

2-10-22

PROJECT CONTACTS/INFORMATION:

Scope:

Install two parking lot pole lights for employee and customer safety.

Location:

Amanda's Manitou Springs
3625 Colorado Avenue
Colorado Springs, CO 80904

Owner:

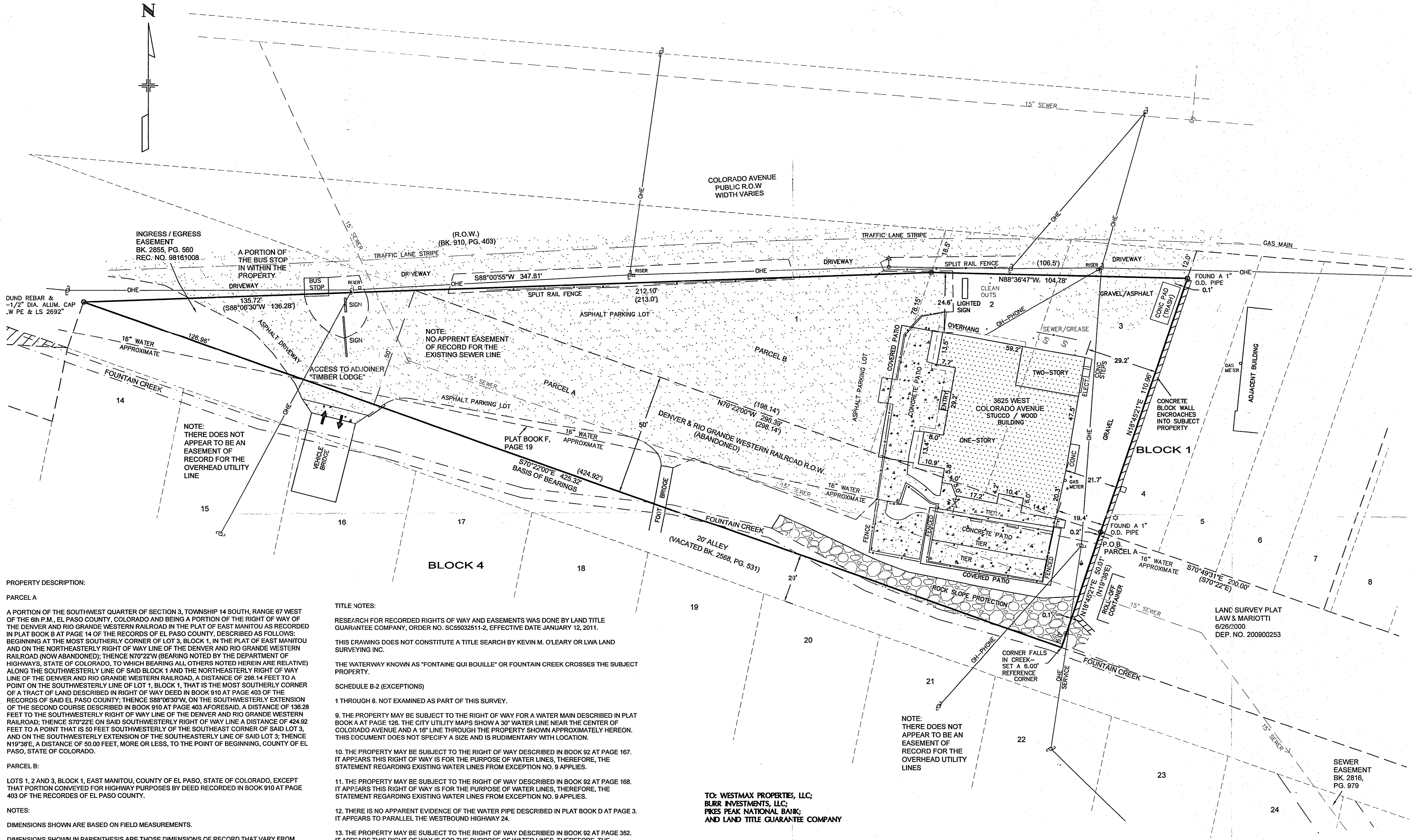
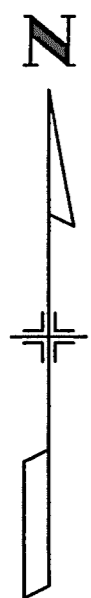
Amanda's Mexican Restaurant
1515 N Academy Blvd, Suite 400
Colorado Springs, CO 80909
719-573-8557
Attention: Richard W Holland.
r.holland@wendyscos.com

Project Manager/Applicant/Architect:

Darryl Muir
Wendy's of Colorado Springs
1515 N Academy Blvd, Suite 400
Colorado Springs, CO 80909
303-717-4976
d.muir@wendyscos.com

General Contractor:

Burke Construction Corporation
300 Main Street #204
Grand Junction CO 81501
970-243-0564
Attention: Tom Burke
tmburke@burkecon.com



PROPERTY DESCRIPTION:

PARCEL A
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING A PORTION OF THE RIGHT OF WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD IN THE PLAT OF EAST MANITOU AS RECORDED IN PLAT BOOK B AT PAGE 14 OF THE RECORDS OF EL PASO COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 3, BLOCK 1, IN THE PLAT OF EAST MANITOU AND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD (NOW ABANDONED); THENCE N70°22'W (BEARING NOTED BY THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, TO WHICH BEARING ALL OTHERS NOTED HEREIN ARE RELATIVE) ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, A DISTANCE OF 298.14 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 1, THAT IS THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DESCRIBED IN RIGHT OF WAY DEED IN BOOK 910 AT PAGE 403 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S88°06'30"W, ON THE SOUTHWESTERLY EXTENSION OF THE SECOND COURSE DESCRIBED IN BOOK 910 AT PAGE 403 AFORESAID, A DISTANCE OF 136.28 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE S70°22'E ON SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 424.92 FEET TO A POINT THAT IS 50 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF SAID LOT 3, AND ON THE SOUTHWESTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 3; THENCE N19°38'E, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:
LOTS 1, 2 AND 3, BLOCK 1, EAST MANITOU, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 910 AT PAGE 403 OF THE RECORDS OF EL PASO COUNTY.

NOTES:
DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
UNITS OF MEASURE ARE U.S. SURVEY FEET.
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWESTERLY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RIGHT OF WAY, S70°22'00"E - 425.32 FEET. THE DIRECTION IS BASED ON THE DESCRIPTION OF PARCEL A AND IS MONUMENTED AS SHOWN.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK OR PLANNING.
THE PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA, ZONE AE PER THE FEMA FLOOD INSURANCE RATE MAP NUMBER 0804100707 F, EFFECTIVE DATE MARCH 17, 1997.

MONUMENTED SURVEY PLAT DEPOSITING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____ A.D. 2011 AT _____ O'CLOCK
M. IN BOOK _____ OF LAND SURVEY PLATS, AT PAGE _____
DEPOSIT NUMBER _____ OF THE RECORDS OF THE CLERK
AND RECORDER OF EL PASO COUNTY, COLORADO.
BY _____ DEPUTY COUNTY CLERK AND RECORDER

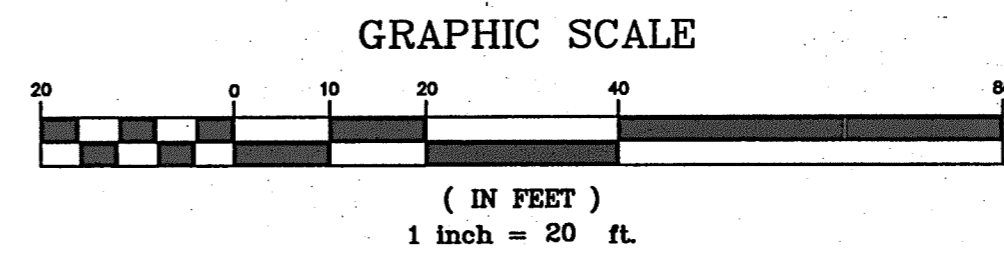
- TITLE NOTES:**
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55032511-2, EFFECTIVE DATE JANUARY 12, 2011.
 - THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
 - THE WATERWAY KNOWN AS "FONTAINE QUI BOUILLE" OR FOUNTAIN CREEK CROSSES THE SUBJECT PROPERTY.
 - SCHEDULE B-2 (EXCEPTIONS)
1 THROUGH 8. NOT EXAMINED AS PART OF THIS SURVEY.
 - 9. THE PROPERTY MAY BE SUBJECT TO THE RIGHT OF WAY FOR A WATER MAIN DESCRIBED IN PLAT BOOK A AT PAGE 126. THE CITY UTILITY MAPS SHOW A 30" WATER LINE NEAR THE CENTER OF COLORADO AVENUE AND A 16" LINE THROUGH THE PROPERTY SHOWN APPROXIMATELY HEREON. THIS DOCUMENT DOES NOT SPECIFY A SIZE AND IS RUDIMENTARY WITH LOCATION.
 - 10. THE PROPERTY MAY BE SUBJECT TO THE RIGHT OF WAY DESCRIBED IN BOOK 92 AT PAGE 167. IT APPEARS THIS RIGHT OF WAY IS FOR THE PURPOSE OF WATER LINES, THEREFORE, THE STATEMENT REGARDING EXISTING WATER LINES FROM EXCEPTION NO. 9 APPLIES.
 - 11. THE PROPERTY MAY BE SUBJECT TO THE RIGHT OF WAY DESCRIBED IN BOOK 92 AT PAGE 168. IT APPEARS THIS RIGHT OF WAY IS FOR THE PURPOSE OF WATER LINES, THEREFORE, THE STATEMENT REGARDING EXISTING WATER LINES FROM EXCEPTION NO. 9 APPLIES.
 - 12. THERE IS NO APPARENT EVIDENCE OF THE WATER PIPE DESCRIBED IN PLAT BOOK D AT PAGE 3. IT APPEARS TO PARALLEL THE WESTBOUND HIGHWAY 24.
 - 13. THE PROPERTY MAY BE SUBJECT TO THE RIGHT OF WAY DESCRIBED IN BOOK 92 AT PAGE 352. IT APPEARS THIS RIGHT OF WAY IS FOR THE PURPOSE OF WATER LINES, THEREFORE, THE STATEMENT REGARDING EXISTING WATER LINES FROM EXCEPTION NO. 9 APPLIES.
 - 14. THE PROPERTY IS SUBJECT TO THE WATER PIPE RIGHT OF WAY DESCRIBED IN PLAT BOOK F AT PAGE 19. THE APPROXIMATE LOCATION OF THE 16" WATER LINE IS SHOWN HEREON. THE DOCUMENT DOES NOT DEFINE A WIDTH FOR THE RIGHT OF WAY.
 - 15. PARCEL A IS SUBJECT TO THE RESTRICTIONS AND RESERVATIONS CONTAINED IN THE QUIT CLAIM DEED RECORDED IN BOOK 2809 AT PAGE 867. NOTE THAT PORTIONS OF THE BUILDING AND OTHER IMPROVEMENTS EXIST WITHIN THE LIMITS OF THIS PARCEL. THIS FACT MAY VIOLATE CONDITIONS OF THIS DEED.
 - 16. THE SANITARY SEWER EASEMENT DESCRIBED IN BOOK 2816 AT PAGE 979 DOES NOT ENCUMBER THE SUBJECT PROPERTY. THE EASEMENT IS LIMITED TO BLOCK 4. THE EXISTING SEWER LINE DOES, HOWEVER, CROSS THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT.
 - 17. THE PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 98161008 AND SHOWN HEREON.
 - 18. THE PROPERTY IS SUBJECT TO THE EFFECTS OF THE INCLUSION WITHIN THE MANITOU SPRINGS WATERSHED RECORDED AT RECEPTION NO. 203164115.
 - 19. NOT EXAMINED AS PART OF THIS SURVEY.
 - 20. IT APPEARS THE BIKE/PEDESTRIAN TRAIL WILL RUN ALONG THE NORTH SIDE OF COLORADO AVENUE ADJACENT TO THE SUBJECT PROPERTY. THIS IS APPARENT ON THE PLAN RECORDED AT RECEPTION NO. 210047089 AND IN THE FIELD.

**TO: WESTMAX PROPERTIES, LLC;
BURR INVESTMENTS, LLC;
PIKES PEAK NATIONAL BANK;
AND LAND TITLE GUARANTEE COMPANY**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 3, 7(a), 8, 10, 11(a) AND 11(b) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, THE MAXIMUM RELATIVE POSITIONAL ACCURACY FOR CONTROL AND BOUNDARY INFORMATION IS 0.07 FEET (OR 20mm) +/- 50 ppm.



**KEVIN M. O'LEARY
COLORADO PLS. #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.**



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
 - UTILITY POLE
 - ⬇ GUY ANCHOR
 - ☆ LIGHT POLE
 - ⊙ SEWER MANHOLE
 - ⊗ WATER VALVE
 - ⊠ PHONE RISER BOX

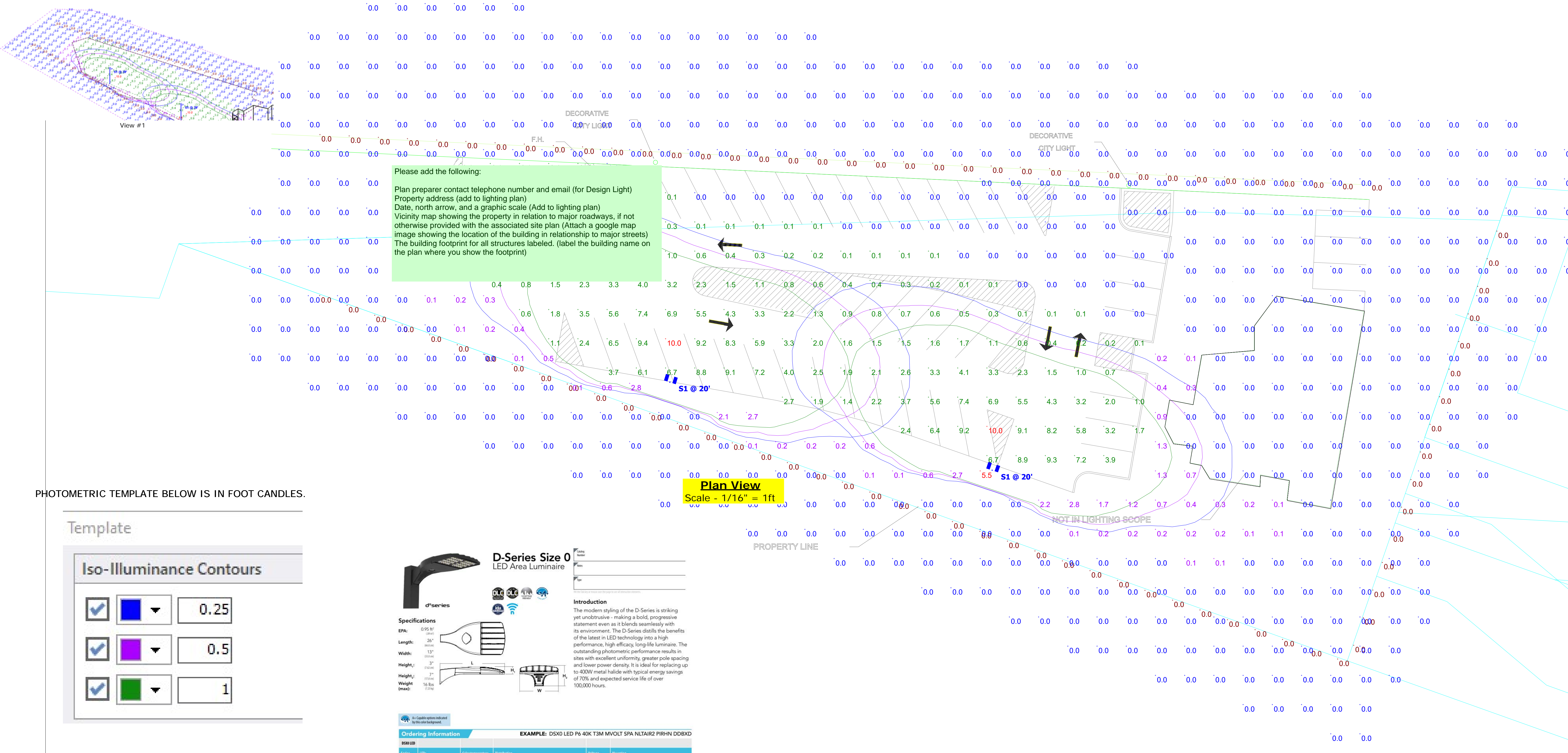
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REVISIONS:

**LWA LAND SURVEYING, INC.
2906 BEACON STREET, SUITE B
COLORADO SPRINGS, CO 80907
TELEPHONE (719) 636-5179 FAX (719) 636-5199**

DWG. AMANDA'S
SCALE 1"=20'
DATE 2/11/11
DRAWN BY: KMC
CHECKED BY: THK
PROJECT NO. 11004
SHEET 1 OF 1

**ALTA/ACSM LAND TITLE SURVEY
SEC. 3, T14S, R67W, 6th PM
3625 W. COLORADO AVENUE
EAST MANITOU - CO.**



Please add the following:
 Plan preparer contact telephone number and email (for Design Light)
 Property address (add to lighting plan)
 Date, north arrow, and a graphic scale (Add to lighting plan)
 Vicinity map showing the property in relation to major roadways, if not otherwise provided with the associated site plan (Attach a google map image showing the location of the building in relationship to major streets)
 The building footprint for all structures labeled. (label the building name on the plan where you show the footprint)

PHOTOMETRIC TEMPLATE BELOW IS IN FOOT CANDLES.

Template

Iso-Illuminance Contours

<input checked="" type="checkbox"/>		0.25
<input checked="" type="checkbox"/>		0.5
<input checked="" type="checkbox"/>		1

D-Series Size 0 LED Area Luminaire

Specifications
 EPA: 0.95 ft²
 Length: 26"
 Width: 13"
 Height: 3"
 Weight: 16 lbs

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Series	LEDs	Color Temperature	Distribution	Warranty	Mounting
DSX0 LED	P1, P4, P7	30K, 4000K, 50K	T15, T25, T30, T35, T40, T45, T50, T55, T60, T65, T70, T75, T80, T85, T90, T95	5YR	SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP9, SP10, SP11, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, SP20, SP21, SP22, SP23, SP24, SP25, SP26, SP27, SP28, SP29, SP30, SP31, SP32, SP33, SP34, SP35, SP36, SP37, SP38, SP39, SP40, SP41, SP42, SP43, SP44, SP45, SP46, SP47, SP48, SP49, SP50, SP51, SP52, SP53, SP54, SP55, SP56, SP57, SP58, SP59, SP60, SP61, SP62, SP63, SP64, SP65, SP66, SP67, SP68, SP69, SP70, SP71, SP72, SP73, SP74, SP75, SP76, SP77, SP78, SP79, SP80, SP81, SP82, SP83, SP84, SP85, SP86, SP87, SP88, SP89, SP90, SP91, SP92, SP93, SP94, SP95, SP96, SP97, SP98, SP99, SP100

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA CALC	+	0.1 fc	5.5 fc	0.0 fc	N/A	N/A
LOT / DRIVE	+	1.9 fc	10.0 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
TOP PROPERTY LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

LAYOUT BASED ON THE FOLLOWING:
 2 BUILDING HEIGHT
 REFLECTANCE VALUES: 50% ON BLDG
 FIXTURES MOUNTED AT 20' AFG
 20' POLE 2' CONCRETE BASE
 CALC POINTS TAKEN AT GRADE LEVEL
 CALC POINTS ARE 7' X 7' ON CENTER

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Polar Plot
0.0	S1		2	Lithonia Lighting	DSX0 LED P6 30K BLC MVOLT	DSX0 LED P6 30K BLC MVOLT	1	DSX0_LED_P6_30K_BLC_MVOLT.T.ies	12150	1	0.9	268	

AMANDA'S MANITOU SPRINGS

Disclaimer: This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Designlight is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Designlight be responsible for any loss resulting from any use of this lighting design.