

# LOT 1 FLYING HORSE NO. 25A FILING NO. 1

## CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

# DEVELOPMENT PLAN

### AUGUST 2018

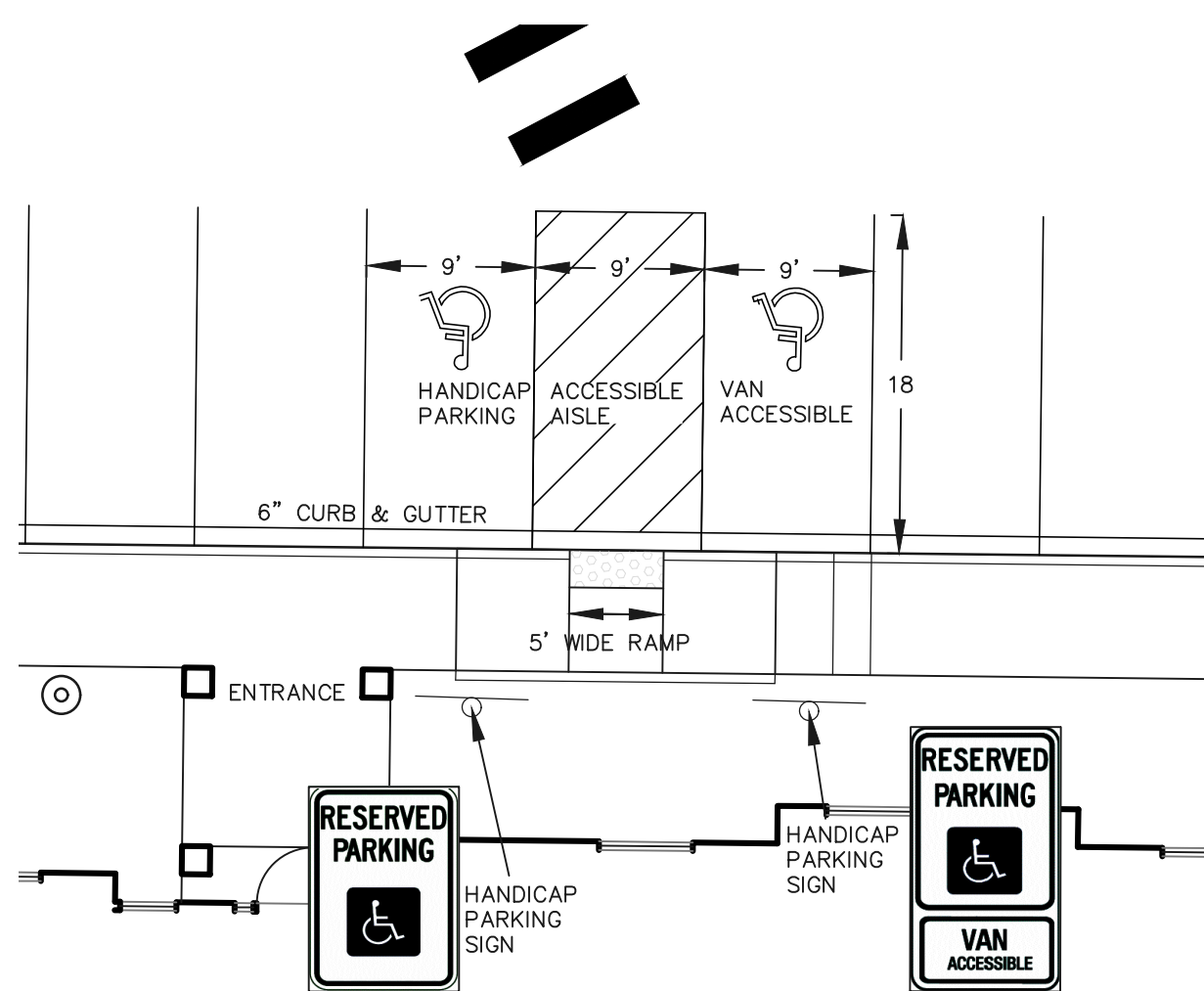
#### LEGAL DESCRIPTION:

LOT 1 FLYING HORSE NO. 25A FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

RECORDED UNDER RECEPTION NUMBER 216713765, RECORDS OF EL PASO COUNTY, COLORADO

#### ADA STATEMENT:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)



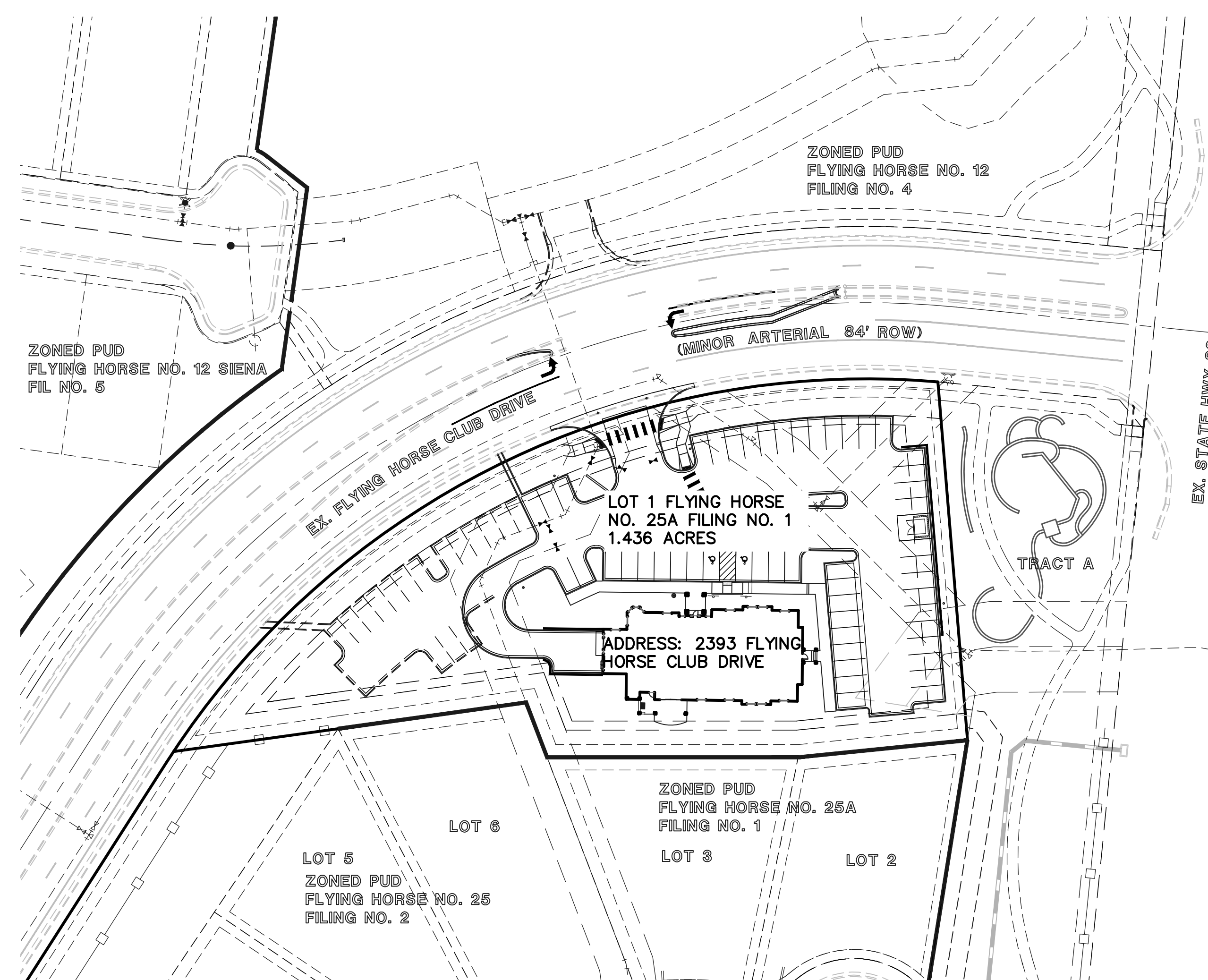
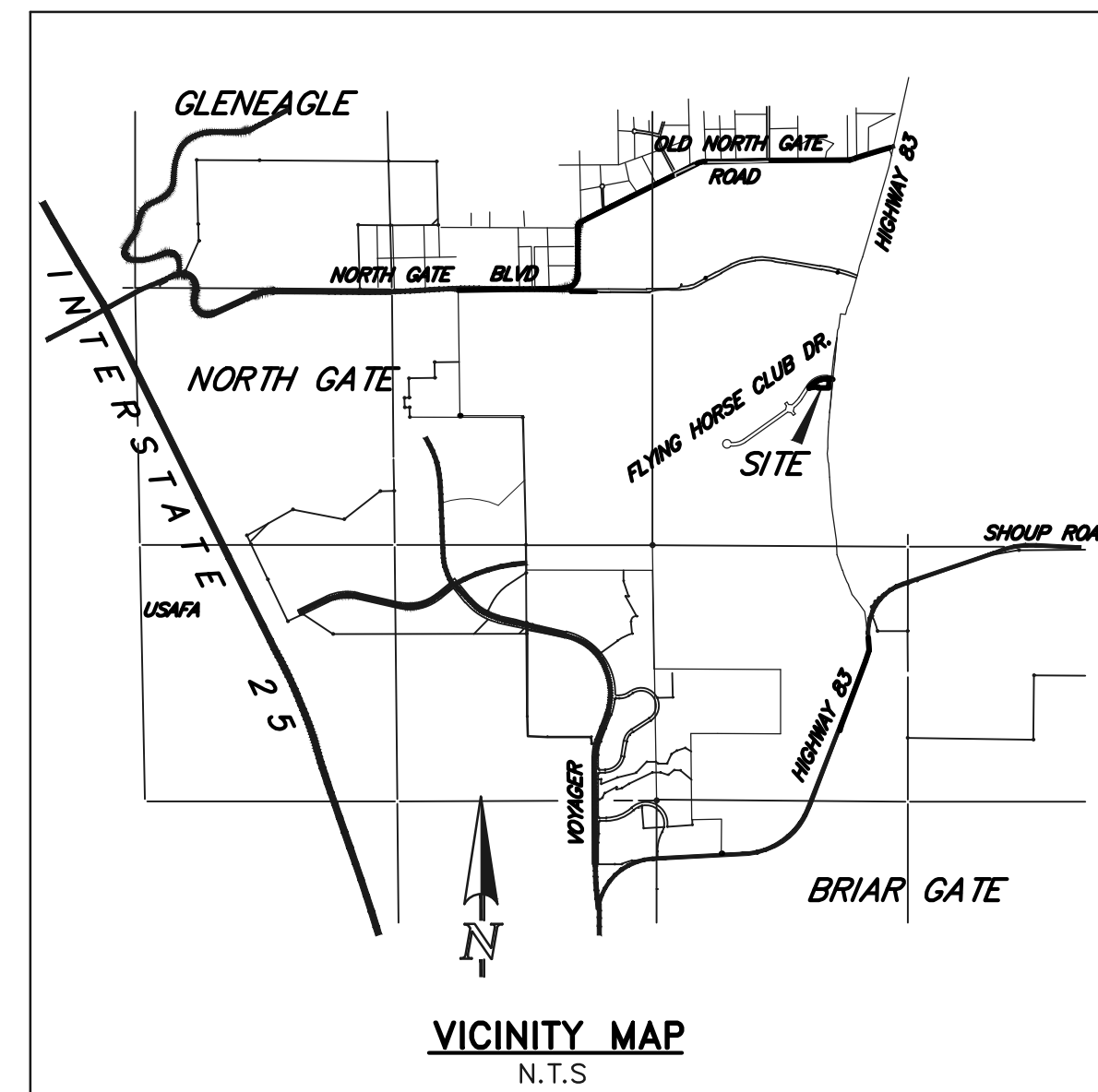
**PARKING DETAILS**  
SCALE 1"=10'

#### HANDICAP PARKING SPACE DESIGN CRITERIA:

- RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN THE ADJOINING SIDEWALKS
- ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION
- HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%
- THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES
- THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL
- HANDICAPPED PARKING SHALL MEET ALL OTHER APPLICABLE CITY AN ADA CODE REQUIREMENTS
- SIGNAGE IS REQUIRED FOR ACCESSIBLE SPACES AS SHOWN IN DETAIL, HOWEVER ONLY ONE SPACE NEEDS TO BE SIGNED AS VAN ACCESSIBLE.

#### NOTES:

- NO PORTION OF THIS SITE IS LOCATED WITHIN F.E.M.A. DESIGNATED FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0528F, EFFECTIVE MARCH 17, 1997.
- THE SUBJECT PROPERTY IS INCLUDED IN THE FLYING HORSE METROPOLITAN DISTRICT NO. 3. THE FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 3 IS RECORDED UNDER RECEPTION NUMBER 204189319
- FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE RECORDED UNDER RECEPTION NO. 204189317
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAF ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- THIS PROPERTY IS SUBJECT TO A PRIVATE AVIGATION EASEMENT, WHICH IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_
- WHEN CONSTRUCTION OCCURS ON LOT 1 ALL EXISTING CURB AND GUTTER, SIDEWALK, AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG FLYING HORSE CLUB DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (CO). 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.
- THE REGIONAL FACILITY PROVIDING WATER QUALITY AND DETENTION SHALL BE THE FLYING HORSE DETENTION FACILITY NO. 1 LOCATED AT THE WEST BOUNDARY OF FLYING HORSE, NORTH OF FUTURE POWERS BLVD.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS



#### SITE DATA:

DEVELOPMENT SCHEDULE:	FALL 2018
PROPERTY OWNER:	CLASSIC DEVELOPMENT FLYING HORSE LLC 6385 CORPORATE DRIVE SUITE 200 COLORADO SPRINGS, CO, 80919 (719) 592-9333
APPLICANT:	THE WATSON CPA GROUP 9475 BRIAR VILLAGE POINT, SUITE 325 COLORADO SPRINGS, CO, 80920 (719) 387-9800
ARCHITECT:	BUCHER DESIGN STUDIO INC. P.O. BOX 5 PALMER LAKE CO 80133 (719) 484-0480
LANDSCAPE ARCHITECT:	NES INC. 619 NORTH CASCADE AVENUE SUITE 200 COLORADO SPRINGS CO 80903 (719) 471-0073
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 NORTH CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 (719) 785-0790
LIGHTING CONSULTANT:	ELECTRIC CONSTRUCTION INC. 2861 INDEX ROAD MADISON WI 53713 (608) 271-2046

SITE ADDRESS	2393 FLYING HORSE CLUB DRIVE
SITE ACREAGE	1.436 ACRES
TAX SCHEDULE #	6209108010
EXISTING USE	VACANT
EXISTING ZONING	OC
MASTER PLAN	FLYING HORSE MASTER PLAN CPC MP 06-00219 AS AMENDED.
CONCEPT PLAN	FLYING HORSE 25A CPC CP 15-00137
PLANNED USE	100% GENERAL OFFICE
BLDG. SIZE	6,452 SF (4,969 SF MAIN LEVEL, 1,483 SF BASEMENT)
BLDG. HEIGHT	23' MAX HEIGHT BUILDING HEIGHTS ILLUSTRATED ON SHEETS 8 OF 11 AND 9 OF 11
% BUILDING COVERAGE	10.31%
% PAVEMENT SURFACES	65% (ULTIMATE)
BUILDING SETBACKS:	25' (FRONT) 20' (SIDE) 20' (REAR)
LANDSCAPE SETBACKS:	20' (FLYING HORSE CLUB DRIVE) 20' (SIDE)
PARKING REQUIREMENTS:	GENERAL OFFICE (6,452 SF) - PER CITY CODE 1 PER 400 SF = 16 SPACES HANDICAP PARKING - 1 SPACES FOR 1-25 STALLS TOTAL PARKING - 16 STALLS REQUIRED
PARKING PROVIDED:	51 STALLS (TOTAL) 2 HANDICAP STALLS INCL. IN TOTAL 16 FUTURE STALLS 67 STALLS (ULTIMATE)

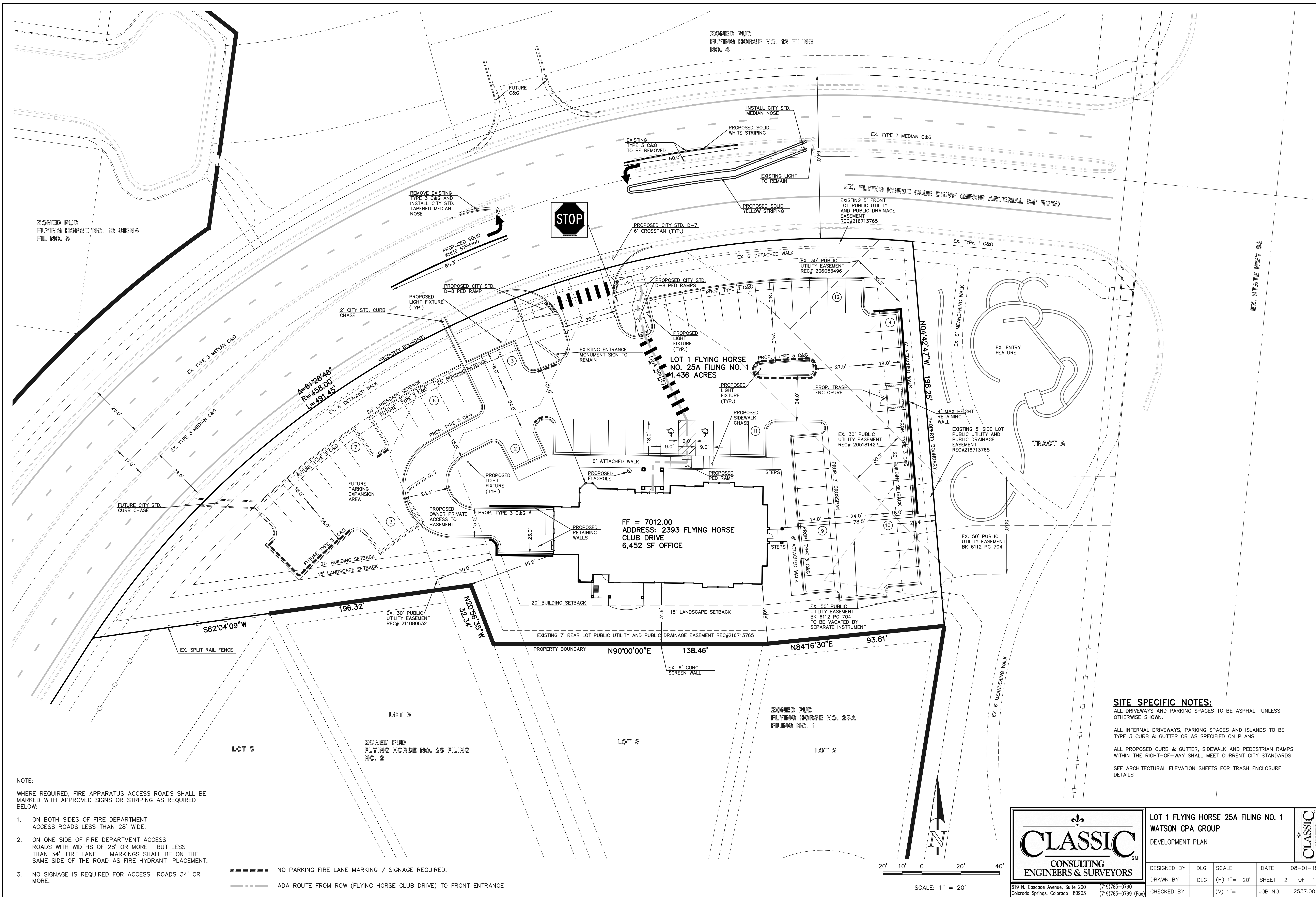
#### SHEET INDEX:

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	LOT 1 FLYING HORSE NO. 25A FIL. NO. 1			
	DEVELOPMENT PLAN			
THE WATSON CPA GROUP				
COVER SHEET				
DESIGNED BY	DLG	SCALE	DATE	08-01-18
DRAWN BY	DLG	(H) 1"= N/A	SHEET	1 OF 11
CHECKED BY		(V) 1"= N/A	JOB NO.	2537.00

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



ZONED PUD  
FLYING HORSE NO. 12 SIENA  
FIL. NO. 6

ZONED PUD  
FLYING HORSE NO. 12 FILING  
NO. 4



LOT 1 FLYING HORSE  
NO. 25A FILING NO. 1  
1.436 ACRES

FF = 7012.00  
ADDRESS: 2393 FLYING HORSE  
CLUB DRIVE  
6,452 SF OFFICE



LOT 1 FLYING HORSE NO. 25A FILING NO. 1  
WATSON CPA GROUP  
DEVELOPMENT PLAN

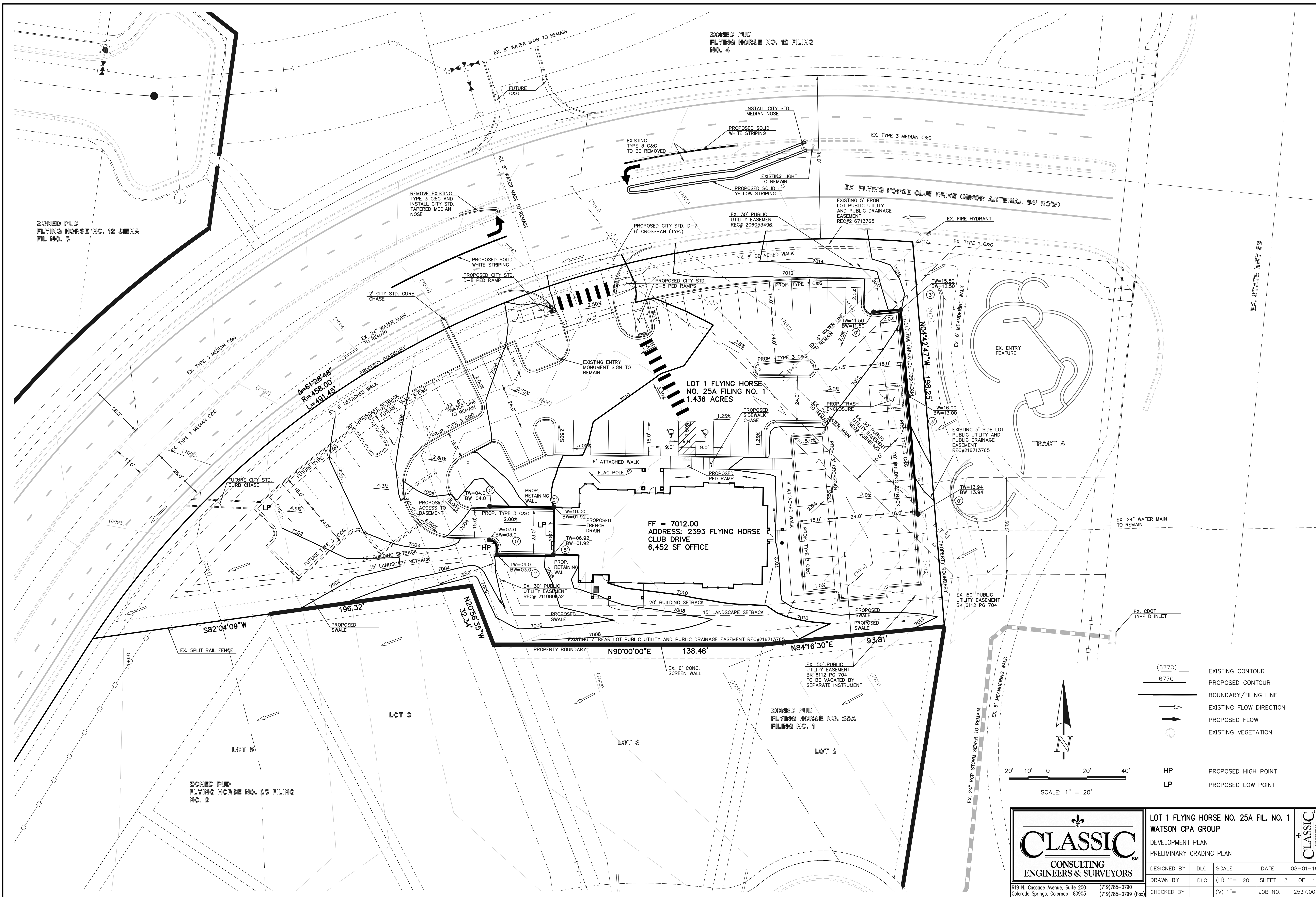
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DRAWN BY	DLG	(H) 1" = 20'	SHEET	2 OF 11
CHECKED BY		(V) 1" = 20'	JOB NO.	2537.00

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**SITE SPECIFIC NOTES:**  
ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.  
ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.  
ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.  
SEE ARCHITECTURAL ELEVATION SHEETS FOR TRASH ENCLOSURE DETAILS

- NOTE:  
WHERE REQUIRED, FIRE APPARATUS ACCESS ROADS SHALL BE MARKED WITH APPROVED SIGNS OR STRIPING AS REQUIRED BELOW:
- ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADS LESS THAN 28' WIDE.
  - ON ONE SIDE OF FIRE DEPARTMENT ACCESS ROADS WITH WIDTHS OF 28' OR MORE BUT LESS THAN 34'. FIRE LANE MARKINGS SHALL BE ON THE SAME SIDE OF THE ROAD AS FIRE HYDRANT PLACEMENT.
  - NO SIGNAGE IS REQUIRED FOR ACCESS ROADS 34' OR MORE.

--- NO PARKING FIRE LANE MARKING / SIGNAGE REQUIRED.  
- - - ADA ROUTE FROM ROW (FLYING HORSE CLUB DRIVE) TO FRONT ENTRANCE



ZONED PUD  
FLYING HORSE NO. 12 FILING  
NO. 4

ZONED PUD  
FLYING HORSE NO. 12 SIENA  
FIL NO. 5

LOT 1 FLYING HORSE  
NO. 25A FILING NO. 1  
1.436 ACRES

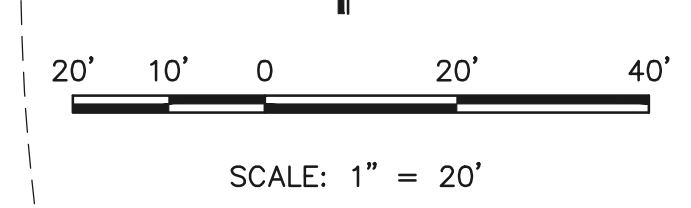
FF = 7012.00  
ADDRESS: 2393 FLYING HORSE  
CLUB DRIVE  
6,452 SF OFFICE

ZONED PUD  
FLYING HORSE NO. 26 FILING  
NO. 2

ZONED PUD  
FLYING HORSE NO. 25A  
FILING NO. 1

- (6770) EXISTING CONTOUR
- 6770 PROPOSED CONTOUR
- BOUNDARY/FILING LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- EXISTING VEGETATION

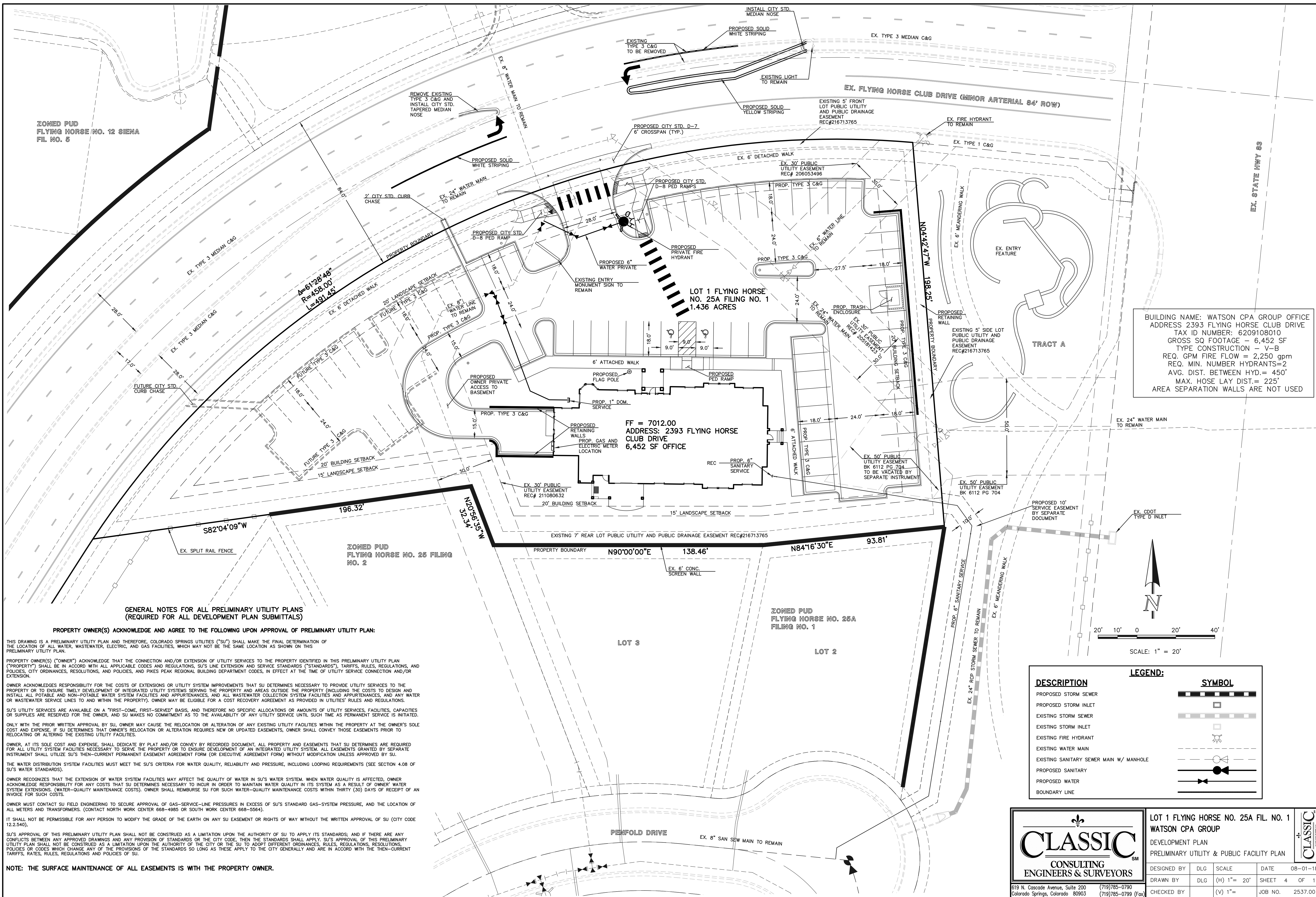
- HP PROPOSED HIGH POINT
- LP PROPOSED LOW POINT



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ENGINEERS & SURVEYORS

LOT 1 FLYING HORSE NO. 25A FIL. NO. 1			
WATSON CPA GROUP			
DEVELOPMENT PLAN			
PRELIMINARY GRADING PLAN			
DESIGNED BY	DLG	SCALE	DATE 08-01-18
DRAWN BY	DLG	(H) 1" = 20'	SHEET 3 OF 11
CHECKED BY	(V) 1" =		JOB NO. 2537.00

619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)



**BUILDING NAME:** WATSON CPA GROUP OFFICE  
**ADDRESS:** 2393 FLYING HORSE CLUB DRIVE  
**TAX ID NUMBER:** 6209108010  
**GROSS SQ FOOTAGE:** 6,452 SF  
**TYPE CONSTRUCTION:** V-B  
**REQ. GPM FIRE FLOW:** 2,250 gpm  
**REQ. MIN. NUMBER HYDRANTS:** 2  
**AVG. DIST. BETWEEN HYD.:** 450'  
**MAX. HOSE LAY DIST.:** 225'  
**AREA SEPARATION WALLS ARE NOT USED**

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS  
 (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

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

THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES ("SU") 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") ACKNOWLEDGE 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, SU'S LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, 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 SU 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 ALL POTABLE AND NON-POTABLE WATER, WASTEWATER, AND GAS FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

SU'S 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 SU MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.

ONLY WITH THE PRIOR WRITTEN APPROVAL BY SU, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SU 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, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU 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 SU'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SU.

THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET THE SU'S CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SU'S WATER STANDARDS).

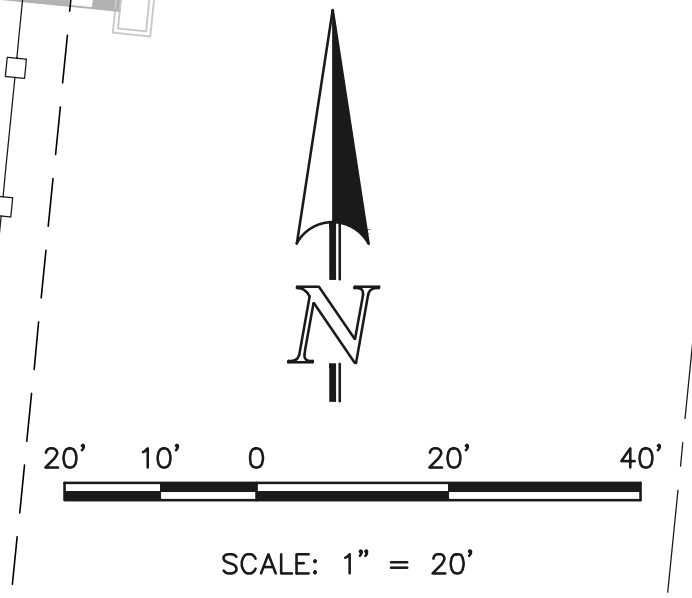
OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SU DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SU FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

OWNER MUST CONTACT SU FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SU'S STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).

IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SU EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SU (CITY CODE 12.2.540).

SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU 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 SHALL APPLY. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SU TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES 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, RULES, REGULATIONS AND POLICIES OF SU.

**NOTE: THE SURFACE MAINTENANCE OF ALL EASEMENTS IS WITH THE PROPERTY OWNER.**



DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
PROPOSED SANITARY	
PROPOSED WATER	
BOUNDARY LINE	

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**LOT 1 FLYING HORSE NO. 25A FIL. NO. 1**  
**WATSON CPA GROUP**  
 DEVELOPMENT PLAN  
 PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGNED BY	DLG	SCALE	DATE	08-01-18
DRAWN BY	DLG	(H) 1" = 20'	SHEET	4 OF 11
CHECKED BY	(V) 1" =	JOB NO.	2537.00	

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 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

# LOT 1 FLYING HORSE NO. 25-A FILING NO. 1

## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### FINAL LANDSCAPE PLAN

#### LANDSCAPE REQUIREMENTS

##### Landscape Setbacks

See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Flying Horse Club Drive	Minor Arterial	20' / 20'	452'	1 / 25'	18 / 17 (15 Existing)

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
10 / 10	-- / --	FH	75% / 75%

##### Internal Landscaping

See Code Section/Policy 322 & 317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
62,807 S.F.	5%	3,130 / 27,372	6 / 4

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
20 / 20	-- / --	IN	75% / 75%

##### Motor Vehicle Lots

See Code Section/Policy 321 & 317

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
51	3 / 3 (MV)	----	---	---

Min. 3' Screening Plants Req. / Prov.	Evergreen Plants (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
-- / --	-- / --	---	MV	75% / 75%

##### Landscape Buffer & Screens

See Code Section/Policy 323 & 317

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.
SOUTH BOUNDARY	15' / 15'	460'	23 / 16+6' Screening	11 / 11

Length of 6' Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
460' / 460'	SB	75% / 100%

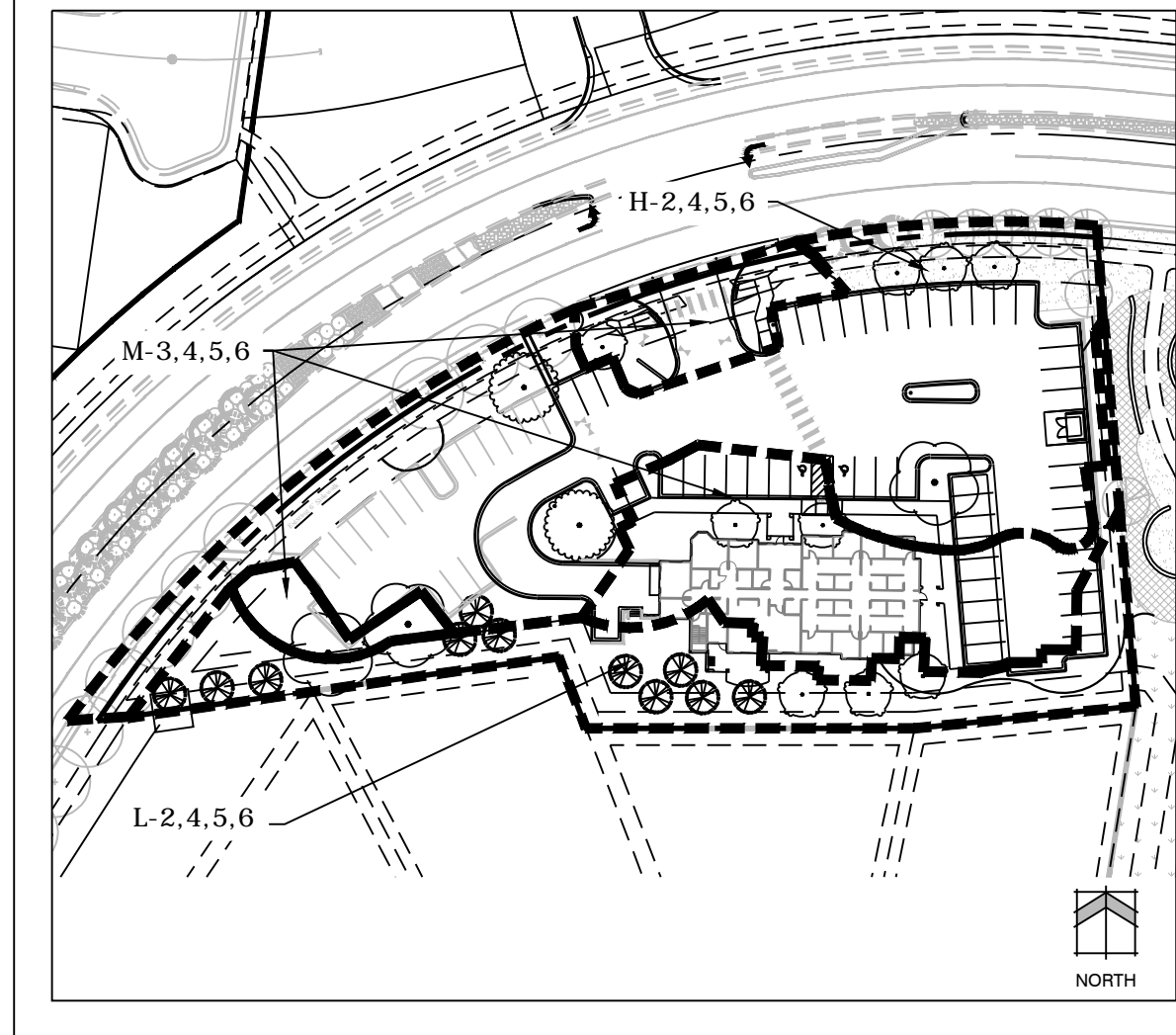
#### LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND OR HYBRID FESCUE BLEND SOD. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SE: SOLID STEEL EDGING TO BE "DEGRADE" (1/8" THICK X 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- WOOD MULCH: GORILLA HAIR SHREDDED CEDAR WOOD MULCH
- ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM AND SPECIFIED BY LANDSCAPE ARCHITECT
- A FINAL LANDSCAPE AND AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL. NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

#### SCHEMATIC LANDSCAPE DIAGRAM

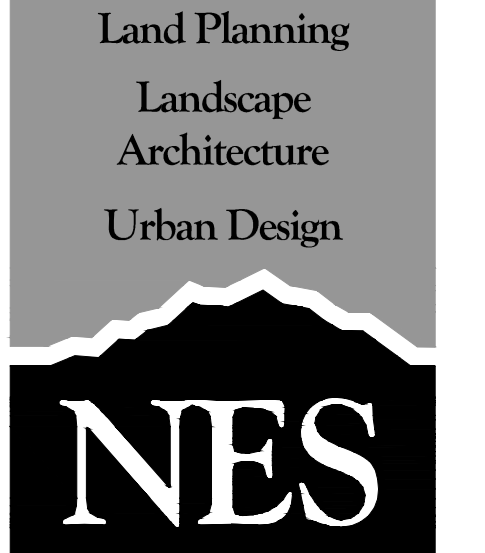
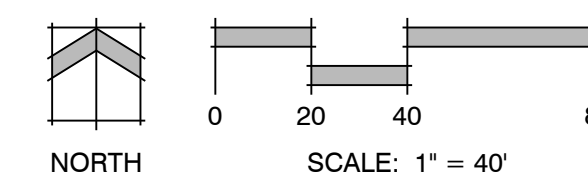
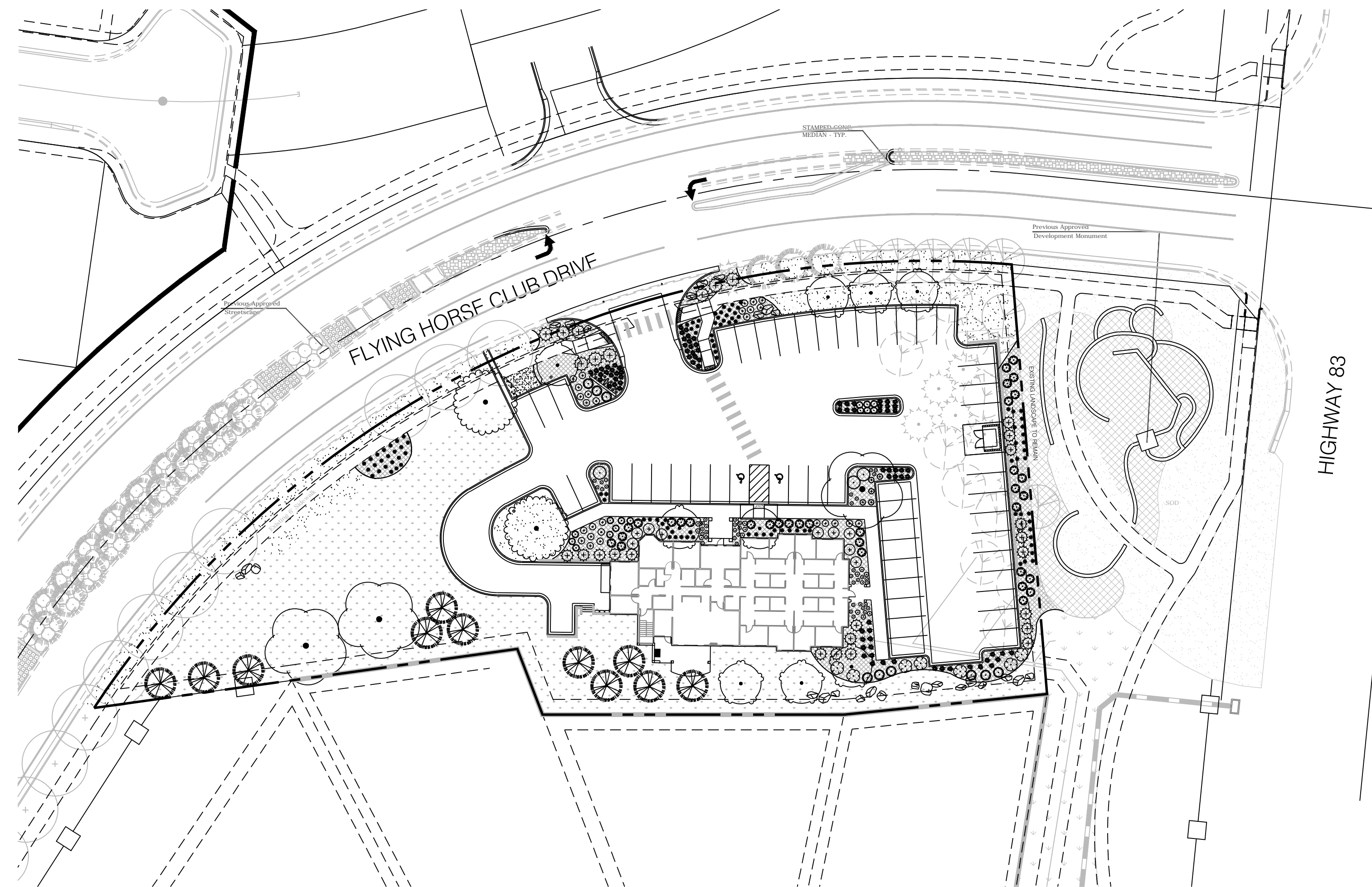
Name of Project: THE NEWMAN CENTER Date: 03/06/2018

Climate Zone:	Foothills	Foothills & Plains	Plains
Plant Communities	-to be labeled by numbers on diagram	-to be labeled by letters on diagram	
1 - Semiarid Shrublands		V-- Very Low (0 to 7 inches per year)	
2 - Pinon-Juniper Woodlands		L-- Low (7 to 15 inches per year)	
3 - Prairie		M-- Moderate (15 to 25 inches per year)	
4 - Lower Elevation Riparian		H-- High (more than 25 inches per year)	
5 - Foothill Shrublands			
6 - Ponderosa Pine Forest			
7 - Upper Elevation Riparian			
8 - Douglas Fir Forest			



#### SITE DEVELOPMENT

	SOD	6,810 sf
	CEDAR WOOD MULCH	6,825 sf
	NATIVE SEED AREA LOW GROW MIX	17,223 sf



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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Lot 1 Flying Horse No. 25A Filing No. 1.

DATE: 07.17.18  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

DATE	BY	DESCRIPTION

FINAL LANDSCAPE PLAN

LP1  
5 OF 11

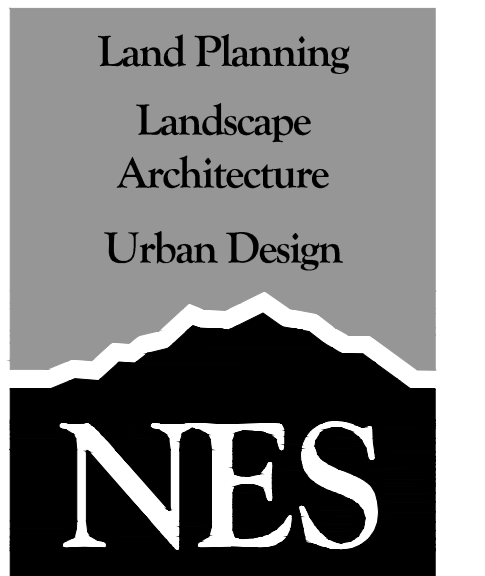
CPC #



# FLYING HORSE PARCEL 25-B

## CITY OF COLORADO SPRINGS, STATE OF COLORADO

### FINAL LANDSCAPE PLAN



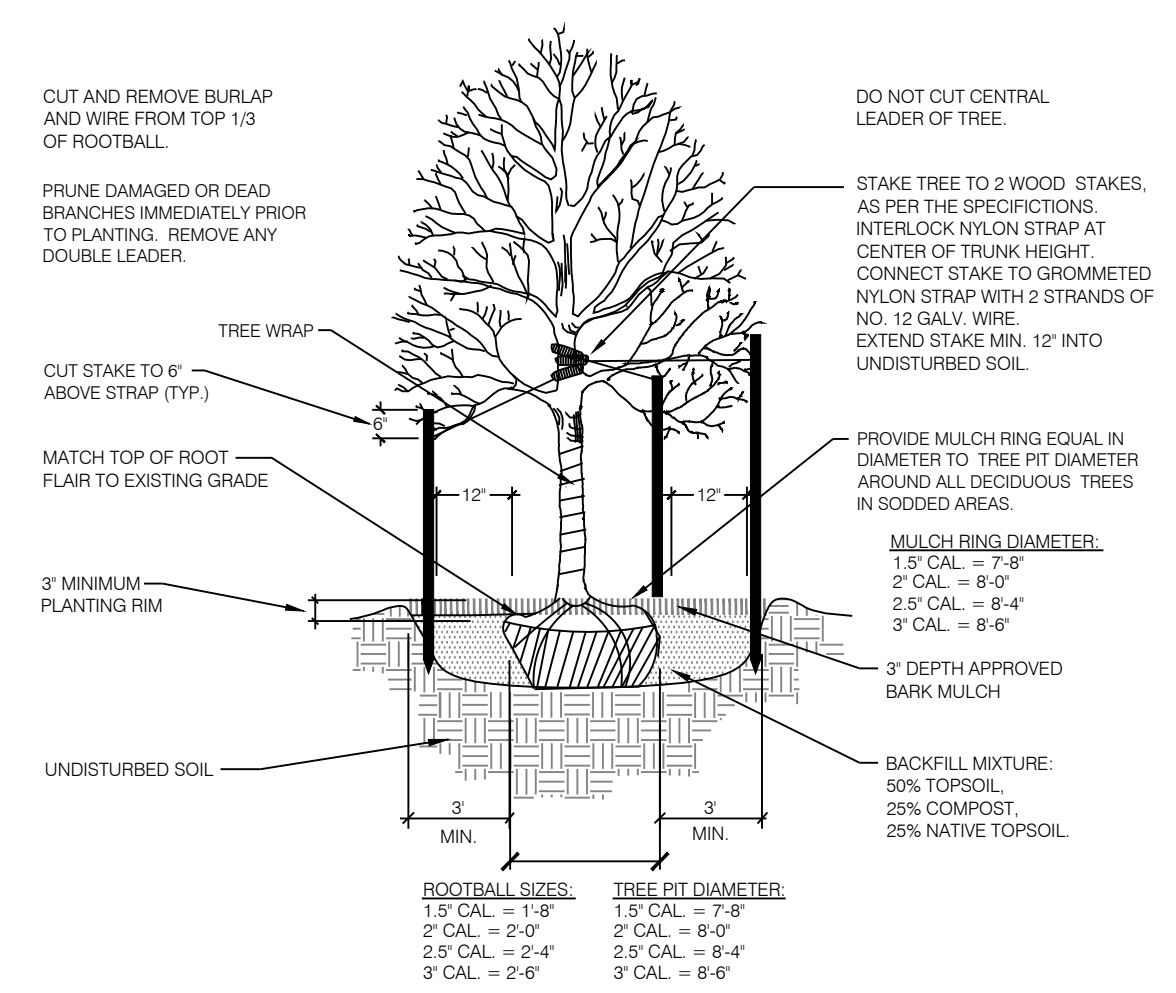
N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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#### PLANT SCHEDULE

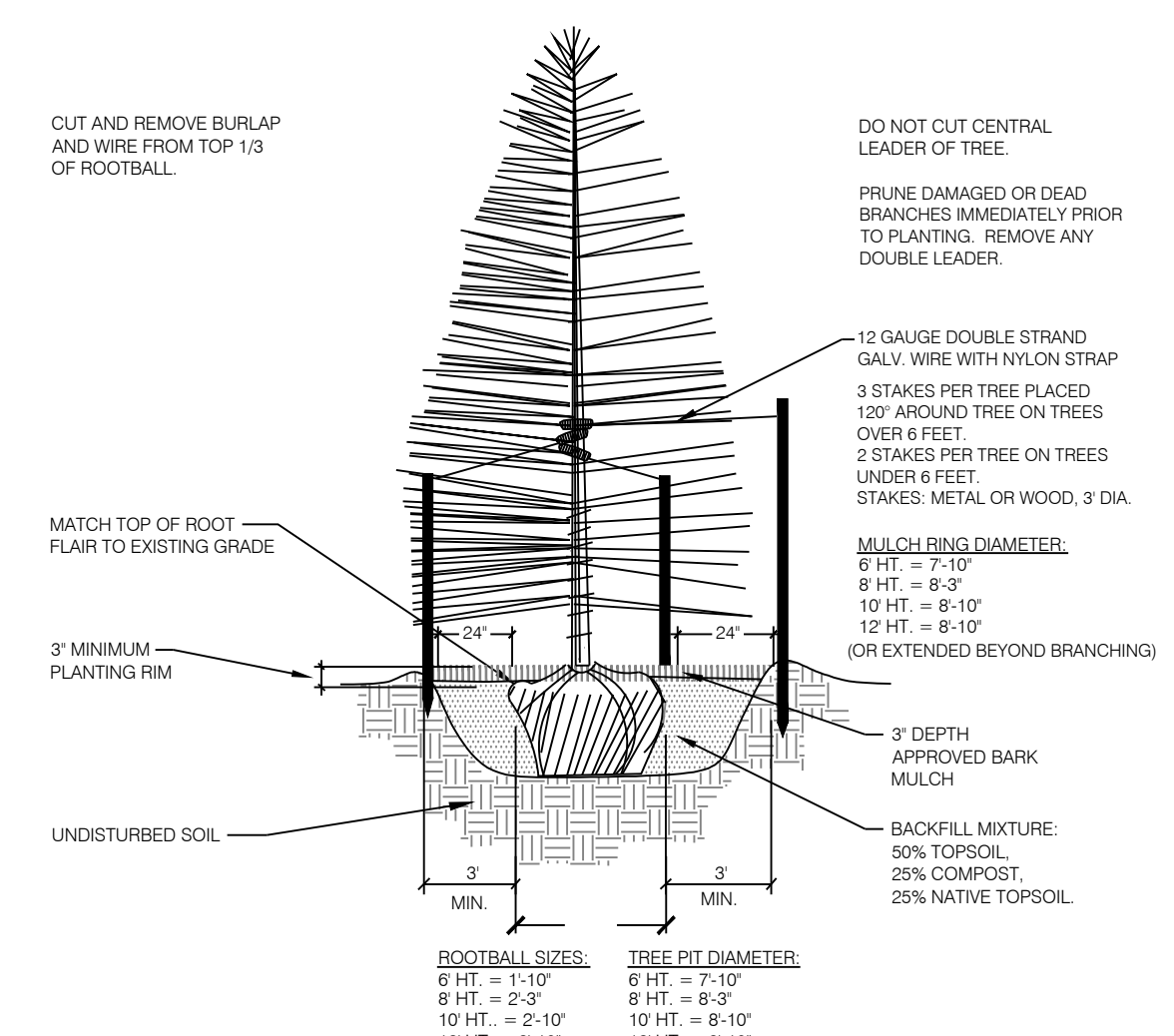
DECIDUOUS TREES				HEIGHT	WIDTH	SIZE	COND	KEY	KEY
Ccr	2	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric	235AD	
MS	9	Malus x 'Spring Snow' / Spring Snow Crab Apple	20'	20'	2.5" Cal.	B&B		467S	
Tco	3	Tilia cordata / Littleleaf Linden	45'	35'	2.5" Cal.	B&B	NonX	4S	
EVERGREEN TREES				HEIGHT	WIDTH	SIZE	COND	KEY	KEY
PB	11	Picea pungens 'Bakeri' / Bakeri Spruce	30'	15'	8" HT	B&B		678S	
SHRUBS				HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
BC	14	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	3'	3'	5 GAL	CONT			45A
Cxc	27	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT			1235A
Dxc	9	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	5'	5'	5 GAL	CONT			S
JH	9	Juniperus chinensis 'Hetzi' / Hetzi Juniper	15'	5'	5 GAL	CONT			DA
Jbc	9	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	1'	7'	5 GAL	CONT	NonX		2568A
MR	3	Mahonia repens / Creeping Mahonia	1.5'	6'	5 GAL	CONT			
PA	33	Perovskia atriplicifolia / Russian Sage	3'-4'	3-4'	5 GAL	CONT			12D
Pmb	19	Pinus mugo 'Big Tuna' / Big Tuna Mugo Pine	6'	6'	5 GAL	CONT			1256D
Pmm	5	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3'	5 GAL	CONT	Xeric		1256D
SM	7	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5'	6'	5 GAL	CONT			568A
ANNUALS/PERENNIALS				HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
Aqa	20	Aquilegia alpina / Alpine Columbine	2'	1.5'	1 GAL	CONT	NonX		
Epu	12	Echinacea purpurea / Purple Coneflower	3'	2'	1 GAL	CONT	NonX		
Hxh	12	Hemerocallis x 'Hall's Pink' / Hall's Pink Daylily	2'	1.5'	1 GAL	CONT	NonX		
Pba	12	Penstemon barbatus / Beardlip Penstemon	3'	1.5'	1 GAL	CONT	Xeric		
Tch	12	Teucrium chamaedrys / Germander	1'	1'	1 GAL	CONT	Xeric		
GRASSES				HEIGHT	WIDTH	SIZE	COND	XERIC	KEY
CK	101	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	5 GAL	CONT			
PB2	84	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1.5'	2'	5 GAL	CONT			

#### SITE DEVELOPMENT

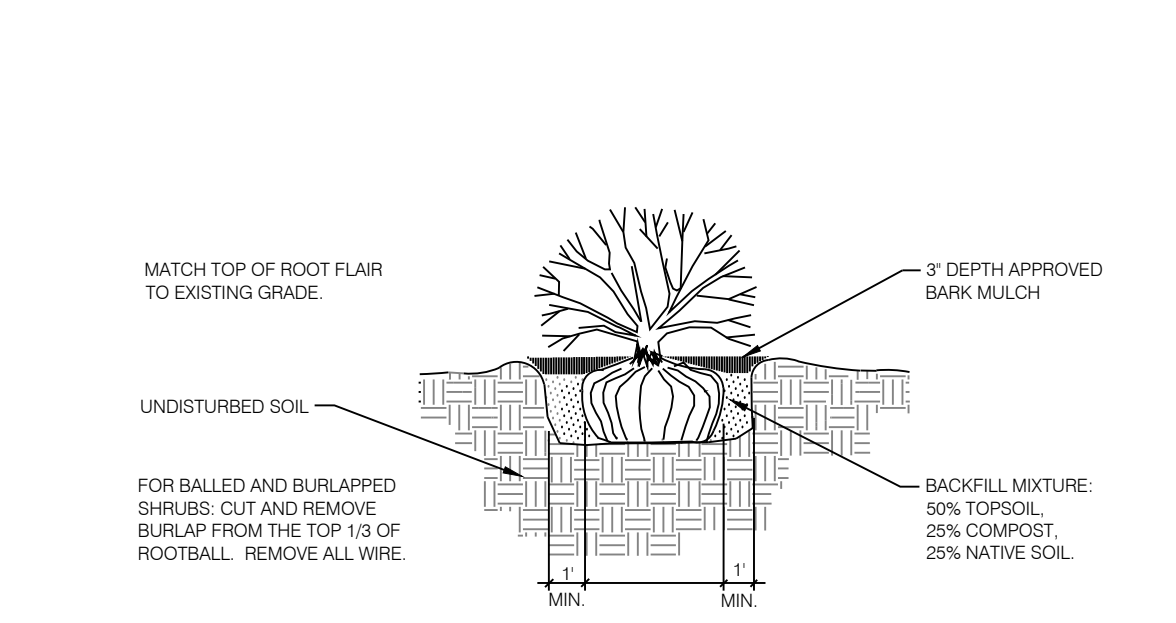
	SOD	6,810 sf
	CEDAR WOOD MULCH	6,825 sf
	NATIVE SEED AREA LOW GROW MIX	17,223 sf



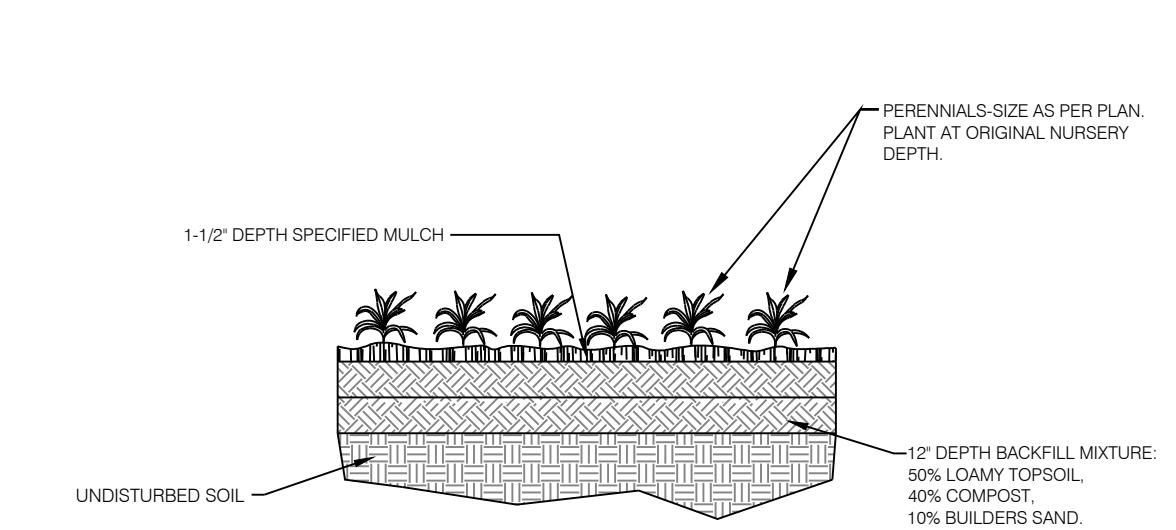
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SCALE: NOT TO SCALE



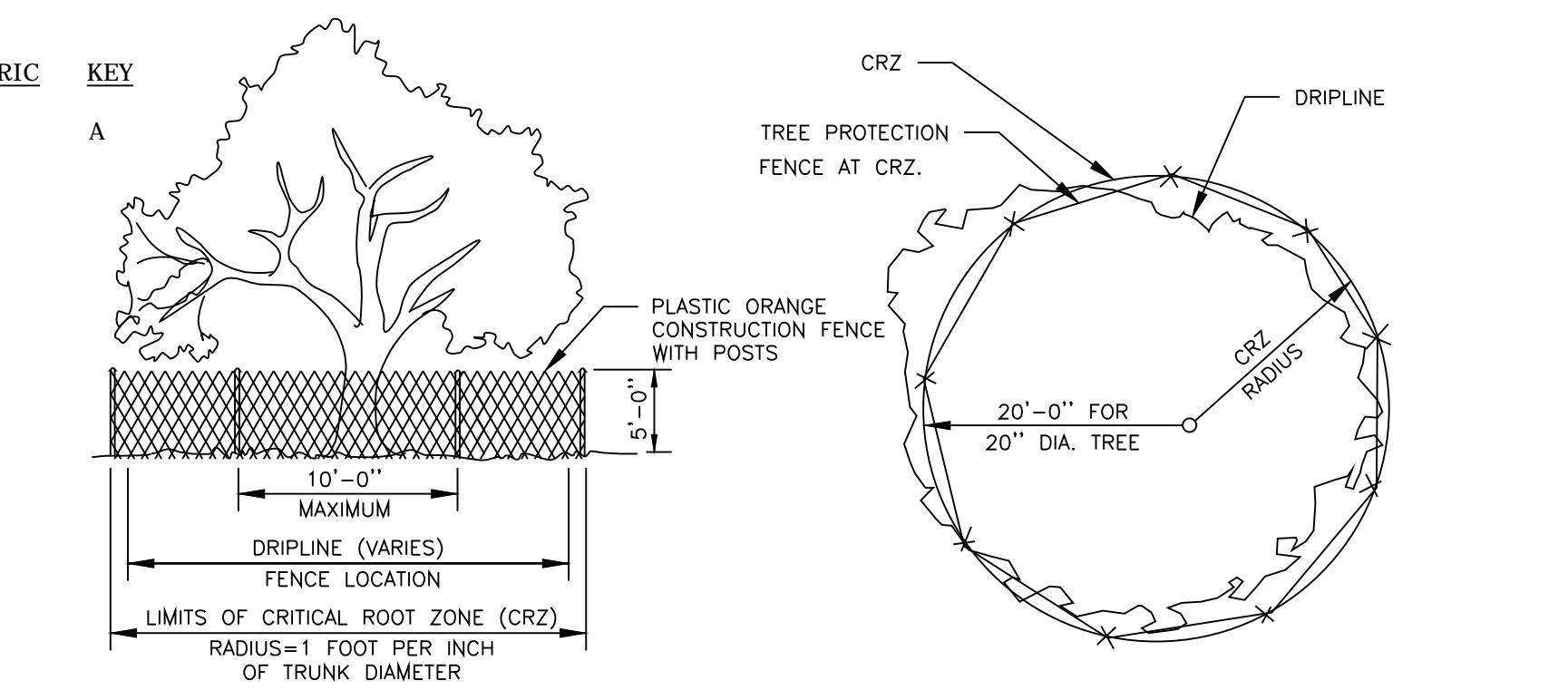
2 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



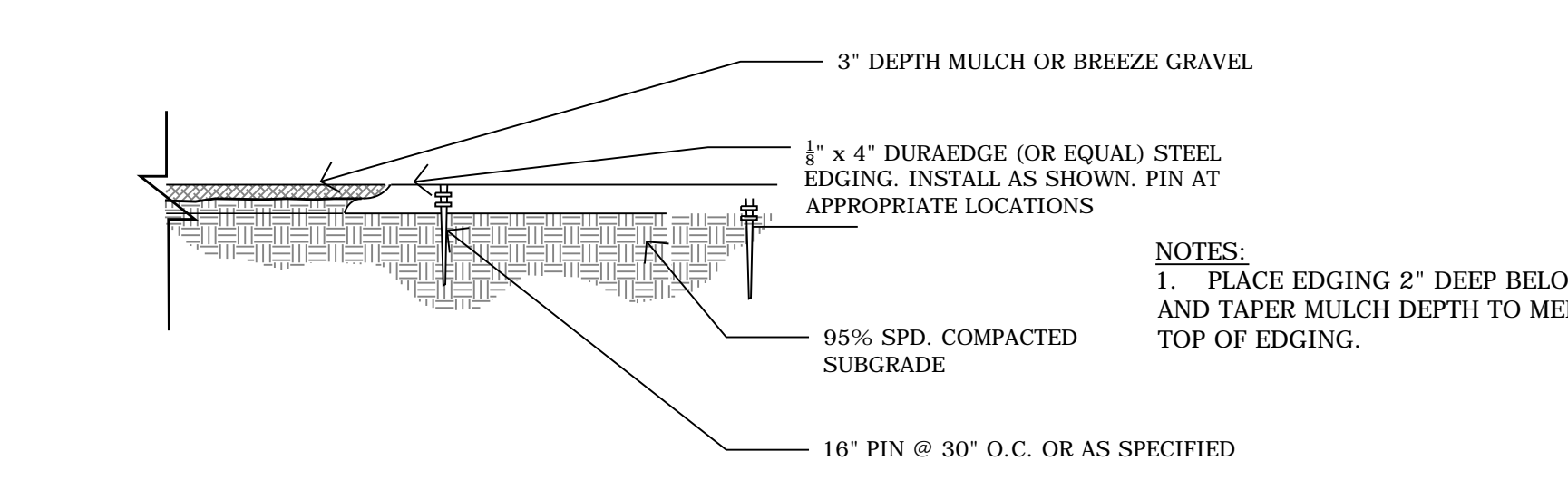
3 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



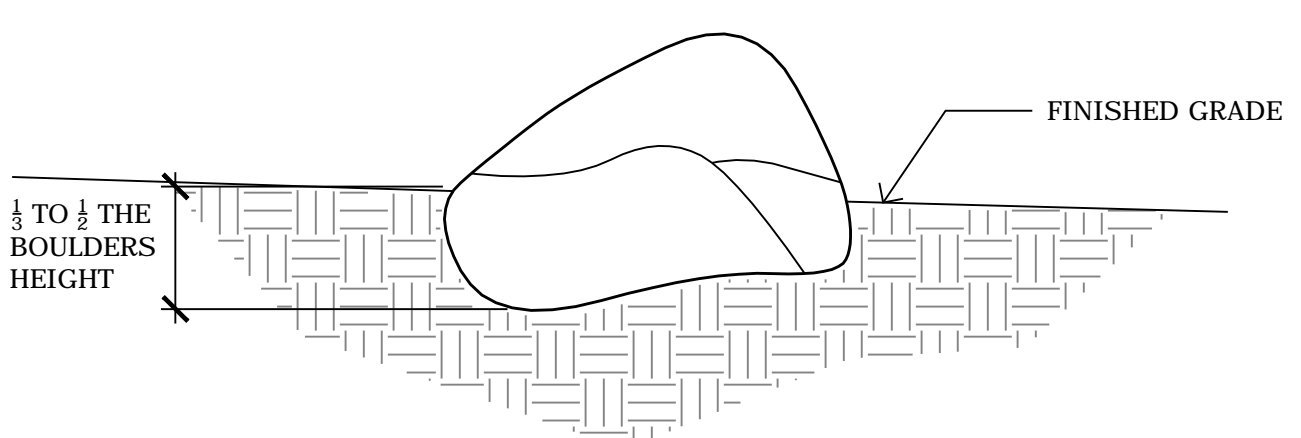
4 PERENNIAL / GROUNDCOVER PLANTING  
SCALE: NOT TO SCALE



5 TREE PROTECTION DETAIL  
NOT TO SCALE



6 STEEL EDGING  
NOT TO SCALE



7 ACCENT BOULDER  
SCALE: NTS

- NOTES:**
- BOULDERS TO BE 10-12 CUBIC FEET AND SPECIFIED BY LANDSCAPE ARCHITECT.
  - LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
  - BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
  - BOULDERS NEED TO BE PROTECTED FROM SCRAPPING AND FRACTURING DURING TRANSPORT.
  - BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.

Lot 1 Flying Horse No. 25A Filing No. 1.

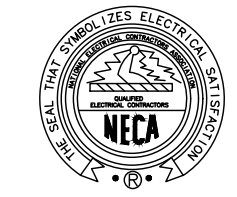
DATE: 07.17.18  
PROJECT MGR: J. Romero  
PREPARED BY: B. Iten

FINAL LANDSCAPE PLAN DETAILS

LP3  
7 OF 11

CPC #

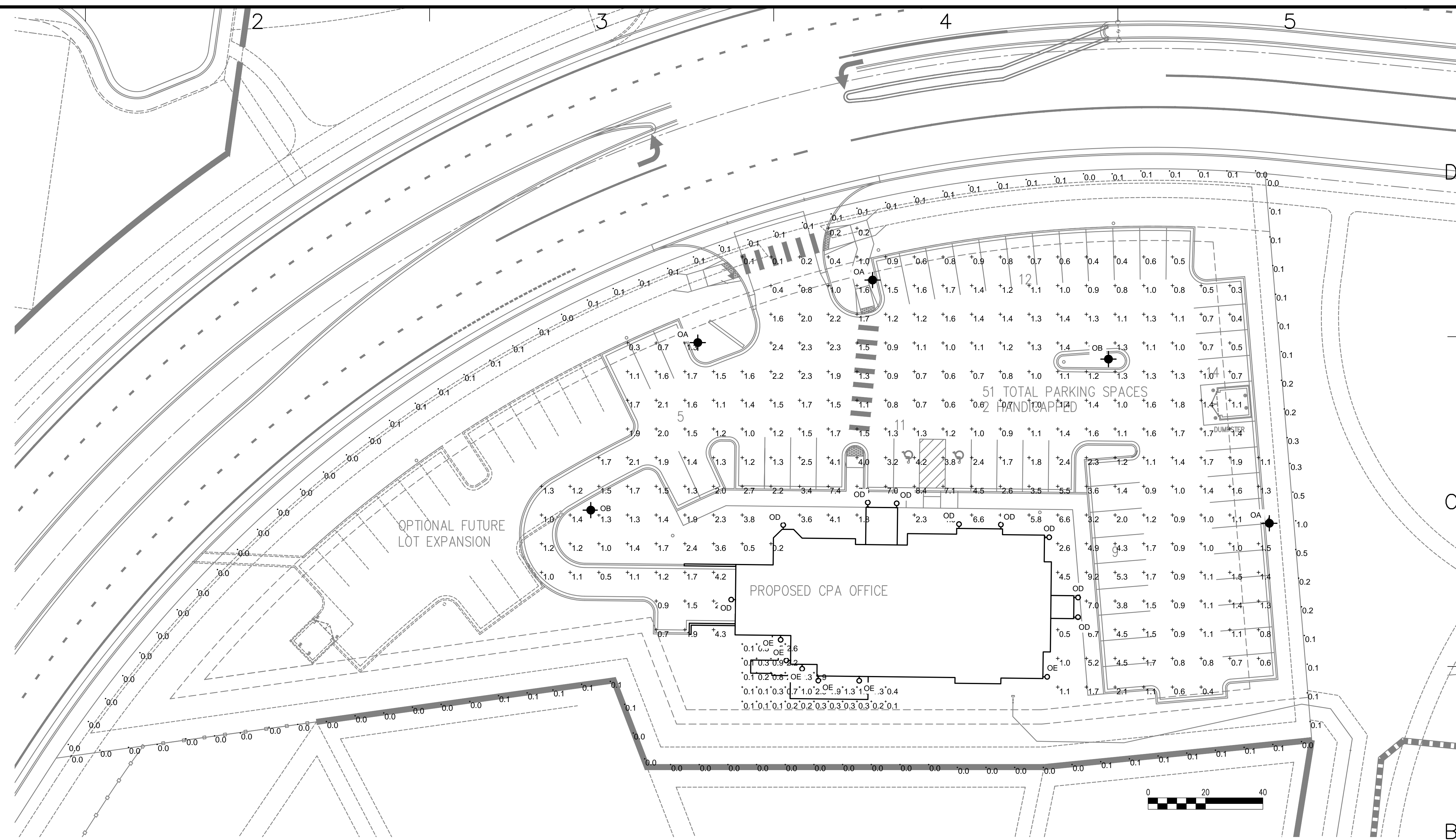
P:\Class\22 Flying Horse Parcel 25-B Drawings\Planning\Final Landscaping\25-B Details\Sheet 7 17172018 2:42:15 PM biten



CONSULTANTS

OWNER / JOB NAME

**Watson CPA Group**  
Lot 1, Flying Horse 25A  
Colorado Springs, CO



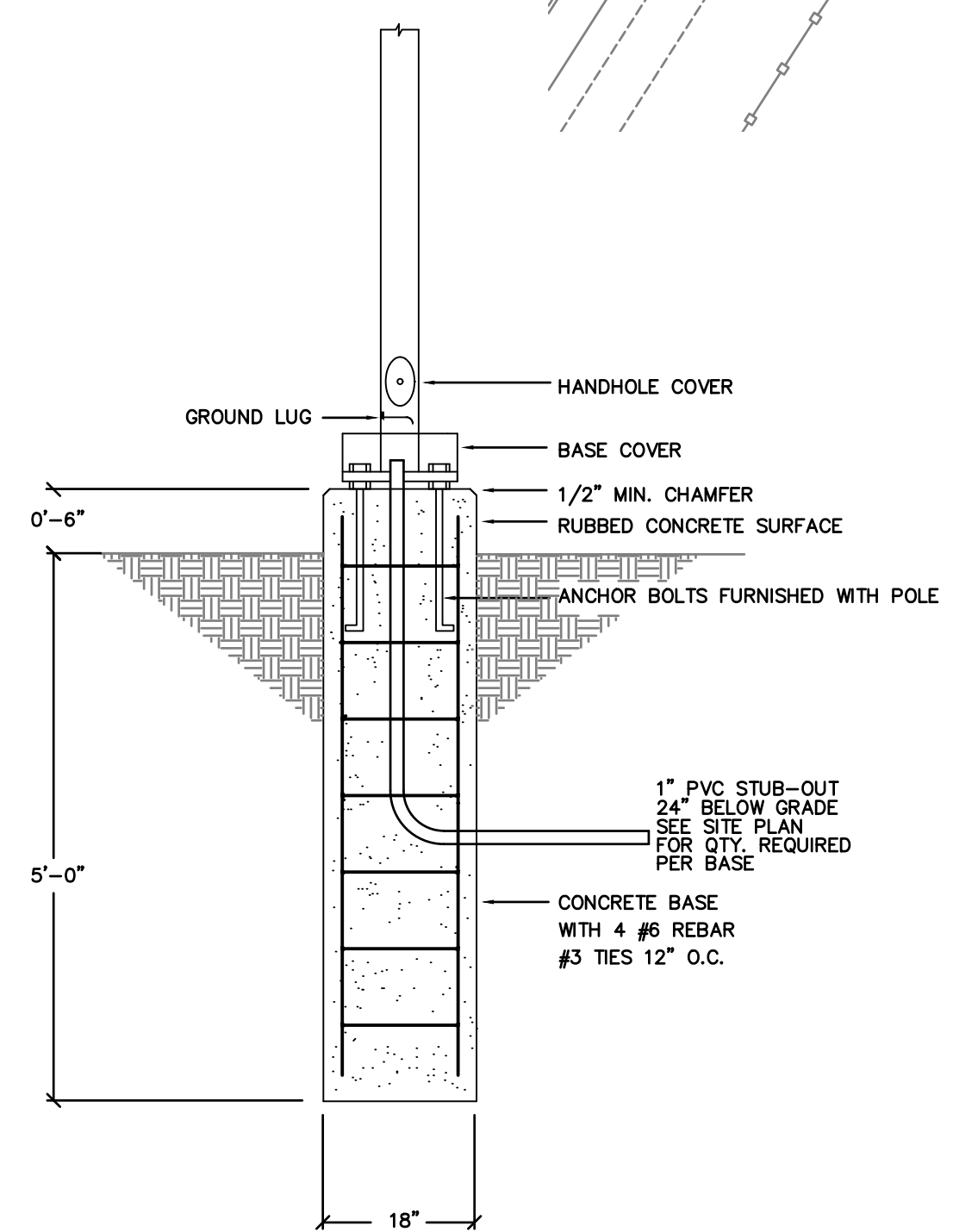
**1 SITE LIGHTING PHOTOMETRIC PLAN**  
E0.1A 1" = 20'-0"

POINT BY POINT CALCULATION SUMMARY				
AREA NAME	AREA DESCRIPTION	AVERAGE	MAXIMUM	MINIMUM
OFFICE +	PARKING LOT FOR PRIVATE OFFICE BUILDING HORIZONTAL CALCULATION ON PAVEMENT VALUES LISTED ARE MAINTAINED FOOTCANDLES	1.8	9.2	0.1

POINTS INDICATED ALONG THE LOT LINE ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCLUDED IN THE CALCULATION ABOVE.

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NO.	DESCRIPTION	QUANTITY	LAMPS
OA	SUN VALLEY	SI02-VLED-III-48LED-525mA-NW 75W EACH	CAST POST TOP LUMINAIRE WITH TOP DOME OPTICS THAT ARE ROTATABLE IN 90 DEGREE INCREMENTS. "TYPE 3" OPTICAL DISTRIBUTION	3	5,785 LM
OB	SUN VALLEY	SI02-VLED-VSQ-48LED-325mA-NW 75W EACH	CAST POST TOP LUMINAIRE WITH TOP DOME OPTICS THAT ARE ROTATABLE IN 90 DEGREE INCREMENTS. "TYPE V" OPTICAL DISTRIBUTION	2	6,225 LM
OA/OB POLE	SUN VALLEY	18M-1030C-18FT-PT27	18 FT ALUMINUM POLE WITH FLUTED SHAFT AND 30" TALL DECORATIVE CAST ALUMINUM BASE CONCRETE BASE WITH 6" PROJECTION AFG	5	
OC	SUN VALLEY	SI02-VLED-III-48LED-350mA-NW 53W EACH	CAST POST TOP LUMINAIRE WITH TOP DOME OPTICS THAT ARE ROTATABLE IN 90 DEGREE INCREMENTS. "TYPE 3" OPTICAL DISTRIBUTION	0	4,225 LM
OC POLE	SUN VALLEY	18M-1058C-11FT-PT27	11 FT ALUMINUM POLE WITH FLUTED SHAFT AND 30" TALL DECORATIVE CAST ALUMINUM BASE CONCRETE BASE WITH 6" PROJECTION AFG	0	
OD	SUN VALLEY	SI02-VLED-III-48LED-350mA-NW-WSLED 53W EACH	CAST POST TOP LUMINAIRE WITH TOP DOME OPTICS. OPTICS INCLUDE HOUSE SIDE SHIELD. INCLUDES WALL MOUNT BRACKET.	9	3,390 LM
OE	LITHONIA	QLIND 350mA-NW-WW 9W EACH	OUTDOOR WALL MOUNTED CYLINDER WITH 4000K LEDS	6	530 LM

NOTES  
1. ARROWS INDICATE ROTATION OF OPTICS WITHIN THE FIXTURE HOUSING.  
2. ALL POLE MOUNTED FIXTURES SHALL HAVE FULL CUT-OFF OPTICS WITH FLAT GLASS LENSES.



**2 POLE BASE DETAIL**  
E0.1A NO SCALE

07/15/2018 PLAN COMMISSION REVIEW  
DATE DESCRIPTION

PROJECT NO: 18045-RR  
CAD DWG FILE: SITE LIGHTING PHOTOMETRIC PLAN.DWG  
DRAWN BY: RAR  
CHK'D BY: RAR

SHEET TITLE  
**SITE LIGHTING PHOTOMETRIC PLAN**





WATSON CPA GROUP  
TYPE OE  
OLLWD LED P1 40K MVOLT DDB

**FEATURES & SPECIFICATIONS**

**INTENDED USE**  
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways for safety and security.

**CONSTRUCTION**  
Cast aluminum housing with corrosion-resistant paint in either dark bronze or white finish. ADA compliant.

**OPTICS**  
4000K CCT LEDs.  
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.

**LUMEN MAINTENANCE**  
The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

**ELECTRICAL**  
MVOLT driver operates on any line voltage from 120-277V.  
Operating temperature -30°C to 40°C.  
1KV surge protection standard.

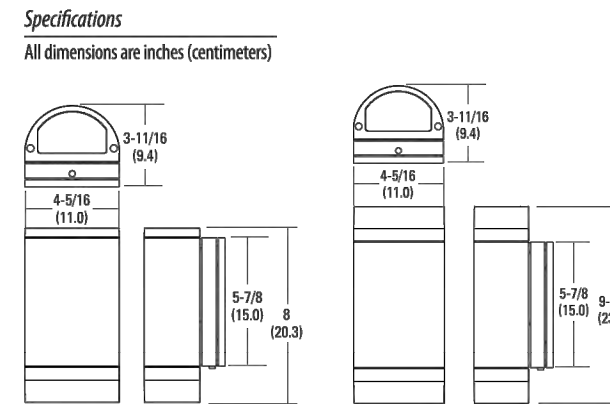
**INSTALLATION**  
Surface mounts to universal junction box (provided by others).

**LISTINGS**  
UL Listed to U.S. and Canadian safety standards for wet locations.  
Tested in accordance with IESNA LM-79 and LM-80 standards.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.sunvalleybrands.com/customerresources/terms\\_and\\_conditions.aspx](http://www.sunvalleybrands.com/customerresources/terms_and_conditions.aspx)

Actual performance may differ as a result of end-user environment and application.  
All values are design or typical values, measured under laboratory conditions at 25 °C.  
Note: Specifications subject to change without notice.

**Outdoor General Purpose  
OLLWD & OLLWU  
LED WALL CYLINDER LIGHT**



**ORDERING INFORMATION** For shortest lead times, configure products using **bolded options**.

Series	Performance Package	Color temperature (CCT)	Voltage	Finish
OLLWD Downlight	<b>P1</b>	<b>40K 4000K</b>	<b>MVOLT 120V-277V</b>	<b>DBB Dark bronze</b>
OLLWU Up & downlight				<b>WH White</b>

DECORATIVE INDOOR & OUTDOOR

**SOLID STATE AREA LIGHTING**

**SIGMA SERIES-LED**

**SPECIFICATIONS**

**HOUSING**  
Heavy cast low copper aluminum assembly (A356 alloy, <0.2% copper). Minimum wall thickness is .188". Traditional styling of the housing provided with cast aluminum housing top hinges for easy access.

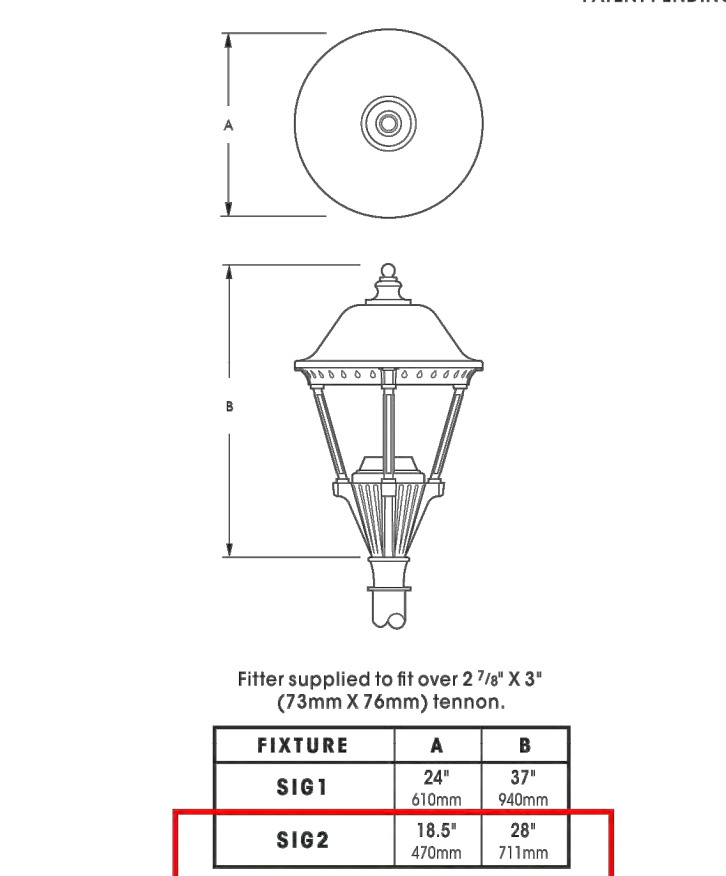
**V-LED OPTICAL MODULE**  
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

**LED EMITTERS**  
High Output LED's are driven at 350mA for nominal 1 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

**LED DRIVER**  
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

**FINISH**  
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME: **WATSON CPA GROUP**  
FIXTURE TYPE: **TYPE OA, OB, OC & OD**



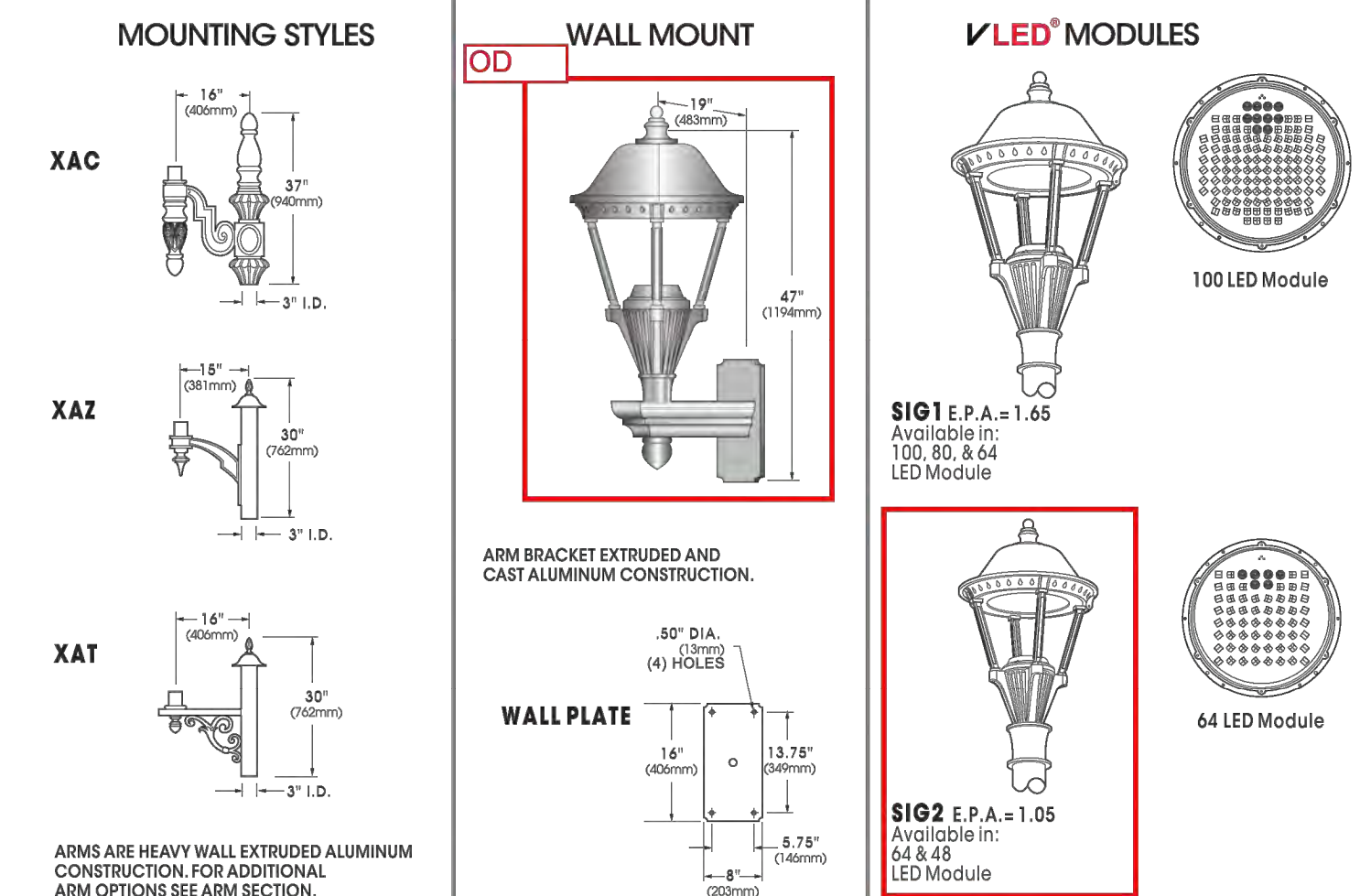
Sun Valley Lighting

460 West Avenue, O. Palmdale, CA 93551  
Phone (818) 253-2000 Fax (818) 253-2001  
[www.sunvalley.com](http://www.sunvalley.com)



**SIGMA SERIES - LED**

**SPECIFICATIONS**



LUMINAIRE	OPTICS	LED	MOUNTING	FINISH	OPTIONS
LUMINAIRE	OPTICS	LED	MOUNTING	FINISH	OPTIONS
<input type="checkbox"/> SIG1	<input type="checkbox"/> V-LED - IES DISTRIBUTION TYPE	<input type="checkbox"/> SIG1	<input type="checkbox"/> PF	<input type="checkbox"/> BLACK RAL-9005-T	<input type="checkbox"/> INTERNAL HOUSE SIDE SHEETS - 16x16x16
<input type="checkbox"/> SIG2	<input type="checkbox"/> V-LED - II (0.5m)	<input type="checkbox"/> NW (4000K) 120	<input type="checkbox"/> 1	<input type="checkbox"/> WHITE RAL-9003-T	<input type="checkbox"/> DIMMABLE DRIVERS (0.150) ... DIM
	<input type="checkbox"/> V-LED - III (0.5m)	<input type="checkbox"/> CW (5000K) 240	<input type="checkbox"/> 2-180	<input type="checkbox"/> GREY RAL-7004-T	<input type="checkbox"/> HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR HIGH-INTEGRATED MOTION SENSOR ... HLEW
	<input type="checkbox"/> V-LED - IV (0.5m)	<input type="checkbox"/> WW (3000K) 347	<input type="checkbox"/> 2-90	<input type="checkbox"/> DARK BRONZE RAL-8019-T	<input type="checkbox"/> PHOTO CELL VOLTAGE (EXAMPLE PCT300) ... PCV
	<input type="checkbox"/> V-LED - V-SQ (0.5m)	<input type="checkbox"/> 480	<input type="checkbox"/> 3-90	<input type="checkbox"/> GREEN RAL-6005-T	<input type="checkbox"/> 10KV SURGE PROTECTOR ... 10SP
	<input type="checkbox"/> SIG2	<input type="checkbox"/> OTHER LED COLORS AVAILABLE CONSULT FACTORY	<input type="checkbox"/> 3-120		<input type="checkbox"/> 20KV SURGE PROTECTOR (277V & 480V Only) ... 20SP
	<input type="checkbox"/> SIG2	<input type="checkbox"/> 480	<input type="checkbox"/> 4-90		
	<input type="checkbox"/> SIG2	<input type="checkbox"/> 480	<input type="checkbox"/> WALL MOUNT		
	<input type="checkbox"/> SIG2	<input type="checkbox"/> 480	<input type="checkbox"/> WM		

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Phone (818) 253-2000 Fax (818) 253-2001  
[www.sunvalley.com](http://www.sunvalley.com)



Electrical Design, Contracting & Consulting

2861 Index Road  
Madison WI 53713  
(608) 271-2046  
(608) 271-0160 FAX  
[www.ecdesign.com](http://www.ecdesign.com)

CONSULTANTS

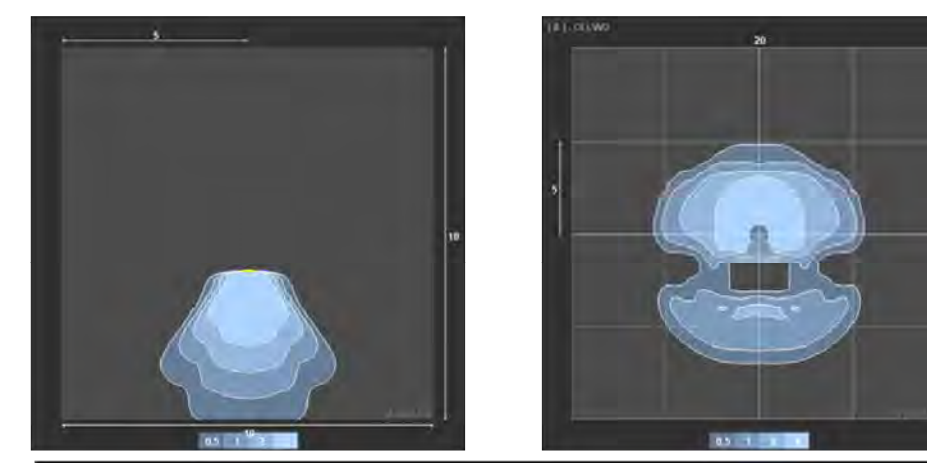
OWNER / JOB NAME  
**Watson CPA Group**  
Lot 1, Flying Horse 25A  
Colorado Springs, CO

**OLLWD & OLLWU LED Wall Cylinder Light**

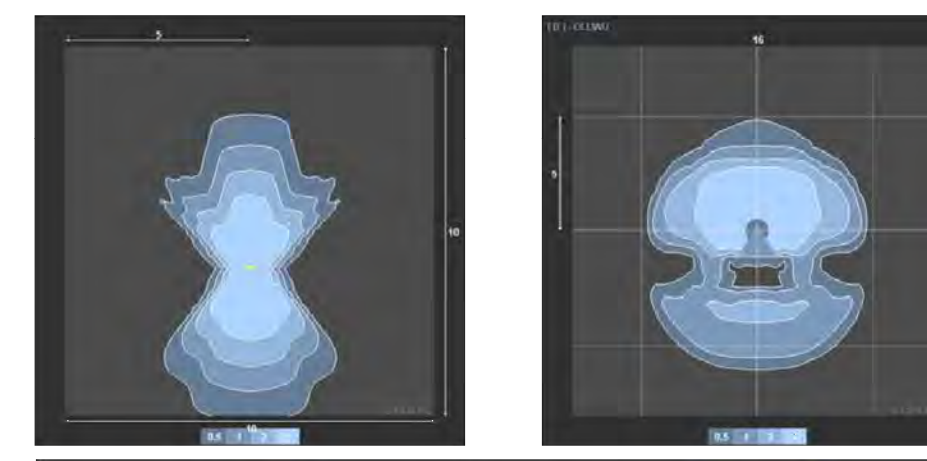
**PHOTOMETRICS**

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's Outdoor LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

**OLLWD**



**OLLWU**



**OLLWD lighting facts**

Light Output (Lumens)	533
Watts	9.1
Lumens per Watt (Efficacy)	58.63
Color Accuracy	70

**OLLWU lighting facts**

Light Output (Lumens)	947
Watts	14
Lumens per Watt (Efficacy)	67.64
Color Accuracy	70

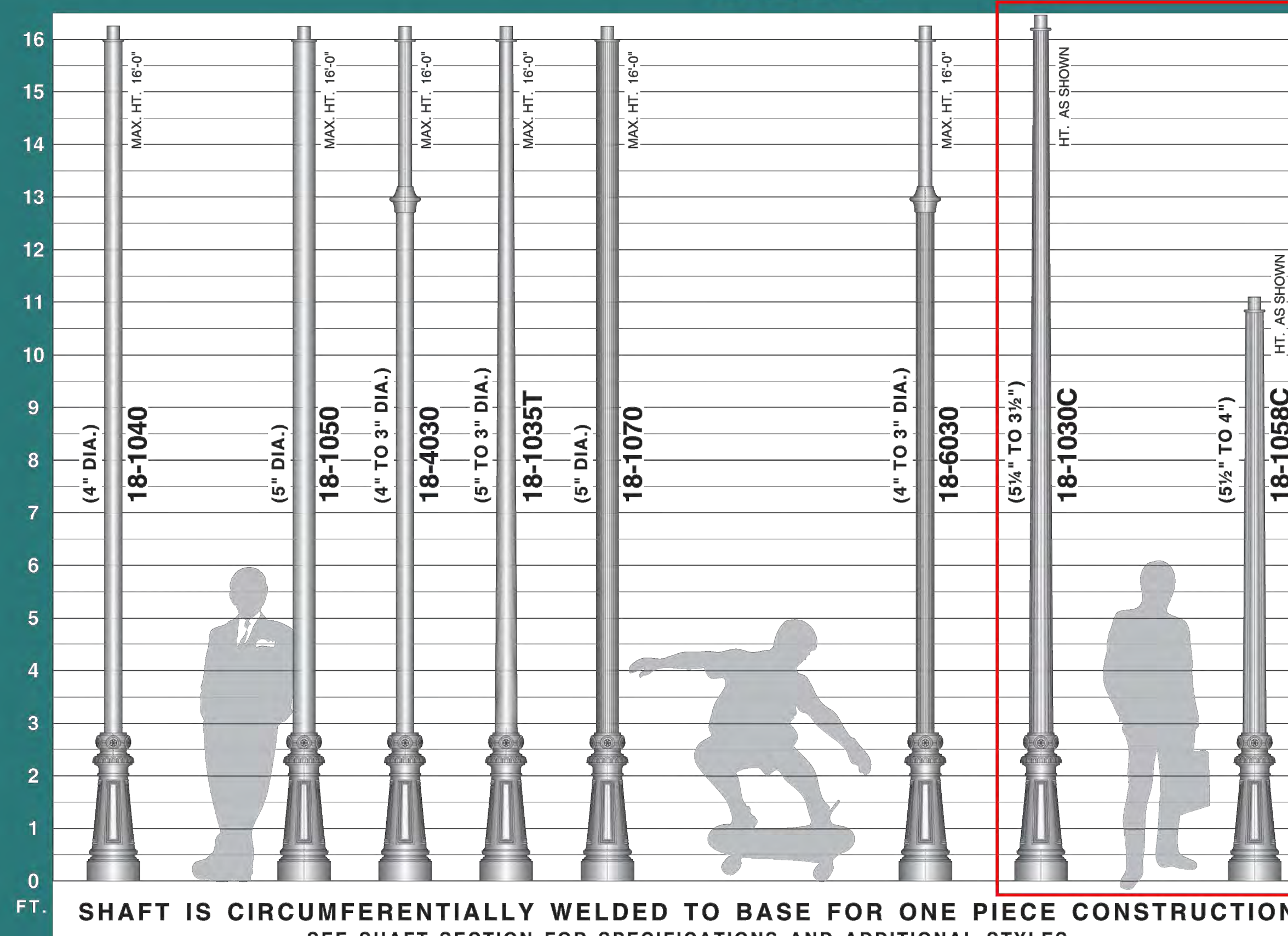


DECORATIVE INDOOR & OUTDOOR One Lithonia Way Dayton, GA 30012 Phone: 1-800-273-8041 [www.lithonia.com](http://www.lithonia.com)

OLLWD-OLLWU

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**1800M  
BASE**



SHAFT IS CIRCUMFERENTIALLY WELDED TO BASE FOR ONE PIECE CONSTRUCTION  
SEE SHAFT SECTION FOR SPECIFICATIONS AND ADDITIONAL STYLES

**POLE ACCESSORIES  
(SPECIFY AS SUFFIX TO CAT. NO.)**

- TENONS  
STANDARD: 2 7/8" O.D.  
OPTIONS: 2 3/8" O.D.  
3 1/2" O.D.
- DUPLEX OR G.F.I. RECEPTACLE WITH COVER
- FIELD ROTATABLE OR FIXED BANNER ARM
- BANNER EYE BOLT
- BREAK AWAY BANNER ARM
- FIELD ROTATABLE OR FIXED BASKET HOLDER
- FIELD ROTATABLE STREET SIGN
- FIELD ROTATABLE LADDER REST
- FIELD ROTATABLE OR FIXED FLAG HOLDER

07/15/2018	PLAN COMMISSION REVIEW
DATE	DESCRIPTION
PROJECT NO:	18045-RR
CAD DWG FILE:	SITE LIGHTING PHOTOMETRIC PLAN/LWD
DRAWN BY:	RAR
CHK'D BY:	RAR

SHEET TITLE  
**SITE LIGHTING FIXTURES**