

**PROJECT TEAM:**

**OWNER:**  
SECURITY CORNER, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
2201 FRANCISCO DR. #140-277  
EL DORADO HILLS, CA 95762  
CONTACT: ROBERTS PEDRICK  
PH: (415) 722-2222  
E: ROB@PEDHOLD.COM

**APPLICANT:**  
KUM & GO L.C.  
1459 GRAND AVE  
DES MOINES, IA 50309  
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E: DAN.GARNEAU@KUMANDGO.COM

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OVERLAND PARK, KS 66204  
CONTACT: ASHLEY WEBER  
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E: ASHLEY.WEBER@BRRARCH.COM

**ENGINEER:**  
ENTITLEMENT & ENGINEERING SOLUTIONS, INC.  
501 S. CHERRY STREET, SUITE 300  
GLENDALE, CO 80246  
CONTACT: KRISTA HOUTCHENS, PE  
PH: (970) 380-7054  
E: KRISTA.HOUTCHENS@EES.US.COM

**LANDSCAPE ARCHITECT:**  
VALERIAN LLC  
907 YUMA ST. SUITE 130  
DENVER, CO 80204  
CONTACT: NATHANIEL RONEY  
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E: NATHANIEL@VALERIANLLC.COM

**SURVEYOR:**  
FORESIGHT WEST SURVEYING, INC.  
1285 W. BYERS PL., UNIT A  
DENVER, CO 80223  
CONTACT: LESTER J. LUDEMAN  
PH: (303) 504-4440  
E: LLUDEMAN@FORESIGHTWEST.COM

**SEWER AND WATER:**  
SECURITY WATER AND SANITATION DISTRICTS  
231 SECURITY BLVD.  
COLORADO SPRINGS, CO 80911  
CONTACT: BRANDON BERNARD  
OPERATIONS MANAGER OF WATER AND WASTEWATER  
PH: (719) 464-2051 (CELL)  
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# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN



WHERE & MEANS MORE!

**SITE DETAILS:**

**PROPERTY ADDRESS:**  
675 SECURITY BLVD.  
COLORADO SPRINGS, CO 80911  
EL PASO COUNTY, STATE OF COLORADO

**PROPERTY SIZE:**  
±56,190 S.F. / ±1.29 ACRES

**PROPERTY TAX SCHEDULE NO.:**  
6511415042

**LOT AREA COVERAGE CALCULATION:**  
TOTAL LOT AREA = 56,190 S.F. / TOTAL LOT COVERAGE = 42,691 S.F.  
TOTAL LOT COVERAGE PERCENTAGE = 76.0 PERCENT

**EXISTING / PROPOSED LAND USE AND ZONING:**  
EXISTING / PROPOSED LAND USE: VACANT COMMERCIAL LOT / COMMERCIAL  
ZONING: CC CAD-O

**TOTAL GROSS BUILDING SQUARE FOOTAGE:**  
3,962 SQ. FT.

**OPEN SPACE PERCENTAGE:**  
N/A

**LANDSCAPING PERCENTAGE:**  
17.6 PERCENT

**IMPERMEABLE SURFACE PERCENTAGE:**  
72.4 PERCENT

**IMPERMEABLE SURFACE AND LANDSCAPING PERCENTAGE:**  
90.0 PERCENT

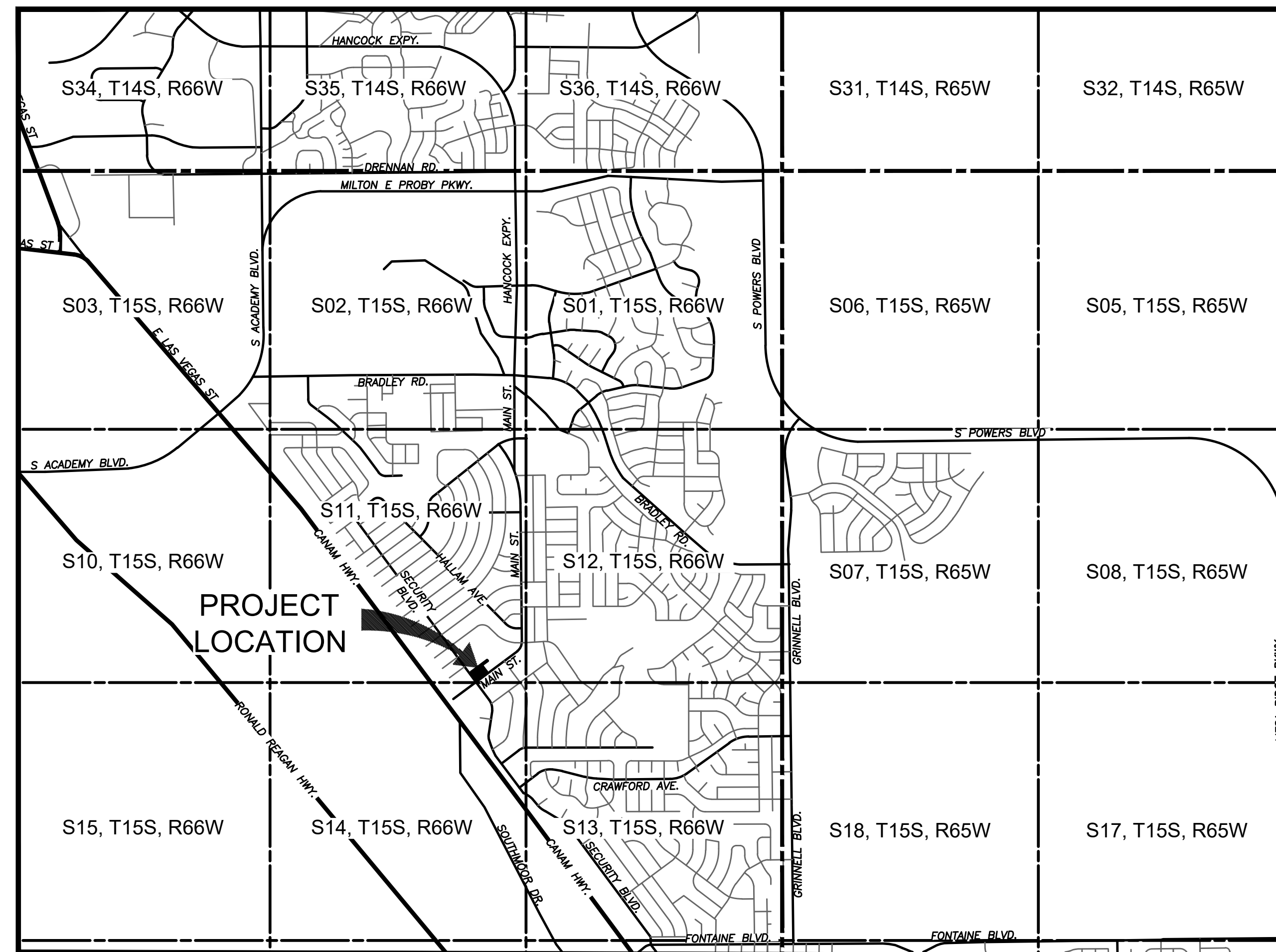
**LEGAL DESCRIPTION:**  
DESCRIPTION PER TITLE COMMITMENT:

**PARCEL A:**  
LOT 2, PEDRICK-ECKERD FILING NO 3, COUNTY OF EL PASO, STATE OF COLORADO.

**PARCEL B:**  
THOSE EASEMENT RIGHTS CREATED BY DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED JULY 1, 1983 IN BOOK 3750 AT PAGE 909, FIRST AMENDMENT TO SAID DECLARATION RECORDED DECEMBER 2, 1994 IN BOOK 6571 AT PAGE 1245 AND SECOND AMENDMENT TO SAID DECLARATION RECORDED JANUARY 29, 2004 UNDER RECEPTION NO. 204016205 AND THIRD AMENDMENT TO SAID DECLARATION RECORDED FEBRUARY 19, 2013 UNDER RECEPTION NO. 213022221, AND COMMON AREA MAINTENANCE AGREEMENT RECORDED JULY 1, 1983 IN BOOK 3750 AT PAGE 929, FIRST AMENDMENT TO SAID AGREEMENT RECORDED DECEMBER 2, 1994 IN BOOK 6571 AT PAGE 1251 AND SECOND AMENDMENT TO SAID AGREEMENT RECORDED JANUARY 29, 2004 UNDER RECEPTION NO. 204016204, AND ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 5, 2007 UNDER RECEPTION NO. 207115485.

**BASIS OF BEARING:**  
BEARINGS ARE BASED UPON THE SOUTHEASTERLY LINE OF PEDRICK - ECKERD FILING NO. 3 AS BEARING NORTH 28° 41' 44" EAST, PER SAID PLAT.

**BENCHMARK:**  
ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 226 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)

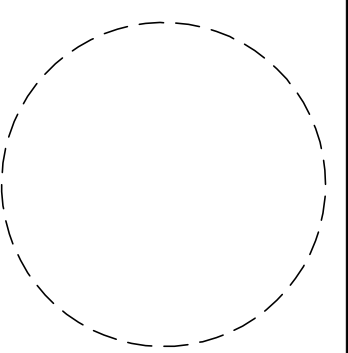
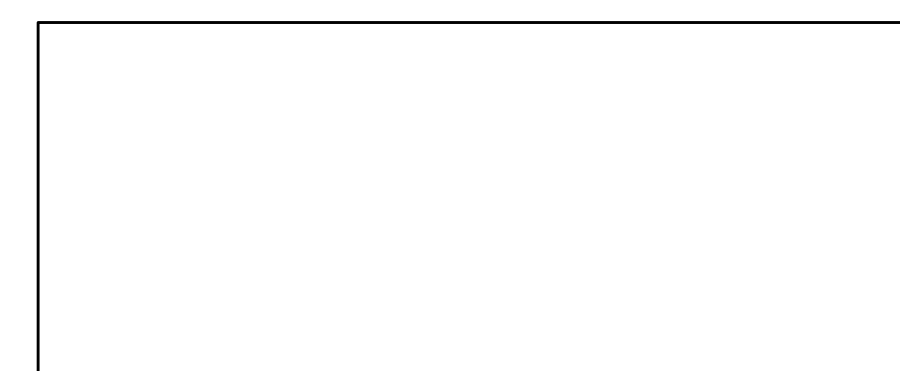


VICINITY MAP  
SCALE: 1" = 2000'

REV	SHEET LIST	
1	COVER SHEET	C0.0
2	GENERAL NOTES	C0.1
3	EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0
4	SITE PLAN	C1.1
5	HORIZONTAL CONTROL, PAVING AND SIGNAGE PLAN	C1.2
6	GRADING PLAN	C2.1
7	DETAILED GRADING PLAN - SOUTH	C2.2
8	DETAILED GRADING PLAN - NORTH	C2.3
9	EROSION AND STORMWATER CONTROL PLAN - INITIAL	C3.1
10	EROSION AND STORMWATER CONTROL PLAN - INTERIM	C3.2
11	EROSION AND STORMWATER CONTROL PLAN - FINAL	C3.3
12	EROSION AND STORMWATER CONTROL DETAILS	C3.4
13	EROSION AND STORMWATER CONTROL DETAILS	C3.5
14	EROSION AND STORMWATER CONTROL DETAILS	C3.6
15	EROSION AND STORMWATER CONTROL DETAILS	C3.7
16	EROSION AND STORMWATER CONTROL DETAILS	C3.8
17	STORM SEWER PLAN	C4.1
18	ADS SYSTEM DETAILS	C4.2
19	ADS SYSTEM DETAILS	C4.3
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21	UTILITY PLAN	C5.1
22	UTILITY PROFILES	C5.2
23	UTILITY DETAILS	C5.3
24	UTILITY DETAILS	C5.4
25	UTILITY NOTES	C5.5
26	CIVIL DETAILS	C6.1
27	CIVIL DETAILS	C6.2
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29	LANDSCAPE PLAN	C7.1
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33	TRASH ENCLOSURE ELEVATIONS	C8.3
34	FLOOR PLAN	C8.4
35	ROOF PLAN	C8.5
36	PHOTOMETRIC PLAN	C9.1

PARKING COMPUTATIONS		
REQUIRED PARKING	STANDARD	22
	ADA	1
	TOTAL	23
PARKING RATIO = 3 PER FUELING BAY + 1 PER EMPLOYEE MAX SHIFT		
PROPOSED PARKING	STANDARD	22
	ADA	1
	TOTAL	23
PARKING RATIO = PARKING RATIO = 3 PER FUELING BAY + 1 PER EMPLOYEE MAX SHIFT		

PLANNING AND COMMUNITY  
DEVELOPMENT DIRECTOR  
SIGNATURE BLOCK



1459 Grand Ave  
Des Moines, IA 50309  
P: 888-458-6646

2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
COVER SHEET

KG PROJECT TEAM:  
SDM:  
SDM:  
CPM:

REVISIONS	REVISION DESCRIPTION	DATE
1	1ST REVIEW COMMENTS	08/18/22
2	2ND REVIEW COMMENTS	01/06/23

DATE: 01-06-2023

SHEET NUMBER: C0.0  
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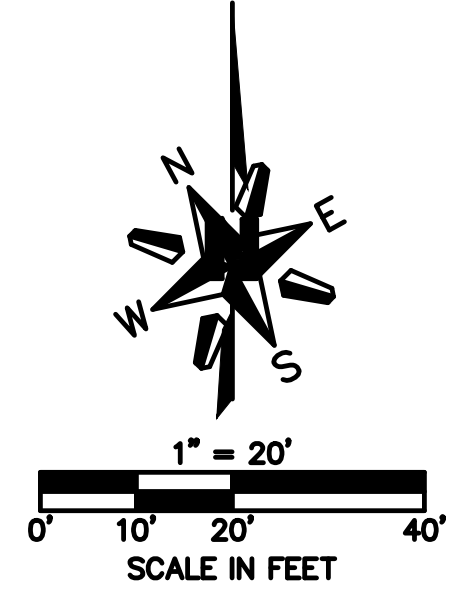
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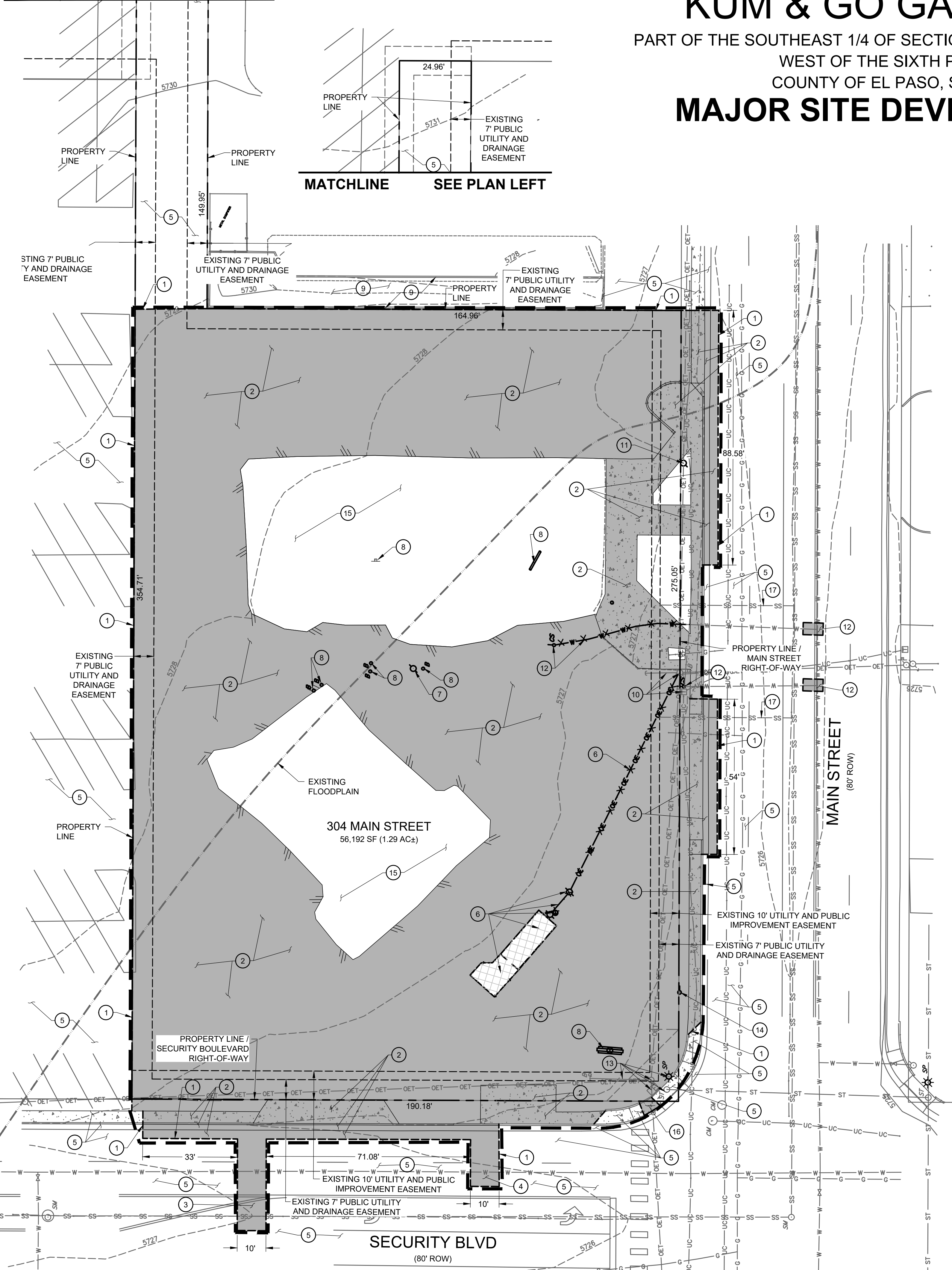
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 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



MATCHLINE SEE PLAN RIGHT

MATCHLINE SEE PLAN LEFT



**EXISTING CONDITIONS AND DEMOLITION LEGEND**

	PROPOSED PROPERTY BOUNDARY
	CONSTRUCTION / DISTURBANCE LIMITS
	PROPOSED SAWCUT LINE
	EXISTING CURB AND GUTTER
	EXISTING CONCRETE SIDEWALK
	EXISTING UTILITY TO BE ABANDONED. EXISTING UTILITY TO BE REMOVED IF UNDER PROPOSED STRUCTURE, CONFLICTS WITH PROPOSED IMPROVEMENTS, OR REMOVAL IS REQUIRED BY GOVERNING JURISDICTION.
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING GAS LINE
	EXISTING BURIED ELECTRIC
	EXISTING BURIED COMMUNICATION
	EX. PAVEMENT AND CURB & GUTTER TO BE REMOVED AND REPLACED PER PROPOSED SITE PLAN
	EX. STRUCTURE AND FOUNDATION TO BE REMOVED
	EXISTING UTILITY POLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM INLET/MANHOLE
	EXISTING SIGN

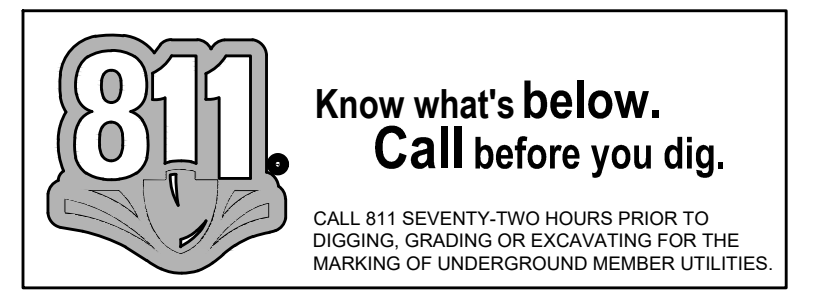
**DEMOLITION NOTES**

- BUILDING PERMIT SET PREPARED UNDER SEPARATE COVER.
- ALL INITIAL BMP'S TO BE INSTALLED PRIOR TO DEMOLITION. SEE GESC PLANS UNDER SEPARATE COVER FOR BMP'S.
- CONTRACTOR TO VERIFY CONDITION OF EXISTING INFRASTRUCTURE INTENDED FOR PROPOSED C-STORE USE INCLUDING, BUT NOT LIMITED TO, STORM SEWER INFRASTRUCTURE, SANITARY SERVICE, RETAINING WALLS, AND PAVEMENT.
- CONTRACTOR TO CLEAN AND FLUSH OUT INLETS FULL OF DEBRIS.
- CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF INFRASTRUCTURE REQUIRING REMOVAL OR REPAIR NOT IDENTIFIED IN THESE PLANS PRIOR TO START OF WORK.
- ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL AND FEDERAL REQUIREMENTS.
- CONTRACTOR SHALL FOLLOW THE SECURITY WATER AND SANITATION DISTRICT RULES AND REGULATIONS (WATER SYSTEM) FOR ABANDONMENT, AND METER REMOVAL.
- ANY ABANDONED DOMESTIC OR FIRE PROTECTION SERVICE SHALL BE CUT, CAPPED, AND INSPECTED AT THE WATER DISTRICT'S DISCRETION.
- WHEN A BUILDING IS TO BECOME VACANT OR DEMOLISHED, THE WATER METER MUST BE REMOVED BY THE WATER DISTRICT. THE CUSTOMER OR OWNER WILL BE BILLED FOR ALL LOST OR DAMAGED METERS, DRAINING OF THE PLUMBING AND METER TO PREVENT DAMAGE IS NOT THE RESPONSIBILITY OF THE WATER SYSTEM.
- CONTRACTOR TO VERIFY ALL UTILITY SERVICE LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN MUST BE REPORTED TO THE OWNER REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE REMOVALS AND RELOCATIONS DIRECTLY WITH UTILITY COMPANIES PRIOR TO ANY WORK BEING PERFORMED.
- CONTRACTOR TO ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT THE SITE. THE PROTECTION PLAN MUST BE REVIEWED BY THE OWNER REPRESENTATIVE PRIOR TO PROCEEDING.
- OWNER REPRESENTATIVE WILL DETERMINE WHEN CONDITIONS ARE SUITABLE TO COMMENCE WORK. CONTRACTOR TO VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND NOT IN USE.
- ALL STRUCTURES, SLABS, PAVEMENT TO REMAIN UNLESS OTHERWISE NOTED.
- DISPOSE OF AND TRANSPORT DEBRIS TO AREA OBTAINED BY CONTRACTOR. DO NOT STORE OR BURN MATERIALS ON SITE.
- ALL UNDERGROUND STORM SEWER, WATER AND SANITARY SEWER MAIN LOCATIONS 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.
- ALL UNDERGROUND GAS AND ELECTRIC UTILITY INFORMATION SHOWN IS BASED ON MAPS PROVIDED BY UTILITY COMPANY AND ARE CONSIDERED AS AN APPROXIMATE LOCATION ONLY BASED ON SAID MAPS.
- CONTRACTOR TO OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN. THIS SHALL INCLUDE, BUT NOT LIMITED TO, CITY OF COLORADO SPRINGS, EL PASO COUNTY AND APPROVAL FROM ADJACENT LAND OWNERS AS NECESSARY.
- ALL UTILITIES ARE TO REMAIN UNLESS SPECIFICALLY CALLED OUT TO BE REMOVED.
- ALL CURB AND GUTTER THAT IS BEING REMOVED SHALL BE REMOVED TO A JOINT.
- ALL SITE ITEMS, UTILITIES, PAVEMENT, STRUCTURES, TREES, ETC. TO REMAIN UNLESS SPECIFIED TO BE REMOVED. PROTECT FROM DAMAGE. CONTRACTOR SHALL REPLACE DAMAGED ITEMS AT THEIR EXPENSE.
- REMOVE ALL PAVEMENT STRIPING AND RE-STRIPE IN LOCATIONS IDENTIFIED ON THE SITE PLAN.

**DEMOLITION SCHEDULE:**

- SAWCUT ASPHALT / CONCRETE TO FORM A CLEAN SMOOTH EDGE.
- REMOVE EXISTING ASPHALT, CONCRETE CURB & GUTTER, SIDEWALK, DRIVEWAY APRONS AND ADA RAMP. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE.
- NEW SANITARY SEWER SERVICE UTILITY TRENCH PER SECURITY WATER AND SANITATION DISTRICT. SEE UTILITY PLAN ON SHEET C5.1 FOR MORE INFORMATION.
- NEW DOMESTIC WATER SERVICE UTILITY TRENCH PER SECURITY WATER AND SANITATION DISTRICT. SEE UTILITY PLAN ON SHEET C5.1 FOR MORE INFORMATION.
- EXISTING ASPHALT, CONCRETE SIDEWALK AND CURB & GUTTER TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- REMOVE EXISTING COFFEE SHACK, FOUNDATION, FENCE, UTILITY POLE, POWER METER, AND OVERHEAD ELECTRICAL SERVICE. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER FOR SHUT OFF OF SERVICE AND REMOVAL OF UTILITY POLE, POWER METER AND OVERHEAD POWER LINES. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE.
- REMOVE EXISTING ABANDONED UTILITY POLE. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE.
- REMOVE EXISTING SIGN AND/OR BOLLARD. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL MATERIALS OFF-SITE.
- EXISTING CURB AND DRAINAGE SWALE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING UTILITY POLE, GUY WIRE AND TELEPHONE VAULT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING UTILITY POLE TO BE REMOVED / RELOCATED. CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER FOR SCHEDULING WORK AND PAYMENT OF FEES.
- REMOVE EXISTING CURB STOPS AND WATER SERVICE LINES TO BEHIND BACK OF EXISTING CURB AND GUTTER PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. THE EXISTING CORPORATION STOPS ON THE WATER MAIN WILL NEED TO BE EXCAVATED, SHUT OFF AND CAPPED. CUT THE WATER SERVICE LINES 3-FT BACK FROM THE WATER MAIN. CONTRACTOR SHALL COORDINATE WORK PERFORMED FOR WORK PERFORMED IN MAIN STREET AND SHUT DOWN OF EXISTING WATER MAIN WITH SECURITY WATER AND SANITATION DISTRICT.
- EXISTING UTILITY POLE, GUY WIRE, STREET LIGHT POLE, ELECTRICAL VAULT AND STORM SEWER INLET TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- REMOVE SIGN AND LEGALLY DISPOSE OF OFF-SITE.
- EXISTING GRAVEL TO BE REMOVED.
- REMOVE EAST WING OF EXISTING ADA RAMP AND CURB AT BACK OF EXISTING RAMP FOR THE LENGTH OF RAMP. CONTRACTOR SHALL REPLACE IN-KIND.
- EXISTING SANITARY SEWER SERVICES TO BE ABANDONED TO SECURITY SANITATION DISTRICT SPECIFICATIONS.

**NOTE:**  
 A WORK-IN-ROW PERMIT IS REQUIRED FOR WORK BEING PERFORMED WITHIN BOTH MAIN STREET AND SECURITY BOULEVARD RIGHT-OF-WAY. 5 BUSINESS DAYS REQUIRED FOR EL PASO COUNTY PUBLIC WORKS PROCESSING.



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2232 - EL PASO, COLORADO  
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 EXISTING CONDITIONS AND DEMOLITION PLAN

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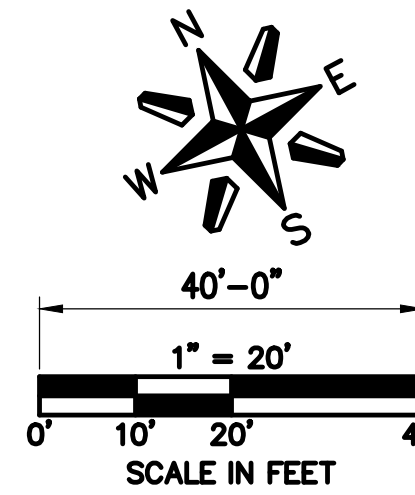
MATCHLINE SEE PLAN RIGHT

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WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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## MAJOR SITE DEVELOPMENT PLAN

**NOTE:**  
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### SITE PLAN LEGEND

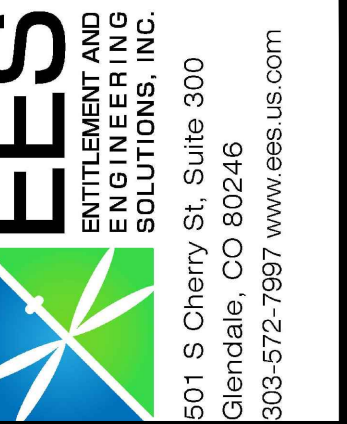
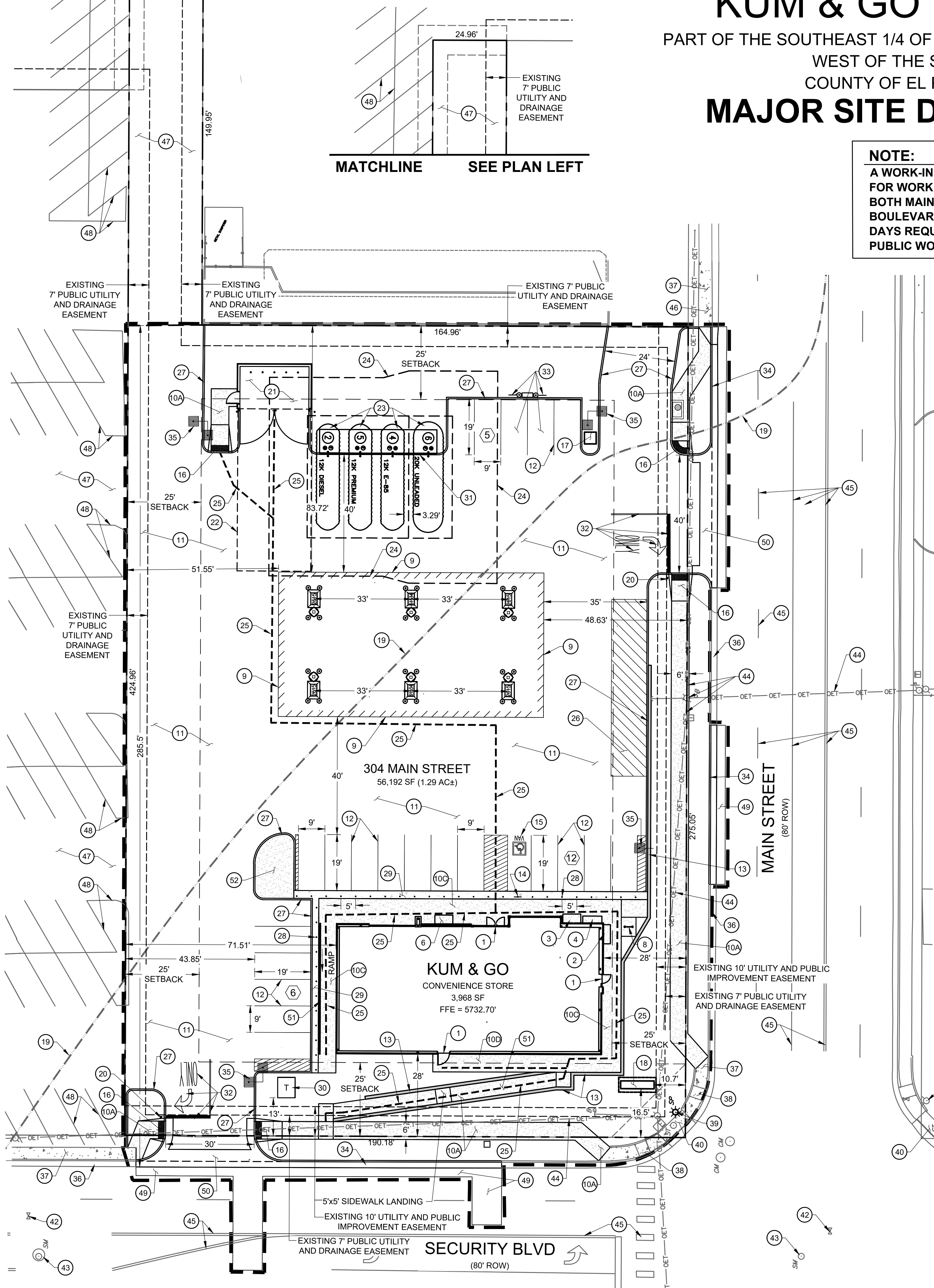
- OET --- OET --- OET --- OET --- OET --- EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
- PROPERTY BOUNDARY
- - - - - EXISTING EASEMENT
- - - - - CONSTRUCTION / DISTURBANCE LIMITS
- EXISTING FLOODPLAIN
- EXISTING CURB & GUTTER
- PROPOSED INTEGRAL CURB
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED ADA ROUTE
- ⊕ EXISTING STORM SEWER MANHOLE/INLET
- ⊕ PROPOSED STORM SEWER MANHOLE/INLET
- ☀ EXISTING STREET LIGHTING
- ☀ EXISTING FIRE HYDRANT
- ☀ EXISTING SIGNAGE
- ☀ PROPOSED SITE LIGHTING
- ⬢ PROPOSED PARKING COUNT

### GENERAL NOTES:

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO COORDINATE WITH CENTURY LINK PRIOR TO AND DURING CONSTRUCTION.
3. AMERICANS WITH DISABILITIES ACT (ADA) SITE ACCESSIBILITY (EL PASO LAND DEVELOPMENT CODE 6.1.3)
  - (A) COMPLIANCE WITH THE ADA AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH THIS CODE DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS. (B) NOTES ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. THE FOLLOWING NOTE SHOULD BE ADDED TO ALL SITE DEVELOPMENT PLANS OR NON-RESIDENTIAL SITE PLANS, AS APPLICABLE, PRIOR TO PCD APPROVAL:
  - (B) 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  - (C) ILLUSTRATED ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. EACH SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN SUBMITTED TO EL PASO COUNTY SHALL CLEARLY ILLUSTRATE AND IDENTIFY THE PROVISION OF ADA ACCESSIBLE EXTERIOR ROUTES IN ACCORDANCE WITH THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.

### SITE SCHEDULE:

- 1 BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
- 2 PROPANE CAGE (9' X 9', 4" CONCRETE PAD, 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING).
- 3 MISCELLANEOUS MERCHANDISE.
- 4 FIREWOOD.
- 5 NOT USED.
- 6 ICE MERCHANDISER.
- 7 NOT USED.
- 8 SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' x 6.5' x 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED). REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 9 FUELING CANOPY. SEE PETROLEUM PLANS FOR MORE INFORMATION.
- 10A 4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10B 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10C BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10D BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 11 STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
- 12 4" WIDE WHITE PAVEMENT MARKING, TYP.
- 13 1" WIDE X 6" MAX. HEIGHT CONCRETE RETAINING WALL WITH HAND RAILING CENTERED ON WALL. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.
- 14 BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 15 ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- 16 PEDESTRIAN CURB RAMP PER EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ON SHEET C6.3.
- 17 AIR MACHINE LOCATION, 4'X4' CONCRETE PAD. KEEP AT LEAST Ø20" AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 18 20" TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
- 19 EXISTING 100-YR FLOODPLAIN.
- 20 STOP SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 21 14'-8" X24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
- 22 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE
- 23 UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
- 24 TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
- 25 ADA ROUTE. SEE GRADING PLAN ON SHEET C2.1 FOR MORE INFORMATION.
- 26 12'X60' LOADING ZONE, 45" CROSS HATCH, 2' O.C. STRIPING.
- 27 INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- 28 4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 29 BROOM FINISH COLORED CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C6.3 FOR MORE INFORMATION.
- 30 ELECTRICAL TRANSFORMER LOCATION.
- 31 PAINT CURB ALONG FRONT OF TANKS YELLOW.
- 32 DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- 33 NOT USED.
- 34 CONCRETE CURB AND GUTTER PER EL PASO COUNTY PUBLIC WORKS STANDARD DETAIL ON SHEET C6.1.
- 35 APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRICS SHEET FOR LOCATION AND DETAILS.
- 36 EXISTING CURB AND GUTTER TO REMAIN.
- 37 EXISTING SIDEWALK TO REMAIN.
- 38 EXISTING ADA RAMP TO REMAIN.
- 39 EXISTING STREET LIGHT TO REMAIN.
- 40 EXISTING STORM INLET TO REMAIN.
- 41 EXISTING FIRE HYDRANT TO REMAIN.
- 42 EXISTING WATER VALVE TO REMAIN.
- 43 EXISTING SEWER MANHOLE TO REMAIN.
- 44 EXISTING OVERHEAD UTILITIES AND POLES TO REMAIN.
- 45 EXISTING ROAD STRIPING TO REMAIN.
- 46 EXISTING DRIVEWAY TO REMAIN.
- 47 EXISTING ASPHALT TO REMAIN.
- 48 EXISTING PARKING STRIPING TO REMAIN.
- 49 PATCH BACK SECURITY BOULEVARD AND MAIN STREET ASPHALT ROAD SECTION TO MATCH EXISTING SECTION PER EL PASO COUNTY STANDARDS.
- 50 SITE ENTRANCE CROSS PAN LAYOUT PER EL PASO COUNTY DEPARTMENT OF TRANSPORTATION DETAIL ON SHEET C6.3.
- 51 RAMP AND HANDRAIL. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- 52 CONCRETE CURB ISLAND (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).



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P: 888-458-6646

2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
SITE PLAN

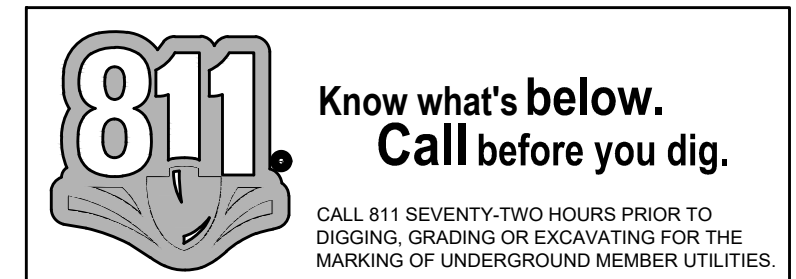
KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION	DATE	DESCRIPTION
1	08/19/22	1ST REVIEW COMMENTS
2	01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

SHEET NUMBER: C1.1

4 OF 36



PCD FILE NO. PPR-2225

P:\KUM & GO\CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\SP\2232-05 - HORIZONTAL CONTROL PLAN.DWG

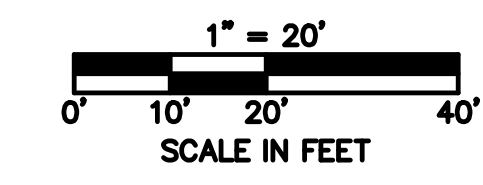
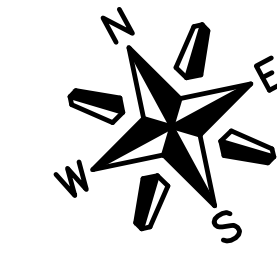
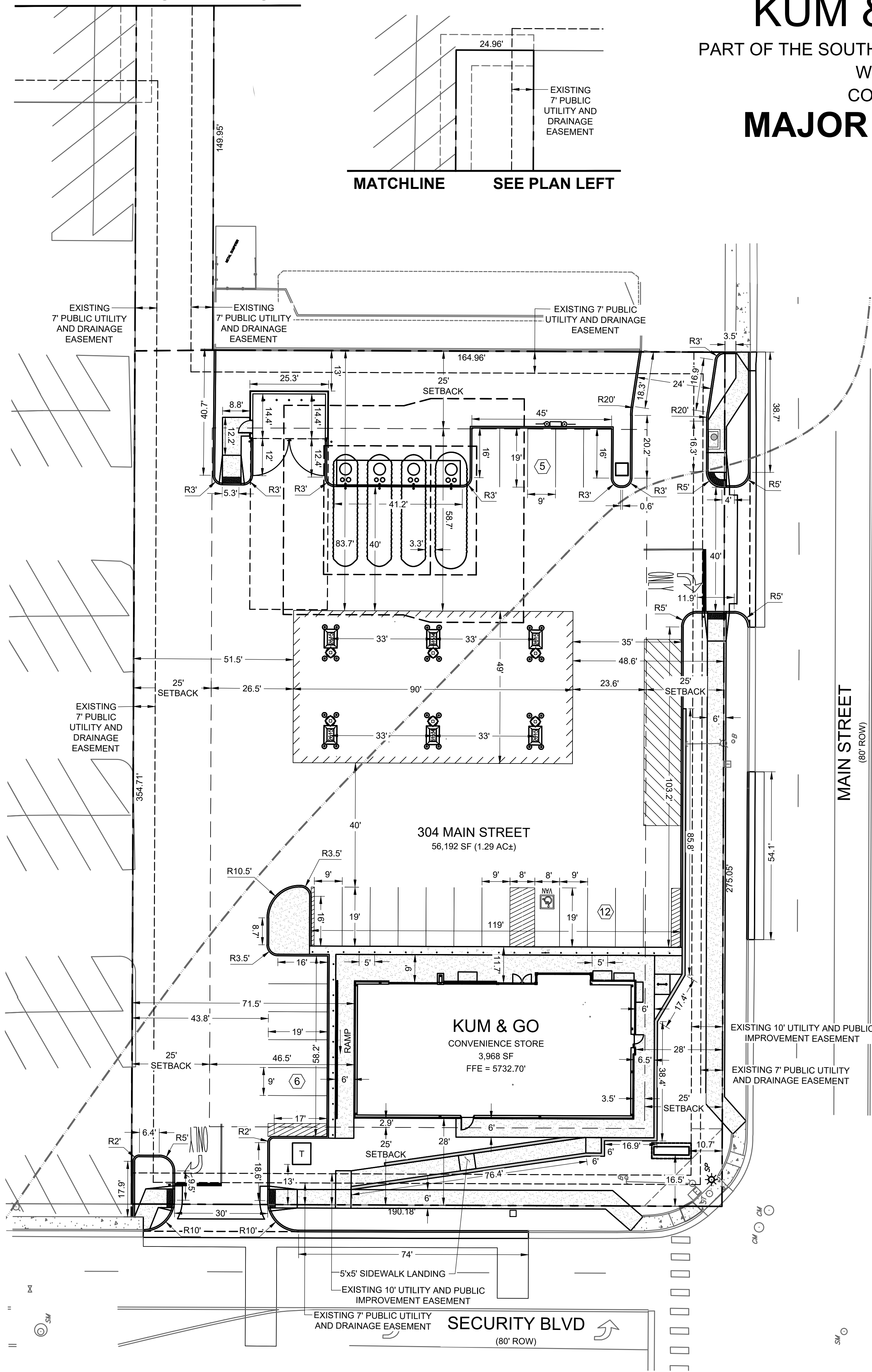
MATCHLINE SEE PLAN RIGHT

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN

MATCHLINE SEE PLAN LEFT



### SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- EXISTING FLOODPLAIN
- PROPOSED INTEGRAL CURB
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED TRASH ENCLOSURE, PARKING AREA AND DRIVE AISLES  
STANDARD CONCRETE PAVEMENT (SEE DETAIL SHEET)
- PROPOSED CONCRETE SIDEWALK

### HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

### TRASH ENCLOSURE AND PAVEMENT SECTIONS:

SITE PARKING AND DRIVE AREAS - STANDARD DUTY CONCRETE PAVEMENT  
 A = 6" CONCRETE PAVEMENT  
 B = 4" AGGREGATE BASE  
 C = 12" PREPARED SUBGRADE

### NOTE:

PAVEMENT SECTIONS PER GEOTECHNICAL ENGINEERING SERVICES REPORT, PREPARED BY OLSSON, PROJECT NO. 021-05598, DATED 12-07-2021 AND ANY ADDENDUMS.

### SOIL PREPARATION NOTE:

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON  
 REPORT NO. 021-05598

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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2232 - EL PASO, COLORADO  
 SECURITY BLVD. AND MAIN ST.  
 HORIZONTAL CONTROL, PAVING  
 AND SIGNAGE PLAN

KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

REVISIONS	DATE	REVISION DESCRIPTION
1	08/18/22	1ST REVIEW COMMENTS
2	01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

SHEET NUMBER:  
 C1.2  
 5 OF 36

PCD FILE NO. PPR-2225

**GRADING NOTES:**

1. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
2. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
3. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" THIS SHEET.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
5. SEE THE SITE SURVEY FOR SURVEY INFORMATION.
6. GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
7. GUTTER GRADES SHALL BE A MINIMUM 0.50%.
8. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
9. RETAINING WALL HEIGHTS AND GRADES SHOWN ARE FROM FINISHED GRADE AT TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DO NOT INCORPORATE FOOTING DEPTH OR WALL HEIGHT ABOVE FINISHED GRADE. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
  - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

**BENCHMARK:**

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 226 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)

**SOIL PREPARATION NOTE:**

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON  
REPORT NO. 021-05598

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

**GRADING QUANTITIES**

CUT*	77 CY
FILL*	4,035 CY
NET*	4,035 CY (FILL)

\*QUANTITIES ARE RAW VALUES FROM EXISTING GRADE TO FINISHED GRADE AND DO NOT ACCOMMODATE ANY PAVEMENT SECTIONS, OVEREXCAVATION OR UTILITY TRENCHING.

**GRADING PLAN LEGEND**

-G-G-G-G-G-G-	EXISTING GAS	.....	PROPOSED SURFACE FLOW LINE
-SS-SS-SS-SS-SS-	EXISTING SANITARY SEWER	-----	PROPOSED ADA ROUTE
-OET-OET-OET-OET-OET-	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS	=====	PROPOSED RETAINING WALL
-UC-UC-UC-UC-UC-	EXISTING UNDERGROUND TELECOMMUNICATIONS	=====	PROPOSED STORM SEWER
-W-W-W-W-W-W-	EXISTING WATER	.....	EXISTING STORM SEWER MANHOLE/INLET
=====	CONSTRUCTION / DISTURBANCE LIMITS	.....	PROPOSED STORM SEWER MANHOLE/INLET
-----	PROPERTY BOUNDARY	.....	EXISTING STREET LIGHTING
-----	EXISTING EASEMENT	.....	EXISTING FIRE HYDRANT
-----	EXISTING FLOODPLAIN	.....	EXISTING SIGNAGE
-----	EXISTING CURB & GUTTER	.....	PROPOSED SITE LIGHTING
-----	EXISTING MAJOR CONTOUR	.....	PROPOSED SURFACE FLOW DIRECTION ARROW
-----	EXISTING MINOR CONTOUR	.....	PROPOSED ELEVATION AT FLOW LINE
-----	PROPOSED MAJOR CONTOUR	.....	PROPOSED EXTERIOR GRADE AT FOUNDATION
-----	PROPOSED MINOR CONTOUR	.....	PROPOSED SIDEWALK ELEVATION
=====	PROPOSED INTEGRAL CURB	.....	PROPOSED GRADE TO MATCH EXISTING
=====	PROPOSED CURB & GUTTER	.....	PROPOSED FINISHED GRADE
=====	PROPOSED BUILDING	.....	PROPOSED TOP OF WALL GRADE
		.....	PROPOSED FINISHED GRADE AT BOTTOM OF WALL

**NOTE:**

A WORK-IN-ROW PERMIT IS REQUIRED FOR WORK BEING PERFORMED WITHIN MAIN STREET AND SECURITY BOULEVARD RIGHT-OF-WAY. 5 BUSINESS DAYS REQUIRED FOR EL PASO COUNTY PUBLIC WORKS PROCESSING.

**STORM SEWER NOTE:**

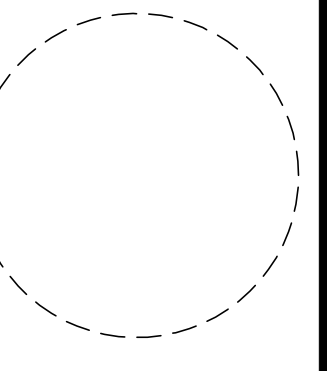
SEE SHEET C4.1 FOR ALL STORM SEWER PIPING AND STRUCTURE DESIGN INFORMATION.

**VEGETATION NOTE:**

NO NOTABLE VEGETATION ON-SITE. SITE CONSISTS OF MOSTLY ASPHALT, CONCRETE, CURB & GUTTER AND DIRT AREAS.

**811** Know what's below. Call before you dig.  
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**EES**  
ENGINEERING SOLUTIONS, INC.  
601 S Cherry St, Suite 300  
Glenade, CO 80246  
903-572-7997 www.ees.us.com



1459 Grand Ave  
Des Moines, IA 50309  
P: 888-458-6646

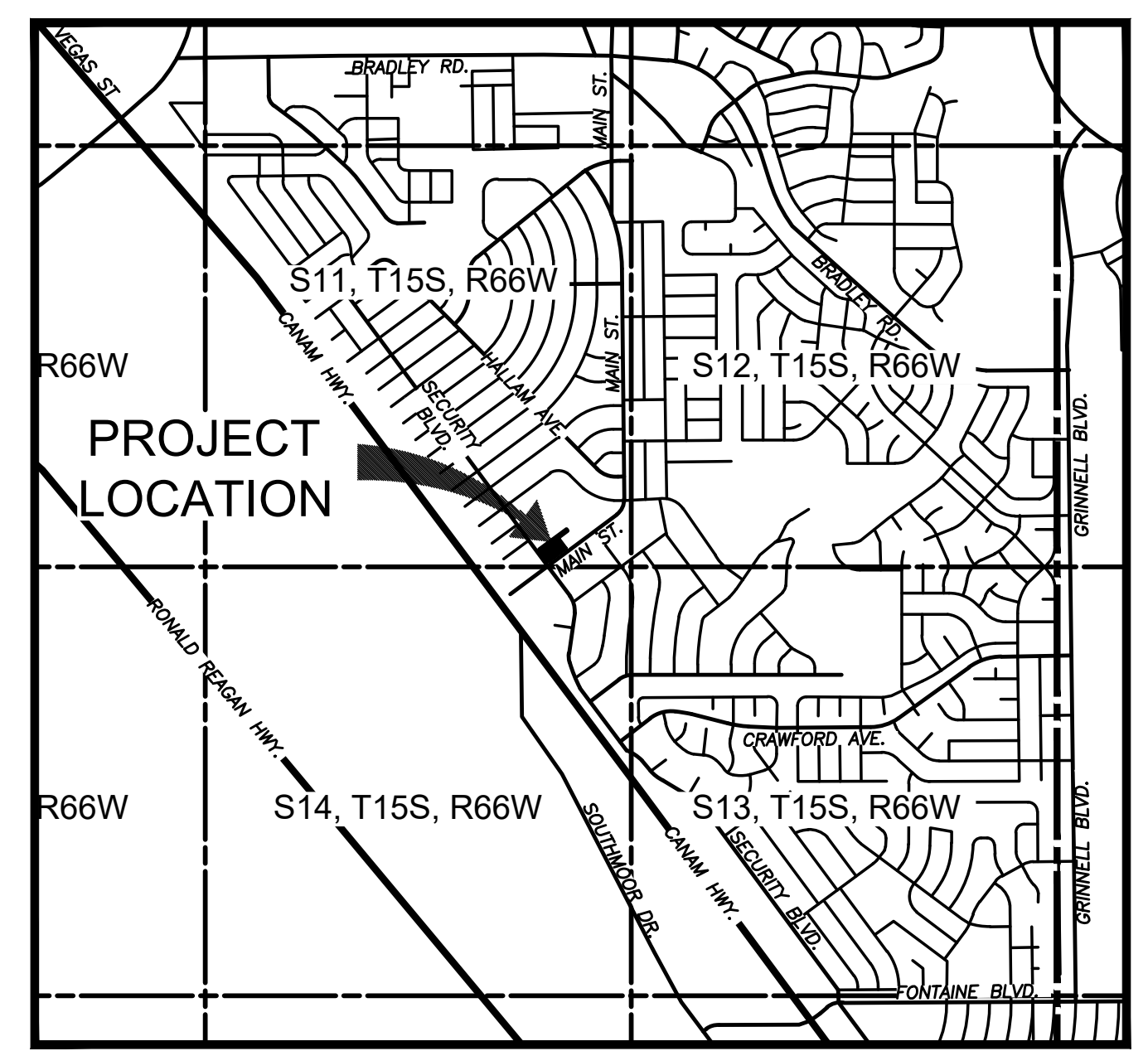
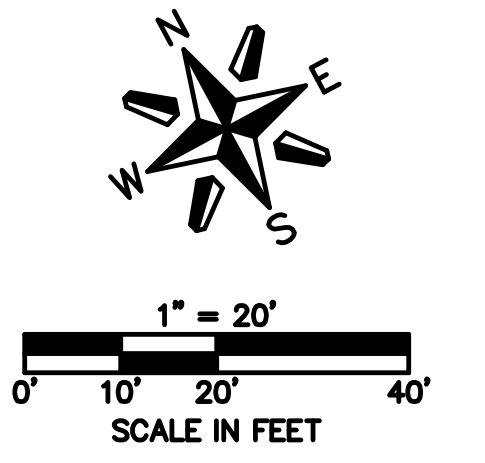
2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
GRADING PLAN

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

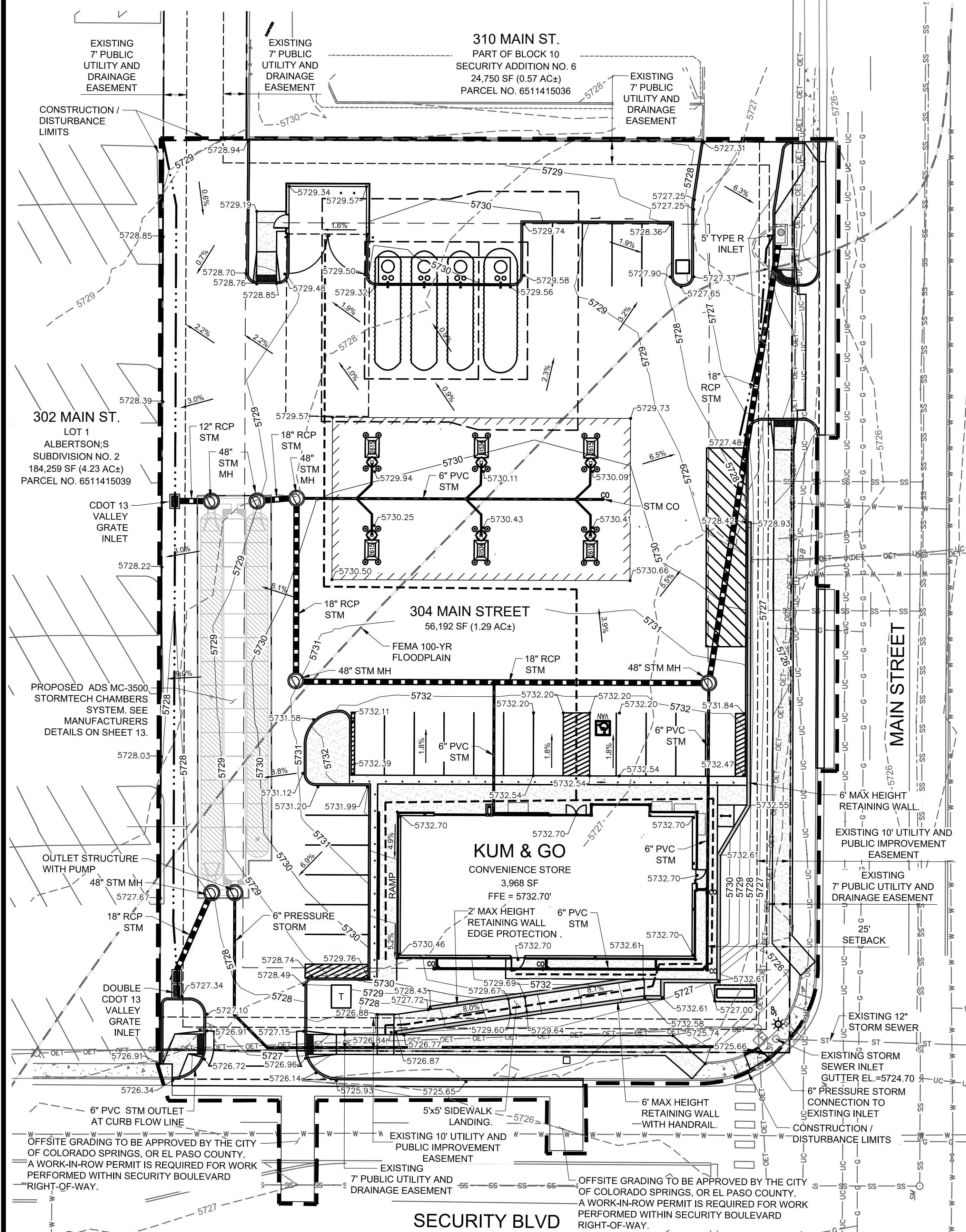
REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	08/19/22		
2	01/06/23		

DATE: 01-06-2023  
SHEET NUMBER: C2.1 OF 36

PCD FILE NO. PPR-2225



VICINITY MAP  
SCALE: 1" = 2000'



P:\KUM & GO\CO. EL PASO COUNTY - 2232 - MAIN AND SECURITY\08 CAD\GCS02232 - 06 - GRADING PLAN.DWG

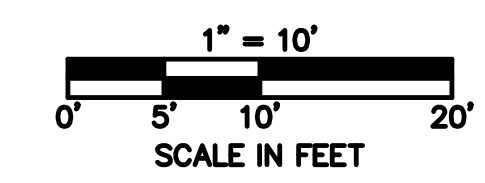
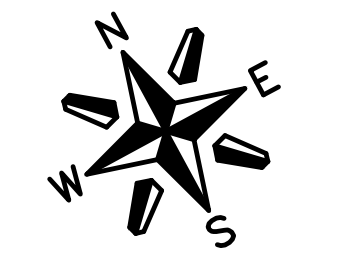
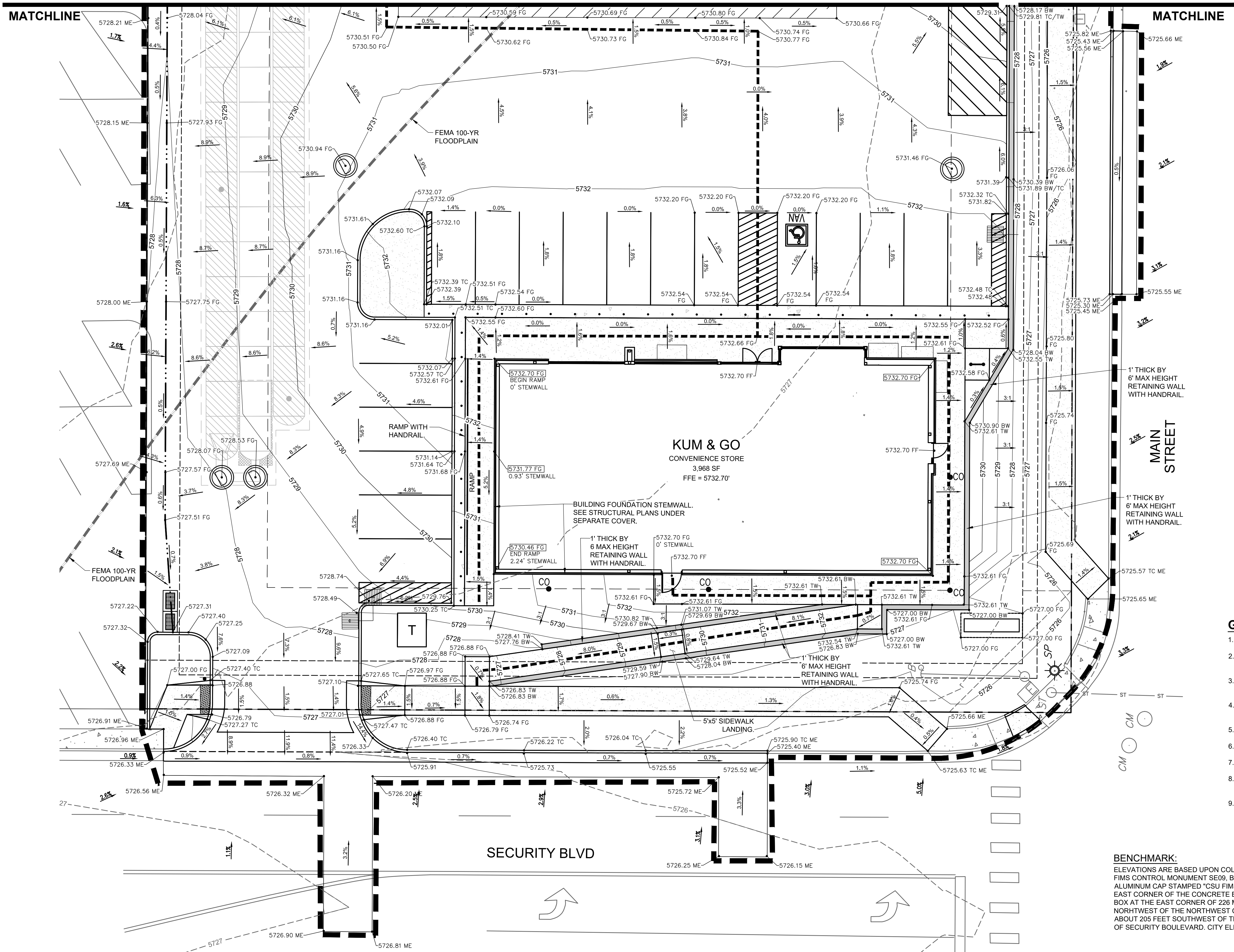
# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN

SEE SHEET 8

SEE SHEET 8



### GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
	CONSTRUCTION / DISTURBANCE LIMITS
	EXISTING FLOODPLAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED INTEGRAL CURB
	PROPOSED CURB AND GUTTER
	PROPOSED RETAINING WALL
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED SURFACE FLOW LINE
	PROPOSED / EXISTING STORM MANHOLE
	PROPOSED / EXISTING STORM INLET
	EXISTING STREET LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SITE LIGHTING
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	PROPOSED HIGHPOINT ELEVATION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	PROPOSED TOP OF CURB
	FLOW ARROW AND GRADE

### GRADING NOTES:

- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER. SEE "SOIL PREPARATION NOTE" THIS SHEET.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
- SEE THE SITE SURVEY FOR SURVEY INFORMATION.
- GRADES SHOWN ARE FLOWLINE UNLESS OTHERWISE NOTED.
- GUTTER GRADES SHALL BE A MINIMUM 0.50%.
- CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN PRIVATE DRIVE AND TRASH ENCLOSURE.
- RETAINING WALL HEIGHTS AND GRADES SHOWN ARE FROM FINISHED GRADE AT TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DO NOT INCORPORATE FOOTING DEPTH OR WALL HEIGHT ABOVE FINISHED GRADE. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.

### BENCHMARK:

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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
DETAILED GRADING PLAN - SOUTH

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	08/19/22		
2	01/06/23		

DATE: 01-06-2023

SHEET NUMBER:

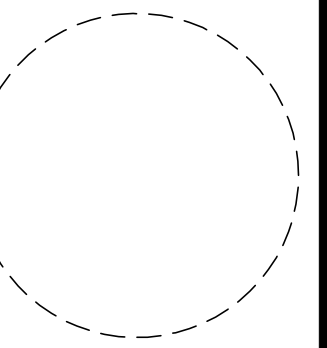
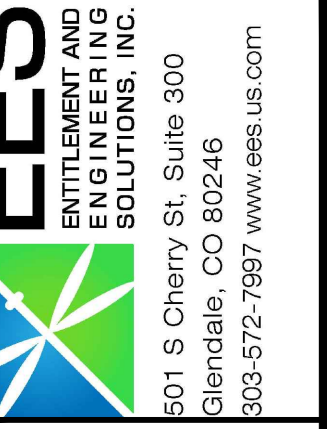
PCD FILE NO. PPR-2225

C2.2  
7 OF 36

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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## MAJOR SITE DEVELOPMENT PLAN



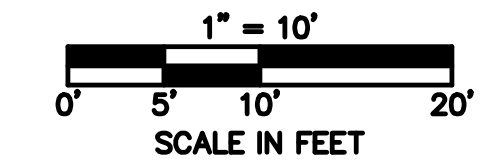
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P: 888-458-6646

2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
DETAILED GRADING PLAN - NORTH

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	BY
1ST REVIEW COMMENTS	08/19/22	
2ND REVIEW COMMENTS	01/06/23	

DATE: 01-06-2023  
SHEET NUMBER: C2.3 OF 36



### GRADING PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
	CONSTRUCTION / DISTURBANCE LIMITS
	EXISTING FLOODPLAIN
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED BUILDING OUTLINE
	PROPOSED INTEGRAL CURB
	PROPOSED CURB AND GUTTER
	PROPOSED RETAINING WALL
	PROPOSED ACCESSIBLE ROUTE
	PROPOSED SURFACE FLOW LINE
	PROPOSED / EXISTING STORM MANHOLE
	PROPOSED / EXISTING STORM INLET
	EXISTING STREET LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SITE LIGHTING
	PROPOSED FLOWLINE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	PROPOSED SIDEWALK ELEVATION
	PROPOSED GRADE TO MATCH EXISTING
	PROPOSED FINISHED GRADE
	PROPOSED HIGHPOINT ELEVATION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	PROPOSED TOP OF CURB
	FLOW ARROW AND GRADE

### GRADING NOTES:

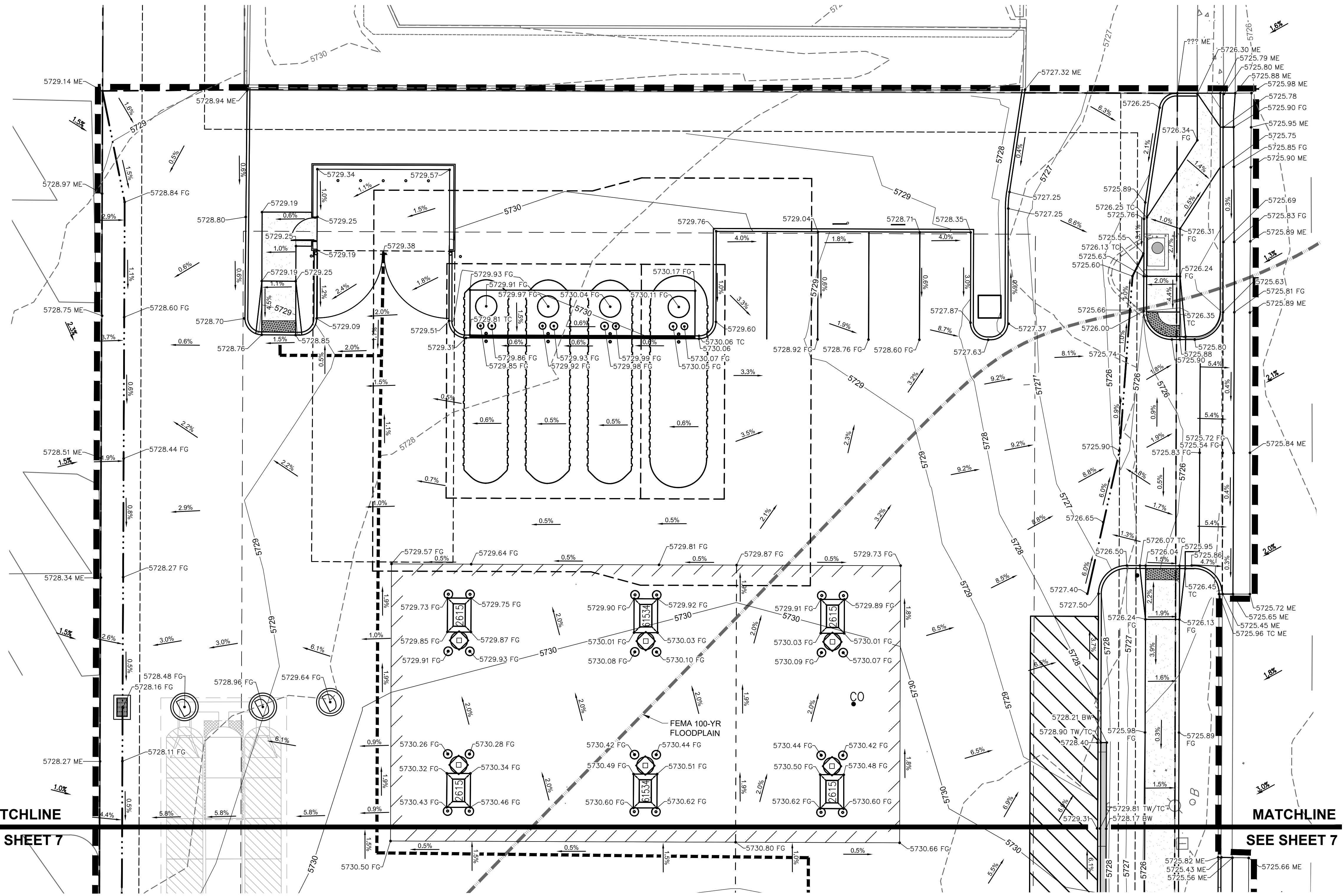
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- RETAINING WALL HEIGHTS AND GRADES SHOWN ARE FROM FINISHED GRADE AT TOP OF WALL TO FINISHED GRADE AT BOTTOM OF WALL AND DO NOT INCORPORATE FOOTING DEPTH OR WALL HEIGHT ABOVE FINISHED GRADE. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.

### BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 228 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)

Know what's below.  
Call before you dig.  
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PCD FILE NO. PPR-2225



PIXIUM & GOCO, EL PASO COUNTY, 2232 MAIN AND SECURITY08 CAD/GES/02232 - 08 - GRADING 10SC-NORTH.DWG



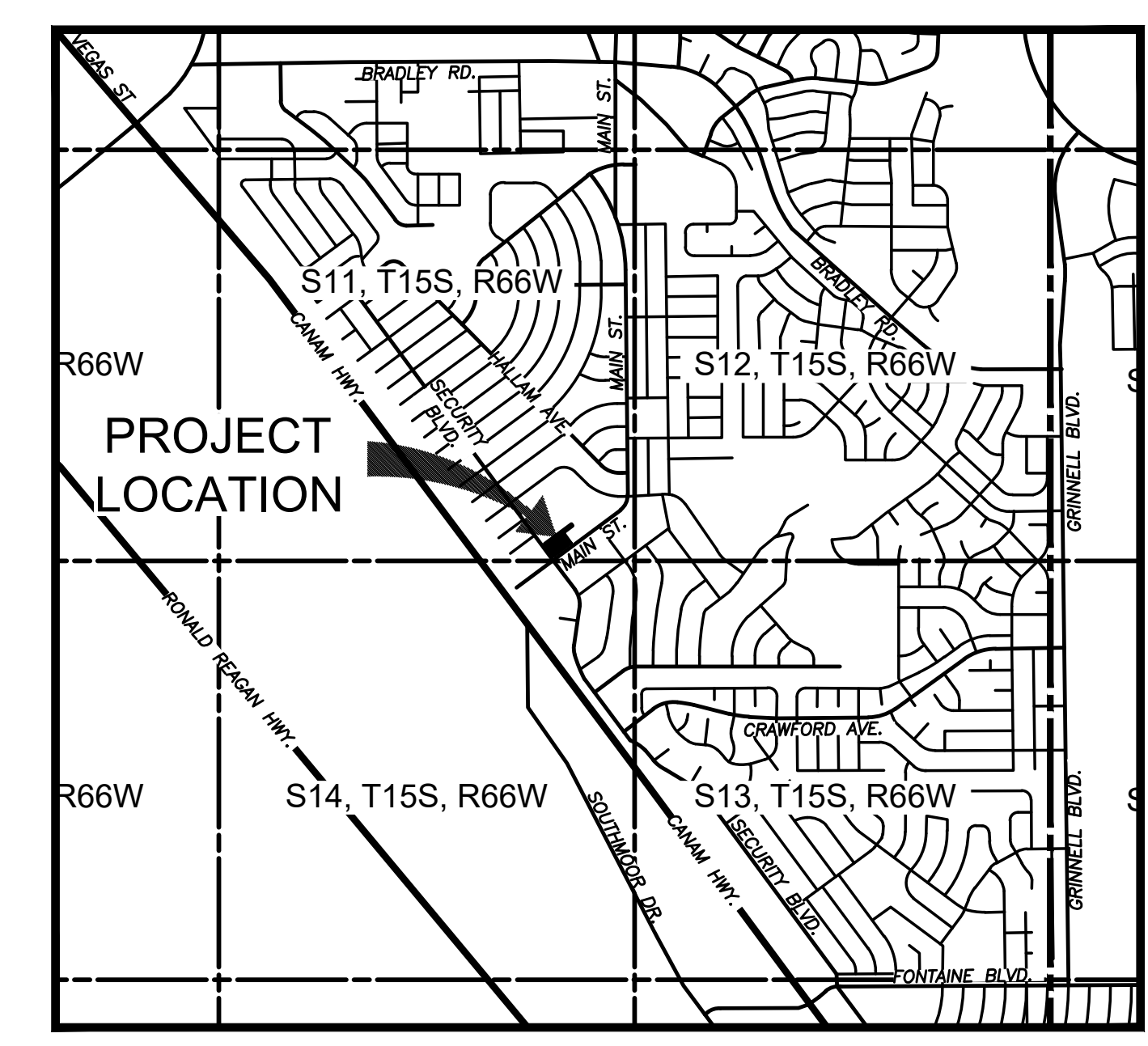
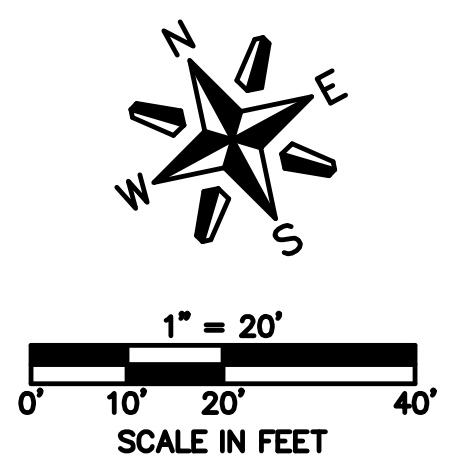
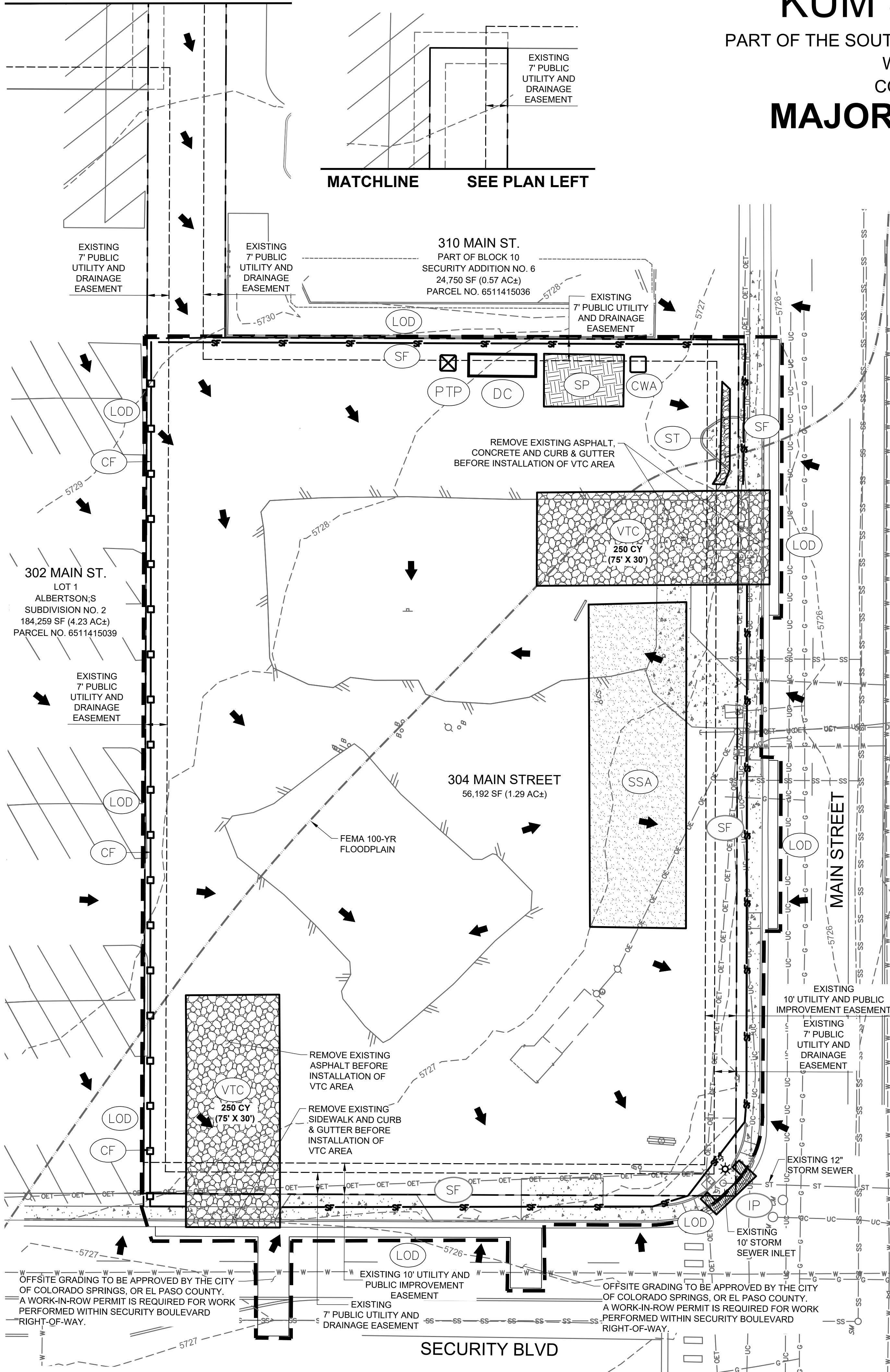
MATCHLINE SEE PLAN RIGHT

MATCHLINE SEE PLAN LEFT

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN



### EROSION AND STORMWATER CONTROL PLAN LEGEND

— G — G — G — G — G — G —	EXISTING GAS
— SS — SS — SS — SS — SS — SS —	EXISTING SANITARY SEWER
— OET — OET — OET — OET — OET —	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
— UC — UC — UC — UC — UC — UC —	EXISTING UNDERGROUND TELECOMMUNICATIONS
— W — W — W — W — W — W —	EXISTING WATER
---	PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	CONSTRUCTION / DISTURBANCE LIMITS
---	EXISTING FLOODPLAIN
---	EXISTING CURB & GUTTER
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
○	EXISTING STORM SEWER MANHOLE/INLET
☼	EXISTING STREET LIGHTING
⊕	EXISTING FIRE HYDRANT
+	EXISTING SIGNAGE
→	EXISTING SURFACE FLOW DIRECTION ARROW

### BMP LEGEND

□	CWA	CONCRETE WASHOUT AREA
—	CF	CONSTRUCTION FENCE
□	IP	INLET PROTECTION
▨	SCL	SEDIMENT CONTROL LOG
□	SM	SEEDING AND MULCHING
—	SF	SILT FENCE
▨	SP	STOCKPILE AREA
▨	SSA	STABILIZED STAGING AREA
▨	VTC	VEHICLE TRACKING CONTROL
---	LOD	LIMITS OF CONSTRUCTION / DISTURBANCE
---	CS	CURB SOCK
▨	ST	SEDIMENT TRAP
---	SS	STREET SWEEPING

**NOTE:**  
A WORK-IN-ROW PERMIT IS REQUIRED FOR WORK BEING PERFORMED WITHIN SECURITY BOULEVARD RIGHT-OF-WAY. 5 BUSINESS DAYS REQUIRED FOR EL PASO COUNTY PUBLIC WORKS PROCESSING.

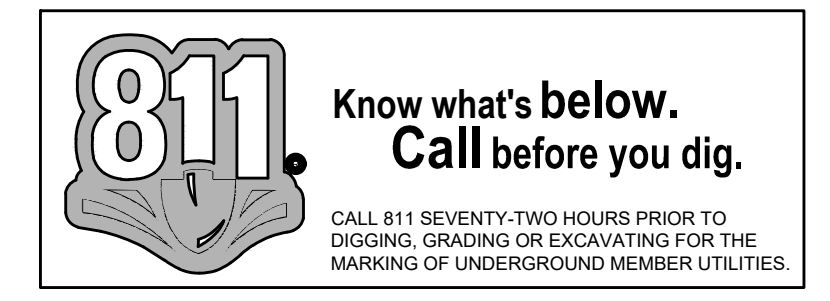
**VEGETATION NOTE:**  
NO NOTABLE VEGETATION ON-SITE. SITE CONSISTS OF MOSTLY ASPHALT, CONCRETE, CURB & GUTTER AND DIRT AREAS.

**SOIL PREPARATION NOTE:**  
SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON  
REPORT NO. 021-05598

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

**BENCHMARK:**  
ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 226 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)



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Des Moines, IA 50309  
P: 888-458-6646

2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
EROSION AND STORMWATER CONTROL PLAN - INITIAL

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISIONS	DATE	REVISION DESCRIPTION
1	08/19/22	1ST REVIEW COMMENTS
2	01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023  
SHEET NUMBER: 9 OF 36

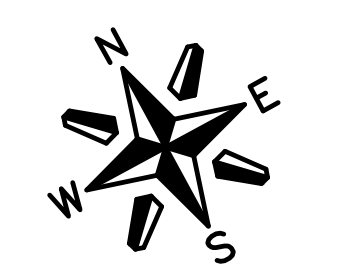
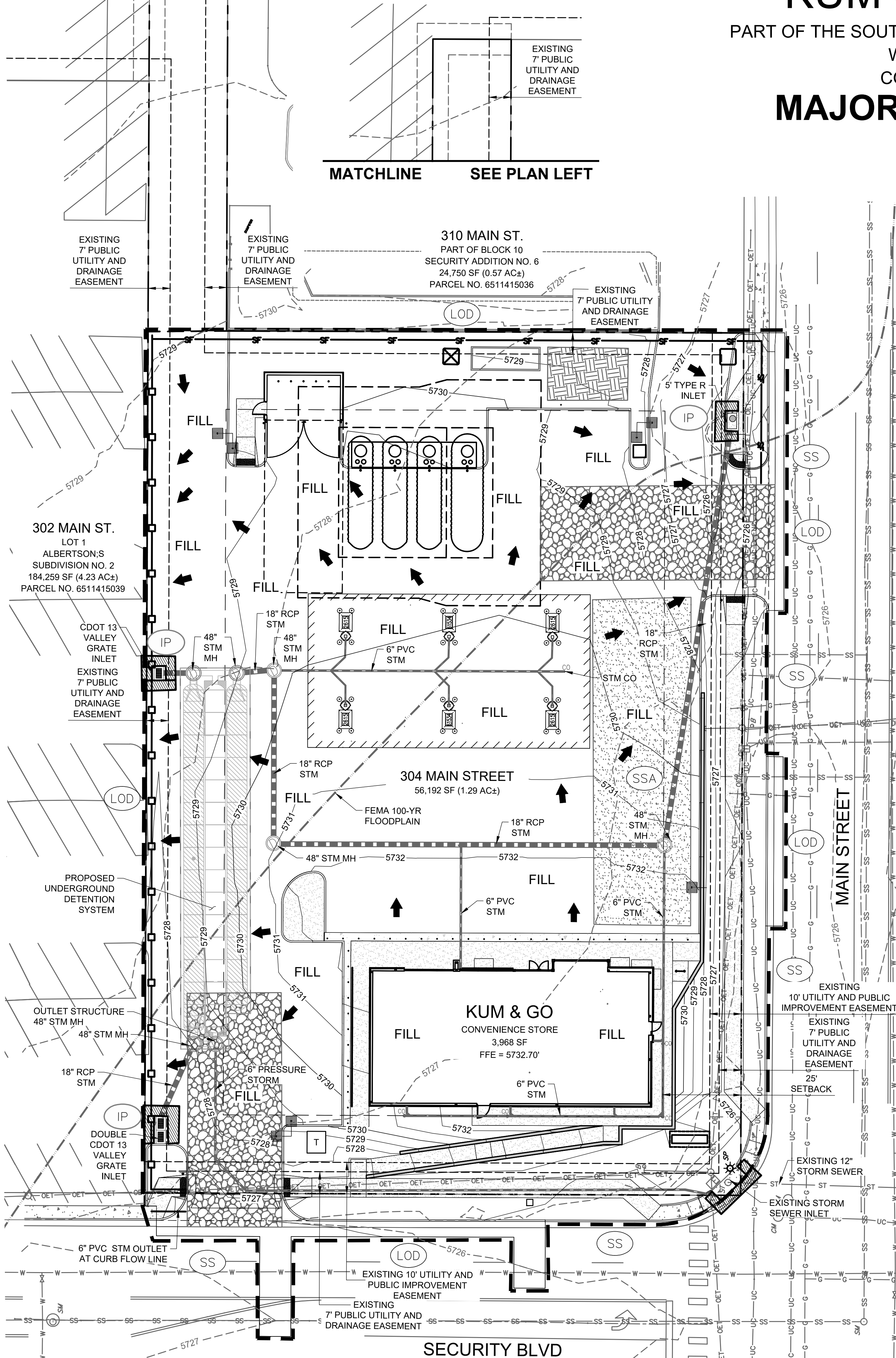
PCD FILE NO. PPR-2225

MATCHLINE SEE PLAN RIGHT

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**

MATCHLINE SEE PLAN LEFT



1" = 20'  
 SCALE IN FEET

	EXISTING GAS
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
	EXISTING UNDERGROUND TELECOMMUNICATIONS
	EXISTING WATER
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	CONSTRUCTION / DISTURBANCE LIMITS
	EXISTING FLOODPLAIN
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED CURB & GUTTER
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	PROPOSED STORM SEWER
	EXISTING STORM SEWER MANHOLE/INLET
	PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING STREET LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SURFACE FLOW DIRECTION ARROW
	PROPOSED SITE LIGHTING

**NOTE:**  
 A WORK-IN-ROW PERMIT IS REQUIRED FOR WORK BEING PERFORMED WITHIN SECURITY BOULEVARD RIGHT-OF-WAY. 5 BUSINESS DAYS REQUIRED FOR EL PASO COUNTY PUBLIC WORKS PROCESSING.

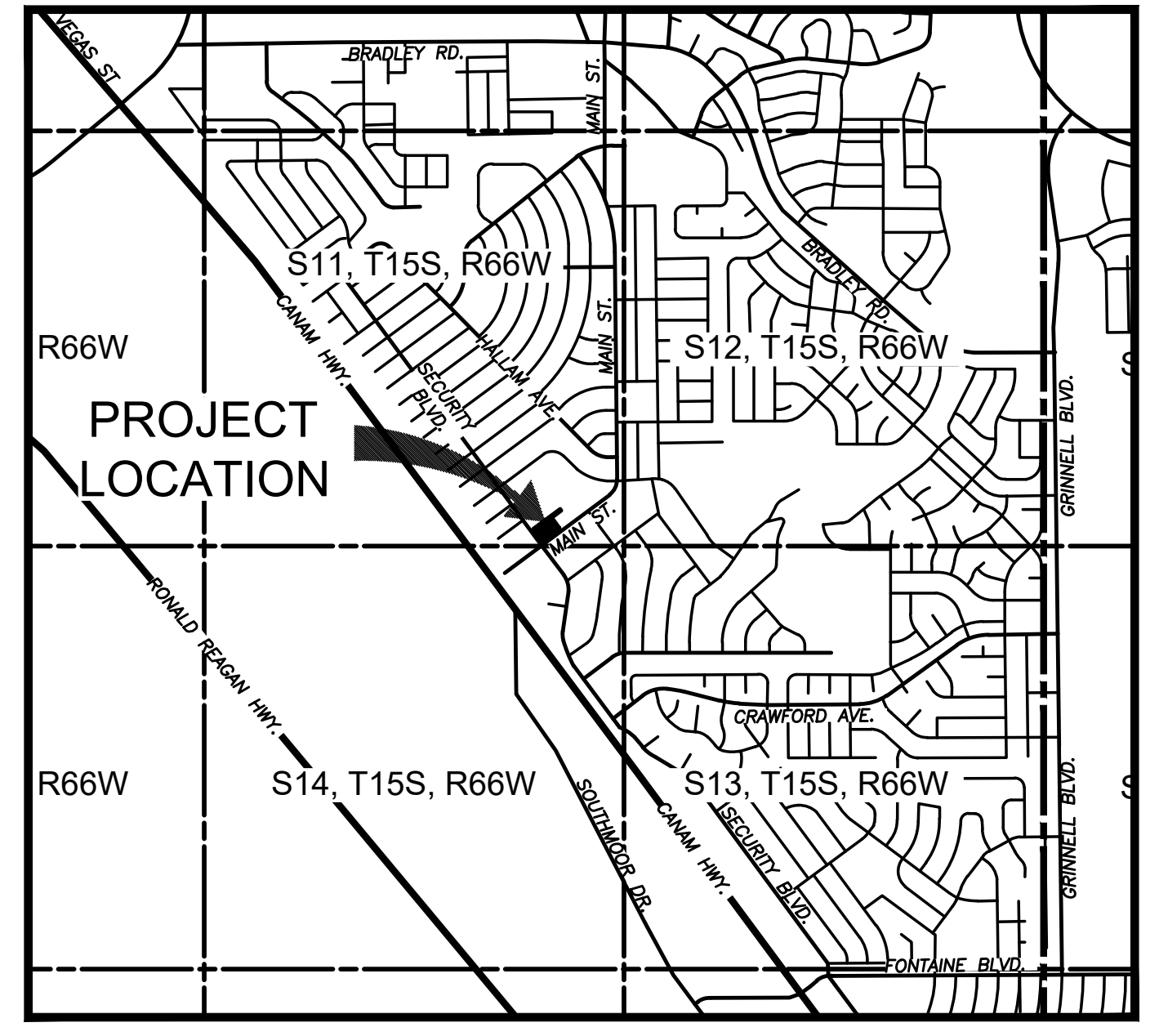
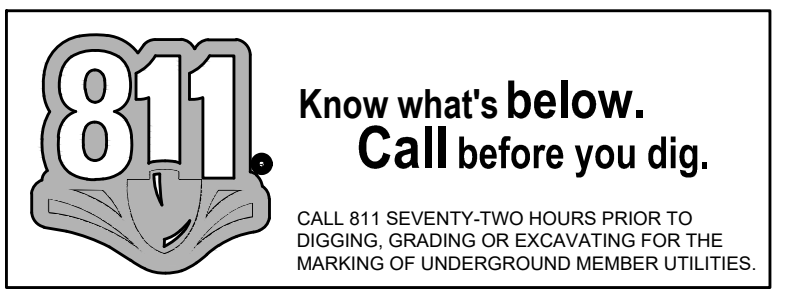
**STORM SEWER NOTE:**  
 SEE SHEET 12 FOR ALL STORM SEWER PIPING AND STRUCTURE DESIGN INFORMATION.

**VEGETATION NOTE:**  
 NO NOTABLE VEGETATION ON-SITE. SITE CONSISTS OF MOSTLY ASPHALT, CONCRETE, CURB & GUTTER AND DIRT AREAS.

**SOIL PREPARATION NOTE:**  
 SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON  
 REPORT NO. 021-05598

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.



VICINITY MAP  
 SCALE: 1" = 2000'

**BMP LEGEND**

	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	IP	INLET PROTECTION
	SCL	SEDIMENT CONTROL LOG
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SP	STOCKPILE AREA
	SSA	STABILIZED STAGING AREA
	VTC	VEHICLE TRACKING CONTROL
	LOD	LIMITS OF CONSTRUCTION / DISTURBANCE
	CS	CURB SOCK
	ST	SEDIMENT TRAP
	SS	STREET SWEEPING



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2232 - EL PASO, COLORADO  
 SECURITY BLVD. AND MAIN ST.  
 EROSION AND STORMWATER CONTROL PLAN - INTERIM

KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

REVISION DESCRIPTION	DATE
1ST REVIEW COMMENTS	08/18/22
2ND REVIEW COMMENTS	01/06/23

DATE: 01-06-2023

SHEET NUMBER:  
**C3.2**  
 10 OF 36

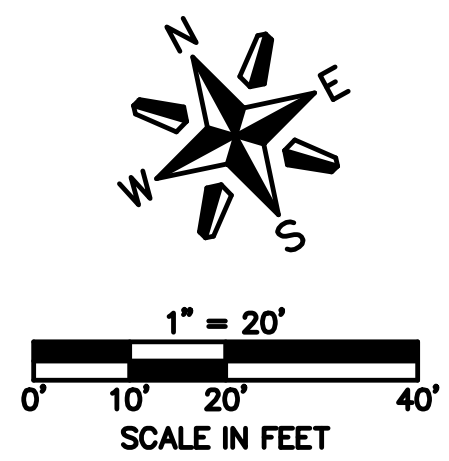
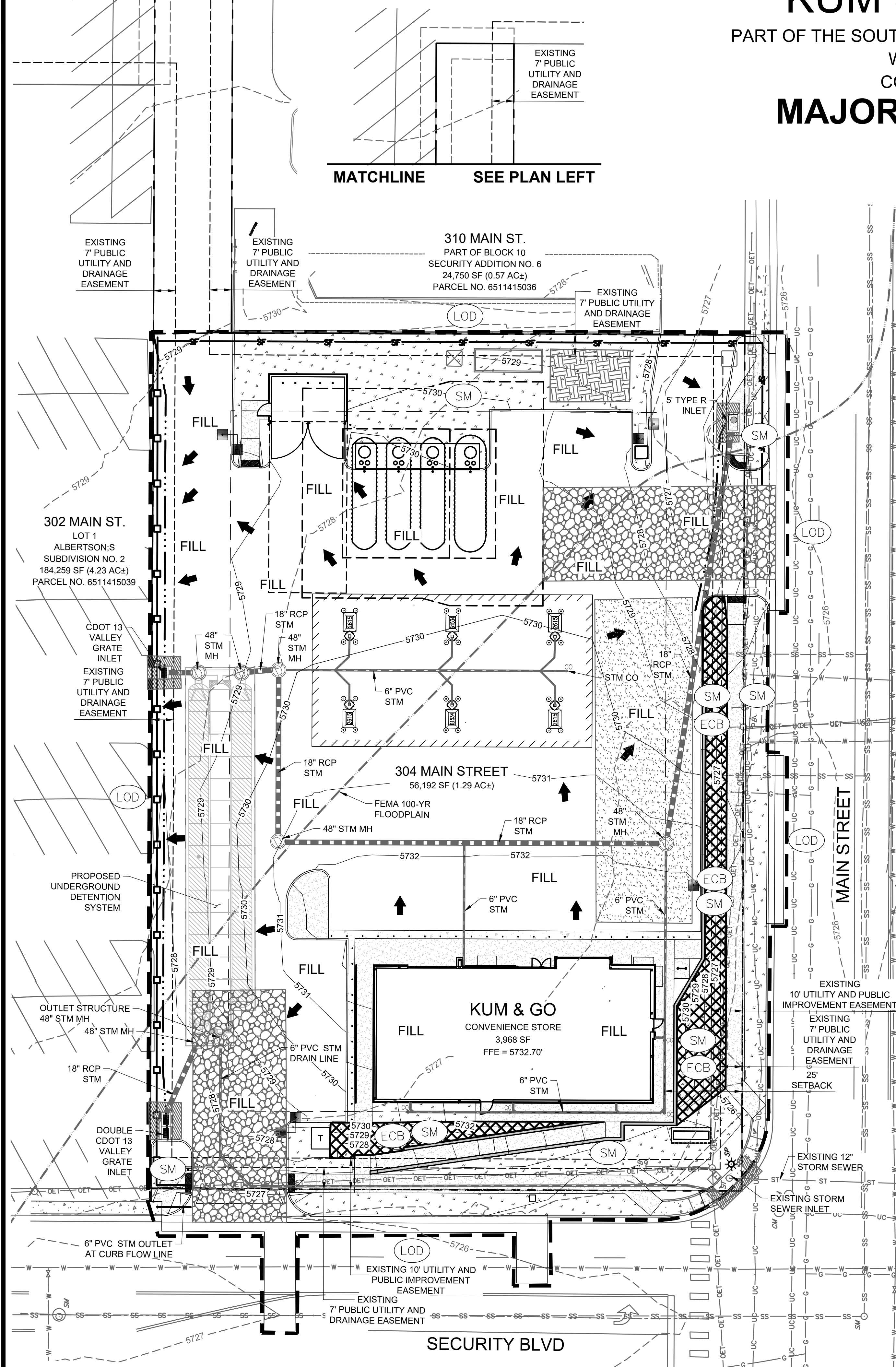
PCD FILE NO. PPR-2225

MATCHLINE SEE PLAN RIGHT

MATCHLINE SEE PLAN LEFT

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



	EXISTING GAS
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
	EXISTING UNDERGROUND TELECOMMUNICATIONS
	EXISTING WATER
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	CONSTRUCTION / DISTURBANCE LIMITS
	EXISTING FLOODPLAIN
	EXISTING CURB & GUTTER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED CURB & GUTTER
	PROPOSED BUILDING
	PROPOSED RETAINING WALL
	PROPOSED SURFACE FLOW LINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER MANHOLE/INLET
	PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING STREET LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING SIGNAGE
	PROPOSED SURFACE FLOW DIRECTION ARROW
	PROPOSED SITE LIGHTING

**NOTE:**  
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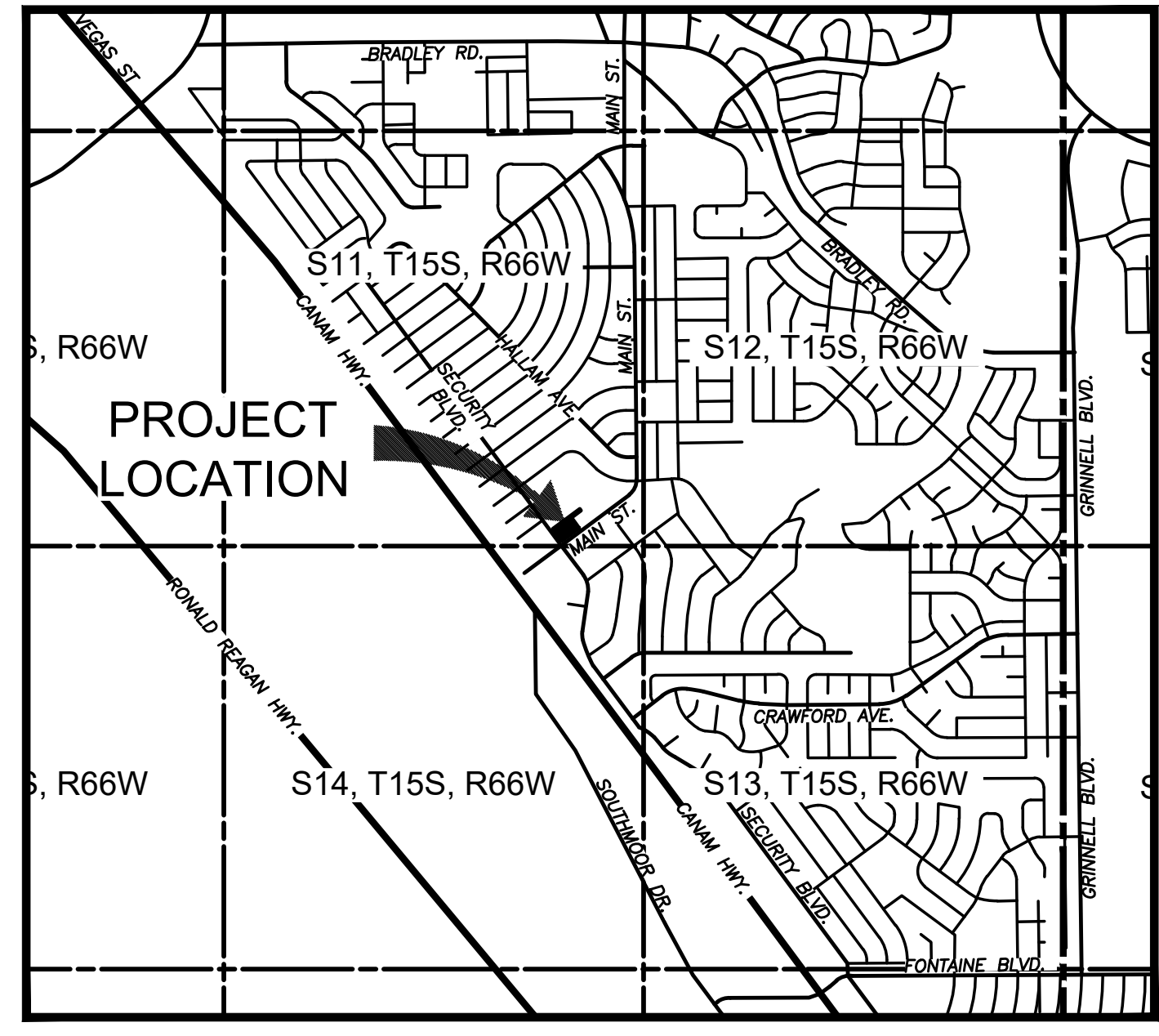
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**SOIL PREPARATION NOTE:**  
SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON  
REPORT NO. 021-05598

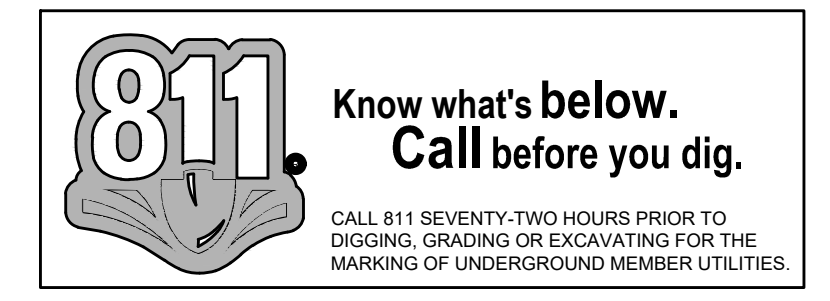
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VICINITY MAP  
SCALE: 1" = 2000'

**BMP LEGEND**

	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	IP	INLET PROTECTION
	SCL	SEDIMENT CONTROL LOG
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SP	STOCKPILE AREA
	SSA	STABILIZED STAGING AREA
	VTC	VEHICLE TRACKING CONTROL
	LOD	LIMITS OF CONSTRUCTION / DISTURBANCE
	CS	CURB SOCK
	ST	SEDIMENT TRAP
	SS	STREET SWEEPING
	ECB	EROSION CONTROL BLANKET



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
EROSION AND STORMWATER CONTROL PLAN - FINAL

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISIONS	DATE	REVISION DESCRIPTION
1	08/19/22	1ST REVIEW COMMENTS
2	01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

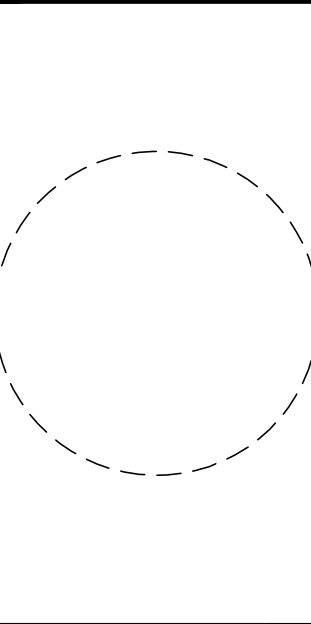
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C3.3  
11 OF 36

PCD FILE NO. PPR-2225



# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
EROSION AND STORMWATER CONTROL DETAILS

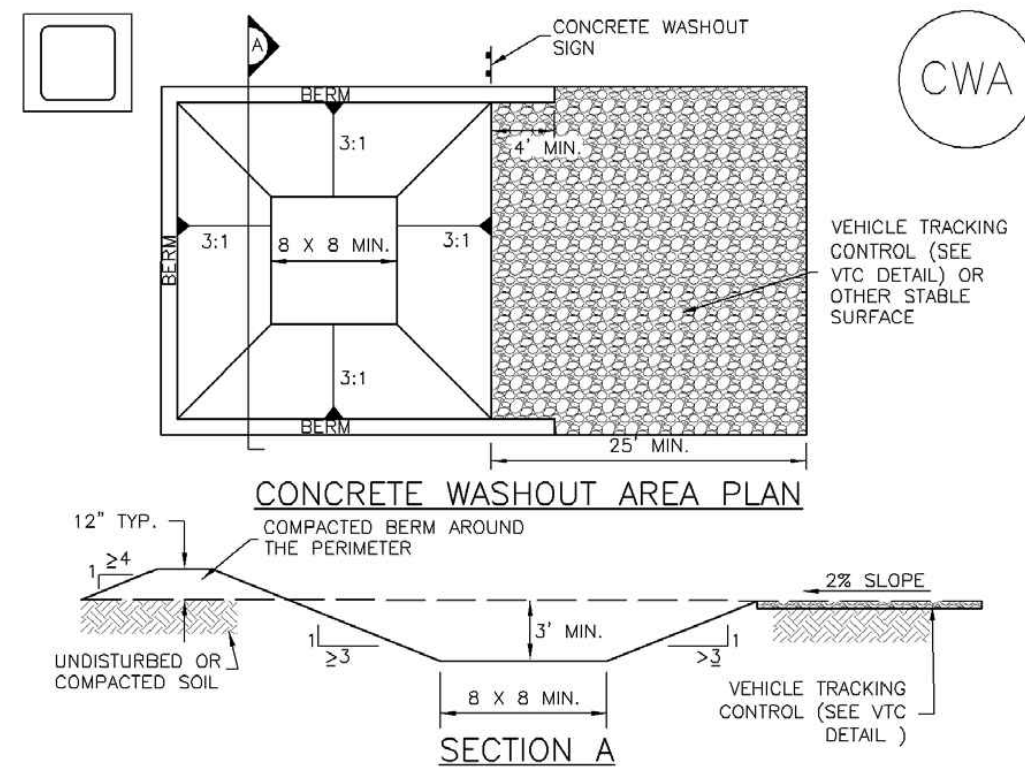
KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE
1ST REVIEW COMMENTS	08/19/22
2ND REVIEW COMMENTS	01/06/23

DATE: 01-06-2023  
SHEET NUMBER: C3.5  
13 OF 36

PCD FILE NO. PPR-2225  
CRITERIA PLAN 04/2020

## Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
  - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFESIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (15 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
  - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
  - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
  - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
  - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
  - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
  - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

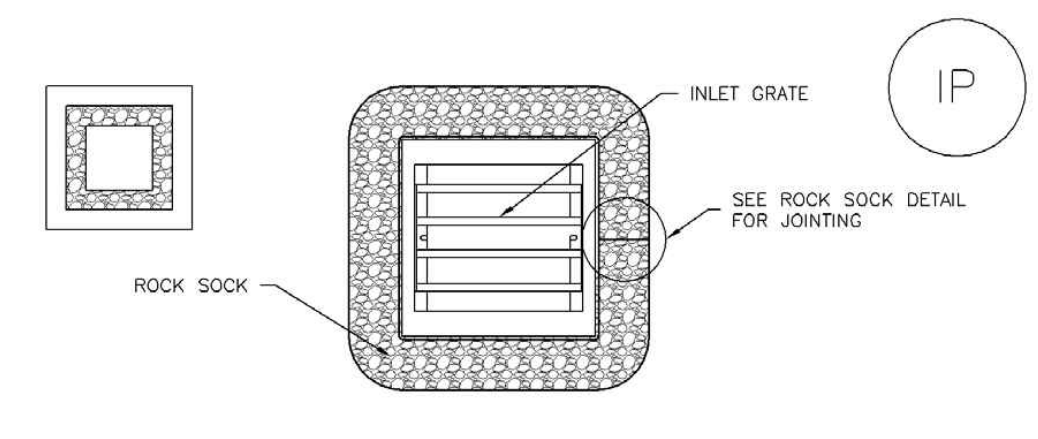
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

## Concrete Washout Area (CWA) MM-1

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
  - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
  - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (DETAIL ADAPTED FROM DENVER COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

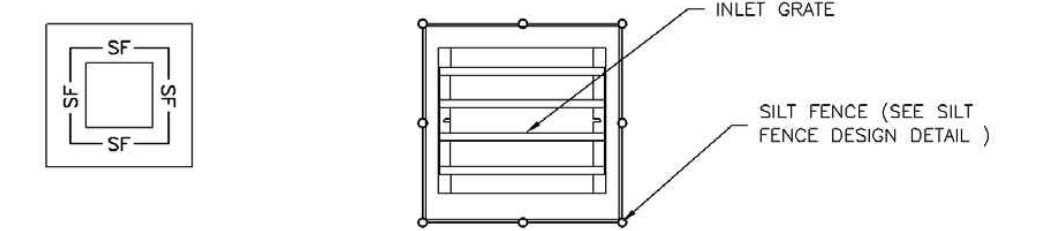
CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Inlet Protection (IP) SC-6



### IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



### IP-4. SILT FENCE FOR SUMP INLET PROTECTION

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
  - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

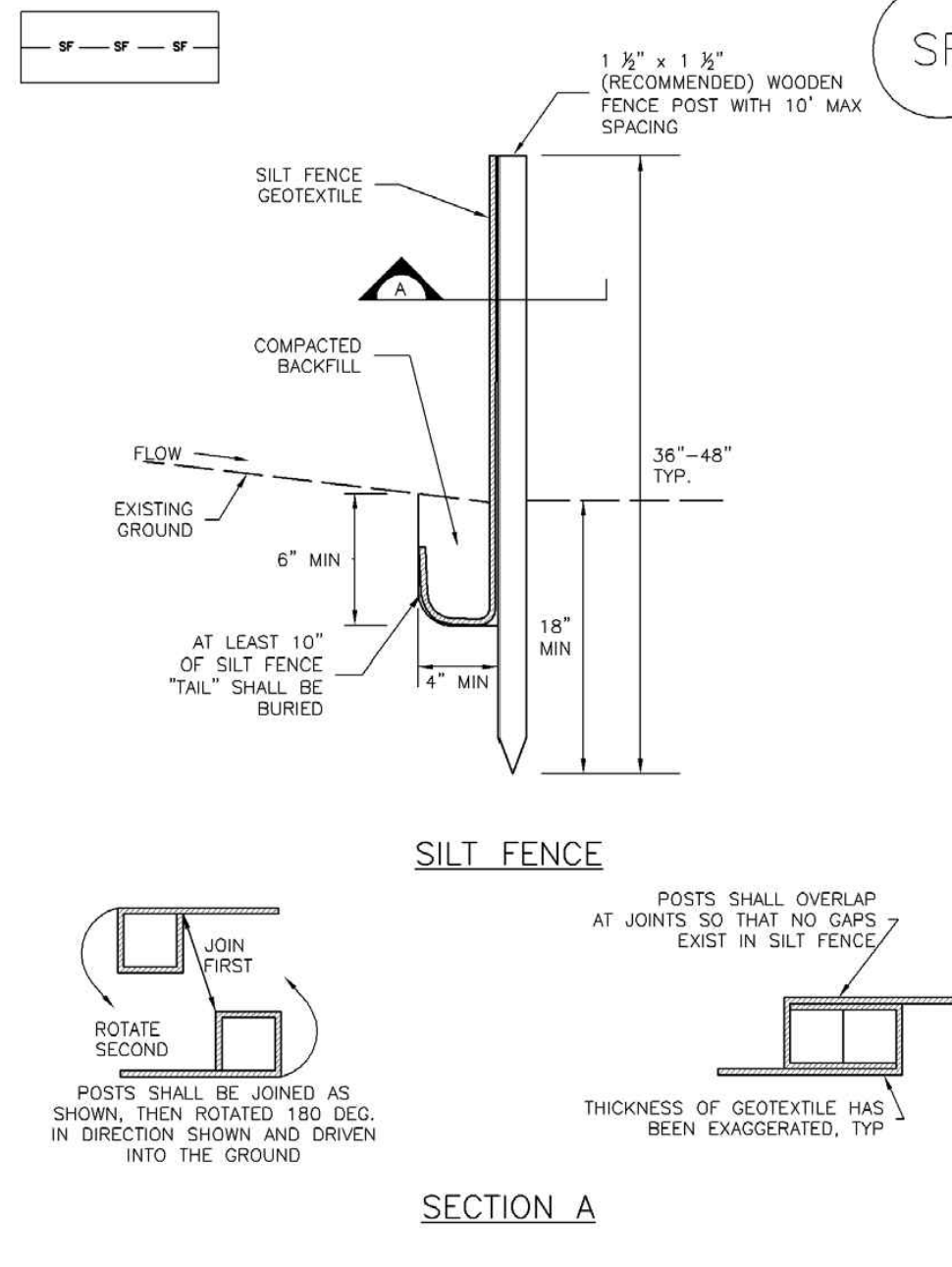
August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

## Inlet Protection (IP) SC-6

- GENERAL INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION. -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
  - INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
  - MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
  - INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
  - WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)**
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE:** THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.
- NOTE:** SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

## Silt Fence (SF) SC-1



### SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

## Silt Fence (SF) SC-1

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
  - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
  - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
  - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
  - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
  - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
  - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
  - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
  - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
  - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

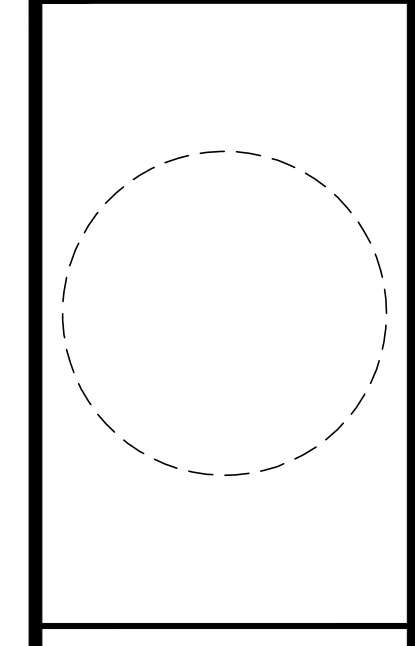
P:\KUM & GO\CD. EL PASO COUNTY - 2232 - MAIN AND SECURITY\08 CAD\GES02232 - 13 - GESC DETAILS 2.DWG



# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN



1459 Grand Ave  
Des Moines, IA 50309  
P: 888-458-6646

2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
EROSION AND STORMWATER CONTROL DETAILS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

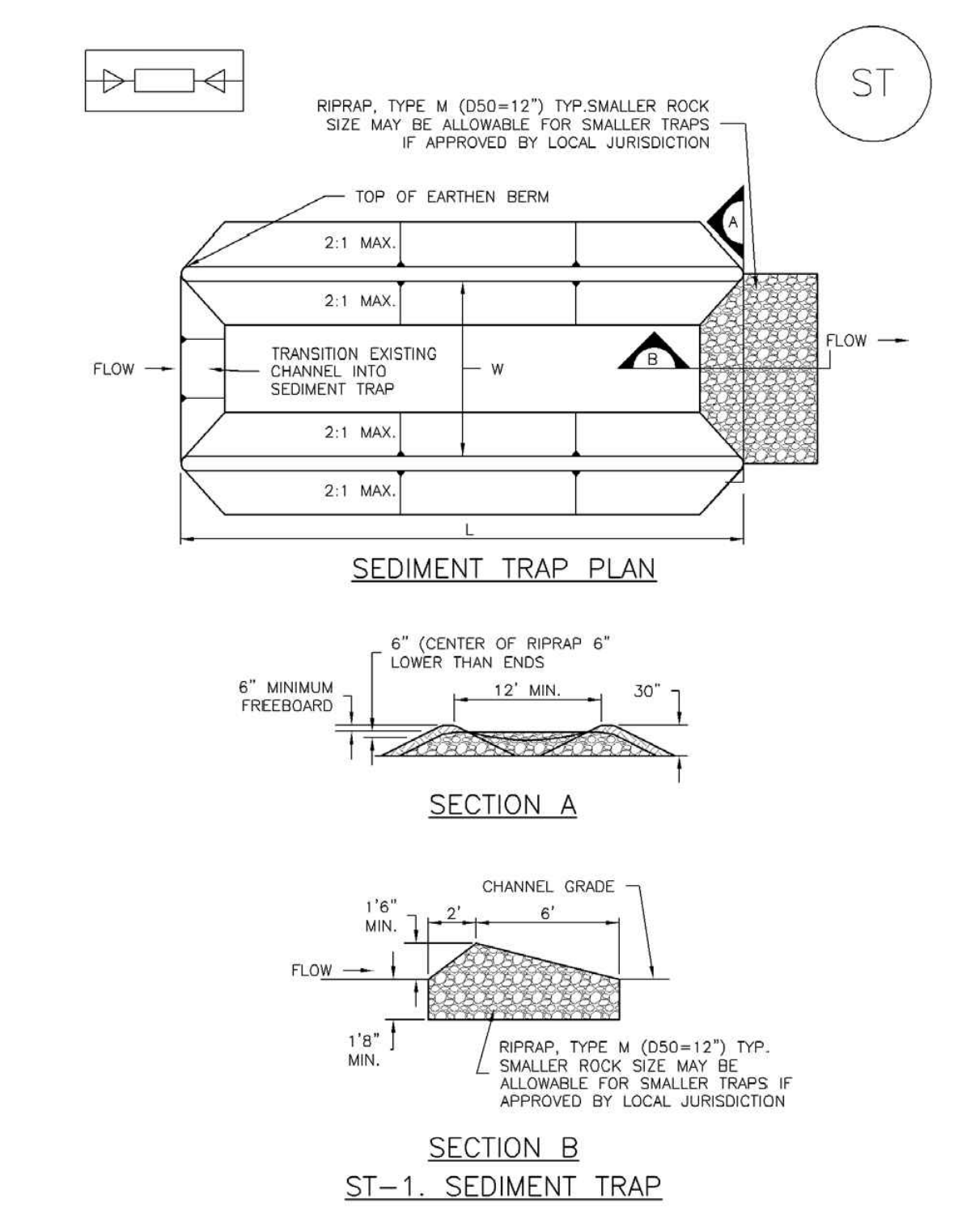
DATE	REVISION DESCRIPTION
08/19/22	1ST REVIEW COMMENTS
01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

SHEET NUMBER:  
**C3.7**  
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CRITERIA PLAN 04/2020

### SC-8 Sediment Trap (ST)



ST-2 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

### Sediment Trap (ST) SC-8

**SEDIMENT TRAP INSTALLATION NOTES**

- SEE PLAN VIEW FOR: -LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
- ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
- SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADED LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION, THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP. SMALLER ROCK SIZE MAY BE ALLOWED FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
- THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
- THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

**SEDIMENT TRAP MAINTENANCE NOTES**

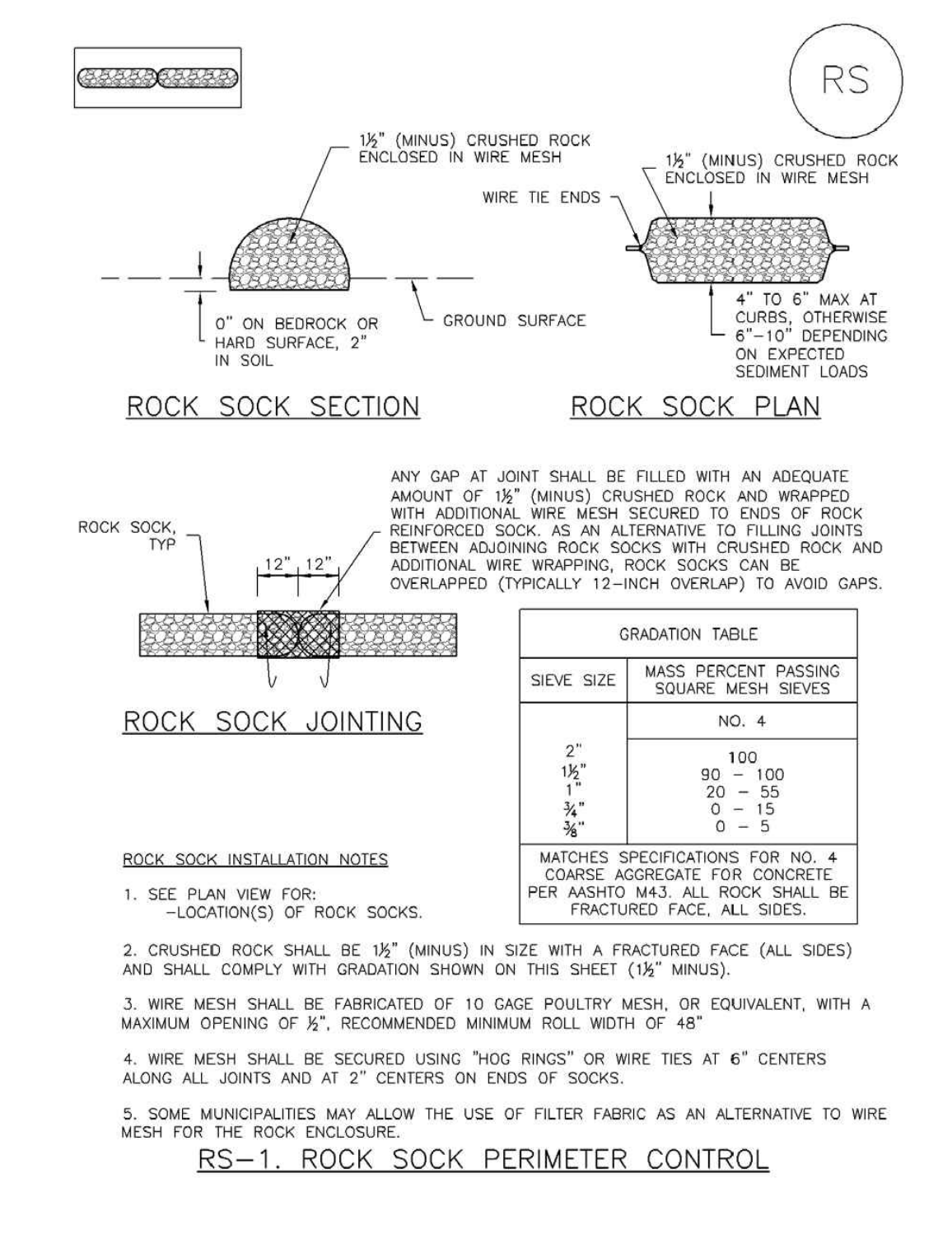
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE RIPRAP OUTLET.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Urban Storm Drainage Criteria Manual Volume 3 ST-3

### SC-5 Rock Sock (RS)



### Rock Sock (RS) SC-5

**ROCK SOCK MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

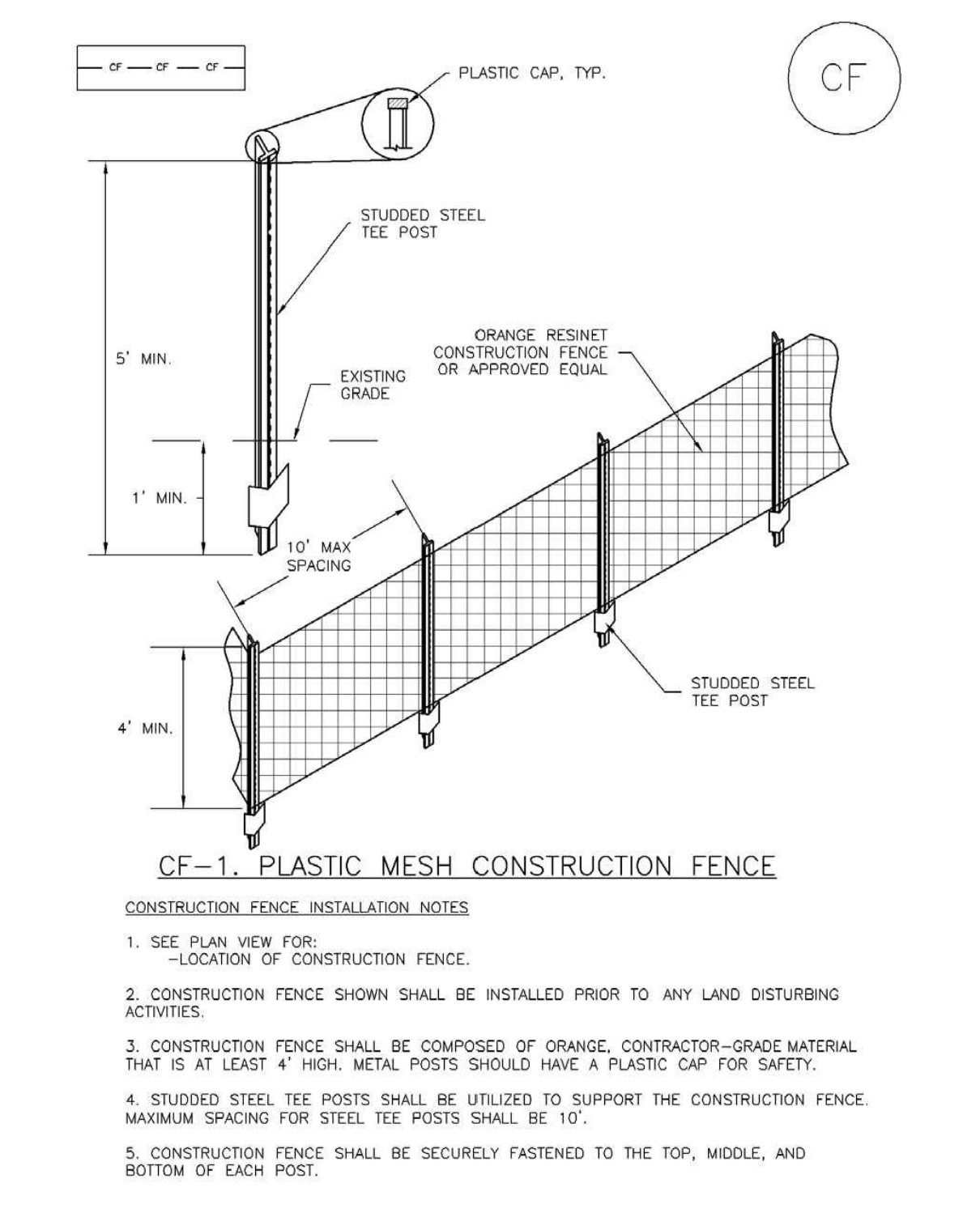
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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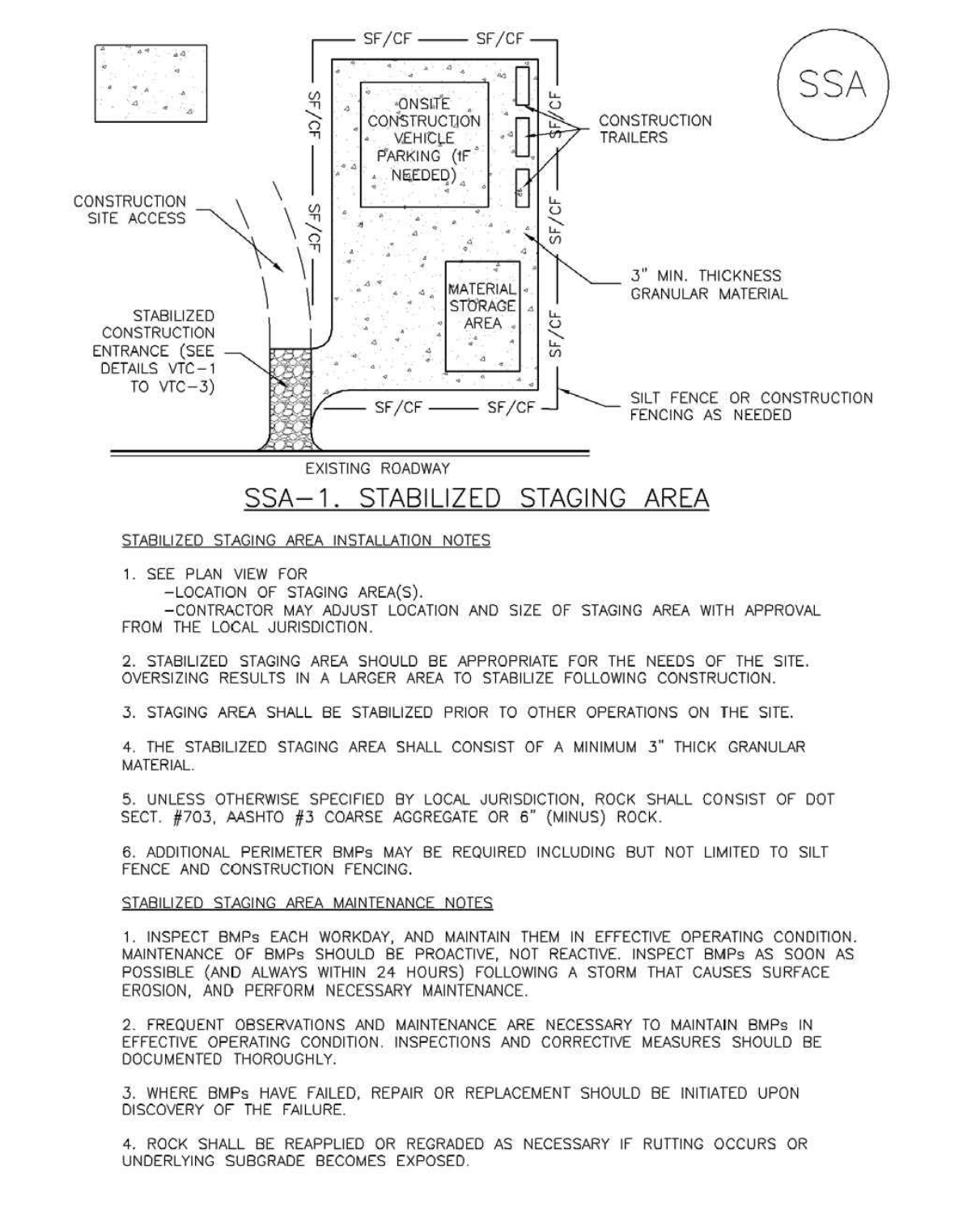
### SM-3 Construction Fence (CF)



### Construction Fence (CF) SM-3

November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 CF-3

### Stabilized Staging Area (SSA) SM-6



### Stabilized Staging Area (SSA) SM-6

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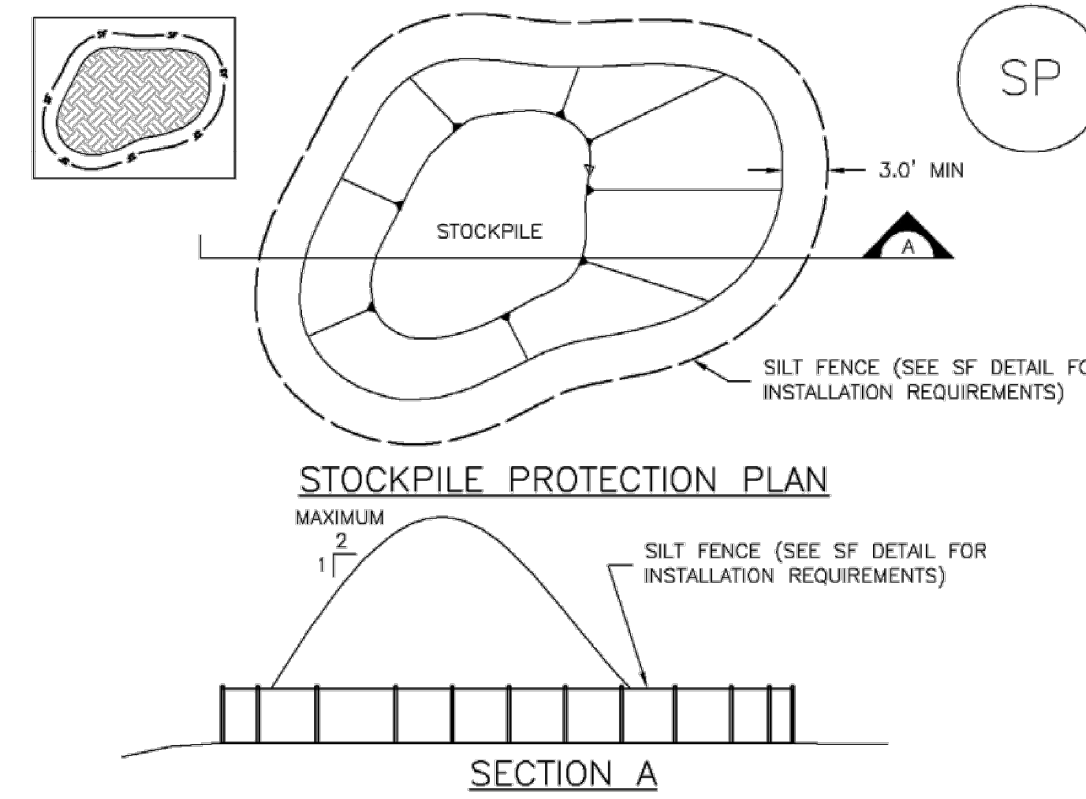
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN

### MM-2 Stockpile Management (SM)

When the stockpile is no longer needed, properly dispose of excess materials and revegetate or otherwise stabilize the ground surface where the stockpile was located.

### Stockpile Management (SP)



SP-1. STOCKPILE PROTECTION

#### STOCKPILE PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - LOCATION OF STOCKPILES.
  - TYPE OF STOCKPILE PROTECTION.
- INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
- STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
- FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

#### STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

#### STOCKPILE PROTECTION MAINTENANCE NOTES

- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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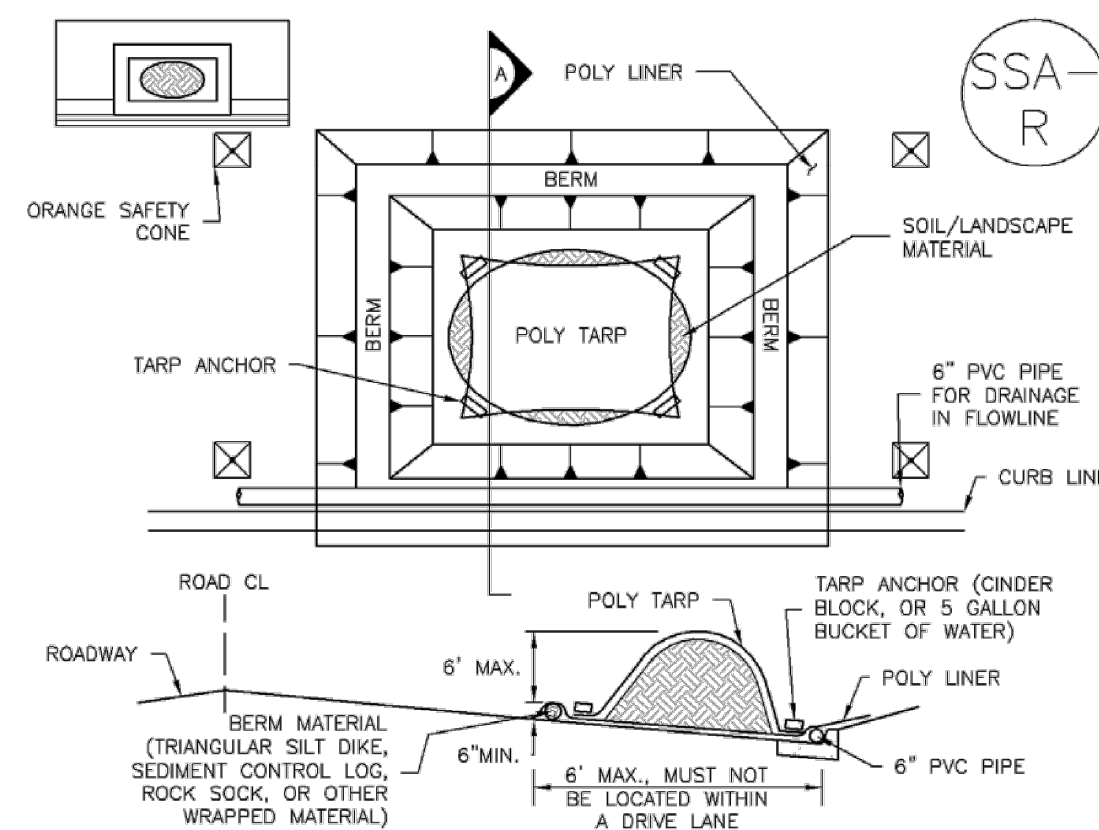
SP-4 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

### Stockpile Management (SP)

### MM-2

### MM-2

### Stockpile Management (SM)



SP-2. MATERIALS STAGING IN ROADWAY

#### MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

- SEE PLAN VIEW FOR:
  - LOCATION OF MATERIAL STAGING AREA(S).
  - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
- MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
- POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
- SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
- FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
- THIS FEATURE CAN BE USED FOR:
  - UTILITY REPAIRS.
  - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
  - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

#### MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
- CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

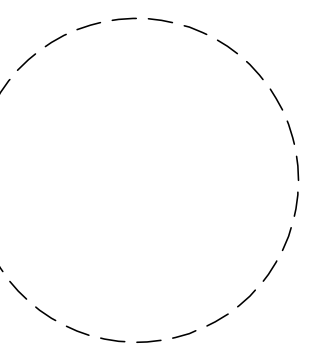
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(DETAILS ADAPTED FROM AURORA, COLORADO)

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SP-6 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3 November 2010

PCD FILE NO. PPR-2225



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.

EROSION AND STORMWATER CONTROL DETAILS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	08/19/22		
2	01/06/23		

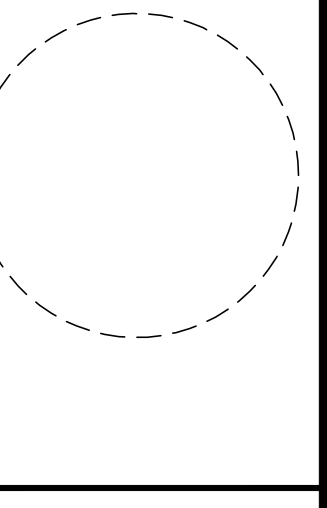
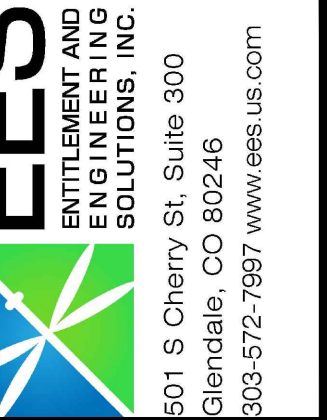
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16 OF 36



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 COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



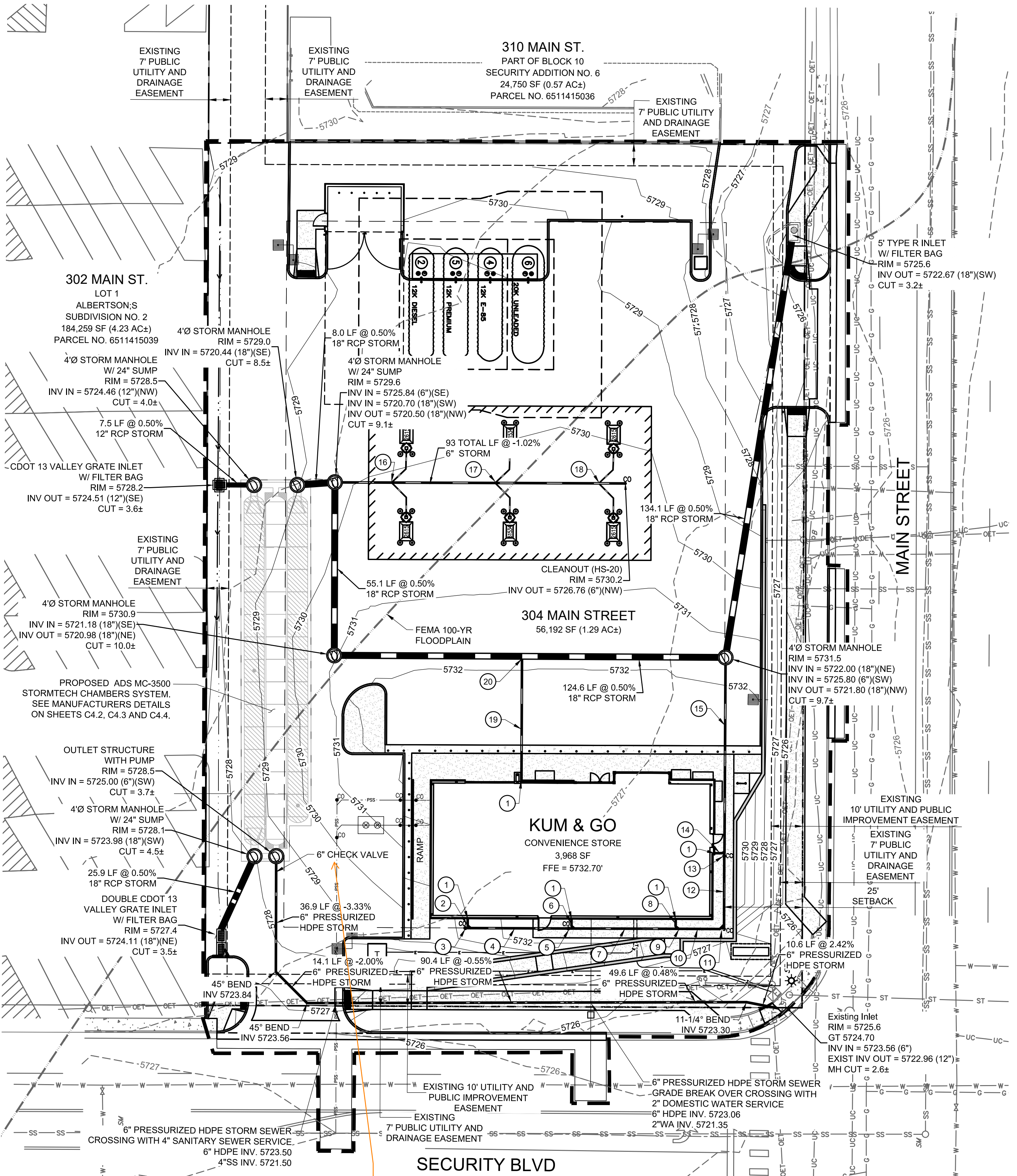
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2232 - EL PASO, COLORADO  
 SECURITY BLVD. AND MAIN ST.  
 STORM SEWER PLAN

KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

REVISION DESCRIPTION	DATE
1ST REVIEW COMMENTS	08/19/22
2ND REVIEW COMMENTS	01/06/23

DATE: 01-06-2023  
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### STORM SEWER PLAN LEGEND

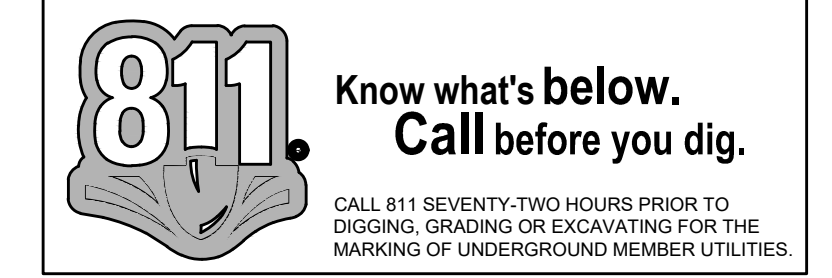
— G — G — G — G — G — G —	EXISTING GAS
— SS — SS — SS — SS — SS —	EXISTING SANITARY SEWER
— ST — ST — ST — ST — ST —	EXISTING STORM SEWER
— OET — OET — OET — OET — OET —	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
— UC — UC — UC — UC — UC —	EXISTING UNDERGROUND TELECOMMUNICATIONS
— W — W — W — W — W — W —	EXISTING WATER
— — — — —	CONSTRUCTION / DISTURBANCE LIMITS
— — — — —	PROPERTY BOUNDARY
— — — — —	EXISTING EASEMENT
— — — — —	EXISTING FLOODPLAIN
— — — — —	EXISTING CURB & GUTTER
— — — — —	EXISTING MAJOR CONTOUR
— — — — —	EXISTING MINOR CONTOUR
— — — — —	PROPOSED MAJOR CONTOUR
— — — — —	PROPOSED MINOR CONTOUR
— — — — —	PROPOSED CURB & GUTTER
— — — — —	PROPOSED BUILDING
— — — — —	PROPOSED SURFACE FLOW LINE
— — — — —	PROPOSED STORM SEWER
⊙	EXISTING STORM SEWER MANHOLE/INLET
⊙	PROPOSED STORM SEWER MANHOLE/INLET
☀	EXISTING STREET LIGHTING
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING SIGNAGE
⊕	PROPOSED SITE LIGHTING

**BENCHMARK:**  
 ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 226 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)

- PRIVATE ROOF DRAIN APPURTENANCES NOTES:**
- PROPOSED 6" ROOF DRAIN DOWN SPOUT BUILDING CONNECTION. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION / CONTINUATION AT THE BUILDING. 6" INV.=5729.20
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 2.0%
  - PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (E) RIM EL.=5831.20 INV.=5729.16
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 31.2 LF @ 2.0%
  - PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (E) RIM EL.=5732.65 INV.=5728.51
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 21.0%
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 33.2 LF @ 2.0%
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 40.0%
  - PROPOSED 6" WYE CONNECTION INV.=5727.81
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 13.1 LF @ 2.0%
  - PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (N) RIM EL.=5832.63 INV.=5727.54
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 21.8 LF @ 2.0%
  - PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (N) RIM EL.=5832.65 INV.=5727.04
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 69.0%
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 62.1 LF @ 2.0%
  - 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.06
  - 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.45
  - 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.85
  - PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 39.2 LF @ 20.1%
  - PROPOSED 18"x6" INSERT-A-TEE 18" INV.=5721.45

Shouldn't there be some kind of maintenance access box around the check valve? Especially since it's flanged.

**CORRECT - LABEL AND SYMBOL UPDATED TO SHOW VALVE BOX AND LINE FOR ACCESS**

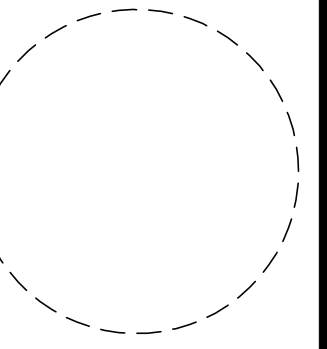
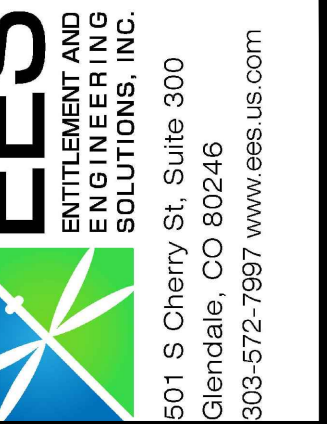


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REVISIONS

DATE: 01-06-2023

SHEET NUMBER: C4.3

19 OF 36

CRITERIA PLAN 04/2020

**MC-3500 ISOLATOR ROW PLUS DETAIL**  
NTS

**4\"**

**INSPECTION & MAINTENANCE**

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT  
A. REMOVE OPEN LIDS ON ALL LAST IN LINE DRAIN  
A.1. REMOVE OPEN LIDS ON ALL LAST IN LINE DRAIN  
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED  
A.3. USING A FLASHLIGHT AND STADIUM ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG  
A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)  
A.5. IF SEDIMENT IS AT, OR ABOVE, 3\"

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS  
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

**NOTES**

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.

2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

**MC-3500 TECHNICAL SPECIFICATION**

**MC-SERIES END CAP INSERTION DETAIL**  
NTS

PART #	STUB	B	C
MC3500EP06T	6\"	33.21\" (844 mm)	—
MC3500EP06B	6\"	—	0.66\" (17 mm)
MC3500EP08T	8\"	31.16\" (791 mm)	—
MC3500EP08B	8\"	—	0.81\" (21 mm)
MC3500EP10T	10\"	29.04\" (738 mm)	—
MC3500EP10B	10\"	—	0.93\" (24 mm)
MC3500EP12T	12\"	26.36\" (670 mm)	—
MC3500EP12B	12\"	—	1.35\" (34 mm)
MC3500EP15T	15\"	23.39\" (594 mm)	—
MC3500EP15B	15\"	—	1.50\" (38 mm)
MC3500EP18T	18\"	20.03\" (509 mm)	—
MC3500EP18B	18\"	—	1.77\" (45 mm)
MC3500EP24T	24\"	14.48\" (368 mm)	—
MC3500EP24B	24\"	—	2.06\" (52 mm)
MC3500EP30B	30\"	—	2.75\" (70 mm)

**Product selection for FLEXSTORM PURE Filters (Permanent Inlet Protection)**

Standard	Inlet Type	K/S Rating	Grate Size	Clear Opening Size	Bag Cap. (ft <sup>3</sup> )	FX/FX+	PC/PC+	Bypass	FX	FX+	PC	PC+	
36\"	Open Throat Inlet	Open Throat (WM)	FGP-36CI	N/A	36	2.5	1.9	1.4	N/A	62HDWM36FX	62HDWM36FXP	62HDWM36PC	62HDWM36PCP
42\"	Open Throat Inlet	Open Throat (WM)	FGP-42CI	N/A	42	3.0	2.5	1.7	N/A	62HDWM42FX	62HDWM42FXP	62HDWM42PC	62HDWM42PCP
48\"	Open Throat Inlet	Open Throat (WM)	FGP-48CI	N/A	48	3.3	2.8	2.2	N/A	62HDWM48FX	62HDWM48FXP	62HDWM48PC	62HDWM48PCP
60\"	Open Throat Inlet (2 piece)	Open Throat (WM)	FGP-60CI	N/A	60	4.2	3.6	2.6	N/A	62HDWM60FX	62HDWM60FXP	62HDWM60PC	62HDWM60PCP
84\"	Open Throat Inlet (2 piece)	Open Throat (WM)	FGP-84CI	N/A	84	5.8	5.0	3.4	N/A	62HDWM84FX	62HDWM84FXP	62HDWM84PC	62HDWM84PCP
96\"	Open Throat Inlet (2 piece)	Open Throat (WM)	FGP-96CI	N/A	96	6.6	5.6	4.4	N/A	62HDWM96FX	62HDWM96FXP	62HDWM96PC	62HDWM96PCP
48\"	Open Throat with Side Wings	Open Throat (WM)	N/A	N/A	48 Winged	5.1	2.7	1.7	N/A	62HDWM4818FX	62HDWM4818FXP	62HDWM4818PC	62HDWM4818PCP

**INSTALLATION AND MAINTENANCE INSTRUCTIONS**

- ENTER MANHOLE OPENING WITH INLET FILTER AND MOUNTING HARDWARE
- ALIGN FILTER FRAME WITH CURB OPENING AND MARK CENTERLINE OF EACH FRAME HANGER BRACKET
- USING SUPPLIED WALL MOUNT BRACKETS, MARK LOCATION OF BRACKET SCREW HOLES SPACED 1\"
- USING HAMMER DRILL, DRILL HOLE TO RECOMMENDED DEPTH OF SPECIFIED FASTENER
- SECURE THE WALL MOUNT BRACKETS USING CONCRETE FASTENERS AND HANG THE FLEXSTORM INLET ASSEMBLY.
- FOR MAINTENANCE LIFT THE FILTER FRAME OFF MOUNTING BRACKETS AND CARRY UP THROUGH MANHOLE OPENING. ALTERNATIVELY SERVICE WITH TRUCK MOUNTED VACUUM.

**FLEXSTORM P/Ns 62SHDFX & 62SHDFXP**  
HD4 INLET TYPE: SQUARE/RECT PRECAST OPENING WITH 4 SEAT GRATE SUPPORT

Pure Frame with FX Bag	Field Inlet Dimensions	Flexstorm Framing Data	Flexstorm Ratings (Flow at 50% Max)	Pure Frame with FX Bag
ADS-P/N Flexstorm Item Code	Grade Size (A x B)	Clear Opening (B1 x B2)	Bl B1 B2 A1 A1 C1	ADS P/N Flexstorm Item Code
62SHDFX P/N: 62SHDFX-05-05-05-FX	5'0\"	8'0\"	8.0 5.0 8.5 8.3 0.2	62SHDFXP P/N: 62SHDFXP-05-05-05-FXP
62SHDFX P/N: 62SHDFX-10-10-10-FX	10'0\"	10'0\"	8.0 7.5 11.5 11.3 0.4	62SHDFXP P/N: 62SHDFXP-10-10-10-FXP
62SHDFX P/N: 62SHDFX-15-15-15-FX	15'0\"	10'0\"	8.0 7.5 11.5 11.3 0.4	62SHDFXP P/N: 62SHDFXP-15-15-15-FXP
62SHDFX P/N: 62SHDFX-20-20-20-FX	20'0\"	12'0\"	8.0 7.5 12.0 11.8 0.4	62SHDFXP P/N: 62SHDFXP-20-20-20-FXP
62SHDFX P/N: 62SHDFX-30-30-30-FX	30'0\"	15'0\"	8.0 7.5 15.0 13.1 0.5	62SHDFXP P/N: 62SHDFXP-30-30-30-FXP
62SHDFX P/N: 62SHDFX-30-30-30-FX	30'0\"	15'0\"	8.0 7.5 15.0 13.1 0.5	62SHDFXP P/N: 62SHDFXP-30-30-30-FXP
62SHDFX P/N: 62SHDFX-42-42-42-FX	42'0\"	18'0\"	8.0 7.5 18.0 14.7 0.7	62SHDFXP P/N: 62SHDFXP-42-42-42-FXP
62SHDFX P/N: 62SHDFX-48-48-48-FX	48'0\"	20'0\"	8.0 7.5 20.0 14.3 0.7	62SHDFXP P/N: 62SHDFXP-48-48-48-FXP
62SHDFX P/N: 62SHDFX-60-60-60-FX	60'0\"	24'0\"	8.0 7.5 24.0 15.6 0.9	62SHDFXP P/N: 62SHDFXP-60-60-60-FXP
62SHDFX P/N: 62SHDFX-84-84-84-FX	84'0\"	30'0\"	8.0 7.5 30.0 17.5 1.2	62SHDFXP P/N: 62SHDFXP-84-84-84-FXP

**NOTES:**

- RATINGS SHOWN ARE FOR STANDARD 22\"
- THE FOLLOWING REQUIRES ADDITIONAL REVIEW

- GRATES WITH EXTENDED BOTTOMS
- ANY OBSTRUCTED INLET OPENINGS

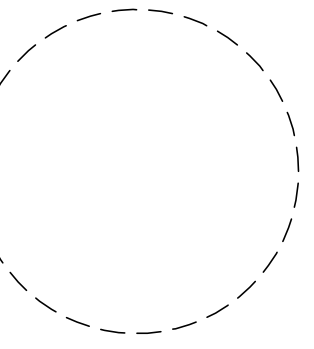
**811** Know what's below. Call before you dig.

CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PCD FILE NO. PPR-2225

# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



1459 Grand Ave  
 Des Moines, IA 50309  
 P: 888-458-6646

2232 - EL PASO, COLORADO  
 SECURITY BLVD. AND MAIN ST.  
 ADS SYSTEM DETAILS

KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

DATE	REVISION DESCRIPTION
08/19/22	1ST REVIEW COMMENTS
01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

SHEET NUMBER: C4.4

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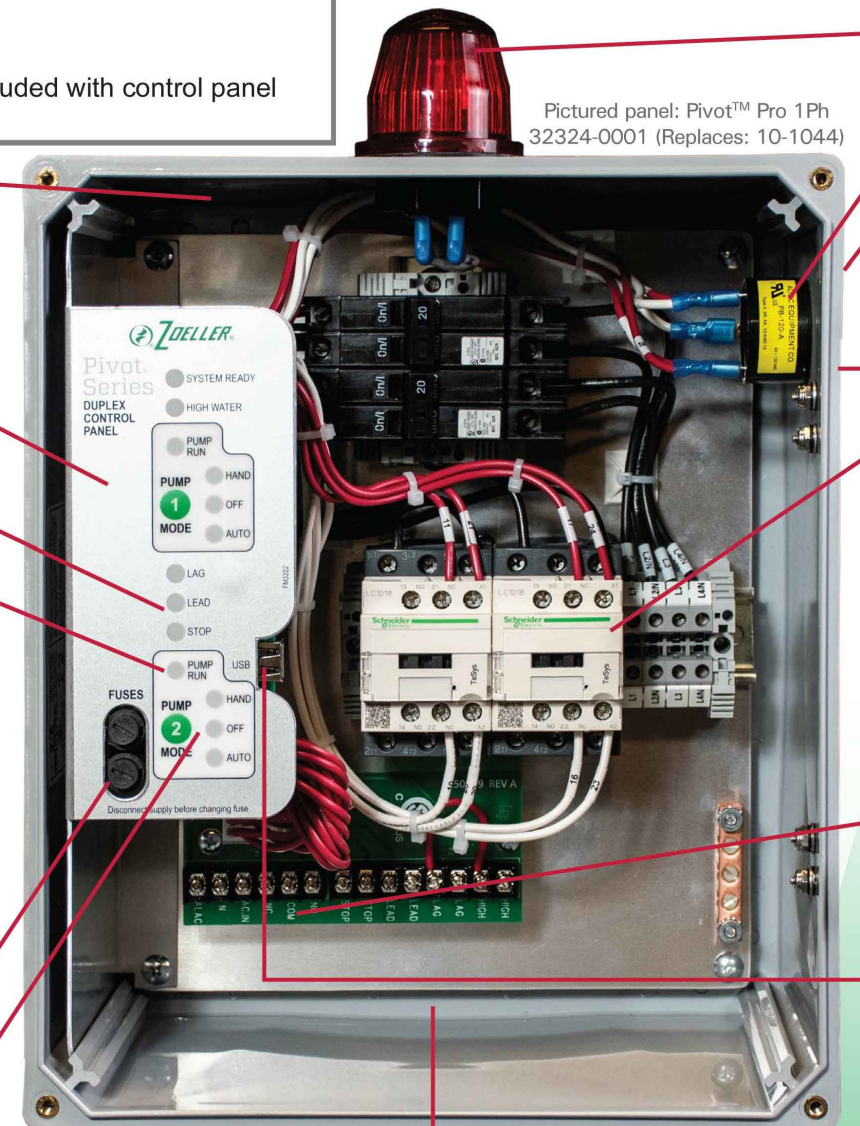
## Pivot Your Thinking™

More Standard Features, Greater Value, Fewer Models To Stock.  
**Introducing: Pivot™ 1Ph Control Panels**

- Duplex Control Panels 1PH, 115V/200V/230V
- 32314-0001 0 to 7 FLA
  - 32324-0001 7 to 15 FLA
  - 32334-0001 15 to 20 FLA
  - 32344-0001 20 to 30 FLA
- \*\*Float switches are not included with control panel

Pivot™, 115/200/230  
 Simplex and Duplex models  
 Limited 5 year warranty  
 UL US LISTED

- Touch-safe user interface LED indicators:  
 -System Ready  
 -Float switch LED indicators  
 -float switch faults  
 -Pump Run LED indicator(s)  
 Latching globe and horn feature  
 3 or 4 float switch operation  
 -choice of multiple float logic and orders  
 -built-in switch redundancy  
 -configurable float switch operation  
 -choose between Smart and Relay Switch Logic  
 Separate fuses for alarm and control circuits  
 Smart HOA:  
 -prevents accidental On or Off  
 -Off mode reminder



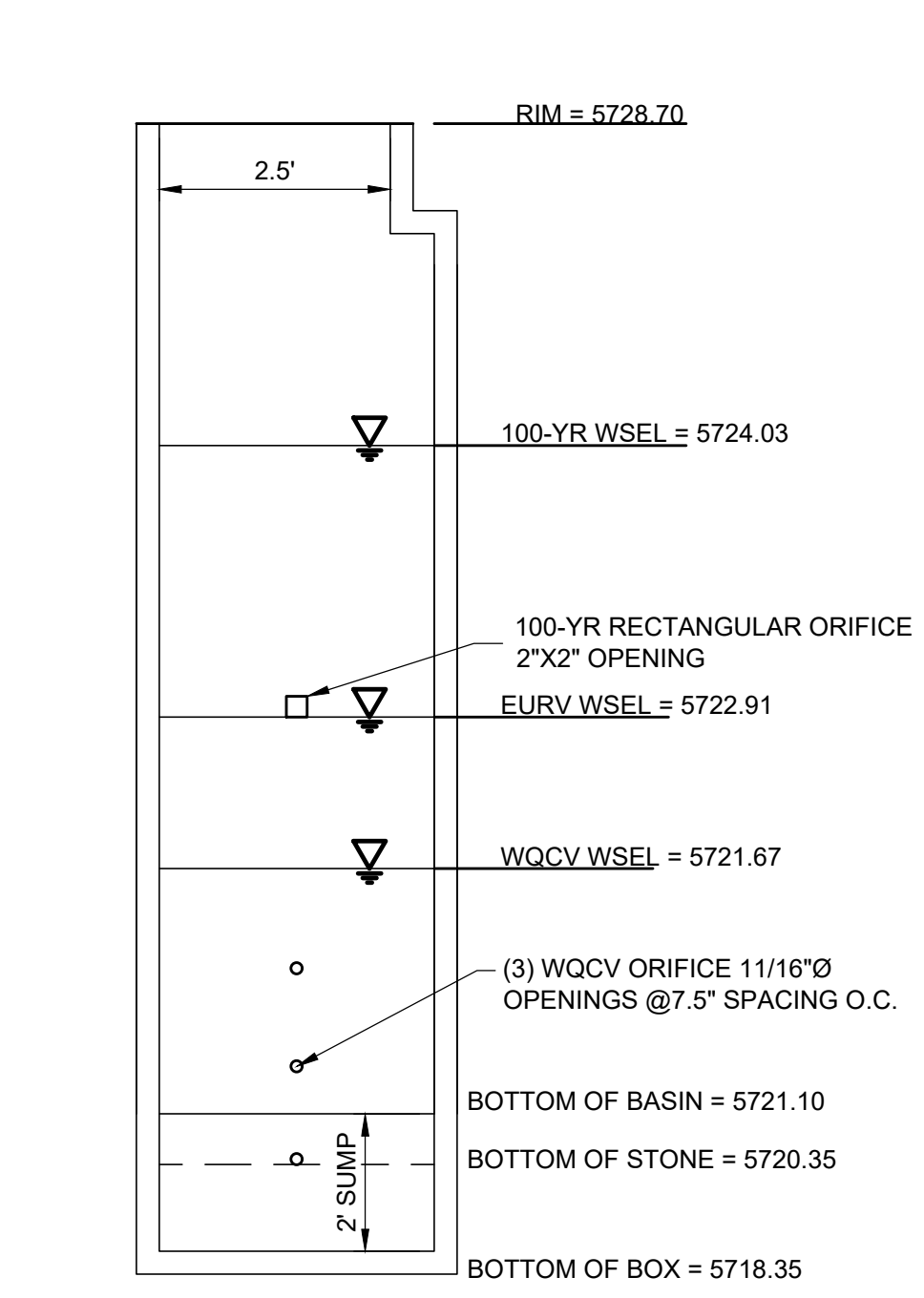
- Top mount globe -varying globe patterns for distinct alarm conditions  
 Side mount horn  
 Side mount Test/Silence switch  
 Test switch tests all LEDs, globe, and horn  
 NEMA 4X enclosure, locking hasp, dead front, 12x10x6 Pivot™  
 Motor contactor(s), breakers (1Ph)  
 -staggered pump start  
 Alarms for:  
 -high water alarm  
 -continuous pump run  
 -incorrect control voltage  
 -disabled alarm circuit  
 -failed contactor  
 -overload  
 -float fault  
 -HOA Off timeout  
 Auxiliary output, form C (aka dry contacts)  
 USB features:  
 -pump starts counter  
 -elapsed time meter  
 -custom configurations  
 -update firmware  
 Factory Reset for clearing and troubleshooting  
 Set of 5 PCB jumpers for selection of preferences

- Simplex Control Panels 1 PH, 115V/200V/230V
- 31314-0001 0 to 7 FLA
  - 31324-0001 7 to 15 FLA
  - 31334-0001 15 to 20 FLA
  - 31344-0001 20 to 30 FLA
- \*\*Float switches are not included with control panel

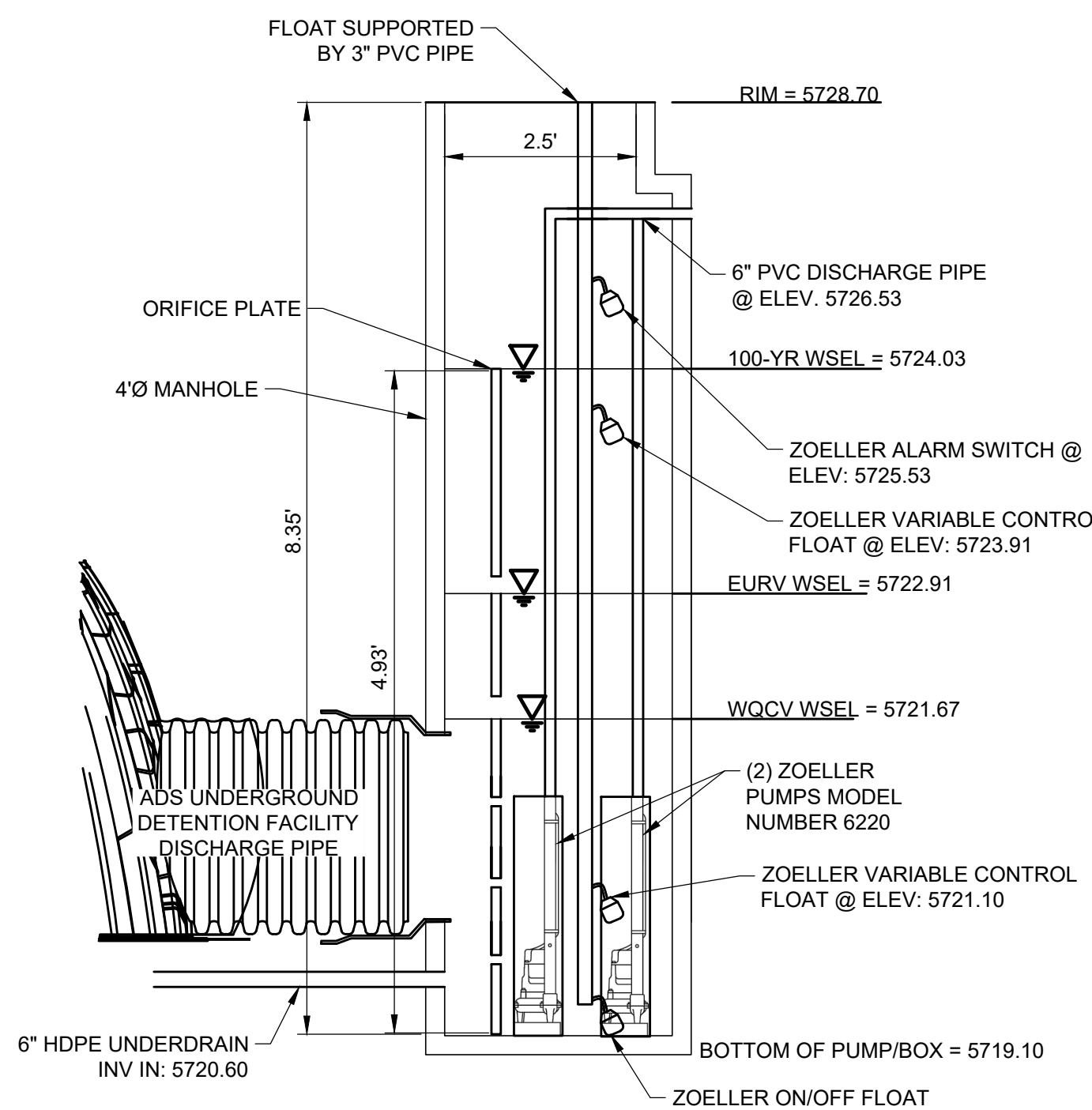
Pivot Series  
**ZOELLER**  
 PUMP COMPANY

Trusted. Tested. Tough.™  
 zoellerpumps.com 800-928-7867  
 3649 Cane Run Road, Louisville, KY 40211 USA

**B** ZOELLER CONTROL PANEL  
 NOT TO SCALE



**ORIFICE PLATE DETAIL**  
 NOT TO SCALE



**PUMP AND ORIFICE PLATE SIDE VIEW DETAIL**  
 NOT TO SCALE

Trusted. Tested. Tough.™

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

**ZOELLER**  
 ENGINEERED PRODUCTS

SECTION: Z2.20.110  
 ZM2349  
 0521  
 Supersedes  
 1120

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347  
 SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961  
 (502) 778-2731 • 1 (800) 928-PUMP • FAX: (502) 774-3624

Visit our website: [zoellerengineered.com](http://zoellerengineered.com)

**62 HD SERIES**  
 TECHNICAL DATA  
 4" & 6" FLANGED DISCHARGE UNITS  
 5 - 20 BHP

Submersible Water Pump Association MEMBER

UL US LISTED

MODEL NUMBER:	6220	6221	6222	6223	6224
PUMP NAME PLATE HORSEPOWER: BHP	5.0	7.5	10.0	15.0	20.0
NEC LOCKED ROTOR CODE:	D	F	C	E	B
MAXIMUM KW INPUT:	5.2	7.8	9.8	13.5	16.8
IMPELLER DIAMETERS: in (mm) STANDARD	6-7/8" (175mm)	7-3/8" (187mm)	7-3/4" (197mm)	8-5/8" (219mm)	9-1/2" (241mm)
DISCHARGE SIZE:	4" FLANGED HORIZONTAL		6" FLANGED HORIZONTAL		
SOLID SIZE: in (mm)	3" (75 mm)				
IMPELLER TYPE:	SEMI-OPEN		OPTIONAL VORTEX		
IMPELLER MATERIAL:	DUCTILE IRON		OPTIONAL BRONZE		
FLANGE:	ANSI B16.1				
PUMP NET WEIGHT: lbs. (kg)	350 lbs. (159kg)				
MOTOR SHAFT:	416 SS		TYPE SOOW		
RPMP:	1750				
MOTOR TYPE:	STANDARD SUBMERSIBLE		*** INVERTER DUTY SUBMERSIBLE		
SHAFT SEAL CONSTRUCTION:	STANDARD CARBON/CERAMIC		OPTIONAL UPPER CARBON / SILICON CARBIDE OPTIONAL LOWER SILICON CARBIDE/SILICON CARBIDE		
O-RING ELASTOMERS:	STANDARD BUNA-N		OPTIONAL VITON		
STANDARD SENSING DEVICES**:	MOTOR THERMAL SHUTOFF		THERMAL SENSORS WITH AUTOMATIC RESET		
IMPELLER TRIM:	STANDARD		OPTIONAL		
RECOMMENDED FLUID LEVEL FOR CONTINUOUS OPERATIONS: in (m)	24" (0.6m)		(For Continuous Duty, Refer to Warranty)		
MAXIMUM WATER TEMPERATURE:	104 °F (40 °C)				

\* Contact factory. These configurations are not CSA listed. \*\* Requires a circuit in control panel to function. \*\*\* 30 Hz - 60 Hz Max, NEMA MG-1 Part 30, cCSAus certified when used with type VPWM inverter.

MODEL	BHP	SERVICE FACTOR	230V/1 PHASE	200V/3 PHASE	230V/3 PHASE	480V/3 PHASE	575V/3 PHASE	
			FLA	LRA	FLA	LRA	FLA	LRA
6220	5.0	1.2	27.5	91.0	17.5	61.9	15.2	53.8
6221	7.5	1.2	36.7	137.0	25.0	109.0	22.0	95.0
6222	10.0	1.2	N/A	N/A	32.0	109.0	28.0	95.0
6223	15.0	1.2	N/A	N/A	48.3	197.0	41.7	172.0
6224	20.0	1.0	N/A	N/A	69.4	197.0	54.0	172.0

**D** ZOELLER PUMP MODEL NO. 6220  
 NOT TO SCALE

MODEL 6220 - 6224 SEMI-OPEN IMPELLER 3" SOLIDS PASSING

Model Horsepower Diameter  
 6220 5.0 BHP 6.88"  
 6221 7.5 BHP 7.38"  
 6222 10.0 BHP 7.75"  
 6223 15.0 BHP 8.63"  
 6224 20.0 BHP 9.50"

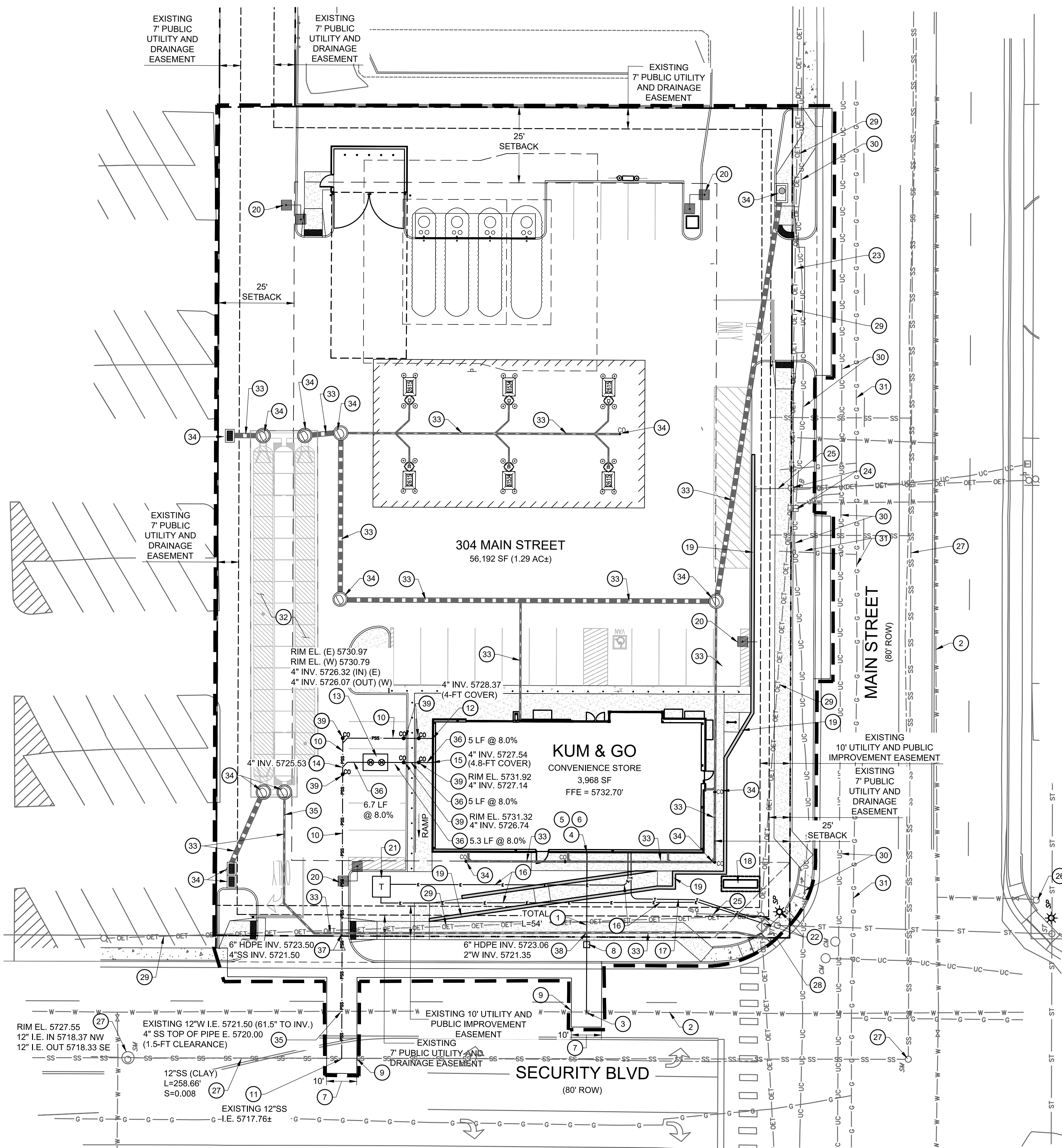
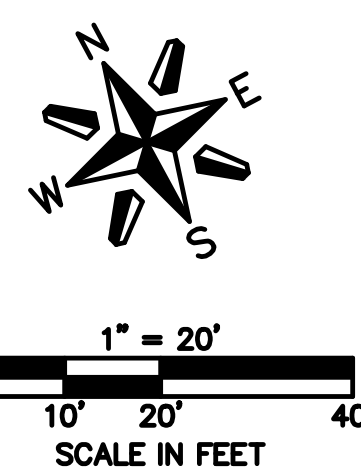
[CAUTION] Motor overloading can occur if an oversized impeller is used in an application without enough head. Always verify the actual TDH of an application before using a nonstandard impeller size. Single phase pumps are not sold with oversized impellers.

PCD FILE NO. PPR-2225



# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO  
**MAJOR SITE DEVELOPMENT PLAN**



## SITE AND UTILITY PLAN LEGEND

- EXISTING GAS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING WATER
- CONSTRUCTION / DISTURBANCE LIMITS
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED DRAINAGE FLOW ARROWS
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED SITE LIGHT

## BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS CONTROL MONUMENT SE09, BEING A 2-INCH DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL SE09" ON THE EAST CORNER OF THE CONCRETE BASE OF A TELEPHONE RELAY BOX AT THE EAST CORNER OF 226 MAIN STREET, ABOUT 3 FEET NORTHWEST OF THE NORTHWEST CURB OF MAIN STREET, AND ABOUT 205 FEET SOUTHWEST OF THE SOUTHWEST CURB LINE OF SECURITY BOULEVARD. CITY ELEVATION: 5726.76 (NGVD 29)

## DRY UTILITY NOTE:

PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT, AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROVISION AND INSTALLATIONS REQUIRED OF ALL DRY UTILITY APPURTENANCES (INCLUDING, BUT NOT LIMITED TO, TRENCHING, CONDUITS, PULL BOXES, ETC.) REQUIRED FOR SERVICE CONNECTION THAT ARE NOT INCLUDED IN THE UTILITY PROVIDER'S SCOPE.

## WATER SERVICE TAP NOTE:

1. ALL TAPS SHALL BE MADE BY THE CONTRACTOR AND PAID FOR IN ADVANCE. APPLICATION, PAYMENT, AND SCHEDULING SHALL BE CONDUCTED THROUGH THE WATER DISTRICT OFFICE, 231 SECURITY BOULEVARD, TELEPHONE 392-3475. PERMITS FOR SERVICE TAPS SHALL ONLY BE ISSUED TO A MASTER PLUMBER. THE CONTRACTOR SHALL EXCAVATE THE TAPPING HOLE AND NOTIFY THE WATER DISTRICT TWENTY-FOUR (24) HOURS PRIOR TO TAPPING. ONCE THE TAP IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THE TAPPING SLEEVE OR SADDLE AND THE TAPPING VALVE AGAINST FREEZING OR OTHER DAMAGE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL BACKFILL, COMPACTION, PAVING, CURB AND GUTTER, ETC. SEE STANDARD DRAWING NO. 23.

## UTILITY SCHEDULE (CONTINUED):

35. PROPOSED 4" SANITARY SEWER CROSSING WITH EXISTING 12" CIP WATER MAIN PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE PLAN FOR UTILITY CROSSING ELEVATIONS.
36. PROPOSED 4" ASTM 3034 SDR-35 PVC GREASE INTERCEPTOR SERVICE LINE. INSTALL AT 8.0% MAXIMUM SLOPE. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION/CONTINUATION AT THE BUILDING. SEE DETAILS ON SHEET C5.4.
37. PROPOSED 6" PRESSURIZED HDPE STORM SEWER CROSSING WITH 4" SANITARY SEWER SERVICE. SEE PLAN FOR UTILITY CROSSING ELEVATIONS.
38. PROPOSED 6" PRESSURIZED HDPE STORM SEWER CROSSING WITH 2" DOMESTIC WATER SERVICE. SEE PLAN FOR UTILITY CROSSING ELEVATIONS.
39. PROPOSED 4" SANITARY SEWER CLEANOUT PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE SEWER SERVICE PLAN AND PROFILE LOCATED ON SHEET C5.2 FOR DESIGN INFORMATION AND DETAILS.

## UTILITY SCHEDULE:

1. PROPOSED 2" WATER SERVICE (HDPE PE4710 IPS, 250 PSI, SIDR7) WITH BRASS FORD FITTINGS, TRACER WIRE AND 5.5 FEET MINIMUM DEPTH BELOW GRADE IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAILS ON SHEET C5.3. CONTRACTOR TO COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS. PERFORM REQUIRED WORK, AND CONFIRM PROPOSED SERVICE SIZE WITH ARCHITECT AND MECHANICAL PLANS PRIOR TO CONSTRUCTION. SEE WATER SERVICE PLAN AND PROFILE ON C5.2 FOR MORE INFORMATION.
2. EXISTING WATER MAIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SECURITY BLVD IS 12" CAST IRON PIPE AND MAIN ST IS 10" CAST IRON PIPE.
3. PROPOSED 2" DOMESTIC WATER SERVICE POINT OF CONNECTION WITH EXISTING 12" WATER MAIN. INSTALL FTS420T FABRICATED TAPPING SADDLE PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE TAPPING DETAIL ON SHEET C5.3.
4. PROPOSED 2" DOMESTIC WATER SERVICE ENTRY. PROVIDE 6-FEET OF COVER AT BUILDING CONNECTION TO PROVIDE 1.5-FT CLEARANCE UNDER 6" ROOF DRAIN. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS FOR WATER METER PLACEMENT (INSIDE THE BUILDING).
5. PROPOSED IRRIGATION TAP TO BE INSTALLED INSIDE THE BUILDING IN MECHANICAL ROOM OFF DOMESTIC WATER SERVICE LINE. IRRIGATION TAP/METER LOCATION SHALL BE BETWEEN INTERIOR WALL AND DOMESTIC WATER METER. SEE MECHANICAL PLANS FOR CONTINUATION.
6. PROPOSED 2" WATER METER LOCATED INSIDE THE BUILDING MECHANICAL ROOM. CONTRACTOR SHALL INSTALL 2" WATER METER. COORDINATE WITH THE SECURITY WATER AND SANITATION DISTRICT FOR APPROVAL OF WATER METER LOCATION PRIOR TO INSTALLATION. SEE MECHANICAL PLANS FOR CONTINUATION.
7. PROPOSED 10-FEET WIDE UTILITY TRENCH PER SECURITY WATER AND SEWER DISTRICT STANDARDS. SAWCUT ASPHALT TO FORM A CLEAN SMOOTH EDGE AND REPLACE ROAD SECTION IN-KIND.
8. PROPOSED CURB STOP AND BOX TO BE INSTALLED 6" FROM THE INSIDE EDGE OF THE SIDEWALK IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT. SEE DETAIL ON SHEET C5.3.
9. SAWCUT ASPHALT / CONCRETE TO FORM A CLEAN, SMOOTH EDGE.
10. PROPOSED 4" ASTM 3034 SDR-35 PVC SANITARY SEWER SERVICE. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION/CONTINUATION AT THE BUILDING. SEE SEWER SERVICE PLAN AND PROFILE LOCATED ON SHEET C5.2 FOR DESIGN INFORMATION AND SHEET C5.4 FOR SEWER DETAILS.
11. PROPOSED 4" SS SERVICE POINT OF CONNECTION WITH EXISTING 12" SS MAIN LINE. INSTALL PVC TAP SADDLE CONNECTION WITH STAINLESS STEEL BANDS PER SECURITY WATER AND SANITATION DISTRICT STANDARD DETAIL WW-9. SEE DETAIL ON SHEET C5.4.
12. SANITARY SEWER SERVICE ENTRY. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION AND CONTINUATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
13. PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE DETAIL ON SHEET C5.4 AND PLAN FOR PIPE CONNECTION INVERT ELEVATIONS.
14. 4" WYE CONNECTION. SEE SEWER SERVICE PLAN AND PROFILE LOCATED ON SHEET C5.2 FOR DESIGN INFORMATION.
15. GREASE INTERCEPTOR SERVICE ENTRY. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION AND CONTINUATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
16. APPROXIMATE LOCATION FOR PROPOSED UNDERGROUND ELECTRICAL SERVICE CONDUIT. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
17. APPROXIMATE LOCATION FOR PROPOSED UNDERGROUND TELEPHONE SERVICE CONDUIT. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
18. PROPOSED MONUMENT SIGN.
19. PROPOSED 6-FOOT MAXIMUM HEIGHT RETAINING WALL WITH HANDRAIL. REFER TO GRADING PLAN FOR APPROXIMATE GRADE ELEVATIONS AT TOP AND BASE OF WALL.
20. APPROXIMATE LOCATION OF PROPOSED SITE LIGHTING. SEE PHOTOMETRICS PLAN.
21. PROPOSED LOCATION OF THE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY PROVIDER PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE UTILITY PROVIDER.
22. EXISTING STREET LIGHT / SIGNAL POLE / ELECTRICAL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
23. EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER FOR SCHEDULING OF WORK TO BE COMPLETED.
24. UTILITY POLE AND PHONE BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CONSTRUCT SIDEWALK TO EDGE OF PHONE BOX AND AROUND EDGE OF UTILITY POLE. IF A PROBLEM EXISTS, NOTIFY PROJECT MANAGER.
25. EXISTING UTILITY POLE GUY ANCHOR WIRE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. IF A PROBLEM EXISTS, NOTIFY PROJECT MANAGER.
26. EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
27. EXISTING SEWER MANHOLE / SEWER MAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
28. EXISTING STORM INLET AND 12" OUTLET TO REMAIN. REFER TO STORM SEWER PLAN ON SHEET C4.1 FOR MORE INFORMATION.
29. EXISTING OVERHEAD ELECTRICAL AND COMMUNICATIONS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
30. EXISTING BURIED COMMUNICATIONS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
31. EXISTING GAS MAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
32. PROPOSED ADS MC-3500 STORMTECH CHAMBERS SYSTEM. SEE STORM SEWER PLAN ON SHEET C4.1 AND ADS SYSTEM DETAILS ON SHEETS C4.2 THRU C4.4 FOR MORE INFORMATION.
33. PROPOSED STORM SEWER DESIGN INFORMATION. SEE SHEET C4.1 FOR DESIGN INFORMATION.
34. PROPOSED STORM INLET / CLEANOUT. SEE SHEET C4.1 FOR DESIGN INFORMATION.
35. PROPOSED CHECK VALVE.

ALL LABELS UPDATED ACCORDINGLY

There are two #35's. Figure out why and how they may have affected subsequent numbers in this Schedule and on the plan.

Sheet C4.1 only says "4ft diameter manhole" and has inverts and rim elev's. Provide more detail (type of structure, material, etc)



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
UTILITY PLAN

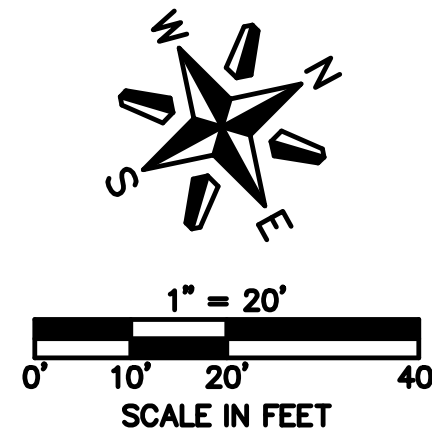
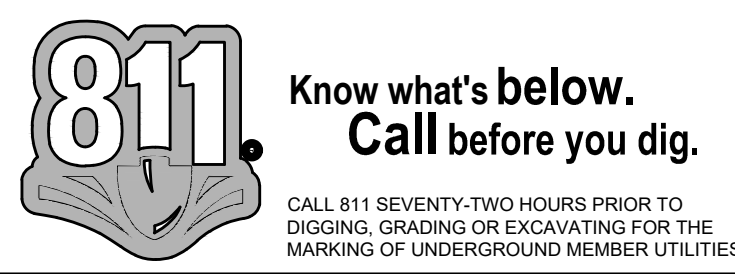
KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
1	08/19/22		
2	01/06/23		

DATE: 01-06-2023

SHEET NUMBER: C5.1  
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PCD FILE NO. PPR-2225



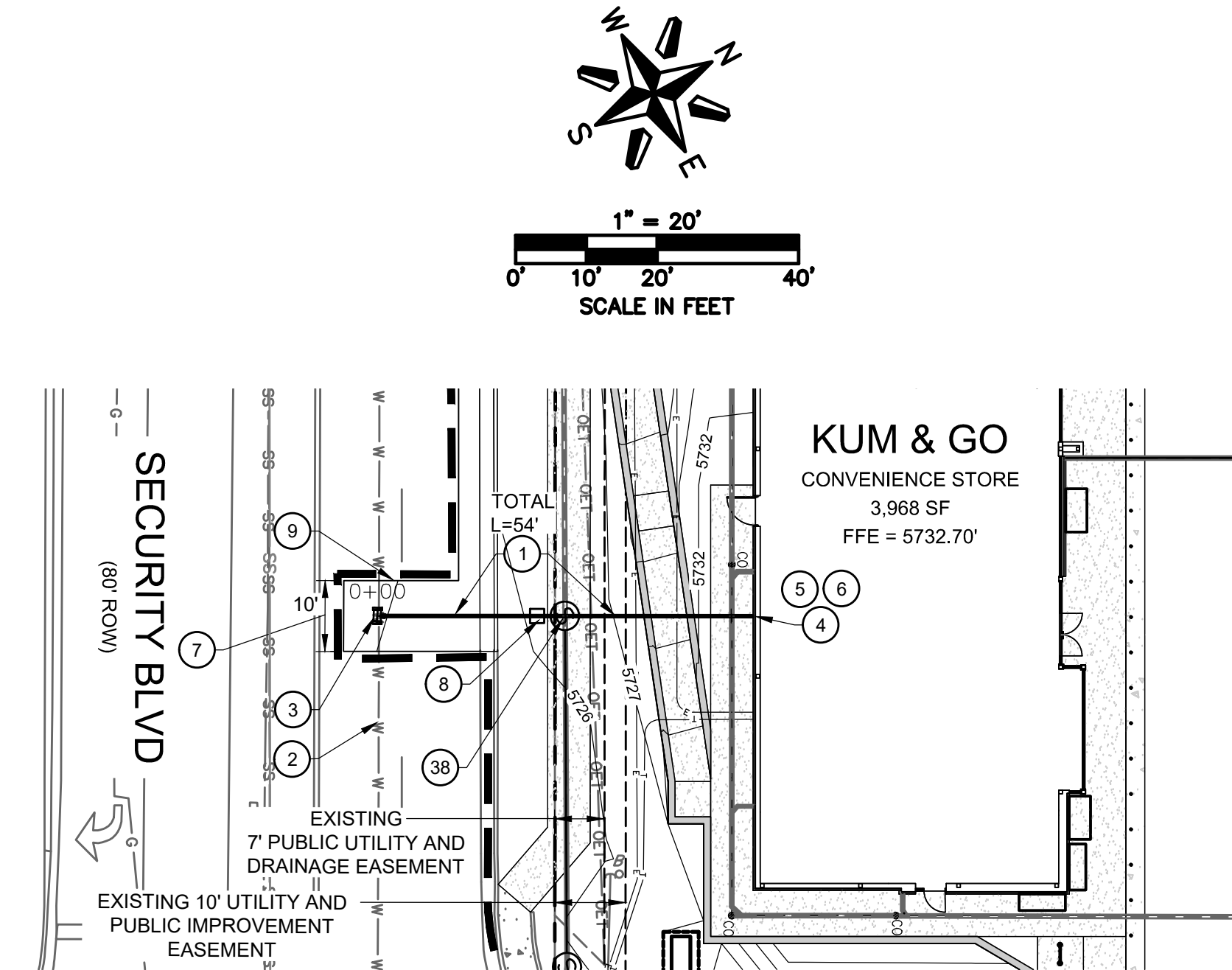
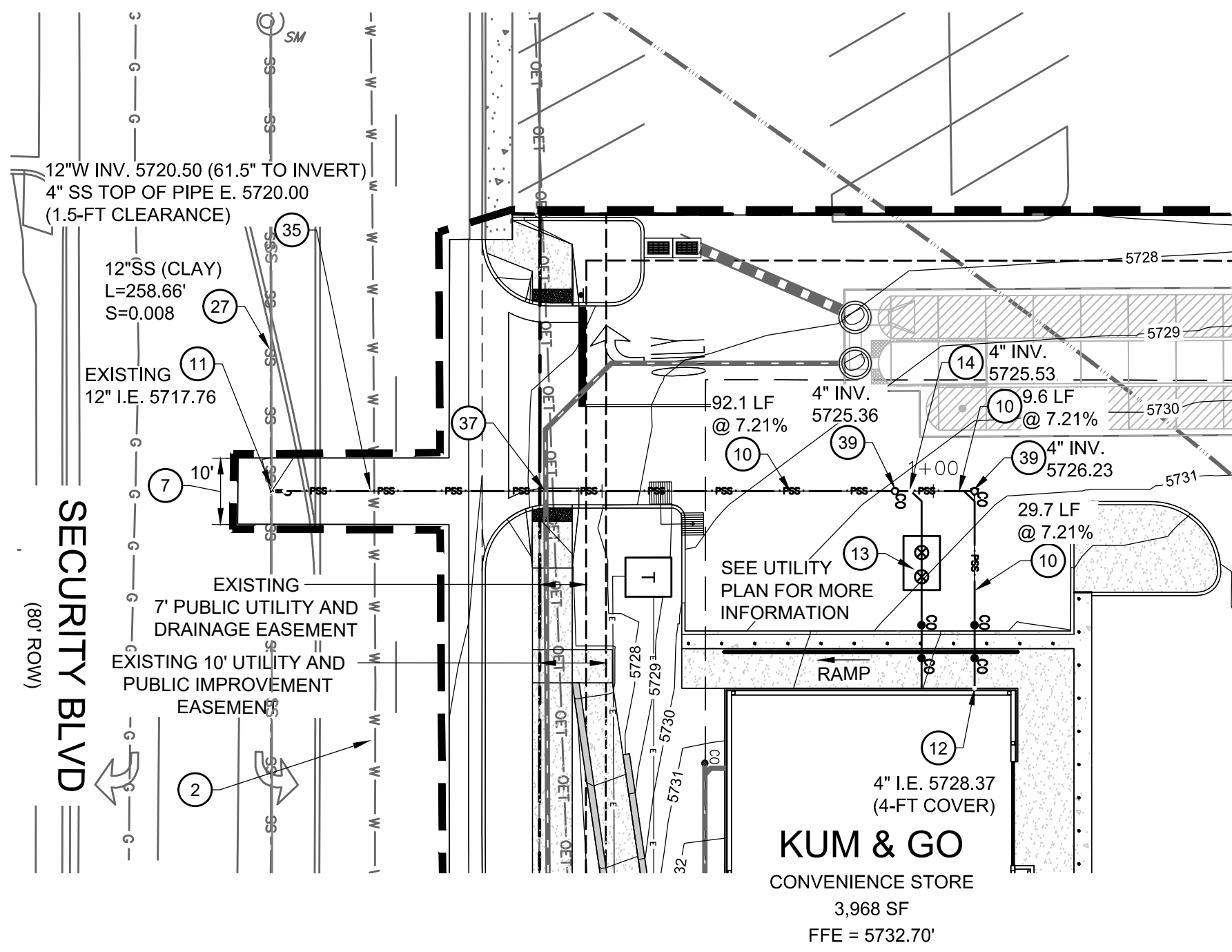
# KUM & GO GAS & C-STORE

PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

## MAJOR SITE DEVELOPMENT PLAN

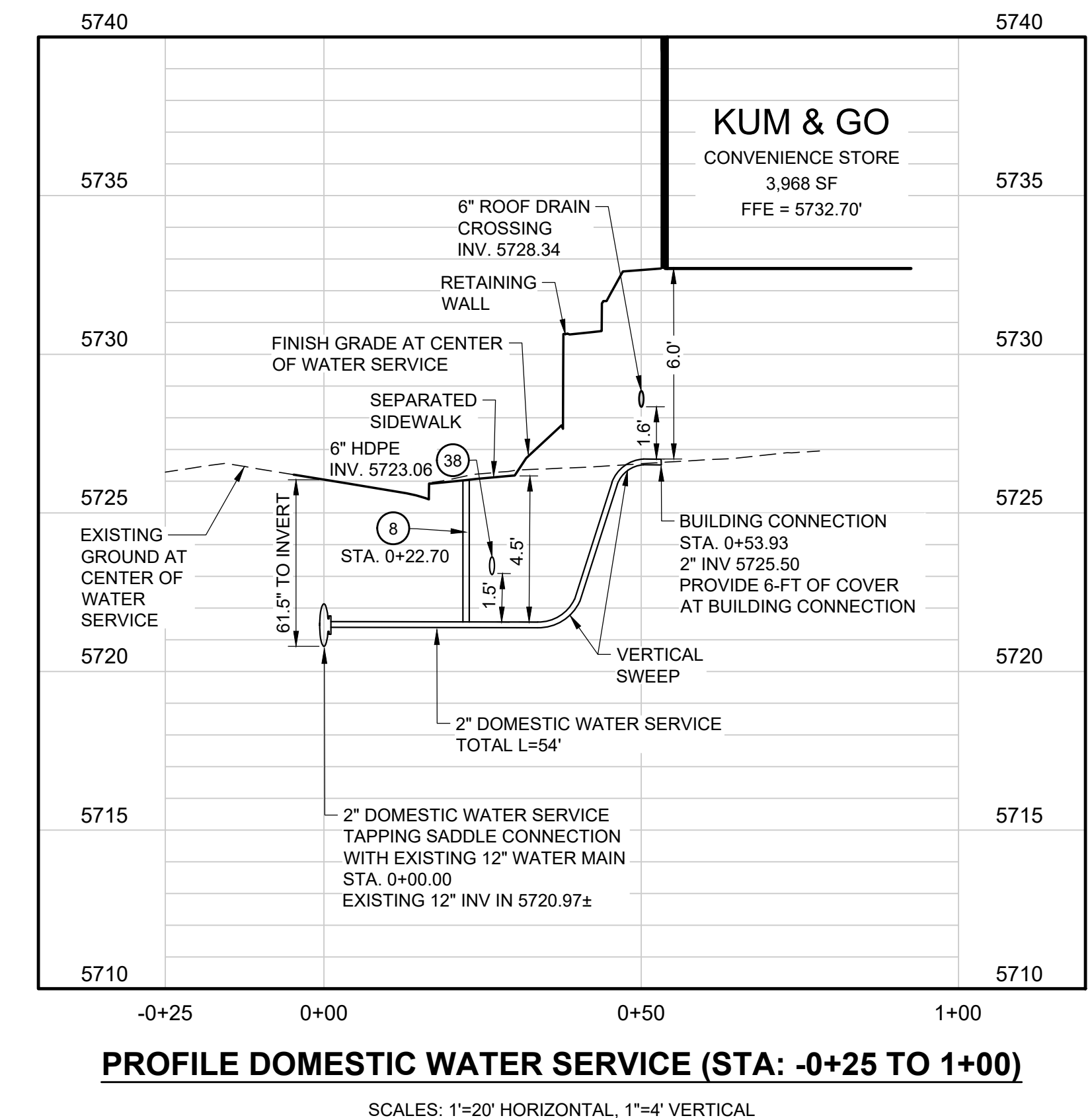
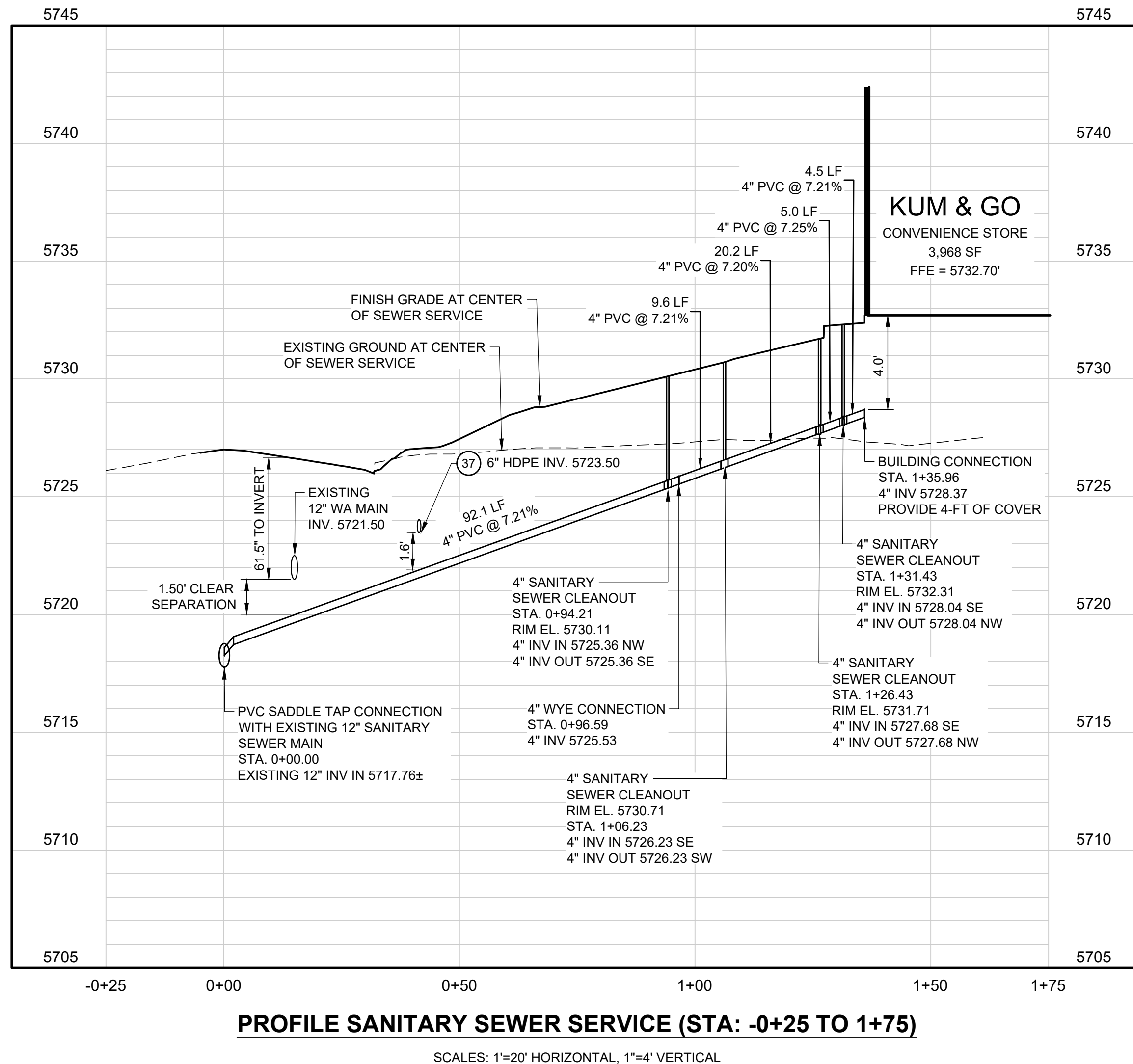
### SITE AND UTILITY PLAN LEGEND

— G — G — G — G — G — G —	EXISTING GAS
— SS — SS — SS — SS — SS —	EXISTING SANITARY SEWER
— ST — ST — ST — ST — ST —	EXISTING STORM SEWER
— OET — OET — OET — OET — OET —	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS
— UC — UC — UC — UC — UC —	EXISTING UNDERGROUND TELECOMMUNICATIONS
— W — W — W — W — W — W —	EXISTING WATER
— — — — —	CONSTRUCTION / DISTURBANCE LIMITS
— — — — —	PROPERTY BOUNDARY
— — — — —	EXISTING EASEMENT
— — — — —	PROPOSED RETAINING WALL
— PSS — PSS — PSS — PSS — PSS —	PROPOSED SANITARY SEWER
— — — — —	PROPOSED WATER
— — — — —	PROPOSED STORM SEWER
— — — — —	PROPOSED UNDERGROUND ELECTRIC
— — — — —	PROPOSED COMMUNICATION LINE
— — — — —	PROPOSED STORM INLET AND MANHOLE
— — — — —	PROPOSED DRAINAGE FLOW ARROWS
☀	EXISTING STREET LIGHT
⊕	EXISTING FIRE HYDRANT
— — — — —	PROPOSED SITE LIGHT



### UTILITY SCHEDULE:

- PROPOSED 2" WATER SERVICE (PE 3408 MATERIAL, 200 PSI) WITH BRASS FITTINGS, TRACER WIRE AND 5.0 FEET MINIMUM DEPTH BELOW GRADE IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAILS ON SHEET C5.3. CONTRACTOR TO COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS, PERFORM REQUIRED WORK, AND CONFIRM PROPOSED SERVICE SIZE WITH ARCHITECT AND MECHANICAL PLANS PRIOR TO CONSTRUCTION.
- EXISTING WATER MAIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SECURITY BLVD IS 12" CAST IRON PIPE AND MAIN ST IS 10" CAST IRON PIPE.
- PROPOSED 2" DOMESTIC WATER SERVICE POINT OF CONNECTION WITH EXISTING 12" WATER MAIN. INSTALL 2" WATER SERVICE TAP PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE DETAIL ON SHEET C5.3.
- PROPOSED 2" DOMESTIC WATER SERVICE ENTRY. PROVIDE 6-FT OF COVER AT BUILDING CONNECTION TO PROVIDE 1.5-FT CLEARANCE UNDER 6" ROOF DRAIN. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS FOR WATER METER PLACEMENT (INSIDE THE BUILDING).
- PROPOSED IRRIGATION TAP TO BE INSTALLED INSIDE THE BUILDING IN MECHANICAL ROOM OFF DOMESTIC WATER SERVICE LINE. IRRIGATION TAP/METER LOCATION SHALL BE BETWEEN INTERIOR WALL AND DOMESTIC WATER METER. SEE MECHANICAL PLANS FOR CONTINUATION.
- PROPOSED 2" WATER METER LOCATED INSIDE THE BUILDING MECHANICAL ROOM. CONTRACTOR SHALL INSTALL 2" WATER METER. COORDINATE WITH THE SECURITY WATER AND SANITATION DISTRICT FOR APPROVAL OF WATER METER LOCATION PRIOR TO INSTALLATION. SEE MECHANICAL PLANS FOR CONTINUATION.
- PROPOSED 10-FT WIDE UTILITY TRENCH PER SECURITY WATER AND SEWER DISTRICT STANDARDS. SAWCUT ASPHALT TO FORM A CLEAN SMOOTH EDGE AND REPLACE ROAD SECTION IN-KIND.
- PROPOSED CURB STOP AND BOX TO BE INSTALLED 6" FROM THE INSIDE EDGE OF THE SIDEWALK IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT. SEE DETAIL ON SHEET C5.3.
- SAWCUT ASPHALT / CONCRETE TO FORM A CLEAN, SMOOTH EDGE.
- PROPOSED 4" ASTM 3034 SDR-35 PVC SANITARY SEWER SERVICE. INSTALL AT 2.0% MINIMUM SLOPE. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION/CONTINUATION AT THE BUILDING. SEE DETAILS ON SHEET C5.4.
- PROPOSED 4" SS SERVICE POINT OF CONNECTION WITH EXISTING 12" SS MAIN LINE. INSTALL PVC TAP SADDLE CONNECTION WITH STAINLESS STEEL BANDS PER SECURITY WATER AND SANITATION DISTRICT STANDARD DETAIL WW-9. SEE DETAIL ON SHEET C5.4.
- SANITARY SEWER SERVICE ENTRY. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION AND CONTINUATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
- PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE DETAIL ON SHEET C5.4 AND UTILITY PLAN FOR MORE INFORMATION.
- 4" WYE CONNECTION. SEE PLAN FOR INVERT ELEVATION.
- EXISTING SEWER MANHOLE / SEWER MAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- PROPOSED 4" SANITARY SEWER CROSSING WITH EXISTING 12" CIP WATER MAIN PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE PLAN FOR UTILITY CROSSING ELEVATIONS.
- PROPOSED 6" PRESSURIZED HDPE STORM SEWER CROSSING WITH 4" SANITARY SEWER SERVICE. SEE PROFILE FOR UTILITY CROSSING ELEVATIONS.
- PROPOSED 6" PRESSURIZED HDPE STORM SEWER CROSSING WITH 2" DOMESTIC WATER SERVICE. SEE PROFILE FOR UTILITY CROSSING ELEVATIONS.
- PROPOSED 4" SANITARY SEWER CLEANOUT PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. REFER TO DETAIL ON SHEET C5.4. SEE PROFILE FOR INVERT ELEVATION.



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
UTILITY PROFILES

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

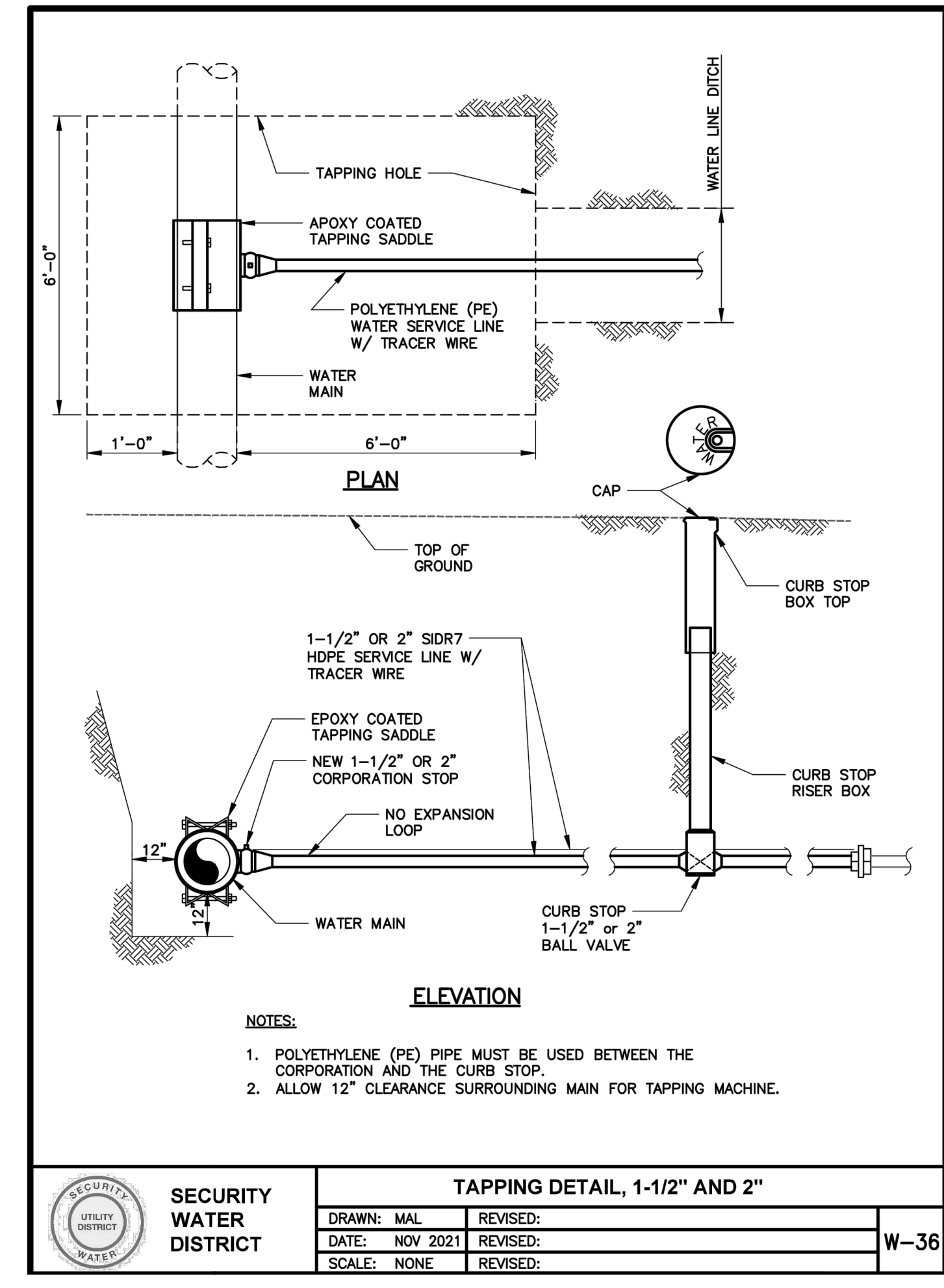
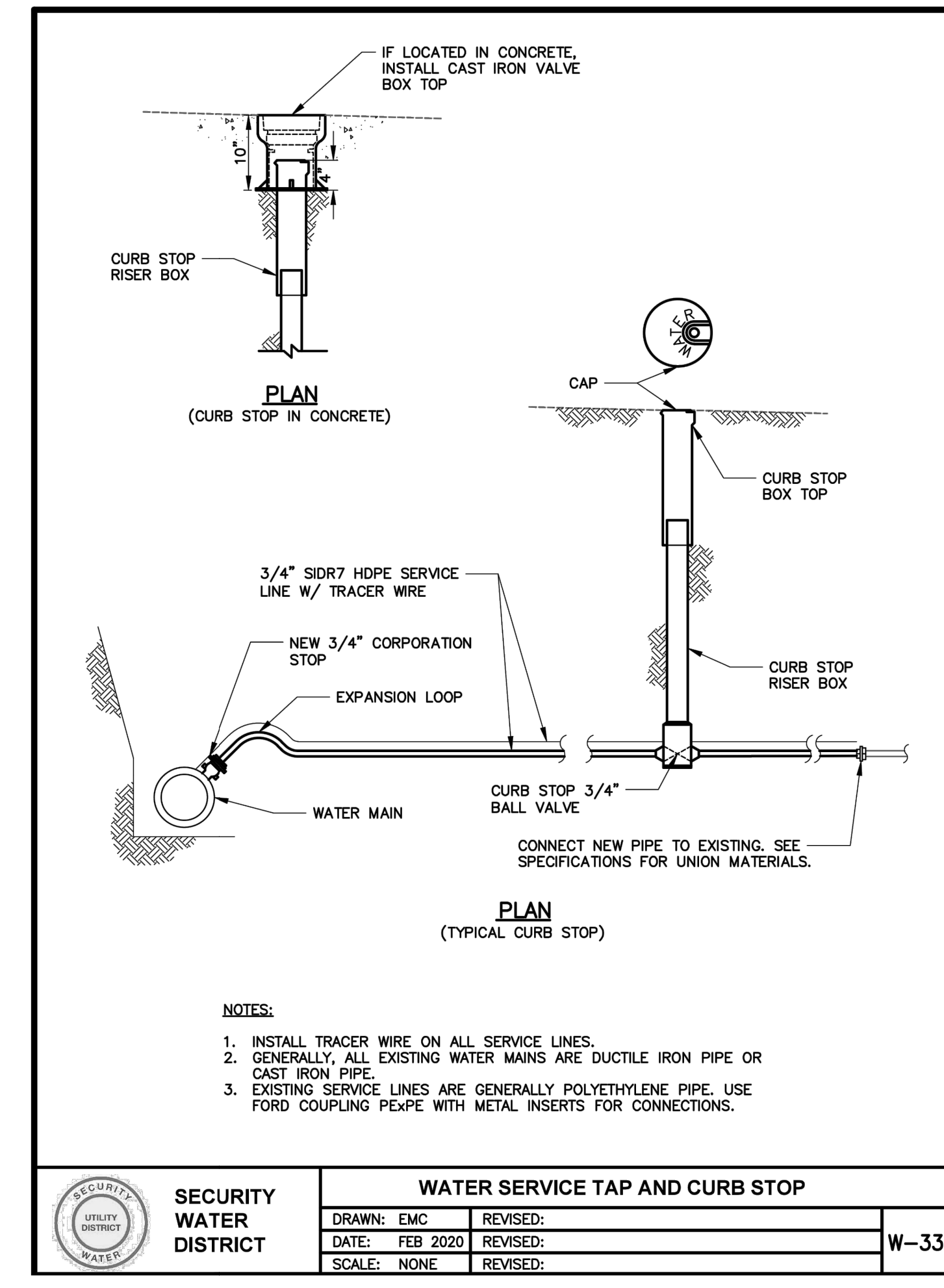
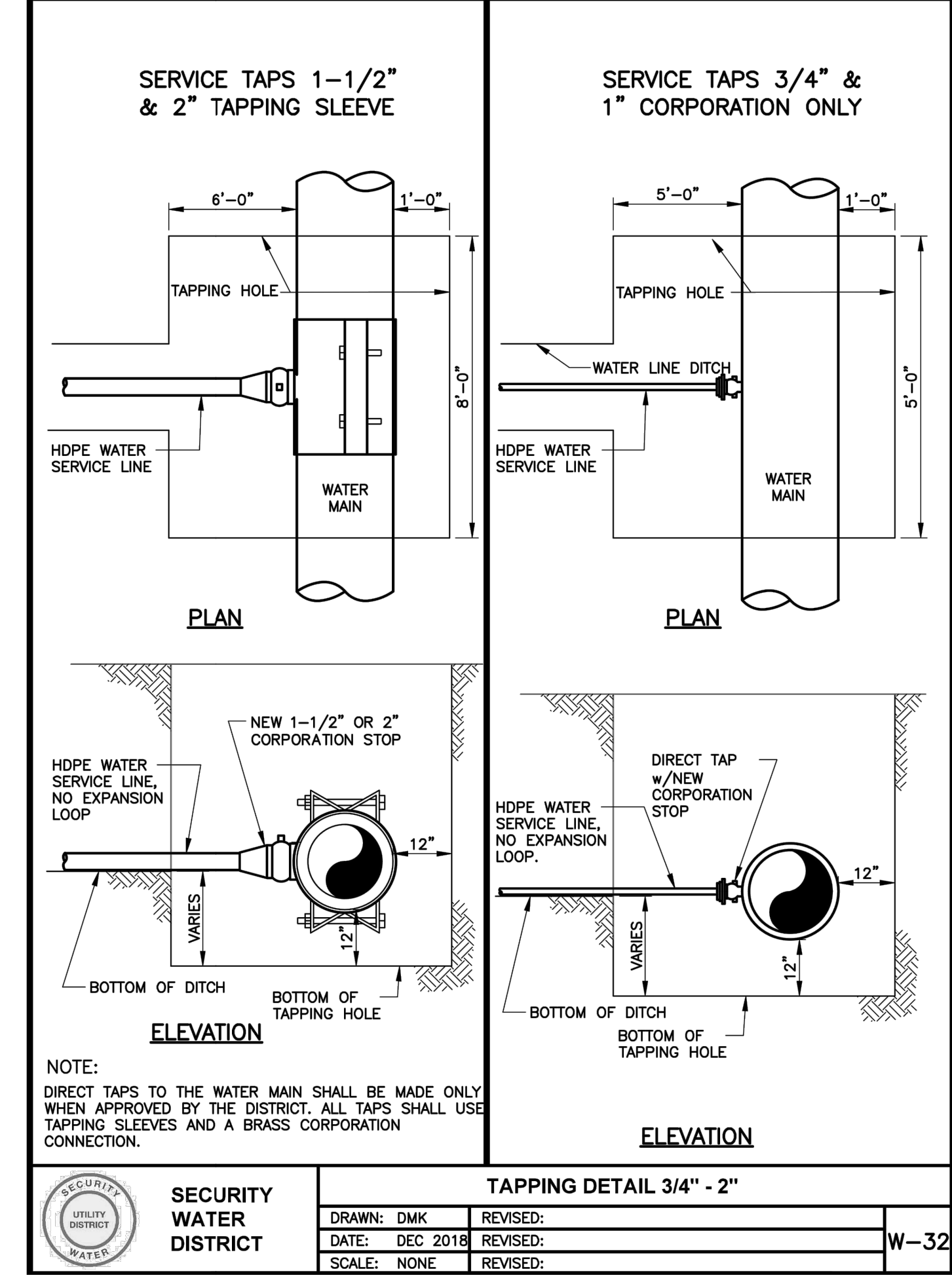
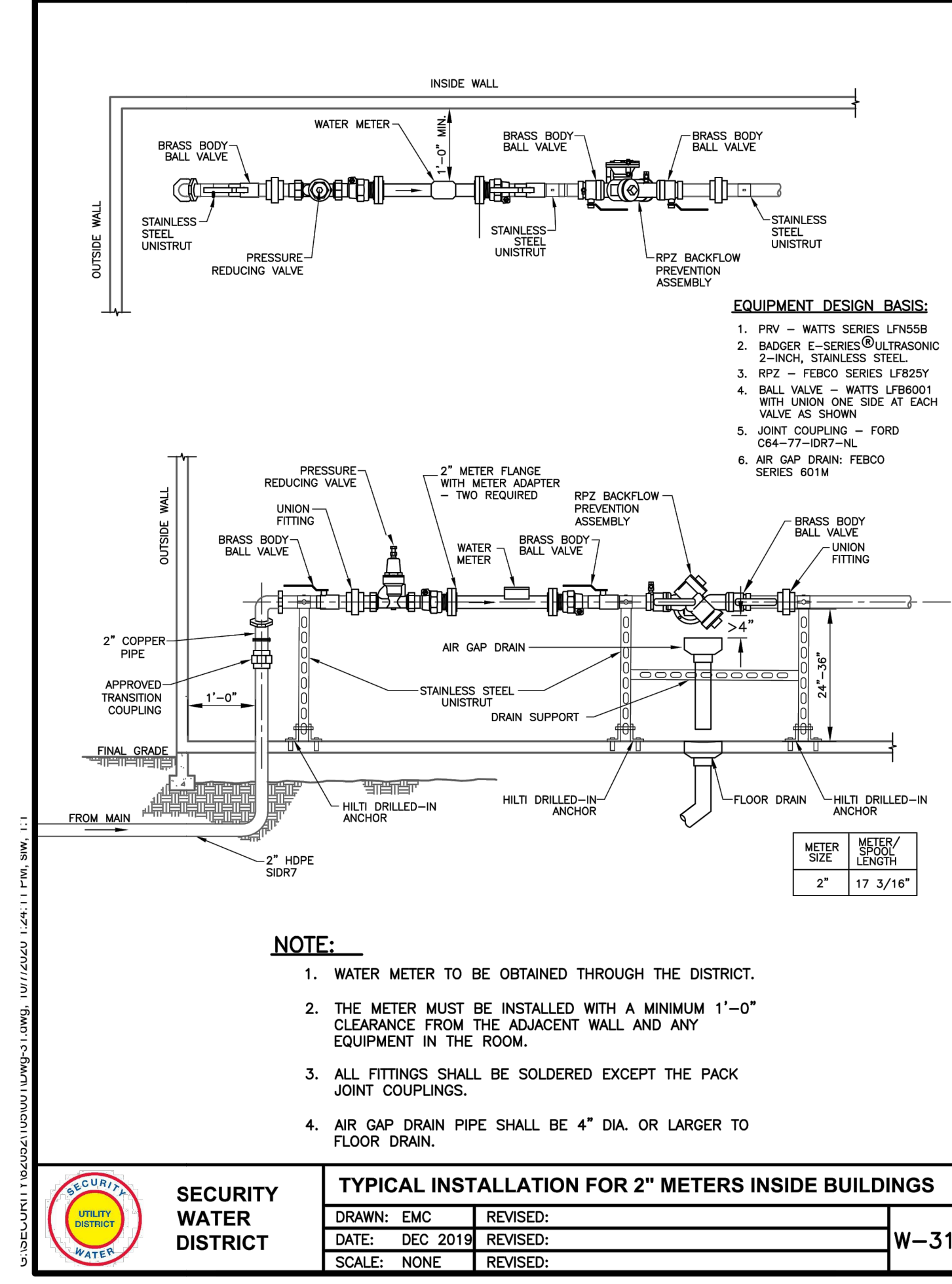
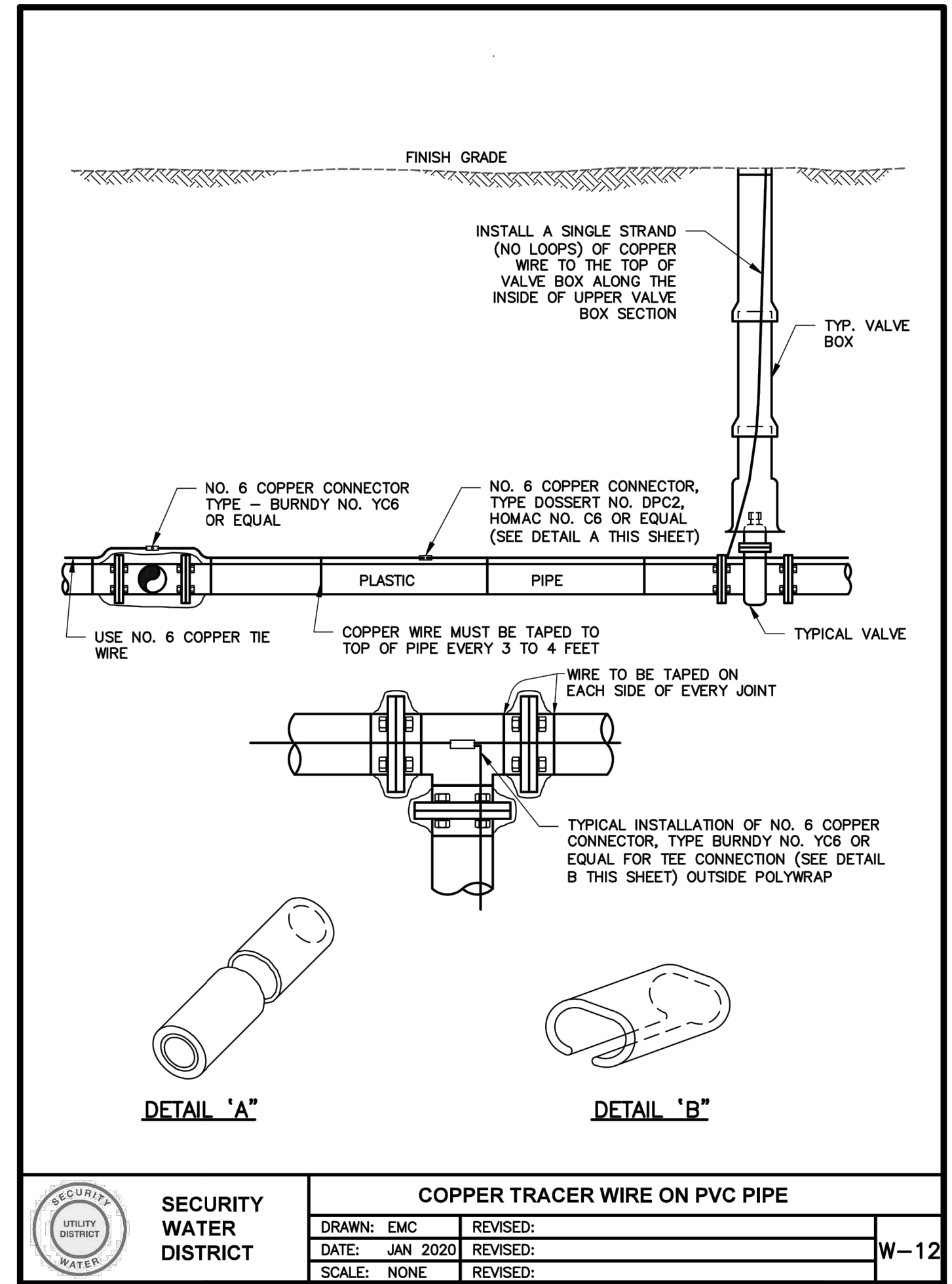
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2	01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

SHEET NUMBER:

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C5.2  
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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
UTILITY DETAILS

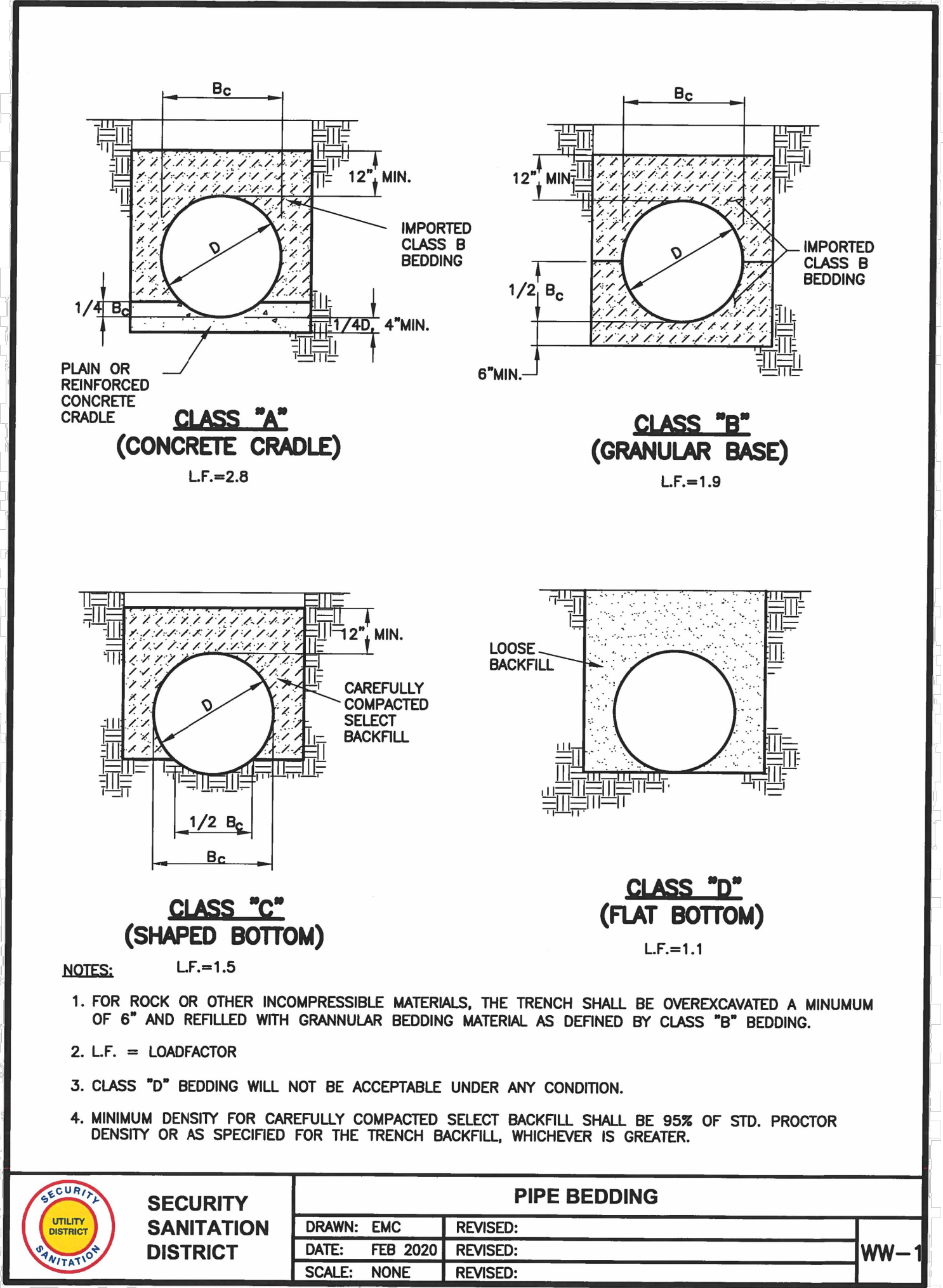
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RDM:  
SDM:  
CPM:

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2ND REVIEW COMMENTS	01/06/23

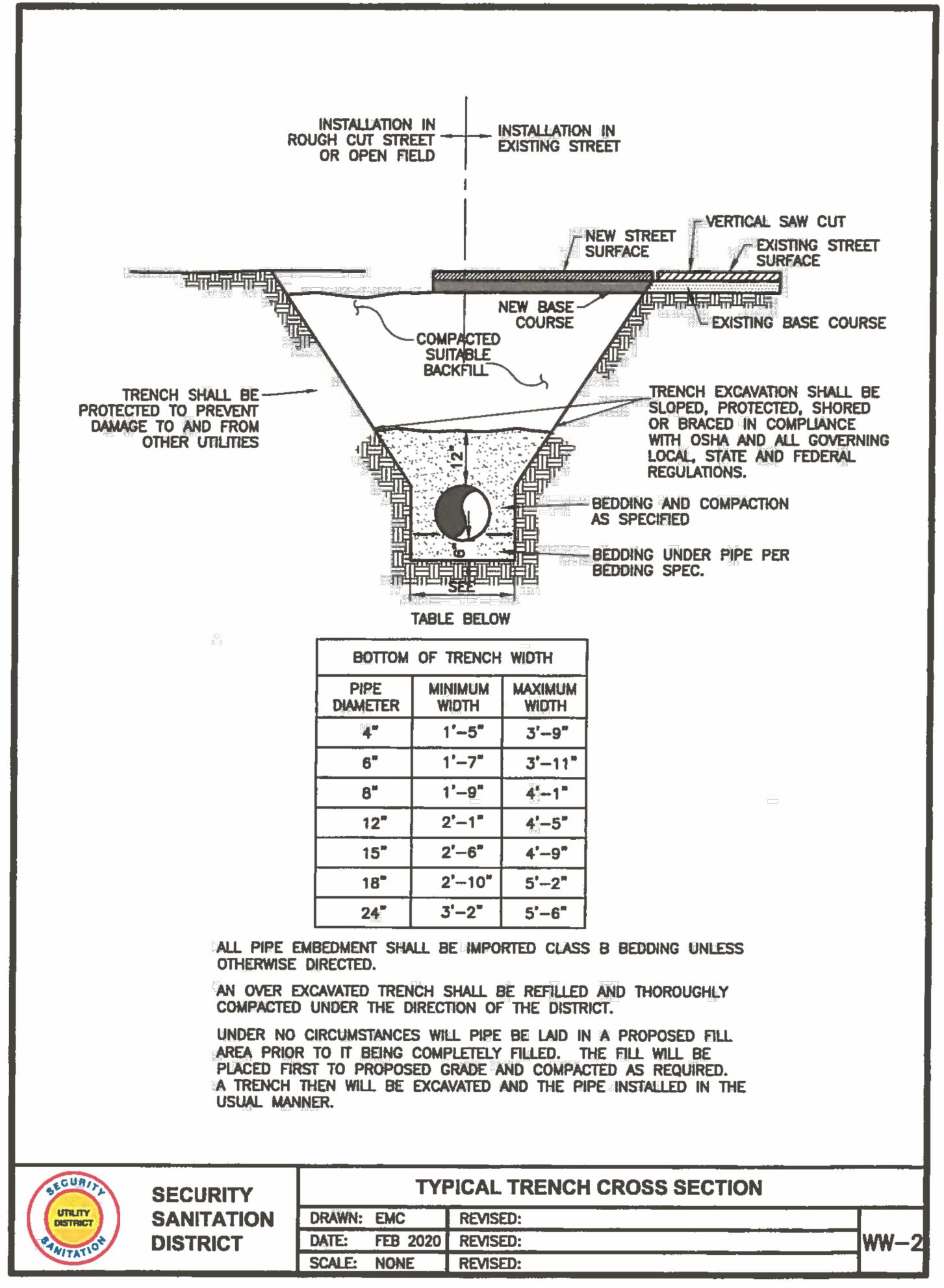
DATE: 01-06-2023

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C5.3  
23 OF 36

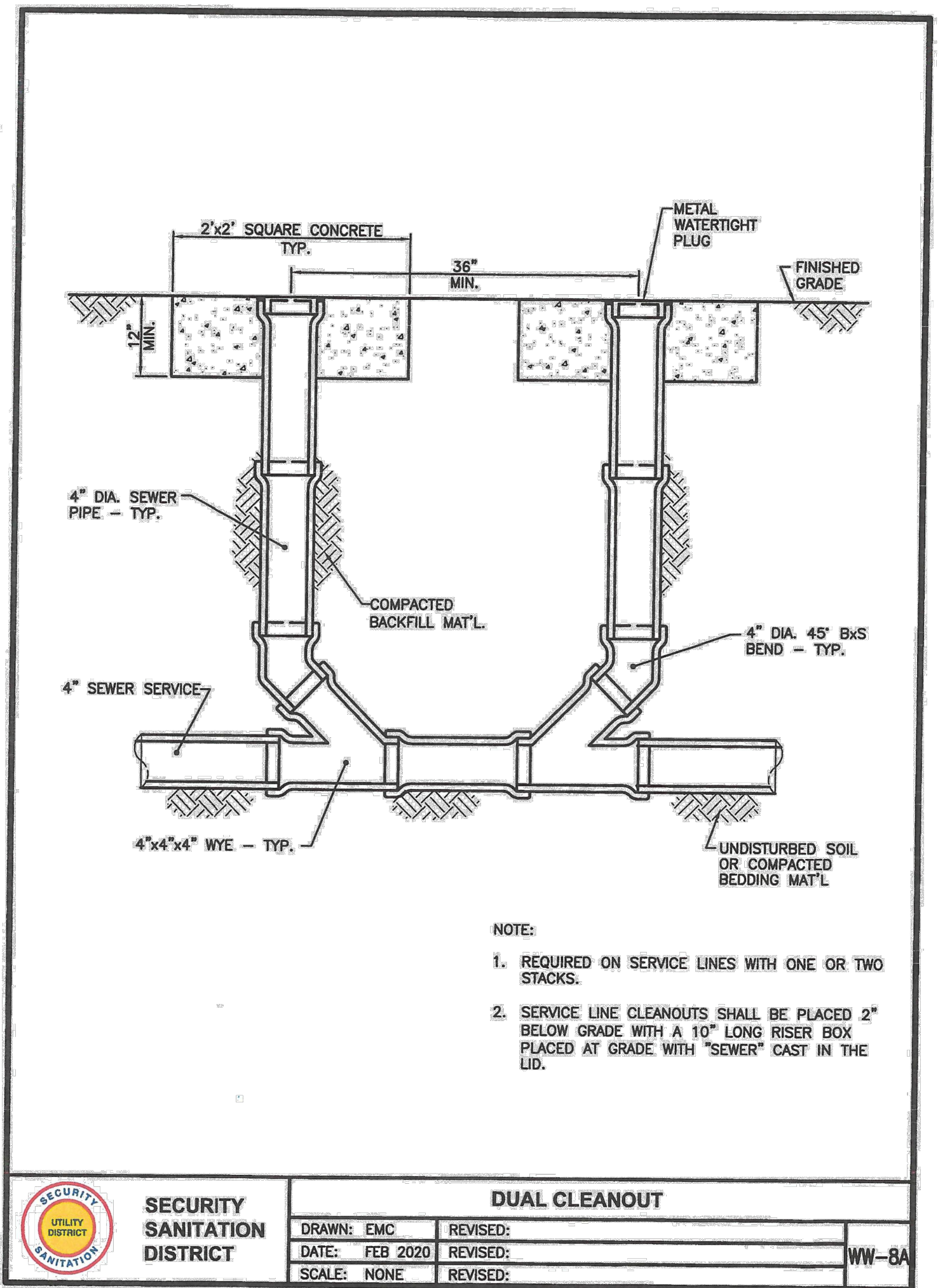
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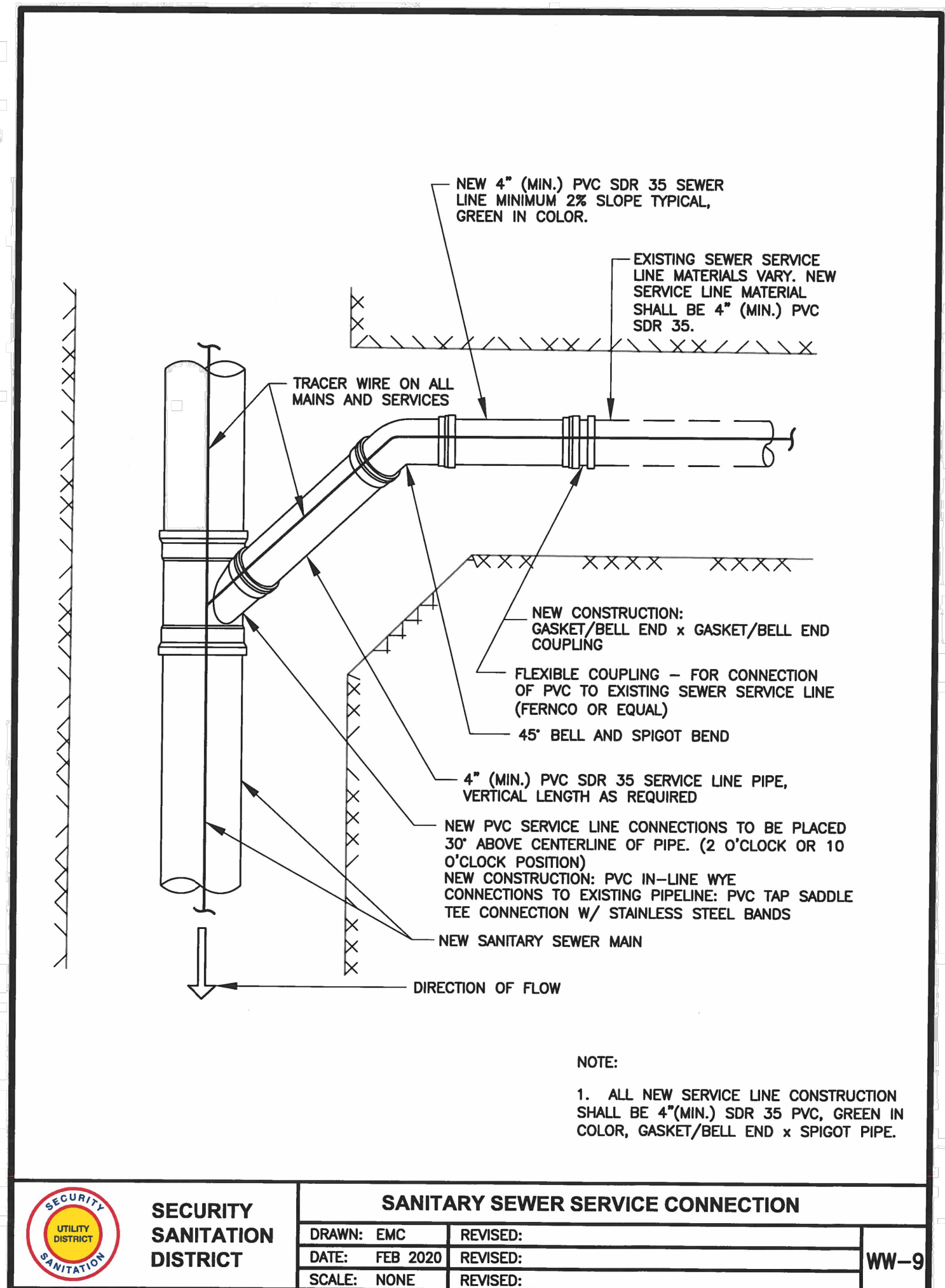
SECURITY SANITATION DISTRICT	PIPE BEDDING		WW-1
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	DATE: FEB 2020	REVISED:	
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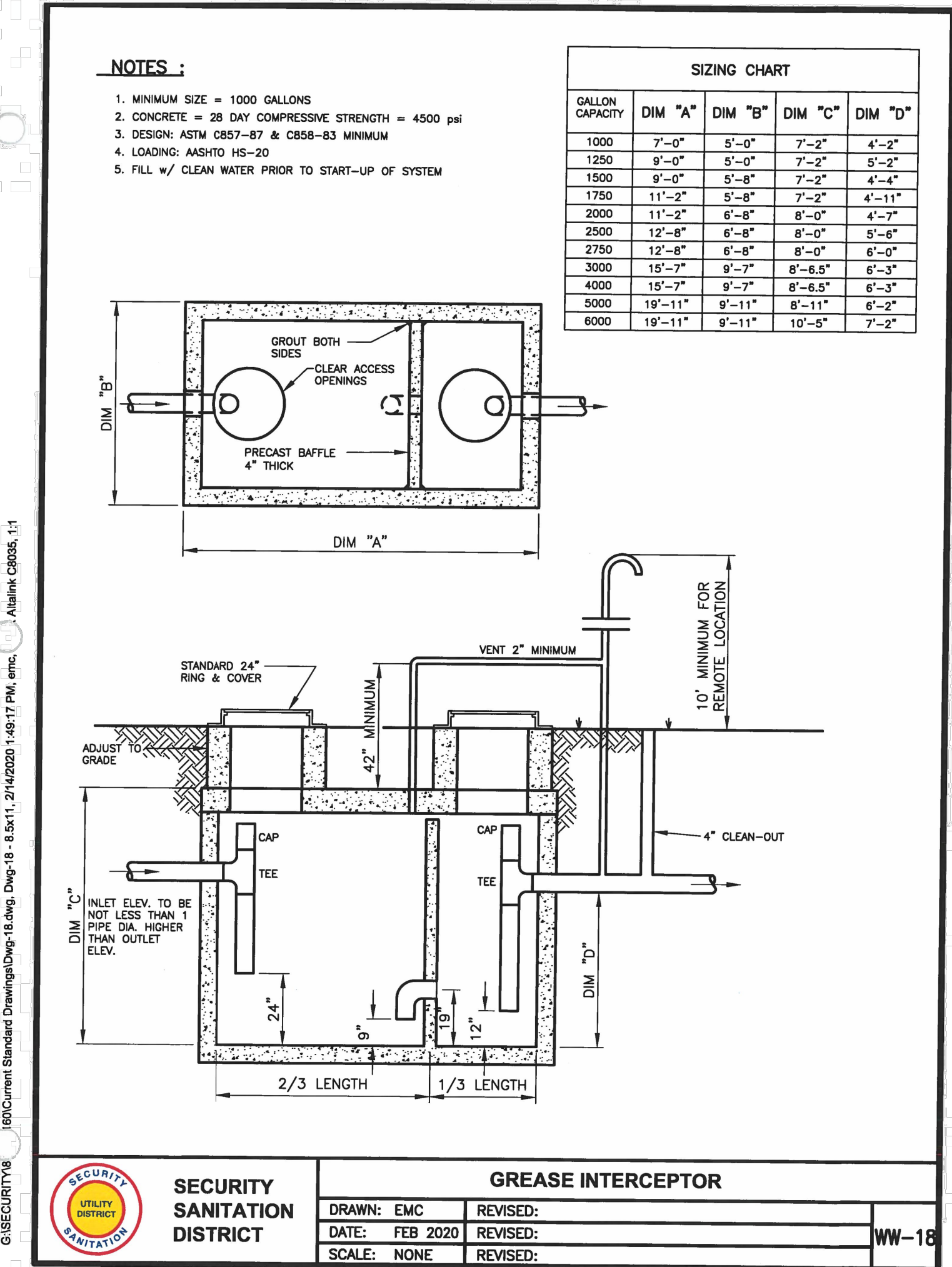
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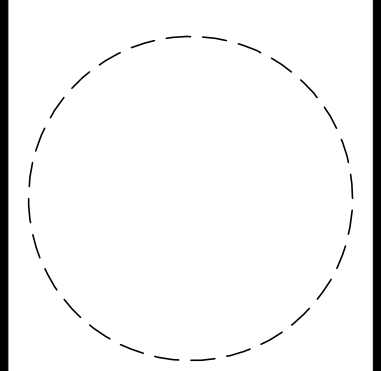
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	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	



SECURITY SANITATION DISTRICT	GREASE INTERCEPTOR		WW-18
	DRAWN: EMC	REVISED:	
	DATE: FEB 2020	REVISED:	
	SCALE: NONE	REVISED:	



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
UTILITY DETAILS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

DATE	REVISION DESCRIPTION
08/19/22	1ST REVIEW COMMENTS
01/06/23	2ND REVIEW COMMENTS

DATE: 01-06-2023

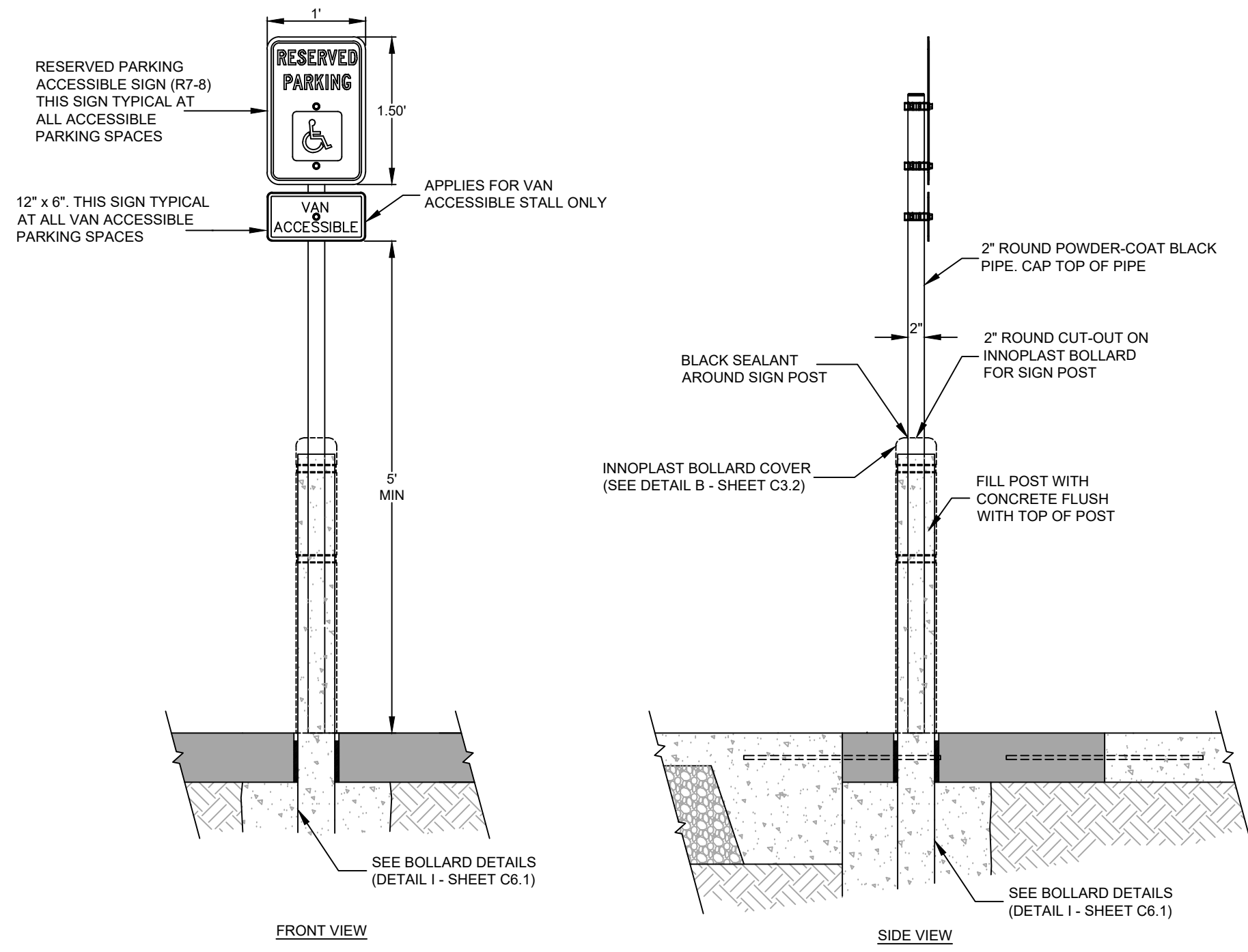
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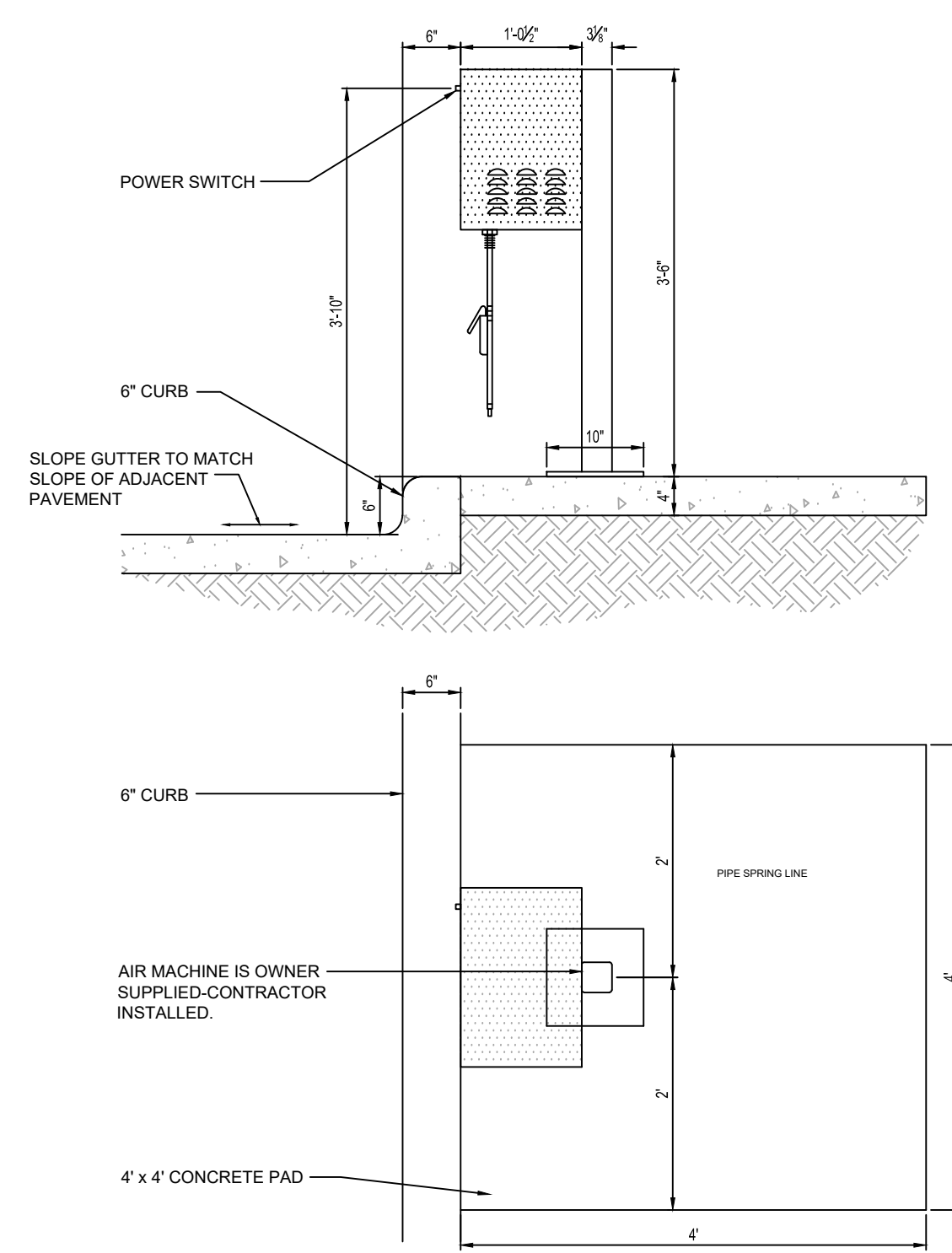
CRITERIA PLAN 04/2020



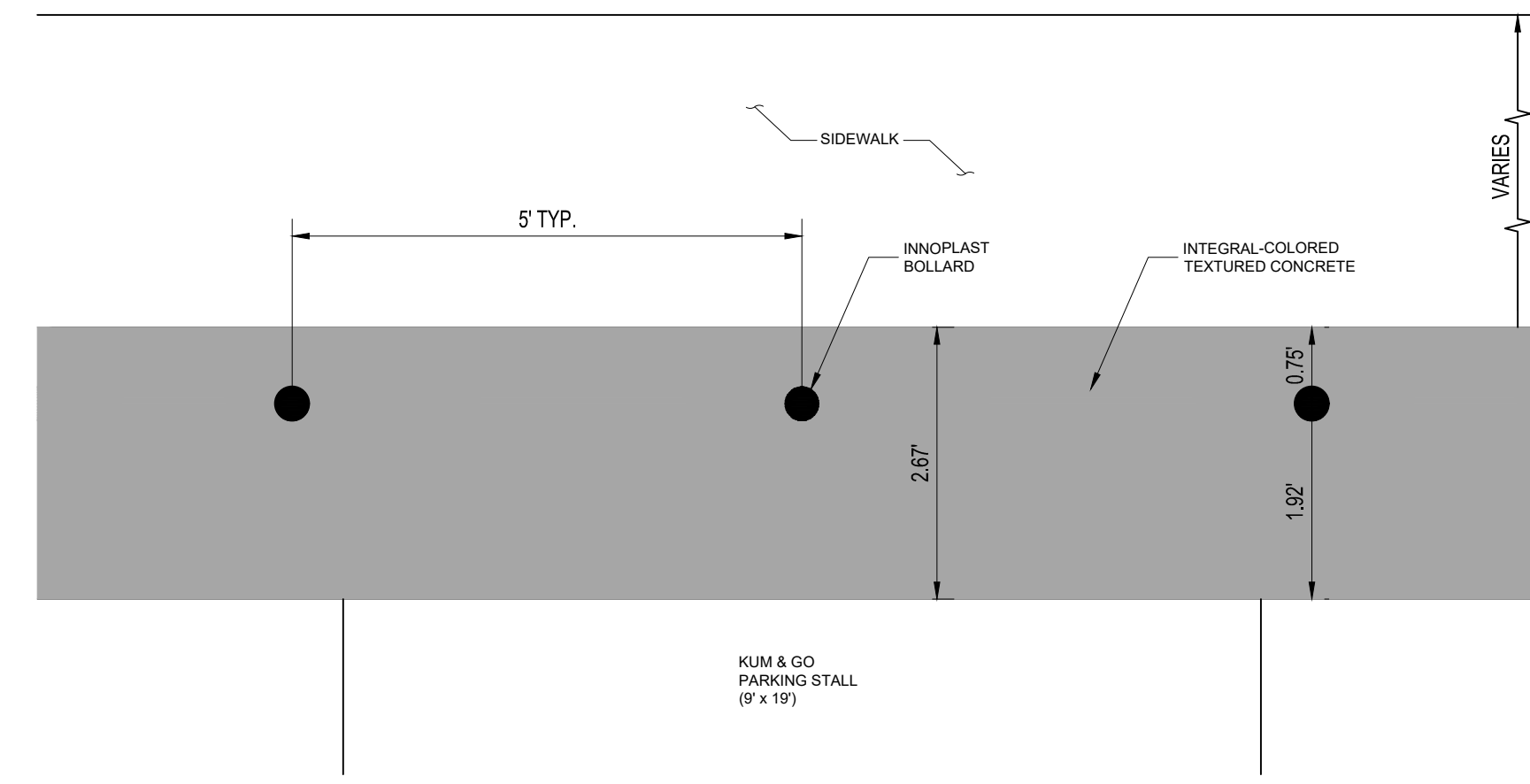




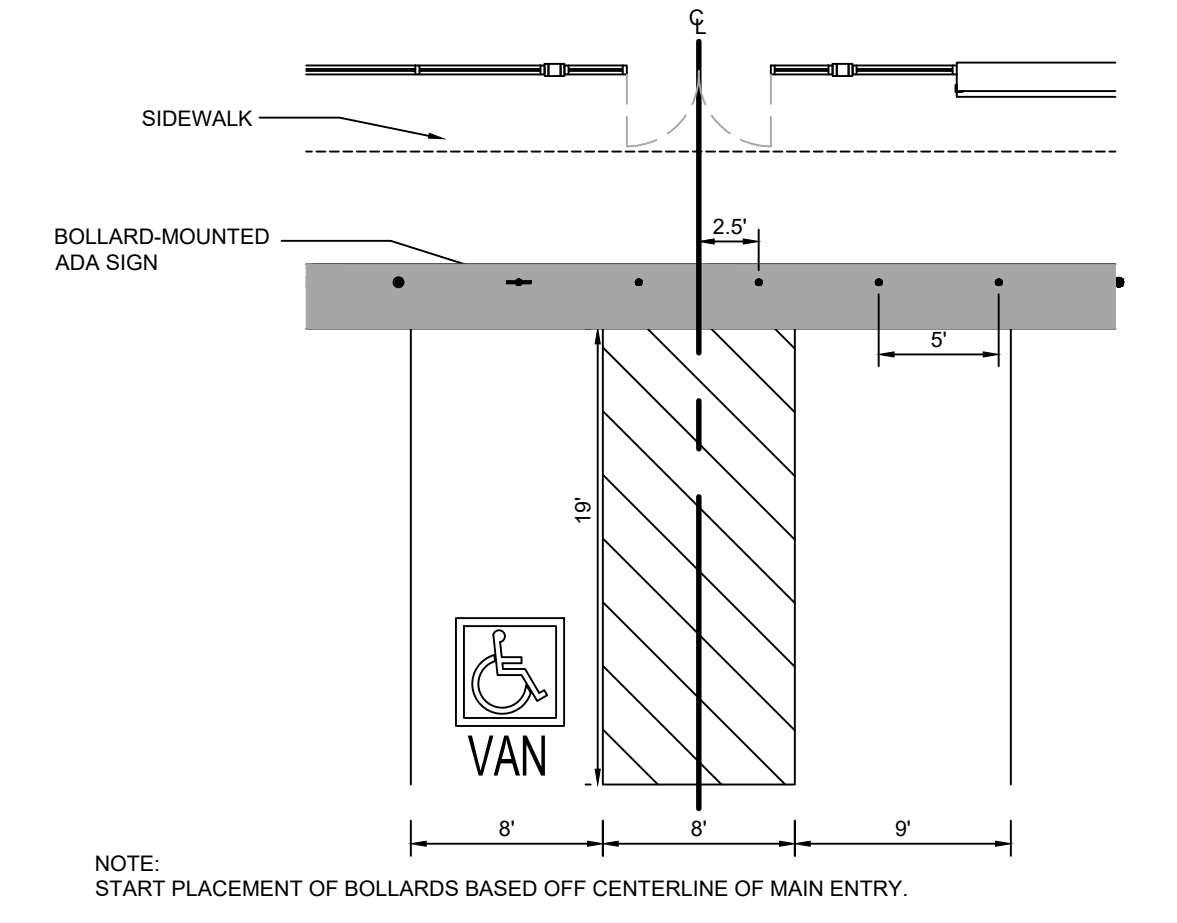
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NOT TO SCALE



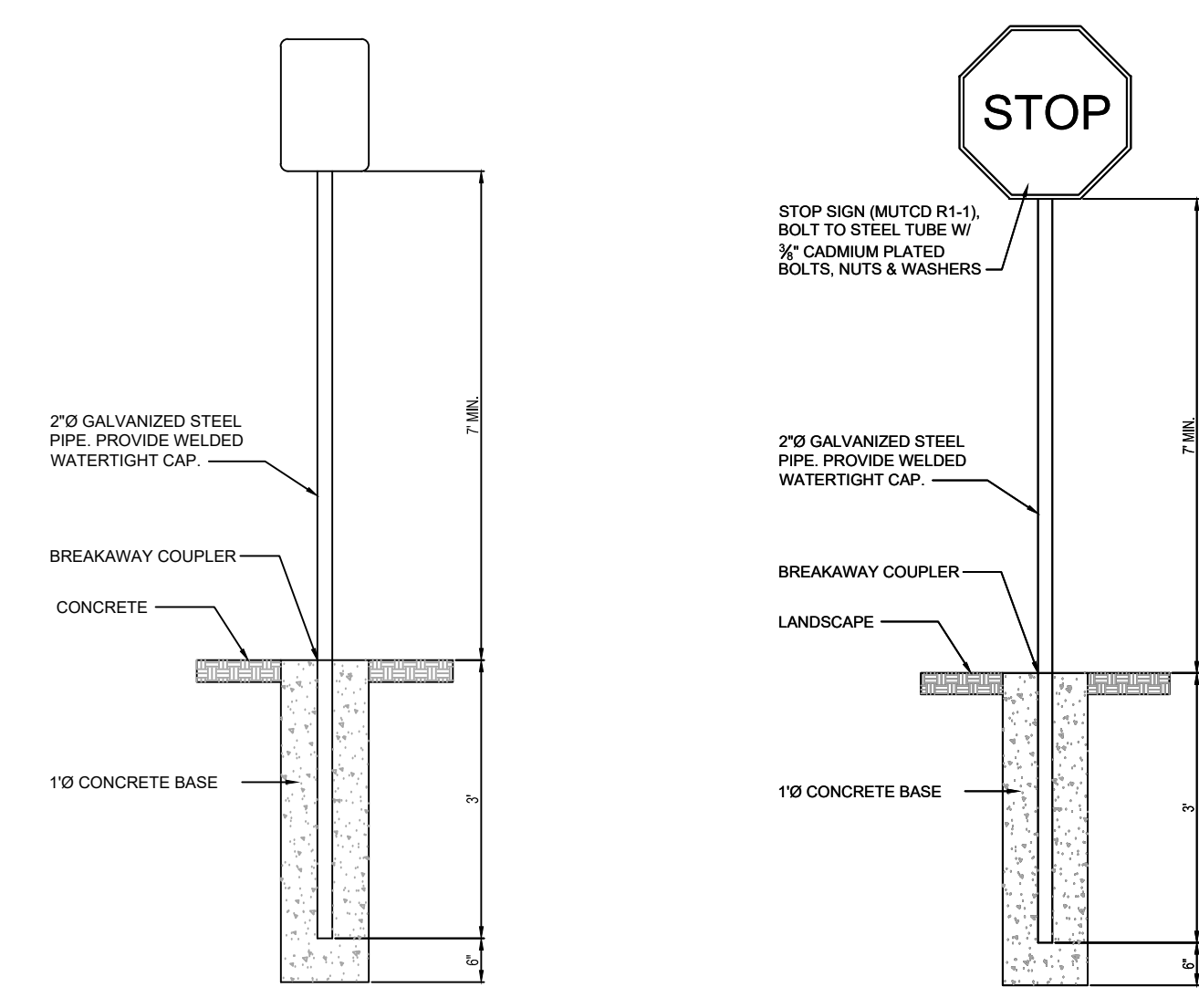
**D** AIR MACHINE  
NOT TO SCALE



**H** BOLLARD DETAIL (PLAN VIEW)  
NOT TO SCALE



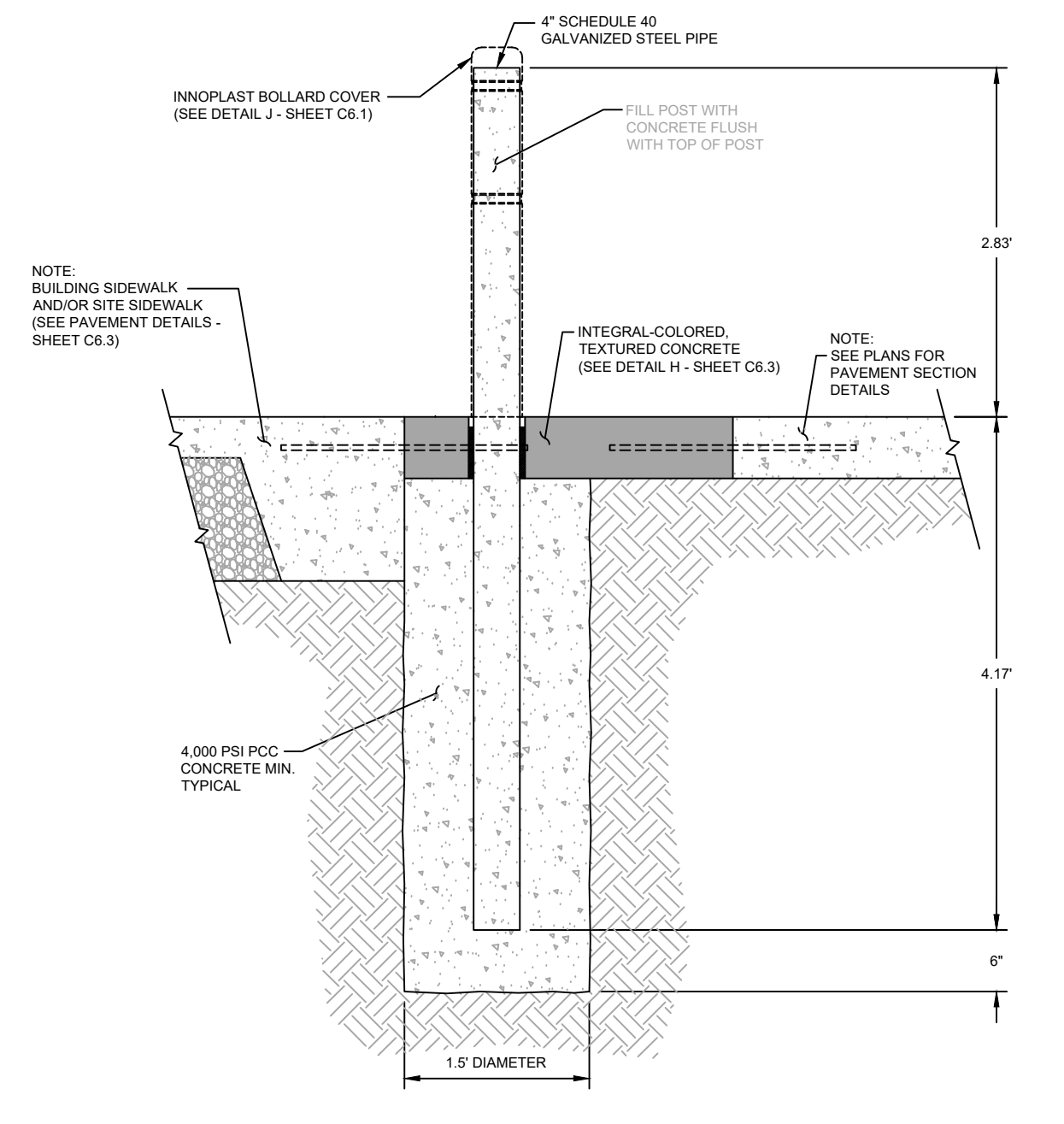
**K** BOLLARD PLACEMENT DETAILS  
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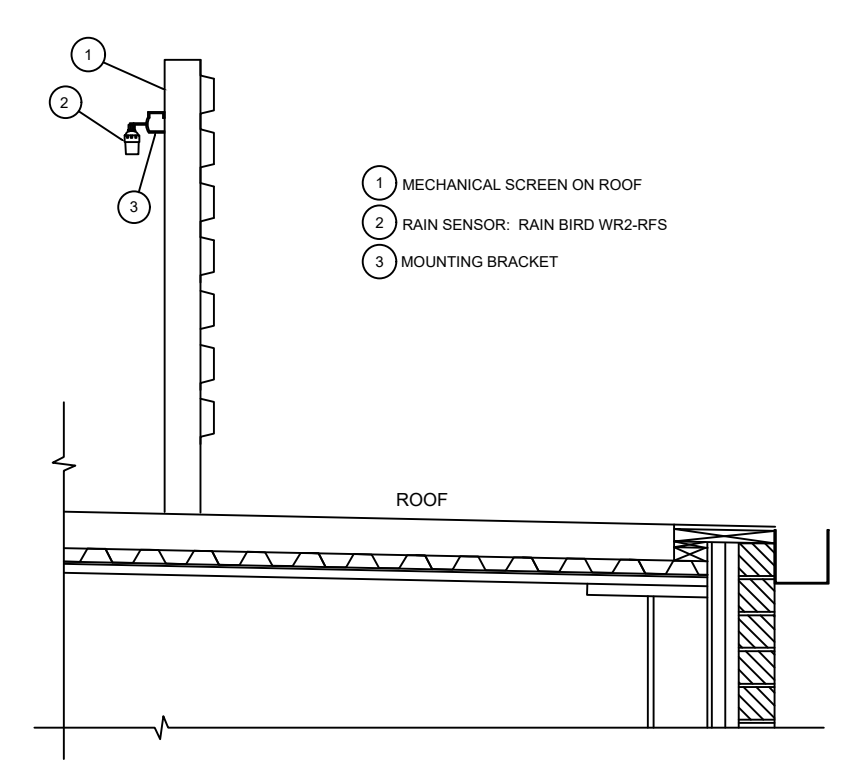
**B** SIGN IN CONCRETE  
NOT TO SCALE

**C** SIGN IN LANDSCAPE  
NOT TO SCALE

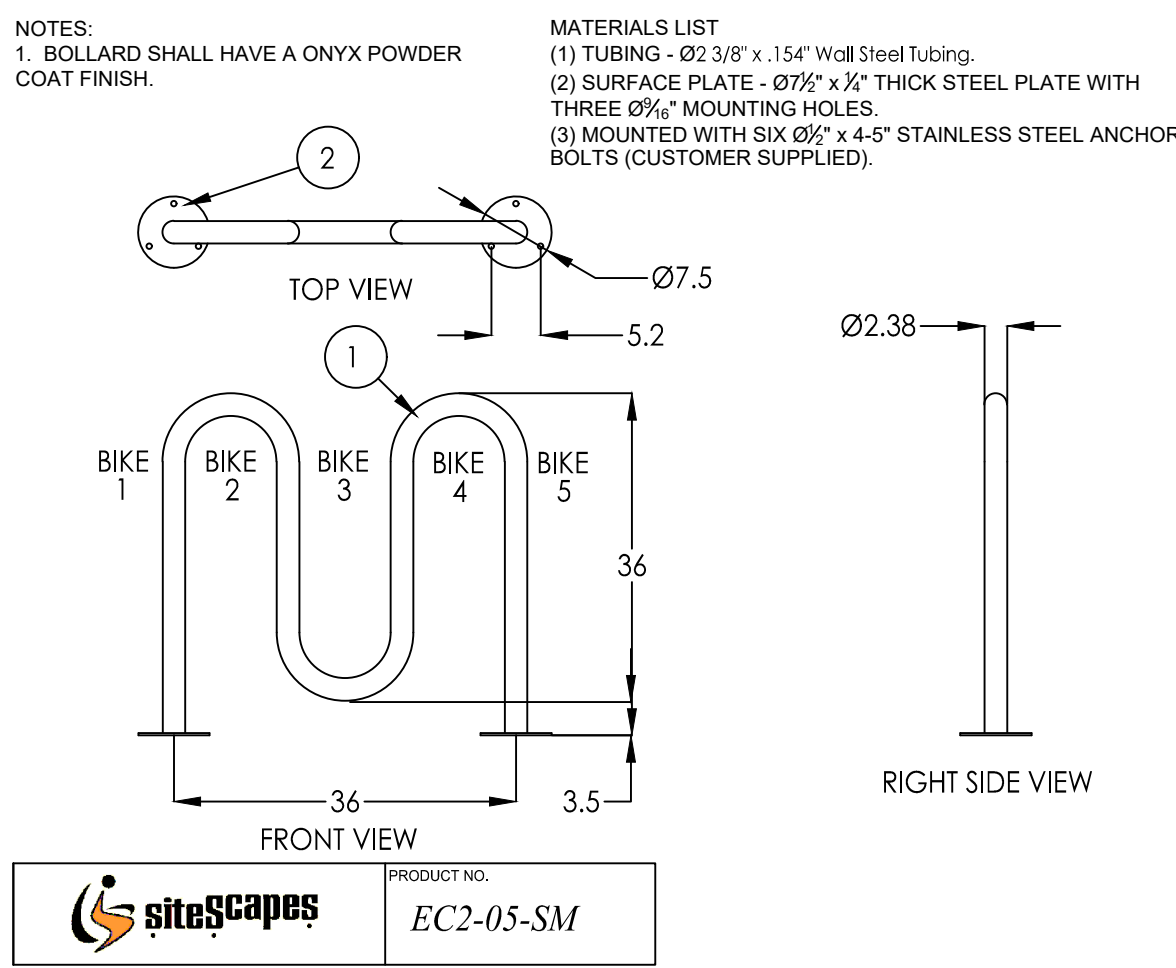
**F** NOT USED



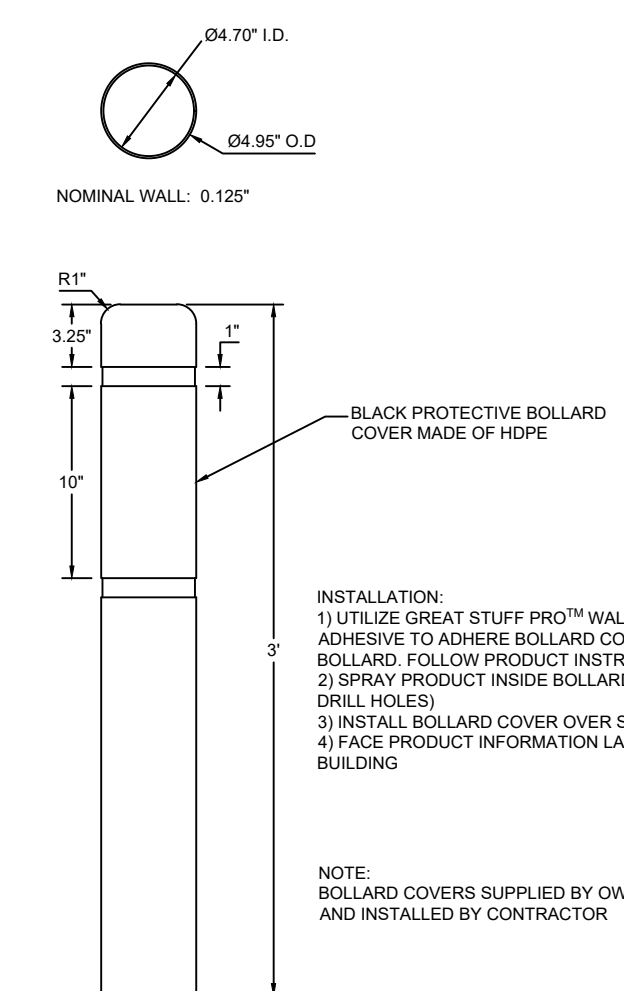
**I** BOLLARD DETAIL (TYP.)  
NOT TO SCALE



**E** RAIN SENSOR  
NOT TO SCALE



**G** BOLLARD BIKE RACK DETAIL  
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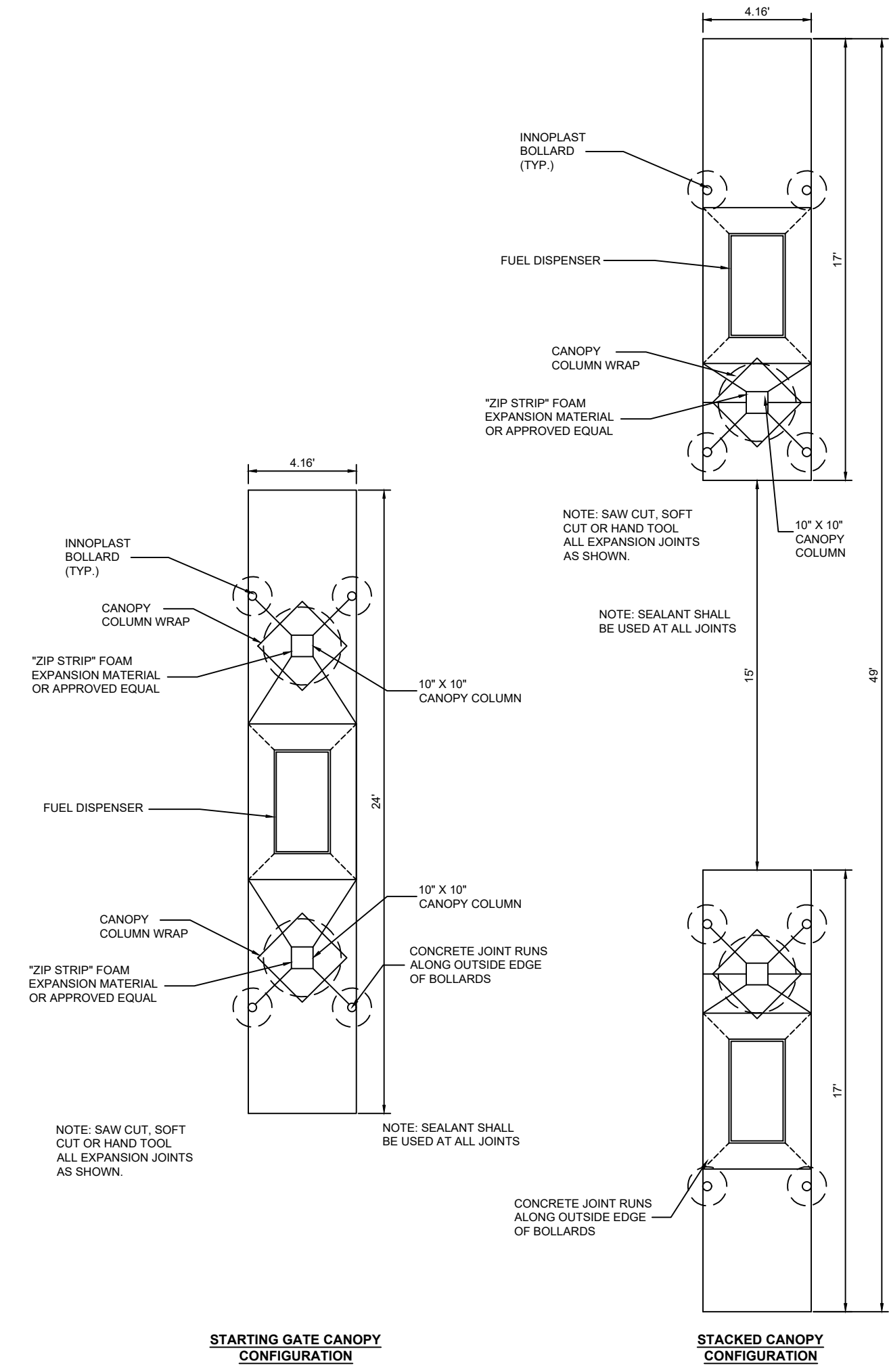


**J** INNOPLAST BOLLARD COVER  
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REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
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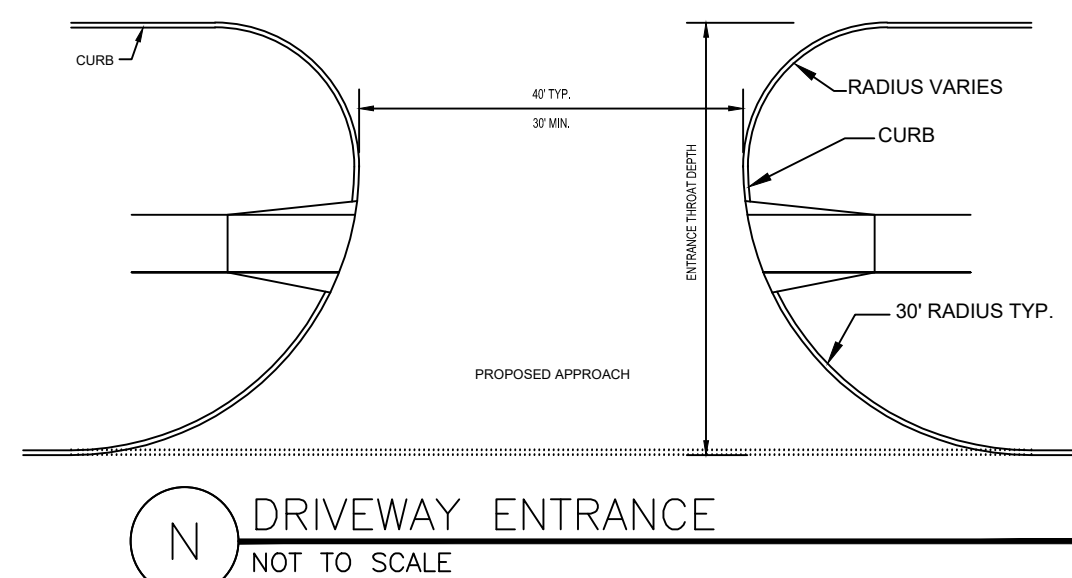
PIKUM & GORCO, EL PASO COUNTY, 2232 MAIN AND SECURITY08 CADSP/2225-26 - CIVIL DETAILS.DWG

P:\KUM & GO CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\SDP\2225-27 - CIVIL DETAILS.DWG

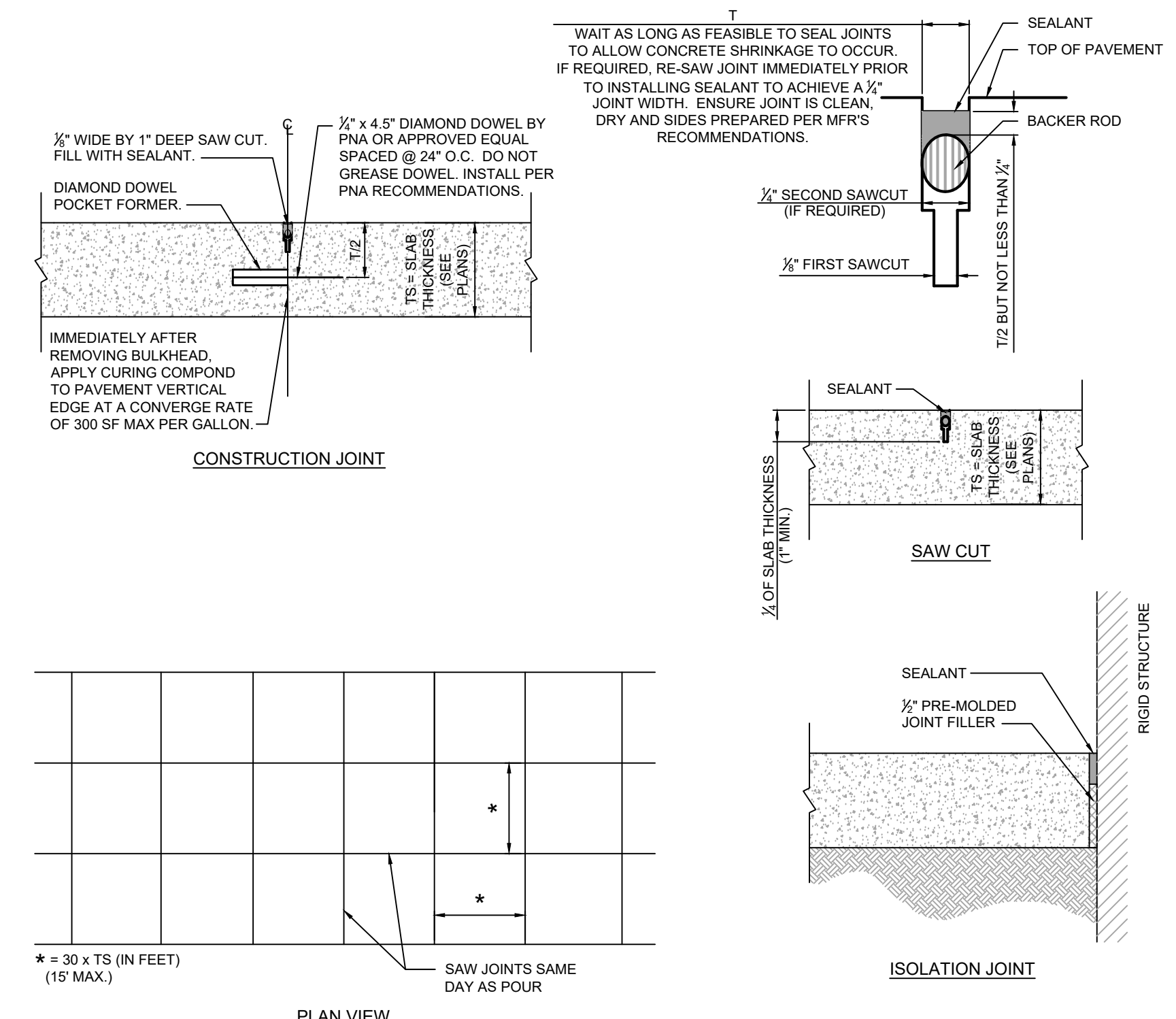


**P CONCRETE JOINTS AT CANOPY COLUMNS**  
NOT TO SCALE

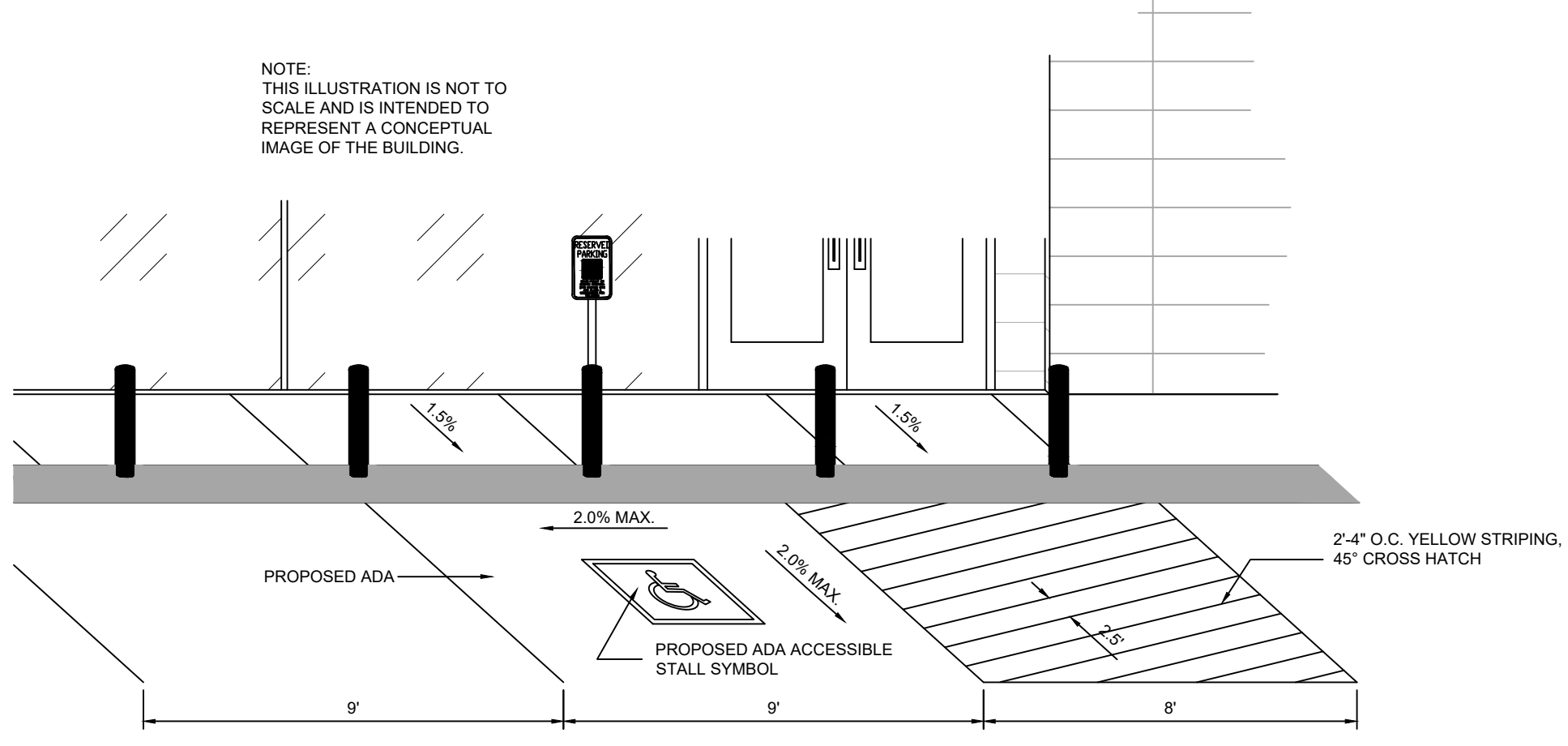
**Q DRIVEWAY ENTRANCE MARKINGS**  
NOT TO SCALE



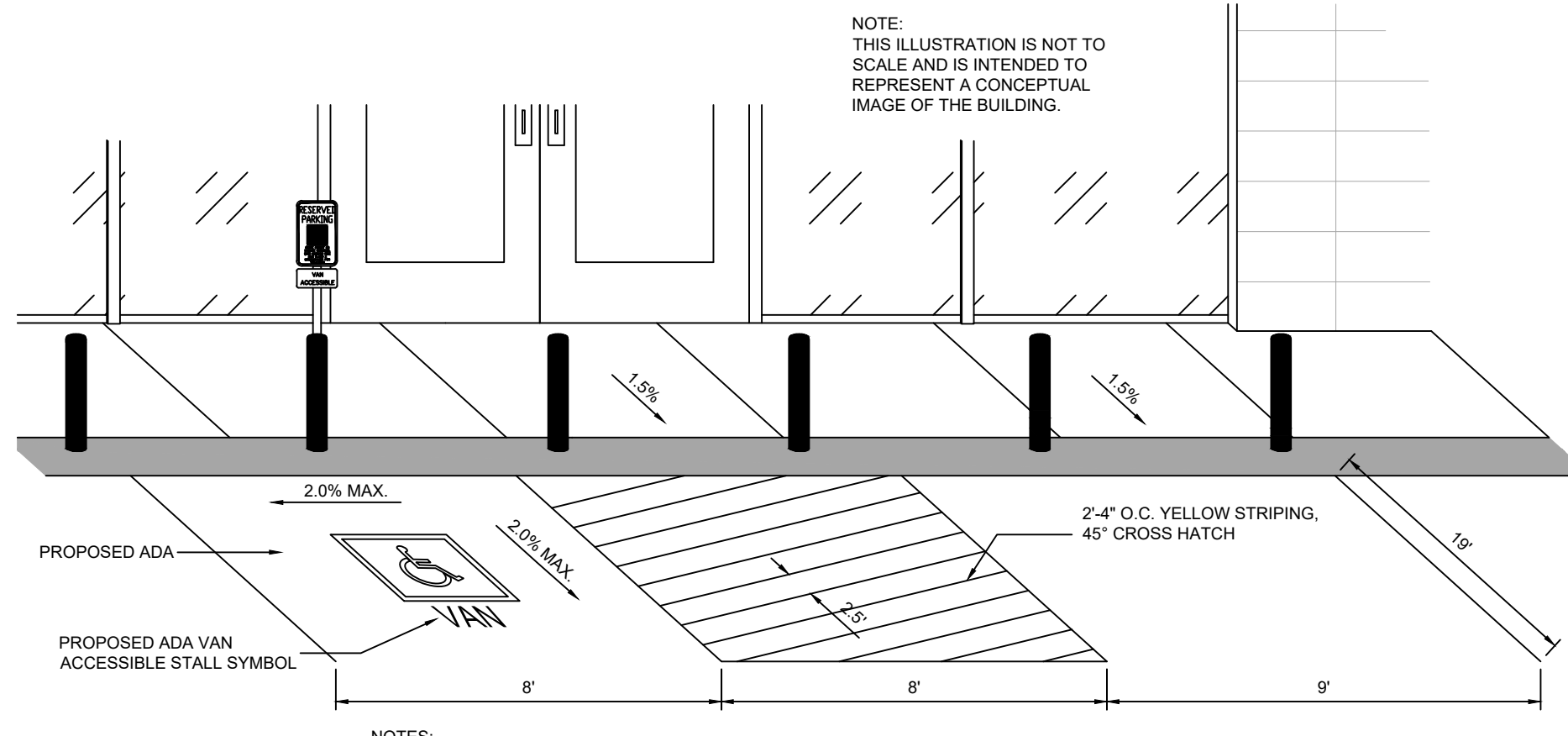
**N DRIVEWAY ENTRANCE**  
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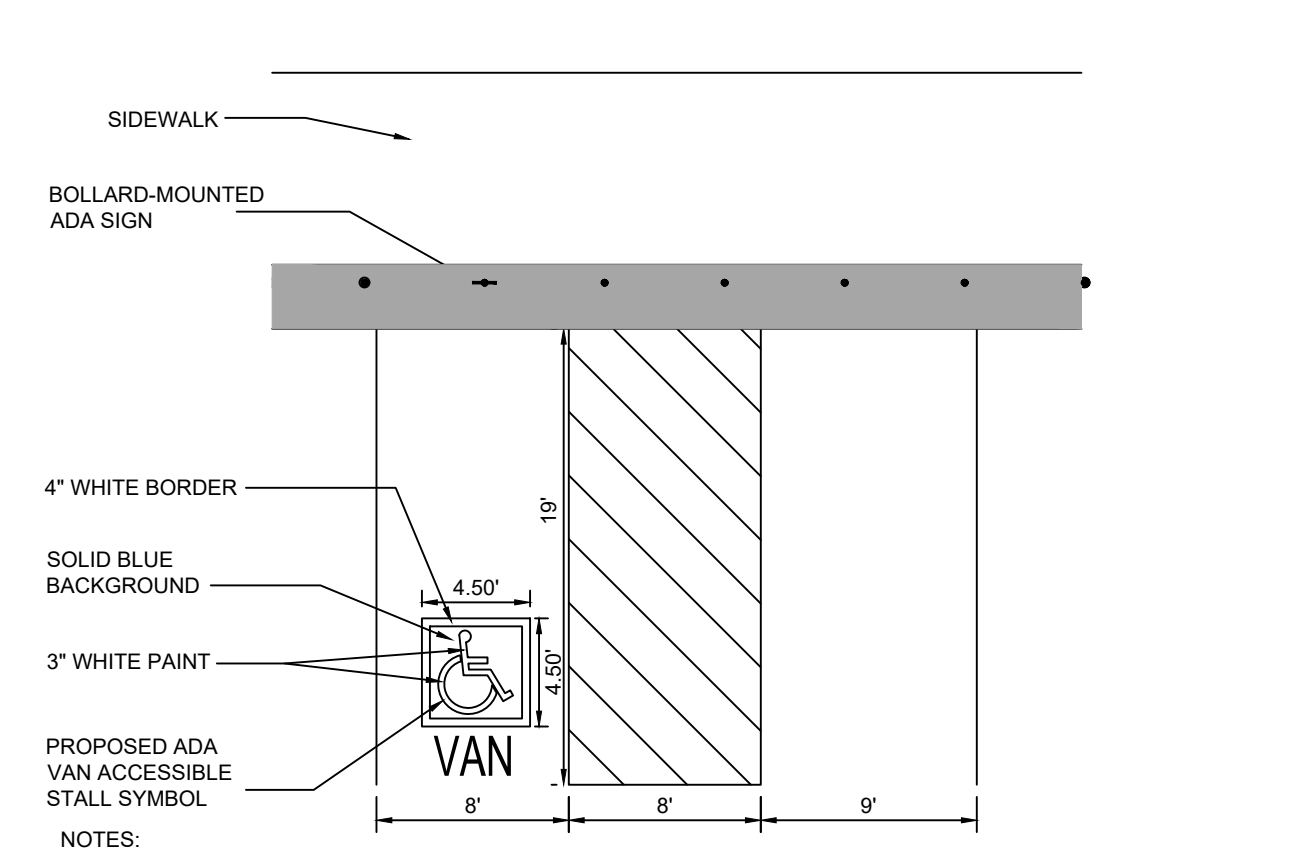
**M CONCRETE JOINTS**  
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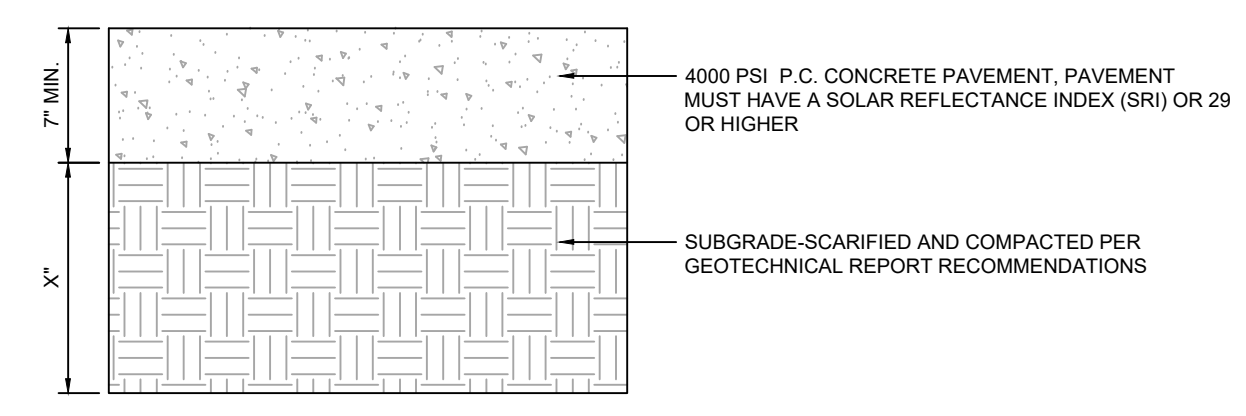
**L BUILDING SIDE SIDEWALK & PARKING STALL**  
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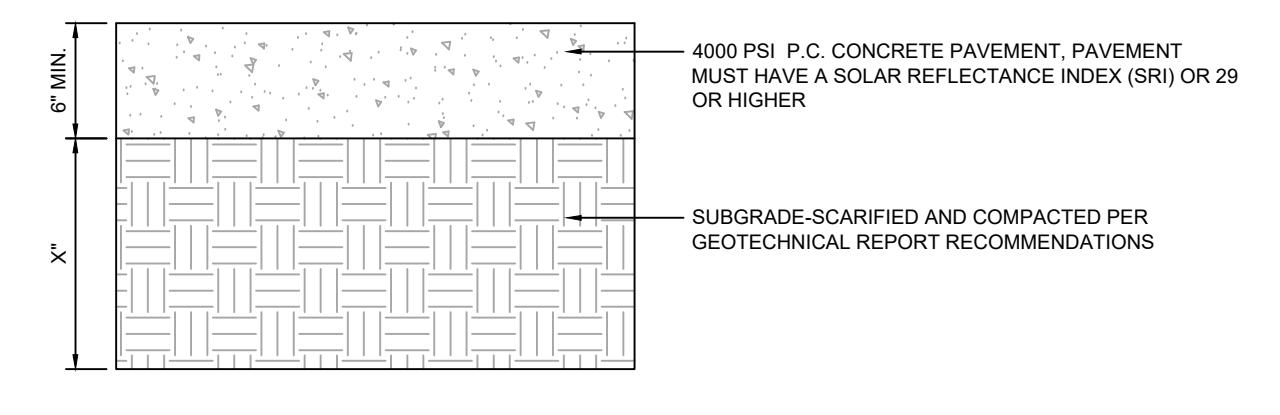
**K BUILDING FRONT SIDEWALK & PARKING STALL**  
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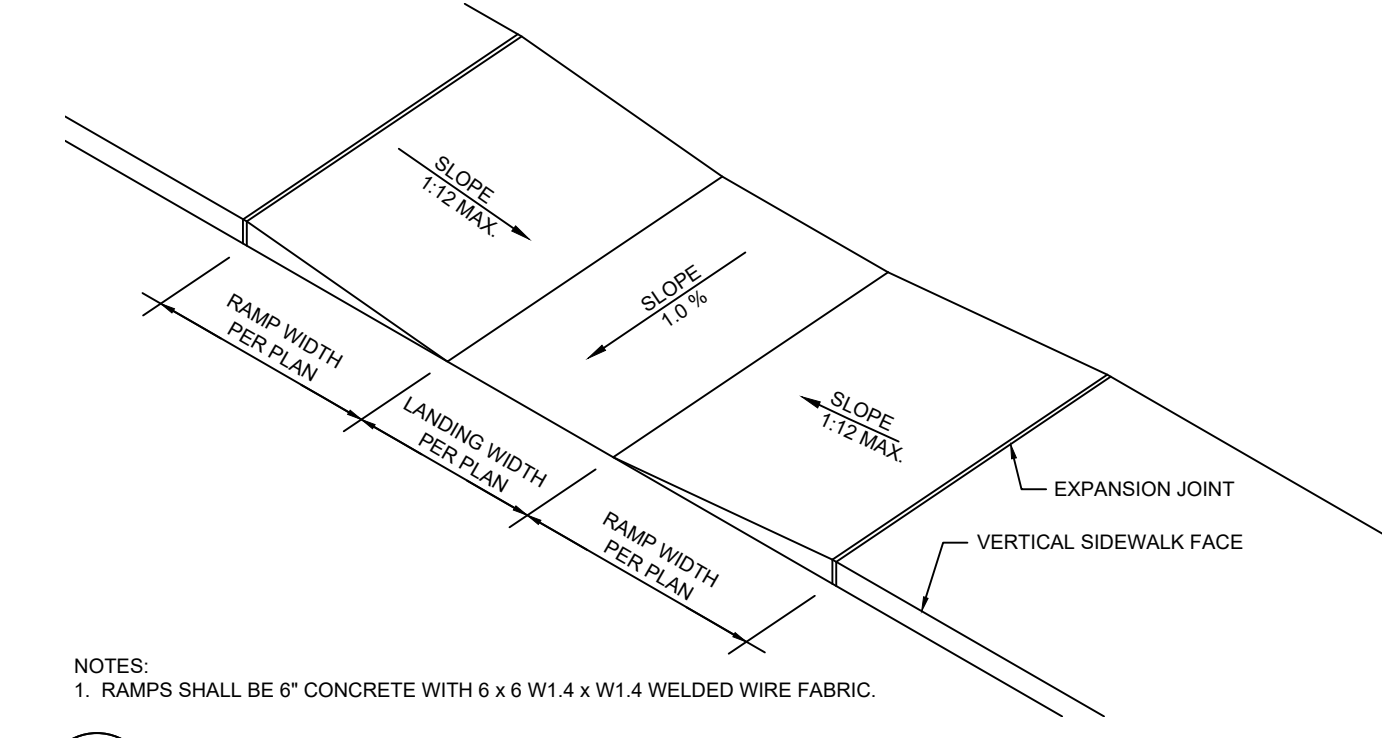
**J ACCESSIBLE FRONT PARKING STALL**  
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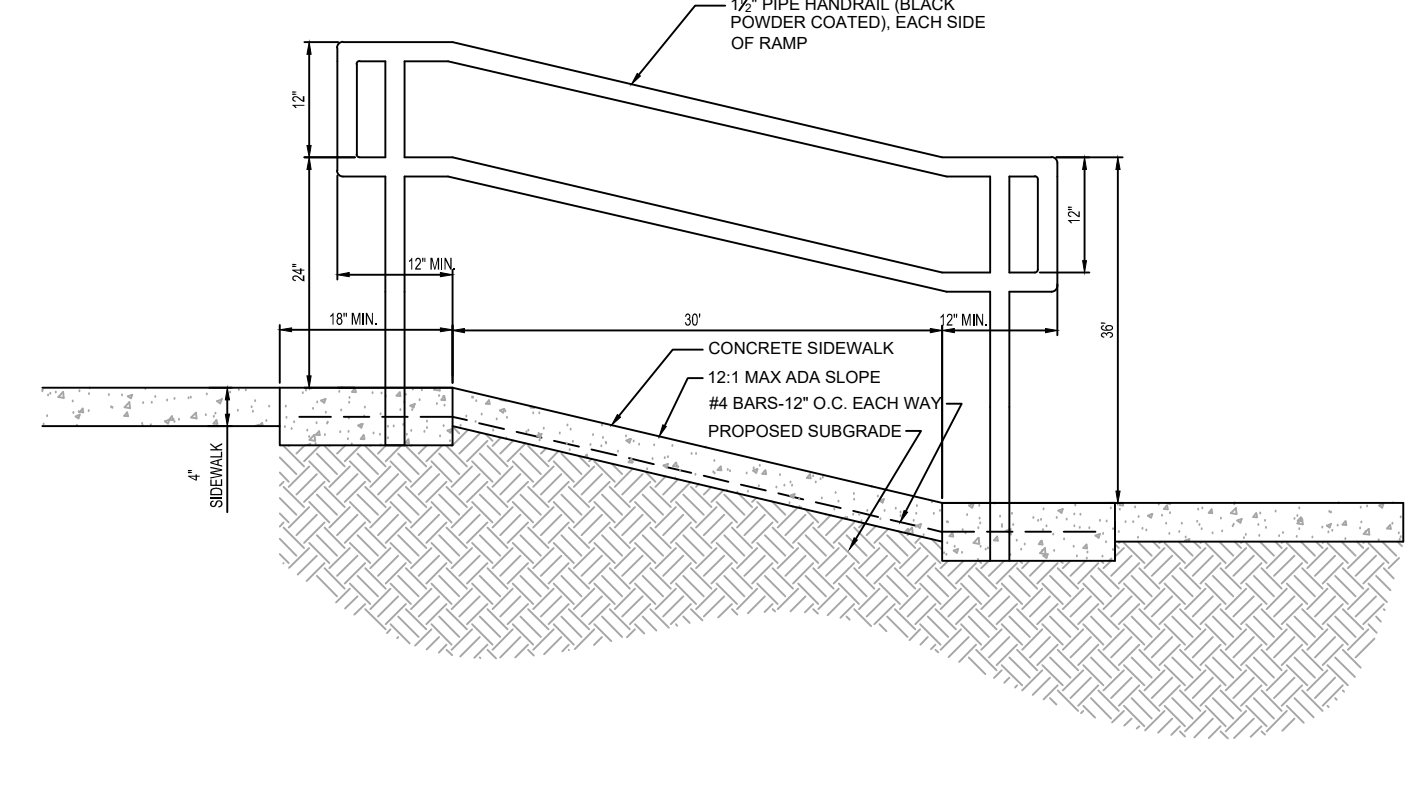
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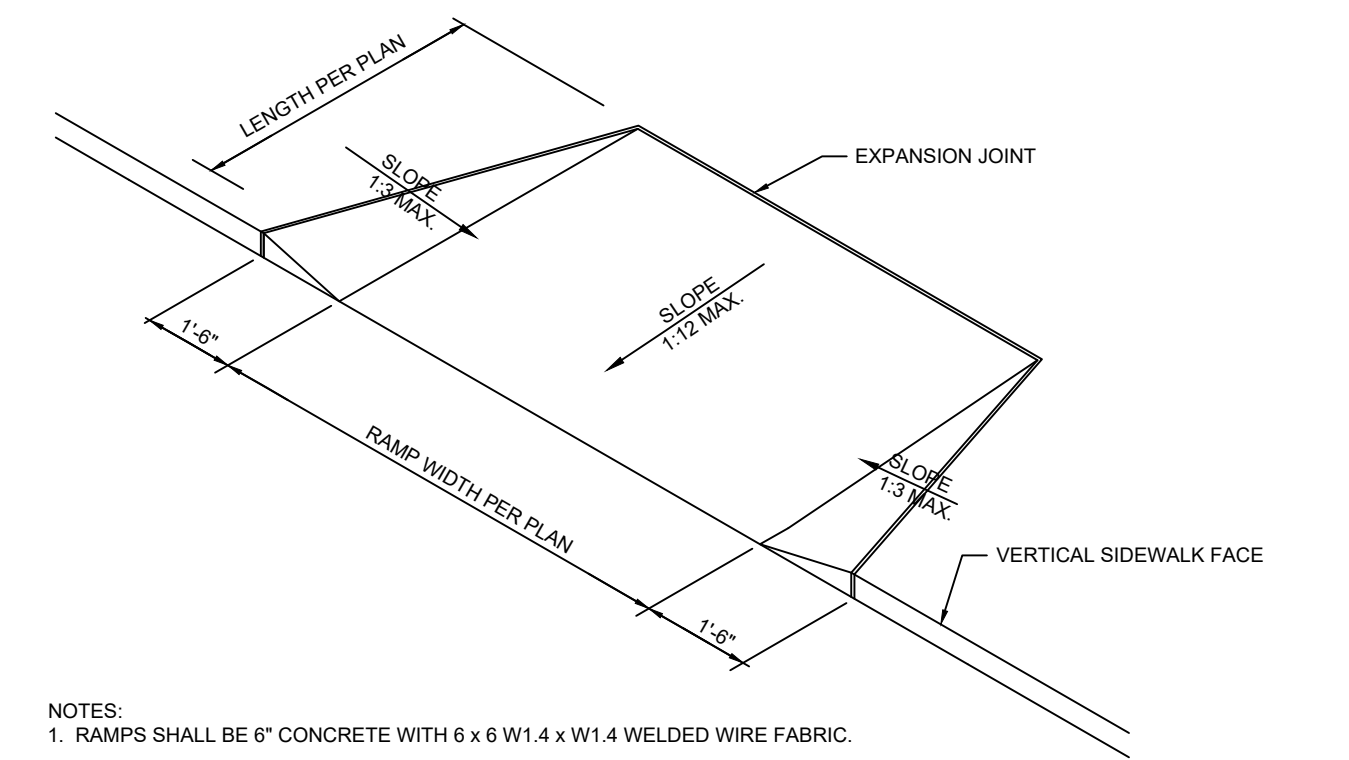
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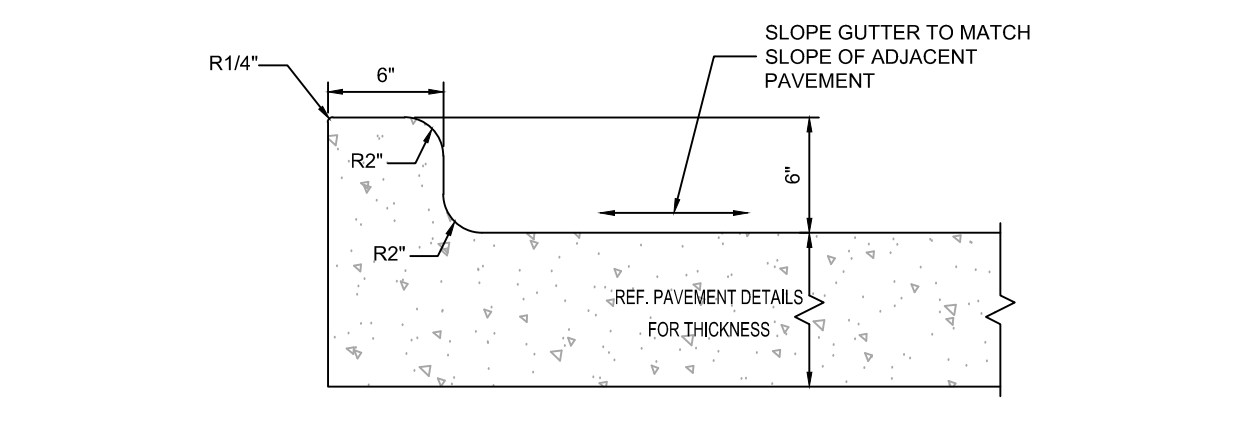
**G ADA PARALLEL CURB RAMP DETAIL**  
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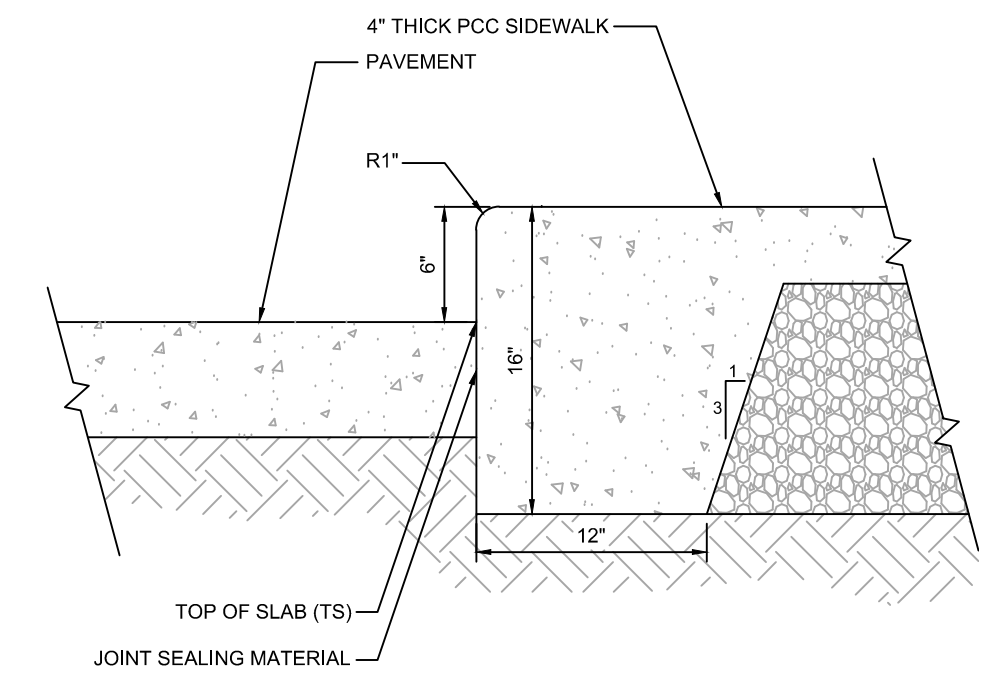
**Q RAMP AND HANDRAIL DETAIL**  
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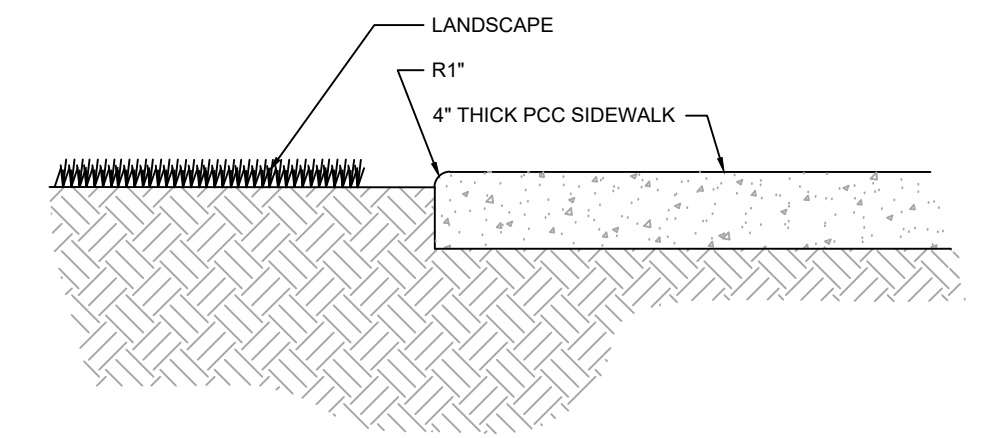
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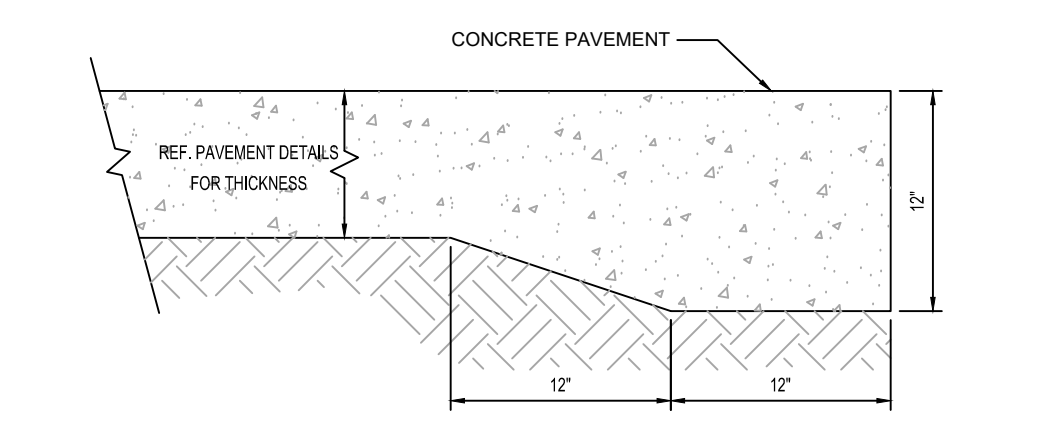
**D INTEGRAL CONCRETE CURB DETAIL**  
NOT TO SCALE



**C 6\"/>**



**B SIDEWALK DETAIL**  
NOT TO SCALE



**A THICKENED CONCRETE PAVEMENT EDGE**  
NOT TO SCALE

DATE	REVISION DESCRIPTION	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
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KG PROJECT TEAM:  
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 CPM:

REVISION DESCRIPTION	DATE	1ST REVIEW COMMENTS	2ND REVIEW COMMENTS
	08/19/22		
	01/06/23		

DATE: 01-06-2023  
 SHEET NUMBER:  
**C6.3**  
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**NOTES**

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
- 3" = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
- DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

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

**PEDESTRIAN RAMP NOTES**

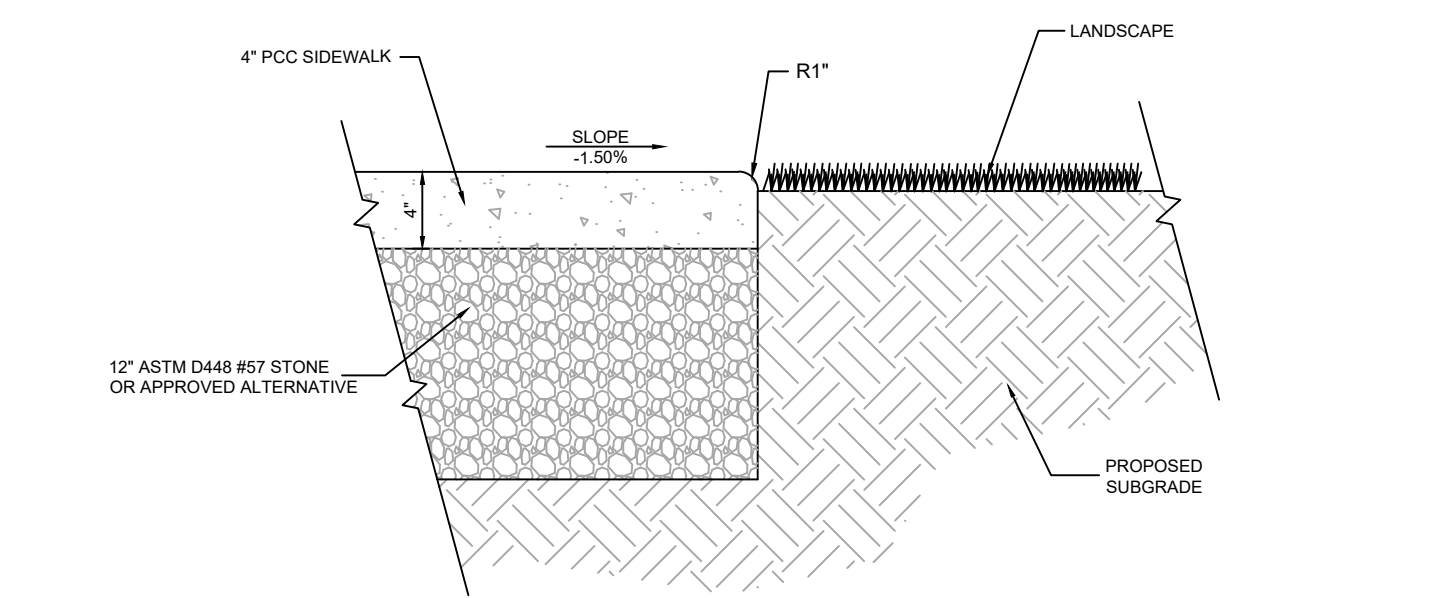
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
- CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
- PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
- PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.8 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
- DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
- DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD-2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
- THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
- PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
- ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
- THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

**GENERAL NOTES**

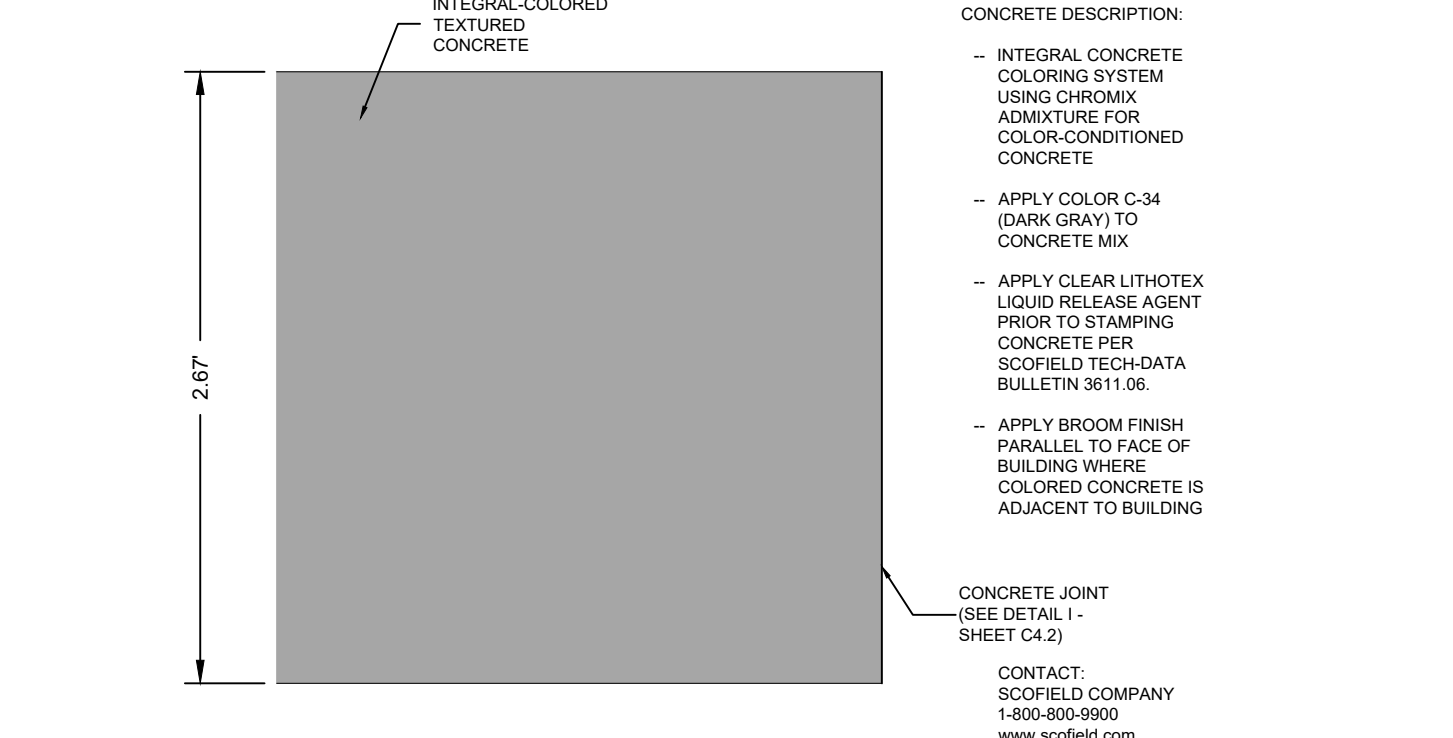
- WHERE THE 1'-6" FLARED SIDES OF A PERPENDICULAR CURB RAMP IS HARD CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
- PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
- AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-41	

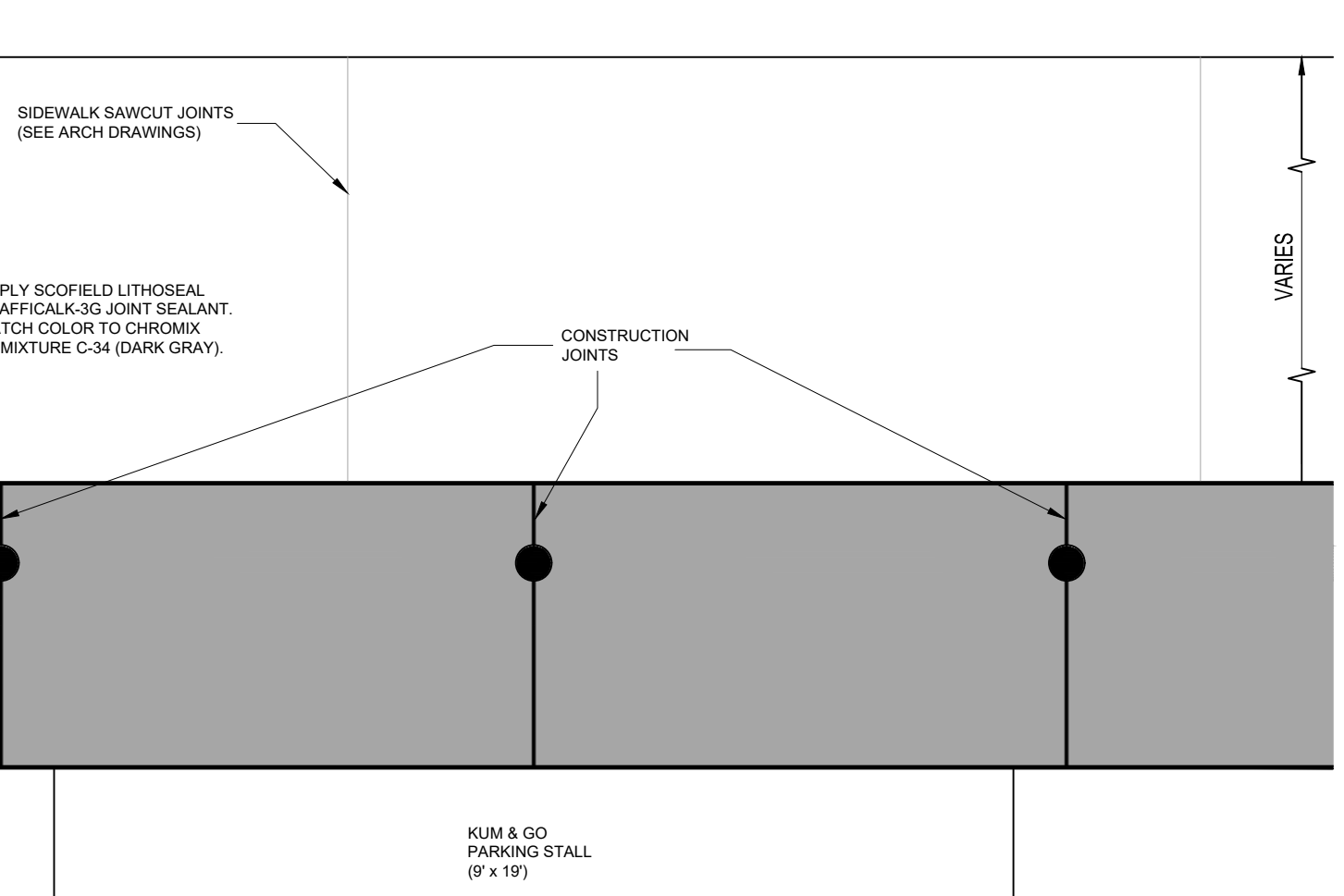
**F BUILDING SIDEWALK TO PAVEMENT - NO COLORED CONCRETE**  
 NOT TO SCALE



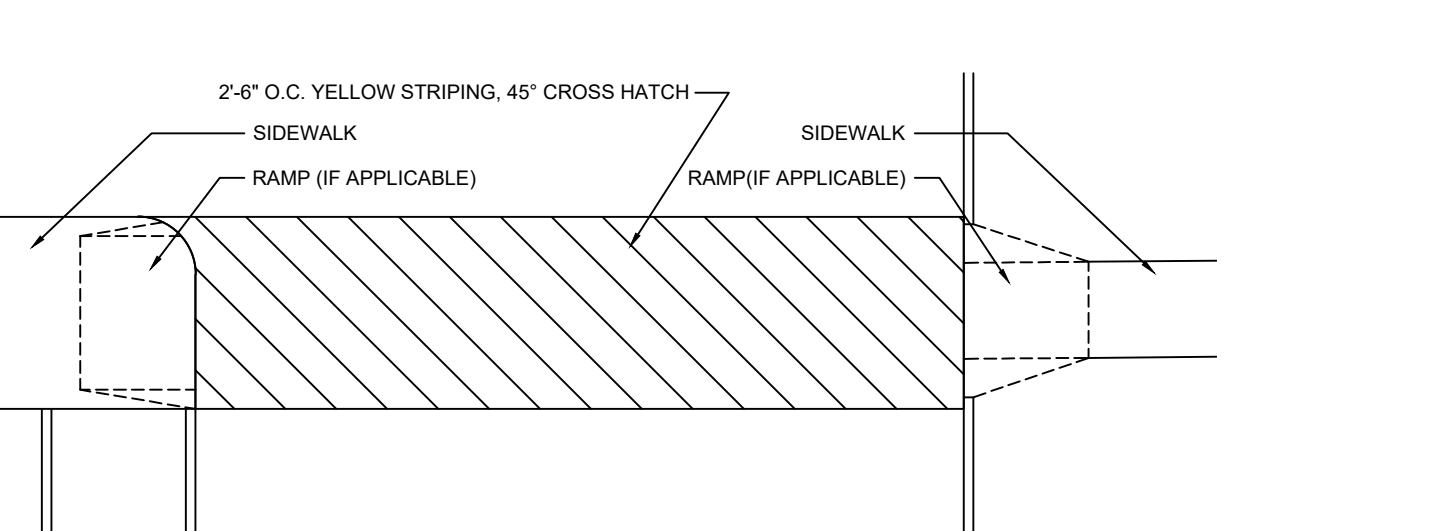
**G BUILDING SIDEWALK TO LANDSCAPE**  
 NOT TO SCALE



**H COLORED CONCRETE DETAIL**  
 NOT TO SCALE

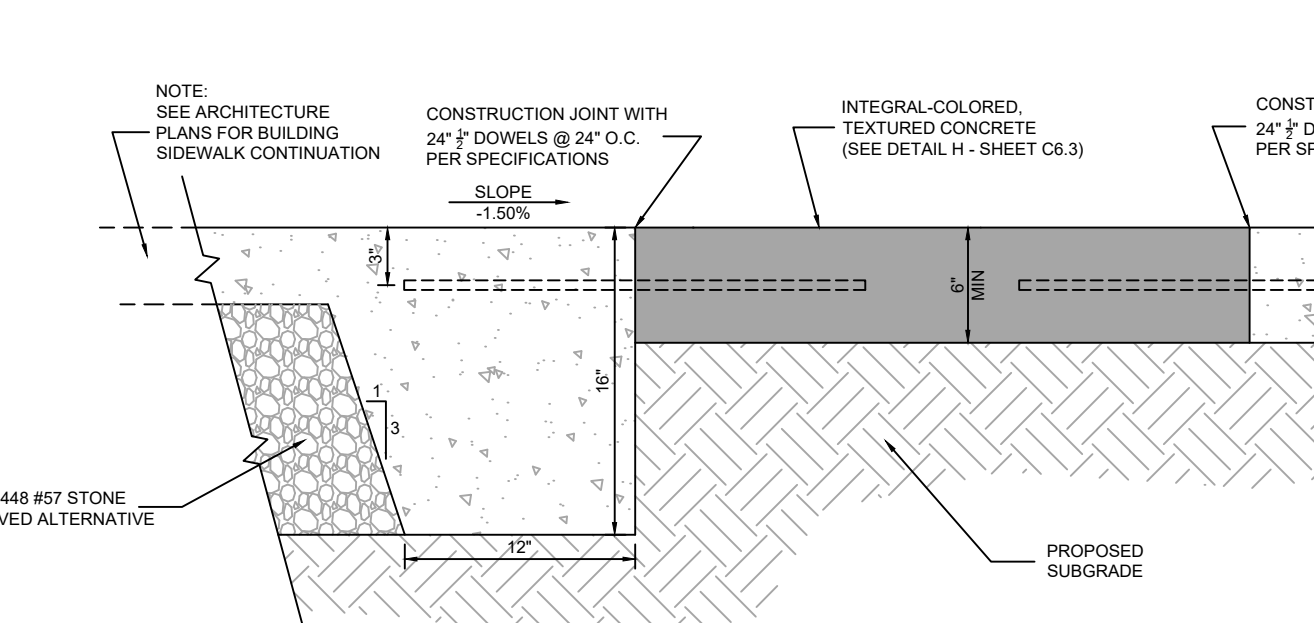


**I COLORED CONCRETE CONSTRUCTION JOINTS**  
 NOT TO SCALE

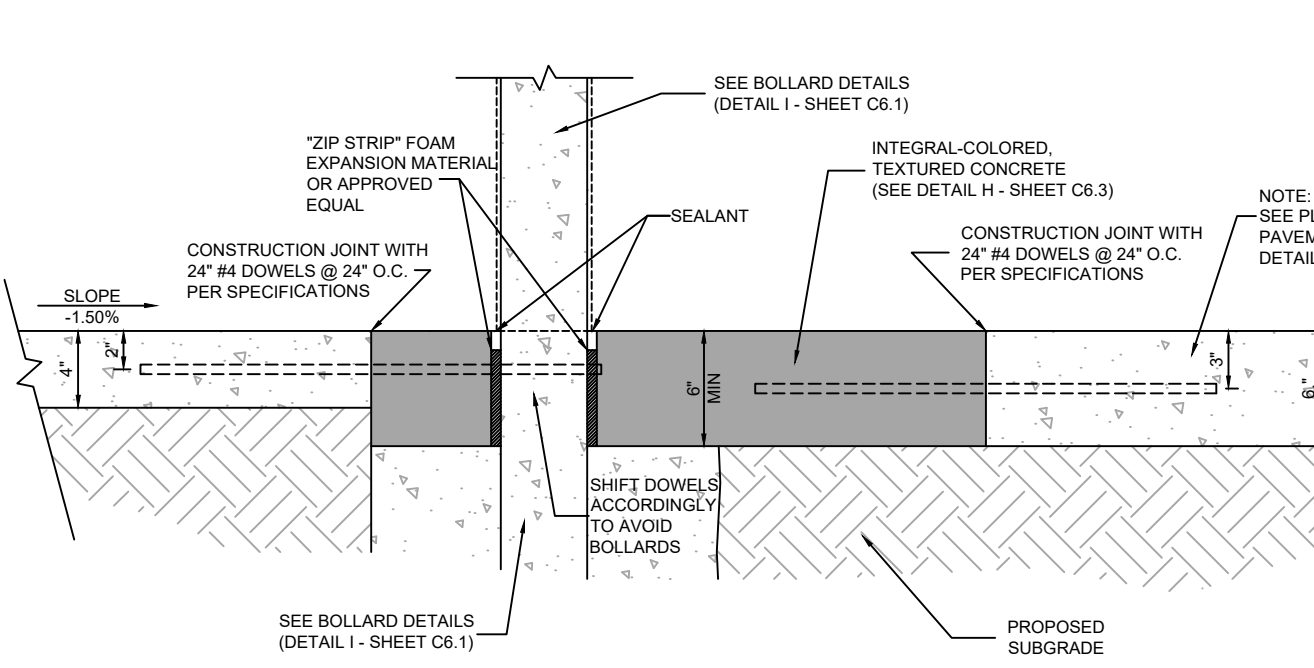


**J CROSSWALK**  
 NOT TO SCALE

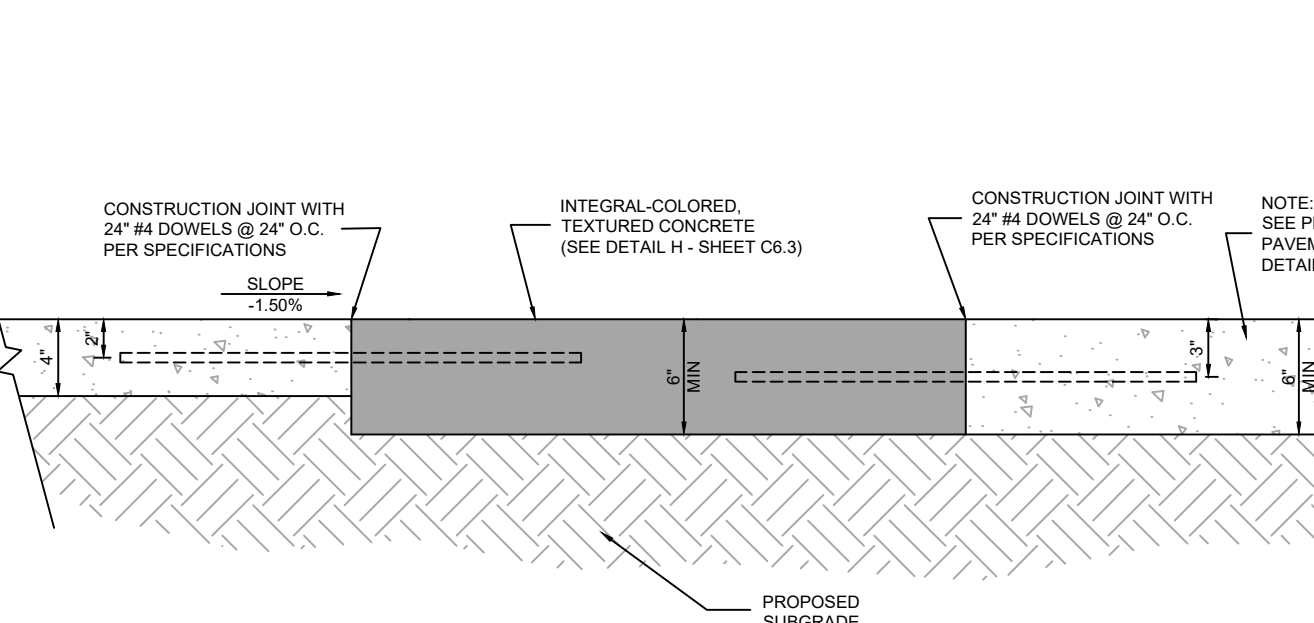
**A BUILDING SIDEWALK AT BOLLARD DETAIL**  
 NOT TO SCALE



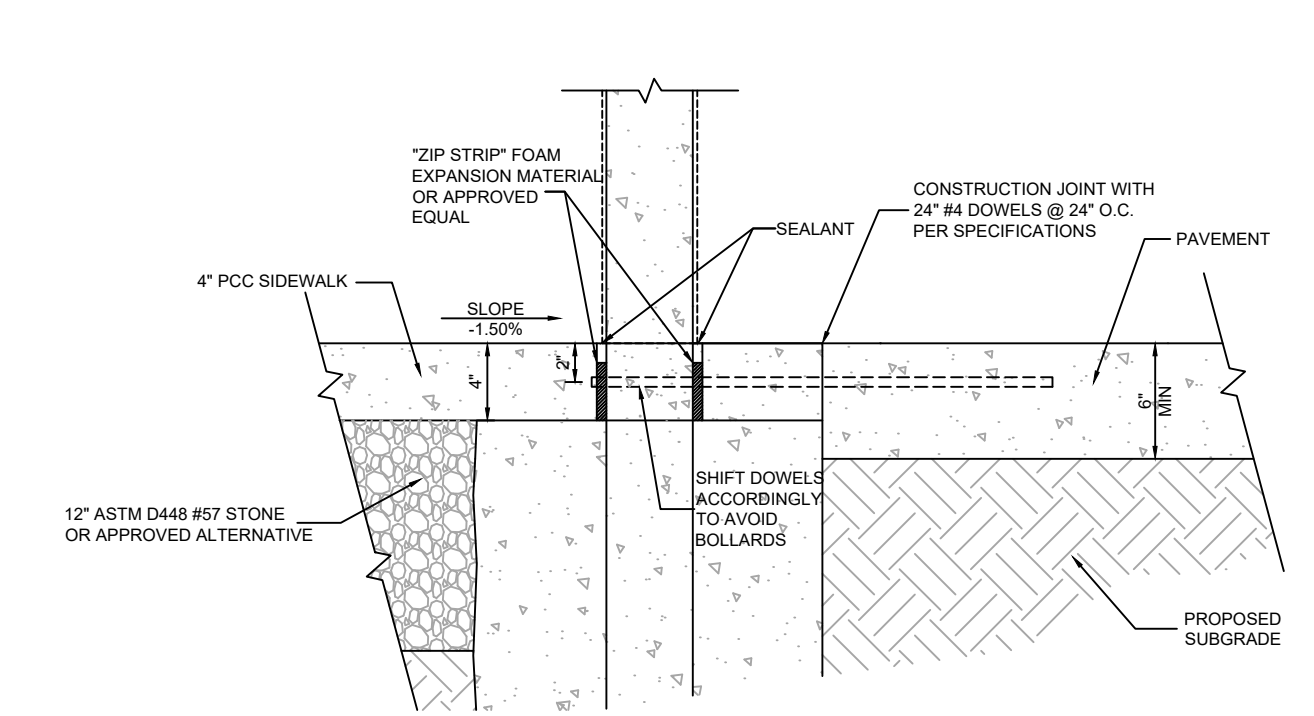
**B BUILDING SIDEWALK TO PAVEMENT DETAIL**  
 NOT TO SCALE



**C SITE SIDEWALK AT BOLLARD DETAIL**  
 NOT TO SCALE



**D SITE SIDEWALK TO PAVEMENT DETAIL**  
 NOT TO SCALE



**E SITE SIDEWALK AT BOLLARD - NO COLORED CONCRETE**  
 NOT TO SCALE

P:\KUM & GO\CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\SD\PP\2232-28 - CIVIL DETAILS.DWG



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**2232 - EL PASO, COLORADO**  
**SECURITY BLVD. AND MAIN ST.**  
**LANDSCAPE PLAN**

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

DATE	REVISION DESCRIPTION	REVISIONS PER COMMENTS	REVISIONS PER COMMENTS
8/19/22			
12/20/22			

DATE: 01/06/2023

SHEET NUMBER:

**C7.1**  
**29 OF 36**



**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- 2"-4" COBBLE ROCK MULCH
- 1" CHIPPED GRANITE ROCK MULCH
- LANDSCAPE EDGER

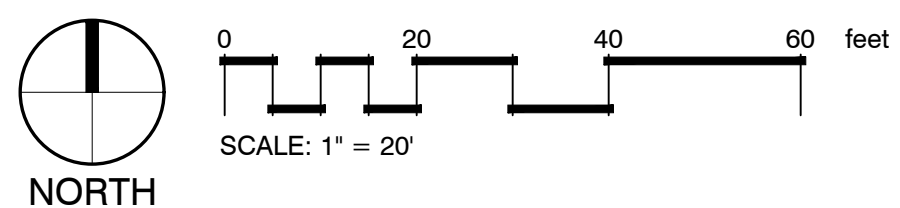
**PLANT SCHEDULE**

PLANT TYPE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	H X W
DECIDUOUS TREES	1	CEOC	COMMON HACKBERRY	B & B	2" CAL	50' X 40'
	2	QURA	SKINNY GENES OAK	B & B	2" CAL	30' X 10'
	2	PIQG	AUSTRIAN PINE	B & B	6' HT	50' X 20'
EVERGREEN TREES	1	PINI	PINUS NIGRA	B & B	6' HT	20' X 15'
	2	SYRE	PINUS NIGRA 'OREGON GREEN'	B & B	6' HT	20' X 15'
ORNAMENTAL TREES	5	AMCA	SHADBLW SERVICEBERRY	B & B	6" CLUMP	15' X 10'
	2	CRCR	THORNLESS HAWTHORN	B & B	2" CAL	20' X 15'
	3	SYRE	JAPANESE TREE LILAC	B & B	2" CAL	15' X 12'
	4	AMAL	SASKATOON SERVICEBERRY	#5		12' X 8'
DECIDUOUS SHRUBS	8	CACL	BLUE MIST SPIREA	#5		3' X 3'
	13	CHPU	SOUTHWESTERN RABBITBRUSH	#5		4' X 4'
	15	CODA	BEARBERRY COTONEASTER	#5		2' X 4'
	7	RHGL	ROCKY MOUNTAIN SUMAC	#5		6' X 6'
	8	RHTR	THREE LEAF SUMAC	#5		5' X 5'
	9	VICA	KOREAN SPICE VIBURNUM	#5		5' X 5'
	8	VILM	MOHICAN WAYFARING TREE	#5		6' X 6'
	2	JUSP	SPEARMINT JUNIPER	#5		15' X 5'
EVERGREEN SHRUBS	10	JUSA	CALGARY CARPET JUNIPER	#5		1' X 5'
	52	SCSC	BLAZE LITTLE BLUESTEM	#1		3' X 2'
GROUND COVERS	1,549 SF	NATIVE SEED	EL PASO COUNTY ALL-PURPOSE LOW GROW MIX	SEED		

**EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AREAS**

COMMON NAME	SCIENTIFIC NAME	RECOMMENDED PLS LBS/AC	% OF SEED MIX
GRAMINOIDS			
BUFFALO GRASS	Buchloe dactyloides	9.6	25
BLUE GRAMA	BOUTELOUA GRACILIS	10.8	20
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	5.6	29
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	3.2	5
WESTERN WHEATGRASS	PASCOPIRYUM SMITHII	12	20
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.8	1
<b>TOTAL</b>		<b>42.0</b>	<b>100.0</b>

**1 LANDSCAPE PLAN**



X:\DROBOX\VALERIAN\TEAM FOLDER\PROJECTS\2023\12-20 SUBMITTALS\074\_11 LANDSCAPE PLAN.DWG

**GENERAL NOTES:**

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO REMAIN FROM POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. CONTRACTOR IS RESPONSIBLE TO INSPECT AND CONFIRM SITE CONDITIONS PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL SIGNIFY ALL CONDITIONS ARE ACCEPTABLE AND NO ALLOWANCE WILL BE MADE FOR UNRECOGNIZED CONDITIONS AFTER START OF WORK.
4. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

**CLEARING & GRADING:**

1. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL CODES AND DEVELOPMENT STANDARDS; UNIFORM BUILDING CODES; PERMIT CONDITIONS; AND ALL OTHER APPLICABLE CODES, ORDINANCES, STANDARDS, AND POLICIES.
2. A COPY OF THE APPROVED PLANS MUST BE ON-SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY OTHER RELATED OR REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR (1) TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND (2) TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

**SOIL SPECIFICATIONS:**

1. ANY PLANTING AREA THAT DOES NOT MEET THE FOLLOWING SOIL PREPARATION REQUIREMENTS ARE SUBJECT TO REJECTION AT OWNER/OWNERS REPRESENTATIVES DISCRETION.
2. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER/OWNERS REPRESENTATIVE A MINIMUM OF 24 HOURS PRIOR TO BEGINNING SOIL PREP WORK. SOIL PREP NOT INSPECTED BY OWNER/OWNERS REPRESENTATIVE IS SUBJECT TO REJECTION AT ANYTIME PRIOR TO INITIAL ACCEPTANCE.
3. LANDSCAPE CONTRACTOR SHALL SUBMIT DELIVERY (TRIP) TICKETS TO OWNER/OWNERS REPRESENTATIVE FOR ALL ORGANIC SOIL AMENDMENTS WITHIN 24 HOURS AFTER DELIVERY.
4. IMPORTED TOPSOIL SHALL BE FERTILE, FRIABLE, SANDY LOAM FROM THE 'A' HORIZON AND SHALL BE FREE OF STONES OVER .75" IN DIAMETER, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEEDS, SALTS, SOIL STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH.
5. ORGANIC SOIL AMENDMENT SHALL CONSIST OF DRY, WELL-ROTTED, PULVERIZED, AGED MINIMUM ONE YEAR ORGANIC COMPOST CLASS 1 TYPE SUCH AS AVAILABLE FROM A-1 COMPOST, JENSEN SALES. PULVERIZED HORSE, SHEEP OR DAIRY COW MANURE **NOT ACCEPTABLE**. SUBMIT DATED RECENT MATERIAL ANALYSIS TO OWNER/OWNERS REPRESENTATIVE TO GUARANTEE PRODUCT CONDITION AND PROOF NO LIVE WEED SEEDS AND CHEMICAL ADDITIVES ARE PRESENT.
6. SOIL PREPARATION FOR AREAS TO BE SODDED SHALL INCLUDE TOPSOIL AND ORGANIC MATTER ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED EIGHT (8) INCHES INTO THE SOIL.
7. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED/ SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.

**EDGING:**

1. ALL EDGING SHALL BE 1/8" X 4" GREEN PAINTED "RYERSON TYPE" METAL EDGING W/ MILLED EDGE AND ANCHOR STAKES PER MANUFACTURE'S SPECIFICATIONS OR EQUAL.

**MULCH**

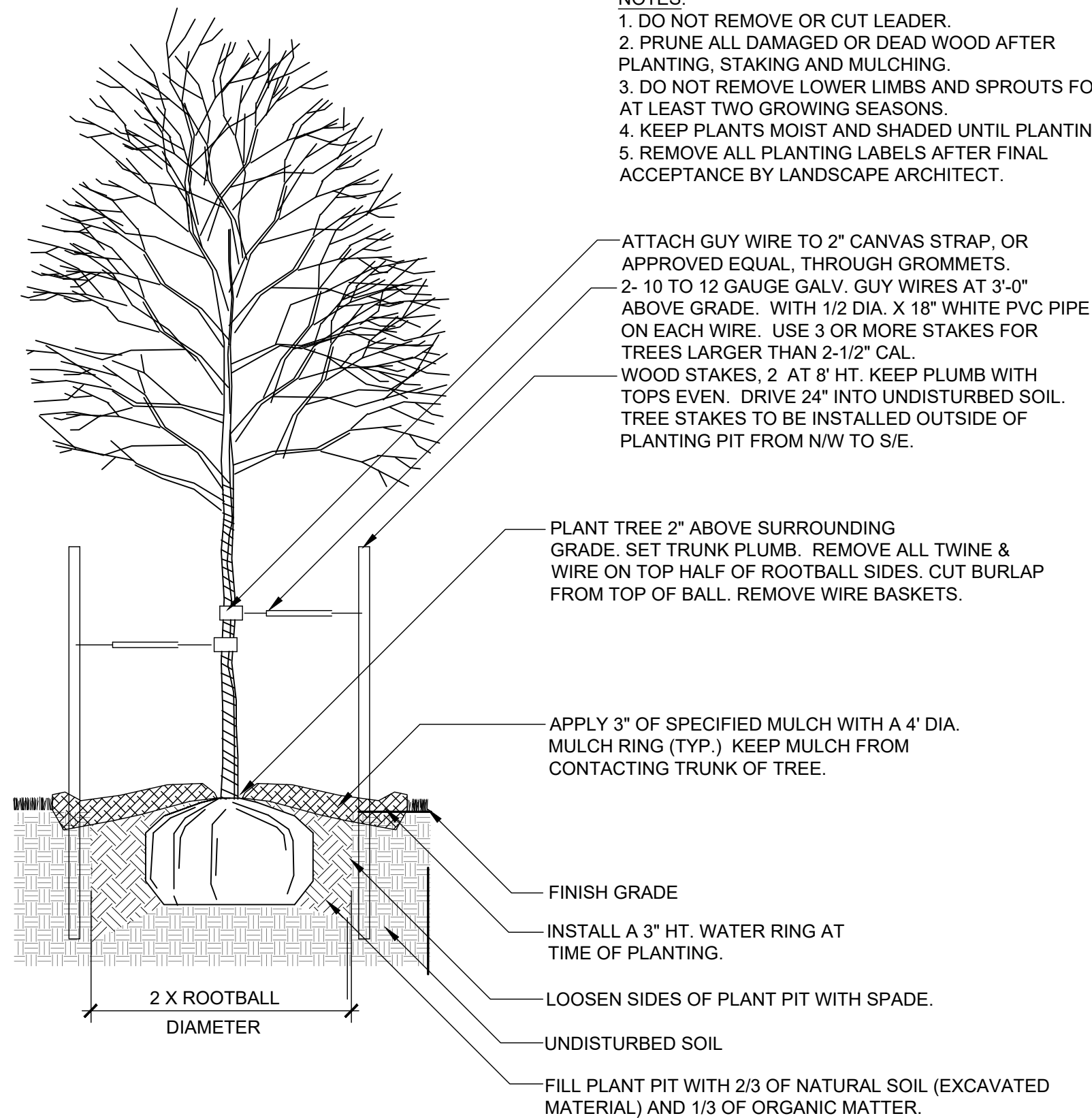
1. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 2"-4" RIVER ROCK COBBLE MULCH OVER FABRIC AT A MINIMUM DEPTH OF 3" WITH A DOUBLE SHREDDED CEDAR MULCH RING AROUND EACH TREE, SHRUB, GRASS, AND PERENNIAL. WOOD MULCH RING SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUB, GRASS OR PERENNIAL. TREE MULCH RING SHALL BE GREEN INDUSTRY STANDARD SIZE.
2. PLANTING BEDS (AS SPECIFIED) SHALL CONTAIN 1" GRAY CHIPPED GRANITE MULCH AT A MINIMUM DEPTH OF 3", DEPRESSED 2" BELOW SURROUNDING CURBS AND WALKS. PLACE WITH TIGHT JOINTS.
3. GEOTEXTILE FABRIC (FILTER FABRIC) UNDERLAYMENT SHALL BE MIRAFI, MIRASCAPE, DUPONT TYPAR 3301 OR APPROVED EQUAL (SUBMIT SAMPLE).

**PLANTING NOTES:**

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. VALERIAN LLC SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
  - A) ALL PLANT MATERIAL SHALL BE PROTECTED FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE. FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
  - B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
  - C) LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
  - D) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTLING PLANTS TO PROPER GRADES OR POSITION, REESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
  - E) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
4. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
5. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT. ALL SHRUB BEDS AND TREES IN NATIVE SEED AREAS SHALL BE IRRIGATED BY USING LOW WATER/DRIP TECHNIQUES. ALL TURF AREAS SHALL BE IRRIGATED USING POP-UP SPRAY OR ROTOR APPLICATION.

**NOTES:**

1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



NOTE: ALL TREES LOCATED WITHIN SIGHT TRIANGLES OR WITHIN 100' APPROACHING A STOP SIGN ARE TO BE LIMBED TO 8". AT ONSET OF WINTER FOR THE FIRST YEAR OF INSTALLATION, WRAP ENTIRE SURFACE OF TRUNK UP TO BRANCHES. SECURE AT TOP AND BOTTOM WITH DUCT TAPE. AT ONSET OF SPRING REMOVE ALL WRAPPING.

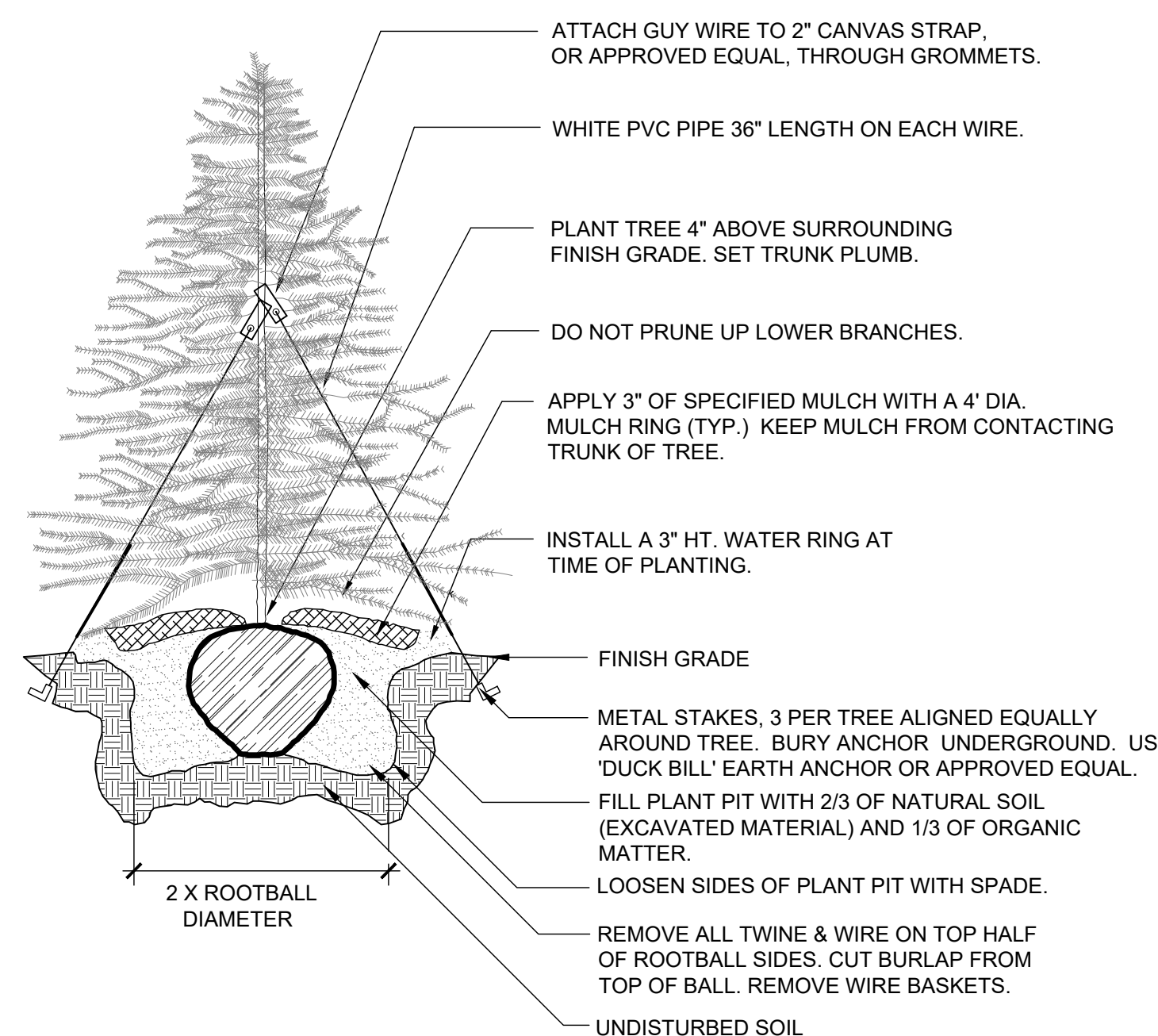
**1 DECIDUOUS TREE PLANTING**

1" = 1'-0"

BLCC-03

**NOTES:**

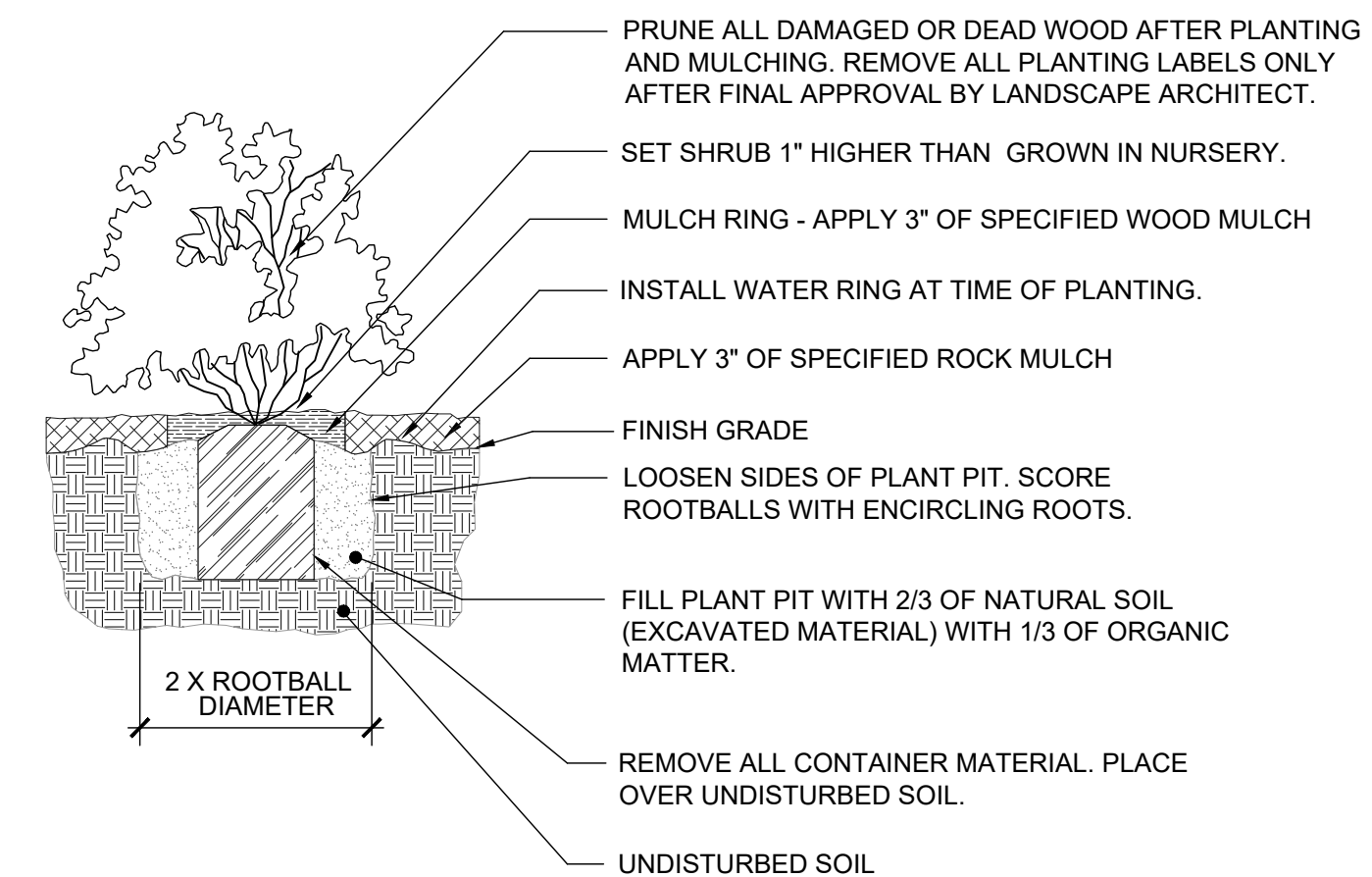
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



**2 EVERGREEN TREE PLANTING**

1" = 1'-0"

BLCC-04

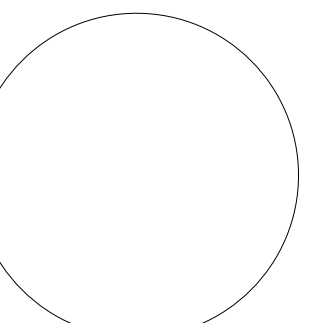


NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED. HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB. JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

**3 SHRUB / ORNAMENTAL GRASS PLANTING WITH MULCH RING**

1" = 1'-0"

32 9333.13-11



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2232 - EL PASO, COLORADO  
SECURITY BLVD. AND MAIN ST.  
LANDSCAPE NOTES & DETAILS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	REVISIONS PER COMMENTS	REVISIONS PER COMMENTS
1	8/19/22		
2	12/20/22		

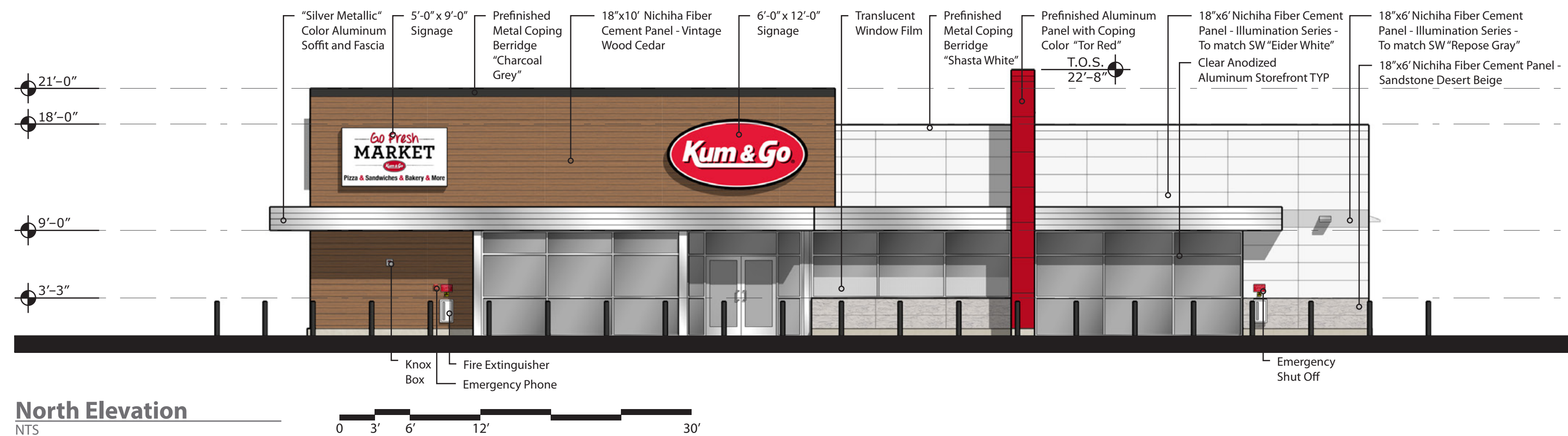
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SHEET NUMBER:

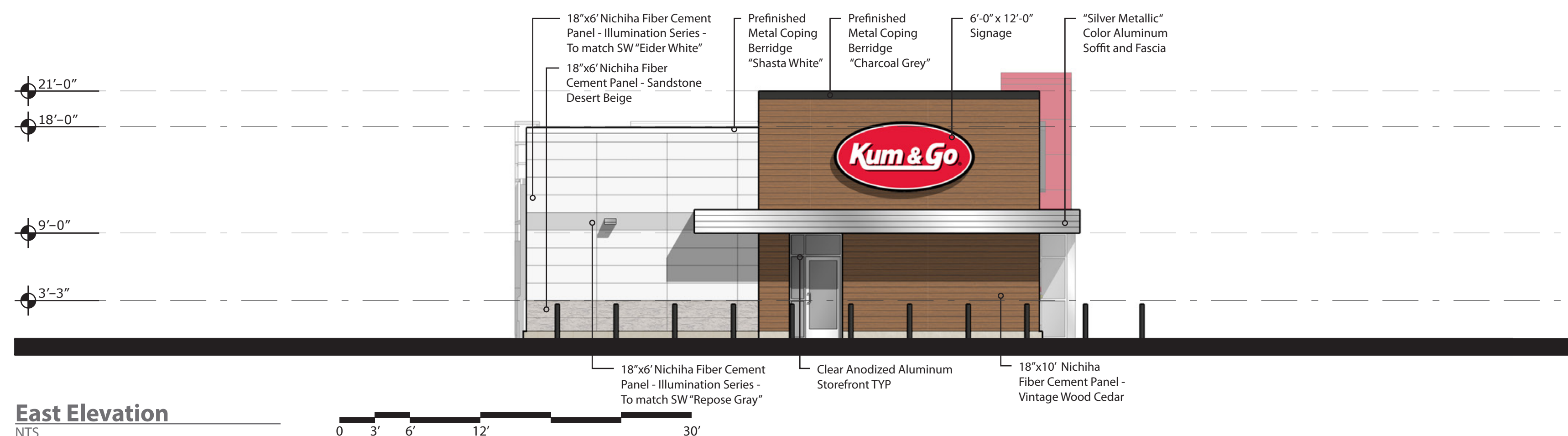
C7.2  
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**Proposed Building Signage**

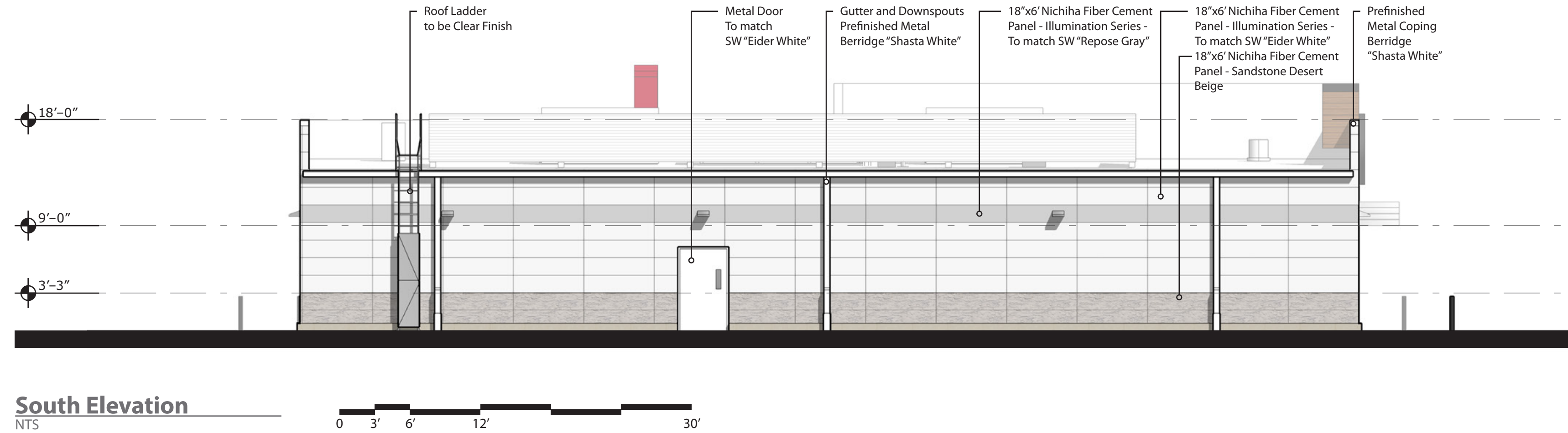
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
East Elevation	"Kum & Go" Sign	6' x 12'	72 SF
South Elevation	No Signage	---	0 SF
West Elevation	No Signage	---	0 SF
<b>Total</b>			<b>189 SF</b>



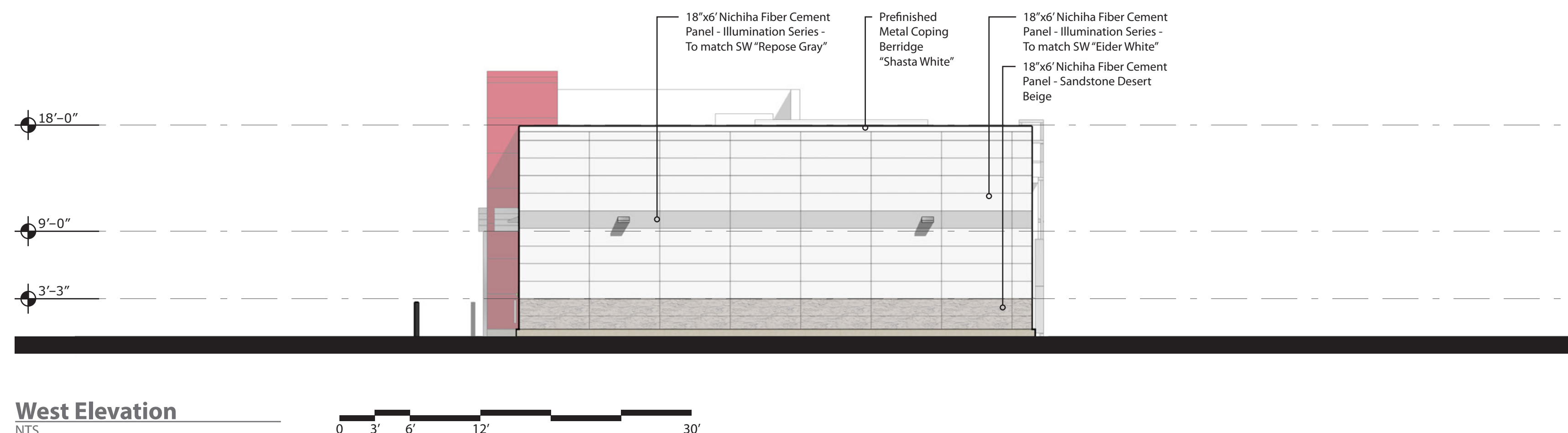
**North Elevation**  
NTS



**East Elevation**  
NTS

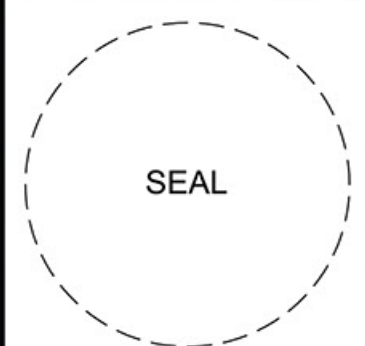


**South Elevation**  
NTS



**West Elevation**  
NTS

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EL PASO COUNTY, CO  
MAIN ST. AND SECURITY BLVD.  
EXTERIOR ELEVATIONS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

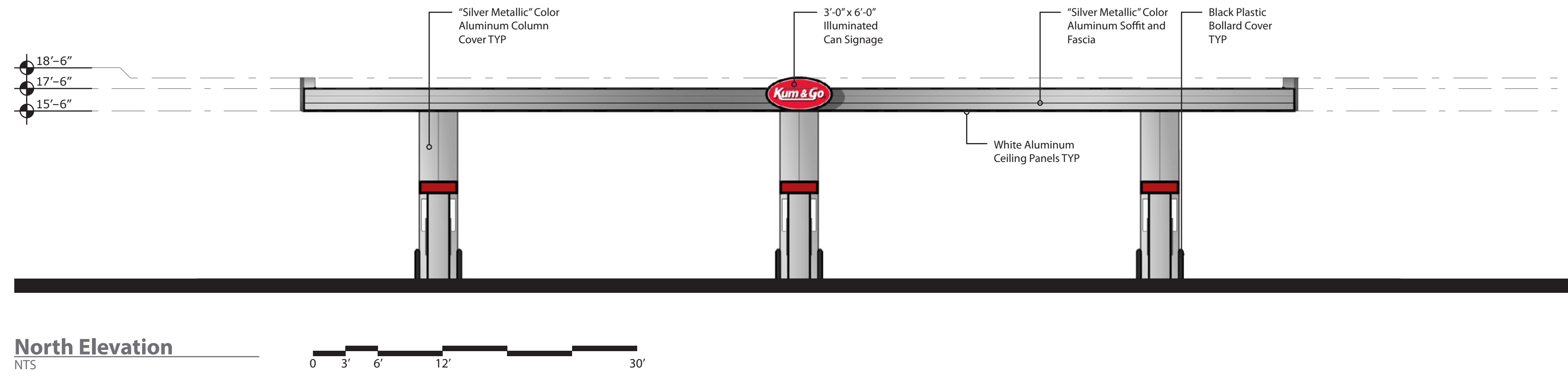
REVISION DESCRIPTION	DATE	REVISIONS

DATE: 01/06/2023

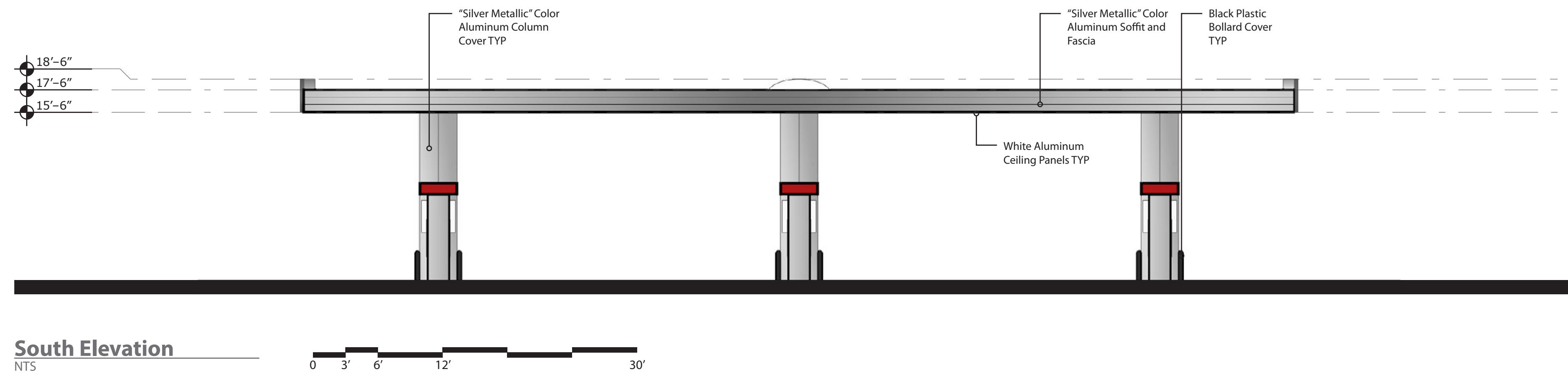
SHEET NUMBER:  
**C8.1**  
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**Proposed Canopy Signage**

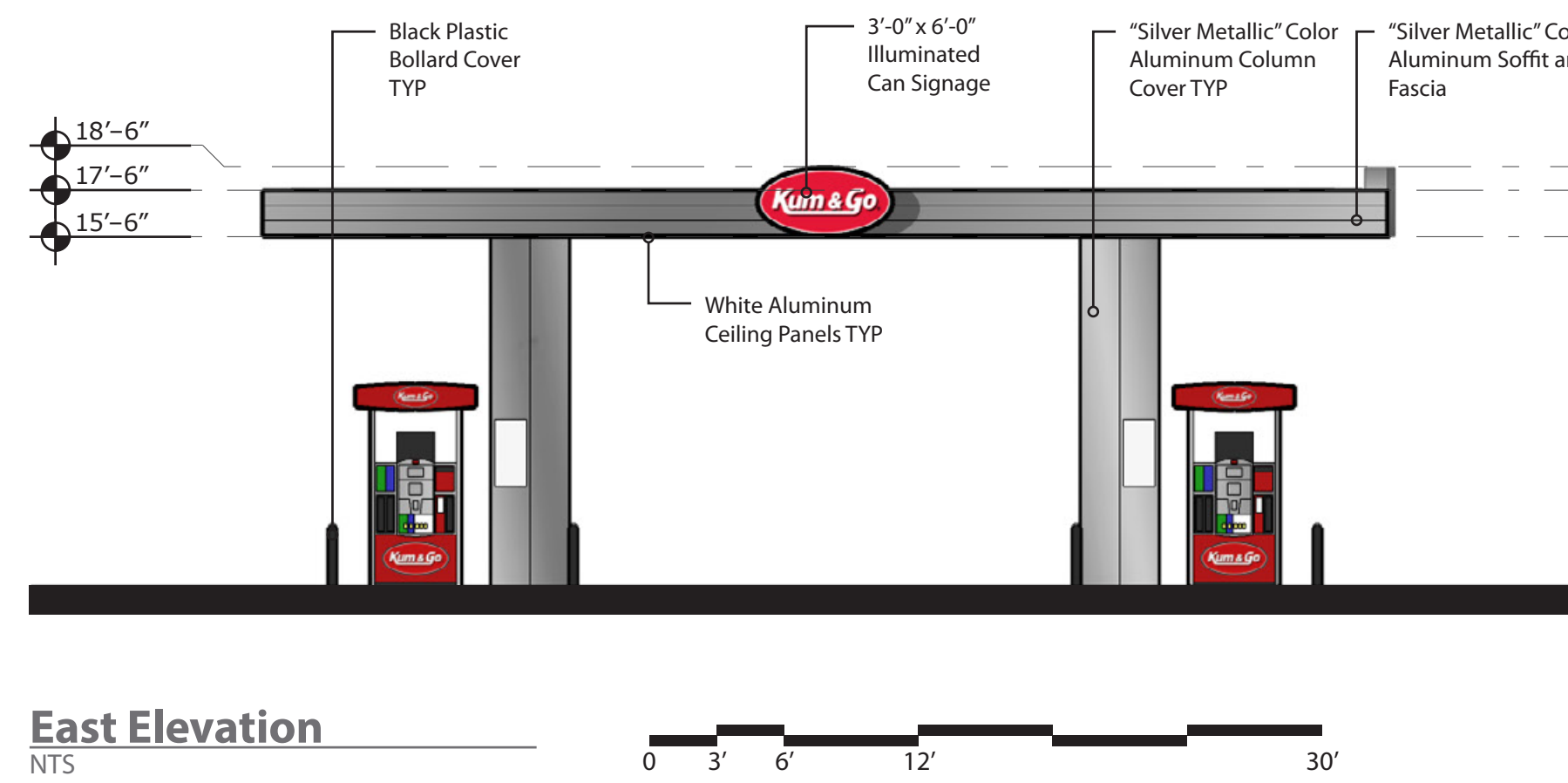
Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	3' x 6'	18 SF
South Elevation	No Signage	---	0 SF
East Elevation	"Kum & Go" Sign	3' x 6'	18 SF
West Elevation	"Kum & Go" Sign	3' x 6'	18 SF
<b>Total</b>			<b>54 SF</b>



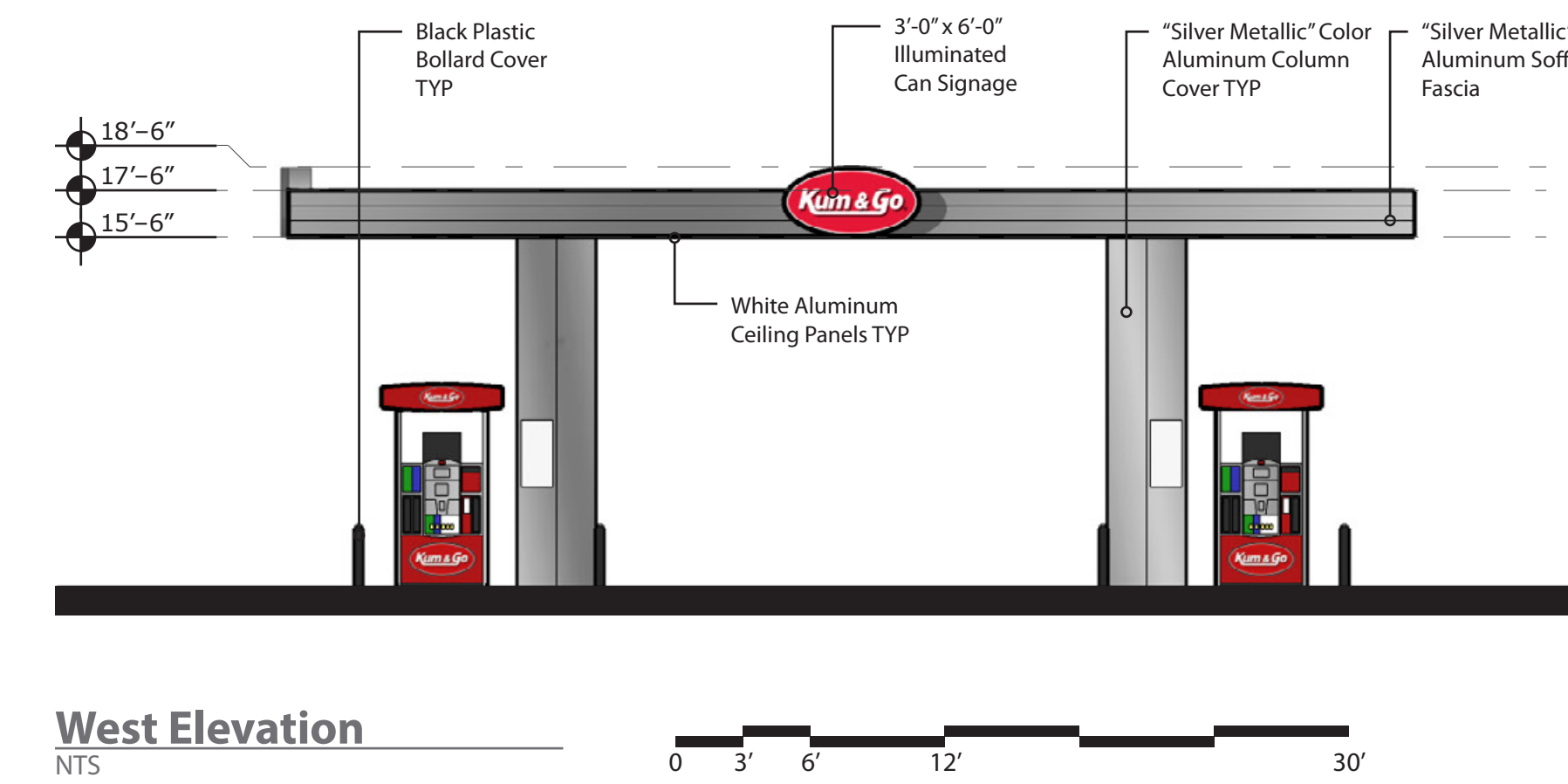
**North Elevation**  
NTS



**South Elevation**  
NTS



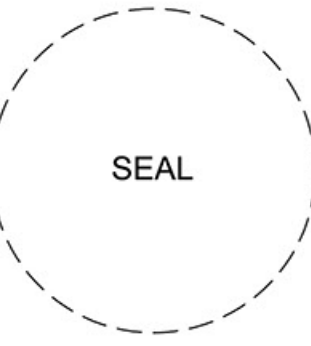
**East Elevation**  
NTS



**West Elevation**  
NTS

**brr**

ARCHITECT OF RECORD:  
BRR ARCHITECTURE, INC  
813 METCALF AVENUE  
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OVERLAND PARK, KS 66204  
www.brrarch.com  
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MAIN ST. AND SECURITY BLVD.  
CANOPY ELEVATIONS

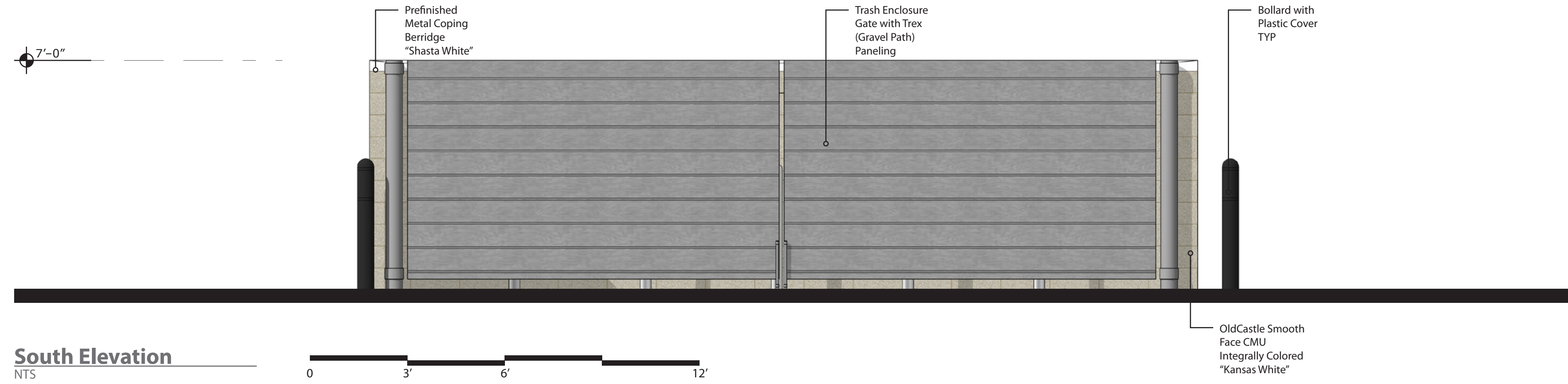
KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	BY

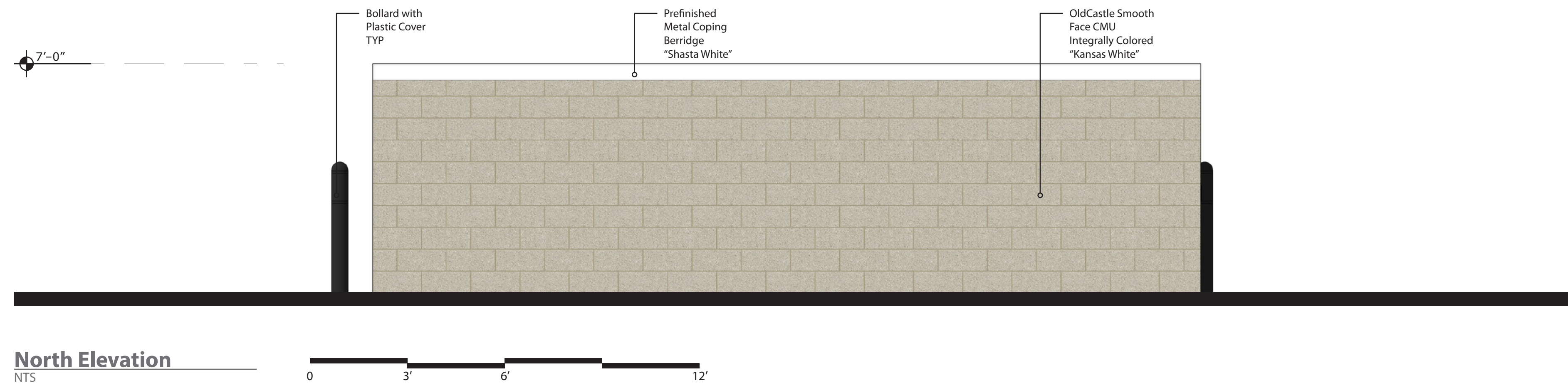
DATE: 01/06/2023

SHEET NUMBER:  
**C8.2**  
32 OF 36

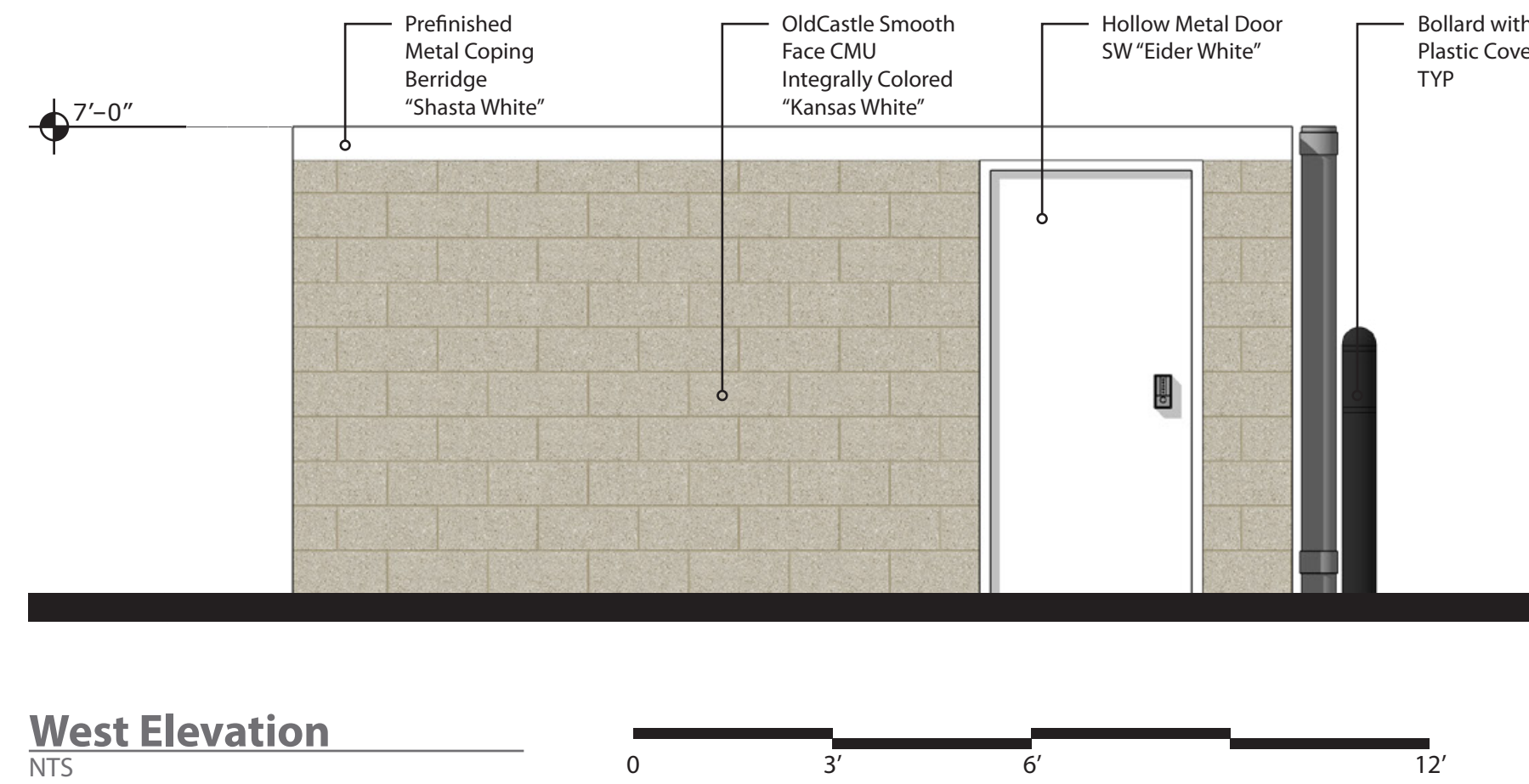




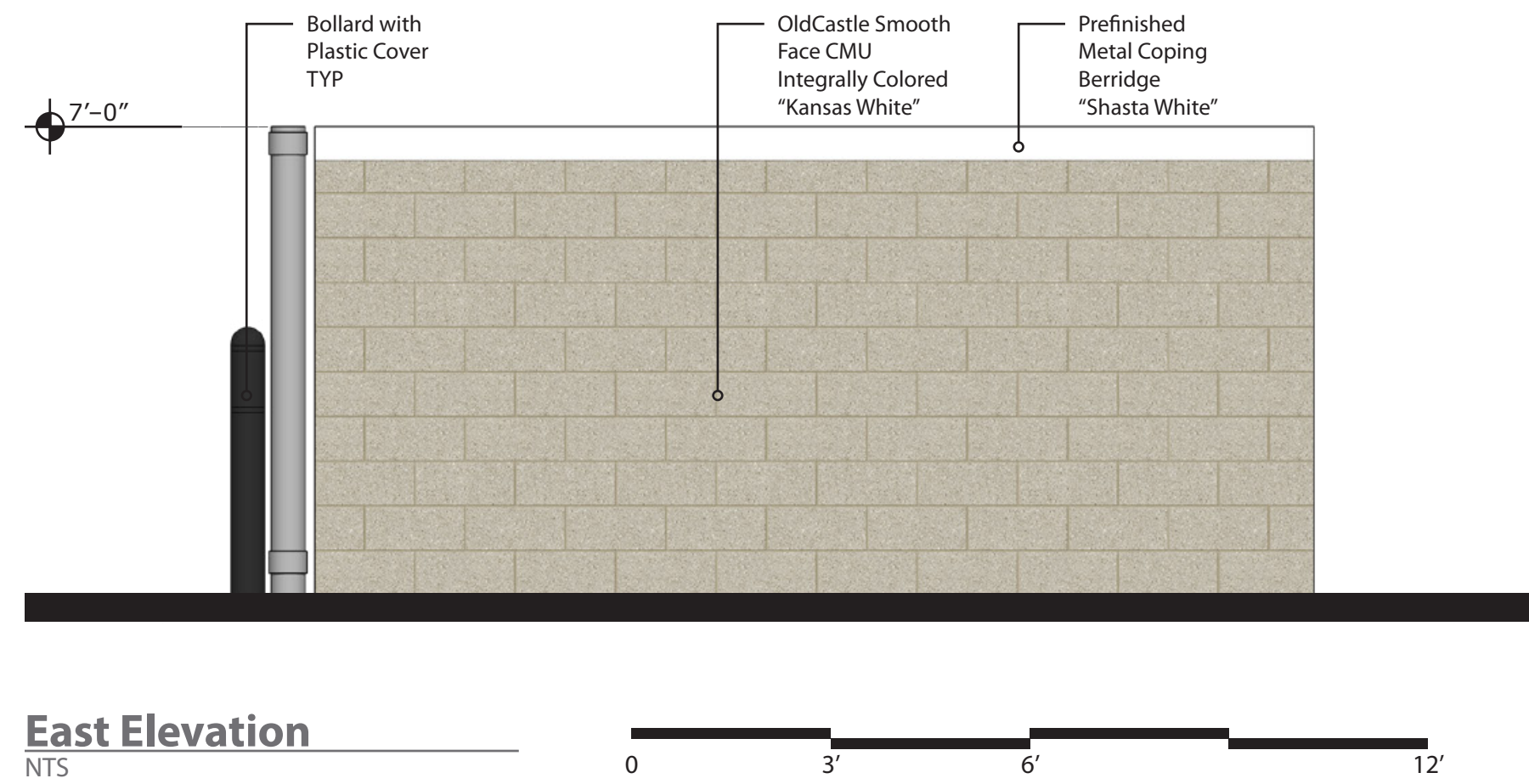
**South Elevation**  
NTS



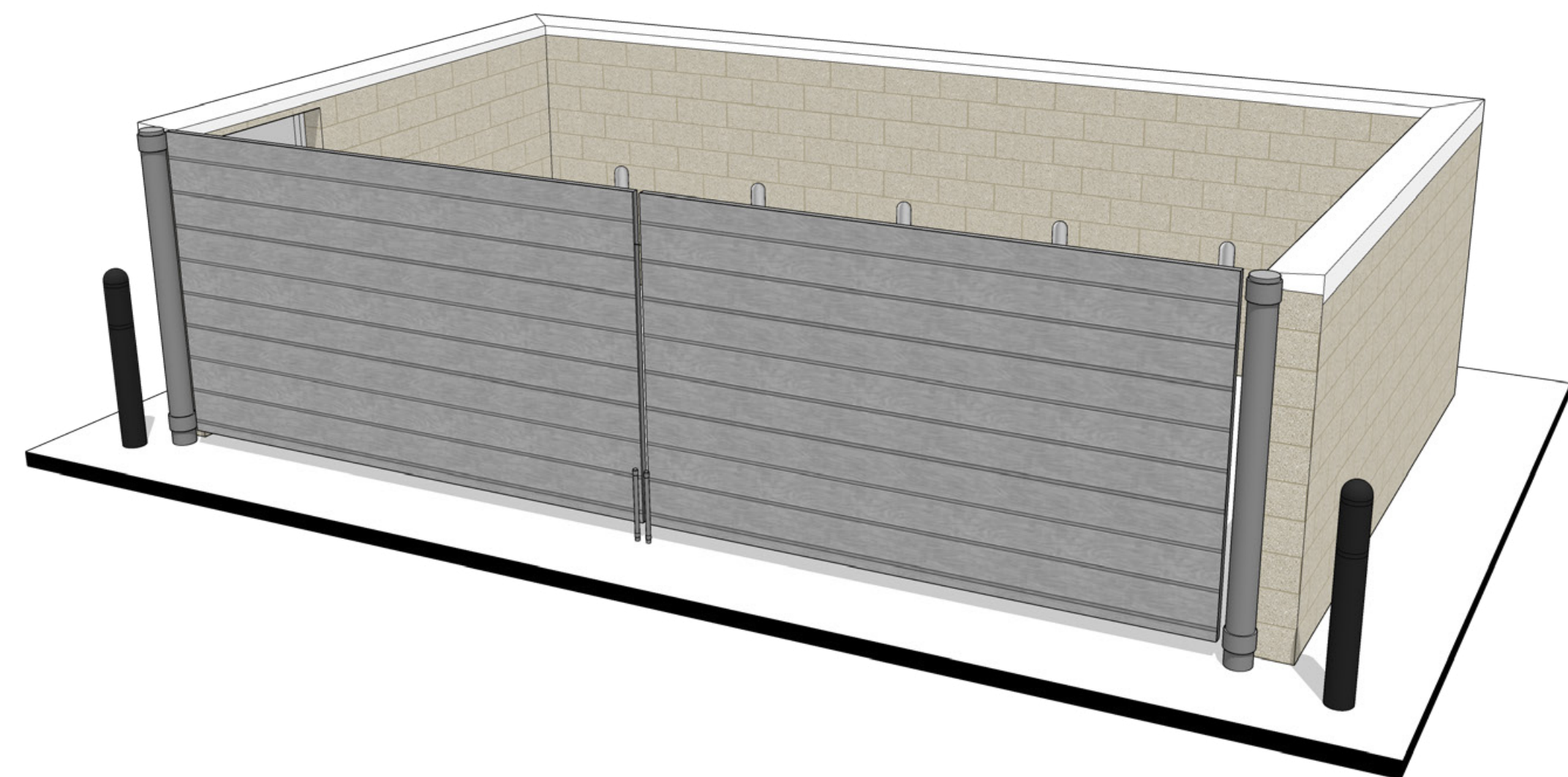
**North Elevation**  
NTS



**West Elevation**  
NTS



**East Elevation**  
NTS



**Perspective**  
NTS



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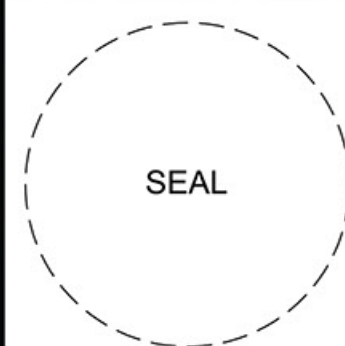
EL PASO COUNTY, CO  
MAIN ST. AND SECURITY BLVD.  
TRASH ENCLOSURE ELEVATIONS

KG PROJECT TEAM:  
RDM:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE	REVISIONS

DATE: 09/08/2022

SHEET NUMBER:  
C8.3  
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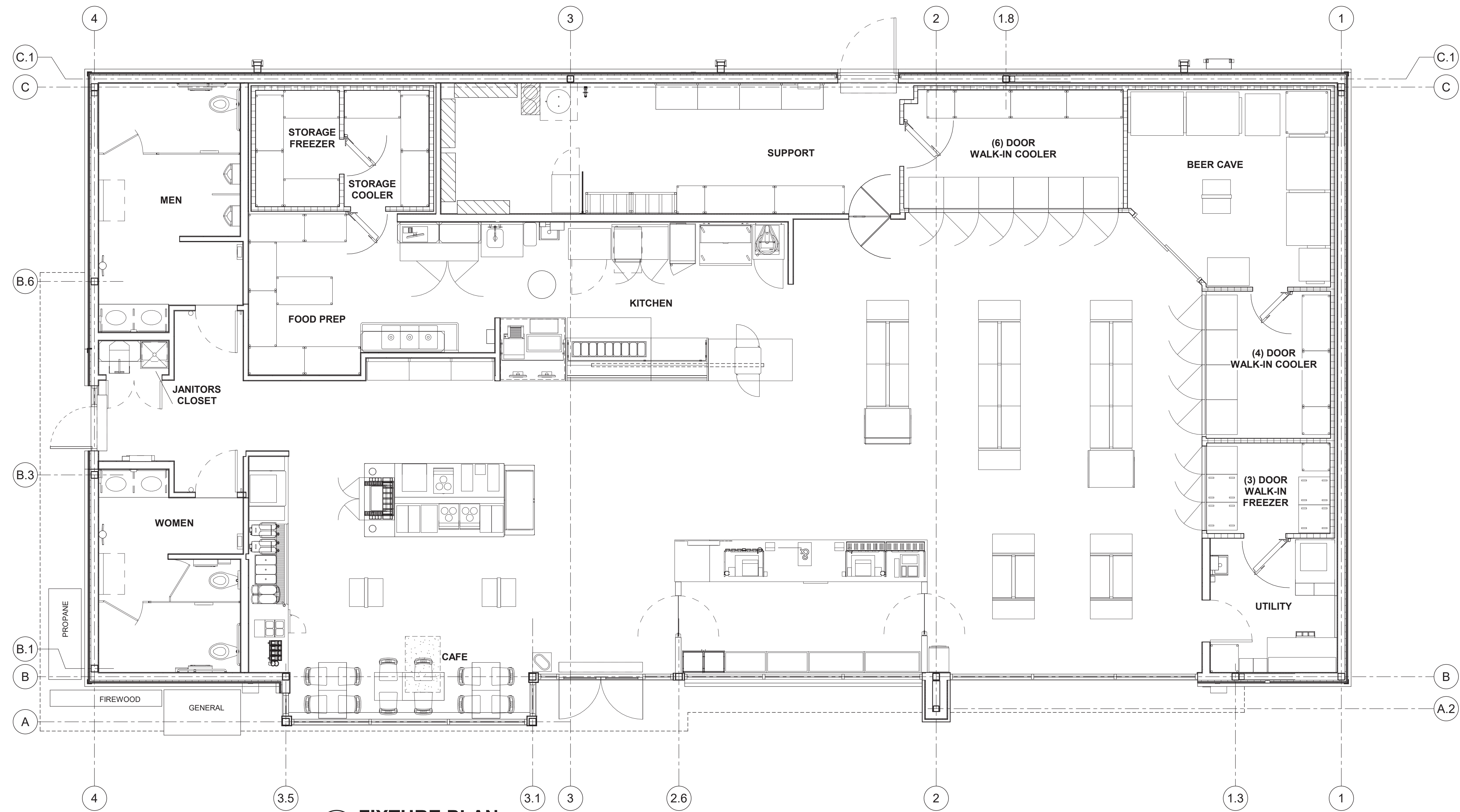
EL PASO COUNTY, CO  
 MAIN ST. AND SECURITY BLVD.  
 FIXTURE PLAN

KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

REVISION DESCRIPTION	DATE

DATE: 01/06/2023

SHEET NUMBER:  
 C8.4  
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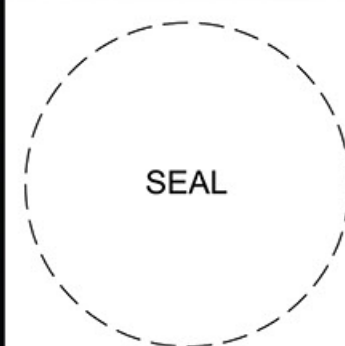


**1** FIXTURE PLAN  
 1/4" = 1'-0"

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EL PASO COUNTY, CO  
 MAIN ST. AND SECURITY BLVD.  
 ROOF PLAN

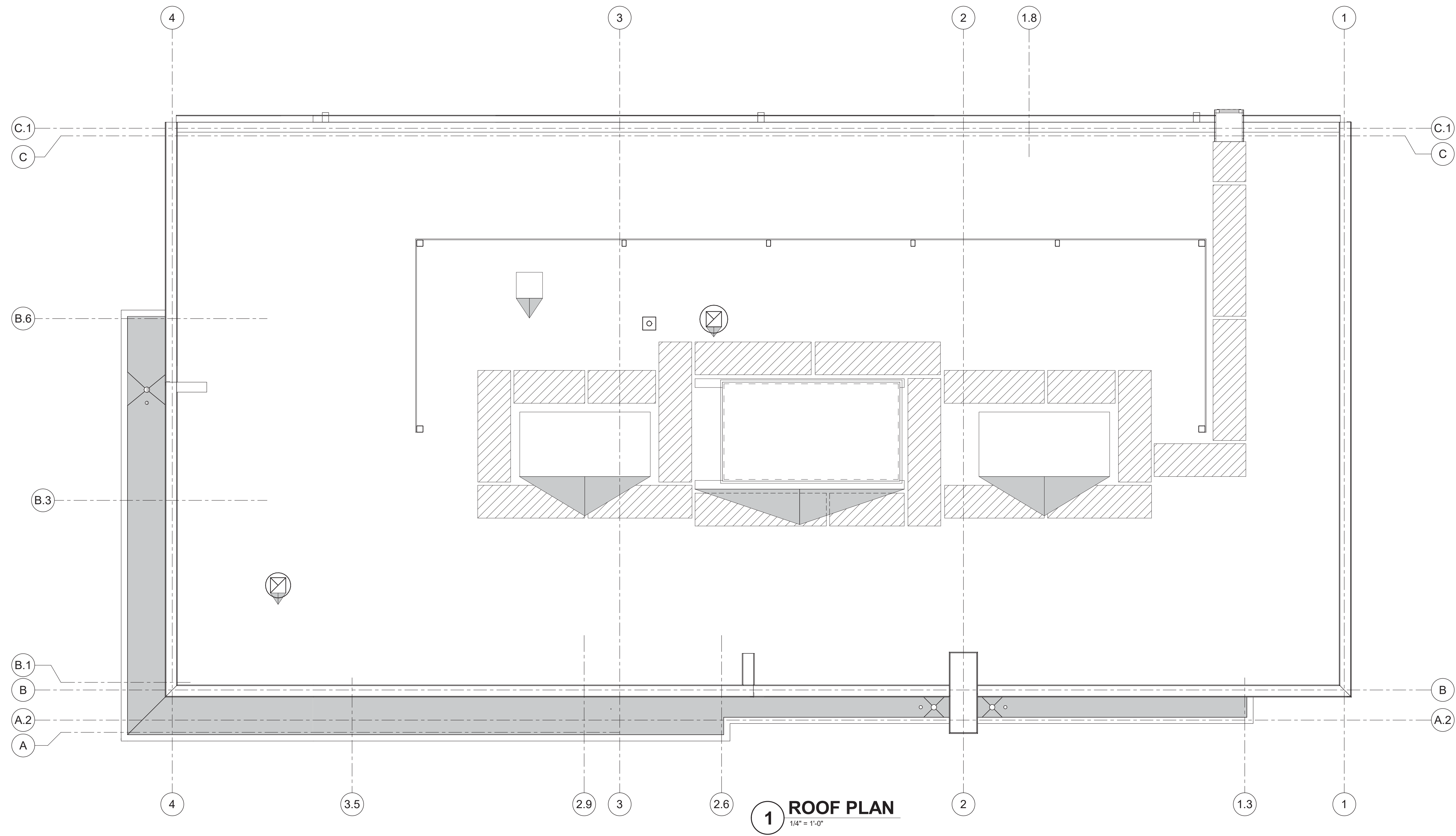
KG PROJECT TEAM:  
 RDM:  
 SDM:  
 CPM:

REVISION DESCRIPTION	DATE

DATE: 01/06/2023

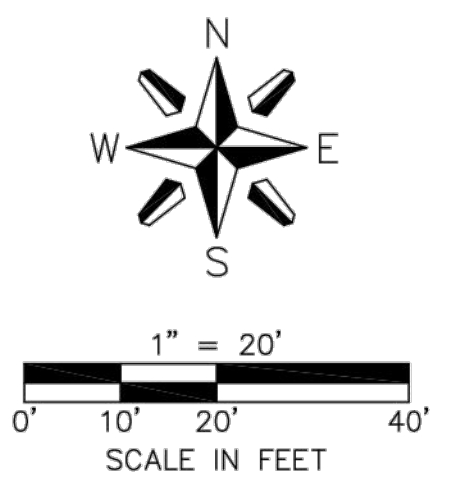
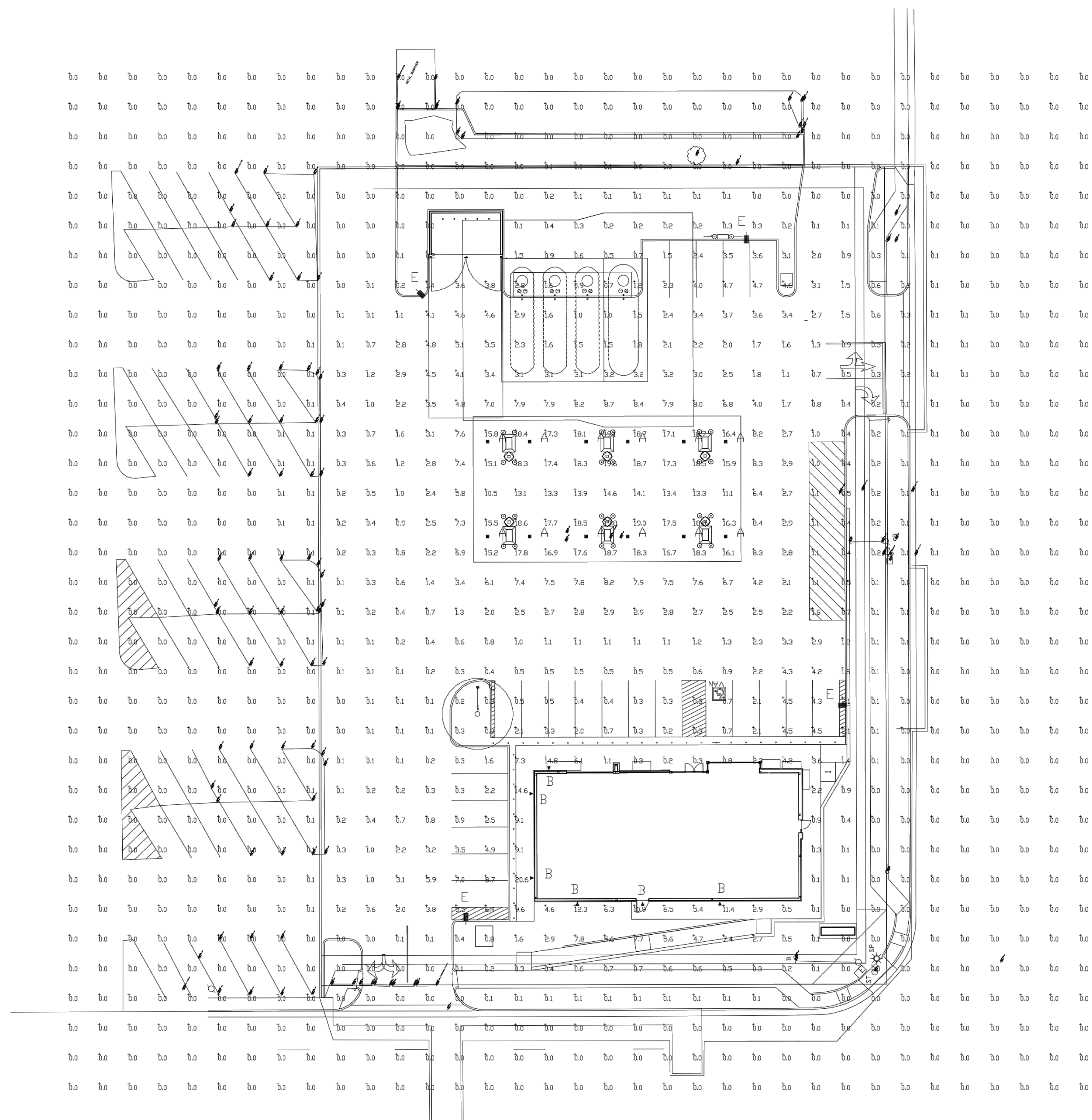
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C8.5  
 35 OF 36



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#2232 - EL PASO COUNTY  
MAIN & SECURITY  
LO-155702-1 - PHOTOMETRIC PLAN

KG PROJECT TEAM:  
RDR:  
SDM:  
CPM:

REVISION DESCRIPTION	DATE

DATE: 01/06/2023

SHEET NUMBER

C9.1  
36 OF 36

PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
■	12	A	SINGLE	CRUS-SC-VLW-50MTD @ 15.5' DIMMED 10%	1.000	1.000	0.900	9364	60
▲	6	B	SINGLE	WST LED P2 40K VW MVOLT - 11' MH - FIXTURE BY LITHONIA LIGHTING	1.000	1.000	1.000	3512	25
▶	1	C	SINGLE	TLFL-LED-20L- 4' MH	1.000	1.000	1.000	18768	187.91
■	4	E	SINGLE	SLM-LED-12L-SIL-FT-50-70CRI-IL-SINGLE-16'POLE+2.5'BASE	1.000	1.000	1.000	8193	85

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC'S @ GRADE	Illuminance	Fc	1.40	20.6	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	16.74	19.8	10.5	1.59	1.89
INSIDE CURB	Illuminance	Fc	2.15	8.7	0.0	N.A.	N.A.