

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!

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.

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: KRISTA HOUTCHENS, PE
PH: (970) 380-7054
E: KRISTA.HOUTCHENS@EES.US.COM

LANDSCAPE ARCHITECT:
VALERIAN LLC
907 YUMA ST. SUITE 130
DENVER, CO 80204
CONTACT: NATHANIEL RONEY
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

SEWER AND WATER:
SECURITY WATER AND SANITATION DISTRICTS
231 SECURITY BLVD.
COLORADO SPRINGS, CO 80911
CONTACT: BRANDON BERNARD
OPERATIONS MANAGER OF WATER AND WASTEWATER
PH: (719) 464-2051 (CELL)
E: B.BERNARD@SECURITYWSD.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: CC CAD-O

TOTAL GROSS BUILDING SQUARE FOOTAGE:
3,982 SQ. FT.

OPEN SPACE PERCENTAGE:
N/A

LANDSCAPING PERCENTAGE:
17.6 PERCENT

IMPERMEABLE SURFACE PERCENTAGE:
72.4 PERCENT

IMPERMEABLE SURFACE AND LANDSCAPING PERCENTAGE:
90.0 PERCENT

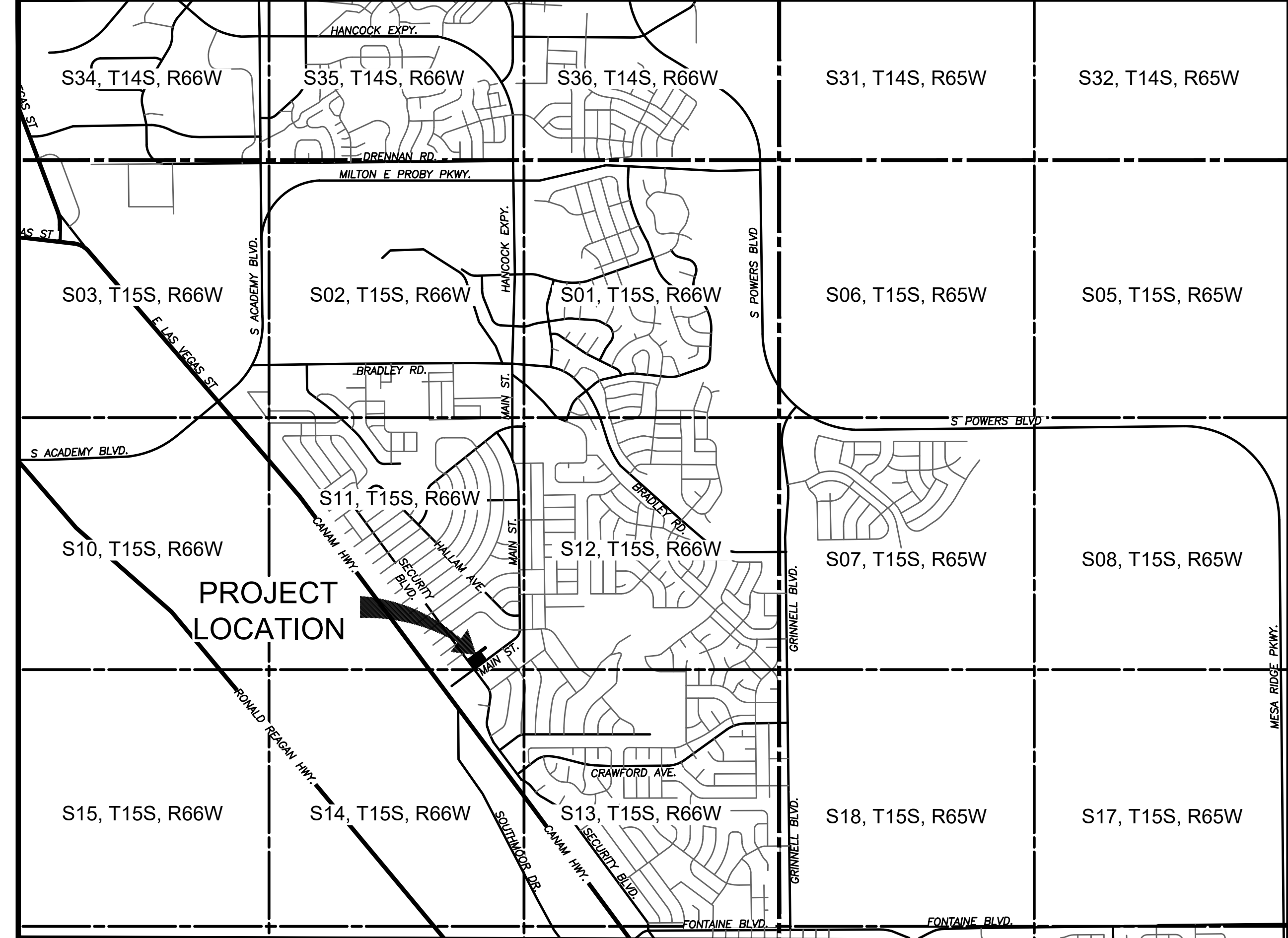
LEGAL DESCRIPTION:
DESCRIPTION PER TITLE COMMITMENT:

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

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

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

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



VICINITY MAP
SCALE: 1" = 2000'

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

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
SIGNATURE BLOCK

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.
COVER SHEET

KG PROJECT TEAM:
RDM:
SDM:
CPM:

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

DATE: 04-29-24

SHEET NUMBER:
C0.0
1 OF 43

PKUM & GO/CO. EL PASO COUNTY - 2232 MAIN AND SECURITY/08 CAD/SIP/2232-01 - COVER SHEET.DWG



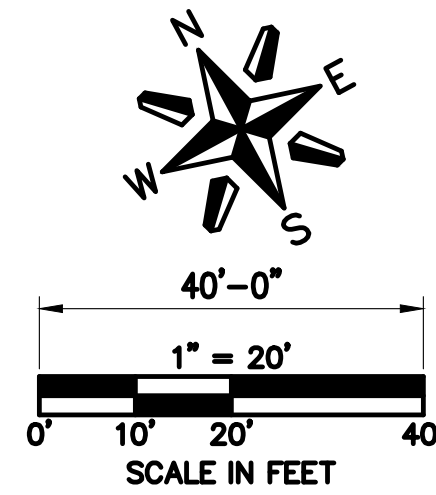
MATCHLINE SEE PLAN RIGHT

KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

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.



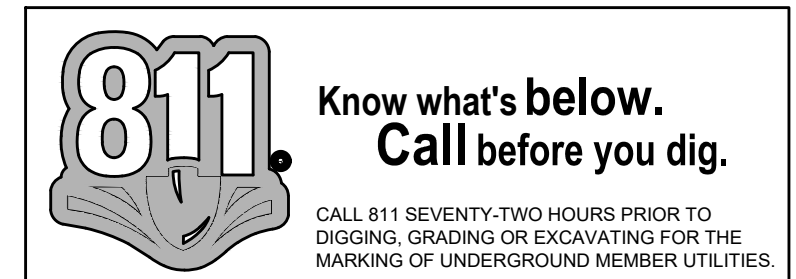
SITE PLAN LEGEND

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

GENERAL NOTES:

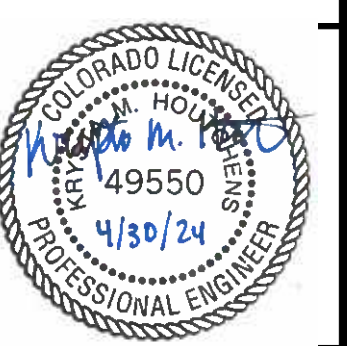
1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO COORDINATE WITH CENTURY LINK PRIOR TO AND DURING CONSTRUCTION.
3. AMERICANS WITH DISABILITIES ACT (ADA) SITE ACCESSIBILITY (EL PASO LAND DEVELOPMENT CODE 6.1.3)
 - (A) COMPLIANCE WITH THE ADA AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH THIS CODE DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY OTHER REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS. (B) NOTES ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. THE FOLLOWING NOTE SHOULD BE ADDED TO ALL SITE DEVELOPMENT PLANS OR NON-RESIDENTIAL SITE PLANS, AS APPLICABLE, PRIOR TO PCD APPROVAL:
 - (B) THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - (C) ILLUSTRATED ON SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN. EACH SITE DEVELOPMENT PLAN OR NON-RESIDENTIAL SITE PLAN SUBMITTED TO EL PASO COUNTY SHALL CLEARLY ILLUSTRATE AND IDENTIFY THE PROVISION OF ADA ACCESSIBLE EXTERIOR ROUTES IN ACCORDANCE WITH THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE.
4. BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
5. PROPANE CAGE (9' X 9', 4" CONCRETE PAD, 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING).
6. MISCELLANEOUS MERCHANDISE.
7. FIREWOOD.
8. NOT USED.
9. ICE MERCHANDISER.
10. 8" CONCRETE PAN.
11. 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.
12. FUELING CANOPY. SEE PETROLEUM PLANS FOR MORE INFORMATION.
13. 4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
14. 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
15. BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
16. BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
17. STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
18. 4" WIDE WHITE PAVEMENT MARKING, TYP.
19. 1" WIDE X 6" MAX. HEIGHT CONCRETE RETAINING WALL WITH HAND RAILING CENTERED ON WALL. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.
20. BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
21. ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
22. PEDESTRIAN CURB RAMP PER EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ON SHEET C6.3.
23. AIR MACHINE LOCATION, 4'X4' CONCRETE PAD. KEEP AT LEAST 80" AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
24. 20' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
25. EXISTING 100-YR FLOODPLAIN.
26. STOP SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
27. 14'-8" X24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
28. 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
29. UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
30. TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
31. ADA ROUTE. SEE GRADING PLAN ON SHEET C2.1 FOR MORE INFORMATION.
32. 12'X60' LOADING ZONE, 45" CROSS HATCH, 2" O.C. STRIPING.
33. INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
34. 4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
35. BROOM FINISH COLORED CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C6.3 FOR MORE INFORMATION.
36. ELECTRICAL TRANSFORMER LOCATION.
37. PAINT CURB FRONT FRONT OF TANKS YELLOW.
38. DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
39. NOT USED.
40. CONCRETE CURB AND GUTTER PER EL PASO COUNTY PUBLIC WORKS STANDARD DETAIL ON SHEET C6.1.
41. APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRICS SHEET FOR LOCATION AND DETAILS.
42. EXISTING CURB AND GUTTER TO REMAIN.
43. EXISTING SIDEWALK TO REMAIN.
44. EXISTING ADA RAMP TO REMAIN.
45. EXISTING STREET LIGHT TO REMAIN.
46. EXISTING STORM INLET TO REMAIN.
47. EXISTING FIRE HYDRANT TO REMAIN.
48. EXISTING WATER VALVE TO REMAIN.
49. EXISTING SEWER MANHOLE TO REMAIN.
50. EXISTING OVERHEAD UTILITIES AND POLES TO REMAIN.
51. EXISTING ROAD STRIPING TO REMAIN.
52. EXISTING DRIVEWAY TO REMAIN.
53. EXISTING ASPHALT TO REMAIN.
54. EXISTING PARKING STRIPING TO REMAIN.
55. PATCH BACK SECURITY BOULEVARD AND MAIN STREET ASPHALT ROAD SECTION TO MATCH EXISTING SECTION PER EL PASO COUNTY STANDARDS.
56. SITE ENTRANCE CROSS PAN LAYOUT PER EL PASO COUNTY DEPARTMENT OF TRANSPORTATION DETAIL ON SHEET C6.3.
57. RAMP AND HANDRAIL. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
58. CONCRETE CURB ISLAND (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
59. PROPOSED MSE WALL WITH HANDRAIL.
60. 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.



SITE SCHEDULE:

1. BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
2. PROPANE CAGE (9' X 9', 4" CONCRETE PAD, 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING).
3. MISCELLANEOUS MERCHANDISE.
4. FIREWOOD.
5. NOT USED.
6. ICE MERCHANDISER.
7. 8" CONCRETE PAN.
8. SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' x 6.5' x 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED). REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
9. FUELING CANOPY. SEE PETROLEUM PLANS FOR MORE INFORMATION.
10. 4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
11. 4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
12. BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
13. BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
14. STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
15. 4" WIDE WHITE PAVEMENT MARKING, TYP.
16. 1" WIDE X 6" MAX. HEIGHT CONCRETE RETAINING WALL WITH HAND RAILING CENTERED ON WALL. REFER TO STRUCTURAL PLANS UNDER SEPARATE COVER.
17. BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
18. ACCESSIBLE PARKING SPACE. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
19. PEDESTRIAN CURB RAMP PER EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL ON SHEET C6.3.
20. AIR MACHINE LOCATION, 4'X4' CONCRETE PAD. KEEP AT LEAST 80" AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
21. 20' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
22. EXISTING 100-YR FLOODPLAIN.
23. STOP SIGN. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
24. 14'-8" X24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
25. 55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
26. UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
27. TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
28. ADA ROUTE. SEE GRADING PLAN ON SHEET C2.1 FOR MORE INFORMATION.
29. 12'X60' LOADING ZONE, 45" CROSS HATCH, 2" O.C. STRIPING.
30. INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
31. 4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C6.1 FOR MORE INFORMATION.
32. BROOM FINISH COLORED CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C6.3 FOR MORE INFORMATION.
33. ELECTRICAL TRANSFORMER LOCATION.
34. PAINT CURB FRONT FRONT OF TANKS YELLOW.
35. DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
36. NOT USED.
37. CONCRETE CURB AND GUTTER PER EL PASO COUNTY PUBLIC WORKS STANDARD DETAIL ON SHEET C6.1.
38. APPROXIMATE LOCATION OF SITE LIGHTING. REFER TO PHOTOMETRICS SHEET FOR LOCATION AND DETAILS.
39. EXISTING CURB AND GUTTER TO REMAIN.
40. EXISTING SIDEWALK TO REMAIN.
41. EXISTING ADA RAMP TO REMAIN.
42. EXISTING STREET LIGHT TO REMAIN.
43. EXISTING STORM INLET TO REMAIN.
44. EXISTING FIRE HYDRANT TO REMAIN.
45. EXISTING WATER VALVE TO REMAIN.
46. EXISTING SEWER MANHOLE TO REMAIN.
47. EXISTING OVERHEAD UTILITIES AND POLES TO REMAIN.
48. EXISTING ROAD STRIPING TO REMAIN.
49. EXISTING DRIVEWAY TO REMAIN.
50. EXISTING ASPHALT TO REMAIN.
51. EXISTING PARKING STRIPING TO REMAIN.
52. PATCH BACK SECURITY BOULEVARD AND MAIN STREET ASPHALT ROAD SECTION TO MATCH EXISTING SECTION PER EL PASO COUNTY STANDARDS.
53. SITE ENTRANCE CROSS PAN LAYOUT PER EL PASO COUNTY DEPARTMENT OF TRANSPORTATION DETAIL ON SHEET C6.3.
54. RAMP AND HANDRAIL. REFER TO DETAIL ON SHEET C6.2 FOR MORE INFORMATION.
55. CONCRETE CURB ISLAND (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
56. PROPOSED MSE WALL WITH HANDRAIL.
57. 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:

REVISION	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: C1.1
4 OF 43

P:\KUM & GO\CO. EL PASO COUNTY - 2232 MAIN AND SECURITY\08 CAD\SP\2232-04 - SITE PLAN.DWG

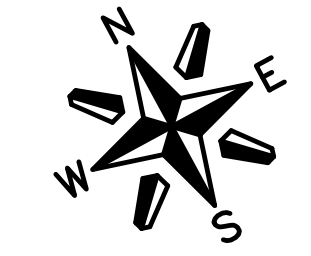
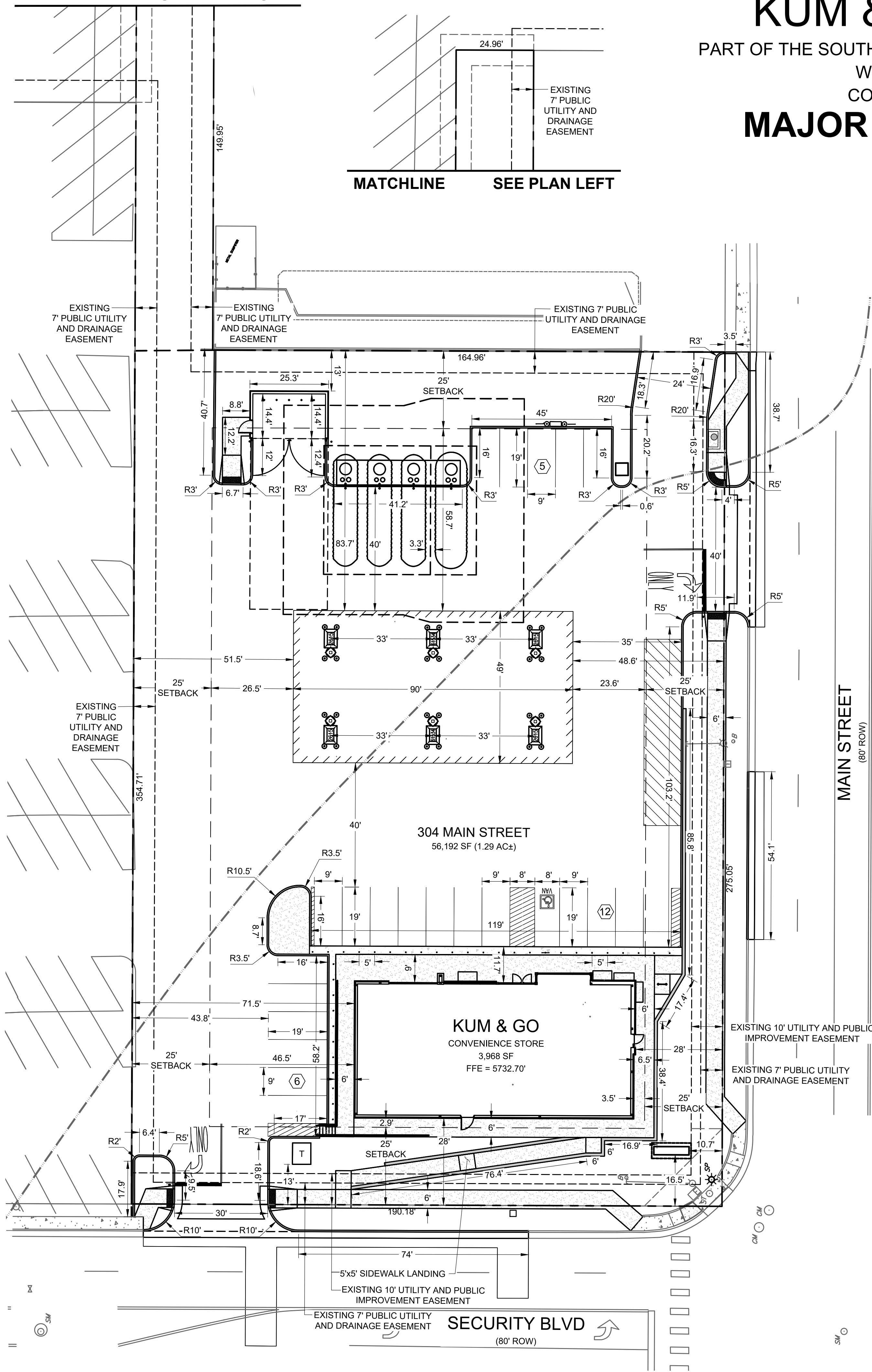
MATCHLINE SEE PLAN RIGHT

KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

MATCHLINE SEE PLAN LEFT



1" = 20'
SCALE IN FEET

SITE PLAN LEGEND

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

HORIZONTAL CONTROL NOTES:

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

TRASH ENCLOSURE AND PAVEMENT SECTIONS:

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

NOTE:

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

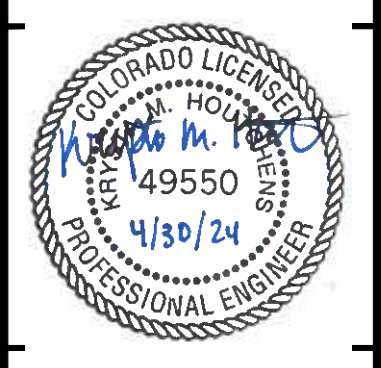
SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: OLSSON
 REPORT NO. 021-05598

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

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.



1459 Grand Ave
 Des Moines, IA 50309
 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:

NO.	DATE	REVISION DESCRIPTION
1	08/18/22	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

PCD FILE NO. PPR-2225

PIKUM & GO/CO. EL PASO COUNTY. 2232 MAIN AND SECURITY/08 CAD/SP/2232-05 - HORIZONTAL CONTROL PLAN.DWG

KUM & GO GAS & C-STORE

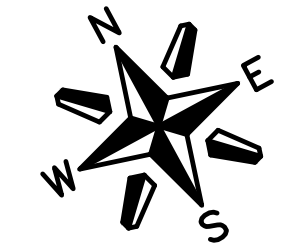
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

MAJOR SITE DEVELOPMENT PLAN

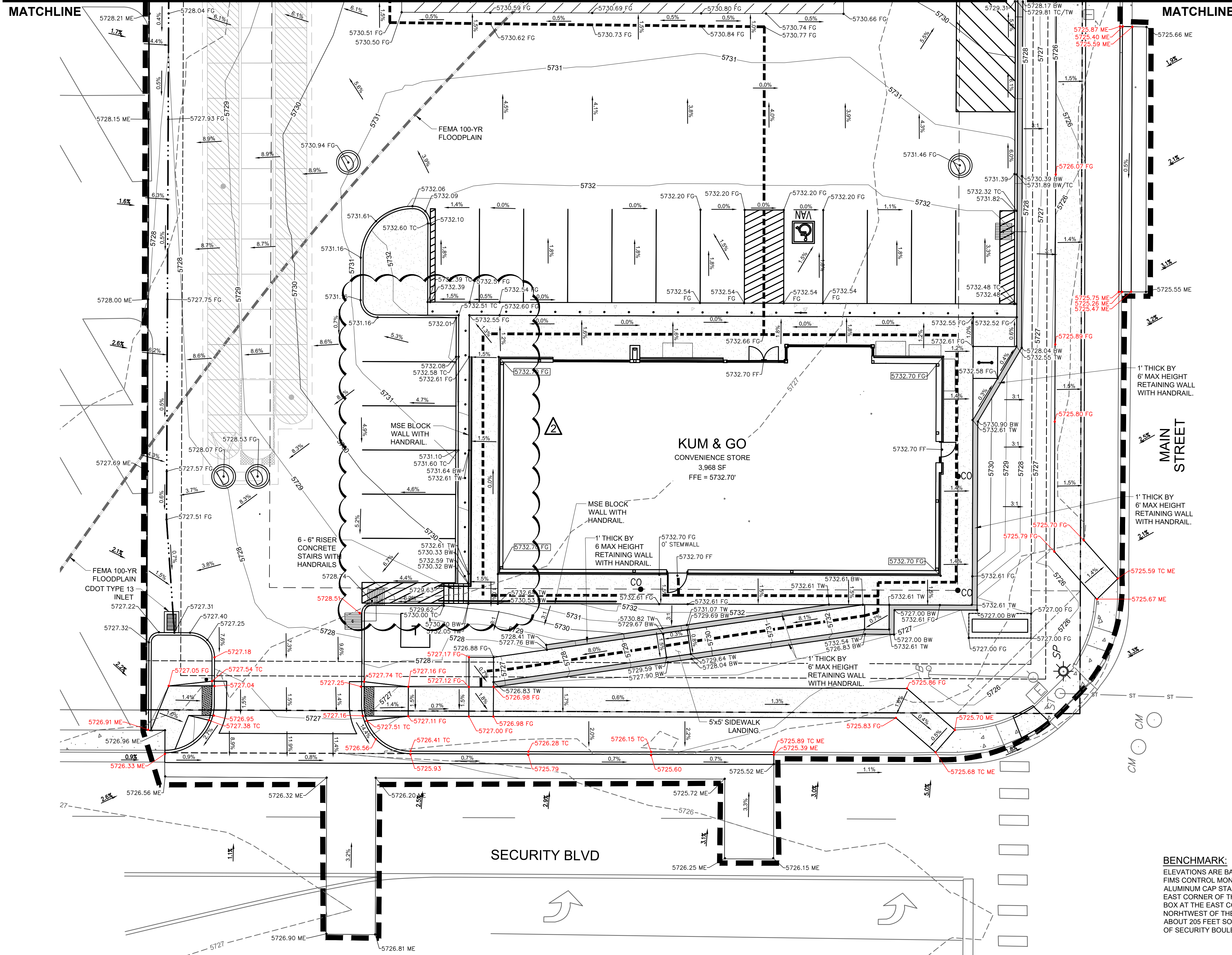
RECORD DRAWING
AS-BUILT INFORMATION PROVIDED BY FORESIGHT WEST SURVEYING INC. DATED FEBRUARY 16, 2024.
AS-BUILT INFORMATION INCLUDED FOR PUBLIC IMPROVEMENTS & INFRASTRUCTURE WITH PUBLIC EASEMENT ONLY.

SEE SHEET 8

SEE SHEET 8



1" = 10'
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

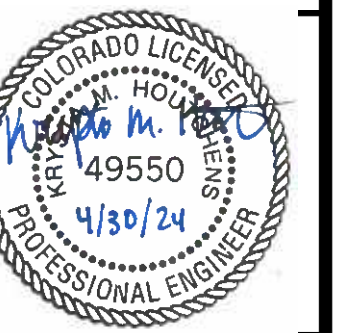
GRADING NOTES:

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

BENCHMARK:

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)

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



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:

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: C2.2

7 OF 43

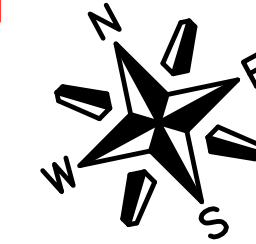
PCD FILE NO. PPR-2225

KUM & GO GAS & C-STORE

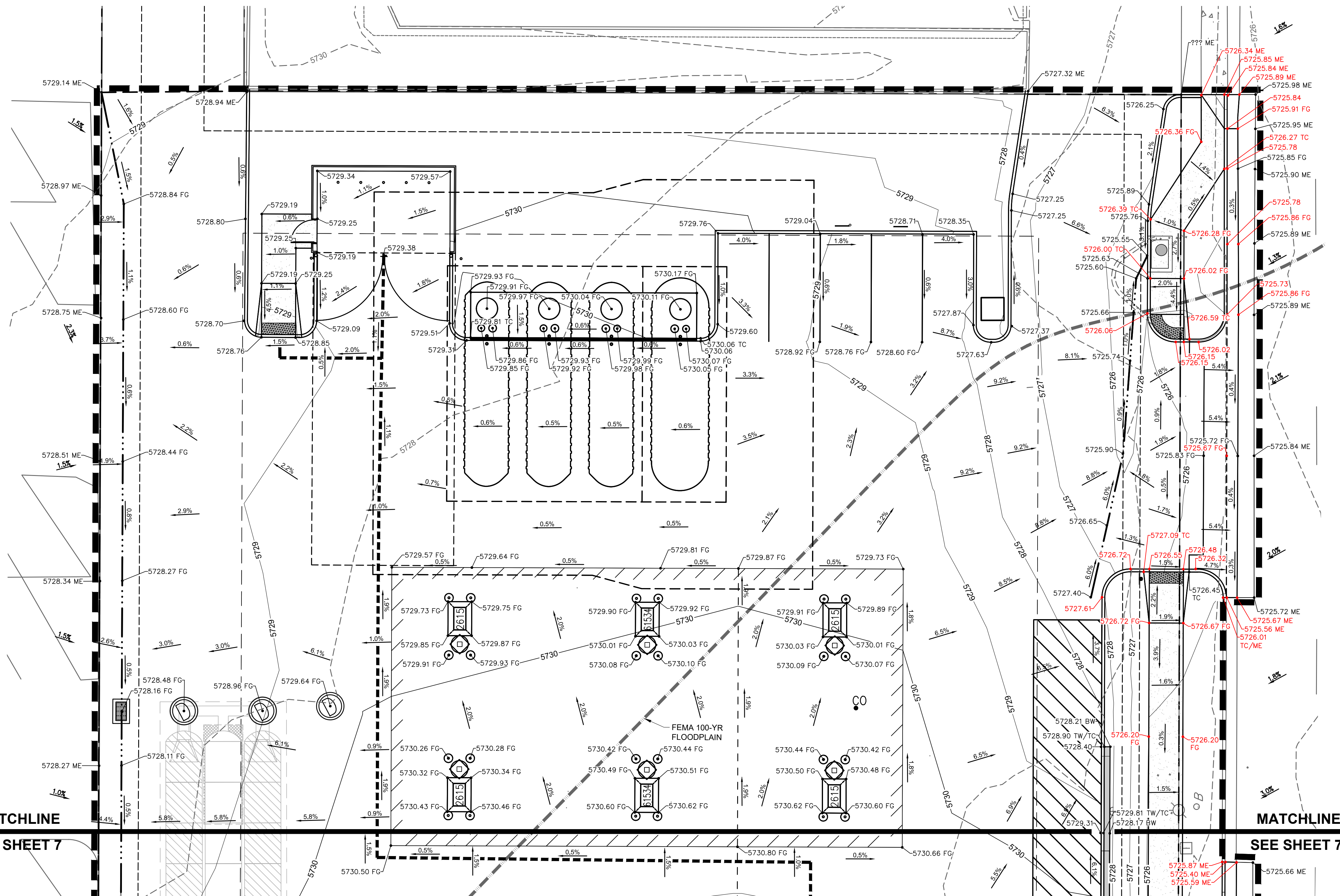
PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 66
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO
MAJOR SITE DEVELOPMENT PLAN

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'
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

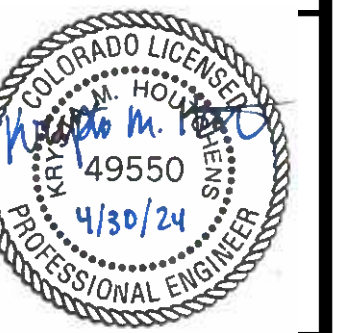
GRADING NOTES:

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

BENCHMARK:

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)

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



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

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

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:
C2.3
8 OF 43

PCD FILE NO. PPR-2225

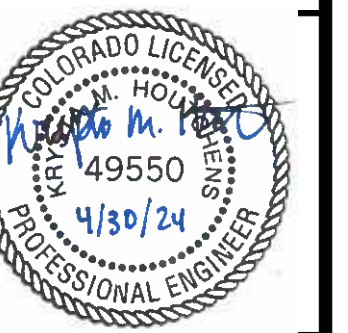
KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

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.

EES
ENGINEERING AND
SOLUTIONS, INC.
3801 E. Florida Avenue, Suite 425
Denver, CO 80210
303-572-1997 www.ees.us.com



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

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

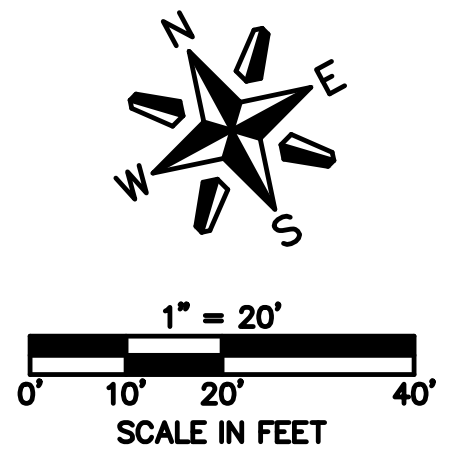
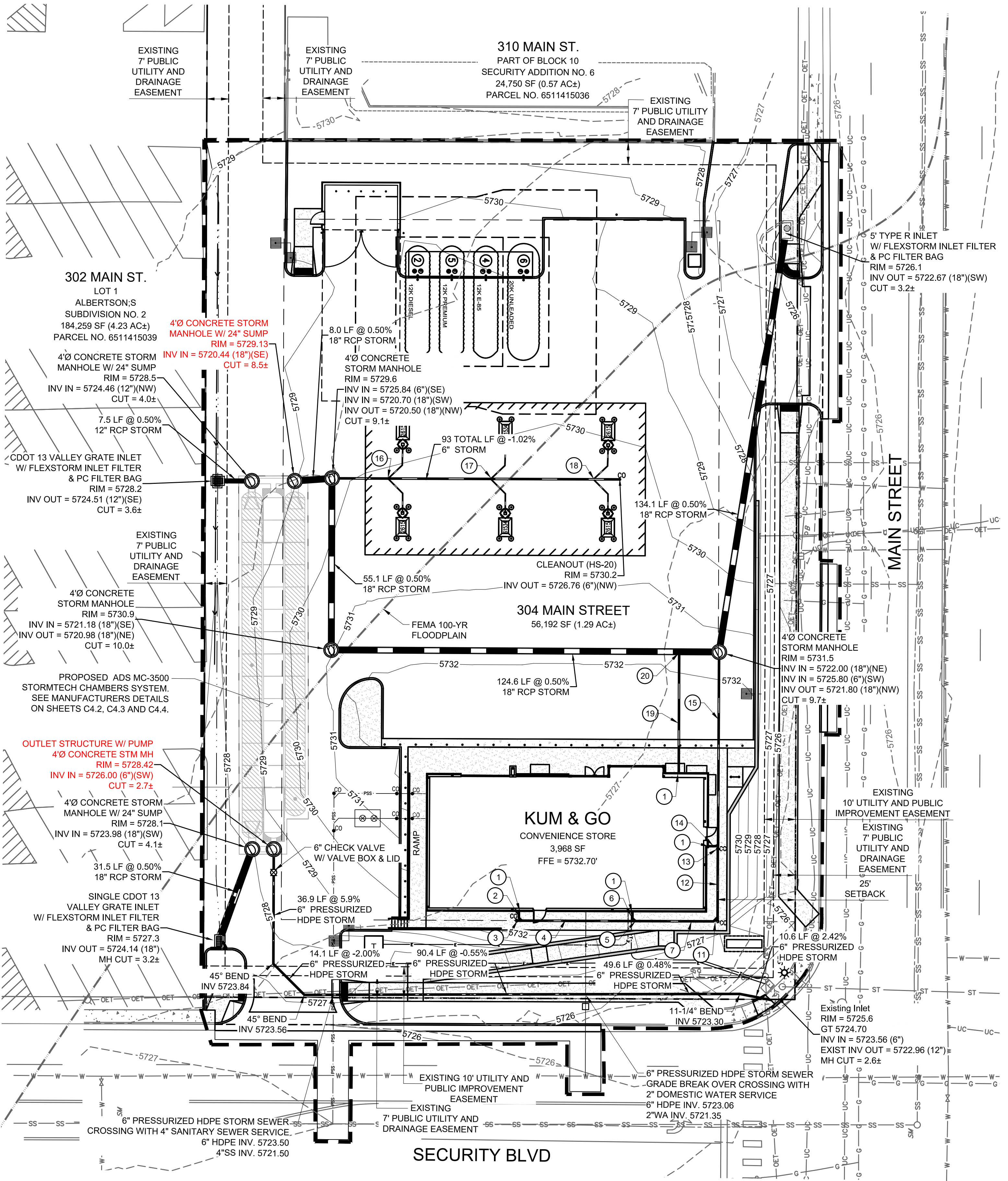
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISIONS	DATE	REVISION DESCRIPTION
1	08/19/22	1ST REVIEW COMMENTS
2	01/08/23	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:
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 —	EXISTING WATER
— — — — —	CONSTRUCTION / DISTURBANCE LIMITS
— — — — —	PROPERTY BOUNDARY
— — — — —	EXISTING EASEMENT
— — — — —	EXISTING FLOODPLAIN
— — — — —	EXISTING CURB & GUTTER
— — — — —	EXISTING MAJOR CONTOUR
— — — — —	EXISTING MINOR CONTOUR
— — — — —	PROPOSED MAJOR CONTOUR
— — — — —	PROPOSED MINOR CONTOUR
— — — — —	PROPOSED CURB & GUTTER
— — — — —	PROPOSED BUILDING
— — — — —	PROPOSED SURFACE FLOW LINE
— — — — —	PROPOSED STORM SEWER
⊙	EXISTING STORM SEWER MANHOLE/INLET
⊙	PROPOSED STORM SEWER MANHOLE/INLET
⊙	EXISTING STREET LIGHTING
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING SIGNAGE
⊙	PROPOSED SITE LIGHTING

BENCHMARK:

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

PRIVATE ROOF DRAIN APPURTENANCES NOTES:

- PROPOSED 6" ROOF DRAIN DOWN SPOUT BUILDING CONNECTION. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION / CONTINUATION AT THE BUILDING. 6" INV.=5729.20
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 2.0%
- PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (E) RIM EL.=5832.40 INV.=5728.78
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 36.5 LF @ 2.0%
- PROPOSED 6" WITH WYE CONNECTION (E) INV.=5728.05
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 40.0%
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 25.1 LF @ 2.0%
- NOT IN USE
- NOT IN USE
- NOT IN USE
- PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (N) RIM EL.=5832.63 INV.=5727.54
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 21.8 LF @ 2.0%
- PROPOSED 6" STORM CLEANOUT WITH WYE CONNECTION (N) RIM EL.=5832.65 INV.=5727.04
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 2.5 LF @ 69.0%
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 62.1 LF @ 2.0%
- 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.06
- 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.45
- 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST. INV.=5726.85
- PROPOSED 6" ASTM 3034 SDR-35 PVC ROOF DRAIN 39.2 LF @ 17.7%
- PROPOSED 18"x6" INSERT-A-TEE 18" INV.=5722.25



PCD FILE NO. PPR-2225

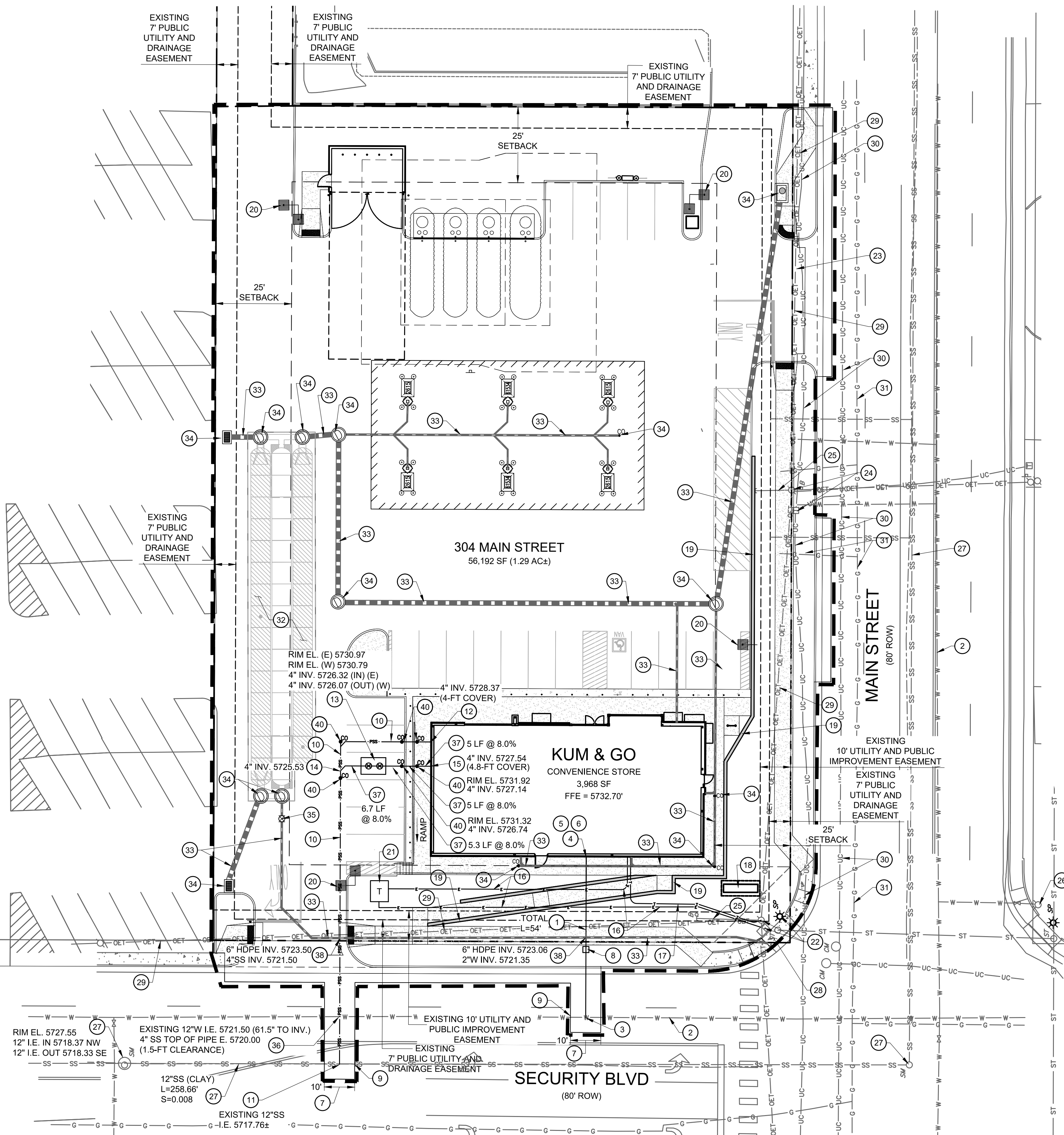
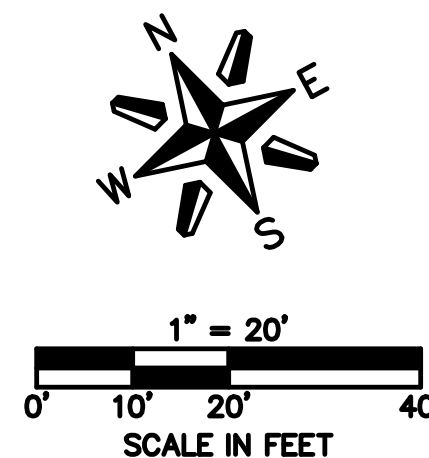
P:\KUM & GO\CO. EL PASO COUNTY - 2232 - MAIN AND SECURITY\08 CAD\GCS2232 - 17 - STORM SEWER PLAN.DWG

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.

KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN



SITE AND UTILITY PLAN LEGEND

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

BENCHMARK:

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

DRY UTILITY NOTE:

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

WATER SERVICE TAP NOTE:

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

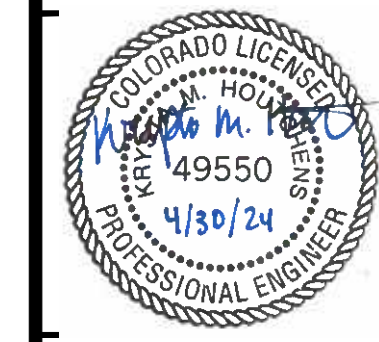
UTILITY SCHEDULE (CONTINUED):

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

UTILITY SCHEDULE:

- PROPOSED 2" WATER SERVICE (HDPE PE4710 IPS, 250 PSI, SDR7) WITH BRASS FORD FITTINGS, TRACER WIRE AND 5.5 FEET MINIMUM DEPTH BELOW GRADE IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. SEE DETAILS ON SHEET C5.3. CONTRACTOR TO COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS. PERFORM REQUIRED WORK, AND CONFIRM PROPOSED SERVICE SIZE WITH ARCHITECT AND MECHANICAL PLANS PRIOR TO CONSTRUCTION. SEE WATER SERVICE PLAN AND PROFILE ON C5.2 FOR MORE INFORMATION.
- EXISTING WATER MAIN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. SECURITY BLVD IS 12" CAST IRON PIPE AND MAIN ST IS 10" CAST IRON PIPE.
- PROPOSED 2" DOMESTIC WATER SERVICE POINT OF CONNECTION WITH EXISTING 12" WATER MAIN. INSTALL FTS420T FABRICATED TAPPING SADDLE PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE TAPPING DETAIL ON SHEET C5.3.
- PROPOSED 2" DOMESTIC WATER SERVICE ENTRY. PROVIDE 6-FEET OF COVER AT BUILDING CONNECTION TO PROVIDE 1.5-FT CLEARANCE UNDER 6" ROOF DRAIN. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS FOR WATER METER PLACEMENT (INSIDE THE BUILDING).
- PROPOSED IRRIGATION TAP TO BE INSTALLED INSIDE THE BUILDING IN MECHANICAL ROOM OFF DOMESTIC WATER SERVICE LINE. IRRIGATION TAP/METER LOCATION SHALL BE BETWEEN INTERIOR WALL AND DOMESTIC WATER METER. SEE MECHANICAL PLANS FOR CONTINUATION.
- PROPOSED 2" WATER METER LOCATED INSIDE THE BUILDING MECHANICAL ROOM. CONTRACTOR SHALL INSTALL 2" WATER METER. COORDINATE WITH THE SECURITY WATER AND SANITATION DISTRICT FOR APPROVAL OF WATER METER LOCATION PRIOR TO INSTALLATION. SEE MECHANICAL PLANS FOR CONTINUATION.
- PROPOSED 10-FT WIDE UTILITY TRENCH PER SECURITY WATER AND SEWER DISTRICT STANDARDS. SAWCUT ASPHALT TO FORM A CLEAN SMOOTH EDGE AND REPLACE ROAD SECTION IN-KIND.
- PROPOSED CURB STOP AND BOX TO BE INSTALLED 6" FROM THE INSIDE EDGE OF THE SIDEWALK IN ACCORDANCE WITH SECURITY WATER AND SANITATION DISTRICT STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL APPURTENANCES NECESSARY FOR CONSTRUCTION WITH SECURITY WATER AND SANITATION DISTRICT. SEE DETAIL ON SHEET C5.3.
- SAWCUT ASPHALT / CONCRETE TO FORM A CLEAN, SMOOTH EDGE.
- PROPOSED 4" ASTM 3034 SDR-35 PVC SANITARY SEWER SERVICE. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND INFORMATION REGARDING POINT OF CONNECTION/CONTINUATION AT THE BUILDING. SEE SEWER SERVICE PLAN AND PROFILE LOCATED ON SHEET C5.2 FOR DESIGN INFORMATION AND SHEET C5.4 FOR SEWER DETAILS.
- PROPOSED 4" SS SERVICE POINT OF CONNECTION WITH EXISTING 12" SS MAIN LINE. INSTALL PVC TAP SADDLE CONNECTION WITH STAINLESS STEEL BANDS PER SECURITY WATER AND SANITATION DISTRICT STANDARD DETAIL WW-9. SEE DETAIL ON SHEET C5.4.
- SANITARY SEWER SERVICE ENTRY. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION AND CONTINUATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
- PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT PER SECURITY WATER AND SANITATION DISTRICT STANDARDS. SEE DETAIL ON SHEET C5.4 AND PLAN FOR PIPE CONNECTION INVERT ELEVATIONS.
- 4" WYE CONNECTION. SEE SEWER SERVICE PLAN AND PROFILE LOCATED ON SHEET C5.2 FOR DESIGN INFORMATION.
- GREASE INTERCEPTOR SERVICE ENTRY. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION AND CONTINUATION WITH ARCHITECTURAL AND MECHANICAL PLANS.
- APPROXIMATE LOCATION FOR PROPOSED UNDERGROUND ELECTRICAL SERVICE CONDUIT. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
- APPROXIMATE LOCATION FOR PROPOSED UNDERGROUND TELEPHONE SERVICE CONDUIT. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDER.
- PROPOSED MONUMENT SIGN.
- PROPOSED 6-FOOT MAXIMUM HEIGHT RETAINING WALL WITH HANDRAIL. REFER TO GRADING PLAN FOR APPROXIMATE GRADE ELEVATIONS AT TOP AND BASE OF WALL.
- APPROXIMATE LOCATION OF PROPOSED SITE LIGHTING. SEE PHOTOMETRICS PLAN.
- PROPOSED LOCATION OF THE TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH UTILITY PROVIDER PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD AND CONDUIT AS REQUIRED BY THE UTILITY PROVIDER. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE UTILITY PROVIDER.
- EXISTING STREET LIGHT / SIGNAL POLE / ELECTRICAL BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING UTILITY POLE TO BE RELOCATED. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDER FOR SCHEDULING OF WORK TO BE COMPLETED.
- UTILITY POLE AND PHONE BOX TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. CONSTRUCT SIDEWALK TO EDGE OF PHONE BOX AND AROUND EDGE OF UTILITY POLE. IF A PROBLEM EXISTS, NOTIFY PROJECT MANAGER.
- EXISTING UTILITY POLE GUY ANCHOR WIRE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. IF A PROBLEM EXISTS, NOTIFY PROJECT MANAGER.
- EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING SEWER MANHOLE / SEWER MAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING STORM INLET AND 12" OUTLET TO REMAIN. REFER TO STORM SEWER PLAN ON SHEET C4.1 FOR MORE INFORMATION.
- EXISTING OVERHEAD ELECTRICAL AND COMMUNICATIONS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING BURIED COMMUNICATIONS TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- EXISTING GAS MAIN LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- PROPOSED ADS MC-3500 STORMTECH CHAMBERS SYSTEM. SEE STORM SEWER PLAN ON SHEET C4.1 AND ADS SYSTEM DETAILS ON SHEETS C4.2 THRU C4.4 FOR MORE INFORMATION.
- PROPOSED STORM SEWER DRAIN LINE. SEE STORM SEWER PLAN ON SHEET C4.1 FOR DESIGN INFORMATION.
- PROPOSED STORM INLET / CLEANOUT / MANHOLE. SEE STORM SEWER PLAN ON SHEET C4.1 FOR DESIGN INFORMATION.
- PROPOSED CHECK VALVE WITH VALVE BOX & HS-20 TRAFFIC RATED LID.

EES
 ENGINEERING AND ENVIRONMENTAL SOLUTIONS, INC.
 3901 E. Florida Avenue, Suite 425
 Denver, CO 80210
 303-572-1997 www.ees.us.com



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

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

KG PROJECT TEAM:
 RDM:
 SDM:
 CPM:

REVISION DESCRIPTION	DATE
1ST REVIEW COMMENTS	08/19/22
2ND REVIEW COMMENTS	01/06/23
3RD REVIEW COMMENTS	04/02/23
4TH REVIEW COMMENTS	05/11/23
RECORD DRAWINGS	04/29/24

DATE: 04-29-24

SHEET NUMBER:
C5.1
 25 OF 43

PIKUM & GOPCO, EL PASO COUNTY, 2232 MAIN AND SECURITY 08 CAD/SPP/2232-21 - UTILITY PLAN.DWG

GRADING NOTES:

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

KUM & GO GAS & C-STORE

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

MAJOR SITE DEVELOPMENT PLAN

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

BENCHMARK:

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

SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: OLSSON
REPORT NO. 021-05598

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

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

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

GRADING PLAN LEGEND

— G — G — G — G — G — G —	EXISTING GAS	— · · · · · —	PROPOSED SURFACE FLOW LINE
— SS — SS — SS — SS — SS —	EXISTING SANITARY SEWER	— — — — —	PROPOSED ADA ROUTE
— OET — OET — OET — OET — OET —	EXISTING OVERHEAD ELECTRICAL AND TELECOMMUNICATIONS	— — — — —	PROPOSED RETAINING WALL
— UC — UC — UC — UC — UC —	EXISTING UNDERGROUND TELECOMMUNICATIONS	— — — — —	PROPOSED STORM SEWER
— W — W — W — W — W — W —	EXISTING WATER	⊙ ⊙	EXISTING STORM SEWER MANHOLE/INLET
— — — — —	CONSTRUCTION / DISTURBANCE LIMITS	⊙ ⊙	PROPOSED STORM SEWER MANHOLE/INLET
— — — — —	PROPERTY BOUNDARY	☀	EXISTING STREET LIGHTING
— — — — —	EXISTING EASEMENT	⊕	EXISTING FIRE HYDRANT
— — — — —	EXISTING FLOODPLAIN	⊕	EXISTING SIGNAGE
— — — — —	EXISTING CURB & GUTTER	— — — — —	PROPOSED SITE LIGHTING
— — — — —	EXISTING MAJOR CONTOUR	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.
AS-BUILT INFORMATION INCLUDED FOR PUBLIC IMPROVEMENTS & INFRASTRUCTURE WITH PUBLIC EASEMENT ONLY.

NOTE:

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

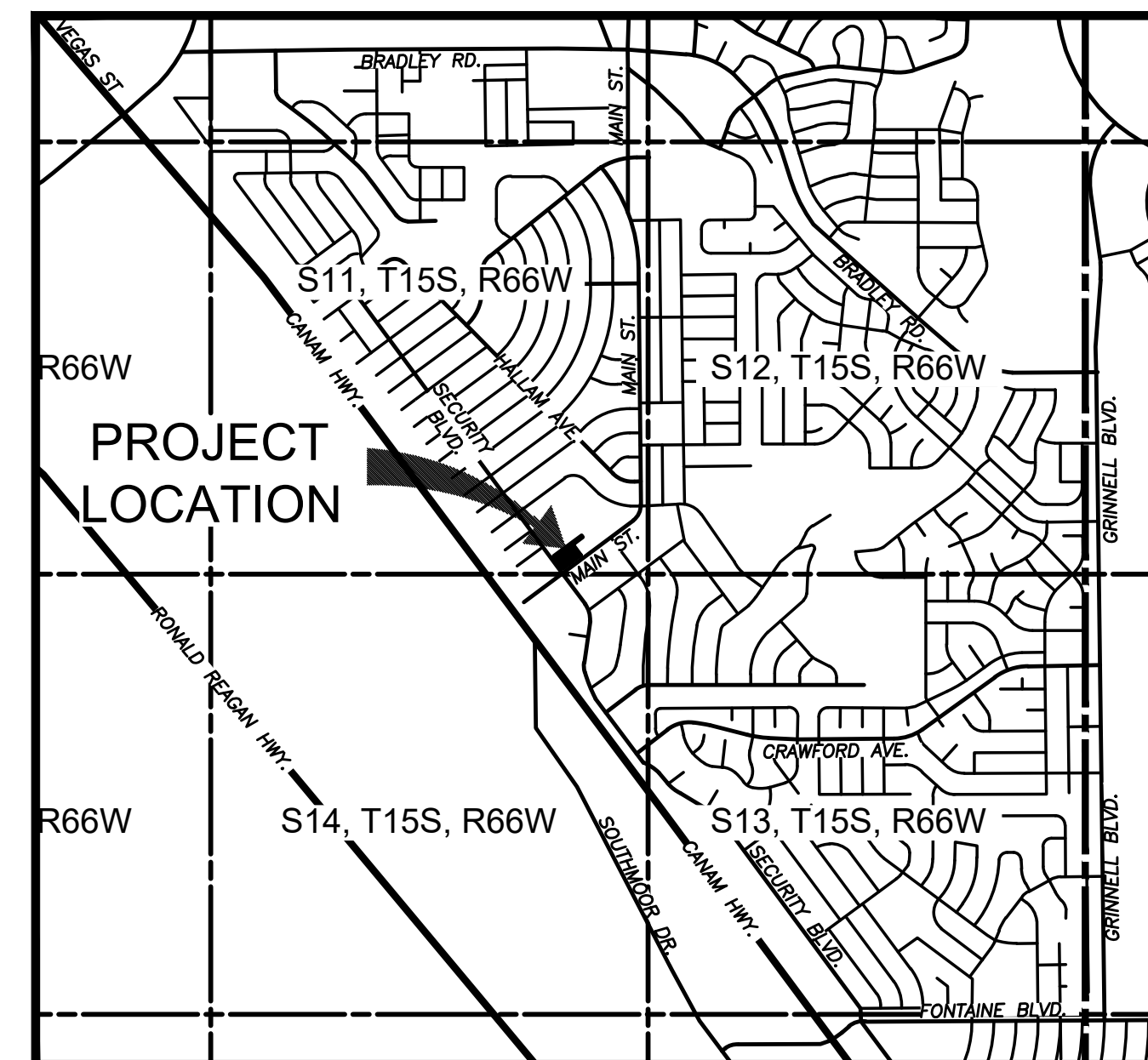
STORM SEWER NOTE:

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

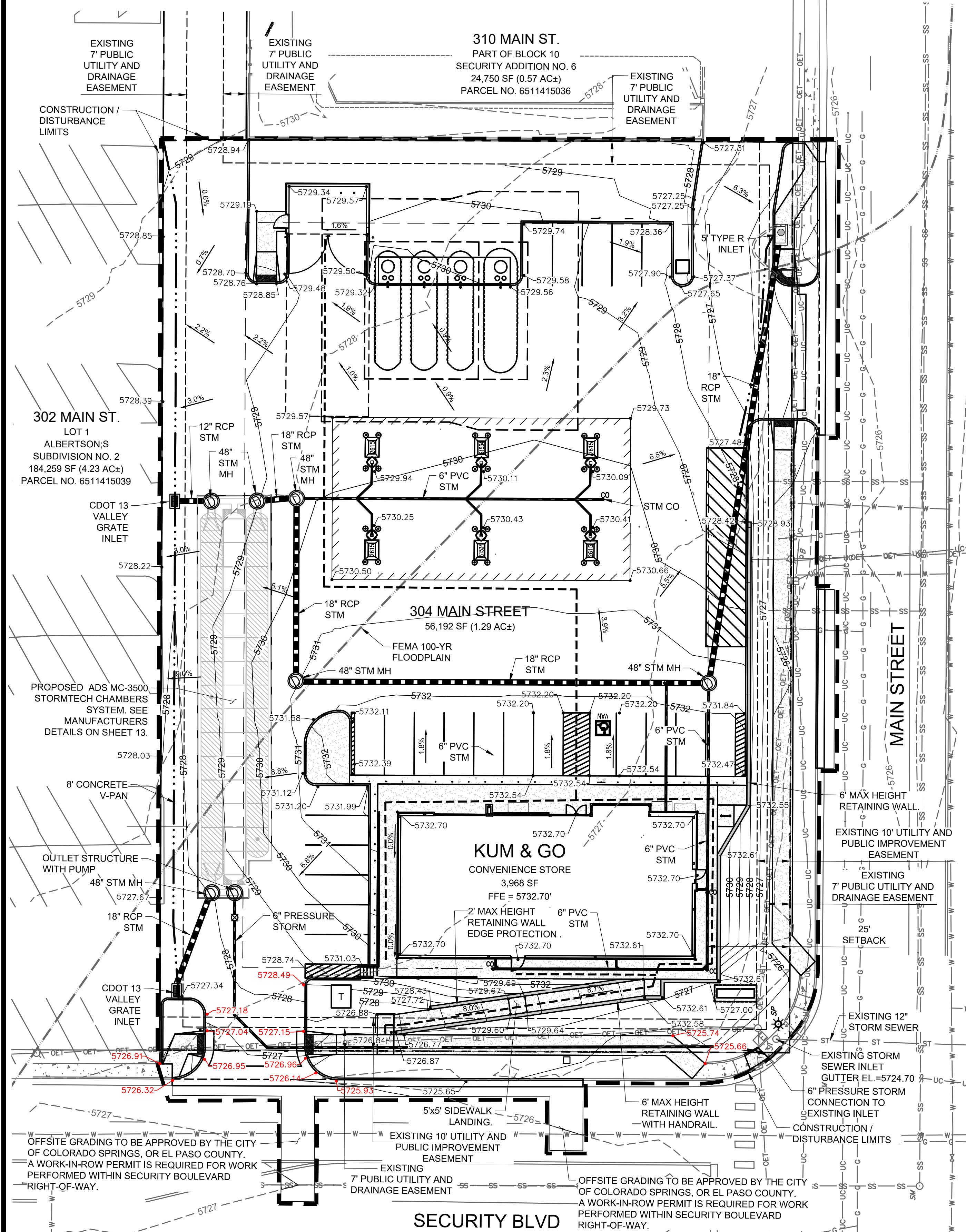
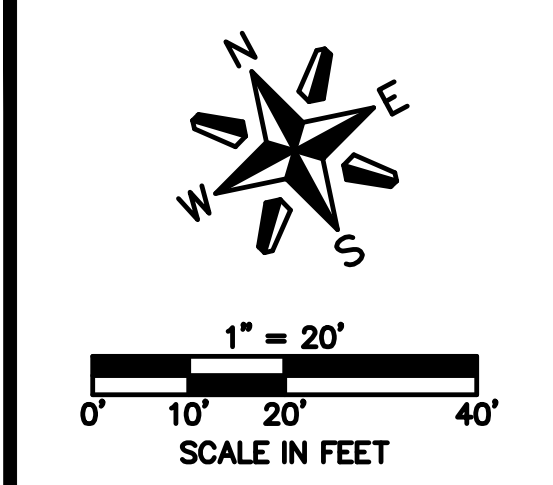
VEGETATION NOTE:

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

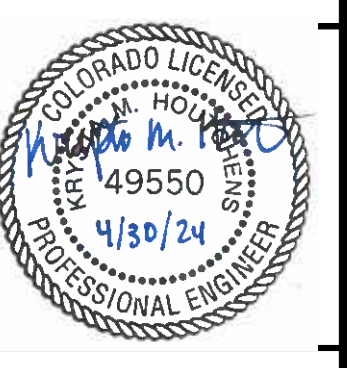
811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING. GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



VICINITY MAP
SCALE: 1" = 2000'



EES ENGINEERING AND SOLUTIONS, INC.
3901 E. Florida Avenue, Suite 425
Denver, CO 80210
303.572.1997 www.ees.us.com



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

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

KG PROJECT TEAM:
RDM:
SDM:
CPM:

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

DATE: 04-29-24

SHEET NUMBER:
C2.1
6 OF 43

PCD FILE NO. PPR-2225