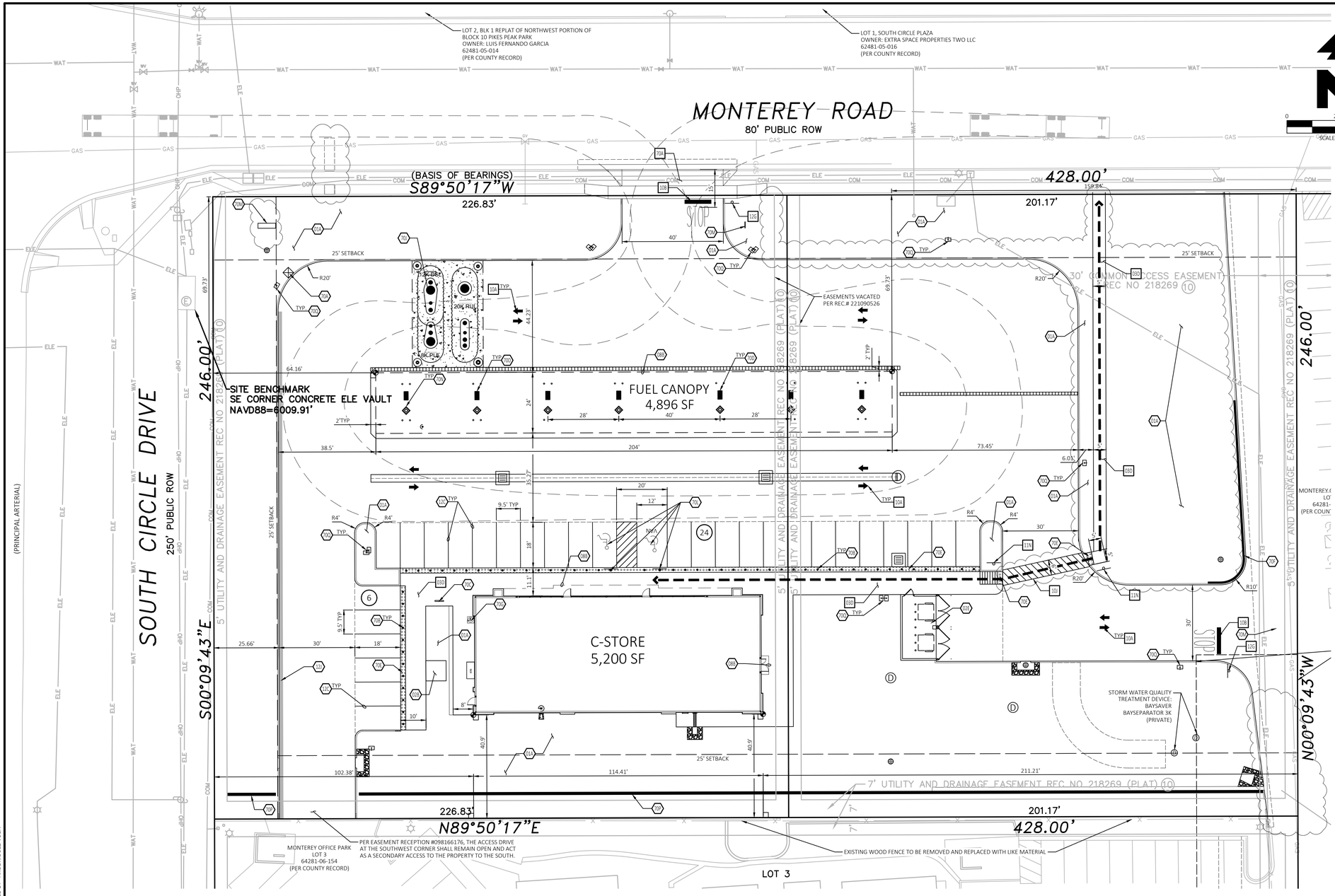


Know what's **below.**
Call before you dig.

EXISTING LEGEND

- LS LANDSCAPE AREA
- TE TRASH ENCLOSURE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- WATER METER
- ELECTRIC MANHOLE
- GAS VALVE
- UTILITY VAULT
- ELECTRIC VAULT
- UTILITY PEDESTAL
- ELECTRIC TRANSFORMER
- UNDERGROUND COMMUNICATIONS LINES
- UNDERGROUND GAS LINES
- UNDERGROUND WATER LINES
- OVERHEAD UTILITY LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND SANITARY SEWER LINES
- UNDERGROUND STORM SEWER LINES
- WOOD FENCE (OR AS LISTED)
- (A) FND PIN/CAP PLS 13830
- (B) FND 3/4" PIPE
- (C) FND NO 4 REBAR
- (D) FND PIN/ALUM CAP PLS 32820
- (E) SET NAIL/TAG PLS 14142

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER.
- BUILDING CONTROL POINT
- (#) PROPOSED PARKING SPACES
- PEDESTRIAN / ADA PATH OF TRAVEL

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

BENCHMARK

SITE BENCHMARK
SE CORNER CONCRETE ELE VAULT
NAVD88=6009.91

SITE DETAILS

- 03D CONCRETE SIDEWALK
- 10A TRAFFIC FLOW ARROW
- 10B STOP BAR
- 10J CROSSWALK MARKING
- 11N PEDESTRIAN CROSSING SIGN
- 12G STOP SIGN
- 70A STANDARD DRIVEWAY WITH DETACHED WALK DETAIL PER CITY STD D-16B

SITE NOTES

- 01A SEEDED GREEN AREA.
- 02B TRANSFORMER PAD (PER ELEC. CO.)
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 08B OVERHEAD CANOPY - (TYP. PER ARCH. PLANS).
- 12C 4 INCH REFLECTIVE WHITE LANE STRIPES (SEE LENGTH INDICATED AT SYMBOL).
- 12J FIRE LANE MARKING PER LOCAL CODE
- 70A AIR UNIT (PER ARCH PLANS)
- 70B BOLLARD (PER ARCH PLANS), SEE PLAN FOR QUANTITY & SPACING
- 70C CYCLE-SAFE U-RACK BICYCLE RACKS, OR APPROVED EQUAL
- 70D FUEL PUMPS (PER ARCH PLANS)
- 70E 2' WIDE (MINIMUM) DETECTABLE WARNING
- 70F RETAILING WALL (REF SHEET 3 - PRELIMINARY GRADING PLAN)
- 70G CO2 ENCLOSURE (PER ARCH PLANS)
- 70J UNDERGROUND FUEL TANKS (PER ARCH PLANS)
- 70L ACCESSIBLE PARKING STALL, SYMBOL AND SIGNAGE (PER ARCH PLANS)
- 70M PYLON / MONUMENT SIGN (BY OTHERS)
- 70N FUEL VENT RISER (PER ARCH PLANS)
- 70P VARIABLE HEIGHT RETAINING WALL . 8" MASONRY WALL WITH #5 VERTICALS AT 16" O.C. AND HORIZONTAL REINFORCING PER DETAIL AT 16" O.C. - GROUT WALL SOLID BELOW GRADE. (REF. ARCH. STRUCTURAL PLANS).
- 70Q LIGHT POLES (REF ARCH PLANS)

CITY FILE NOS.
DEPN-25-0143

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CLIENT
LAND DEVELOPMENT CONSULTANTS, LLC
950 S. CHERRY STREET
SUITE# 512
DENVER, COLORADO, 80246
PHONE: (303) 717-3305

PLANS PREPARED FOR
CIRCLE K STORES, INC.
5500 S. QUEBEC ST., SUITE 100
GREENWOOD VILLAGE, COLORADO, 80111
PHONE: (720) 758-6223

CITY STAMP HERE
COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
03-02-2026
1:59:09 PM
Gregory Stachon

CIRCLE K
1715 MONTEREY RD.
COLORADO SPRINGS, COLORADO

COLORADO LICENSED
JEFFREY D. GEURKINK
46641
PROFESSIONAL ENGINEER
3/2/2026

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	MAS
DESIGNER	ERN
CEI PROJECT NUMBER	31618
DATE	2/24/2026
REVISION	REV-11

FINAL DEVELOPMENT PLAN
SHEET TITLE

SHEET NUMBER
2 OF 15

DRAWING LOCATION - P:\31000\31618.00\DRAWINGS\DESIGN\WORKING\31618-SP.DWG SAVED BY - ARODRIGUEZ-VEGA

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