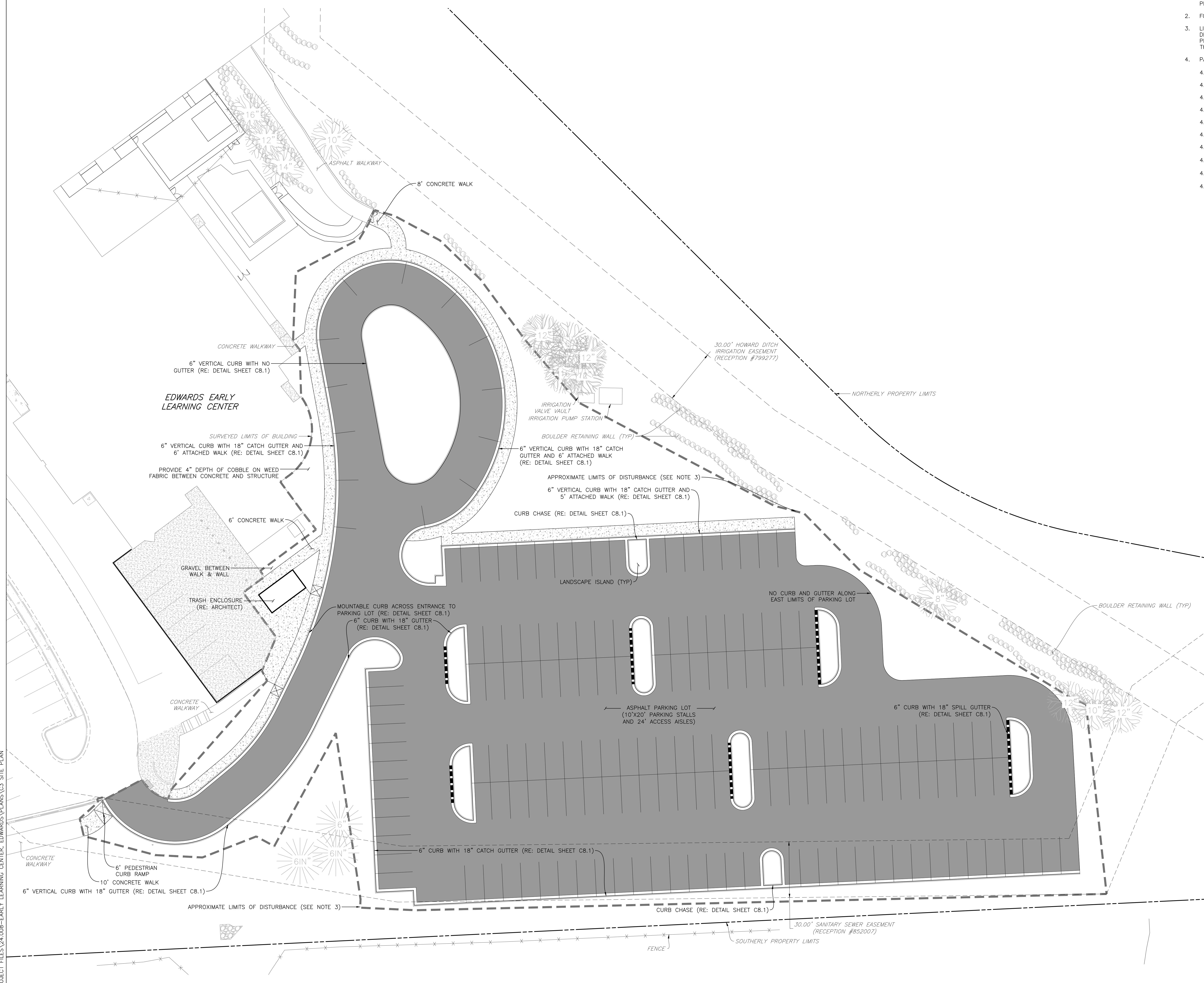


D:\DROPOBOX\PROJECT FILES\24-008--EARLY LEARNING CENTER, EDWARDS\PLANS\C3 SITE PLAN



- NOTES:**
- ALL IRRIGATION & SOFTSCAPE RESTORATION SHALL BE COMPLETED UNDER A DESIGN/BUILD CONTRACT. THERE IS NO LANDSCAPE ARCHITECT ON THE PROJECT.
  - FOR PAVEMENT SECTIONS, RE: GEOTECHNICAL ENGINEER.
  - LIMITS OF DISTURBANCE DEFINES THE APPROXIMATE LIMITS OF WORK AS DEFINED WITHIN THESE DRAWINGS. WORK OUTSIDE THESE LIMITS FOR PLAYGROUNDS AND ADDITIONAL WALKWAYS IS SHOWN ON DRAWINGS BY THE ARCHITECT.
  - PARKING SUMMARY:
    - EXISTING SITE = 79 STALLS (INCLUDING 4 ADA SPACES)
    - EXISTING PERSONNEL = 84
    - EXISTING PROFESSIONAL DEVELOPMENT CAPACITY = 100
    - EXISTING STUDENT ENROLLMENT = 84
    - PROPOSED PERSONNEL = 119
    - PROPOSED PROFESSIONAL DEVELOPMENT CAPACITY = 100
    - PROPOSED STUDENT ENROLLMENT = 240
    - "IDEAL" PARKING CAPACITY (EXCLUDING PARENTS) = 219
    - PROPOSED PARKING CAPACITY (WITHOUT ADD ALT.) = 203
    - PROPOSED PARKING CAPACITY (WITH ADD ALT.) = 233

EDWARDS EARLY LEARNING CENTER SITE IMPROVEMENTS  
1121 MILLER RANCH ROAD  
EDWARDS, COLORADO

YARNELL CONSULTING & CIVIL DESIGN, LLC  
P.O. BOX 3901, EAGLE, COLORADO 81631  
(970) 323-7008

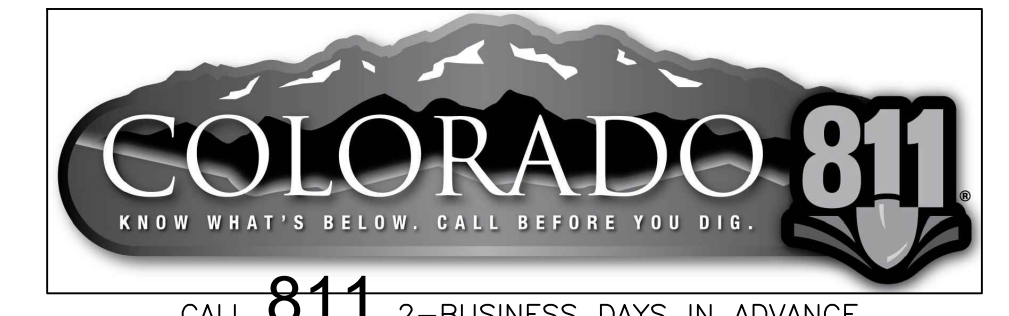
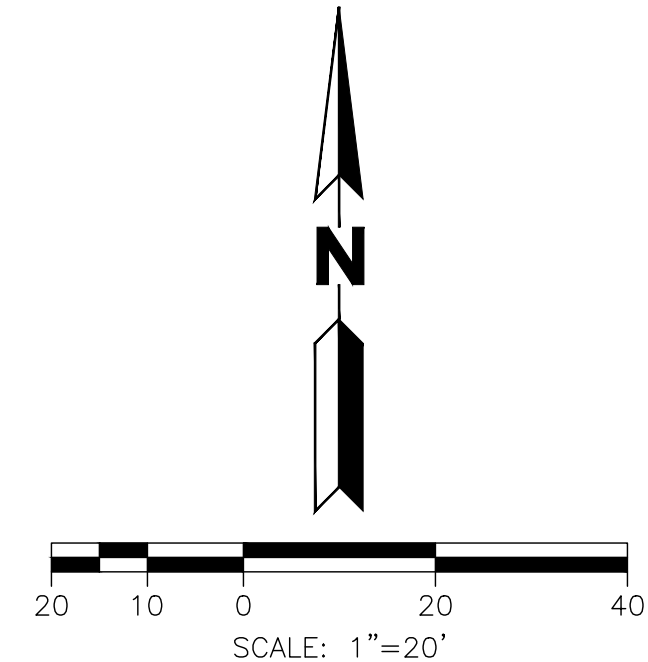
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NO.	ISSUE/REVISION	DATE	NAME
1.	SCHEMATIC DESIGN (NO CONST.)	4/9/24	JYJ
2.	DESIGN DEVELOPMENT (NO CONST.)	6/14/24	JYJ
3.	GRADING PERMIT SUBMITTAL	7/25/24	JYJ
4.			JYJ
5.			JYJ

DESIGN BY: J. YARNELL  
DRAWN BY: J. YARNELL  
REVIEWED BY: J. YARNELL  
PROJECT NO.: 24-008  
DATE: 7/25/2024

SHEET TITLE  
**SITE PLAN**

SHEET NO.  
**C3**



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.