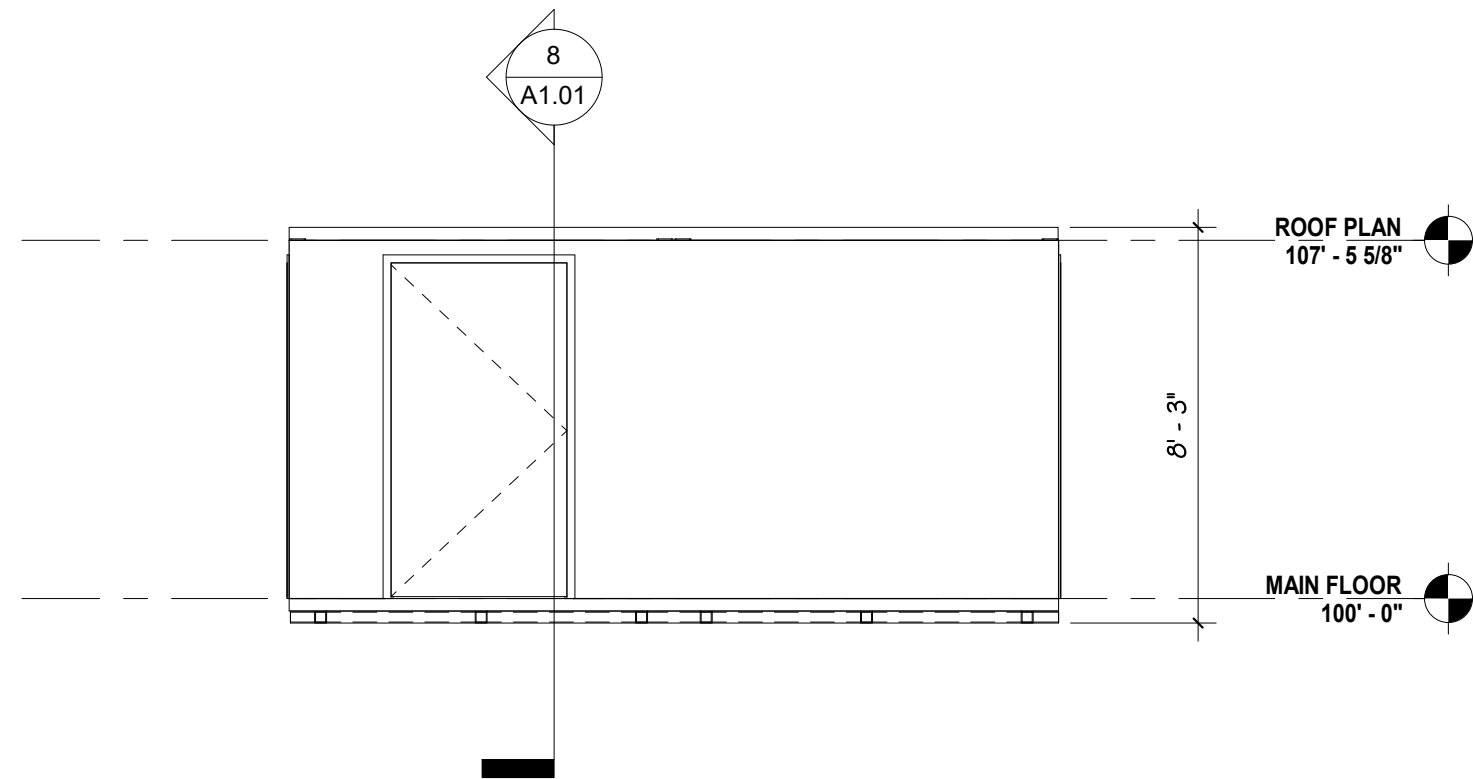
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JOB NO.
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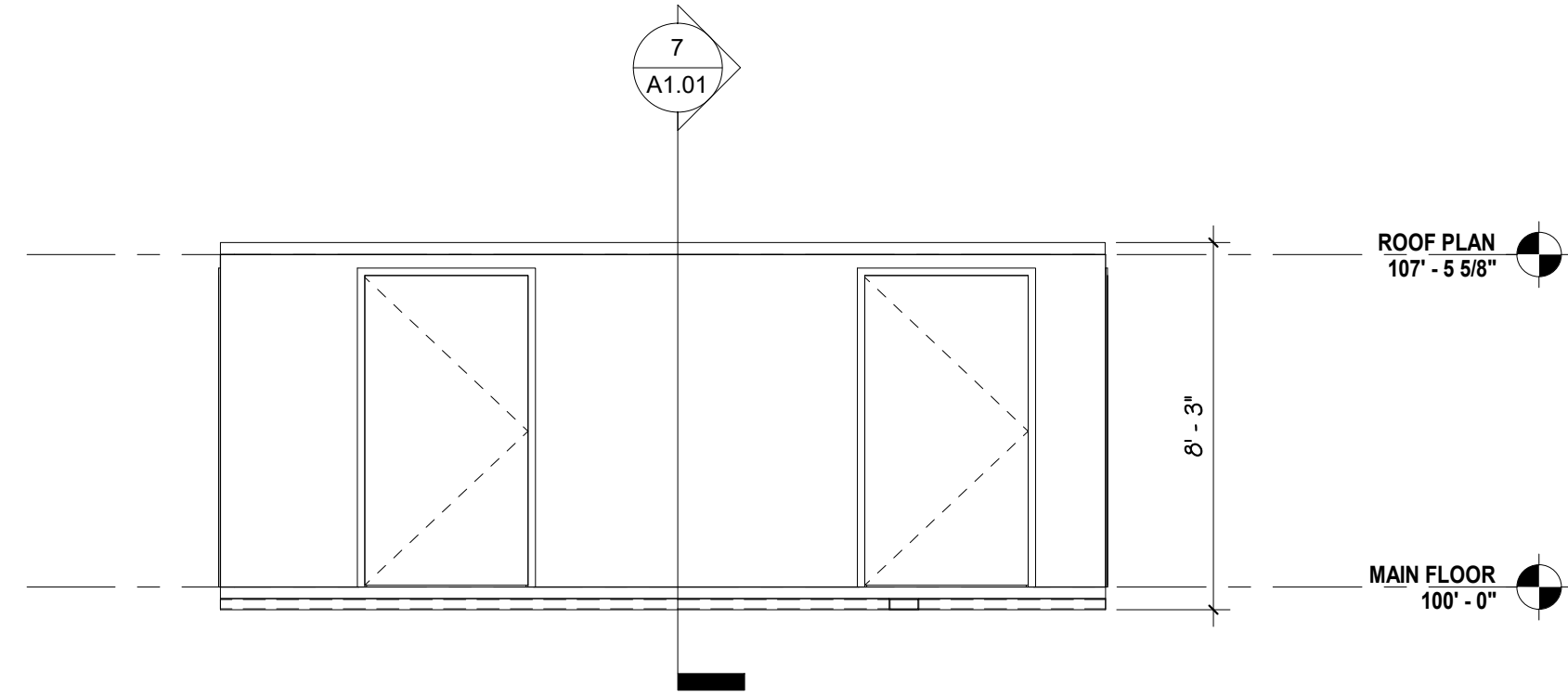
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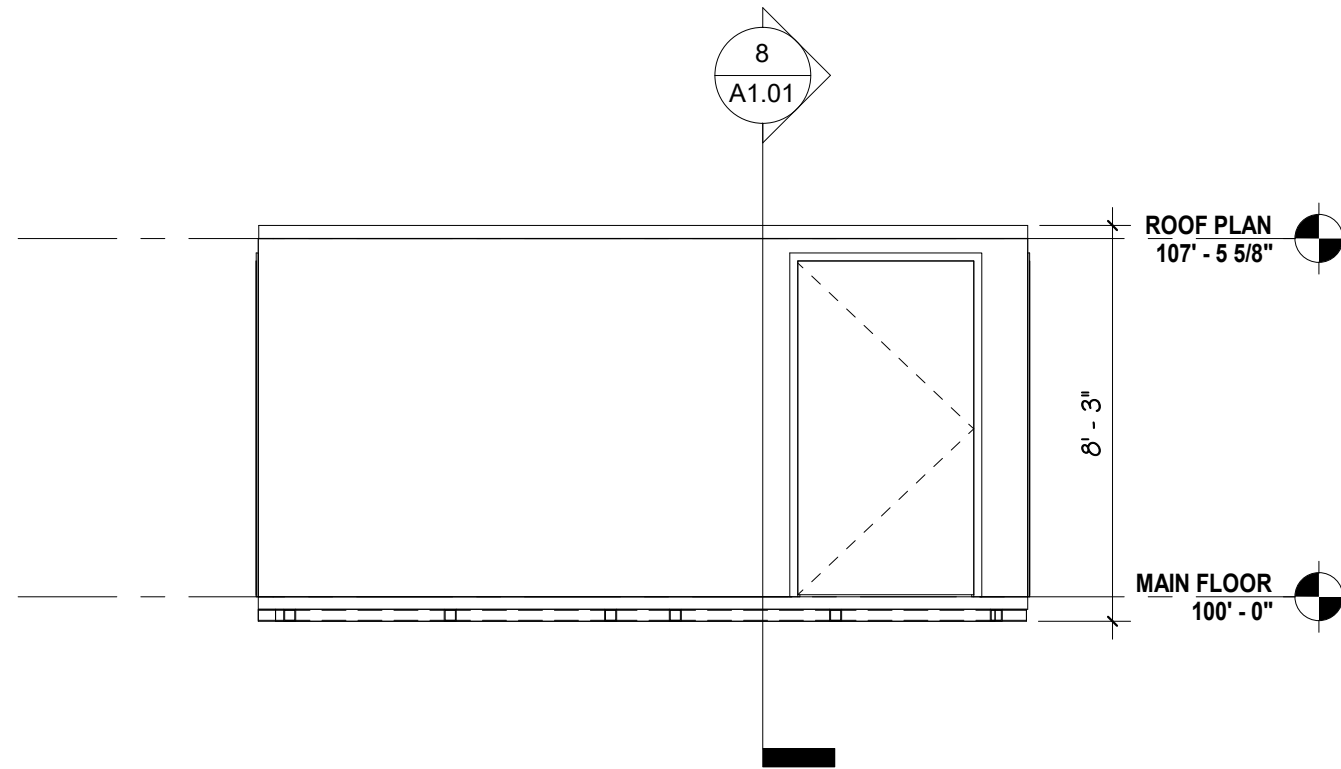
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DP.06 SCALE: 1/4" = 1'-0"



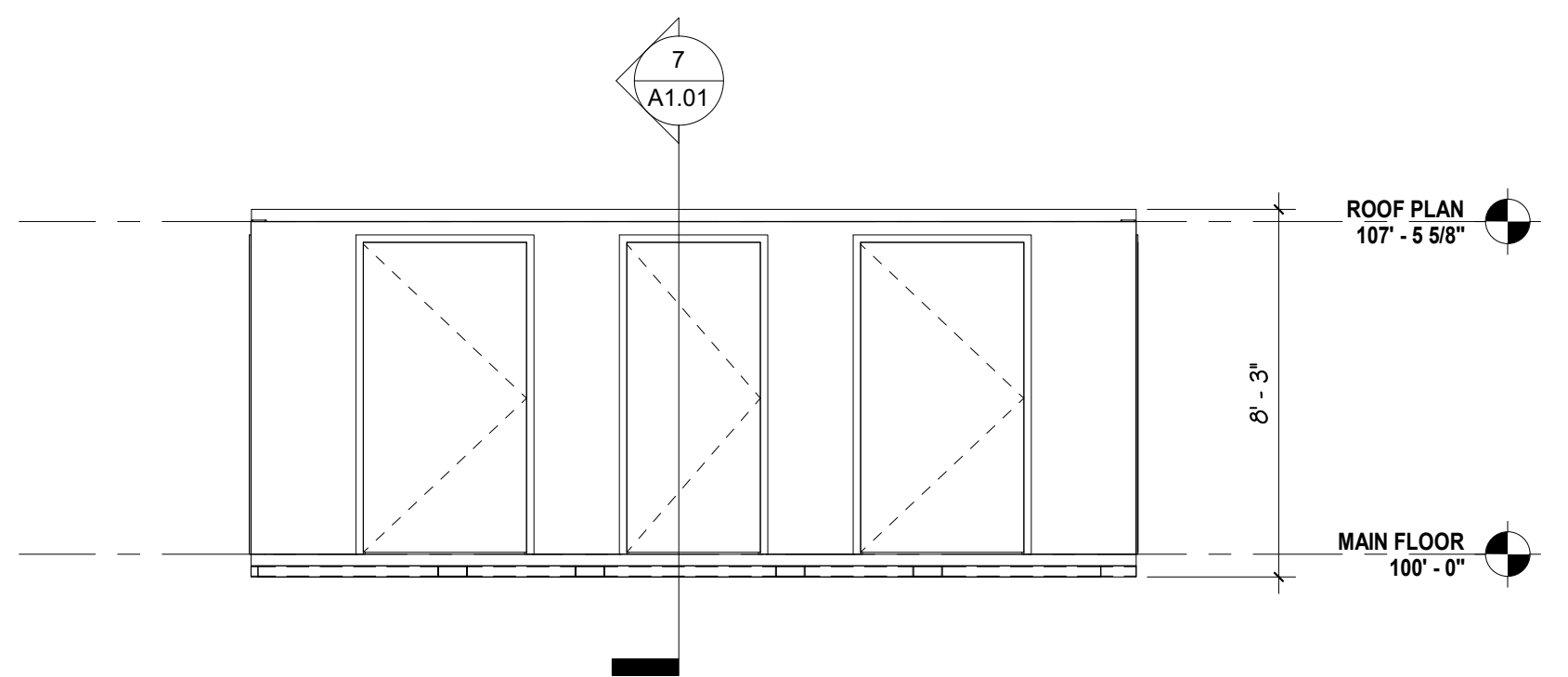
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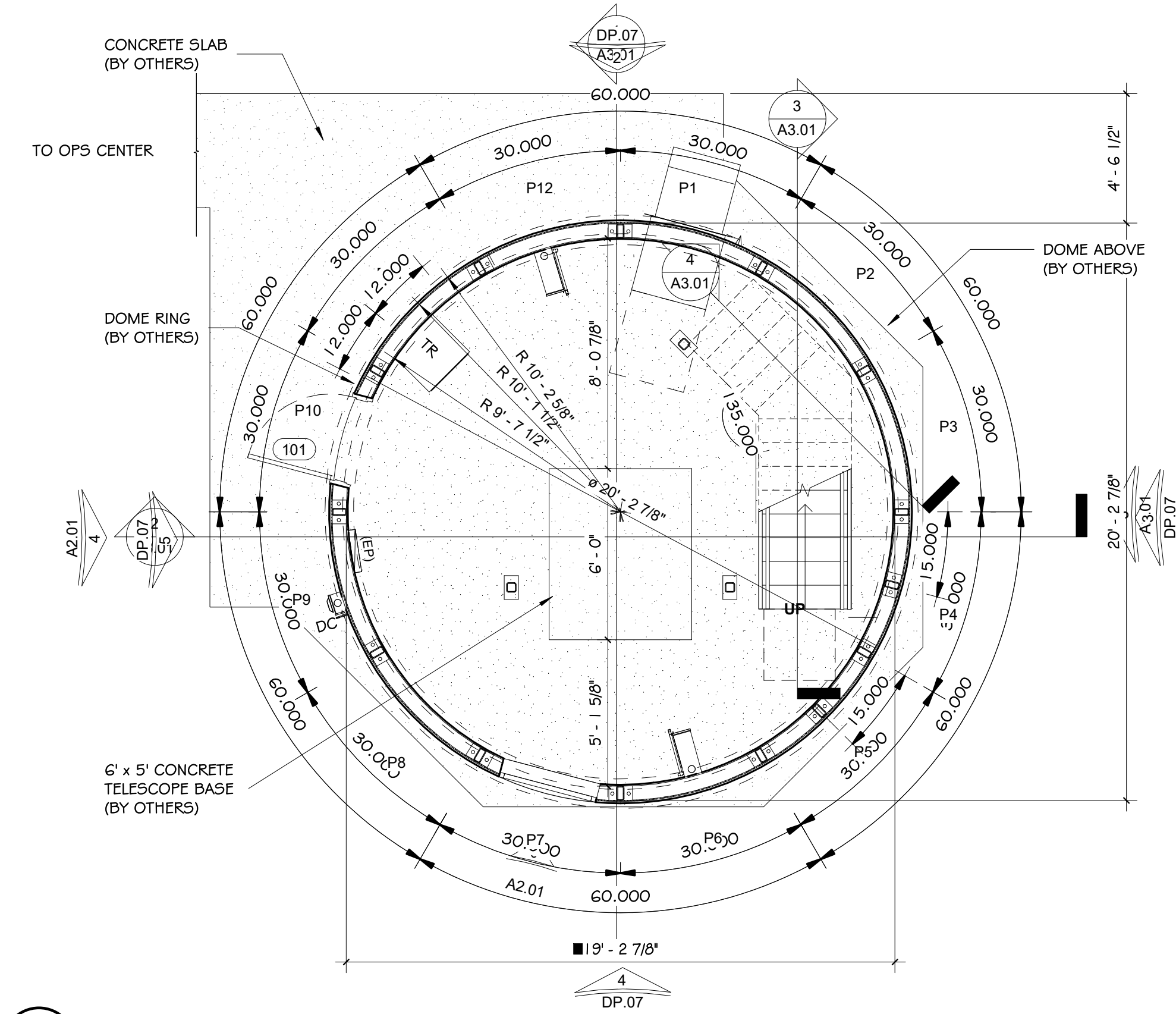
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DP.06 SCALE: 1/4" = 1'-0"



3 SOUTH DEVELOPMENT ELEVATION
DP.06 SCALE: 1/4" = 1'-0"

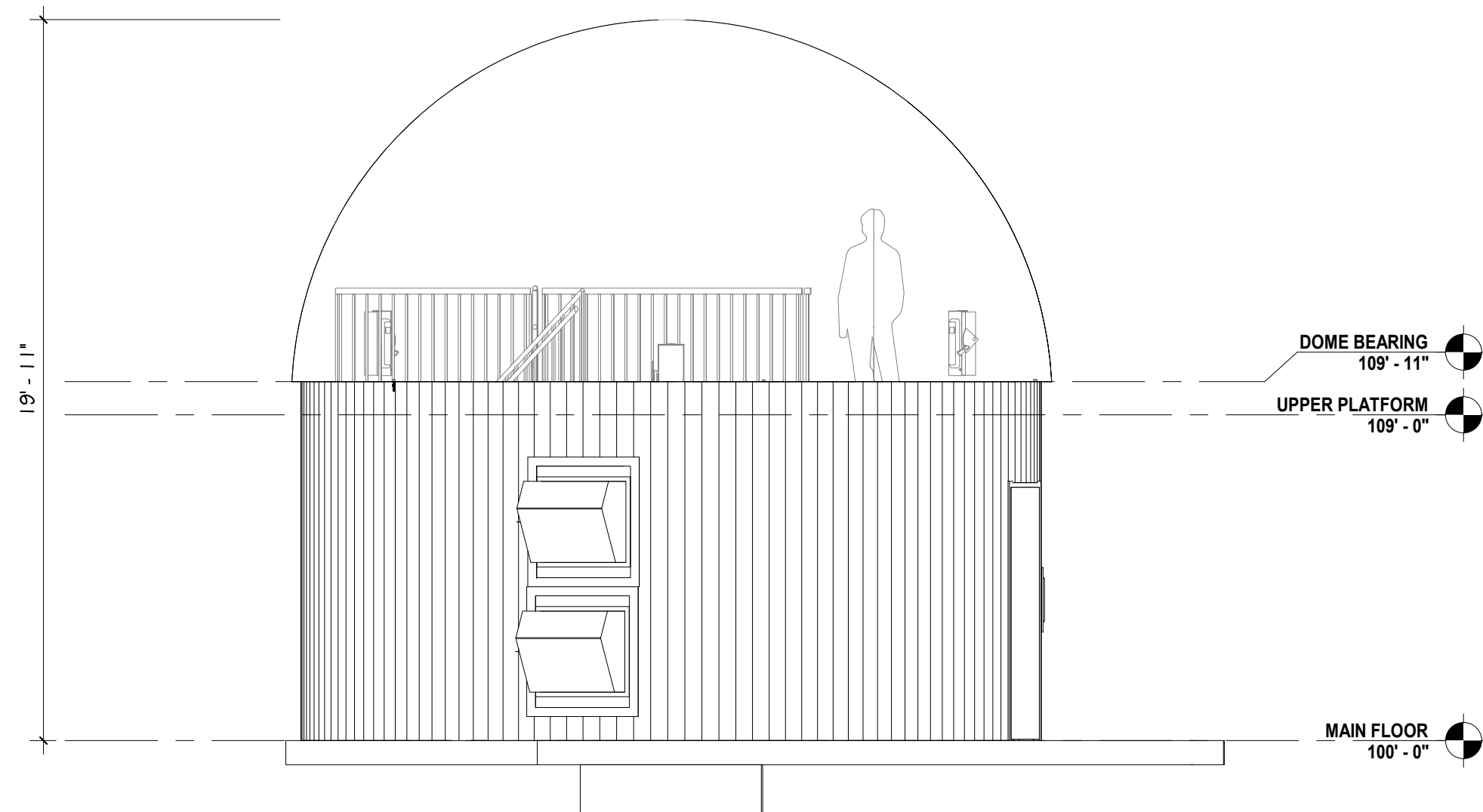


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DP.06 SCALE: 1/4" = 1'-0"



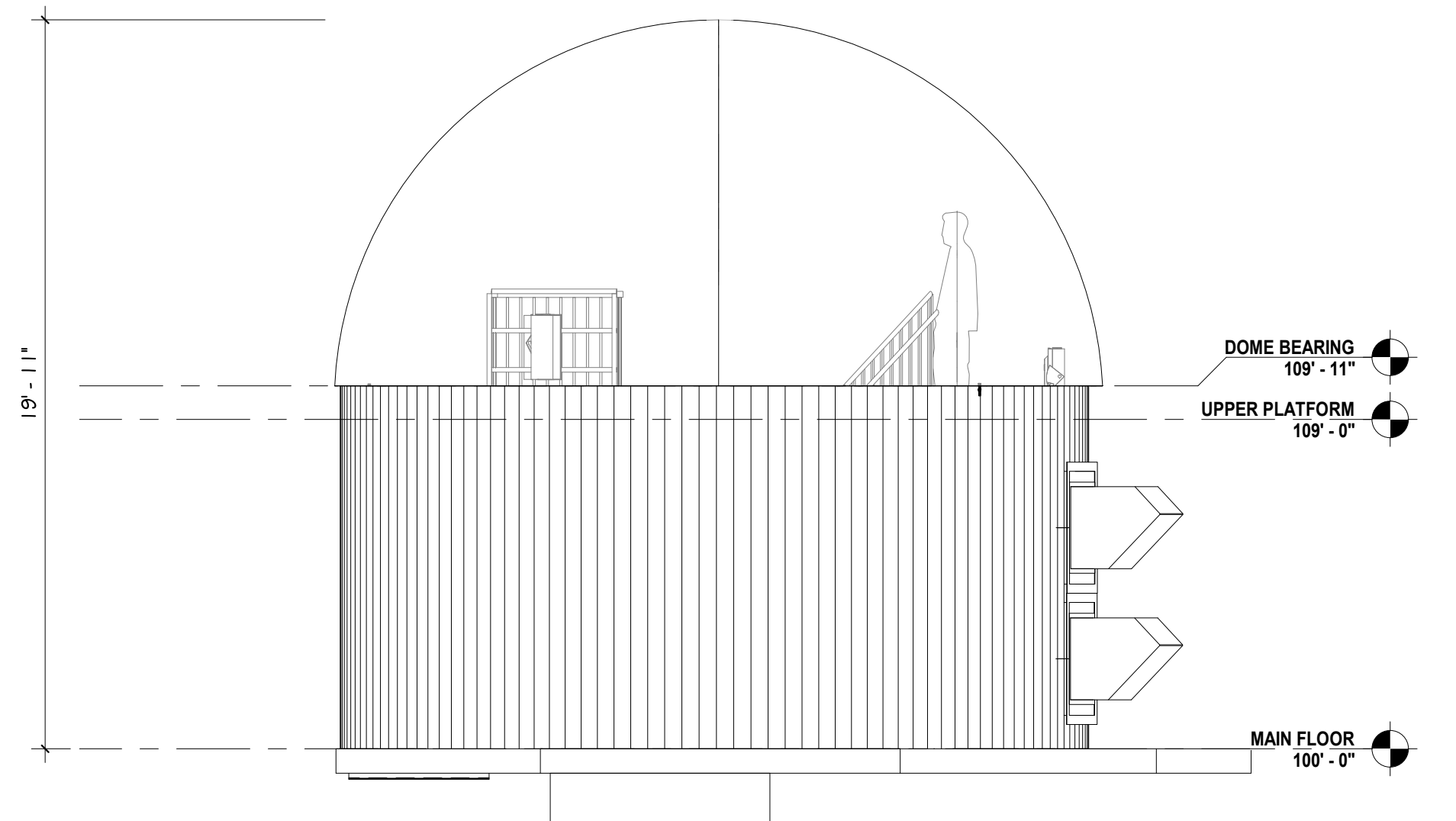
1 DEVELOPMENT FLOOR PLAN

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



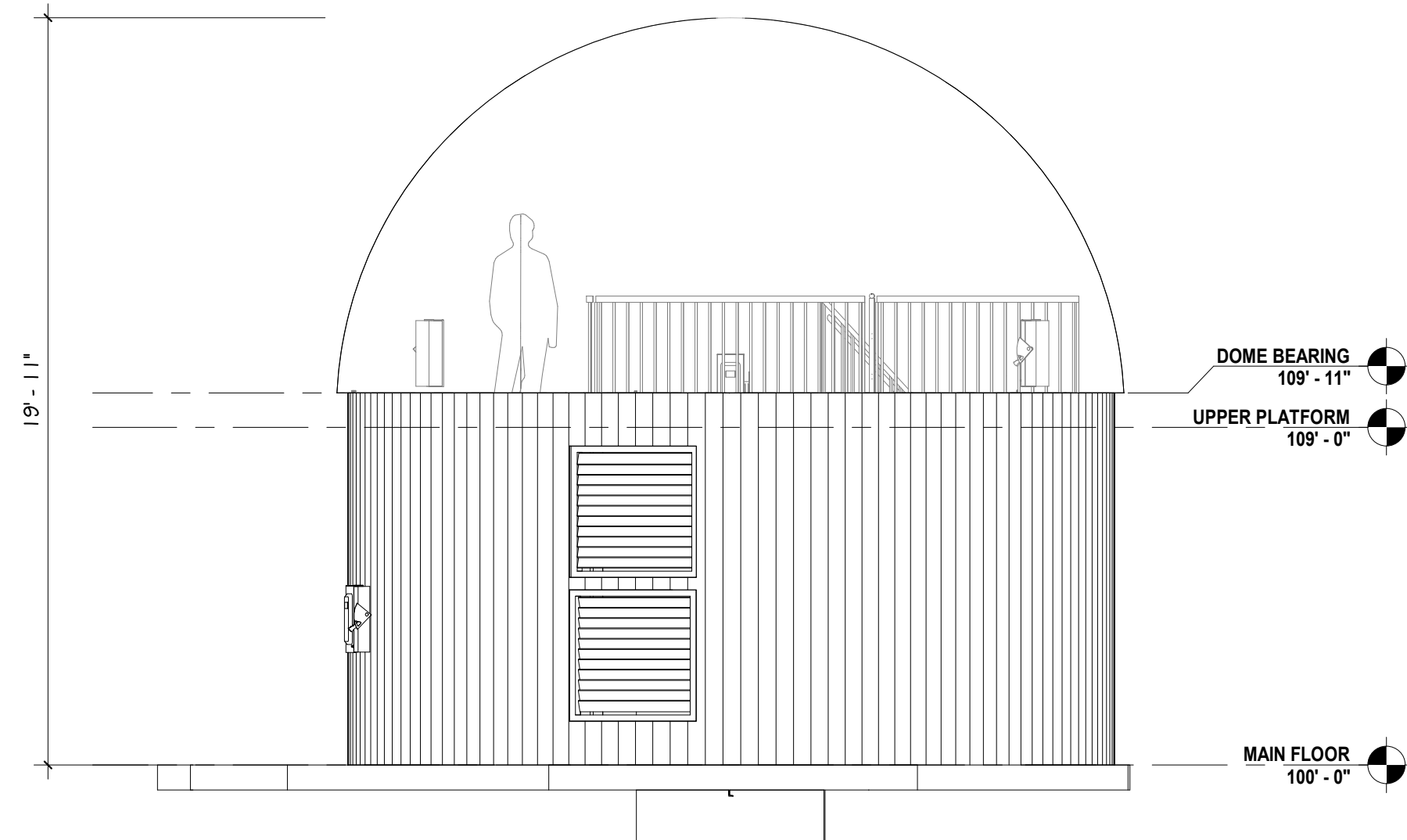
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SCALE: 1/4" = 1'-0"



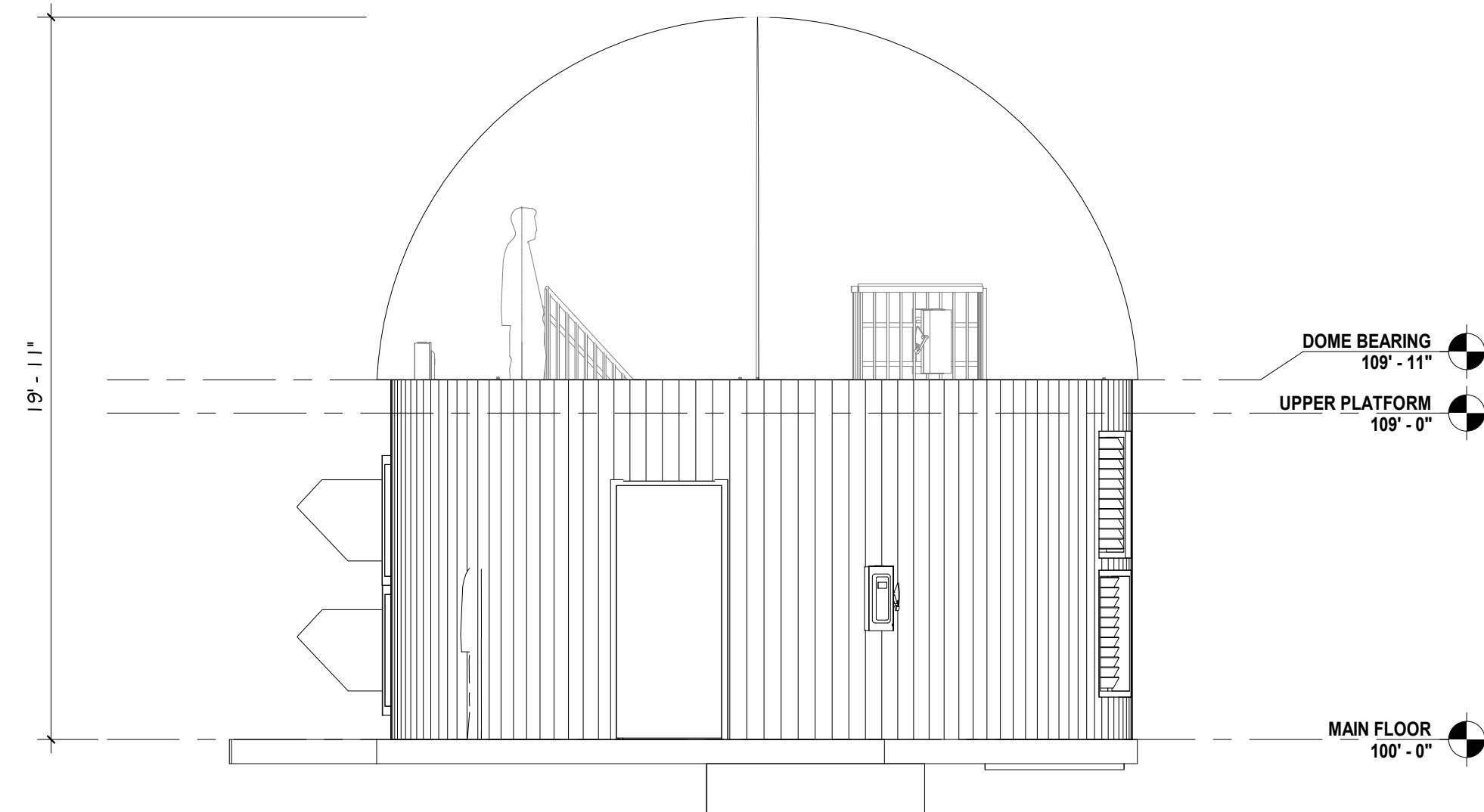
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SCALE: 1/4" = 1'-0"



4 SOUTH DEVELOPMENT ELEVATION

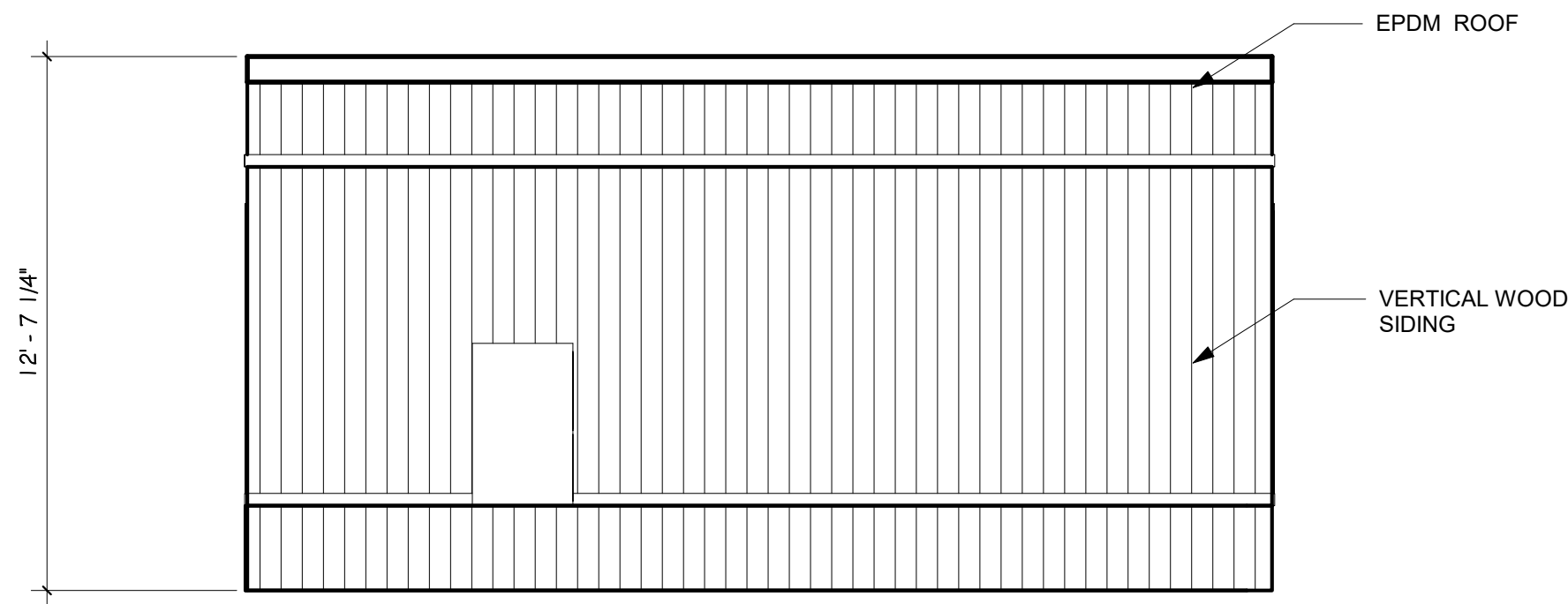
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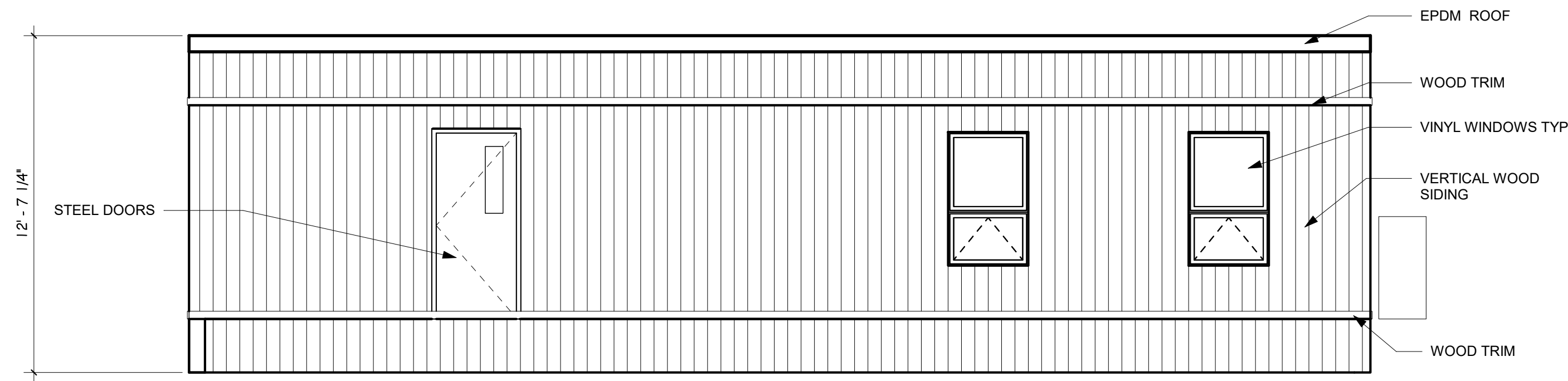
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SCALE: 1/4" = 1'-0"

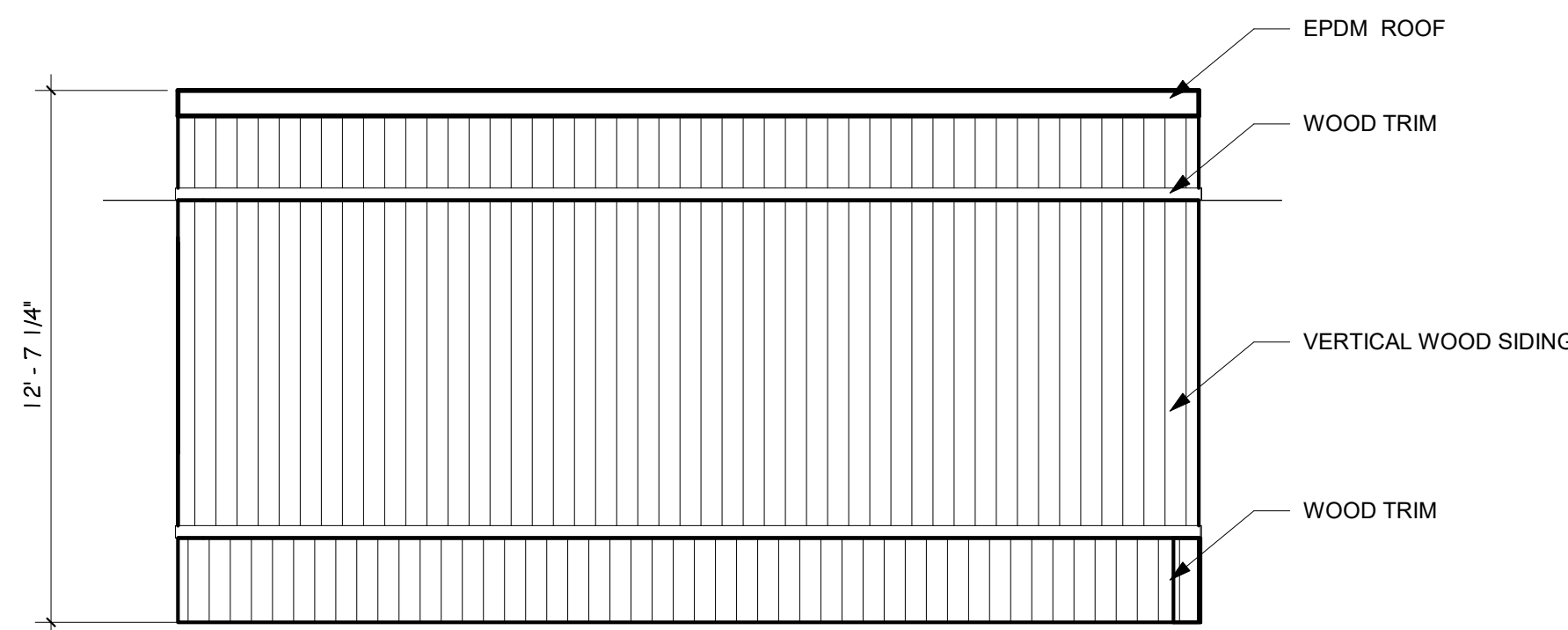
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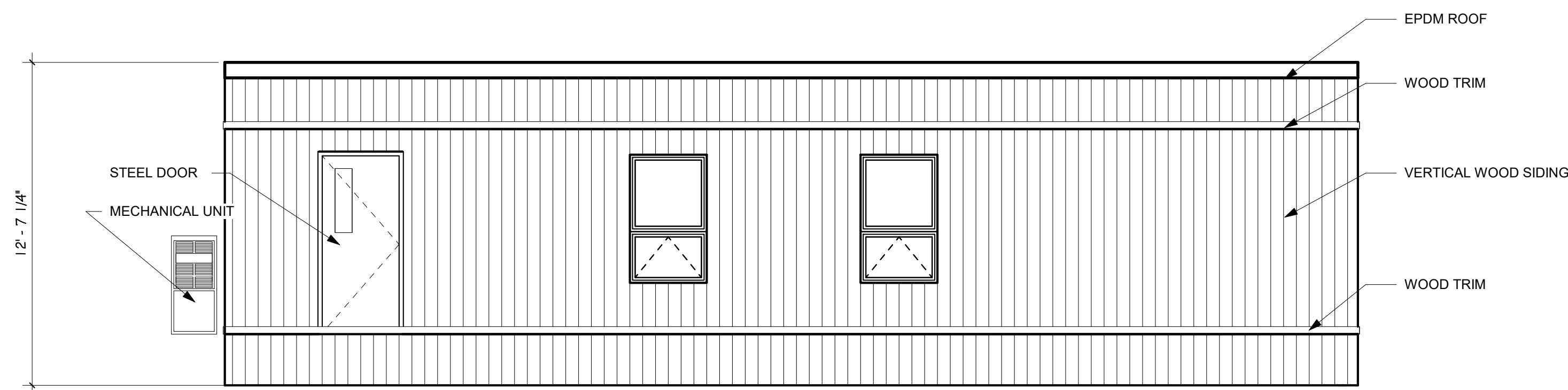
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DP.08 SCALE: 1/4" = 1'-0"



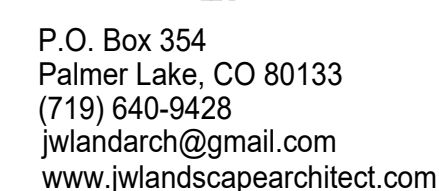
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DP.08 SCALE: 1/4" = 1'-0"



3 SOUTH DEVELOPMENT OPERATION CENTER ELEVATION
DP.08 SCALE: 1/4" = 1'-0"



4 WEST DEVELOPMENT OPERATIONS CENTER ELEVATION
DP.08 SCALE: 1/4" = 1'-0"



3745 MULBERRY STREET
El Paso County, CO

FINAL LANDSCAPE PLAN

DATE: March 1, 2022

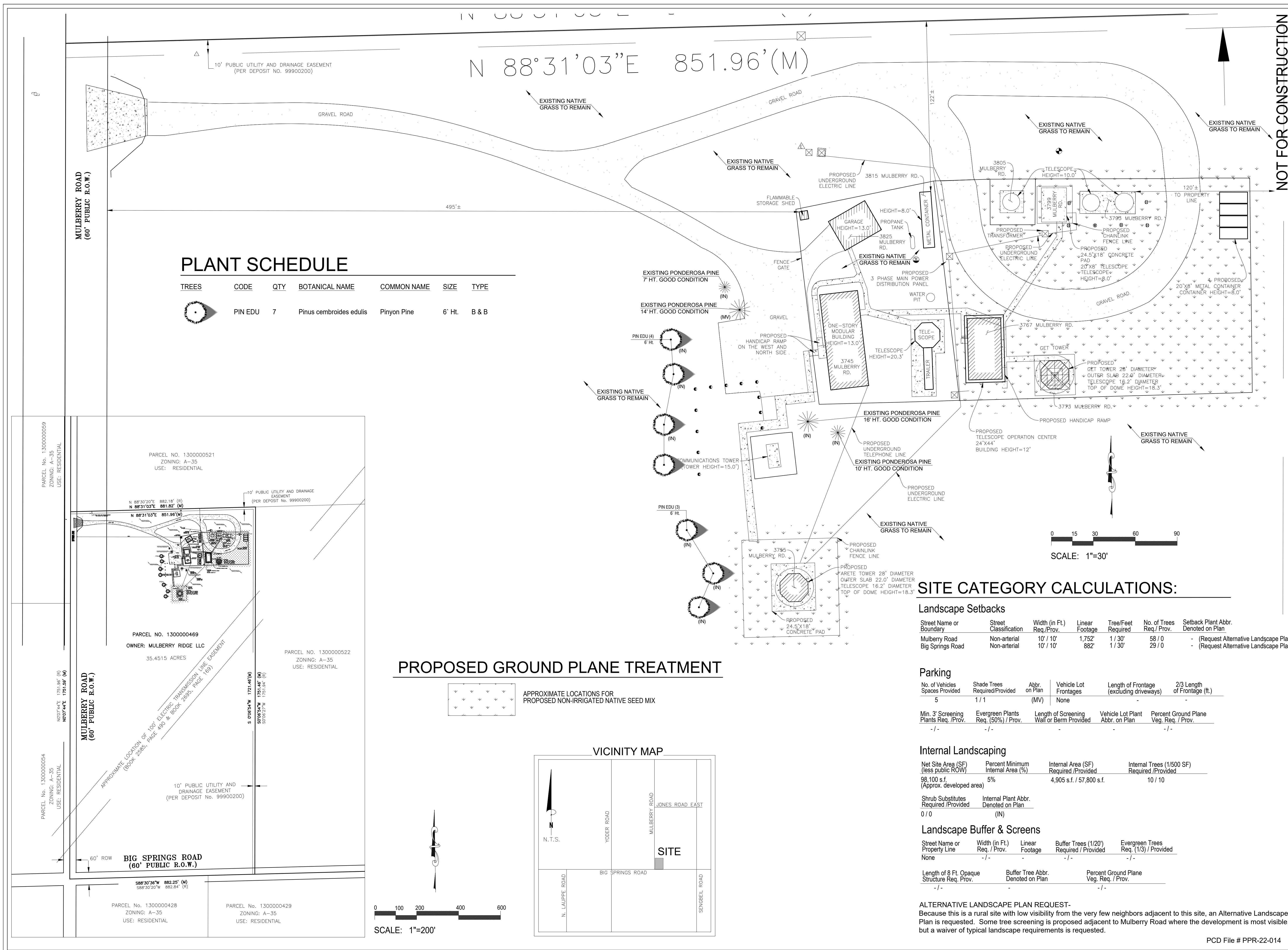
April 22, 2022

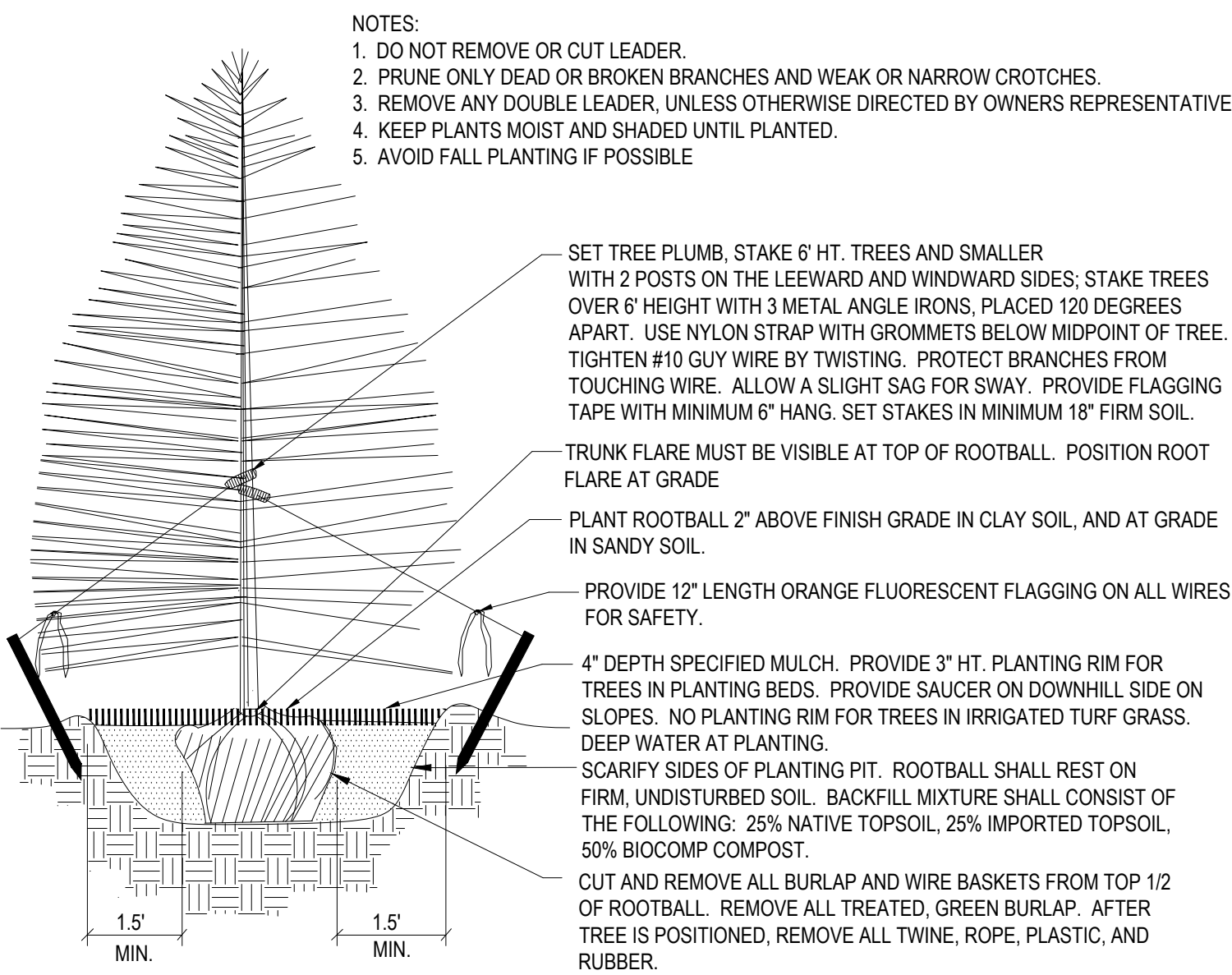
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L1

Sheet 1 of 2





1 Coniferous Tree Planting Detail

NOT TO SCALE

EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED)		
				-IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED	-NON-IRRIGATED DRILLED
				80 SEEDS/SQ. FT.	40 SEEDS/SQ. FT.	20 SEEDS/SQ. FT.
BIG BLUESTEM	Buchloe dactyloides	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20%	6.4	3.2	1.6
SIDEOTS GRAMA	Bouteloua curtipendula	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	Panicum virgatum	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	Calamovilfa longifolia	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	Sorghastrum nutans	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP ¼" TO ½" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1. ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
4. 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 LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
5. 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.
6. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.

PROJECT NOTES

1. FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK.
2. CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
1" BELOW TOP OF CONCRETE FOR NATIVE SEED AREAS.
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. ALL DISTURBED NATIVE GRASS AREAS ARE TO BE SEEDED WITH 'EL PASO COUNTY ALL PURPOSE MIX FOR UPLAND, TRANSITION, AND PERMANENT CONTROL MEASURE' BY HYDRO-MULCH SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS.
4. WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4' DIAMETER, 4" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.

SOIL PREPARATION NOTES

1. **PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
2. **PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAIL.

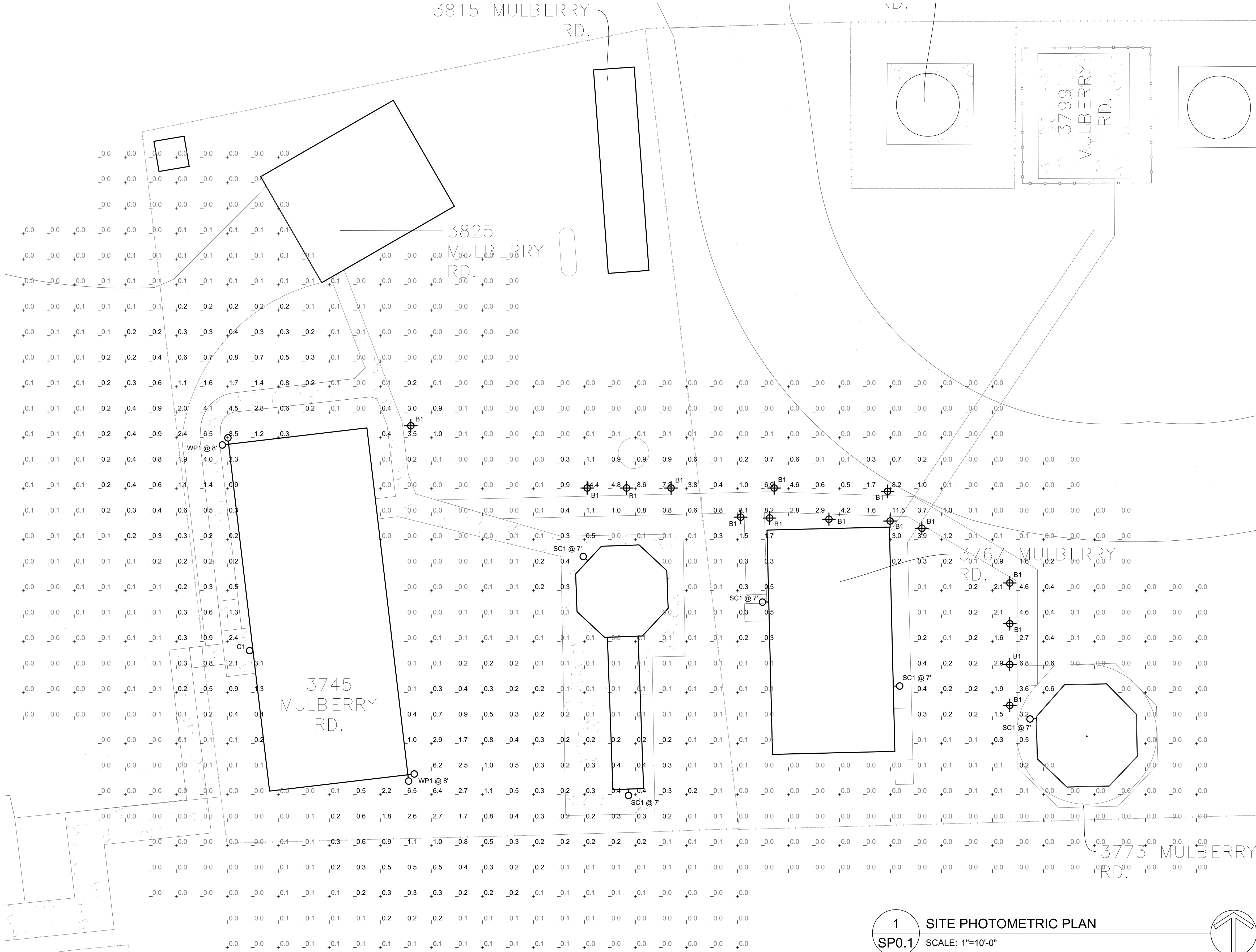
IRRIGATION NOTES

1. PROPOSED TREES ARE TO BE WATERED MANUALLY ONCE A WEEK DURING GROWNING SEASON BY MEANS OF HOSE, WATER TRUCK, OR DRIP IRRIGATION SYSTEM.
2. ALL NATIVE SEED AREAS TO BE IRRIGATED MANUALLY BY MEANS OF HOSES WITH OSCILLATING SPRINKLERS OR TEMPORARY ROTARY HEAD SPRAY IRRIGATION SYSTEM UNTIL ESTABLISHED.

NOT FOR CONSTRUCTION

LIGHT FIXTURE SCHEDULE										
MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
B1	LITHONIA	RADB LED P1 27K SYM DBLXD BCCDBR	1	5.2	LED	GROUND	BOLLARD	120	5.2	

CALCULATION ZONE STATISTICS					
SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
+	0.2	14.4	0.0	N/A	N/A



2 RADB BOLLARD (B1)
SP0.1 SCALE: NONE

1 SITE PHOTOMETRIC PLAN
SP0.1 SCALE: 1"=10'-0"

PCD File # PPR-22-014

Manufacturing
Forming
Civil/Planning

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Structural
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03.18.2022

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MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD YODER, COLORADO 80864

CMG CORPORATION

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SHEET NAME
SITE PHOTOMETRIC PLAN

PROJECT STATUS
PRELIMINARY

ARCHING: -
DRAWN: CCF
CHECKED: MRM
DATE
03.10.2022

REVISION	DATE

JOB NO. 186303
SHEET NO. SP0.1

