

**GENERAL NOTES**

- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE DUBLIN NORTH FILING NO. 9 PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL PUBLIC WASTEWATER COLLECTION MAINLINES THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MINIMUM GRADE OF 1% AND NOT EXCEED A MAXIMUM DEPTH OF 20'-FEET.
- EASEMENTS GRANTED TO COLORADO SPRINGS UTILITIES FOR THE PROPOSED WATER/WASTEWATER FACILITIES WILL BE GRANTED BY SEPARATE INSTRUMENT, USING A COLORADO SPRINGS UTILITIES PERMANENT EASEMENT AGREEMENT DOCUMENT. THE RECORDING RECEPTION NUMBER FOR THESE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT.
- ALL PROPOSED WATER/WASTEWATER MAINS SHALL MET ALL THE CLEARANCE REQUIREMENTS IN THE WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS.
- POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECT ON PUBLIC UTILITIES AND IMPROVEMENTS WITHIN THIS PROPOSED DEVELOPMENT AND NO CONSTRUCTION WILL BEGIN BEFORE CITY APPROVAL.
- NO CONSTRUCTION WILL BE ALLOWED UNTIL CSU IS SATISFIED WITH ENVIRONMENTAL ISSUES WITHIN THE PUBLIC RIGHT OF WAY.
- COLORADO SPRINGS (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME AS SHOWN ON THIS PLAN.
- PROPERTY OWNER(S) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED WITHIN THIS PLAN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS, TARIFFS, COLORADO SPRINGS CITY CODES, RESOLUTIONS, AND POLICIES, AND PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF SERVICES CONNECTIONS OR EXTENSIONS.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEMS IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVE" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES, OR SUPPLIES ARE RESERVED FOR THE OWNER AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OF ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT DOCUMENTS.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY, INCLUDING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE.
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES, IMPROVEMENTS, STRUCTURES, AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT. SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES, OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, AND POLICIES OF SPRINGS UTILITIES.
- NO SIDEWALK SHALL BE DECREASED TO LESS THAN FOUR FEET (4') IN WIDTH BY USE OF A VEHICLE OVERHANG. NO OVERHANG IS PERMITTED INTO A SIDEWALK THAT IS LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
- NO REQUIRED LANDSCAPE AREA SHALL BE REDUCED BY THE USE OF AN OVERHANG.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). 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.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

**REFERENCE**

- SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS, ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



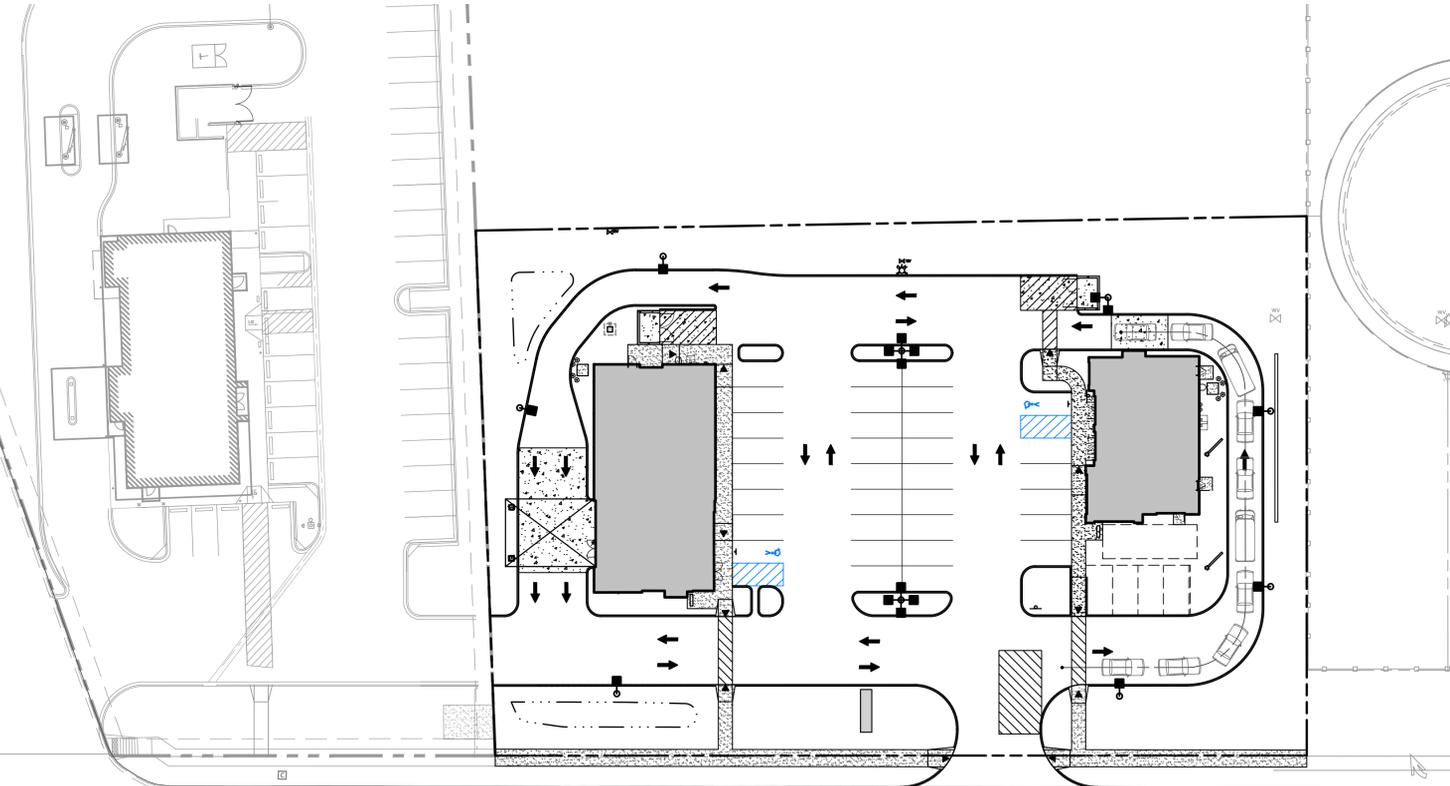
# TIDE DRY CLEANERS

## CITY OF COLORADO SPRINGS, CO

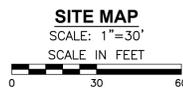
# DEVELOPMENT PLAN

**LEGAL DESCRIPTION**

PART OF LOT 28 AND 29, DUBLIN NORTH FILING NO. 9, AS RECORDED UNDER RECEPTION NUMBER 221714661, RECORDS OF EL PASO COUNTY, COLORADO. TO BE REPLATTED AS LOT 3 OF OTTAWAY SUBDIVISION CONTAINING 1.251 ACRES.



DUBLIN BOULEVARD (PUBLIC PRINCIPAL ARTERIAL 120' ROW)



**CONTACT INFORMATION**

**CIVIL ENGINEER & APPLICANT**

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
3000 LITTLE HILLS EXPRESSWAY, SUITE 102  
ST. CHARLES, MO 63301  
CONTACT: PATRICK BENNETT  
PH: (314) 656-4566  
EMAIL: PBENNETT@CECINC.COM

**ARCHITECT**

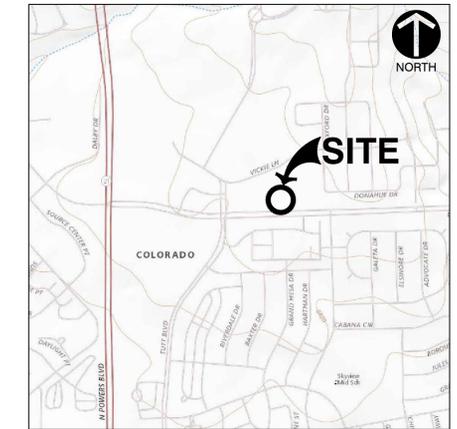
OCULUS, INC.  
1 SOUTH MEMORIAL DRIVE, SUITE 1500  
ST. LOUIS, MO 63102  
CONTACT: MORGAN PERRY  
PH: (314) 450-5374  
EMAIL: MORGANP@OCULUSINC.COM

**OWNER**

VICKI LANE, LLC  
P.O. BOX 1204  
MONUMENT, CO 80113  
CONTACT: KRISTIN OTTAWAY  
PH: (719) 491-6887  
EMAIL: KRISTINOTTAWAY@GMAIL.COM

**DEVELOPER**

TIDE BUILDING, LLC.  
5807 63RD, SUITE 100  
LUBBOCK, TX 79424  
CONTACT: JUSTIN SHARBUTT  
EMAIL: JSHARBUTT@CTD.COMPANY



**SITE USGS AND LOCATION MAP**  
U.S.G.S 7.5 TOPOGRAPHIC MAP FOR FALCON NW QUADRANGLE, COLORADO - EL PASO COUNTY DATED 2019. SCALE: 1" = 1,000'

**SITE DEVELOPMENT DATA**

- TOTAL AREA: 54,489 SQ.FT. (1.251 ACRES)
- PARCEL ID: PART OF 5307305029 & 5307305030
- SITE ADDRESS: 6160 & 6180 DUBLIN BLVD  
COLORADO SPRINGS, CO 80923
- CURRENT USE: VACANT
- PROPOSED USE: PERSONAL CONSUMER SERVICES (TIDE CLEANERS)  
FUTURE COMMERCIAL (DRIVE-UP OR FAST FOOD RESTAURANT/RETAIL)
- ZONING DISTRICT: C6 AO - GENERAL BUSINESS W/ AIRPORT OVERLAY
- CONCEPT PLAN: DUBLIN NORTH ADDITION NO. 4  
CPC CP 16-00030
- LOT COVERAGE:  
BUILDING = 5,800 SQ.FT. (10%)  
TOTAL IMPERVIOUS SURFACES = 27,559 SQ.FT. (51%)  
OPEN SPACE / GREEN SPACE = 21,330 SQ.FT. (39%)
- MAXIMUM BUILDING HEIGHT = 50 FEET
- BUILDING SETBACKS PER 7.3.204:  
FRONT SETBACK = 6 FEET  
SIDE SETBACK = 6 FEET  
REAR SETBACK = 6 FEET
- LANDSCAPE BUFFERS:  
SOUTH = 25 FEET (PER 7.4.320)  
EAST = 15 FEET (PER 7.4.323)
- PARKING REQUIREMENTS PER SECTION 7.4.203:  
DRIVE-UP OR FAST FOOD = 1 PER 100 SQ.FT. = 908/100 = 9 SPACES  
RETAIL = 1 PER 300 SQ.FT. = 1,086/300 = 4 SPACES  
PERSONAL CONSUMER SERVICES (TIDE CLEANERS) = 1 PER 400 SQ.FT. = 3,400/400 = 9 SPACES  
TOTAL REQUIRED PARKING = 22 SPACES (WITH 2 ACCESSIBLE SPACES)  
TOTAL PROVIDED PARKING = 36 SPACES (INCLUDING 4 FUTURE AND 2 ACCESSIBLE SPACES)
- FLOOD PLAIN NOTE:  
SUBJECT TRACT IS WITHIN SPECIAL FLOOD HAZARD AREA "ZONE X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOOD PLAIN, AS SHOWN ON THE FEMA FIRM (FLOOD INSURANCE RATE MAP) NO. 08041C0537G, DATED 12/07/2018

**DRAWING LIST**

SHEET NO.	DRAWING NO.	TITLE
01	C000	COVER SHEET
02	C200	SITE LAYOUT
03	C300	GRADING PLAN
04	C301	SPOT GRADING PLAN
05	C302	EROSION CONTROL
06	C303	EROSION CONTROL DETAILS
07	C400	STORMWATER MANAGEMENT PLAN & PROFILE
08	C401	EXISTING DRAINAGE AREA MAP
09	C402	PROPOSED DRAINAGE AREA MAP
10	C403	STORMWATER MANAGEMENT BMP DETAILS
11	C500	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
12	C700	FINAL LANDSCAPE PLAN
13	C701	FINAL LANDSCAPE PLAN NOTES AND DETAILS
14	C800	IRRIGATION PLAN
15	C801	IRRIGATION DETAILS AND SPECIFICATIONS
16	C802	IRRIGATION DETAILS
17	C900	CONSTRUCTION DETAILS

CPC CP 16-00030  
CITY FILE NO. AR DP 21-00520

PATRICK T. BENNETT  
EOR PE #39072  
\*HAND SIGNATURE ON FILE



**REVISION RECORD**

NO.	DATE	DESCRIPTION
01	10/15/2021	PER CITY REVIEW COMMENTS
02	01/24/2022	PER CITY REVIEW COMMENTS

**CEC**  
**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinc.com

**TIDE DRY CLEANERS**  
6160 DUBLIN BOULEVARD  
COLORADO SPRINGS, CO

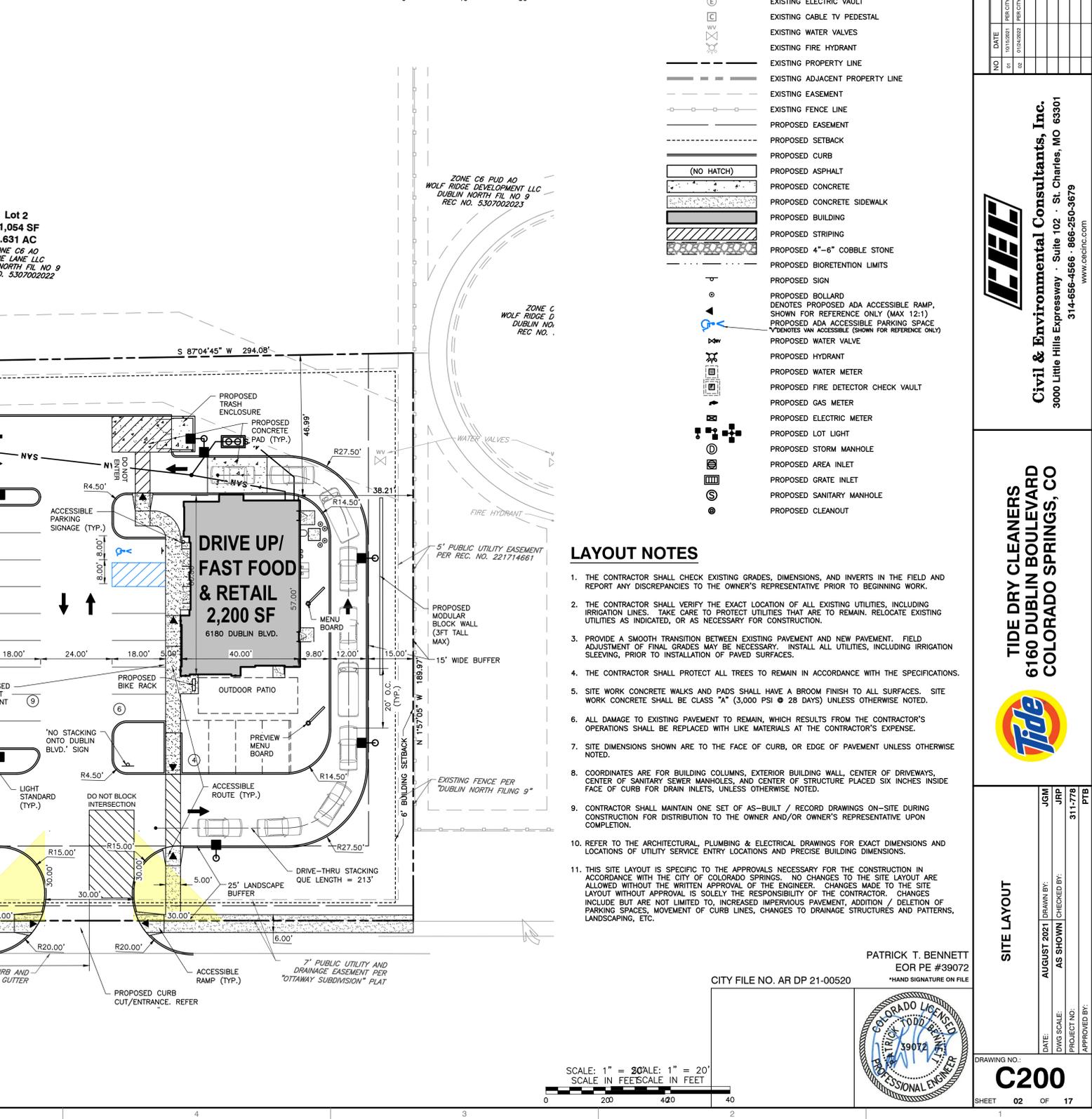
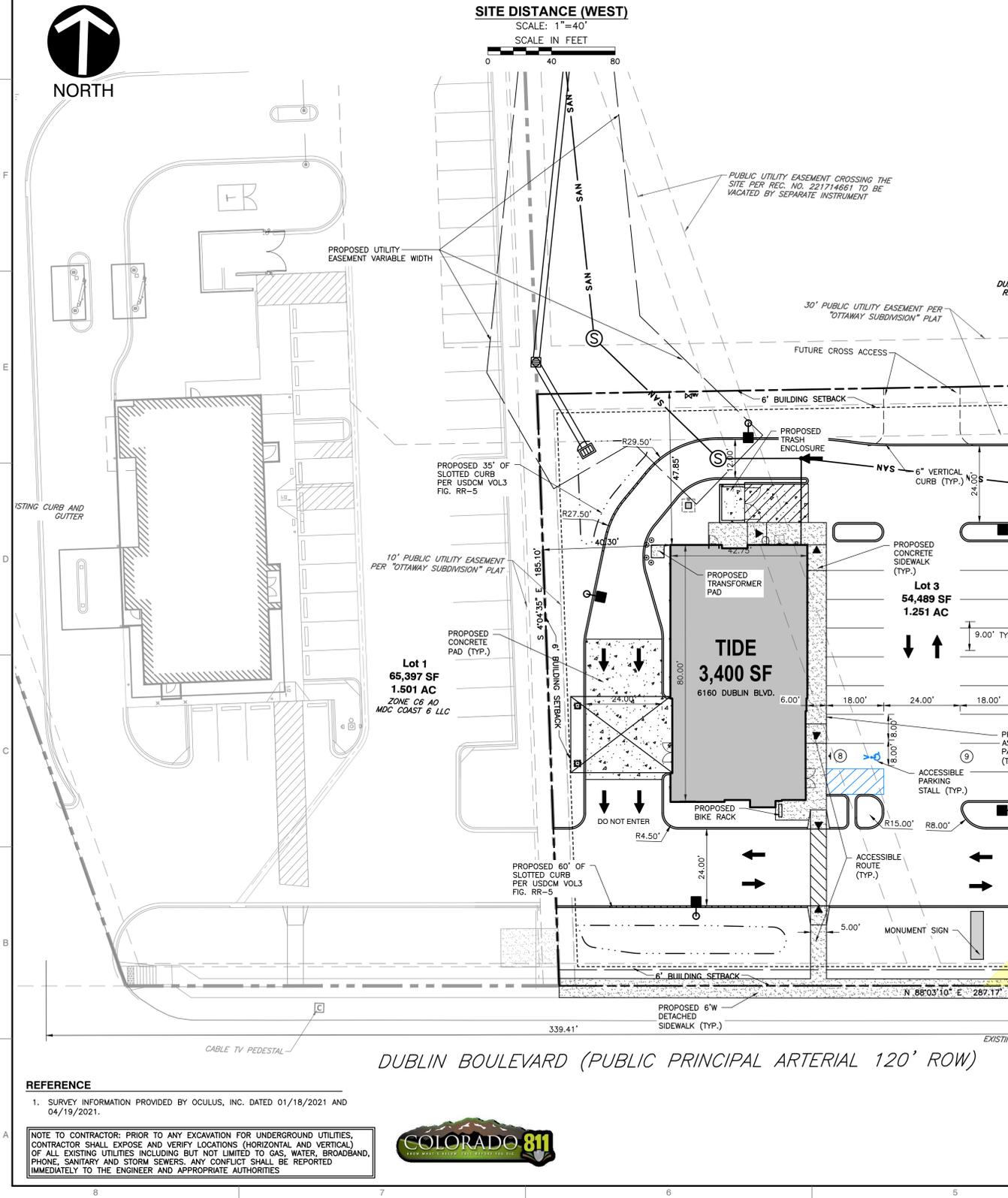
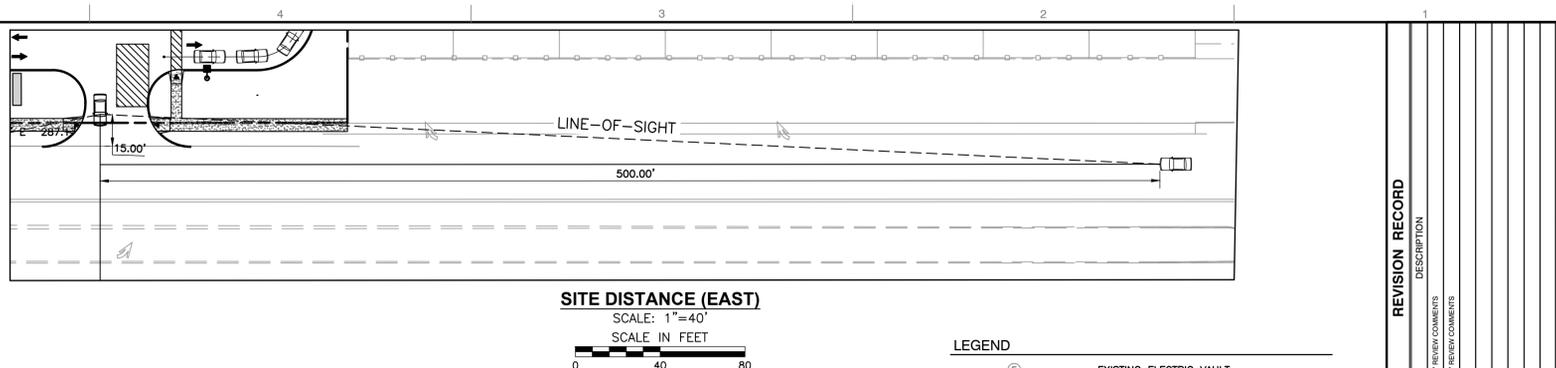
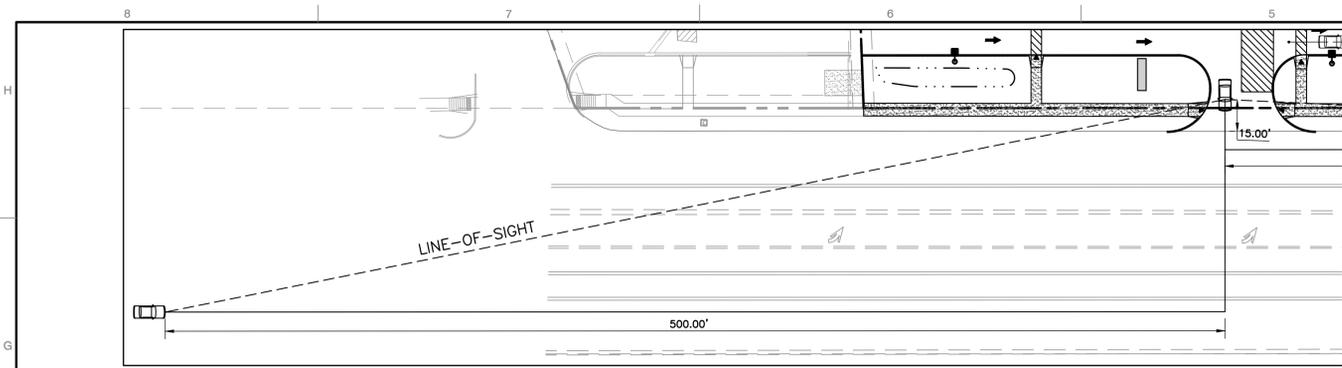
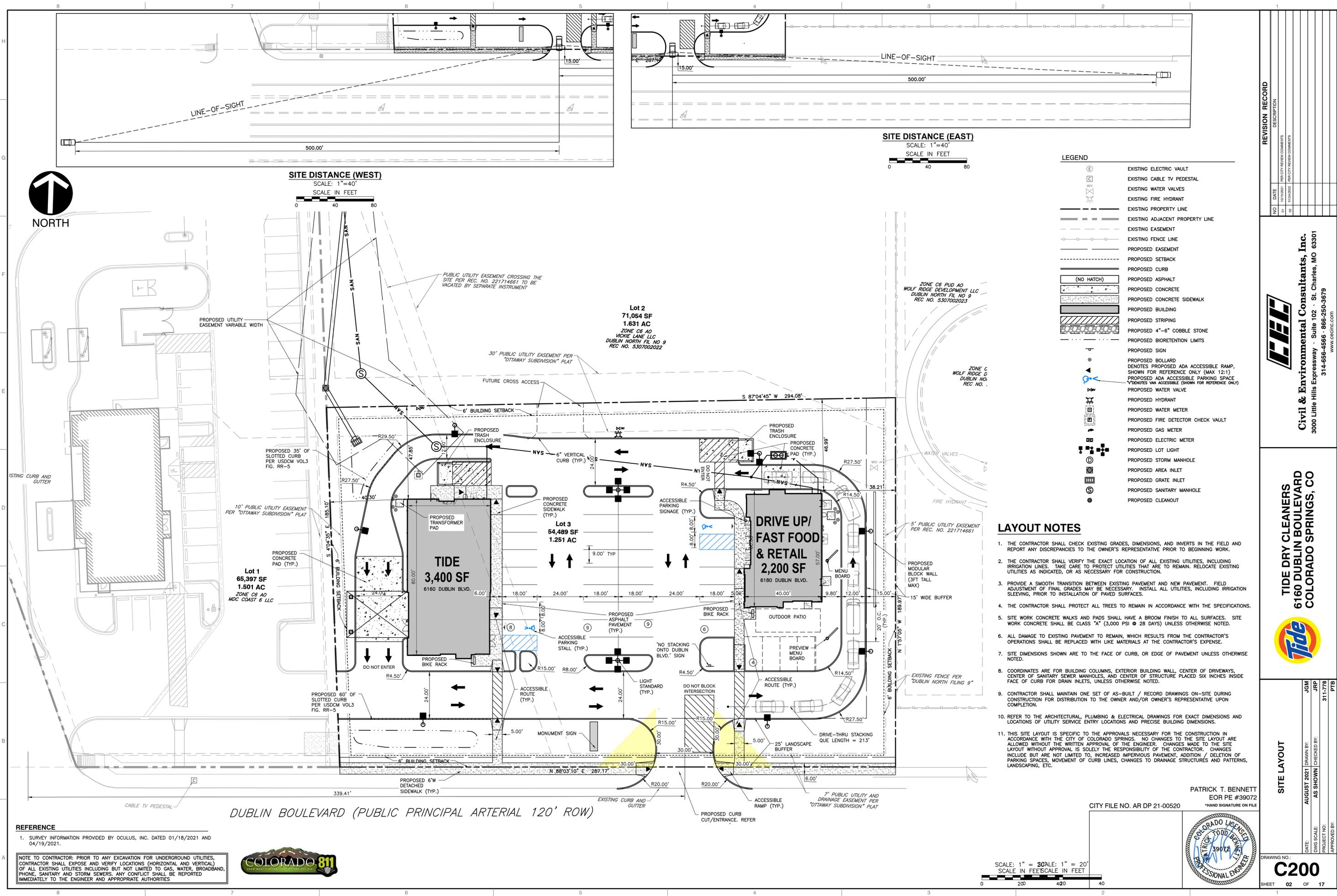


**COVER SHEET**

DATE: AUGUST 2021  
DRAWN BY: JGM  
CHECKED BY: JRP  
AS SHOWN  
PROJECT NO.: 311-778  
APPROVED BY: PTB

DRAWING NO.: **C000**

01/24/22 SHEET 01 OF 17



**LEGEND**

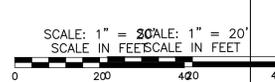
(E)	EXISTING ELECTRIC VAULT
(C)	EXISTING CABLE TV PEDESTAL
(W)	EXISTING WATER VALVES
(F)	EXISTING FIRE HYDRANT
(P)	EXISTING PROPERTY LINE
(A)	EXISTING ADJACENT PROPERTY LINE
(E)	EXISTING EASEMENT
(F)	EXISTING FENCE LINE
(P)	PROPOSED EASEMENT
(S)	PROPOSED SETBACK
(C)	PROPOSED CURB
(A)	PROPOSED ASPHALT
(C)	PROPOSED CONCRETE
(S)	PROPOSED CONCRETE SIDEWALK
(B)	PROPOSED BUILDING
(S)	PROPOSED STRIPING
(C)	PROPOSED 4"-6" COBBLE STONE
(B)	PROPOSED BIORETENTION LIMITS
(S)	PROPOSED SIGN
(A)	PROPOSED BOLLARD
(A)	DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
(A)	PROPOSED ADA ACCESSIBLE PARKING SPACE
(A)	*DENOTES WALK ACCESSIBLE (SHOWN FOR REFERENCE ONLY)
(W)	PROPOSED WATER VALVE
(F)	PROPOSED HYDRANT
(M)	PROPOSED WATER METER
(F)	PROPOSED FIRE DETECTOR CHECK VAULT
(G)	PROPOSED GAS METER
(E)	PROPOSED ELECTRIC METER
(L)	PROPOSED LOT LIGHT
(M)	PROPOSED STORM MANHOLE
(A)	PROPOSED AREA INLET
(G)	PROPOSED GRATE INLET
(M)	PROPOSED SANITARY MANHOLE
(C)	PROPOSED CLEANOUT

- LAYOUT NOTES**
1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
  2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
  3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
  4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
  5. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS "A" (3,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
  6. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
  7. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  8. COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALL, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURE PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS, UNLESS OTHERWISE NOTED.
  9. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
  10. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
  11. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

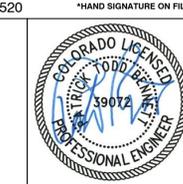
**REFERENCE**

1. SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

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PATRICK T. BENNETT  
EOR PE #39072  
\*HAND SIGNATURE ON FILE



**CITY FILE NO. AR DP 21-00520**

**DATE:** AUGUST 2021 **DRAWN BY:** JSM  
**DWG SCALE:** AS SHOWN **CHECKED BY:** JRP  
**PROJECT NO.:** 311-778  
**APPROVED BY:** PTB

**DRAWING NO.:** C200

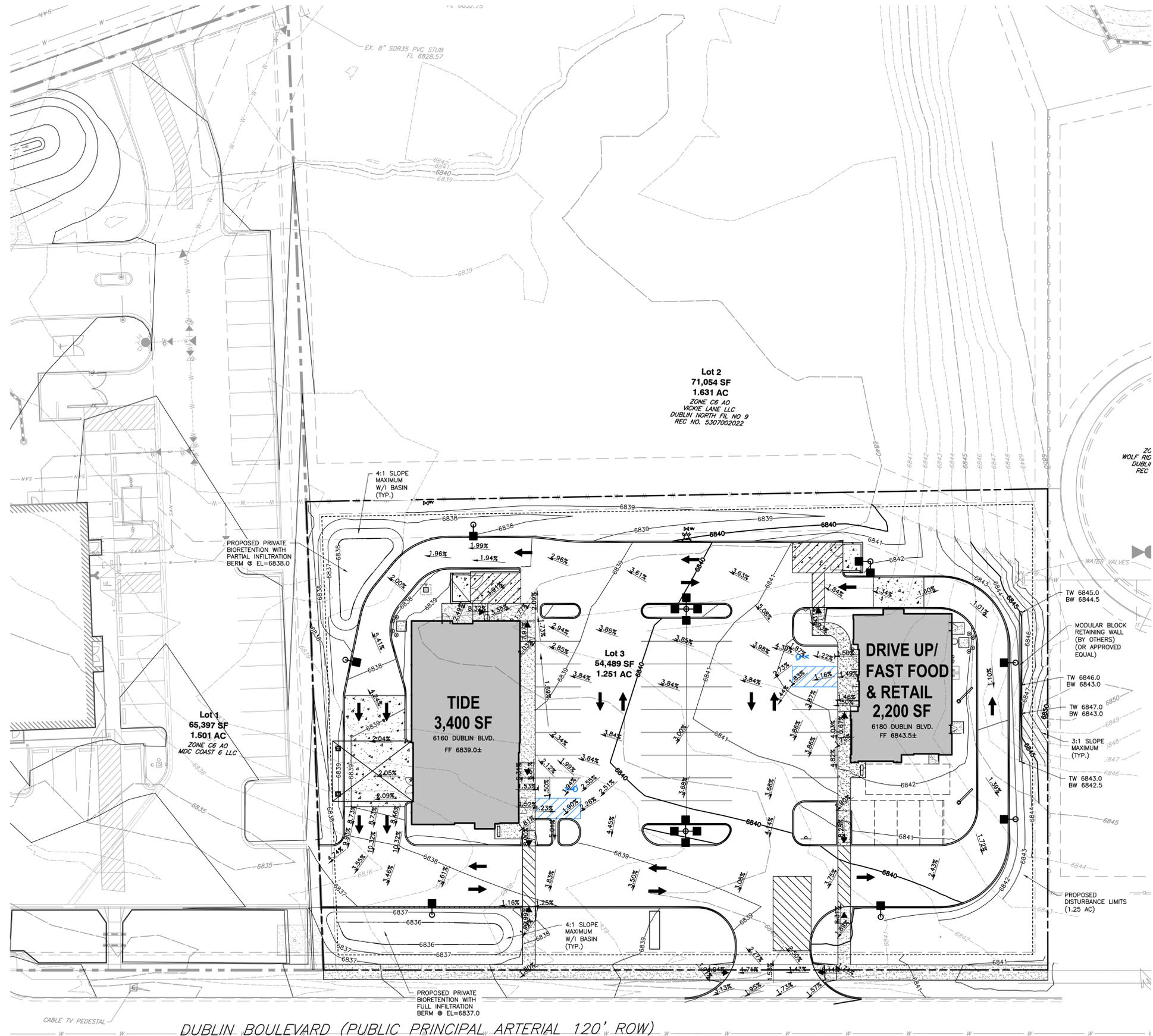
SHEET 02 OF 17

**REVISION RECORD**

NO.	DATE	DESCRIPTION
01	10/15/2021	PRELIMINARY COMMENTS
02	01/24/2022	PRELIMINARY COMMENTS

**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.ccecinc.com

**TIDE DRY CLEANERS**  
6160 DUBLIN BOULEVARD  
COLORADO SPRINGS, CO



**LEGEND**

	EXISTING ELECTRIC VAULT
	EXISTING CABLE TV PEDESTAL
	EXISTING WATER VALVES
	EXISTING FIRE HYDRANT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED EASEMENT
	PROPOSED SETBACK
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED CONCRETE
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	PROPOSED HYDRANT
	PROPOSED WATER METER
	PROPOSED FIRE DETECTOR CHECK VAULT
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER
	PROPOSED LOT LIGHT
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR

**GRADING NOTES**

- ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
- REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY GEOQUEST, LLC TITLED "SOILS REPORT FOR TKO CONSTRUCTION" AND DATED 12/2015.
- SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS PREPARED FOR THIS PROJECT BY GEOQUEST, LLC TITLED "SOILS REPORT FOR TKO CONSTRUCTION" AND DATED 12/2015. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT & COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
- ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS PREPARED FOR THIS PROJECT BY GEOQUEST, LLC TITLED "SOILS REPORT FOR TKO CONSTRUCTION" AND DATED 12/2015.
- ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
- PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
- TOPSOIL VOLUMES ESTIMATED AS PART OF THIS PROJECT ASSUME THAT A MINIMUM OF 12 INCHES OF SOIL AND TOPSOIL WILL BE STRIPPED FROM THE SITE. THE ACTUAL VOLUME WILL BE BASED ON EQUIPMENT USED AND THE CONTRACTOR'S MEANS AND METHODS. CEC AND THE OWNER ARE NOT RESPONSIBLE FOR THE CONTRACTOR'S INTERPRETATION OF TOPSOIL THICKNESS AND RESULTING INCREASED VOLUMES. NO ADDITIONAL COSTS WILL BE PAID TO THE CONTRACTOR FOR AN INCREASE IN THE VOLUME OF TOPSOIL STRIPPED AND STOCKPILED.

**REVISION RECORD**

NO	DATE	DESCRIPTION
01	10/15/2021	PRELIMINARY COMMENTS
02	01/24/2022	PRELIMINARY COMMENTS

**Civil & Environmental Consultants, Inc.**  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cecinc.com

**TIDE DRY CLEANERS**  
 6160 DUBLIN BOULEVARD  
 COLORADO SPRINGS, CO

**GRADING PLAN**

DATE: AUGUST 2021 DRAWN BY: JRP  
 AS SHOWN CHECKED BY: JRP  
 PROJECT NO: 311-778  
 APPROVED BY: PTB

PATRICK T. BENNETT  
 EOR PE #39072  
 \*HAND SIGNATURE ON FILE

CITY FILE NO. AR DP 21-00520

SCALE: 1" = 20'  
 SCALE IN FEET

DRAWING NO.: **C300**

SHEET 03 OF 17

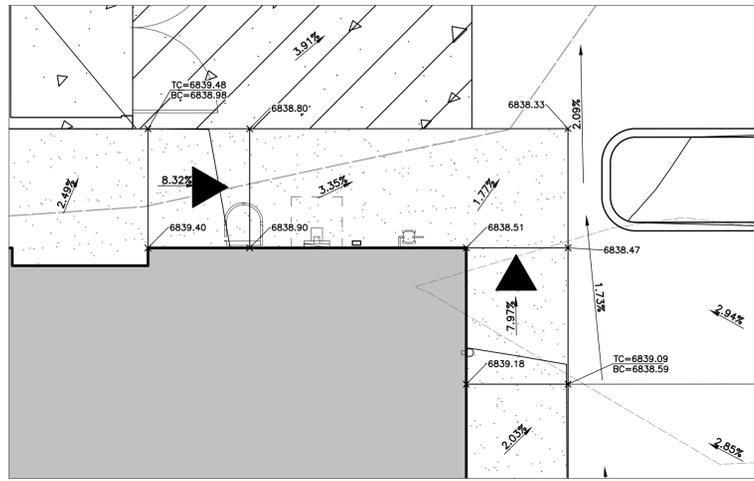
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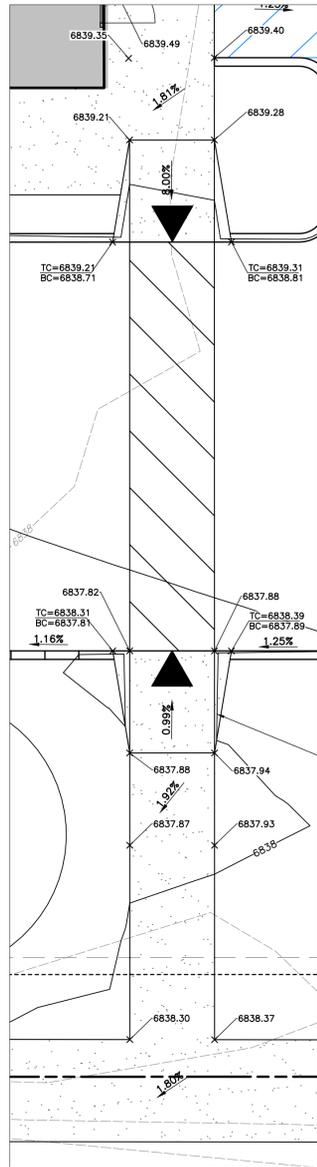
- SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

**NOTE TO CONTRACTOR:** PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.

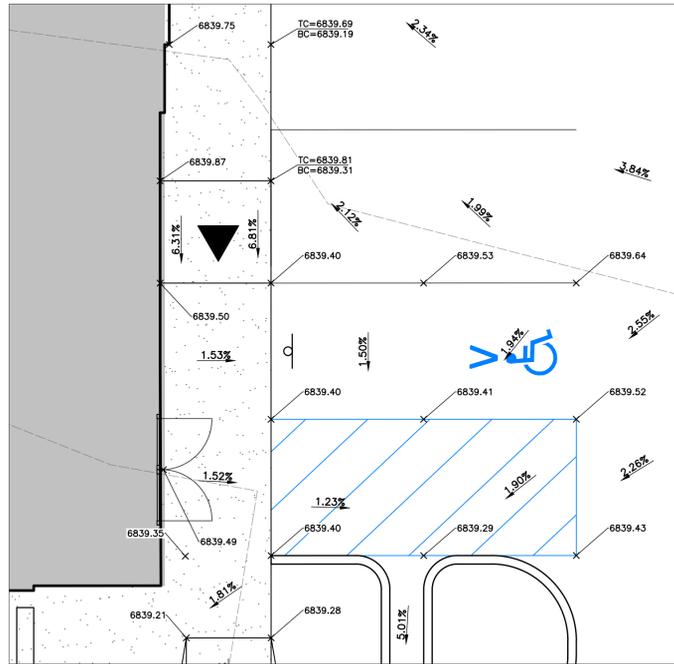




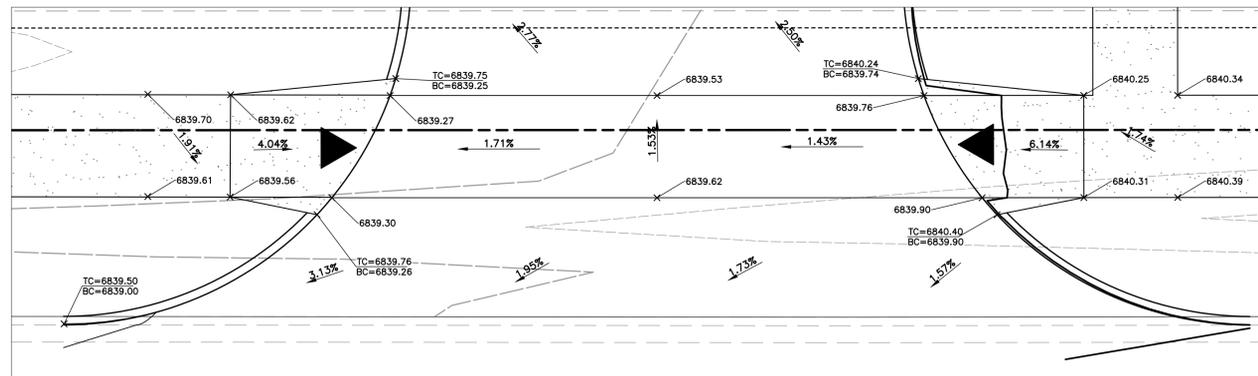
TIDE BUILDING NORTH SIDE  
1"=5'



TIDE BUILDING SOUTH SIDE  
1"=5'

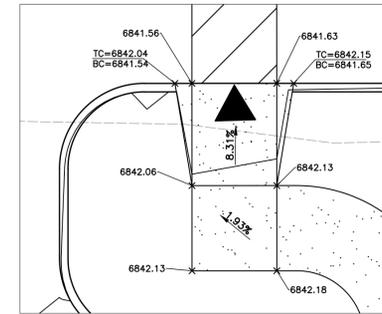


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1"=5'

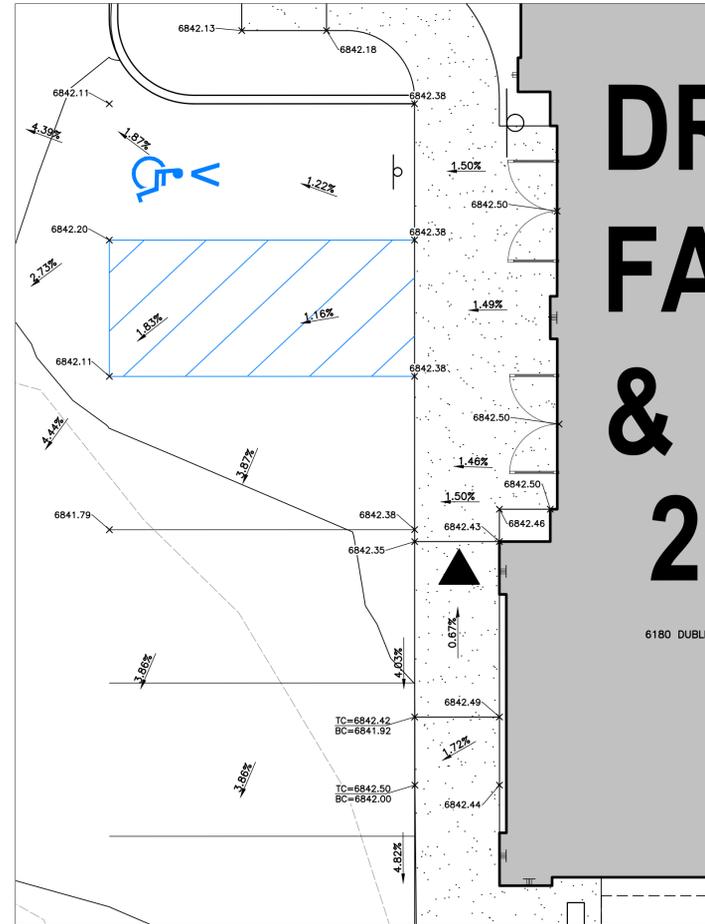


PROPERTY ENTRANCE DRIVE  
1"=5'

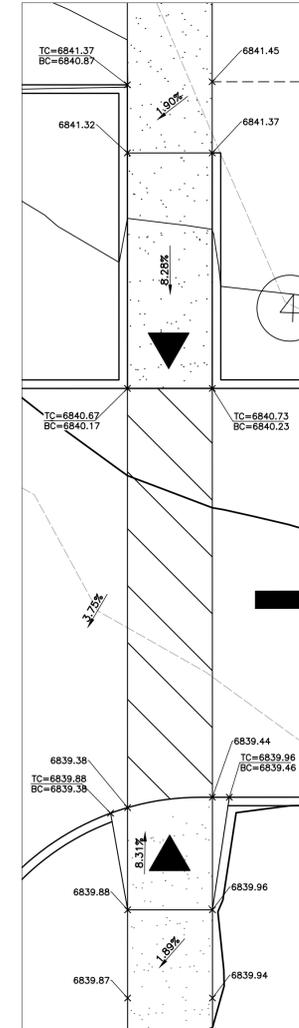
- LEGEND**
- EXISTING ELECTRIC VAULT
  - EXISTING CABLE TV PEDESTAL
  - EXISTING WATER VALVES
  - EXISTING FIRE HYDRANT
  - EXISTING INDEX (MAJOR) CONTOUR
  - EXISTING INTERMEDIATE (MINOR) CONTOUR
  - EXISTING PROPERTY LINE
  - EXISTING ADJACENT PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING FENCE LINE
  - EXISTING WATER LINE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED EASEMENT
  - PROPOSED SETBACK
  - PROPOSED CURB
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED BUILDING
  - PROPOSED STRIPING
  - PROPOSED 4"-6" COBBLE STONE
  - PROPOSED BIORETENTION LIMITS
  - PROPOSED SIGN
  - PROPOSED BOLLARD
  - DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
  - DENOTES ADA ACCESSIBLE PARKING SPACE
  - PROPOSED WATERLINE
  - PROPOSED WATER VALVE
  - PROPOSED HYDRANT
  - PROPOSED WATER METER
  - PROPOSED FIRE DETECTOR CHECK VAULT
  - PROPOSED GAS METER
  - PROPOSED ELECTRIC METER
  - PROPOSED LOT LIGHT
  - 6840 PROPOSED INDEX (MAJOR) CONTOUR
  - 6838 PROPOSED INTERMEDIATE (MINOR) CONTOUR



RETAIL BUILDING NORTH SIDE  
1"=5'



TIDE BUILDING FRONT ENTRANCE  
1"=5'



RETAIL BUILDING SOUTH SIDE  
1"=5'

SCALE: 1" = 5'  
SCALE IN FEET

REVISION RECORD

NO	DATE	DESCRIPTION
01	10/18/2021	PRELIMINARY COMMENTS
02	01/24/2022	PRELIMINARY COMMENTS

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 www.cecincc.com

**TIDE DRY CLEANERS**  
 6160 DUBLIN BOULEVARD  
 COLORADO SPRINGS, CO

**SPOT GRADING PLAN**

PATRICK T. BENNETT  
 EOR PE #39072  
 \*HAND SIGNATURE ON FILE

CITY FILE NO. AR DP 21-00520

DATE: AUGUST 2021 DRAWN BY: JRP  
 DWG SCALE: AS SHOWN CHECKED BY: JRP  
 PROJECT NO: 311-778  
 APPROVED BY: PTB

DRAWING NO.: **C301**  
 SHEET 04 OF 17

1:\s\cs-est\projects\170-000\171-778\2021\04\171-778-001-001-001.dwg (01/18/2022 1:52 PM) - JRP

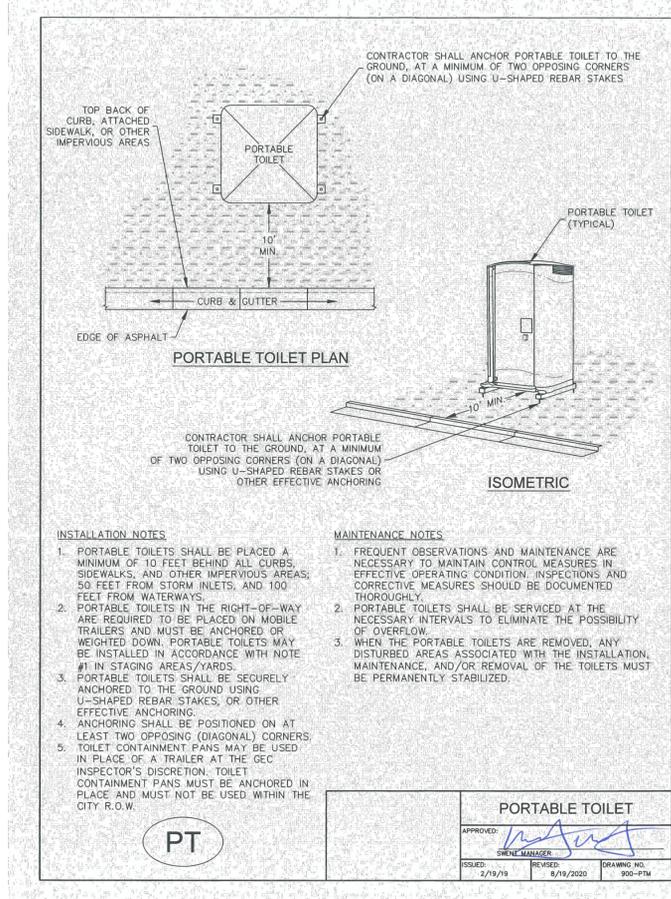
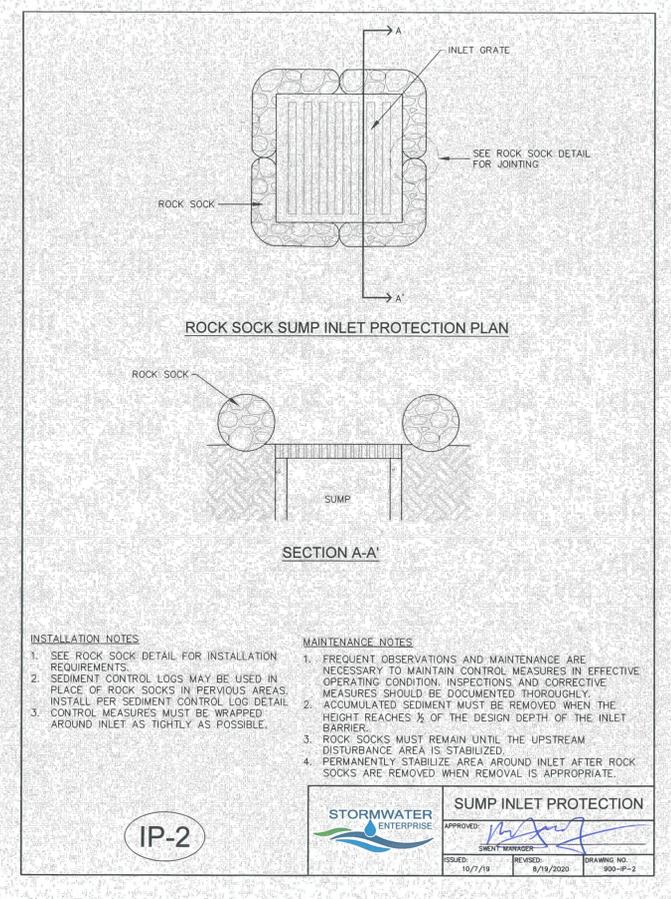
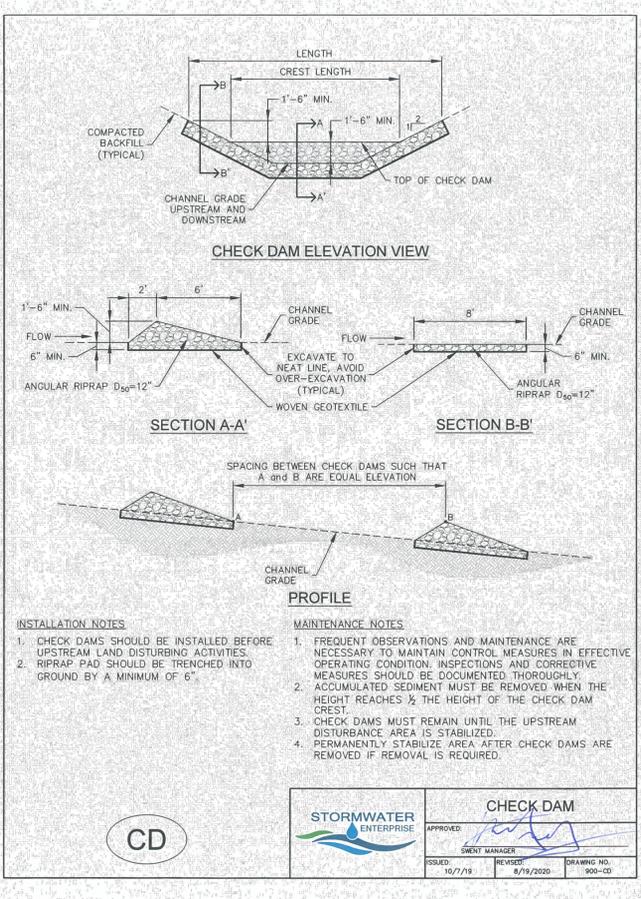
**REFERENCE**

1. SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

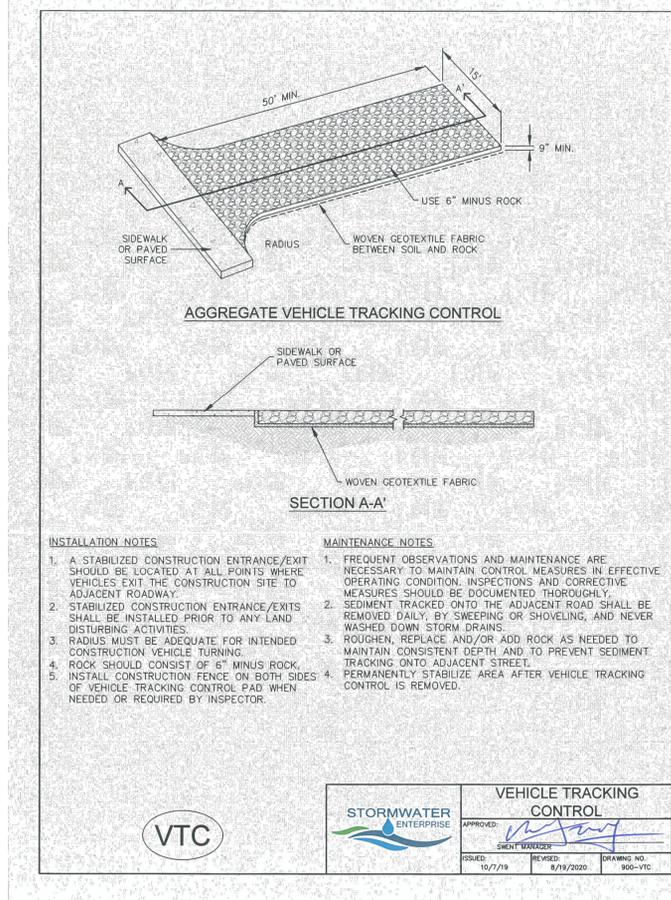
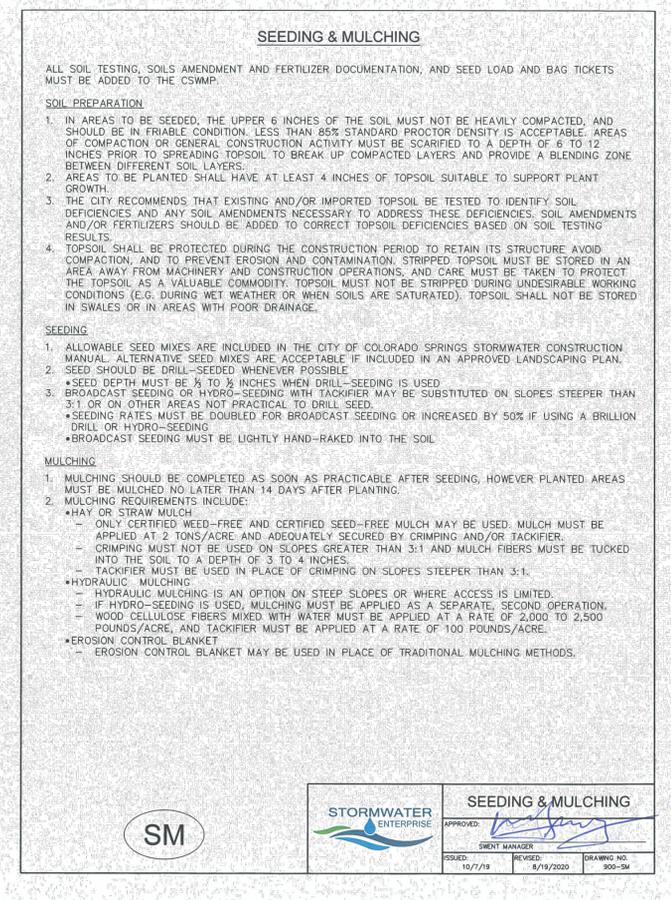
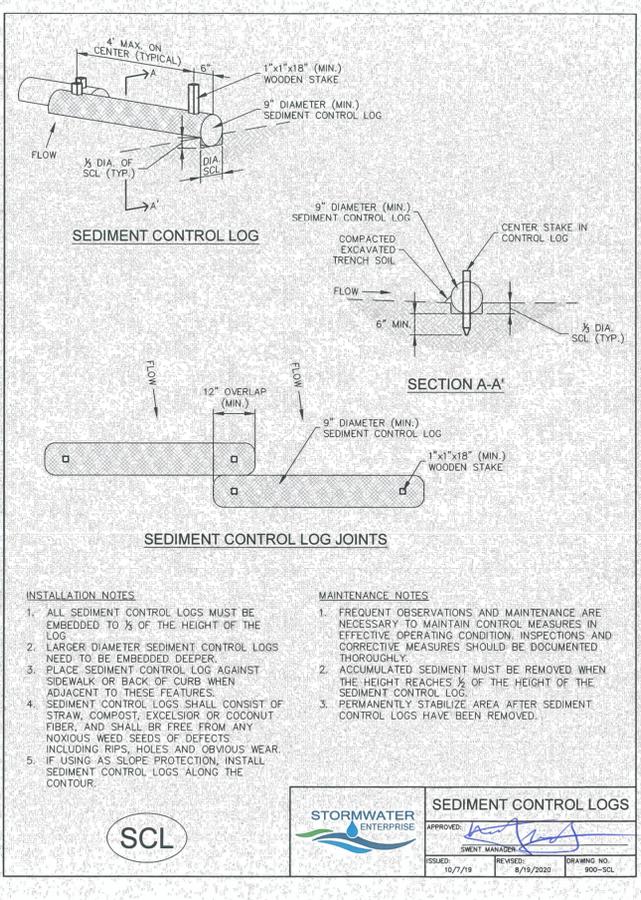
**NOTE TO CONTRACTOR:** PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.







- GEC NOTES**
- NO CLEARING, GRADING, EXCAVATION, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE ALLOWED (EXCEPT FOR WORK DIRECTLY RELATED TO THE INSTALLATION OF INITIAL CONTROL MEASURES) UNTIL A CITY GEC PERMIT HAS BEEN ISSUED.
  - ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH AND THE APPROVED GEC PLAN AND CSWMP.
  - INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TAKING PLACE. AN INITIAL SITE INSPECTION WILL NOT BE SCHEDULED UNTIL A CITY GEC PERMIT HAS BEEN "CONDITIONALLY APPROVED." CALL CITY STORMWATER INSPECTIONS, 385-5980, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE AN INITIAL INSPECTION AND OBTAIN FULL PERMIT APPROVAL.
  - INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), INCLUDING REGULATIONS PROMULGATED AND CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE CITY'S MS4 PERMIT, STORMWATER CONSTRUCTION MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
  - STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
  - ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSURE.
  - CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS OR ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
  - BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY THE GEC INSPECTOR IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
  - ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
  - THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND GARBAGE FROM THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
  - THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY MANNER. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE STORM SEWER SYSTEM AT ANY TIME.
  - SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITY. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
  - SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AS SOON AS POSSIBLE AFTER DISCOVERY.
  - NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
  - CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL LAND DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKIFIED, OR STABILIZED WITH TAPPS WITHIN FOURTEEN (14) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDDED, UNLESS AN ALTERNATIVE STABILIZATION MEASURE IS ACCEPTED AT THE INSPECTOR'S DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
  - THE GEC PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE STORMWATER ENTERPRISE SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY'S ACCEPTANCE OF THE PLAN, THE CONSTRUCTION SITE IS IDLE FOR TWELVE (12) CONSECUTIVE MONTHS, A CHANGE IN PROPERTY OWNERSHIP OCCURS, THE PLANNED DEVELOPMENT CHANGES, OR ANY OTHER MAJOR MODIFICATIONS ARE PROPOSED AS DEFINED IN THE STORMWATER CONSTRUCTION MANUAL.
  - IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE UTILITY OWNER. CITY ACCEPTANCE OF THE GEC PLAN AND CSWMP DOES NOT SATISFY THIS REQUIREMENT. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS SHALL BE AT THE APPLICANT'S EXPENSE.
  - APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY. AN APPROVED GEC PERMIT DOES NOT PROVIDE APPROVAL FOR THE APPLICANT TO PERFORM WORK ON ADJACENT PROPERTY.



**EROSION CONTROL DETAILS**

PATRICK T. BENNETT  
EOR PE #39072  
\*HAND SIGNATURE ON FILE

CITY FILE NO. AR DP 21-00520

**COLORADO LICENSED PROFESSIONAL ENGINEER**  
39072

DATE: AUGUST 2021  
DRAWN BY: [Signature]  
DWG SCALE: AS SHOWN  
CHECKED BY: [Signature]  
PROJECT NO: 311-778  
APPROVED BY: [Signature]

DRAFT  
DRAFT  
311-778  
PTB

DRAWING NO.: **C303**

SHEET 06 OF 17

**REVISION RECORD**

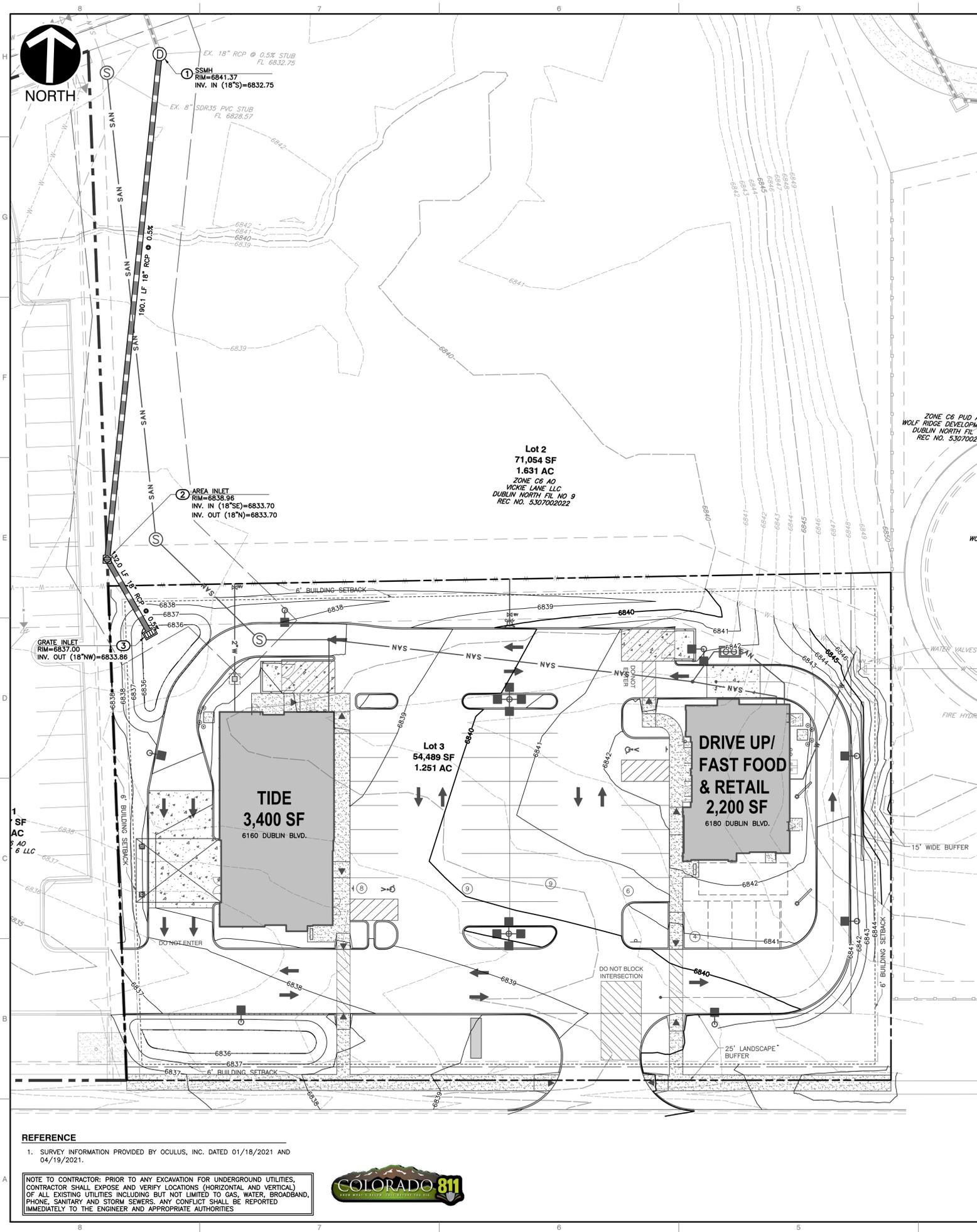
NO.	DATE	DESCRIPTION
01	10/19/2021	PRELIMINARY COMMENTS
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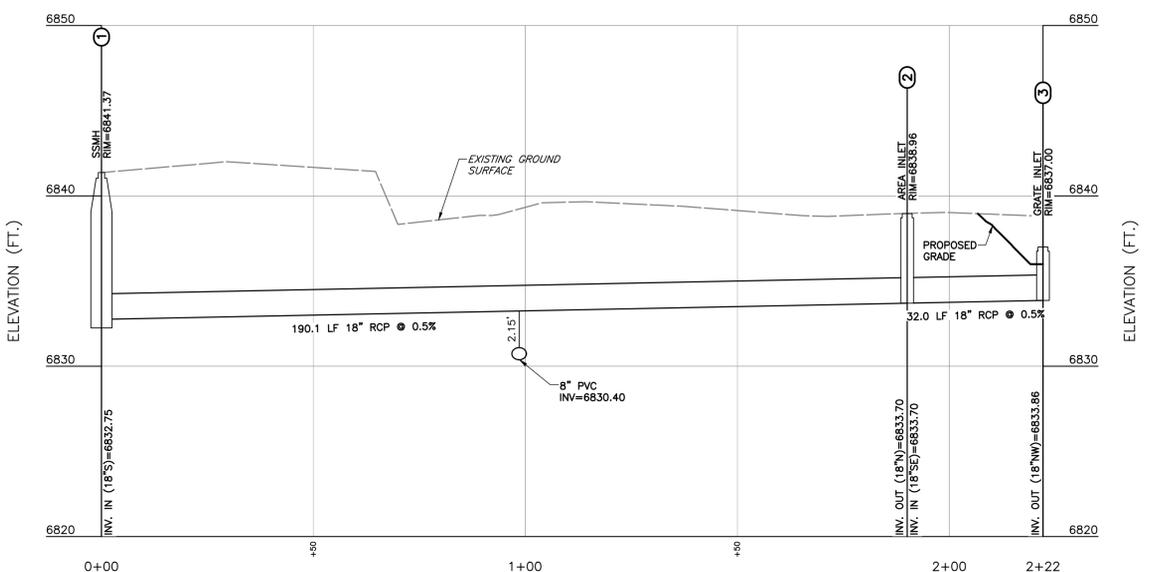
**Tide**

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**LEGEND**

(E)	EXISTING ELECTRIC VAULT	(NO HATCH)	PROPOSED ASPHALT	(S)	PROPOSED ELECTRIC METER
(C)	EXISTING CABLE TV PEDESTAL	(HATCH)	PROPOSED CONCRETE	(D)	PROPOSED LOT LIGHT
(V)	EXISTING WATER VALVES	(HATCH)	PROPOSED CONCRETE SIDEWALK	(S)	PROPOSED STORM PIPE
(F)	EXISTING FIRE HYDRANT	(HATCH)	PROPOSED BUILDING	(S)	PROPOSED STORM MANHOLE
(I)	EXISTING INDEX (MAJOR) CONTOUR	(HATCH)	PROPOSED STRIPING	(S)	PROPOSED AREA INLET
(M)	EXISTING INTERMEDIATE (MINOR) CONTOUR	(HATCH)	PROPOSED 4"-6" COBBLE STONE	(S)	PROPOSED GRATE INLET
(P)	EXISTING PROPERTY LINE	(HATCH)	PROPOSED BIORETENTION LIMITS	(S)	PROPOSED SANITARY LINE
(A)	EXISTING ADJACENT PROPERTY LINE	(HATCH)	PROPOSED SIGN	(S)	PROPOSED SANITARY MANHOLE
(E)	EXISTING EASEMENT	(HATCH)	PROPOSED BOLLARD	(S)	PROPOSED CLEANOUT
(F)	EXISTING FENCE LINE	(HATCH)	PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)		
(W)	EXISTING WATER LINE	(HATCH)	PROPOSED ADA ACCESSIBLE PARKING SPACE		
(S)	EXISTING SANITARY SEWER LINE	(HATCH)	PROPOSED VAN ACCESSIBLE (SHOWN FOR REFERENCE ONLY)		
(I)	PROPOSED INDEX (MAJOR) CONTOUR	(HATCH)	PROPOSED WATERLINE		
(M)	PROPOSED INTERMEDIATE (MINOR) CONTOUR	(HATCH)	PROPOSED WATER VALVE		
(E)	PROPOSED EASEMENT	(HATCH)	PROPOSED HYDRANT		
(S)	PROPOSED SETBACK	(HATCH)	PROPOSED WATER METER		
(C)	PROPOSED CURB	(HATCH)	PROPOSED FIRE DETECTOR CHECK VAULT		
		(HATCH)	PROPOSED GAS METER		



**5YR PEAK STORM SEWER HYDRAULICS**

Line No.	Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Defl Ang (Deg)	Invert Up (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Rim-Hw (ft)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Energy Loss (ft)	Minor Loss (ft)	n-val Pipe
1	MH1 TO A12	190.071	18	0.50	94.017	6833.70	6832.75	6838.90	6841.37	6834.58	6834.25	4.11	4.04	7.42	2.29	0.470	0.21	0.013
2	A12 TO G13	32.035	18	0.50	-36.010	6833.86	6833.70	6837.00	6838.90	6834.79	6834.79	2.20	0.81	7.41	0.59	0.003	0.01	0.013

**100YR PEAK STORM SEWER HYDRAULICS**

Line No.	Line ID	Line Length (ft)	Line Size (in)	Line Slope (%)	Defl Ang (Deg)	Invert Up (ft)	Invert Dn (ft)	Gnd/Rim El Up (ft)	Gnd/Rim El Dn (ft)	HGL Up (ft)	HGL Dn (ft)	Rim-Hw (ft)	Flow Rate (cfs)	Capac Full (cfs)	Vel Dn (ft/s)	Energy Loss (ft)	Minor Loss (ft)	n-val Pipe
1	MH1 TO A12	190.071	18	0.50	94.017	6833.70	6832.75	6838.90	6841.37	6836.22	6834.25	2.14	10.68	7.42	6.04	1.966	0.55	0.013
2	A12 TO G13	32.035	18	0.50	-36.010	6833.86	6833.70	6837.00	6838.90	6836.78	6836.78	0.19	2.59	7.41	1.47	0.019	0.03	0.013

**STORM DRAINAGE NOTES**

- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- FOR EXACT LOCATION OF DOWN SPOUTS & ROOF DRAINS, CONTRACTOR IS TO COORDINATE WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
- ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE DETENTION BASINS.
- ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF COLORADO SPRINGS SPECIFICATIONS.

**REFERENCE**

- SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

**NOTE TO CONTRACTOR:** PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.



**REVISION RECORD**

NO	DATE	DESCRIPTION
01	10/15/2021	PRELIMINARY COMMENTS
02	01/24/2022	PRELIMINARY COMMENTS

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**TIDE DRY CLEANERS**  
 6160 DUBLIN BOULEVARD  
 COLORADO SPRINGS, CO

**STORMWATER MANAGEMENT PLAN & PROFILE**

DATE: AUGUST 2021 | DRAWN BY: JCM | JRM  
 AS SHOWN | CHECKED BY: JRM | 311-778  
 APPROVED BY: PTB

PATRICK T. BENNETT  
 EOR PE #39072  
 \*HAND SIGNATURE ON FILE

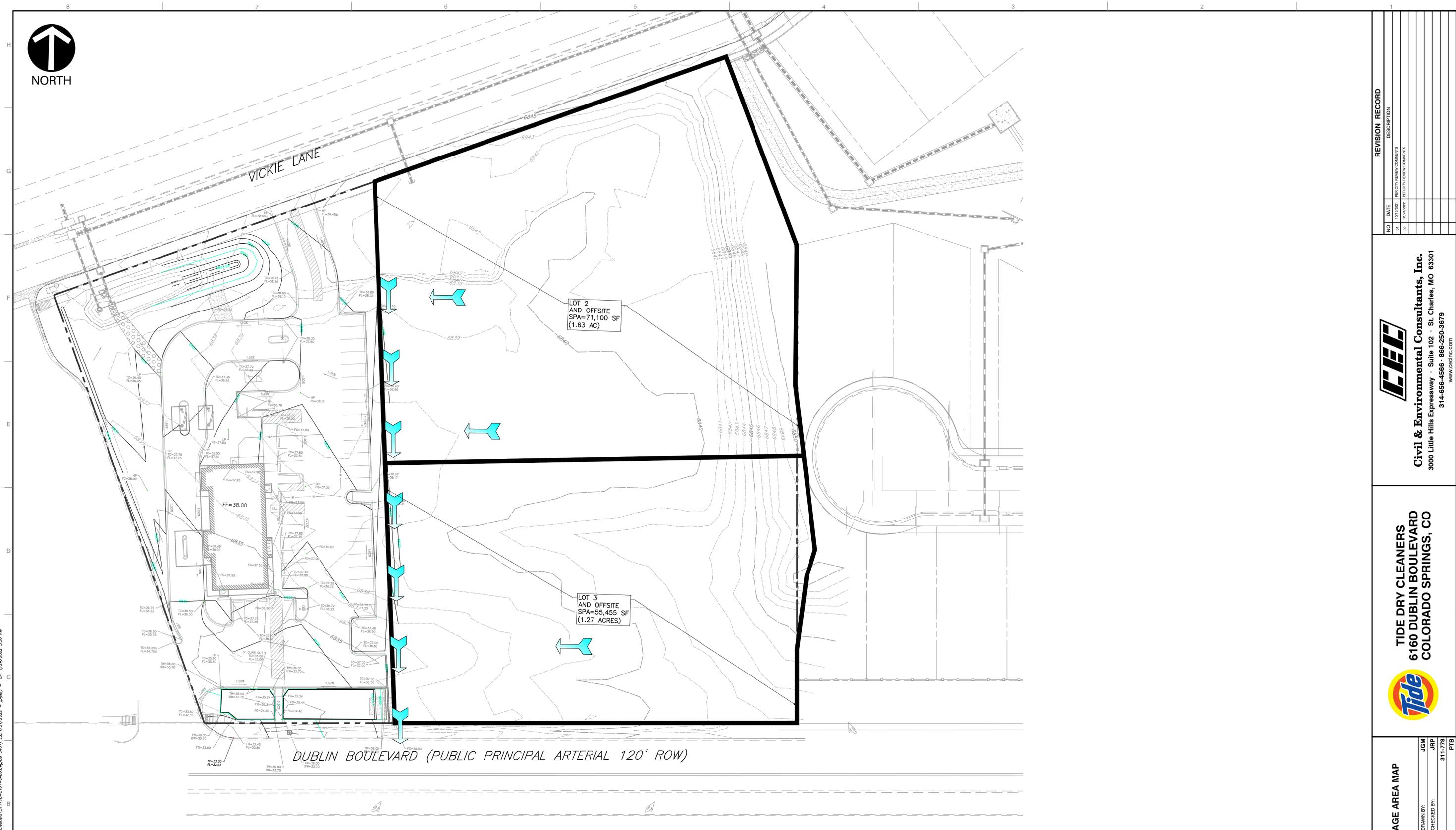
CITY FILE NO. AR DP 21-00520

**PROFESSIONAL ENGINEER**  
 COLORADO LICENSED  
 TRUCKY TODD BENNETT  
 39072

DRAWING NO.: **C400**  
 SHEET 07 OF 17



NORTH



\\saw-01\projects\170-000\171-778\1-2020\DWG\001-171-778-001-000.dwg (User: cecinc) LS(1/2/2022 10:56 AM) - 171-778-001-000.dwg (User: cecinc) LS(1/2/2022 10:56 AM)

LOT 2 AND OFFSITE SPA=71,100 SF (1.63 AC)

LOT 3 AND OFFSITE SPA=55,455 SF (1.27 ACRES)

DUBLIN BOULEVARD (PUBLIC PRINCIPAL ARTERIAL 120' ROW)

- REFERENCE**
1. SURVEY INFORMATION PROVIDED BY OCULUS, INC. DATED 01/18/2021 AND 04/19/2021.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES



SCALE: 1" = 30'  
SCALE IN FEET

CITY FILE NO. AR DP 21-00520

PATRICK T. BENNETT  
EOR PE #39072  
\*HAND SIGNATURE ON FILE



EXISTING DRAINAGE AREA MAP

DRAWING NO.: **C401**

SHEET 08 OF 17

DATE:	AUGUST 2021	DRAWN BY:	JSM
DWG SCALE:	AS SHOWN	CHECKED BY:	JRP
PROJECT NO.:	171-778	APPROVED BY:	PTB

**TIDE DRY CLEANERS**  
6160 DUBLIN BOULEVARD  
COLORADO SPRINGS, CO

**Civil & Environmental Consultants, Inc.**  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION
01	10/15/2021	PRELIMINARY COMMENTS
02	01/24/2022	PRELIMINARY COMMENTS

Calculation of Peak Runoff using Rational Method

Designer: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Date: 1/18/2022  
 Project: \_\_\_\_\_  
 Location: \_\_\_\_\_

Version 2.00 released May 2017  
 Clear Worksheet  
 Cells of this color are for required user-input  
 Cells of this color are for optional override values  
 Cells of this color are for calculated results based on overrides

$$t_t = \frac{0.395(1.1 - C_c)\sqrt{L_t}}{S^{0.33}}$$

$$t_c = \frac{L_t}{60K\sqrt{S}} = \frac{L_t}{60V_c}$$

Computed  $t_c = t_1 + t_2$

$t_{\text{minimum}} = 5$  (urban)  
 $t_{\text{minimum}} = 10$  (non-urban)

Regional  $t_c = (26 - 17) + \frac{L_t}{60(14 + 9)\sqrt{S}}$

Selected  $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) = 

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.83	1.09	1.33	1.69	1.99	2.31	3.14

 Denver - Capitol Building

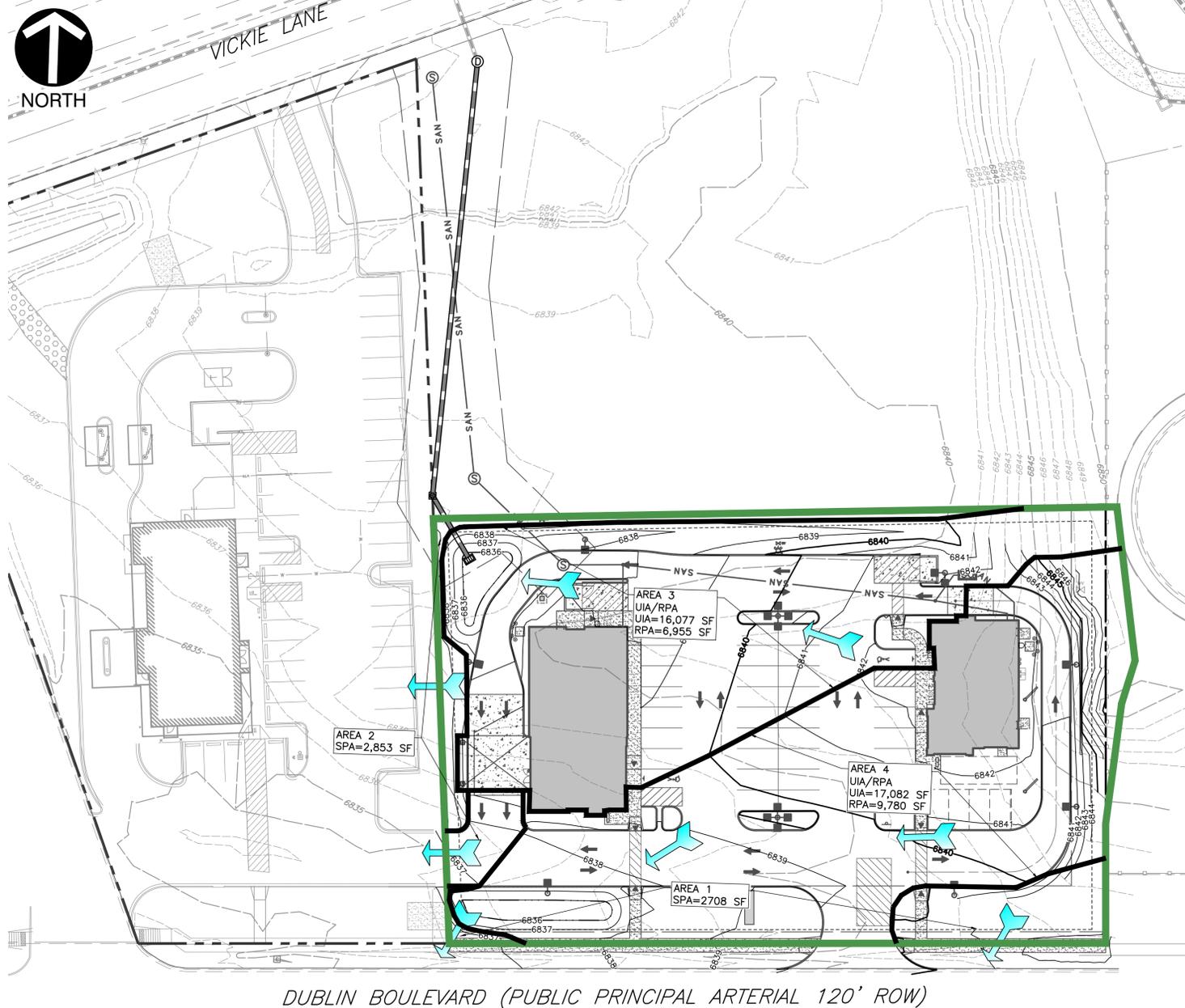
Rainfall Intensity Equation Coefficients = 

a	b	c
28.50	10.00	0.786

 $I(\text{in/hr}) = \frac{a + P_1}{(b + t_c)^c}$  Use Denver Area Intensity Equation Coefficients

Q(cfs) = CIA

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C								Overland (Initial) Flow Time				Channelized (Travel) Flow Time				Time of Concentration			Rainfall Intensity, I (in/hr)								Peak Flow, Q (cfs)								
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L <sub>t</sub> (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S <sub>t</sub> (ft/ft)	Overland Flow Time t <sub>t</sub> (min)	Channelized Flow Length L <sub>t</sub> (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S <sub>t</sub> (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V <sub>t</sub> (ft/sec)	Channelized Flow Time t <sub>t</sub> (min)	Computed t <sub>c</sub> (min)	Regional t <sub>c</sub> (min)	Selected t <sub>c</sub> (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Lot 2	1.63	D	80.0	0.65	0.69	0.72	0.77	0.79	0.81	0.84	250.00			0.020	9.38	100.00			0.005	20	1.41	1.18	10.56	13.57	10.56	2.18	2.89	3.52	4.47	5.27	6.12	8.31	2.31	3.23	4.13	5.59	6.77	8.09	11.38
Lot 1 ID 1, 2, & 4	0.74	D	69.8	0.56	0.60	0.65	0.71	0.74	0.77	0.81	100.00			0.040	5.67	0.00			0.040	20	4.00	0.00	5.67	14.13	5.67	2.70	3.57	4.36	5.54	6.52	7.57	10.29	1.12	1.61	2.09	2.93	3.58	4.33	6.19
Lot 1 ID 3	0.53	D	52.8	0.41	0.47	0.52	0.61	0.65	0.70	0.75	100.00			0.040	7.25	0.00			0.040	20	4.00	0.00	7.25	17.02	7.25	2.51	3.31	4.04	5.14	6.05	7.02	9.54	0.54	0.81	1.11	1.67	2.09	2.59	3.80



Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 1

Designer: JRP  
 Company: CEC Inc  
 Date: January 18, 2022  
 Project: Tide Cleaners  
 Location: 8180 Dublin Blvd - Site Analysis

SITE INFORMATION (User Input in Blue Cells)

WQCV Rainfall Depth = 0.60 inches  
 Depth of Average Runoff Producing Storm, d<sub>s</sub> = 0.43 inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDCM Vol. 3)

Area Type	SPA	SPA	UIA/RPA	UIA/RPA
Area ID	1	2	3	4
Downstream Design Point ID	Dublin Blvd	Whatabgr	Bio Part Inf	Bio Full Inf
Downstream BMP Type	None	None	RG	RG
DCIA (ft <sup>2</sup> )	--	--	--	--
UIA (ft <sup>2</sup> )	--	--	16,077	17,082
RPA (ft <sup>2</sup> )	--	--	6,955	9,780
SPA (ft <sup>2</sup> )	2,708	2,853	--	--
HSG A (%)	100%	100%	100%	100%
HSG B (%)	0%	0%	0%	0%
HSG C/D (%)	0%	0%	0%	0%
Average Slope of RPA (ft/ft)	--	--	0.030	0.030
UIA/RPA Interface Width (ft)	--	--	35.00	60.00

CALCULATED RUNOFF RESULTS

Area ID	1	2	3	4
UIA/RPA Area (ft <sup>2</sup> )	--	--	23,032	26,862
L/W Ratio	--	--	16.00	7.46
UIA / Area	--	--	0.6980	0.6359
Runoff (in)	0.00	0.00	0.00	0.00
Runoff (ft <sup>3</sup> )	0	0	0	0
Runoff Reduction (ft <sup>3</sup> )	135	143	670	712

CALCULATED WQCV RESULTS

Area ID	1	2	3	4
WQCV (ft <sup>3</sup> )	0	0	536	569
WQCV Reduction (ft <sup>3</sup> )	0	0	670	712
WQCV Reduction (%)	0%	0%	125%	125%
Untreated WQCV (ft <sup>3</sup> )	0	0	-134	-142

CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)

Downstream Design Point ID	Dublin Blvd	Whatabgr	Bio Part Inf	Bio Full Inf
DCIA (ft <sup>2</sup> )	0	0	0	0
UIA (ft <sup>2</sup> )	0	0	16,077	17,082
RPA (ft <sup>2</sup> )	0	0	6,955	9,780
SPA (ft <sup>2</sup> )	2,708	2,853	0	0
Total Area (ft <sup>2</sup> )	2,708	2,853	23,032	26,862
Total Impervious Area (ft <sup>2</sup> )	0	0	16,077	17,082
WQCV (ft <sup>3</sup> )	0	0	536	569
WQCV Reduction (ft <sup>3</sup> )	0	0	670	712
WQCV Reduction (%)	0%	0%	125%	125%
Untreated WQCV (ft <sup>3</sup> )	0	0	-134	-142

CALCULATED SITE RESULTS (sums results from all columns in worksheet)

Total Area (ft <sup>2</sup> )	55,455
Total Impervious Area (ft <sup>2</sup> )	33,159
WQCV (ft <sup>3</sup> )	1,105
WQCV Reduction (ft <sup>3</sup> )	1,382
WQCV Reduction (%)	125%
Untreated WQCV (ft <sup>3</sup> )	-276

REFERENCE

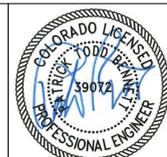
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CITY FILE NO. AR DP 21-00520

PATRICK T. BENNETT  
 EOR PE #39072  
 \*HAND SIGNATURE ON FILE



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 SCALE IN FEET

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**TIDE DRY CLEANERS**  
 6160 DUBLIN BOULEVARD  
 COLORADO SPRINGS, CO

**PROPOSED DRAINAGE AREA MAP**

DATE: AUGUST 2021 | DRAWN BY: JRM  
 AS SHOWN | CHECKED BY: JRP  
 PROJECT NO: 311-778  
 APPROVED BY: PTB

DRAWING NO: **C402**  
 SHEET 09 OF 17