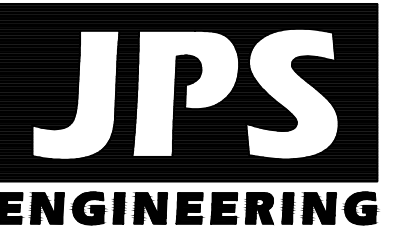


MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION

Approval contingent upon satisfying all items included within the Monument Academy Development Agreement (DA201).

The approval includes an alternative landscape plan pursuant to the authority provided in Section 6.2.2.A.4 of the Land Development Code whereby the PCD Director may approve alternative landscape plans which meets the intent of the Code.



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONALS AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THERE TO.

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

SITE DEVELOPMENT PLAN

SCALE: 1"=100'

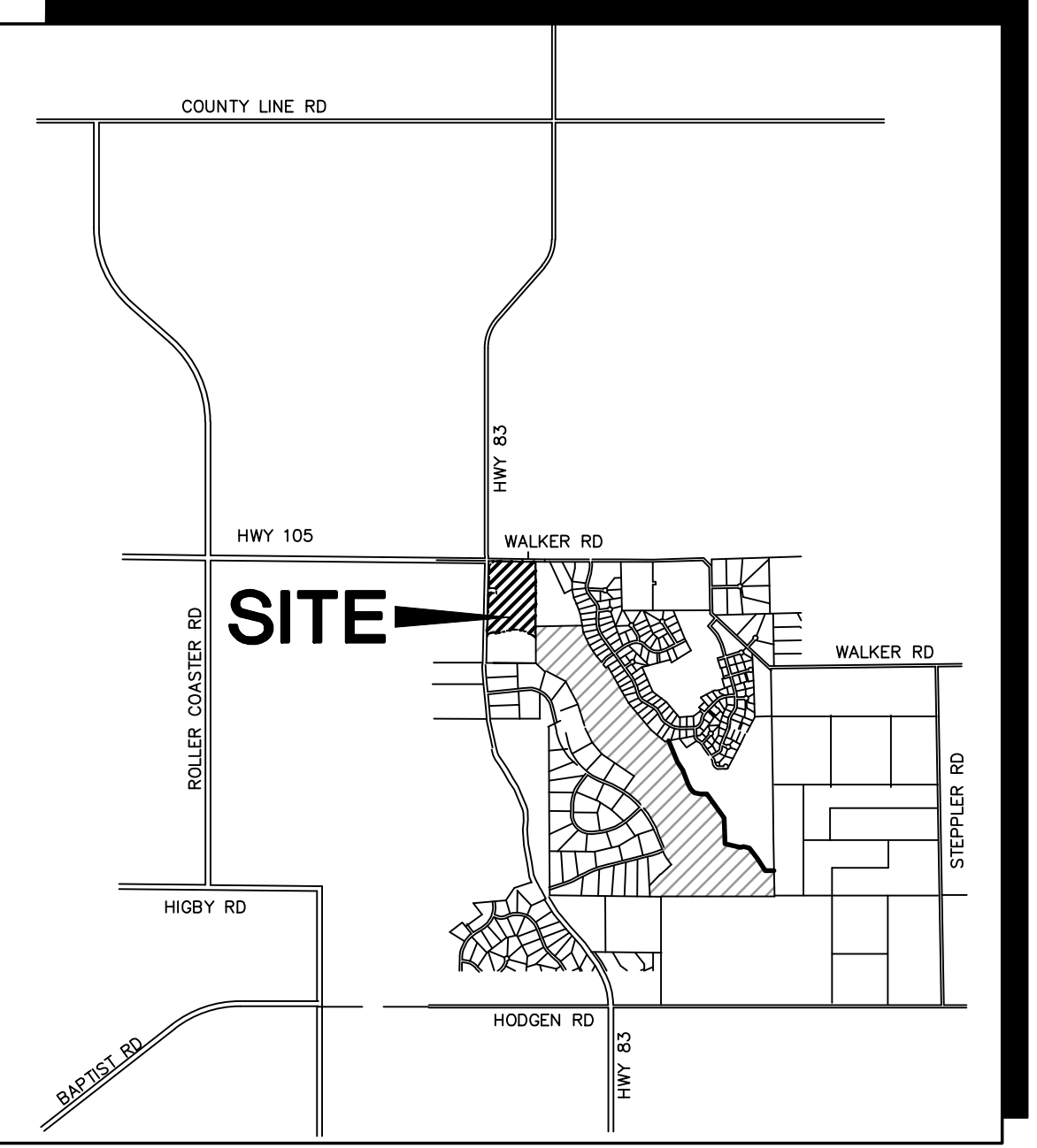
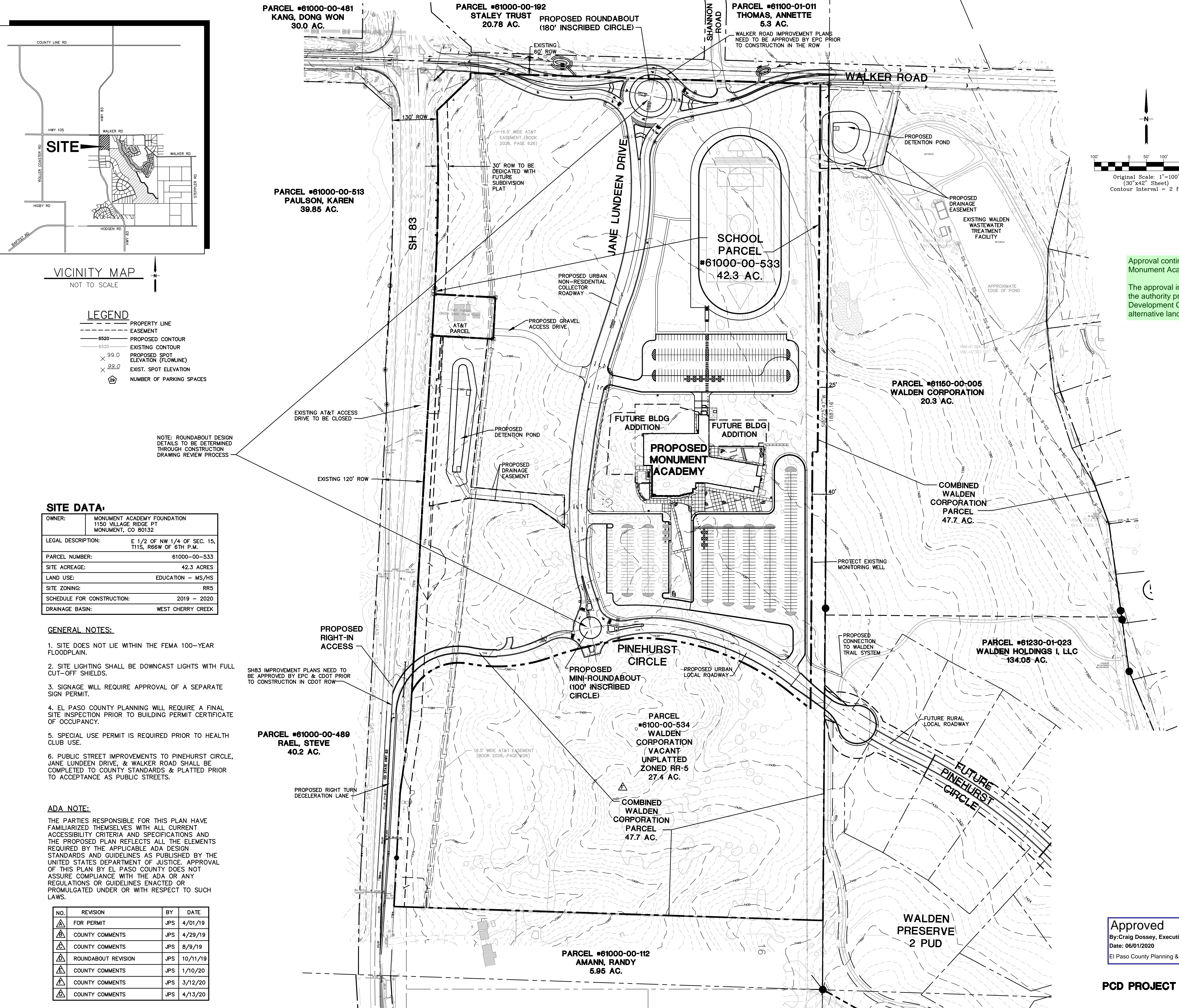
Approved
By: Craig Dossey, Executive Director
Date: 06/01/2020
El Paso County Planning & Community Development

North Arrow

DATE:	12/20/18
DRAWN BY:	BJJ
CHECKED BY:	JPS
REVISED:	4/13/20

PCD PROJECT NO. PPR-19-009

C1.1



VICINITY MAP
NOT TO SCALE

LEGEND

---	PROPERTY LINE
---	EASEMENT
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
X 99.0	PROPOSED SPOT ELEVATION (FLOWLINE)
X 99.0	EXIST. SPOT ELEVATION
Ⓟ	NUMBER OF PARKING SPACES

NOTE: ROUNDABOUT DESIGN DETAILS TO BE DETERMINED THROUGH CONSTRUCTION DRAWING REVIEW PROCESS

SITE DATA:

OWNER:	MONUMENT ACADEMY FOUNDATION 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
PARCEL NUMBER:	61000-00-533
SITE ACREAGE:	42.3 ACRES
LAND USE:	EDUCATION - MS/HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK

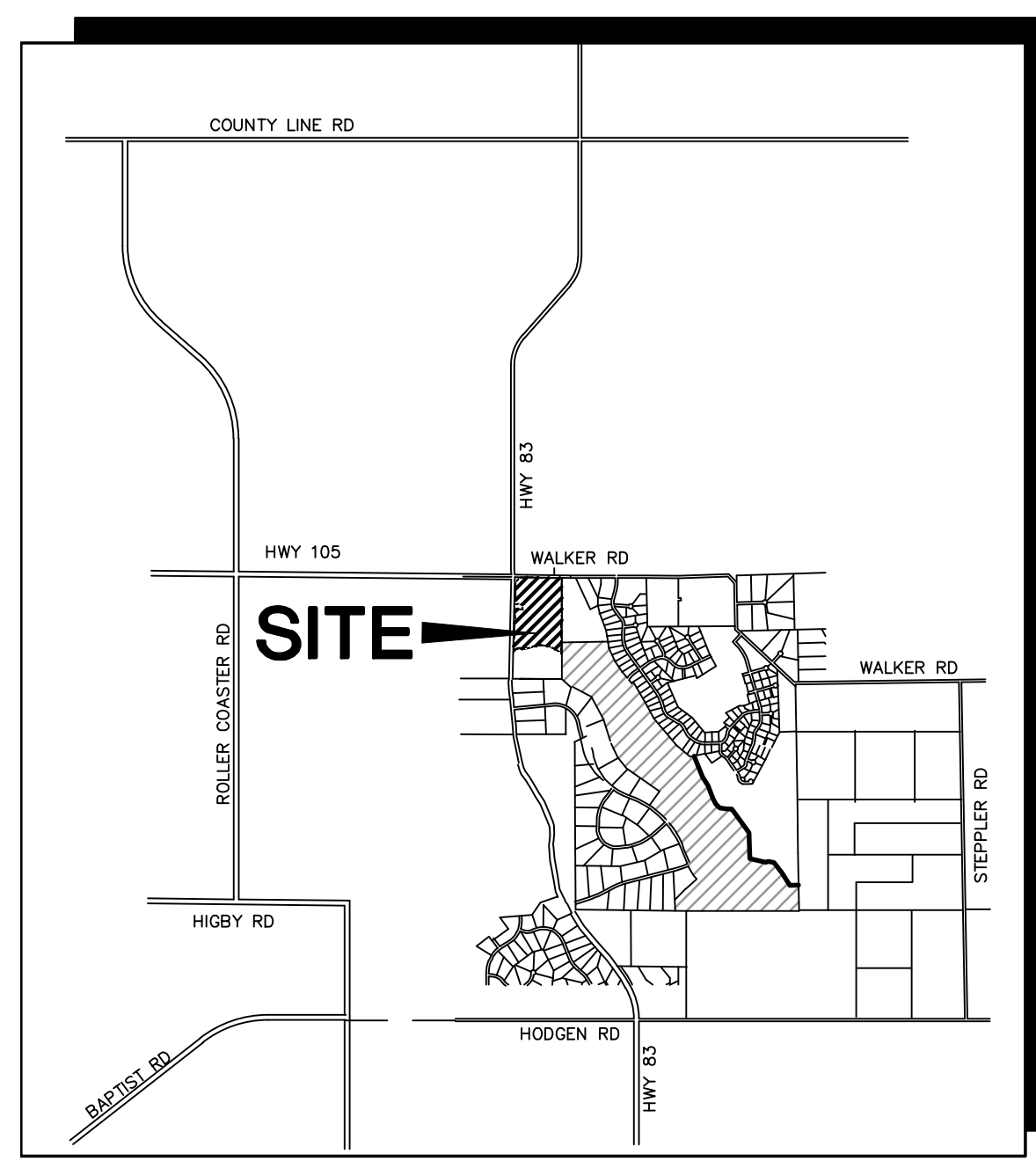
- GENERAL NOTES:**
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.
 5. SPECIAL USE PERMIT IS REQUIRED PRIOR TO HEALTH CLUB USE.
 6. PUBLIC STREET IMPROVEMENTS TO PINEHURST CIRCLE, JANE LUNDEEN DRIVE, & WALKER ROAD SHALL BE COMPLETED TO COUNTY STANDARDS & PLATTED PRIOR TO ACCEPTANCE AS PUBLIC STREETS.

ADA NOTE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL THE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	8/9/19
4	ROUNDABOUT REVISION	JPS	10/11/19
5	COUNTY COMMENTS	JPS	1/10/20
6	COUNTY COMMENTS	JPS	3/12/20
7	COUNTY COMMENTS	JPS	4/13/20

MONUMENT ACADEMY HIGH SCHOOL

FOR CONSTRUCTION



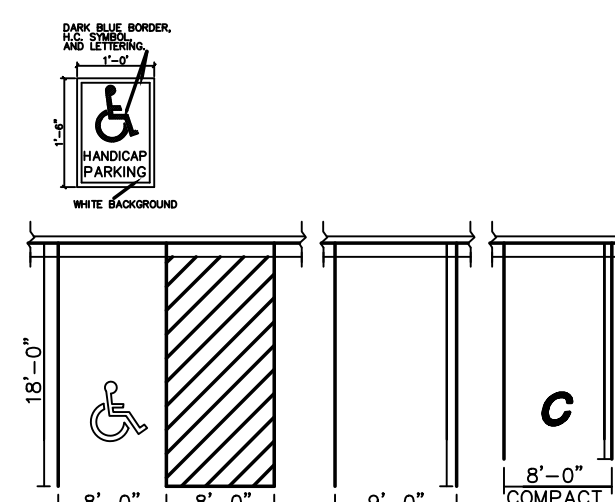
VICINITY MAP
NOT TO SCALE

LEGEND

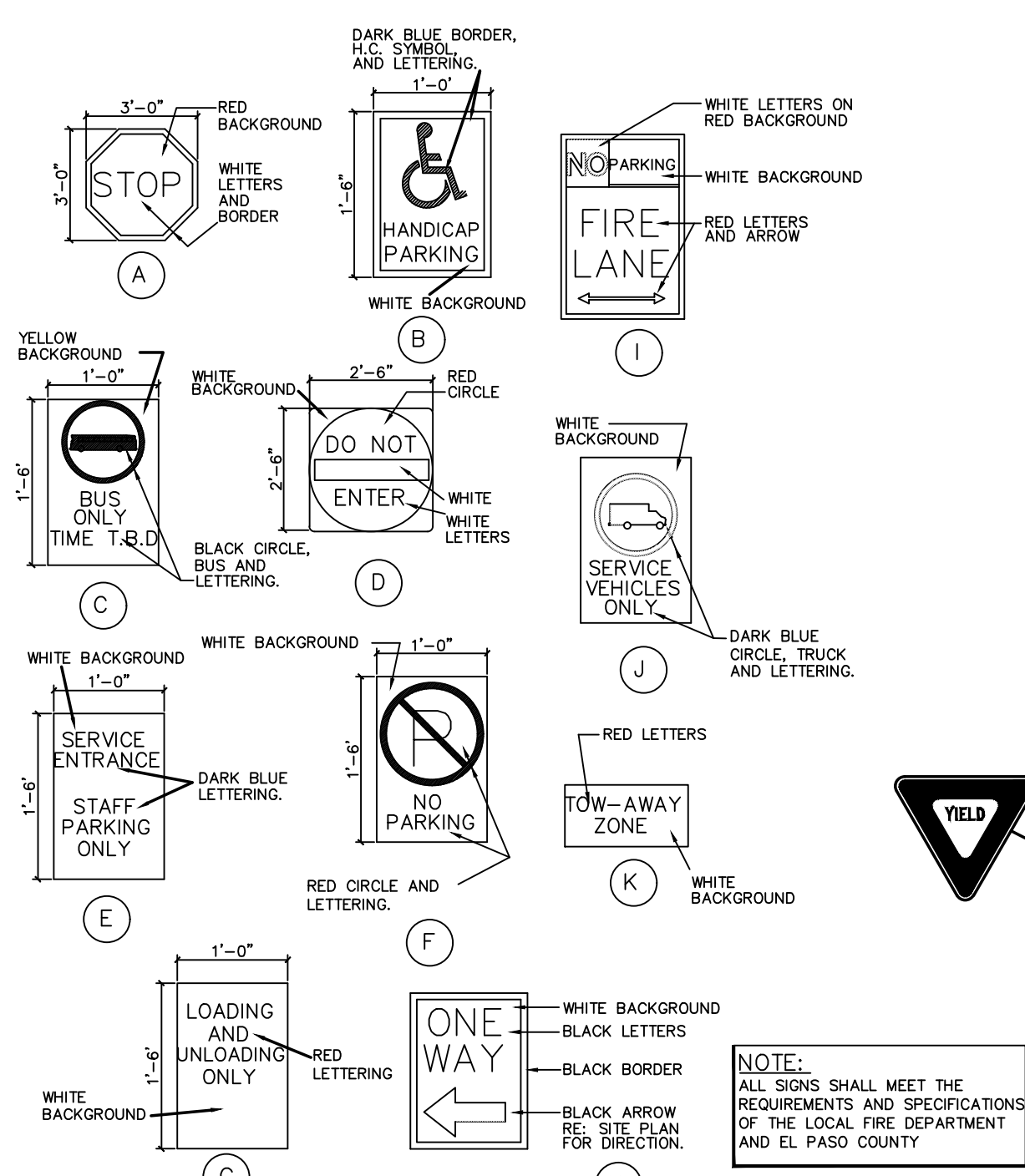
- PROPERTY LINE
- - - EASEMENT
- 6520 PROPOSED CONTOUR
- 6520 EXISTING CONTOUR
- 99.0 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.0 EXIST. SPOT ELEVATION
- 29 NUMBER OF PARKING SPACES
- ADA ROUTE

KEYED NOTES:

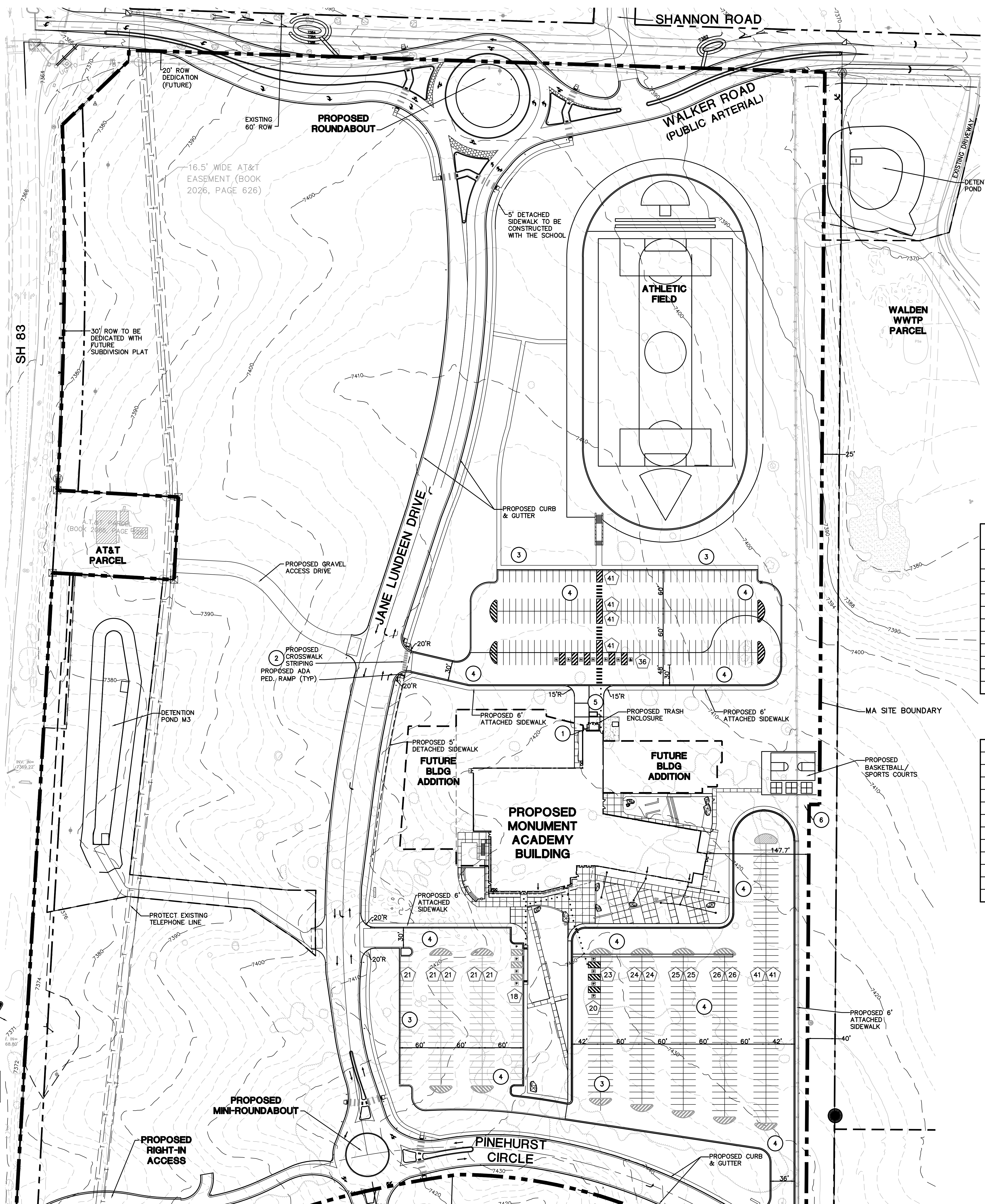
- 1 TRASH DUMPSTERS
- 2 STRIPED CROSSWALK
- 3 SNOW STORAGE AREA
- 4 ASPHALT PAVEMENT
- 5 CONCRETE PAVEMENT
- 6 4" METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



SITE DATA:

OWNER:	MONUMENT ACADEMY FOUNDATION 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
PARCEL NUMBER:	61000-00-533
SITE ACREAGE:	42.3 ACRES
LAND USE:	EDUCATION - HS & MS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	4.8%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	30'-0"

PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	12
SPACES REQUIRED (2 SPACES/CLASSROOM)	24
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/4 STUDENTS)	118
FUTURE HEALTH CLUB & POOL AREA	28,100 SF
SPACES REQUIRED (1 SPACE/150 SF)	188
TOTAL SPACES REQUIRED:	330
TOTAL SPACES PROVIDED:	601
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

NO.	REVISION	BY	DATE
1	FOR PERMIT	JPS	4/01/19
2	COUNTY COMMENTS	JPS	4/29/19
3	COUNTY COMMENTS	JPS	6/26/19
4	COUNTY COMMENTS	JPS	8/09/19
5	COUNTY COMMENTS	JPS	1/10/20
6	COUNTY COMMENTS	JPS	3/12/20
7	COUNTY COMMENTS	JPS	4/13/20

PCD PROJECT NO. PPR-19-008

19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE DEVELOPMENT PLAN

SCALE: 1"=60'

DATE: 1/22/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 4/13/20

C.1.2

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	WALKER RD	WEST SIDE	SOUTH SIDE	EAST SIDE
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	MNOR ARTERIAL	NON ARTERIAL	NON ARTERIAL	NA
SETBACK DEPTH REQUIRED/PROVIDED:	20/20	10/10	10/10	NA
LINEAR FOOTAGE:	407	1,607'	724'	1681'
TREE/FEET REQUIRED:	1/25'	1/30'	1/30'	NA
NUMBER OF TREES REQUIRED/PROVIDED:	16/16	53/53	24/24	0/37
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/0	0/0	0/0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0/0	0/0	0/0	0/0
PLANT ABBREVIATION DENOTED ON PLAN:	WR	WS	SS	ES
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

MOTOR VEHICLE LOTS:NORTH

NUMBER OF VEHICLE SPACES PROVIDED:	283			
SHADE TREES 1 PER 15 SPACES REQ./ PROV.	19/19			
VEHICLE LOT FRONTAGES:	NORTH SIDE:	SOUTH SIDE:	EAST SIDE:	WEST SIDE:
LENGTH OF FRONTAGE:	NA	NA	NA	NA
2/3 LENGTH OF FOOTAGE:	NA	NA	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	NA	NA	NA	NA
LENGTH OF SCREENING OR BERM PROVIDED:	NA	NA	NA	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL			
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%			

MOTOR VEHICLE LOTS:SOUTH

NUMBER OF VEHICLE SPACES PROVIDED:	400			
SHADE TREES 1 PER 15 SPACES REQ./ PROV.	27/27			
VEHICLE LOT FRONTAGES:	NORTH SIDE:	SOUTH SIDE:	EAST SIDE:	WEST SIDE:
LENGTH OF FRONTAGE:	NA	NA	NA	189
2/3 LENGTH OF FOOTAGE:	NA	NA	NA	126'
MIN. 3' SCREENING PLANTS REQ./PROV.	NA	NA	NA	NA
LENGTH OF SCREENING OR BERM PROVIDED:	NA	NA	NA	NA
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	PL			
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%			

INTERNAL LANDSCAPING:

NET SITE AREA:	975,567 SF
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL AREA REQUIRED/PROVIDED:	48,778 sf / 32,000 sf
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	98 / 64
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	340/340
ORN. GRASS SUBSTITUTES REQ./PROV.:	0/0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

*AREA HIGHLIGHT INDICATE ALTERNITIVE LANDSCAPE REQUEST NOTED



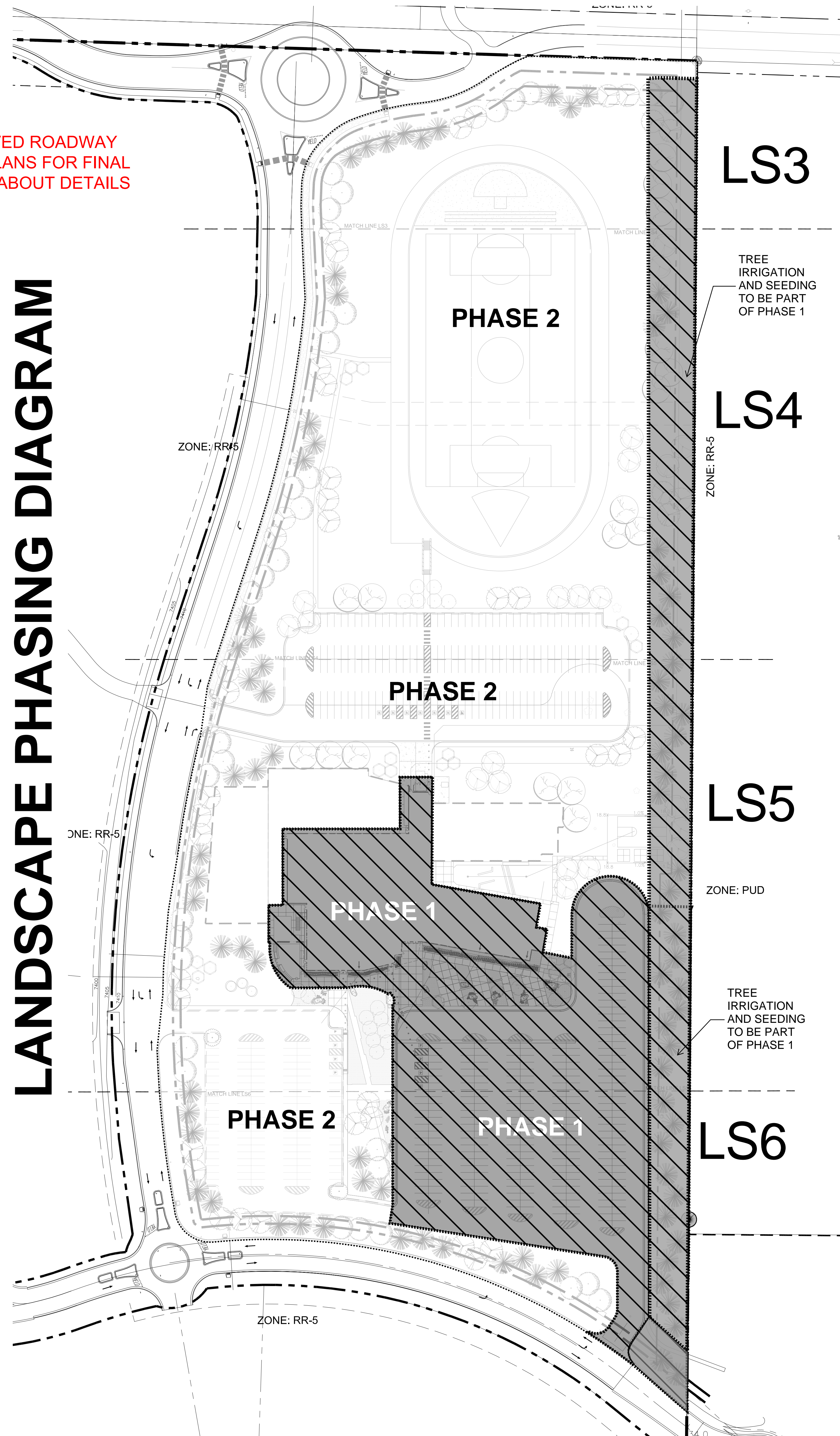
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	TT	41	Tilia tomentosa	STERLING SILVER LINDEN	40-50'	30-40'	2.5" Caliper	B&B
	CO	33	Celtis occidentalis	WESTERN HACKBERRY	50'-60'	40'-50'	2.5" caliper	B&B
	RP	2	Robinia pseudoacacia 'Purple Robe'	PURPLE ROBE LOCUST	35-40'	25-30'	2.5" Caliper	B&B
	PC	3	Pyrus calleryana Chanticleer	CHANTICLEER PEAR	20-30'	15-20'	2.0" Caliper	B&B
	MS	23	Malus x 'Spring Snow'	SPRING SNOW CRAB APPLE	20-25'	20-25'	2.0" Caliper	B&B
	MP	18	Malus x 'Prairifire'	PRAIRIE FIRE CRAB APPLE	15-20'	15-20'	2.0" Caliper	B&B
	PN	87	Pinus nigra	AUSTRIAN PINE	40-60'	30-40'	6"	B&B
	AP	21	Acer platanoides 'Deborah'	DEBORAH NORWAY MAPLE	40-50'	30-40'	2.0" Caliper	B&B
	QR	17	Quercus Rubra	RED OAK	40-50'	40-50'	2.0" Caliper	B&B

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PA	169	Pennisetum alopecuroides 'hameln'	Dwarf fountain grass	1-2'	12-18"	1 Gallon	Container
	NT	157	Nessella tenuissima	Mexican feather grass	2-3'	1-2'	1 Gallon	Container
	PO	101	Pennisetum orientale	Oriental fountain	2-3'	18-24"	1 Gallon	Container
	BS	124	Bothriochloa saccharoides	Silver bluestem	2-3'	18-24"	1 Gallon	Container

REFER TO APPROVED ROADWAY CONSTRUCTION PLANS FOR FINAL ROAD AND ROUNDABOUT DETAILS

LANDSCAPE PHASING DIAGRAM



MONUMENT ACADEMY HIGH SCHOOLS

ASI-01 07-16-19

Thomas+Thomas
planning, urban design • landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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LANDSCAPE NOTES & DETAILS

CRP ARCHITECTS AIA
100 East St. Vrain, Suite 300
Colorado Springs, CO 80903

SCALE: AS NOTED

DATE: 12.18.19
DRAWN BY:
CHECKED: JEH
REVISED:

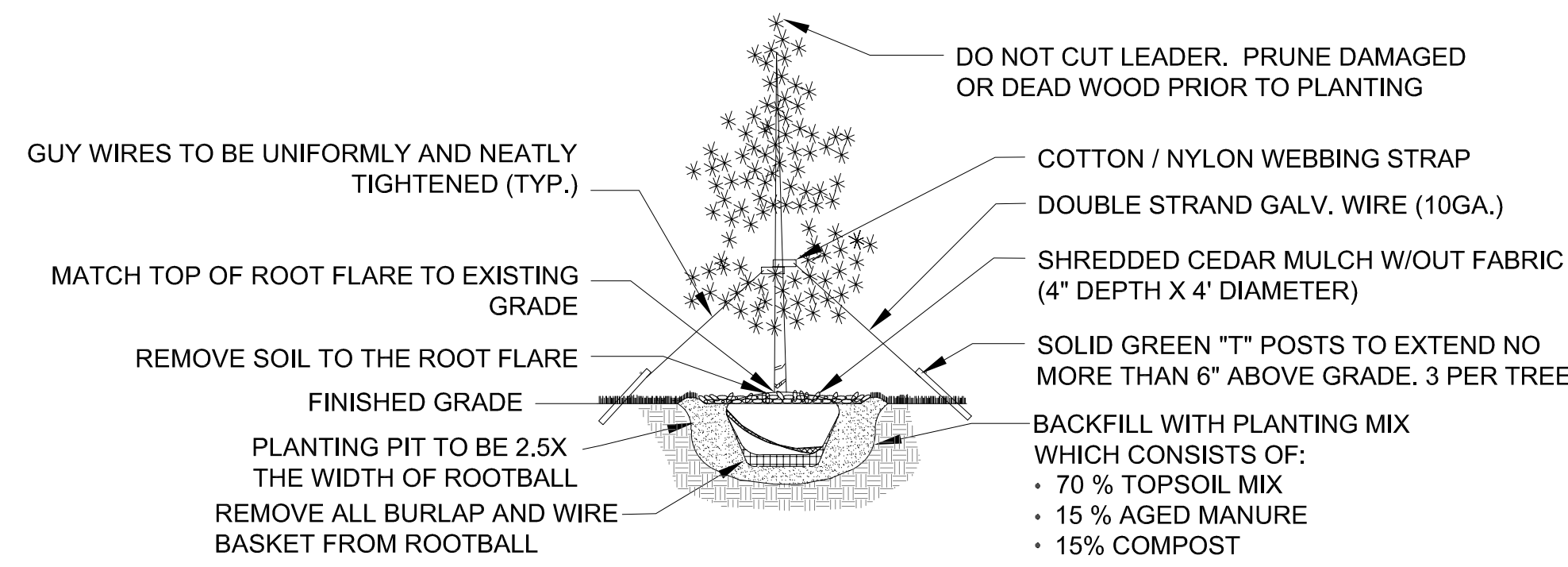
LS.1

GENERAL NOTES:

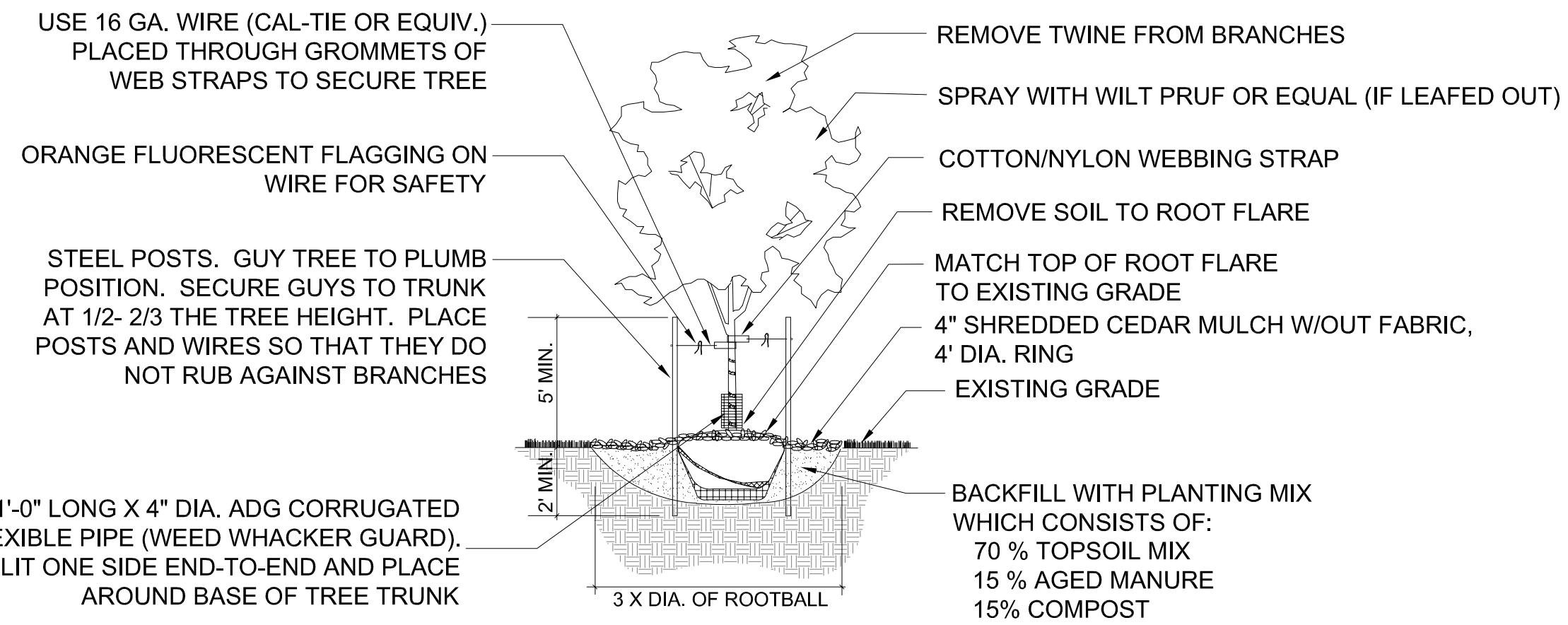
1. ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
2. ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
3. ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNERS REPRESENTATIVE.
4. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
5. SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
6. FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

PLANTING NOTES:

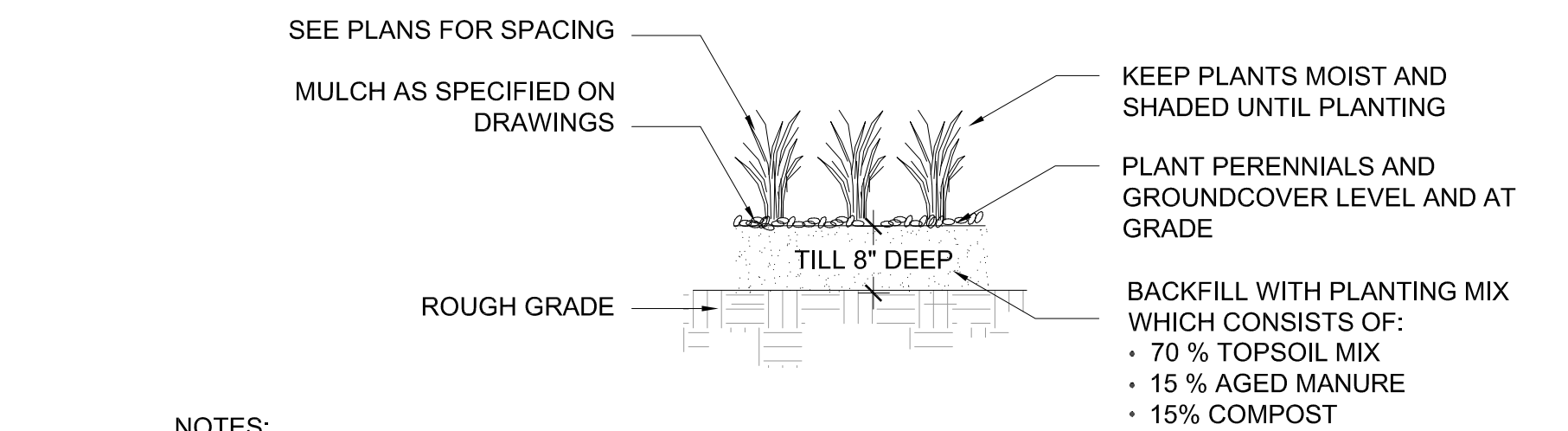
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
4. ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
5. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
6. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
7. CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD, AND PLANTING AREAS OR AS NOTED IN THE DETAILS AND ON THE PLANS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
8. PROTECT AND SAVE THE EXISTING PLANT MATERIALS SHOWN ON PLANS UNLESS NOTED TO BE REMOVED.
9. SEE SELECTED SEED MIXTURE ON PLANS (SEE MATERIAL SCHEDULE)
10. ALL AREAS DISTURBED BY CONSTRUCTION, INCLUDING THE R.O.W., SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
11. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN A PROPOSED AREA AND PLANTING ARRANGEMENT SHALL BE TRIANGULAR WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
12. CONCRETE EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. STEEL EDGING SHALL BE INSTALLED BETWEEN DIFFERENT GRAVEL MULCHES SPECIFIED ON THE PLANS. PLACE EDGING FLUSH WITH FINISH GRADE. AVOID BROKEN BARS, CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION. (SEE MATERIAL SCHEDULE)
13. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS RECEIVING COBBLE/GRAVEL MULCHES. DO NOT PLACE FABRIC IN ORGANIC MULCH OR ANNUAL AND PERENNIAL AREAS.
14. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS AT THE END OF THE ONE YEAR GUARANTEE PERIOD.
15. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
16. ALL AREA DESIGNATED TO RECEIVE COBBLE MULCH SHALL CONSIST OF AN EVENLY PLACED LAYER OF 4"-8" ROUNDED RIVER ROCK WITH ALL GAPS TO THEN BE FILLED WITH LAYERS OF 2"-4" ROUNDED RIVER ROCK UNTIL AN EVEN SURFACE IS ACHIEVED AND WEED BARRIER IS COMPLETELY COVERED.
17. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
18. BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT THE APPROXIMATE RATIO NOTED WITH THE PLANTING DETAILS
19. FERTILIZE ALL TREES AND SHRUBS WITH 20-10-5 AGRIFORM "FILL" COMMERCIAL FERTILIZER OR AS NOTED ON DETAILS, OR AS OTHERWISE NOTED
20. CULTIVATE PLANTING BEDS TO DEPTH OF 8" AS NOTED ON PLANTING DETAILS
21. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF ROOT BALL TO TWO-THIRDS (2/3) DEPTH OF ROOT BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
22. WRAP ALL DECIDUOUS TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
23. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE LEADER IS DEAD OR DAMAGED THE PLANT SHOULD BE REPLACED.
24. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING ROOT. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED ROOT BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
25. USE CEDAR FIBER MULCH (Gorilla Hair) IN ALL PLANTING BEDS OR AS NOTED ON PLANS. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO STARTING CONSTRUCTION. SIZE OF MATERIAL TO RANGE FROM 1"-3" ONLY.
26. WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY RIVER ROCK COBBLES.
27. LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF GRAVEL/COBBLES FOR APPROVAL PRIOR TO INSTALLATION.
28. PLACE 3"-4" OF CEDAR MULCH IN ALL SHRUB BEDS AND IN ALL INDIVIDUAL TREE SAUCERS OR AS NOTED ON PLANS.
29. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1985 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK. ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
30. PLANTS DESIGNATED CONTAINER GROWN SHALL HAVE BEEN GROWN IN POTS, CANS OR BOXES FOR A MINIMUM OF SIX MONTHS AND A MAXIMUM OF TWO YEARS. THESE PLANTS SHALL BE REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS THAT APPEAR ROOT-BOUND SHALL BE ROOT PRUNED THROUGH THE USE OF A VERTICAL SLICING METHOD PRIOR TO PLANTING.
31. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
32. TYPICALLY, PLANTS ARE TO BE SIZED AS THE SMALLEST SIZE AS SHOWN PER SPECIES ON THE PLANT SCHEDULE. LOCATIONS OF UP-SIZED PLANTS ARE DESIGNATED BY THE ADDITION OF THE PLANT SIZE TO THE LABEL ON THE PLANS.
33. FINE GRADE SEED AND SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING IN SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TOPDRESSER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
34. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDLING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED.
35. GUARANTEE TURF, TREES, SHRUBS, GROUND COVER PLANTS FOR ONE CALENDAR YEAR FOLLOWING PROVISIONAL ACCEPTANCE OF THE OVERALL PROJECT. DURING THE GUARANTEE PERIOD, PLANTS THAT DIE DUE TO NATURAL CAUSES OR THAT ARE UNHEALTHY OR UNSIGHTLY IN CONDITION, SHALL BE REPLACED BY THE CONTRACTOR. PLANTS OR SEED USED FOR THE REPLACEMENT SHALL BE OF THE SAME VARIETY AND SIZE AS ORIGINALLY SPECIFIED IN THE PLANT SCHEDULE. REPLACEMENTS SHALL BE MADE WITHIN TWO DAYS OF REQUEST PENDING FAVORABLE SEASONAL PLANTING TIMES.
36. GUARANTEE WILL NOT BE ENFORCED SHOULD THE PLANT MATERIAL DIE DUE TO VANDALISM, OVER OR UNDER WATERING BY THE OWNER, IMPROPER MAINTENANCE PROCEDURES CARRIED OUT BY THE OWNER INVOLVING LAWN MOWER DAMAGE, OVER-FERTILIZATION, ACTS NOT RELATED TO CONTRACTUAL RESPONSIBILITIES OF THE CONTRACTOR OR SIMILAR CIRCUMSTANCES BEYOND THE CONTROL OF THE CONTRACTOR.
37. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES. REMOVE SOIL OR DIRT THAT ACCUMULATED DURING OR AS A RESULT OF PLANTING OPERATIONS EACH DAY.
38. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION AFTER ONE FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.



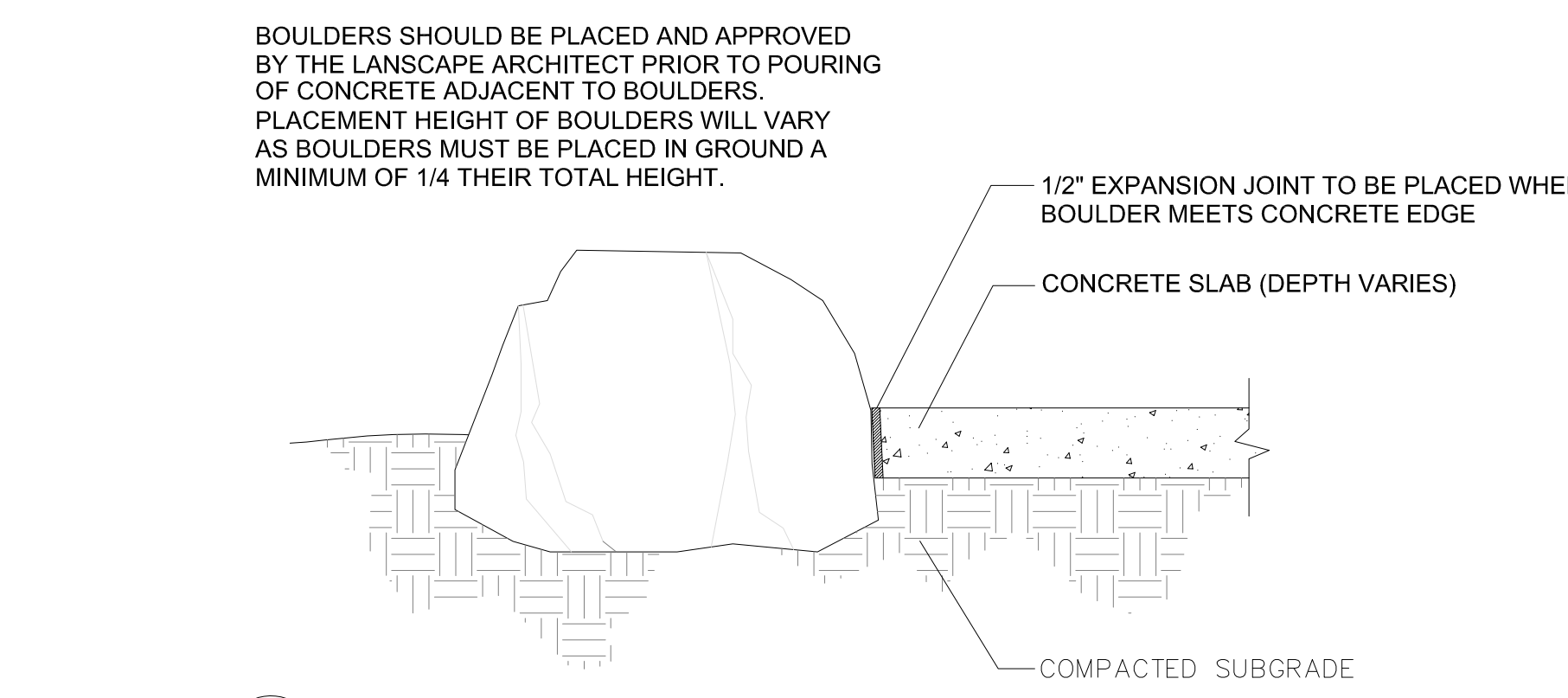
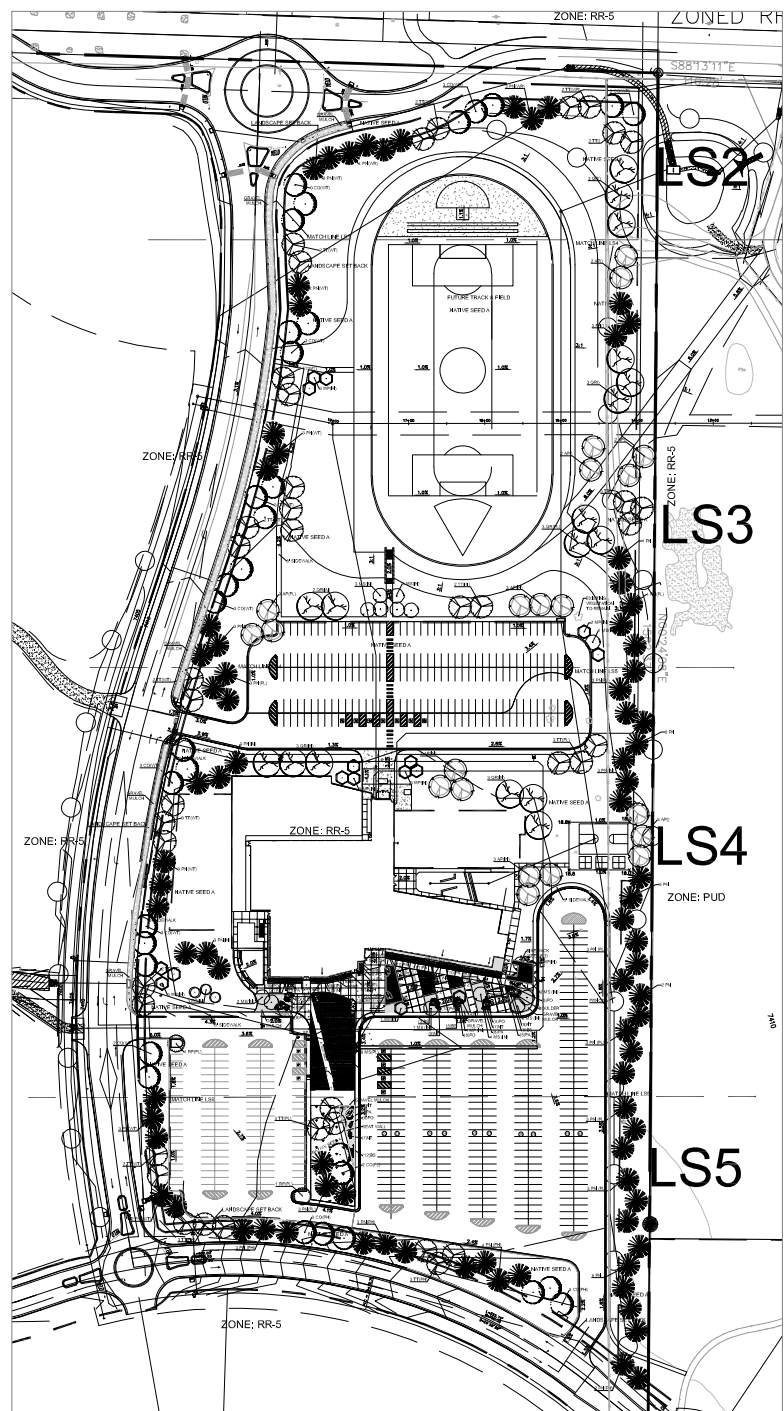
1 EVERGREEN TREE PLANTING DETAIL NTS



2 DECIDUOUS TREE PLANTING DETAIL NTS

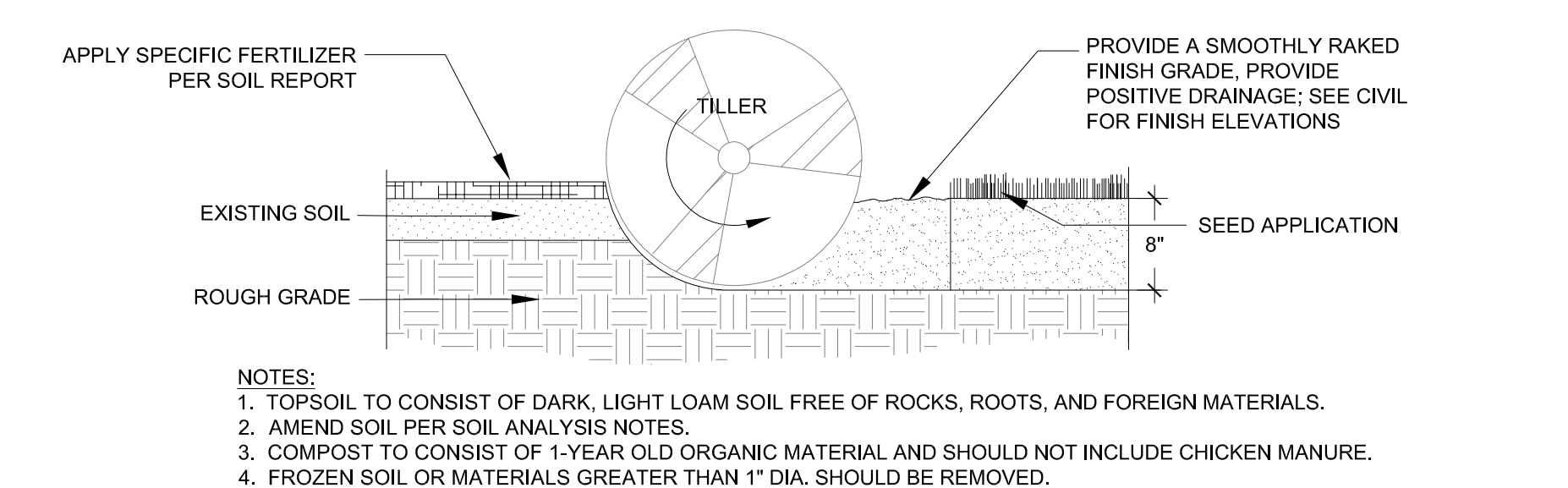


3 GRASS & PERENNIAL DETAIL NTS

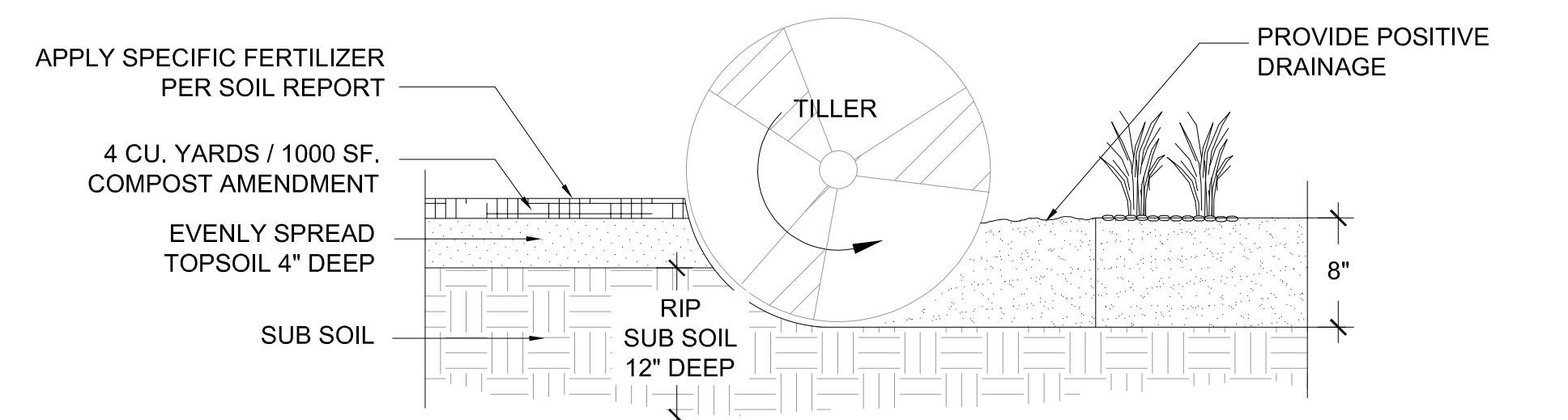


4 BOULDER PLACEMENT NEXT TO CONCRETE NTS

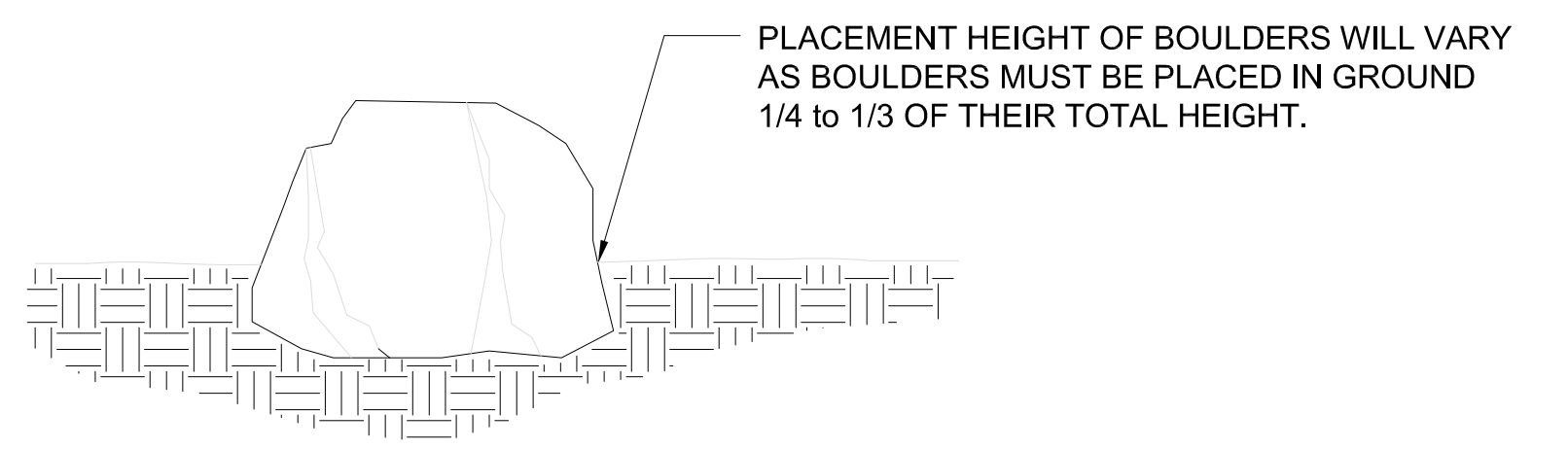
LANDSCAPE MATERIAL SCHEDULE	
SYMBOL/SITE CALLOUT	NOTES:
SOD	SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications' details. Submit cutsheet of species mix for approval prior to installation.
NATIVE SEED A	NON-IRRIGATED NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE PRAIRIE MIX: blue grama 29%, buffalograss 25%, sidecoats grama 20%, western wheatgrass 20%, green needlegrass 5%, sand dropped 1%.
GRAVEL	GRAVEL MULCH: 3/4" Tan or Brown Broken Gravel (or approved equal) rock much installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be Duraedge 1/2" thick x 5" wide rolled top steel edge. Color to be Green' install per manufacturer's specifications.
SYN.TURF	BOULDERS: Size to be 30-72" and vary in size. Install per detail. SYNTHETIC TURF: See architect



5 SOIL PREPARATION- NATIVE SEED AREAS PLANTING DETAIL NTS



6 SOIL PREPARATION- FOR PLANTING BED AREAS PLANTING DETAIL NTS



7 TYPICAL BOULDER PLACEMENT DETAIL NTS

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ASI-01 07-16-19



102 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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LANDSCAPE NOTES & DETAILS



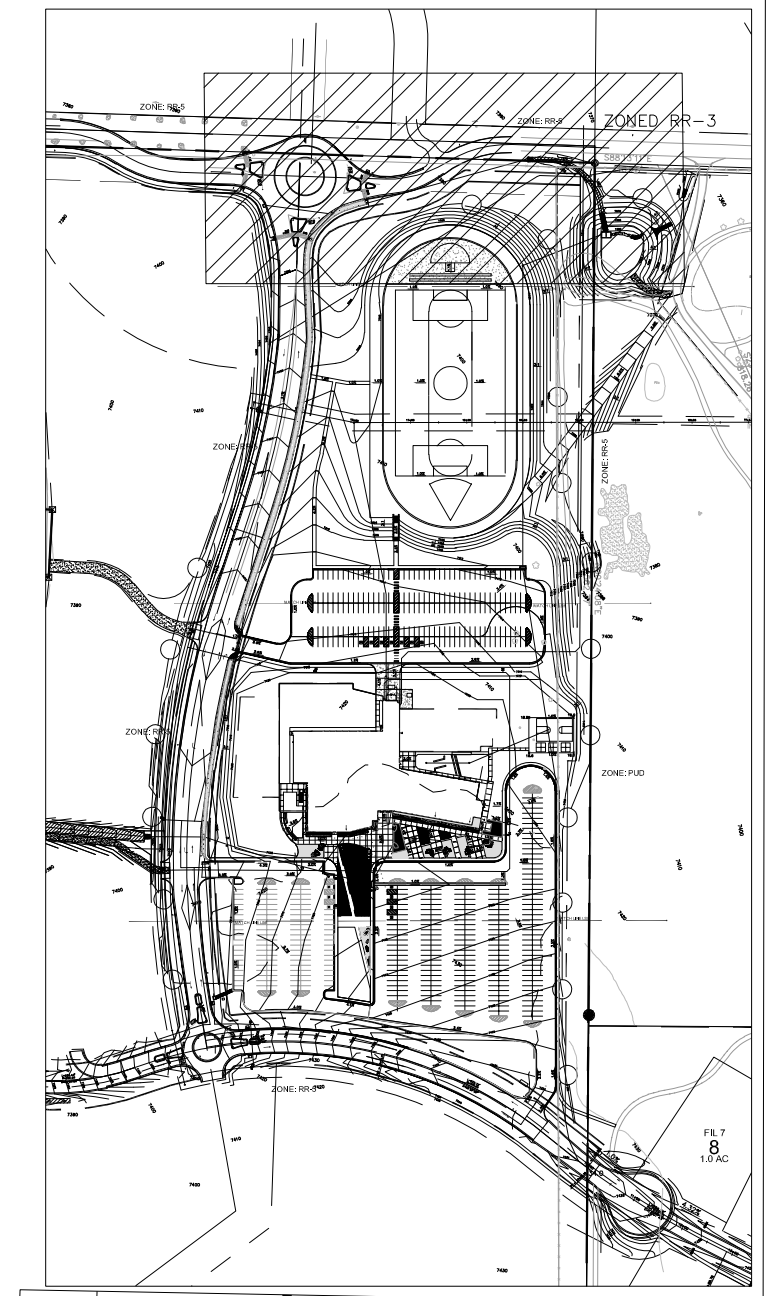
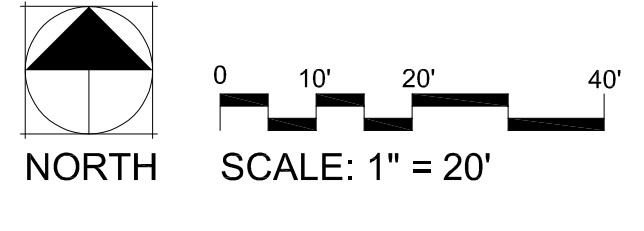
100 East St. Vrain, Suite 300
Colorado Springs, CO 80903

SCALE: AS NOTED

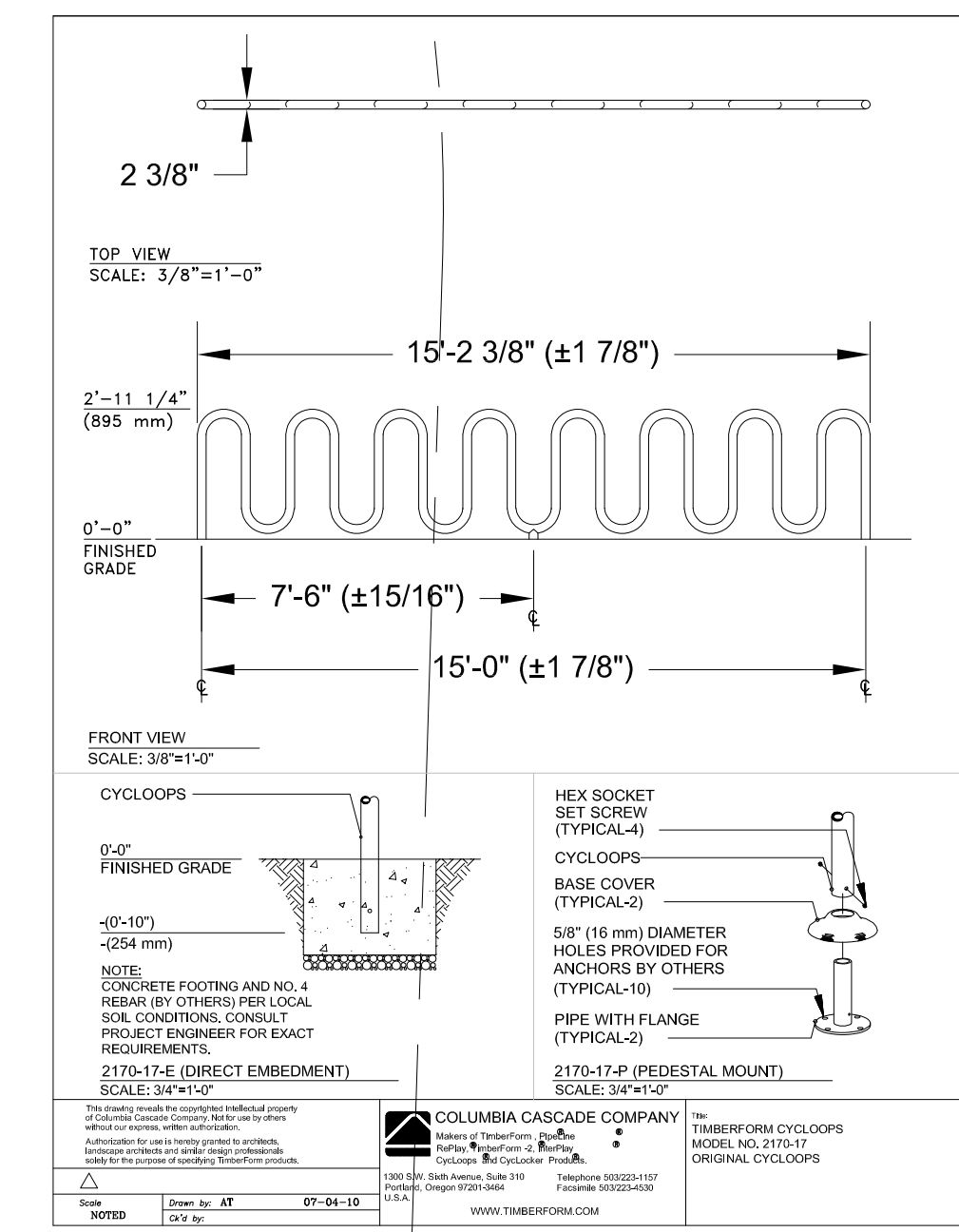
DATE: 12.18.19
DRAWN BY:
CHECKED: JEH
REVISED:

LS.2

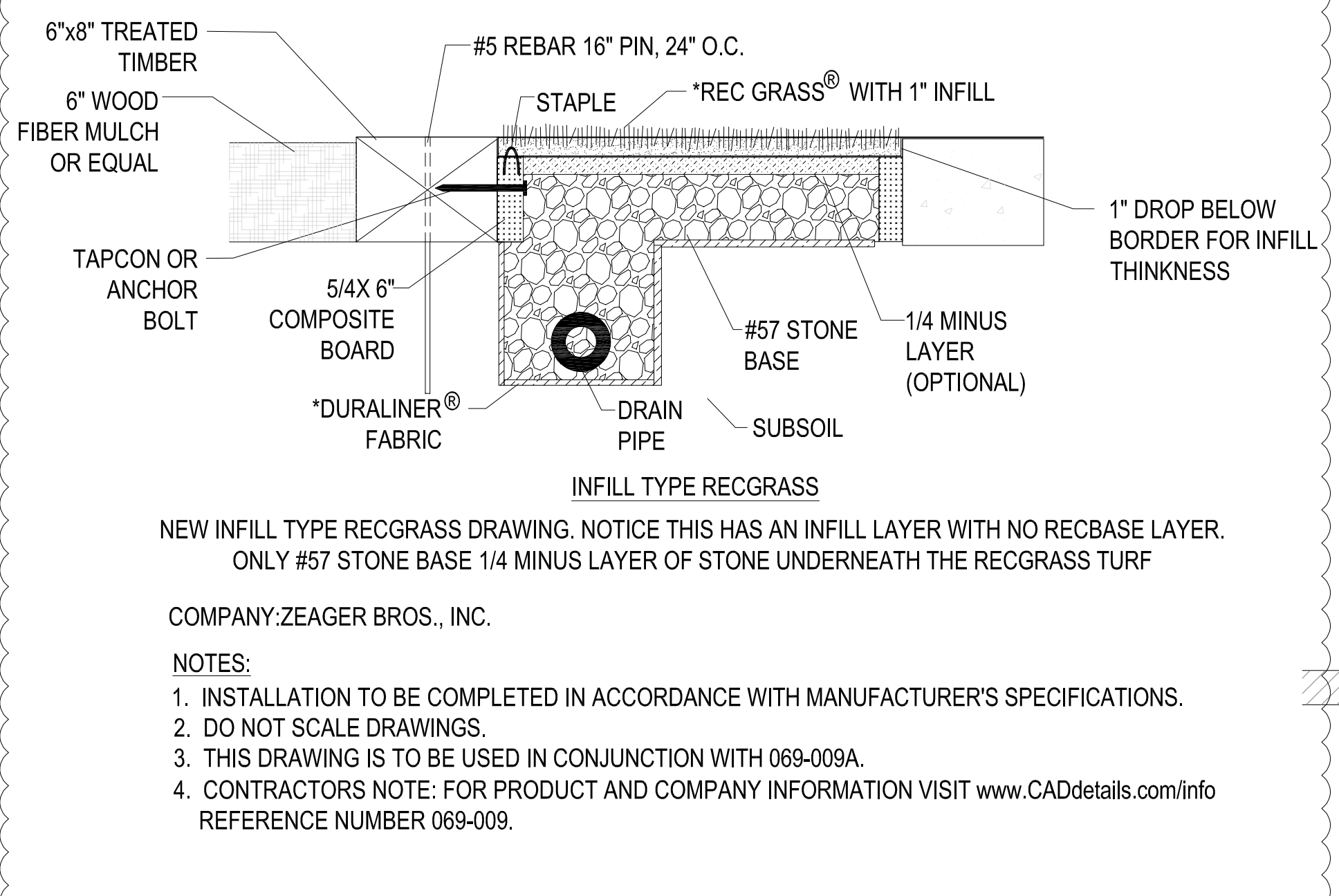
LANDSCAPE MATERIAL SCHEDULE	
SYMBOL/SITE CALLOUT	NOTES:
SOD	SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications/ details. Submit cutsheet of species mix for approval prior to installation.
NATIVE SEED A	NON-IRRIGATED NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE PRAIRIE MIX: blue grama 29%, buffalograss 25%, sideoats grama 20%, western wheatgrass 20%, green needlegrass 5%, sand drossseed 1%.
GRAVEL	GRAVEL MULCH: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation.
STEEL EDGE	STEEL EDGE: Steel edge to be Duracode 1/2" thick x 5" wide rolled top steel edge. Color to be 'Green' install per manufacturer's specifications.
BOULDERS	BOULDERS: Size to be 30-72" and vary in size. Install per detail.
SYN.TURF	SYNTHETIC TURF: See architect



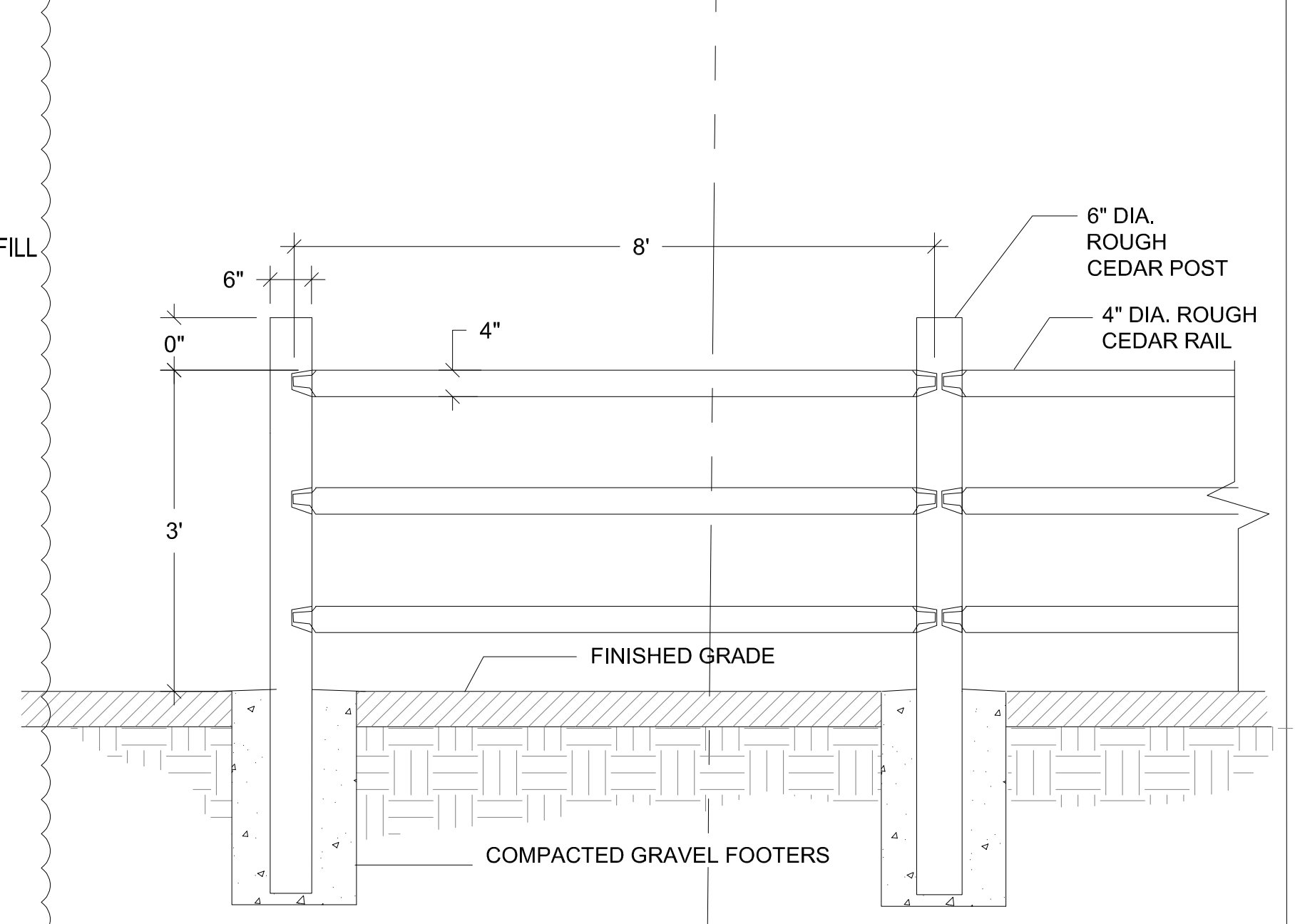
8 BIKE RACK



9 SYNTHETIC TURF/ WOOD MULCH EDGE

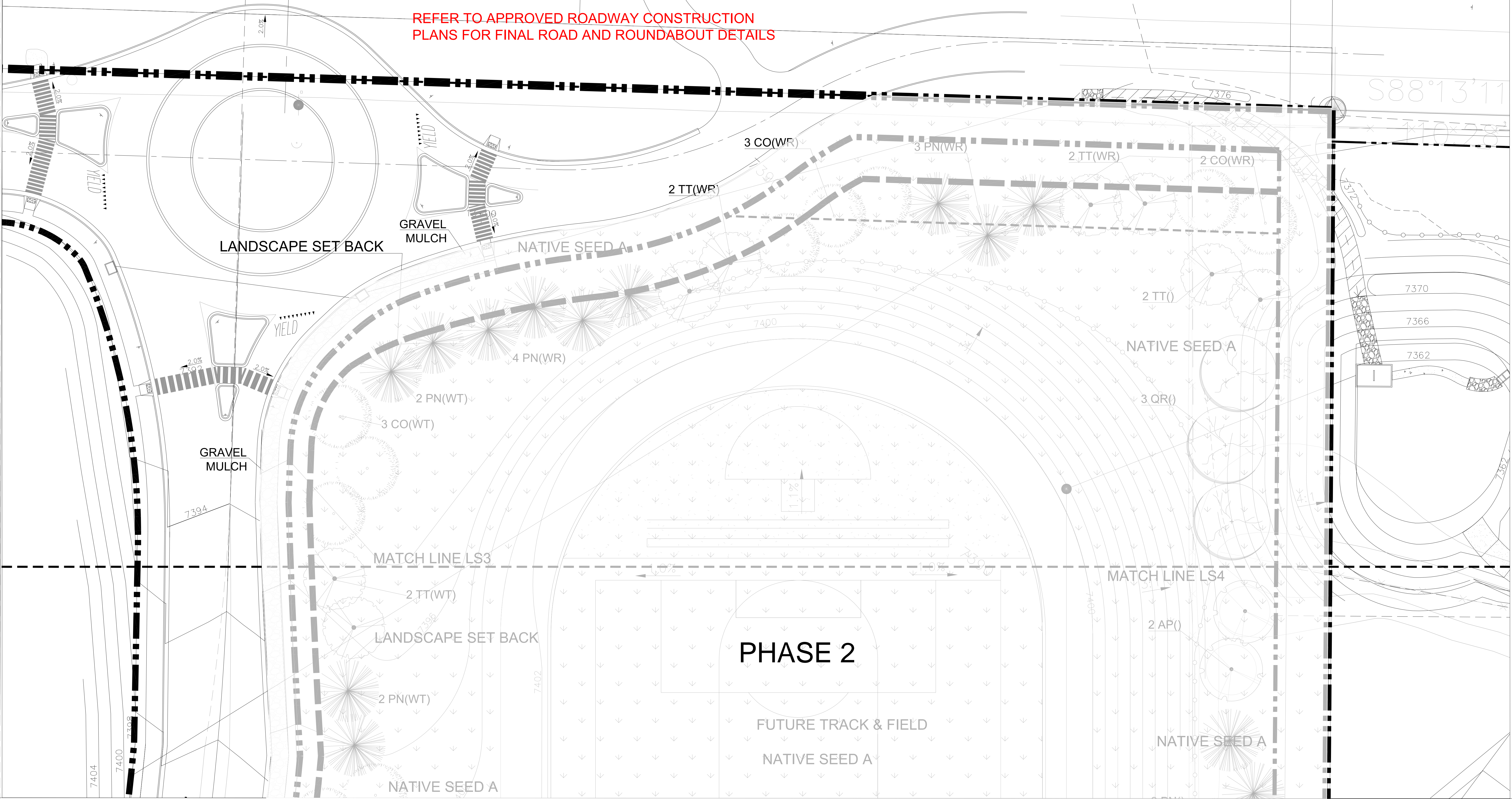


10 SPLIT RAIL FENCE



ZONE: RR-5

REFER TO APPROVED ROADWAY CONSTRUCTION PLANS FOR FINAL ROAD AND ROUNDABOUT DETAILS



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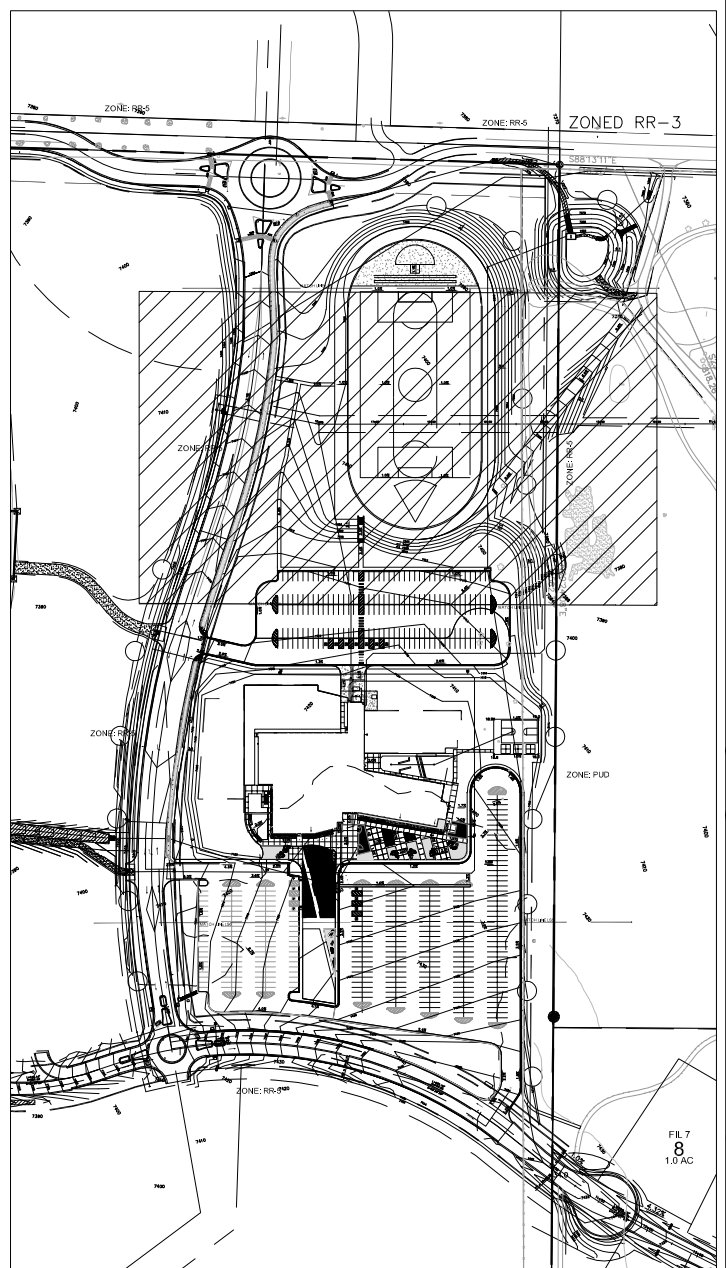
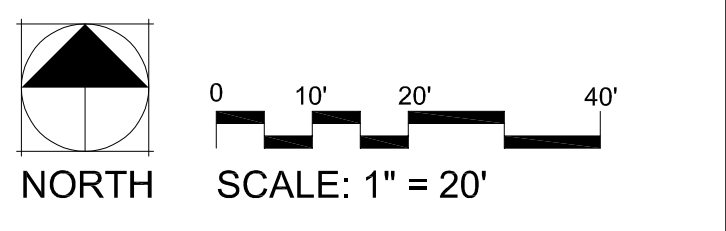
LANDSCAPE PLAN & DETAILS



SCALE: AS NOTED
DATE: 12.18.19
DRAWN BY:
CHECKED: JEH
REVISED:

LS.3

LANDSCAPE MATERIAL SCHEDULE	
SYMBOL/SITE CALLOUT	NOTES:
SOD	SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications details. Submit cutsheet of species mix for approval prior to installation.
NATIVE SEED A	NON-IRRIGATED NATIVE SEED: To be Pawnee Buttes Seed Inc. NATIVE PRAIRIE MIX: blue grama 20%, buffalograss 25%, alps oats grama 20%, western wheatgrass 20%, green needlegrass 5%, sand dropped 1%.
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SYN.TURF	SYNTHETIC TURF: See architect



ZONE: RR-5

ZONE: RR-5



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LANDSCAPE PLAN



SCALE: AS NOTED
 DATE: 12.18.19
 DRAWN BY:
 CHECKED: JEH
 REVISED:

LS.4

MONUMENT ACADEMY HIGH SCHOOLS

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Thomas+Thomas
planning, urban design • landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

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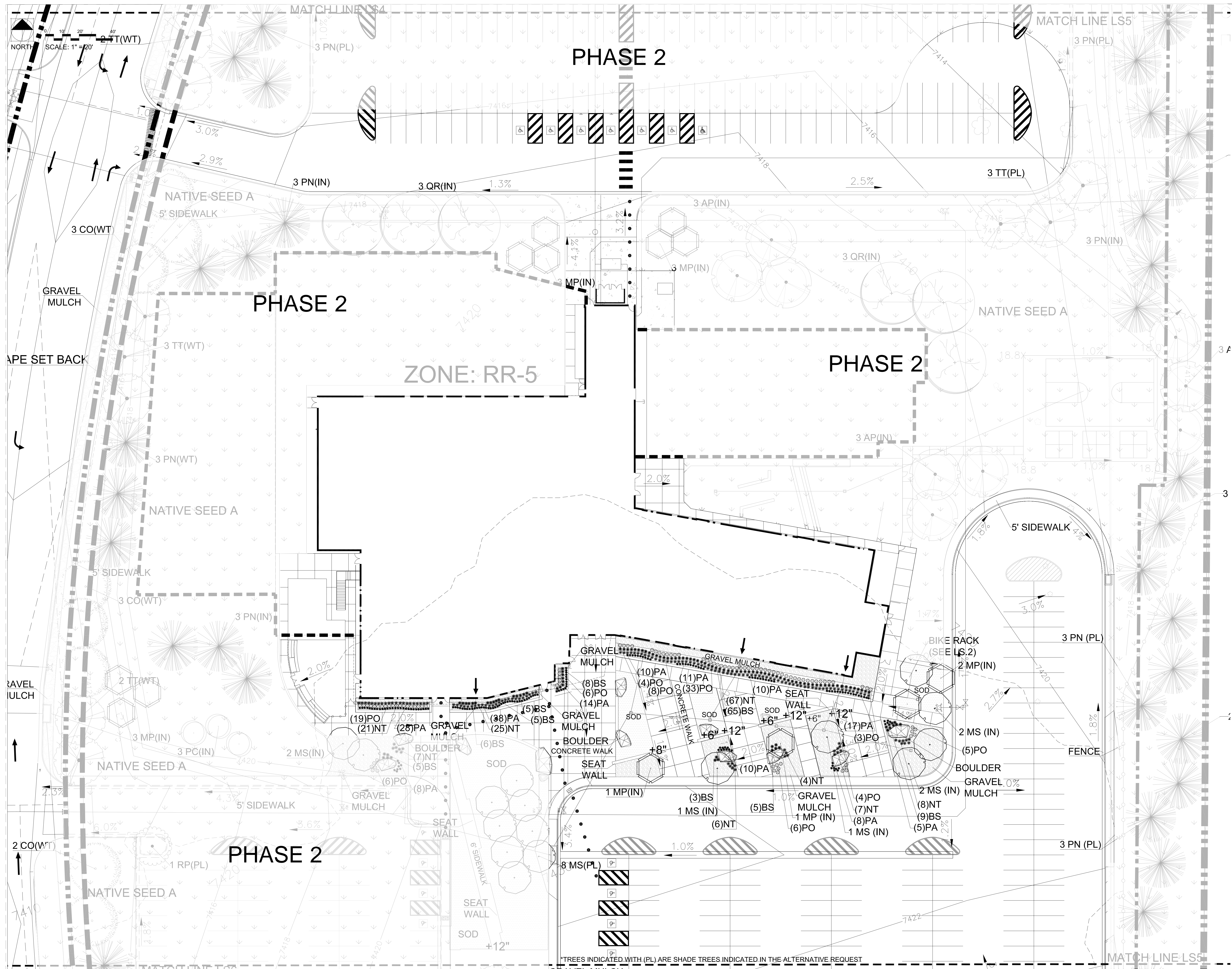
LANDSCAPE PLAN

CRP ARCHITECTS AIA
100 East St. Vrain, Suite 300
Colorado Springs, CO 80903

SCALE: AS NOTED

DATE: 12.18.19
DRAWN BY:
CHECKED: JEH
REVISED:

LS.5



*TREES INDICATED WITH (PL) ARE SHADE TREES INDICATED IN THE ALTERNATIVE REQUEST

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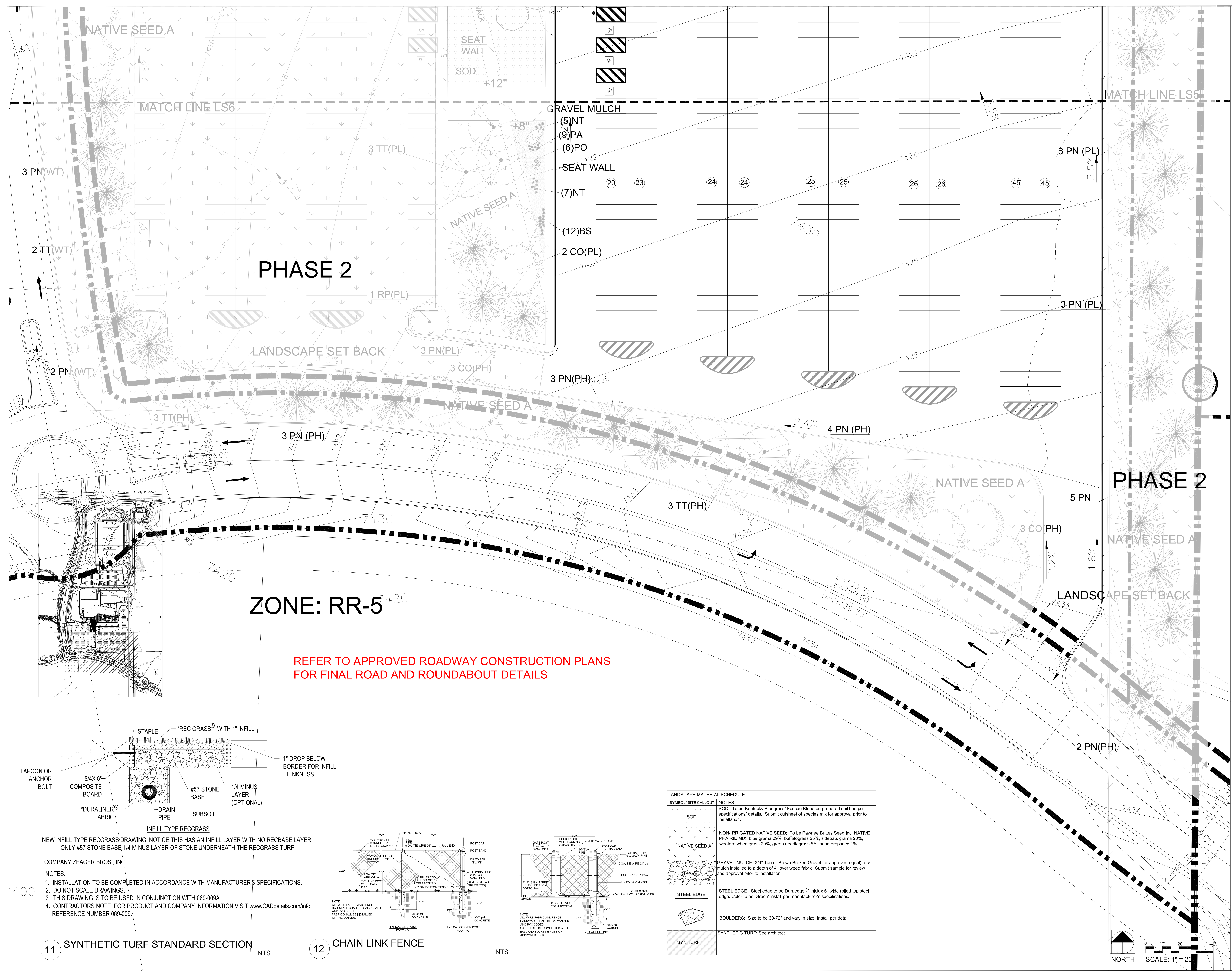
LANDSCAPE PLAN & DETAILS



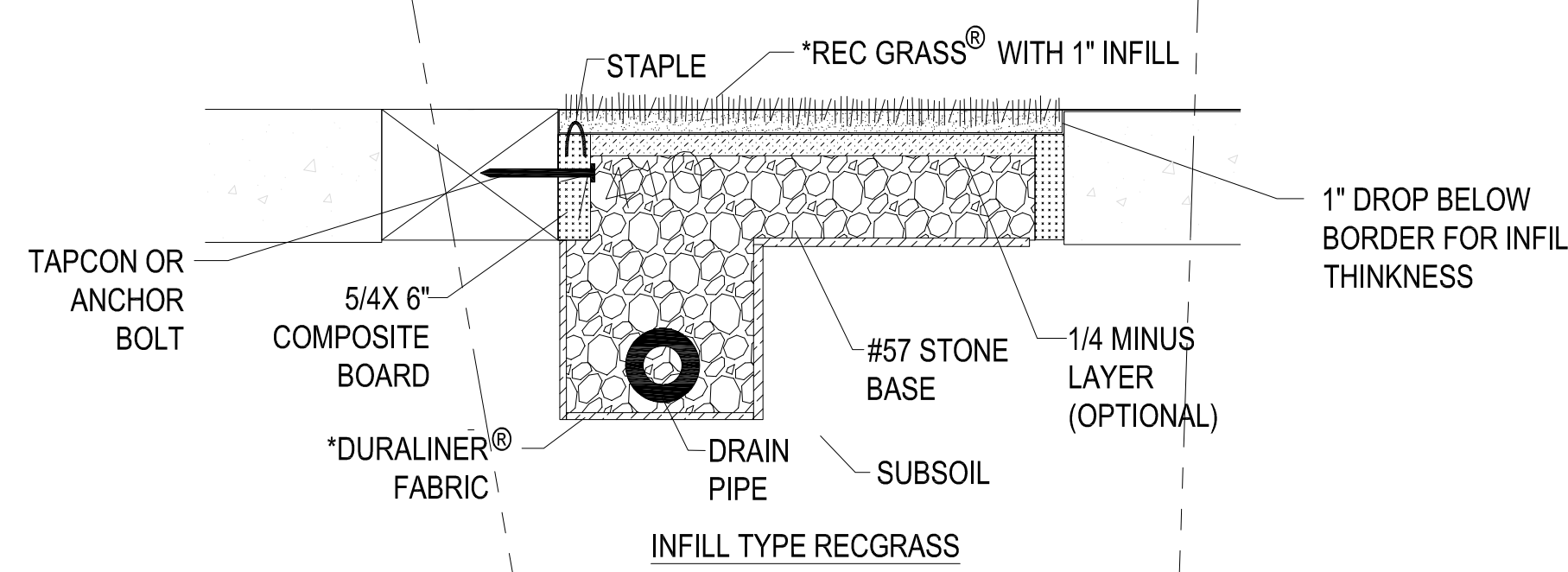
SCALE: AS NOTED

DATE: 12.18.19
DRAWN BY: JEJ
CHECKED: JEJ
REVISED:

LS.6



REFER TO APPROVED ROADWAY CONSTRUCTION PLANS FOR FINAL ROAD AND ROUNDABOUT DETAILS

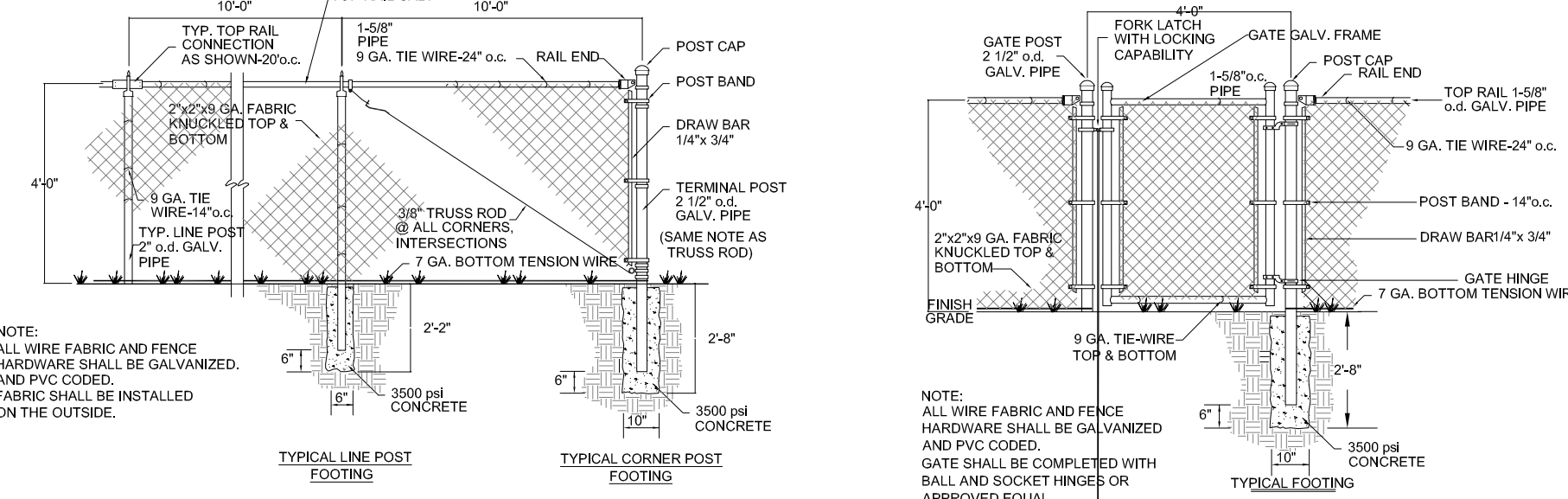


11 SYNTHETIC TURF STANDARD SECTION

NEW INFILL TYPE RECGRASS DRAWING. NOTICE THIS HAS AN INFILL LAYER WITH NO RECBASE LAYER. ONLY #57 STONE BASE 1/4 MINUS LAYER OF STONE UNDERNEATH THE RECGRASS TURF

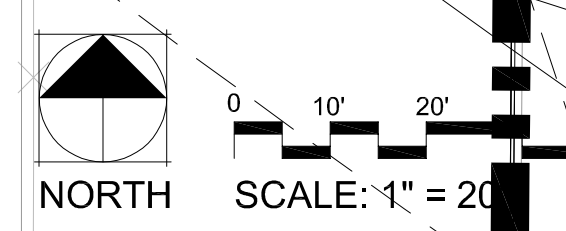
COMPANY: ZEAGER BROS., INC.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH 069-009A.
4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 069-009.



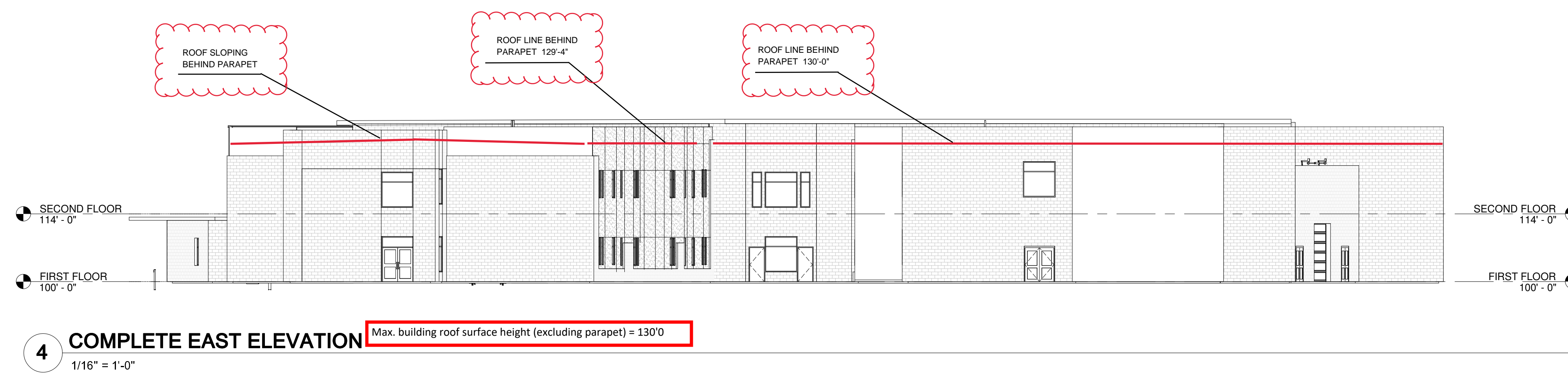
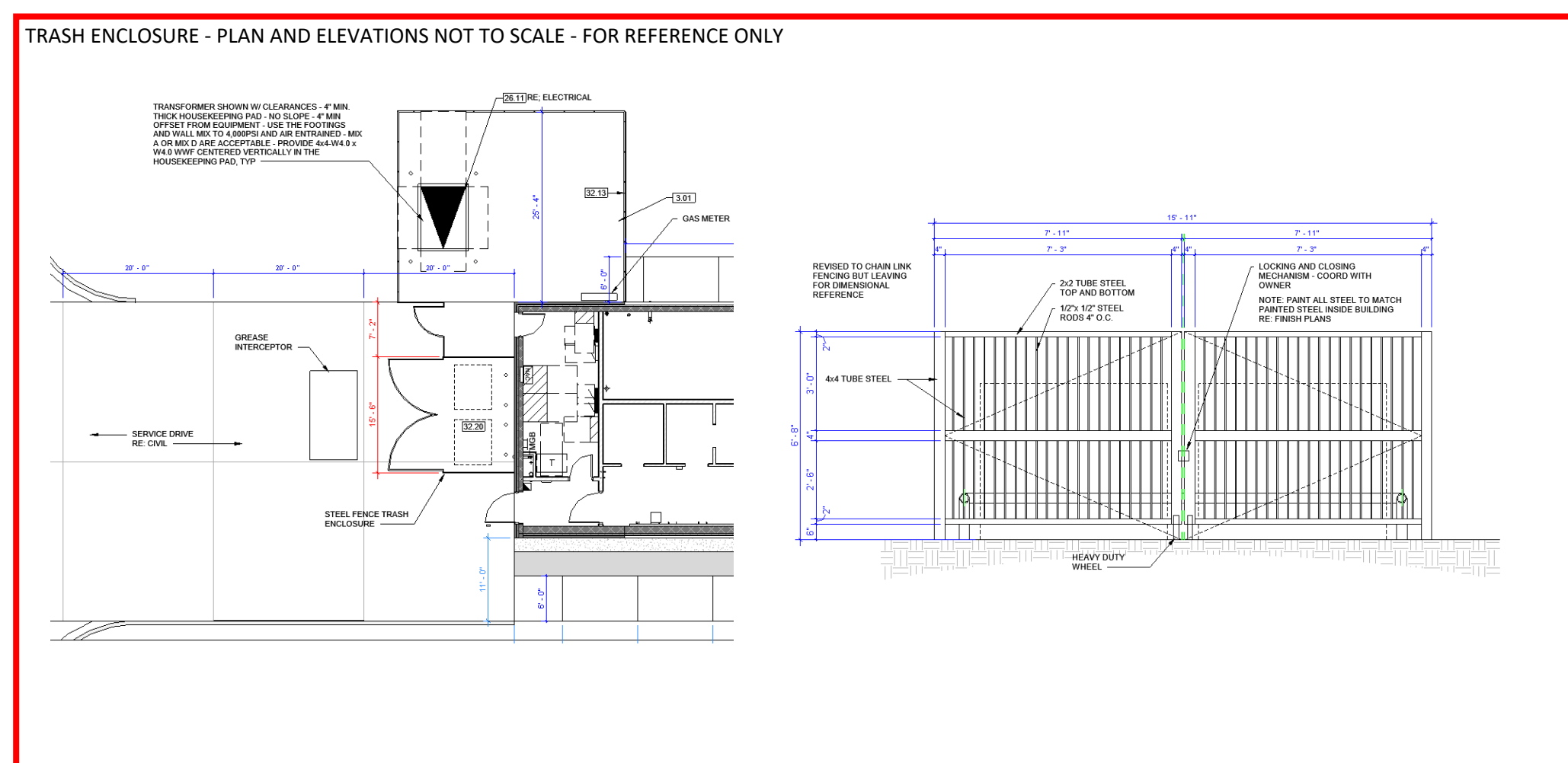
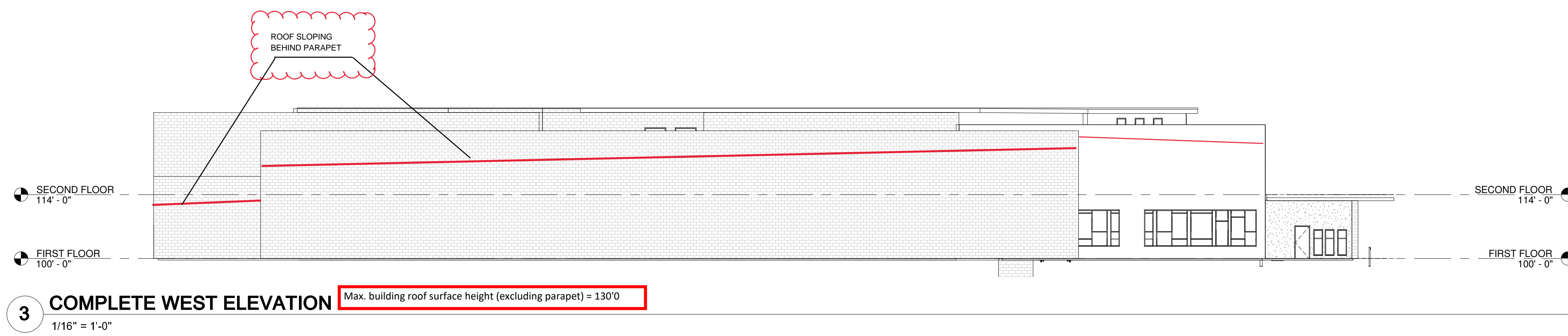
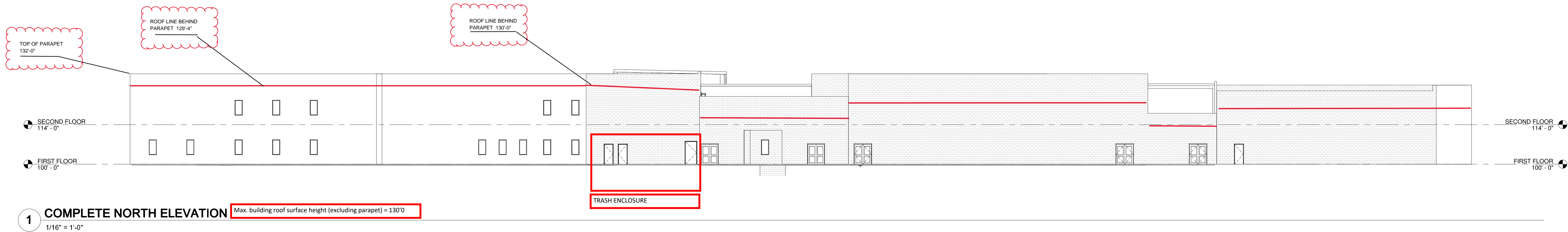
12 CHAIN LINK FENCE

LANDSCAPE MATERIAL SCHEDULE	
SYMBOL/ SITE CALLOUT	NOTES:
SOD	SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications details. Submit cutsheet of species mix for approval prior to installation.
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BOULDERS	BOULDERS: Size to be 30-72" and vary in size. Install per detail.
SYN. TURF	SYNTHETIC TURF: See architect



MONUMENT ACADEMY MIDDLE / HIGH SCHOOL

SITE DEVELOPMENT
APPLICATION



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NOT FOR
CONSTRUCTION

CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

EXTERIOR ELEVATIONS -
COMPLETE

SCALE: 1/16" = 1'-0"

TRUE N. PLAN N. DATE: 01/24/2019
DRAWN: BAE
CHECKED: ---
REVISED: ---

MONUMENT ACADEMY MIDDLE / HIGH SCHOOL

SITE DEVELOPMENT
APPLICATION



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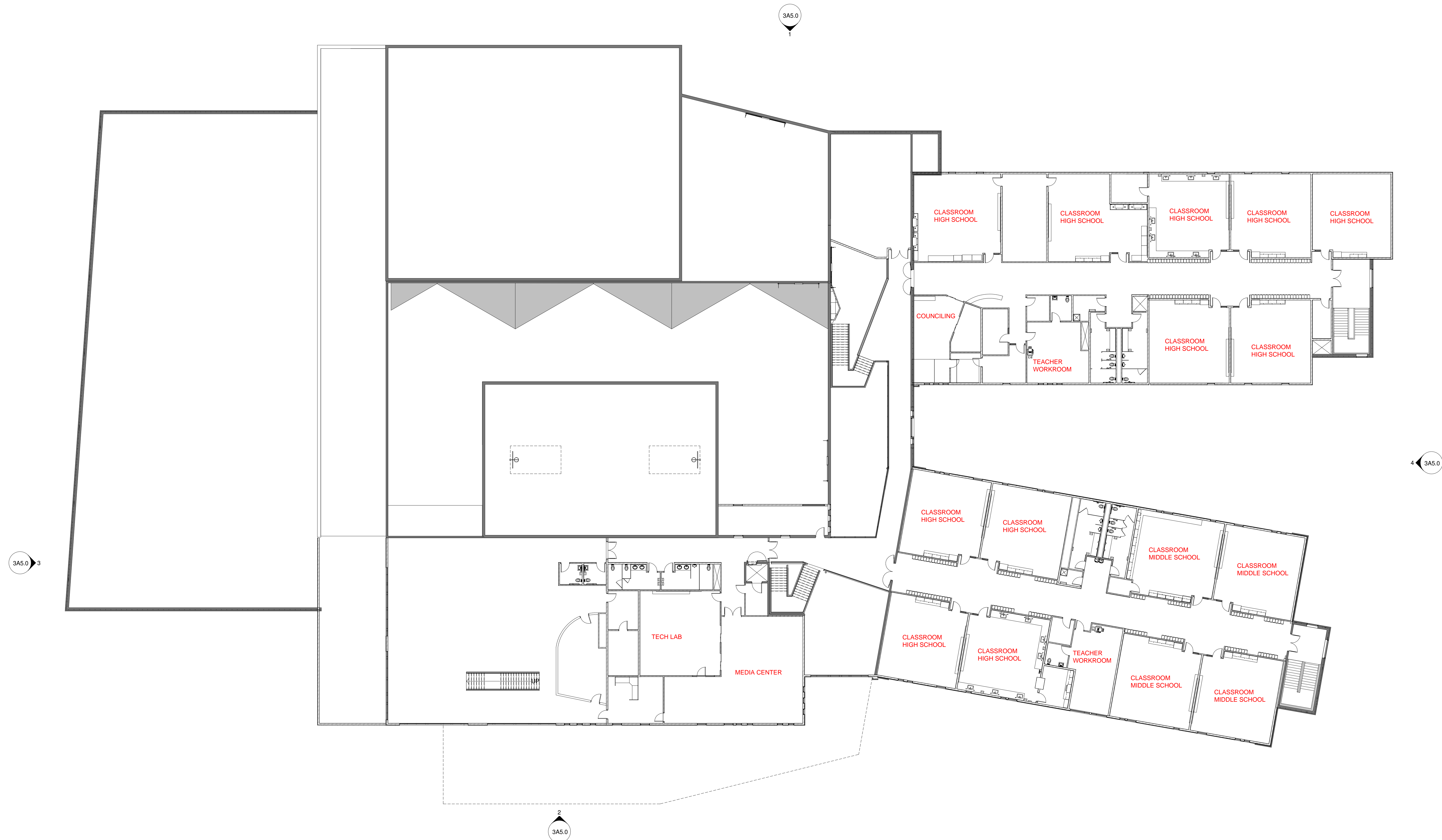
CRP ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

COMPLETE FIRST FLOOR

SCALE: 1/16" = 1'-0"
TRUE N. PLAN N. DATE: 01/24/2019
DRAWN: BAE
CHECKED: ---
REVISED: ---

**MONUMENT
ACADEMY
MIDDLE / HIGH
SCHOOL**

**SITE DEVELOPMENT
APPLICATION**



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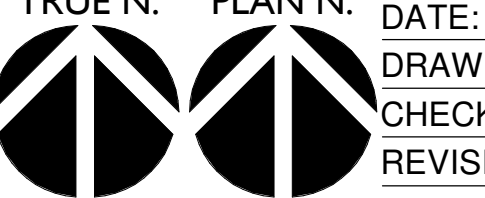
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CONSTRUCTION**

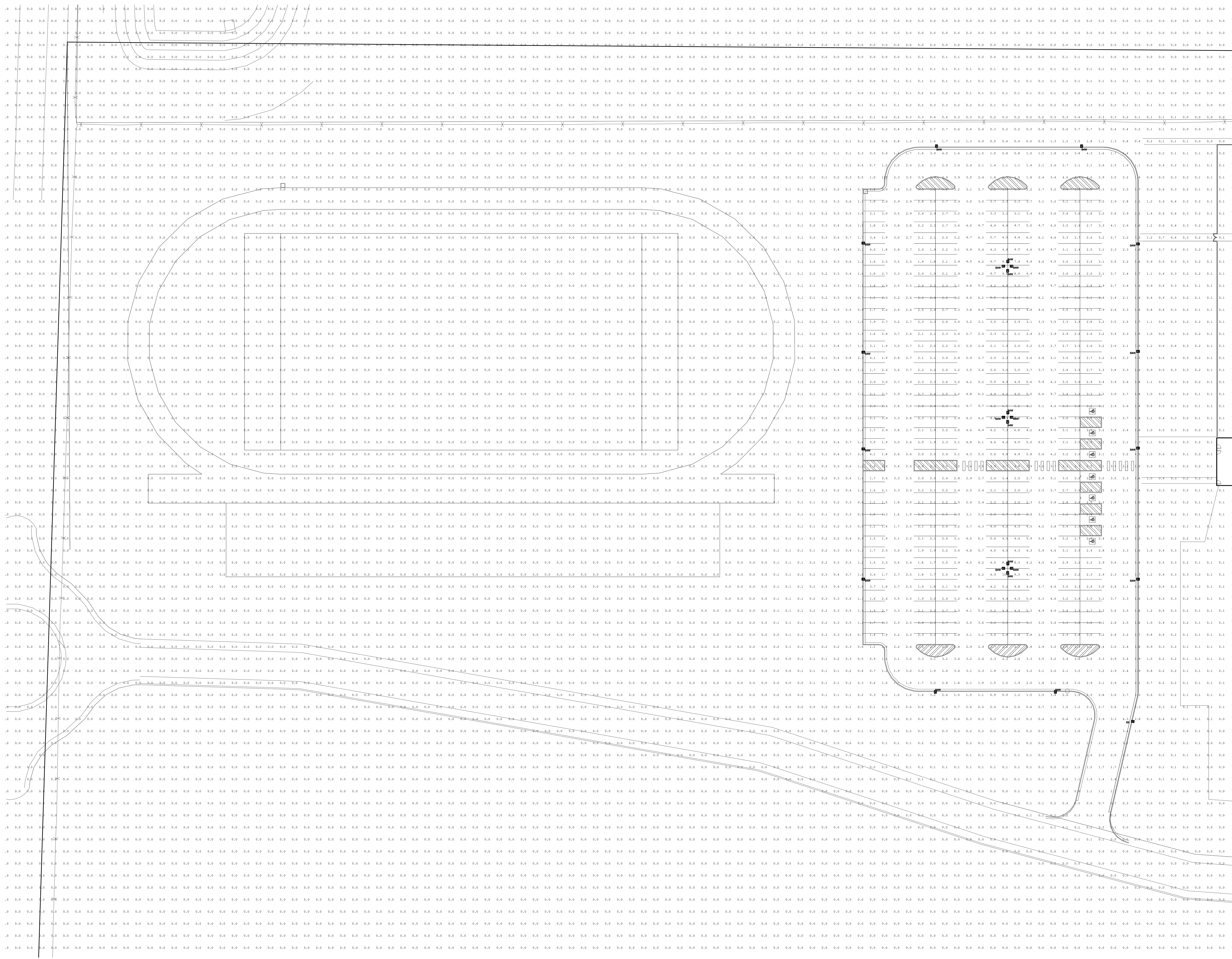
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100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

COMPLETE SECOND FLOOR

SCALE: 1/16" = 1'-0"

TRUE N.	PLAN N.	DATE:	01/24/2019
		DRAWN:	BAE
		CHECKED:	---
		REVISED:	---

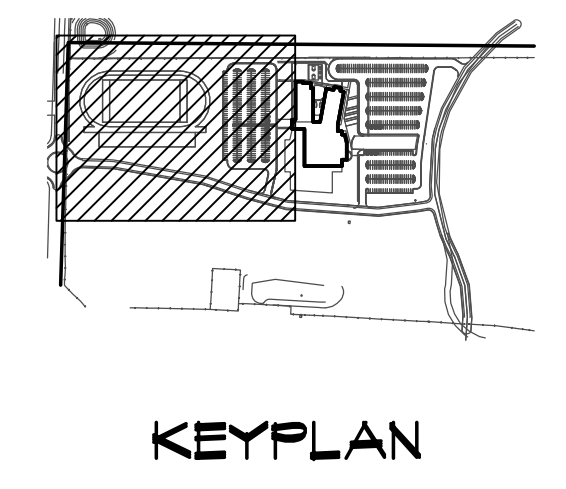




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Luminaire Schedule			
Symbol	Tag	Qty	Description
□	S4W	46	0.850 LARGE LED SITE POLE, 135W, TYPE 4
□	S3	2	0.850 LARGE LED SITE POLE, 135W, TYPE 3
□	S4B	4	0.850 LARGE LED SITE POLE, 135W, TYPE 4 BACKLIGHT CONTROL

SITE LIGHTING PHOTOMETRICS
 1" = 30'



CRP ARCHITECTS AIA
 100 East St. Vrain, Suite 300
 Colorado Springs, CO 80903

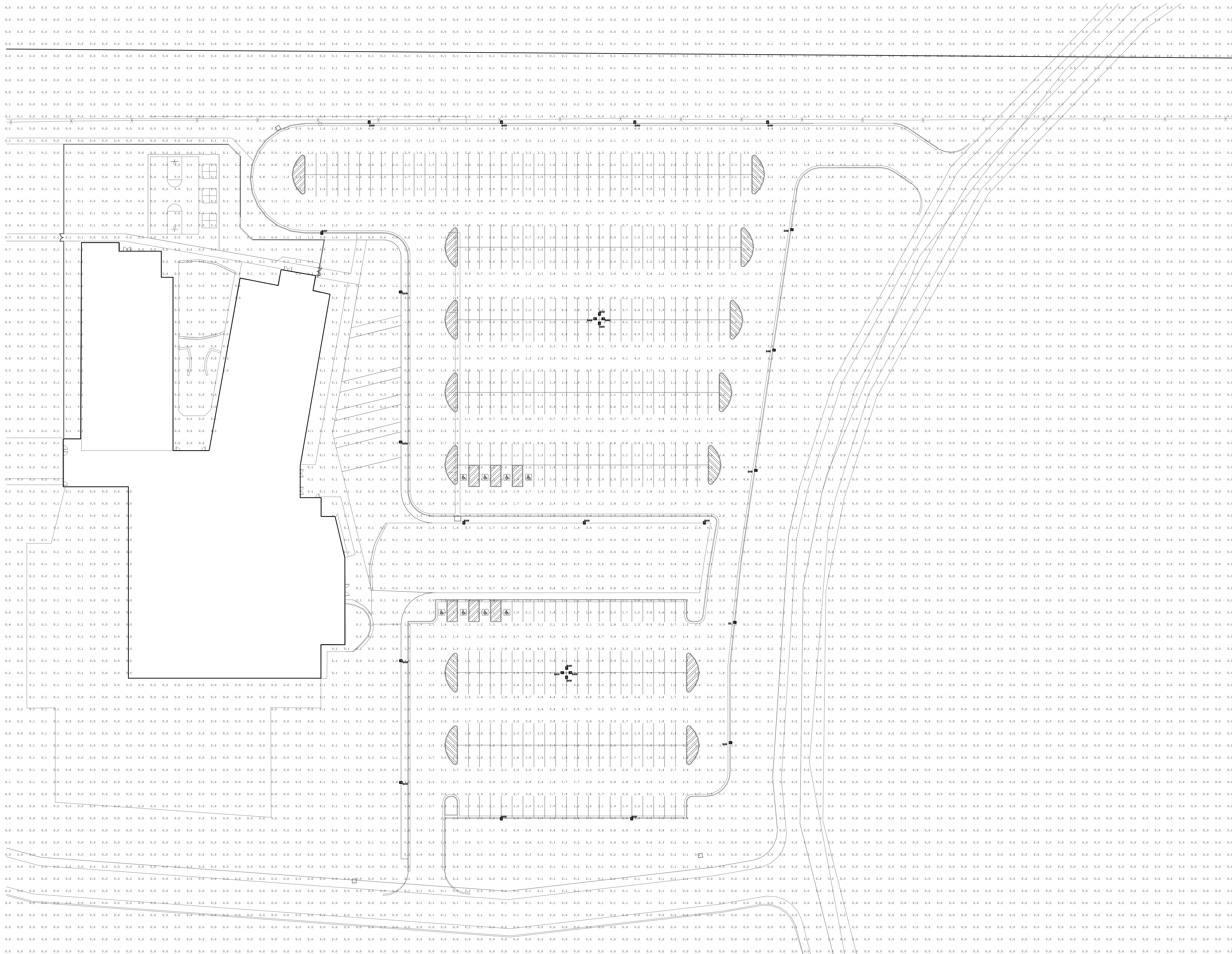
ELECTRICAL SITE DEVELOPMENT PLAN

SCALE: AS NOTED

DATE: 01-31-19
 DRAWN BY: BMG
 CHECKED: ELE
 REVISED:

me engineers
 ME Engineers, Inc.
 3425 Austin bluffs pkwy, ste 201
 colorado springs, co 80918
 719.536.0266 / 719.536.0267
 www.me-engineers.com

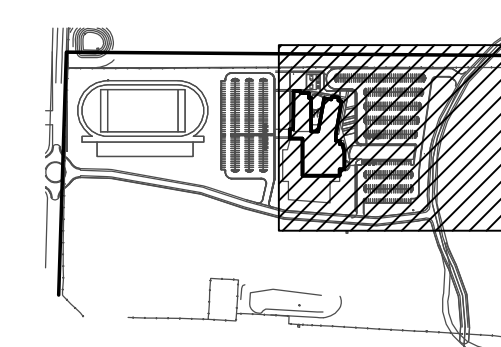
ES1



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Symbol	Tag	Qty	LLF	Description
□	S4W	46	0.850	LARGE LED SITE POLE, 135W, TYPE 4
□	S3	2	0.850	LARGE LED SITE POLE, 135W, TYPE 3
□	S4B	4	0.850	LARGE LED SITE POLE, 135W, TYPE 4 BACKLIGHT CONTROL

1 SITE LIGHTING PHOTOMETRICS
 E52 1" = 30'



KEYPLAN

CRP ARCHITECTS AIA
 100 East St. Vrain, Suite 300
 Colorado Springs, CO 80903

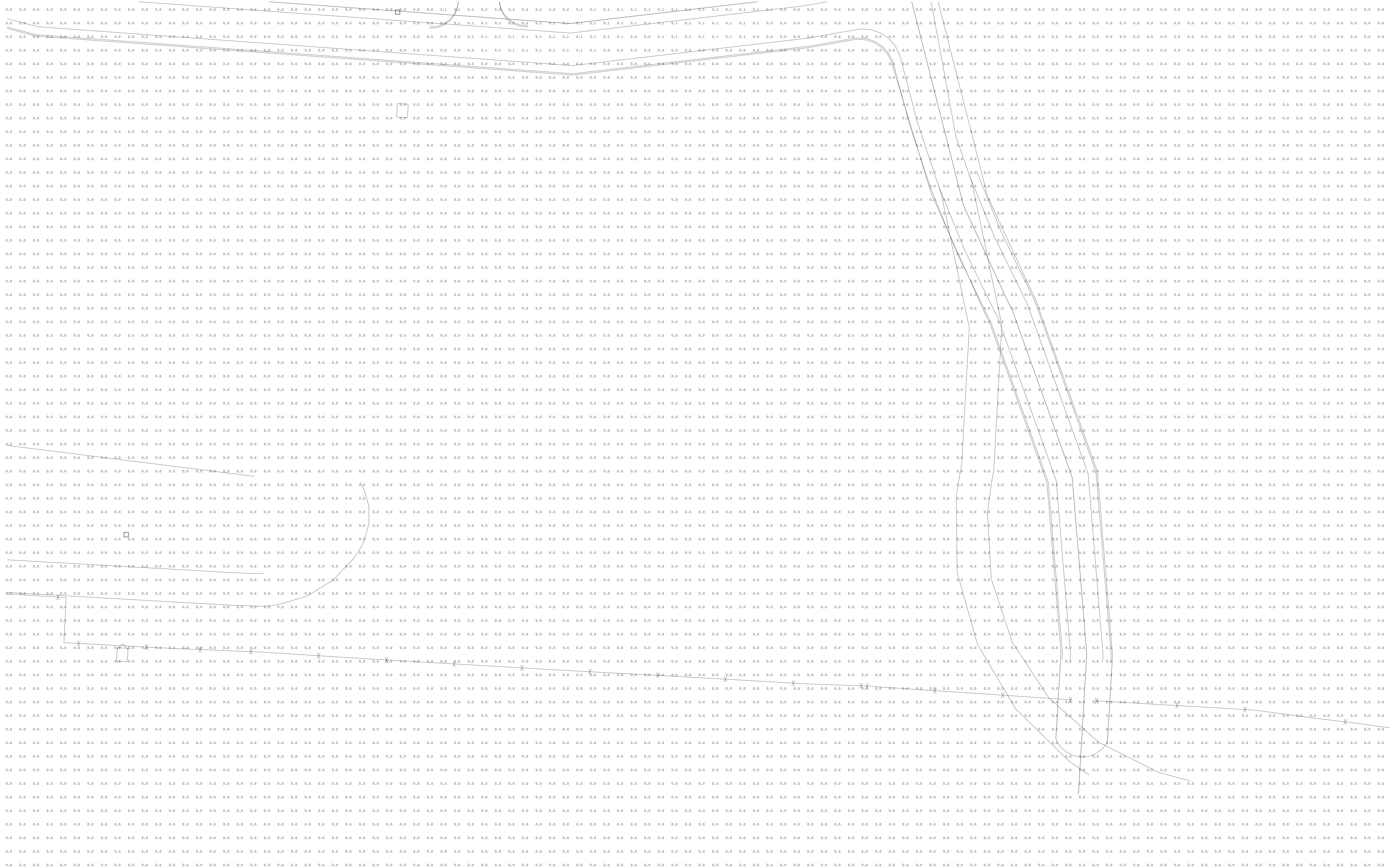
ELECTRICAL SITE DEVELOPMENT PLAN

SCALE: AS NOTED

DATE: 01-31-19
 DRAWN BY: BMG
 CHECKED: ELE
 REVISED:

me engineers
 ME Engineers, Inc.
 3425 Austin Bluffs Pkwy, Ste 201
 Colorado Springs, CO 80918
 719.536.0266 / 719.536.0277
 www.me-engineers.com

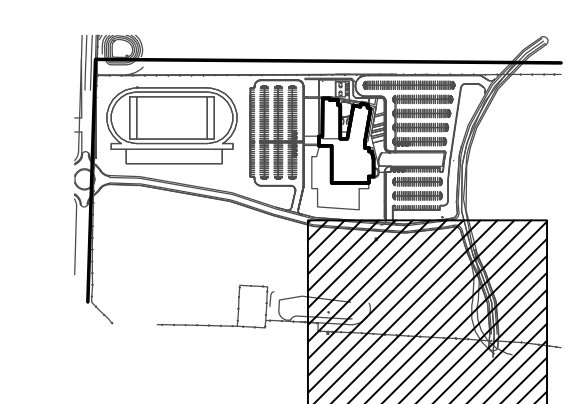
E52



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□	S4W	46	0.850	LARGE LED SITE POLE, 135W, TYPE 4
□	S3	2	0.850	LARGE LED SITE POLE, 135W, TYPE 3
□	S4B	4	0.850	LARGE LED SITE POLE, 135W, TYPE 4 BACKLIGHT CONTROL

1 SITE LIGHTING PHOTOMETRICS
E53 1" = 30'



KEYPLAN

me engineers
ME Engineers, Inc.
3425 Austin Bluffs Pkwy, Ste 201
Colorado Springs, CO 80918
719.536.0266 / 719.536.0267
www.me-engineers.com

DATE: 01-31-19
DRAWN BY: BMG
CHECKED: ELE
REVISED:

E53

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Colorado Springs, CO 80903

ELECTRICAL SITE
DEVELOPMENT PLAN
SCALE: AS NOTED