Landscape Endeavors Building Addition

Commercial Construction Drawings

Prepared for CES Enveavors, LLC

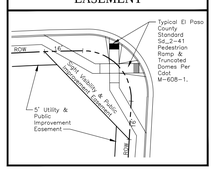
STANDARD NOTES EL PASO COUNTY CONSTRUCTION PLANS

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-the-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 public 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. Signing and striping shall comply with El Paso County DOT and MUTCD criteria. [If applicable, additional signing and striping notes will be provided.]
13. Contractor shall obtain any permits required by El Paso County DoT, including Work Within the Right-of-Way and Special Transport permits.
14. 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.

ABBREVIATIONS

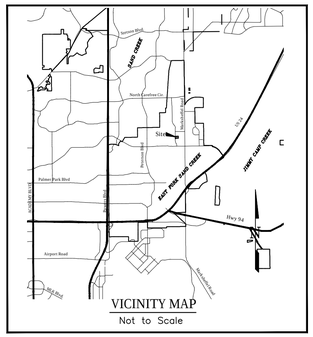
ASSY	= Assembly	NTS	= Not To Scale
BNDY	= Boundary	OD	= Outside Diameter
BOP	= Bottom of Pipe	PC	= Point of Horizontal Curvature
BOW	= Bottom of Wall	PP	= Proposed
CL	= Centerline	PT	= Point of Horizontal Tangency
CRA	= Concrete Reverse Anchor	PVC	= Poly Vinyl Chloride Pipe
CTRB	= Concrete Thrust Block	PVC	= Point of Vertical Curvature
CR	= Point of Curb Return	PVI	= Point of Vertical Intersection
DIP	= Ductile Iron Pipe	PVT	= Point of Vertical Tangency
EL	= Elevation	RCB	= Reinforced Concrete Box
ESMT	= Easement	RCP	= Reinforced Concrete Pipe
EX.	= Existing	ROW	= Right of Way
FC	= Face of Curb	RT	= Right
FES	= Flared End Section	SHT	= Sheet
FLG	= Flange	SS	= Sanitary Sewer
FL	= Flowline	STA	= Station
GB	= Grade Break	STD	= Standard
HP	= High Point	TA	= Top of Asphalt
HORIZ	= Horizontal	TC	= Top of Curb
HYD	= Hydrant	TOP	= Top of Pipe
I.D.	= Inside Diameter	TOW	= Top of Wall
LT	= Left	TYP	= Typical
LF	= Linear Feet	VC	= Vertical Curve
LP	= Low Point	VERT	= Vertical
MAX	= Maximum		
MH	= Manhole		

TYPICAL PUBLIC IMPROVEMENT EASEMENT



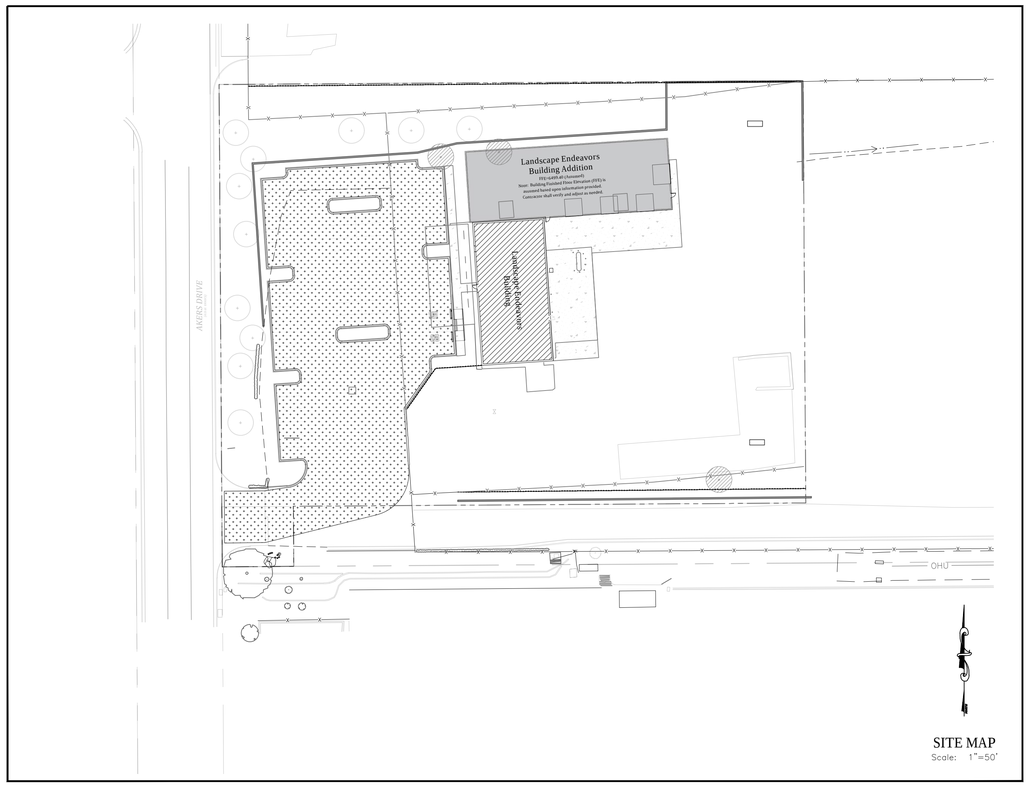
VICINITY MAP

Not to Scale



INDEX OF SHEETS

Landscape Endeavors



SITE MAP

Scale: 1"=50'

SITE LEGEND

- Existing Property Boundary
- Existing Lot Boundary
- Existing Wall
- Proposed Wall
- Exstg. Fence to be Demolished
- Existing. Fence to Remain
- Proposed Fence
- Existing Landscape Edge
- Proposed Landscape
- Existing Concrete
- Exstg. Concrete to be Removed
- Proposed Concrete Edge
- Existing Edge of Gravel
- (6420) Existing Intermediate Contour
- (6420) Existing Index Contour
- 6419 Proposed Intermediate Contour
- 6420 Proposed Index Contour
- EX SS Existing Wastewater
- Proposed Curb
- Proposed Concrete
- Proposed Asphalt
- Existing Building
- Proposed Building
- Existing Tree to be Removed
- Existing Tree to Remain

*Proposed 8" PVC Water Main (DR 18) with MJ Fittings (unless otherwise noted)

Note:
1. Minimum Radius Shown For Water Main = 290'
Per WWSD Specifications and El Paso County ECM 4.3.6.a.1&2, The Minimum Cover for Water Main & Services and Sanitary Sewer Mains & Services is 5 feet.

2. Streetlight locations are pending and are not a part of this submittal.
3. Gas - All Gas Mains and Services are to be installed per the City of Colorado Springs.

STATEMENTS

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.

_____ _____
Andrew W. McCord, P.E. #25057 Date
For and on behalf of Kiowa Engineering Corp.

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements of the grading and erosion control plan and all the requirements specified in these detailed plans and specifications.

_____ _____
Cory Shorette, President Date
CES Endeavors, LLC
9818 Morning Vista Drive
Peyton, Colorado 80831

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, 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.

_____ _____
Josh Palmer, P.E. Date
County Engineer / ECM Administrator

UTILITY APPROVALS

WATER AND SEWER MAIN EXTENSIONS

Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the Owner/Developer. The Owner/Developer shall be responsible for all operational damages and defects in installation and material for mains and services from the date of approval until final acceptance is issued.

Signed _____ Date _____
Cimmaron Hills Fire Department

Print Name _____

DBA: LEISURE CONSTRUCTION

Address: LEISURE CONSTRUCTION, LLC
3442 Tampa Road, Suite B
Palm Harbor, FL 34684
Ph: (727) 242-5121

FIRE AUTHORITY APPROVAL

The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Fire District serving the property noted on the plans.

Cimarron Hills Fire Department

Signed _____ Date _____

DISTRICT APPROVALS

The Cheyenne Metro District recognizes the design engineer as having responsibility for the design. The Cheyenne Metro District has limited its scope of review accordingly.

CHEROKEE WATER AND SANITATION METRO DISTRICT
WASTEWATER DESIGN APPROVAL

Date: _____ By: _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule.
Approval expires 180 days from Design Approval.

CHEROKEE WATER AND SANITATION METRO DISTRICT
WATER DESIGN APPROVAL

Date: _____ By: _____

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule.
Approval expires 180 days from Design Approval.

GOVERNING AGENCIES

El Paso County Planning & Community Development Department
2880 International Circle Suite 110
Colorado Springs Colorado
(719) 520-6300

Chereokee Metro District
6250 Palmer Park Blvd.
Colorado Springs, Colorado
(719) 597-5080

Black Hills Energy
18965 Bas Camp Road Unit A7
Monument, Colorado
(719) 359-0586

Mountain View Electric Association
11140 East Woodmen Road
Falcon, Colorado
(719) 495-2283

Kiowa Project No. 24060
January 31, 2025

DEVELOPER:

CES Endeavors, LLC
9818 Morning Vista Drive
Peyton, Colorado 80831
(719) 683-5480

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

PREPARED BY:

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

PCD File No.

Retaining walls for this site are shown with top of exposed wall (TOW) and bottom of exposed wall (BOW) elevations. Wall type and material are to be determined. Contractor shall provide shop drawings of approval of walls prior to construction.

Relocate and replace, as necessary, existing chain-link fence to property line.

N

0 20' 40'

SCALE: 1"=20'

TOW 6511.00
BOW 6499.70

TOW 6504.00
BOW 6498.00

TOW 6504.05
BOW 6499.18

142'

TOW 6505.68
BOW 6499.51

TOW 6503.25
BOW 6499.09

TOW 6503.25
BOW 6498.41

TOW 6506.55
BOW 6498.65

TOW 6507.27
BOW 6498.77

TOW 6497.37
BOW 6497.37

TOW 6498.50
BOW 6484.00

4.5'

24'

50'

5'

Landscape Endeavors
Building Addition

FFE=6499.40 (Assumed)

Note: Building Finished Floor Elevation (FFE) is assumed based upon information provided. Contractor shall verify and adjust as needed.

Landscape Endeavors Building

4.5' 18' 28' 18' 18' 28' 18' 6.5' 11'

Type 3A Curb Ramp

New Chainlink Fence

Exstg. Sliding Gate Runout

Exstg. Sliding Gate

Relocate and replace, as necessary, existing chain-link fence to wall for fall protection.

TOW 6495.00
BOW 6494.51

TOW 6497.00
BOW 6494.02

TOW 6497.00
BOW 6485.00

Contractor shall coordinate retaining wall design and layout with property owner to the east for connection to proposed wall they are constructing along their west property line.

New retaining wall installation along eastern property boundary is to be coordinated with property owner to the east for connection to wall they are constructing along their west property line.

Existing vertical excavation is intended for future construction of a retaining wall by the owner of the property to the east.

AKERS DRIVE
(R.O.W. VARIES)

(6510) (6505) (6500) (6495) (6490) (6485) (6480)

EX W EX SS EX OHU

GENERAL NOTES

1. FIMS Monument BLT104 is a 2-inch aluminum cap in the northeast top of headwall of the box culvert at first creek crossing under Constitution Avenue east of Markshieffel Road. Elevation = 6452.43 FIMS datum (NGVD 1929 and 1960 Supplementary Adjustment).
2. The Contractor shall have one (1) signed copy of these approved plans and one (1) copy of the appropriate design and construction standards and specifications at the job site at all times.
3. Water and Sanitary Sewer - Sanitary Sewer and Water services provided by Cherokee Metropolitan District.
4. Natural Gas - Gas service provided by Black Hills Energy.
5. Power - Electric service provided by Mountain View Electric Association.
6. Telephone - Telephone service provided by Qwest.
7. Floodplain Information: There are no designated Federal Emergency Management (FEMA) floodplains located within the project area. The Floodplain Insurance Rate Map (FIRM) for El Paso County Panel 08041C0756G, dated December 7, 2018, was reviewed to determine any potential floodplain delineation.
8. Contractor shall obtain all necessary permits from the State of Colorado and the El Paso County for construction activities on the site.
9. Contractor shall contact the Utility Notification Center of Colorado for location of underground gas, electric, and telephone utilities at least 48 hours prior to commencement of construction. Phone: 1-800-922-1987.
10. With notification of the respective owner, adjust rims of all cleanouts, manholes, valve covers, and survey monuments to finish grade prior to final lift paving.
11. Pedestrian Ramp running slopes shall not exceed 7.5% and the ramp cross-slopes and landing shall not exceed 1.5%.

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Civil Site Plan
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

Sheet
C101
of 13 Sheets

Relocate chain-link fence to property line.

(To Remain)

Exstg. Concrete Pad & Parking Blocks to be Removed

Exstg. Trees to be Removed

Exstg. Concrete Pads to be Removed

Remove Chainlink Fence

Landscape Endeavors Building (To Remain)

Exstg. Propane Tank and Bollards to be Removed

Exstg. Concrete Patio Area to be Removed

Exstg. Concrete Pad to be Removed

Exstg. Concrete to be Removed

Exstg. Concrete to Remain

Exstg. Sliding Gate Runout

Exstg. Sliding Gate to Remain

Exstg. Tree to be Removed

Relocate chain-link fence for fall protection for retaining wall.

Chainlink Fence & Gates to Remain

Remove existing pavement blocks

AKERS DRIVE (R.O.W. VARIES)

(6510) (6505) (6500) (6495) (6490) (6485) (6480)

EX W EX SS EX OHU

0 20' 40'
SCALE: 1"=20'

Existing vertical excavation is intended for future construction of a retaining wall by the owner of the property to the east.

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Civil Demolition Plan
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

Sheet
C201
of 13 Sheets

2060-CIVIL Plan.dwg Jan 30, 2025

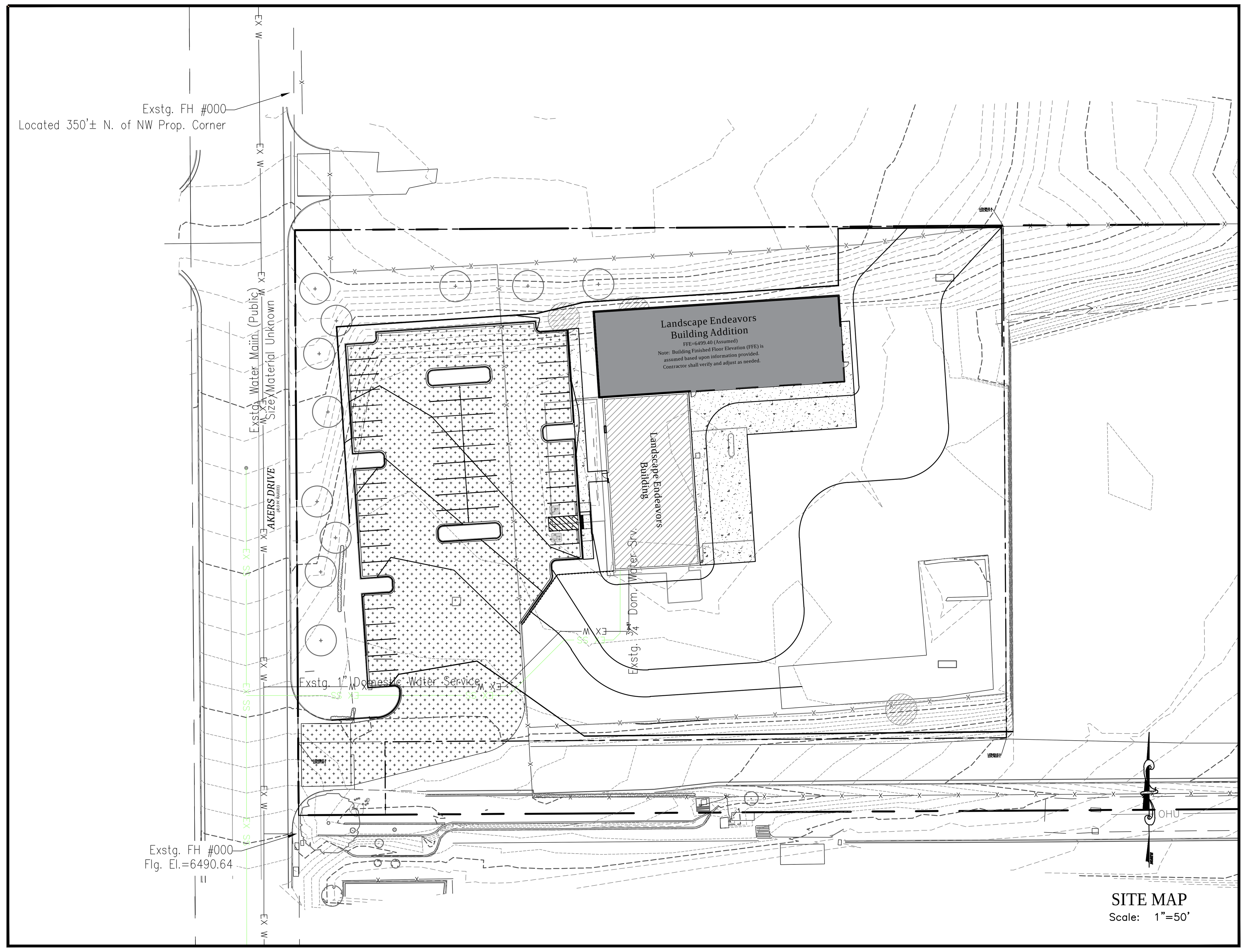
Landscape Endeavors Building Addition

Grading and Erosion Control - Cover Sheet

Prepared for CES Enveavors, LLC

PROJECT SPECIFIC GRADING AND EROSION CONTROL NOTES

1. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
2. 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.
3. A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
4. Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
5. Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
6. All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
7. Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
8. Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
9. All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that affect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
10. Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of a waters of the state unless shown to be infeasible and specifically requested and approved.
11. Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
12. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.
13. Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
14. During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
15. Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
16. Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
17. Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
18. Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
19. The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.
20. The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
21. No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
22. Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.
23. No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
24. Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Act" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
25. All construction traffic must enter/exit the site only at approved construction access points.
26. Prior to construction the permittee shall verify the location of existing utilities.
27. A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
28. The soils report for this site has been prepared by Entech Engineering, Inc (Dated: January 14, 2025) and shall be considered a part of these plans.
29. At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact:
   Colorado Department of Public Health and Environment
   Water Quality Control Division
   WQCD - Permits
   4300 Cherry Creek Drive South
   Denver, CO 80246-1530
   Attn: Permits Unit
30. Base mapping was provided by Baseline Engineering Planning Surveying. The date of the last survey update was September 19, 2023.
31. Proposed Construction Schedule:
   Begin Construction: Summer 2024
   End Construction: Winter 2024
   Total Site Area = 3.25 Acres
32. Area to be disturbed = 3.26 Acres.
   Existing 100-year runoff coefficient = 0.37
   Proposed 100-year runoff coefficient = 0.70
   Existing Hydrologic Soil Groups: A
   (A--Truckton sandy loam)
33. Site is currently undeveloped and covered with native grasses on moderate to steep slopes (2%-25%).
34. Site is located in the Sand Creek Drainage Basin.
35. No Asphalt Batch Plants will be utilized at the site.
36. Benchmark: FIMS Monument BLT104 is a 2-inch aluminum cap in northeast top of headwall of box culvert located at first creek crossing under Constitution Avenue east of Marksheffel Road. Elevation = 6452.43 FIMS datum (NGVD 1929 and 1960 Supplementary Adjustment).



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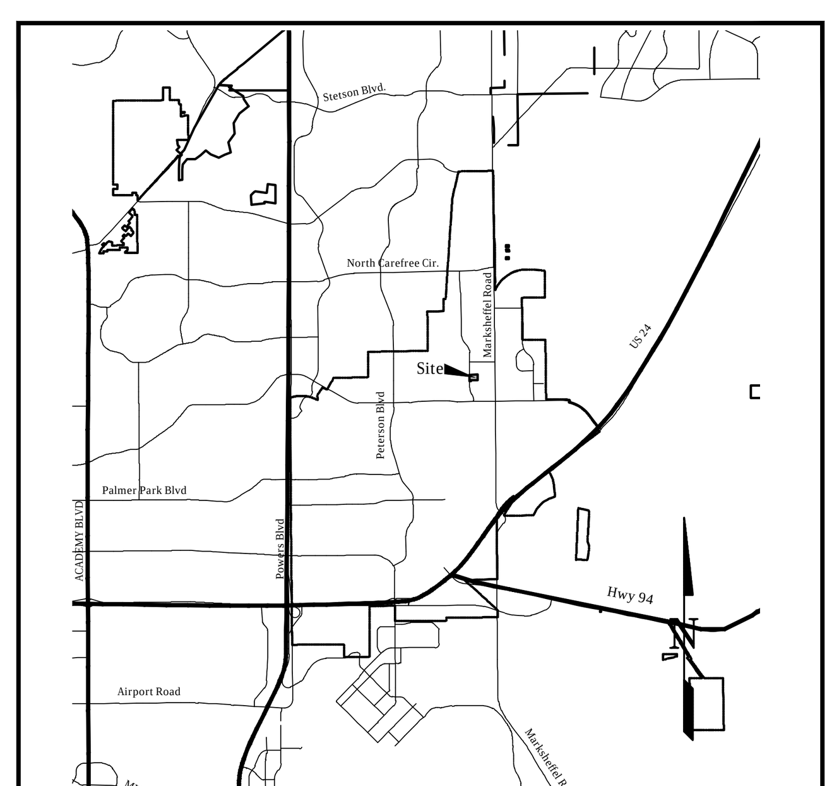
EROSION CONTROL INSPECTION AND MAINTENANCE

A thorough inspection of the Erosion Control Plan/Stormwater Management System shall be performed every 14 days as well as after any rain or snowmelt event that causes Surface Erosion:
* When silt fences have silted up to half their height, the silt shall be removed, final grade re-established and slopes re-seeded, if necessary. Any silt fence that has shifted or decayed shall be repaired or replaced.
* Any accumulated trash or debris shall be removed from outlets.
* An inspection and maintenance log shall be kept.



VICINITY MAP
Not to Scale

INDEX OF SHEETS - GEC Only

Landscape Endeavors

SITE SOIL TYPE NOTE:

The soil type at the site was identified primarily as Blakeland loamy sand, with slopes ranging from 1-9%, and a hydrologic soil grouping of A. Soils associated with hydrologic soil group A have a high/moderate infiltration rate.

SEED MIX

Areas disturbed by the earthwork activities and not receiving other treatment shall be permanently revegetated with the following Seed Mix.

Species	Variety	pls/acre
Sideoats Gramma	*El Reno*	3.0
Western Wheat Grass	*Barton*	2.5
Slender Wheat Grass	*Native*	2.0
Little Bluestem	*Pastura*	2.0
Sand Dropseed	*Native*	0.5
Switch Grass	*Nebraska 28*	3.0
Weeping Love Grass	*Morpha*	1.0
		14.0 lbs

Seeding Application: Drill seed ¼" to ½" into topsoil. In areas inaccessible to a drill, hand broadcast at double the rate and rake ¼" to ½" into the topsoil.
Mulching Application: 1-½ tons native hay per acre, mechanically crimped into the topsoil.

OPINION OF COST FOR EROSION CONTROL REQUIREMENTS

Item	Quantity	Unit	Unit Cost	Amount
Vehicle Tracking Control	1	ea	$3,316.00	$3,316.00
Silt Fence	557	lf	$4.00	$2,228.00
Concrete Wash Out	1	ea	$1,260.00	$1,260.00
Maintenance (25% of Erosion Control)	1	ea	$ 680.40	$ 680.40
			TOTAL	$7,484.40

Kiowa Project No. 24060
January 31, 2025

Owner's Statement (for GEC Plan within Construction Drawing set):
I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

County Engineer/ECM Administrator — Date
Joshua Palmer, P.E.

Engineer's Statement (for GEC Plan within Construction Drawing set):
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.

Engineer of Record Signature — Date
ANDREW W. McCORD P.E. 25057
For and on behalf of Kiowa Engineering Corporation

Owner's Statement (for GEC Plan within Construction Drawing set):
I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

Owner Signature — Date
Cory Shorette, President
ADDRESS: CES Enveavors, LLC
9818 Morning Vista Drive
Peyton, Colorado 80831

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

PRE-EXCAVATION CHECKLIST

- ☐ Gas and other utility lines of record shown on the plans.
- ☐ Utilities Central Locating called at least 2 business days ahead. (1-800-922-1987)
- ☐ Utilities located and marked.
- ☐ Employees briefed on marking and color codes.*
- ☐ Employees trained on excavation and safety procedures for natural gas lines.
- ☐ When excavation approaches gas lines, employees expose lines by careful probing and hand digging.

*A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

Natural Gas	Yellow
Electric	Red
Water	Blue
Wastewater	Green

DEVELOPER:
CES Endeavors, LLC
9818 Morning Vista Drive
Peyton, Colorado 80831
(719) 683-5480

PREPARED BY:
Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

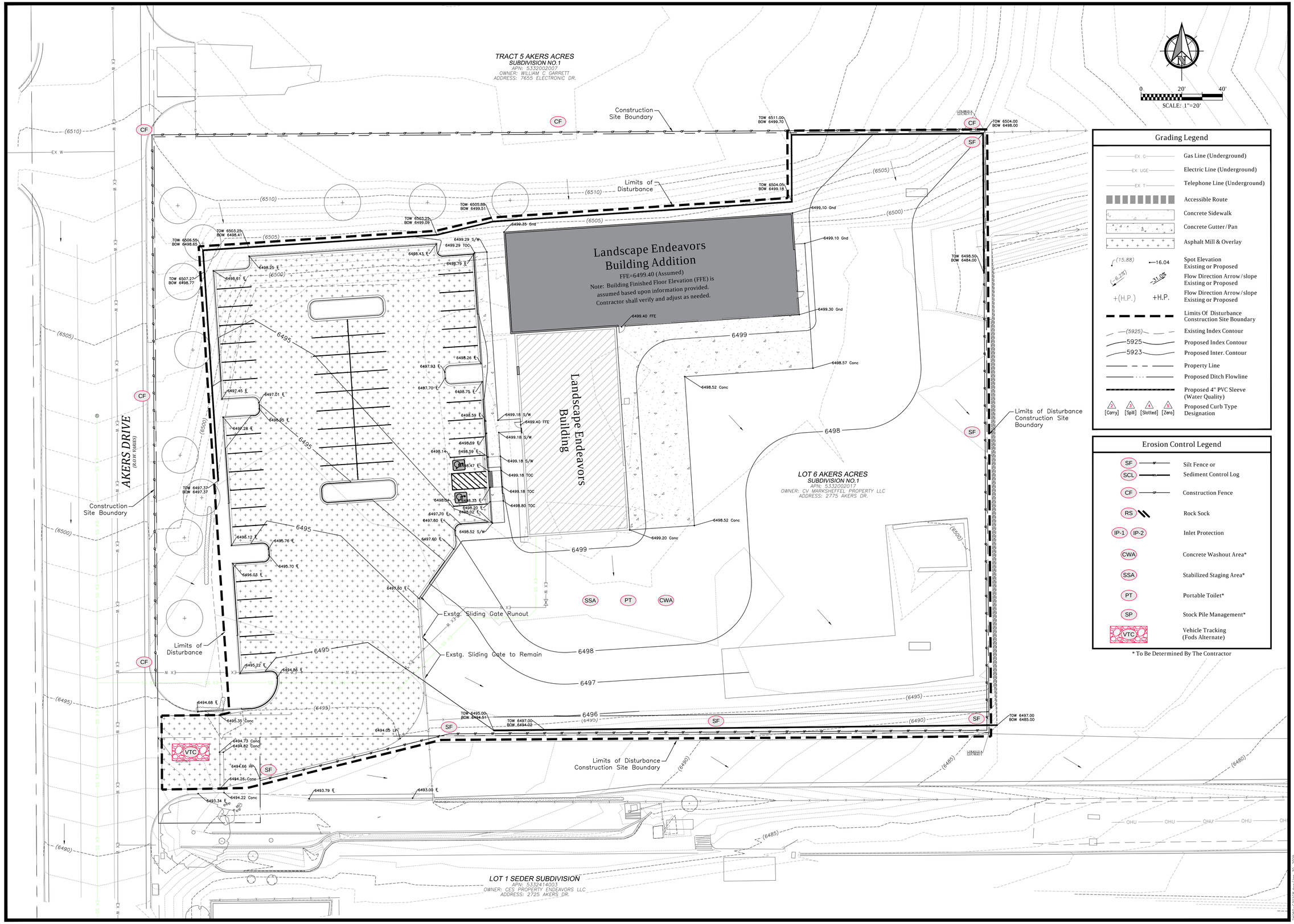
Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Grading and Erosion Control - Cover Sheet

El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

24060-C300GR.dwg/Jan 31, 2025



Grading Legend

- Gas Line (Underground)
- Electric Line (Underground)
- Telephone Line (Underground)
- Accessible Route
- Concrete Sidewalk
- Concrete Gutter/Pan
- Asphalt Mill & Overlay
- Spot Elevation Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Limits Of Disturbance Construction Site Boundary
- Existing Index Contour
- Proposed Index Contour
- Proposed Inter. Contour
- Property Line
- Proposed Ditch Flowline
- Proposed 4" PVC Sleeve (Water Quality)
- Proposed Curb Type Designation [Carry] [Spill] [Slotted] [Zero]

Erosion Control Legend

- SF — Silt Fence or
- SCL — Sediment Control Log
- CF — Construction Fence
- RS — Rock Sock
- IP-1 IP-2 — Inlet Protection
- CWA — Concrete Washout Area*
- SSA — Stabilized Staging Area*
- PT — Portable Toilet*
- SP — Stock Pile Management*
- VTC — Vehicle Tracking (Fods Alternate)

* To Be Determined By The Contractor

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Grading and Erosion Control - Initial Conditions
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

Sheet
C301
of 13 Sheets

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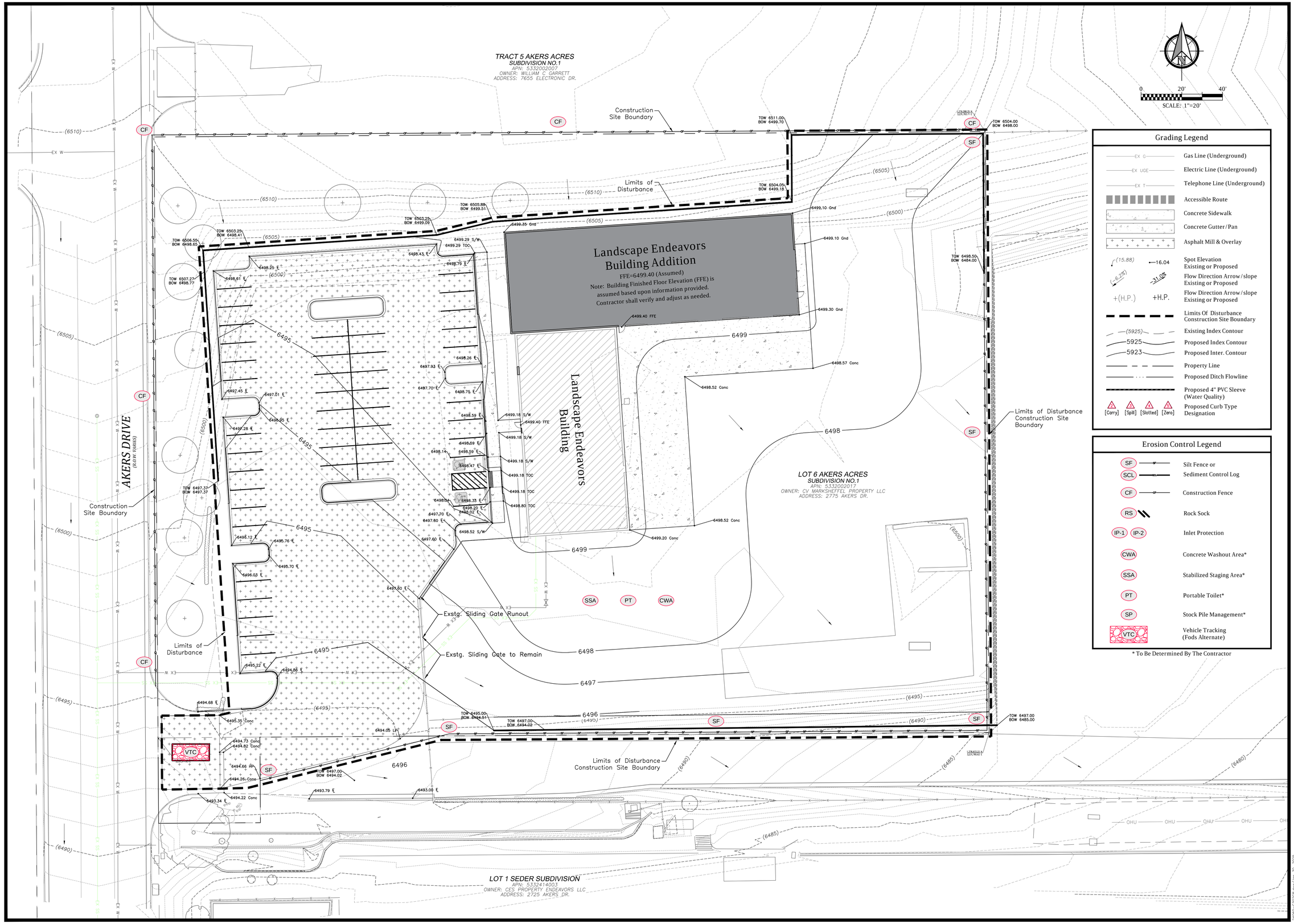

Grading Legend

- Gas Line (Underground)
- Electric Line (Underground)
- Telephone Line (Underground)
- Accessible Route
- Concrete Sidewalk
- Concrete Gutter/Pan
- Asphalt Mill & Overlay
- Spot Elevation Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Limits Of Disturbance Construction Site Boundary
- Existing Index Contour
- Proposed Index Contour
- Proposed Inter. Contour
- Property Line
- Proposed Ditch Flowline
- Proposed 4" PVC Sleeve (Water Quality)
- Proposed Curb Type Designation [Carry] [Spill] [Slotted] [Zero]

Erosion Control Legend

- SF — Silt Fence or
- SCL — Sediment Control Log
- CF — Construction Fence
- RS — Rock Sock
- IP-1 IP-2 — Inlet Protection
- CWA — Concrete Washout Area*
- SSA — Stabilized Staging Area*
- PT — Portable Toilet*
- SP — Stock Pile Management*
- VTC — Vehicle Tracking (Fods Alternate)

* To Be Determined By The Contractor

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Grading and Erosion Control - Interim Conditions
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

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of 13 Sheets

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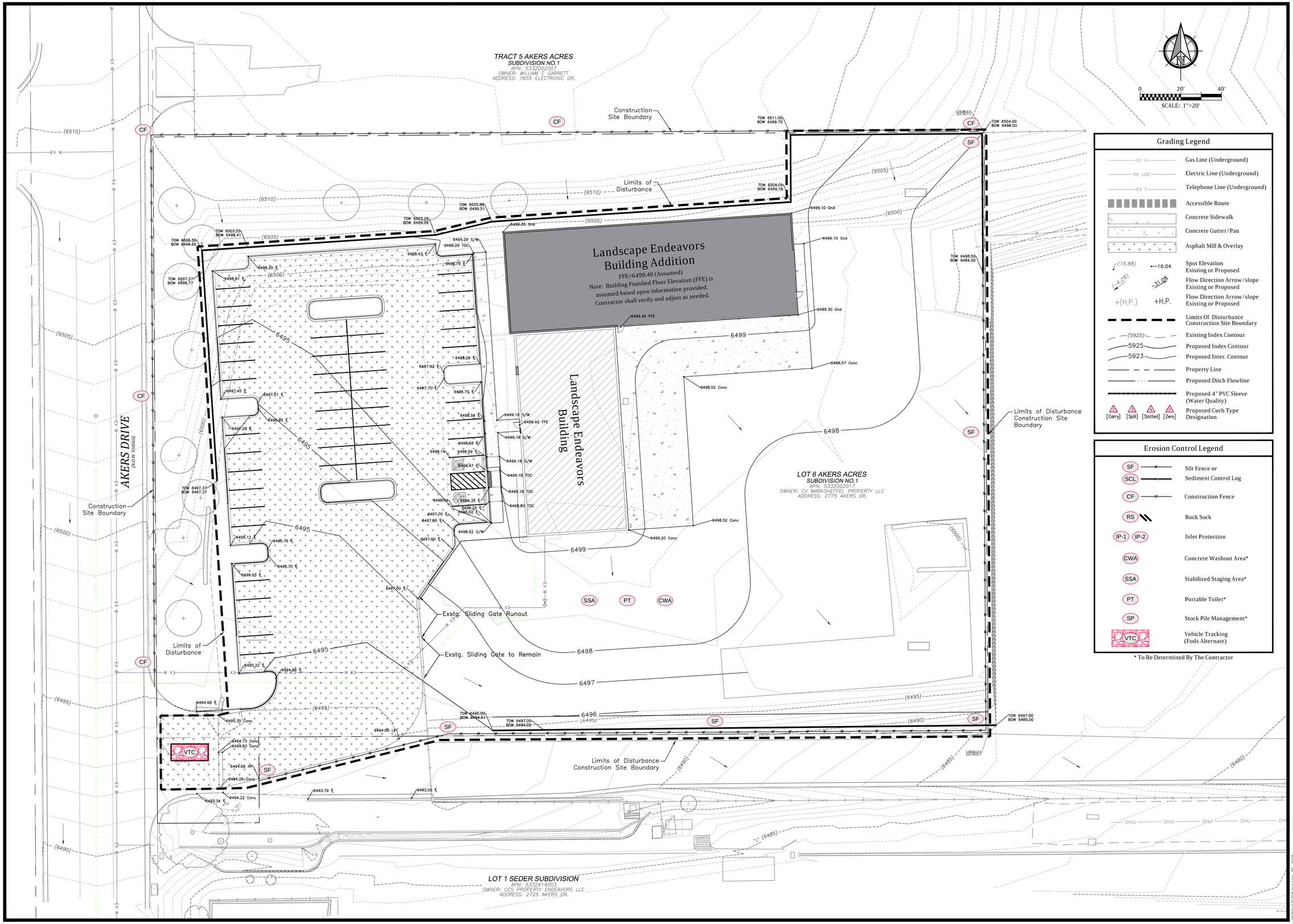

Grading Legend

- Gas Line (Underground)
- Electric Line (Underground)
- Telephone Line (Underground)
- Accessible Route
- Concrete Sidewalk
- Concrete Gutter/Pan
- Asphalt Mill & Overlay
- Spot Elevation Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Flow Direction Arrow/slope Existing or Proposed
- Limits Of Disturbance Construction Site Boundary
- Existing Index Contour
- Proposed Index Contour
- Proposed Inter. Contour
- Property Line
- Proposed Ditch Flowline
- Proposed 4" PVC Sleeve (Water Quality)
- Proposed Curb Type Designation [Carry] [Spill] [Slotted] [Zero]

Erosion Control Legend

- SF — Silt Fence or
- SCL — Sediment Control Log
- CF — Construction Fence
- RS — Rock Sock
- IP-1 IP-2 — Inlet Protection
- CWA — Concrete Washout Area*
- SSA — Stabilized Staging Area*
- PT — Portable Toilet*
- SP — Stock Pile Management*
- VTC — Vehicle Tracking (Fods Alternate)

* To Be Determined By The Contractor

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Grading and Erosion Control - Final Conditions
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

Sheet
C303
of 13 Sheets

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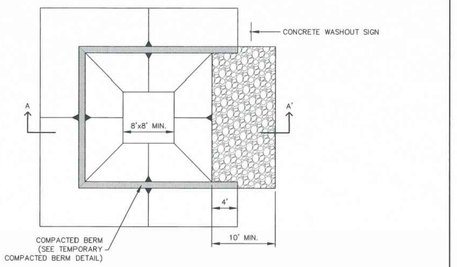
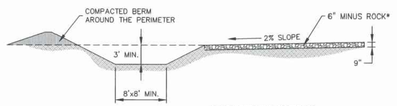


CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR

CWA

STORMWATER ENTERPRISE

CONCRETE WASHOUT AREA

APPROVED: CMENT MANAGER

ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-1

INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF ⅓ THE HEIGHT OF THE CONCRETE WASH AREA.
3. 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.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

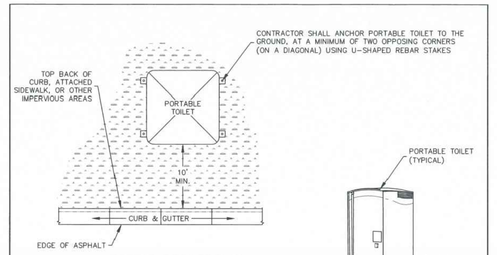
CWA

STORMWATER ENTERPRISE

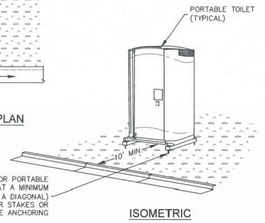
CONCRETE WASHOUT AREA

APPROVED: CMENT MANAGER

ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-CWA-2



PORTABLE TOILET PLAN



ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS, AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT–OF–WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U–SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

MAINTENANCE NOTES

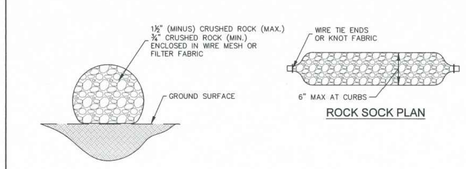
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PT

PORTABLE TOILET

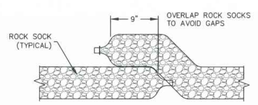
APPROVED: CMENT MANAGER

ISSUED: 2/19/19 | REVISED: 8/19/2020 | DRAWING NO. 900-PTM



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE

	MASS PERCENT PASSING SQUARE MESH SIEVES
	No. 4
2"	100
1½"	90–100
1"	20–55
¾"	0–15
⅜"	0–5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M–43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. ¾" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING 'HOG RINGS' OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES ½ OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.

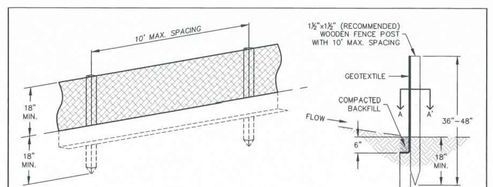
RS

STORMWATER ENTERPRISE

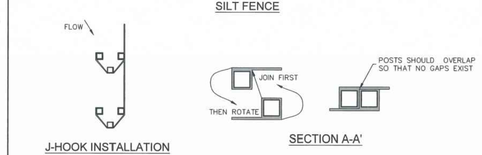
ROCK SOCK

APPROVED: CMENT MANAGER

ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-RS



SILT FENCE



J-HOOK INSTALLATION

SECTION A-A'

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'–5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J–HOOK" INSTALLATION).

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES ½ OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

SF

STORMWATER ENTERPRISE

SILT FENCE

APPROVED: CMENT MANAGER

ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SF

SEEDING & MULCHING

ALL SOIL TESTING, SOILS AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CSWMP.

SOIL PREPARATION

1. IN AREAS TO BE SEEDED, THE UPPER 6 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED, AND SHOULD BE IN FRIABLE CONDITION. LESS THAN 85% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCARIFIED TO A DEPTH OF 6 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
2. AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
3. THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
4. TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SWALES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

1. ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN.
2. SEED SHOULD BE DRILL–SEEDED WHENEVER POSSIBLE
   - SEED DEPTH MUST BE ¼ TO ½ INCHES WHEN DRILL–SEEDING IS USED
3. BROADCAST SEEDING OR HYDRO–SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL SEED.
   - SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BRILLION DRILL OR HYDRO–SEEDING.
   - BROADCAST SEEDING MUST BE LIGHTLY HAND–RAKED INTO THE SOIL

MULCHING

1. MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING, HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
2. MULCHING REQUIREMENTS INCLUDE:
   - HAY OR STRAW MULCH
     - ONLY CERTIFIED WEED–FREE AND CERTIFIED SEED–FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER.
     - CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
     - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES STEEPER THAN 3:1.
   - HYDRAULIC MULCHING
     - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
     - IF HYDRO–SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
     - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
   - EROSION CONTROL BLANKET
     - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.

SM

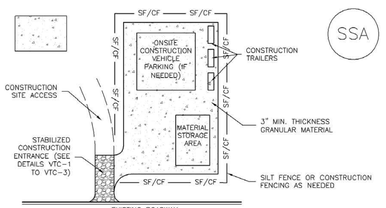
STORMWATER ENTERPRISE

SEEDING & MULCHING

APPROVED: CMENT MANAGER

ISSUED: 10/7/19 | REVISED: 8/19/2020 | DRAWING NO. 900-SM

Stabilized Staging Area (SSA) SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. 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.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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.

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

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Grading and Erosion Control - Details
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
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Revisions:	

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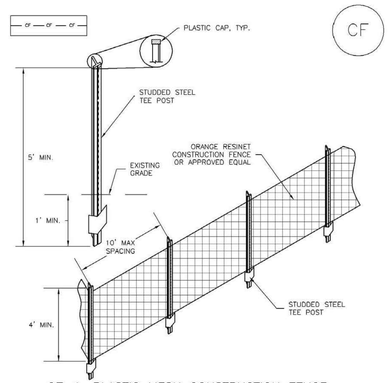
C304
of 13 Sheets

24060-C304-DRDET.dwg Jan 30, 2025



CF–1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR–GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. 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.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

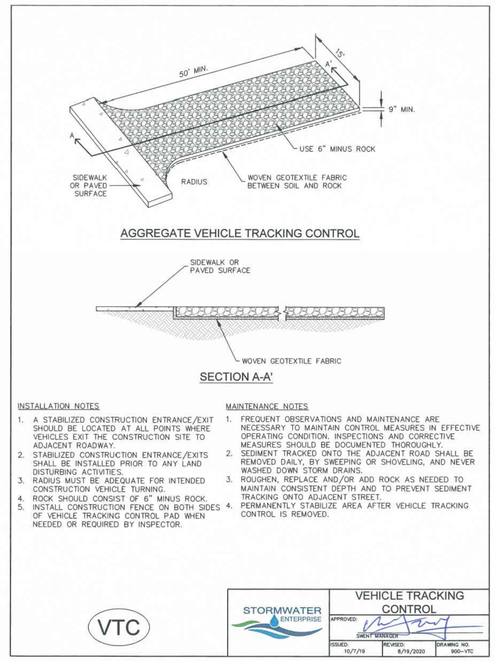
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)



AGGREGATE VEHICLE TRACKING CONTROL

SECTION A-A'

INSTALLATION NOTES

1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY, BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.

VTC

STORMWATER ENTERPRISE

VEHICLE TRACKING CONTROL

APPROVED:
ENGINEER/JURISDICTION

ISSUED:	REVISED:	DRAWING NO:
10/7/19	8/19/2020	900–VTC

Kiowa Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
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Revisions:	

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of 13 Sheets

24060-SDA-DRNG-Aug-Jan 28, 2025

Landscape Endeavors Building Addition

Utility Plan - Cover Sheet

Prepared for CES Enveavors, LLC

CSU WATER NOTES:

The Contractor shall notify Colorado Springs Utilities' Inspections office (719-668-4658) and Cherokeee Metropolitan District (719-597-5080) a minimum of 48 hours prior to the start of construction.

GENERAL:

1. All construction methods and materials shall meet Colorado Springs Utilities' Water Line Extension and Service Standards (Water LESS) with CHerokee Metropolitan District Exceptions.
2. The Contractor shall obtain locates prior to any excavation.
3. Cherokee Metropolitan District does not guarantee the accuracy of locations of existing pipelines, hydrants, valves and service lines. If field conditions are found to be different than shown on the plans, the Contractor shall notify the Inspector and the Engineer of Record immediately.
4. No trees or structures are permitted within fifteen feet (15') of a water main.
5. The Contractor is responsible for any damage to any utility facilities as a result of his actions. The Contractor shall make all the required repairs immediately to the satisfaction of Colorado Springs Utilities and/or Cherokee Metropolitan District.
6. All field staking shall comply with the Water LESS.
7. The Contractor shall make their best effort to ensure that water service to adjacent properties is maintained during construction.
8. Corrosion protection measures shall comply with the Water LESS.
9. No service taps will be allowed until the main is extended to the next main-line valve.
10. No service taps shall be made until authorization has been granted by the Cherokee Metropolitan District Inspector.
11. All bends shall be field staked prior to construction and the stationing on the field stakes shall match the stationing on the plans.
12. Field modifications to a fire service line or fire hydrant design or location may need to be approved by the Design Engineer, Colorado Springs Fire Department and Cherokee Metropolitan District, as required by the Inspector.
13. Reuse or salvage of any material is left to the discretion of the Colorado Springs Utilities or Cherokee Metropolitan District Inspector.
14. A trench backfill and compaction shall be in accordance with Section 206 of the City of Colorado Springs Standard Specifications Manual.
15. All water service lines should enter the building in accordance with Cherokee Metropolitan District Std B1-9 & B1-11A. Exposed water plumbing shall be minimized inside the building prior to the water meter and/or approved backflow prevention assembly or method.

WATER PROJECT SPECIFIC NOTES:

	APPLICABLE	NOT-APPLICABLE	
1.	■	☐	Any existing stubs and appurtenances that will not be used shall be removed and replaced with an acceptable section of main at the expense of the Contractor.
2.	☐	■	A connection to an existing stub is proposed. Cherokee Metropolitan District does not guarantee the accuracy of the depths or locations of existing stubs shown on any "As-Built" drawings.
3.	☐	■	A water stub-out(s) is/are proposed. Cherokee Metropolitan District does not guarantee that the design or installation of the proposed water stub-out will meet future development needs.
4.	☐	■	A Water Quality Plan has been approved for this project.

PLAN INFORMATION BLOCK:

FIMS Map Number: T-43

Pressure Zone: Lowline

Max. Static Pressure: 105psi (CCMD), 181psi (CSU)

Utility Design CAD File No.: CF20243376 — UAP File No.: N/A

Development Plan No.: DEPN-23-0212 — Approval Date.: March 4, 2024

Plat Reception No.: N/A — Tax Schedule No.: 55102-00-003

Public Utility Easement Reception No.: N/A

Notice of Private Wastewater System Reception No.: N/A

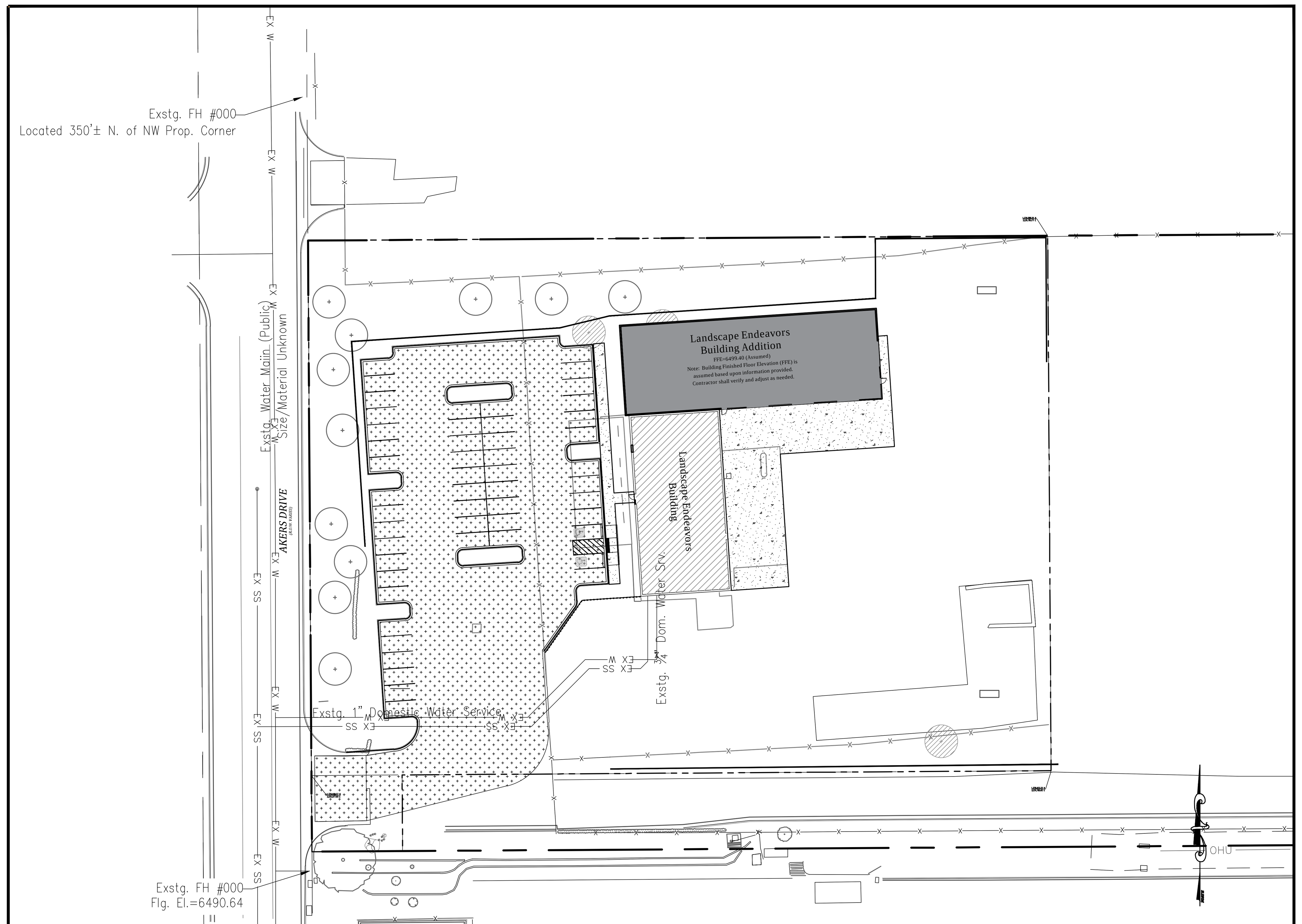
Notice of Private Water System Reception No.: N/A

GENERAL UTILITY NOTES:

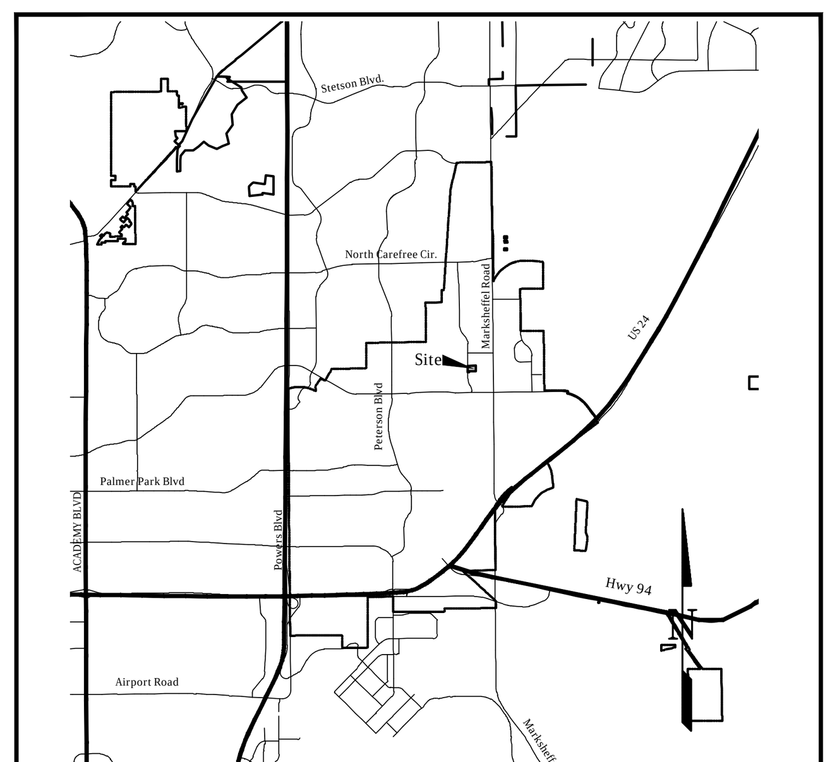
1. All water and wastewater work shall comply with the Colorado Springs Utilities Line Extensions & Service Standards, current edition and Cherokee Metropolitan District Exceptions.
2. The Contractor and survey crew shall verify elevations of any existing sanitary sewer, storm sewer, water lines and manholes to be tied to prior to construction or staking of pipe.
3. The Contractor shall be responsible for recording As-Built information on a set of record drawings.
4. The Contractor shall contact all appropriate utility companies, Colorado Springs Utilities and Cherokee Metropolitan District prior to the beginning of any construction. Contractor shall be responsible for locating any existing utility (including depths) which are within the proposed construction area. All existing utilities shall be protected from damage by the contractor. Damaged utilities shall be repaired by the Contractor at his own expense.
5. The locations of existing utilities are based upon the best available information, are shown in an approximate way only, and have not been independently verified by the Owner or its representative. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all utilities.
6. Pipe backfilling shall not occur until pipe has been inspected.
7. Begin laying pipe at the lowest point, with the bells uphill. Lay the pipe in accordance with the manufacturers specifications and recommendations. Lay pipe true to line and grade as shown on the drawings.
8. All sanitary sewer pipe lengths and slopes are figured from center of manhole, bens, wye and the inside wall of inlets. Pipe lengths are given as a horizontal length and are approximate.
9. All sanitary sewer pipe bedding to be Class B bedding, unless otherwise noted.
10. Manhole rim elevations are approximate only and are not to be taken as final elevations. Ring and cover to be set in centered concrete rings with ram-neck for adjustment to match final pavement elevation. Manholes shall have a minimum 5' Dia. See Cherokee Metropolitan District Standards for Exterior Coating & Interior Lining requirements.
11. Where appropriate, neatly saw cut all existing concrete and asphalt. The placement of additional paving shall be done to a neat work line, saw cuttiting a minimum of one (1) foot. Saw cutting will not be paid for separately but will be considered incidental to the work. Repair/replace all disturbed existing items with like materials and thicknesses. Any asphalt removed is to be replaced to meet the specifications of the Colorado Dept. of Transportation. Existing concrete pavement shall be scored then broken at joint to create a rough surface for the construction joint.
12. All asphalt work requiring patching will be performed to a neat work line. The existing asphalt shall be saw cut. All asphalt patch work shall be at least 2' wide after the completion of work. New curb can be placed flush with the existing asphalt if it is to a neat work line.
13. With notification of the respective owner, adjust rims of all cleanouts, manholes and valve covers within pavement to ¼ to ½ inch below the finished grade and cross slope prior to final lift paving and adjust to match finish grade in unpaved areas.
14. BENCHMARK: Colorado Springs Utilities Facilities Information Management System (FIMS) Monument PW01, "FIMS Monument PW01 is a 2-inch diameter aluminum FIMS cap stamped "CSU FIMS Control PW01" on the north side of the concrete base of the 6th light pole south of Dublin Boulevard in the median of North Powers Boulevard (light pole number D275B), in line with the centerline of Templeton Gap Road extended from the southwest."
Elevation=6795.579 (National Geodetic Vertical Datum, 1929 and the 1960 supplementary adjustment).

Note:
1. Minimum Radius Shown For Water Main = 290'
Per WWSD Specifications and El Paso County ECM 4.3.6.a.1&2, The Minimum Cover for Water Main & Services and Sanitary Sewer Mains & Services is 5 feet.

2. Streetlight locations are pending and are not a part of this submittal.
3. Gas - All Gas Mains and Services are to be installed per the city Of Colorado Springs.
4. Subsequent to stripping and grubbing the following overlot/pipe installation procedures are anticipated for the sanitary sewer located on proposed embankments:
- The removal and replacement of metastable soil.
- Testing of the fill subsequent to the penetration of the metastable soil will continue until a minimum of 7 feet of structural fill has been placed above the proposed sewer line elevation.
- Utility trenches shall be excavated and sanitary sewer line installed. The pipe shall be properly bedded and structural fill placed and tested to the previous grade.
- The overlot and embankment fill can be completed.
- Where the sanitary sewer is placed in embankment fill during the overlot process, ste shall monitor and test all work associated with the affected portions.



SITE MAP
Scale: 1"=50'



VICINITY MAP
Not to Scale

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

PRE-EXCAVATION CHECKLIST

- ☐ GAS AND OTHER UTILITY LINES OF RECORD SHOWN ON PLANS.
- ☐ UTILITIES CENTRAL LOCATING CALLED AT LEAST 2 BUSINESS DAYS AHEAD.
- ☐ UTILITIES LOCATED AND MARKED.
- ☐ EMPLOYEES BRIEFED ON MARKING AND COLOR CODES.*
- ☐ EMPLOYEES TRAINED ON EXCAVATION AND SAFETY PROCEDURES FOR NATURAL GAS LINES.
- ☐ WHEN EXCAVATION APPROACHES GAS LINES, EMPLOYEES EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING.

*A.G.A./A.P.W.A. STANDARD UTILITY MARKING COLOR CODE

NATURAL GAS	YELLOW	WATER	BLUE
ELECTRIC	RED	WASTEWATER	GREEN

BUILDING DATA:

BUILDING: Landscape Endeavors	TYPE OF CONSTRUCTION: V-B
LARGEST BUILDING SQUARE FOOTAGE: 31,265 s.f.	REQ. GPM FIRE FLOW: (50% REDUCTION): 1,500 gpm
REQ. MIN. NUMBER HYDRANTS: 2	AVG. DIST. BETWEEN HYD: 500'
MAX. HOSE LAY DIST: 250'	BUILDING SPRINKLED: Yes
AREA SEPARATION/FIRE WALLS: Yes	Tax Schedule No.: xxxxx-xx-xxx

FIRE FLOW:

According to calculations reviewed by colorado springs utilities, the theoretical available fire flow at each hydrant node under maximum day demand conditions with a 20psi residual is as follows: (actual fire flow may vary due to various parameters):

HYDRANT NODE	FIRE FLOW (GPM)	PSI @ MDD
Node A (CMD)	________ gpm	_____ psi
Node B (CMD)	________ gpm	_____ psi

FALCON FIRE ACCEPTANCE

All fire hydrants shall be installed according to Colorado Springs Utilities Water Line Extension and Service Standards.

The number of hydrants and hydrant locations as shown on this water plan are correct and adequate to satisfy the fire protection requirements as specified by the Falcon Fire Protection District.

Signed: ______________________________ Date: ______________________________
Falcon Fire Protection District

Falcon FPD Plan Review No.: ______________________________

NOTICE OF FIRE SERVICE LINE INTEGRITY TEST:

Prior to acceptance of any fire service line by the Falcon Fire Protection District:
- All fire service lines shall be hydrostatically tested and flushed per District requirements.
- All acceptance testing of water supply systems for fire protection shall be witnessed by a Falcon Fire Protection District representative

PRESSURE TEST
Pressurize the fire service line from the point of connection at the main to the point of connection to the sprinkler system at 200 psi, or 50 psi above static pressure for a minimum of 2 hours. This test is best performed before completely backfilling so that all joints are exposed.

FLUSH TEST
The fire service line shall be flushed at per NFPA 24 "Standard for the Installation of Private Fire Service Mains and Their Appurtenances"

OWNER/DEVELOPER PLAN APPROVAL

The undersigned Owner/Developer agrees that they shall, at their expense, be solely responsible for 1) the installation of the proposed utility infrastructure in accordance with these plans, and 2) all damages and defects arising from, or related to, the installation, maintenance or operation of the Public utility infrastructure from the date of preliminary acceptance for a period of two years, or until final acceptance, whichever is later.

The undersigned understands that all private utility infrastructure, as indicated on these plans, shall remain the property of the Owner and shall be maintained by the Owner.

c Public Water Main Proposed — c Public Wastewater Main Proposed — g Private Water Service Line (<4") and/or Private Wastewater Service Line (<8")

c Private Water Main Proposed — c Private Wastewater Main Proposed

Signed: ______________________________ Date: ______________
Owner/Developer

____
Owner/Developer (Print Name)

DBA: ______________________________

Address: ______________________________

____

Phone: ______________________________

Email: ______________________________

CHEROKEE METROPOLITAN DISTRICT
WATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: ______________________ DATE: ______________________

CHEROKEE METROPOLITAN DISTRICT
WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: ______________________ DATE: ______________________

For and on Behalf of Kiowa Engineering Corp. — Date

DEVELOPER:

CES Endeavors, LLC
9818 Morning Vista Drive
Peyton, Colorado 80831
(719) 683-5480

PREPARED BY:

Kiowa
Engineering Corporation

1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Kiowa Project No. 24060
January 31, 2025

Kiowa
Engineering Corporation
1604 South 21st Street
Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Utility Plan - Cover Sheet
El Paso County, Colorado

Project No.:	24060
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Check:	TAC
Revisions:	

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Exstg. FH 2006-4 (Node B)
Located 350'± North
of NW Prop. Corner

Exstg. Water Main (Public)
Size/Material Unknown

Exstg. Sanitary Sewer MH
Rim=6503.28
Out=6491.28

Exstg. Sanitary Sewer Main (Public)
Size/Material Unknown

AKERS DRIVE
(R.O.W. VARIES)

Exstg. FH 2006-2675 (Node A)
Flg. El.=6490.64

Landscape Endeavors
Building Addition
FFE=6499.40 (Assumed)
Note: Building Finished Floor Elevation (FFE) is assumed based upon information provided. Contractor shall verify and adjust as needed.

Landscape Endeavors
Building

Landscape Endeavors
2725 Akers Drive
Tax ID# 53324-14-003
Total Area -- 12,100 sf
Construction Type II-B
Building being Sprinklered -- No
Fire Walls -- No
Fire flow Required = 2,250 gpm
Min. Number of Hydrants = 2
Average Spacing of Hydrants = 450 ft
Max. Hose Lay Distance = 225 ft

Note:
Water and Sanitary Sewer services are to be extended through the existing building to serve the building addition.

Exstg. 3/4" Dom. Water Svc.

Exstg. Sliding Gate to Remain

Exstg. 1" Domestic Water Service

Exstg. 4" Sanitary Sewer Service

0 20' 40'
SCALE: 1"=20'

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CES Endeavors, LLC
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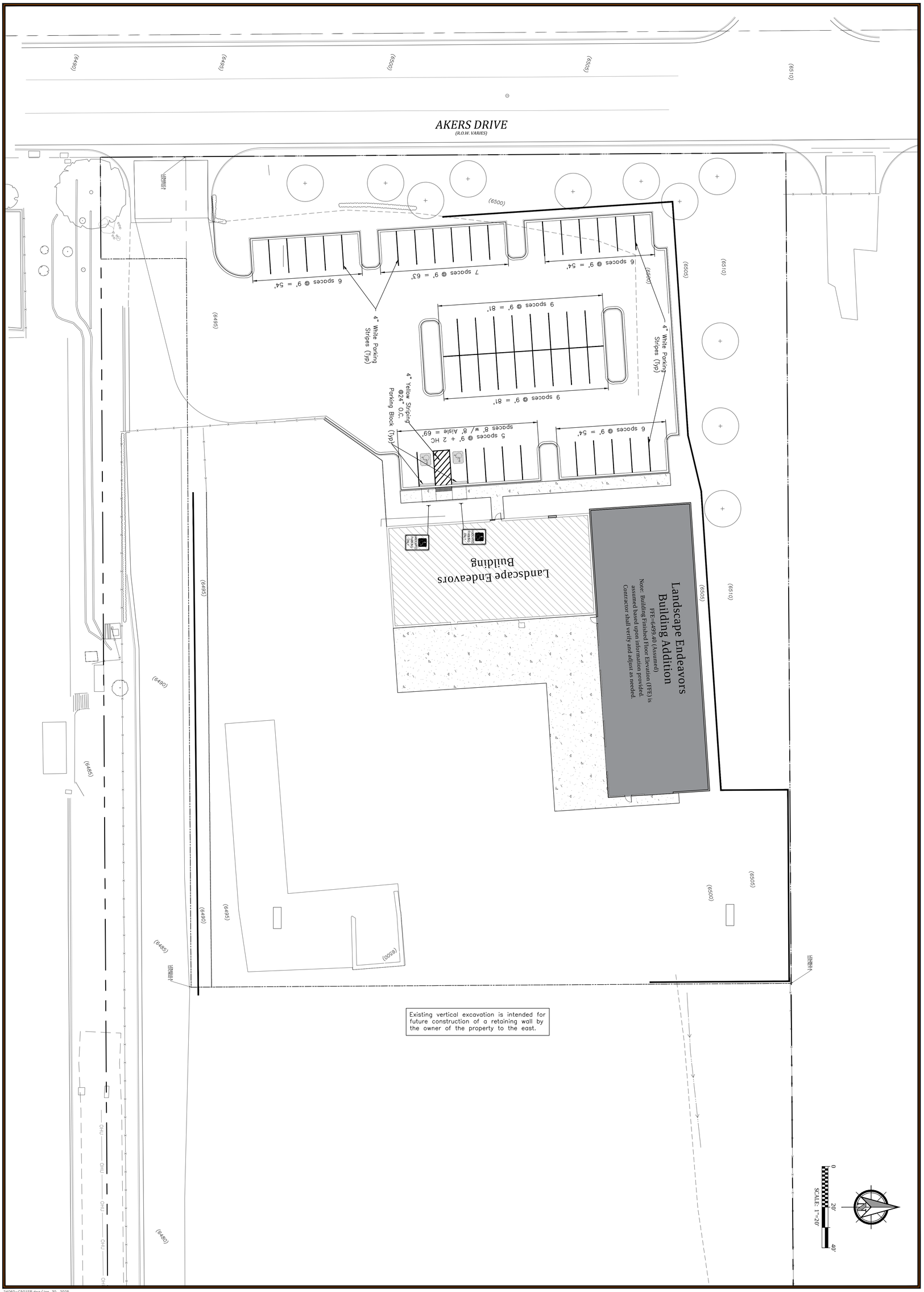

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Landscape Endeavors Building Addition
CES Endeavors, LLC
Signage and Striping Plan
El Paso County, Colorado

Kiowa Engineering Corporation
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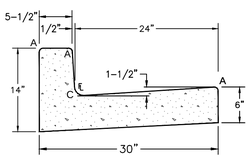
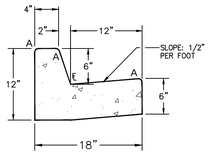
Colorado Springs, Colorado 80904
(719) 630-7342



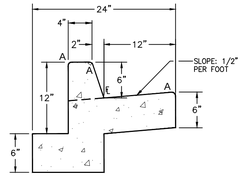
TYPE 1 CURB AND GUTTER
(CITY OF COLORADO SPRINGS TYPE 1 CURB & GUTTER))

CURB TYPE 1
Scale: 1" = 1'-0"



TYPE 3 CURB AND GUTTER -- CARRY
(CITY OF COLORADO SPRINGS
TYPE 3 CURB & GUTTER)

CURB TYPE 2
Scale: 1" = 1'-0"



TYPE 3 CURB AND GUTTER -- SLOTTED
(CITY OF COLORADO SPRINGS
TYPE 3 CURB & GUTTER)

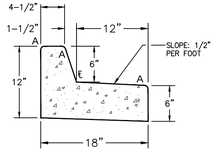
CURB TYPE 4
Scale: 1" = 1'-0"

GENERAL NOTES
1. SEE CITY STANDARD DETAIL 6A FOR CITY GENERAL NOTES.

2. TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING.

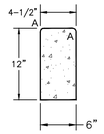
3. TYPE 5 IS CARRY CURB ONLY.

LENGTH FOR RADII
A = 1/4" to 1/2"
C = 1-1/2"
D = 1-1/2" to 2"



TYPE 3 CURB AND GUTTER -- SPILL
(CITY OF COLORADO SPRINGS
TYPE 3 CURB & GUTTER)

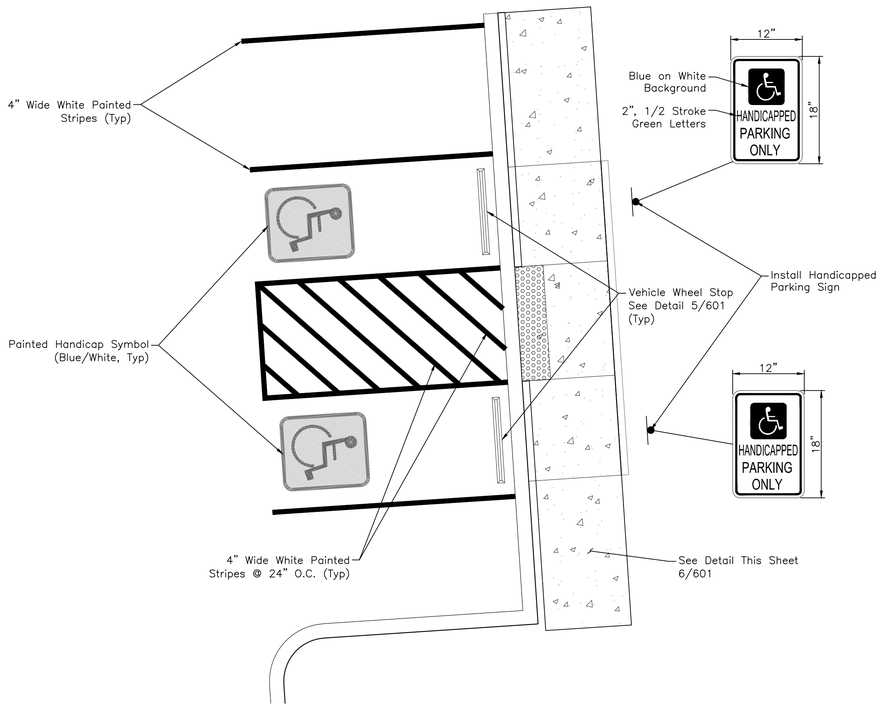
CURB TYPE 3
SCALE: 1" = 1'-0"



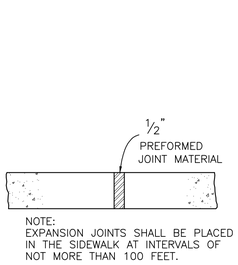
TYPE 3 CURB AND GUTTER -- ZERO HEIGHT
(CITY OF COLORADO SPRINGS
TYPE 3 CURB & GUTTER)

CURB TYPE 5
Scale: 1" = 1'-0"

1 C601 TYPICAL CURB AND GUTTER DETAILS
AS SHOWN

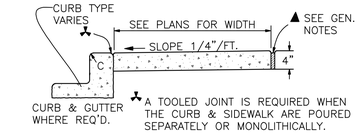


4 C601 HANDICAP PARKING LAYOUT DETAIL
SCALE: 1"=5'



NOTE:
EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT INTERVALS OF NOT MORE THAN 100 FEET.

2 C601 SIDEWALK EXPANSION JOINT
NTS

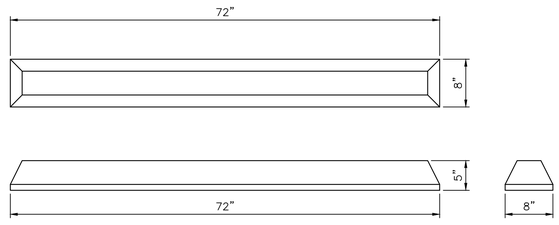


GENERAL NOTES

▲ — EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

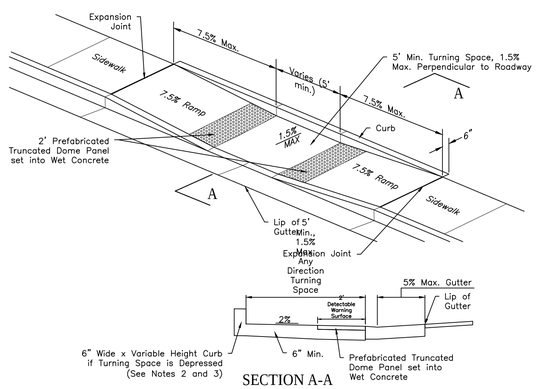
CONCRETE SHALL BE PER CITY OF COLORADO SPRINGS ENGINEERING DIVISION SPECIFICATIONS.

3 C601 SIDEWALK DETAIL
NTS



NOTES:
1. Vehicle wheel stops shall be manufactured of concrete. Dimensions are 72" in length, 8" wide, and 5" high.
2. Stops shall be manufactured specifically for asphalt installation. Stops shall be pre-drilled with (2) ¾" holes and include reinforcing bar for asphalt installation.

5 C601 VEHICLE WHEEL STOP (CONCRETE)
Scale: 1"=1'-0"



SECTION A-A

CITY STD. D-8E, Type 3A Curb Ramp

6 C601 PEDESTRIAN RAMP DETAILS
NO SCALE

GENERAL NOTES

1. All work shall be done in accordance with current City of Colorado Springs Engineering Division (the City) Standard Specifications.
2. The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
3. Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
4. A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
5. The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
6. Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and aligned with pedestrian traffic.
7. All detectable warning surfaces at the base of ramps shall start a minimum of 6-inches from the flowline of the curb and not more than 8-inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
8. Ramp and detectable warning running slope shall be 8.3% of flatter except on long ramps as specified by Note 14.
9. Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
10. If a traffic signal pedestrian push button cannot be mounted within 10-inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
11. Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
12. Ramps excluding flared sides or blended transitions. shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
13. All ramp joints and grade breaks shall be flush (0"±⅛"). The joint between the roadway surface and gutter pan shall be flush.
14. In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
15. The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
16. Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.
17. The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as a curb, the turning space shall be 5 feet by 5 feet.
18. Contact the City Forestry Division if it is necessary to disturb trees or roots.
19. All curb ramps shall have a minimum concrete thickness of 6 inches.
20. All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
21. Ramps shall align with each other across the street.

Kiowa Engineering Corporation
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Colorado Springs, Colorado 80904
(719) 630-7342

Landscape Endeavors Building Addition
CES Endeavors, LLC
Site Civil Details
El Paso County, Colorado

Project No.:	24060
Date:	January 31, 2025
Design:	AWMc
Drawn:	CAD/TG
Check:	TAC
Revisions:	

Sheet
C601
of 13 Sheets