

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 EFFECTING 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 Pikes 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 LOOPING 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 (NESC) 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 CODES, THEN THE STANDARDS OR CODES 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 (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.
- 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.



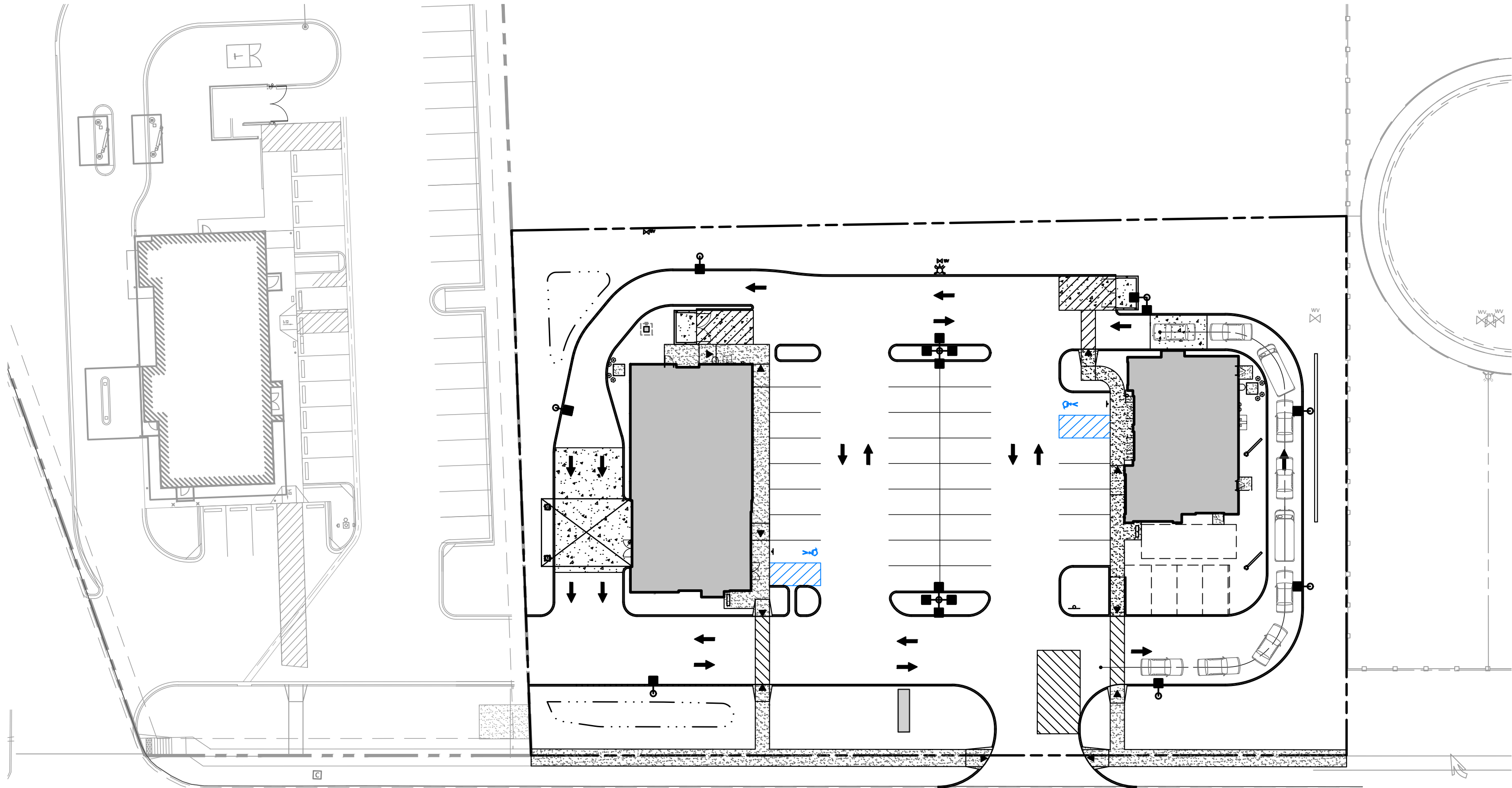
TIDE DRY CLEANERS

CITY OF COLORADO SPRINGS, CO

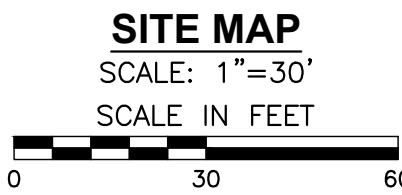
DEVELOPMENT PLAN

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 OTTAWA 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

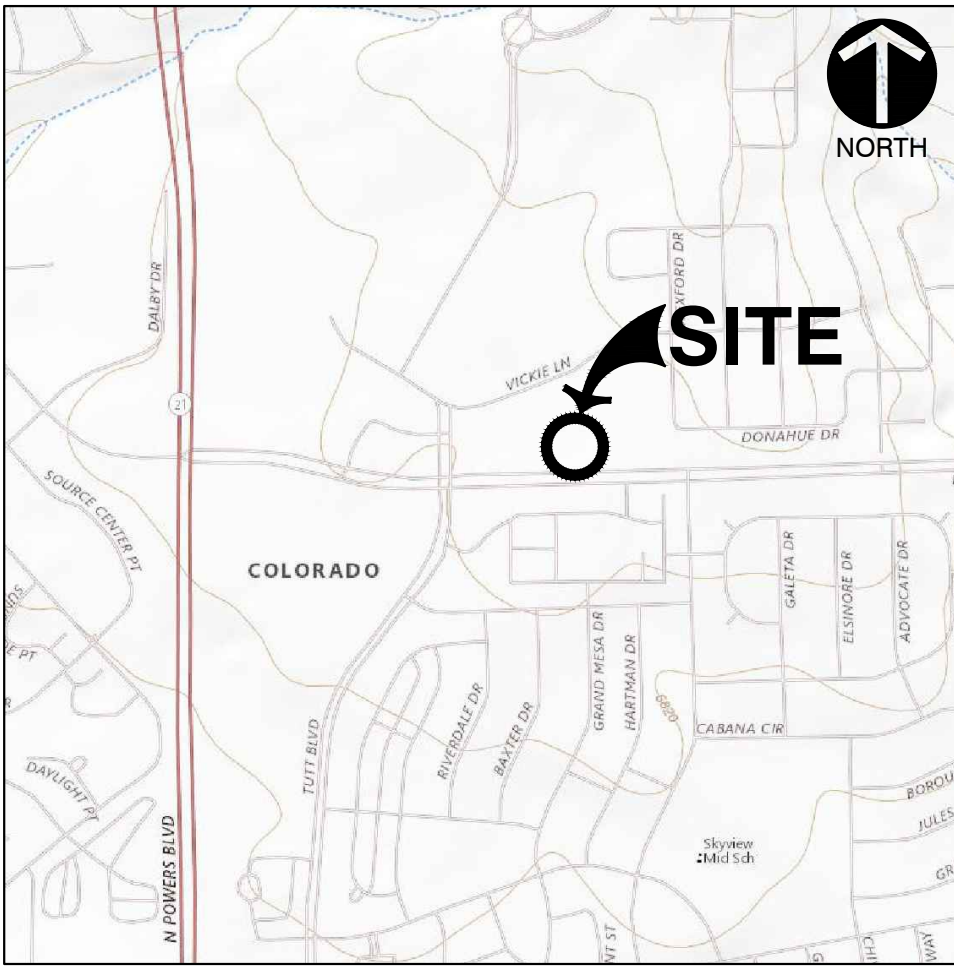
OCULUS, INC.
1 SOUTH MEMORIAL DRIVE, SUITE 1500
ST. LOUIS, MO 63102
CONTACT: MORGAN PERRY
PH: (314) 450-5374
EMAIL: MORGANP@OCULUSINC.COM

OWNER

VICKI LANE, LLC
P.O. BOX 1204
MONUMENT, CO 8013
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



DRAWING NO.:

C000

01/24/22 SHEET 01 OF 17

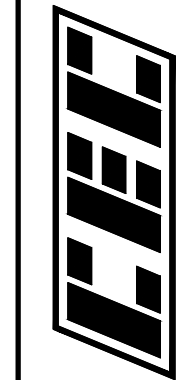
COVER SHEET

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

TIDE DRY CLEANERS
6160 DUBLIN BOULEVARD
COLORADO SPRINGS, CO

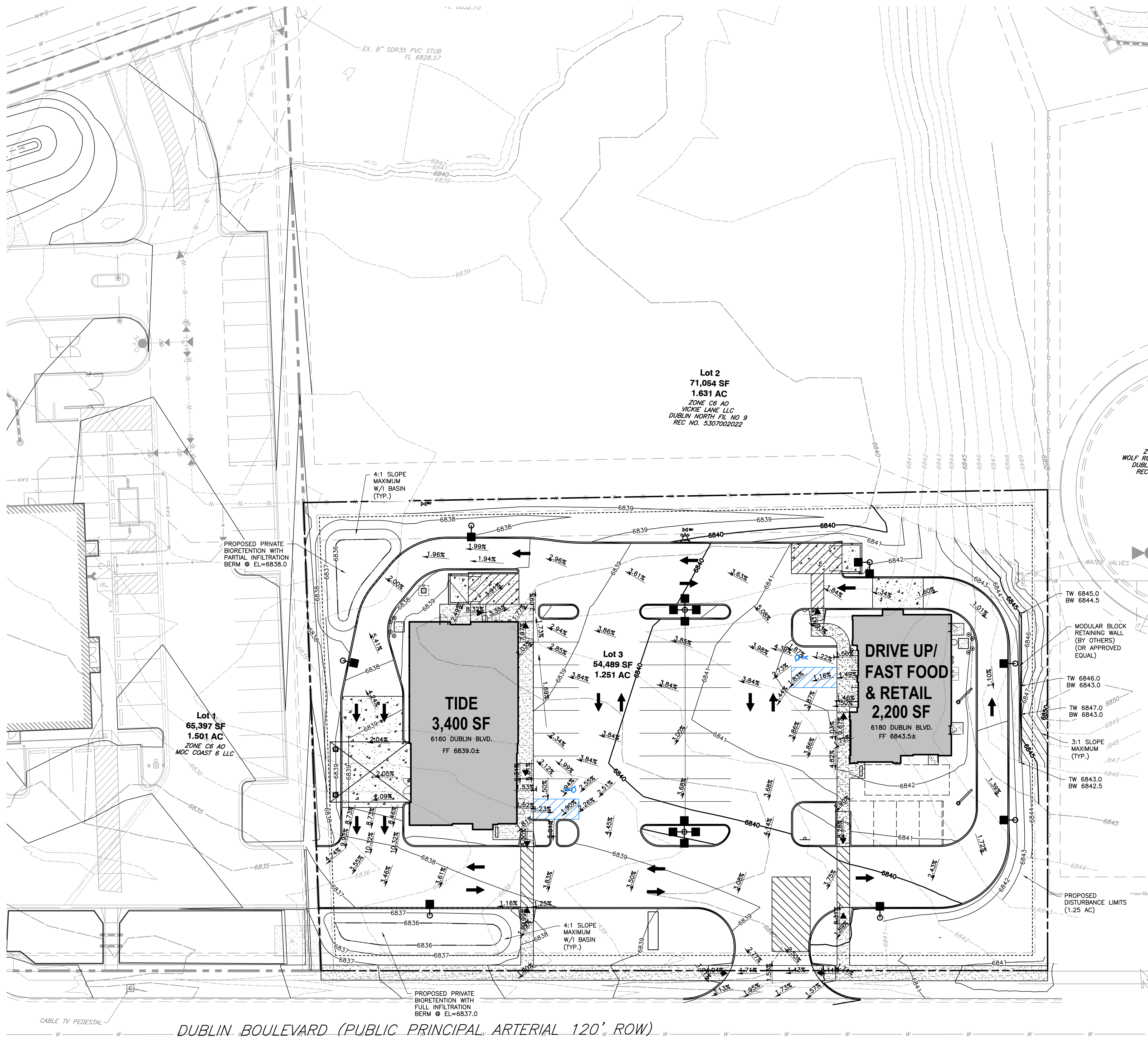


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www.cecinc.com



REVISION RECORD

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



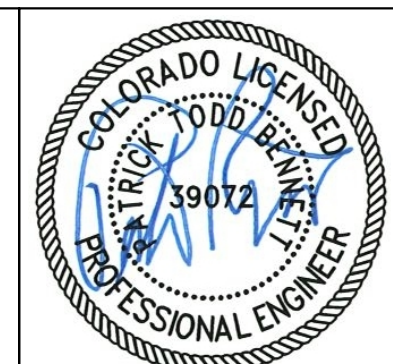
LEGEND	
	EXISTING ELECTRIC VAULT
	EXISTING CABLE TV PEDESTAL
	EXISTING WATER VALVES
	EXISTING FIRE HYDRANT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FENCE LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED EASEMENT
	PROPOSED SETBACK
	PROPOSED CURB
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDING
	PROPOSED STRIPING
	PROPOSED 4'-6\"/>
	PROPOSED BIORETENTION LIMITS
	PROPOSED SIGN
	PROPOSED BOLLARD
	DENOTES PROPOSED ADA ACCESSIBLE RAMP, SHOWN FOR REFERENCE ONLY (MAX 12:1)
	DENOTES ADA ACCESSIBLE PARKING SPACE SHOWN FOR REFERENCE ONLY
	PROPOSED WATERLINE
	PROPOSED WATER VALVE
	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.

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

CITY FILE NO. AR DP 21-00520



SCALE: 1" = 20'
SCALE IN FEET

REFERENCE

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

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REVISION RECORD

NO	DATE	DESCRIPTION
01	10/18/2021	PER CITY REVIEW COMMENTS
02	01/24/2022	PER CITY REVIEW COMMENTS

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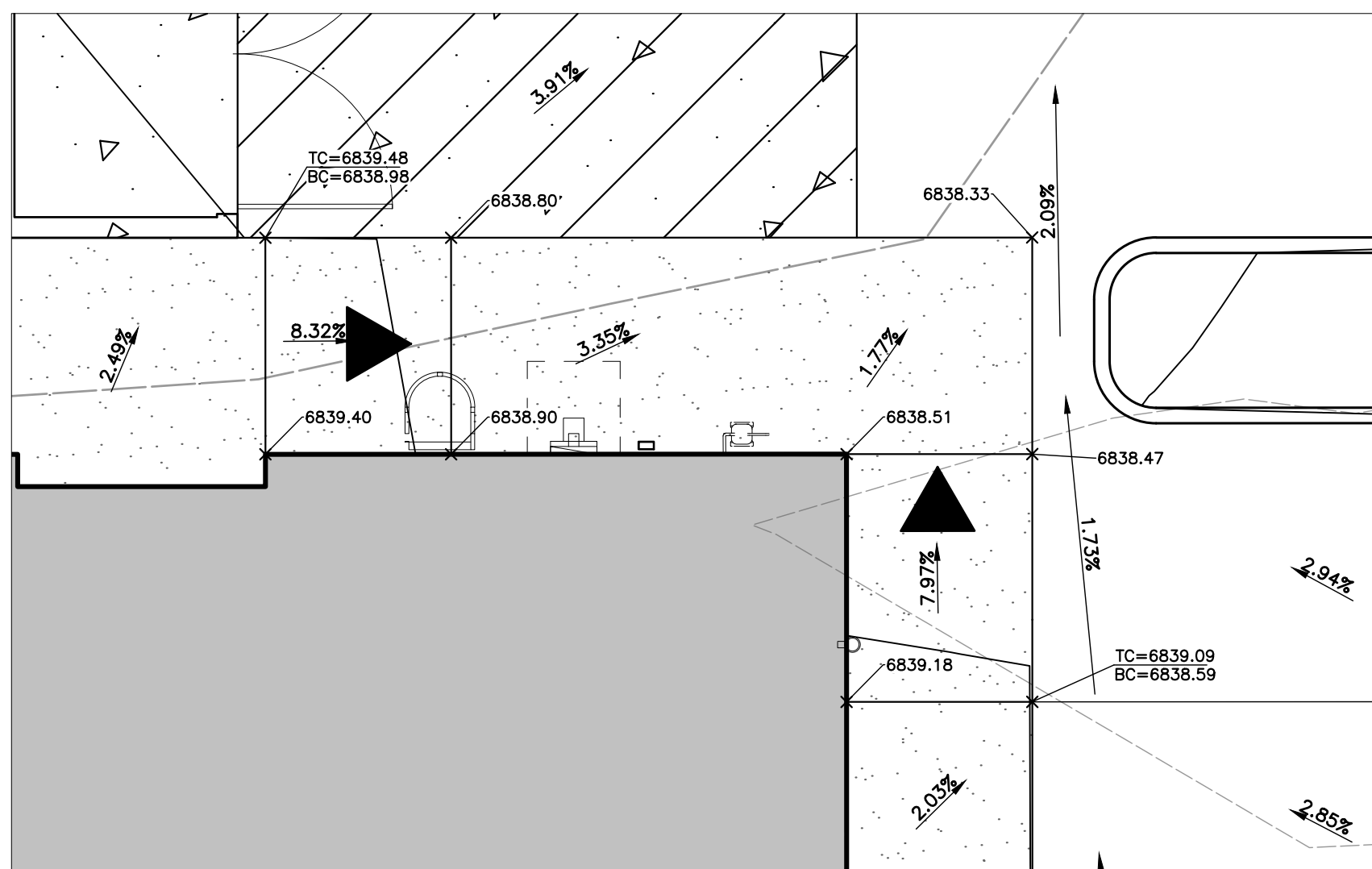
TIDE DRY CLEANERS
6160 DUBLIN BOULEVARD
COLORADO SPRINGS, CO



GRADING PLAN

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

DRAWING NO.: **C300**
SHEET 03 OF 17



ENGINEER'S STATEMENT

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IF SUCH WORK IS PERFORMED IN ACCORDANCE WITH THE GRADING AND EROSION CONTROL PLAN, THE WORK WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE, OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL, OR OTHER PROPERTY.

PRINTED NAME: _____ DATE: _____

PHONE NUMBER: _____

OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE [GRADING AND EROSION CONTROL PLAN OR CITY STORMWATER MANAGEMENT PLAN] INCLUDING CONSTRUCTION CONTROL MEASURE INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS ACCORDING TO THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

OWNER SIGNATURE: _____ DATE: _____

NAME OF OWNER: _____ PHONE: _____

TITLE: _____ EMAIL: _____

CITY OF COLORADO SPRINGS GRADING AND EROSION CONTROL REVIEW

THIS GRADING AND EROSION CONTROL PLAN OR IS FILED IN ACCORDANCE WITH CITY CODE. THIS PLAN IS REVIEWED IN ACCORDANCE WITH THE STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.

DATE: _____

FOR THE SWENT MANAGER

NOTES: _____

ESTIMATED CONSTRUCTION AND SILTATION CONTROL SEQUENCE AND ESTIMATED SCHEDULE:

CLEARING SITE OF DEBRIS FOR GRADING AND BMP INSTALLATION.	EARLY MAY - END OF MAY
INITIAL INSTALLATION OF PERIMETER CORE LOGS AND WASH DOWN STATION.	MID MAY
GRADING THE SITE AND INSTALLING INTERIOR CORE LOGS AND CHECK DAMS.	MID MAY - MID JUNE
INSTALLATION OF PORTABLE TOILET	MID JUNE
STORM SEWER CONSTRUCTION AND INSTALLATION OF INLET PROTECTION.	END OF JUNE - EARLY JULY
BUILDING CONSTRUCTION, CURBS, PAVEMENT, AND SIDEWALKS.	EARLY JULY - LATE AUGUST
SOIL STABILIZATION AND TEMPORARY BMP REMOVAL.	EARLY SEPTEMBER

ENGINEER'S PROBABLE COST ESTIMATE FOR CONSTRUCTION CONTROL MEASURES					
Project: Tide Dry Cleaners AR DP 21-00520			Project # 311-778		
Client: Tide Building, LLC			Date: 1/13/2022		
Item #	Unit Description	Unit	No. of Units	Unit Price	Total
EROSION CONTROL					
1	Vehicle Tracking Control - VTC	sy	20	\$30.00	\$600
2	Portable Toilet - PT	ea	1	\$5,000.00	\$5,000
3	Check Dam - CD	ea	3	\$500.00	\$1,500
4	Sump Inlet Protection - IP2	ea	1	\$500.00	\$500
5	Sediment Control Log - SCL	lf	450	\$1.50	\$675
6	Seeding and Mulching - SM	sy	825	\$1.00	\$825
7	Sodding	sy	75	\$12.00	\$900
SUBTOTAL					\$10,000
40% SWENT MAINTENANCE					\$4,000
GRAND TOTAL					\$14,000

Notes: 1. Cost estimate is based on layout as shown on the Civil Design Drawings dated Jan 2022 prepared by CEC, Inc.
2. This estimate is not a full construction estimate and pricing was not obtained from bids.
3. Unit costs include material, labor, overhead and profit.

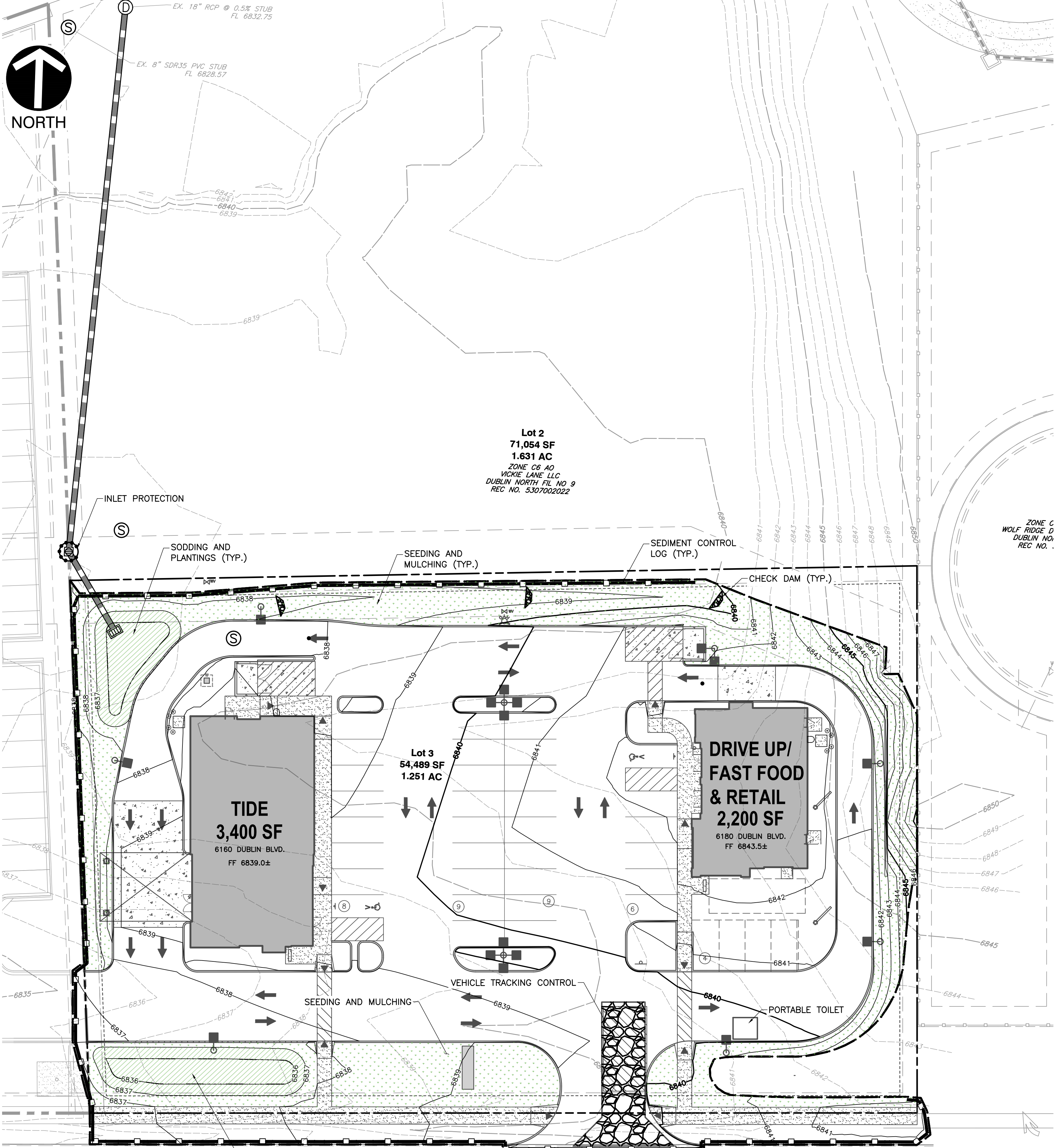
ENGINEER'S PROBABLE COST ESTIMATE FOR BMPS					
Project: Tide Dry Cleaners AR DP 21-00520			Project # 311-778		
Client: Tide Building, LLC			Date: 1/24/2022		
Item #	Unit Description	Unit	No. of Units	Unit Price	Total
SANITARY SEWERS (PUBLIC) (REIMBURSABLE)					
1	SANITARY SEWER MANHOLE	ea	3	\$1,500.00	\$4,500
2	8" PVC	lf	230	\$20.00	\$4,600
3	CONNECT TO MAIN	ea	1	\$550	\$550
SUBTOTAL					\$9,650
STORM SEWERS (PUBLIC) (REIMBURSABLE)					
4	STORM SEWER MANHOLE	ea	1	\$2,000.00	\$2,000
5	STORM SEWER AREA INLET	ea	1	\$3,000.00	\$3,000
6	STORM SEWER GRATE INLET	ea	1	\$3,000	\$3,000
7	18" RCP	lf	225	\$60.00	\$13,500
8	CONNECT TO MAIN	ea	1	\$550	\$550
SUBTOTAL					\$22,050
WATER QUALITY BMPS (PRIVATE) (NON REIMBURSABLE)					
9	ID 3 - RAIN GARDEN WITH PARTIAL INFILTRATION	sf	385	\$25.00	\$9,625
10	ID 4 - RAIN GARDEN WITH FULL INFILTRATION	sf	526	\$20.00	\$10,520
SUBTOTAL					\$20,145
TOTAL					\$51,845

Notes: 1. Cost estimate is based on layout as shown on the Civil Design Drawings dated Jan 2022 prepared by CEC, Inc.
2. This estimate is not a full construction estimate and pricing was not obtained from bids.
3. Unit costs include material, labor, overhead and profit.

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.



LEGEND

	EXISTING ELECTRIC VAULT
	EXISTING CABLE TV PEDESTAL
	EXISTING WATER VALVES
	EXISTING FIRE HYDRANT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FENCE 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
	PROPOSED WATERLINE
	PROPOSED WATER VALVE
	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
	PROPOSED SEDIMENT CONTROL LOG
	PROPOSED CHECK DAM
	PROPOSED INLET PROTECTION
	PROPOSED CONSTRUCTION EXIT
	PROPOSED SEED

SOIL DESCRIPTION:

DESCRIPTION OF BLAKELAND LOAMY SAND, 1 TO 9 PERCENT

SETTING
LANDFORM: HILLS, FLATS
LANDFORM POSITION (THREE-DIMENSIONAL): SIDE SLOPE, TALF
DOWN-SLOPE SHAPE: LINEAR
PARENT MATERIAL: ALLUVIUM DERIVED FROM SEDIMENTARY ROCK AND/OR EOLIAN DEPOSITS DERIVED FROM SEDIMENTARY ROCK
TYPICAL PROFILE
A - 0 TO 11 INCHES: LOAMY SAND
AC - 11 TO 27 INCHES: LOAMY SAND
C - 27 TO 60 INCHES: SAND

PROPERTIES AND QUALITIES
SLOPE: 1 TO 9 PERCENT
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80 INCHES
DRAINAGE CLASS: SOMEWHAT EXCESSIVELY DRAINED
RUNOFF CLASS: LOW
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): HIGH TO VERY HIGH (5.95 TO 19.98 IN/HR)
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
FREQUENCY OF FLOODING: NONE
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM CONTENT: 5 PERCENT
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: LOW (ABOUT 4.5 INCHES)

INTERPRETIVE GROUPS
LAND CAPABILITY CLASSIFICATION (IRRIGATED): 3E
LAND CAPABILITY CLASSIFICATION (NONIRRIGATED): 6E
HYDROLOGIC SOIL GROUP: A
ECOLOGICAL SITE: R049XB210CO - SANDY FOOTHILL
HYDRIC SOIL RATING: NO

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

CITY FILE NO. AR DP 21-00520



SCALE: 1" = 20'
SCALE IN FEET

REVISION RECORD

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

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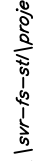
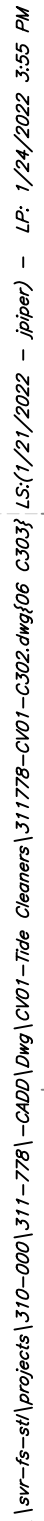
TIDE DRY CLEANERS
6160 DUBLIN BOULEVARD
COLORADO SPRINGS, CO



EROSION CONTROL

DATE: AUGUST 2021	DRAWN BY: DRAFT
DWG SCALE: AS SHOWN	CHECKED BY: DRAFT
PROJECT NO: 311-778	APPROVED BY: P.T.B.

DRAWING NO.: **C302**
SHEET 05 OF 17



- 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.
2. ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH AND THE APPROVED GEC PLAN AND CSWMP.
3. INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. PLACING 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.
4. 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 AGREEMENT, STORMWATER MANAGEMENT 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.
5. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
6. ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSEOUT.
7. 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.
8. 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 GEO INSPECTOR IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
9. 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.
10. THE PERMITTEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
11. 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 SEQUENCE. 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.
12. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS THAT DO NOT CONTAIN A SPILL AND PREVENT ANY SPILL 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.
13. 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.
14. 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.
15. 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. UNSTABILIZED SOEAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKIFIED, OR STABILIZED WITH TARPS 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 ALTERNATE STABILIZATION MEASURE IS ACCEPTED AT THE INSPECTORS' DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.

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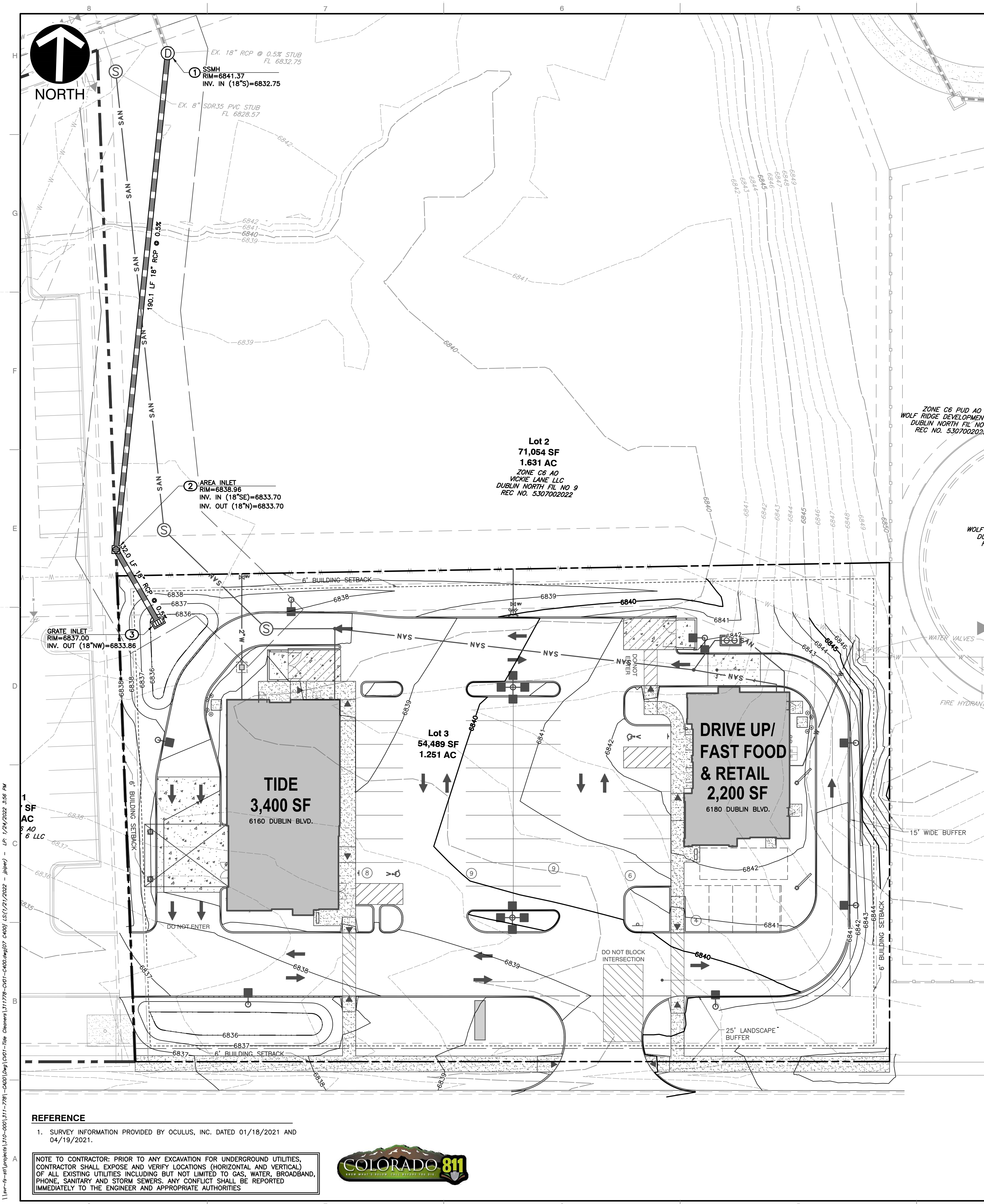
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314-656-4566 · 866-250-3679
www.cecinc.com



EROSION CONTROL DETAILS

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

DRAWING NO.:
C303
SHEET **06** OF **17**



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 INDEX (MAJOR) CONTOUR

PROPOSED INTERMEDIATE (MINOR) CONTOUR

PROPOSED EASEMENT

PROPOSED SETBACK

PROPOSED CURB

(NO HATCH)

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)

PROPOSED ADA ACCESSIBLE PARKING SPACE

DENOTES VAN ACCESSIBLE (SHOWN FOR REFERENCE ONLY)

PROPOSED WATERLINE

PROPOSED WATER VALVE

PROPOSED HYDRANT

PROPOSED WATER METER

PROPOSED FIRE DETECTOR CHECK VAULT

PROPOSED GAS METER

PROPOSED ELECTRIC METER

PROPOSED LOT LIGHT

PROPOSED STORM PIPE

PROPOSED STORM MANHOLE

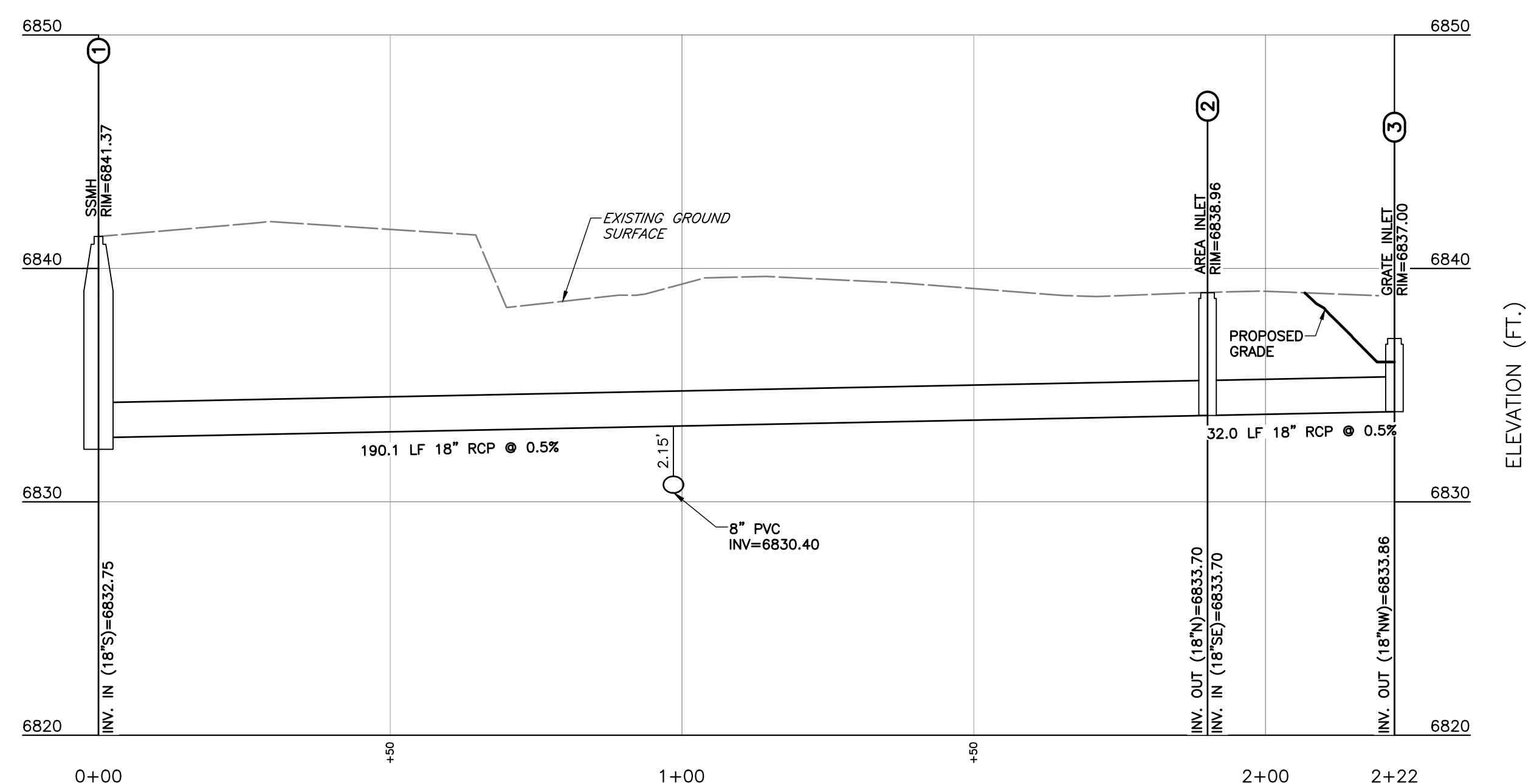
PROPOSED AREA INLET

PROPOSED GRATE INLET

PROPOSED SANITARY LINE

PROPOSED SANITARY MANHOLE

PROPOSED CLEANOUT



5YR PEAK STORM SEWER HYDRAULICS

Line No.	Line ID	Line Length	Line Size	Line Slope	Defl Ang	Invert Up	Invert Dn	Gnd/Rim El Up	Gnd/Rim El Dn	HGL Up	HGL Dn	Rim-Hw	Flow Rate	Capac Full	Vel Dn	Energy Loss	Minor Loss	n-val Pipe
		(ft)	(in)	(%)	(Deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(ft/s)	(ft)	(ft)	
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	Line Size	Line Slope	Defl Ang	Invert Up	Invert Dn	Gnd/Rim El Up	Gnd/Rim El Dn	HGL Up	HGL Dn	Rim-Hw	Flow Rate	Capac Full	Vel Dn	Energy Loss	Minor Loss	n-val Pipe
		(ft)	(in)	(%)	(Deg)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	(cfs)	(ft/s)	(ft)	(ft)	
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	6836.76	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

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.



CITY FILE NO. AR DP 21-00520

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

COLORADO LICENSED PROFESSIONAL ENGINEER
39072

DRAWING NO.: **C400**

SHEET 07 OF 17

REVISION RECORD

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

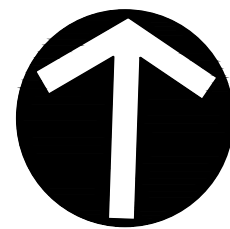
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314-656-4566 · 866-250-3679
www.cecinc.com

TIDE DRY CLEANERS
6160 DUBLIN BOULEVARD
COLORADO SPRINGS, CO

Tide

STORMWATER MANAGEMENT PLAN & PROFILE

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



NORTH

VICKIE LANE

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.

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

CITY FILE NO. AR DP 21-00520

SCALE: 1" = 30'
SCALE IN FEET



EXISTING DRAINAGE AREA MAP

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

DRAWING NO.:

C401

SHEET 08 OF 17

TIDE DRY CLEANERS
6160 DUBLIN BOULEVARD
COLORADO SPRINGS, CO



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

REVISION RECORD

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

Calculation of Peak Runoff using Rational Method									
--	--	--	--	--	--	--	--	--	--

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 _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _i (ft/ft)	Overland Flow Time t _i (min)	Channelized Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _i (ft/sec)	Channelized Flow Time t _i (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (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

Clear Worksheet

WQCV Rainfall Depth		0.60	inches							
Depth of Average Runoff Producing Storm, d _s =		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 ²)	--	--	--	--						
UIA (ft ²)	--	--	16,077	17,082						
RPA (ft ²)	--	--	6,955	9,780						
SPA (ft ²)	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						

[illegible]

Area ID	1	2	3	4
WQCV (ft^3)	0	0	536	569
WQCV Reduction (ft^3)	0	0	870	712
WQCV Reduction (%)	0%	0%	125%	125%
Untreated WQCV (ft^3)	0	0	-134	-142

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

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

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

C
SHEET

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



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

SHEET 09 OF 17