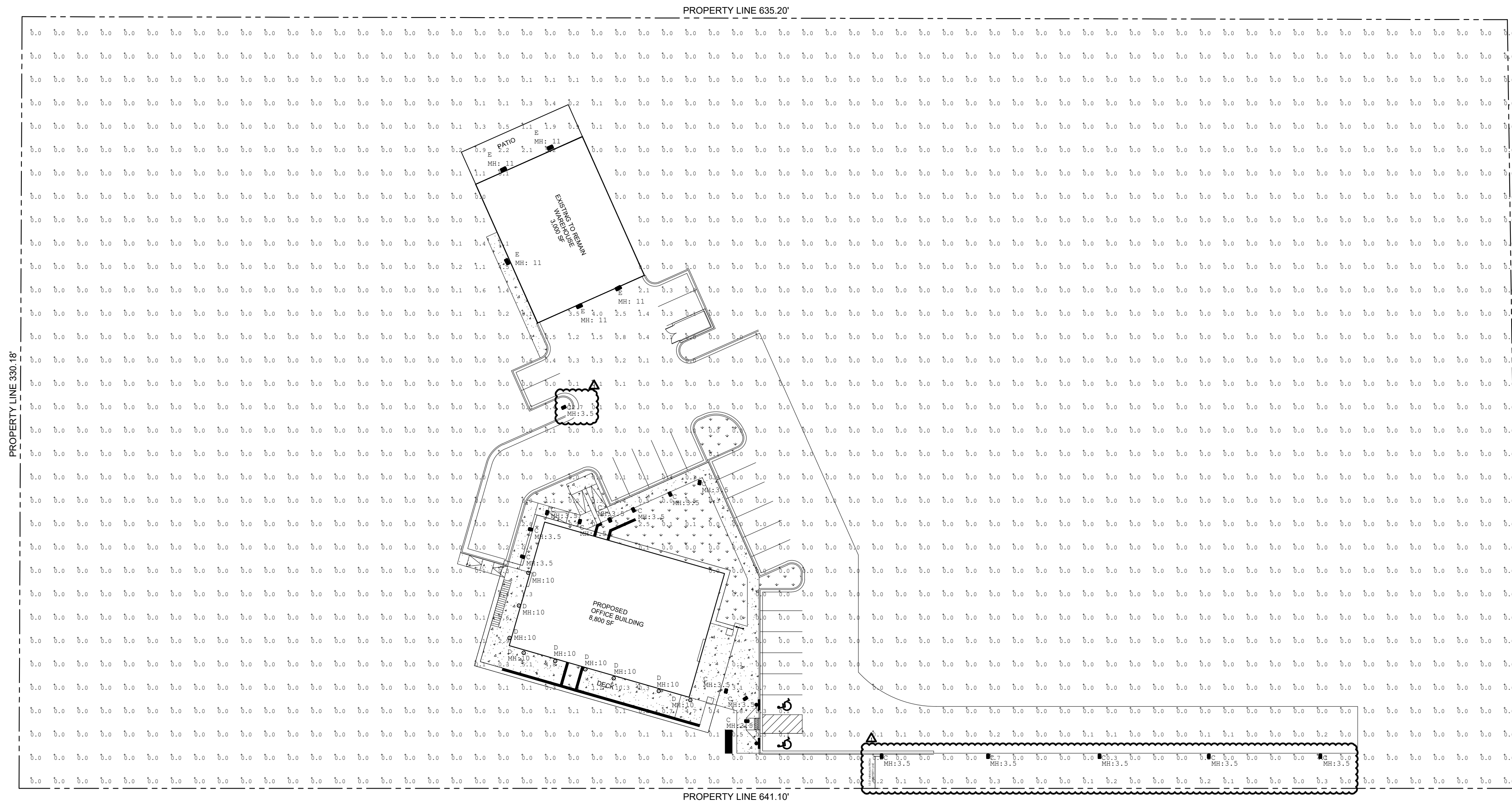


# SITE DEVELOPMENT PLAN

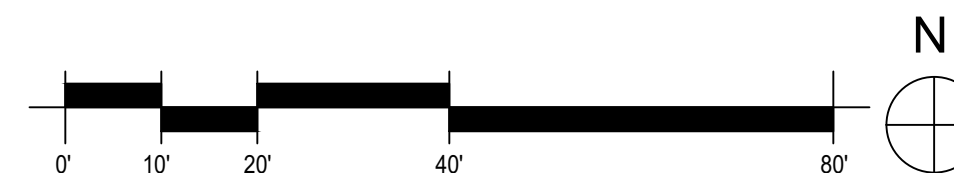
## BLACK FOREST OFFICE

N1/2 NE1/4 SE 1/4 SE 1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH P.M., EL PASO COUNTY, COLORADO

4.77 ACRES



1 PHOTOMETRIC SITE PLAN  
1/32" = 1'-0"



Symbol	Qty	Label	Lum. Watts	Lum. Lumens	LLF	Description
C	18	C	28.9	557	0.900	7000BSYN42SCUNV030Z
D	9	D	20	1256	0.900	FC610-120V-LB04K-1200-SL-WFL-D
E	5	E	12.2	1418	0.900	XTOR1B

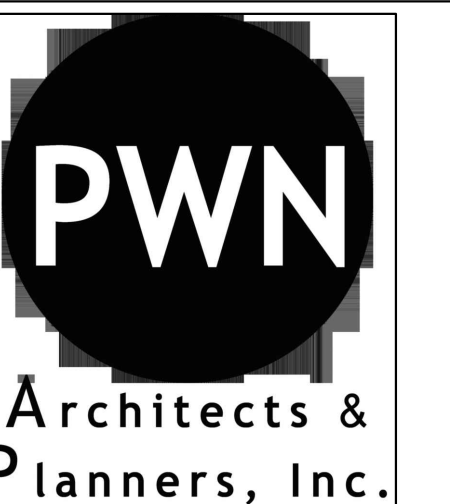
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.07	12.7	0.0	N.A.	N.A.
Deck under overhang	Illuminance	Fc	2.54	10.3	0.3	8.47	34.33
parking and drive 1	Illuminance	Fc	0.14	4.0	0.0	N.A.	N.A.

Same as with landscaping plan, include a note on here explaining the alternative lighting proposal.

PHOTOMETRIC  
PLAN

SHEET  
9 OF 10

PROJECT NUMBER: PPR2023  
DATE PREPARED: 12 - 8 -2020  
PLANS PREPARED FOR:  
**BLACK FOREST, LLC**  
12740 BLACK FOREST RD.  
COLORADO SPRINGS, CO 80908



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# SITE DEVELOPMENT PLAN

## BLACK FOREST OFFICE

N1/2 NE1/4 SE 1/4 SE 1/4 OF SECTION 07, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH P.M., EL PASO COUNTY, COLORADO

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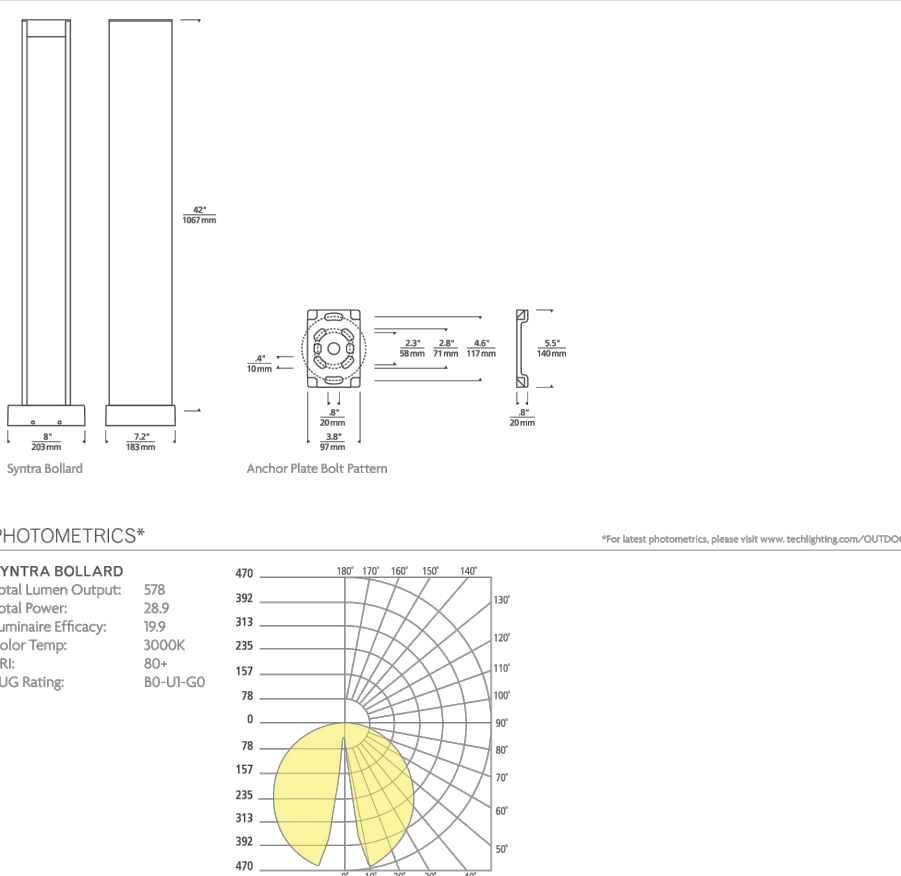
### FIXTURE TYPE "C"



SYNTRA BOLLARD  
POWER IN BASE

SYNTRA BOLLARD  
POWER IN CANOPY

### FIXTURE TYPE "C"




SYNTRA BOLLARD  
POWER IN BASE

SYNTRA BOLLARD  
POWER IN CANOPY

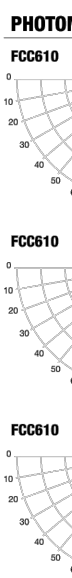
- ### ELECTRICAL SITE NOTES:
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR LOCATING, VERIFYING, AND AVOIDING ANY EXISTING UNDER GROUND SERVICES, OR UTILITIES AND NEW SERVICES OR UTILITIES BEING INSTALLED.
  - FOR LIGHT FIXTURE CONCRETE BASE, ALL CONCRETE AND REINFORCEMENT SHALL BE ENGINEERED BY SOIL ENGINEER AND SHALL BE DONE BY GENERAL CONTRACTOR.
  - FOR LIGHT FIXTURE CONCRETE BASE, DEPTH SHALL BE AND DIAMETER SHALL VERIFIED AND COORDINATED WITH SOIL ENGINEER PRIOR TO DIGGING.
  - ELECTRICAL CONTRACTOR SHALL PROVIDE MANUFACTURE INFORMATION FOR INSTALLATION OF ANCHOR BOLTS WITH GENERAL CONTRACTOR PRIOR TO POURING OF CONCRETE.
  - CONTRACTOR SHALL BE ENSURE ALL UTILITY SERVICES OR SPECIAL SYSTEM CABLING ARE LOCATED AND MARKED WITHIN THE NEW CONSTRUCTION AREA. ALL CAUTION SHALL BE TAKEN TO ENSURE UTILITY SERVICES OR SPECIAL SYSTEM CABLING WILL NOT BE DISTURBED. IF SERVICES HAVE BEEN DAMAGED, CONTACT APPROPRIATE DIVISION AND REPAIR CABLING AS REQUIRED FOR A FULLY OPERATIONAL SYSTEM.
  - COORDINATE ROUTING OF ALL CONDUITS WITH ENVIRONMENTAL CONTRACTOR AND ARCHITECT. ELECTRICAL CONTRACTOR IS TO ROUTE ELECTRICAL SYSTEMS THROUGH TRENCHES PROVIDED BY ENVIRONMENTAL CONTRACTORS. ELECTRICAL CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING IN IMMEDIATE AREAS TO PROVIDE A COMPLETE SYSTEM.
  - UPON COMPLETION OF NEW UTILITY SERVICES INSTALLATION, THE APPROPRIATE CONTRACTOR SHALL REPAIR OR REPLACE THE DAMAGED SITE AREA TO THE ORIGINAL CONDITIONS THAT WAS AFFECTED FOR THE INSTALLATION OF THE NEW UTILITY SERVICE OR AS DIRECTED BY THE ARCHITECT.
  - FOR TELEPHONE COMPANY AND CABLE COMPANY USE: PROVIDE AND INSTALL SCHEDULE 80 CONDUITS WITH PULL WIRE AND WARNING TAPE. EXTEND CONDUIT (S) 5'-0" FROM EXTERIOR OF THE BUILDING UNLESS OTHERWISE DIRECT BY UTILITY COMPANIES OR GENERAL CONTRACTOR. CAP AND STAKE EXTERIOR END OF THE CONDUIT TO BE LOCATE FOR FUTURE USE. COORDINATE EXACT TERMINATION POINT LOCATION, SIZE OF CONDUITS, NUMBER OF CONDUITS AND ADDITIONAL REQUIREMENTS WITH APPROPRIATE UTILITY COMPANIES AND GENERAL CONTRACTOR PRIOR TO TRENCHING AND INSTALLATION.
  - INTERCEPT AND EXTEND TELEPHONE/CABLE CONDUITS TO THE MAIN TELEPHONE ROOM. PRIOR TO STUBBING CONDUIT INTO THE MAIN TELEPHONE ROOM, CONNECT GRC CONDUIT TO THE DIRECT BURIED SCHEDULE 80 PVC CONDUIT AS REQUIRED AND STUB GRC CONDUIT INTO THE MAIN TELEPHONE ROOM. THE SCHEDULE 80 PVC CONDUIT WILL NOT BE EXPOSED INSIDE THE BUILDING STRUCTURE. COORDINATE EXACT ROUTING AND TERMINATION POINTS WITH GENERAL CONTRACTOR PRIOR TO COMMENCING OF WORK.
  - FURNISH AND INSTALL LIGHTING FIXTURES COMPLETE WITH LAMPS, BALLAST(S), AND REQUIRED MOUNTING HARDWARE. ELECTRICAL CONTRACTOR SHALL SUBMIT FIXTURE CUT SHEETS TO OWNER AND ARCHITECT FOR THEIR FINAL APPROVAL PRIOR TO ORDERING THE FIXTURES. ELECTRICAL CONTRACTOR SHALL ALSO VERIFY QUANTITIES, MOUNTING REQUIREMENTS, FINISHES, FIXTURE AVAILABILITY AND LEAD TIME FOR DELIVERY TO SITE.
  - SUBSCRIPT LOWERCASE LETTER ADJACENT TO FIXTURE INDICATES THE CHANNEL IN WHICH THE FIXTURES SHALL BE CONTROLLED AND WIRED THROUGH THE (LCP-) CHANNEL AUTOMATION SCHEDULE WITH PHOTO-CELL "ON" PER INDIVIDUAL POLE LIGHT FIXTURE HEAD. REFER TO FIRST FLOOR LIGHTING PLAN, E1.0 FOR ADDITIONAL INFORMATION.
  - DASHED LINE WEIGHT INDICATES UNDERGROUND WIRING. REFER TO ELECTRICAL BUILDING OUTLINE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  - ENSURE VOLTAGE DROP IS CALCULATED FOR FINAL CIRCUITRY ROUTING PRIOR TO TRENCHING. ADJUST CONDUIT AND WIRE SIZE PER THE CALCULATIONS.
  - FOR LIGHT FIXTURE CONCRETE BASE, ALL CONCRETE AND REINFORCEMENT SHALL BE ENGINEERED BY SOIL ENGINEER AND SHALL BE DONE BY GENERAL CONTRACTOR.
  - ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABLED GUARE.
  - CONTRACTOR SHALL POHOLE AND VERIFY LOCATION OF THE EXISTING IRRIGATION MAINLINE AND COORDINATE WITH OWNER'S REP. PRIOR TO INSTALLATION OF THE NEW LIGHT POLE BASE OR CONDUIT RUNS.
  - ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.

### FIXTURE TYPE "D"



FC610  
6" Round Wall Pendant or Surface Mounted Die-Cast Aluminum Cylinder

### FIXTURE TYPE "D"




FC610 120V LED 4000K 1000 Lumens Spot Distribution

FC610 120V LED 4000K 1000 Lumens Narrow Flood Distribution

FC610 120V LED 4000K 1000 Lumens Flood Distribution

### FIXTURE TYPE "E"



XTOR  
CROSSTOUR LED

PHOTOMETRIC CUT SHEETS

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SHEET 10 OF 10

**PWN**  
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