

# GUIDEPOST MONTESSORI SCHOOL

SUBMITTED BY: \_\_\_\_\_



## SITE DATA

COMMERCIAL PROJECT

## PARKING DATA

CITY OF COLORADO SPRINGS  
EL PASO COUNTY, COLORADO

WOODMEN ROAD

BRIDLE PASS DRIVE

DUBLIN BOULEVARD

OWARD BOULEVARD

COTTONWOOD CREEK

POWERS BOULEVARD

TEMPLETON GAP ROAD

TUTT BOULEVARD

PROJECT AREA

## VICINITY MAP

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## 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. 080900, MAP NUMBER 08041030593 WHICH BEARS AN EFFECTIVE DATE OF 12/27/2018 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 #3)

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 IMP

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.\*

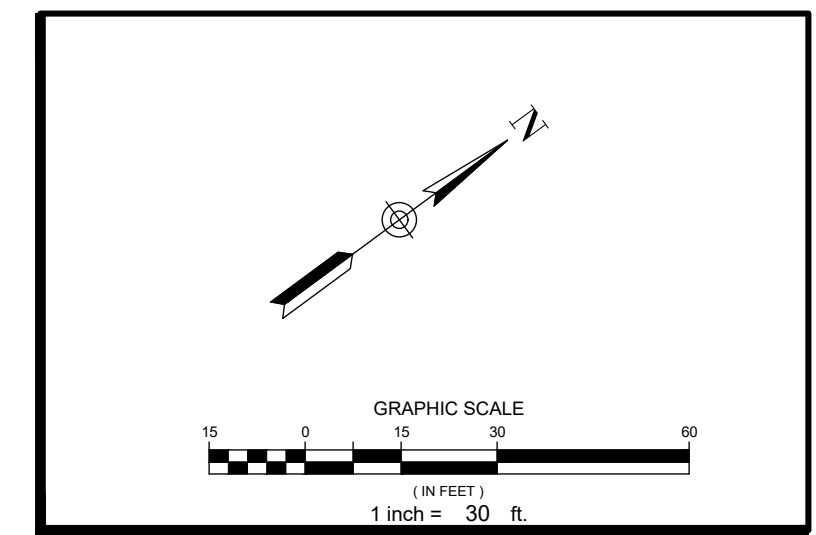
\*ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.\*

AN AVIGATION EASEMENT WILL NEED TO BE PREPARED AND RECORDED GOING THROUGH THE PROCESS ADOPTED BY COLORADO SPRINGS REAL ESTATE SERVICES. PLEASE CONTACT BARBARA REINARDY AT (719) 385-5601 OR BREINARDY@SPRINGSGOV.COM FOR THE FORMS AND PROCEDURE.

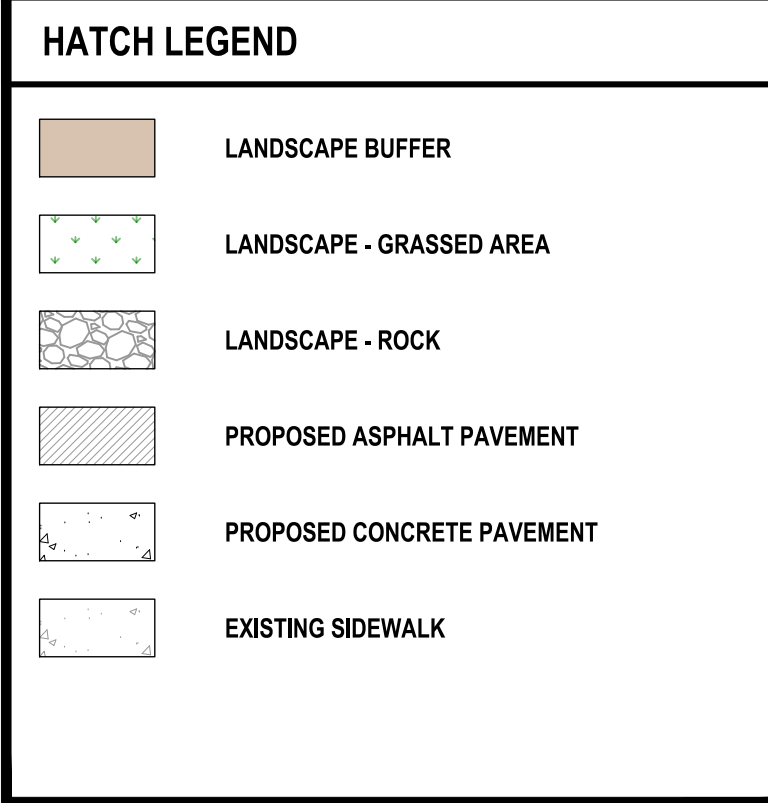
LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS

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 08041C0536G EFFECTIVE DECEMBER 7, 2018.

**NOTE**  
NO CHANGES TO EXISTING  
TOPOGRAPHY ARE PROPOSED

2.434 ACRES

**1.926 ACRES**

**1.434 ACRES**

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

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

S 30°00'09" W 503.40'  
TRACT "B"  
OAKWOOD VILLAGE

FILE NUMBER CUDP-22-0017

FILE NUMBER:	DESCRIPTION / SPECIAL NOTE

REVISIONS

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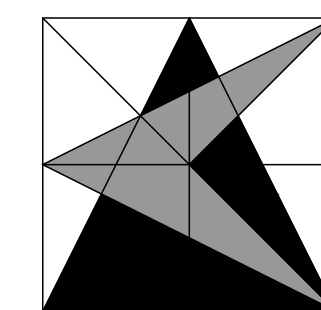


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GUIDEPOST MONTESSORI SCHOOL  
EX ADDRESS: 6575 OAKWOOD BOULEVARD  
PROP ADDRESS: 6675 OAKWOOD BOULEVARD  
COLORADO SPRINGS, COLORADO 80923

## OVERALL SITE PLAN

ISSUED FOR REVIEW



**CARNEY**  
ENGINEERING,  
PLLC.

5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PN (469) 443-0861  
FAX (469) 443-0863

TSPE FIRM REGISTRATION NO: F-5033

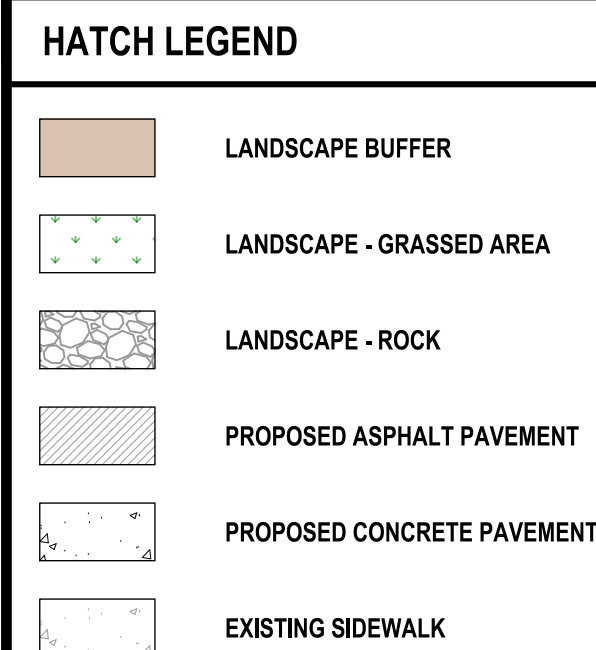


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CHECKED BY: JAH  
START DATE: 12/06/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-225

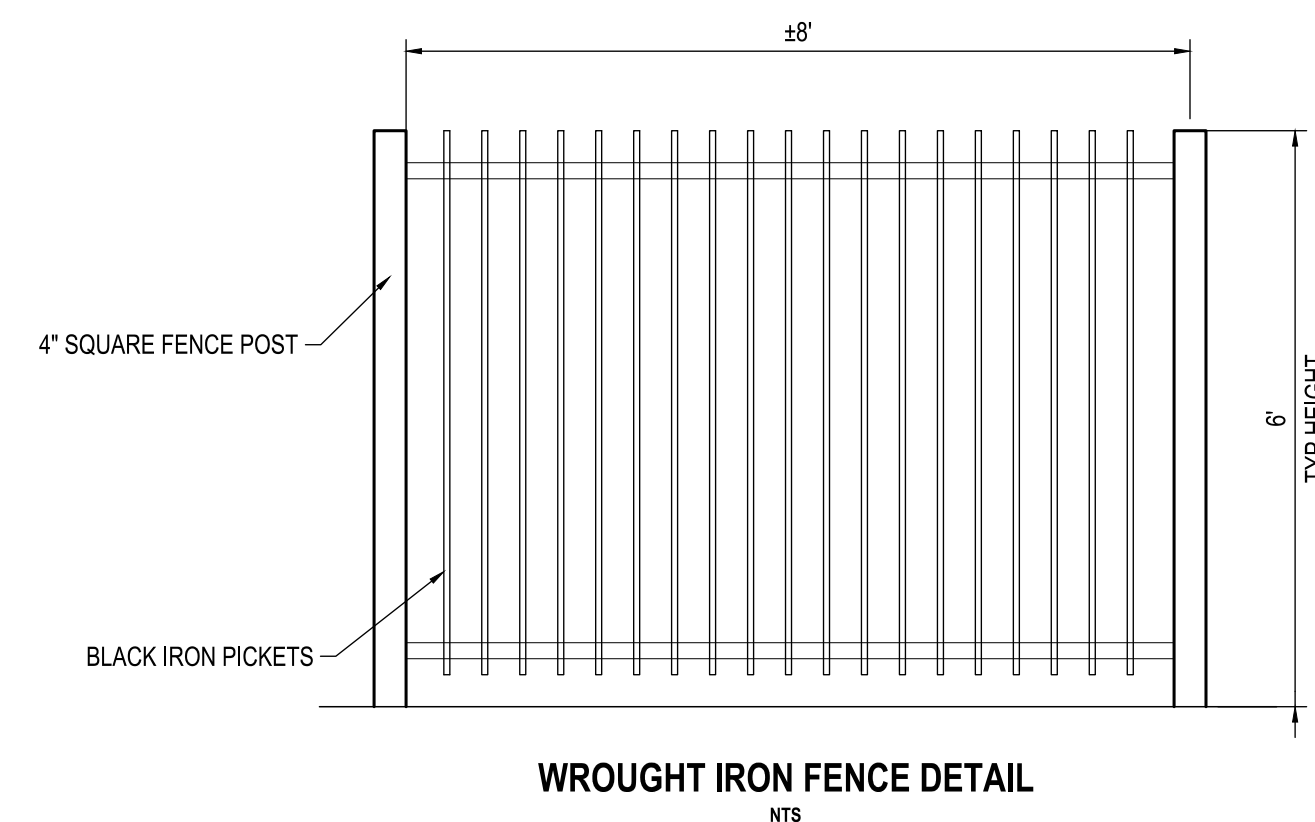
C2.0  
SHEET 3 OF 9

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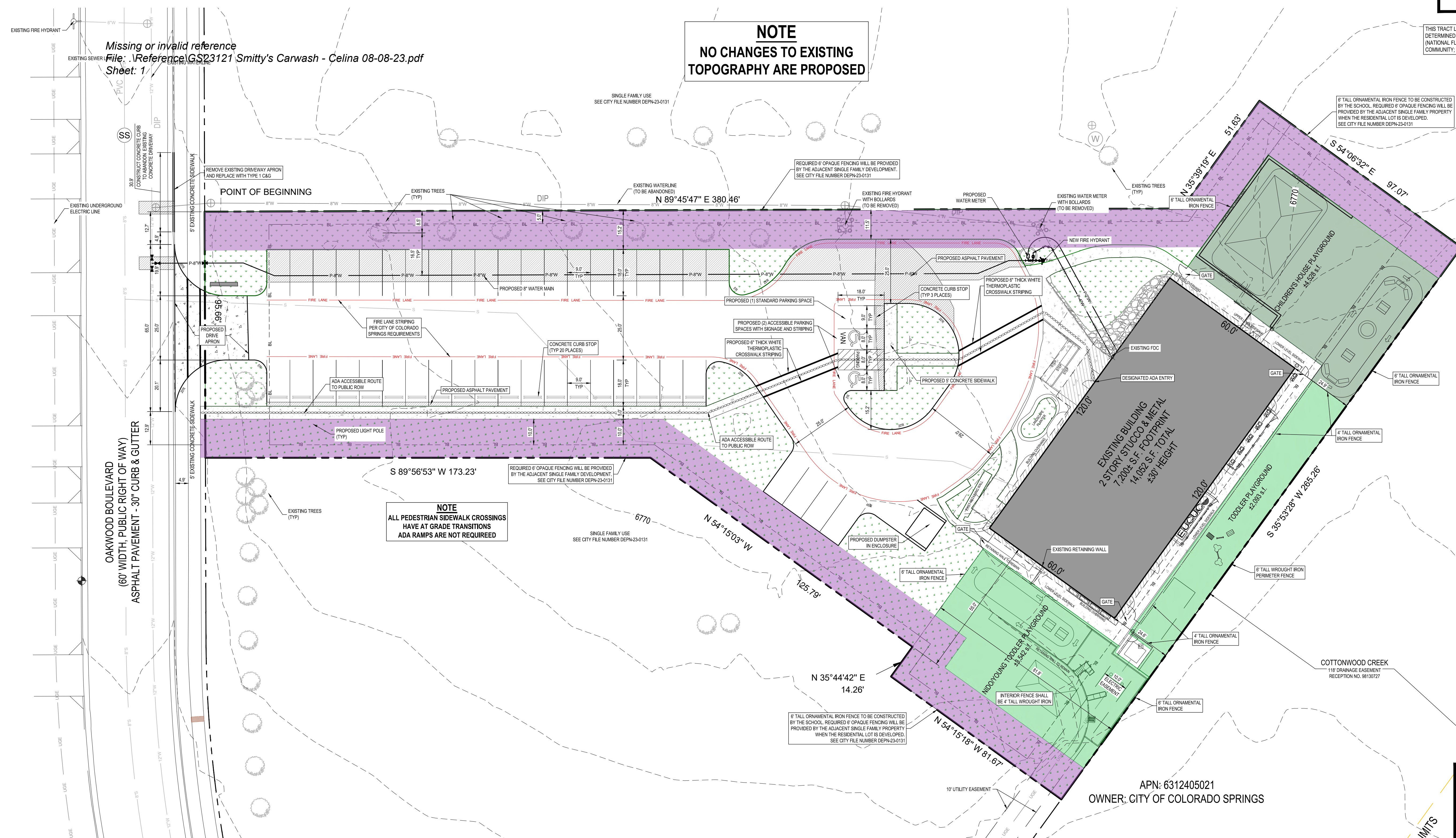


THIS TRACT LIES IN ZONE "X" (NO SHADE) "AREA OF MINIMAL FLOOD HAZARD" AREAS DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER THE NFII (NATIONAL FLOOD INSURANCE PROGRAM) (FIRM) FLOOD INSURANCE RATE MAP OF COMMUNITY: MAP NUMBER 08041C0536G EFFECTIVE DECEMBER 7, 2018.



**SEGMENTAL BLOCK RETAINING WALL DETAIL**  
NTS

**NOTE**  
**NO CHANGES TO EXISTING  
TOPOGRAPHY ARE PROPOSED**

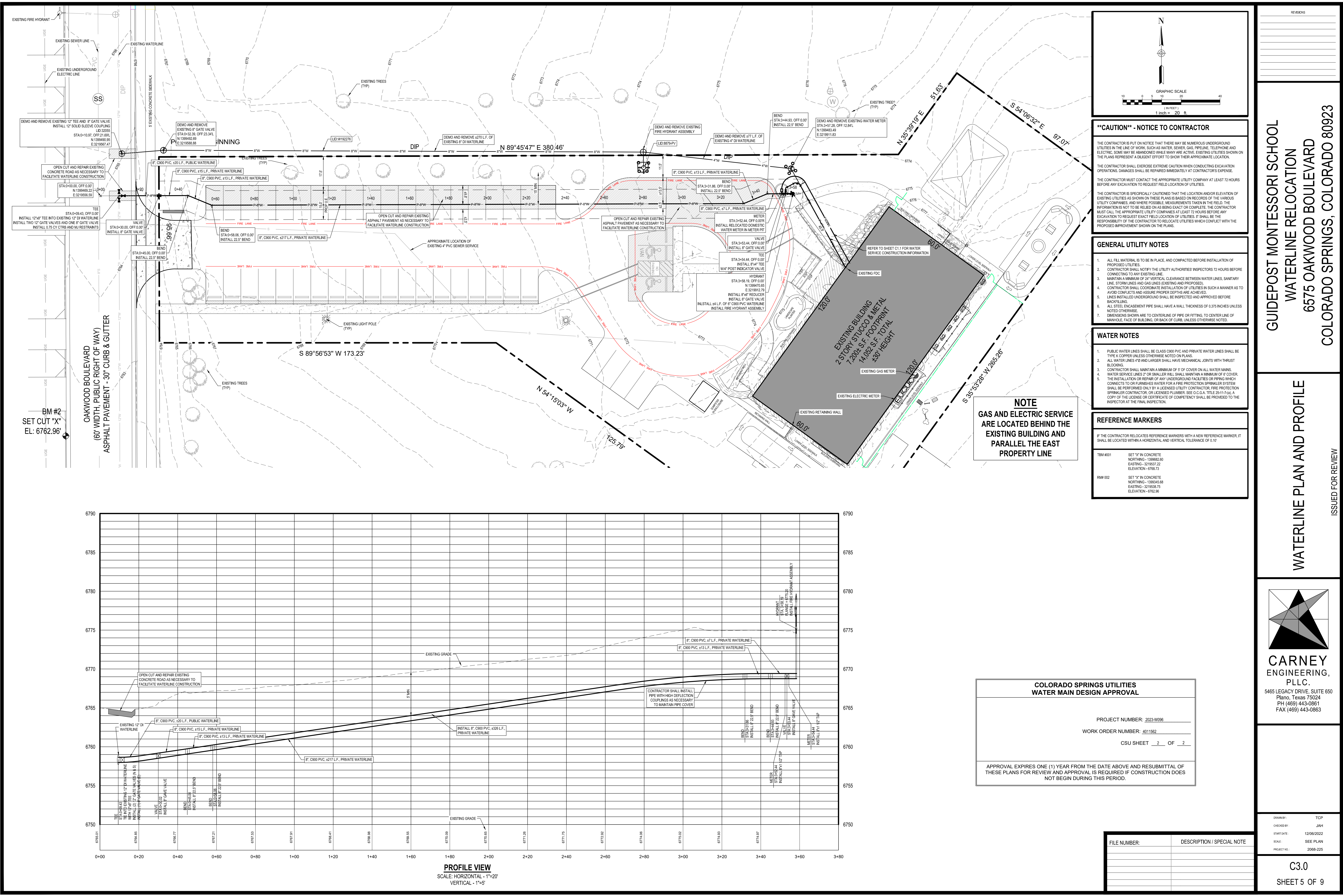


FILE NUMBER CUDP-22-0017

FILE NUMBER:	DESCRIPTION / SPECIAL NOTE

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





REVISIONS

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

WATERLINE PLAN AND PROFILE

ISSUED FOR REVIEW

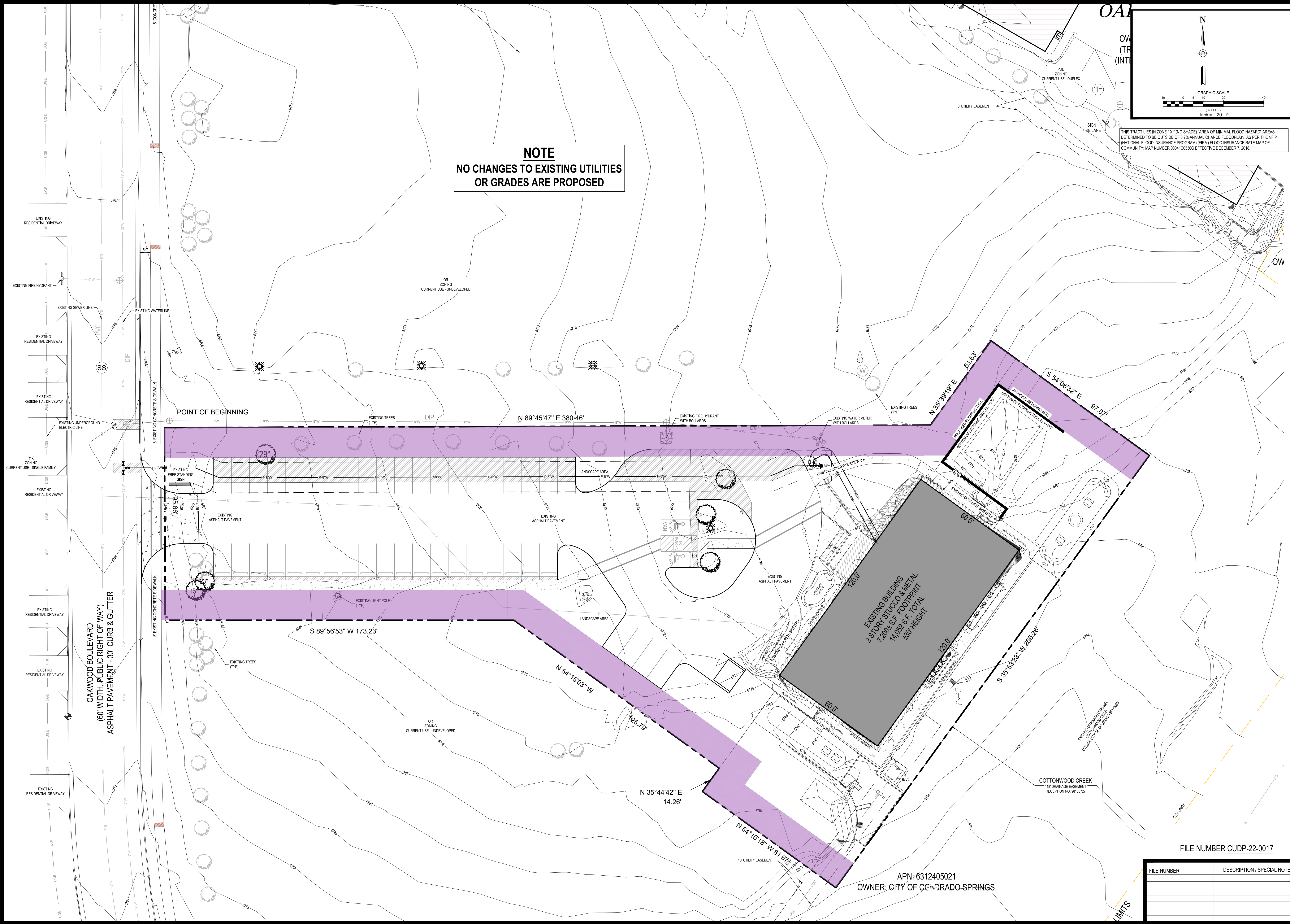
CARNEY  
ENGINEERING,  
PLLC.  
5465 LEGACY DRIVE, SUITE 650  
Plano, Texas 75024  
PH (469) 443-0961  
FAX (469) 443-0963

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

C3.0  
SHEET 5 OF 9



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REVISIONS

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

PRELIMINARY GRADING PLAN

ISSUED FOR REVIEW



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

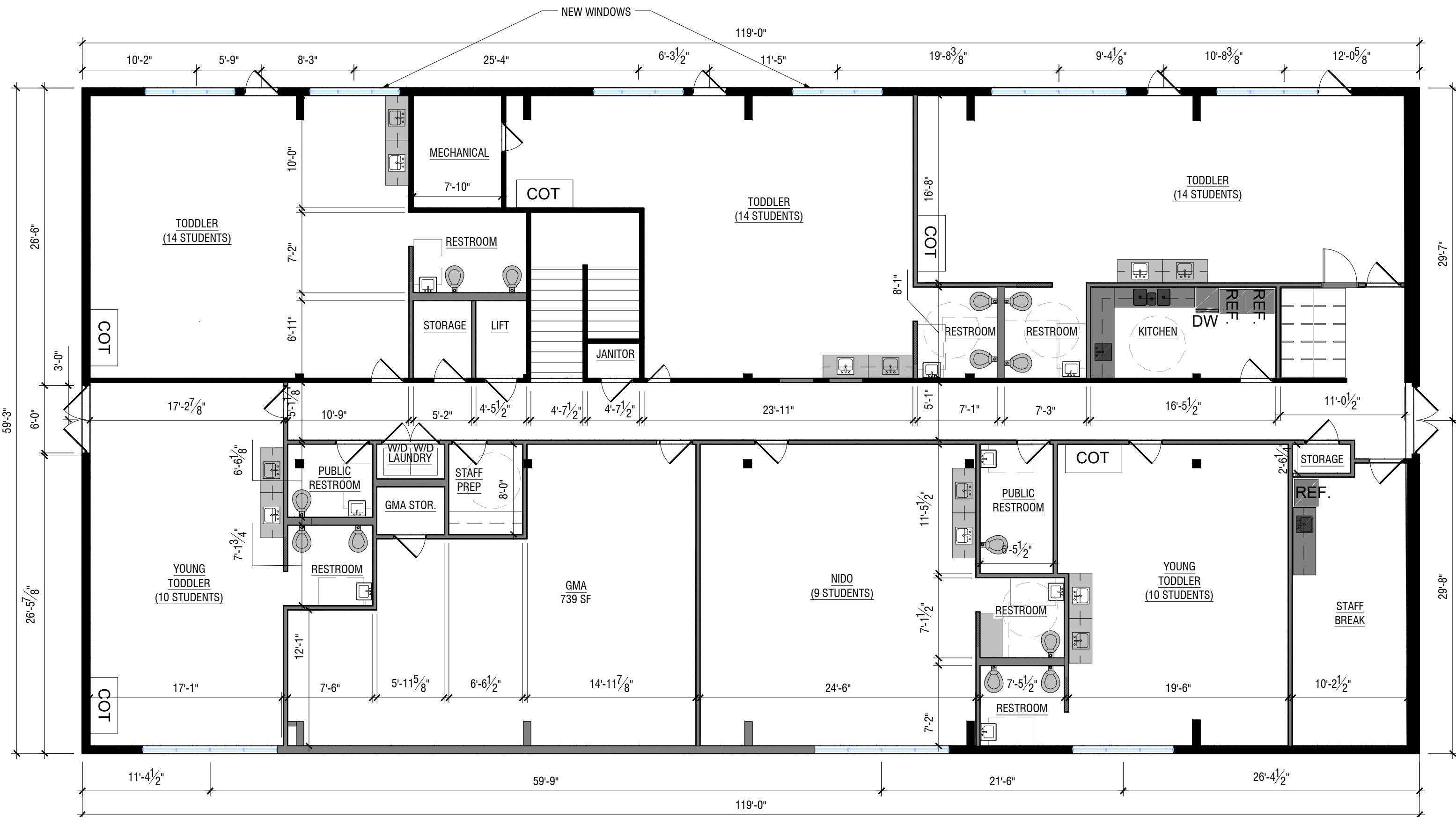
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START DATE: 12/06/2022  
SCALE: SEE PLAN  
PROJECT NO.: 2068-225

C4.0  
SHEET 6 OF 9

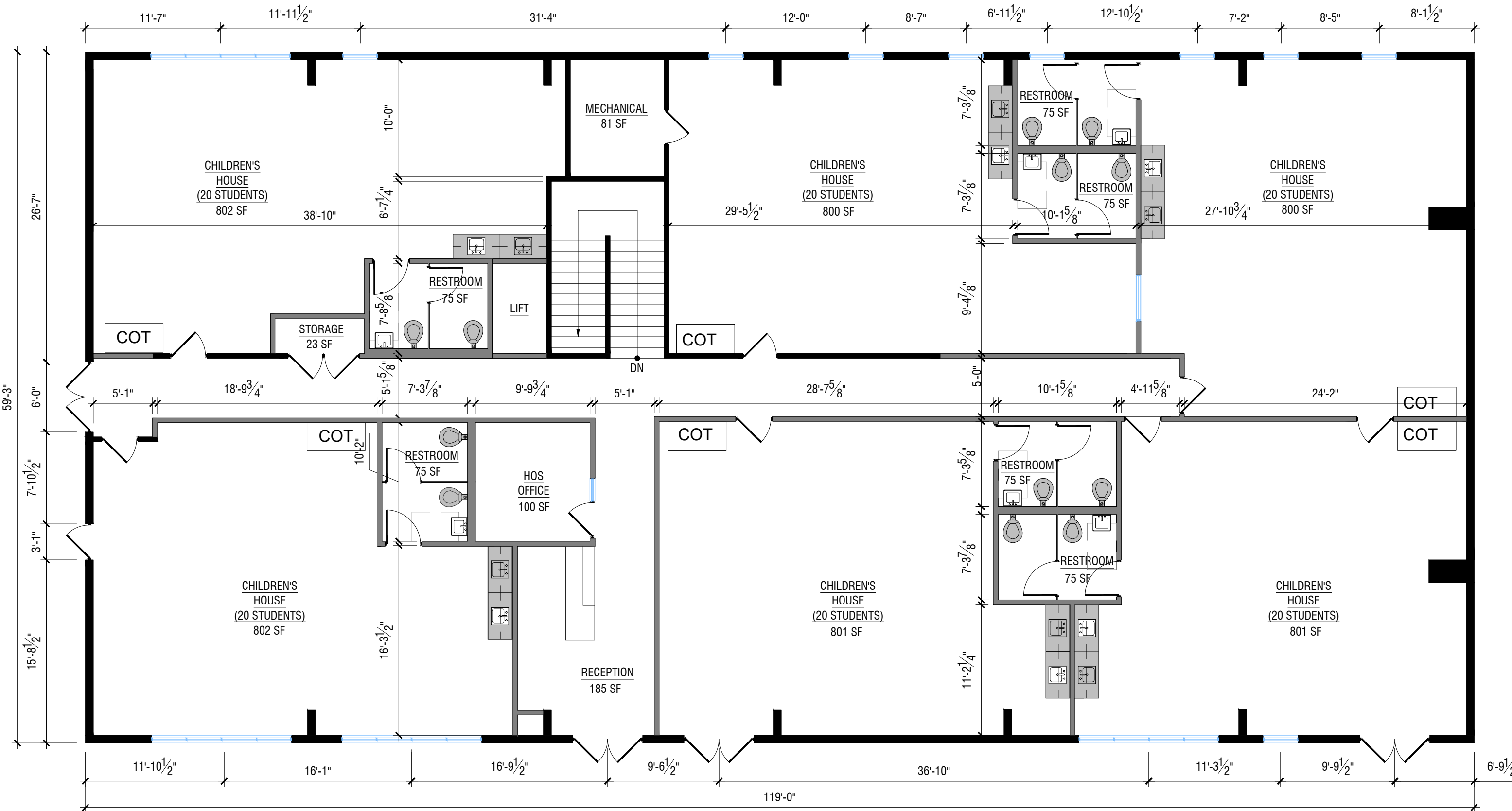








1 CONSTRUCTION PLAN LEVEL 1  
SCALE: 1/8" = 1'-0"

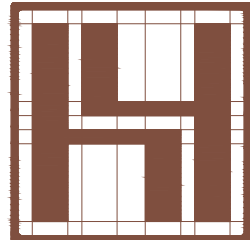


2 CONSTRUCTION PLAN LEVEL 2  
SCALE: 1/8" = 1'-0"

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".



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hwai@hwaiyangarchitects.com



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



**DRAWING NOTES:**

DATE	DESCRIPTION
7/03/23	PLANNING & ZONING

PROJECT #: 23-909  
FILE NAME: 23-909CD  
DRAWN BY: AM  
CHECKED BY: HY  
SHEET #:

## BUILDING ELEVATIONS

© 2021 hva

**NOT FOR CONSTRUCTION**

A7



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.

Samovar Silver SW 6233

CUDP-22-0017

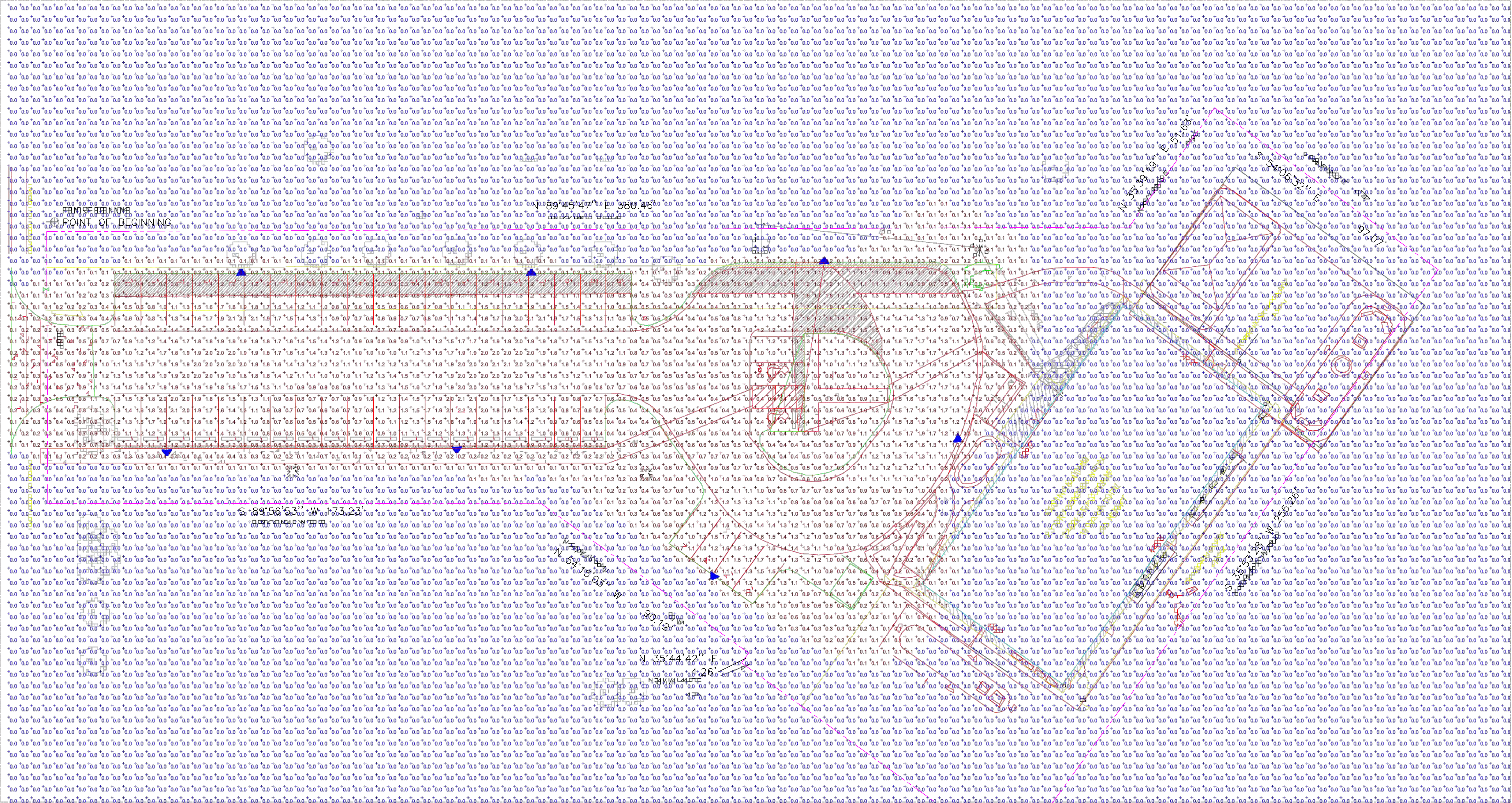


Schedule

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_BL_C3_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

Plan View  
Scale: 1" = 20ft

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

Seal:



Consultant:

Drawing Title:

SITE LIGHTING

Date: 7/31/23  
Scale: AS NOTED

Drawing No.

E7

Drawn:  
File:

CHESTNUT TECHNICAL SERVICES INC.  
Engineers and Energy Management Consultants

37 Regals Court  
Woolrich Twp., NJ 08085  
856/467-8900  
856/467-8961 (fax)

