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CONDITIONAL USE DEVELOPMENT PLAN FOR LOT 20, TEMPLETON GAP HEIGHTS, FILING NO. 3, EXCEPT THAT PARCEL CONVEYED TO THE CITY OF COLORADO SPRINGS DESCRIBED IN DEED RECORDED MARCH 7, 2001 UNDER RECEPTION NO. 201027555, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

GUIDEPOST MONTESSORI SCHOOL

EXISTING ADDRESS: 6575 OAKWOOD BOULEVARD
PROPOSED ADDRESS: 6675 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

SUBMITTED BY:



SITE DATA

USE - DAYCARE: 14,052 s.f. TOTAL
LOT AREA - 60,072 s.f.
LEGAL DESCRIPTION - LOT 20, TEMPLETON GAP HEIGHTS, FILING NO. 3, EXCEPT THAT PARCEL CONVEYED TO THE CITY OF COLORADO SPRINGS DESCRIBED IN DEED RECORDED MARCH 7, 2001 UNDER RECEPTION NO. 201027555, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
EXISTING SITE ADDRESS - 6575 OAKWOOD BOULEVARD
 COLORADO SPRINGS, COLORADO 80923
PROPOSED SITE ADDRESS - 6675 OAKWOOD BOULEVARD
 COLORADO SPRINGS, COLORADO 80923
BUILDING HEIGHT - 30'
ZONE DISTRICT ALLOWANCES FOR:
 HEIGHT - 35' MAX
 SETBACKS - SIDE:5, FRONT:25, REAR:20
 MAX LOT COVERAGE - 50%
TAX SCHEDULE NUMBER - 6312405022
EXISTING ZONE DISTRICT - (OR) OFFICE RESIDENTIAL & (AO CAD) AIRPORT OVERLAY
PROPOSED ZONE DISTRICT - (OR) OFFICE RESIDENTIAL & (AO CAD) AIRPORT OVERLAY
SCHEDULE OF DEVELOPMENT -

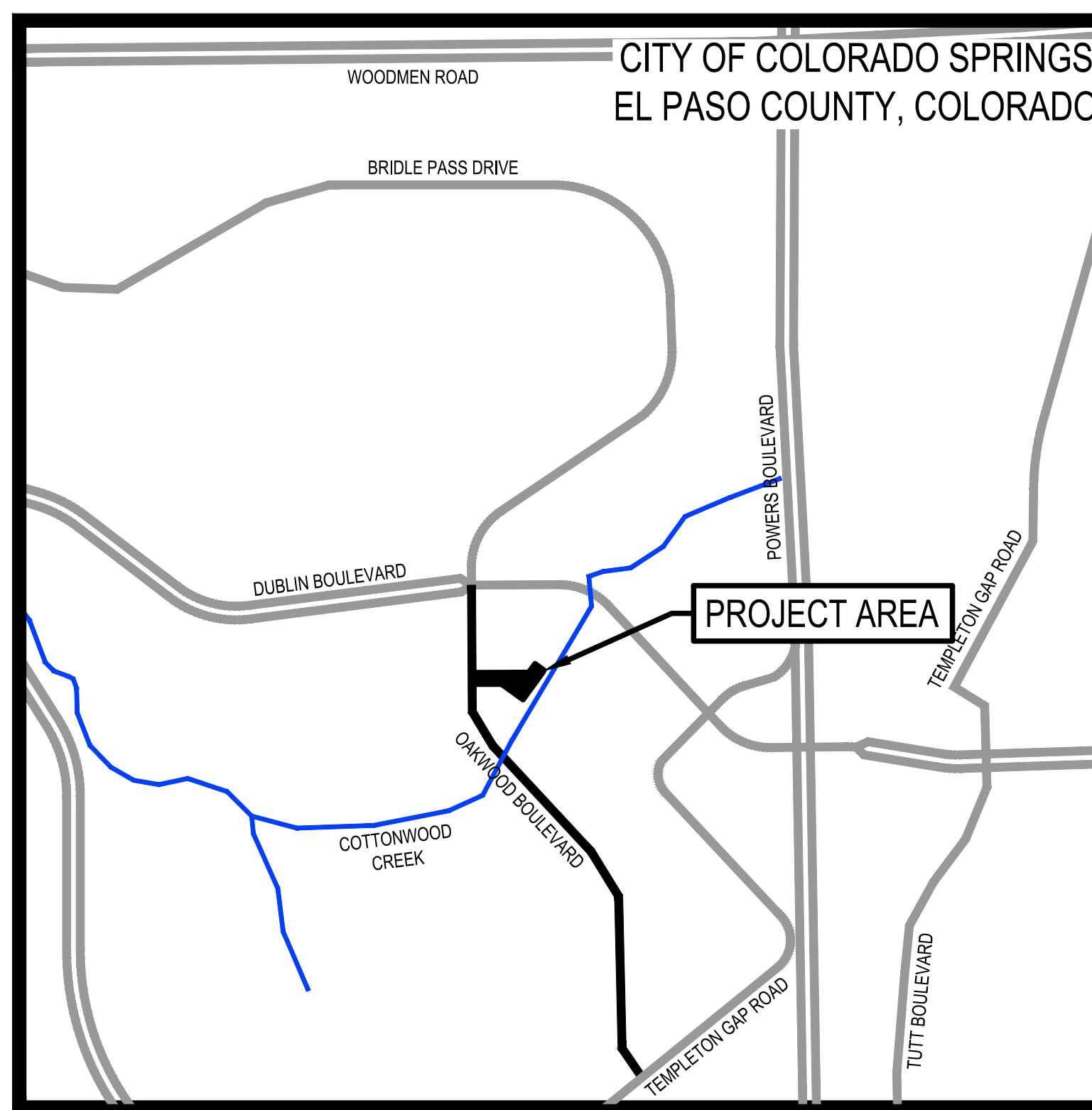
COMMERCIAL PROJECT

USE - DAYCARE
MAXIMUM HEIGHT - 30' (EXISTING BUILDING)
LOT COVERAGE - 30,052 s.f. (IMPERVIOUS AREA) / 60,072 s.f. lot = 50.0%

PARKING DATA

USE	PARKING RATIO	SF	PARKING REQUIRED	PARKING PROVIDED
DAYCARE	1/400 s.f.	14,052	36	42*

*INCLUDES 2 ACCESSIBLE SPACES



VICINITY MAP

1" = 1,000'



OWNER / DEVELOPER
CONTACT: SCOTT REMPHREY
 MAIL@SREMPHREY.COM
 BRYTAR COMPANIES
 8117 PRESTON ROAD #300
 DALLAS, TEXAS 75225

NOTE

ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD OR EXHIBITING EXCESSIVE DETERIORATION ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

TABLE OF CONTENTS

C0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C3.0	UTILITY PLAN
C4.0	PRELIMINARY GRADING PLAN
L1.01	PRELIMINARY LANDSCAPE PLAN
A2	BUILDING FLOORPLAN
A7	BUILDING ELEVATIONS
SKE-1	PHOTOMETRIC PLAN

PROJECT SCOPE

DEMOLITION/REMOVAL OF EXISTING ASPHALT PAVEMENT AND MINOR PAVEMENT IMPROVEMENTS TO LIMIT DRIVE AISLES, PARKING, AND SIDEWALKS TO ONLY WHAT IS NEEDED TO SERVE THE PROPOSED DAYCARE. LANDSCAPING TO COMPLY WITH BUFFERING REQUIREMENTS. INTERIOR REMODELING TO CONVERT THE EXISTING STRUCTURE INTO A DAYCARE. CONSTRUCTION OF PLAYGROUND AREAS.

GENERAL NOTES

FEMA FLOODPLAIN STATEMENT:
 A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NO. 88088, MAP NUMBER 08120385 WHICH BEARS AN EFFECTIVE DATE OF 12/07/2018 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV). WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM 4).

GEOLOGIC-HAZARD STATEMENT DISCLOSURE STATEMENT -N/A

FOR NONUSE VARIANCES ASSOCIATED WITH THE SITE, INCLUDE THE FILE NUMBER AND EXPLAIN WHAT THE VARIANCE APPROVED. -N/A

PRIVATE EASEMENT NOTES AND RECEPTION NUMBERS FOR THE EASEMENTS. -N/A

NOTES RELATED TO SPECIAL DISTRICTS. -N/A

TRACTS OR COMMON AREAS. -N/A

NOTES PERTAINING TO STREET IMPROVEMENTS, DRAINAGE REQUIREMENTS, UTILITIES, ETC. -N/A

NO PHASING PROPOSED.

ADA DESIGN PROFESSIONAL STANDARDS 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE 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 LAWS LIES WITH THE PROPERTY OWNER.

CONDITIONAL USE WOULD GRANT APPROVAL FOR DEVELOPER TO CONVERT EXISTING FUNERAL HOME INTO DAYCARE CENTER.

SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

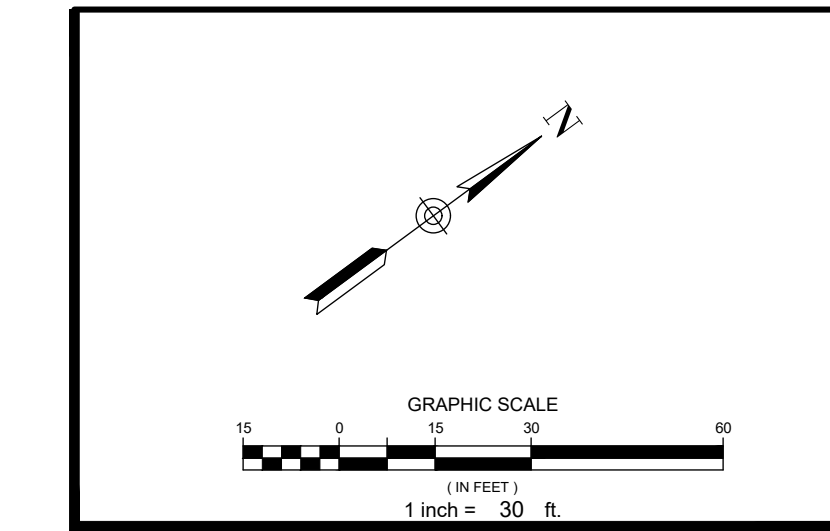
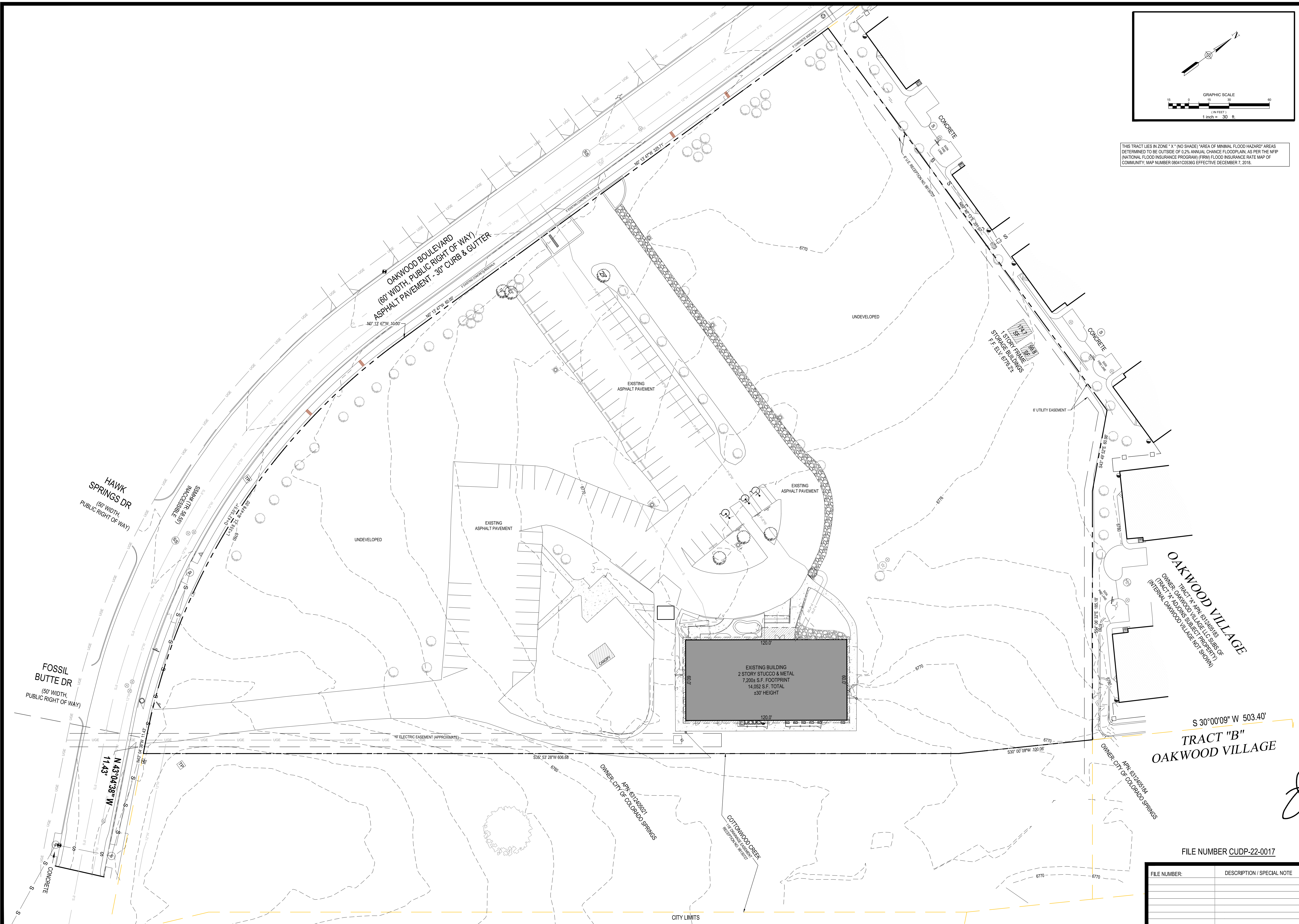
*ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL 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.

AN AVIGATION EASEMENT WILL NEED TO BE PREPARED AND RECORDED GOING THROUGH THE PROCESS ADOPTED BY COLORADO SPRINGS REAL ESTATE SERVICES. PLEASE CONTACT BARBARA RENDRY AT (719) 385-5681 OR BRENNARDY@SPRINGSDOV.COM FOR THE FORMS AND PROCEDURE.

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.



THIS TRACT LIES IN ZONE "X" (NO SHADE) "AREA OF MINIMAL FLOOD HAZARD" AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY, MAP NUMBER 08041003365 EFFECTIVE DECEMBER 7, 2018.

REVISIONS

GUIDEPOST MONTESSORI SCHOOL
EX ADDRESS: 6575 OAKWOOD BOULEVARD
PROP ADDRESS: 6675 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

EXISTING CONDITIONS
 ISSUED FOR REVIEW

CARNEY ENGINEERING, PLLC.
 5485 LEGACY DRIVE, SUITE 650
 Plano, Texas 75024
 PH (469) 443-0951
 FAX (469) 443-0963
 STATE FIRM REGISTRATION NO. F-5033

T. CRAIG CARNEY
 55714
 REGISTERED PROFESSIONAL ENGINEER
 01/31/2022

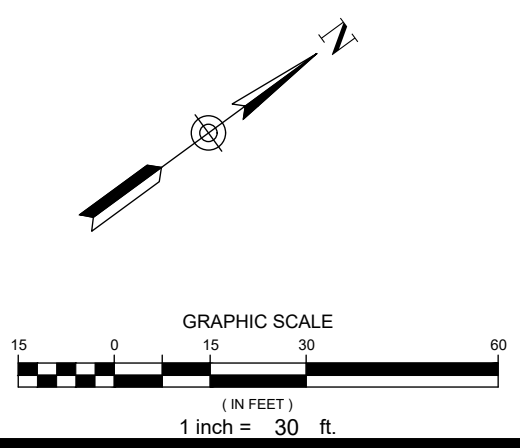
DESIGNED BY:	TCP
CHECKED BY:	JAH
START DATE:	12/06/2022
SCALE:	SEE PLAN
PROJECT NO.:	2068-225

C1.0
SHEET 2 OF 9

FILE NUMBER CUDP-22-0017

FILE NUMBER:	DESCRIPTION / SPECIAL NOTE

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HATCH LEGEND

[Brown Hatch]	LANDSCAPE BUFFER
[Green Dotted Hatch]	LANDSCAPE - GRASSED AREA
[Grey Dotted Hatch]	LANDSCAPE - ROCK
[Blue Dotted Hatch]	PROPOSED ASPHALT PAVEMENT
[White Dotted Hatch]	PROPOSED CONCRETE PAVEMENT
[Grey Solid Hatch]	EXISTING SIDEWALK

THIS TRACT LIES IN ZONE 'X' (NO SHADE) 'AREA OF MINIMAL FLOOD HAZARD' AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY MAP NUMBER 08041C0536G EFFECTIVE DECEMBER 7, 2018.

NOTE
NO CHANGES TO EXISTING TOPOGRAPHY ARE PROPOSED

1.434 ACRES

NOTE
ALL PEDESTRIAN SIDEWALK CROSSINGS HAVE AT GRADE TRANSITIONS ADA RAMP ARE NOT REQUIREED

1.926 ACRES

2.434 ACRES

EXISTING BUILDING
2 STORY STUCCO & METAL
7,200± S.F. FOOTPRINT
14,052 S.F. TOTAL
±30' HEIGHT

INDOOR TODDLER PLAYGROUND
±3,542 s.f.

CHILDREN'S HOUSE PLAYGROUND
±8,285 s.f.

TODDLER PLAYGROUND
±2,089 s.f.

GUIDEPOST MONTESSORI SCHOOL
EX ADDRESS: 6575 OAKWOOD BOULEVARD
PROP ADDRESS: 6675 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

OVERALL SITE PLAN
ISSUED FOR REVIEW



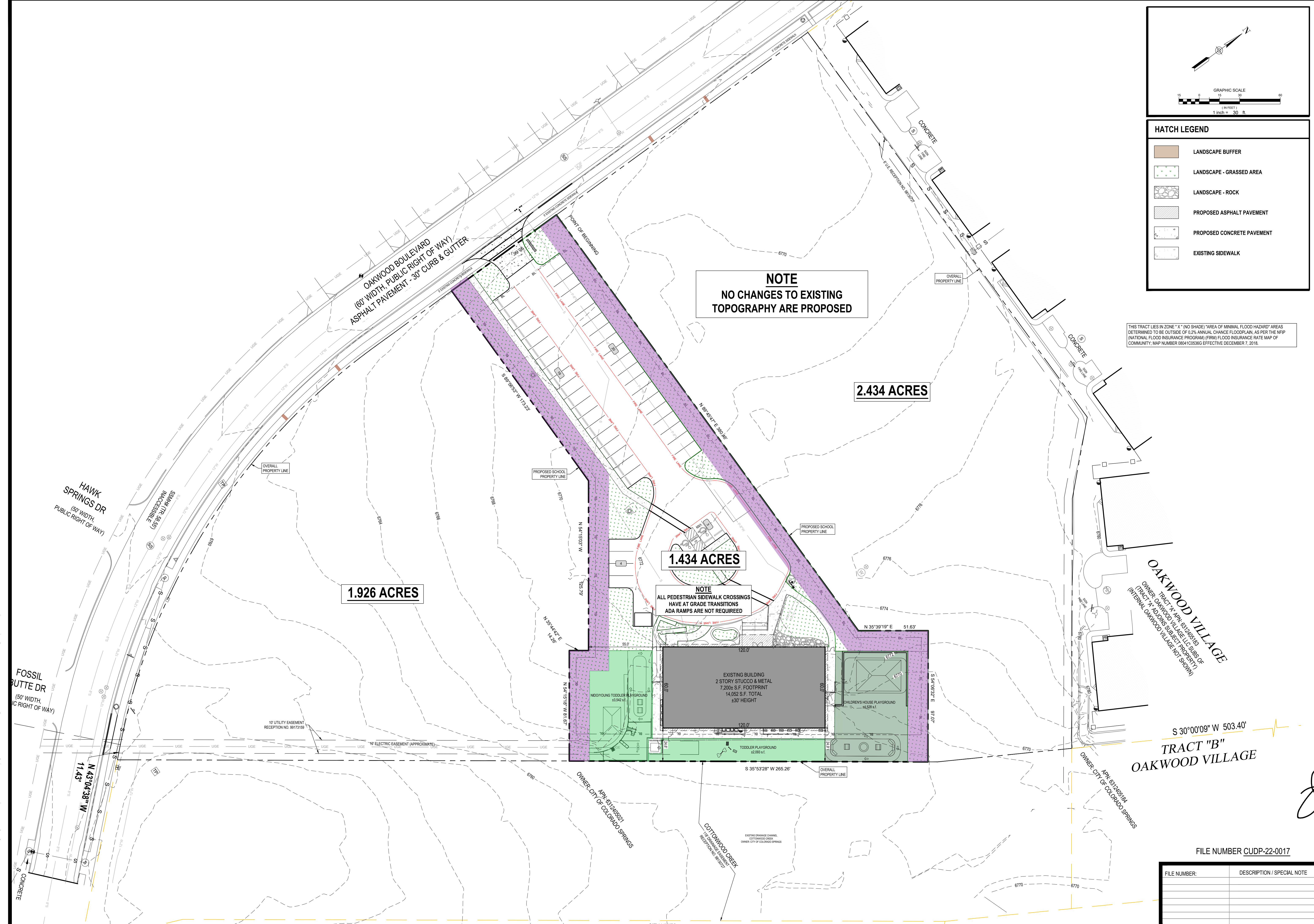
CARNEY ENGINEERING, PLLC.
5485 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024
PH (469) 443-0951
FAX (469) 443-0863
P.E. REGISTRATION NO. F-5033

T. CRAIG CARNEY
55714
REGISTERED PROFESSIONAL ENGINEER
01/31/2022

FILE NUMBER CUDP-22-0017

FILE NUMBER:	DESCRIPTION / SPECIAL NOTE

OWNER:	TCP
DESIGNED BY:	JAH
START DATE:	12/06/2022
SCALE:	SEE PLAN
PROJECT NO.:	2068-225

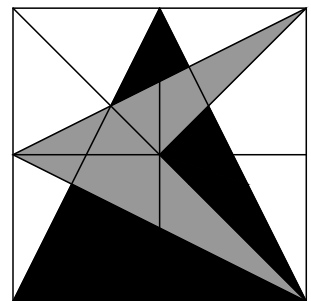


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GUIDEPOST MONTESSORI SCHOOL
EX ADDRESS: 6575 OAKWOOD BOULEVARD
PROP ADDRESS: 6675 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

ENLARGED SITE PLAN

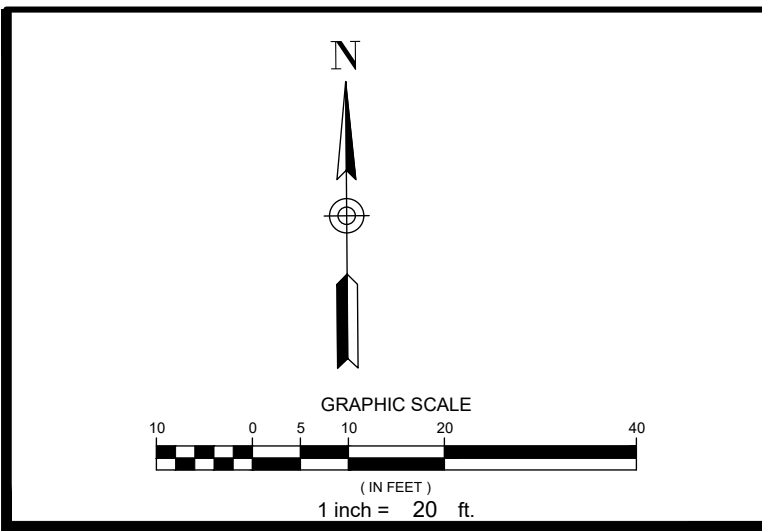
ISSUED FOR REVIEW



CARNEY ENGINEERING, PLLC.
 5485 LEGACY DRIVE, SUITE 650
 Plano, Texas 75024
 PH (469) 443-0951
 FAX (469) 443-0863

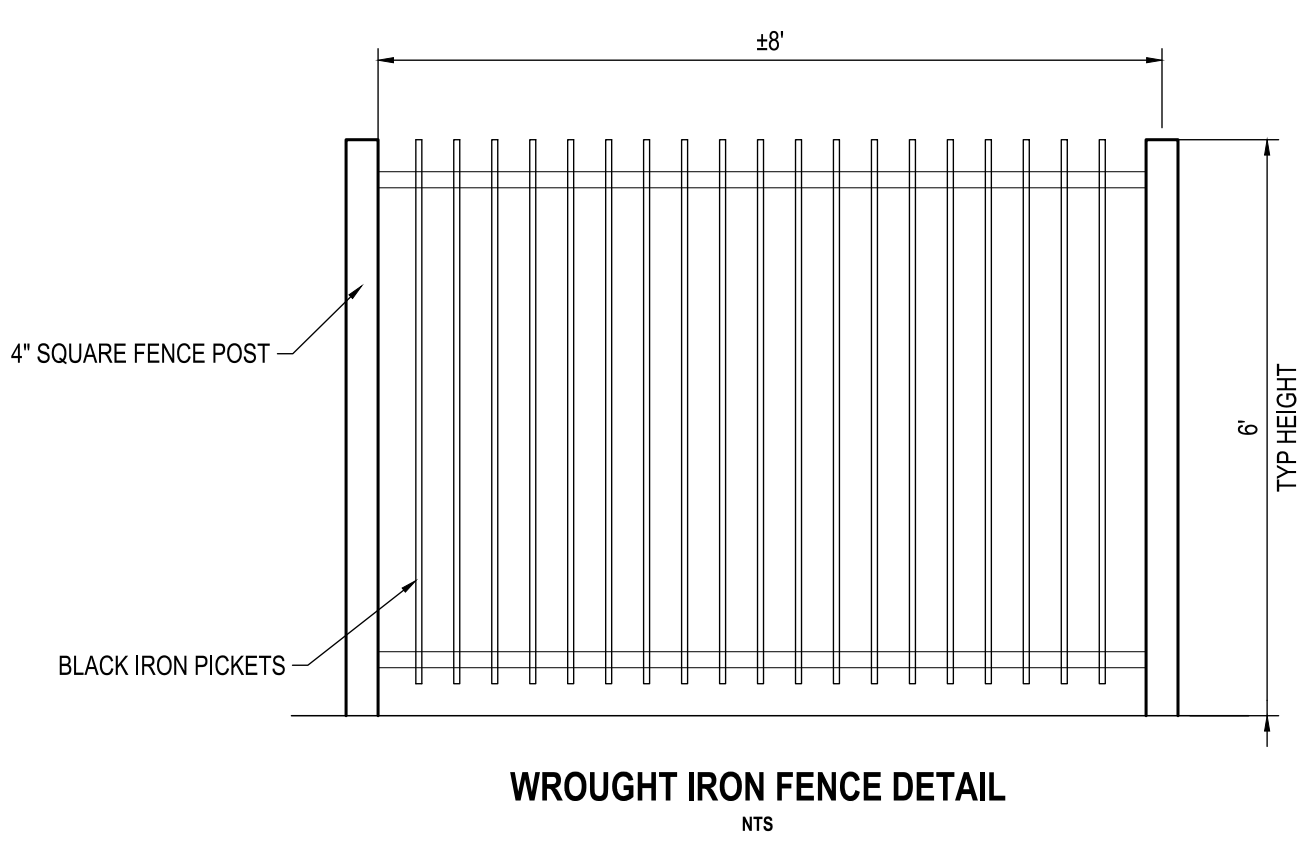
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 START DATE: 12/08/2022
 SCALE: SEE PLAN
 PROJECT NO.: 2068-225

C.2.1
 SHEET 4 OF 9



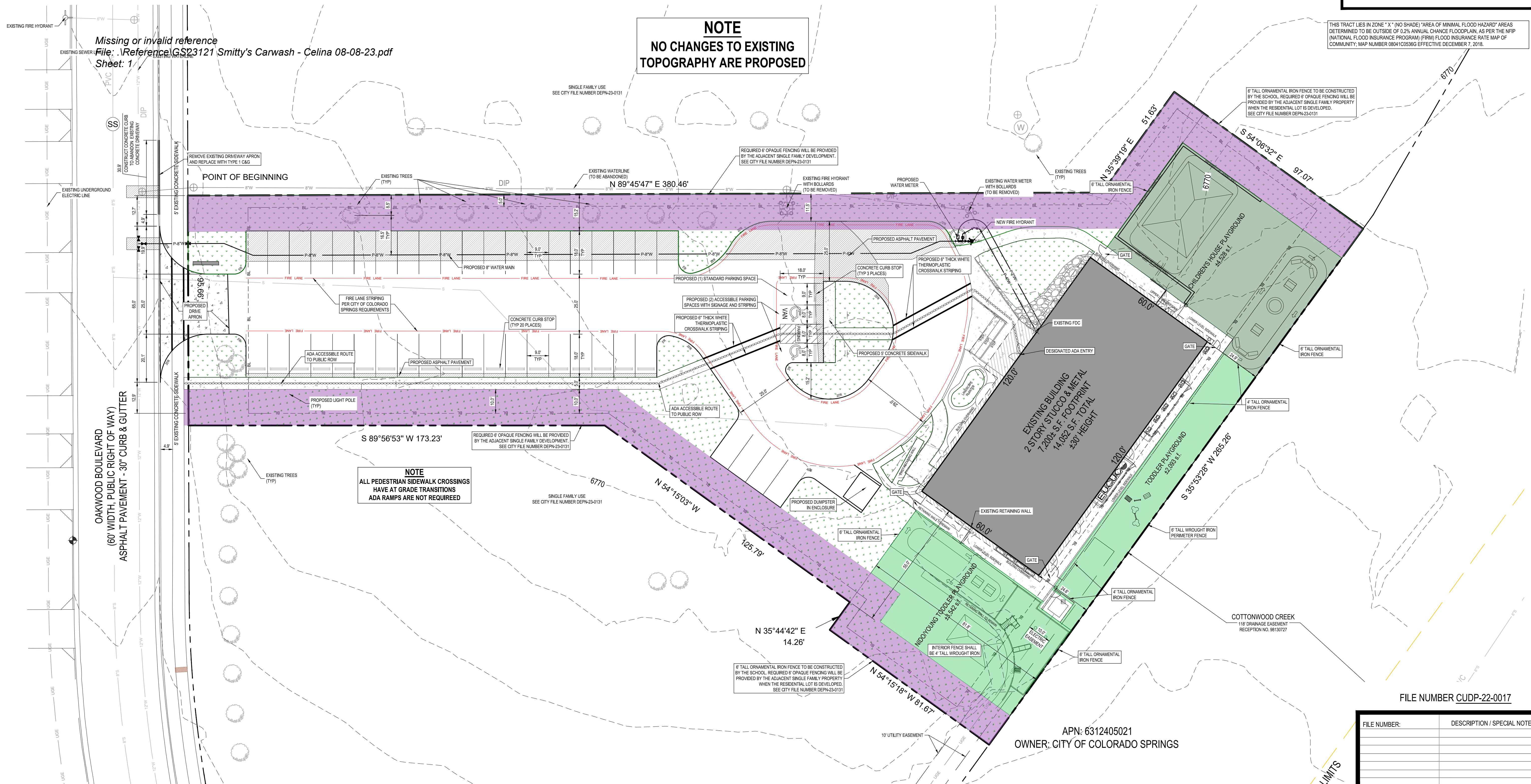
HATCH LEGEND

[Hatch pattern]	LANDSCAPE BUFFER
[Hatch pattern]	LANDSCAPE - GRASSED AREA
[Hatch pattern]	LANDSCAPE - ROCK
[Hatch pattern]	PROPOSED ASPHALT PAVEMENT
[Hatch pattern]	PROPOSED CONCRETE PAVEMENT
[Hatch pattern]	EXISTING SIDEWALK



NOTE
 NO CHANGES TO EXISTING TOPOGRAPHY ARE PROPOSED

THIS TRACT LIES IN ZONE "X" (NO SHADE) "AREA OF MINIMAL FLOOD HAZARD" AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS PER THE NFP (NATIONAL FLOOD INSURANCE PROGRAM) FIRM FLOOD INSURANCE RATE MAP OF COMMUNITY; MAP NUMBER 08041C05365 EFFECTIVE DECEMBER 7, 2018.



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 Sheet: 1

NOTE
 ALL PEDESTRIAN SIDEWALK CROSSINGS
 HAVE AT GRADE TRANSITIONS
 ADA RAMPS ARE NOT REQUIRED

8" TALL ORNAMENTAL IRON FENCE TO BE CONSTRUCTED BY THE SCHOOL. REQUIRED IF OPAQUE FENCING WILL BE PROVIDED BY THE ADJACENT SINGLE FAMILY PROPERTY WHEN THE RESIDENTIAL LOT IS DEVELOPED. SEE CITY FILE NUMBER DEPN-23-0131

8" TALL ORNAMENTAL IRON FENCE TO BE CONSTRUCTED BY THE SCHOOL. REQUIRED IF OPAQUE FENCING WILL BE PROVIDED BY THE ADJACENT SINGLE FAMILY PROPERTY WHEN THE RESIDENTIAL LOT IS DEVELOPED. SEE CITY FILE NUMBER DEPN-23-0131

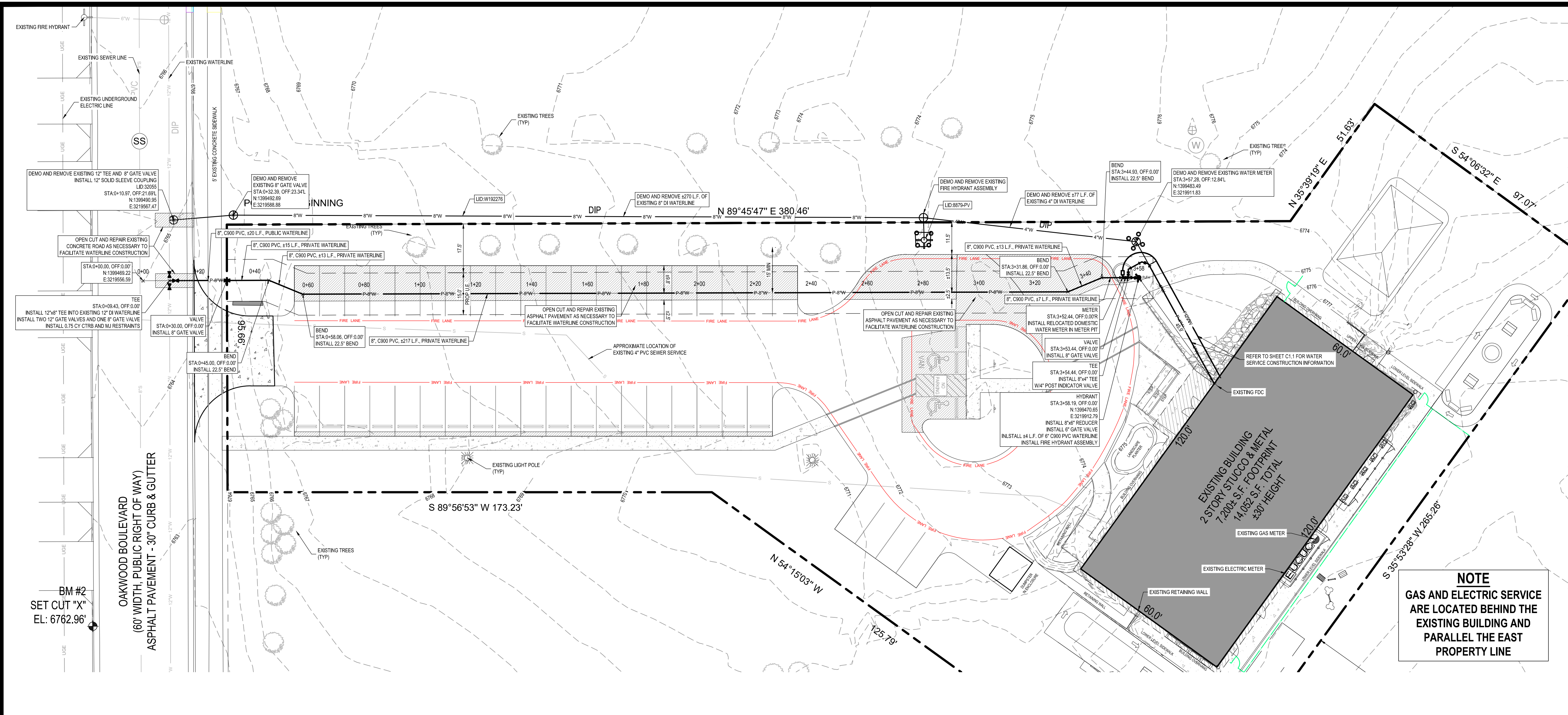
REQUIRED IF OPAQUE FENCING WILL BE PROVIDED BY THE ADJACENT SINGLE FAMILY DEVELOPMENT. SEE CITY FILE NUMBER DEPN-23-0131

REQUIRED IF OPAQUE FENCING WILL BE PROVIDED BY THE ADJACENT SINGLE FAMILY DEVELOPMENT. SEE CITY FILE NUMBER DEPN-23-0131

SINGLE FAMILY USE
 SEE CITY FILE NUMBER DEPN-23-0131

COTTONWOOD CREEK
 1"18" DRAINAGE BASIN
 RECEPTION NO. 98130727

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 Plot User: jmorris



REVISIONS

NO.	DATE	DESCRIPTION

GRAPHIC SCALE
1 inch = 20 ft

****CAUTION** - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPES, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MAINTAIN A MINIMUM OF 3\"/>

WATER NOTES

- PUBLIC WATER LINES SHALL BE CLASS C900 PVC AND PRIVATE WATER LINES SHALL BE TYPE K COPPER UNLESS OTHERWISE NOTED ON PLANS.
- ALL WATER LINES 4\"/>

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.1\"/>

NOTE
GAS AND ELECTRIC SERVICE ARE LOCATED BEHIND THE EXISTING BUILDING AND PARALLEL THE EAST PROPERTY LINE

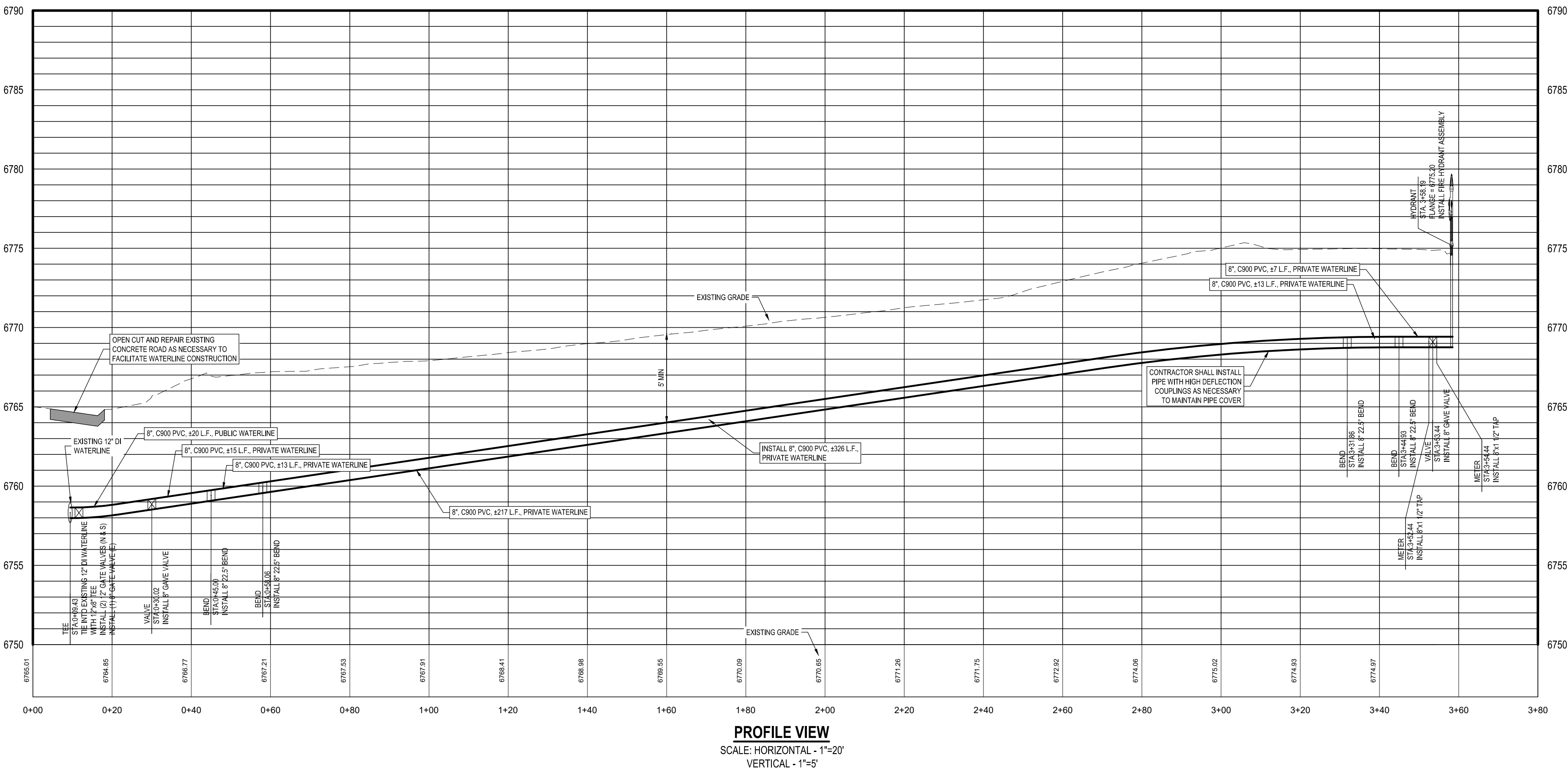
OAKWOOD BOULEVARD
(60' WIDTH, PUBLIC RIGHT OF WAY)
ASPHALT PAVEMENT - 30" CURB & GUTTER

GUIDEPOST MONTESSORI SCHOOL
WATERLINE RELOCATION
6575 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

WATERLINE PLAN AND PROFILE

ISSUED FOR REVIEW

CARNEY ENGINEERING, PLLC.
5485 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863



COLORADO SPRINGS UTILITIES
WATER MAIN DESIGN APPROVAL

PROJECT NUMBER: 2023-W096
WORK ORDER NUMBER: 4011662
CSU SHEET 2 OF 2

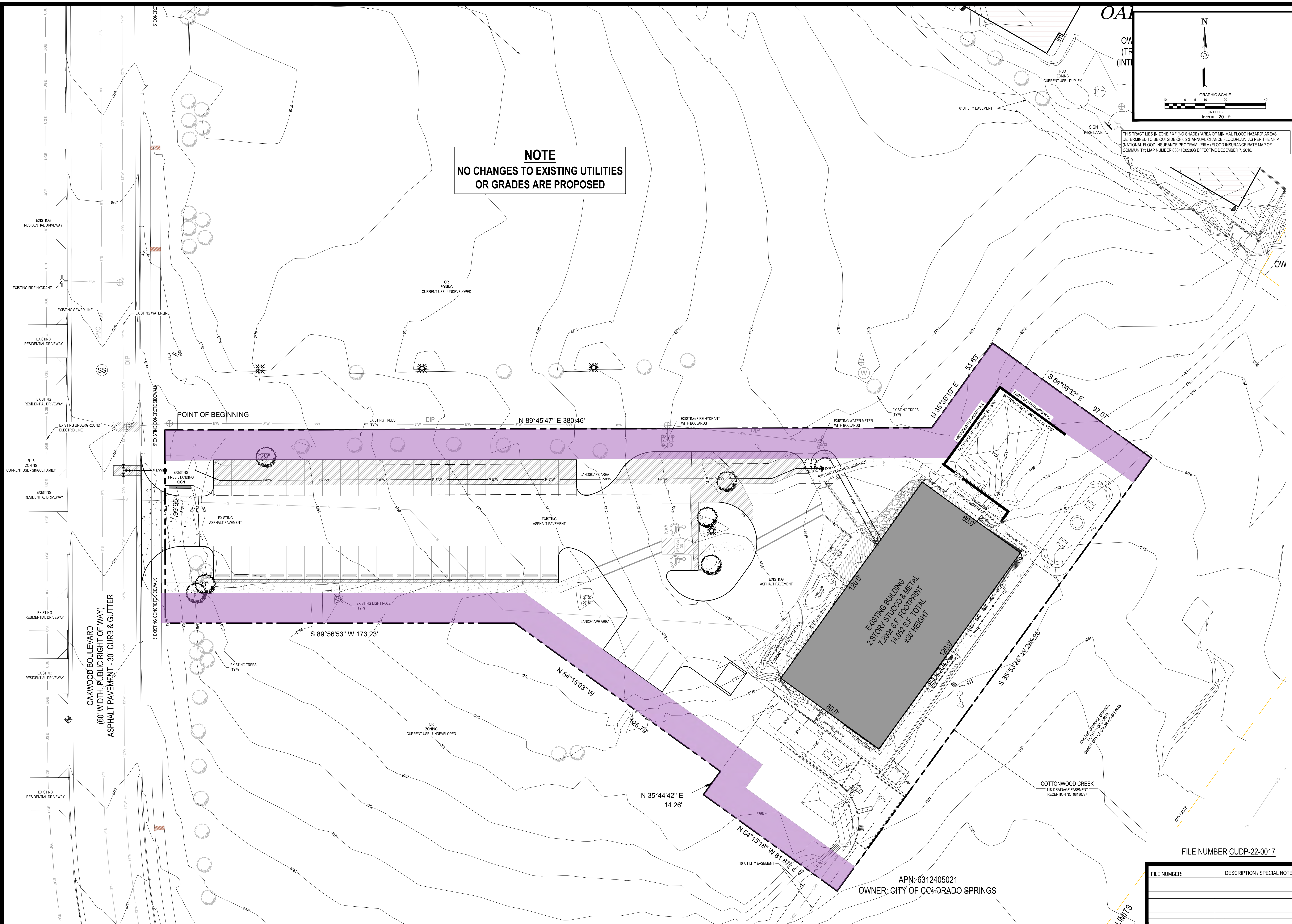
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

FILE NUMBER:	DESCRIPTION / SPECIAL NOTE

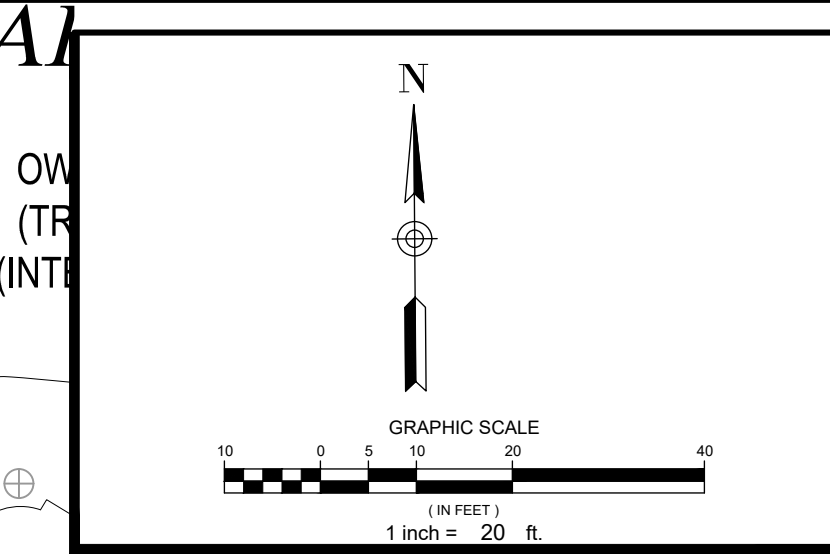
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CHECKED BY: JAH
START DATE: 12/08/2022
SCALE: SEE PLAN
PROJECT NO.: 2068-225

C3.0
SHEET 5 OF 9

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NOTE
NO CHANGES TO EXISTING UTILITIES
OR GRADES ARE PROPOSED



THIS TRACT LIES IN ZONE "X" (NO SHADE) "AREA OF MINIMAL FLOOD HAZARD" AREAS DETERMINED TO BE OUTSIDE OF 1% ANNUAL CHANCE FLOODPLAIN AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY: MAP NUMBER 080410036G EFFECTIVE DECEMBER 7, 2018.

REVISIONS

GUIDEPOST MONTESSORI SCHOOL
EX ADDRESS: 6575 OAKWOOD BOULEVARD
PROP ADDRESS: 6675 OAKWOOD BOULEVARD
COLORADO SPRINGS, COLORADO 80923

PRELIMINARY GRADING PLAN
ISSUED FOR REVIEW

CARNEY ENGINEERING, PLLC.
5485 LEGACY DRIVE, SUITE 650
Plano, Texas 75024
PH (469) 443-0861
FAX (469) 443-0863

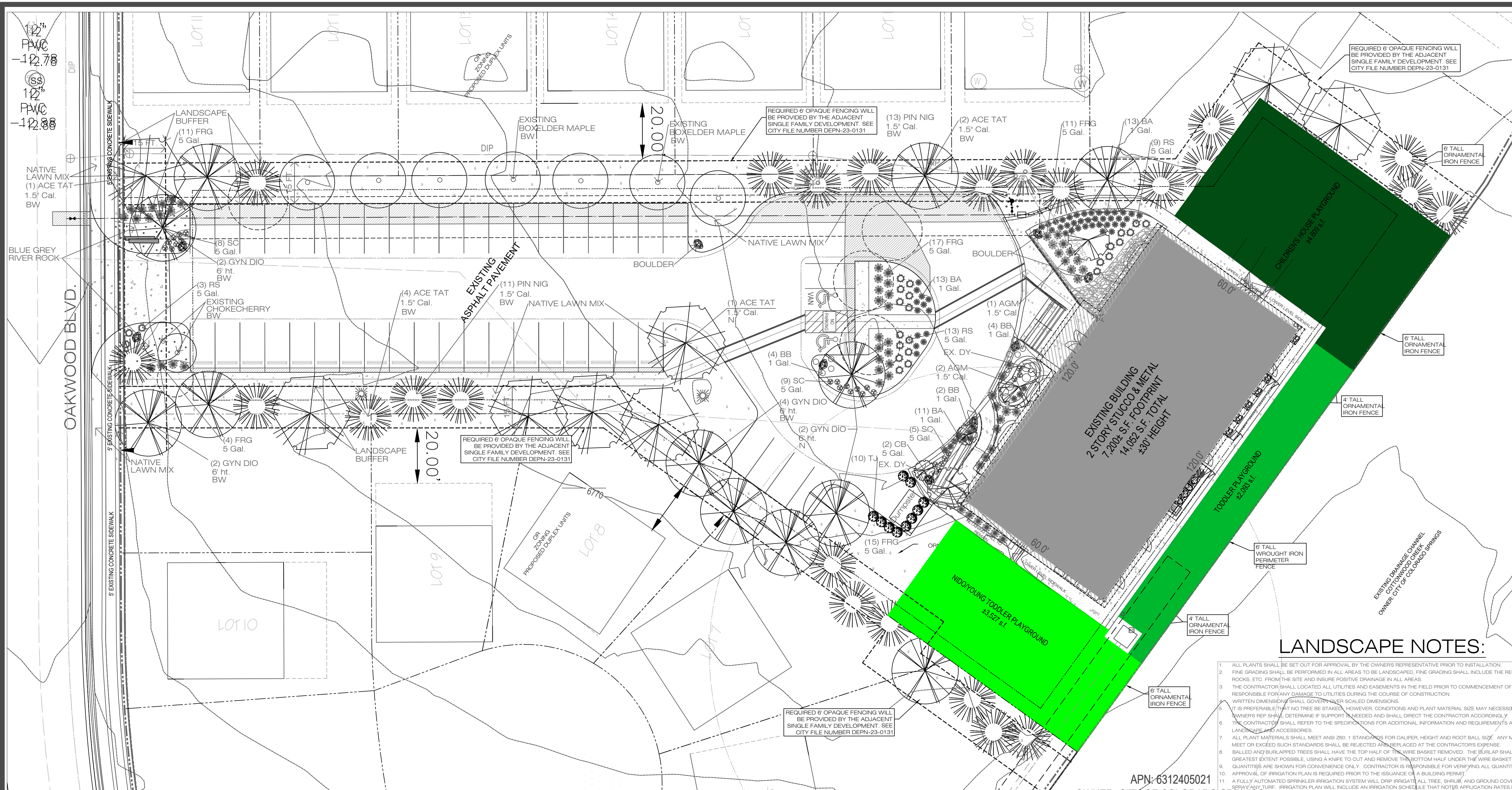
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FILE NUMBER CUDP-22-0017

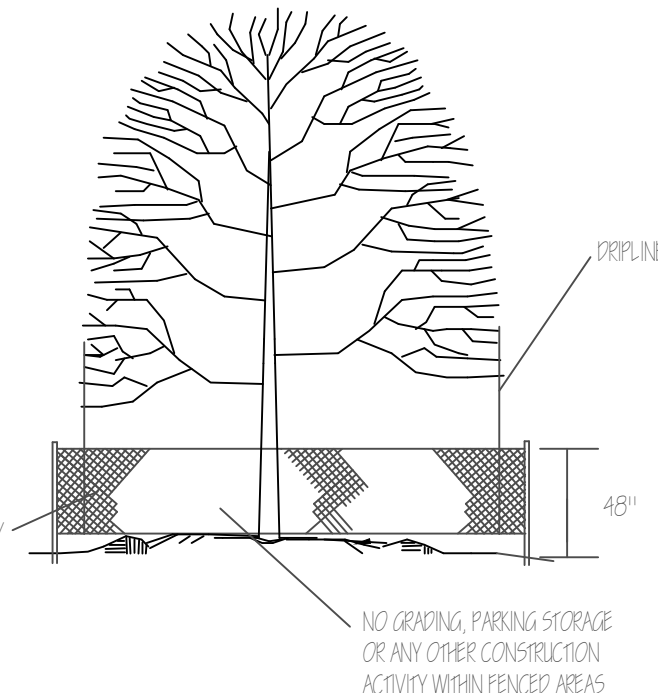
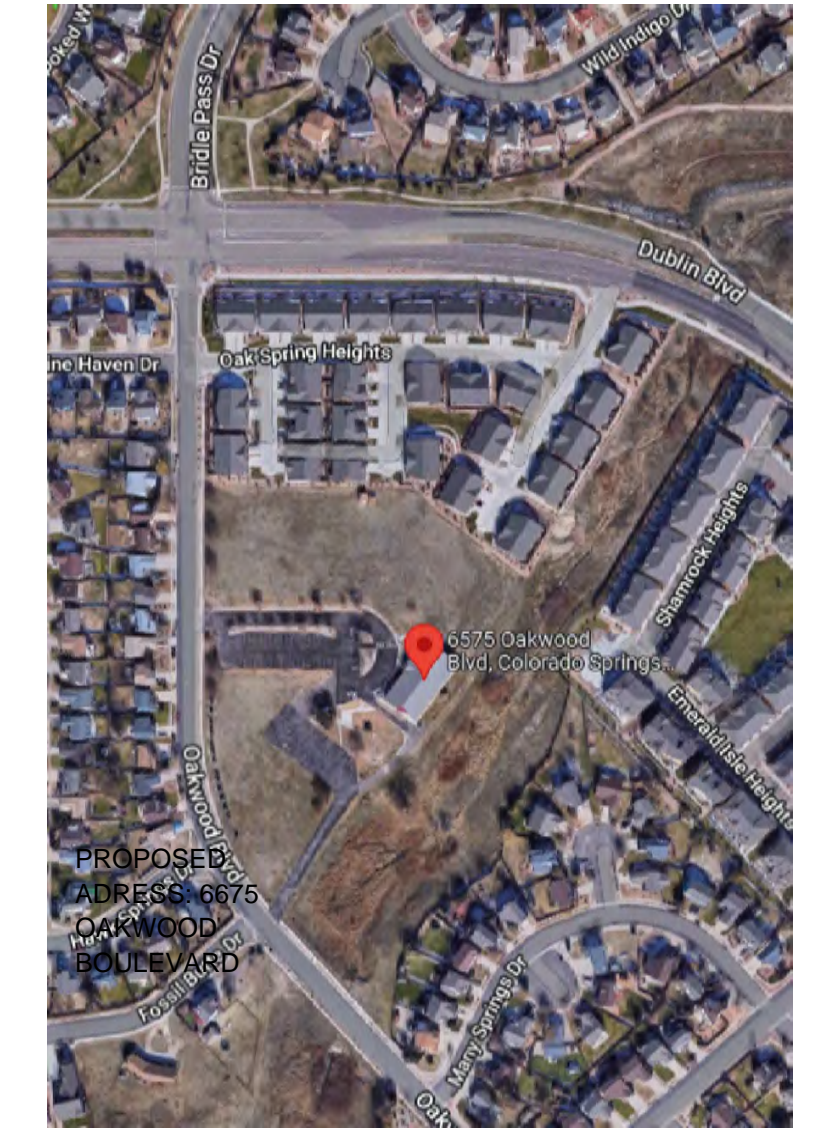
APN: 6312405021
OWNER: CITY OF COLORADO SPRINGS

C4.0
SHEET 6 OF 9

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VICINITY MAP



TREE PROTECTION FENCING

- Critical root zones shall be clearly delineated in the field through substantial protective fencing and "keep out" signs during all phases of site work and construction.
- Adequate erosion and sediment control structures shall be provided to protect the critical root zone.
- Positive drainage in the critical root zone shall be maintained during site work and construction.
- Proper root and crown pruning shall be implemented prior to site work and construction.
- Proper watering and mulching of the critical root zone shall be maintained during site work and construction.
- Grading and trenching within the critical root zone shall be prohibited or limited.
- Driving or parking equipment in the critical root zone shall be prohibited.
- Placement of stockpiled material or backfill in the critical root zone shall be prohibited.
- Dumping of trash, oil, paint or any contaminants within the critical root zone shall be prohibited.
- Implementation of protective measures shall be completed and verified prior to grading plan and building permit approvals.
- A copy of the tree protection plan shall be posted at the site.

LANDSCAPE NOTES:

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATED ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERRED THAT TREES BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNERS REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM SHALL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND PERMANENT TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTICES APPLICATION RATES BASED ON TURF TYPE, AND DISTANCE FROM NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS RECOMMENDED SEASONAL APPLICATIONS TO SPRING AND FALL.

SITE CATEGORY CALCULATIONS:

Landscape Setbacks				
Street Name or Boundary	Street Classification	Width (in Ft.)	Linear Footage	No. of Trees Req./Prov.
Oakwood Blvd	Principal Arterial	15'	86'	1/20'
Shrub Substitutes	Setback Plant	Abbr.	Percent Ground Plane	5/5 (2 ex.)
10/10	(CV) Oakwood Blvd		75%/75%	

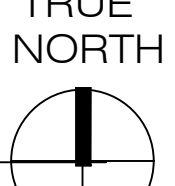
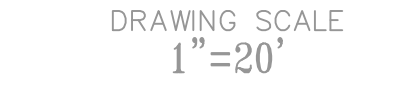
Motor Vehicle Lots				
No. of Vehicles Spaced Provided	Shade Trees Required	Abbr.	Vehicle Lot Frontages	Length of Frontage (excluding driveways)
46	34	(N)	West Boundary	61'
Min. 3 Screening Plants Req./Prov.	Evergreen Plants Req. (50%) Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req./Prov.
10/10	(CV) Oakwood Blvd	(E5)		75%/75%

Internal Landscaping			
Net Site Area (Sq. Internal Area (ft.))	Percent Minimum (less public ROW)	Internal Area (Sq. Feet)	Internal Trees (1500 sq. ft. Required/Provided)
58,130 sq. ft.	5%	2,906 sq. ft. (2,906 sq. ft.)	6/6
Shrub Substitutes	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane	
0/0	(N)	75%/75%	

Landscape Buffer & Screens				
Street Name or Property Line	Width (in Ft.)	Linear Footage	Buffer Trees (1/20' Req. (50%) Prov.)	Evergreen Trees Req. (50%) Prov.
North Boundary	15/15	522'	26/26 (7 ex.)	13/13
South Boundary	15/15	383'	20/20	10/10
Length of 6 Ft. Copse Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane		
722/0	(BW)	75%/100%		

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"



LANDSCAPE NOTES:

- SOL AMENDMENT INCORPORATE 3 CY/1000 S.F. OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL ON BLUEGRASS TURF AREAS. INCORPORATE 2 CY/1000 S.F. OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. FOR PLANTING PIT AMENDMENTS. SEE LANDSCAPE DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING FITS: TR-MIX III as supplied by C&D Sand. To be applied as topdressing in planting pits.
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOIL	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.
PHOSPHORUS (P2O5)	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.
POTASSIUM (K2O)	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.
SULFUR (S)	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.
MANGANESE	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.	0.1LB/1000 S.F.
- * NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH. AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS. THIS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TELL INTO THE TOP 6" OF SOIL.
- 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 FT. ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION.
- A 3 FT. CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE DISTURBED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR 30 DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO 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 SOEDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT BEING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.

SHEET NOTES:

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

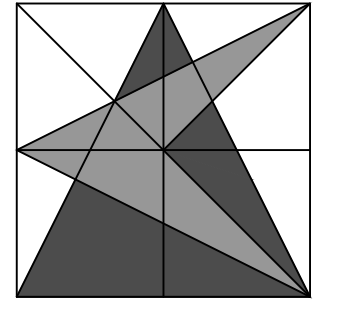
NO GRADING CHANGES WILL BE MADE TO THE CURRENT PLAN.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	HEIGHT
	ACE TAT	8	Acer Tatarian 'Hot Wings'	Hot Wings Tatarian Maple	1.5' Cal.	B & B	8' ht.
	GYN DIO	12	Gymnocladia dioica	Kentucky Coffee Tree	1.5' Cal.	B & B	6' ht.
	PIN NIG	24	Pinus nigra	Austrian Black Pine	6' ht.	B & B	8' ht.
	AGM	3	Acer platanoides	Armstrong Gold Norway Maple	1.5' Cal.	B & B	5' ht.
	CB	2	Aronia melanocarpa	Autumn Magic Chokeberry	10 gal.	Cont.	36" ht.
	EX. TREE TO REMOVE	4	Bovetia Maple (stressed)	Crookberry (stressed)			
	EX. TREE TO REMAIN	2	Bovetia Maple (stressed)	Crookberry			
	TJ	10	Juniperus virginiana 'Taylor'	Taylor Juniper	15 gal.	Cont.	5'-6"
	FRG	63	Calamagrostis canadensis 'Karl Foerster'	Feather Reed Grass	5 gal.	Cont.	18" ht.
	RS	25	Perovskia atriplicifolia	Russian Sage	5 gal.	Cont.	18" ht.
	BA	37	Bouteloua 'Blond Ambition'	Blue Grama Grass	1 gal.	Cont.	12" ht.
	SC	22	Scilla	Skullcap	1 gal.	Cont.	12" ht.
	BB	10	Buddleia 'Blue Chip Junior'	Butterfly Bush	1 gal.	Cont.	12" ht.
	DY	N/A	Ex. Daisy	Daisy	N/A	N/A	N/A
		15,650 s.f.	Buffalo grass and Blue Grama	Native Lawn Mix		Seed	

GUIDEPOST MONTESSORI SCHOOL
 EXISTING ADDRESS: 6675 OAKWOOD BOULEVARD
 PROPOSED ADDRESS: 6675 OAKWOOD BOULEVARD
 COLORADO SPRINGS, COLORADO 80923

PRELIMINARY LANDSCAPE PLAN



CARNEY ENGINEERING, PLLC
 5465 LEGACY DRIVE, SUITE 650
 Plano, Texas 75024
 PH (469) 443-0861
 FAX (469) 443-0863

LANDSCAPE ARCHITECT
 J. CAMILLE LA FOY
 LA 0001423

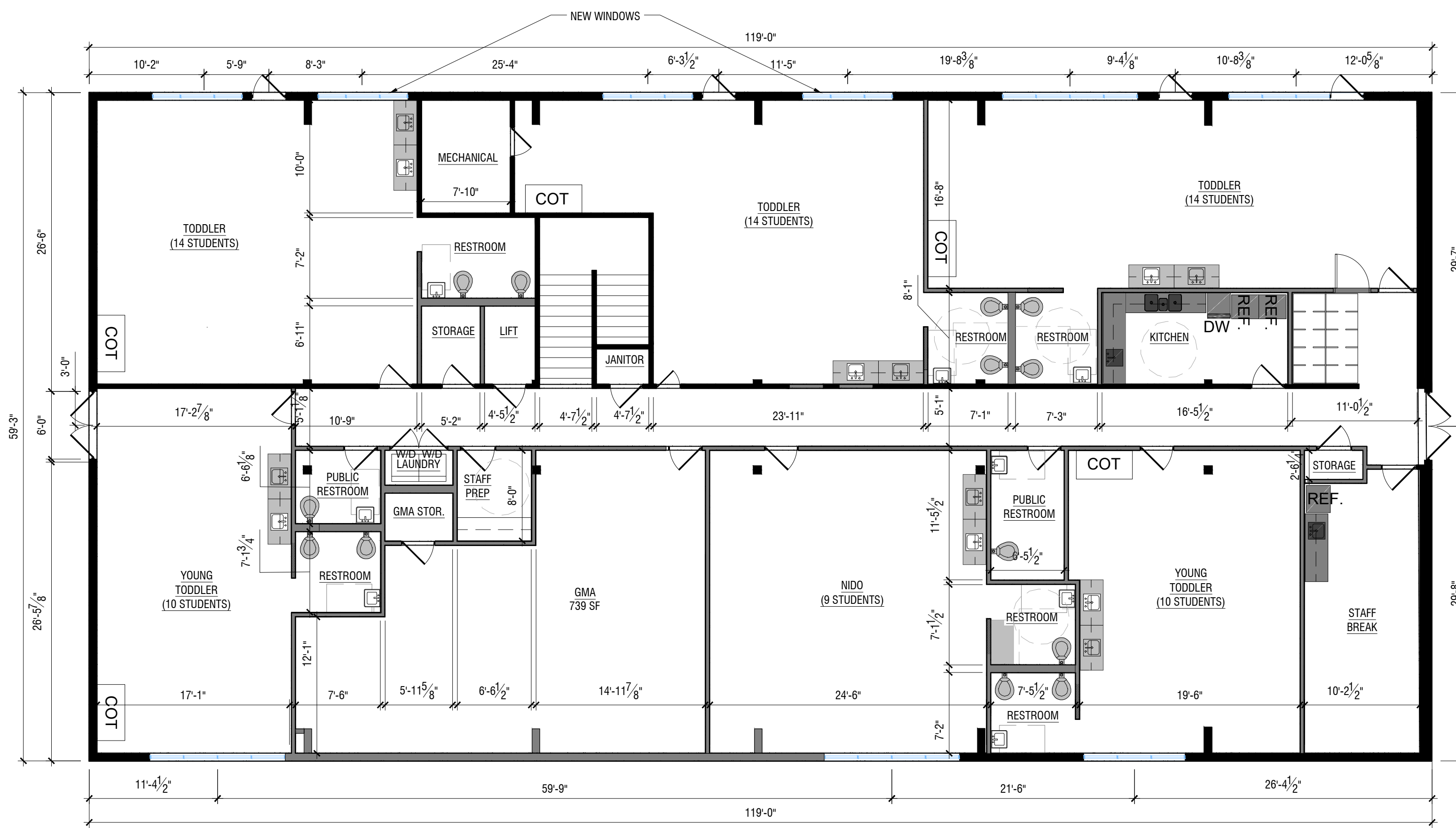
NOTE: THESE DOCUMENTS ARE INTENDED FOR PERMIT ONLY. NOT FOR BIDDING OR CONSTRUCTION PURPOSES.

JCL
 J. CAMILLE LA FOY
 LANDSCAPE ARCHITECTURE CONSULTING
 1000 NORTH GRIFFIN AVENUE, #100
 ALLEN, TEXAS 75002
 PH (409) 400-4000

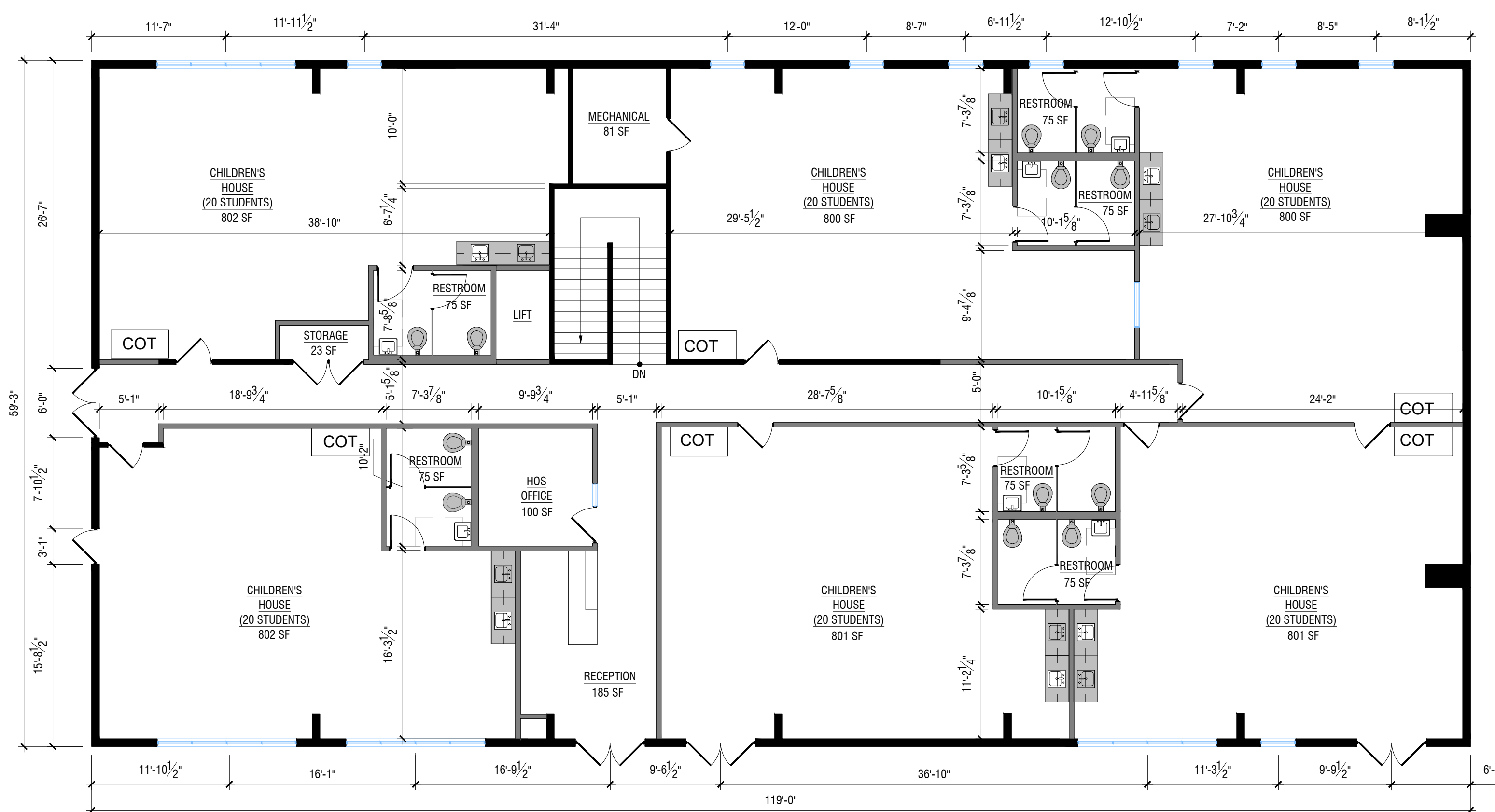
DRAWN BY: JCL
 CHECKED BY: JCL
 START DATE: 09/12/2023
 SCALE: 1" = 20'-0"
 PROJECT NO: 22142

SHEET
 L1.01

ISSUED FOR REVIEW



1 CONSTRUCTION PLAN LEVEL 1
SCALE: 1/8" = 1'-0"

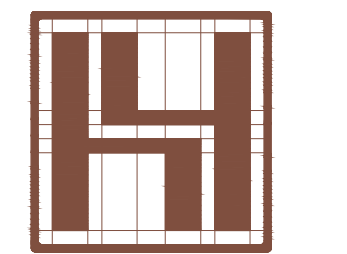


2 CONSTRUCTION PLAN LEVEL 2
SCALE: 1/8" = 1'-0"

ALL CONSTRUCTION SHALL BE CONDUCTED PER CHAPTER 33, IBC; NFPA 101 SECTION 4.6.10, NFPA 241. (NOTE PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION).
DIMENSIONS ARE MEASURED STUD TO STUD.

ARCHITECTURAL GENERAL NOTES:

1. WE CERTIFY, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE DESIGN OF THE PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OF THE BUILDING CODE OF COLORADO SPRINGS, CO ALONG WITH ADOPTED LOCAL AMENDMENTS.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
3. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE.
4. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
5. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.
6. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
7. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.
8. THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK.
9. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
10. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.
11. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY. ANY MATERIAL, SYSTEM, EQUIPMENTS OR ASSEMBLY WHICH NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.
12. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.
13. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
14. DIMENSIONS ARE SHOWN FROM FACE OF GYPSUM TO FACE OF GYPSUM AND EDGE OF ROUGH OPENING UNLESS NOTED OTHERWISE.
15. COORDINATION. CONTRACTOR SHALL FULLY COORDINATE ALL WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS INTO A SINGLE, UNIFORM PRODUCT. INDIVIDUAL COMPONENTS OF THE WORK, WHETHER WITHIN ONE DISCIPLINE OR OVERLAPPING MULTIPLE DISCIPLINES, AND WHETHER IDENTIFIED IN THE DRAWINGS OR SPECIFICATIONS ARE TO BE CONSTRUCTED AND/OR INSTALLED TO FORM A COHESIVE AND UNIFORM FINISHED PRODUCT.
16. FINISHES. NEW FINISHES ARE TO BE INSTALLED IN A MANNER THAT FULLY COMPLIES WITH THE SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS, OR IF NOT SPECIFICALLY IDENTIFIED, STANDARD INDUSTRY PRACTICE. PAINT, FLOORING, CEILINGS, AND OTHER FINISH MATERIALS ARE TO BE EXTENDED TO THE ROOM WALLS, CORNERS, AND OTHER NATURAL BREAK POINTS IF NOT OTHERWISE SPECIFICALLY IDENTIFIED IN THE DRAWINGS. ALL EXPOSED SURFACES ARE TO RECEIVE A FINISH MATERIAL UNLESS SPECIFICALLY OTHERWISE NOTED. ALL JOINTS BETWEEN ADJACENT FINISH MATERIALS ARE TO BE CLEANLY EXECUTED AND PROVIDED WITH APPROPRIATE TRANSITION MATERIALS. FINAL SELECTIONS SHALL BE MADE BY THE PNC REPRESENTATIVE.
17. MATERIALS. ALL BUILDING MATERIALS SHALL BE RATED AS "NON-COMBUSTIBLE".



HWAIYANG ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS | MISSOURI | 63131
hwai@hwayangarchitects.com



guidepost montessori
colorado springs
new daycare facility
existing address: 6575 oakwood blvd
proposed address: 6675 oakwood blvd
colorado springs . co . 80923



DRAWING NOTES:
MARK DATE DESCRIPTION
07.03.23 PLANNING & ZONING

NOT FOR CONSTRUCTION

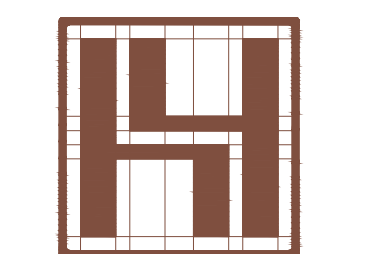
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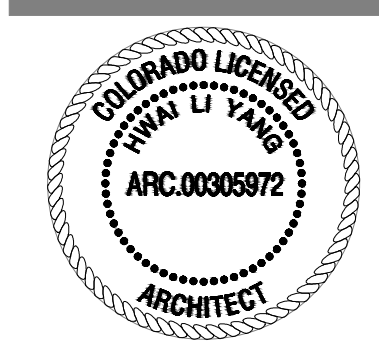
CONSTRUCTION FLOOR PLAN & DOOR SCHEDULE

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CUDP-22-0017



HWAIYANG
ARCHITECTS
2711 COVINGTON PLACE ESTATES
ST. LOUIS 1 MISSOURI 63131
hwai@hwayangarchitects.com



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DRAWING NOTES:
MARK DATE DESCRIPTION
07.02.23 PLANNING & ZONING

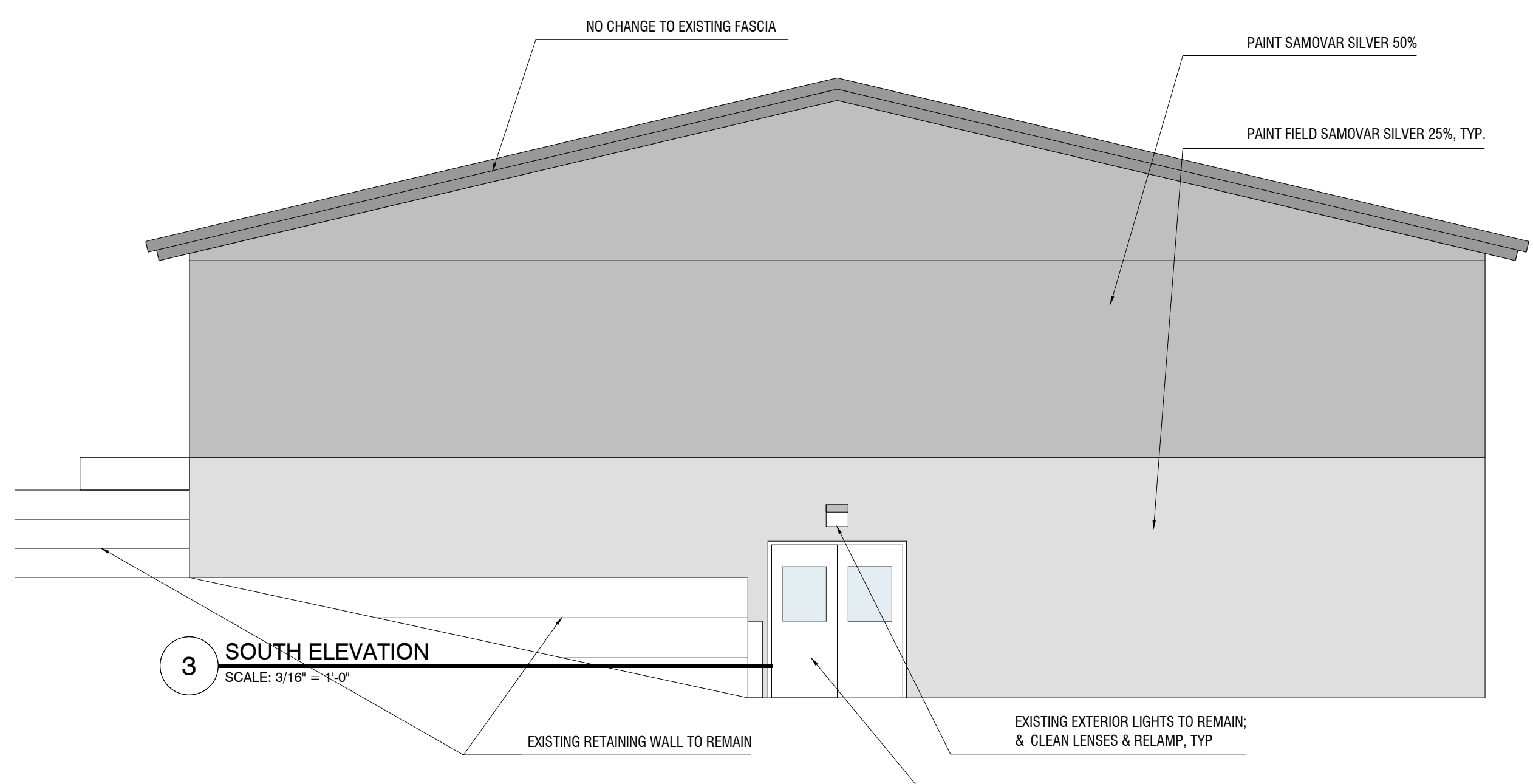
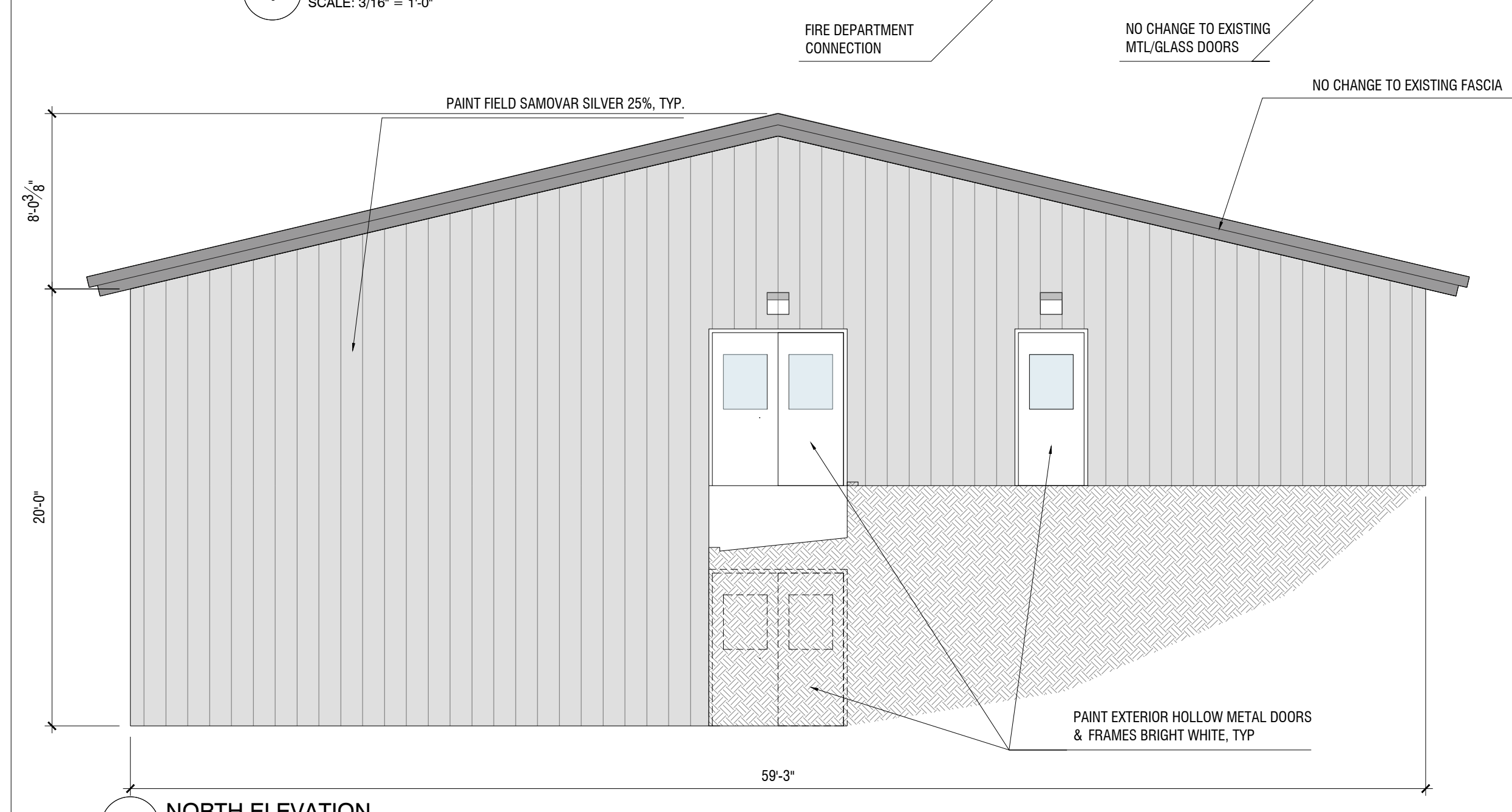
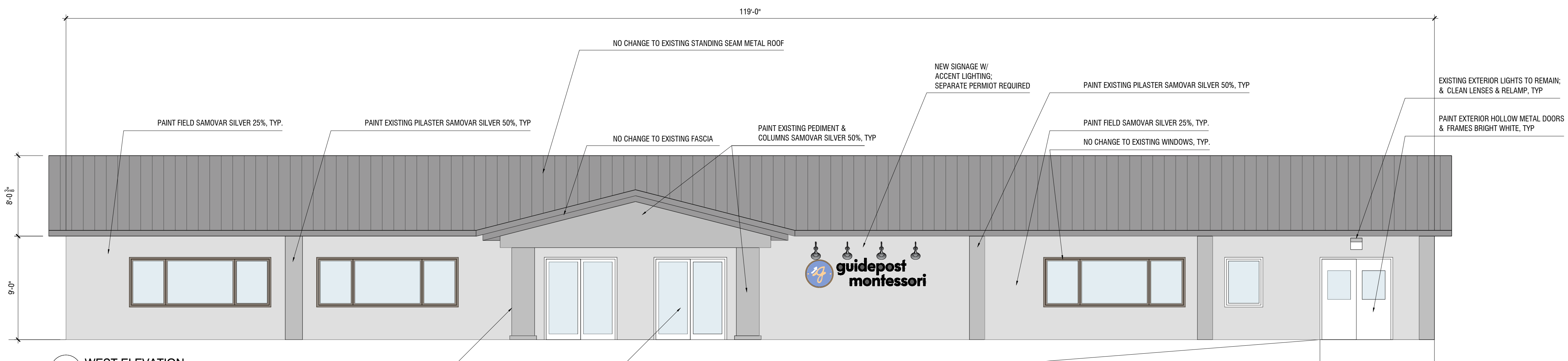
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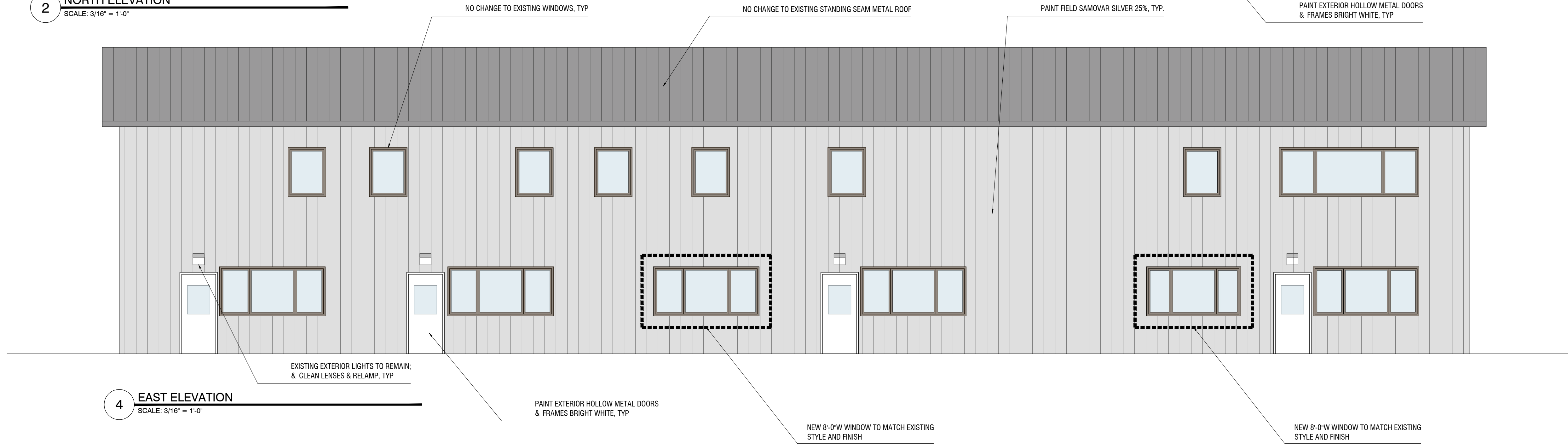
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BUILDING ELEVATIONS

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Samovar Silver SW 6233



GENERAL NOTES:

1. PROTECT ALL EXISTING COMPONENTS TO REMAIN FROM DAMAGE DURING WORK.
2. SIGNAGE PERMIT SHALL BE APPLIED FOR SEPARATELY.
3. ALL SURFACES TO BE PAINTED SHALL BE CLEANED AND PREPPED FOR NEW PAINT.

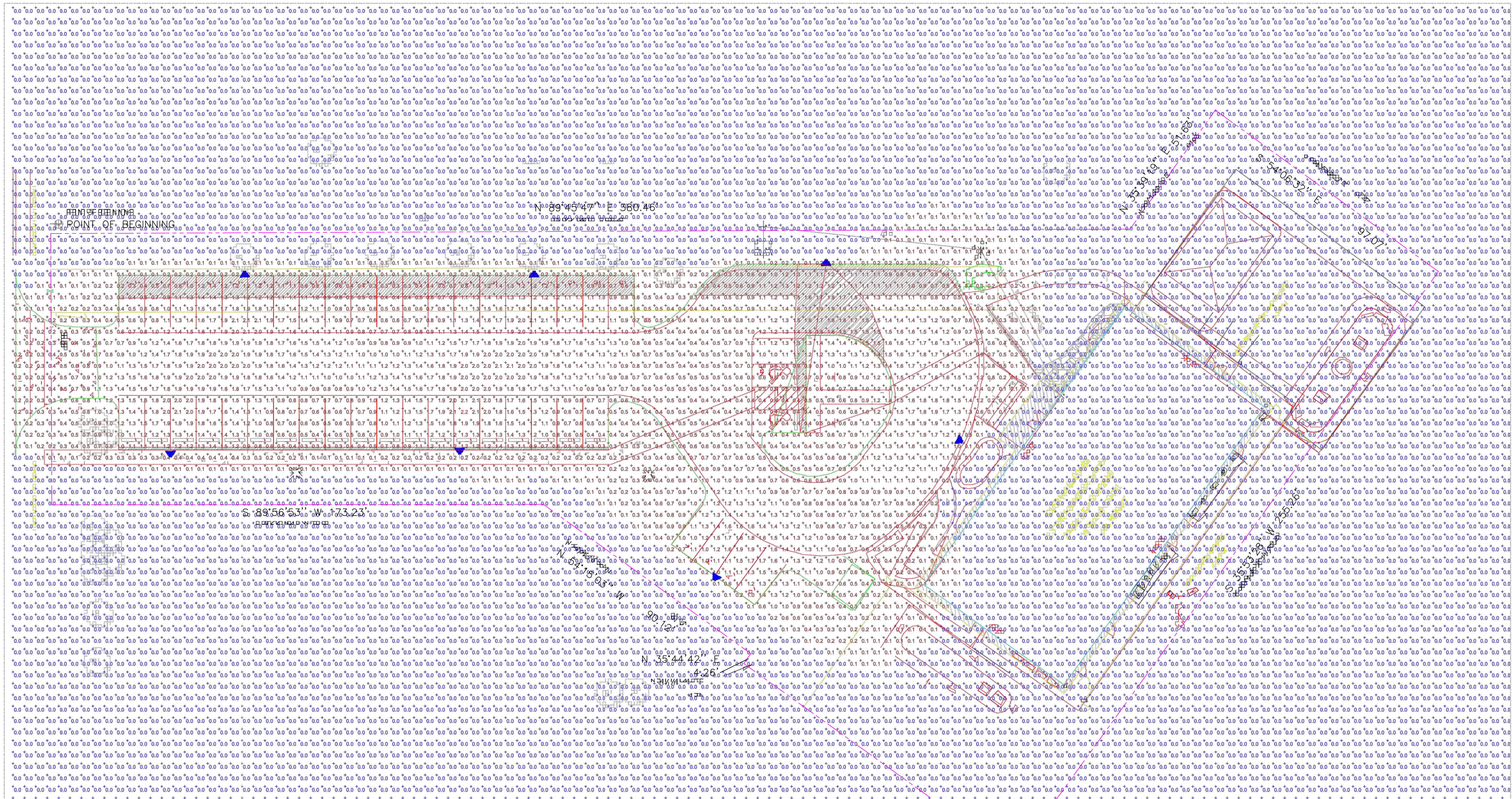
CUDP-22-0017

Schedule

Symbol	Image	QTY	Label	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Lumen Multiplier	Wattage	Distribution	Polar Plot	Efficiency	Notes	Lamp
		7	A	Lithonia Lighting	DSX1 LED P1 27K 80CRI BLC3 EGS	D-Series Size 1 Area Luminaire P1 Performance Package 2700K CCT 80 CRI Type 3 Extreme Backlight Control External Glare Shield	1	DSX1_LED_P1_27K_80CRI_BLC3_EGS.ies	4362	0.9	1	50.9	TYPE III, SHORT, BUG RATING: B0 - U2 - G2		100%		

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.2 fc	2.2 fc	0.0 fc	N/A	N/A



Luminaire Locations

Location		Aim									
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
2	A	3219655.00	1399476.00	20.00	20.00	180.00	0.00	3219655.00	1399476.00	0.00	
3	A	3219756.00	1399476.00	20.00	20.00	180.00	0.00	3219756.00	1399476.00	0.00	
4	A	3219629.00	1399412.00	20.00	20.00	0.00	0.00	3219629.00	1399412.00	0.00	
5	A	3219730.00	1399413.00	20.00	20.00	0.00	0.00	3219730.00	1399413.00	0.00	
6	A	3219819.00	1399369.00	20.00	20.00	33.69	0.00	3219819.00	1399369.00	0.00	
7	A	3219858.00	1399480.00	20.00	20.00	180.00	0.00	3219858.00	1399480.00	0.00	
11	A	3219905.00	1399417.00	20.00	20.00	298.72	0.00	3219905.00	1399417.00	0.00	

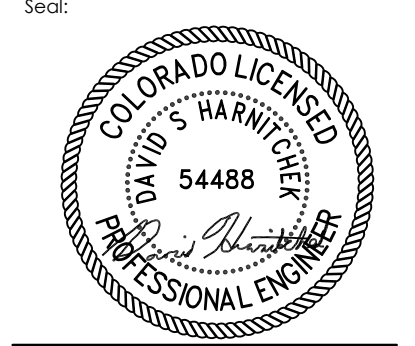
PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.

Notice to Contractor:
All dimensions and existing conditions shall be checked and verified by the contractors before proceeding with the work. All materials are new unless otherwise noted.

General Notes/Legend:

8/21/23 REVISED SITE LIGHTING
8/21/23 REV1
Date: Mark/Issue:

Project:
GUIDEPOST MONTESSORI
COLORADO SPRINGS
EXISTING ADDRESS: 6675 OAKWOOD BLVD.
PROPOSED ADDRESS: 6675 OAKWOOD BLVD.
COLORADO SPRINGS, CO 80923



Drawing Title:
SITE LIGHTING

Date: 7/31/23
Scale: AS NOTED

Drawing No.
E7

Drawn:
File: