

PROJECT TEAM:

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

APPLICANT:
KUM & GO L.C.
1459 GRAND AVE
DES MOINES, IA 50309
CONTACT: DAN GARNEAU
PH: (515) 457-6392
E: DAN.GARNEAU@KUMANDGO.COM

ARCHITECT:
BRR ARCHITECTURE
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
CONTACT: ASHLEY WEBER
PH: (913) 236-3325
E: ASHLEY.WEBER@BRRARCH.COM

ENGINEER:
ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
3801 E. FLORIDA AVE., SUITE 425
DENVER, CO 80210
CONTACT: KRYSTA HOUTCHENS, PE
PH: (970) 380-7054
E: KRYSTA.HOUTCHENS@EES.US.COM

LANDSCAPE ARCHITECT:
VALERIAN LLC
907 YUMA ST. SUITE 130
DENVER, CO 80204
CONTACT: NATHANIEL RONEY
PH: (303) 347-1200
E: NATHANIEL@VALERIANLLC.COM

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

SITE DETAILS:

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

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

PROPERTY TAX SCHEDULE NO.:
6511415042

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

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

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

OPEN SPACE PERCENTAGE:
N/A

LANDSCAPING PERCENTAGE:
17.6 PERCENT

IMPERMEABLE SURFACE PERCENTAGE:
72.4 PERCENT

IMPERMEABLE SURFACE AND LANDSCAPING PERCENTAGE:
90.0 PERCENT

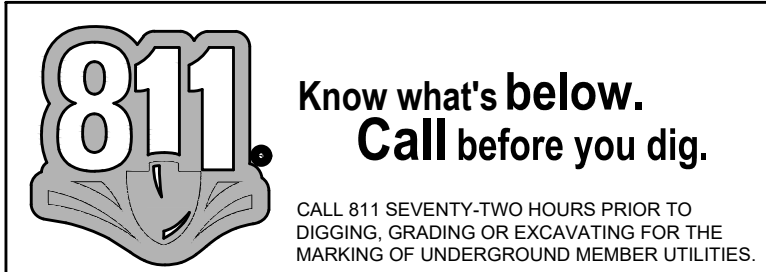
LEGAL DESCRIPTION:
DESCRIPTION PER TITLE COMMITMENT:

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

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

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

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



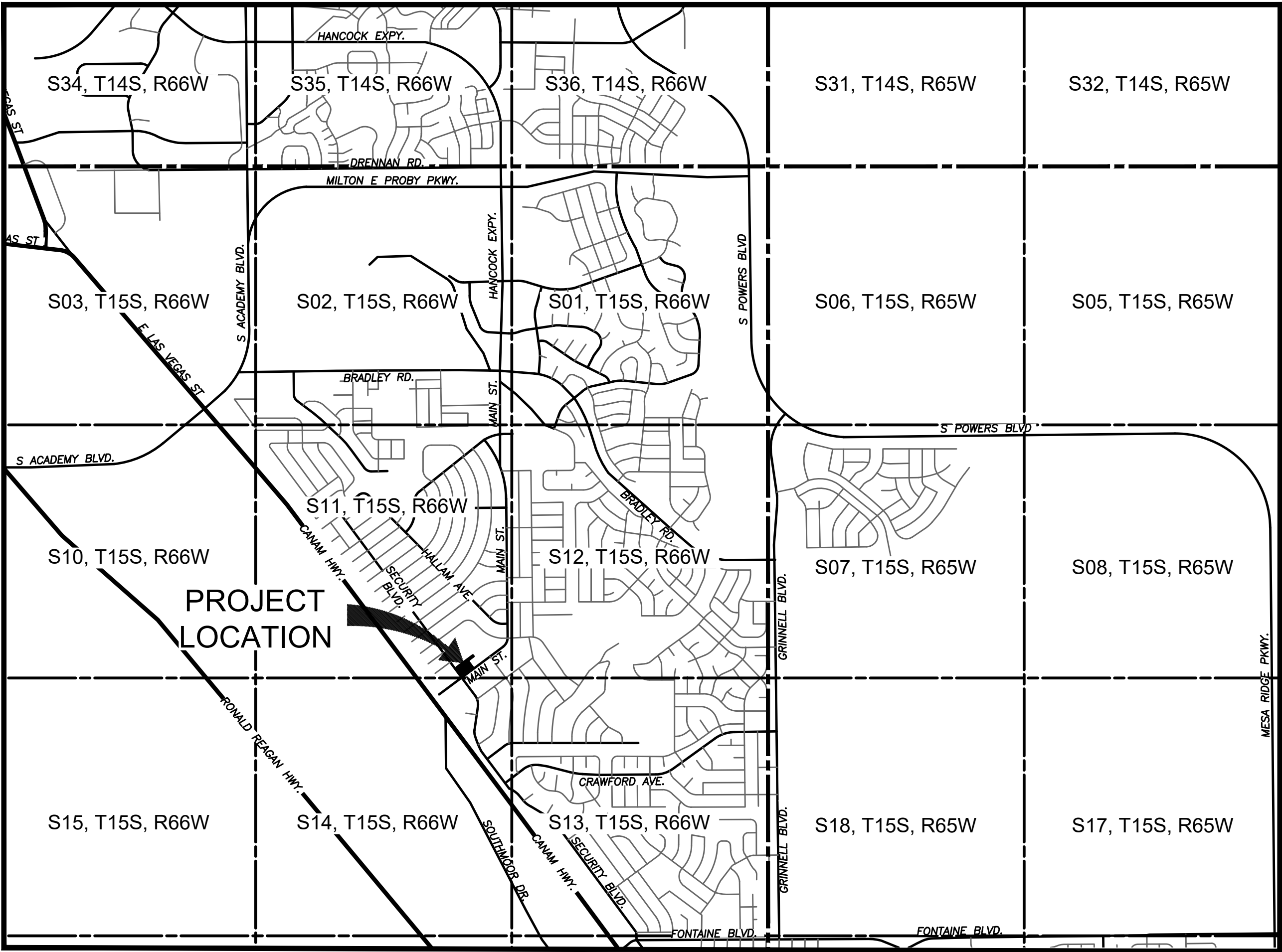
KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN



WHERE & MEANS MORE!



MATCHLINE SEE PLAN RIGHT

MATCHLINE SEE PLAN LEFT

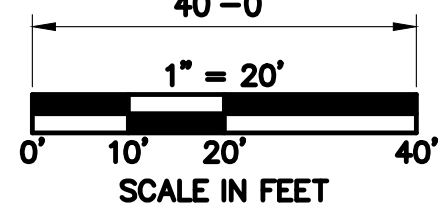
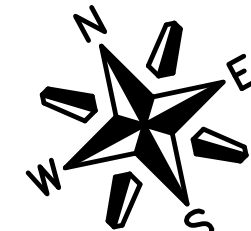
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PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

MAJOR SITE DEVELOPMENT PLAN

NOTE:

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



SITE PLAN LEGEND

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

GENERAL NOTES:

- ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO COORDINATE WITH CENTURY LINK PRIOR TO AND DURING CONSTRUCTION.
 - AMERICANS WITH DISABILITIES ACT (ADA) SITE ACCESSIBILITY (EL PASO LAND DEVELOPMENT CODE 6.1.3)
 - COMPLIANCE WITH THE ADA AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH THIS CODE DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS. (B)NOTES ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. THE FOLLOWING NOTE SHOULD BE ADDED TO ALL SITE DEVELOPMENT PLANS OR NON-RESIDENTIAL SITE PLANS, AS APPLICABLE, PRIOR TO PCD APPROVAL:

(B) THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - ILLUSTRATED ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. EACH SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN SUBMITTED TO EL PASO COUNTY SHALL CLEARLY ILLUSTRATE AND IDENTIFY THE PROVISION OF ADA ACCESSIBLE EXTERIOR ROUTES IN ACCORDANCE WITH THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
- BUILDING ENTRY. REFER TO ARCHITECTURAL PLANS.
 - PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING.
 - MISCELLANEOUS MERCHANDISE.
 - FIREWOOD.
 - NOT USED.
 - ICE MERCHANDISER.
 - 8" CONCRETE PAN.
 - SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' x 6.5' x 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED). REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
 - FUELING CANOPY. SEE PETROLEUM PLANS FOR MORE INFORMATION.
 - 4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
 - 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
 - BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
 - BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
 - STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
 - 4" WIDE WHITE PAVEMENT MARKING, TYP.
 - 1' WIDE X 6' MAX. HEIGHT CONCRETE RETAINING WALL WITH HAND RAILING CENTERED ON WALL. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.
 - BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
 - ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
 - PEDESTRIAN CURB RAMP PER EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ON SHEET C6.3.
 - AIR MACHINE LOCATION. 4'x4' CONCRETE PAD. KEEP AT LEAST Ø20" AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
 - 20' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
 - EXISTING 100-YR FLOODPLAIN.
 - STOP SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION
 - 14'-8" X24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
 - 55'x25' MINIMUM GARBAGE TRUCK CLEAR SPACE
 - UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
 - TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
 - ADA ROUTE. SEE GRADING PLAN ON SHEET C2.1 FOR MORE INFORMATION.
 - 12'x60' LOADING ZONE, 45" CROSS HATCH, 2' O.C. STRIPING.
 - INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
 - 4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
 - BROOM FINISH COLORED CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C6.3 FOR MORE INFORMATION.
 - ELECTRICAL TRANSFORMER LOCATION.
 - PAINT CURB ALONG FRONT OF TANKS YELLOW.
 - DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
 - NOT USED.
 - CONCRETE CURB AND GUTTER PER EL PASO COUNTY PUBLIC WORKS STANDARD DETAIL ON SHEET C6.1.
 - APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRICS SHEET FOR LOCATION AND DETAILS.
 - EXISTING CURB AND GUTTER TO REMAIN.
 - EXISTING SIDEWALK TO REMAIN.
 - EXISTING ADA RAMP TO REMAIN.
 - EXISTING STREET LIGHT TO REMAIN.
 - EXISTING STORM INLET TO REMAIN.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING WATER VALVE TO REMAIN.
 - EXISTING SEWER MANHOLE TO REMAIN.
 - EXISTING OVERHEAD UTILITIES AND POLES TO REMAIN.
 - EXISTING ROAD STRIPING TO REMAIN.
 - EXISTING DRIVEWAY TO REMAIN.
 - EXISTING ASPHALT TO REMAIN.
 - EXISTING PARKING STRIPING TO REMAIN.
 - PATCH BACK SECURITY BOULEVARD AND MAIN STREET ASPHALT ROAD SECTION TO MATCH EXISTING SECTION PER EL PASO COUNTY STANDARDS.
 - SITE ENTRANCE CROSS PAN LAYOUT PER EL PASO COUNTY DEPARTMENT OF TRANSPORTATION DETAIL ON SHEET C6.3.
 - RAMP AND HANDRAIL. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
 - CONCRETE CURB ISLAND (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
 - PROPOSED MSE WALL WITH HANDRAIL.
 - PROPOSED CONCRETE STAIRS WITH HANDRAIL.

RECORD DRAWING

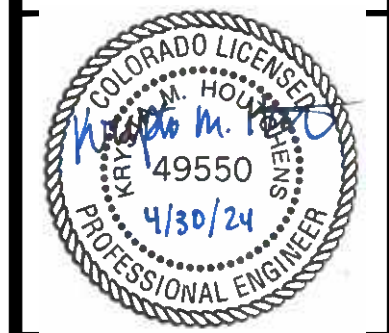
AS-BUILT INFORMATION PROVIDED BY FORESIGHT WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
AS-BUILT INFORMATION INCLUDED FOR PUBLIC IMPROVEMENTS & INFRASTRUCTURE WITH PUBLIC EASEMENT ONLY.



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

SITE SCHEDULE:

- BUILDING ENTRY. REFER TO ARCHITECTURAL PLANS.
- PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING.
- MISCELLANEOUS MERCHANDISE.
- FIREWOOD.
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- ICE MERCHANDISER.
- 8" CONCRETE PAN.
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- STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
- 4" WIDE WHITE PAVEMENT MARKING, TYP.
- 1' WIDE X 6' MAX. HEIGHT CONCRETE RETAINING WALL WITH HAND RAILING CENTERED ON WALL. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.
- BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- PEDESTRIAN CURB RAMP PER EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ON SHEET C6.3.
- AIR MACHINE LOCATION. 4'x4' CONCRETE PAD. KEEP AT LEAST Ø20" AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
- 20' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
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- STOP SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION
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- BROOM FINISH COLORED CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C6.3 FOR MORE INFORMATION.
- ELECTRICAL TRANSFORMER LOCATION.
- PAINT CURB ALONG FRONT OF TANKS YELLOW.
- DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- NOT USED.
- CONCRETE CURB AND GUTTER PER EL PASO COUNTY PUBLIC WORKS STANDARD DETAIL ON SHEET C6.1.
- APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRICS SHEET FOR LOCATION AND DETAILS.
- EXISTING CURB AND GUTTER TO REMAIN.
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- EXISTING STORM INLET TO REMAIN.
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- SITE ENTRANCE CROSS PAN LAYOUT PER EL PASO COUNTY DEPARTMENT OF TRANSPORTATION DETAIL ON SHEET C6.3.
- RAMP AND HANDRAIL. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
- CONCRETE CURB ISLAND (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- PROPOSED MSE WALL WITH HANDRAIL.
- PROPOSED CONCRETE STAIRS WITH HANDRAIL.



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

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

SITE PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

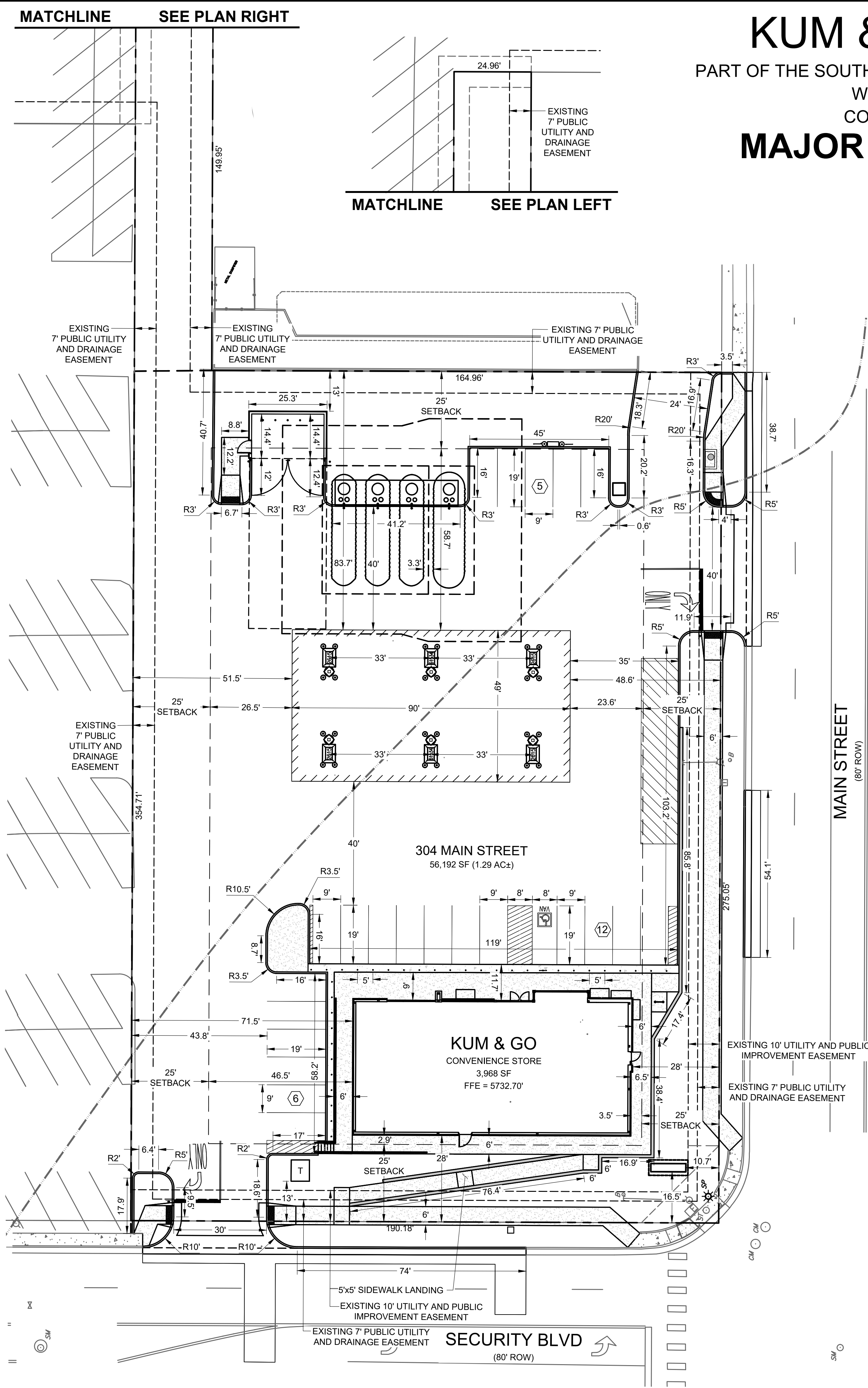
DATE	REVISION DESCRIPTION
08/19/22	1ST REVIEW COMMENTS
01/06/23	2ND REVIEW COMMENTS
04/05/23	3RD REVIEW COMMENTS
05/11/23	4TH REVIEW COMMENTS
04/29/24	RECORD DRAWINGS

DATE: 04-29-24

SHEET NUMBER:

C1.1
4 OF 43

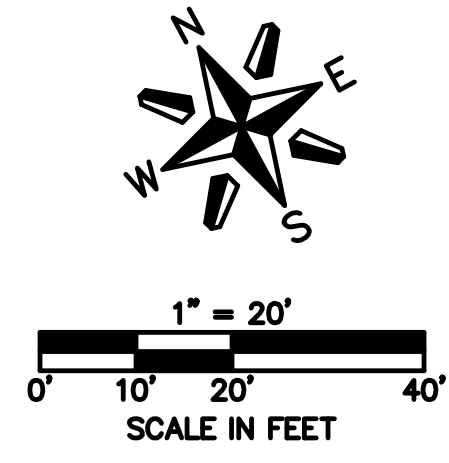
P:\KUM & GO\CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\SP\2232 - 05 - HORIZONTAL CONTROL PLAN.DWG



KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN



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

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

- TRASH ENCLOSURE AND PAVEMENT SECTIONS:**
- SITE PARKING AND DRIVE AREAS - STANDARD DUTY CONCRETE PAVEMENT
A = 6" CONCRETE PAVEMENT
B = 4" AGGREGATE BASE
C = 12" PREPARED SUBGRADE
- NOTE:**
PAVEMENT SECTIONS PER GEOTECHNICAL ENGINEERING SERVICES REPORT,
PREPARED BY OLSSON, PROJECT NO. 021-05598, DATED 12-07-2021 AND ANY ADDENDUMS.

SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: OLSSON
REPORT NO. 021-05598

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

RECORD DRAWING
AS-BUILT INFORMATION PROVIDED BY FORESIGHT
WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
AS-BUILT INFORMATION INCLUDED FOR PUBLIC
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PCD FILE NO. PPR-2225

1459 Grand Ave
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P: 888-458-6646

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

HORIZONTAL CONTROL, PAVING
AND SIGNAGE PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS	DATE	REVISION DESCRIPTION
1	08/19/22	1ST REVIEW COMMENTS
2	01/06/23	2ND REVIEW COMMENTS
3	04/05/23	3RD REVIEW COMMENTS
4	05/11/23	4TH REVIEW COMMENTS
5	04/29/24	RECORD DRAWINGS

DATE: 04-29-24

SHEET NUMBER: C1.2
5 OF 43

KUM & GO GAS & C-STORE

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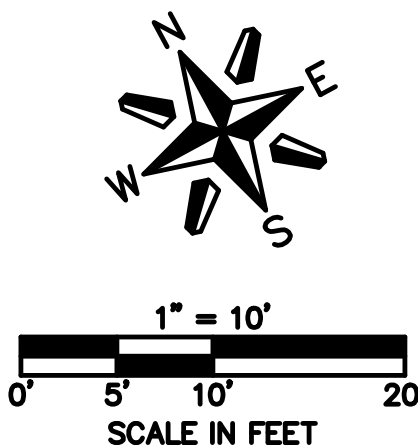
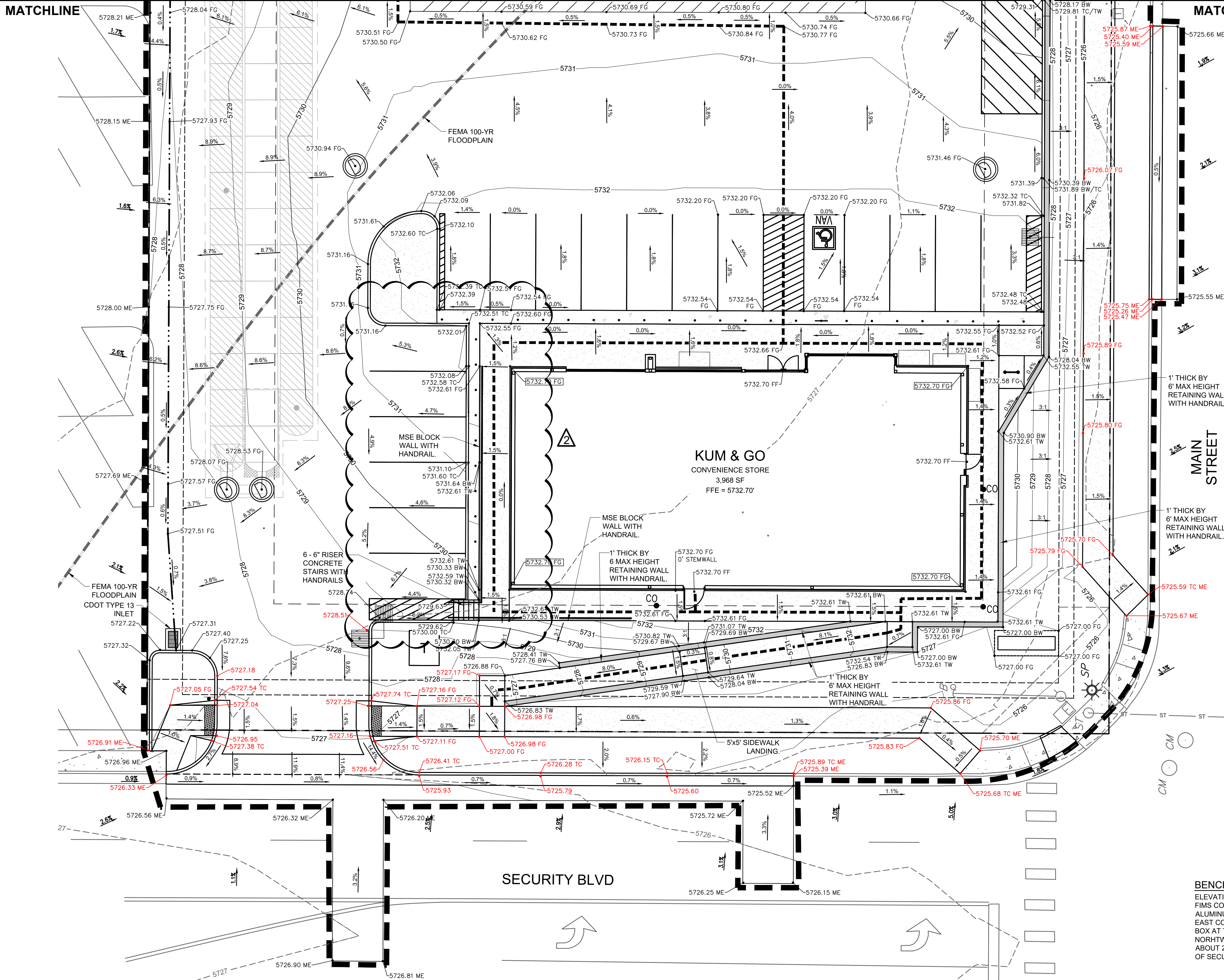
MAJOR SITE DEVELOPMENT PLAN

RECORD DRAWING

AS-BUILT INFORMATION PROVIDED BY FORESIGHT
WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
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IMPROVEMENTS & INFRASTRUCTURE WITH PUBLIC
EASEMENT ONLY.

SEE SHEET 8

SEE SHEET 8



GRADING PLAN LEGEND

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

GRADING NOTES:

- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
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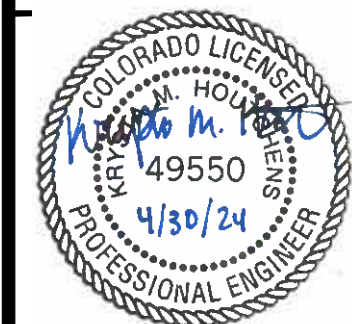
BENCHMARK:

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



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

PCD FILE NO. PPR-2225



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

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

KG PROJECT TEAM:
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION
08/19/22	1ST REVIEW COMMENTS
01/06/23	2ND REVIEW COMMENTS
04/05/23	3RD REVIEW COMMENTS
05/11/23	4TH REVIEW COMMENTS
04/29/24	RECORD DRAWINGS

DATE: 04-29-24

SHEET NUMBER:

C2.2
7 OF 43

CRITERIA PLAN 04/2020

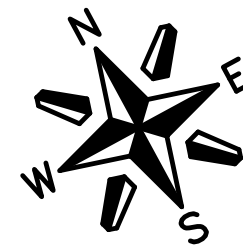
KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

RECORD DRAWING

AS-BUILT INFORMATION PROVIDED BY FORESIGHT
WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
AS-BUILT INFORMATION INCLUDED FOR PUBLIC
IMPROVEMENTS & INFRASTRUCTURE WITH PUBLIC
EASEMENT ONLY.



1" = 10'
0 5 10 20
SCALE IN FEET

GRADING PLAN LEGEND

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

GRADING NOTES:

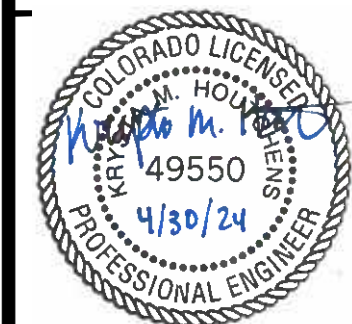
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2232 - EL PASO, COLORADO
SECURITY BLVD. AND MAIN ST.
DETAILED GRADING PLAN - NORTH

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS	DATE	REVISION DESCRIPTION
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5	04/29/24	RECORD DRAWINGS

DATE: 04-29-24

SHEET NUMBER:

C2.3
8 OF 43

CRITERIA PLAN 04/20/20

P:\KUM & GO\CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\GSC2232 - 08 - GRADING\10SC-NORTH.DWG

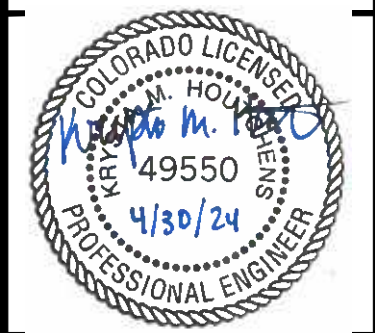
KUM & GO GAS & C-STORE

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MAJOR SITE DEVELOPMENT PLAN

RECORD DRAWING

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

STORM SEWER PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

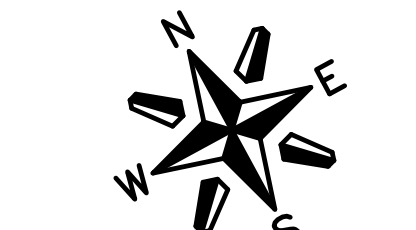
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C4.1
17 OF 43

CRITERIA PLAN 04/2020

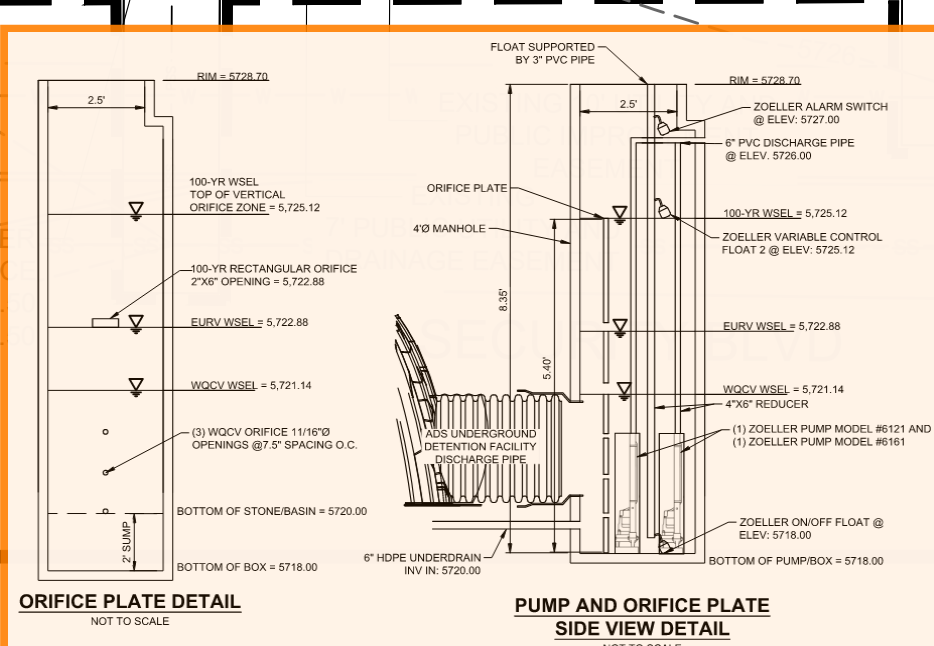
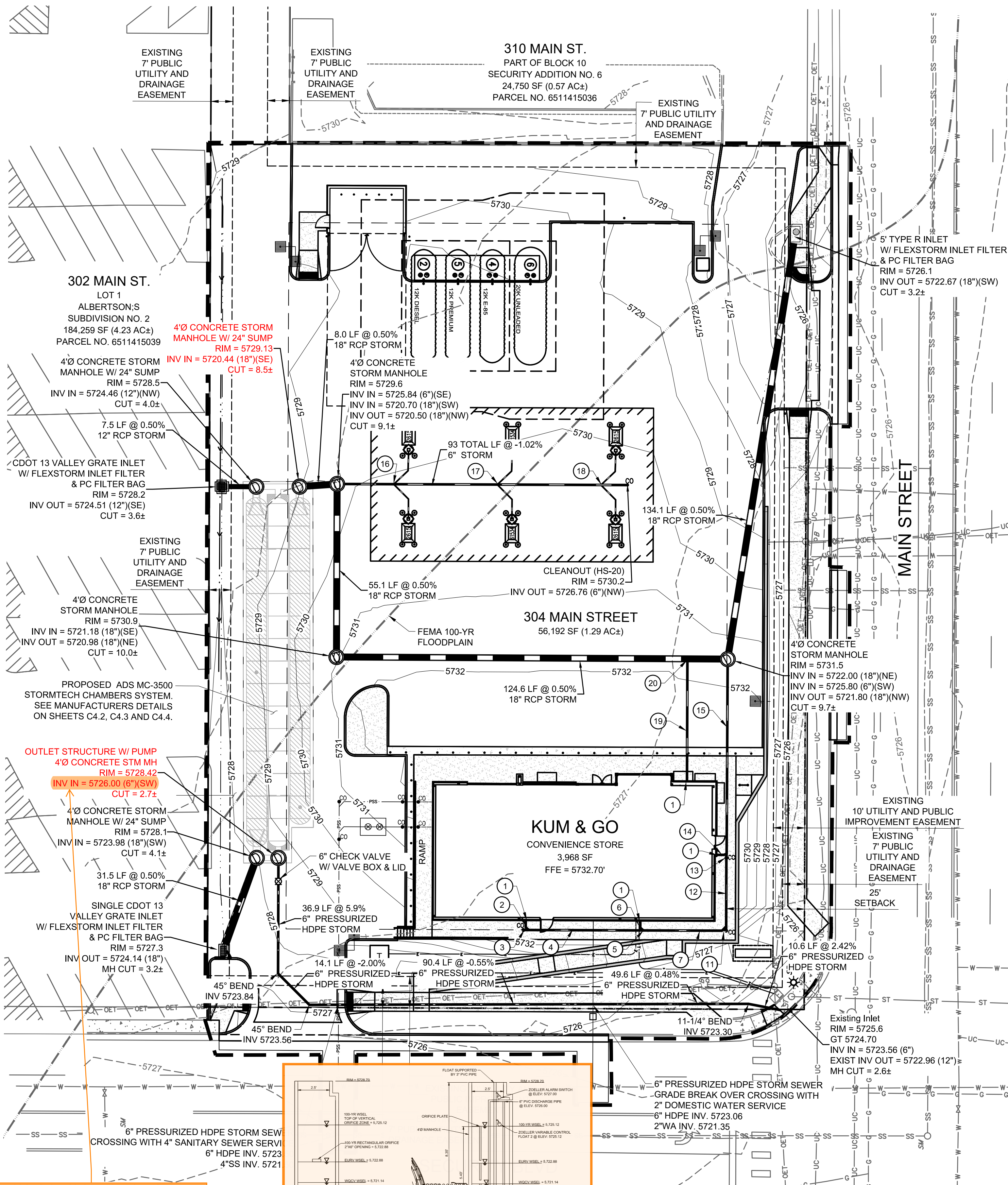


STORM SEWER PLAN LEGEND

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

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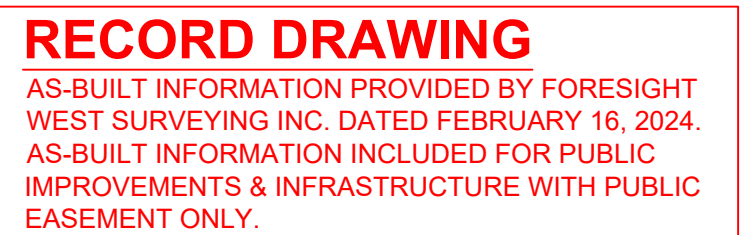


Clarify which 6" pipe this is, as there is a 6" underdrain and a 6" outlet pipe.

Also, please add in and mark-up Sht 24 of 43 that shows the outlet structure, so that you can clearly show where this 6" pipe is (assuming that the surveyors measured the outlet pipe), since the outlet pipe INV isn't labeled on that Sht 24 detail.



PCD FILE NO. PPR-2225



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KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-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 STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

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SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: OLSSON
REPORT NO. 021-05598

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

GRADING QUANTITIES

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

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

GRADING PLAN LEGEND

— G — G — G — G — G — G —	EXISTING GAS	— · · · — · · · — · · · —	PROPOSED SURFACE FLOW LINE
— SS — SS — SS — SS — SS —	EXISTING SANITARY SEWER	— — — — —	PROPOSED ADA ROUTE
— OET — OET — OET — OET — OET —	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS	— — — — —	PROPOSED RETAINING WALL
— UC — UC — UC — UC — UC —	EXISTING UNDERGROUND TELECOMMUNICATIONS	— — — — —	PROPOSED STORM SEWER
— W — W — W — W — W — W —	EXISTING WATER	⊙ ⊙	EXISTING STORM SEWER MANHOLE/INLET
— — — — —	CONSTRUCTION / DISTURBANCE LIMITS	⊙ ⊙	PROPOSED STORM SEWER MANHOLE/INLET
— — — — —	PROPERTY BOUNDARY	☼	EXISTING STREET LIGHTING
— — — — —	EXISTING EASEMENT	☼	EXISTING FIRE HYDRANT
— — — — —	EXISTING FLOODPLAIN	☼	EXISTING SIGNAGE
— — — — —	EXISTING CURB & GUTTER	☼	PROPOSED SITE LIGHTING
— — — — —	EXISTING MAJOR CONTOUR	2.7%	PROPOSED SURFACE FLOW DIRECTION ARROW
— — — — —	EXISTING MINOR CONTOUR	4727.21 →	PROPOSED ELEVATION AT FLOW LINE
— — — — —	PROPOSED MAJOR CONTOUR	4727.21 SW →	PROPOSED EXTERIOR GRADE AT FOUNDATION
— — — — —	PROPOSED MINOR CONTOUR	4727.21 ME →	PROPOSED SIDEWALK ELEVATION
— — — — —	PROPOSED INTEGRAL CURB	4727.21 FG →	PROPOSED GRADE TO MATCH EXISTING
— — — — —	PROPOSED CURB & GUTTER	4727.21 TW →	PROPOSED FINISHED GRADE
— — — — —	PROPOSED BUILDING	4727.21 BW →	PROPOSED TOP OF WALL GRADE
			PROPOSED FINISHED GRADE AT BOTTOM OF WALL

RECORD DRAWING

AS-BUILT INFORMATION PROVIDED BY FORESIGHT WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
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NOTE:

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

STORM SEWER NOTE:

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

VEGETATION NOTE:

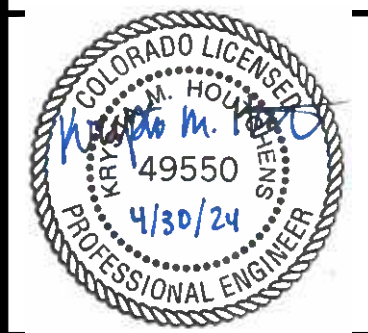
NO NOTABLE VEGETATION ON-SITE. SITE CONSISTS OF MOSTLY ASPHALT, CONCRETE, CURB & GUTTER AND DIRT AREAS.



Know what's below.
Call before you dig.

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

PCD FILE NO. PPR-2225



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2232 - EL PASO, COLORADO
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GRADING PLAN

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6 OF 43