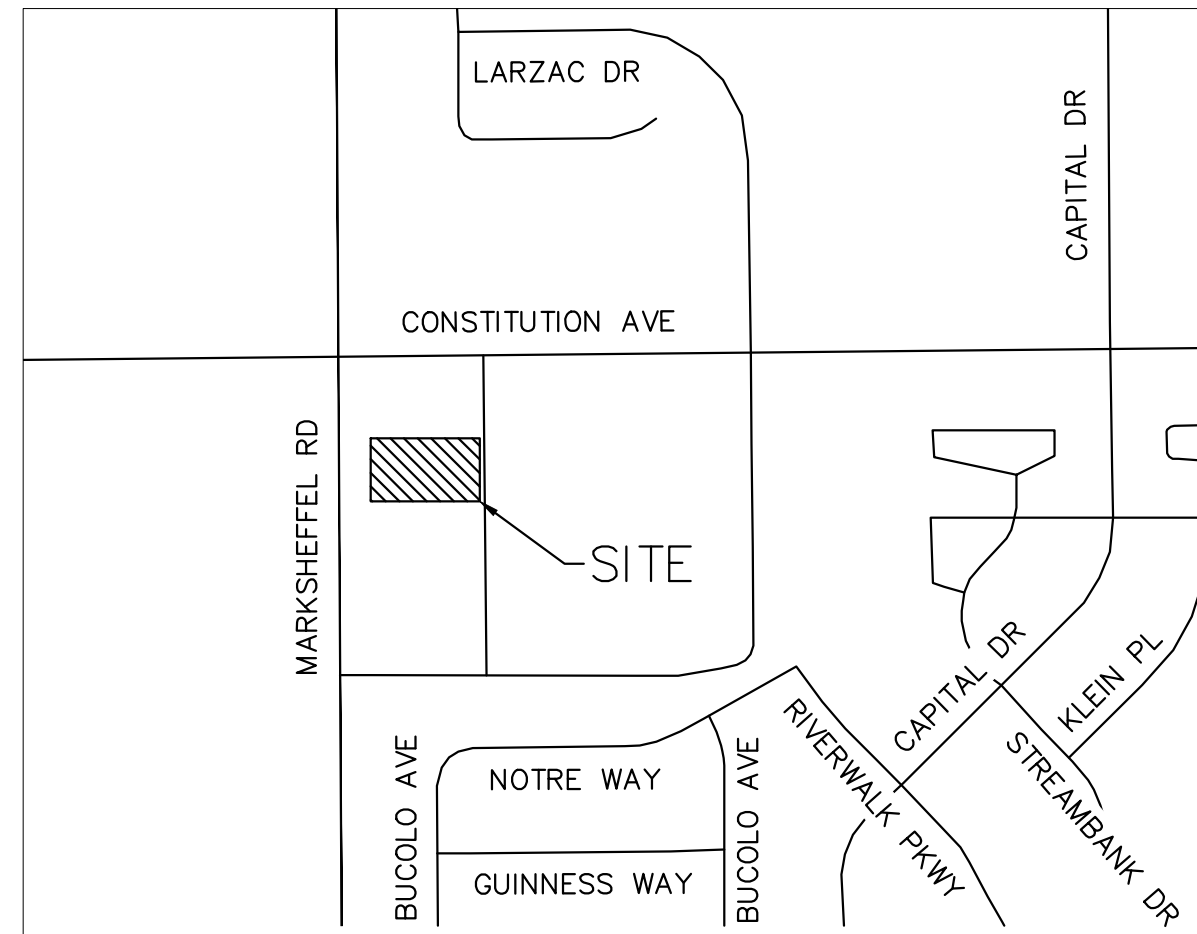


BRAKES PLUS CONSTRUCTION DOCUMENTS 2467 MARKSHEFFEL ROAD

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

CONSTRUCTION DOCUMENTS	
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
* L1.00	LANDSCAPE PLAN
* L1.01	LANDSCAPE NOTES
* L1.02	LANDSCAPE DETAILS
* IR1.00	IRRIGATION PLAN
* IR1.01	IRRIGATION DETAILS
* C2.0	COVER SHEET & GENERAL NOTES
* C2.1	INITIAL EROSION CONTROL PLAN
* C2.2	FINAL EROSION CONTROL PLAN
* C2.3	GRADNG PLAN
* C2.4	EROSION CONTROL DETAILS
* C2.5	EROSION CONTROL DETAILS
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	SITE DETAILS
C5.1	STANDARD DETAILS
C5.2	STANDARD DETAILS
C5.3	STANDARD DETAILS

*SHEETS PROVIDED AS SEPARATE SET

LAND AREA:

33,808 SQ. FT. OR 0.776 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO WHICH BEARS N89°46'34"E BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:

LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT (ELEVATION = 6542.01 NAVD 1988)

LEGAL DESCRIPTION

LOT 1, BLOCK 1, CLAREMONT RANCH, FILING NO. 9C

ADA NOTE:

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.

FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

SOIL TYPE

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS MOSTLY BLENDON SANDY LOAM CLASSIFIED AS HYDROLOGIC SOIL GROUP B.

As-Built

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Emily Felton
10/18/2021
EMILY FELTON, P.E.# : 54609 DATE:

OWNER'S/DEVELOPER'S STATEMENT:

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

Dean Piscotta
10/18/2021
DEAN PISCOTTA DATE
BPCO PROPERTIES, LLC

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

COUNTY ENGINEER / ECM ADMINISTRATOR _____ DATE _____

CONTACTS:

DEVELOPER:
BRAKES PLUS, LLC.
6951 SOUTH BLACKHAWK STREET #700
ENGLEWOOD, CO 80112
TEL: (720) 247-2629
CONTACT: BOB GIESE

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, CO 80525
TEL: (303) 228-2300
CONTACT: EMILY FELTON, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

ARCHITECT:
ARCODEV ARCHITECTS
5265 RIO GRANDE STREET, SUITE 202
LITTLETON, CO 80120
TEL: (303) 385-1203
CONTACT: NORM HERMAN

SURVEYOR:
ALTURA LAND CONSULTANTS
6950 S TUCSON WAY
CENTENNIAL, CO 80112
TEL: (720) 488-1303
CONTACT: JESUS LUGO P.L.S.

OWNER:
BPCO PROPERTIES, LLC
7076 SOUTH ALTON WAY, BLDG D
CENTENNIAL, CO 80112
TEL: (720) 274-2603
CONTACT: DEAN PISCOTTA

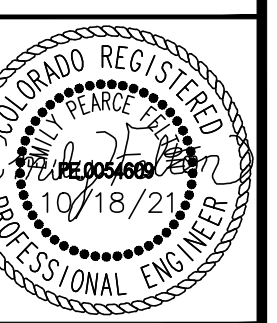
K:\DEN_C\1\09608003_BP_EL_P\04\CAD\Plan\Sheets\SSD_CV\404_K-Sub_Details_4/21/2022_8-59_AM... THE DOCUMENT CONTAINS THE CONCEPTS AND DESIGN INTENTIONS. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ENGINEER AND APPROVED BY THE COUNTY ENGINEER AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

NO.	DESCRIPTION	BY	DATE
REVISION 5	RFI 008		DEK 04/21/2022 GMK
REVISION 4			DEK 01/06/2022 EPF
REVISION 3			RET 11/22/2021 EPF
REVISION 2			RET 11/22/2021 EPF
REVISION 1			DEK 10/20/2021 EPF

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
3801 AUTOMATION WAY, SUITE 210
FORT COLLINS, COLORADO 80525 (303) 228-2300

DESIGNED BY: EPF
DRAWN BY: DEK
CHECKED BY: RET
DATE: 8/25/21

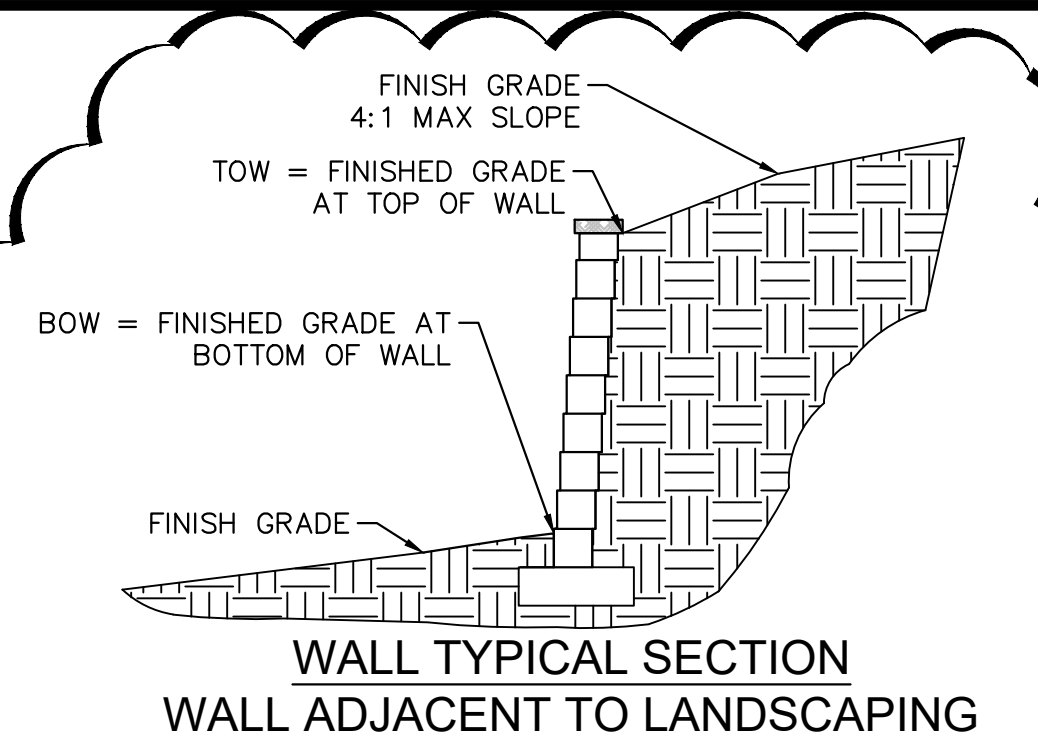
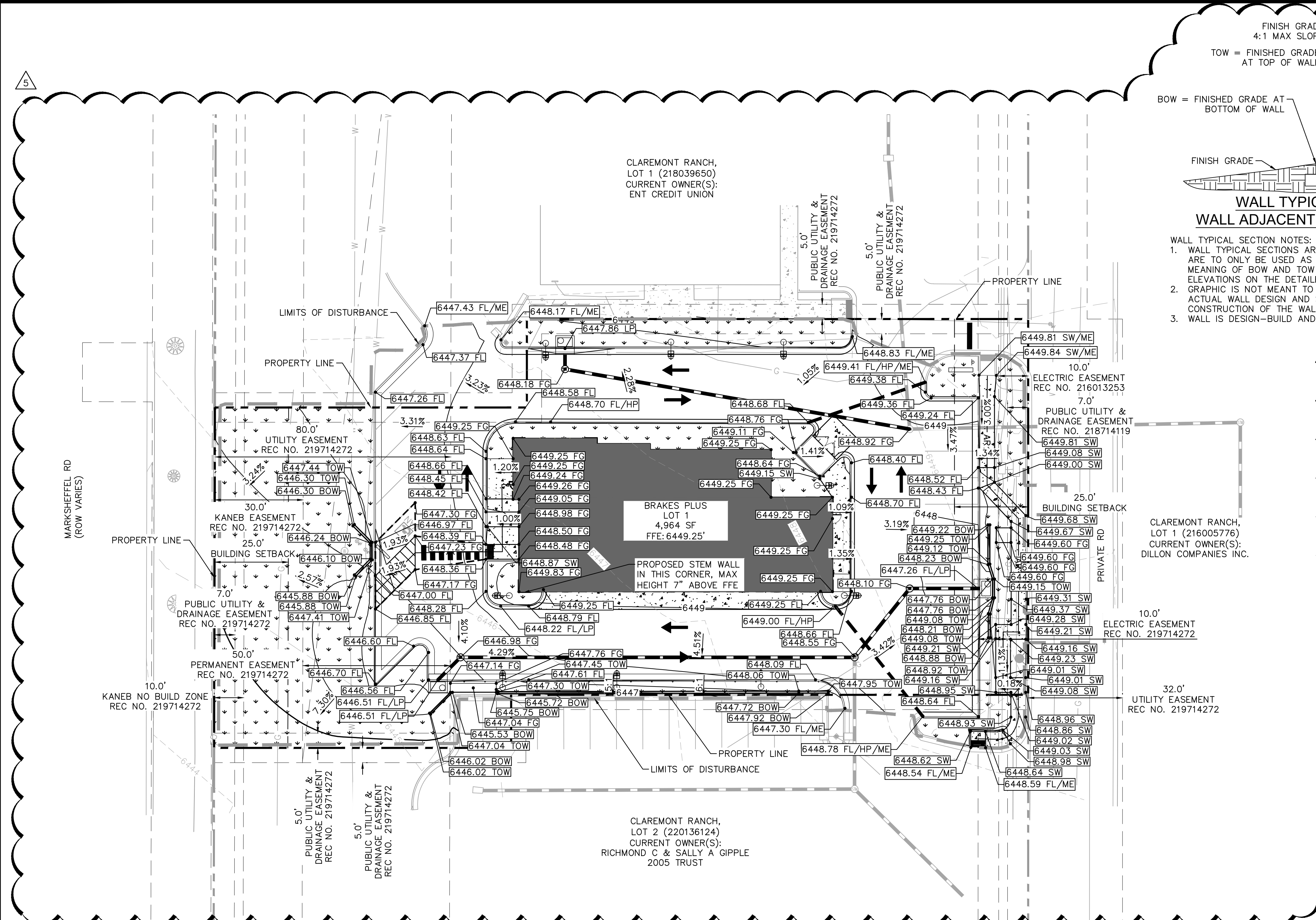
BRAKES PLUS - EL PASO COUNTY
2467 MARKSHEFFEL RD, COLORADO SPRINGS, CO
CONSTRUCTION DOCUMENTS
COVER SHEET



PROJECT NO.
096908003
SHEET NO.
C1.0



K:\DEN_Civil\09698003_BF_EI_P\04-CADD\PlanSheets\CD_CD.dwg - Kimley-Horn, Inc. 4/21/2022 8:55 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREON, IS A CONTRACT DOCUMENT. IT IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SITE IDENTIFIED HEREON. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



WALL TYPICAL SECTION NOTES:
 1. WALL TYPICAL SECTIONS ARE FOR REFERENCE ONLY AND ARE TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BOW AND TOW WHEN CALLED OUT WITH SPOT ELEVATIONS ON THE DETAILED GRADING PLANS.
 2. GRAPHIC IS NOT MEANT TO BE A WALL DETAIL OF THE ACTUAL WALL DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.
 3. WALL IS DESIGN-BUILD AND TO BE COMPLETED BY OTHERS

LEGEND	
	PROPERTY LINE
	LIMITS OF DISTURBANCE
	GRADE BREAK
	ADA STALL AREA DELINEATION
	ACCESSIBLE ROUTE
	CATCH GUTTER
	SPILL GUTTER
	LANDSCAPE
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPOSED ASPHALT STRIPING
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FINISHED GRADE
	FINISH FLOOR ELEVATION
	LOW POINT
	MATCH EXISTING
	FLOW LINE
	HIGH POINT
	SPOT ELEVATION
	FINISHED GRADE AT TOP OF WALL
	FINISHED GRADE AT BOTTOM OF WALL

NO.	DESCRIPTION	BY	DATE
REVISION 5	RFI 008		10/18/21
REVISION 4			10/18/21
REVISION 3			10/18/21
REVISION 2			10/18/21
REVISION 1			10/18/21

OWNER'S SIGNATURE BLOCK
 I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

NAME: *[Signature]* DATE: 10/18/21

ENGINEER'S SIGNATURE BLOCK
 THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

NAME: *Emily Felton* DATE: 10/18/21
 EMILY FELTON, PE
 KIMLEY-HORN AND ASSOCIATES, INC.

EL PASO COUNTY REVIEW STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSION, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR A CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF THE CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

COUNTY ENGINEER/ ECM ADMINISTRATOR _____ DATE _____

BASIS OF BEARING:
 BEARINGS SHOWN HEREON ARE ASSUMED AND BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST, 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO WHICH BEARS N89°46'34"E BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK:
 CITY OF COLORADO SPRINGS SURVEY CONTROL MONUMENT CH1
 LOCATED AT THE NORTHEAST CORNER OF ROXANNE COURT AND BISMARCK ROAD AS A NAIL AND WASHER ON THE TOP OF A CONCRETE STORM VAULT
 NOTHING: 1378283 EASTING: 32227239.82
 ELEVATION = 6542.01 FEET (NAVD 1988)

GRADING PLAN NOTES

- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY LINE AND SHALL NOT GRADE ONTO ADJACENT PROPERTY WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THAT PROPERTY OWNER.

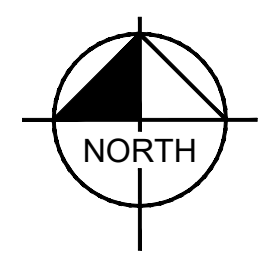
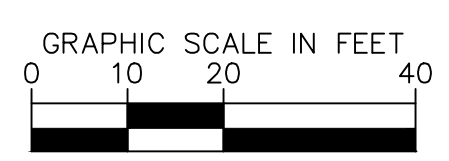
STORM SEWER NOTES

- ALL INLETS ARE IN SUMP CONDITION, UNLESS OTHERWISE NOTED.

GENERAL NOTES

- ALL SPOT GRADE ELEVATIONS ARE CURB FLOWLINE ELEVATIONS UNLESS INDICATED OTHERWISE.
- ADD 0.5' TO SPOT GRADE ELEVATIONS FOR TOP OF CURB ELEVATIONS, UNLESS OTHERWISE INDICATED.
- ADA PARKING SPACES, ADA LOADING AREAS AND CURB RAMP LANDINGS SHALL BE CONSTRUCTED TO HAVE A 2% MAX. SLOPE IN ALL DIRECTIONS.
- SIDEWALKS AND CROSS-WALKS SHALL BE CONSTRUCTED TO HAVE A 2% MAX. CROSS SLOPE AND A 5% MAX. LONGITUDINAL SLOPE.
- CONTRACTOR TO COORDINATE GRADING WORK ABOVE EXISTING DRY UTILITIES WITH THE APPLICABLE DRY UTILITY PROVIDERS AND SHALL CONFIRM THAT GRADING EFFORTS WILL NOT NEGATIVELY AFFECT EXISTING DRY UTILITIES.

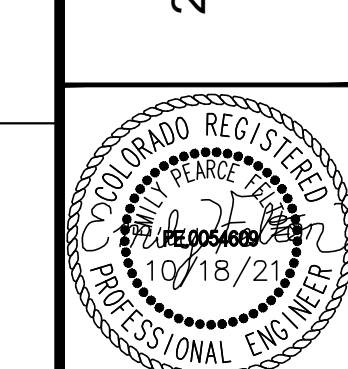
As-Built



Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, COLORADO 80525 (303) 228-2300

DESIGNED BY: EPF
 DRAWN BY: DEK
 CHECKED BY: RET
 DATE: 10/18/21

BRAKES PLUS - EL PASO COUNTY
 2467 MARKSHEFFEL RD, COLORADO SPRINGS, CO
 GRADING AND EROSION CONTROL PLANS
 GRADING PLAN



PROJECT NO. 09698003
 SHEET NO. C2.3

K:\DEN_C\1\06060003_BP_EL_PASO_CADD\PlanSheet\CD_SP.dwg - Ksch. Details: 4/01/2022 8:53 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN INFORMATION, IS AN INSTRUMENT OF SERVICE PROVIDED ONLY FOR THE CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KEYNOTE LEGEND

- 1 PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
- 2 PROPOSED ADA CURB RAMP
- 3 PROPOSED ADA STRIPING, VAN SPACE AS NOTED ON SITE PLAN. REFER TO SHEET C5.0 FOR MORE INFORMATION
- 4 PROPOSED ADA SIGN. REFER TO SHEET C5.0 FOR MORE INFORMATION, SIGN INSTALLATION PER PLAN.
- 5 PROPOSED 5-FT WIDE CROSSWALK STRIPING, REFER TO SHEET C5.0 FOR MORE INFORMATION
- 6 PROPOSED TRASH ENCLOSURES REF ARCH ELEVATIONS FOR DETAILS
- 7 EXISTING FIRE HYDRANT
- 8 PROPOSED STORM INLET, REFER TO SHEET C5.3
- 9 PROPOSED LANDSCAPING, REFER TO LANDSCAPE PLANS FOR MORE DETAILS
- 10 PROPOSED 5' X 5' TRANSFORMER PAD
- 11 PROPOSED LIGHT POLE. SEE ARCHITECTURAL PHOTOMETRIC PLAN FOR DETAILS. ALL POLES TO BE PLACES AT LEAST 2' FROM CURB FLOWLINE
- 12 EXISTING CURB RAMP TO REMAIN
- 13 PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY STD SD_2-20
- 14 EXISTING LIGHT POLE TO REMAIN
- 15 EXISTING COMM EQUIPMENT. CONTRACTOR TO VERIFY LOCATION AND RELOCATE IF NECESSARY
- 16 PROPOSED MONUMENT SIGN. REFER TO SIGN PACKAGE FOR DETAILS
- 17 EXISTING POWER EQUIPMENT TO REMAIN
- 18 PROPOSED BIKE RACK, REFER TO SHEET C5.0 FOR MORE INFORMATION
- 19 PROPOSED STOP SIGN, REFER TO SHEET C5.0 FOR MORE INFORMATION
- 20 PROPOSED STOP BAR, REFER TO SHEET C5.0 FOR MORE INFORMATION
- 21 EXISTING SIDEWALK TO REMAIN
- 22 PROPOSED MASONRY BLOCK WALL. BLOCKS ARE TO BE KEYSTONE VANTAGE UNIT OR APPROVED EQUAL
- 23 PROPOSED BUILDING INGRESS/EGRESS DOOR
- 24 PROPOSED WHEEL STOP, REFER TO SHEET C5.0 FOR MORE INFORMATION

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	10.00'	15.37'	N45°58'20"W	13.90'	88°03'20"	9.67'
C2	3.00'	7.07'	N67°30'00"W	5.54'	135°00'00"	7.24'
C3	5.01'	6.98'	N5°03'29"E	6.43'	79°45'27"	4.19'
C4	2.00'	3.14'	S45°00'00"E	2.83'	90°00'00"	2.00'
C5	2.00'	4.10'	S31°17'24"E	3.42'	117°25'12"	3.29'
C6	4.00'	6.32'	N44°45'58"E	5.68'	90°28'05"	4.03'
C7	5.00'	7.79'	S45°23'38"W	7.02'	89°12'45"	4.93'
C8	5.00'	7.85'	N45°00'00"W	7.07'	90°00'00"	5.00'
C9	10.00'	15.73'	N45°03'51"E	14.16'	90°07'41"	10.02'
C10	2.50'	5.88'	S22°26'09"E	4.62'	134°52'19"	6.02'
C11	2.50'	5.89'	S67°30'00"E	4.62'	135°00'00"	6.04'
C12	5.00'	7.85'	S45°00'00"W	7.07'	90°00'00"	5.00'
C13	5.00'	7.79'	N45°23'38"W	7.02'	89°12'45"	4.93'

LINE TABLE

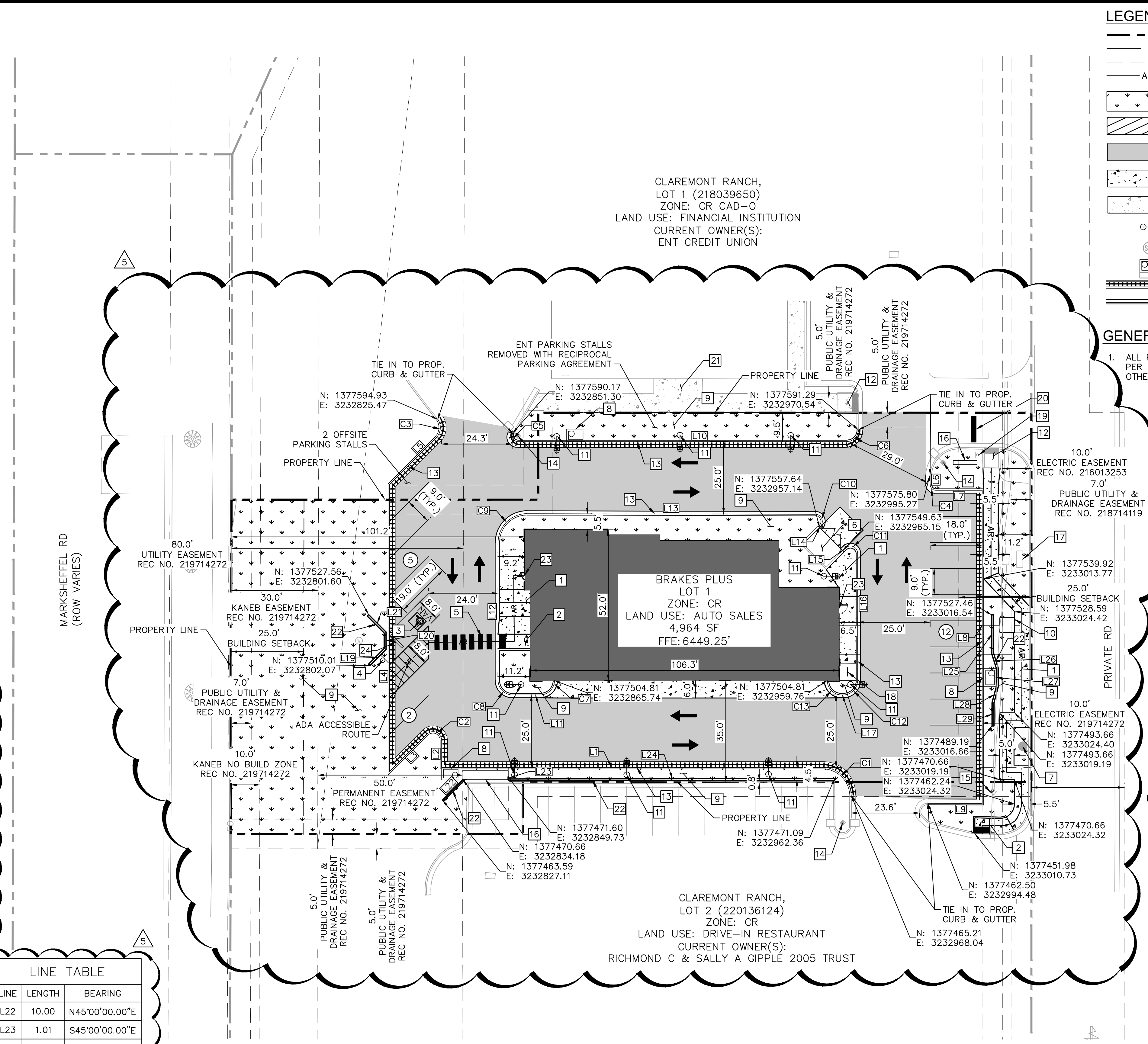
LINE	LENGTH	BEARING
L1	131.25	N90°00'00.00"W
L2	9.32	N0°00'00.00"E
L3	18.21	S45°00'00.00"W
L4	98.99	N0°00'00.00"E
L5	22.77	N45°00'00.00"E
L6	3.35	S0°00'00.62"W
L7	16.00	N89°59'59.99"E
L8	108.00	S0°00'00.00"E
L9	18.78	N89°51'12.01"W
L10	113.47	N90°00'00.00"E

LINE TABLE

LINE	LENGTH	BEARING
L11	9.51	N90°00'00.00"W
L12	47.51	N0°00'00.00"E
L13	99.37	S89°52'18.03"E
L14	0.35	S44°59'59.97"W
L15	1.20	N44°59'59.97"E
L16	43.84	S0°00'00.00"E
L17	0.50	S90°00'00.00"W
L18	7.87	N45°00'00.00"E
L19	5.96	N0°00'00.00"E
L20	8.53	N45°00'00.00"W

LINE TABLE

LINE	LENGTH	BEARING
L21	10.00	N45°00'00.00"E
L22	1.01	S45°00'00.00"E
L23	111.92	N89°53'43.43"E
L24	13.41	S0°03'43.85"E
L25	5.25	S17°09'05.26"E
L26	6.33	S0°00'00.00"E
L27	5.62	S14°44'18.01"W
L28	8.08	S0°04'35.68"W



LEGEND

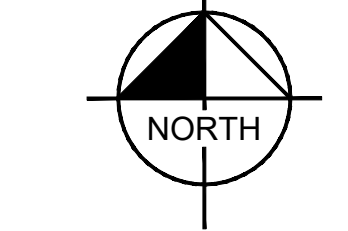
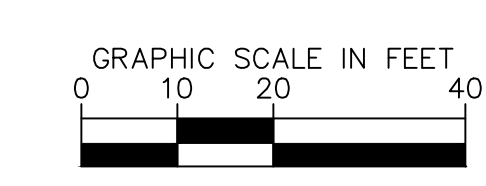
- PROPERTY LINE
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - ACCESSIBLE ROUTE
- LANDSCAPE
- PROPOSED ASPHALT STRIPING
- PROPOSED ASPHALT PAVEMENT PER DETAIL ON SHEET C5.0
- PROPOSED CONCRETE PAVEMENT PER DETAIL ON SHEET C5.0
- EXISTING CONCRETE PAVEMENT
- PROPOSED SITE LIGHT
- EXISTING STORM SEWER MANHOLE
- PROPOSED CURB INLET
- CATCH GUTTER
- SPILL GUTTER

GENERAL NOTES

1. ALL PAVEMENT TO BE STANDARD DUTY ASPHALT PER GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.

CLAREMONT RANCH, LOT 1 (216005776)
 ZONE: CR CAD-0
 LAND USE: COMMERCIAL STORE
 CURRENT OWNER(S): DILLON COMPANIES INC.

As-Built



<p>Kimley»Horn</p> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3801 AUTOMATION WAY, SUITE 210 FORT COLLINS, COLORADO 80525 (303) 228-2300</p> <p>DESIGNED BY: EPF DRAWN BY: DEK CHECKED BY: RET DATE: 8/25/21</p>	<p>BRAKES PLUS - EL PASO COUNTY 2467 MARKSHEFFEL RD, COLORADO SPRINGS, CO CONSTRUCTION DOCUMENTS SITE PLAN</p>
<p>REVISION 5 - RFI 008 REVISION 4 REVISION 3 REVISION 2 REVISION 1</p>	<p>DEK 04/21/2022 GMK DEK 07/06/2022 EPF RET 12/22/2021 EPF RET 11/22/2021 EPF DEK 10/20/2021 EPF</p>
<p>NO. DATE</p>	<p>DESCRIPTION</p>
<p>PROJECT NO. 096908003 SHEET NO. C3.0</p>	

K:\DEV_Civil\096908003_BP_EI_P-ss\CADD\PlanSheets\4.01_210222_05.3_AW_Koch.Dwg, Date: 4/21/2022 8:53 AM. THIS DOCUMENT IS UNLESS OTHERWISE SPECIFIED THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LEGEND

---	PROPERTY LINE
S	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
- - -	EXISTING EASEMENT
E	EXISTING ELECTRIC LINE
- - -	EXISTING STORM LINE
- - -	PROPOSED EASEMENT
▾ ▾ ▾ ▾ ▾	PROPOSED LANDSCAPE AREA
▨ ▨ ▨ ▨ ▨	PROPOSED SIDEWALK
▩ ▩ ▩ ▩ ▩	EXISTING SIDEWALK
S	PROPOSED SANITARY LINE
W	PROPOSED WATER LINE
E	PROPOSED ELECTRIC LINE
G	PROPOSED GAS LINE
- - -	PROPOSED STORM LINE

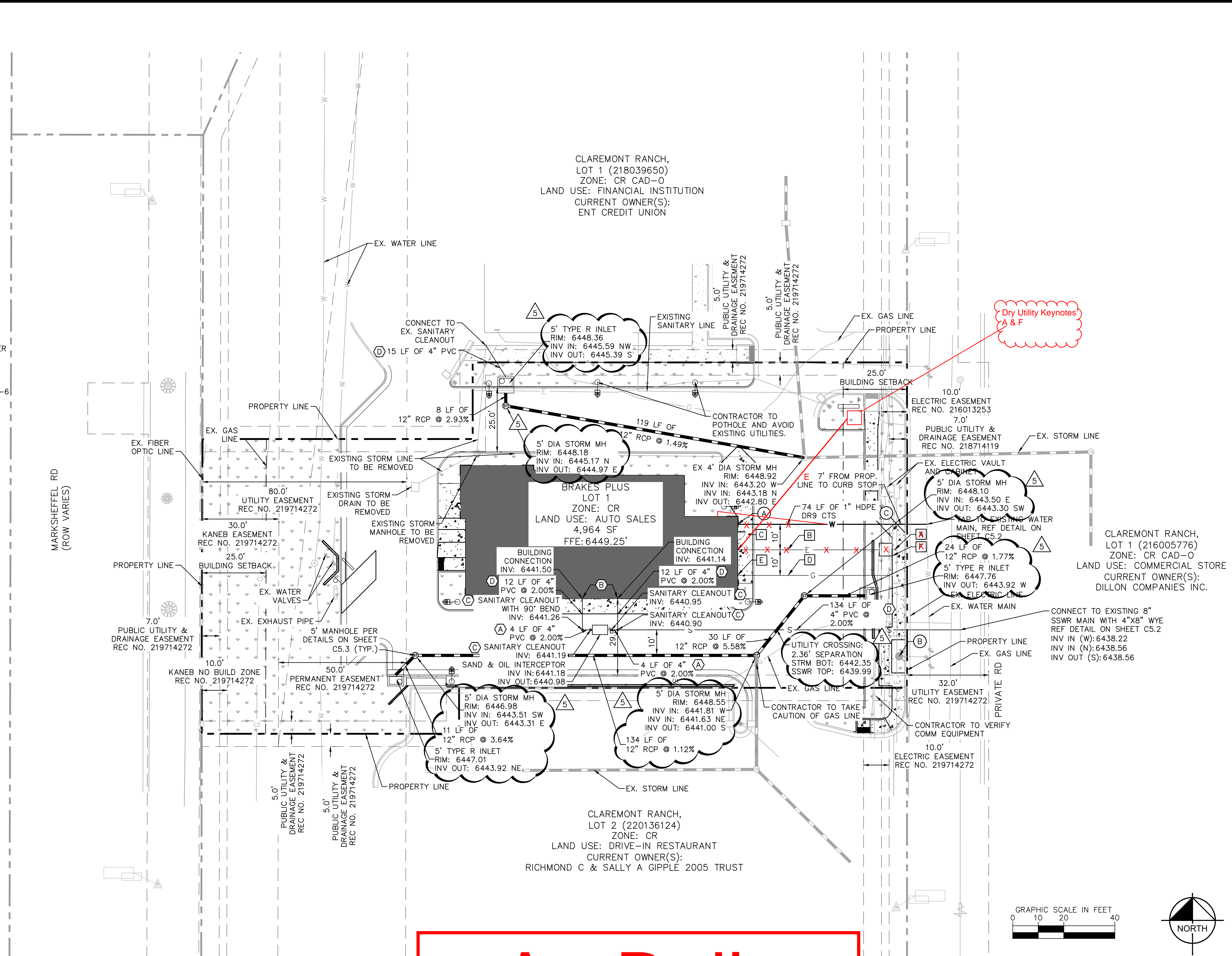
- WATER KEYNOTES**
- (A) PROPOSED DOMESTIC WATER SERVICE POINT OF CONNECTION TO BUILDING TO BE AT LEAST 4.5' BELOW GRADE WITH INTERNAL WATER METER. REFER TO ARCHITECTURAL PLANS.
 - (B) EXISTING FIRE HYDRANT
 - (C) WATER SERVICE LINE, LENGTH & SIZE PER PLAN, REF. STD DTL B1-6

- SANITARY SEWER KEYNOTES**
- (A) PROPOSED 4" PVC GREASE INTERCEPTOR SANITARY SERVICE AT MINIMUM 2.0% SLOPE (8.0% MAX), LENGTH AND SLOPE PER PLAN.
 - (B) SANITARY SEWER SERVICE POINT OF CONNECTION, INVERT PER PLAN. REFER TO ARCHITECTURAL PLANS.
 - (C) 45° BEND WITH SANITARY SEWER CLEANOUT, INVERT PER PLAN
 - (D) PROPOSED 4" PVC BUILDING SANITARY SEWER SERVICE AT MINIMUM 2.0% SLOPE (8.0% MAX), LENGTH AND SLOPE PER PLAN.

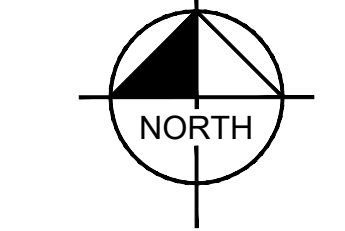
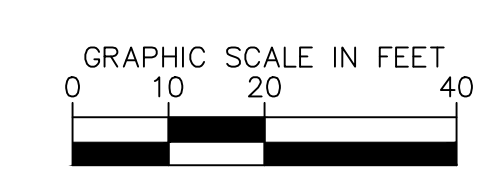
- DRY UTILITY KEYNOTES**
- (A) PRIMARY ELECTRICAL SERVICE TO NEW TRANSFORMER
 - (B) PROPOSED UNDERGROUND SECONDARY ELECTRICAL SERVICE LINE ROUTING. EXACT ROUTING SUBJECT TO CHANGE PER MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. CONTRACTOR TO COORDINATE.
 - (C) ELECTRICAL SERVICE POINT OF CONNECTION TO BUILDING. REFER TO ARCHITECTURAL PLANS.
 - (D) PROPOSED GAS SERVICE ROUTING. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. REGARDING THE SIZE AND INSTALLATION OF THE GAS SERVICE LINE. ROUTING SUBJECT TO CHANGE PER MOUNTAIN VIEW ELECTRIC ASSOCIATION INC.
 - (E) GAS ENTRY AND GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER (2 BOLLARDS MINIMUM, IF REQUIRED). CONTRACTOR SHALL COORDINATE WITH MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR TYING OF INDIVIDUAL METER.
 - (F) PROPOSED TRANSFORMER LOCATION

NOTE

1. WATER AND SANITARY SEWER TO BE INSTALLED PER CSU STANDARDS WITH CHEROKEE METRO DISTRICT EXCEPTIONS.
2. STORM SEWER INVERTS SHOWN HEREON ARE PER AS-BUILT INFORMATION PROVIDED BY POLARIS SURVEYING ON 4/13/2022
3. RIM ELEVATIONS NOTED ON CURB INLETS ARE EQUIVALENT TO TOP OF CURB ELEVATIONS. FLOWLINE ELEVATIONS SHALL BE 0.5 FT LOWER THAN RIM ELEVATIONS. LOCALIZED DEPRESSIONS AT INLETS SHALL BE PER STANDARD DETAILS.



As-Built



NO.	REVISION	DESCRIPTION	DATE	BY	APPR
1	REVISION 1	REVISION 1	DEK 10/20/2021	EPF	EPF
2	REVISION 2	REVISION 2	RET 11/22/2021	EPF	EPF
3	REVISION 3	REVISION 3	RET 12/22/2021	EPF	EPF
4	REVISION 4	REVISION 4	DEK 01/06/2022	OMK	OMK
5	REVISION 5	REF 008	DEK 04/21/2022	OMK	OMK

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 AUTOMATIC WAY, SUITE 210
 FORT COLLINS, COLORADO 80525 (303) 228-2300

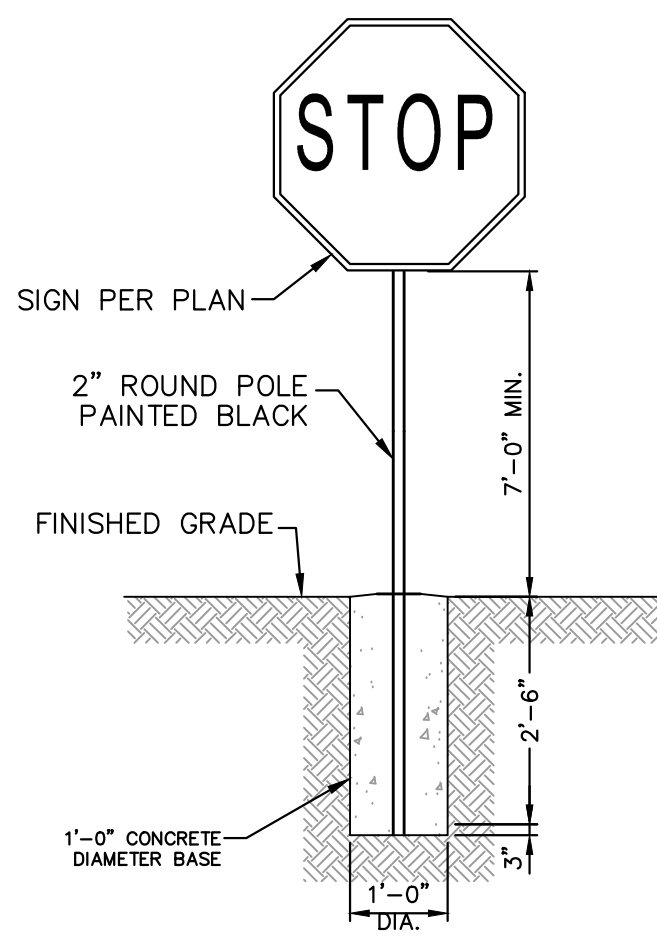
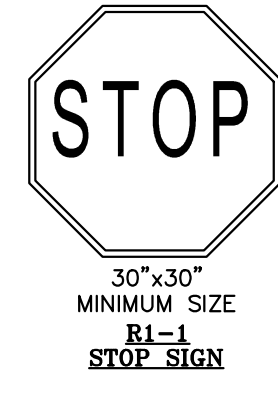
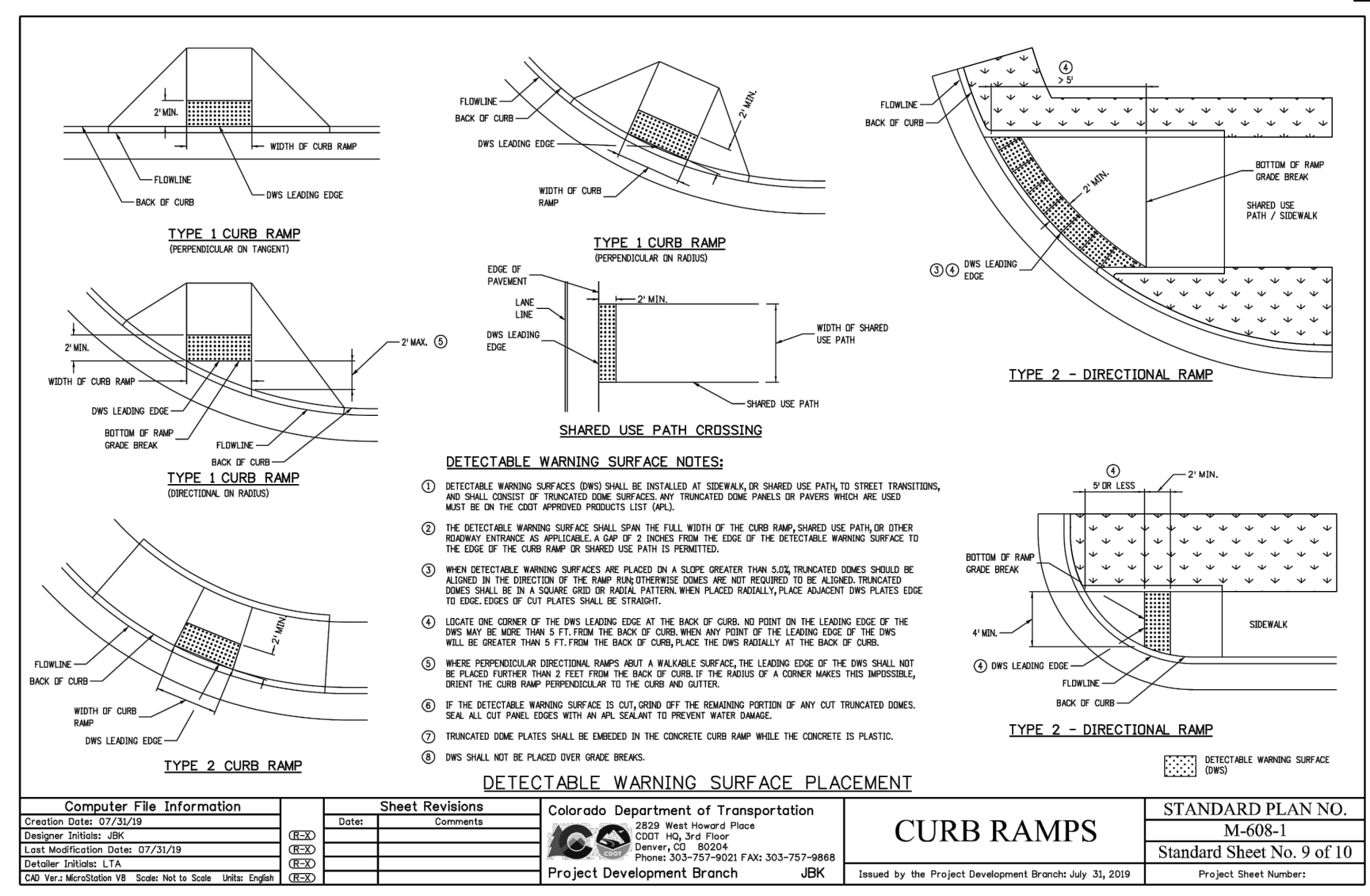
DESIGNED BY: EPF
 DRAWN BY: DEK
 CHECKED BY: RET
 DATE: 8/25/21

BRAKES PLUS - EL PASO COUNTY
 2467 MARKSHEFFEL RD, COLORADO SPRINGS, CO
 CONSTRUCTION DOCUMENTS
 UTILITY PLAN

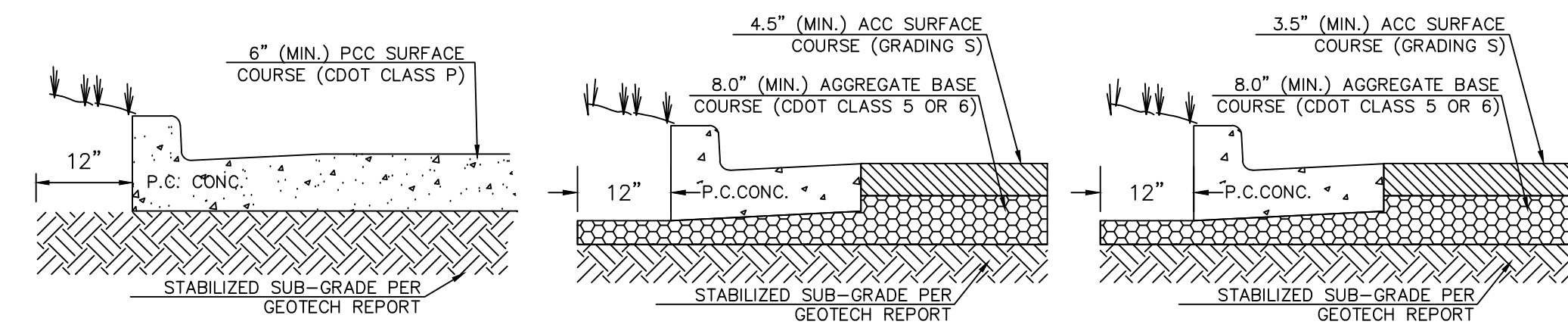


PROJECT NO.
096908003
 SHEET NO.
C4.0

K:\DEN_Civil\09698003_BK.El.Paso\CADD\PlanSheets\SSD.DWG_Kimley-Horn Associates, Inc. 4/21/2022 8:53 AM
 THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

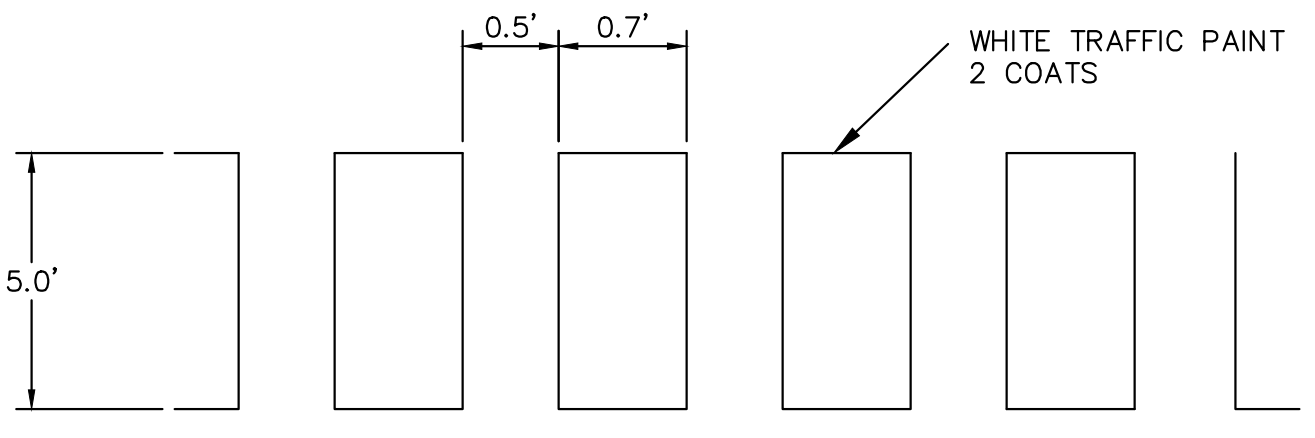


STOP SIGN DETAIL
NOT TO SCALE

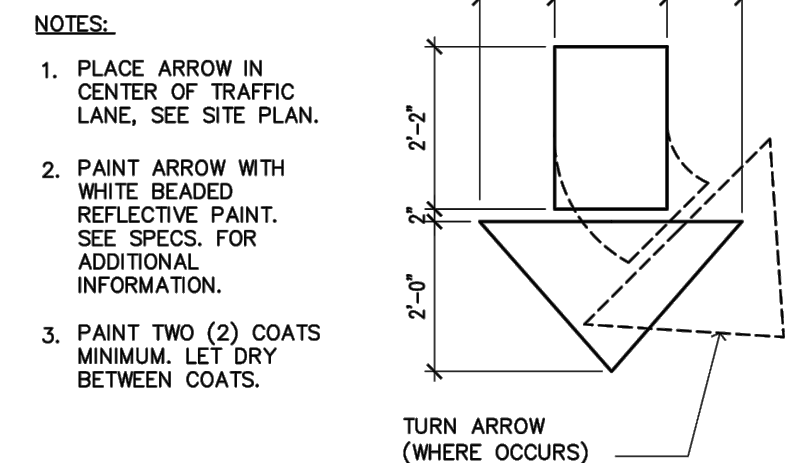


HEAVY DUTY CONCRETE PAVING
 HEAVY DUTY ASPHALT PAVING
 STANDARD DUTY ASPHALT PAVING

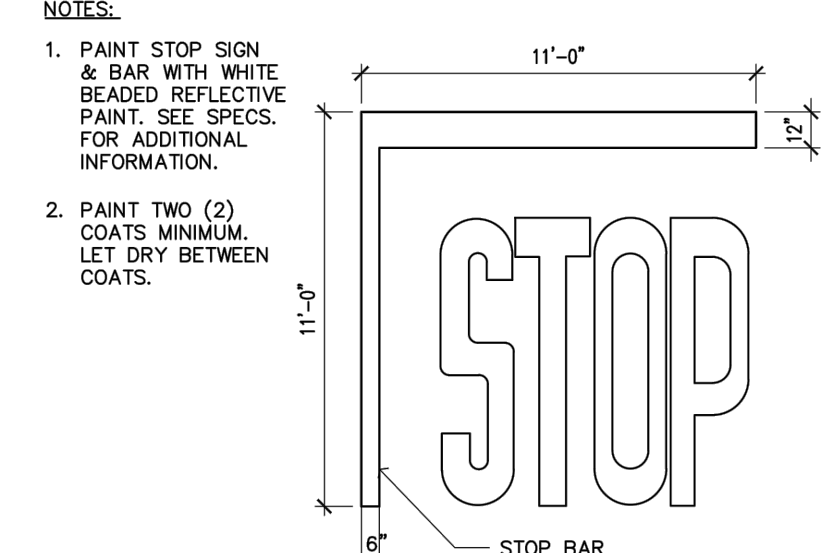
GENERAL NOTES:
 1. THICKNESSES PROVIDED ARE MINIMUM THICKNESSES PROVIDED FOR BIDDING PURPOSES.
 2. JOINT REINFORCEMENT, IF APPLICABLE, PER CDOT STANDARD DETAIL M-412-1.
 3. THE 28-DAY STRENGTH OF THE PAVEMENT SHALL BE A MINIMUM OF 4500 PSI.
 4. ASPHALT MIX DESIGN PER PIKE'S PEAK REGION ASPHALT PAVING SPECIFICATIONS
 5. HEAVY DUTY CONCRETE PAVING REINFORCEMENT, IF NECESSARY, TO BE DETERMINED BY STRUCTURAL ENGINEER.
 6. REFER TO GEOTECHNICAL REPORT BY COLE GARNER GEOTECHNICAL DATED JUNE 1, 2021 FOR MORE INFORMATION.



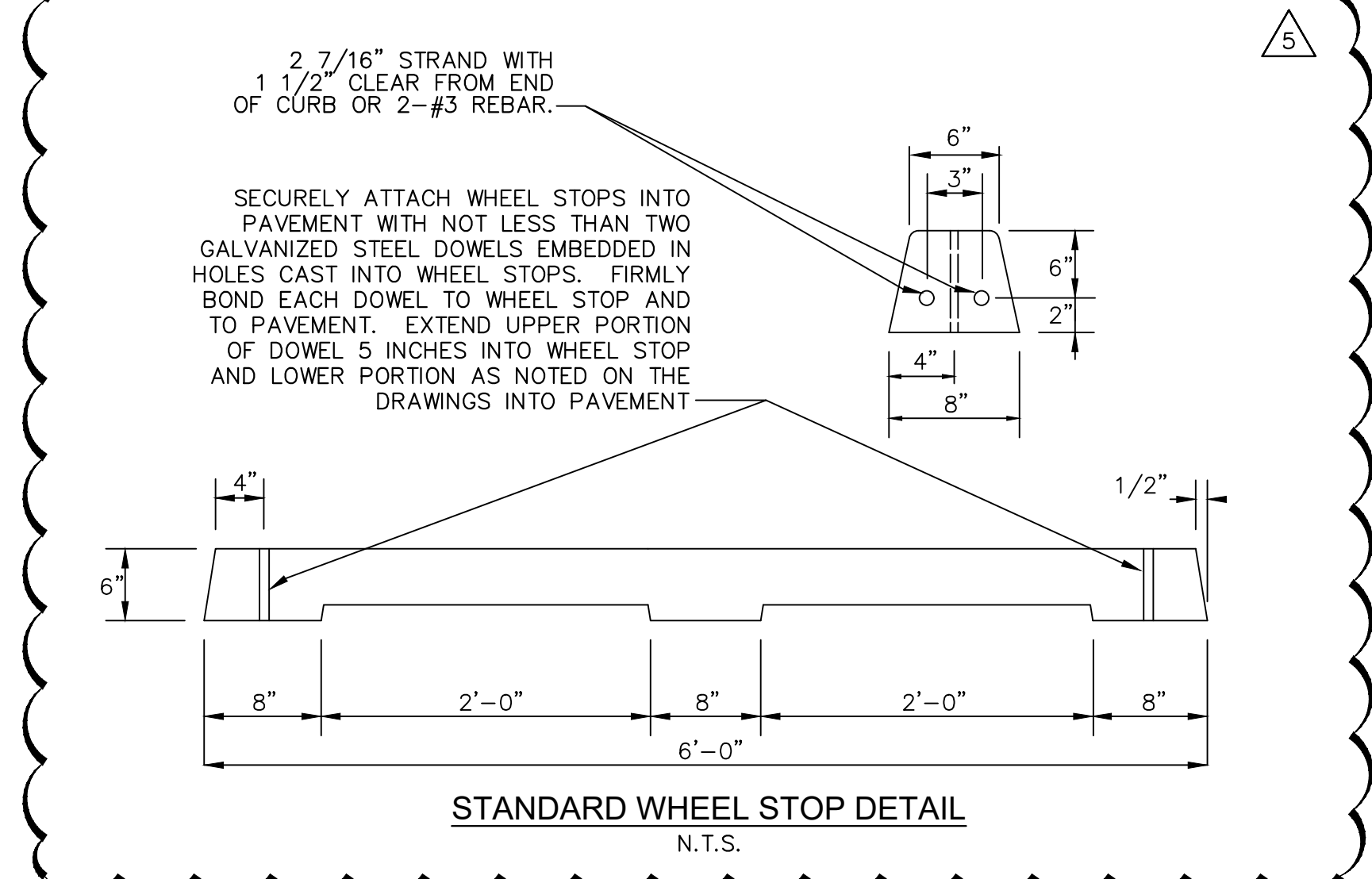
TYPICAL CROSSWALK DETAIL
NOT TO SCALE



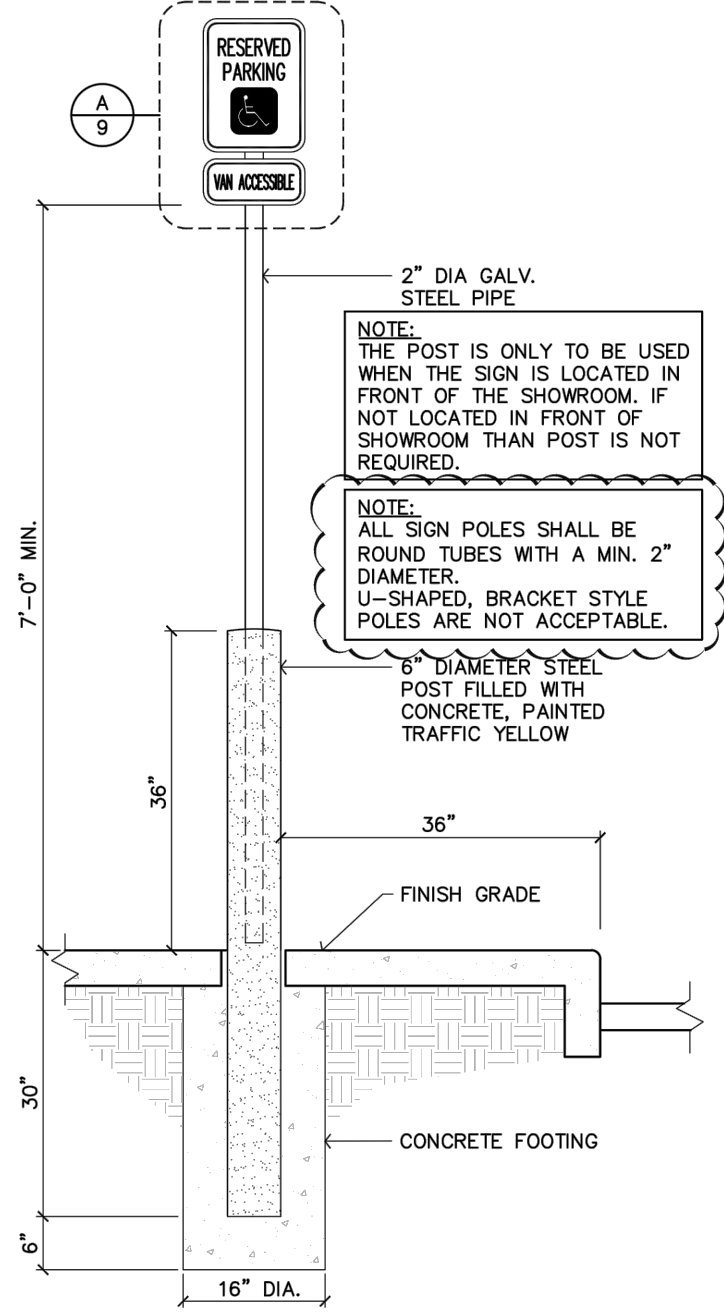
DIRECTIONAL ARROW STRIPING DETAIL
NOT TO SCALE



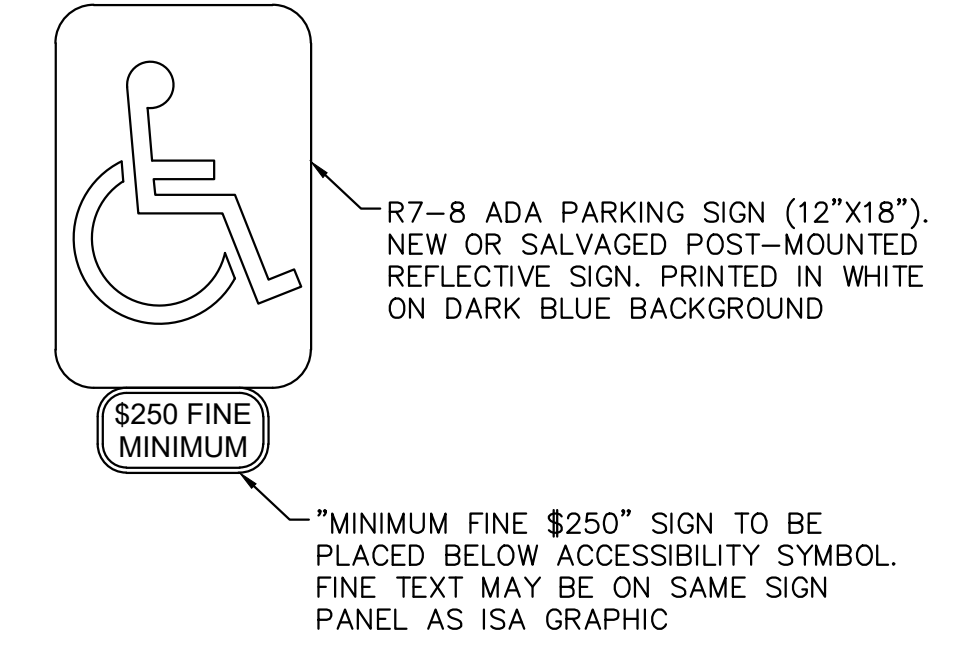
STOP BAR STRIPING DETAIL
NOT TO SCALE



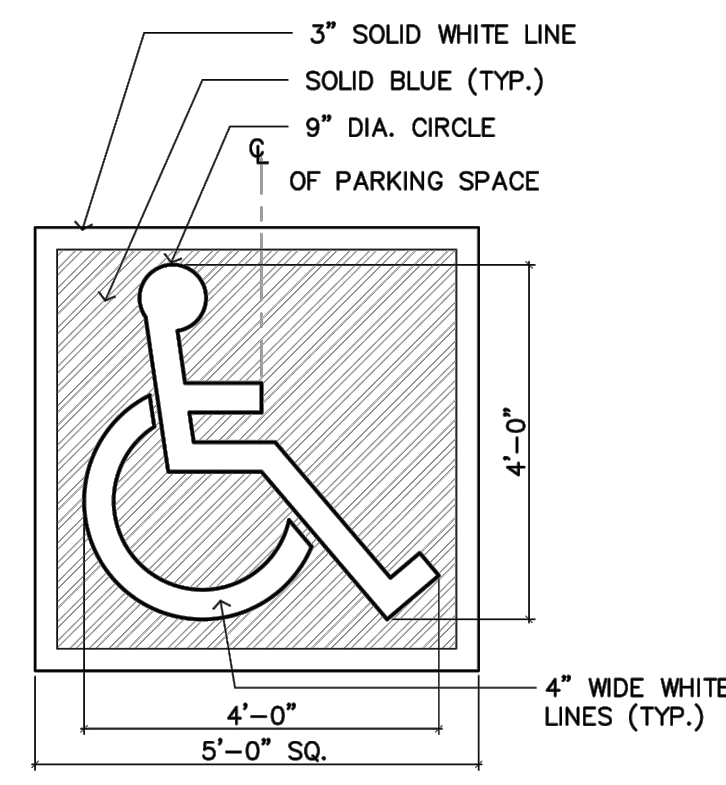
STANDARD WHEEL STOP DETAIL
N.T.S.



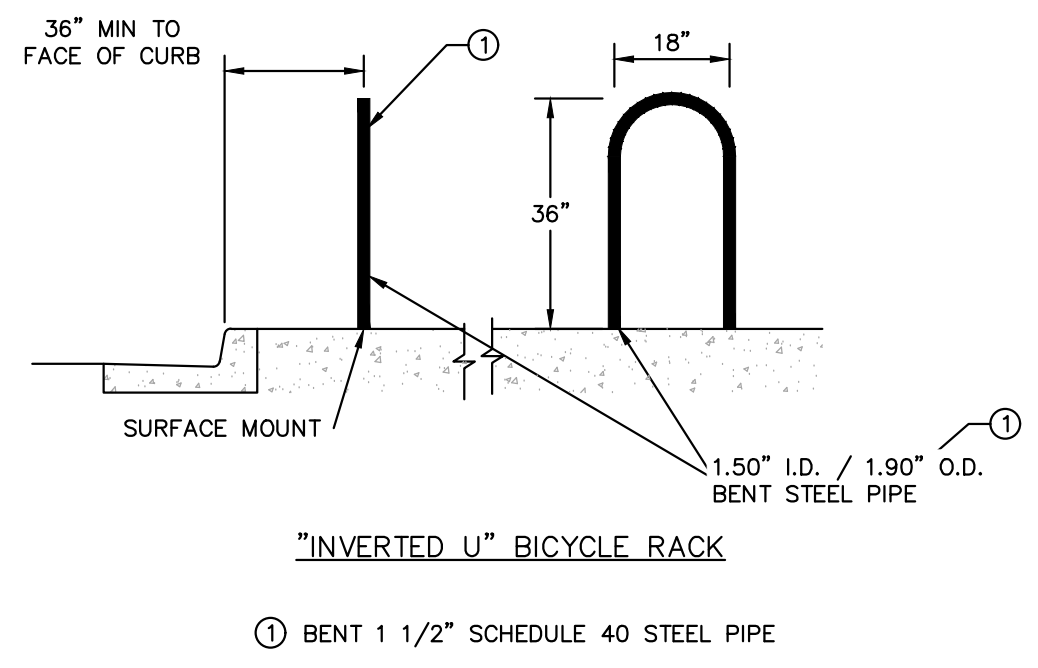
ACCESSIBLE SIGN POST DETAIL
NOT TO SCALE



ADA PARKING SIGN DETAILS
NOT TO SCALE



ADA PARKING STRIPING SYMBOL
NOT TO SCALE



BIKE RACK DETAIL
NOT TO SCALE

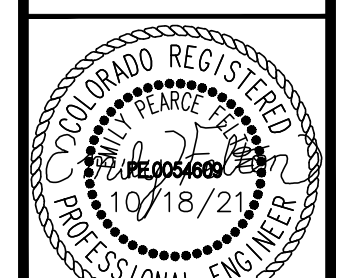
As-Built

NO.	DESCRIPTION	BY	DATE
REVISION 5	RFI 008		DEK 04/21/2022 DMK
REVISION 4			DEK 01/06/2022 EPF
REVISION 3			RET 12/22/2021 EPF
REVISION 2			RET 11/22/2021 EPF
REVISION 1			DEK 10/20/2021 EPF

Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 3801 AUTOMATION WAY, SUITE 210
 FORT COLLINS, COLORADO 80525 (303) 228-2300

DESIGNED BY: EPF
 DRAWN BY: DEK
 CHECKED BY: RET
 DATE: 8/25/21

BRAKES PLUS - EL PASO COUNTY
 2467 MARKSHEFFEL RD, COLORADO SPRINGS, CO
 CONSTRUCTION DOCUMENTS
 SITE DETAILS



PROJECT NO.
09698003
 SHEET NO.
C5.0

