

SPACE VILLAGE FILING NO. 4
 A PORTION OF THE NW 1/4 OF SEC. 17, T14S,
 R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO
 DEVELOPMENT PLAN

LEGAL DESCRIPTION

LOTS 1 AND 2, SPACE VILLAGE FILING NO. 4
 EL PASO COUNTY, COLORADO

BASIS OF BEARINGS

BEARINGS ARE BASED ON A PORTION OF THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 89°53'54" EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.

BENCHMARK

NGS BENCH MARK "R 76"

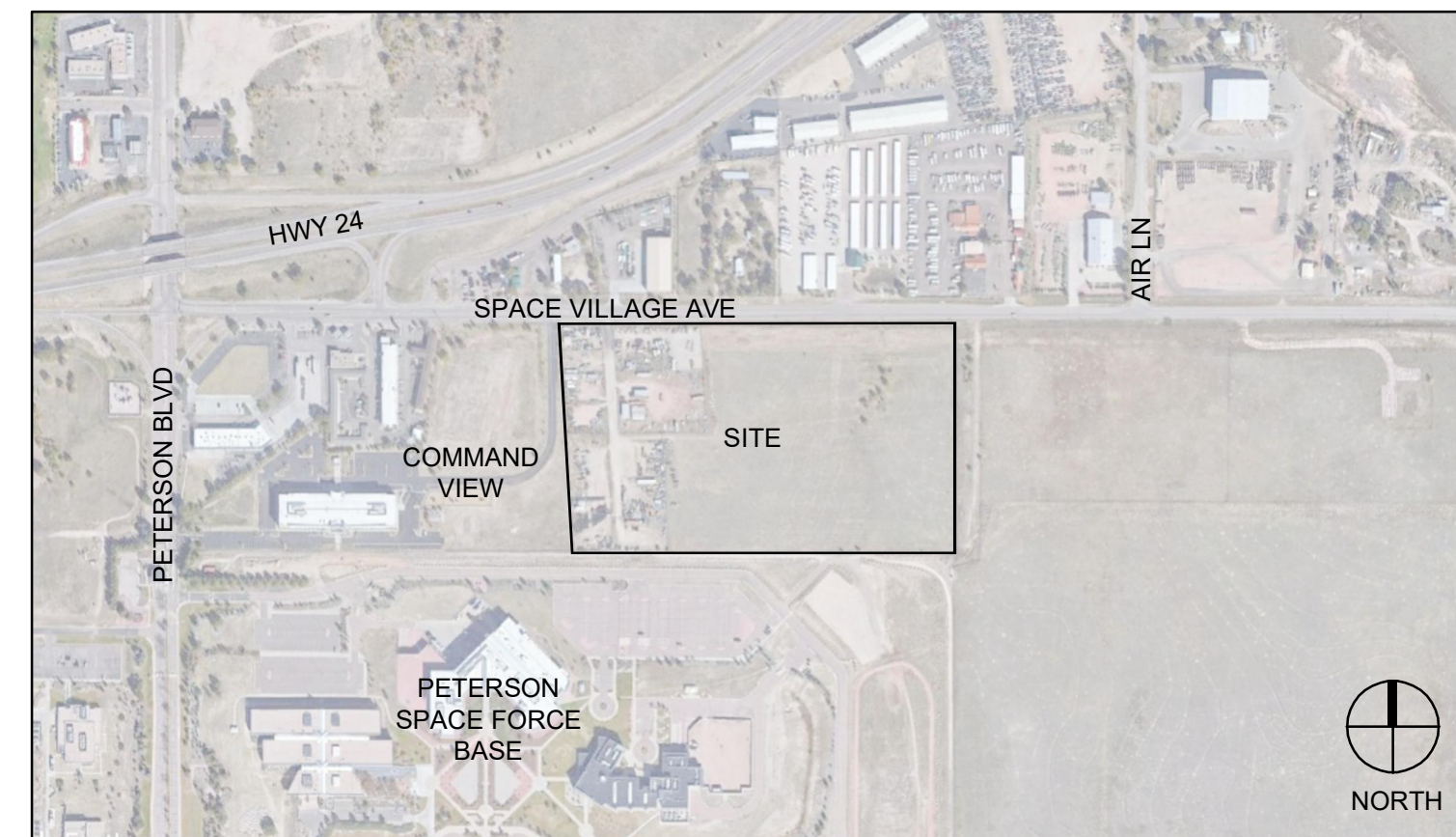
LOCATED 0.2 MILE EAST ALONG HIGHWAY 94 FROM PETERSON ROAD, 22 FEET SOUTH-SOUTHEAST OF THE SOUTHEAST CORNER OF AN ADDITION TO THE BUILDING (SANDY'S RESTAURANT), 48 FEET NORTH OF THE CENTERLINE OF THE HIGHWAY, 3.5 FEET SOUTH OF A POWER POLE AND 3 FEET SOUTH OF A FIBERGLASS WITNESS POST.

ELEVATION = 6289.86 FEET (NAVD 1988)

Please add:

- Property tax schedule number
- Legal description
- Lot/parcel size
- Lot area coverage calculation
- Existing/proposed land use and zoning
- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage

VICINITY MAP



SUBMITTALS

INITIAL: NOVEMBER 21, 2022

REVISED: -

REVISED: -

DEVELOPER

HAMPTON YARDS
 201 FILLMORE ST, SUITE 201
 DENVER, CO 80206
 (303) 694-1085
 CONTACT: TUCKER ROBINSON

CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, LLC
 2009 W. LITTLETON BLVD, SUITE 300
 LITTLETON, CO 80120
 (303) 794-4727
 CONTACT: JAY NEWELL, PE

SURVEYOR

ALTURA LAND CONSULTANTS
 6551 SOUTH REVERE PARKWAY, SUITE 165
 CENTENNIAL, CO 80111
 (303) 921-9537
 CONTACT: MARTIN BRAUNS, PLS

CONTRACTOR

COMMERCIAL BUILDING SERVICES
 7561 S. GRANT ST, SUITE A-4
 LITTLETON, CO 80122
 (303) 730-3001
 CONTACT: DAVID SPRATLEN, AIA

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
 2009 W. LITTLETON BLVD, SUITE 300
 LITTLETON, CO 80120
 (303) 794-4727
 CONTACT: JON SPENCER, PLA

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 PRELIMINARY GRADING/UTILITY PLAN
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE NOTES AND DETAILS
- 6 PHOTOMETRIC PLAN

AGENCY REFERRALS

PLANNING & COMMUNITY DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 (719) 520-6442
 CONTACT: MATTHEW FITZSIMMONS

Update to

719-520-6300

Remove

CIMARRON HILLS FIRE DEPARTMENT
 1835 TUSKEGEE PLACE
 COLORADO SPRINGS, CO 80915
 CONTACT: CHIEF JOHN (J.T.) McLEOD
 (719) 591-0960

PIKES PEAK REGIONAL BUILDING DEPARTMENT
 2880 INTERNATIONAL CIRCLE
 COLORADO SPRINGS, CO 80910
 CONTACT: -
 (719) 327-2880

CHEROKEE METROPOLITAN DISTRICT
 6250 PALMER PARK BLVD.
 COLORADO SPRINGS, CO 80915
 CONTACT: KEVIN BROWN
 (719) 597-5080

PLANNING & COMMUNITY DEVELOPMENT
 2880 INTERNATIONAL CIRCLE, SUITE 110
 COLORADO SPRINGS, CO 80910
 CONTACT: DANIEL TORRES, ENGINEER III
 (719) 520-6305

Add PCD Director's Signature Block.

Provide Floodplain Zoning



Civil Engineers | Landscape Architects
 2009 W. Littleton Blvd. #300 Littleton, CO 80120
 303.794.4727 | www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
 JONATHAN SPENCER, PLA
 COLORADO REGISTRATION # 111
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO: 1	DATE: BY:
DESCRIPTION:	
NO: 2	DATE: - BY: -
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DESCRIPTION: -	
NO: 6	DATE: - BY: -
DESCRIPTION: -	
DATE:	SCALE:
	NTS
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

**SPACE VILLAGE FILING NO. 4
 EL PASO COUNTY, CO**

CLIENT:
 COMMERCIAL BUILDING SERVICES
 7561 S. GRANT STR., SUITE A-4
 LITTLETON, COLORADO 80122
 TEL: (303) 730-3001

COVER SHEET

SHEET NUMBER:
1 OF 6

Revise sheet numbers after removing
 "Preliminary Grading Sheet"

Add "PCD File No. PPR-23-003"

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A PORTION OF THE NW 1/4 OF SEC. 17, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO DEVELOPMENT PLAN

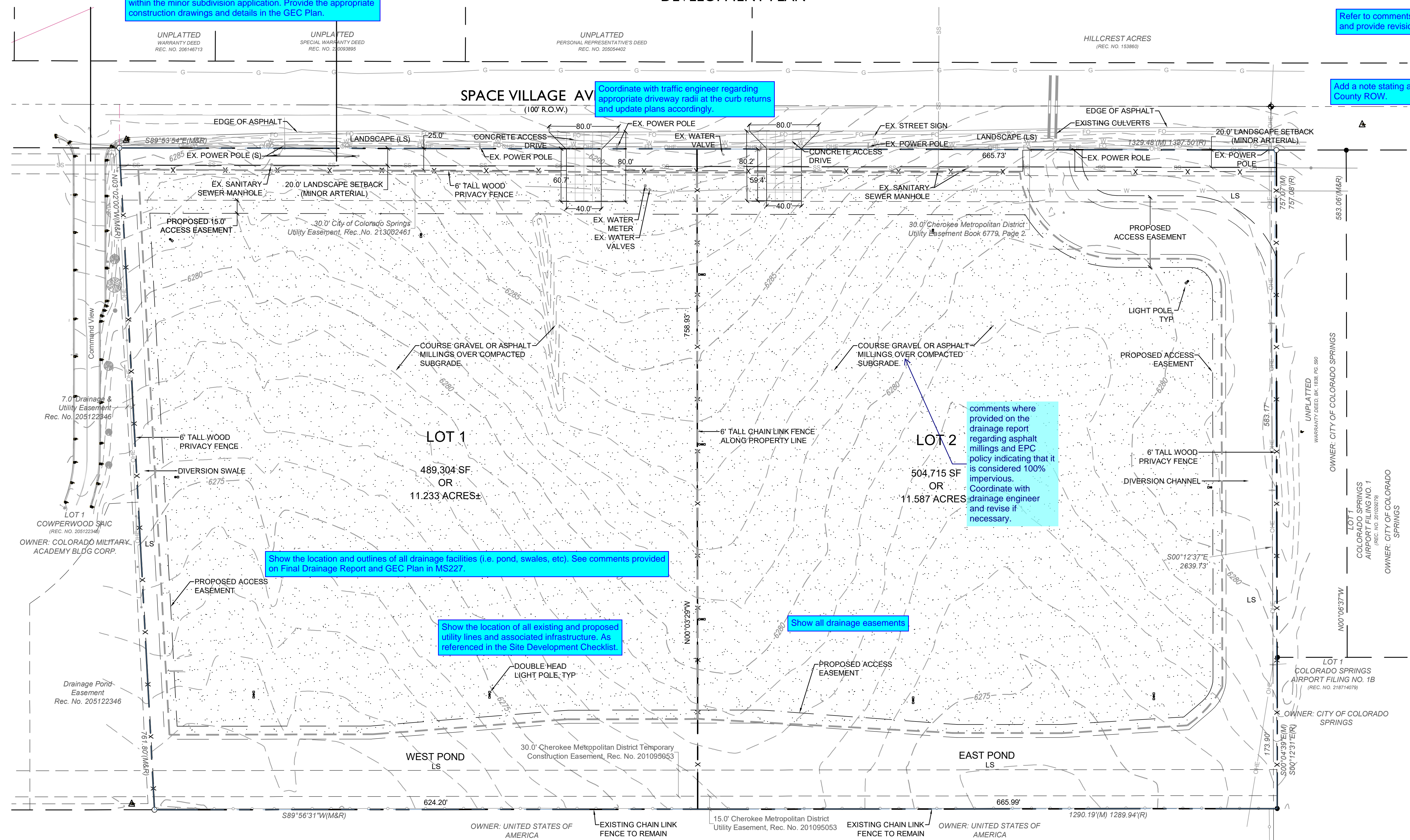
The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site 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.

Show and label proposed sidewalk and curb/gutter along Space Village Avenue. Comments were provided on the GEC Plan within the minor subdivision application. Provide the appropriate construction drawings and details in the GEC Plan.

Coordinate with traffic engineer regarding appropriate driveway radii at the curb returns and update plans accordingly.

Refer to comments provided in Final Drainage Report and GEC Plan in MS227 and provide revisions to Site Development Plan.

Add a note stating a Work-in-the-ROW Permit is required for all work in El Paso County ROW.



Show the location and outlines of all drainage facilities (i.e. pond, swales, etc). See comments provided on Final Drainage Report and GEC Plan in MS227.

Show the location of all existing and proposed utility lines and associated infrastructure. As referenced in the Site Development Checklist.

Show all drainage easements

Comments where provided on the drainage report regarding asphalt millings and EPC policy indicating that it is considered 100% impervious. Coordinate with drainage engineer and revise if necessary.

Please include:
(if none, then specify)

- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism

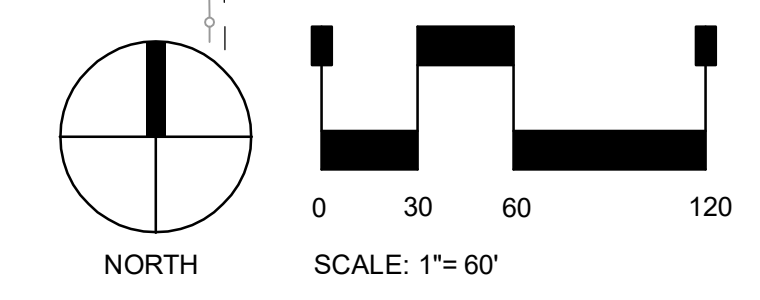


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 JONATHAN SPENCER, P.E.
 COLORADO REGISTRATION # 111
 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO. 1 DATE:	BY:
DESCRIPTION:	
NO. 2 DATE:	BY:
DESCRIPTION:	
NO. 3 DATE:	BY:
DESCRIPTION:	
NO. 4 DATE:	BY:
DESCRIPTION:	
NO. 5 DATE:	BY:
DESCRIPTION:	
NO. 6 DATE:	BY:
DESCRIPTION:	

DATE: **OCTOBER 5, 2022** SCALE: **1" = 60'**
 PROJECT MANAGER: **JDS** PROJECT NO.:
 DRAWN BY: **JDS** DRAWING FILE:
 PROJECT:

LEGEND	
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	EXIST. MAJOR CONTOUR
---	EXIST. MINOR CONTOUR
---	PROP. CONTOUR
---	EXIST. FENCE
---	EXIST. EDGE OF ASPHALT
---	EXIST. CURB AND GUTTER
---	PROP. CONCRETE
---	EXIST. OVERHEAD ELECTRIC
---	EXIST. SANITARY SEWER
---	EXIST. WATERLINE
---	EXIST. GAS LINE
---	EXIST. ELECTRIC
---	EXIST. TELEPHONE
---	EXIST. FIBER OPTIC



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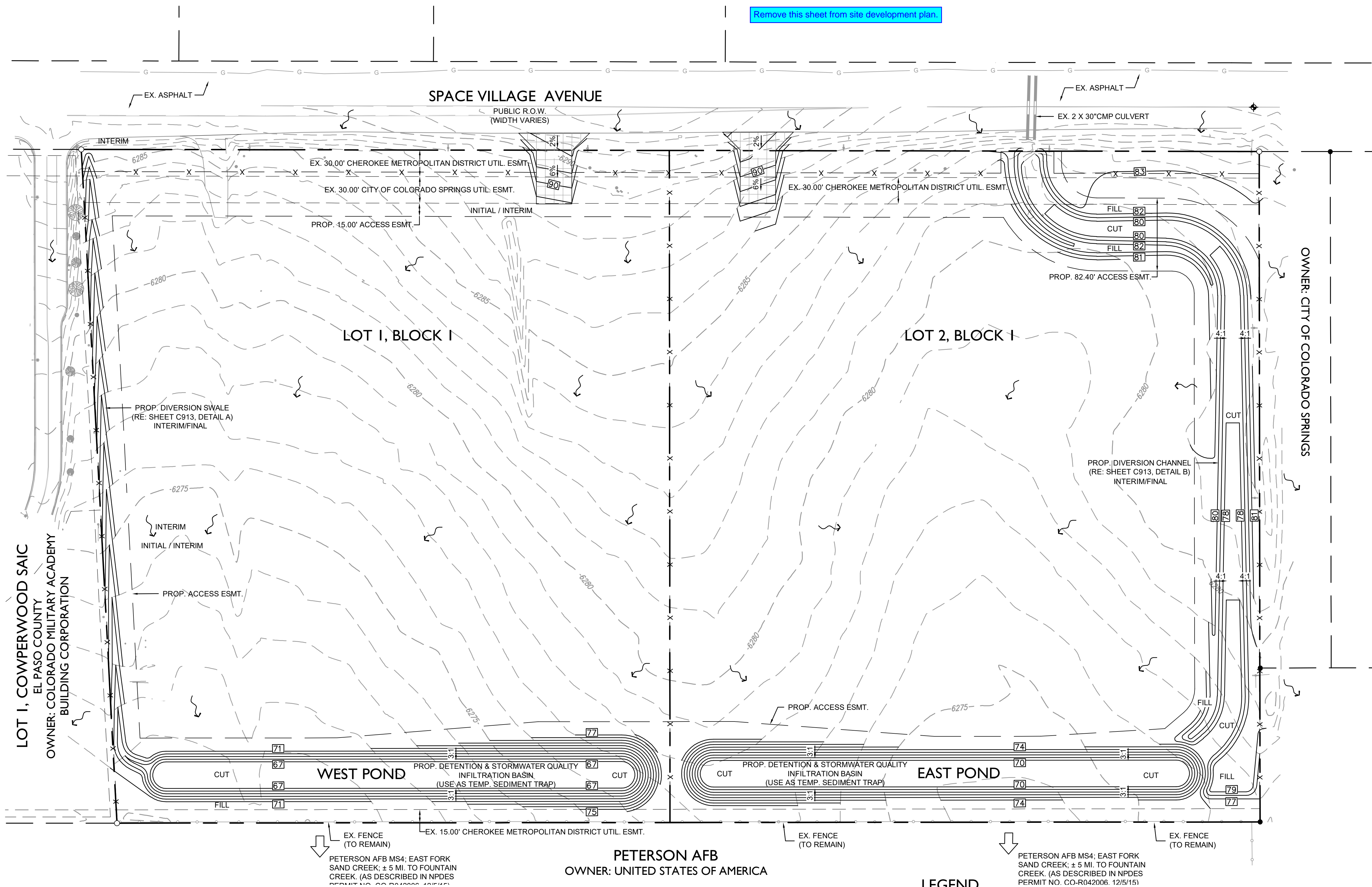
CLIENT:
 COMMERCIAL BUILDING SERVICES
 7561 S. GRANT STR., SUITE A-4
 LITTLETON, COLORADO 80122
 TEL: (303) 730-3001

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
2 OF 6

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 DEVELOPMENT PLAN

Remove this sheet from site development plan.



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DATE: _____ SCALE: _____

PROJECT MANAGER: _____ PROJECT NO.: _____

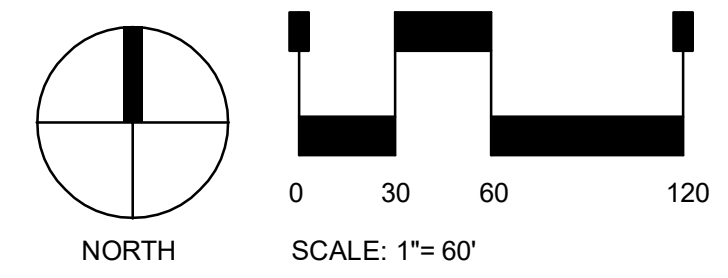
DRAWN BY: _____ DRAWING FILE: _____

PROJECT: _____

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SHEET TITLE:
PRELIMINARY GRADING PLAN

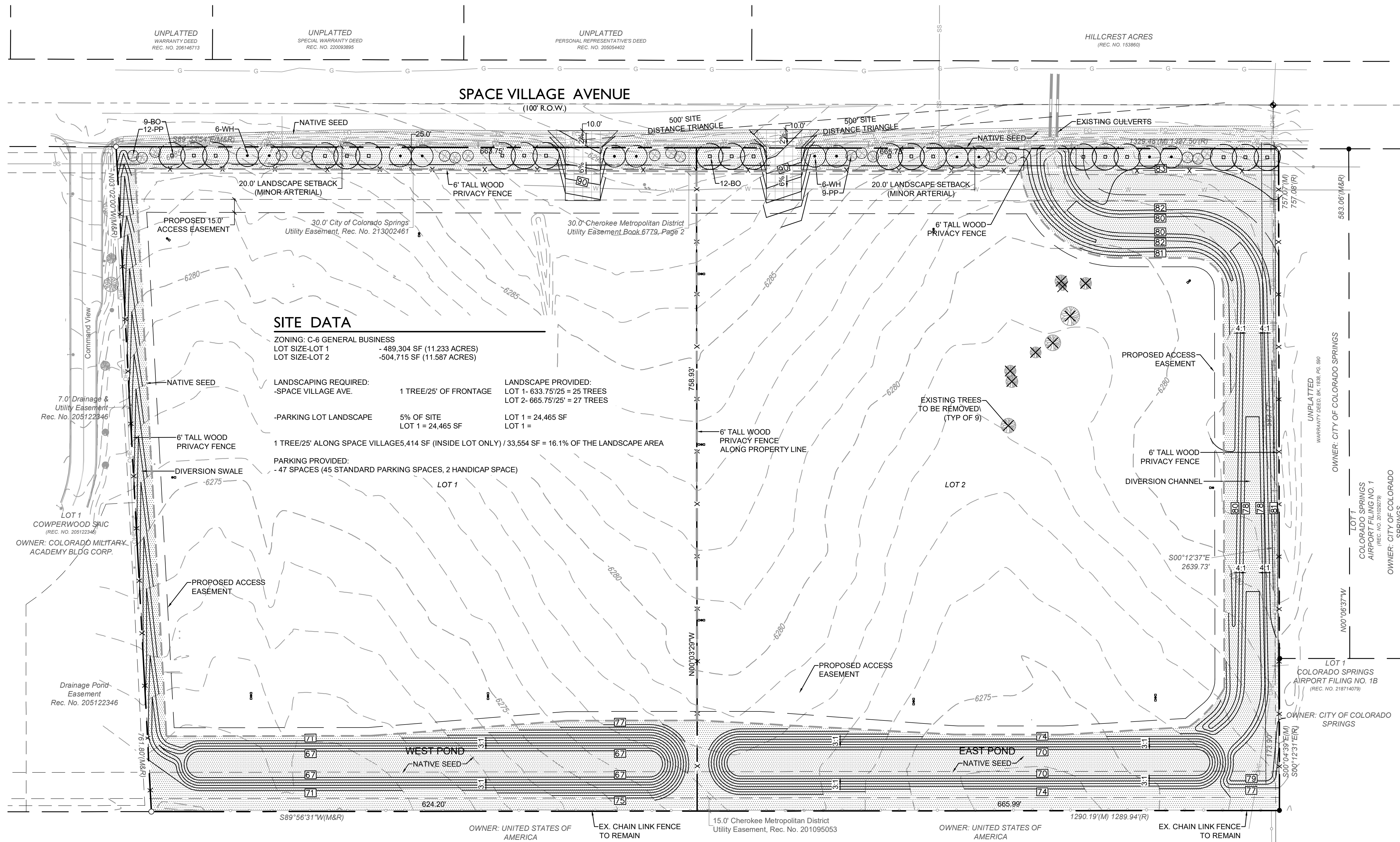


LEGEND

---	PROPERTY LINE
- - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
— 6275 —	EXIST. MAJOR CONTOUR
— 75 —	EXIST. MINOR CONTOUR
— · — · —	PROP. CONTOUR
— · — · —	EXIST. FENCE
— · — · —	EXIST. EDGE OF ASPHALT
— · — · —	EXIST. CURB AND GUTTER
▬	PROP. CONCRETE
— · — · —	EXIST. OVERHEAD ELECTRIC
— · — · —	EXIST. SANITARY SEWER
— · — · —	EXIST. WATERLINE
— · — · —	EXIST. GAS LINE
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DEVELOPER
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 201 FILLMORE ST., SUITE 201
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 tucker@hamptonpartners.net
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 jon@sterlingdesignassociates.com
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 david@cbsconstruction.com
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PLANT LIST LOT 1

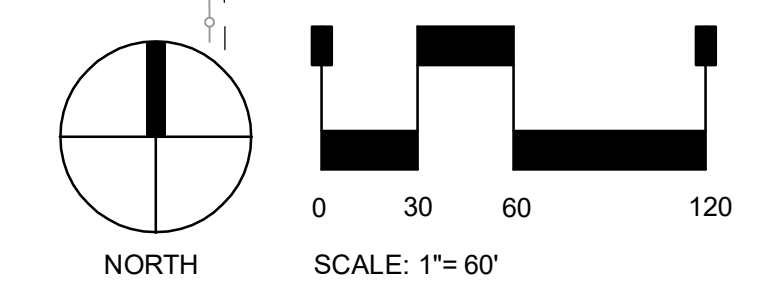
SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDRO ZONE	REMARKS
OVERSTORY TREES							
○	9	BO	BUR OAK Quercus macrocarpa	1.5" CAL. B&B	70' X 50'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
●	6	WH	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL. B&B	60' X 40'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
⊗	12	PP	PINYON PINE Pinus edulis	6' HT. B&B	25' X 20'	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
NATIVE SEED							
■	290,600 SF		EL PASO COUNTY ALL-PURPOSE LOW GROW SEED MIX				SEE SEED NOTES

PLANT LIST LOT 2

SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDRO ZONE	REMARKS
OVERSTORY TREES							
○	12	BO	BUR OAK Quercus macrocarpa	1.5" CAL. B&B	70' X 50'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
●	6	WH	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL. B&B	60' X 40'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEN TREES							
⊗	9	PP	PINYON PINE Pinus edulis	6' HT. B&B	25' X 20'	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
HYDROZONE KEY							
H	= HIGH WATER NEEDS						
L	= LOW WATER NEEDS						
VL	= VERY LOW WATER NEEDS						

LEGEND

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CLIENT:
COMMERCIAL BUILDING SERVICES
 7561 S. GRANT STR., SUITE A-4
 LITTLETON, COLORADO 80122
 TEL: (303) 730-3001

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
4 OF 6 **L101**

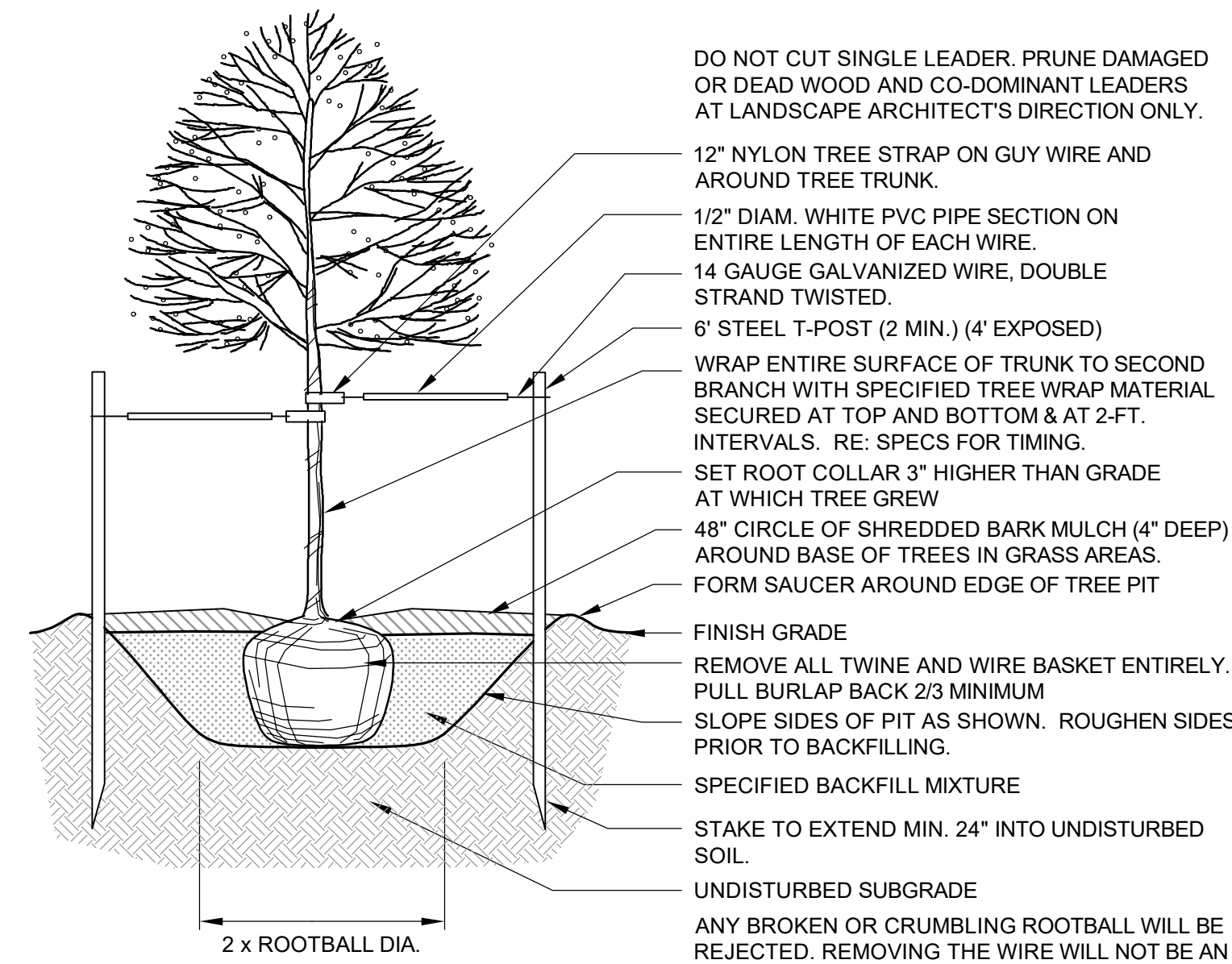
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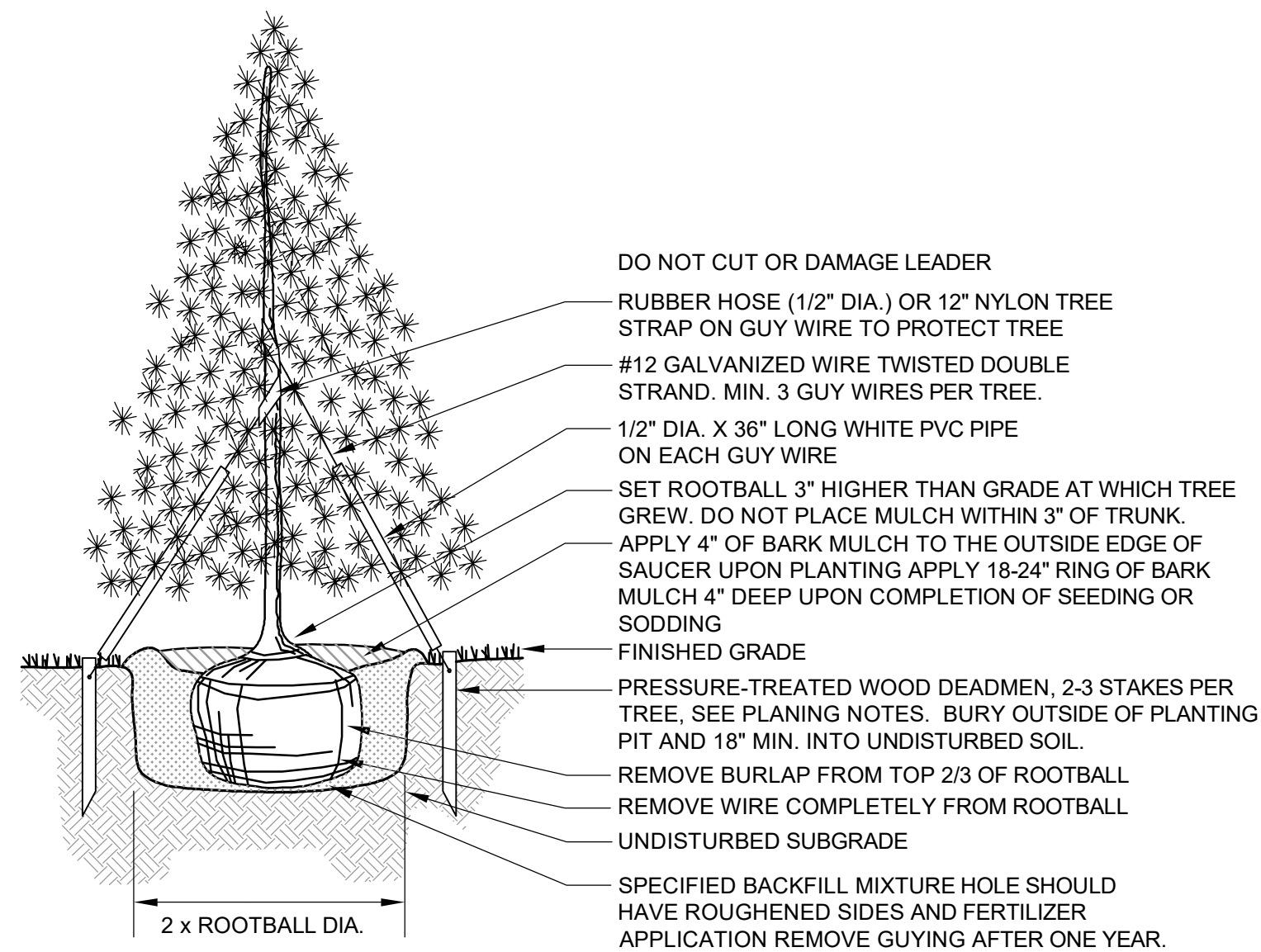
LANDSCAPE NOTES

- COORDINATION:**
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE:**
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE:**
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE:**
 - FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
 - MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS:**
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING:**
 - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION:**
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION:**
SOD, NATIVE SEED, AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. PER CSU'S SOIL ANALYSIS PREPARED 4/29/22. DO NOT APPLY ANY SOIL AMENDMENTS SUCH AS MANURE AND COMPOST. APPLY 1.3 LB. N PER 1,000 SQ. FT. THREE TIMES DURING THE GROWING SEASON (MID-MARCH-APRIL, MAY-MID-JUNE AND LATE SEPTEMBER-EARLY OCTOBER), APPLY 2.7 LB P205, 0.2 LB ZN, 0.04 LB FE2SO4 (IRON

- SULFATE), 0.02 LB MN, 0.1 LB CU, AND 0.01 LB B PER 1,000 SQ. FT. AT PLANTING OR BEGINNING OF GROWING SEASON. SEVERAL APPLICATIONS MAY BE REQUIRED DURING THE FIRST GROWING SEASON. ROTOTILL FERTILIZER AND TOPSOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION IN ALL LANDSCAPE PLANTING AREAS. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED. TEST SOIL IN EXISTING ASPHALT AREAS FOR STERILANT USE. IF STERILANTS ARE FOUND PRESENT, REMOVE ALL CONTAMINATED SOIL AND REPLACE WITH NEW TOPSOIL.**
- PLANTING:**
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- SODDING**
SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311 OR APPROVED EQUAL. SOIL PREP., INSTALL AND WATER ACCORDING TO GROWER GUIDELINES.
- EDGER:**
INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDED AREAS AND MULCHED AREAS.
- MULCH:**
INSTALL A MINIMUM 4" THICK MINIMUM LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 3" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK AND WOOD MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. PULL WEED BARRIER AWAY FROM THE BASE OF SHRUBS AND TREES IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED. NO WEED BARRIER SHALL BE USED IN AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS. (SUBMIT SAMPLES)
- MAINTENANCE:**
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
- IRRIGATION:**
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. TURF AREAS LESS THAN 25' IN WIDTH SHALL BE IRRIGATED WITH A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP HEAD SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM, ZONED SEPARATE FROM TURF AREAS.



SHADE TREE PLANTING 1
NOT TO SCALE



EVERGREEN TREE PLANTING 2
NOT TO SCALE

SEEDING NOTES

USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS
BLUESTEM, BIG	ANDROPOGON GERARDII 'KAW'	WARM, BUNCH	20	2.18
BLUESTEM, LITTLE	SCHIZACHYRIUM SCOPARIUM 'PASTURA'	WARM, BUNCH	10	0.67
GRAMA, BLUE	BOUTELLOUA GRACILIS 'HACHITA'	WARM, SOD	20	0.25
GRAMA, SIDEOATS	BOUTELLOUA CURTIPENDULA 'VAUGHN'	WARM, SOD	10	0.91
INDIAN GRASS, YELLOW	SORGHASTRUM NUTANS 'CHEYENNE'	WARM, BUNCH/SOD	10	1.02
WHEATGRASS, WESTERN	PASCOPYRUM SMITHII 'ARRIBA'	COOL, SOD	20	3.20
SWITCHGRASS	PANICUM VIRGATUM 'BLACKWELL'	WARM, SOD	10	0.40
SANDSEED, PRAIRIE	CALIMOVILFA LONGIFOLIA 'GOSHEN'	WARM, SOD	10	0.64
SEED RATE (LBS PLS/ACRE)				9.26

SEEDING SPECS.

SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL IN ACCORDANCE OF EL PASO COUNTY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A HEALTHY AND WEED FREE STAND OF GRASS.

SOIL PREP: APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING.

SEEDING: USE A GRASS DRILL WITH A SEED AGITATOR TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH. HAND BROADCAST SEED AT TWICE THE RATE IN AREAS WHERE DRILL SEEDING CANNOT BE ACCOMPLISHED.

MULCH: CRIMP STRAW INTO THE SOIL AT 3,000 LBS. PER ACRE.

WATER: CONTRACTOR SHALL APPLY 1/2" OF WATER TO SEED AREAS, TWICE PER WEEK, FOR THREE WEEKS. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.

RESEED AND MULCH BARE OR ERODED AREAS AT ONE (1) MONTH INTERVALS AS NECESSARY.



PREPARED UNDER THE DIRECT SUPERVISION OF
JONATHAN SPENCER, P.L.A.
COLORADO REGISTRATION # 111
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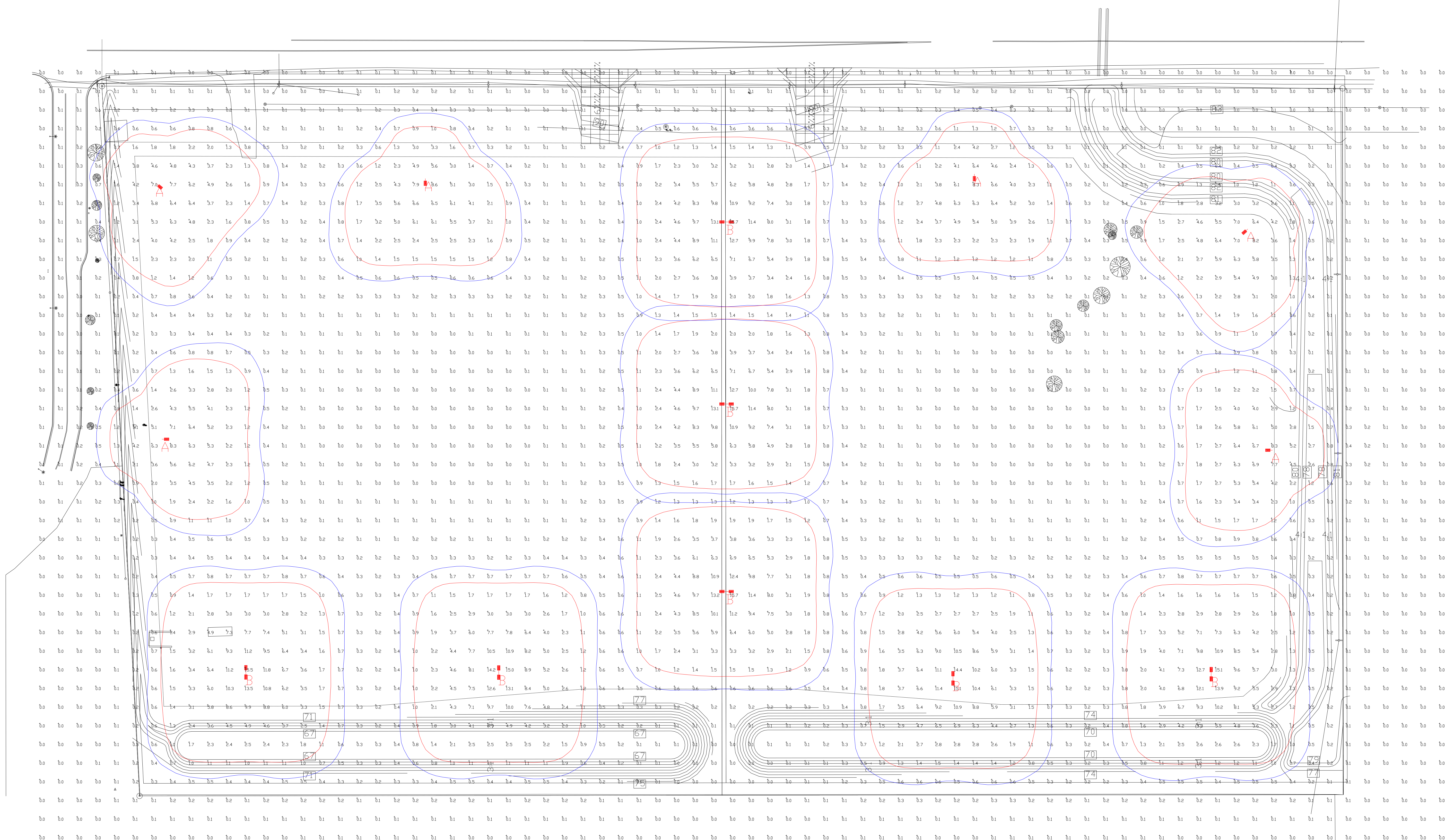
STERLING DESIGN ASSOCIATES, LLC	
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DESCRIPTION: -	
NO. 2	DATE: - BY: -
DESCRIPTION: -	
NO. 3	DATE: - BY: -
DESCRIPTION: -	
NO. 4	DATE: - BY: -
DESCRIPTION: -	
NO. 5	DATE: - BY: -
DESCRIPTION: -	
NO. 6	DATE: - BY: -
DESCRIPTION: -	
DATE:	SCALE: -
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:
PROJECT:	

SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, CO

CLIENT:
COMMERCIAL BUILDING SERVICES
7561 S. GRANT STR., SUITE A-4
LITTLETON, COLORADO 80122

TEL: (303) 730-3001

SHEET TITLE: LANDSCAPE NOTES & DETAILS



MRL



MRM

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ GRADE 20' X 20' GRID	Illuminance	Fc	1.24	15.7	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	SINGLE	MRL-LED-78L-SIL-FT-50-70CRI-SINGLE-37.5' MH	1.000	1.000	1.000	79676	648
	7	B	D180°	MRL-LED-78L-SIL-FT-50-70CRI-D180-37.5' MH	1.000	1.000	1.000	159352	1296

Total Project Watts_1
Total Watts = 12960

ALLIANCE 360 ENGINEERS AND ARCHITECTS
1000 W. ALPINE AVE. SUITE 1000
COLORADO SPRINGS, CO 80904
TEL: 719-594-1100 FAX: 719-594-1101

LIGHTING PROPOSAL LD-156536-1

HAMPTON YARDS
PETERSON BLVD & SPACE VILLAGE AVE
COLORADO SPRINGS, CO

BY:RKH(MWD) DATE:8/29/22 REV:11/16/22 SHEET 1 OF 1

SCALE: 1"=50'