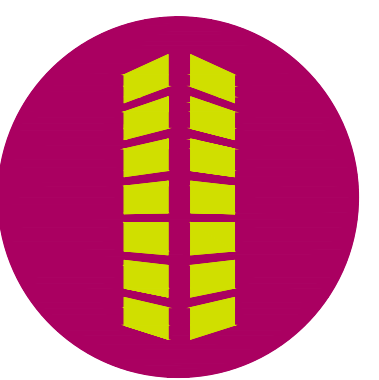




COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



THIRTEEN OUTLAWS LLC

HOPE PHYSICAL THERAPY-PARKING LOT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS

PROPERTY OWNER

THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
TELE: (719) 439-9283
ATTN: ADRIAN D. HOPE
EMAIL: ADRIAN@HOPEWELLNESS.COM

APPLICANT

THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
TELE: (719) 439-9283
ATTN: ADRIAN D. HOPE
EMAIL: ADRIAN@HOPEWELLNESS.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PINE'S PEAK AVE., SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: TONY MUNGER, P.E.

TRAFFIC ENGINEER

GALLOWAY & CO., INC.
5550 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRIAN HORAN, P.E.
EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 337-1282
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

LIST OF ABBREVIATIONS

SHT - SHEET
Δ - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/ - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WVF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	CO.0
2	HORIZONTAL CONTROL	CI.0
3	DETAIL GRADING	C2.0
4	SIGNAGE & STRIPING	C3.0
5	SITE DETAILS	C4.0
6	LANDSCAPE DETAILS	C5.0
7	LANDSCAPE PLANS	C5.1
8	PHOTOMETRIC PLAN AND DETAILS	C6.0

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINES OF LOTS 14 & 15, BLOCK 15, VISTA PEAK ESTATES ADDITION, AND A PART OF THE NORTHWESTERLY R.O.W. OF AUSTIN BLUFFS PARKWAY, MONUMENTED ON THE SOUTHERLY END WITH A NO. 5 REBAR WITH 1.5" ALUMINUM CAP, PLS 34977; AND ON THE NORTHERLY END WITH A NAIL AND 1.5" WASHER, PLS 34977, AND IS ASSUMED TO BEAR N42°44'14"E A MEASURED DISTANCE OF 457.20 FEET.

BENCHMARK

ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GEOD18 (ELEVATION = 6,557.77' NAVD88)

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.

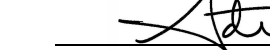


BRADY A. SHYROCK, COLORADO P.E. NO. 38164

03/22/2024
DATE

OWNER'S STATEMENT

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



ADRIAN D. HOPE
THIRTEEN OUTLAWS, LLC

3/25/2024
DATE

PCD FILING NO.

PPR-235


GENERAL NOTES:

- ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

PROJECT DESCRIPTION:

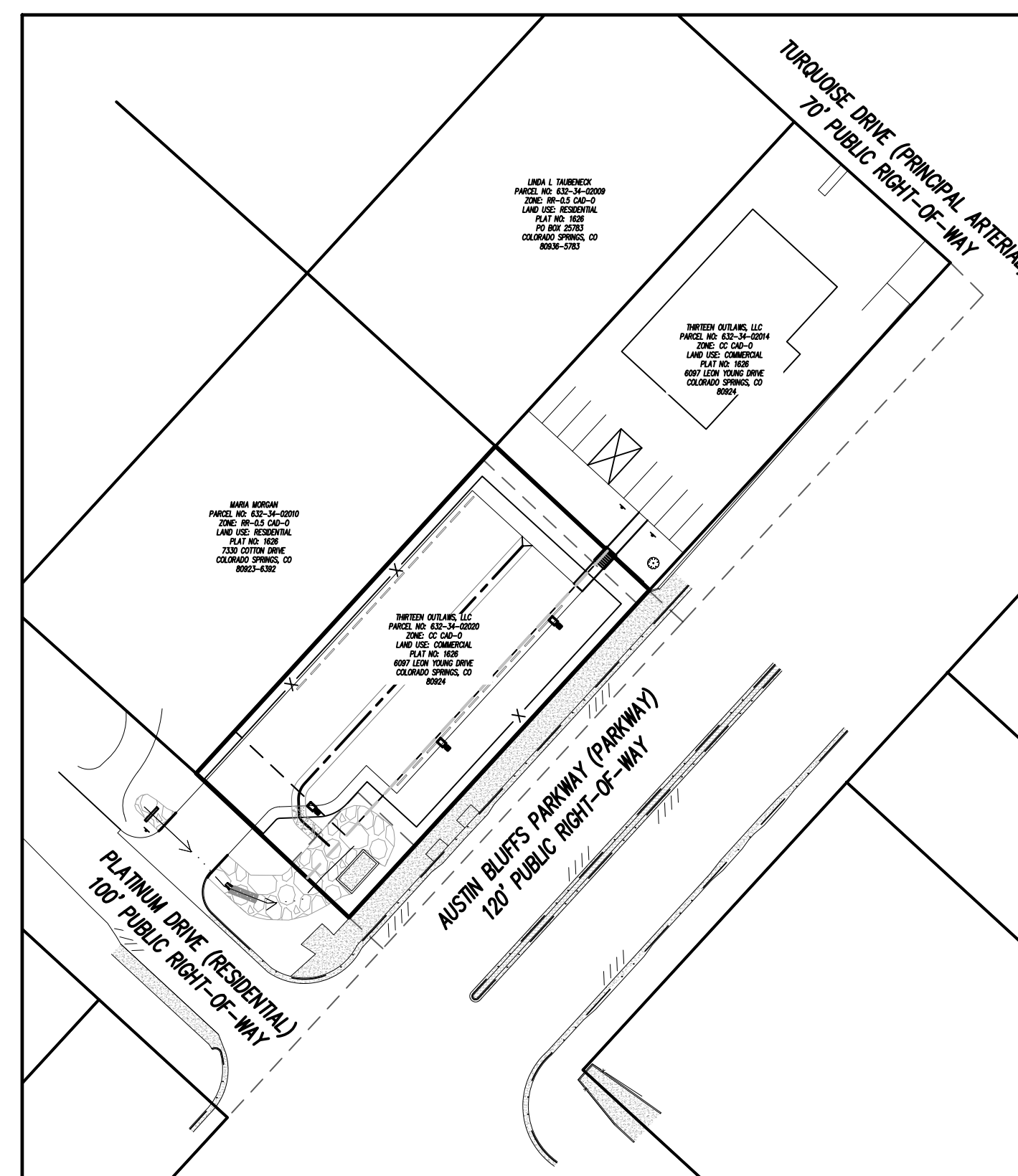
THE PROPOSED PARKING LOT WILL PROVIDE ADDITIONAL PARKING TO CLIENTS OF THE HOPE PHYSICAL THERAPY BUILDING ADJACENT TO THE SUBJECT PROPERTY IN COLORADO SPRINGS AND EL PASO COUNTY. THE PARKING LOT WILL HAVE 24 PARKING SPACES, TWO OF WHICH ARE ADA ACCESSIBLE PARKING SPACES.

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. 
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



VICINITY MAP
SCALE: 1"=200'



SITE MAP
SCALE: 1"=60'

SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	4815 PLATINUM DRIVE, COLORADO SPRINGS, CO 80918
JURISDICTION	EL PASO COUNTY, COLORADO
TAX SCHEDULE NUMBER	6323402020
COUNTY FILE NUMBER	PPR-23-235
SITE AREA/TOTAL ACREAGE	17,737 SF / 0.407 ACRES
DEVELOPMENT SCHEDULE	SUMMER 2023
AUSTIN BLUFFS PARKWAY	REQUIRED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK
PLATINUM DRIVE	REQUIRED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK
OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGES	OPEN SPACE: 5,243 SQ. FT. / 29.56% ± LANDSCAPING: 2,378 SQ. FT. / 13.41% ± IMPERMEABLE SURFACE: 10,116 SQ. FT. / 57.03% ±
LOCATION OF NO-BUILD AREAS	NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLANS OR DRAINAGE AREAS.
EXISTING DEVELOPMENT DATA	
ZONING DISTRICT	CC-CAD 0
PROPOSED DEVELOPMENT DATA	
PROPOSED LAND USE	PARKING LOT

PARKING TABLE				
USE	PARKING RATIO	BUILDING INFO	PARKING REQUIRED	PARKING PROVIDED
REQUIRED	1 / 250 SQ FT	3,099 SF ±	13	25
ADA (INCLUDED IN TOTAL COUNT) - ADA PARKING PROVIDED AT EXISTING BUILDING			1	2

SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

Project No: HPT01
Drawn By: ASA/MRK
Checked By: CRD
Date: MARCH 22, 2024

COVER SHEET
CO.0
Sheet 1 of 8

©2024 Galloway & Co., Inc. All Rights Reserved. This drawing is the property of Galloway & Co., Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Galloway & Co., Inc.



COPYRIGHT
 THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



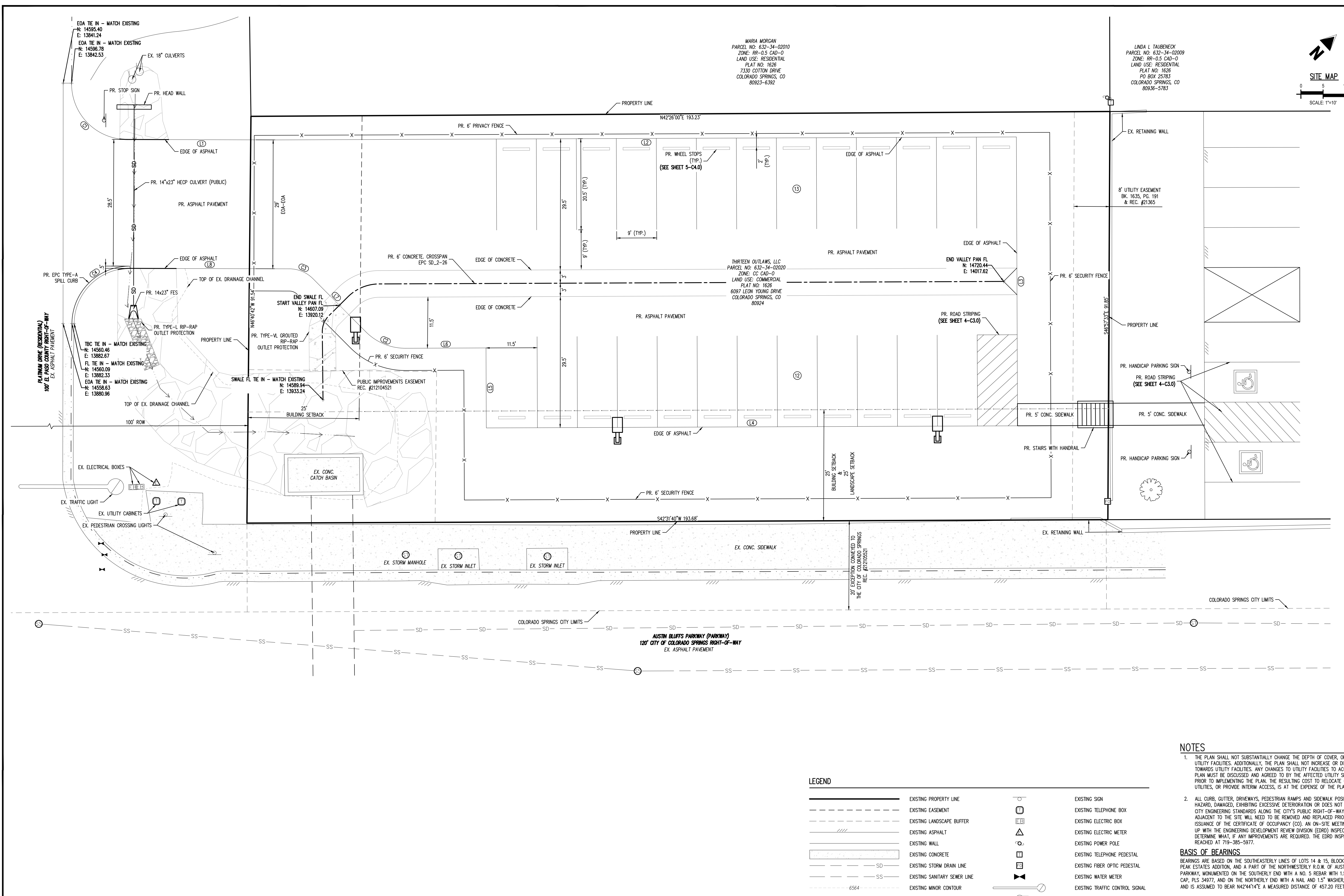
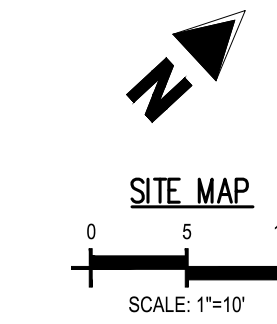
SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
 4850 AUSTIN BLUFFS PKWY
 COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

Project No: HPT01
 Drawn By: ASA/MRK
 Checked By: CRD
 Date: MARCH 22, 2024

HORIZONTAL CONTROL

C1.0
 Sheet 2 of 8



LINE TAG #	BEARING	DISTANCE (FT)
L1	N42°55'19.31"E	33.53
L2	N42°31'40.06"E	166.54
L3	S47°28'19.94"E	65.00
L4	S42°31'40.06"W	119.50
L5	N47°28'19.94"W	18.00
L6	S42°31'40.06"W	18.11
L7	S87°55'19.31"W	16.89
L8	S42°55'19.31"W	35.88

CURVE TAG #	RADIUS (FT)	DISTANCE (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C4	13.00	20.41	89°56'39"	S2°06'21"E	18.38
C1	12.50	19.77	90°36'41"	N88°3'40"E	17.77
C2	12.50	9.90	45°23'39"	S65°3'30"W	9.65
C3	7.50	5.89	45°00'00"	S65°25'19"W	5.74

- NOTES**
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY SERVICE PROVIDER PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS, IS AT THE EXPENSE OF THE PLAN APPLICANT.
 - ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DEGRADATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE CITY'S PUBLIC RIGHT-OF-WAY (ROW) 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.
- BASIS OF BEARINGS**
 BEARINGS ARE BASED ON THE SOUTHEASTERLY LINES OF LOTS 14 & 15, BLOCK 15, VISTA PEAK ESTATES ADDITION, AND A PART OF THE NORTHWESTERLY R.O.W. OF AUSTIN BLUFFS PARKWAY, MONUMENTED ON THE SOUTHERLY END WITH A NO. 5 REBAR WITH 1.5" ALUMINUM CAP, PLS 34977, AND ON THE NORTHERLY END WITH A NAIL AND 1.5" WASHER, PLS 34977, AND IS ASSUMED TO BE 4R N42°44'14"E A MEASURED DISTANCE OF 457.20 FEET.
- BENCHMARK**
 ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GEOID18 (ELEVATION = 6,557.77 NAVD88)
- CAUTION - NOTICE TO CONTRACTOR**
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

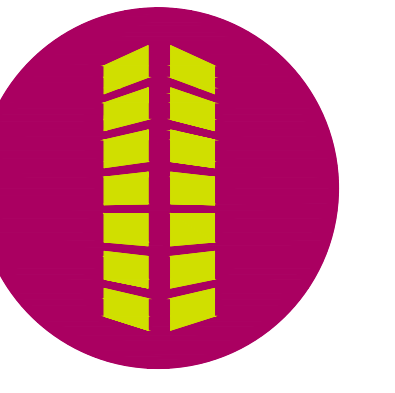
LEGEND

	EXISTING PROPERTY LINE		EXISTING SIGN
	EXISTING EASEMENT		EXISTING TELEPHONE BOX
	EXISTING LANDSCAPE BUFFER		EXISTING ELECTRIC BOX
	EXISTING ASPHALT		EXISTING ELECTRIC METER
	EXISTING WALL		EXISTING POWER POLE
	EXISTING CONCRETE		EXISTING TELEPHONE PEDESTAL
	EXISTING STORM DRAIN LINE		EXISTING FIBER OPTIC PEDESTAL
	EXISTING SANITARY SEWER LINE		EXISTING WATER METER
	EXISTING MINOR CONTOUR		EXISTING TRAFFIC CONTROL SIGNAL
	EXISTING MINOR CONTOUR		EXISTING STORM CULVERT
	EXISTING MINOR CONTOUR		EXISTING SANITARY SEWER MANHOLE
	EXISTING MINOR CONTOUR		EXISTING STORM DRAIN MANHOLE
	PROPOSED CURB AND GUTTER		PROPOSED SIGN
	PROPOSED ASPHALT		PROPOSED LIGHT POLE
	PROPOSED CONCRETE		PROPOSED PARKING SPACE COUNT
	PROPOSED SIDEWALK		PROPOSED ADA STRIPING
	PROPOSED STRIPING		EXISTING GRADE ELEVATION
	PROPOSED FENCE		PROPOSED GRADE ELEVATION
	PROPOSED STORM DRAIN LINE		EXISTING FLOW ARROW
	PROPOSED ADA STRIPING		PROPOSED FLOW ARROW





COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



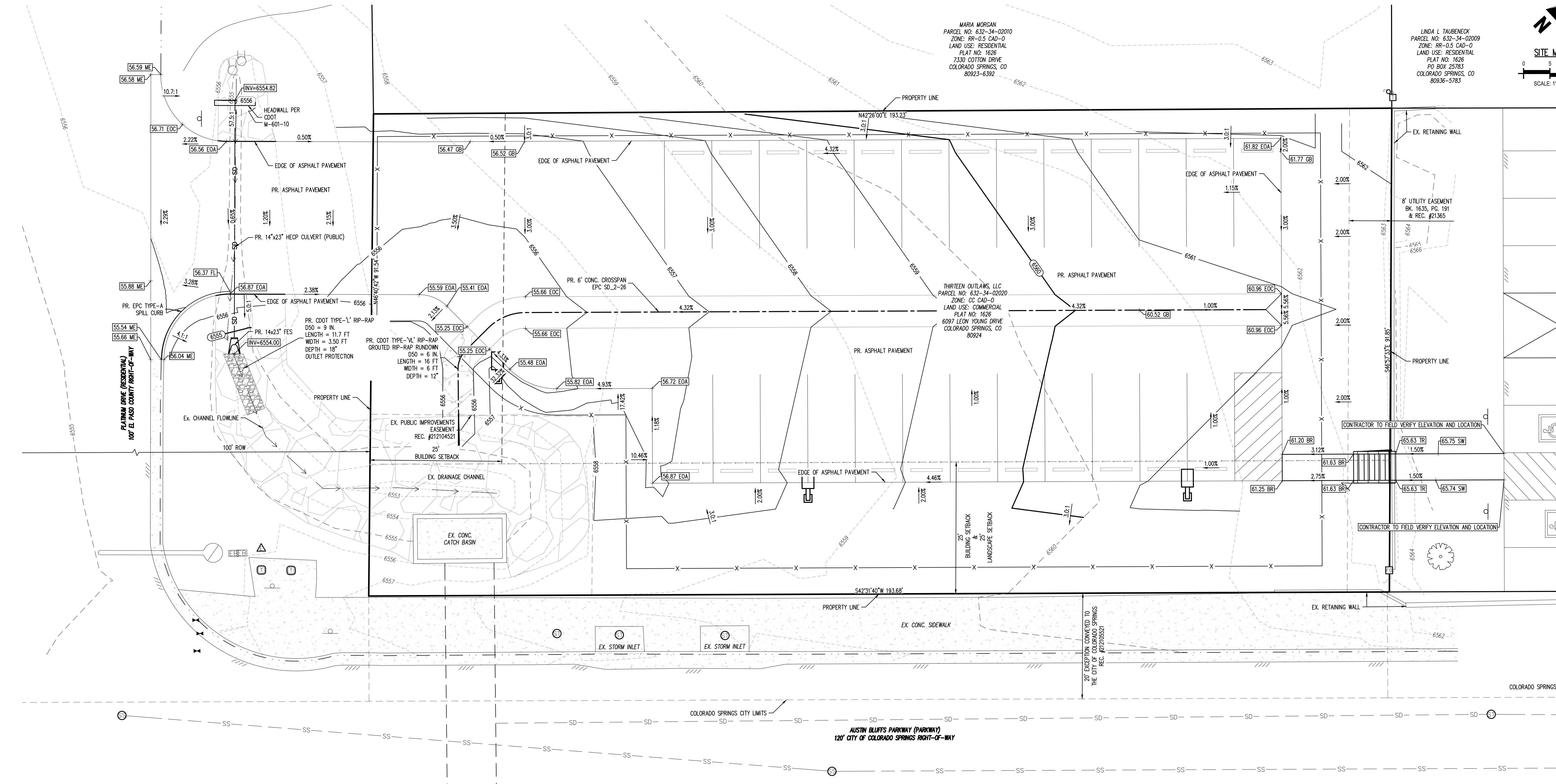
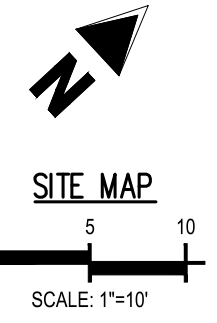
SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

Project No:	HPT01
Drawn By:	ASA/MRK
Checked By:	CRD
Date:	MARCH 22, 2024

DETAIL GRADING

C2.0
Sheet 3 of 8



LEGEND

[Solid Line]	EXISTING PROPERTY LINE	[Square with X]	EXISTING SIGN
[Dashed Line]	EXISTING EASEMENT	[Circle with X]	EXISTING TELEPHONE BOX
[Dotted Line]	EXISTING LANDSCAPE BUFFER	[Circle with E]	EXISTING ELECTRIC BOX
[Hatched Area]	EXISTING ASPHALT	[Triangle with X]	EXISTING ELECTRIC METER
[Hatched Area]	EXISTING WALL	[Circle with P]	EXISTING POWER POLE
[Hatched Area]	EXISTING CONCRETE	[Square with T]	EXISTING TELEPHONE PEDESTAL
[Line with SD]	EXISTING STORM DRAIN LINE	[Square with F]	EXISTING FIBER OPTIC PEDESTAL
[Line with SS]	EXISTING SANITARY SEWER LINE	[Square with W]	EXISTING WATER METER
[Dashed Line]	EXISTING MINOR CONTOUR	[Triangle with X]	EXISTING TRAFFIC CONTROL SIGNAL
[Dashed Line]	EXISTING MINOR CONTOUR	[Circle with X]	EXISTING STORM CULVERT
[Dashed Line]	EXISTING MINOR CONTOUR	[Circle with M]	EXISTING SANITARY SEWER MANHOLE
[Dashed Line]	EXISTING MINOR CONTOUR	[Circle with D]	EXISTING STORM DRAIN MANHOLE
[Line with SD]	PROPOSED CURB AND GUTTER	[Circle with S]	PROPOSED SIGN
[Line with SS]	PROPOSED ASPHALT	[Circle with L]	PROPOSED LIGHT POLE
[Line with SS]	PROPOSED CONCRETE	[Circle with P]	PROPOSED PARKING SPACE COUNT
[Line with SS]	PROPOSED SIDEWALK	[Circle with A]	PROPOSED ADA STRIPING
[Line with SS]	PROPOSED STRIPING	[Circle with G]	EXISTING GRADE ELEVATION
[Line with X]	PROPOSED FENCE	[Circle with G]	PROPOSED GRADE ELEVATION
[Line with SD]	PROPOSED STORM DRAIN LINE	[Circle with F]	EXISTING FLOW ARROW
[Line with SS]	PROPOSED ADA STRIPING	[Circle with A]	PROPOSED FLOW ARROW

NOTES

- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY SERVICE PROVIDER PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS, IS AT THE EXPENSE OF THE PLAN APPLICANT.
- ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETRIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE CITY'S PUBLIC RIGHT-OF-WAY (ROW) 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.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTHEASTERLY LINES OF LOTS 14 & 15, BLOCK 15, VISTA PEAK ESTATES ADDITION, AND A PART OF THE NORTHWESTERLY R.O.W. OF AUSTIN BLUFFS PARKWAY, MONUMENTED ON THE SOUTHERLY END WITH A NO. 5 REBAR WITH 1.5" ALUMINUM CAP, PLS 34977, AND ON THE NORTHERLY END WITH A NAIL AND 1.5" WASHER, PLS 34977, AND IS ASSUMED TO BEAR N42°44'14"E A MEASURED DISTANCE OF 457.20 FEET.

BENCHMARK
ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GEOID18 (ELEVATION = 6,557.77' NAVD88)

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

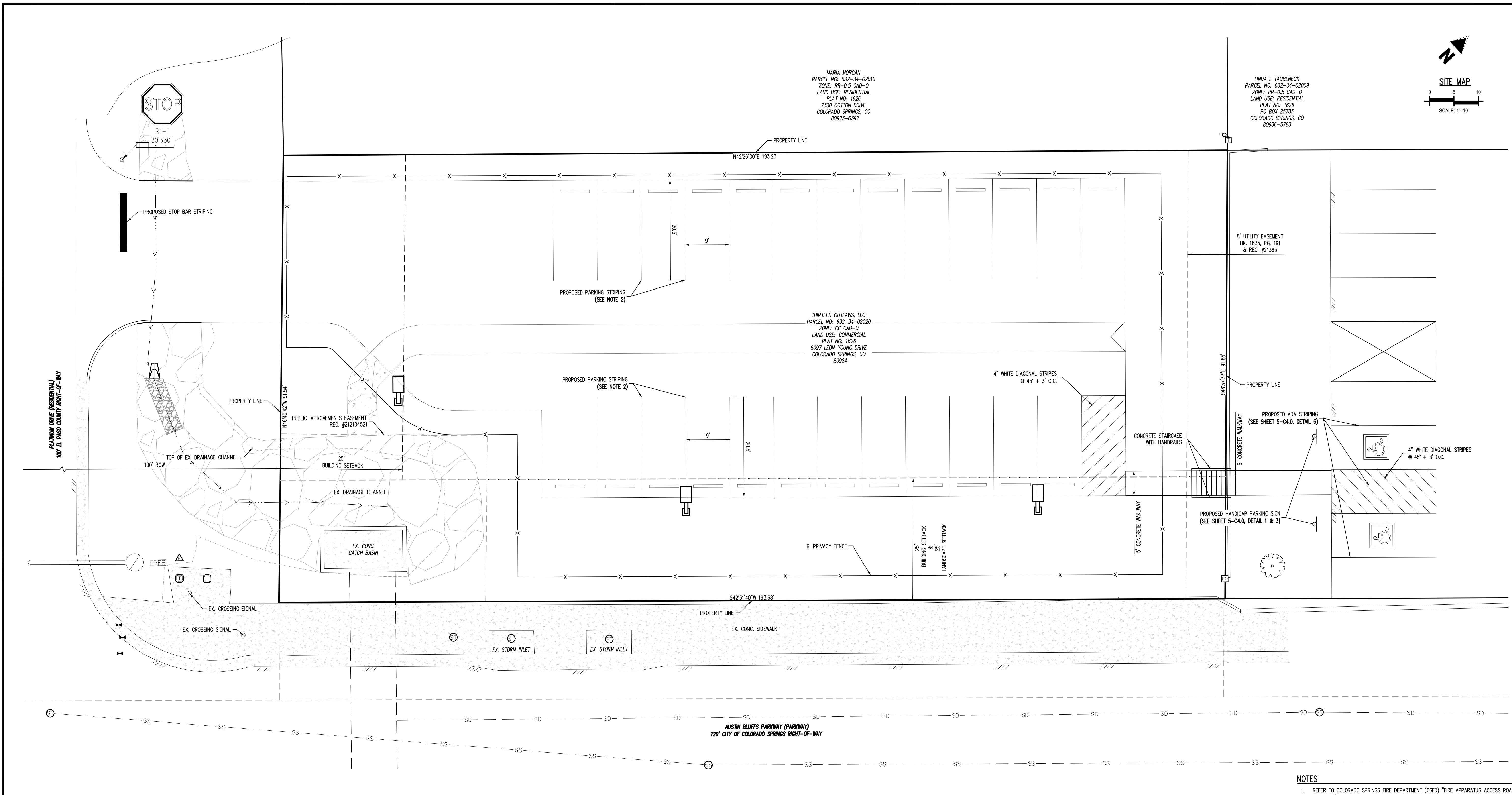




COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



**SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT**
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918



LEGEND

--- (Solid)	EXISTING PROPERTY LINE		EXISTING SIGN
--- (Dashed)	EXISTING EASEMENT		EXISTING TELEPHONE BOX
--- (Dotted)	EXISTING LANDSCAPE BUFFER		EXISTING ELECTRIC BOX
--- (Double)	EXISTING ASPHALT		EXISTING ELECTRIC METER
--- (Thick)	EXISTING MALL		EXISTING POWER POLE
--- (Thin)	EXISTING CONCRETE		EXISTING TELEPHONE PEDESTAL
--- (SD)	EXISTING STORM DRAIN LINE		EXISTING FIBER OPTIC PEDESTAL
--- (SS)	EXISTING SANITARY SEWER LINE		EXISTING WATER METER
--- (6564)	EXISTING MINOR CONTOUR		EXISTING STORM CULVERT
--- (6565)	EXISTING MINOR CONTOUR		EXISTING SANITARY SEWER MANHOLE
--- (6564)	EXISTING MINOR CONTOUR		EXISTING STORM DRAIN MANHOLE
--- (6565)	EXISTING MINOR CONTOUR		EXISTING SIGN
--- (Dotted)	PROPOSED CURB AND GUTTER		PROPOSED LIGHT POLE
--- (Thick)	PROPOSED ASPHALT		PROPOSED PARKING SPACE COUNT
--- (Thin)	PROPOSED CONCRETE		PROPOSED ADA STRIPING
--- (Dotted)	PROPOSED SIDEWALK		EXISTING GRADE ELEVATION
--- (Thick)	PROPOSED STRIPING		PROPOSED GRADE ELEVATION
--- (Thin)	PROPOSED FENCE		EXISTING FLOW ARROW
--- (SD)	PROPOSED STORM DRAIN LINE		PROPOSED FLOW ARROW
--- (SS)	PROPOSED ADA STRIPING		

- NOTES**
- REFER TO COLORADO SPRINGS FIRE DEPARTMENT (CSFD) "TIRE APPARATUS ACCESS ROAD MARKINGS" FOR SPECIFIC FIRE LANE SIGNING AND STRIPING DETAILS.
 - ALL PARKING STRIPING SHALL BE 4" WIDE SOLID WHITE 15 MIL THICKNESS EPOXY PAINT.
 - REFER TO CDOT STANDARD PLAN NO. S-627-1 FOR CROSSWALK AND STOP LINE STRIPING DETAILS.
 - PUBLIC STREET SIGNS SHALL BE GREEN AND PRIVATE STREET SIGNS SHALL BE BROWN.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE SOUTHEASTERLY LINES OF LOTS 14 & 15, BLOCK 15, VISTA PEAK ESTATES ADDITION, AND A PART OF THE NORTHWESTERLY R.O.W. OF AUSTIN BLUFFS PARKWAY, MONUMENTED ON THE SOUTHERLY END WITH A NO. 5 REBAR WITH 1.5" ALUMINUM CAP, PLS 34977, AND ON THE NORTHERLY END WITH A NAIL AND 1.5" WASHER, PLS 34977, AND IS ASSUMED TO BEAR N42°44'14"E A MEASURED DISTANCE OF 457.20 FEET.

BENCHMARK
ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GGD18 (ELEVATION = 6,557.77 NAVD88).

CAUTION - NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

#	Date	Issue / Description	Init.

Project No:	HPT01
Drawn By:	ASA/MPK
Checked By:	CRD
Date:	MARCH 22, 2024

SIGNAGE & STRIPING



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

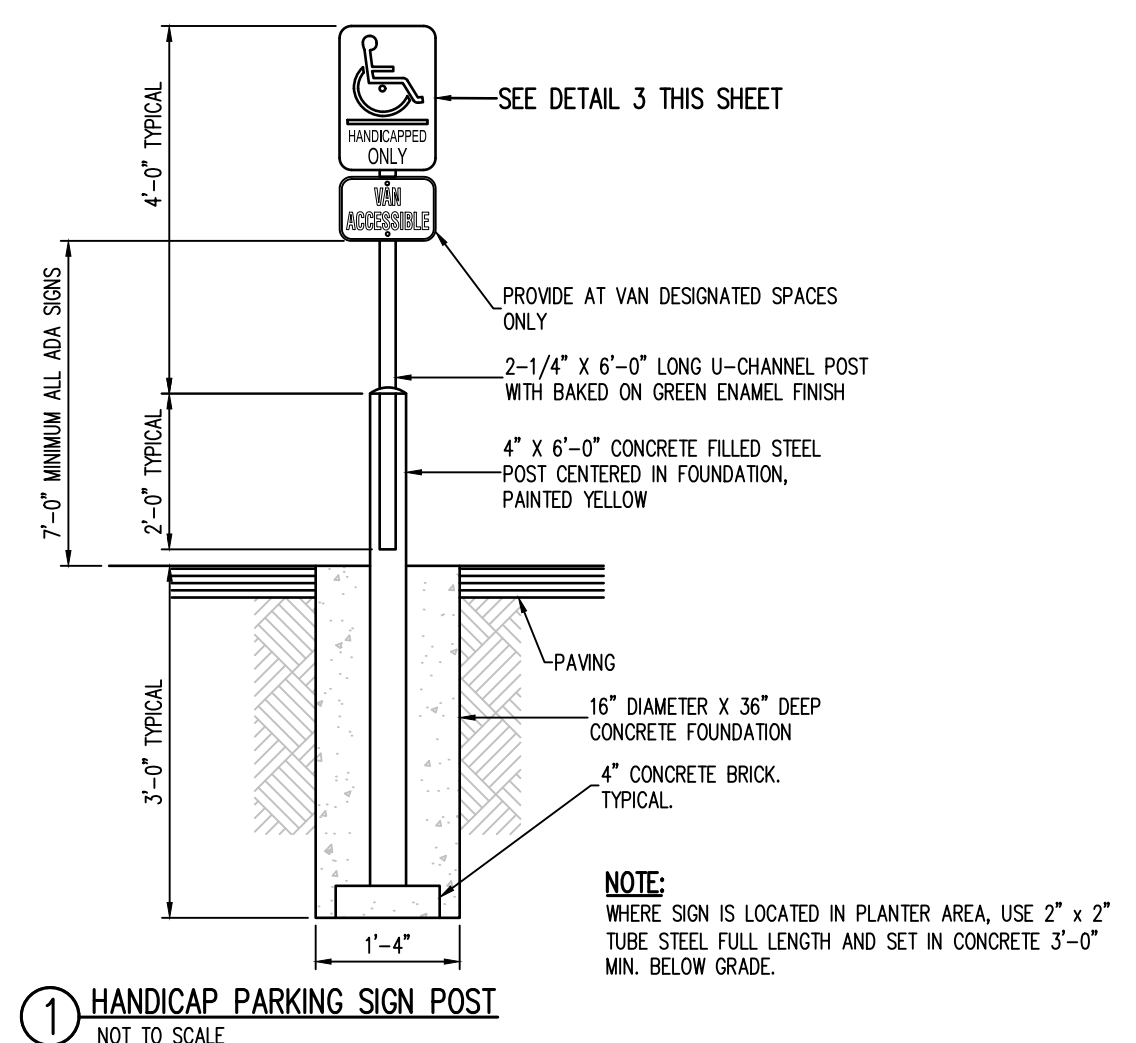


SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

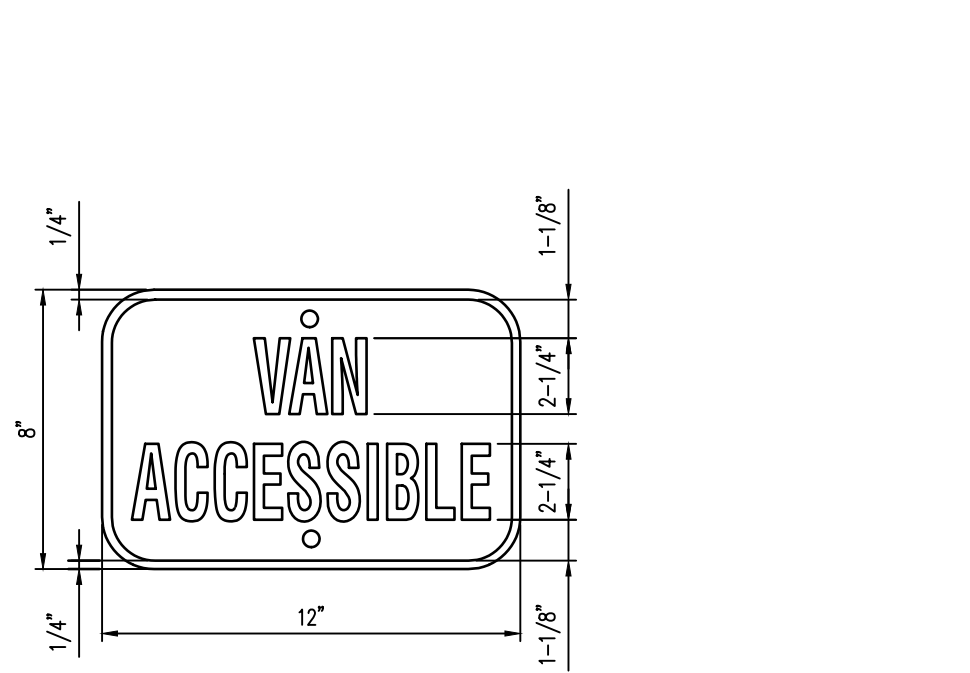
#	Date	Issue / Description	Init.

Project No:	HPT01
Drawn By:	ASA/MRK
Checked By:	CRD
Date:	MARCH 22, 2024

SITE DETAILS

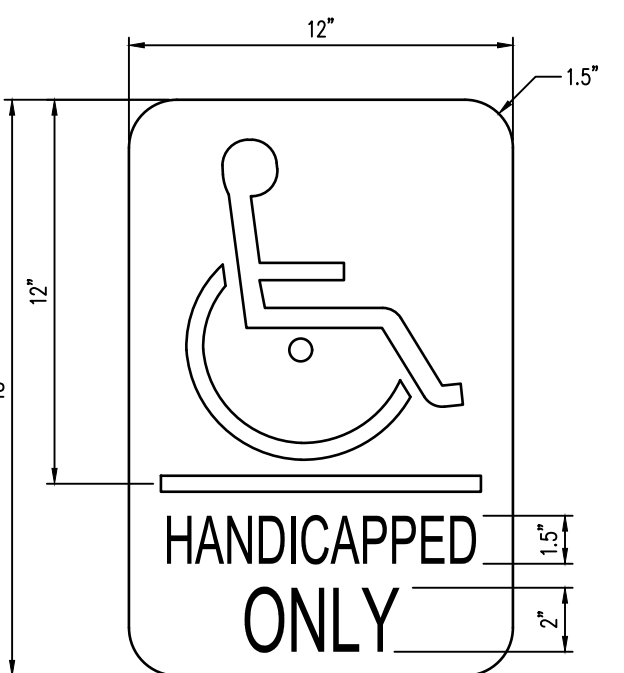


1 HANDICAP PARKING SIGN POST
NOT TO SCALE



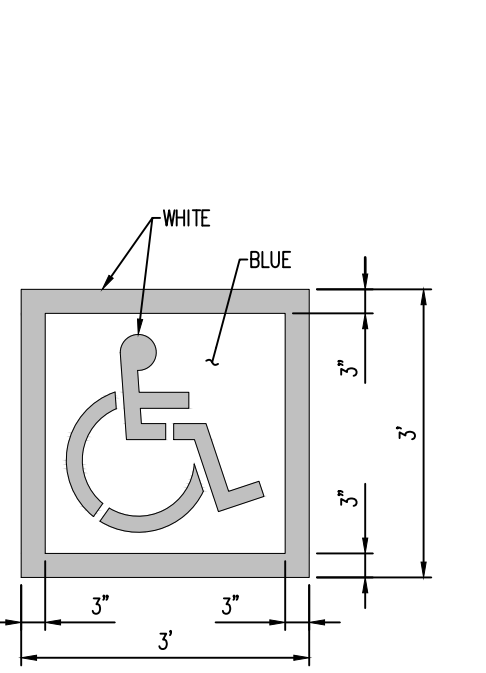
MATERIAL:
1. 0.060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

2 "VAN ACCESSIBLE" SIGN
NOT TO SCALE



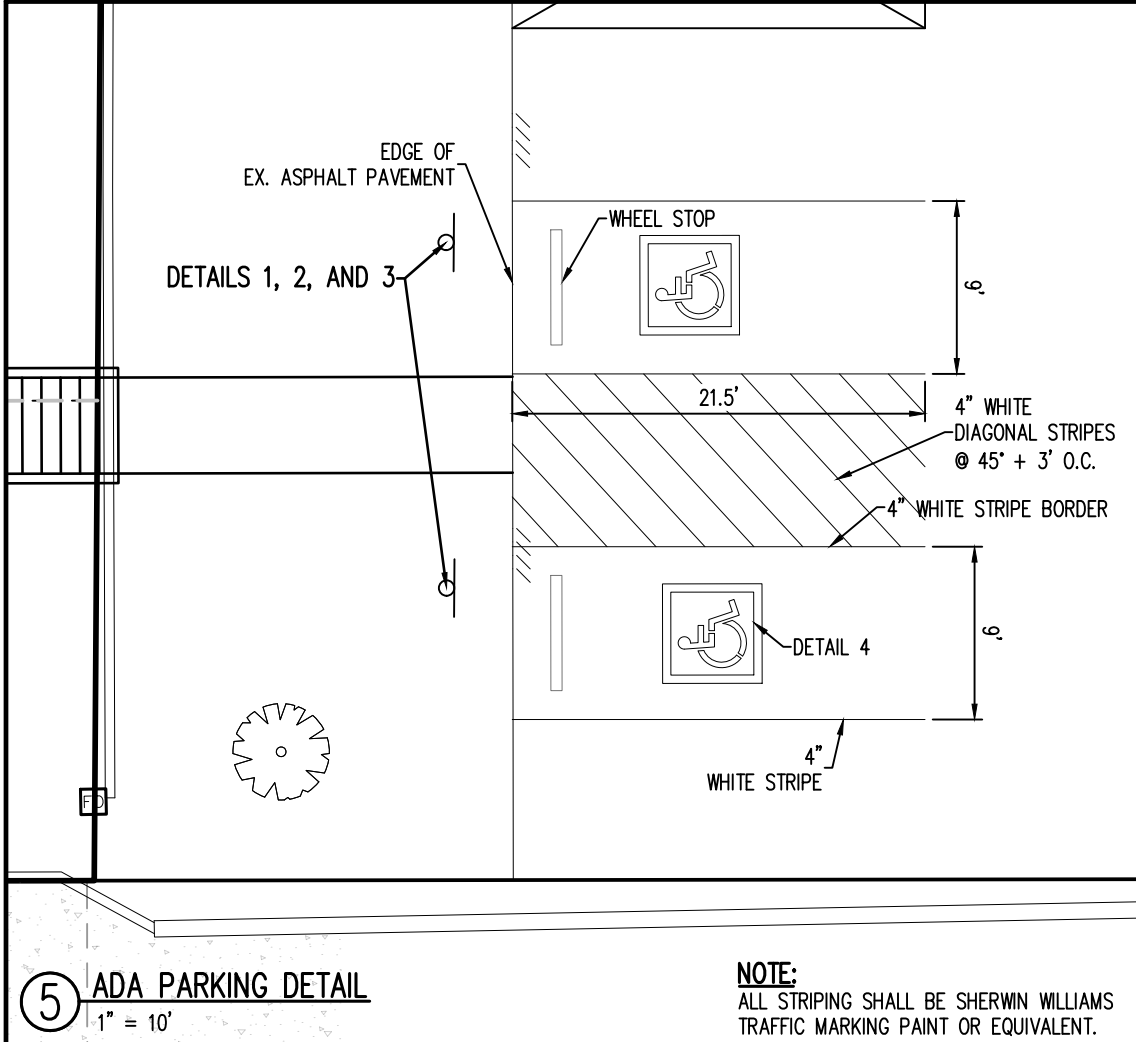
MATERIAL:
0.060 ALUMINUM - WHITE BACKGROUND WITH BLUE COPY AND BORDER - SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER 1-1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES.

3 HANDICAP PARKING SIGN
NOT TO SCALE



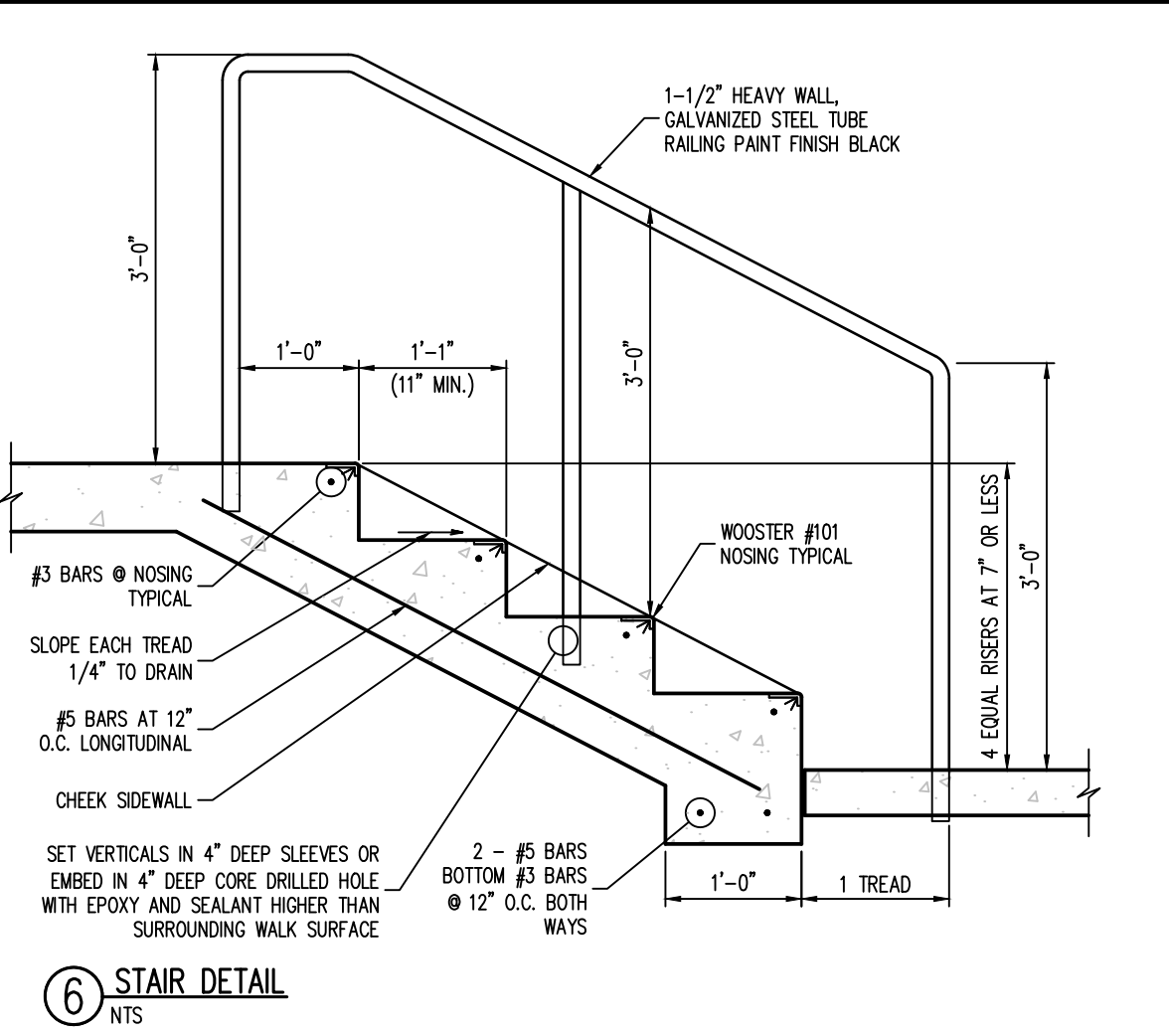
NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

4 PAINTED ADA PARKING SYMBOL
NOT TO SCALE

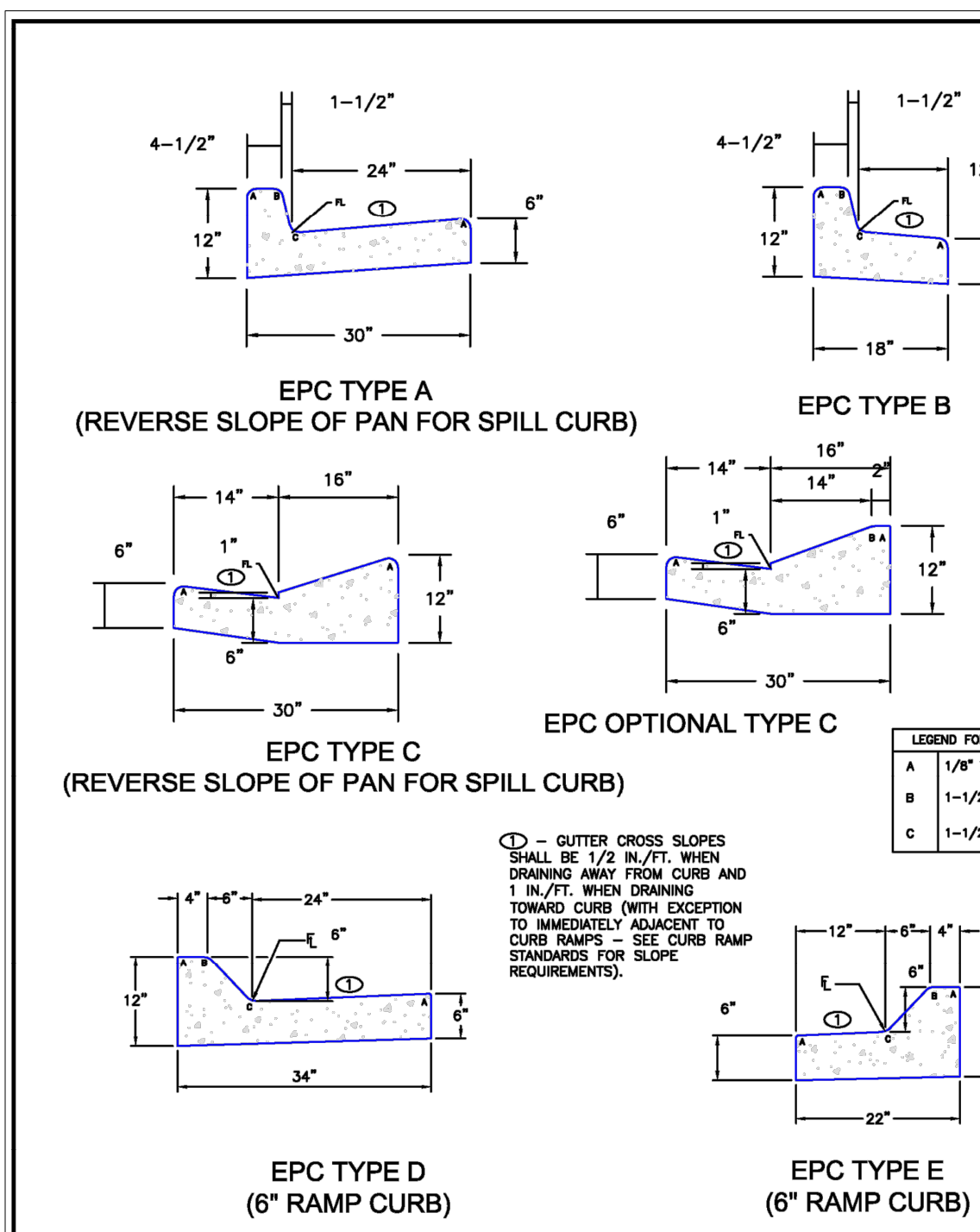


5 ADA PARKING DETAIL
1" = 10'

NOTE:
ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

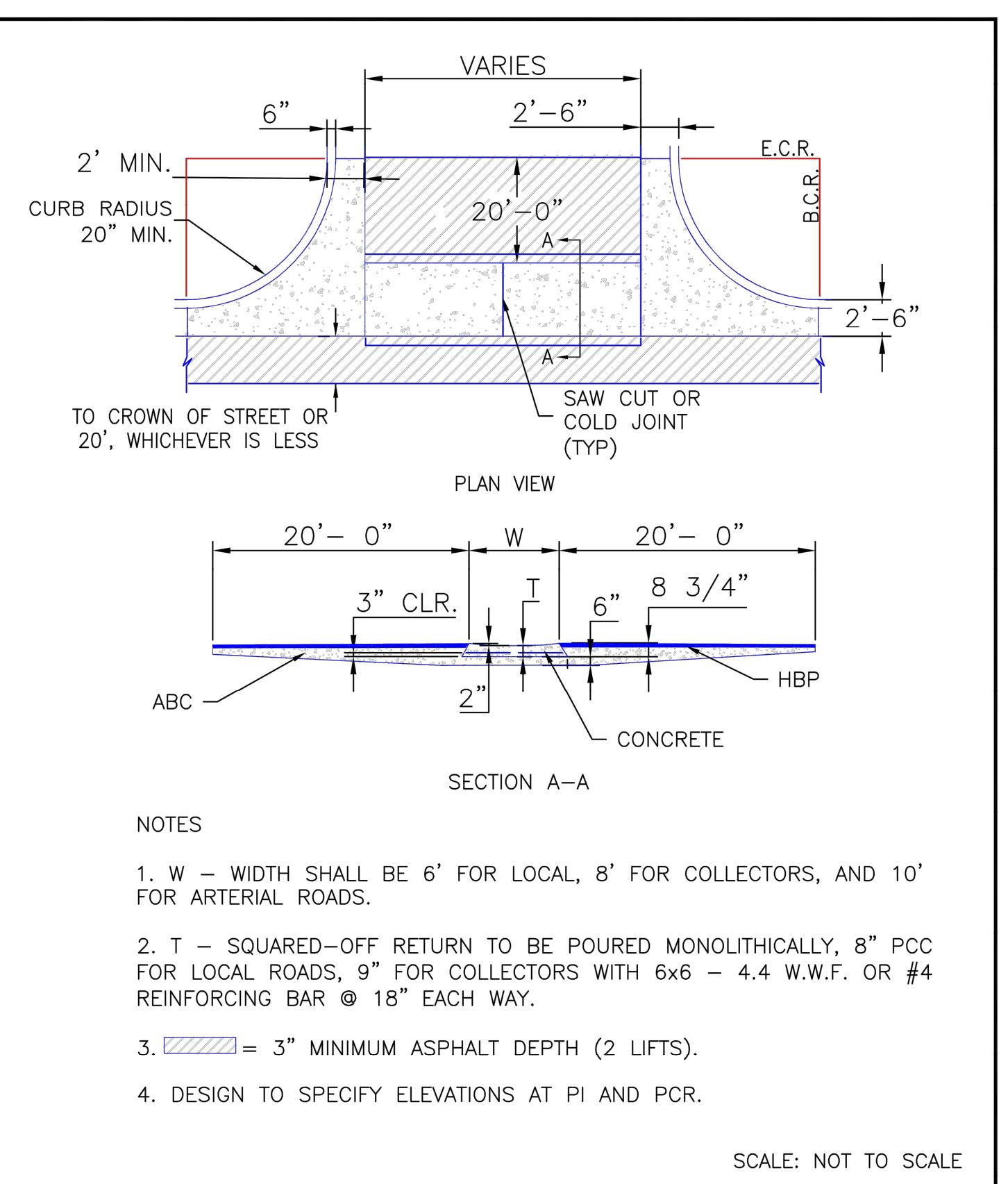


6 STAIR DETAIL
NTS



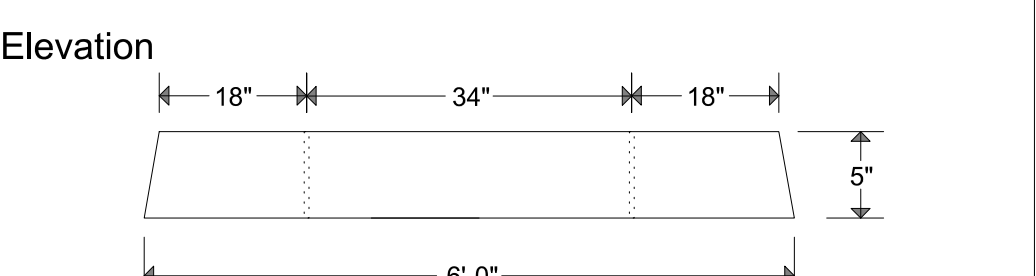
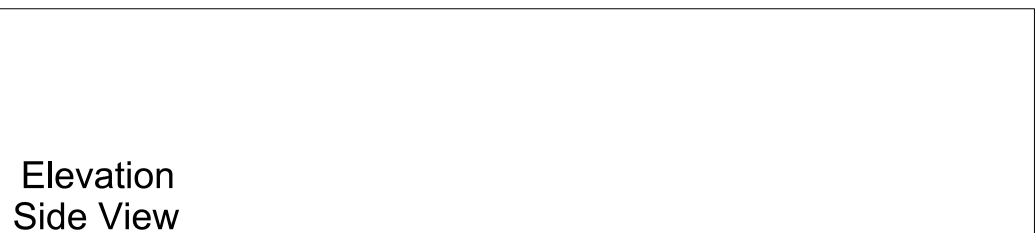
SCALE: NOT TO SCALE

6/23/20	Typical Curb and Gutter Details Standard Drawing	
DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	



SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail Standard Drawing	
DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15 FILE NAME: SD_2-26	



Notes:
Reinforced With 1 #4 Rebar Lengthwise.
Weight: 200 lbs.
5,000 P.S.I. Minimum Strength Envirocore Concrete.
We Produce A Green And Environmentally Friendly Product. Model #5800

Copeland Enterprises, Inc. 904 South Lipan Denver, CO 80223	Copeland Standard Wheel Stop No Scale Page 40
---	---

PLANTING NOTES

- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES...
4. ALL UTILITY EASMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE...
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS 'TO REMAIN'...

- FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED...
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT...
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST...

- PLANTING
17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED...
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES.
19. ALL TREES SHALL BE GUYPED AND WOOD STAKED AS PER DETAILS...
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY...

- MULCHING
28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH...
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY...

- IRRIGATION CONCEPT
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED...
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS...

- LANDSCAPE GUARANTEE AND MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOG, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR...
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES...

- UTILITY NOTES
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT...



VICINITY MAP
SCALE: 1"=200'

PROJECT CONTACTS

PROPERTY OWNER

THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
TELE: (719)-439-9263
ATTN: ADRIAN D. HOPE
EMAIL: ADRIAN@HOPEWELLNESS.COM

APPLICANT

THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
TELE: (719)-439-9263
ATTN: ADRIAN D. HOPE
EMAIL: ADRIAN@HOPEWELLNESS.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: BRADY SHROCK, P.E.
EMAIL: BRADYSHROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

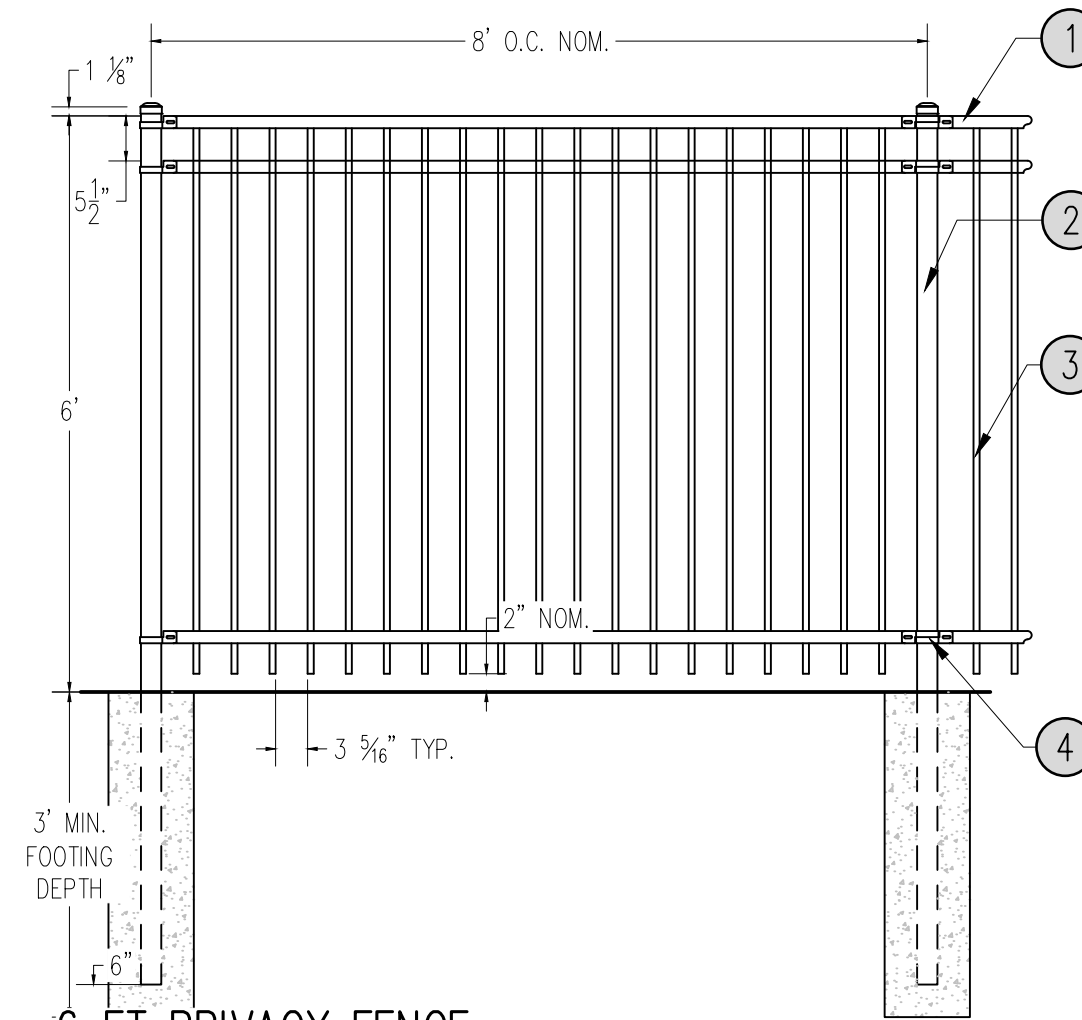
ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PIKES PEAK AVE, SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: TONY MUNGER, P.E.

TRAFFIC ENGINEER

GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRIAN MORAN, P.E.
EMAIL: BRIANMORAN@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 337-1922
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

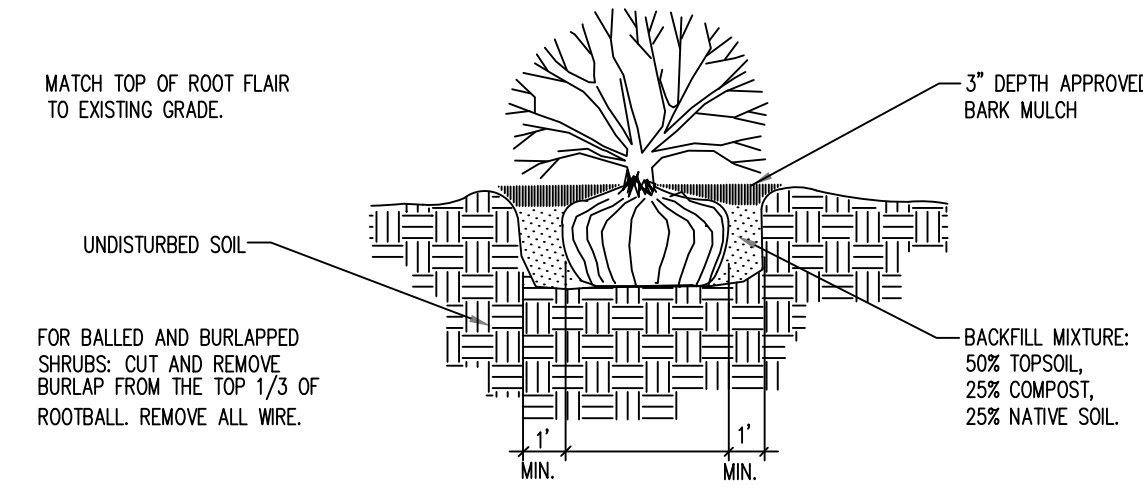


6 FT PRIVACY FENCE
1. 1 1/2" RAIL
2. POST 2 1/2" X 16 GAUGE
3. 3/4" 18 GAUGE PICKET
4. BRACKET

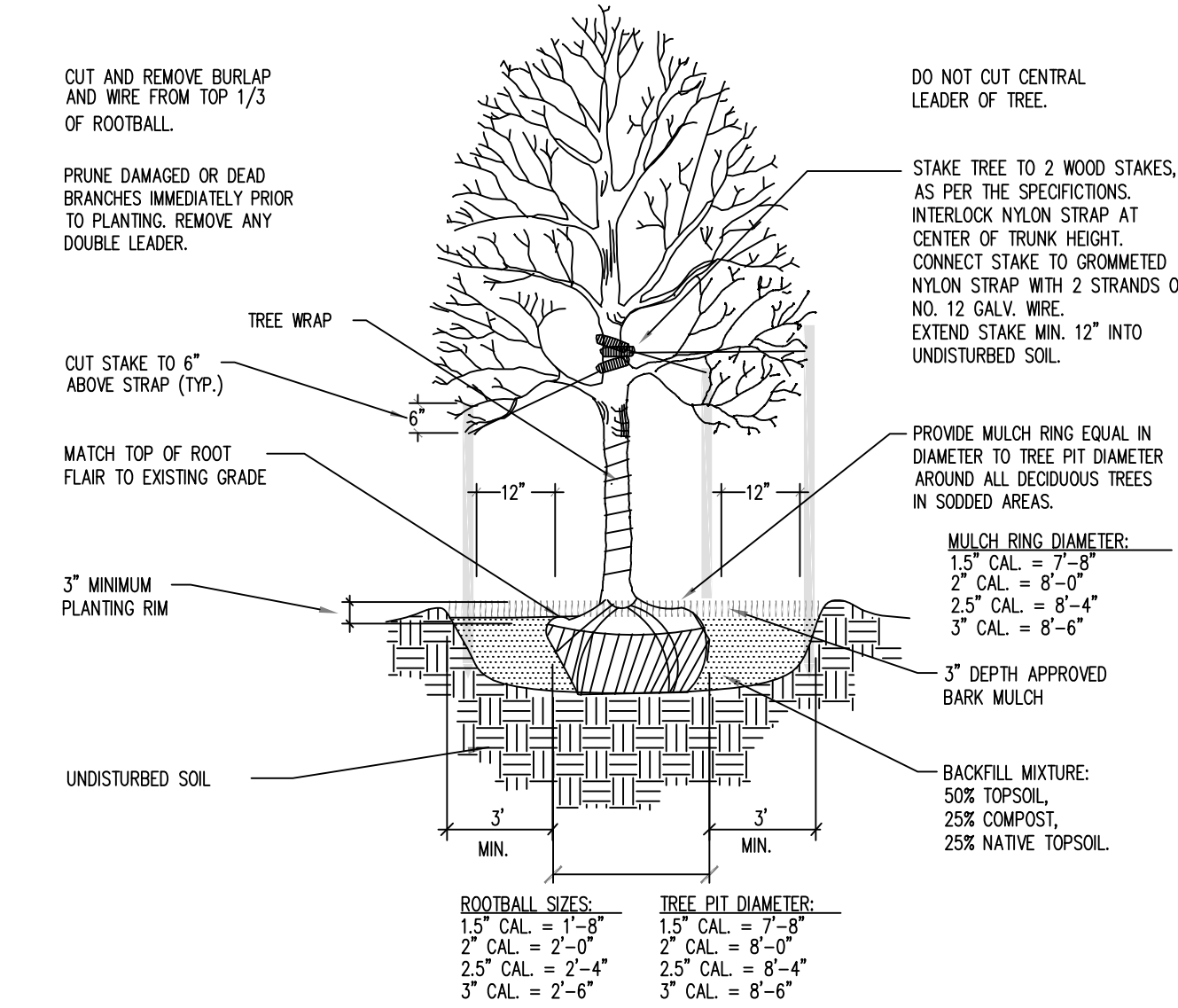
1.4 ORNAMENTAL FENCE N.T.S.

LANDSCAPE REQUIREMENTS

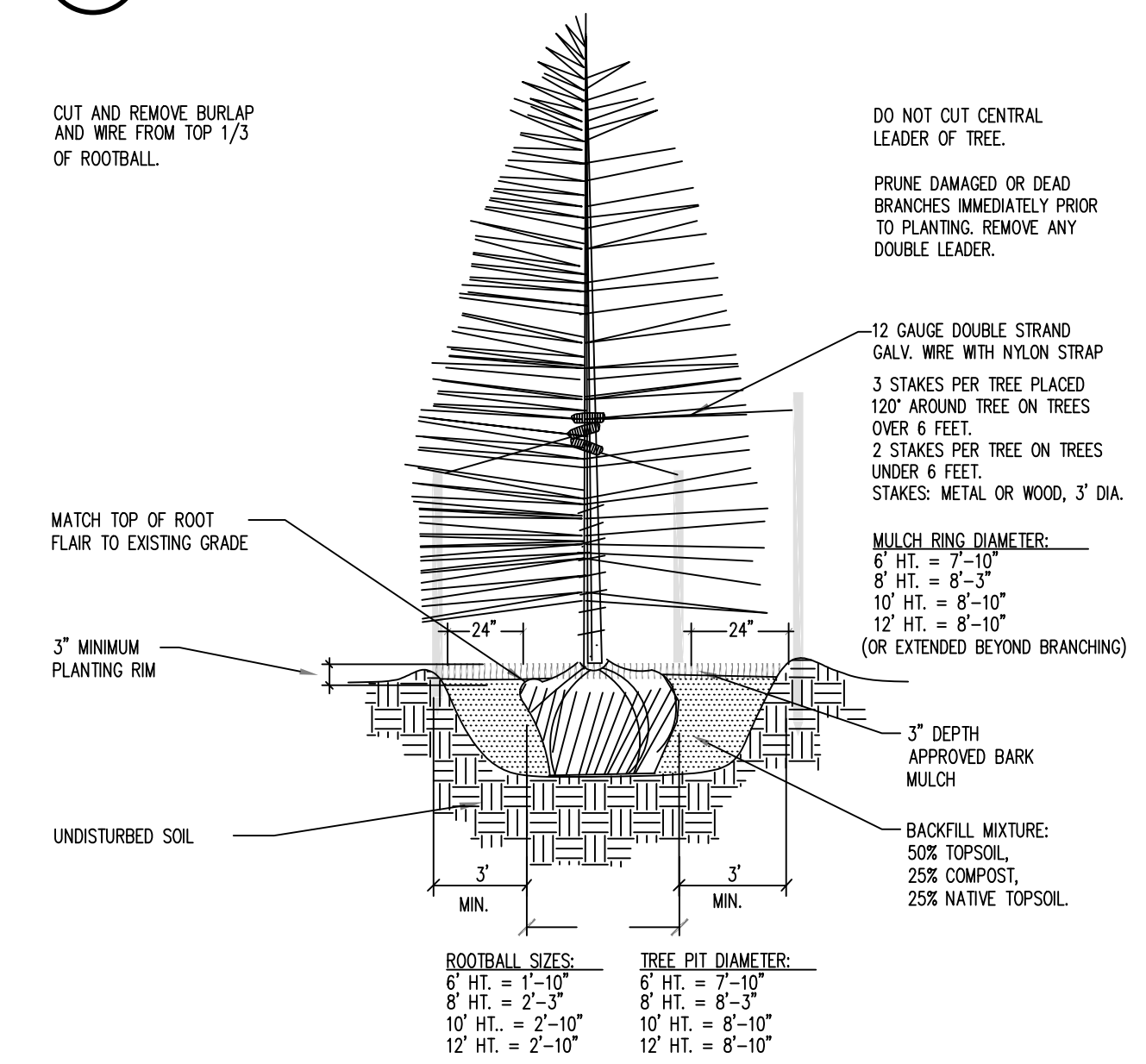
Table with 8 columns: CODE SECTION, CATEGORY, FORMULA, CALCULATION, REQUIRED, PROVIDED, ABBREVIATION DEVOTED TO PLAN. It lists requirements for landscape setbacks, buffers, internal landscaping, motor vehicles, and vehicle lot screening.



1.1 SHRUB PLANTING N.T.S.



1.2 DECIDUOUS TREE PLANTING N.T.S.

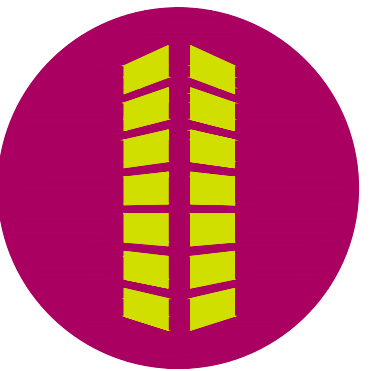


1.3 CONIFEROUS TREE PLANTING N.T.S.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY...



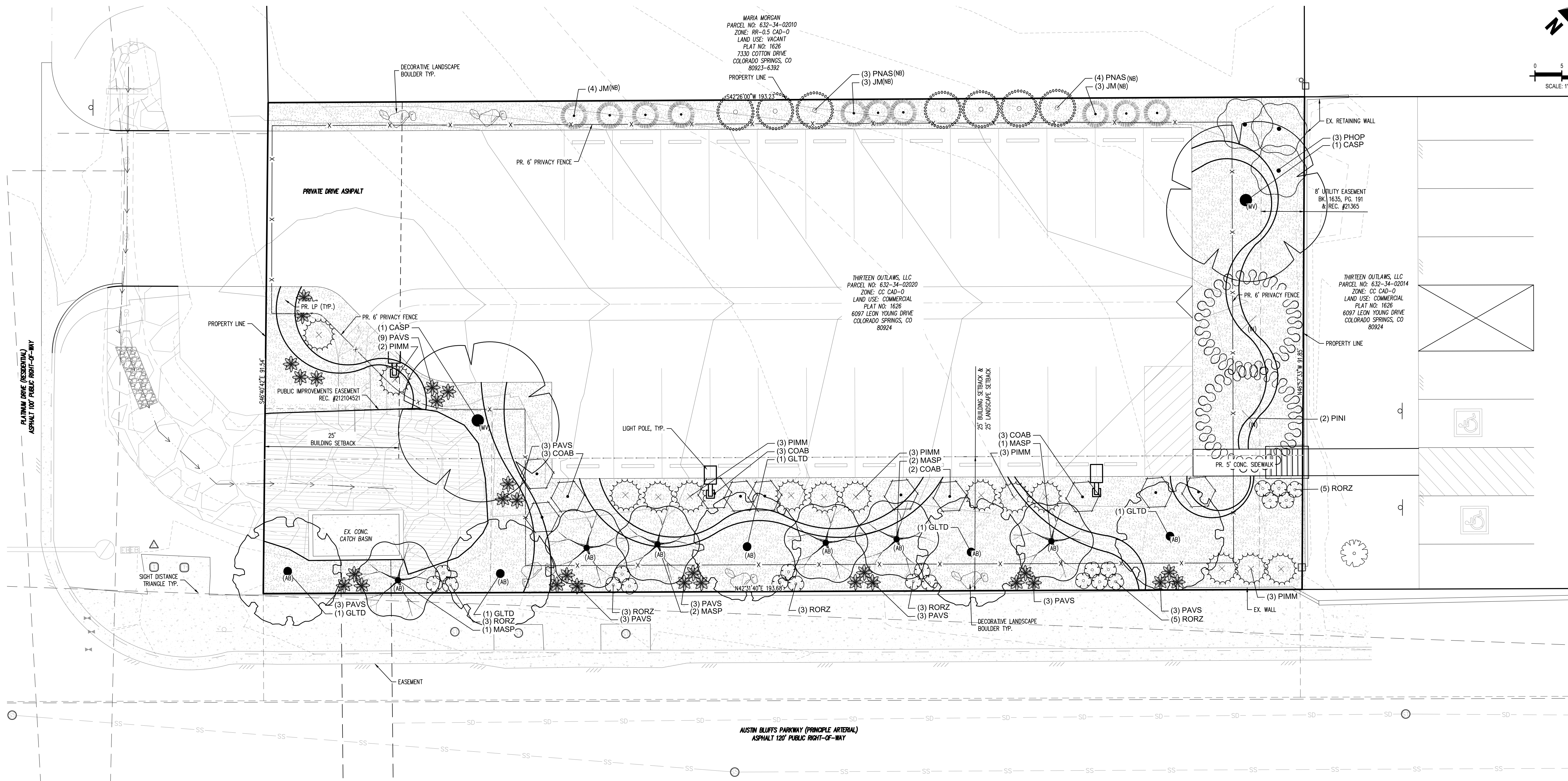
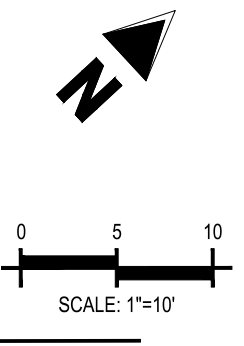
SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

Revision table with columns: #, Date, Issue / Description, Init. It shows a single revision dated March 22, 2024.

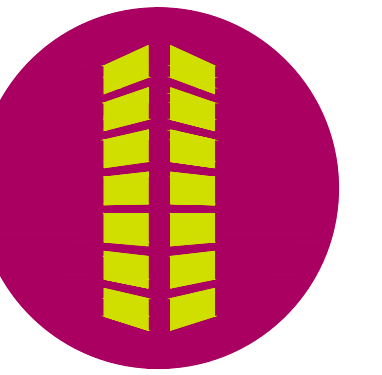
Project No: HPT01
Drawn By: ASA/MRK
Checked By: CRD
Date: MARCH 22, 2024

LANDSCAPE DETAILS

C5.0



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

PLANT SCHEDULE

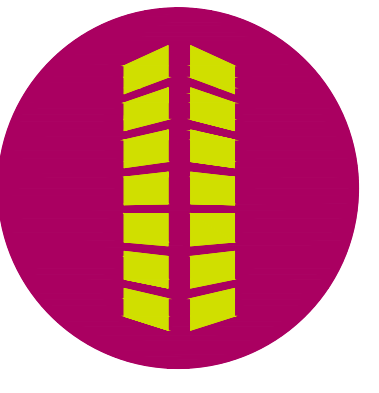
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
DECIDUOUS TREES								DECIDUOUS SHRUBS							
	CASP	2	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50' X 30'		COAB	11	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO' TM	#5 CONT.	6' X 6'	
	GLTD	5	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45' X 20'		PHOP	3	COPPERTINA NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MINDIA' TM	#5 CONT.	10' X 10'	
EVERGREEN TREES								EVERGREEN SHRUBS							
	JM	10	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	B&B	6' HT	20' X 5'		PIMM	14	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5' X 6'	
	PINI	2	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50' X 20'	ORNAMENTAL GRASSES							
	PNAS	7	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6' HT	25' X 7'		PAVS	30	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4' X 3'	
ORNAMENTAL TREES								SYMBOL CODE QTY COMMON NAME BOTANICAL NAME TYPE							
	MASP	6	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X 15'		ELTR	934 SF	EXISTING LANDSCAPE TO REMAIN	EXISTING LANDSCAPE TO REMAIN	OTHER		
GROUND COVERS								MULCH							
								RMULCH	6,037 SF	SADDLEBACK SWIRL 3" DEPTH MINIMUM	1.5" ROCK COBBLE MULCH	MULCH			
								RMULCH2	618 SF	WHITE SPECKLED RIVER ROCK 4" MIN. DEPTH	2"-4" ROCK COBBLE	MULCH			

#	Date	Issue / Description	Init.

Project No: HPT01
Drawn By: ASA/MRK
Checked By: CRD
Date: MARCH 22, 2024

ALTERNATIVE LANDSCAPE PLAN

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

Project No: HPT01
Drawn By: ASA/MRK
Checked By: CRD
Date: MARCH 22, 2024

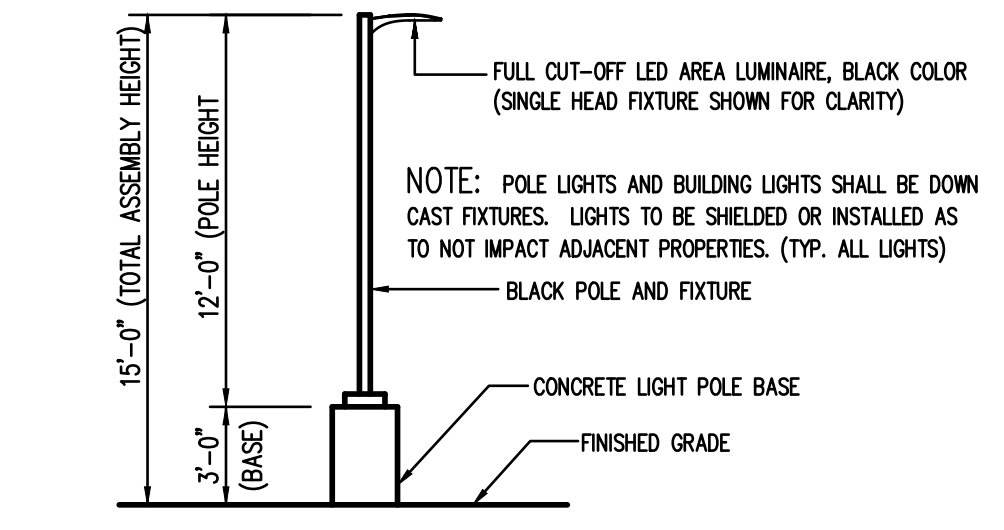
PHOTOMETRIC PLAN AND DETAILS

C6.0
Sheet 8 of 8



1 PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	MOUNTING HEIGHT	COLOR	LLF	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
	3	SP	15'-0" A.F.G.	BLACK	1.0	DSX0-LED-P2-30K-700RI-T3M-MVOLT-SPA-HS-DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LUMINAIRE, FULL CUT-OFF, 3000K CCT, BLACK COLOR, P2 OPTICS, TYPE T3M DISTRIBUTION, WITH REAR MOUNTED SHIELD, MOUNTED ON 12'-0" POLES WITH 3'-0" CONCRETE BASE. TOTAL MOUNTING HEIGHT=15'-0"	46	5,140



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.46 ft² (0.043 m²)
Length: 26.18" (670mm)
Width: 14.06" (357mm)
Height H1: 2.26" (58mm)
Height H2: 7.66" (195mm)
Weight: 2.2 lbs (1.0 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDXD**

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Beam	Package	Mounting
DSX0LED	Forward optics	40K	70CRI	T3M	T3M	DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDXD	SPK
	Back optics	40K	70CRI	T3M	T3M	DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDXD	SPK
	Other options	40K	70CRI	T3M	T3M	DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDXD	SPK