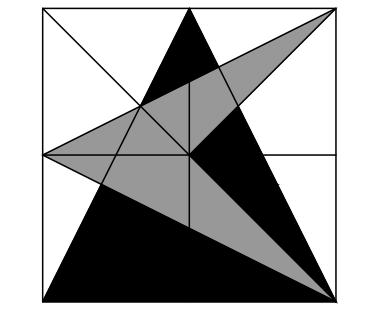


# CONDITIONAL USE DEVELOPMENT PLAN FOR LOT 20, TEMPLETON GAP HEIGHTS, FILING NO. 3, EXCEPT THAT PARCEL CONVEYED TO THE CITY OF COLORADO SPRINGS DESCRIBED IN DEED RECORDED MARCH 7, 2001 UNDER RECESSION NO. 201027555, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

## GUIDEPOST MONTESSORI SCHOOL

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

SUBMITTED BY:



**CARNEY**  
ENGINEERING, PLLC

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

SITE DATA

**USE - DAYCARE:** 14,052 s.f. TOTAL

**LOT AREA:** 60,072 s.f.

**LEGAL DESCRIPTION:** - LOT 20, TEMPLETON GAP HEIGHTS, FILING NO. 3, EXCEPT THAT PARCEL CONVEYED TO THE CITY OF COLORADO SPRINGS DESCRIBED IN DEED RECORDED MARCH 7, 2001 UNDER RECESSION NO. 201027555, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

**EXISTING SITE ADDRESS:** - 6575 OAKWOOD BOULEVARD  
COLORADO SPRINGS, COLORADO 80923

**PROPOSED SITE ADDRESS:** - 6675 OAKWOOD BOULEVARD  
COLORADO SPRINGS, COLORADO 80923

**BUILDING HEIGHT:** - 30'

**ZONE DISTRICT ALLOWANCES FOR:**

HEIGHT - 35' MAX  
SETBACKS - SIDE:5, FRONT:25, REAR:20  
MAX LOT COVERAGE - 50%

**TAX SCHEDULE NUMBER:** - 6312405022

**EXISTING ZONE DISTRICT:** - (OR) OFFICE RESIDENTIAL & (AO CAD) AIRPORT OVERLAY

**PROPOSED ZONE DISTRICT:** - (OR) OFFICE RESIDENTIAL & (AO CAD) AIRPORT OVERLAY

**SCHEDULE OF DEVELOPMENT:**

COMMERCIAL PROJECT

**USE - DAYCARE**

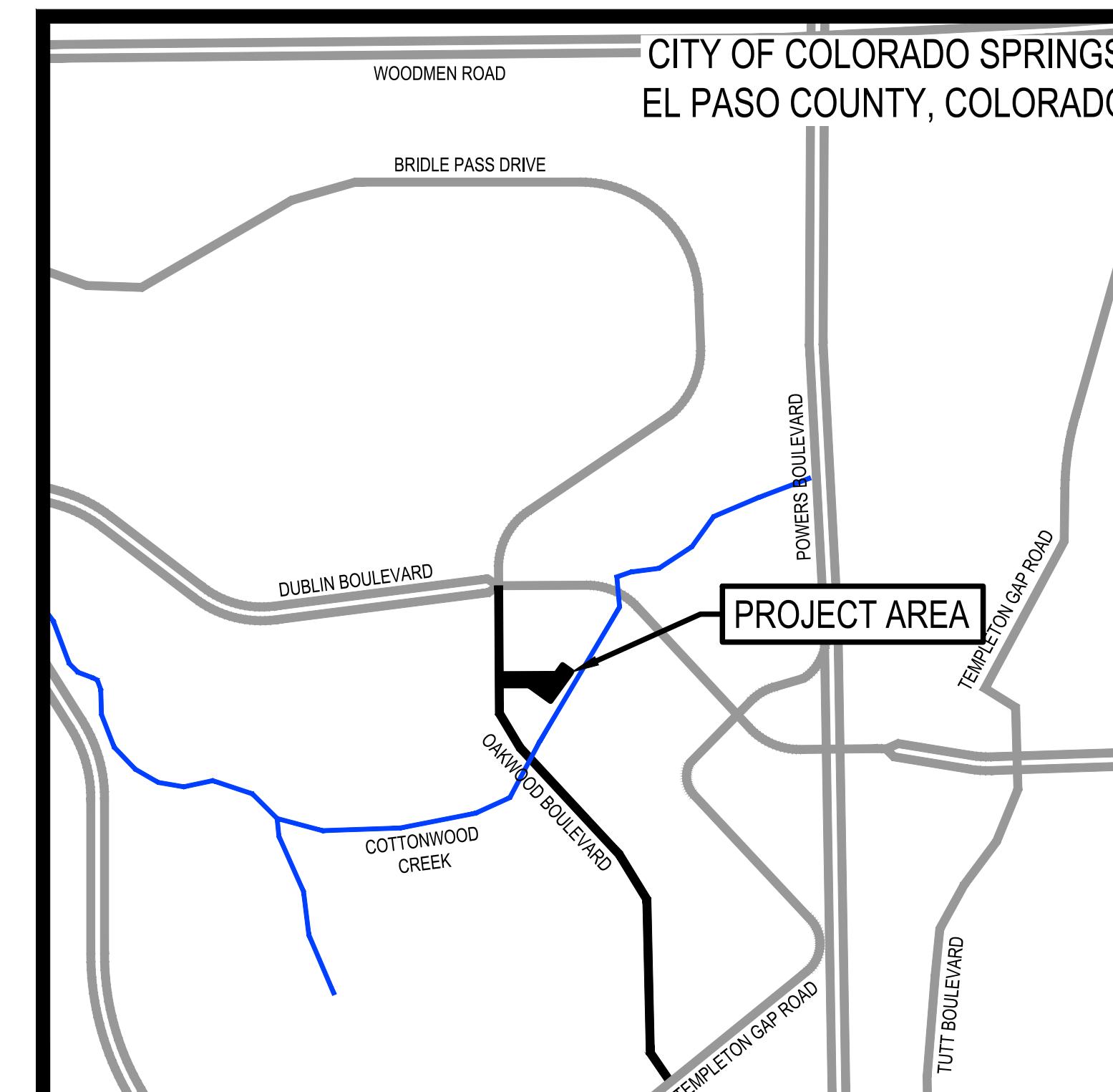
**MAXIMUM HEIGHT:** - 30' (EXISTING BUILDING)

**LOT COVERAGE:** - 30,052 s.f. (IMPERVIOUS AREA) / 60,072 s.f. lot = 50.0%

PARKING DATA

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

\*INCLUDES 2 ACCESSIBLE SPACES



VICINITY MAP

1" = 1,000'



OWNER / DEVELOPER

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

NOTE

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

TABLE OF CONTENTS

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

PROJECT SCOPE

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

GENERAL NOTES

FEMA FLOODPLAIN STATEMENT:  
A FLOOD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS, BY GRAPHIC PLOTTING ONLY. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "V" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRMAP) COMMUNITY NO. 080080 MAP NUMBER 08010250 WHICH BEARS AN EFFECTIVE DATE OF 12/01/2018 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM 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 NON-USE VARIANCES ASSOCIATED WITH THE SITE, INCLUDE THE FILE NUMBER AND EXPLAIN WHAT THE VARIANCE APPROVED. - N/A

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

NOTES RELATED TO SPECIAL DISTRICTS. - N/A

TRACTS OR COMMON AREAS. - N/A

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

NO PHASING PROPOSED.

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:  
THE PARTICIPATING PROFESSIONALS FOR THE PROJECT HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND REQUIREMENTS 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 ASSUME COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR STANDARDS ENACTED OR PROPOSED UNDER THE ADA. 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 A COUNCIL RESOLUTION. THE PLAN IS SUBJECT TO THE CITY'S REVIEW CRITERIA, AND PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE."

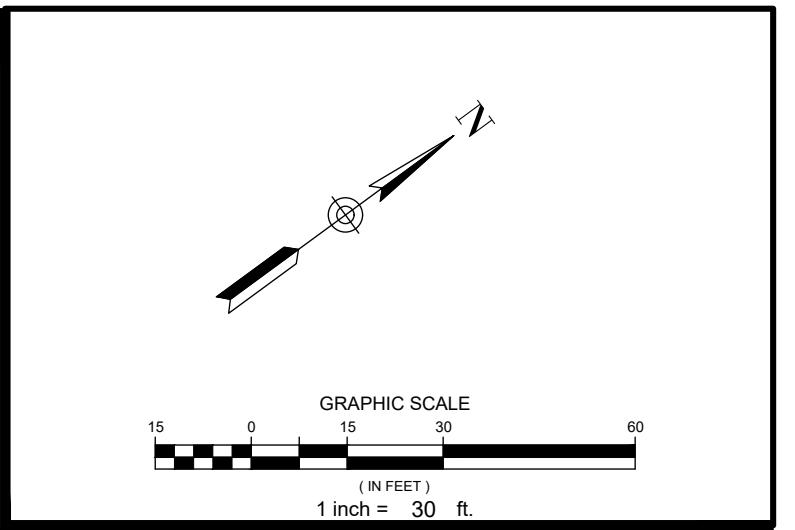
"ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS."

AN AVIGATION EASEMENT WILL NEED TO BE PREPARED AND RECORDED DURING THE PROCESS ADOPTED BY COLORADO SPRINGS REAL ESTATE SERVICES. PLEASE CONTACT BARBARA RENARDY AT (719) 385-8001 OR [RENARDY@SPRINGS.GOV](mailto:RENARDY@SPRINGS.GOV) 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 ABUTTING PROPERTY OWNER.

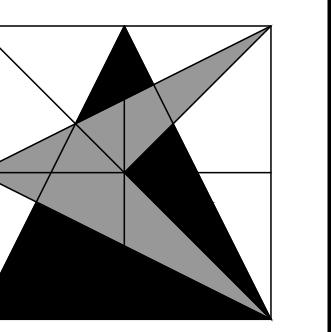




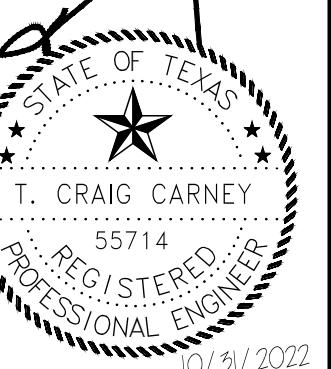
GUIDEPOST MONTESSORI SCHOOL  
EX ADDRESS: 6575 OAKWOOD BOULEVARD  
PROP ADDRESS: 6675 OAKWOOD BOULEVARD  
COLORADO SPRINGS, COLORADO 80923

OVERALL SITE PLAN

ISSUED FOR REVIEW

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

PIPE FIRM REGISTRATION NO: F-5033



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: 206-225

C2.0  
SHEET 3 OF 9

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

N 35°39'19" E 51.63'

S 35°50'09" E 503.40'

S 30°00'09" W 503.40'

TRACT "B"  
OAKWOOD VILLAGE

OAKWOOD VILLAGE

TRACT "A"  
OAKWOOD VILLAGE NO SHOWN

INTERNAL OAKWOOD VILLAGE NO SHOWN

OWNER CITY OF COLORADO SPRINGS

COTTONWOOD CREEK

EXISTING DRAINAGE CHANNEL

COTTONWOOD CREEK

OWNER CITY OF COLORADO SPRINGS

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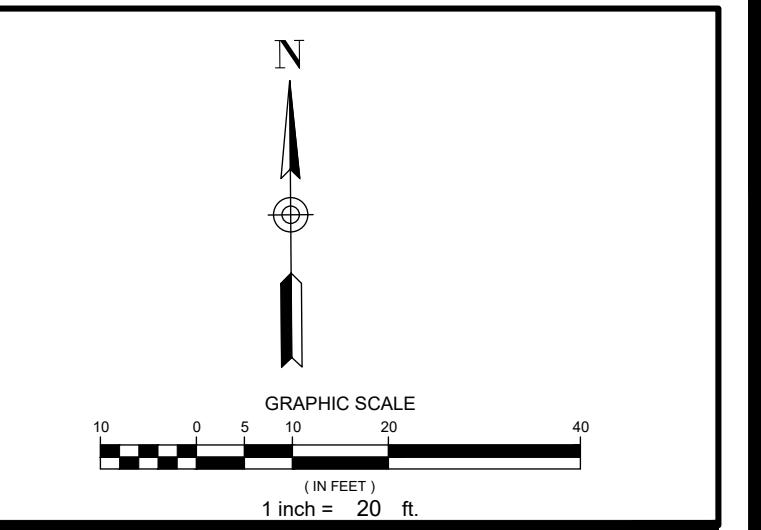
EXISTING DRAINAGE CHANNEL

## REVISIONS

GUIDEUS | MUNIESURI SCHOOL  
EX ADDRESS: 6575 OAKWOOD BOULEVARD  
PROP ADDRESS: 6675 OAKWOOD BOULEVARD  
COLORADO SPRINGS, COLORADO 80923

# NLARGED SITE PL

WN BY :  
CKED BY :  
RT DATE : 12/0  
LE : SEE  
JECT NO. : 20  
  
**C2.1**  
**SHEET 4 OF**

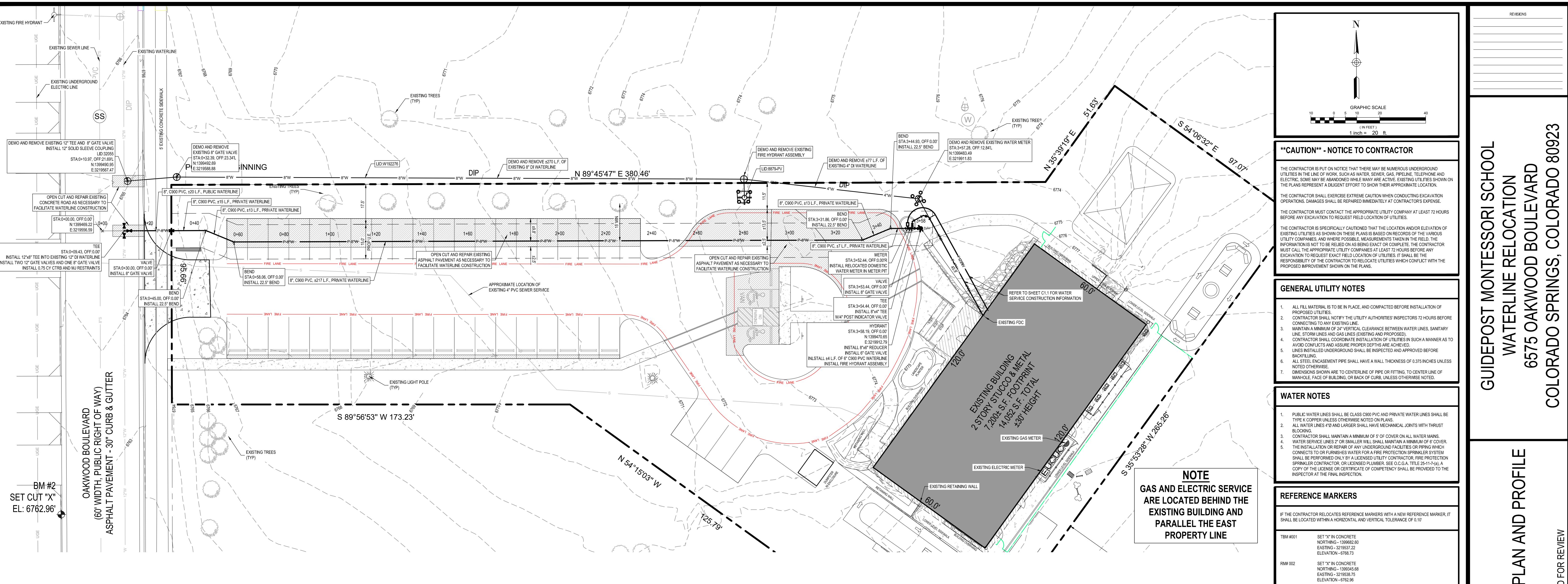


## WATCH LEGEND

-  **LANDSCAPE BUFFER**
-  **LANDSCAPE - GRASSED AREA**
-  **LANDSCAPE - ROCK**
-  **PROPOSED ASPHALT PAVEMENT**
-  **PROPOSED CONCRETE PAVEMENT**
-  **EXISTING SIDEWALK**

# WROUGHT IRON FENCE DETAIL

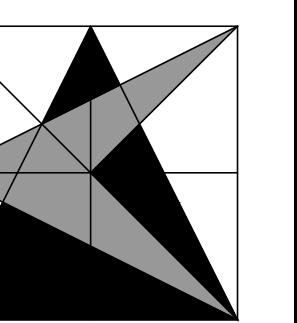
# SEGMENTAL BLOCK RETAINING WALL DETAIL



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

**WATERLINE PLAN AND PROFILE**

ISSUED FOR REVIEW

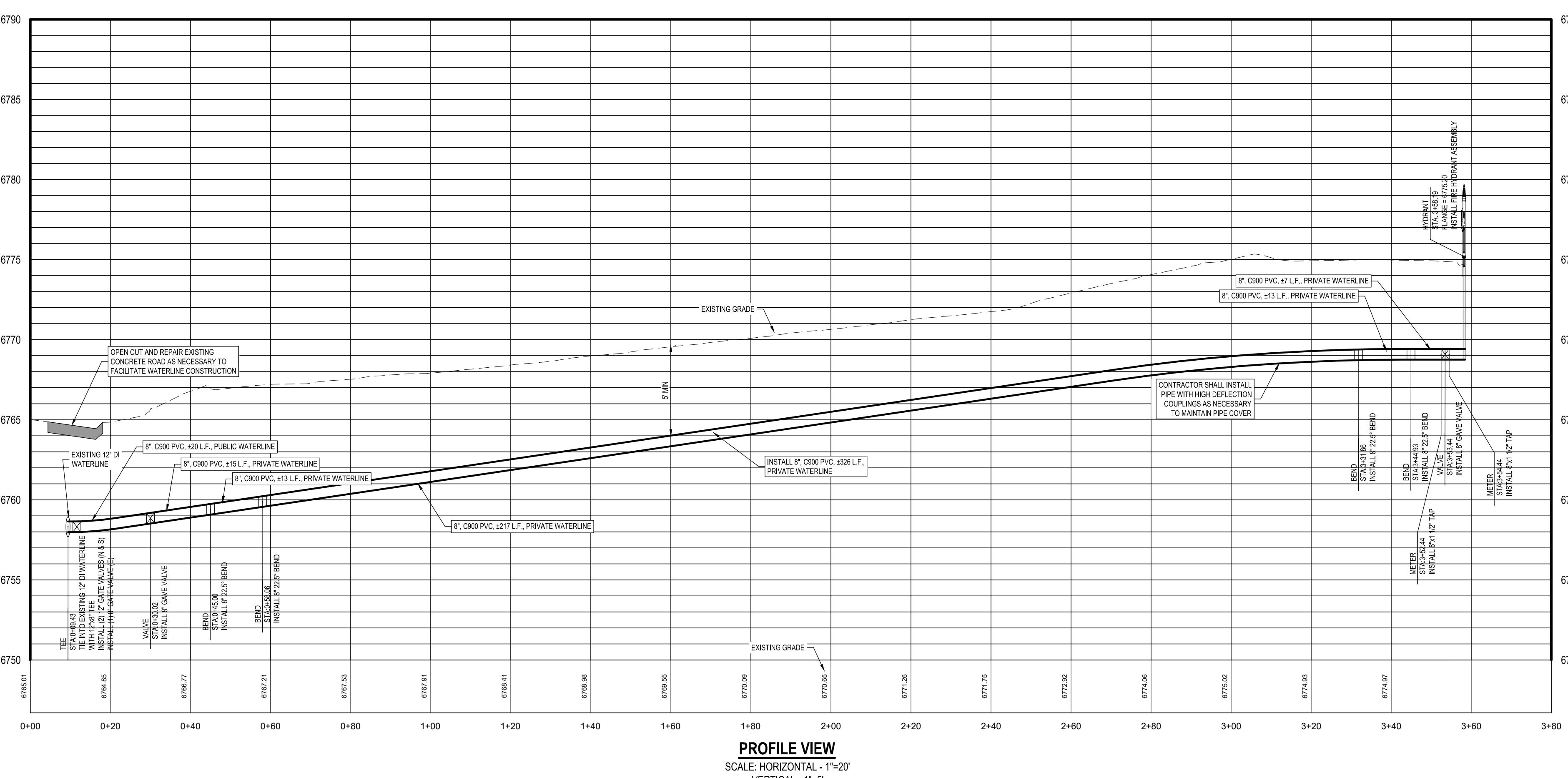


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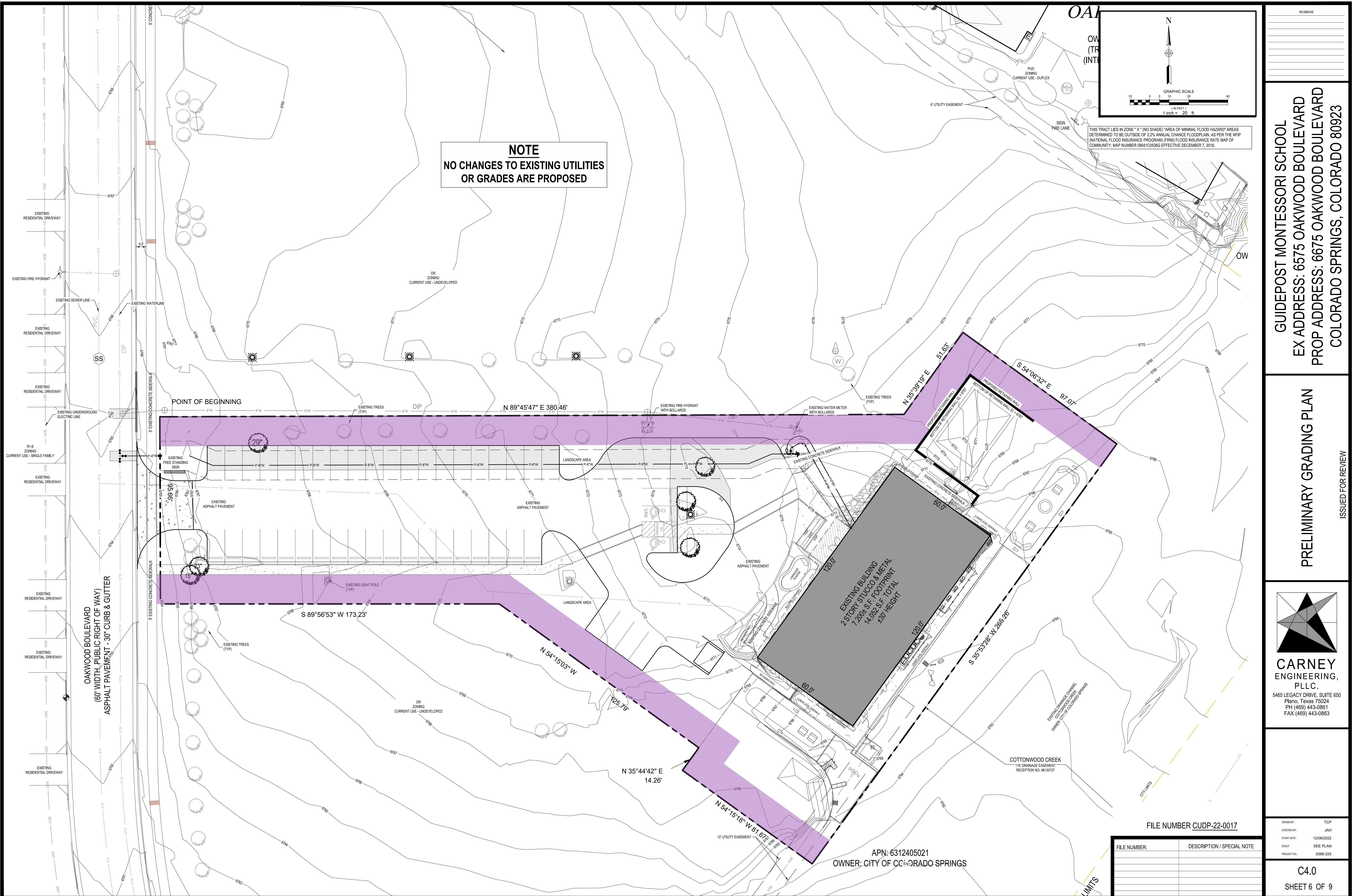
<b>COLORADO SPRINGS UTILITIES</b> <b>WATER MAIN DESIGN APPROVAL</b>	
PROJECT NUMBER: 2023-W096	
WORK ORDER NUMBER: 4011562	
CSU SHEET <u>2</u> OF <u>2</u>	
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.	

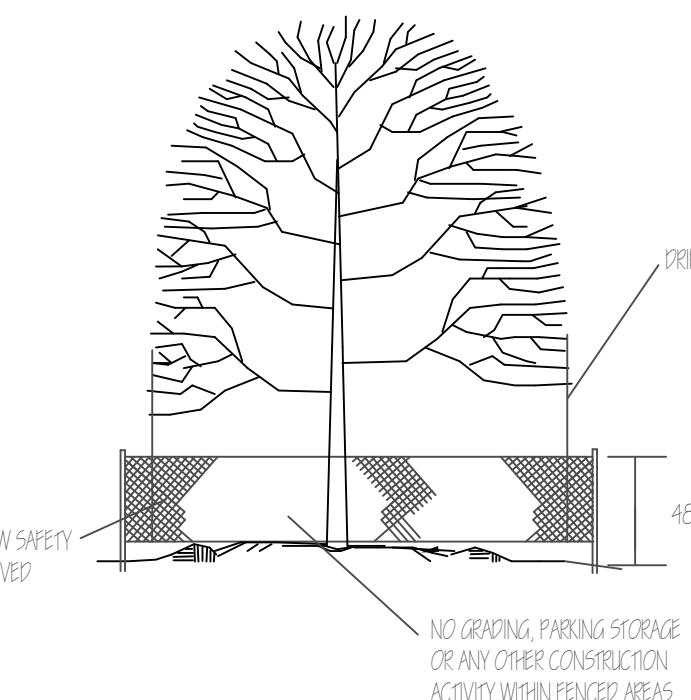
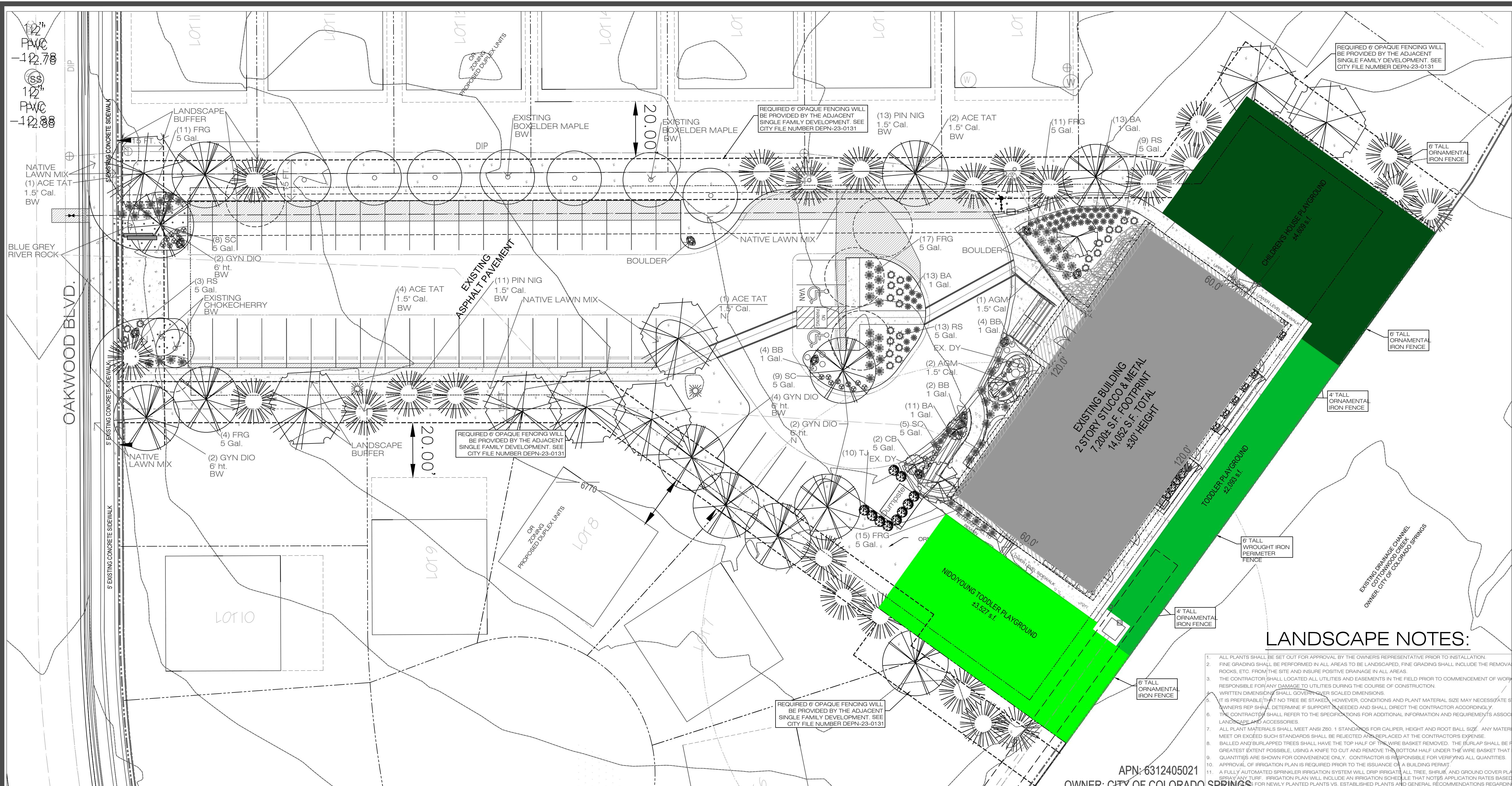
FILE NUMBER:	DESCRIPTION / SPECIAL NOTE



C3.0

SHEET 5 OF 9





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

### SITE CATEGORY CALCULATIONS:

Landscape Setbacks		Width (in ft.)	Linear Feet	Tree Feet	No. of Trees	Req./Prov.
Oakwood Blvd.	Principal Anterior	15	86'	1/20	5/5 (2 ex.)	
Shrub Substitute	Setback Plant Abbr. Denoted on Plan					
Req./Prov.						
10/10	(CIV) Oakwood Blvd.	75%/75%				

Motor Vehicle Lots		Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2D Length of Frontage (ft.)
No. of Spaces	Required/Provided				
46	3/4	(N)	West Boundary	61'	41'
Mn. 3 Screening Plants	Req./Prov.	Evergreen Plants (50%) Prov.	Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Veg. Req./Prov.
10/10	(CIV) Oakwood Blvd.	-	(EB)		75%/75%

Internal Landscaping		Per Cent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1,500 s.f.) Required/Provided
No. of Trees (less public ROW)		5%	2,906 s.f./2,906 s.f.	6/6
Shrub Substitute	Internal Plant Abbr. Denoted on Plan			
Req./Prov.				

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

All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.  
The required 6' opaque fencing will be provided by the adjacent Single Family development, see City file number DEPN-23-0131.

## LANDSCAPE PLAN

SCALE: 1" = 20'-0"

TRUE NORTH

DRAWING SCALE  
1" = 20'

### LANDSCAPE NOTES:

- SOIL AMENDMENT: INCORPORATE 3 C.Y./1000 S.F. OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 C.Y./1000 S.F. OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL FOR PLANTING PIT AMENDMENTS. SEE PLANTING DETAILS.
- RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS: 1 C.Y./1000 S.F. TO BE APPLIED AS BACKFILL IN PLANTING PITS TO BE APPLIED AS BACKFILL IN PLANTING PITS
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS:

SCQ	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
0 LBS/1000 S.F.	0 LBS/1000 S.F.	0 LBS/1000 S.F.	0 LBS/1000 S.F.
0.1 LBS/1000 S.F.	0.1 LBS/1000 S.F.	0.1 LBS/1000 S.F.	0.1 LBS/1000 S.F.
0.2 LBS/1000 S.F.	0.2 LBS/1000 S.F.	0.2 LBS/1000 S.F.	0.2 LBS/1000 S.F.
0.3 LBS/1000 S.F.	0.3 LBS/1000 S.F.	0.3 LBS/1000 S.F.	0.3 LBS/1000 S.F.
0.4 LBS/1000 S.F.	0.4 LBS/1000 S.F.	0.4 LBS/1000 S.F.	0.4 LBS/1000 S.F.

- \* NATIVE PLANT FERTILIZER NOTE: DO NOT FERTILIZE AGAINST THE SOIL UNTIL THE PLANT HAS BEEN IN THE GROUND FOR AT LEAST 6 MONTHS. AFTER GRASS HAS ESTABLISHED, APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- AN SOIL ANALYSIS ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- COVERAGE OF UTILITIES AND FUTURE TRENCHES: TRENCHES SHALL BE TILLED AND PREPARED FOR IRRIGATION OPERATION AS AVAILABLE, TILL INTO THE TOP 8" OF SOIL.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4' FT. CLEARANCE SHALL BE MAINTAINED AROUND THE BEGINNING OF CONSTRUCTION GROWTH. AFTER GRADING IS COMPLETE, A 4' FT. CLEARANCE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO THE CONSTRUCTION.
- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL OCCUR 30 DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.

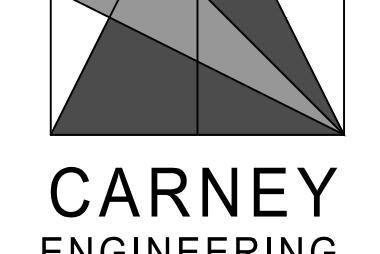
### SHEET NOTES:

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

NO GRADING CHANGES WILL BE MADE TO THE CURRENT PLAN.

### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	HEIGHT
ACE TAT	8		Acer Tatarian 'Hot Wings'	Hot Wings Tatarian Maple	1.5' Cal.	B & B	8' ht.
GYN DIO	12		Gymnocladus dioica	Kentucky Coffee Tree	1.5' Cal.	B & B	8' ht.
PIN NIG	24		Pinus nigra	Austrian Black Pine	6' ht.	B & B	8' ht.
AGM	3		Acer platanoides	Armstrong Gold Norway Maple	1.5' Cal.	B & B	6' ht.
CB	2		Aronia melanocarpa	Autumn Magic Chokeberry	10 gal.	Cont.	36' ht.
EX. TREE TO REMOVE	4	1	Boxelder Maple (stressed)	Chokeberry (stressed)			
EX. TREE TO REMAIN	7	2	Boxelder Maple	Chokeberry			
TJ	10		Juniperus virginiana 'Talisman'	Taylor Juniper	15 gal.	Cont.	5'-6'
FRG	63		Catamagrostis arundinacea 'Karl Foerster'	Feather Reed Grass	5 gal.	Cont.	18' ht.
RS	25		Persicaria atriplicifolia	Russian Sage	5 gal.	Cont.	18' ht.
BA	37		Bouteloua 'Blond Ambition'	Blue Grama Grass	1 gal.	Cont.	12' ht.
SC	22		Scutellaria	Skullcap	1 gal.	Cont.	12' ht.
BB	10		Buddleia 'Blue Chip Junior'	Butterfly Bush	1 gal.	Cont.	12' ht.
DY	N/A	15,650 s.f.	Ex. Daye	Daisy	N/A	N/A	
			Buffalo grass and Blue Grama	Native Lawn Mix		Seed	



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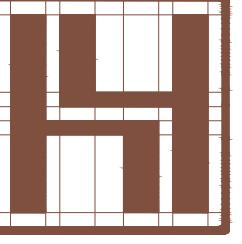
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NOTE:  
THESE DOCUMENTS ARE  
INTENDED FOR PERMIT ONLY,  
NOT FOR BIDDING OR  
CONSTRUCTION PURPOSES.

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

L1.01





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# guidepost montessori colorado springs

new daycare facility  
existing address: 6575 oakwood blvd  
proposed address: 6675 oakwood blvd



ING NOTES: DATE 07.03.23 DEPLA

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

NOT FOR CONSTRUCTION

CD

## BUILDING ELEVATION

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## GENERAL NOTES:

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

UDP-22-0017

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