

# LIBERTY TREE ACADEMY SITE DEVELOPMENT PLAN

## TOWN OF PEYTON, EL PASO COUNTY

### FINAL JUNE 2018

Do not include lighting plan and other documents in this submittal, upload lighting plan to the lighting plan spot, etc

Concur, lighting sheets removed.

#### INDEX OF SHEETS

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#### LAND USE SUMMARY

PARCEL AREA:	10.7 acres
PROJECT AREA:	3.4 acres
BUILDING AREA (PHASE 1):	41,585 sf
FAR:	0.28

#### CIVIL ENGINEER

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
PH: 303-572-0200  
FAX: 303-572-0202  
CONTACT: DAVE KLINE, P.E., PTOE  
DAVE\_KLINE@MATRIXDESIGNGROUP.COM

#### LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP  
1601 BLAKE STREET, SUITE 200  
DENVER, CO. 80202  
PH: 303-572-0200  
FAX: 303-572-0202  
CONTACT: TERESA ROBERSON  
TERESA\_ROBERSON@MATRIXDESIGNGROUP.COM

#### LEGAL DESCRIPTION:

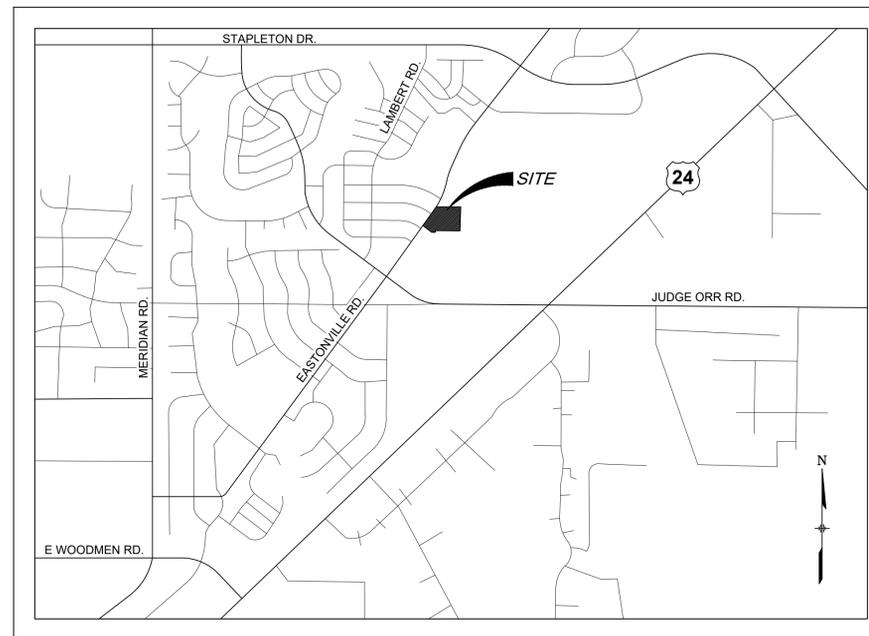
LOT 1178, WOODMEN HILLS FILING NO. 10  
COUNTY OF EL PASO  
STATE OF COLORADO

#### BASIS OF BEARING:

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE CENTRAL ZONE, BASED ON THE EAST LINE OF LOT 1178 OF THE PLAT OF WOODMEN HILLS FILING NO. 10 AS RECORDED ON JULY 13, 2001 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 201098618, MONUMENTED ON THE NORTH END BY A FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 38160" AND ON THE SOUTH END BY A FOUND 1-1/2" ALUMINUM CAP STAMPED "PLS 32822", AND BEARS SOUTH 00°24'21" EAST A DISTANCE OF 1116.46 FEET.

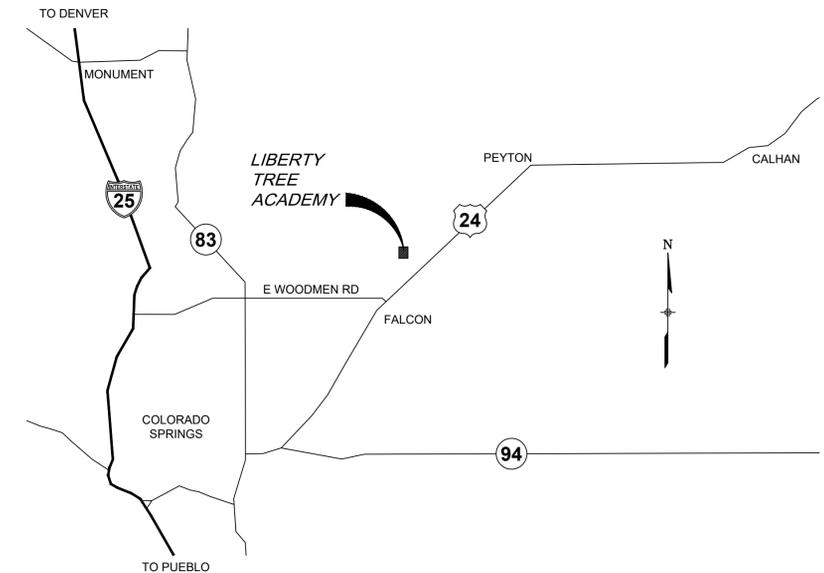
#### BENCHMARK:

BENCHMARK IS DERIVED FROM AN ONLINE POSITIONING USER SERVICE PROVIDED BY THE NATIONAL GEODETIC SURVEY PERFORMED ON A SET #5 REBAR LOCATED ON THE EAST SIDE OF EASTONVILLE ROAD NEAR THE SOUTH PCR APPROXIMATELY 20 FEET SOUTH OF A SANITARY MANHOLE AND 12 FEET EAST OF A FIRE HYDRANT. THE ELEVATION DERIVED FROM THE STATIC SOLUTION IS 6960.52 U.S. SURVEY FEET (NAVD 88).



LOCATION MAP

SCALE: N.T.S.



VICINITY MAP

SCALE: N.T.S.

#### EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.

DATE

#### OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

LIBERTY TREE ACADEMY COMPANY

DATE

#### DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

DAVID KLINE, P.E., PTOE

DATE

#### REFERENCE DRAWINGS

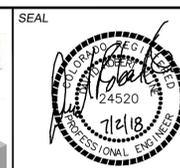
X:995 MDG22x34

No.	DATE	DESCRIPTION	BY
REVISIONS			

#### COMPUTER FILE MANAGEMENT

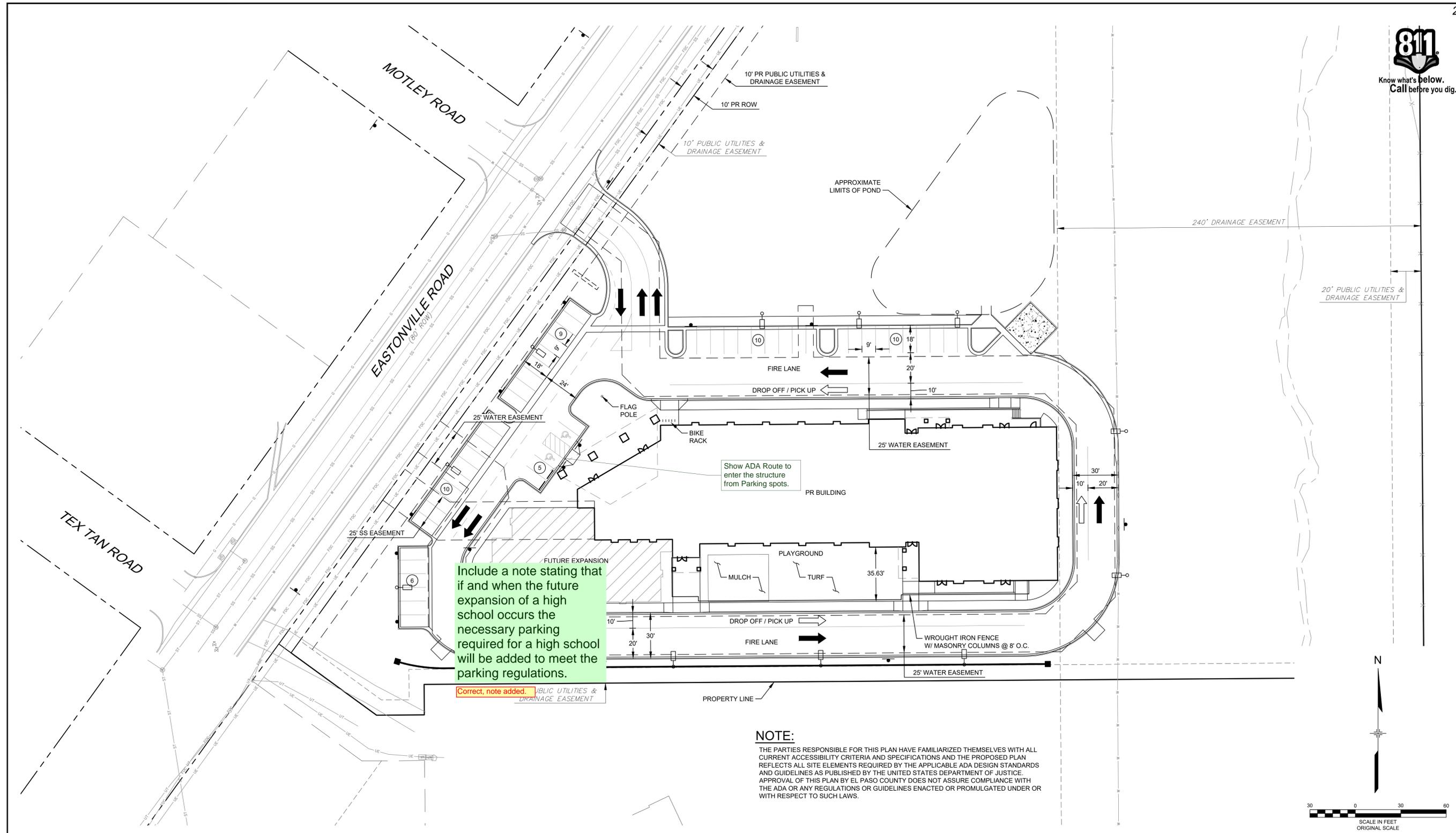
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PLOT DATE: July 2, 2018 5:31:45 PM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

#### SHEET KEY



FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 18.995.001

<b>LIBERTY TREE ACADEMY</b>			
TOWN OF PEYTON, EL PASO COUNTY SITE DEVELOPMENT PLAN			
<b>TITLE SHEET</b>			
DESIGNED BY:	ACR	SCALE:	DATE ISSUED:
DRAWN BY:	ACR	HORIZ.	JUNE 2018
CHECKED BY:	DRK	VERT.	SHEET
			1 OF 11
			DRAWING No. TS01



Include a note stating that if and when the future expansion of a high school occurs the necessary parking required for a high school will be added to meet the parking regulations.

Correct, note added.

**NOTE:**  
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY 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.

REF. NO.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: ----			
PLOT DATE: 7/2/2018 5:31 PM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix DESIGN GROUP**  
 AN EMPLOYEE-OWNED COMPANY

SEAL

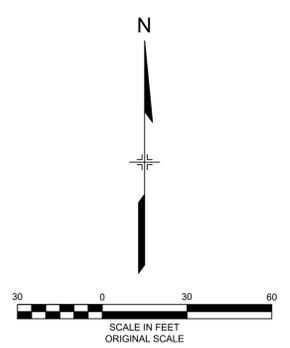
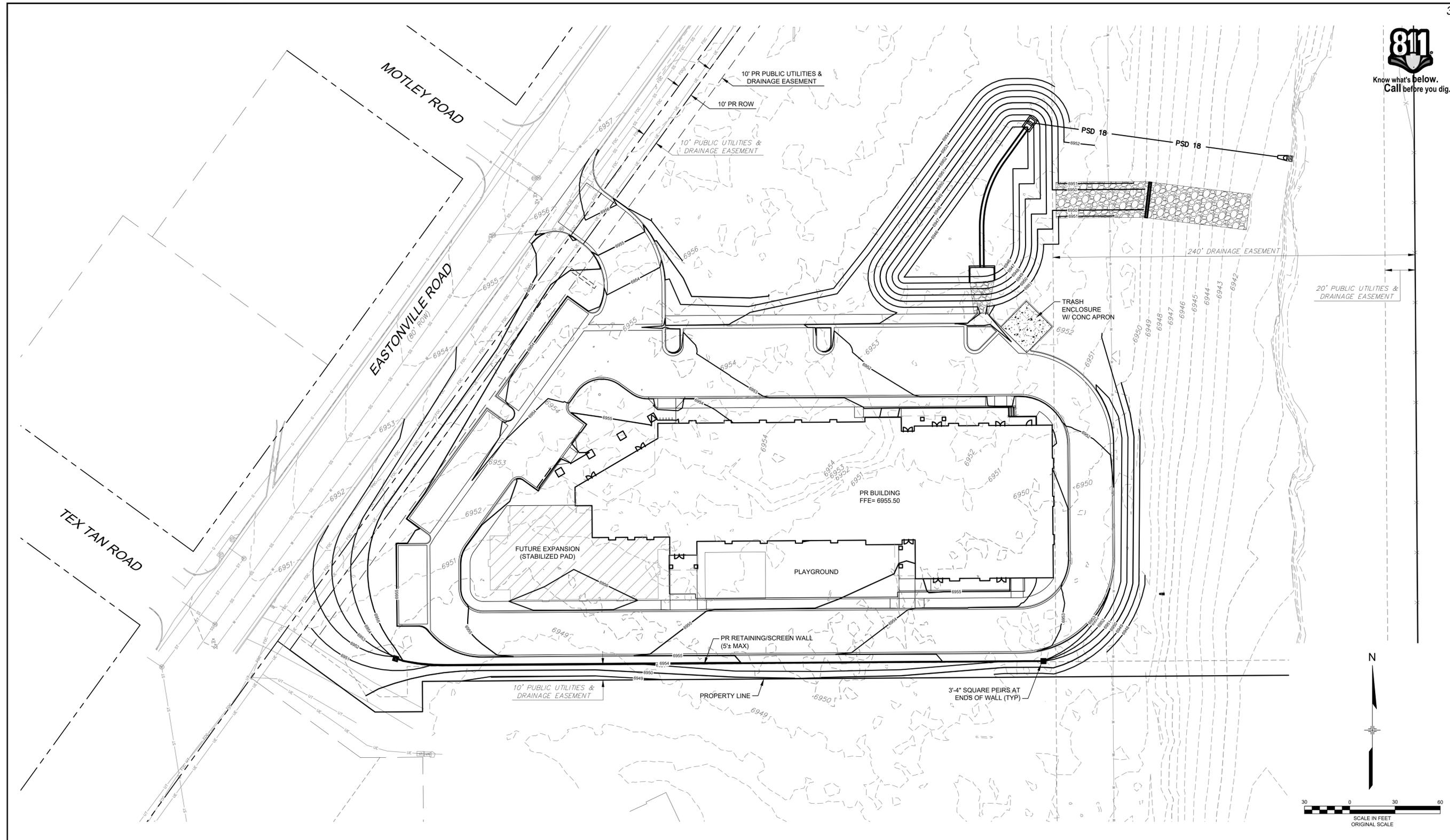
FOR AND ON BEHALF OF  
 MATRIX DESIGN GROUP, INC.  
 PROJECT No. 18.995.001

**LIBERTY TREE ACADEMY**

TOWN OF PEYTON, EL PASO COUNTY  
 SITE DEVELOPMENT PLAN

**SITE PLAN**

DESIGNED BY: ACR	SCALE:	DATE ISSUED: JUNE 2018	DRAWING No. SP01
DRAWN BY: ACR	HORIZ.	SHEET 2 OF 11	
CHECKED BY: DRK	VERT.		



REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
X:995-MD-022x34				
X:995-PR-BASE				
X:995-EX-BASE				
X:995-EX-MAP				
X:995-PR-UTIL				
X:995-PR-GRAD				
LTA OVERALL FIRST FLOOR PLAN				
COMPUTER FILE MANAGEMENT				
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY

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**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix DESIGN GROUP**  
AN EMPLOYEE-OWNED COMPANY

SEAL

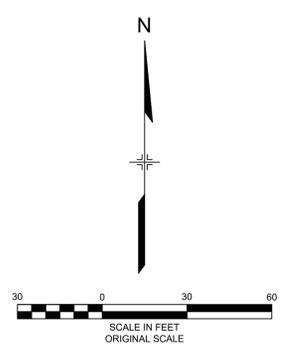
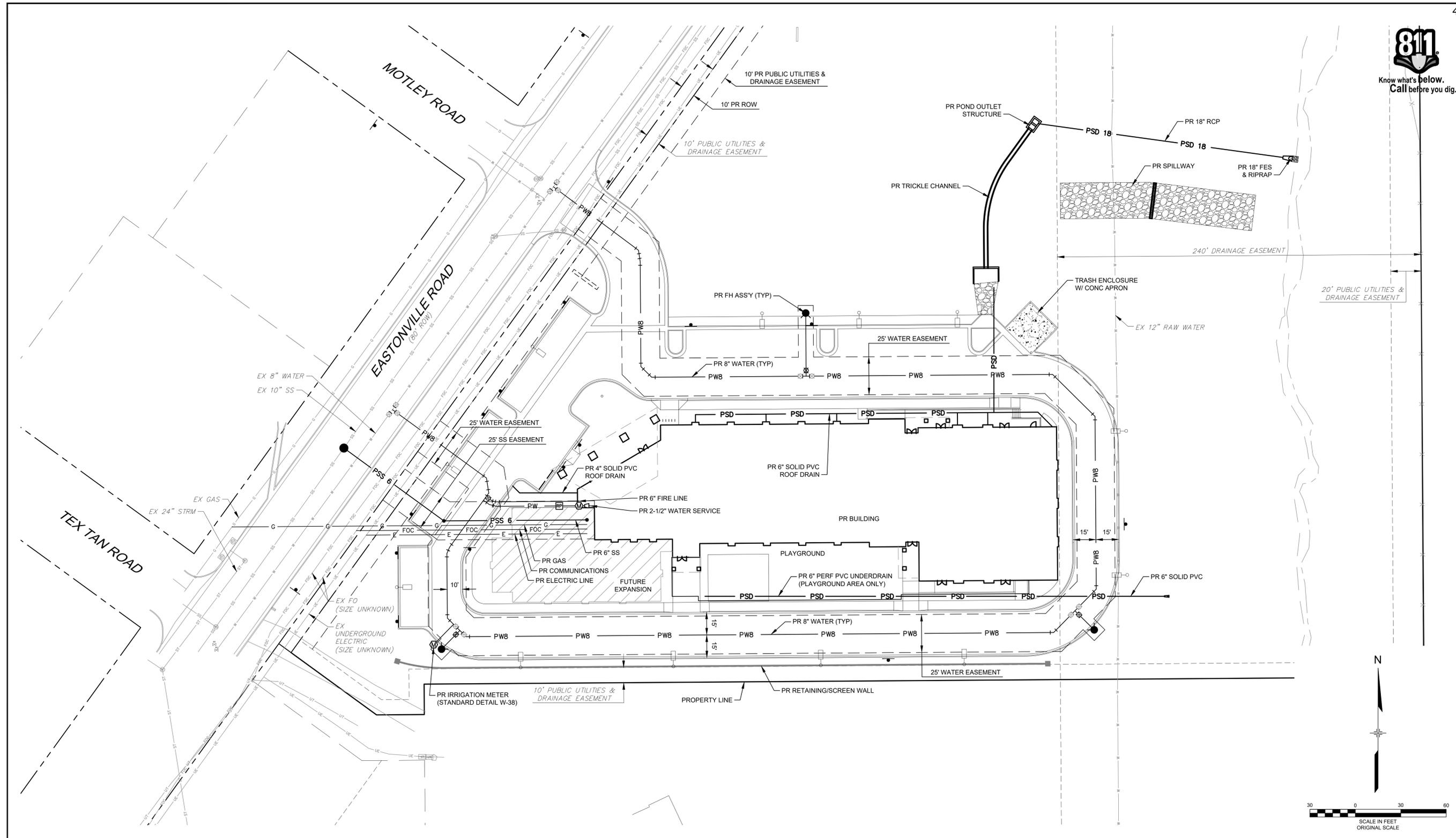
FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 18.995.001

**LIBERTY TREE ACADEMY**

TOWN OF PEYTON, EL PASO COUNTY  
SITE DEVELOPMENT PLAN

**GRADING PLAN**

DESIGNED BY: ACR	SCALE:	DATE ISSUED: JUNE 2018	DRAWING No. GR01
DRAWN BY: ACR	HORIZ:	SHEET 3 OF 11	
CHECKED BY: DRK	VERT:		



NO.	DATE	DESCRIPTION	BY
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

SHEET KEY	
1	N

PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix DESIGN GROUP**  
AN EMPLOYEE-OWNED COMPANY

SEAL

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 18.995.001

**LIBERTY TREE ACADEMY**

TOWN OF PEYTON, EL PASO COUNTY  
SITE DEVELOPMENT PLAN

**OVERALL UTILITY PLAN**

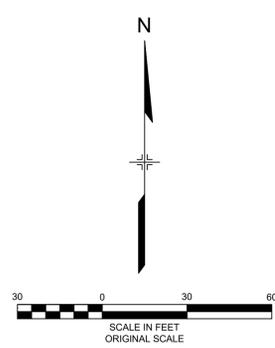
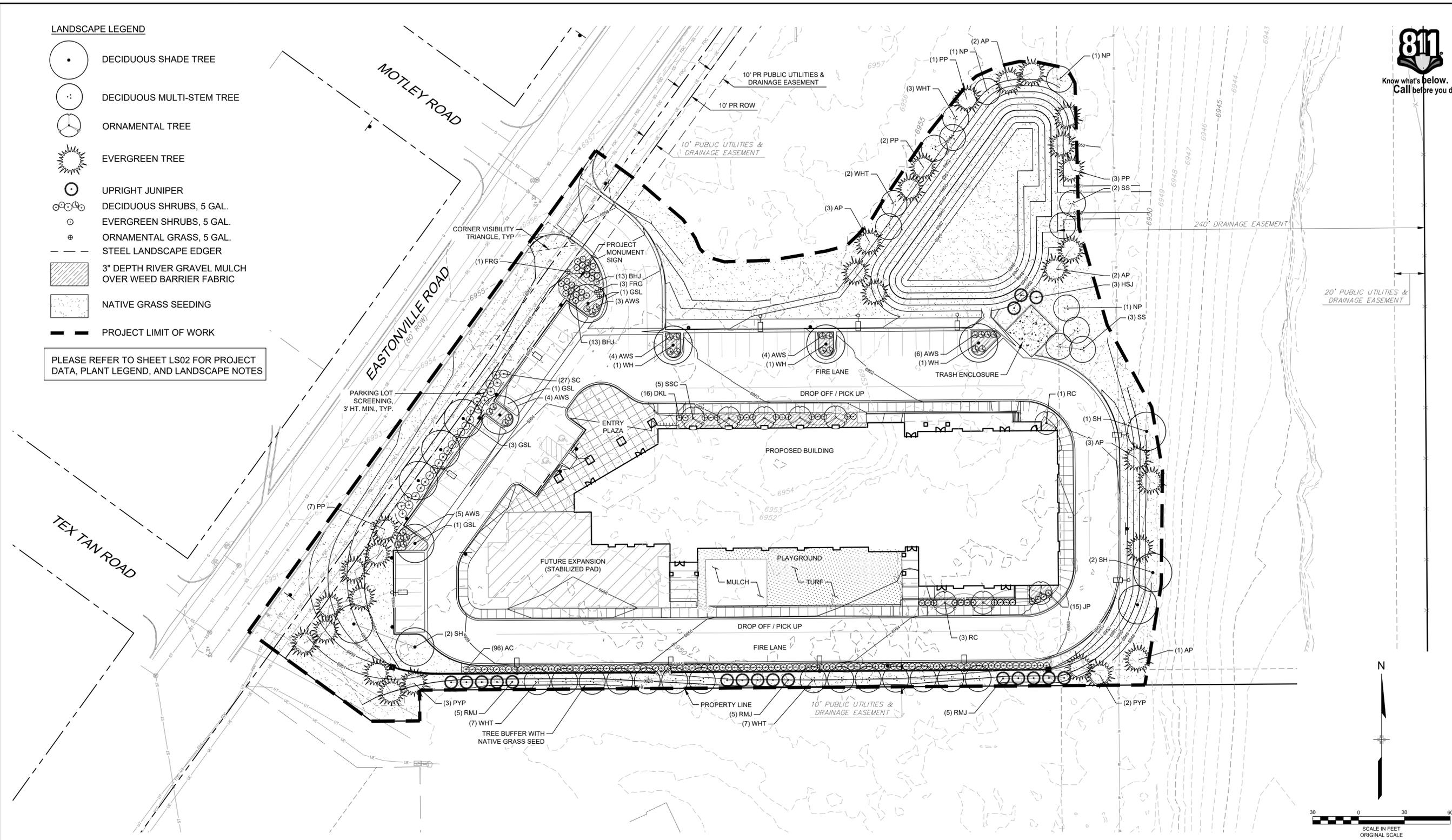
DESIGNED BY: ACR	SCALE: _____	DATE ISSUED: JUNE 2018	DRAWING No. _____
DRAWN BY: ACR	HORIZ. _____	SHEET 4 OF 11	UT01
CHECKED BY: DRK	VERT. _____		



**LANDSCAPE LEGEND**

- DECIDUOUS SHADE TREE
- DECIDUOUS MULTI-STEM TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- UPRIGHT JUNIPER
- DECIDUOUS SHRUBS, 5 GAL.
- EVERGREEN SHRUBS, 5 GAL.
- ORNAMENTAL GRASS, 5 GAL.
- STEEL LANDSCAPE EDGER
- 3" DEPTH RIVER GRAVEL MULCH OVER WEED BARRIER FABRIC
- NATIVE GRASS SEEDING
- PROJECT LIMIT OF WORK

PLEASE REFER TO SHEET LS02 FOR PROJECT DATA, PLANT LEGEND, AND LANDSCAPE NOTES



REF. NO.	DATE	DESCRIPTION	BY
REVISIONS			
COMPUTER FILE MANAGEMENT			
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			

NO.	DATE	DESCRIPTION	BY
REVISIONS			

NO.	DATE	DESCRIPTION	BY
REVISIONS			

PREPARED FOR:  
**LIBERTY TREE ACADEMY**

PREPARED BY:  
**Matrix DESIGN GROUP**  
AN EMPLOYEE-OWNED COMPANY

**LIBERTY TREE ACADEMY**

TOWN OF PEYTON, EL PASO COUNTY  
SITE DEVELOPMENT PLAN

**LANDSCAPE PLAN**

FOR AND ON BEHALF OF  
MATRIX DESIGN GROUP, INC.  
PROJECT No. 18.995.001

DESIGNED BY: ACR	SCALE: HORIZ.	DATE ISSUED: JUNE 2018	DRAWING No. LS01
CHECKED BY: DRK	VERT.	SHEET 5 OF 11	



**LIBERTY TREE**  
ACADEMY



DESIGN APPROVAL	DATE APPROVED:



**carhuff+cueva**  
architects, llc

3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW SCHOOL CAMPUS FOR:  
  
LIBERTY TREE ACADEMY  
  
8579 EASTONVILLE RD,  
PEYTON, CO 80831

CONSTRUCTION DOCUMENTS

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. P18-8579

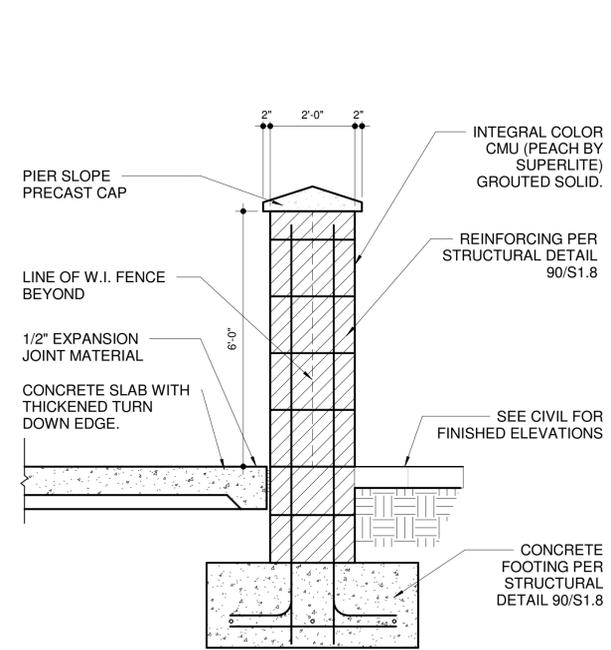
DATE MAY 8, 2018

SCALE 1/16" = 1'-0" DRAWN BY PD

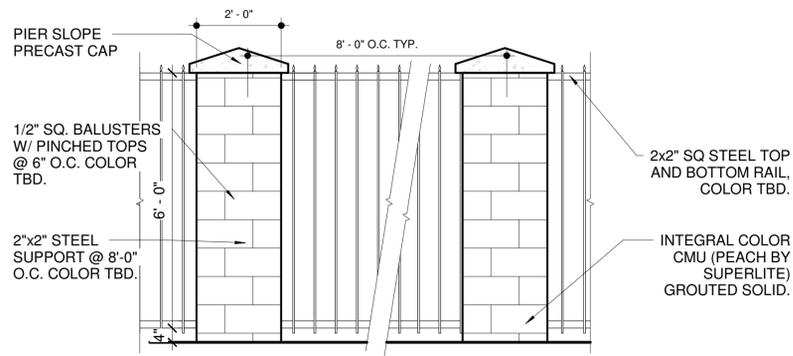
DRAWING TITLE PRESENTATION ELEVATIONS

DRAWING NUMBER SK2.0

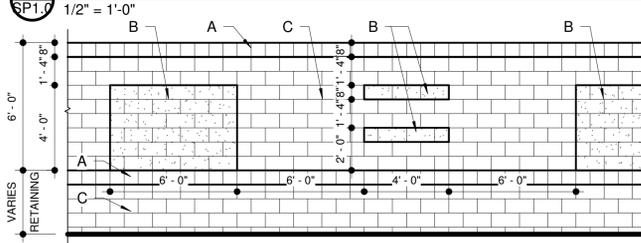
PROJECT BY PEYTON, CO



4 TYP. MASONRY COLUMN DETAIL  
SP1.0 1/2" = 1'-0"



3 PERIMETER SITE WALL TYPICAL ELEVATION  
SP1.0 1/4" = 1'-0"

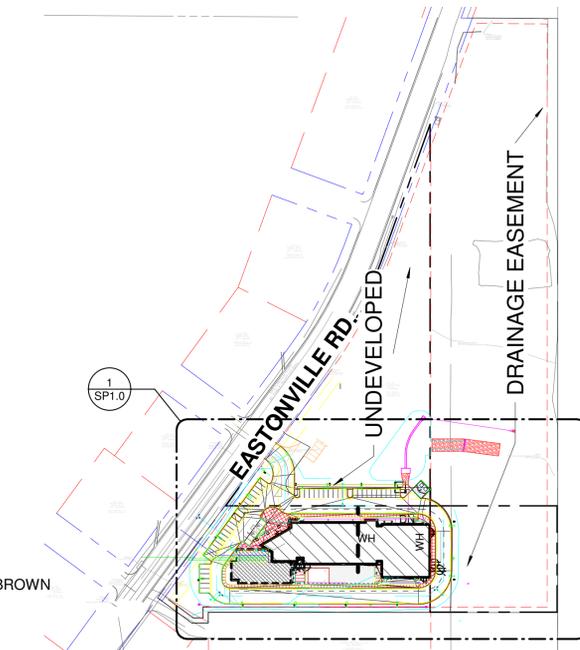


5 WROUGHT IRON FENCE DETAIL  
SP1.0 1/2" = 1'-0"

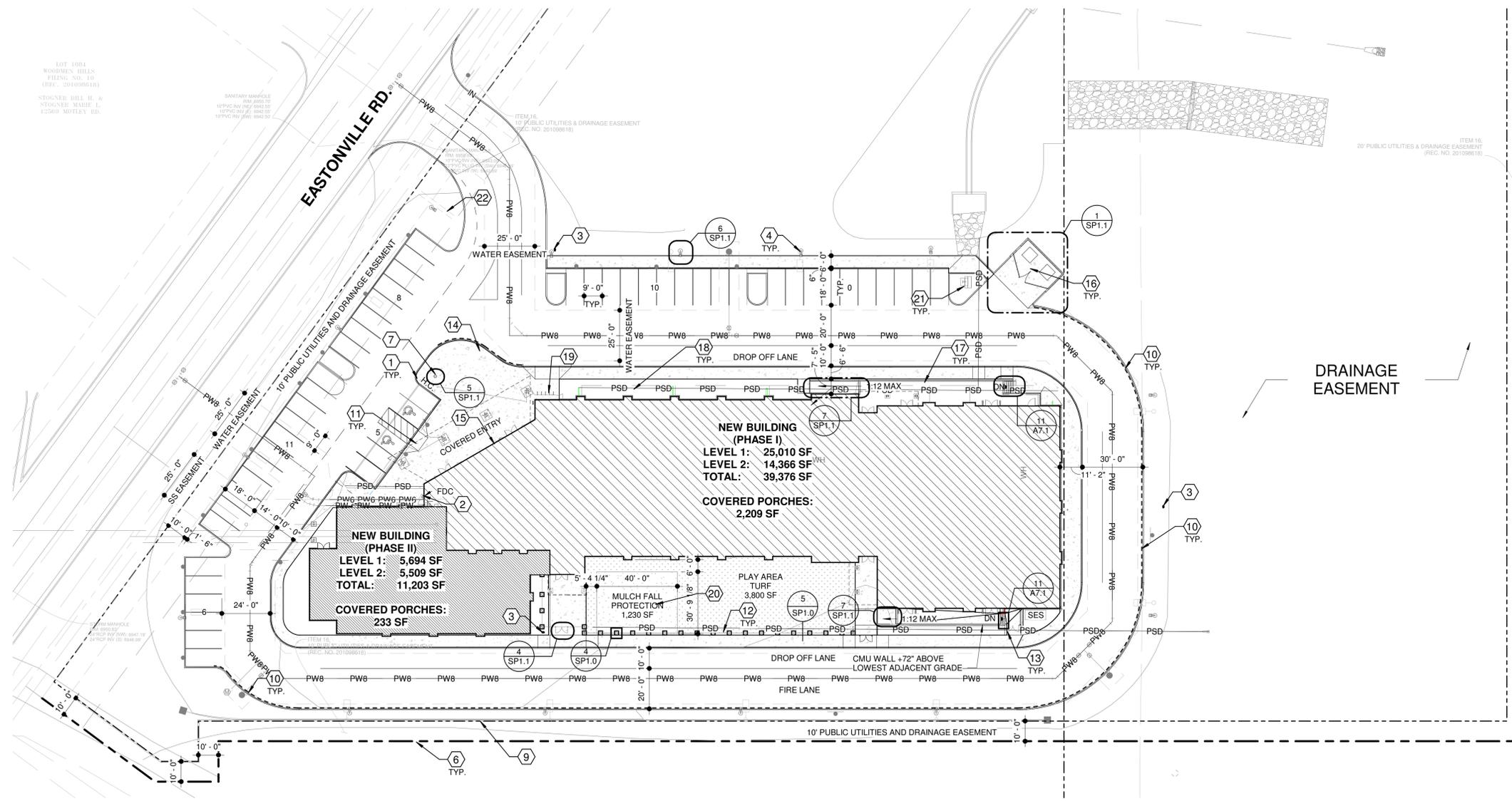
NOTE:  
ALL CMU IS 8"X16"X8",  
COLORS AND FINISH BY  
SUPERLITE.

**LEGEND**  
A. CMU SINGLE SCORE, COLOR: BONE  
B. CMU SPLIT FACE, COLOR: COCOA BROWN  
C. CMU STANDARD, COLOR: PEACH

REFERENCE DETAIL 89 AND 81/S1.8  
FOR STRUCTURAL REQUIREMENTS.



2 REFERENCE SITE PLAN  
SP1.0 1" = 160'-0"



1 PROPOSED SITE PLAN  
SP1.0 1" = 30'-0"

**PROJECT DATA**

PARCEL #: 4232302001  
ZONING: RR-5

MAXIMUM LOT COVERAGE 25%  
MAXIMUM HEIGHT 30'  
SETBACKS 25' FRONT, REAR, SIDE.  
BUILDING INFORMATION  
GROSS FLOOR AREA: 39,376 S.F.  
NUMBER OF STORIES: 2  
MAXIMUM HEIGHT: 30'-0"

**PARKING DATA**

PARKING REQUIRED PER TABLE 6-2  
ELEMENTARY OR JR HIGH:  
2 SPACES PER CLASSROOM  
REQUIRED PARKING SIZE 9X18 2' OVERHANG  
NEW PARKING REQUIRED PER TABLE 6-2:  
(2 SPACES/CLASS ROOM) 22 C.R. X 2 = 44 STALLS  
NEW PARKING PROVIDED: 50 STALLS  
REQUIRED ADA PARKING SPACES: 2 STALLS  
ADA PARKING SPACES PROVIDED: 2 STALLS

ON SITE QUEUE LENGTH: 1,240 L.F.

**BIKE PARKING**

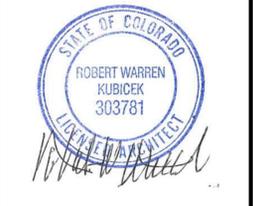
REQUIRED BIKE PARKING 5% OF VEHICLE  
PARKING SPACES (49 X .05): 3 SPACES  
PROVIDED BIKE PARKING: 5 SPACES

**SITE PLAN KEYNOTES:**

1. ACCESSIBLE PARKING SPACE PER CIVIL DRAWINGS.
2. FIRE RISER ENTRANCE. PROVIDE FIRE RISER ROOM SIGNAGE.
3. FIRE HYDRANT PER CIVIL DRAWINGS.
4. SITE LIGHTING FIXTURES, SEE ELECTRICAL DRAWINGS.
5. WATER METER PER CIVIL PLANS.
6. PROPERTY LINE.
7. 25' HIGH FLAG POLE.
8. BACKFLOW PREVENTER PER CIVIL PLANS.
9. INTEGRAL COLOR CMU SCREEN WALL OVER RETAINING WALL. SEE TYPICAL SITE WALL DETAIL.
10. CONCRETE CURB PER DETAILS. PAINTED RED CURB WITH "NO PARKING FIRE LANE" IN 4" WHITE LETTERS ON FACE OF THE CURB SPACED 80" ON CENTER FOR FIRE LANE DESIGNATION AS INDICATED WITH DASHED LINE.
11. CONCRETE RAMP PER CIVIL DRAWINGS
12. CMU PILLAR AND WROUGHT IRON FENCE PER DETAIL.
13. W.I. GATE WITH KEY F.O.B. AND PANIC HARDWARE PER DETAIL.
14. SCORED CONCRETE WITH CONTROL JOINTS 6'-0" O.C., PATTERN PER PLAN.
15. PROVIDE FLUSH-MOUNTED KNOX BOX, MODEL NO. 3200 SERIES @ +6'-0" A.F.F. ORDER AND INSTALL PER LOCAL FIRE DEPARTMENT REQUIREMENTS
16. TRASH ENCLOSURE GATE PER DETAIL. PROVIDE 6.33" STEEL BOLLARDS 60" ABOVE GRADE, SPACED PER DETAIL. FULL GROUT AND CROWN TOP PRIMED AND PAINTED LIGHT TAN.
17. DECOMPOSED GRANITE PER LANDSCAPE PLANS.
18. UNDERGROUND STORM DRAIN PER CIVIL DRAWINGS.
19. CYCLOOPS 2170-5 BICYCLE PARKING
20. PLAY STRUCTURE BY OWNER GC TO COORDINATE INSTALLATION.
21. ELECTRICAL TRANSFORMER.
22. MONUMENT SIGN LOCATION, (UNDER SEPARATE PERMIT AND SUBMITTAL)



DESIGN APPROVAL DATE APPROVED:



**carhuff+cueva architects, llc**

3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW SCHOOL CAMPUS FOR:  
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8579 EASTONVILLE RD,  
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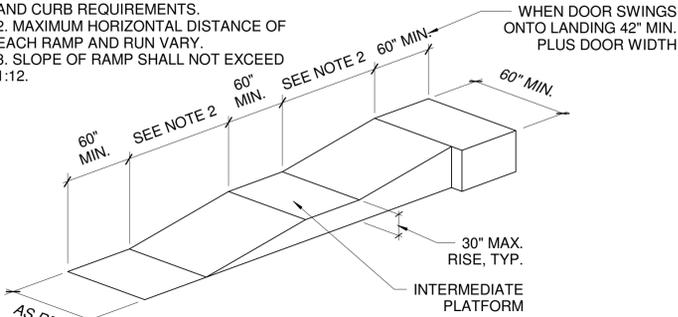
**CONSTRUCTION DOCUMENTS**

REVISION	DATE	DESCRIPTION	BY

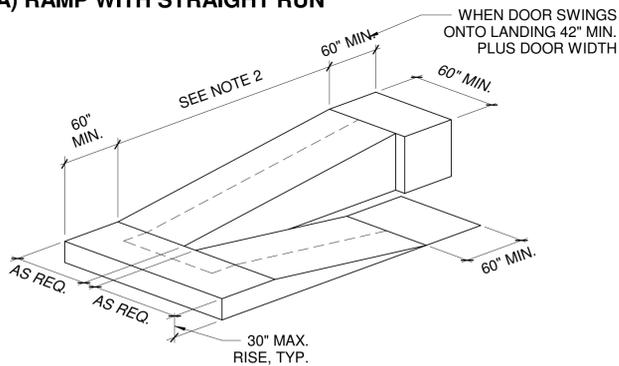
PROJECT NO.	P18-8579
DATE	MAY 8, 2018
SCALE	As indicated
DRAWN BY	PD
DRAWING TITLE	ARCHITECTURAL SITE PLAN
DRAWING NUMBER	SP1.0

**RAMP NOTES:**

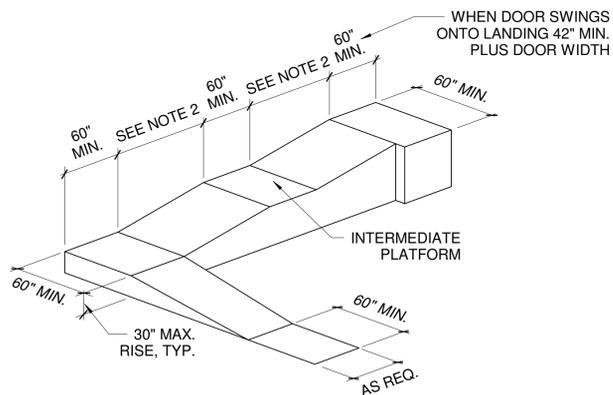
1. ALL HANDRAILS MUST MEET HANDRAIL AND CURB REQUIREMENTS.
2. MAXIMUM HORIZONTAL DISTANCE OF EACH RAMP AND RUN VARY.
3. SLOPE OF RAMP SHALL NOT EXCEED 1:12.



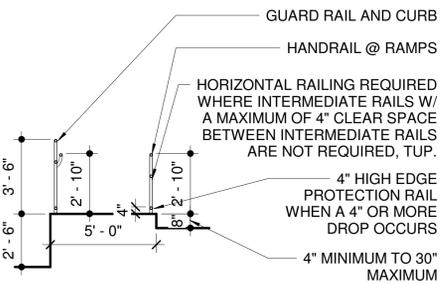
**(A) RAMP WITH STRAIGHT RUN**



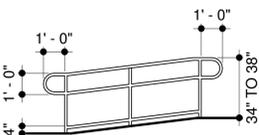
**(B) RAMP WITH INTERMEDIATE SWITCHBACK PLATFORM**



**(C) RAMP WITH TURNING PLATFORM**



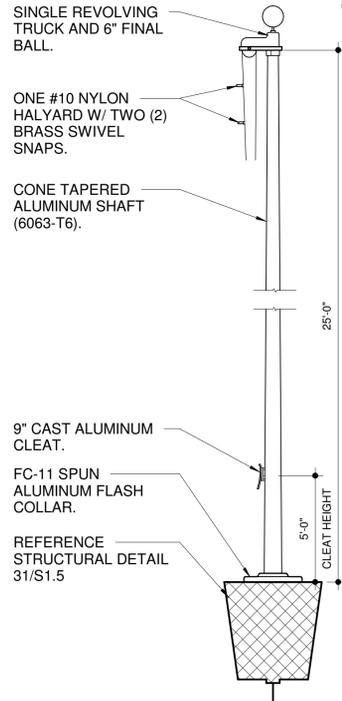
**(E) RAMP SECTION**



**(D) RAMP ELEVATION**

**7 TYP. PEDESTRIAN RAMP**  
1/4" = 1'-0"

**CONTINENTAL (SINGLE HALYARD)**

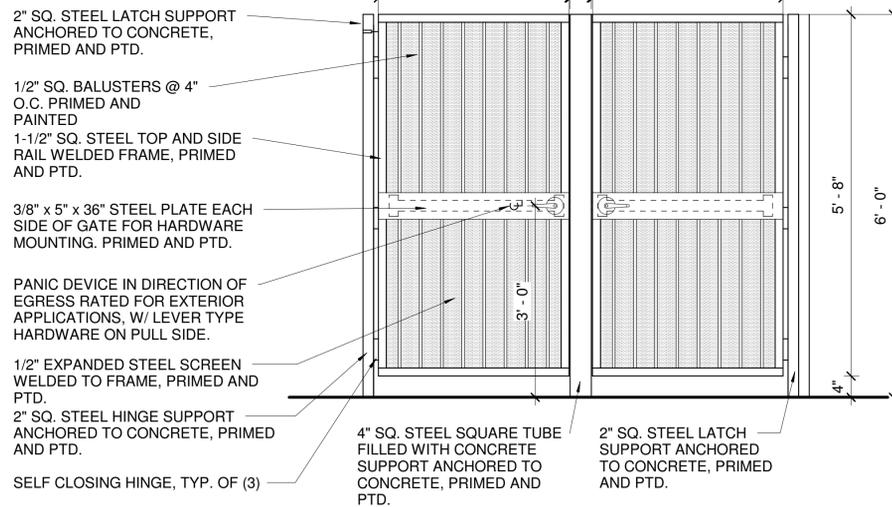


**5 FLAG POLE DETAIL**  
1/4" = 1'-0"

**GATE HARDWARE SET**  
EACH TO HAVE:

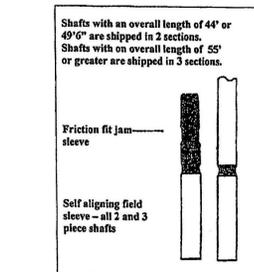
- |                              |                        |                    |            |
|------------------------------|------------------------|--------------------|------------|
| 1 EA GATE CLOSER             | PFGCS 1-(714)-994-0276 | 626                | FAL        |
| 1 EA IC CYLINDER             | AS REQUIRED            | 99-L X 374L X POOL | 626        |
| 1 EA PANIC HARDWARE          |                        |                    | VON        |
| 1 EA FLOOR MOUNTED DOOR STOP |                        |                    | FS18L IVES |

Operational Description  
Free Egress at all times. Pressing Push Bar retracts latchbolts. Latchbolt retracted by lever unless locked by key. Key locks and unlocks lever. Dogging by hex key, locks down the pushbar or crossbar so the latchbolt remains retracted.



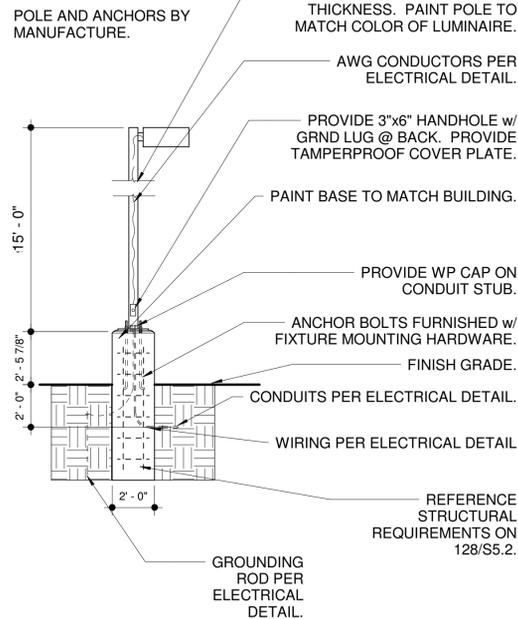
**4 DOUBLE GATE DETAIL**  
3/4" = 1'-0"

**Concord Industries, Inc.**  
4150-A Kellway Circle, Addison, TX 75001



Ground Set Tapered Alum. Flagpole 6063-T6  
Exp Ht. 25' Overall Ht. 28' Ship in 1 Sections  
Butt Dia. 5.5" Top Dia. 3.3" Wall Thickness .188  
Finish: 150 Grit High Polish

NOTE:  
THE POLE MANUFACTURER SHALL PROVIDE A POLE BASE DESIGN FOR 100MPH WIND LOADING w/ A 1.3 GUST FACTOR.



**6 LIGHT POLE DETAIL**  
1/4" = 1'-0"

**DUMPSTER ENCLOSURE GENERAL NOTES:**

1. SOIL BELOW THE WALL FOOTER AND CONCRETE PAD SHALL BE COMPACTED TO A DEPTH OF 6 INCHES AND TO A MINIMUM DRY DENSITY OF 90% IN ACCORDANCE WITH ASTM D-2922 AND D-3017, AFTER ADJUSTMENT FOR ROCK CORRECTION.

2. STEEL REINFORCEMENT SHALL BE GRADE 40.

PEDESTRIAN GATE WITH B-DECKING OVER 2x2 STEEL FRAME, PRIMED AND PTD TO MATCH BUILDING. PROVIDE LOCKING HASP AND LATCH

PIN HOLE STOP

1/2" BITUMINOUS TYPE EXPANSION JOINT FILLER ASTM D-1751

6" THICK CONCRETE APPROACH SLAB w/ THICKENED EDGES, CLASS 'A' CONC. w/ 6"x6", 1.4x1.4 W/WF ON COMPACTED SUBGRADE.

(2) 6" DOORS - REQUIRED WITH 2" CLEARANCE UNDER. PROVIDE 1/2" DROP PINS AND PIN HOLES IN CONCRETE SLAB.

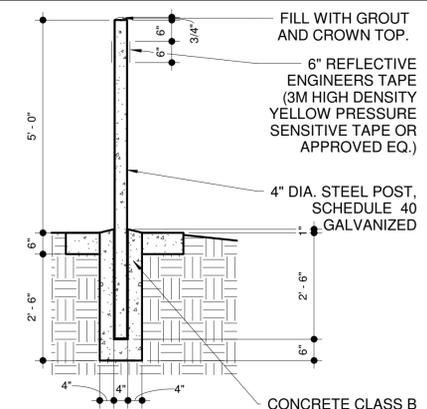
PIN HOLE STOP

8"x8"x16" CMU ENCLOSURE 6'-0" HIGH. STUCCO TO MATCH BUILDING COLOR.

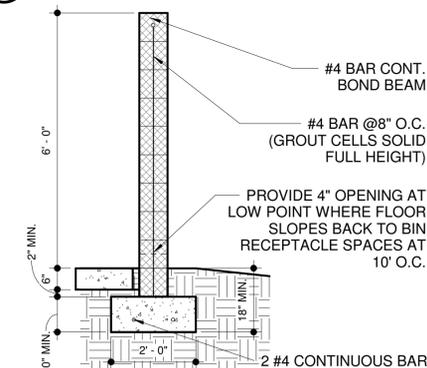
B-DECKING OVER HSS 2x2x1/4" STEEL FRAME, PRIMED AND PTD TO MATCH BUILDING.

HSS6.25X.250 CONC. FILLED BOLLARD

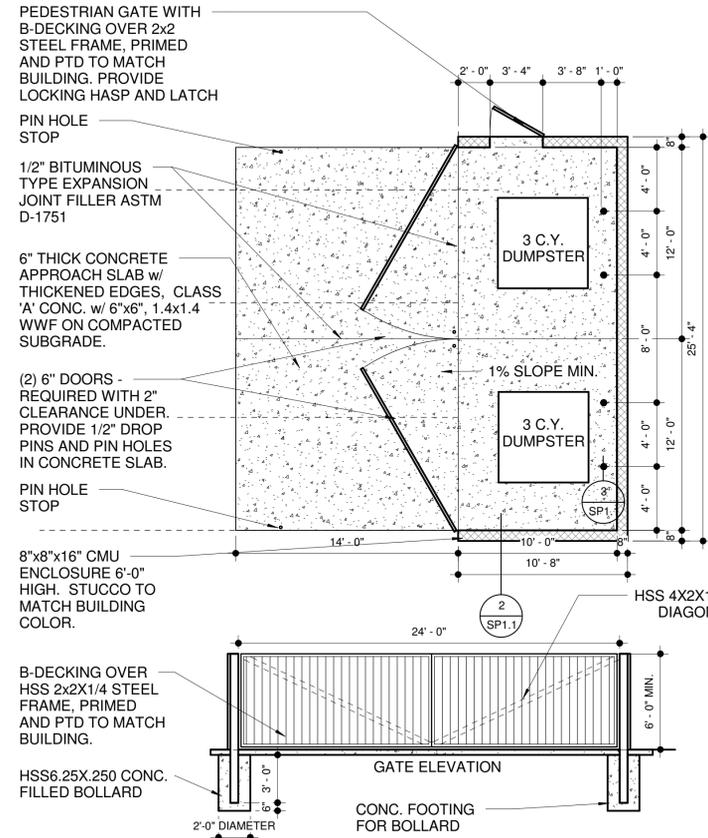
**1 DUMPSTER ENCLOSURE**  
3/16" = 1'-0"



**3 BOLLARD DETAIL**  
1/2" = 1'-0"



**2 TRASH ENCLOSURE WALL DETAIL**  
1/2" = 1'-0"



DESIGN APPROVAL



**carhuff+cueva architects, llc**

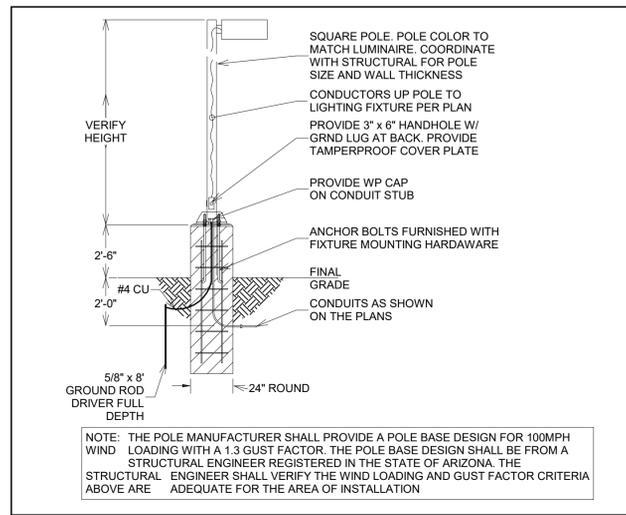
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

NEW SCHOOL CAMPUS FOR:  
**LIBERTY TREE ACADEMY**  
8579 EASTONVILLE RD,  
PEYTON, CO 80831

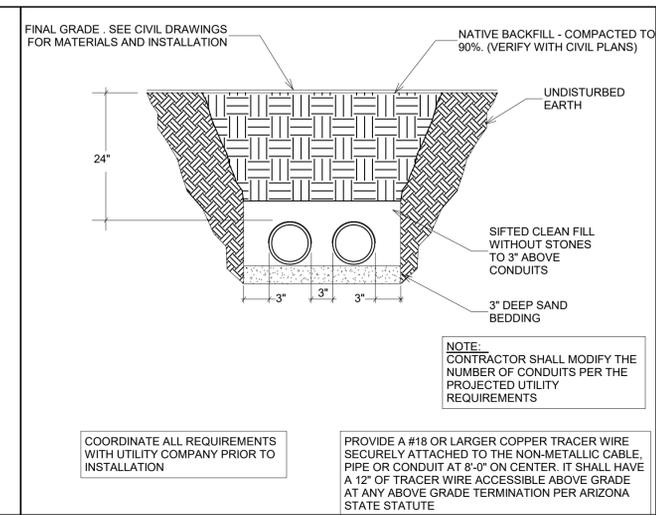
**CONSTRUCTION DOCUMENTS**

REVISION	DATE	DESCRIPTION	BY
1	03-17-16	COORDINATION / REVIEW COMMENTS	

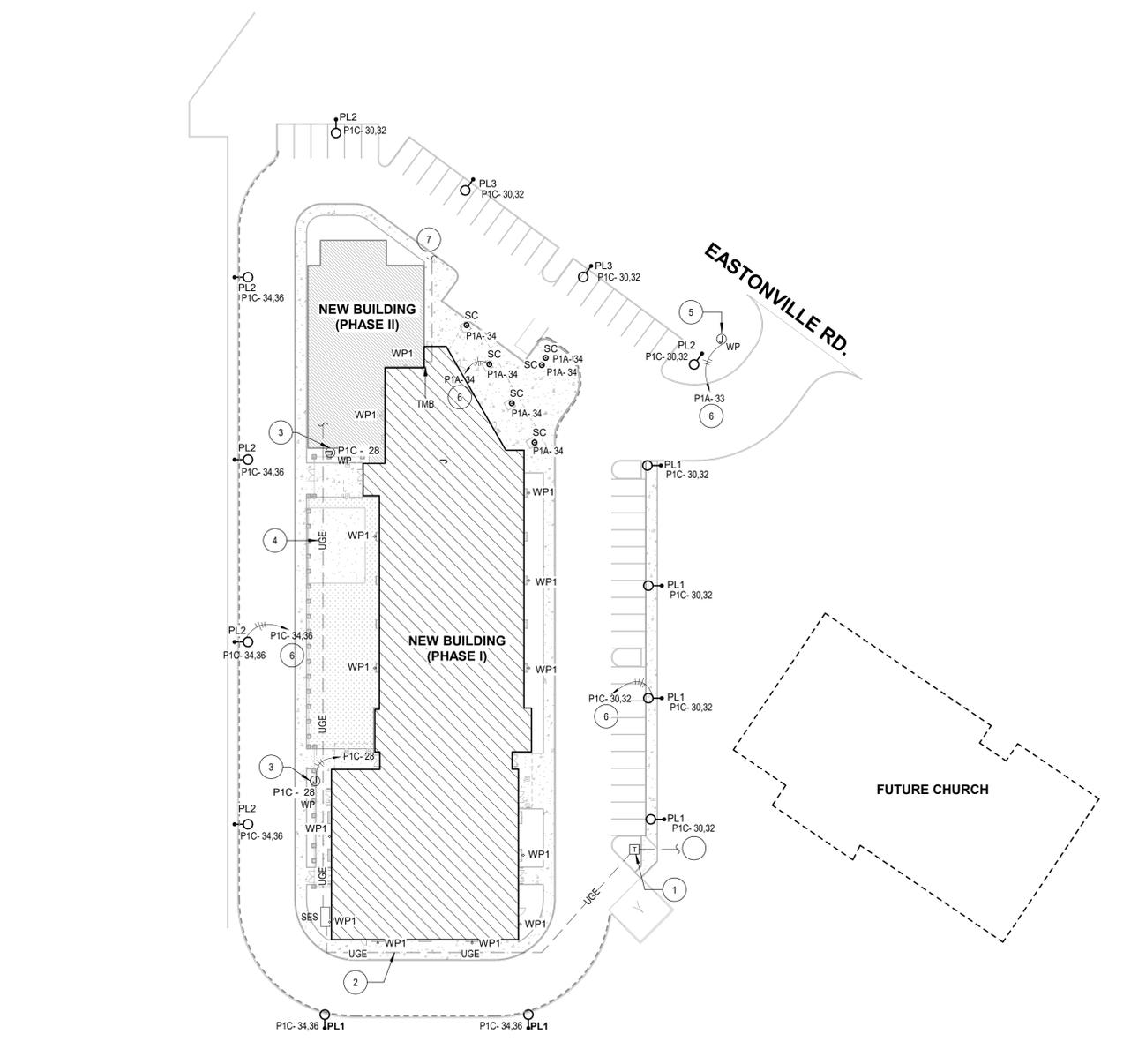
PROJECT NO.	P18-8579
DATE	MAY 8, 2018
SCALE	As indicated
DRAWING TITLE	SITE DETAILS
DRAWING NUMBER	SP1.1



**1 POLE MOUNTED DETAIL**



**2 GENERAL TRENCH SECTION**



**6 ELECTRICAL SITE PLAN**  
SCALE: 1" = 40'-0"

**GENERAL NOTES**

- A THIS ELECTRICAL UTILITIES SITE PLAN IS FOR REFERENCE ONLY. NO CONSTRUCTION IS TO BEGIN UNTIL FINAL UTILITY COMPANY PLANS ARE RECEIVED. UTILITY COMPANY DESIGN IS NOT AVAILABLE AT THIS TIME. ADDITIONAL WORK WILL BE REQUIRED.
- B ALL WORK SHALL BE PER UTILITY COMPANY CONSTRUCTION STANDARDS AND SPECIFICATIONS. PROVIDE CONDUIT SPACERS THROUGHOUT AND CONCRETE ENCASEMENT WHERE FEEDERS PASS UNDER DRIVEWAYS AND OR PARKING LOTS.
- C ALL TRANSFORMER BOXES, METER PANELS, ELECTRICAL EQUIPMENT AND MISCELLANEOUS UTILITY EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT BUILDING COLORS WHERE SCREENING IS NOT APPLICABLE. COORDINATE WITH UTILITY PRIOR TO PAINTING.
- D SEE SHEET E0.1 GENERAL NOTES FOR ADDITIONAL UTILITY COORDINATION NOTES.
- E ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- F THE CONTRACTOR SHALL PROGRAM THE LIGHTING CONTROLLER AS PER THE LIGHTING DIAGRAM PRIOR TO CALLING THE CITY FOR THE INSPECTION.
- G THE CONTRACTOR IS TO SCHEDULE A NIGHT TIME INSPECTION OF THE ENERGIZED LIGHTING, TO ATTEND THIS INSPECTION AND TO CORRECT ALL ITEMS IDENTIFIED DURING INSPECTION PRIOR TO ISSUING THE FINAL CERTIFICATE OF OCCUPANCY.

**KEYED NOTES**

- 1 PROPOSED LOCATION OF UTILITY TRANSFORMER. ELECTRICAL CONTRACTOR SHALL PROVIDE CONCRETE PAD PER UTILITY COMPANY REQUIREMENTS. COORDINATE WITH UTILITY COMPANY FOR EXACT REQUIREMENTS AND LOCATION. MAINTAIN MINIMUM CLEARANCE IN FRONT, SIDES AND BACK OF UTILITY TRANSFORMER PER UTILITY REQUIREMENTS.
- 2 PROVIDE SECONDARY CONDUIT WITH MULETAPE FROM NEW UTILITY COMPANY TRANSFORMER TO S.E.S. UTILITY PULL SECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT QUANTITY, ROUTING AND REQUIREMENTS. TRENCHING AND BACKFILL BY ELECTRICAL CONTRACTOR AS REQUIRED BY THE UTILITY. VERIFY EXACT ROUTING, DISTANCE AND P.O.C. WITH UTILITY PRIOR TO DIGGING.
- 3 PROVIDE WEATHER PROOF J-BOX AT GATE FOR CARD READER. VERIFY MOUNTING AND LOCATION WITH OWNER PRIOR TO INSTALLATION.
- 4 PROVIDE (2) 4" UG CONDUITS STUB-UPS WITH PULL STRING FOR FUTURE PHASE 2 ADDITION, FROM SES TO FUTURE BUILDING ELECTRICAL ROOM LOCATION. VERIFY EXACT ROUTING, DISTANCE, AND STUB-UP WITH OWNER PRIOR TO DIGGING.
- 5 PROVIDE WP J-BOX FOR MONUMENT SIGN LIGHTING. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.
- 6 PROVIDE (2) 4" CONDUIT WITH PULL WIRE TO TEL/CO/CATV POINT OF CONNECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT ROUTING AND REQUIREMENTS. PROVIDE PULL BOXES AS REQUIRED.
- 7 PROVIDE (2) 4" CONDUIT WITH PULL WIRE TO TEL/CO/CATV POINT OF CONNECTION. COORDINATE WITH UTILITY COMPANY FOR EXACT ROUTING AND REQUIREMENTS. PROVIDE PULL BOXES AS REQUIRED.



**carhuff+cueva architects, llc**

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**NEW SCHOOL CAMPUS FOR:**  
**LIBERTY TREE ACADEMY**  
**8579 EASTONVILLE RD,**  
**PEYTON, CO 80831**

**CONSTRUCTION DOCUMENTS**

REVISION	DATE	DESCRIPTION	BY

PROJECT NO. **18001**

DATE **JUNE 27, 2018**

SCALE **As indicated** DRAWN BY **Author**

DRAWING TITLE **ELECTRICAL SITE PLAN**

DRAWING NUMBER **E1.1**

ASEIENGINEERING 2410 W. Royal Palm Rd., Suite A, Phoenix, AZ 8502  
www.aseiengineering.com or 602.287.0300 f. 602.287.0600  
DFT:ME/SR DSN:ME/SR  
THESE DRAWINGS AND ASSOCIATED DOCUMENTATION CONTAIN INFORMATION, DESIGNS, CONCEPTS, AND DATA THAT ARE THE SOLE PROPERTY OF ASEI ENGINEERING, INC. THIS INFORMATION MAY NOT BE USED FOR ANY PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE EXPRESSED WRITTEN CONSENT AND PERMISSION OF THE ENGINEER AND ASEI ENGINEERING, INC. JOB NO. 180790 CHK:CLS

CALL 4-7 WORKING DAYS BEFORE YOU DIG  
**1-800-922-1987**  
COLORADO UNDERGROUND SERVICE ALERT

Power Company: MOUNTAIN VIEW ELECTRIC  
Telephone #: 1-719-495-2283

Telephone Company: Century Link  
Telephone #: 1-719-453-1443

Submit drawings to Utility Company representative as required in the General Notes included in the Electrical Drawings.

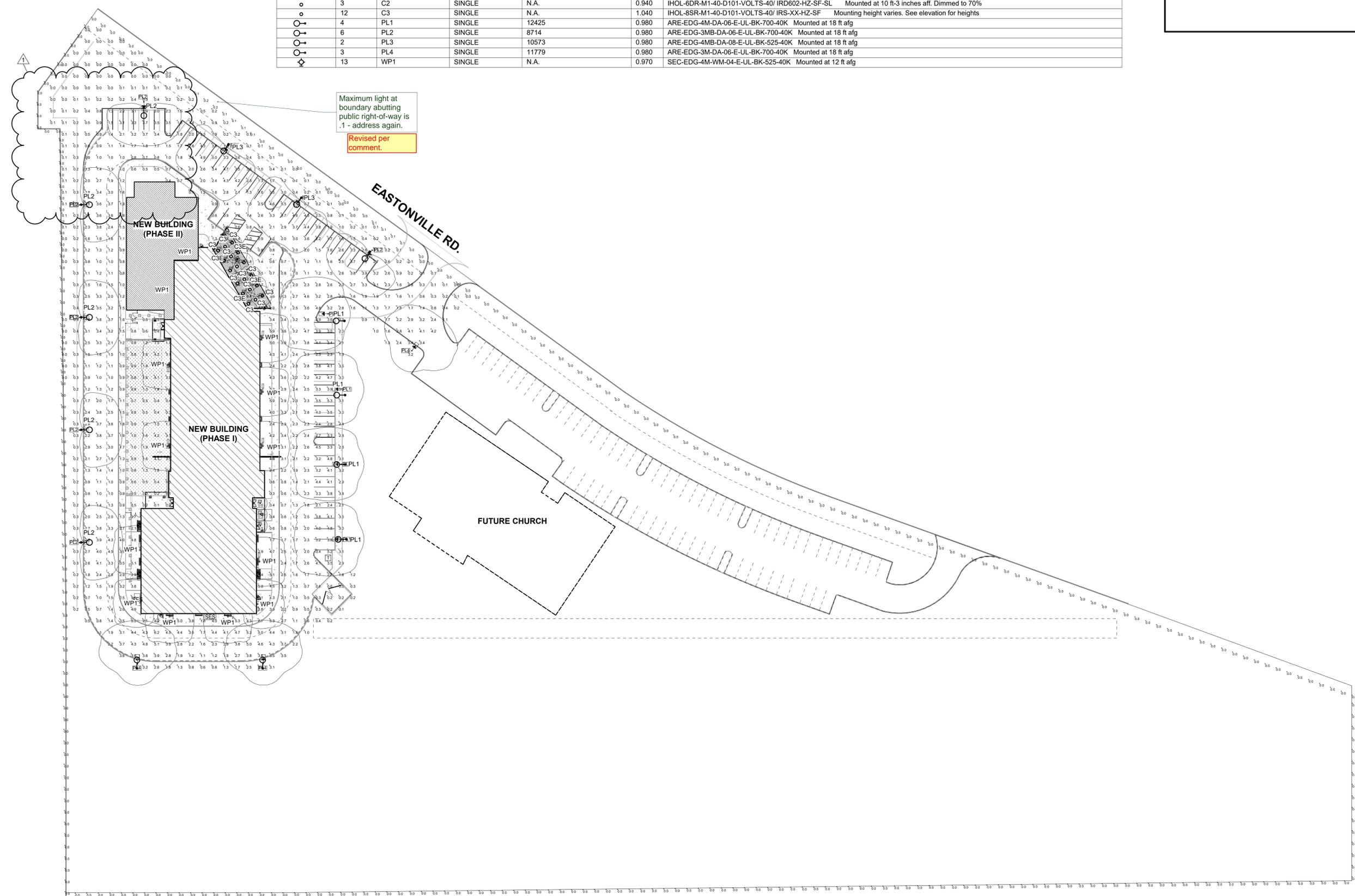
**GENERAL NOTES**

1 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

**LIBERTY TREE  
ACADEMY**

WWL Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade	Illuminance	Fc	2.03	9.4	0.0	N.A.	N.A.
Spill at property line	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

WWL Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
○	3	C2	SINGLE	N.A.	0.940	IHOL-6DR-M1-40-D101-VOLTS-40/ IRD602-HZ-SF-SL Mounted at 10 ft-3 inches aff. Dimmed to 70%	
○	12	C3	SINGLE	N.A.	1.040	IHOL-8SR-M1-40-D101-VOLTS-40/ IRS-XX-HZ-SF Mounting height varies. See elevation for heights	
○→	4	PL1	SINGLE	12425	0.980	ARE-EDG-4M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
○→	6	PL2	SINGLE	8714	0.980	ARE-EDG-3MB-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
○→	2	PL3	SINGLE	10573	0.980	ARE-EDG-4MB-DA-08-E-UL-BK-525-40K Mounted at 18 ft afg	
○→	3	PL4	SINGLE	11779	0.980	ARE-EDG-3M-DA-06-E-UL-BK-700-40K Mounted at 18 ft afg	
○→	13	WP1	SINGLE	N.A.	0.970	SEC-EDG-4M-WM-04-E-UL-BK-525-40K Mounted at 12 ft afg	



**carhuff+cueva  
architects, llc**

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PEYTON, CO 80831

**CONSTRUCTION DOCUMENTS**

REVISION	DATE	DESCRIPTION	BY
1	06.27.18	City Comments	

PROJECT NO. **18001**

DATE **JUNE 27, 2018**

SCALE **1" = 40'-0"** DRAWN BY **Author**

DRAWING TITLE **ELECTRICAL SITE PHOTOMETRIC CALCULATIONS**

DRAWING NUMBER **E1.2**



# Markup Summary

dsdkendall (4)

Do not include lighting plan and other documents in this submittal, upload lighting plan to the lighting plan spot, etc

7

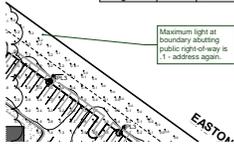
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**Page Label:** [1] TS01 TS01  
**Author:** dsdkendall  
**Date:** 7/26/2018 11:53:19 AM  
**Color:** ■

Do not include lighting plan and other documents in this submittal, upload lighting plan to the lighting plan spot, etc

INDEX OF SHEETS

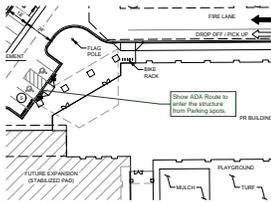
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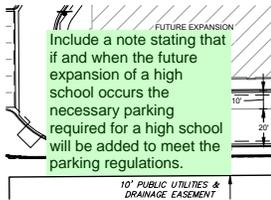
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**Author:** dsdkendall  
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Maximum light at boundary abutting public right-of-way is .1 - address again.



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**Author:** dsdkendall  
**Date:** 7/26/2018 11:53:23 AM  
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Show ADA Route to enter the structure from Parking spots.



**Subject:** Text Box  
**Page Label:** [2] SP01 SP01  
**Author:** dsdkendall  
**Date:** 7/26/2018 12:36:48 PM  
**Color:** ■

Include a note stating that if and when the future expansion of a high school occurs the necessary parking required for a high school will be added to meet the parking regulations.