

DEVELOPMENT PLAN

ATLAS PREPARATORY CHARTER SCHOOL

1750 S. MURRAY BLVD

COLORADO SPRINGS, COLORADO

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW 38,826 SF ONE-STORY BLDG ADDITION W/ ASSOCIATED PARKING, DRIVES AND SIDEWALKS WITH A TOTAL DISTURBED AREA OF 645,300 SF. THE SITE IS LOCATED AT 1750 S. MURRAY BLVD, COLORADO SPRINGS, CO.
LAND USE: EDUCATIONAL INSTITUTION (CHARTER SCHOOL)

PROJECT DATA

PART OF ATLAS PREPARATORY CHARTER SCHOOL DISTRICT 20 PROPERTY.
TOTAL PROJECT SITE: 685,959 SF (15.8 AC)
TOTAL LOT SIZE: 25.43 AC
PROPOSED DEVELOPMENT: CLASSROOM AND GYM ADDITION
CONDITIONS OF RECORD WERE ESTABLISHED FOR THE AREA LIGHTING AND SCREENING OF MECHANICAL EQUIPMENT

ZONING DEVELOPMENT STANDARDS

ZONING DISTRICT	PIP2/CR AO CU
MAX. BLDG. HEIGHT	45'
MINIMUM DISTRICT SIZE	1 AC
-FRONT	25'
-SIDE	25'
-REAR	25'
LANDSCAPE SETBACK	10'

BUILDING ADDITION DATA

DISTURBED AREA	15.0 AC
BUILDING COVERAGE	38,826 SF = 5.9%
PAVING COVERAGE	59,692 SF = 9.1%
TRACK COVERAGE	154,540 SF = 23.6%
TOTAL BUILT COVERAGE	253,058 SF = 38.7%
OPEN LANDSCAPE AREA	400,484 SF = 61.3%
PROPOSED BLDG. HEIGHT	27'-8" (ELEMENTARY)
PROPOSED BLDG. HEIGHT	40'-3" (GYM)

EXTERIOR LIGHTING

BUILDING EXTERIOR LIGHTING

WALL MOUNTED LIGHTING FIXTURES
@ 8' AFG
(RE: PHOTOMETRIC PLAN FOR COMPLETE DETAILS)

PARKING LOT EXTERIOR LIGHTING

15' POLE MOUNTED LIGHTING FIXTURES
(RE: PHOTOMETRIC PLAN FOR COMPLETE DETAILS)

LEGAL DESCRIPTION

LOT 2, ATLAS PREPARATORY CHARTER SCHOOL
FILING NO. 1A, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DETENTION REQUIREMENTS

DETENTION AND WATER QUALITY WILL BE PROVIDED

TAX SCHEDULE NUMBERS

6426206001

GENERAL NOTES:

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
- "STOP SIGN" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

NOTE:

ALL EXISTING CURB AND GUTTER POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY STANDARDS ALONG ACADEMY PARK LOOP AND PULSAR DR, ADJACENT TO THE DEVELOPMENT AREA WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977

FEMA FLOOD ZONE DESIGNATION:

THE SITE IS NOT IN A FLOODPLAIN (IT'S ASSIGNED ZONE X UNSHADED AS INDICATED BY FIRM PANEL NUMBER 08041C0742G DATED: DECEMBER 7, 2018.)

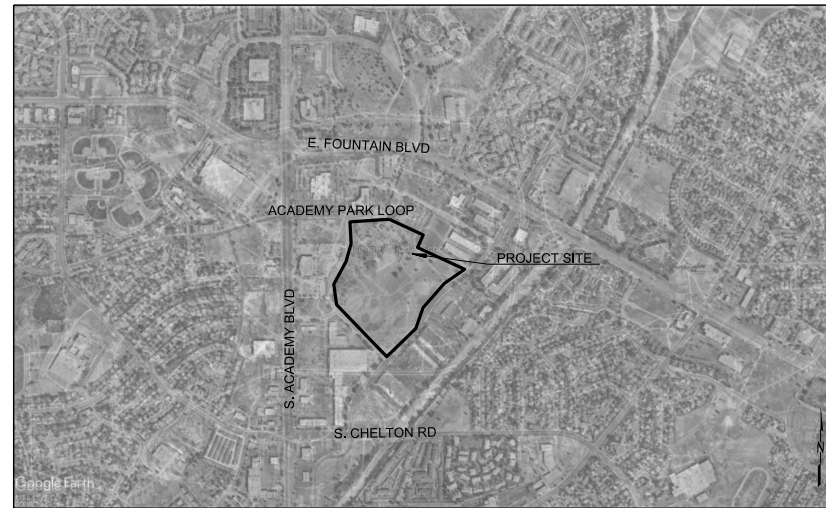
AMERICANS WITH DISABILITIES ACT NOTE

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.

ESTIMATED CONSTRUCTION SCHEDULE

CONSTRUCTION START DATE: 06.15.2019

CONSTRUCTION END DATE: 09.31.2020



VICINITY MAP
NTS

LEGEND

--- 660 ---	EXISTING MAJOR CONTOUR	BM	BENCH MARK	AI	AREA INLET	OHD	OVERHEAD DOOR
--- 662 ---	EXISTING MINOR CONTOUR	CO	CLEANOUT	BC	BACK OF CURB	PAVT	PAVEMENT
--- 660 ---	NEW MAJOR CONTOUR	CG	DOWN GUY	CI	CAST IRON	PE	POLYETHYLENE
--- 662 ---	NEW MINOR CONTOUR	EP	EMERGENCY PHONE	CLR	CLEAR	PVC	POLY VINYL CHLORIDE
-x-	FENCE	FO	FIBER OPTIC MANHOLE	CJ	CONSTRUCTION JOINT	R	RADIUS
-T-	TELEPHONE OVERHEAD	FDC	FIRE DEPT CONNECTION	DB	DRAINAGE BASIN	RD	ROOF DRAIN
-P-	POWER LINE OVERHEAD	FH	FIRE HYDRANT	DIP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
-G-	GAS LINE	FW	GAS / OIL WELL	DGDI	DOUBLE GRATE CURB INLET	RCP	REINF CONCRETE PIPE
-O-	OIL LINE	GM	GAS METER	DO	DOOR OPENING	RJ	RESTRAINED JOINT
-PUG-	POWER UNDERGROUND	LP	LIGHT POLE	DS	DOWNSPOUT	SGDI	SINGLE GRATE CURB INLET
-TUG-	TELEPHONE UNDERGROUND	PM	POWER MANHOLE	EJ	EXPANSION JOINT	SF	SQUARE FEET
-TVUG-	TV UNDERGROUND	PP	POWER POLE	EL	ELEVATION	SJ	SAW JOINT
-W-	WATER LINE	FF	PULL BOX	FF	FINISH FLOOR	TC	TOP OF CURB
-SS-	SANITARY SEWER LINE	FG	SANITARY MANHOLE	FG	FINISH GRADE	TG	TOP OF GRATE
-...->	FLOW LINE DITCH	FL	STEAM MANHOLE	FL	FLOWLINE	TJ	TOOLED JOINT
-SF-	SILT FENCE	HB	STORM MANHOLE	HB	HOSE BIB	TOF	TOP OF FOOTING
		HDPE	TELEPHONE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE	TP	TOP OF PAVEMENT
		IJ	TELEPHONE PEDESTAL	IJ	ISOLATION JOINT	TR	TOP OF RIM
		IRR	TRANSFORMER PAD	IRR	IRRIGATION	TS	TOP OF SIDEWALK
		IST	VALVE	IST	INLET SEDIMENT TRAP	TW	TOP OF WALL
		LF	WATER HYDRANT	LF	LINEAR FEET	UNO	UNLESS NOTED OTHERWISE
		ME	WATER METER	ME	MATCH EXISTING	XFMR	TRANSFORMER
			WATER WELL				
			LIFT STATION MANHOLE				

DP-SHEET INDEX

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- C-401 SITE PLAN
- C-402 SITE PLAN
- C-403 SITE PLAN
- C-501 GRADING PLAN
- C-502 GRADING PLAN
- C-503 GRADING PLAN
- C-601 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
- C-602 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
- AS-101 OVERALL SITE PLAN
- AS-131 SITE DETAILS
- AS-132 SITE DETAILS
- LI-101 OVERALL IRRIGATION PLAN
- LP-101 FINAL LANDSCAPE PLAN
- LS-501 LANDSCAPE DETAILS
- A-202 ELEMETARY BUILDING PLAN
- A-203 GYMNASIUM BUILDING ELEVATIONS
- ES-101DP ELECTRICAL SITE PLAN
- EL-101DP LIGHTING OVERALL FLOOR PLANS
- E-700DP SCHEDULES

PARKING REQUIREMENT

ATLAS PREPARATORY SCHOOL ADDITION	
2 SPACES/ CLASSROOM X 15 CLASSROOMS	
TOTAL SITE REQUIRED PARKING	30

PARKING PROVIDED

STANDARD ACCESSIBLE	2
STANDARD PARKING	54
TOTAL PARKING	56

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ATLAS PREPARATORY SCHOOL
1750 South Murray Blvd
Colorado Springs, CO 80916
DESIGN DEVELOPMENT
APRIL 2019

MARK	DATE	DESCRIPTION

ISSUE:
DATE: 04/29/2019
PROJECT NO:
CAD DWG FILE:
DRAWN BY:
CHECKED BY:

SHEET TITLE
TITLE SHEET

FIGURE 1

CITY FILE NO. CPC CU 19-00043

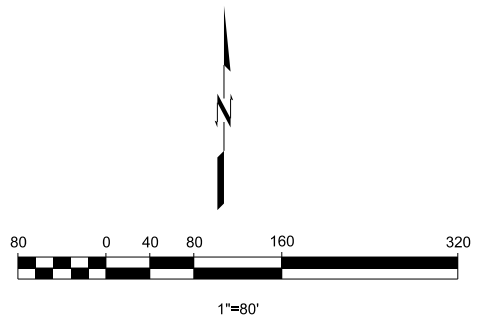
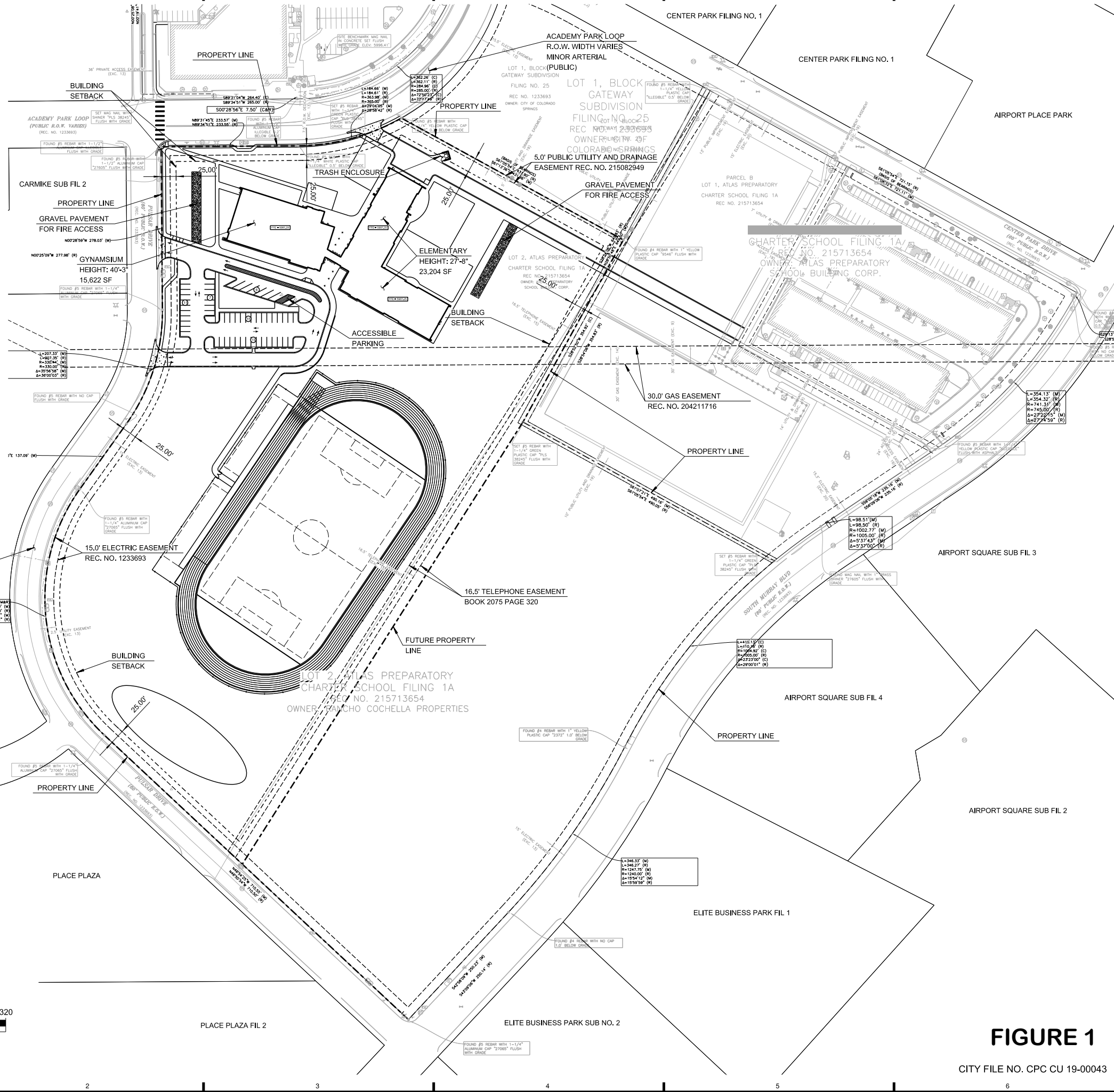
DP SHEET 1 OF 21
C-100

- GENERAL SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
 2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
 5. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
 7. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.
 8. ALL LIGHTING IN THE PHOTOMETRIC PLAN WILL BE FULL CUTOFF.
 9. THIS IS A CONCEPTUAL PLAN ONLY FOR THE REMAINING VACANT AREA TO BE REPLANTED AND A DEVELOPMENT PLAN WILL BE REQUIRED.

BENCHMARK	
BM#1	EL: 5968.39
BEARINGS ARE BASED ON THE RECORD BEARING FOR THE SOUTH LINE OF THE LOT, MONUMENTED AS SHOWN ON THE SURVEY	

PARKING SUMMARY	
STANDARD PARKING	54
ACCESSIBLE PARKING	2
TOTAL PARKING	56

*NO ADDITIONAL PARKING IS REQUIRED



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ATLAS
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SHEET TITLE
 OVERALL SITE PLAN

FIGURE 1
 CITY FILE NO. CPC CU 19-00043

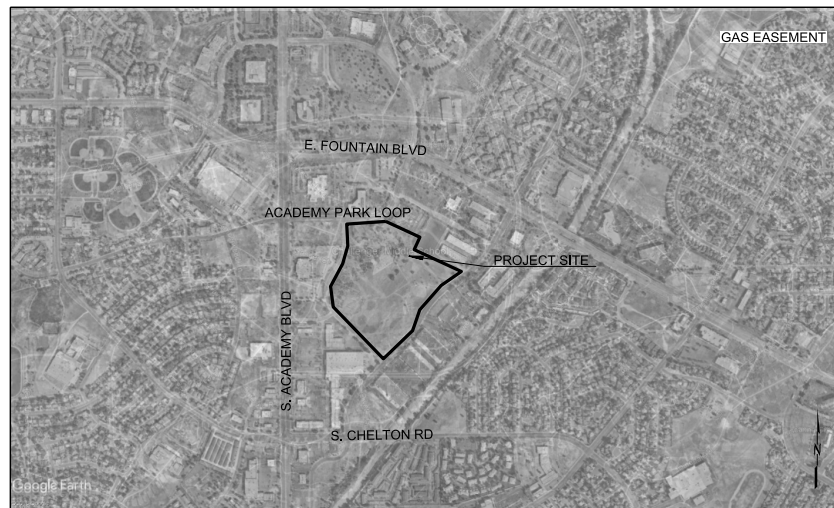
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8. ALL LIGHTING IN THE PHOTOMETRIC PLAN WILL BE FULL CUTOFF.
9. ALL FIRE LANES SHALL BE DESIGNED AND BUILT TO CITY OF COLORADO SPRINGS STANDARDS AND THE 2015 INTERNATIONAL FIRE CODE.

PARKING LOT SUMMARY	
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ACCESSIBLE PARKING	2
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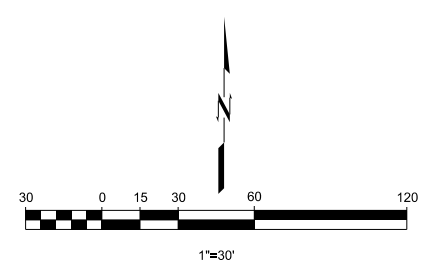


VICINITY MAP

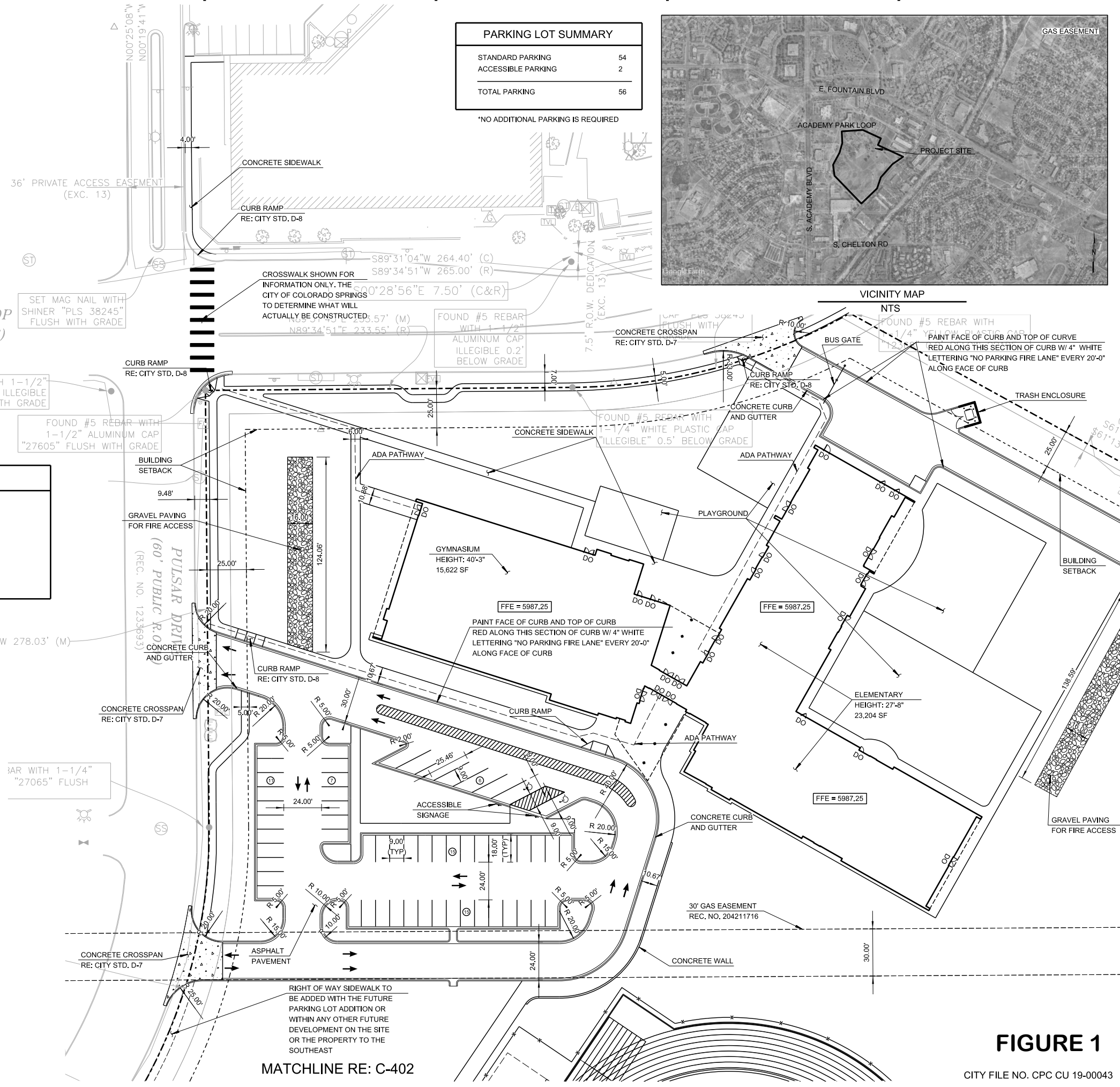
ACADEMY PARK LOOP
(PUBLIC R.O.W. VARIES)
(REC. NO. 1233693)

PAVING LEGEND	
	CONCRETE PAVING
	ASPHALT PAVING
	GRAVEL PAVING

BENCHMARK	
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CAUTION
NOTICE TO CONTRACTOR
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SHEET TITLE
SITE PLAN

FIGURE 1
CITY FILE NO. CPC CU 19-00043

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MATCHLINE
RE: C-401

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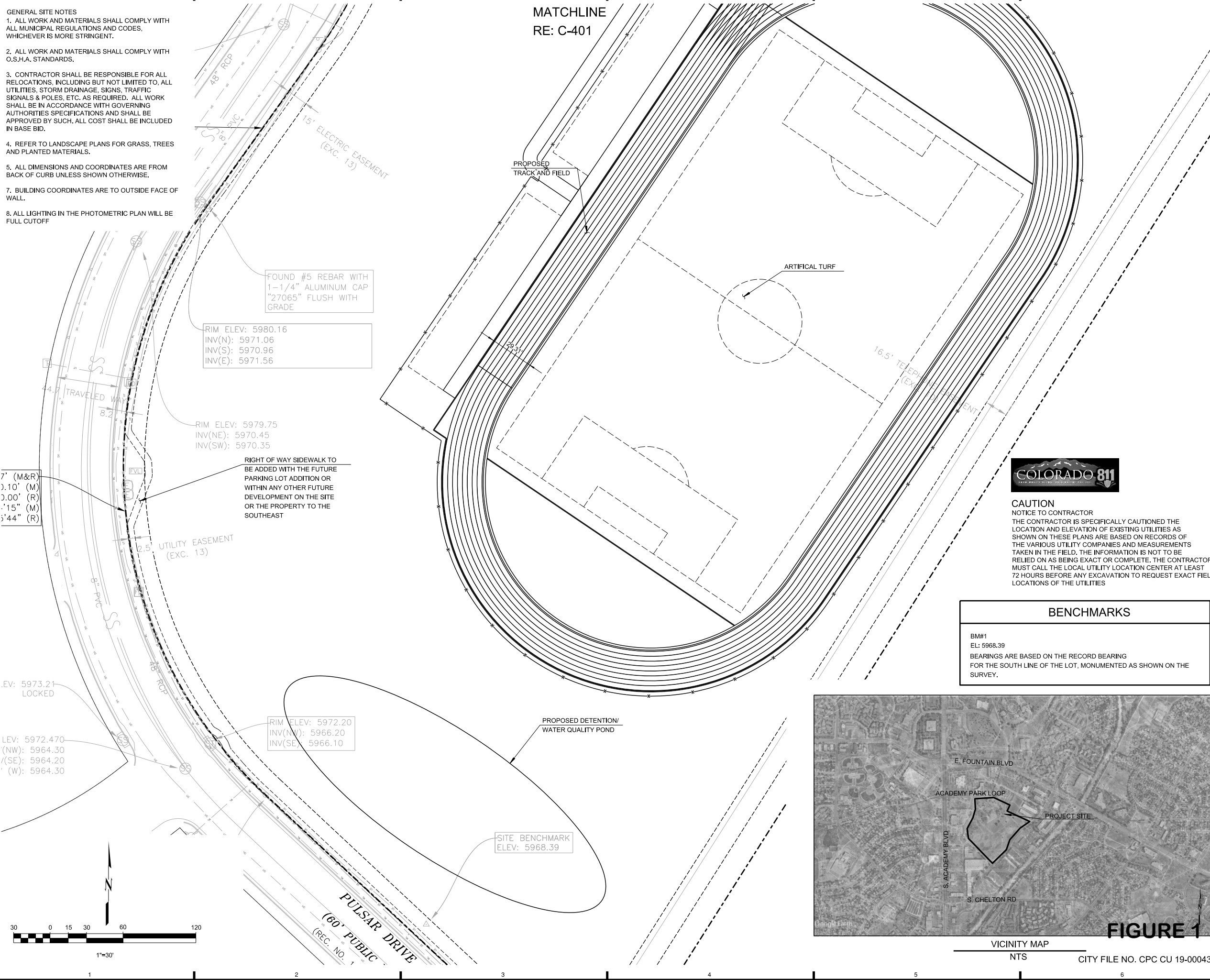
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SHEET TITLE
 SITE PLAN



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BENCHMARKS

BM#1
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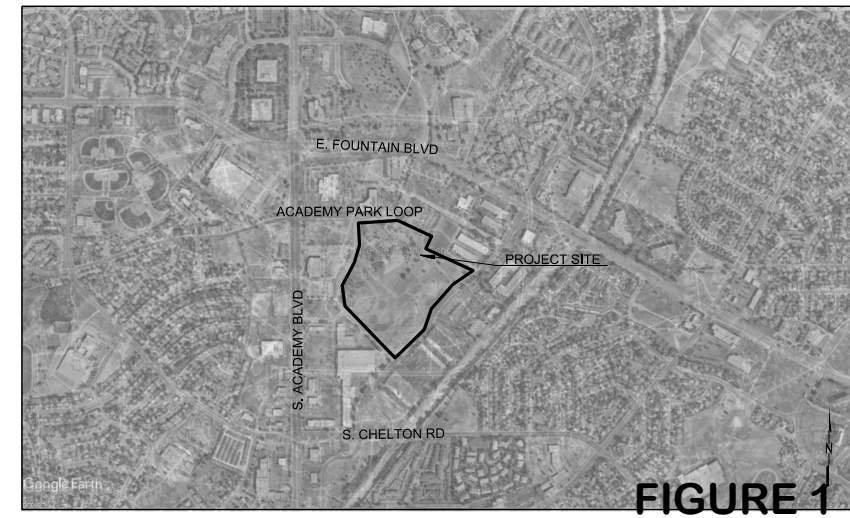
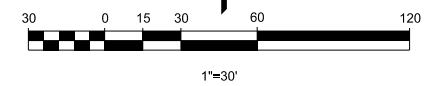


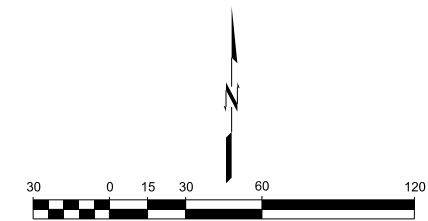
FIGURE 1



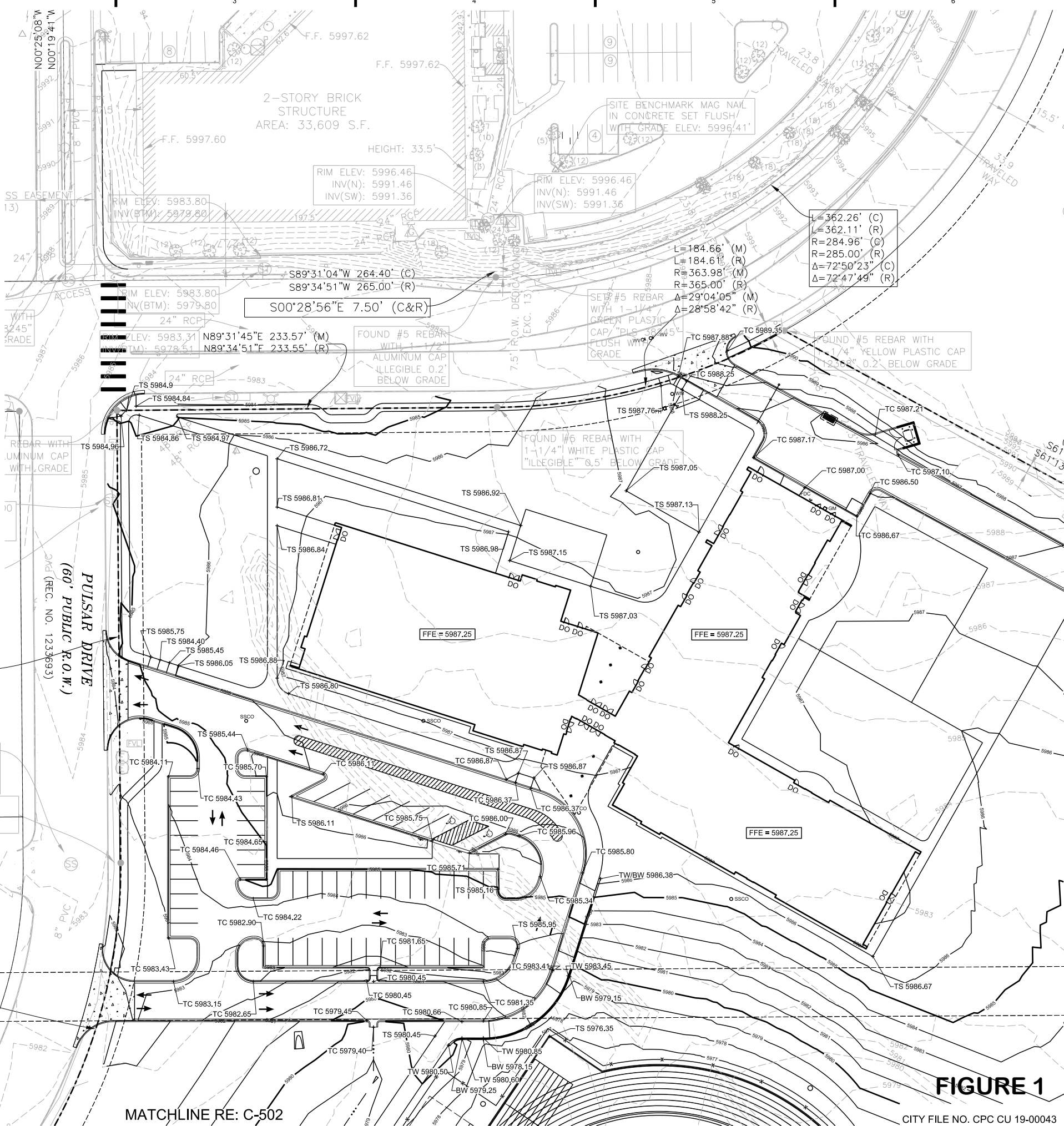
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GENERAL GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
5. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
9. SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.



BENCHMARKS	
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MATCHLINE RE: C-502

FIGURE 1

CITY FILE NO. CPC CU 19-00043

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ATLAS
 PREPARATORY SCHOOL

ATLAS PREPARATORY SCHOOL
 1750 South Murray Blvd
 Colorado Springs, CO 80916
DESIGN DEVELOPMENT
 APRIL 2019

MARK	DATE	DESCRIPTION

ISSUE:
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 PROJECT NO:
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SHEET TITLE
 GRADING PLAN
 DP SHEET 6 OF 21
C-501

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GROUNDWORKSTUDIO
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 6501 Americas Pkwy #300,
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 P: 505-212-9126



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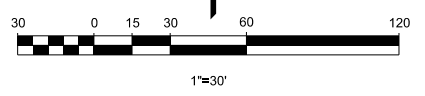
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SHEET TITLE
 GRADING PLAN

MATCHLINE RE: C-501



5981.02
 5972.62
 5972.62
 5972.52

7' (M&R)
 3.10' (M)
 3.00' (R)
 .15" (M)
 3'44" (R)

RIM ELEV: 5980.10
 INV(N): 5971.06
 INV(S): 5970.96
 INV(E): 5971.50

FOUND #5 REBAR WITH
 1-1/4" ALUMINUM CAP
 27066" PUSH WITH
 GRADE

RIM ELEV: 5972.20
 INV(NW): 5966.20
 INV(SE): 5966.10

SITE BENCHMARK
 ELEV: 5968.39

- GENERAL GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
 2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 5. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
 7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
 9. SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.

FIGURE 1

CITY FILE NO. CPC CU 19-00043

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BENCHMARKS

BM#1
 EL: 5968.39
 BEARINGS ARE BASED ON THE RECORD BEARING OF THE SOUTH LINE OF THE LOT, MONUMENTED AS SHOWN ON THE SURVEY.



CAUTION
 NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

PULSAR DRIVE
 (60' PUBLIC)
 (REC. NO. 1)

ATLAS PREPARATORY
 CHARTER SCHOOL
 REC NO. 21
 OWNER: RANCHO COC

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 APRIL 2019

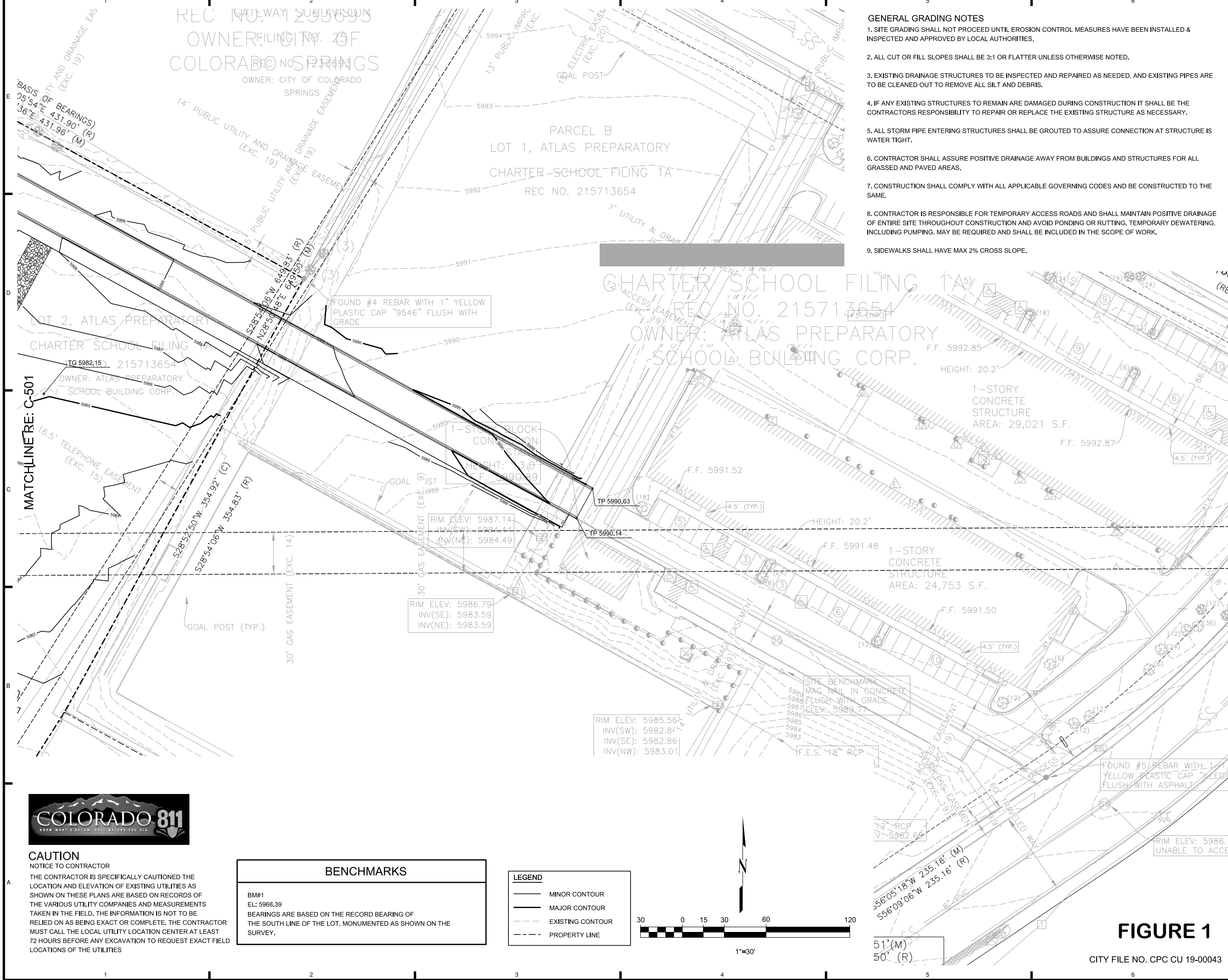
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SHEET TITLE
 GRADING PLAN

DP SHEET 8 OF 21
C-503

- GENERAL GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
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BENCHMARKS

BM#1 EL: 5968.39
BEARINGS ARE BASED ON THE RECORD BEARING OF THE SOUTH LINE OF THE LOT, MONUMENTED AS SHOWN ON THE SURVEY.

LEGEND

	MINOR CONTOUR
	MAJOR CONTOUR
	EXISTING CONTOUR
	PROPERTY LINE

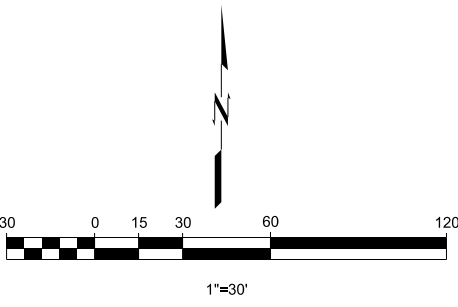
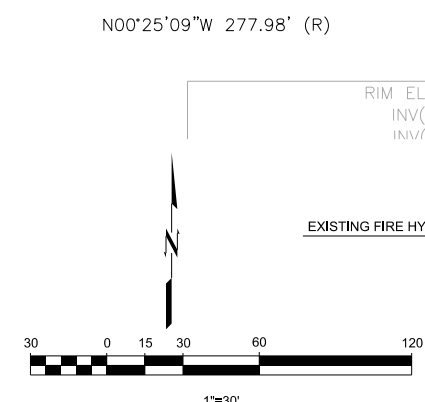


FIGURE 1
 CITY FILE NO. CPC CU 19-00043

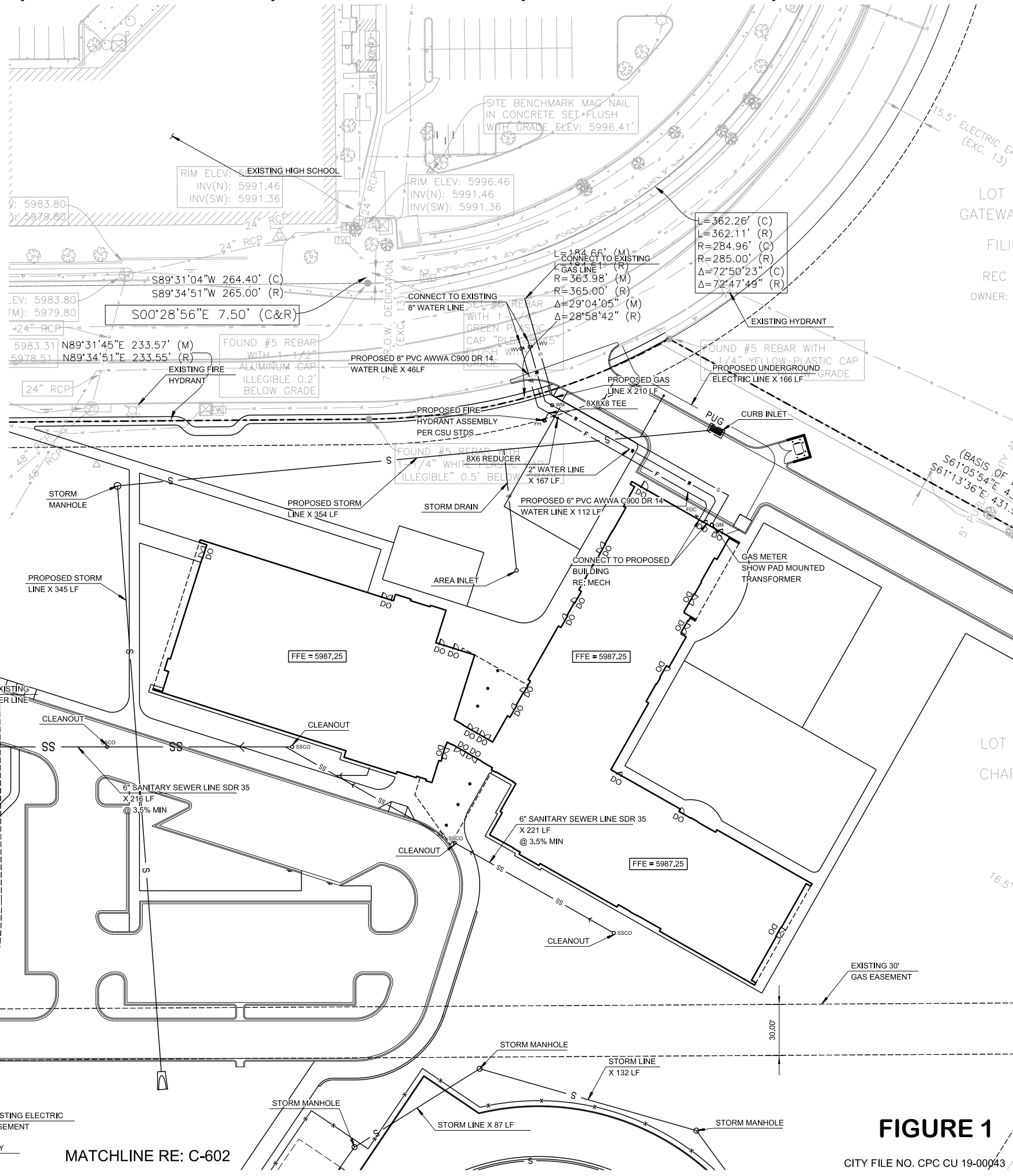
GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) 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") ACKNOWLEDGES 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, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, 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 SPRINGS UTILITIES 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 WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES 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 SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES 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 SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES 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 SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM, WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES 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/CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES 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 AND POLICIES OF SPRINGS UTILITIES.

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



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SHEET TITLE
 PRELIMINARY UTILITY AND
 PUBLIC FACILITIES PLAN

DP SHEET 9 OF 21
C-601

FIGURE 1

CITY FILE NO. CPC CU 19-00043

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MATCHLINE RE: C-601

CONSULTANT

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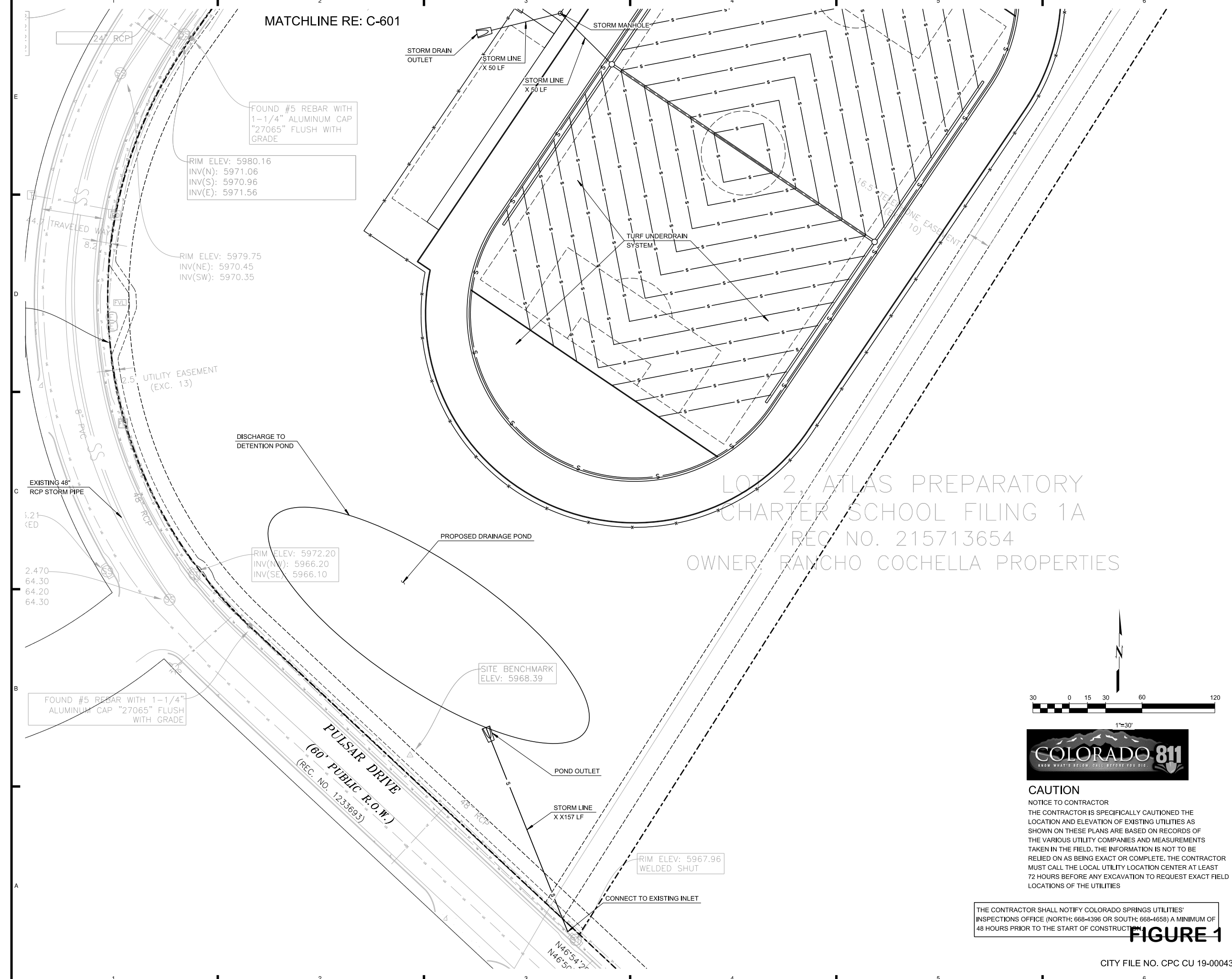
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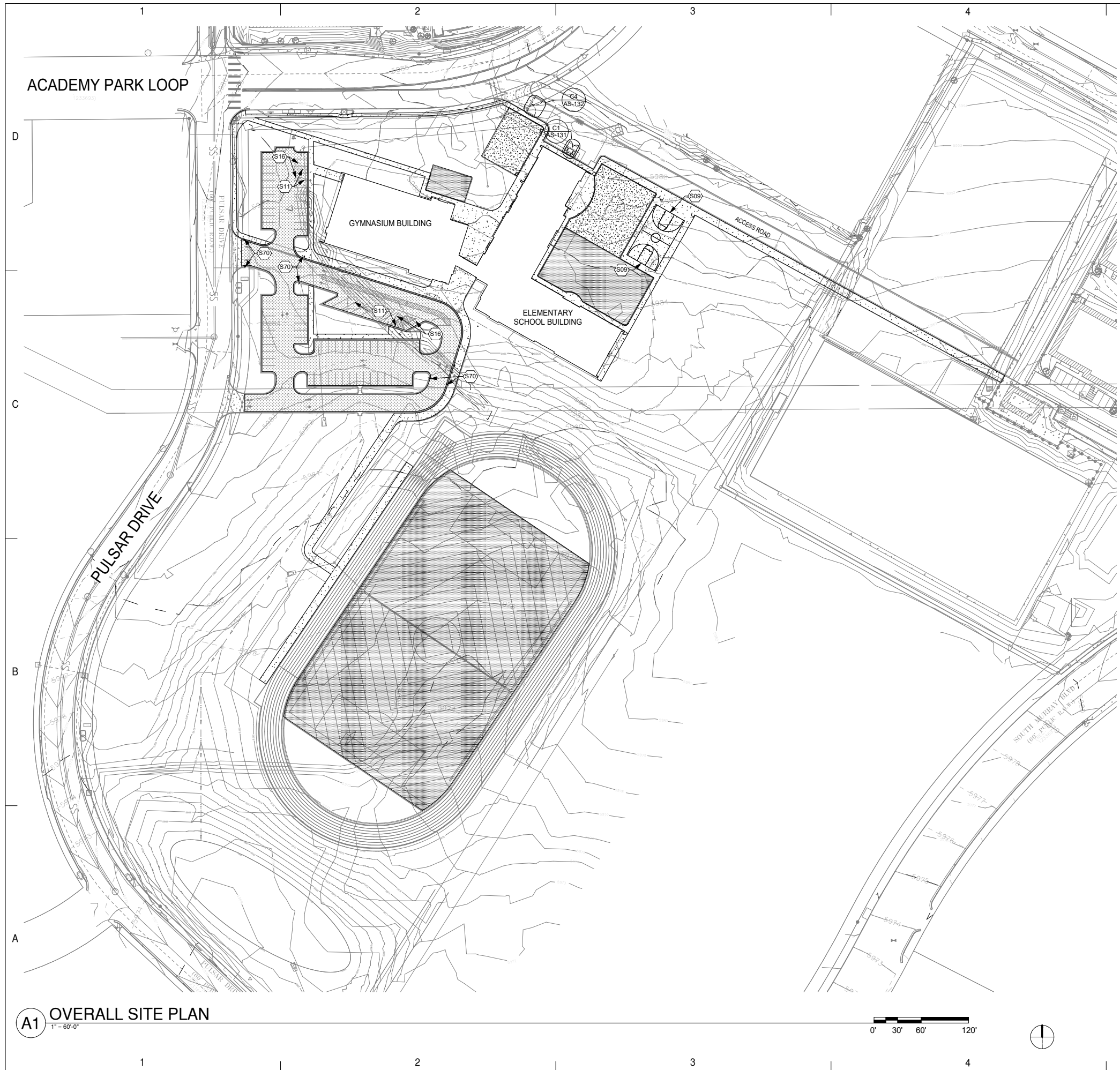
THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (NORTH: 668-4396 OR SOUTH: 668-4658) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

FIGURE 1

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ATLAS PREPARATORY SCHOOL

4/29/2019 10:55:37 AM



A1 OVERALL SITE PLAN
1" = 60'-0"

GENERAL NOTES

- A. SUB GRADE PREPARATION AND SOIL COMPACTION AT ALL CONCRETE WORK SHALL COMPLY WITH REQUIREMENTS ON CIVIL DRAWINGS AND GEOTECHNICAL REPORT.
- B. PROVIDE MEDIUM BROOM FINISH ON CONCRETE SIDEWALK, UNLESS NOTED OTHERWISE.
- C. VERIFY SIDEWALK LAYOUT WITH ARCHITECT PRIOR TO FORMING AND POURING CONCRETE. NO EXCEPTIONS.
- D. FOR INFORMATION ON UTILITIES SEE SITE SURVEY SHEET, CIVIL UTILITY PLANS, MECHANICAL PLUMBING AND ELECTRICAL DRAWINGS.
- E. CONTRACTOR SHALL PAY FOR AND COORDINATE WITH LOCAL UTILITY COMPANIES FOR ALL UTILITY DISCONNECT, RECONNECT AND DEMO WORK.
- F. ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, GROUND COVER MATERIAL, ETC. THAT MUST BE REMOVED FROM THE SITE IN ORDER TO ACCOMPLISH NEW WORK SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH SITE FEATURES TO BE DEMOLISHED.
- G. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PAYING FOR PERMIT FEES ASSOCIATED WITH ENVIRONMENTAL PROTECTION AGENCY AND REQUIREMENTS OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP). COORDINATE WITH ALL REGULATORY AUTHORITIES REGARDING THIS ITEM.
- H. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES, PLANTINGS, AND UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING SITE FEATURES, PLANTINGS, AND UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- I. ALL DOWNSPOUT, LAMBSTOUNGUE, ETC. THAT ROUTE ROOF WATER TO GRADE SHALL BE DISCHARGED IN A CONCRETE RUN DOWN, TRENCH GRATE OR SPLASH BLOCK. SEE CIVIL FIELD COORDINATE LOCATION OF DISCHARGE POINTS PRIOR TO FORMING AND INSTALLING CONCRETE.
- J. FURNISH AND INSTALL CURB MARKING PAINT (RED FIRE LANE). COORDINATE WITH FIRE MARSHALL FOR LOCATION OF FIRE LANE MARKINGS.
- K. WHERE NEW CONCRETE PAVEMENT AND/OR CURBING IS SHOWN ADJACENT TO EXISTING. CONTRACTOR SHALL PROVIDE NEW CONCRETE PAVEMENT AND/OR CURBING UP TO AND FLUSH WITH EXISTING. LIMITS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY.
- L. CONTRACTOR SHALL FURNISH AND INSTALL EXPANSION MATERIAL BETWEEN PROPOSED AND EXISTING CONCRETE.
- M. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS REGARDING NEW ASPHALT AND CONCRETE PAVEMENT.
- N. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND LAYOUT OF BOTH THE SITE AND BUILDING ELEMENTS. COORDINATE FIELD INFORMATION WITH THE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- O. IF ANY VEGETATIVE AREAS ARE TO BE DISTURBED DURING CONSTRUCTION OF THE PROJECT THEN NATIVE SEEDING WILL BE PROVIDED IN THESE AREAS OF DISTURBANCE.

THIS IS A CONCEPTUAL PLAN ONLY FOR THE REMAINING VACANT AREA TO BE REPLATTED AND DEVELOPMENT PLAN WILL BE REQUIRED.

KEYNOTES

- S09 BASKETBALL GOAL. SEE SITE DETAIL A1/AS-132.
- S11 NEW 4' WIDE PARKING STRIPES. PAINT WHITE.
- S16 ACCESSIBLE PARKING SYMBOL. SEE SITE DETAIL C3/AS-131.
- S70 TRAFFIC SIGN TO READ: "DO NOT ENTER". SEE SITE DETAILS.

SITE HATCH LEGEND

- NEW BUILDING. SEE ARCHITECTURAL.
- NEW CONCRETE PAVEMENT. SEE CIVIL.
- NEW ASPHALT PAVEMENT. SEE CIVIL.
- ASPHALT STRIPING
- SYNTHETIC TURF OVER COMPACTED BASE COURSE.
- 3" DEPTH ENGINEERED WOOD FIBER MULCH.

CITY FILE NO. **FIGURE 01** 0043

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 COLORADO SPRINGS, CO 80903 FAX: 505.884.5390
 WEB: www.fbtarch.com

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LANDSCAPE
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ARCHITECT ENGINEER

ATLAS PREPARATORY SCHOOL

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1750 South Murray Blvd
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DESIGN DEVELOPMENT

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ISSUE: APRIL 2019
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 PROJECT NO: 734
 BIM FILE:
 DRAWN BY: MP
 CHECKED BY: KJJ

SHEET TITLE
 OVERALL SITE PLAN

DP SHEET 11 OF 21
AS-101

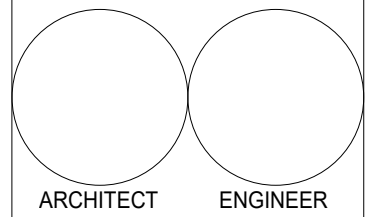
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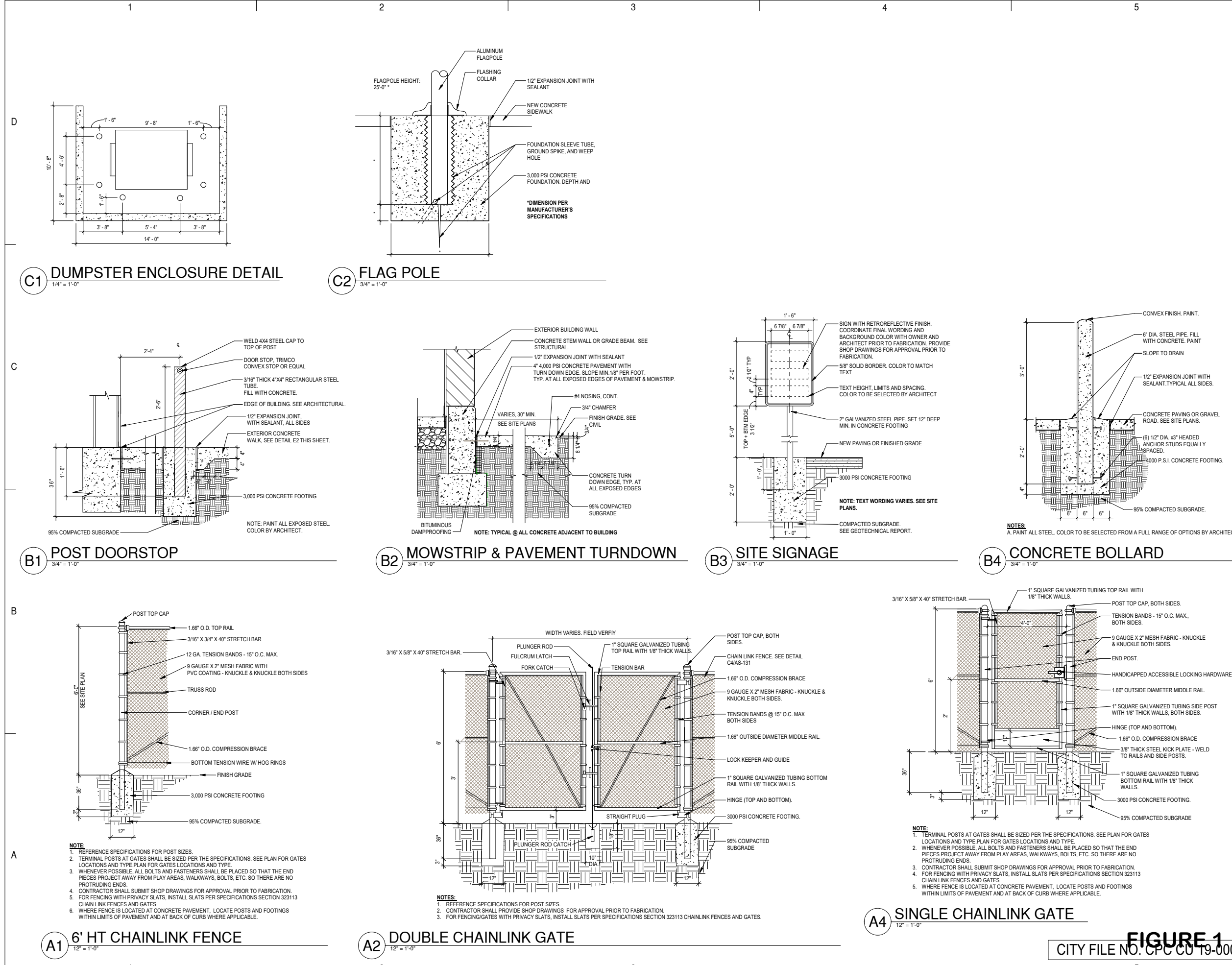
SHEET TITLE

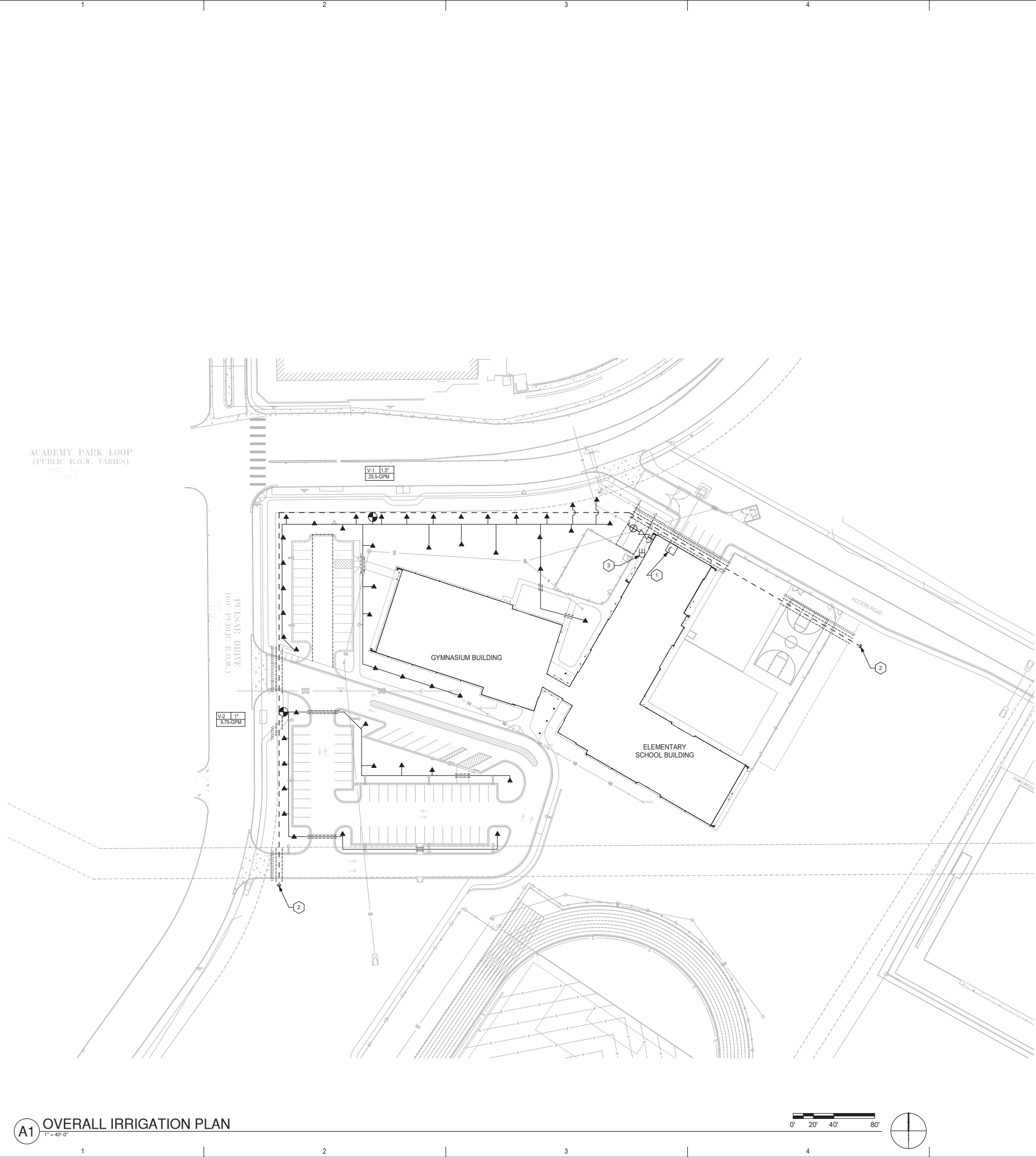
SITE DETAILS

DP SHEET 12 OF 21

AS-131

FIGURE 1
 CITY FILE NO. CPC CO 19-00043





A1 OVERALL IRRIGATION PLAN
1" = 40'-0"

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS, DETAILS, AND SPECIFICATIONS.
2. THIS SYSTEM WAS DESIGNED TO OPERATE AT A MINIMUM STATIC PRESSURE OF 50 PSI AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER RESULTS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IF THE ACTUAL PSI IS LESS THAN 50 PSI THE CONTRACTOR SHALL RECEIVE DIRECTION FROM LANDSCAPE ARCHITECT REGARDING POSSIBLE DESIGN MODIFICATIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS. THE PRESSURE READING SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE. RESULTS SHALL BE INCLUDED IN THE CONTRACTOR'S IRRIGATION EQUIPMENT SUBMITTAL INDICATING DATE AND TIME OF PRESSURE READING AND THE NAME OF ATTENDING OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL INSTALL PVC PIPE AND WIRE IN SLEEVE PIPING AT ALL LOCATIONS WHERE PIPE OR WIRE CROSS BENEATH PAVING. SLEEVES SHALL BE LOCATED A MIN. OF 8" BELOW WALL FOOTINGS AND EXTEND A MIN. OF 6" BEYOND EACH EDGE OF FOOTINGS OR PAVEMENT. COORDINATE IRRIGATION SLEEVE INSTALLATION WITH ALL TRADES TO ENSURE SLEEVES ARE INSTALLED PRIOR TO INSTALLATION OF CURB AND GUTTER, CONCRETE AND ASPHALT PAVEMENT, SIDEWALKS, SLABS, WALLS, ETC.
4. IRRIGATION PIPE ROUTING IS SHOWN DIAGRAMMATICALLY AND MAY REQUIRE MINOR FIELD ADJUSTMENTS IN THE CASE OF MAJOR ADJUSTMENTS OR CHANGES TO THE DESIGN. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. ACTUAL PIPE ROUTING AND EQUIPMENT LOCATIONS SHALL BE COMPLETELY AND ACCURATELY NOTED IN THE PROJECT AS-BUILTS TO BE PROVIDED BY THE CONTRACTOR.
5. IRRIGATION PIPING SHALL NOT BE INSTALLED WITHIN THE DRIP LINE OF TREES. ALL ELBOWS AND TEES SHALL BE INSTALLED IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED. IRRIGATION EQUIPMENT SHALL BE LOCATED IN LANDSCAPE AREAS.
6. CONTRACTOR SHALL PROVIDE (1) 120V, 20 AMP CIRCUIT FROM ELECTRICAL PANEL TO IRRIGATION CONTROLLER. SEE SITE PACKAGE ELECTRICAL DRAWINGS. WORK AND MATERIALS BE IN COMPLIANCE WITH LOCAL CODES AND THE NATIONAL ELECTRIC CODE (N.E.C.).
7. IF ANY VEGETATIVE AREAS ARE TO BE DISTURBED DURING CONSTRUCTION OF THE PROJECT THEN NATIVE SEEDING WILL BE PROVIDED IN THESE AREAS OF DISTURBANCE. SEE LANDSCAPE PLAN LP-101.

IRRIGATION LEGEND

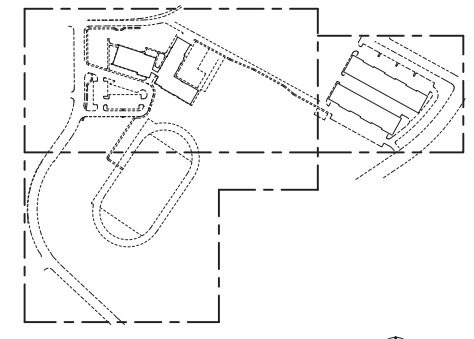
- MAIN LINE AND LATERAL SLEEVE PIPING: CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, TWO SIZES LARGER THAN PIPE BEING SLEEVED. SEE IRRIGATION NOTE NO. 3 BELOW.
 - ==== WIRE SLEEVE PIPING: CLASS 200, SDR-21, BELL-END, SOLVENT WELD PVC, SEE IRRIGATION NOTE NO. 3 BELOW.
 - - - - IRRIGATION MAIN LINE: SCH. 40, BELL-END, SOLVENT WELD PVC, SIZE 2" DEPTH OF BURY 36" FOR CONTINUOUS PRESSURE IRRIGATION MAIN, 30" FOR NON-CONTINUOUS.
 - - - - IRRIGATION LATERAL LINE: SCH. 40, BELL-END, SOLVENT WELD PVC, DEPTH OF BURY 30". SIZE AS SHOWN ON PLAN. PIPE CONVEYING LESS THAN 5 GPM SHALL BE 3/4".
 - ⊗ ISOLATION VALVE: SPEARS SCH. 80 PVC BALL VALVE, SIZE 2". SEE DETAIL C4LS-501.
 - ⊕ REMOTE CONTROL VALVE ASSEMBLY, RAINBIRD PEB SERIES, PLASTIC BODY 24-VOLT AUTOMATIC VALVE, SIZE AS SHOWN ON PLAN. SEE DETAIL C1LS-501.
 - ⊕ MASTER VALVE ASSEMBLY, RAINBIRD 200-PEB 2" PLASTIC BODY 24-VOLT MASTER VALVE. SEE DETAIL A2LS-501.
 - ⊕ IRRIGATION CONTROLLER, RAIN BIRD ESP-LAMEF 8 STATION CONTROLLER WITH FLOW SMART MODULE. WALL MOUNT PER DETAIL A1LS-501.
 - SOLVENT WELD CAP: SCH. 40 PVC, SIZE SAME AS LINE.
 - ⊕ RAINBIRD WR2 WIRELESS RAIN & FREEZE SENSOR. INSTALL ON BUILDING EXTERIOR PER MANUFACTURER'S SPECIFICATIONS.
 - ⊕ PRESSURE COMPENSATING BUBBLER ASSEMBLIES, RAIN BIRD 1400 SERIES. SEE DETAIL A4LS-501.
- | MODEL NO. | GPM | PSI | |
|-----------|-----|-----|----------------------------------|
| ▲ 1401 | .75 | 30 | 3 PER TREE, PER DETAIL A4LS-501. |

KEYNOTES

1. IRRIGATION POINT OF CONNECTION. CONTRACTOR SHALL CONNECT TO 2" PVC STUB OUT.
2. EXTEND COMMON AND 3 CONTROL WIRES AND CAP IN VALVE BOX PER DETAIL C4LS-501. SIM. PROVIDE 10'-0" ADDITIONAL WIRE LOOP NEATLY COILED IN VALVE BOX.
3. MOUNT WIRELESS RAIN AND FREEZE SENSOR ON BUILDING EXTERIOR PER MANUFACTURER'S SPECIFICATIONS.

NOTES TO REVIEWERS:

1. PIPE SIZING WILL BE INCLUDED ON 100% FOR CONSTRUCTION DRAWINGS.
2. DOES THE OWNER PREFER THE IRRIGATION CONTROLLER TO BE INSIDE THE MECHANICAL ROOM OR OUTSIDE OF THE BUILDING? IF OUTSIDE, DOES THE OWNER PREFER WALL MOUNT OR PEDESTAL? WE RECOMMEND LOCATING THE CONTROLLER OUTSIDE OF THE BUILDING FOR BETTER COMMUNICATION WITH THE RAIN AND FREEZE SENSOR.
3. DOES THE OWNER WANT A FLOW METER?



KEY PLAN N.T.S.

FIGURE 1
CITY FILE NO. CPC CU 19-00043

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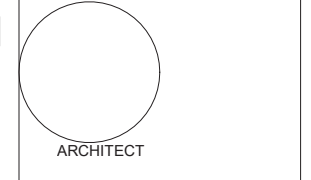
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SHEET TITLE
OVERALL IRRIGATION PLAN

DP SHEET 14 OF 21
LI-101

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GENERAL NOTES

- IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE CONTAINER SIZE LISTED UNDER "CONTAINER" AND HEIGHT & SPREAD LISTED UNDER "MINIMUM INSTALLED SIZE" THE SPECIFIED PLANT SHALL MEET HEIGHT & SPREAD REQUIREMENTS SPECIFIED UNDER "MINIMUM INSTALLED SIZE". IF A LARGER CONTAINER SIZE IS REQUIRED TO MEET THESE SPECIFICATIONS, IT SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
- IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES LISTED IN THE PLAN LEGEND AND THOSE SHOWN ON THE PLANTING PLAN, QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BID. ADDITIONAL PAYMENT WILL NOT BE MADE FOR ANY DISCREPANCY IN QUANTITIES BETWEEN THE PLANTING PLAN AND THE PLANT SCHEDULE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION OPERATIONS. ANY TREE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED BY A 2" CAL. EVERGREEN OR MIN. 5" HT. EVERGREEN AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH A CREDIT FOR THE MONETARY DIFFERENCE IN VALUE BETWEEN THE EXISTING TREE AND ITS REPLACEMENT.
- TREES IN FLAT AREAS AND ON SLOPES SHALL BE PLANTED PER CITY OF COLORADO SPRINGS STANDARD DETAILS. SEE THE COLORADO SPRINGS LANDSCAPE CODE AND POLICY MANUAL, APPENDIX H FOR STANDARD DETAILS.
- 1" GRAVEL MULCH SHALL BE TAN IN COLOR. CONTRACTOR SHALL INSTALL 1" GRAVEL MULCH OVER FILTER FABRIC. FILTER FABRIC SHALL BE MIN. 3 OZ/SY NON-WOVEN NEEDLE PUNCHED POLYPROPYLENE (BURN RESISTANT OR EQUAL). OVERLAP ENDS 3". TURN DOWN EDGES 6" TOP OF 1" GRAVEL MULCH SHALL BE 1" BELOW TOP OF ADJACENT PAVING. PROVIDE SAMPLE OF GRAVEL MULCH FOR APPROVAL PRIOR TO INSTALLATION.
- AT ALL TREES, PROVIDE AN 8" DIA. RING OF 3" DEPTH SHREDDED BARK MULCH. PROVIDE SAMPLE OF BARK MULCH FOR APPROVAL.
- TREES SHALL BE PLANTED PER DETAIL A1S-502.
- IF ANY VEGETATIVE AREAS ARE TO BE DISTURBED DURING CONSTRUCTION OF THE PROJECT THEN NATIVE SEEDING WILL BE PROVIDED IN THESE AREAS OF DISTURBANCE. HYDROSEED PREPARED SLOPE WITH NATIVE MOUNTAIN MIX BLEND AS SHOWN IN TABLE BELOW. PANWEE BUTTES SEED, INC. (800) 782-6947 OR APPROVED EQUAL. SEED AT A RATE OF 2 LBS. PER 1000 SQ. FT. COVER WITH EROSION CONTROL BLANKETS, CURLEX® EXCELSIOR EROSION CONTROL BLANKETS. INSTALL BLANKETS IN THE SAME DIRECTION AS THE WATER FLOW AND PER MANUFACTURER'S SPECIFICATIONS. LIMITS OF REVEGETATION SEEDING SHALL MATCH LIMITS OF DISTURBANCE. SEE GRADING PLAN AND FIELD VERIFY.

PANWEE BUTTES SEED INC.
"NATIVE MOUNTAIN MIX" BLEND:
 MOUNTAIN BROME, BROMAR - 20%
 SLENDER WHEATGRASS - 20%
 SANDBERG BLUEGRASS - 5%
 BIG BLUEGRASS, SHERMAN - 5%
 ROCKY MOUNTAIN FESCUE - 5%
 BLUE WILDRYE - 15%
 STREAMBANK WHEATGRASS, SODAR - 20%
 PRAIRIE JUNEGRASS - 5%
 TUFTED HAIRGRASS - 5%

HATCH LEGEND

- 3" DEPTH TAN COLORED 1" GRAVEL MULCH OVER FILTER FABRIC. SEE PLANTING GENERAL NOTE 5.
- SYNTHETIC TURF OVER COMPACTED BASE COURSE. SEE DETAIL A1AS-132.
- REVEGETATION SEEDING UNDER EROSION CONTROL BLANKETS. SEE PLANTING GENERAL NOTE 8.
- COMPACTED CRUSHED UNDER TRACK. SEE CIVIL.
- FUTURE WORK (PHASE 2): 3" DEPTH TAN COLORED 1" GRAVEL MULCH OVER FILTER FABRIC. SEE PLANTING GENERAL NOTE 5.
- 3" DEPTH COMPACTED BASE COURSE. SEE GEOTECHNICAL REPORT.
- ALTERNATE BID ITEMS. SEE SHEET AS-101 AND COVER SHEET FOR ADDITIONAL INFORMATION.

SITE LINETYPE LEGEND

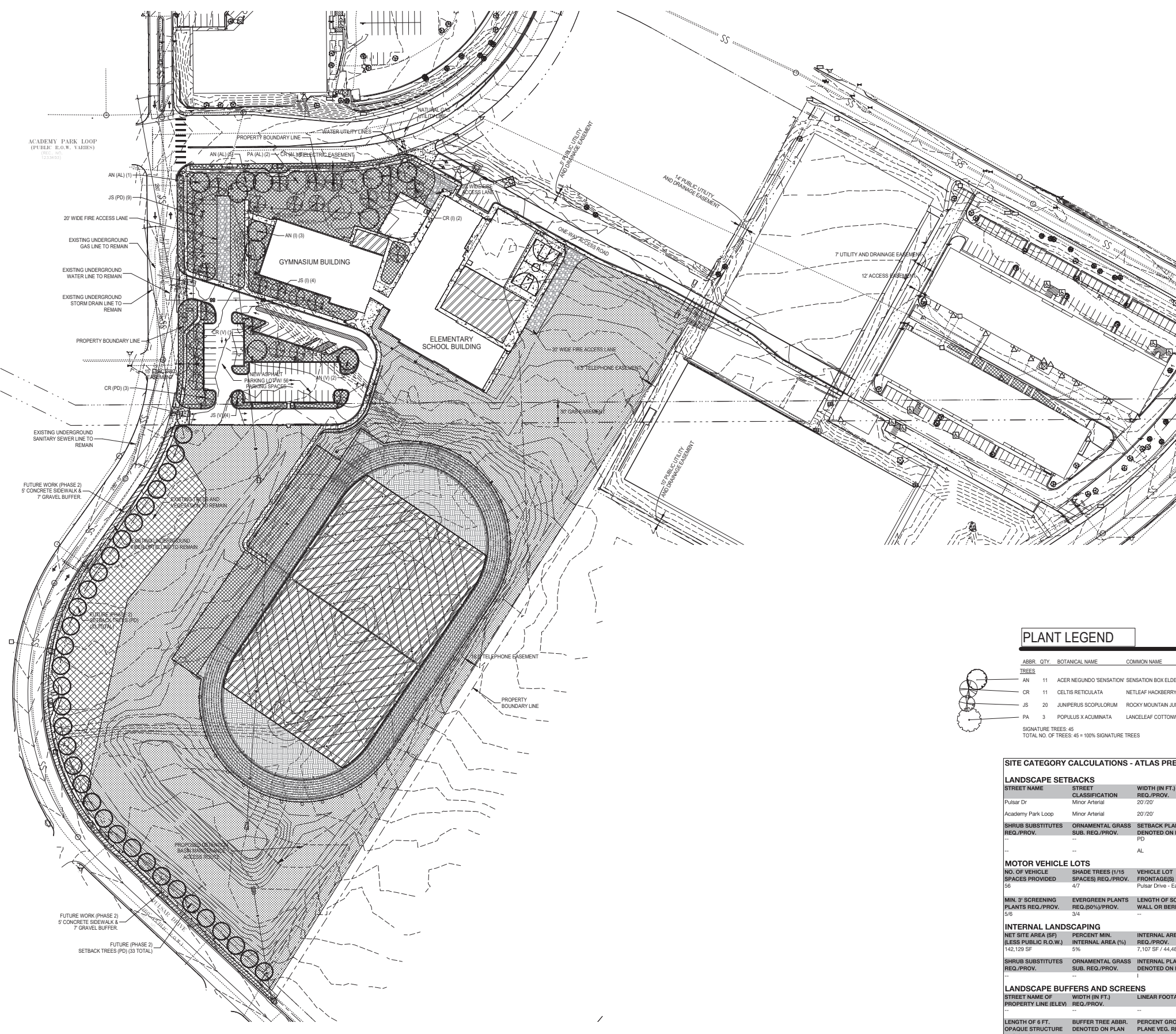
- 6" HT. CHAIN LINK FENCE. SEE DETAILS A1AS-131, A2AS-131 AND A1AS-132.
- PRICE ALL WORK SHOWN AS ALTERNATE. 6" HT. CHAIN LINK FENCE. SEE DETAILS A1AS-131, A2AS-131 AND A1AS-132. NO BASE BID FOR THIS ITEM.

PLANT LEGEND

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	KEY - APPENDIX B	MATURE SIZE	PLANTING SIZE	NOTES
TREES							
AN	11	ACER NEGUNDO 'SENSATION'	SENSATION BOX ELDER	245DA	30-50 HT / 20-30' SPD	1.5' CAL	B&B
CR	11	CELTIS RETICULATA	NETLEAF HACKBERRY	343DA	25-30 HT / 20-25' SPD	1.5' CAL	B&B
JS	20	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	125678D	15-20 HT / 20-30' SPD	6" HT	B&B
PA	3	POPULUS X ACUMINATA	LANCELEAF COTTONWOOD	478A	40-60 HT / 30-40' SPD	1.5' CAL	B&B
SIGNATURE TREES: 45 TOTAL NO. OF TREES: 45 = 100% SIGNATURE TREES							

SITE CATEGORY CALCULATIONS - ATLAS PREPARATORY SCHOOL

LANDSCAPE SETBACKS							
STREET NAME	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED		
Pulsar Dr	Minor Arterial	20'/20'	325'	1/25'	13/12		
Academy Park Loop	Minor Arterial	20'/20'	330'	1/25'	13/12		
SHRUB SUBSTITUTES							
REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROVIDED				
--	--	PD	75% / --				
--	--	AL	75% / --				
MOTOR VEHICLE LOTS							
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)			
55	4/7	Pulsar Drive - East Side	150 ft.	107 ft.			
INTERNAL LANDSCAPING							
NET SITE AREA (SQ. FT.) (LESS PUBLIC R.O.W.)	PERCENT MIN. INTERNAL AREA (%)	INTERNAL AREA (SQ. FT.) REQ./PROV.	INTERNAL TREES (1/500 SF) REQ./PROV.				
142,129 SF	5%	7,107 SF / 44,483 SF	15/15				
SHRUB SUBSTITUTES							
REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.				
--	--	I	75% / --				
LANDSCAPE BUFFERS AND SCREENS							
STREET NAME OF PROPERTY LINE (ELEV.)	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. 50%/PROV.			
--	--	--	--	--			
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.							
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.					
--	--	--					



A1 OVERALL LANDSCAPE PLAN
 1" = 60'-0"

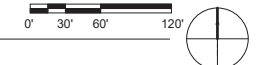


FIGURE 1
 CITY FILE NO. CPC CU 19-00043

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SHEET TITLE
FINAL LANDSCAPE PLAN

DP SHEET 15 OF 21
LP-101

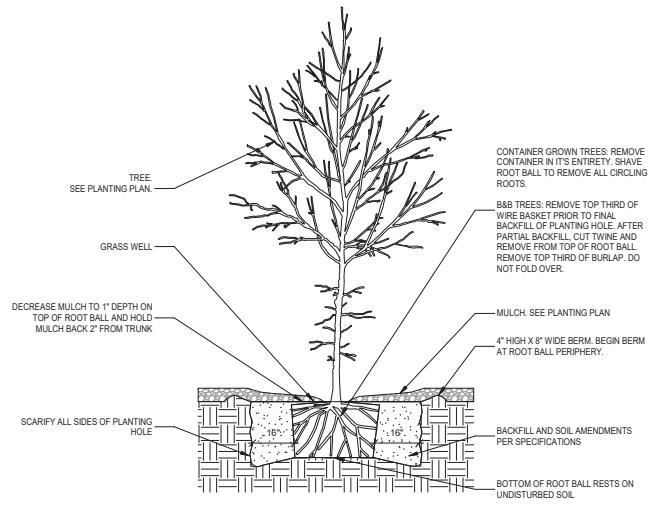
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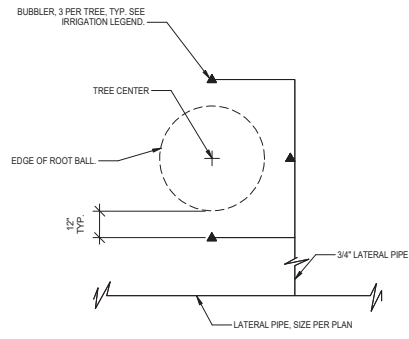
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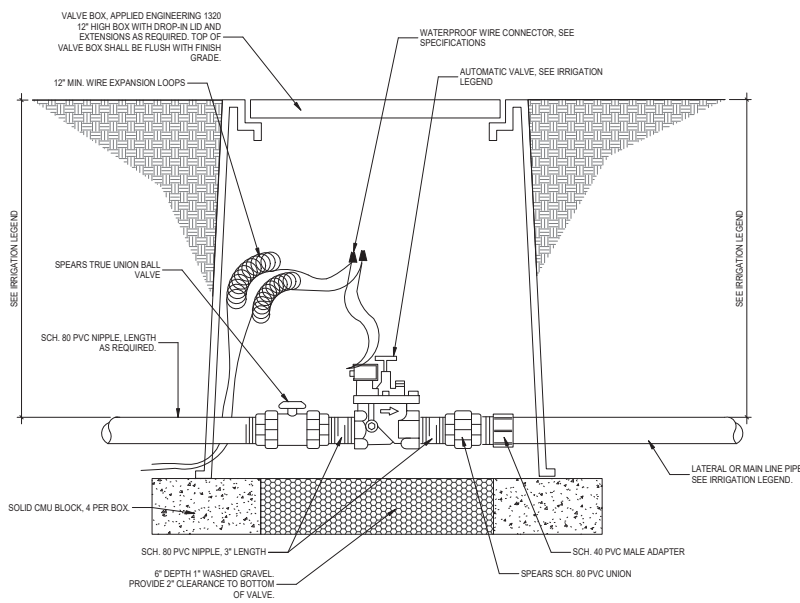
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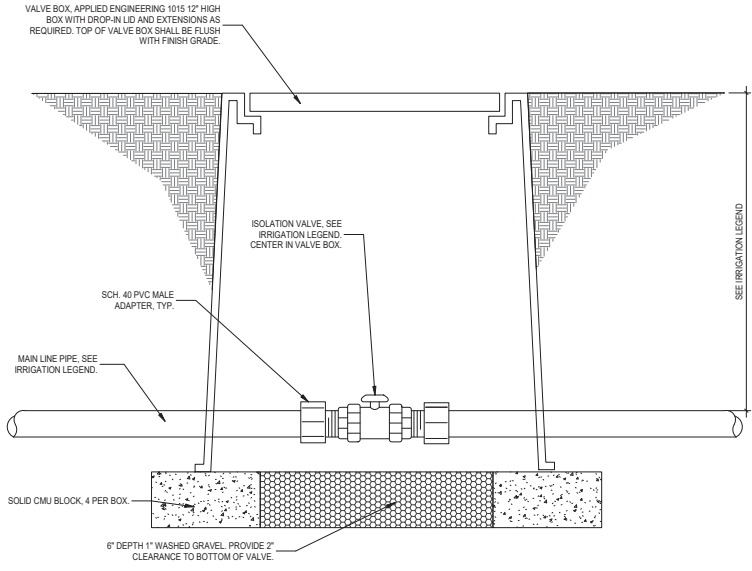
D1 TREE PLANTING
 SCALE: N.T.S.



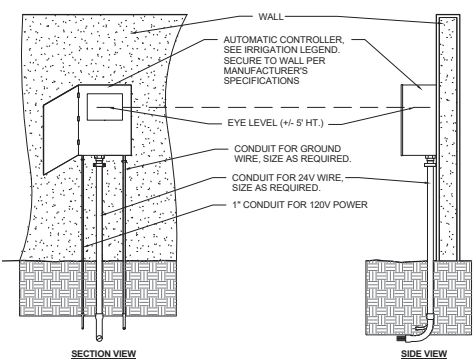
D4 BUBBLER LAYOUT AT TREE
 SCALE: N.T.S.



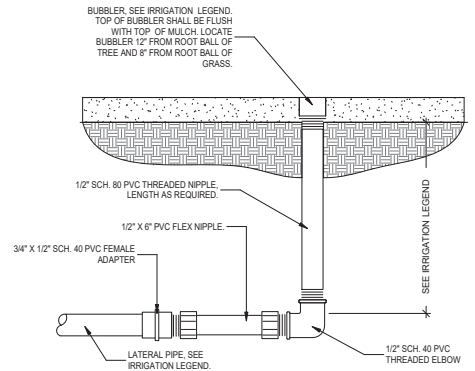
C1 MASTER VALVE AND AUTOMATIC VALVE ASSEMBLY
 SCALE: N.T.S.



C4 MANUAL ISOLATION VALVE
 SCALE: N.T.S.

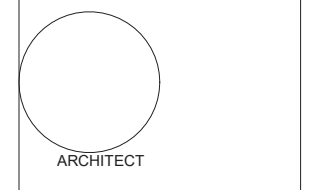


A1 WALL MOUNTED CONTROLLER
 SCALE: N.T.S.



A4 BUBBLER ASSEMBLY
 SCALE: N.T.S.

NOTE: ALL EXPOSED CONDUIT SHALL BE EMT AND SHALL COMPLY WITH LOCAL CODES. CONDUIT CONNECTIONS SHALL BE MADE WITH WATERTIGHT CONNECTORS.



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SHEET TITLE
LANDSCAPE DETAILS

FIGURE 1
 CITY FILE NO. CPC CU 19-00043

DP SHEET 16 OF 21
LS-501

ATLAS PREPARATORY SCHOOL

4/29/2019 10:55:25 AM

1

2

3

4

5

KEYNOTES

206 LIGHT FIXTURE SEE ELECTRICAL

EXTERIOR FINISH LEGEND

- 3 COAT STUCCO SYSTEM WITH ANTI-GRAFFITI COATING, COLOR AS INDICATED ON ELEVATIONS
- PREFINISHED HORIZONTAL METAL PANEL SYSTEM
- PREFINISHED VERTICAL METAL PANEL SYSTEM
- SPLIT FACE CMU VENEER WITH ANTI-GRAFFITI COATING
- PERFORATED METAL PANEL SYSTEM

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DESIGN DEVELOPMENT

APRIL 2019

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SHEET TITLE

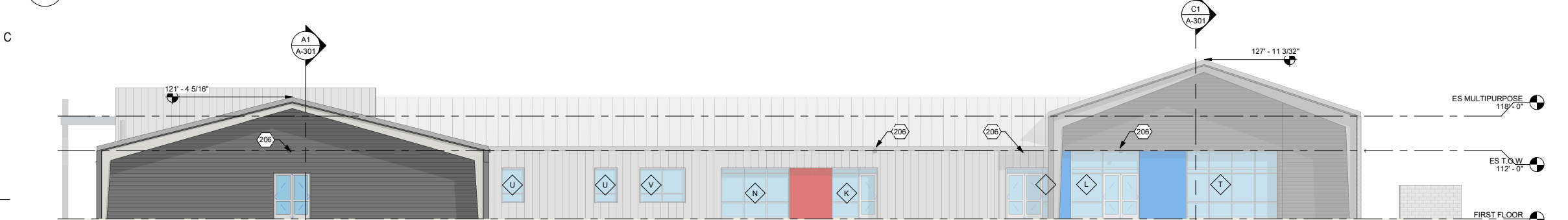
ELEMENTARY BUILDING ELEVATIONS

DP SHEET 17 OF 21

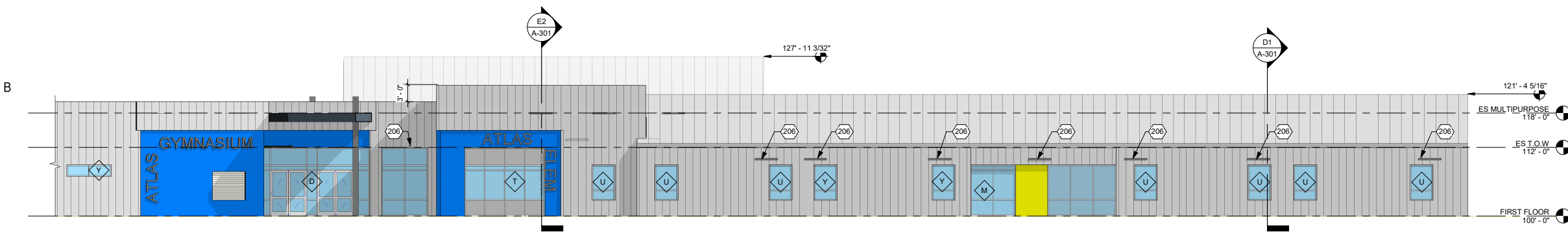
A-202



D1 ELEMENTARY BUILDING NORTH ELEVATION
 1" = 10'-0"



C1 ELEMENTARY BUILDING EAST ELEVATION
 1" = 10'-0"



B1 ELEMENTARY BUILDING SOUTH ELEVATION
 1" = 10'-0"



A1 ELEMENTARY BUILDING WEST ELEVATION
 1" = 10'-0"

FIGURE 1
 CITY FILE NO. CPC CU 19-00043

ATLAS PREPARATORY SCHOOL

4/29/2019 10:55:36 AM

1 2 3 4 5

KEYNOTES
206 LIGHT FIXTURE. SEE ELECTRICAL.

EXTERIOR FINISH LEGEND

- 3 COAT STUCCO SYSTEM WITH ANTI-GRAFFITI COATING, COLOR AS INDICATED ON ELEVATIONS
- PREFINISHED HORIZONTAL METAL PANEL SYSTEM
- PREFINISHED VERTICAL METAL PANEL SYSTEM
- SPLIT FACE CMU VENEER WITH ANTI-GRAFFITI COATING
- PERFORATED METAL PANEL SYSTEM

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DESIGN DEVELOPMENT
APRIL 2019

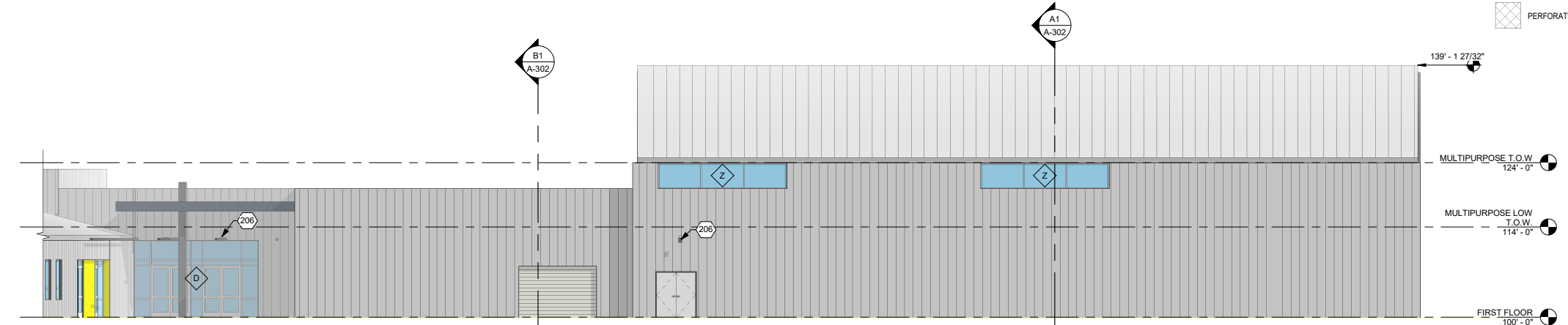
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SHEET TITLE
GYMNASIUM BUILDING ELEVATIONS

DP SHEET 18 OF 21
A-203

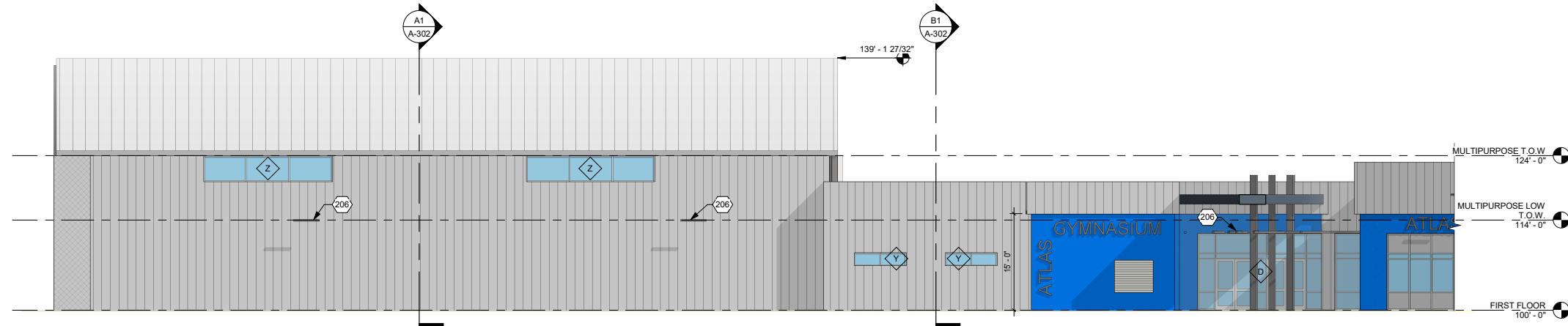
D

C1



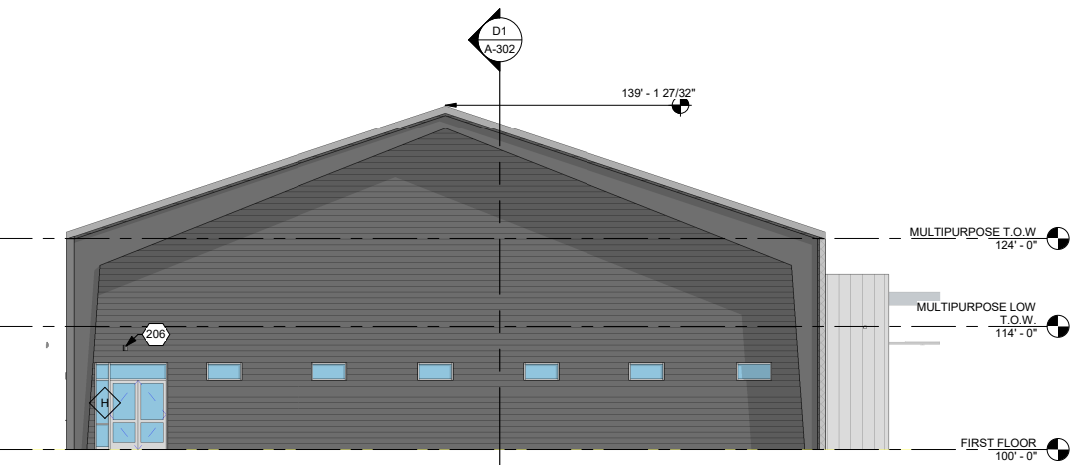
C1 MULTIPURPOSE BUILDING NORTH ELEVATION
1" = 10'-0"

B



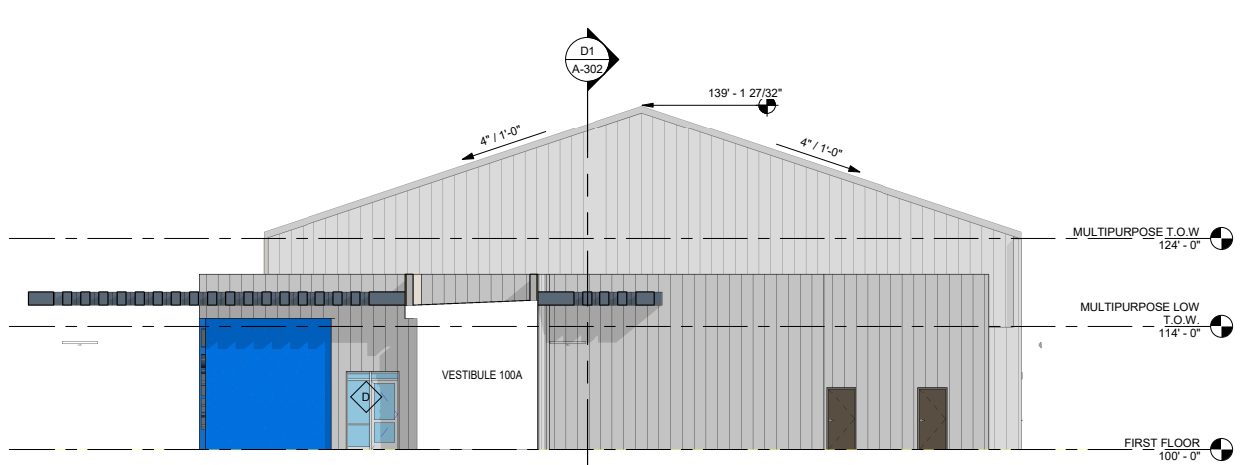
B1 MULTIPURPOSE BUILDING SOUTH ELEVATION
1" = 10'-0"

A



A1 MULTIPURPOSE BUILDING WEST ELEVATION
1" = 10'-0"

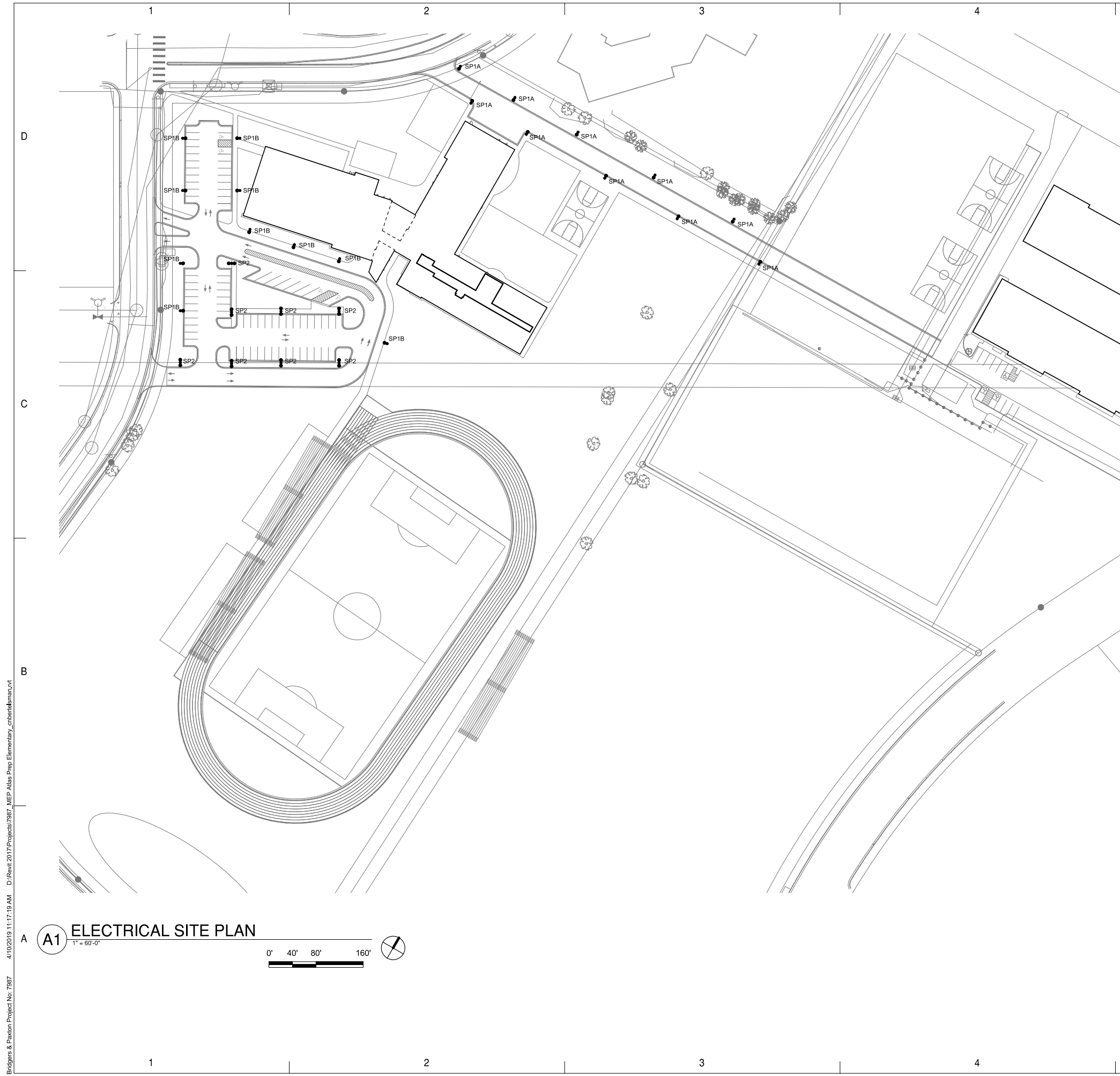
A3



A3 MULTIPURPOSE BUILDING EAST ELEVATION
1" = 10'-0"

CITY FILE NO. 19-00043

FIGURE 1



GENERAL SHEET NOTES

A. XXXX.

KEYNOTES

1. XXXX.

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DESIGN DEVELOPMENT

APRIL 2019

MARK	DATE	DESCRIPTION

ISSUE: APRIL 2019
 DATE: 4/29/2019
 PROJECT NO: 734
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SHEET TITLE

ELECTRICAL SITE PLAN

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 Bridgers & Paxton Project No: 7987

A1 ELECTRICAL SITE PLAN

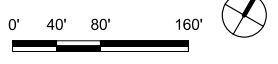


FIGURE 1

GENERAL SHEET NOTES

A. XXXX

KEYNOTES

1. XXXX

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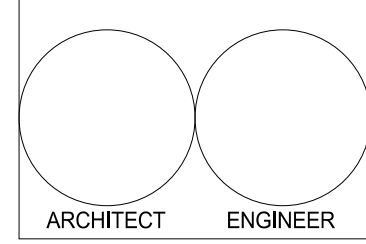
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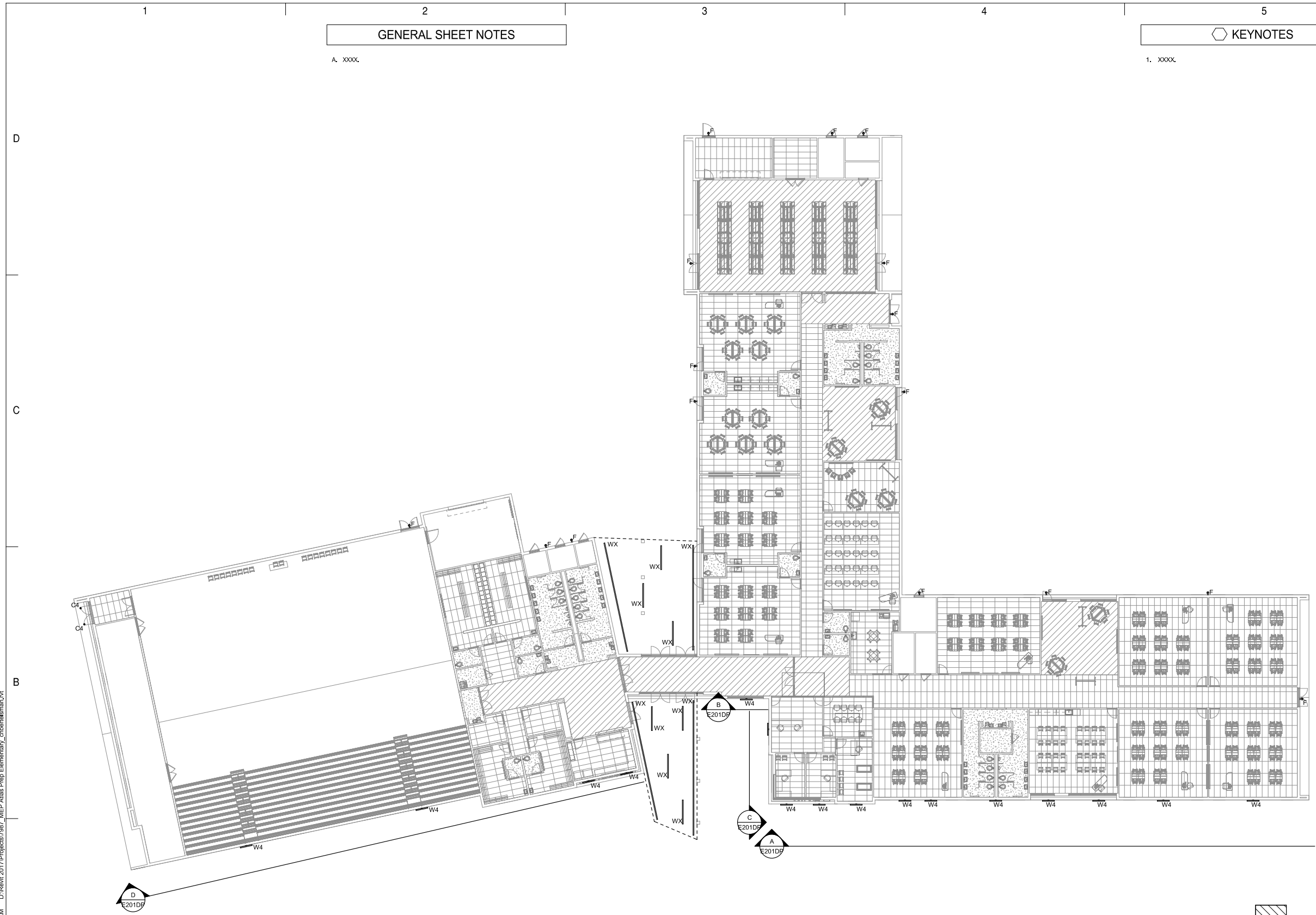
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LIGHTING OVERALL FLOOR PLANS

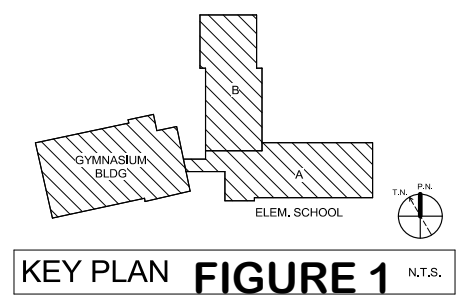
DP SHEET 20 OF 21

EL101DP



1 LIGHTING FIRST FLOOR PLAN
 1/16" = 1'-0"

0' 8' 16' 32'



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Bridgers & Paxton Project No: 7987 4/10/2019 11:14:33 AM D:\Revit\2017\Projects\7987_MEP Atlas Prep Elementary_cnbrndeman_vt

EXTERIOR LUMINAIRE SCHEDULE											
TYPE	IMAGE	FIXTURE COUNT	DESCRIPTION	VOLTS	MOUNTING	LAMPS	WATTAGE	LED DRIVER	EM. BAT. PK.	LENS	MANUFACTURER/MODEL
C4		2	4" ROUND LED DOWNLIGHT LUMINAIRE, OPEN OPTICS, SEMI-SPECULAR CLEAR REFLECTOR, WHITE TRIM RING.	277 OR 120 MULTI-TAP (UNV.)	CEILING RECESSED	1000 LUMENS 3000K 80 CRI MIN.	14W	0-10V DIMMABLE	NONE	NONE	LITHONIA #LDN4-30-10-LD4-AR-LSS-MVOLT-GZ10 ATLANTIC #LED4-DLM11-30K-U-4LED10-SS-PF PRESCOLITE #LC4SL-DM1-4LCSL-10L-30K-8-WH-WT
F3		16	ENERGY EFFICIENT, LOW MAINTENANCE, LOW PROFILE WALL MOUNTED EXTERIOR LUMINAIRE WITH BRONZE HOUSING, HIGH PERFORMANCE LED WITH SILOCOONE SEALED OPTICAL CHAMBER AND TEMPERED GLASS LENS.	277 OR 120 MULTI-TAP (UNV.)	EXTERIOR WALL SURFACE 11'-0" AFF OR AS DIRECTED BY ARCHITECT	2100 LUMENS 3000K 70 CRI MIN.	30W	STANDARD	NONE	TEMPERED GLASS	LITHONIA #WSRLED-P1-30K-SR3-MVOLT-DBXLD EATON #ENC-E01-LED-E1-BL3-BK-8030 HUBBEL #RDI1-12L-20-3K7-3-U-BL
SP1A		10	SINGLE HEAD, DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK, MIN IP66, TYPE 3 DISTRIBUTION, BUG00, DIFFUSING LENS, PROVIDE FUSES AT BOTTOM OF POLE.	277 OR 120 MULTI-TAP (UNV)	ARM-MOUNTED TO 25'-0" HIGH, 4" DIAMETER SQUARE STEEL POLE	228800 LUMENS 3000K 80 CRI MIN.	135W	0-10V DIMMABLE	NONE	WHITE ACRYLIC	EATON #TT-C3-LED-E1-5MQ-PM-XX-803-SG WITH GENERAL STRUCTURES #CPS-4-4011-20 LITHONIA #MR1LED-42C-350-30K-SR5-MVOLT-RPA-SF-DFL-DBLXD WITH LITHONIA #RSS-20-4B-DBLXD KIM #UR20-28L-70-3K8-5QM-UNV-A34-CC-SF-HDL WITH VALMONT #DS340-400V200-FP-SC
SP1B		10	SINGLE HEAD, DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK, MIN IP66, TYPE 3 DISTRIBUTION, BUG00, DIFFUSING LENS, PROVIDE FUSES AT BOTTOM OF POLE.	277 OR 120 MULTI-TAP (UNV)	ARM-MOUNTED TO 20'-0" HIGH, 4" DIAMETER SQUARE STEEL POLE	228800 LUMENS 3000K 80 CRI MIN.	135W	0-10V DIMMABLE	NONE	WHITE ACRYLIC	EATON #TT-C3-LED-E1-5MQ-PM-XX-803-SG WITH GENERAL STRUCTURES #CPS-4-4011-20 LITHONIA #MR1LED-42C-350-30K-SR5-MVOLT-RPA-SF-DFL-DBLXD WITH LITHONIA #RSS-20-4B-DBLXD KIM #UR20-28L-70-3K8-5QM-UNV-A34-CC-SF-HDL WITH VALMONT #DS340-400V200-FP-SC
SP2		8	DUAL HEAD, DIE CAST ALUMINUM HOUSING, INTEGRAL HEAT SINK, MIN IP66, TYPE 3 DISTRIBUTION, BUG00, DIFFUSING LENS, PROVIDE FUSES AT BOTTOM ON POLE.	277 OR 120 MULTI-TAP (UNV)	ARM-MOUNTED TO 20'-0" HIGH, 4" DIAMETER ROUND STEEL POLE ON 2'-6" HIGH CONCRETE PEDESTAL	22800 LUMENS EACH HEAD 3000K 80 CRI MIN.	270W	0-10V DIMMABLE	NONE	WHITE ACRYLIC	EATON #TT-C3-LED-E1-5MQ-PM-XX-803-SG WITH GENERAL STRUCTURES #CPS-4-4011-20 LITHONIA #MR1LED-42C-350-30K-SR5-MVOLT-RPA-SF-DFL-DBLXD WITH LITHONIA #RSS-20-4B-DBLXD KIM #UR20-28L-70-3K8-5QM-UNV-A34-CC-SF-HDL WITH VALMONT #DS340-400V200-FP-SC
W4		15	2IN X 4IN LINEAR EXTERIOR BUILDING MOUNT. LOCATION AND ELEVATION PER ARCHITECT AND BUILDING ELEVATIONS. WET RATED. COLOR AND FINISH PER ARCHITECT. DIRECT DISTRIBUTION.	277 OR 120 MULTI TAP (UNV.)	EXTERIOR WALL SURFACE PER ELEVATIONS OR AS DIRECTED BY ARCHITECT	500 LM/FT MIN. 3000K 80 CRI MIN.	60W	STANDARD	NONE	WHITE ACRYLIC	PINNACLE #EX3-WET-N-830HO-4FT-IND-WA-U-ND MARK ARCHITECTURAL #S4LWD-LLP-4FT-MSL4-80-30-600-NODIM-MVOLT LUMENWERX #VSPLVD-TMG-HLO-LED-80500-30-4FT-UNV-D1-1-EMB
WX		11	2IN X 4IN LINEAR SURFACE MOUNT TO CANOPY. WET RATED. COLOR AND FINISH PER ARCHITECT. DIRECT DISTRIBUTION.	277 OR 120 MULTI TAP (UNV.)	SURFACE MOUNT TO CANOPY	500 LM/FT MIN. 3000K 80 CRI MIN.	15W/FT	STANDARD	NONE	WHITE ACRYLIC	PINNACLE #EX3-WET-N-830HO-XXFT-IND-S-U-ND MARK ARCHITECTURAL #S4LS-LLP-XXFT-MSL4-80-30-600-WG-NODIM-MVOLT LUMENWERX #VIA2S-HLO-LED-80500-30-XXFT-UNV-D1-1

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 SCHEDULES

FIGURE 1

1

2

3

4

5