

PROJECT TEAM:
OWNER/DEVELOPER/APPLICANT:
 KUM & GO LLC, PARKWAY
 WEST DES MOINES, IA 50266
 CONTACT: RYAN HALDER
 PH: (515)457.6232
 E: RYAN.HALDER@KUMANDGO.COM

ENGINEER:
 OLSSON ASSOCIATES
 5285 McWHINNEY BOULEVARD, SUITE 160
 LOVELAND, CO 80538
 CONTACT: JOSH ERRAMOUSSE
 PH: (970)461.7733
 E: JERRAMOUSSE@OLSSONASSOCIATES.COM

LANDSCAPE ARCHITECT:
 OLSSON ASSOCIATES
 7157 VISTA DRIVE
 WEST DES MOINES, IA 50266
 CONTACT: JOSH STOBBER
 PH: (515)331.6517
 E: JSTOBBER@OLSSONASSOCIATES.COM

AGENCY CONTACTS:
WATER / SANITARY SEWER:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: AL JUVARA
 PH: (719)668.8769
 E: AJUVARA@CSU.ORG

GAS:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: JC BUTTERFIELD
 PH: (719)668.5818
 E: JBUTTERFIELD@CSU.ORG

ELECTRIC:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: MARY HOAGLUND
 PH: (719)668-4083
 E: MHOAGLUND@CSU.ORG

PLANNING AND DEVELOPMENT:
 CITY OF COLORADO SPRINGS
 30 S. NEVADA AVENUE, SUITE 105
 COLORADO SPRINGS, CO 80903
 CONTACT: MIKE SCHULTZ
 PH: (719)385.5089
 E: MDSCHULTZ@SPRINGSGOV.COM

STORM SEWER:
 WATER RESOURCES ENGINEERING &
 MANAGEMENT DIVISION
 1400 W. WASHINGTON, SUITE 401
 COLORADO SPRINGS, CO 80903
 CONTACT: ERIN POWERS
 PH: (719)385-5852
 E: EPOWERS@SPRINGSGOV.COM

TELEPHONE:
 CENTURYLINK
 1710 BRIGGATE BOULEVARD
 COLORADO SPRINGS, CO 80902
 CONTACT: PATTY MOORE
 PH: (719)385.6096
 E: PATTY.MOORE@CENTURYLINK.COM

BENCHMARKS:
 BM#1 - COLORADO SPRINGS "FMS" AB3
 NORTHING: 1387233.95
 EASTING: 321644.10
 ELEV: 6425.90' NGVD 1929 AND THE 1980 ADJUSTMENT

BM#2 - COLORADO SPRINGS "FMS" ABA1
 NORTHING: 1386554.23
 EASTING: 3213262.34
 ELEV: 6431.77' NGVD 1929 AND THE 1980 ADJUSTMENT

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON COLORADO SPRINGS FMS CONTROL POINTS PB_7 AND ABA4.
 BEARING BETWEEN POINTS IS S28°54'10"W.

LEGAL DESCRIPTION:
 THE LAND REFERRED TO IN TITLE COMMITMENT ORDER NUMBER SC3508182 IS DESCRIBED AS FOLLOWS:
 BLOCK G, A SUBDIVISION OF BLOCK 24, PARK VISTA ESTATES ADDITION, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE CITY OF COLORADO SPRINGS AS DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 29, 1995 IN BOOK 6734 AT PAGE 1036 AND RECORDED OCTOBER 24, 1995 IN BOOK 6756 AT PAGE 735.

THE LAND REFERRED TO IN TITLE COMMITMENT ORDER NUMBER SC3505814 IS DESCRIBED AS FOLLOWS:
 A PORTION OF BLOCK H IN A SUBDIVISION OF BLOCK 24, PARK VISTA ESTATES ADDITION, IN EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 22, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK H; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK H, 182.58 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL CONVEYED TO VELA A. NYGREN AND IMPI NYGREN BY WARRANTY DEED RECORDED JANUARY 11, 1973 IN BOOK 2552 AT PAGE 952 OF SAID EL PASO COUNTY RECORDS, WHICH CORNER IS ALSO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREBY; THENCE CONTINUE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK H, 200.35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK H; THENCE ANGLE LEFT 90° EASTERLY, 182.58 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK H; THENCE ANGLE LEFT 90° NORTHERLY ALONG THE EAST LINE OF BLOCK H, 200.35 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID BLOCK H; THENCE ANGLE LEFT 90° WESTERLY ALONG THE WEST LINE OF SAID BLOCK H, 182.58 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FLOOD ZONE:
 PROPERTY IS IN FLOOD ZONE X--AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 MAP NUMBER--08041C0538 F
 EFFECTIVE DATE--MARCH 17, 1987

- NOTES:**
- PUBLIC IMPROVEMENTS BEING INSTALLED WITH THE DEVELOPMENT OF LOT 1 INCLUDE:
 - PUBLIC SIDEWALKS, CURB & GUTTER ALONG PARK VISTA BOULEVARD AND COBALT DRIVE THROUGH PARK VISTA BOULEVARD
 - PUBLIC WATER MAIN EXTENSION COBALT DRIVE
 - PUBLIC ROAD IMPROVEMENTS TO COBALT DRIVE
 - A SEPARATE PLAN AND PROFILE SHALL BE PROMOTED TO COLORADO SPRINGS TRAFFIC ENGINEERING AND ENGINEER DEVELOPMENT REVIEW DIVISION FOR THE COBALT DRIVE IMPROVEMENTS.
 - THIS PROPERTY IS SUBJECT TO AN AIRPORT AVIGATION EASEMENT RECORDED JULY, 18 2007, UNDER RECEPTION NO. 2070695753.
 - DEVELOPMENT PLAN TO BE USED FOR PRELIMINARY PLATTING PURPOSES.
- VARIANCE REQUEST:**
 APPLICANT REQUESTS NON-USE VARIANCE TO ALLOW PROPOSED BUILDING TO ENROACH REQUIRED SETBACK ON THE WEST SIDE OF COBALT DRIVE. CITY FILING NUMBER CPC NV 16-00149.

BUILDING DEPARTMENT:
 Pikes Peak Regional Building Department
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: SHELEY SAVAGE
 PH: (719)327.2880
 E: SHELEY@PPRBD.ORG

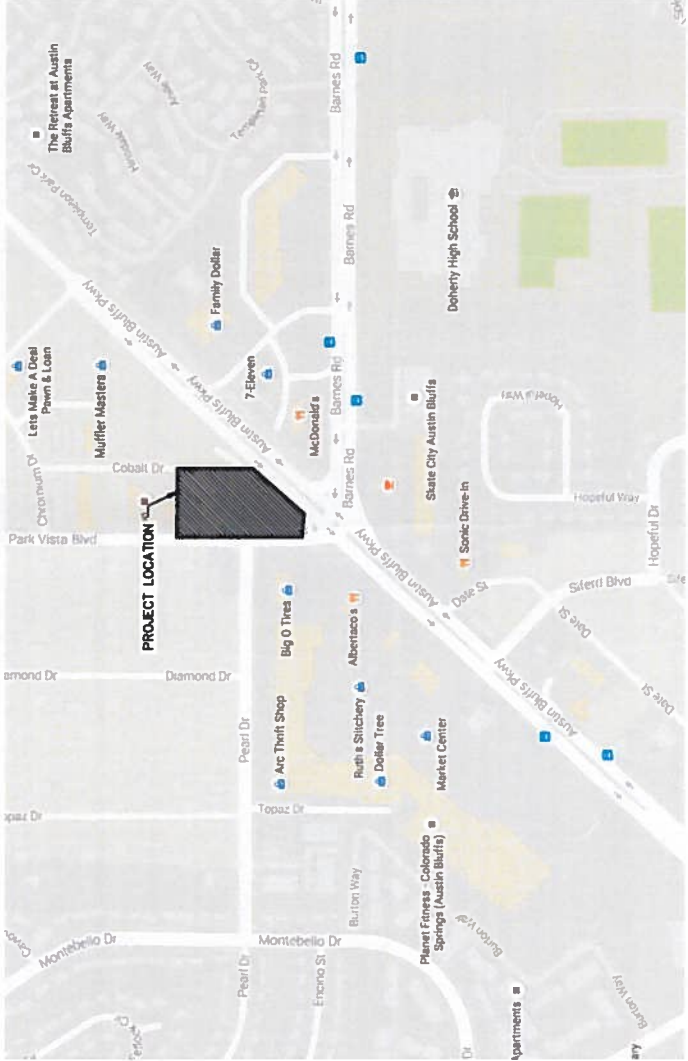
HEALTH DEPARTMENT:
 EL PASO COUNTY ENVIRONMENTAL HEALTH
 301 S. UNION BOULEVARD
 COLORADO SPRINGS, CO 80910
 PH: (719)578.3199

FIRE DEPARTMENT:
 COLORADO SPRINGS FIRE DEPARTMENT
 2880 INTERNATIONAL CIRCLE, SUITE 200-7
 COLORADO SPRINGS, CO 80910
 CONTACT: DEE WITHEE
 PH: (719)385.7361
 E: DWITHEE@SPRINGSGOV.COM

PLANNING AND DEVELOPMENT:
 CITY OF COLORADO SPRINGS
 30 S. NEVADA AVENUE, SUITE 105
 COLORADO SPRINGS, CO 80903
 CONTACT: MIKE SCHULTZ
 PH: (719)385.5089
 E: MDSCHULTZ@SPRINGSGOV.COM



WHERE & MEANS MORE.



VICINITY MAP
 NOT TO SCALE

ZONING INFORMATION	
PBC	16-00147
CITY ZONING APPROVAL ORDINANCE	C-2
EXISTING COUNTY ZONING	PBCAO
PROPOSED CITY ZONING	NO REQUIREMENT
MINIMUM LOT AREA	NO REQUIREMENT
MINIMUM LOT WIDTH (FEET)	NO REQUIREMENT
SITE AREA PER UNIT (SQUARE FEET)	25
FRONT YARD SETBACK (FEET)	25
STREET SIDE YARD SETBACK (FEET)	25
INTERIOR SIDE YARD SETBACK (FEET)	25
REAR YARD SETBACK (FEET)	45
MAXIMUM HEIGHT (FEET)	NO REQUIREMENT
MAXIMUM BUILDING COVERAGE	NO REQUIREMENT
MAXIMUM IMPERVIOUS COVERAGE	NO REQUIREMENT
MAXIMUM FLOOR AREA	NO REQUIREMENT

- GENERAL NOTES:**
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL THE 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)
 - ALL EXISTING CURB, GUTTER, DRIVEWAYS, CROSSPANS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG PARK VISTA BOULEVARD AND AUSTIN BLUFFS PARKWAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED WITH NEW CURB, GUTTER, DRIVEWAYS, CROSSPANS, PEDESTRIAN RAMPS AND SIDEWALKS. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY SUCH REMOVALS AND REPLACEMENTS. ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-8977.

VACATION REQUEST:
 APPLICANT REQUESTS VACATION OF RIGHT-OF-WAY FOR PEARL DRIVE, CITY FILING NUMBER CPC NV 16-00147 AND ORD. 17-0000X.

**PARK VISTA & AUSTIN BLUFFS
 DEVELOPMENT PLAN
 KUM & GO STORE 689 SUBDIVISION
 STORE #06889
 4504 & 4605 AUSTIN BLUFFS PKWY
 COLORADO SPRINGS, CO 80920**

SHEET INDEX	
REV	CD
1	COVER SHEET
2	SITE PLAN
3	GRADING & DRAINAGE PLAN
4	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
5	FINAL LANDSCAPE PLAN
6	LANDSCAPE NOTES
7	LANDSCAPE DETAILS
8	EXTERIOR ELEVATIONS
9	CANOPY ELEVATIONS
10	TRASH ENCLOSURE ELEVATIONS
11	SIGN ELEVATIONS
12	PHOTOMETRIC PLAN

SITE DATA	
APPROXIMATE DEVELOPMENT SCHEDULE	SPRING 2017
* TAX SCHEDULE NUMBER	6403101002 & 632400008
STORE TYPE	MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT	6 DISPENSERS (DOUBLE)
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING 20'-10" / TOP OF BLADE WALL 22'-8" / CANOPY 20'-0" MIN.
GROSS FLOOR AREA	6,210 SF
GROSS CANOPY AREA	4,455 SF
GROSS LOT AREA	47,033 SF
FAR (INCLUDING CANOPY)	4.539 ACRES
BUILDING COVERAGE	6.210 SF (9.3%)
LANDSCAPE COVERAGE	24,480 SF (38.5%)
PARKING/DRIVE/SIDEWALK COVERAGE	36,343 SF (54.2%)
BICYCLE PARKING	STANDARD 20 / PROVIDED 24
REQUIRED PARKING	ADA 1 / TOTAL 21 / PARKING RATIO = 1 STALL/260 SF
PROVIDED PARKING	ADA 1 / TOTAL 24 / PARKING RATIO = 1 STALL/269 SF

* SUBJECT TO CHANGE WITH REPLATTING OF PROPERTY.

THIS PROJECT IS REGISTERED UNDER THE LEED GREEN BUILDING CERTIFICATION PROGRAM.

NOTE:
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CPC DP 16-00148



CALL 811 BEFORE YOU DIG TO IDENTIFY UTILITIES AND PREVENT DAMAGE TO UNDERGROUND UTILITIES.

OLSSON ASSOCIATES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 TEL: 970.461.7733



6400 Westown Parkway
 West Des Moines, Iowa
 50266
 P: 515-228-0128
 F: 515-223-8873

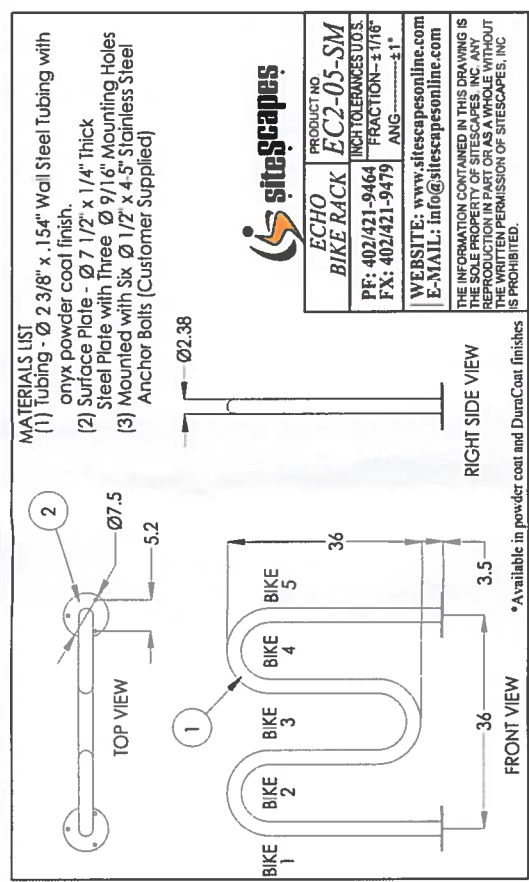
#06889 - COLORADO SPRINGS, CO
 4504 & 4605 AUSTIN BLUFFS PKWY
 COVER SHEET

REVISION NUMBER	DATE	REVISION DESCRIPTION

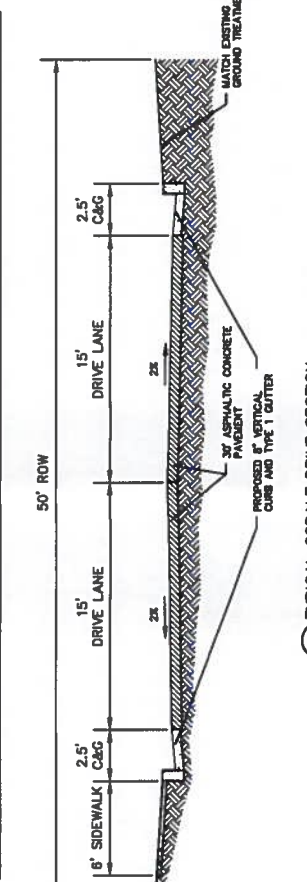
KS PROJECT TEAM
 ROL JON
 SIM RUI
 CHL TJK

DATE: 2/21/2017
 SHEET NUMBER: C0.0
 1 OF 12

Figure 6 - DP
 Kum & Go 689



sitescapes
 PRODUCT NO: **EC2-05-SM**
BIKE RACK
 TOLERANCES: DIMS. FRACTION-3/16" ANG. ±1°
 PF: 402/421-9464
 FX: 402/421-9479
 WEBSITE: www.sitescapesonline.com
 E-MAIL: info@sitescapesonline.com



PUBLIC FACILITIES NOTE
 ALL PROPOSED PUBLIC IMPROVEMENTS SHOWN HEREON INCLUDING: ROADWAY IMPROVEMENTS, WATER MAIN EXTENSIONS, AND SANITARY SEWER MAIN EXTENSIONS, SHALL BE CONSTRUCTED BY THE OWNER.

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON COLORADO SPRINGS FMS CONTROL POINTS PB.7 AND AB44. BEARING BETWEEN POINTS IS S28°54'10"W.

LEGEND:

- PROPOSED BOUNDARY
- PROPERTY LINE
- PROPOSED MONOLITHIC CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- ADA ACCESSIBLE ROUTE
- PROPOSED SETBACK LINE
- EASEMENT LINE
- SITE TRIANGLE
- PROPOSED DECORATIVE SIDEWALK TREATMENT
- PARKING COUNT
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE

FLAG NOTES:

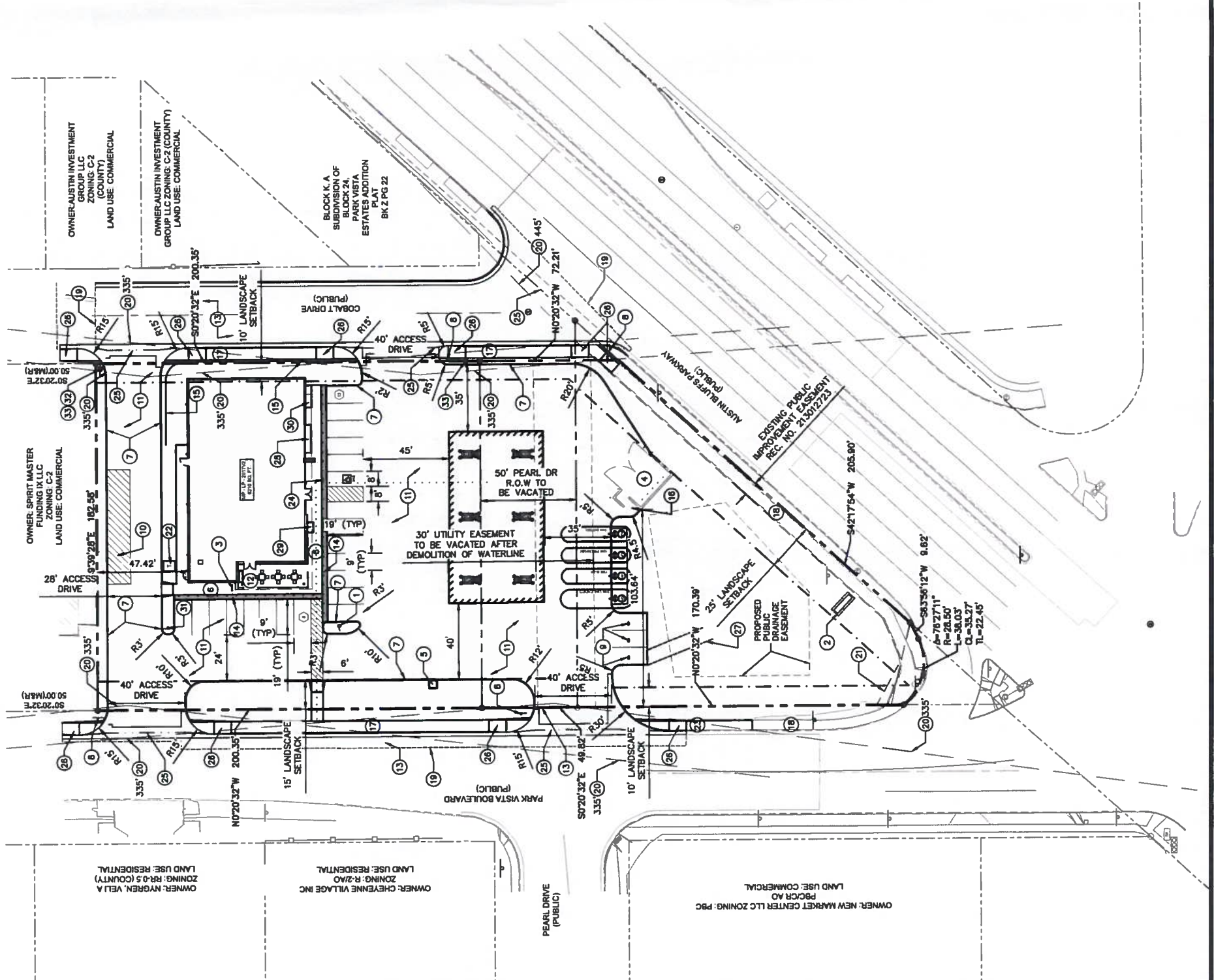
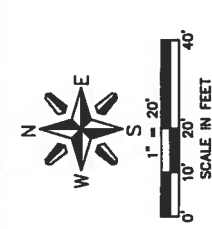
- PROPOSED 40' FLAGPOLE
- PROPOSED 20' MONUMENT SIGN
- PROPOSED BIKE RACK
- PROPOSED 15' X 25' TRASH ENCLOSURE
- PROPOSED AIR MACHINE ON 4' X 4' PAD
- PROPOSED 4" BUILDING SIDEWALK
- PROPOSED INTEGRAL CURB
- PROPOSED STOP SIGN
- KUM & GO ASSOCIATE PARKING
- 12' X 60' DELIVERY VEHICLE LOADING ZONE
- PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
- PROPOSED PATIO AREA
- PROPOSED ASPHALTIC CONCRETE PAVEMENT
- PROPOSED ZERO CURB WITH BOLLARDS
- PROPOSED RETAINING WALL w/ HANDRAIL
- DESIGNATED SMOKING AREA
- 6" CONCRETE WALK (PROPOSED)
- 5" CONCRETE WALK (EXISTING)
- PROPOSED SAWCUT LINE
- SPEED LINE OF SIGHT (335')
- EXISTING ROW EASEMENT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED 5' WALK
- PROPOSED ADA SIGN
- INSTALL 0-7 CROSS PAN
- INSTALL ADA RAMP
- 8' WIDE POND MAINTENANCE ACCESS PATH
- MERCHANDISE
- RED BOX
- ICE MERCHANDISE
- 'NO THRU TRAFFIC' SIGN
- 'NO THRU TRAFFIC' SIGN MOUNTED TO UTILITY POLE
- PROPOSED UTILITY POLE, COORDINATE WITH LOCAL PROVIDER

CITY PLANNING APPROVAL

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CPC DP 16-00148

811
 Know what's below.
 Call before you dig.
 CALL 811 BEFORE YOU DIG TO REPORT ANY UNDEGROUND UTILITIES.
 MAINTENANCE OF UNDERGROUND UTILITIES



BENCHMARKS:
 BM#1 - COLORADO SPRINGS
 "FMS" AB3
 NORTHING: 1387233.85
 EASTING: 321644.10
 ELEV: 6425.80' NGVD 1929
 AND THE 1980 ADJUSTMENT

BM#2 - COLORADO SPRINGS
 "FMS" AB4
 NORTHING: 1386554.23
 EASTING: 3213282.34
 ELEV: 6431.77' NGVD 1929
 AND THE 1980 ADJUSTMENT

NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE THE SAME AS THOSE IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS NEARLY AS POSSIBLE AS THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PRIVATE AND PUBLIC UTILITIES.

- SANITARY SEWER SERVICE FLAG NOTES**
- (S1) EXISTING PVC SANITARY SEWER, PROTECT IN PLACE, SIZE PER PLAN
 - (S2) EXISTING SANITARY SEWER MANHOLE
 - (S3) CONNECT TO EXISTING 8" VCP STUB WITH FLEXIBLE TYPE COUPLER.
 - (S4) INSTALL 8" SANITARY SEWER MAIN; LENGTH, SIZE AND SLOPE PER TABLE
 - (S5) CONNECT TO SANITARY SEWER MAIN WITH 6" FLEXIBLE SERVICE SADDLE
 - (S6) INSTALL 4" DIA. SANITARY SEWER MANHOLE
 - (S7) INSTALL 4" PVC SR 35 SANITARY SEWER SERVICE LINE; LENGTH, SIZE, AND SLOPE PER TABLE
 - (S8) INSTALL 1000 GALLON GREASE INTERCEPTOR WITH CLEANOUTS AT INLET AND OUTLET OF INTERCEPTOR
 - (S9) SAMPLE PORT, WATER TIGHT LIDS, AND 2-WAY 4" CLEANOUT AND CONNECTION
 - (S10) PROPOSED STORM SEWER SYSTEM, SEE SHEET C2.1
 - (S11) PROPOSED LIGHT POLE LOCATIONS, ALL LIGHTING WILL CONSIST OF FULL CUT-OFF DESIGN, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN
 - (S12) PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 - (S13) INSTALL 4" GRAVITY SANITARY SEWER FROM BUILDING LOCATED AT 4270 PEARL DR.
 - (S14) INSTALL 4" 45' SR 35 PVC BEND
 - (W1) EXISTING WATER MAIN, PROTECT IN PLACE, SIZE PER PLAN
 - (W2) INSTALL DIP WATER MAIN, SIZE PER PLAN (6" MIN. COVER)
 - (W3) TAP EXISTING WATER MAIN WITH 2" SERVICE SADDLE
 - (W4) INSTALL 1/2" 2" OF 2" COPPER TYPE K COMMERCIAL WATER SERVICE LINE (5' MIN. COVER)
 - (W5) CONNECT TO BUILDING SERVICE, CONTRACTOR TO VERIFY LOCATION WITH MEP PLANS
 - (W6) INSTALL 2" WATER METER, SEE MEP PLANS
 - (W7) CONNECT TO EXISTING WATER MAIN AT COBALT DRIVE

- UTILITY FLAG NOTES**
- (U1) EXISTING UNDERGROUND ELECTRIC, PROTECT IN PLACE
 - (U2) EXISTING GAS LINE, PROTECT IN PLACE
 - (U3) EXISTING STORM SEWER SYSTEM, PROTECT IN PLACE
 - (U4) EXISTING FIBER OPTIC LINE, TO BE RE-ROUTED
 - (U5) UNDERGROUND FUEL STORAGE TANK OVERDIG LIMITS
 - (U6) PROPOSED TRANSFORMER PAD TO BE EXCAVATED AND PREPARED BY CONTRACTOR, TRANSFORMER TO BE INSTALLED BY COLORADO SPRINGS UTILITIES
 - (U7) INSTALL SECONDARY UNDERGROUND POWER, COORDINATE WITH COLORADO SPRINGS UTILITIES
 - (U8) PROPOSED DRY UTILITY ENTRY LOCATION, COORDINATE WITH LOCAL UTILITY PROVIDERS
 - (U9) INSTALL AIR MACHINE
 - (U10) PROPOSED STORM SEWER SYSTEM, SEE SHEET C2.1
 - (U11) PROPOSED LIGHT POLE LOCATIONS, ALL LIGHTING WILL CONSIST OF FULL CUT-OFF DESIGN, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN
 - (U12) PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 - (U13) INSTALL PRIMARY UNDERGROUND POWER CONDUIT, CONNECTION TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES
 - (U14) EXISTING WATER & FORCE MAIN TO BE REMOVED
 - (U15) EXISTING UTILITIES TO BE RELOCATED OR REMOVED, COORDINATE RELOCATION WITH LOCAL SERVICE PROVIDER.
 - (U16) EXISTING ELECTRIC POLES TO BE RELOCATED AS SHOWN ON PLAN
 - (U17) PROPOSED LOCATION OF RELOCATED DRY UTILITIES

- GENERAL NOTES:**
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE WATER DETERMINATION OF THE LOCATION OF THE WATER MAINS, GAS LINES, AND FIBER OPTIC LINES TO AND WITHIN THE PROPERTY. OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
 - PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES TABLES, COLORADO SPRINGS CITY STANDARDS, RESOLUTIONS, AND ORDINANCES, AND PNECS 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 RELOCATION OR ALTERATION DETERMINED BY SPRINGS UTILITIES. OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

- LEGEND**
- PROPOSED BOUNDARY
 - - - - - PROPERTY LINE
 - - - - - PROPOSED INTEGRAL CURB
 - - - - - POWER POLE
 - - - - - WATER VALVE
 - - - - - EXISTING CURB AND GUTTER
 - - - - - EXISTING GAS LINE
 - - - - - EXISTING WATER LINE
 - - - - - EXISTING OVERHEAD POWER
 - - - - - EXISTING FIBER OPTIC LINE
 - - - - - EXISTING STORM SEWER
 - - - - - EXISTING UNDERGROUND POWER
 - - - - - GREASE INTERCEPTOR LID
 - - - - - STORM SEWER STRUCTURE
 - - - - - FIRE HYDRANT
 - - - - - LIGHT POLE
 - - - - - GUY WIRE
 - - - - - WATER VALVE
 - - - - - VEGETATION
 - - - - - PROPOSED BOLLARD
 - - - - - CONTROL POINT
 - - - - - GAS METER
 - - - - - TRAFFIC SIGNAL ARM
 - - - - - FIBER OPTIC MANHOLE
 - - - - - SANITARY SEWER STRUCTURE
 - - - - - SIGN
 - - - - - PROPOSED TRANSFORMER

- GENERAL NOTES:**
- OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO WATER SERVICE INSTALLATION AND ANY GAS 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.
 - SPRINGS UTILITIES UTILITY SERVICE ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND "FIRST-COME" SPECIFIC LOCATIONS 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.

- GENERAL NOTES:**
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PERMANENT 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.
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY UTILITIES, IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL UTILITY SAFETY CODE (NECA/IBEW) AND CLEARANCES, AND MAINTAIN UTILITY 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 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 688-4985 OR SOUTH 688-5564).
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY UTILITIES, IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL UTILITY SAFETY CODE (NECA/IBEW) AND CLEARANCES, AND MAINTAIN UTILITY 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 PROMOTION OF STANDARDS OR CITY CODE SHALL APPLY. 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 LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.**
- CSU FIELD ENGINEER TO DETERMINE LOCATION OF ALL ELECTRIC AND GAS SERVICE LINES, METERS, TRANSFORMERS, AND RELATED PUBLIC UTILITY EASEMENT, ELECTRIC AND RELATED PUBLIC UTILITY EASEMENT, AND ANY OTHER RELATED EQUIPMENT.**
- 12. EASEMENT TO BE GRANTED DUE TO ROW VACATION. EASEMENT TO BE VACATED BY SEPARATE INSTRUMENT AFTER REMOVAL OF 12" WATER MAIN.**

ASSOCIATES

TEL 970.481.7733

4504 & 4605 AUSTIN BLUFFS PKWY
 COLORADO SPRINGS, CO #0689 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

6400 Westown Parkway
 West Des Moines, Iowa
 50266
 P: 515-228-0128
 F: 515-223-8873

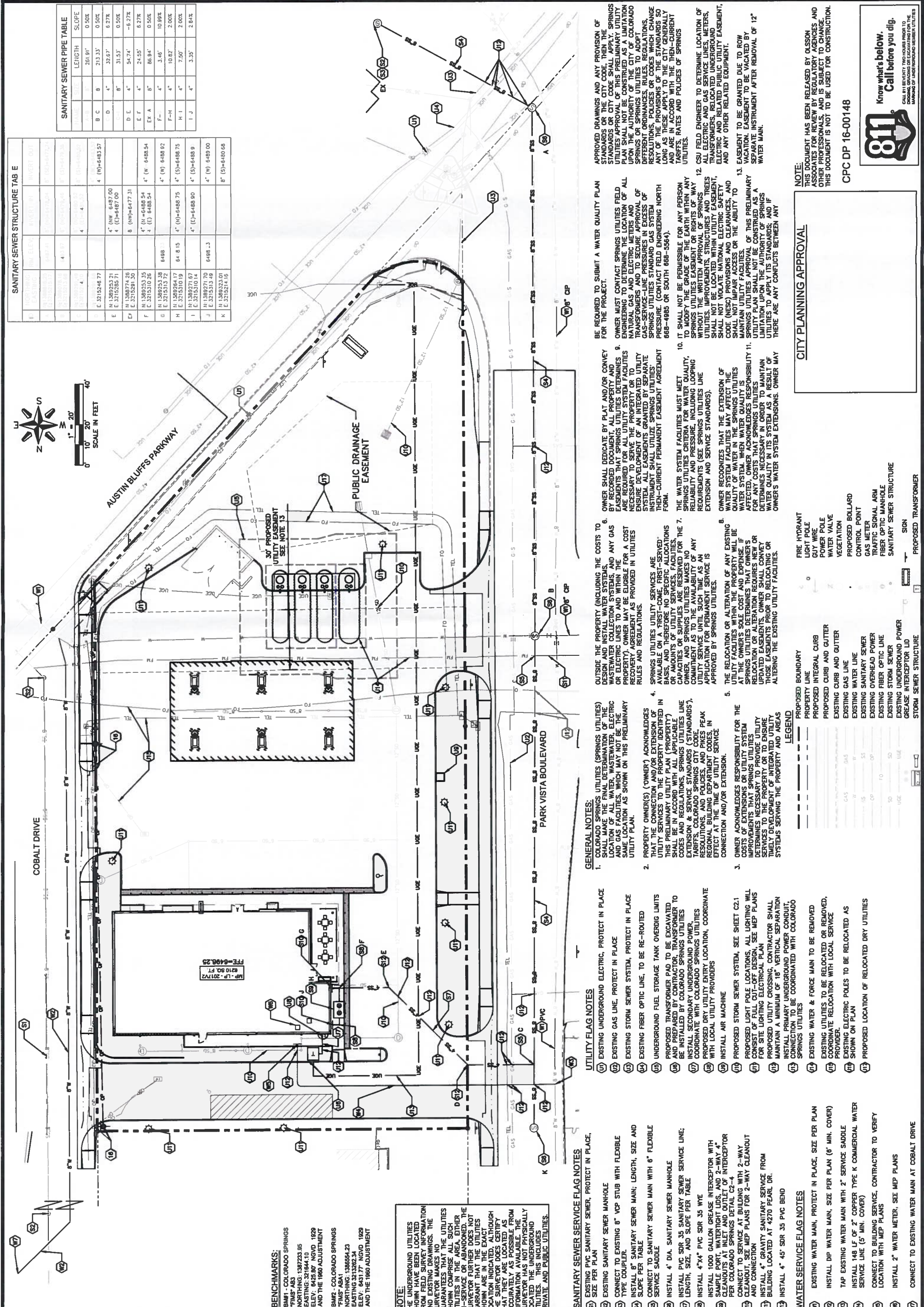
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 2/21/2017

SHEET NUMBER: C3.1

4 OF 12



SANITARY SEWER PIPE TABLE

LINE	LENGTH	SLOPE
A	261.91'	0.50%
B	213.33'	0.50%
C	32.67'	0.27%
D	31.53'	0.50%
E	54.74'	-6.27%
F	66.94'	0.50%
G	3.46'	10.89%
H	10.82'	2.00%
I	7.50'	2.00%
J	3.35'	2.84%

SANITARY SEWER STRUCTURE TAB E

LINE	INVERT ELEVATION	DIAMETER	DEPTH	MANHOLE	INVERT OUT
A	6487.00	4	4		6483.57
B	6487.00	4			6487.00
C	6487.31	8			6488.54
D	6488.54	4			6488.54
E	6488.54	4			6488.54
F	6488.54	4			6488.54
G	6488.54	4			6488.54
H	6488.54	4			6488.54
I	6488.54	4			6488.54
J	6488.54	4			6488.54
K	6488.54	8			6488.54

811
 Know what's below.
 Call before you dig.
 CALL 811 BEHIND TWO WHEELS PRIOR TO THE DIGGING, GRADING OR EXCAVATING FOR THE MAINTENANCE OF UNDERGROUND UTILITY SERVICES.

CPC DP 16-00148

CITY PLANNING APPROVAL

NOTE:
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Figure 6 - DP
 Kum & Go 689



QTY.	SYMBOL	COMMON/SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT	MATURE WIDTH	KEY FROM APPENDIX B
2	SH	SKYLINE HONEYLOCUST GLADISTIA TRIACANTHOS F. NERNIS 'SKYCOLE' SKYLINE	1.5" CAL	50-60'	25-30'	4SA
3	GT	SHADEMASTER HONEYLOCUST GLADISTIA TRIACANTHOS 'SHADEMASTER'	1.5" CAL	30-50'	30-50'	4SA
2	SW	SWAMP WHITE OAK QUERCUS BICOLOR	1.5" CAL	50-60'	40-50'	4S
2	KC	KENTUCKY COFFEE TREE GYMNOCLADUS DIOICA	1.5" CAL	50-60'	30-40'	34AS
4	OM	BLUR OAK QUERCUS MACROCARPA	1.5" CAL	40-80'	40-60'	4DA
5	CO	WESTERN HACKBERRY CELTIS OCCIDENTALIS	1.5" CAL	50-60'	40-50'	3457DA
EMERGENCY TREES						
7	PH	PIÑON PINE PINUS EDULIS	6' TALL	15-25'	12-15'	1256D
8	PP	BLUE POINT JUNIPER JUNIPERUS CHINENSIS 'BLUE POINT'	6' TALL	10-12'	6-8'	DA
3	PP	AUSTRIAN PINE PINUS NIGRA	6' TALL	40-60'	30-40'	2567BA

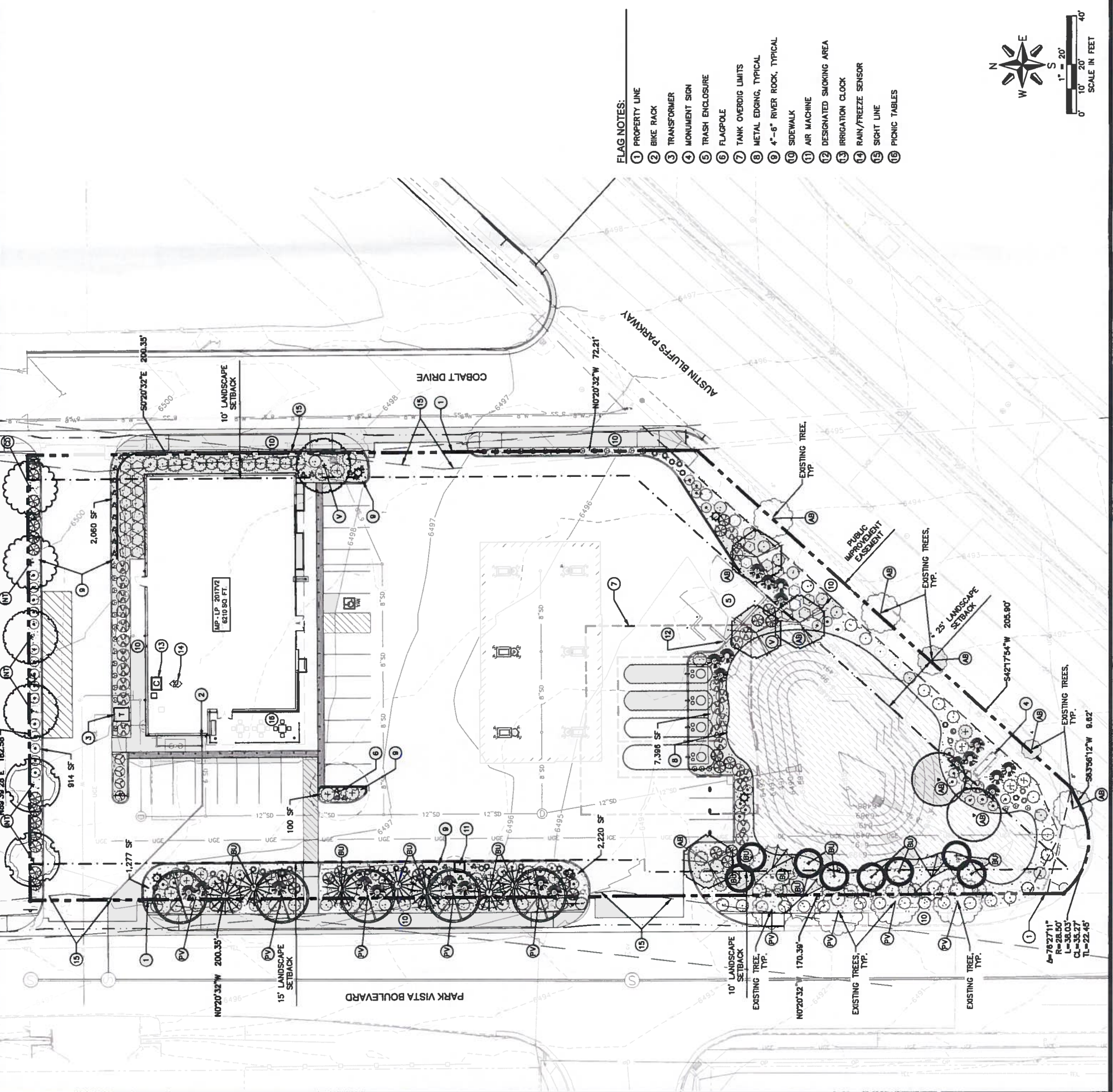
PERCENT SIGNATURE TREES: 36 (60% MINIMUM)		TOTAL NUMBER OF TREES: 36 = 100% SIGNATURE TREES	
67	SSJ	SIERRA SPREADER JUNIPER JUNIPERUS SABINA 'SIERRA SPREADER'	5 GAL
15	BJ	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL
20	BMJ	BROADMOOR JUNIPER JUNIPERUS SABINA 'BROADMOOR'	5 GAL
22	SGJ	SEA GREEN JUNIPER JUNIPERUS SABINA 'SEA GREEN'	5 GAL
29	BC	BLACK CHERRYBERRY ARGENTIA MELANOCARPA	5 GAL
32	RMR	ROCKY MOUNTAIN RASPBERRY RUBUS DELICIOSUS	5 GAL
26	WR	WOODS ROSE ROSA WOODSI	5 GAL
49	BM	BLUEMIST SPIREA CARYOPTERIS X CLANDONENSIS	5 GAL
4	GL	GRASS-LOW SUMAC RHUS ARMATA 'GRASS LOW'	5 GAL
7	WS	WESTERN SASKATOON (SERVICEBERRY) AMELANCHIER ALNIFOLIA	5 GAL

PERCENT SIGNATURE SHRUBS: 271 (60% MINIMUM)		TOTAL NUMBER OF SHRUBS: 271 = 100% SIGNATURE SHRUBS	
22	FRG	OVERDAM FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	1 GAL
32	BAG	BLONDE AMBITION BLUE GRAMA GRASS BOULELOJA GRACILIS 'BLONDE AMBITION'	1 GAL
33	DFC	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELNI'	1 GAL

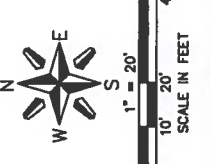
GROUND COVER LEGEND:

- THERMAL BLUE TEXAS HYBRID SOD
SEE SHEET L1.2
- 4"-6" ROUNDED RIVER BED GRAVEL

NOTE: SCHEMATIC LANDSCAPE DIAGRAM ON SHEET L1.3



- FLAG NOTES:**
- PROPERTY LINE
 - BIKE RACK
 - TRANSFORMER
 - MONUMENT SIGN
 - TRASH ENCLOSURE
 - FLAGPOLE
 - TANK OVERDIG LIMITS
 - METAL EDGING, TYPICAL
 - 4"-6" RIVER ROCK, TYPICAL
 - SIDEWALK
 - AIR MACHINE
 - DESIGNATED SMOKING AREA
 - IRRIGATION CLOCK
 - RAIN/FREEZE SENSOR
 - SIGHT LINE
 - PICNIC TABLES



CITY PLANNING APPROVAL

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CPC DP 16-00148

811
 Know what's below.
 Call before you dig.
 CALL 811 SEVENTY TWO HOURS PRIOR TO THE DIGGING. GRASS OR EXCAVATING FOR THE MARKING OF UNDERGROUND UTILITY LINES.

**Figure 6 - DP
 Kum & Go 689**

Architect of Record:
B | R | R
 ARCHITECTURE
 8300 Arapahoe Plaza
 Suite 100
 Colorado Springs, CO 80904
 Phone: 719-520-9000
 Fax: 719-520-9004

Kum & Go
 8400 Westtown Parkway
 West Des Moines, Iowa
 50266
 P. 515-226-0128
 F. 515-223-9873

Proposed Building Signage

Location	Sign	Size	Area
South Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
West Elevation	"Go Fresh Market" Sign	5' x 9'	45 SF
North Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			162 SF



REVISIONS

NO.	DATE	REVISION DESCRIPTION

KG PROJECT TEAM:
 RM
 SBM
 CPJ

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CITY PLANNING APPROVAL

811
 Know what's below.
 Call before you dig.
 CALL 811 BEFORE YOU START ANY WORK TO AVOID DAMAGING OR EXCAVATING FOR THE WORKING OF UNDERGROUND MEMBER UTILITIES

CPC DP 16-00148

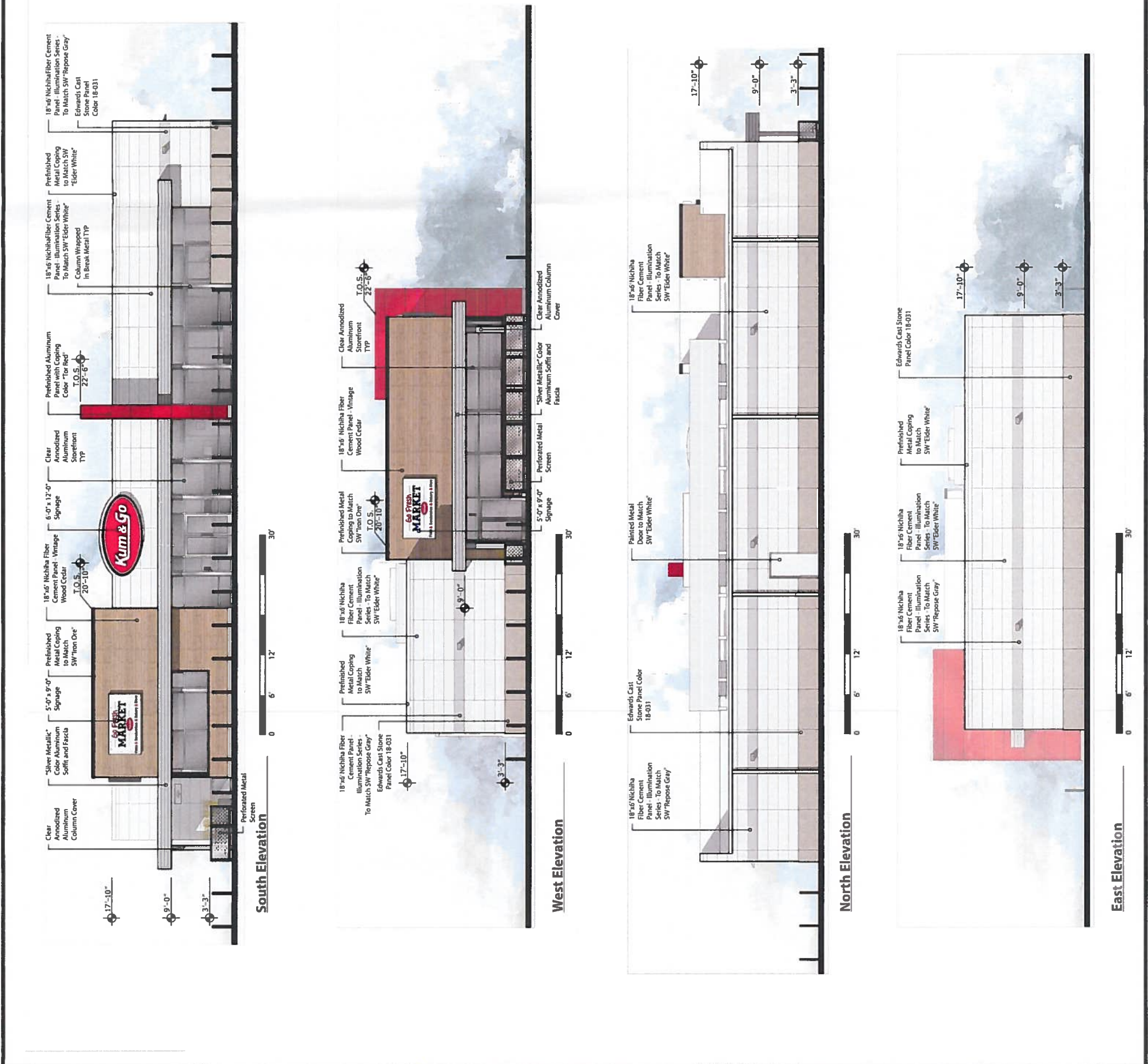
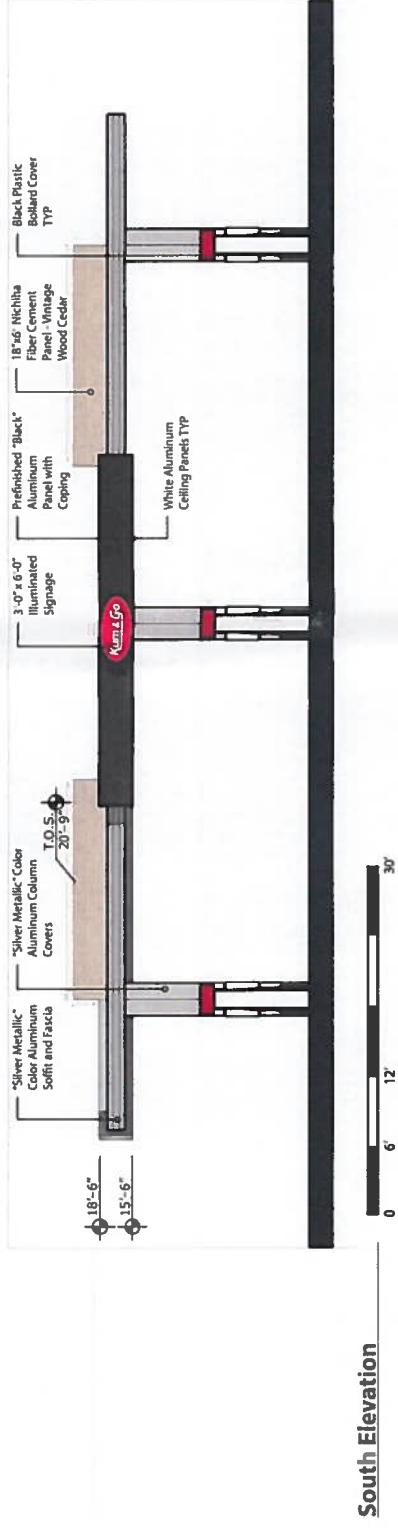


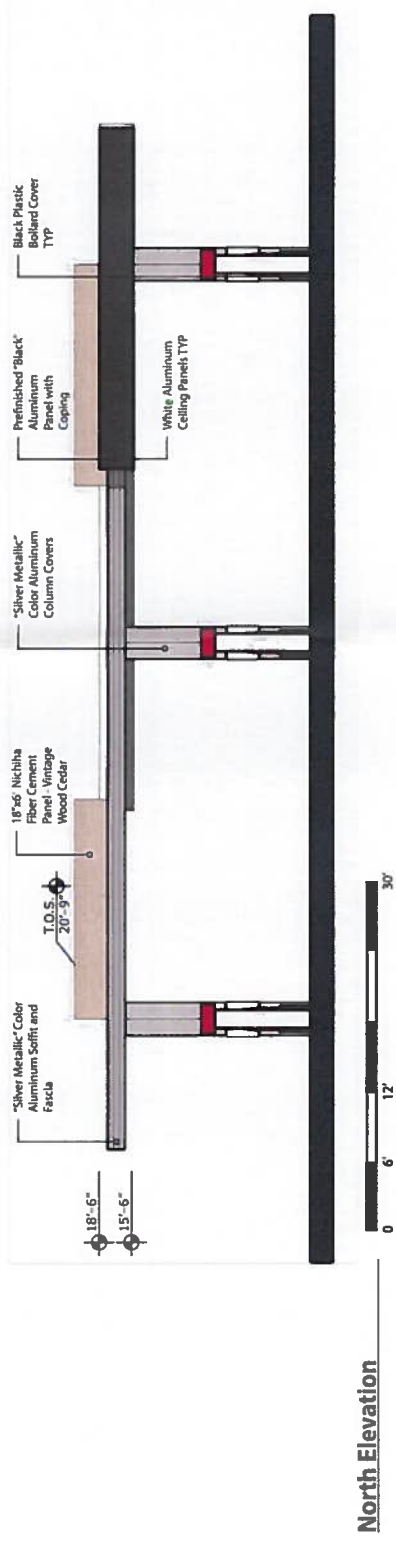
Figure 6 - DP
Kum & Go 689

Proposed Canopy Signage

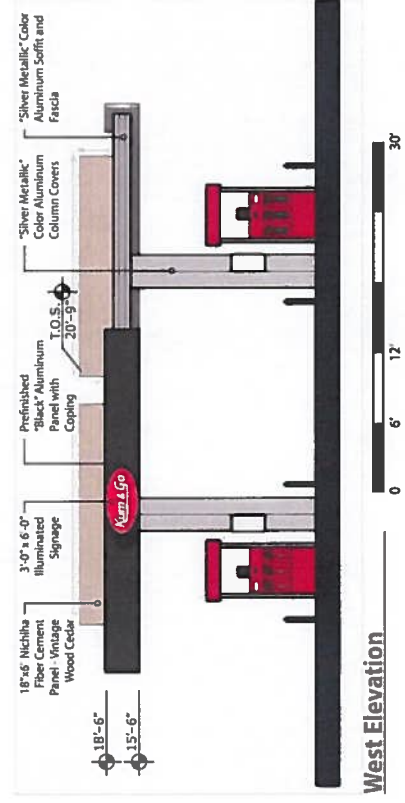
Location	Sign	Size	Area
South Elevation	"Kum & Go" Sign	3' x 6'	18 SF
North Elevation	No Signage	—	0 SF
West Elevation	"Kum & Go" Sign	3' x 6'	18 SF
East Elevation	No Signage	—	0 SF
Total			36 SF



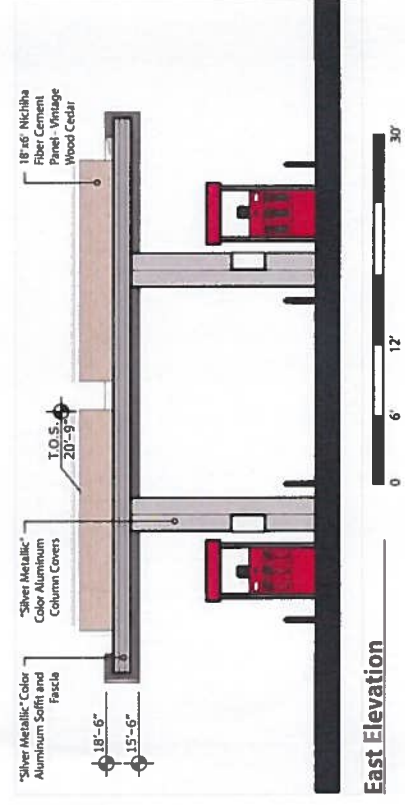
South Elevation



North Elevation



West Elevation



East Elevation



8400 Westown Parkway
West Des Moines, Iowa
50268
P. 515-228-0128
F. 515-223-9873

#0689 - COLORADO SPRINGS, CO
AUSTIN BLUFFS & PARK VISTA
CANOPY ELEVATIONS

KG PROJECT TEAM:
RDM
RDM
SDM
SDM
CPL

REVISION DESCRIPTION	DATE

DATE: 02/21/2017
SHEET NUMBER: A1.2
9 OF 12

CITY PLANNING APPROVAL

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CPC DP 16-00148



Figure 6 - DP Kum & Go 689

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CPC DP 16-00148

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 Know what's below.
 Call before you dig.
 CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE PURPOSE OF UNDISCOVERED UTILITIES.

CITY PLANNING APPROVAL

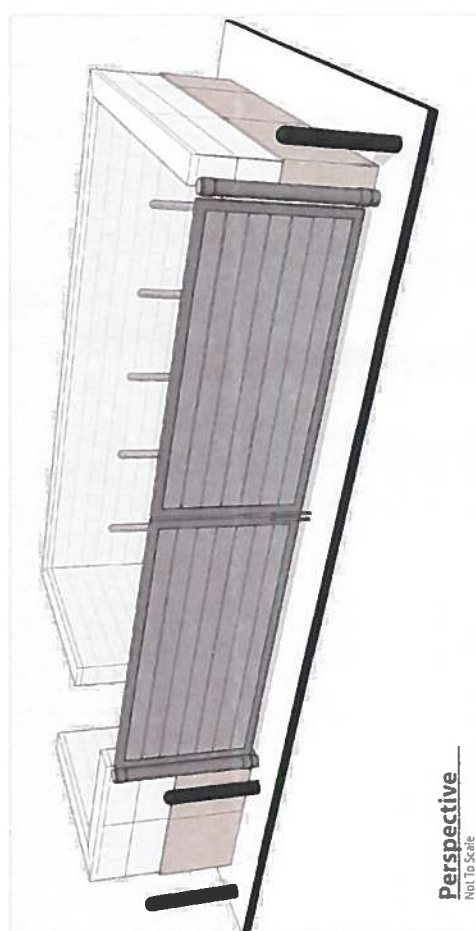
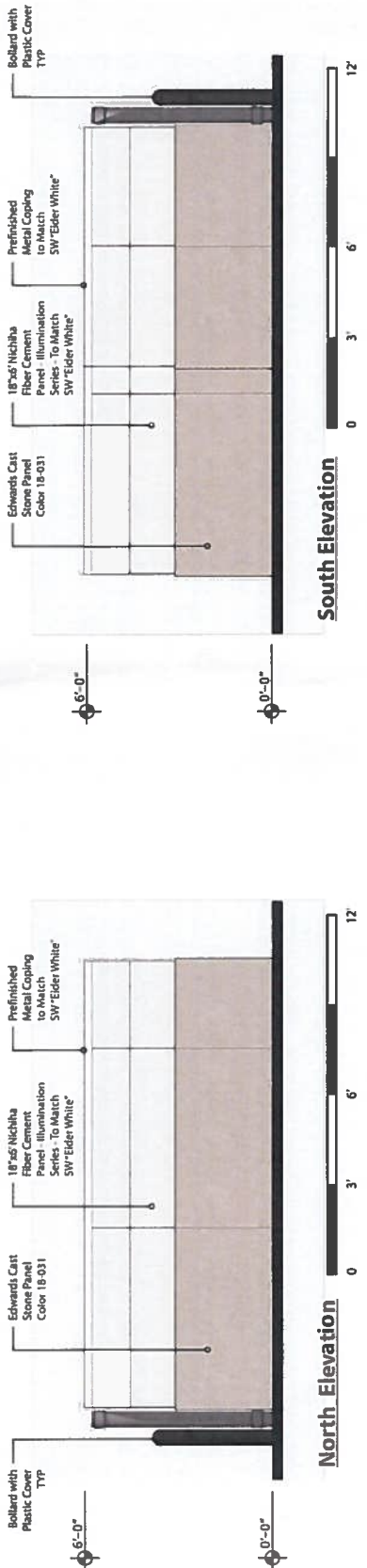
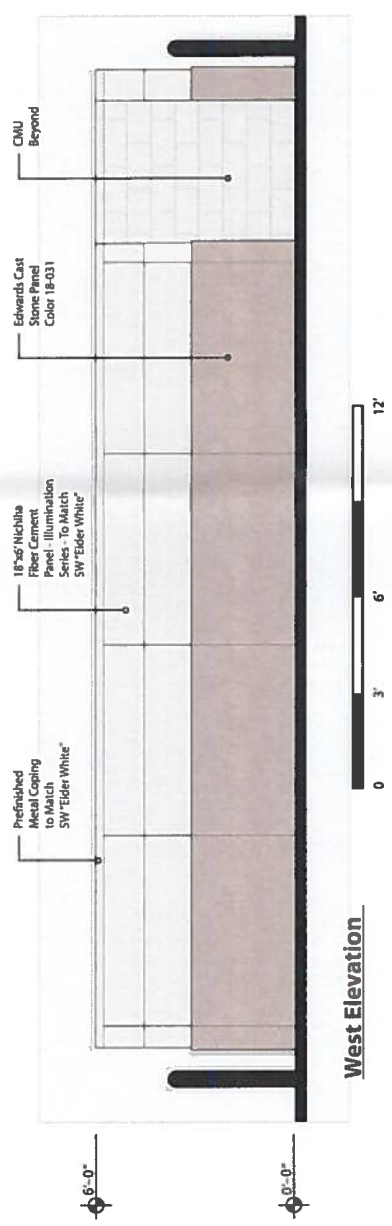
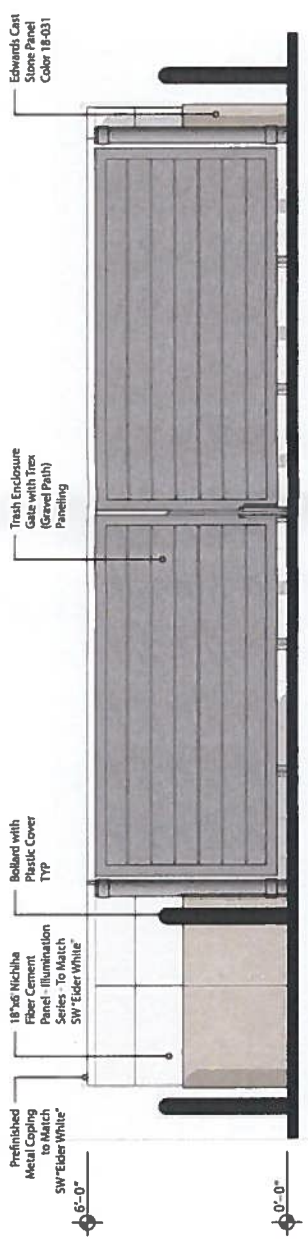


Figure 6 - DP
 Kum & Go 689



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-228-0128
F: 515-223-9873

#0689 - COLORADO SPRINGS, CO
4504 & 4605 AUSTIN BLUFFS PKWY
SIGN ELEVATIONS

REVISION DESCRIPTION	DATE

DATE: 2/21/2017
SHEET NUMBER: A1.4
11 OF 12

KUM & GO WALL SIGN

SCALE: 3/4" = 1'-0"
D: KUMANDGO/GO FRESH/5/8 WALL FS

1000 W. 8th Avenue
PO Box 2088 Waterloo, IA 50204
319-233-2604 • FAX: 319-233-7514
TOLL FREE: 800-728-4604

MAJLE SIGNS INC.

KUM & GO OVAL FLEX FACE 4-21-15 FS
1/2" = 1'-0"

6' x 12' OVAL - 56.52 SQ FT

- ALUMINUM CABINETS
- WHITE LED LIGHTS
- FLEX FACE WITH TRANSLUCENT VINYL GRAPHICS

1000 W. 8th Avenue
PO Box 2088 Waterloo, IA 50204
319-233-2604 • FAX: 319-233-7514
TOLL FREE: 800-728-4604

MAJLE SIGNS INC.

KUM & GO OVAL FLEX FACE 4-21-15 FS
1/2" = 1'-0"

3' x 6' OVAL - 14.2 SQ FT

- ALUMINUM CABINETS
- WHITE LED LIGHTS
- FLEX FACE WITH TRANSLUCENT VINYL GRAPHICS

1000 W. 8th Avenue
PO Box 2088 Waterloo, IA 50204
319-233-2604 • FAX: 319-233-7514
TOLL FREE: 800-728-4604

MAJLE SIGNS INC.

KUM & GO STORE #689
COLORADO SPRINGS, CO

SCALE: 1/4" = 1'-0"
D: KUMANDGO/689 KG 9-13-16 FS

1000 W. 8th Avenue
PO Box 2088 Waterloo, IA 50204
319-233-2604 • FAX: 319-233-7514
TOLL FREE: 800-728-4604

MAJLE SIGNS INC.

MAJLE SIGNS INC. • 1-800-728-4604

Alum. Ball, Gold Anodized, Dia. to Match Pole Ball Size
Stainless Invert. Heavy Duty Cast Alum. with 1 1/4" Dia. Pulley on 1/4" Pin.
Holyara, #10 (5/16" Dia.) Braided Rope, Polypropylene
Two Snaphooks, twisted bronze, chrome plated
Roller Slings with plastic coated Counterweight
Tapered Alum. Tube
"C" Base Weld Alum. 6063-T6
Satin Ground Finish

ECK401H INTERNAL WITH WINCH

A	40 ft.
B	14 ft.
C	44 ft.
D	19'-3 in.
E	7 ft.
F	3.5 in.
G	1.56 in.

Flush Access Door with Cylinder Lock, Continuous Piano Hinge, and Manually Operated Cam Cleat
"E" Bolt Diameter
Spun Alum. Collar (Caulk collar perimeter by installer)
Concrete (by installer) or Waterproof compound (by installer)
Dry Sand (by installer)
Ground Sleeve Assembly 16 G. Corrugated Galv. Steel Tube
Lighting Spike (3/4" dia., steel rod)

Setting Depth: 6'-3"

CUSTOMER NAME: Kum & Go DATE: _____
POLE SECTIONS: 2 QUANTITY: 1 FINISH: Satin Finish

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CPC DP 16-00148

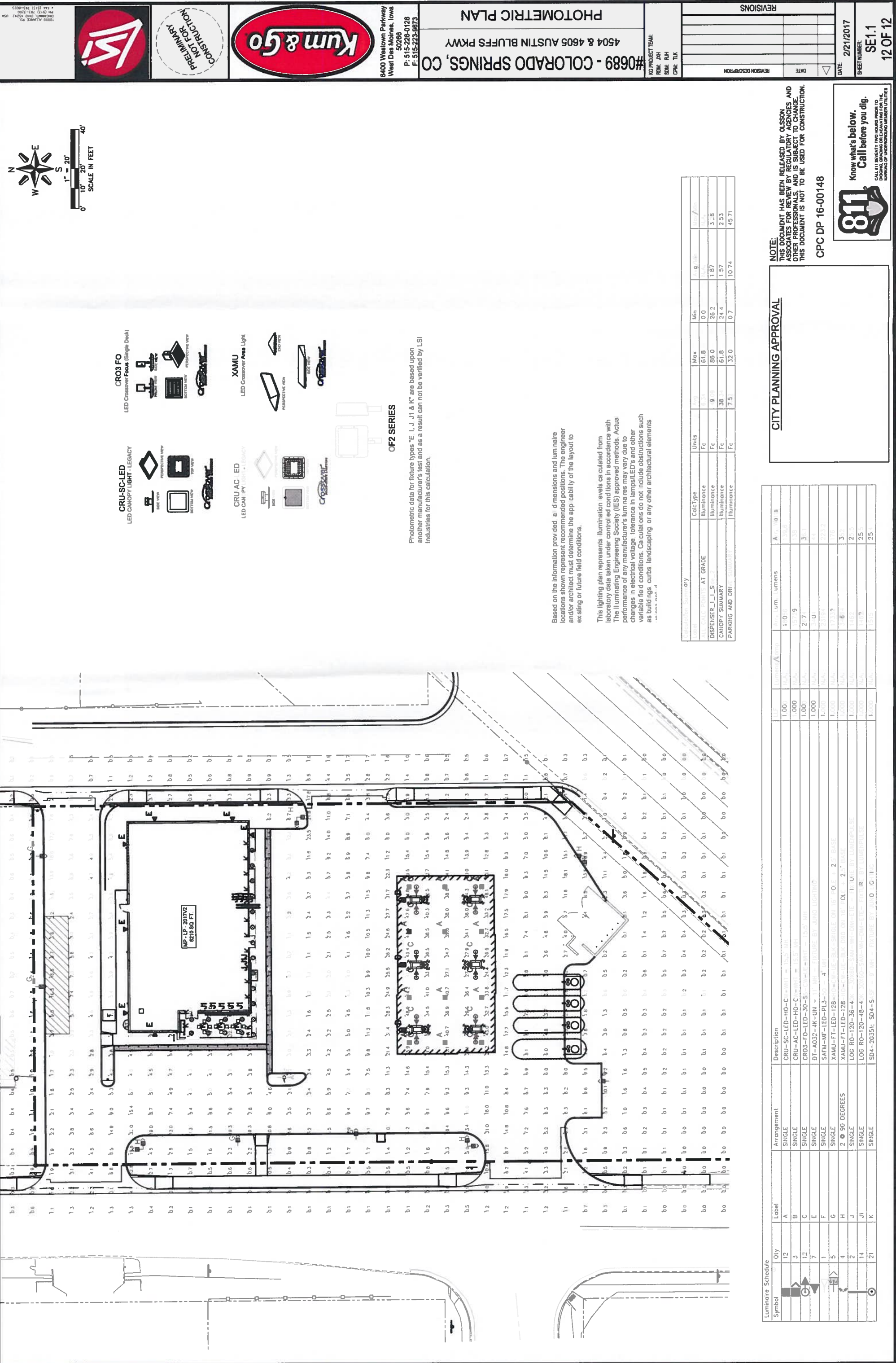
811
Know what's below.
Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING. CHARGES ON EXCAVATING FOR THE VIOLATION OF UNDERGROUND UTILITY LAWS.

CITY PLANNING APPROVAL

Figure 6 - DP Kum & Go 689

Figure 6 - DP
Kum & Go 689

DATE: F:\2016\2001\2016-21570-Exchange\2017-02-21 (Photometric To KG)\689-Photometric Plan-2.21.17.dwg USER: khunz XREFS



Luminaire Schedule	Qty	Label	Arrangement	Description	Arr. Lum. / lumens	A. v. / ft. s
A	12	A	SINGLE	CRU-SC-LED-HO-C	1,000	358
B	3	B	SINGLE	CRU-AC-LED-HO-C	3,000	358
C	12	C	SINGLE	CR03-FO-LED-30-5	1,879	3.71
D	1	D	SINGLE	DT-A032-4K-UN	1,000	3.4
E	1	E	SINGLE	SATM-HF-LED-PL3	1,000	233.2
F	5	F	SINGLE	XAMU-FT-LED-128	1,000	113.9
G	4	G	2 @ 90 DEGREES	XAMU-FT-LED-128	1,000	3.64
H	2	H	SINGLE	LOG RO-120-36-4	1,000	142.2
J	14	J	SINGLE	LOG RO-120-48-4	1,000	25.5
K	21	K	SINGLE	SD4-20351	1,000	111

CITY PLANNING APPROVAL

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CPC DP 16-00148

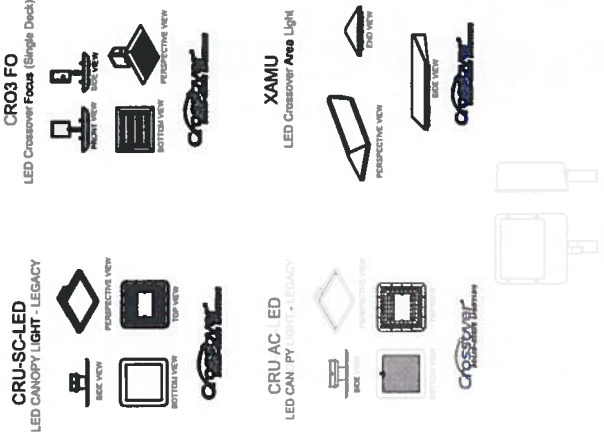
811
Know what's below.
Call before you dig.
CALL 811 BEFORE YOU DIG. IT'S THE WAY TO SAFETY AND PROTECTING YOUR INVESTMENT. WORKING TO IMPROVE YOUR COMMUNITY.

CalcType	Units	Max	Min	g / ft ² / hr
ILLUMINANCE AT GRADE	Fc	61.8	0.0	0.0
DISPENSER_1_L_L_S	Fc	86.0	26.2	1.87
CANOPY SUMMARY	Fc	61.8	24.4	1.57
PARKING AND DRIVE SUMMARY	Fc	32.0	0.7	10.74

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as building, curbs, landscaping, or any other architectural elements.

Photometric data for fixture types "E, J, J1 & K" are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-228-0128
F: 515-223-9873

#0689 - COLORADO SPRINGS, CO
PHOTOMETRIC PLAN

REVISIONS

REVISION DESCRIPTION	DATE
	2/21/2017

DATE: 2/21/2017
SHEET NUMBER: SE1.1
12 OF 12