

LES SCHWAB TIRE CENTER CONSTRUCTION DOCUMENTS

7105 OLD MERIDIAN ROAD FALCON, COLORADO 80831



DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
GEORGE BUNTING
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

JURISDICTIONAL CONTACTS

EL PASO COUNTY
PLANNING DEPARTMENT
JOHN GREEN
2880 INTERNATIONAL CIRCLE #110
COLORADO SPRINGS, CO 80910
(719) 520-6442

UTILITY COMPANY

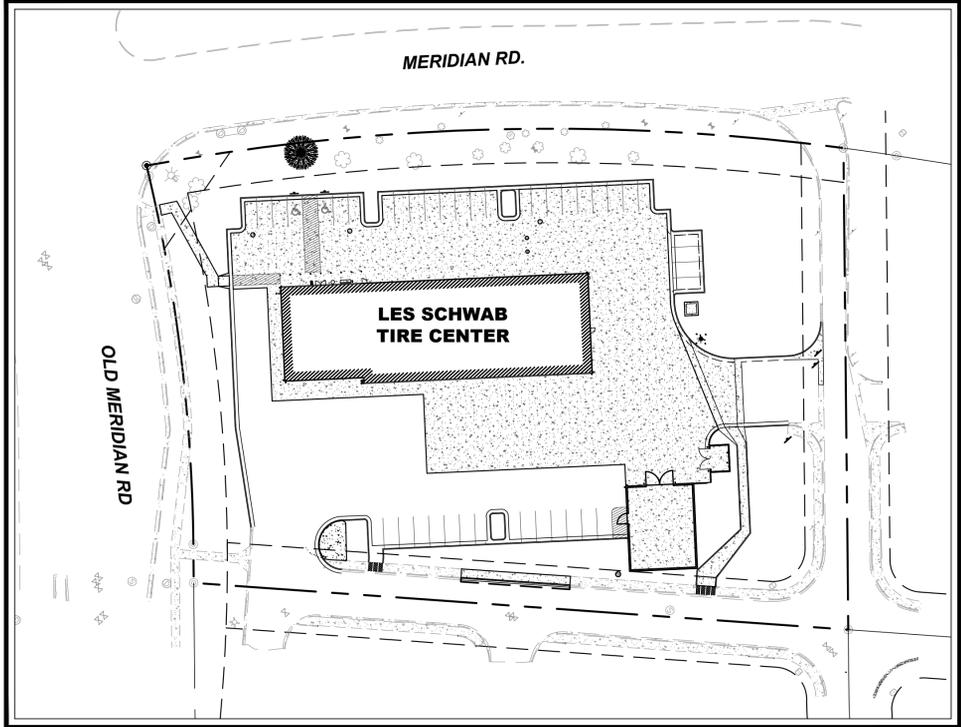
SANITARY SEWER
WOODMAN HILLS METRO DISTRICT
8046 EASTON RD.
FALCON, CO 80831
(719) 295-2500

WATER
FALCON HIGHLANDS METRO DISTRICT
111 S. TEJON ST. #705
COLORADO SPRINGS, CO 80903
(719) 635-0330

PHONE/CABLE
CONTRACTOR TO COORDINATE SERVICE
PROVIDER WITH OWNER

GAS
COLORADO SPRINGS UTILITIES
111 S. CASCADE AVE.
COLORADO SPRINGS, CO 80903
(719) 448-4808

POWER
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN ROAD
FALCON, CO 80831
(800) 388-9881



SITE MAP
1" = 50' NORTH

SHEET LIST

SURVEY
1 OF 2 A.L.T.A./N.S.P.S. LAND TITLE SURVEY - COVER SHEET
2 OF 2 A.L.T.A./N.S.P.S. LAND TITLE SURVEY - MAP SHEET

- CIVIL**
- C000 COVER SHEET
 - C001 GENERAL NOTES
 - C002 EXISTING CONDITIONS PLAN
 - C100 SITE PLAN
 - C200 GRADING & DRAINAGE PLAN
 - C300 UTILITY PLAN
 - C400 CIVIL DETAILS
 - C401 CIVIL DETAILS
 - C402 CIVIL DETAILS

PCD PLANNING NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



VICINITY MAP
NTS



LEGAL DESCRIPTION

(THE FOLLOWING LEGAL DESCRIPTION WAS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-975191-X17-OR1 WITH A COMMITMENT DATE OF OCTOBER 24, 2019 AT 5:00 P.M.)

PARCEL A:

LOT 1, MERIDIAN CROSSING FILING NO. 1A, ACCORDING TO THE PLAT RECORDED OCTOBER 3, 2018 AT RECEPTION NO. 218714221, COUNTY OF EL PASO, STATE OF COLORADO .

PARCEL B:

NON EXCLUSIVE EASEMENTS FOR CROSS ACCESS, INGRESS AND EGRESS AS SET FORTH AND GRANTED IN THE MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 8, 2008 AT RECEPTION NO. 208099925 AND FIRST AMENDMENT THERETO RECORDED APRIL 8, 2009 AT RECEPTION NO. 20935924.

FOR INFORMATIONAL PURPOSES ONLY: APN: 5312114001

CONSULTANT TEAM

ARCHITECT
CUSHING TERRELL
CORY NELSON
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

CIVIL ENGINEER
CUSHING TERRELL
ZACK GRAHAM, PE
411 E MAIN STREET SUITE 101
BOZEMAN, MT 59715
(406) 922-7137

ELECTRICAL ENGINEER
CUSHING TERRELL
MIKE BEGLINGER, PE
306 W RAILROAD ST. STE 104
MISSOULA, MT 59802
(406) 728-9522

LANDSCAPE ARCHITECT
CUSHING TERRELL
ANGELA HANSEN
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

GEOTECHNICAL ENGINEER
PICKERING, COLE, & HIVNER
GLEN D. OHLSEN, PE
1070 WEST 124TH AVE, SUITE 300
WESTMINSTER, CO 80234
(208) 323-9520

7105 N MERIDIAN RD.
FALCON, CO
LES SCHWAB TIRE CENTER



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SITE DEVELOPMENT
PLANS

07.21.2021
DRAWN BY | WALKER
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REVISIONS



Know what's below.
Call before you dig.

COVER
SHEET

C000

ABBREVIATIONS

@	AT	LT	LEFT
AB	ABANDONED	MEG	MATCH EXISTING GRADE
AHJ	AUTHORITIES HAVING JURISDICTION	MH	MANHOLE
APPROX	APPROXIMATE	MTR	METER
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	NTS	NOT TO SCALE
BC	BACK OF CURB	OC	ON CENTER
BCR	BACK OF CURB RADIUS	OH, OHP	OVERHEAD, OVERHEAD POWER
BM	BENCHMARK	OBU	OVERHEAD UTILITIES
BOT	BOTTOM	PB	PULL BOX
BT	BURIED POWER	PC	POINT OF CURVATURE
BT	BURIED TELEPHONE	PIP	PROTECT IN PLACE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
C&G	CURB & GUTTER	PP	POWER POLE
CATV, TV	CABLE TELEVISION	PRC	POINT OF REVERSE CURVE
CI	CAST IRON	PT	POINT OF TANGENCY
CIPP	CURED IN PLACE PIPE	PVC	POLYVINYL CHLORIDE PIPE
CL	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	RIM	RIM OF MANHOLE LID OR GRATE
CO	CLEANOUT	ROW	RIGHT OF WAY
D, DIA	DIAMETER	SF	SQUARE FOOT, SQUARE FEET
DG	DECOMPOSED GRANITE	SP	SPECIAL PROVISIONS
DI	DUCTILE IRON	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSMH	SANITARY SEWER MANHOLE
DOM	DOMESTIC WATER	ST	STORM DRAIN
DW	DRIVEWAY	STA	STATION
DWG	DRAWING	STCB	STORM CATCH BASIN
EG	EXISTING GRADE	STCI	STORM CURB INLET
ELEC, E	ELECTRIC	STD	STANDARD
EL, ELEV	ELEVATION	STMH	STORM MANHOLE
EOP, EP	EDGE OF PAVEMENT	STYD	STORM YARD DRAIN
ESCP	EROSION AND SEDIMENT CONTROL PLAN	SW	SIDEWALK
EX	EXISTING	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
FC	FACE OF CURB	SY	SQUARE YARD
FG	FINISHED GRADE	T, TEL	TELEPHONE
FH, HYD	FIRE HYDRANT	TA	TOP OF ASPHALT
FL	FLOW LINE	TBC	TOP BACK OF CURB
FT	FOOT, FEET	TC	TOP OF CONCRETE
G	GAS	TEMP	TEMPORARY
GM	GAS METER	TRANS	TRANSITION
GV	GAS VALVE	TW	TOP OF WALL
GW	GUY WIRE	TYP	TYPICAL
HP	HIGH PRESSURE	VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION	WM	WATER MAIN
INT	INTERSECTION	WV	WATER VALVE
IRR	IRRIGATION	W/	WITH
L	LENGTH	Δ	DELTA
LF	LINEAL FOOT, LINEAR FEET		
LS	LANDSCAPING		

LEGEND

EXISTING	PROPOSED	
		ASPHALT
		CONCRETE
		HEAVY DUTY ASPHALT
		HEAVY DUTY CONCRETE
		GRAVEL
		LANDSCAPE
		WATER MAIN
		FIRE SERVICE
		DOMESTIC WATER SERVICE
		STORM DRAIN
		SANITARY SEWER
		BURIED POWER
		OVERHEAD POWER
		BURIED TELEPHONE
		BURIED GAS
		BURIED FIBER OPTIC
		FENCE - CHAINLINK
		FENCE - WOODEN
		FENCE - BARBED WIRE
		BUILDING
		BUILDING ROOF OVERHANG
		VERTICAL CURB
		CURB AND GUTTER
		CURB AND GUTTER - CATCH
		CURB AND GUTTER - SPILL
		VEGETATION EXTENTS
		PROPERTY LINE - SUBJECT
		PROPERTY LINE - ADJACENT
		EASEMENT
		CONTROL POINT
		FOUND PROPERTY CORNER AS NOTED
		FIRE HYDRANT/ CONTROL POINT HYDRANT
		WATER VALVE
		WATER SHUTOFF
		WATER METER
		STORM DRAIN MANHOLE
		STORM DRAIN INLET STRUCTURE
		STORM DRAIN CURB INLET
		STORM DRAIN OUTLET STRUCTURE
		STORM DRAIN ROOF DOWNSPOUT
		STORM DRAIN CLEANOUT
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE (ONE LIGHT AND DIRECTION)
		LIGHT POLE
		TRANSFORMER
		POWER METER OR POWER HANDHOLE
		GAS METER
		TELEPHONE PEDESTAL
		IRRIGATION CONTROL VALVE
		POLE SIGN AND DOUBLE POLE SIGN
		BOLLARD (OR AS NOTED)
		PARKING STALL COUNT
		DECIDUOUS TREE
		CONIFEROUS TREE
		BUSH

NOTE: ALL EXISTING LAYERS SUBJECT TO DEMOLITION TO BE SHOWN DARKER THAN INDICATED IN THIS LEGEND.

GENERAL NOTES

- ALL WORK, MATERIALS AND DETAILS PERTAINING TO CONSTRUCTION SHALL BE IN COMPLETE ACCORDANCE WITH THE EL PASO COUNTY STANDARD CONSTRUCTION SPECIFICATIONS, PROJECT SPECIFICATIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR STORM WATER QUALITY DURING CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL CURRENT REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), AND LOCAL MS4 REQUIREMENTS WHERE APPLICABLE. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, PUBLIC AND PRIVATE, AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH REGULATIONS OF LOCAL AIR POLLUTION CONTROL AUTHORITY.
- CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES. THE CONTRACTOR IS RESPONSIBLE TO REPAIR BACK TO ORIGINAL OR BETTER CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW EXISTING CONDITIONS AND COORDINATE WITH OWNER, EL PASO COUNTY AND ENGINEER / ARCHITECT PRIOR TO DEMOLITION ACTIVITIES.
- TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
- OWNER WILL SECURE ALL NECESSARY UTILITY PERMITS REQUIRED FOR THE COMPLETION OF THE PROJECT. CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH PERMIT REQUIREMENTS.
- UNLESS OTHERWISE INDICATED, ALL CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A COLORADO LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES. ANY APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS SHALL BE NOTED ON THIS SET. THE LOCATION AND DEPTH OF ALL UTILITIES ENCOUNTERED SHALL BE RECORDED AND KEPT UP TO DATE AT ALL TIMES AND AVAILABLE FOR INSPECTION BY THE OWNER'S REPRESENTATIVE UPON REQUEST. FAILURE TO COMPLY MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. *(Only if required in contract with owner)*
- IF WITHIN ONE YEAR OF THE FINAL ACCEPTANCE BY THE OWNER, ANY WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND/OR DRAWINGS, AND UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER, THE CONTRACTOR SHALL CORRECT ANY WORK BEGINNING WITHIN SEVEN (7) CALENDAR DAYS OF RECEIPT OF NOTICE. SHOULD THE CONTRACTOR FAIL TO RESPOND TO THE WRITTEN NOTICE, THE OWNER MAY CORRECT THE WORK AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND/OR EXPORTING ALL MATERIAL AS REQUIRED TO PROPERLY GRADE THIS SITE TO THE FINISHED ELEVATIONS SHOWN HEREON AS WELL AS THE LEGAL DISPOSAL OF WASTE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL SITE WORK WITH ALL OTHER TRADES.
- SAFETY - NEITHER THE OWNER NOR THE ENGINEER WILL BE RESPONSIBLE FOR COMPLIANCE WITH SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

SHOP AND FABRICATION NOTES

- THE CONTRACTOR SHALL PREPARE AND SUBMIT FABRICATION DRAWINGS, DESIGN MIX INFORMATION, MATERIAL TESTING COMPLIANCE DATA, AND ANY OTHER PERTINENT DATA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIALS. FOLLOWING REVIEW, THE CONTRACTOR SHALL RESUBMIT COPIES OF ANY DRAWINGS WHICH REQUIRE REVISION OR CORRECTIONS.
- ANY REVIEW BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FOR RESPONSIBILITY FOR ERRORS OR OMISSIONS, OR SCHEDULE REQUIREMENTS. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR FULL AND COMPLETE PERFORMANCE IN ACCORDANCE WITH THE TERMS, CONDITIONS, PROVISIONS, DRAWINGS, AND SPECIFICATIONS.

ACCESS NOTES

- CONTRACTOR SHALL COORDINATE ACCESS, STAGING AND STOCKPILE LOCATIONS WITH OWNER.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS TO PRE-CONSTRUCTION OR BETTER CONDITIONS.

EXISTING UTILITY NOTES

- EXISTING UNDERGROUND INSTALLATIONS AND PUBLIC UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER AND DEPICTED ON THESE PLANS TO A LEVEL OF QUALITY IN ACCORDANCE WITH ASCE 38-02.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING AND VERIFYING MATERIAL TYPES OF ALL EXISTING UTILITY INSTALLATIONS ABOVE AND BELOW GROUND IN ADVANCE OF THE PROJECT BY CONTACTING THEIR RESPECTIVE OWNERS. ALL COSTS RELATED TO LOCATING EXISTING UTILITIES ARE INCIDENTAL AND SHALL NOT BE PAID SEPARATELY. NOT ALL UTILITIES ARE IDENTIFIED ON THE PLANS. NOTIFY ENGINEER OF POTENTIAL CONFLICTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND EL PASO COUNTY A MINIMUM OF 5 BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION.

GEOTECHNICAL REPORT

- ALL GEOTECHNICAL RECOMMENDATIONS ARE TAKEN FROM THE REPORT TITLED "GEOTECHNICAL ENGINEERING REPORT, PROPOSED LES SCHWAB TIRE CENTER" BY PICKERING, COLE & HUYNER, LLC, DATED SEPTEMBER 27TH, 2016.
- ALL REFERENCES MADE TO THE GEOTECHNICAL REPORT IN THIS PLAN SET SHALL CONSULT THE AFOREMENTIONED REPORT.

**Cushing
Terrell**

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SITE DEVELOPMENT
PLANS

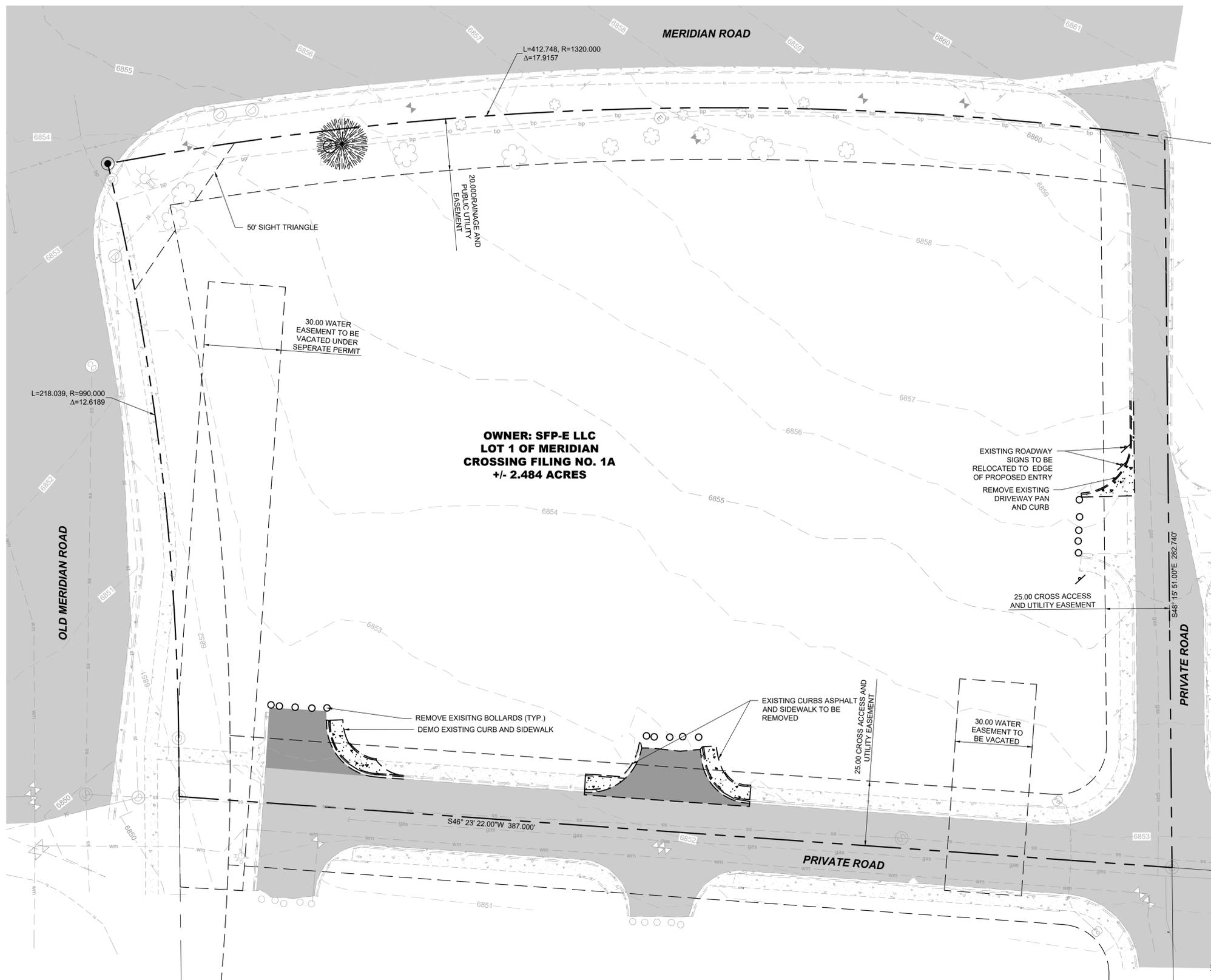
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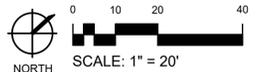
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PDD FILE NO. PPR-21-023

NOTES

C001



1 EXISTING CONDITIONS PLAN
C001



PROJECT CONDITIONS

1. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER AS PRACTICABLE. VARIATIONS WITHIN STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK.
2. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS OR SPECIFIED BY THE OWNER, ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR SHALL BE REMOVED FROM SITE AND STRUCTURES. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED AND SHALL NOT INTERFERE WITH OTHER WORK SPECIFIED IN CONTRACT DOCUMENTS.
3. EXPLOSIVES SHALL NOT BE BROUGHT TO SITE OR USED

SITE PREPARATION

1. PROVIDE, ERECT, AND MAINTAIN EROSION CONTROL DEVICES, TEMPORARY BARRIERS, AND SECURITY DEVICES PRIOR TO THE START OF DEMOLITION.
2. PROTECT EXISTING LANDSCAPING MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. REPAIR DAMAGE CAUSED BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING AS NEEDED.
4. MARK LOCATION OF UTILITIES. PROTECT AND MAINTAIN IN SAFE AND OPERABLE CONDITION UTILITIES THAT ARE TO REMAIN. PREVENT INTERRUPTION OF EXISTING UTILITY SERVICE TO OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES AND OWNER.
5. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY DEMOLITION ACTIVITIES.

PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND PINS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS
3. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED, FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE PUBLIC DURING DEMOLITION, WHICH INCLUDES BUT IS NOT LIMITED TO CONSTRUCTION FENCING, BARRICADES, SIGNAGE, ETC.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT OWNER AS TO SPECIFIC DETAILS REGARDING REMOVAL OF EXISTING BUILDINGS, CONTENTS AND ASSOCIATED APPURTENANCES.
7. THE CONTRACTOR IS RESPONSIBLE TO INSPECT THE SITE PRIOR TO BIDDING AND INCLUDE IN THE BID ANY AND ALL ITEMS TO BE REMOVED, DEMOLISHED, OR MAINTAINED AS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT WHETHER THEY ARE SHOWN ON THIS PLAN OR NOT.
8. ALL MATERIAL GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT THE CONTRACTOR'S EXPENSE UNLESS OTHERWISE INDICATED BY THE OWNER. AN APPROPRIATE DUMP SITE SHALL BE NOMINATED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS AND MATERIAL TYPES OF ALL UTILITIES PRIOR TO THE START OF DEMOLITION.
10. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREA. DO NOT ALLOW WATER TO POND IN EXCAVATION AREAS, AND MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
11. TRAFFIC, BOTH VEHICULAR AND PEDESTRIAN SHALL BE PROTECTED BY EFFECTIVE BARRICADES AND SIGNS IN ACCORDANCE WITH MUTCD GUIDANCE AND AS REQUIRED BY THE JURISDICTION HAVING AUTHORITY. EFFECTIVE LIGHTING OF OBSTRUCTIONS SHALL BE PROVIDED AT NIGHT.
12. PROTECTION OF PROPERTY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO HIS WORK, AND SHALL EXERCISE DUE CAUTION TO AVOID DAMAGE TO SUCH PROPERTY. THE CONTRACTOR SHALL REPLACE OR REPAIR TO THEIR ORIGINAL CONDITION, ALL IMPROVEMENTS WITHIN OR ADJACENT TO THE WORK AREA WHICH ARE NOT DESIGNATED FOR REMOVAL, AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF OPERATIONS.



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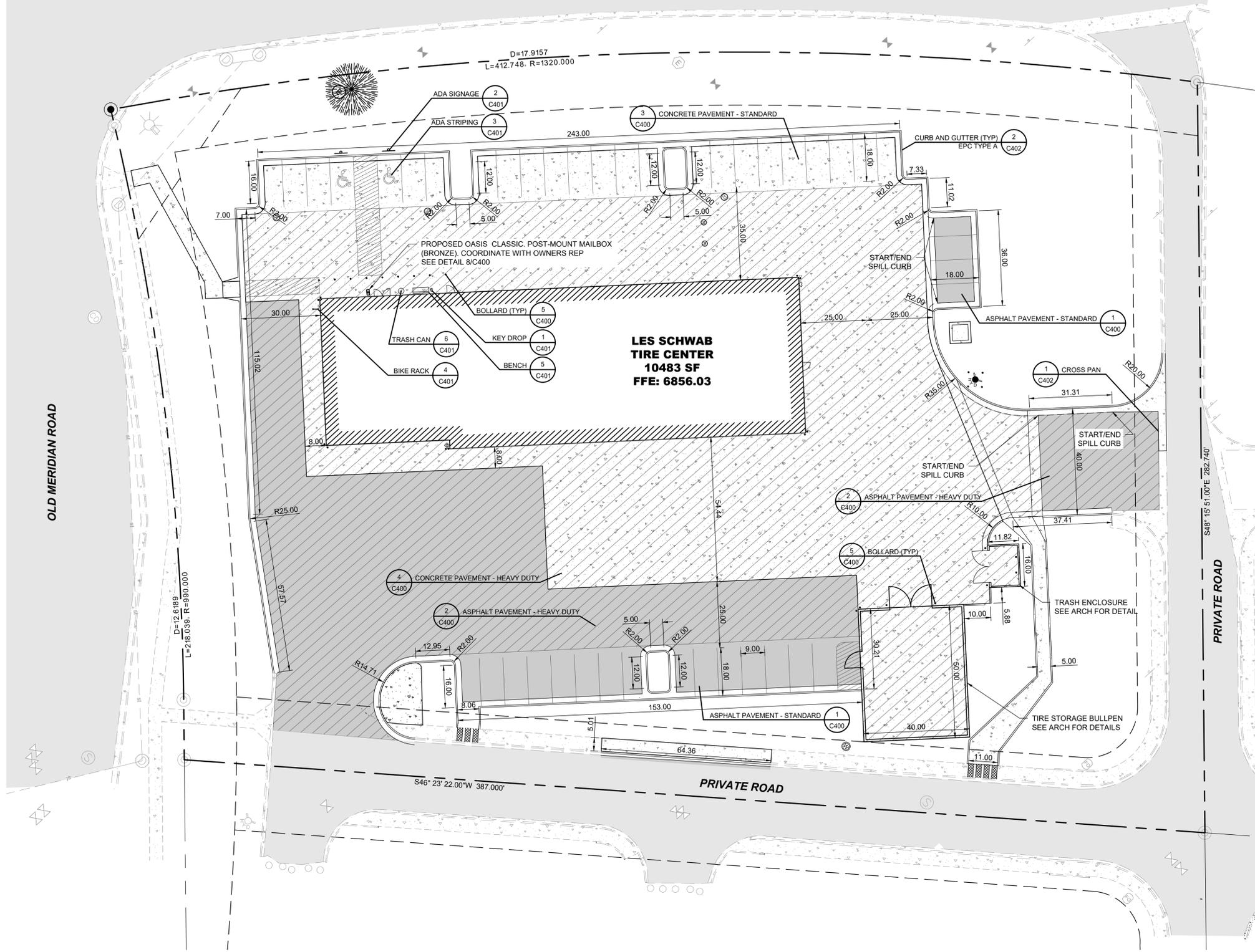
SITE DEVELOPMENT
PLANS

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EXISTING
CONDITIONS
PLAN

C002

MERIDIAN ROAD



CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADI SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. SEE DETAILS 8 & 9 / C400 FOR SIGN BASE AND FOUNDATION DETAILS

PAVING NOTES

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.
3. SEE LANDARCH FOR CONCRETE JOINT SPACING. SEE DETAIL 2/C402 FOR CONCRETE JOINT DETAILS.

SITE DATA TABLE		
ADDRESS	7105 N MERIDIAN RD, FALCON, COLORADO	
ZONING	CR-COMMERCIAL SERVICE	
PARCEL ID	5312114001	
LAND USE	VEHICLE REPAIR GARAGE	
LOT AREA	2.48 ACRES	
LANDSCAPING	31%	
BUILDING LOT COVERAGE	9.7%	
DWELLING UNITS	0	
	REQUIRED	PROPOSED
BUILDING HEIGHT	45' MAX	30
PARKING	34 (3/BAY 1/EMPLOYEE)	43
FRONT SETBACK	25' MIN	VARIES 82' MIN
REAR	25' MIN	VARIES 121' MIN
SIDE	25' MIN	VARIES 59' MIN

Cushing Terrell

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SITE DEVELOPMENT PLANS

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SITE PLAN

C100

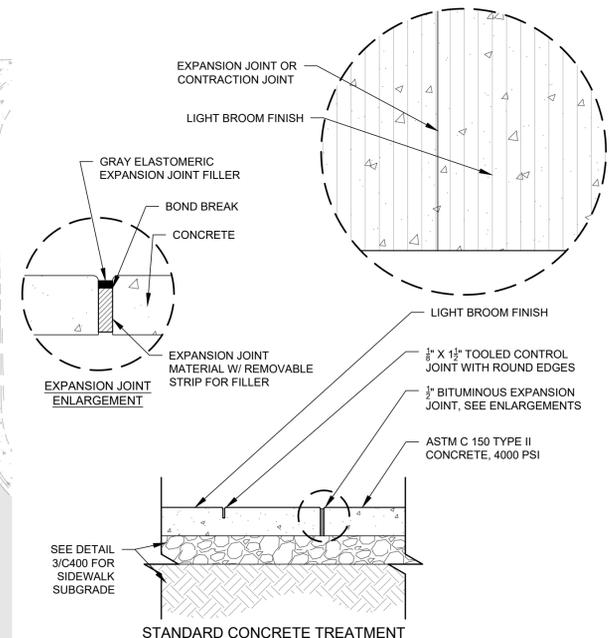


GENERAL NOTES

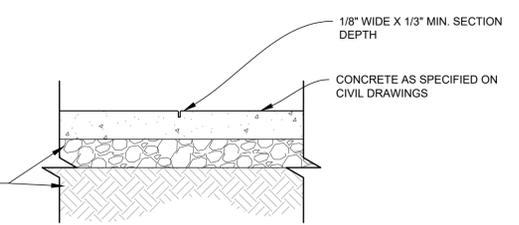
1. VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES INCLUDING ANY THAT MAY NOT BE INDICATED ON THIS PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. DURING INSTALLATION, KEEP ADJACENT PAVING, CONSTRUCTION AREAS, AND WORK AREA CLEAN AND IN ORDERLY CONDITION. PROTECT ALL IMPROVEMENTS TO REMAIN AND REPAIR BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE IF DAMAGE OCCURS RESULTANT FROM OPERATIONS OR NEGLIGENCE OF LANDSCAPE CONTRACTORS AND OTHER TRADES. COORDINATE PROTECTION WITH OTHER TRADES.
3. MAINTAIN PROTECTION OF SITE IMPROVEMENTS DURING MAINTENANCE PERIODS AS SPECIFIED.
4. PROVIDE ALL DEMOLITION INCIDENTAL TO OR REQUIRED FOR NEW CONSTRUCTION WHETHER OR NOT IT IS SPECIFICALLY NOTED.
5. DO NOT SCALE DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BEGINNING WORK. START OF WORK CONSTITUTES ACCEPTANCE OF CONDITIONS.
6. CHANGES OR DEVIATIONS FROM THE DRAWINGS MADE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND/OR AN APPROVED CHANGE ORDER WILL BE CONSIDERED UNAUTHORIZED. COORDINATE NECESSARY MODIFICATIONS WITH ARCHITECT PRIOR TO EXECUTING CONSTRUCTION.
7. REVIEW ALL DISCIPLINE DRAWINGS AND COORDINATE WITH GENERAL CONTRACTOR AND ALL TRADE CONTRACTORS FOR WORK SHOWN ON LANDSCAPE DRAWINGS AND SPECIFICATIONS.
8. NOTIFY LANDSCAPE ARCHITECT AND OWNER IN WRITING OF ANY EXPECTED DISRUPTIONS IN SERVICE OR CHANGES IN CONSTRUCTION SCHEDULE AND OBTAIN WRITTEN PERMISSION AS SPECIFIED.
9. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
10. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT.
11. PROVIDE ALL COMPONENTS AND ACCESSORIES FOR A COMPLETE AND FINISHED INSTALLATION FOR PRODUCTS SHOWN ON THE DRAWING SHEETS.
12. THE PROJECT MANUAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DOCUMENTS. REVIEW ALL PROJECT INFORMATION.
13. NOTIFY LANDSCAPE ARCHITECT IN WRITING 7 DAYS PRIOR TO SCHEDULED INSPECTIONS.
14. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH THE CITY STANDARDS, PROJECT SPECIFIC SPECIAL PROVISIONS, AND ALL OTHER GOVERNING AGENCIES' STANDARDS.

JOINTING LEGEND

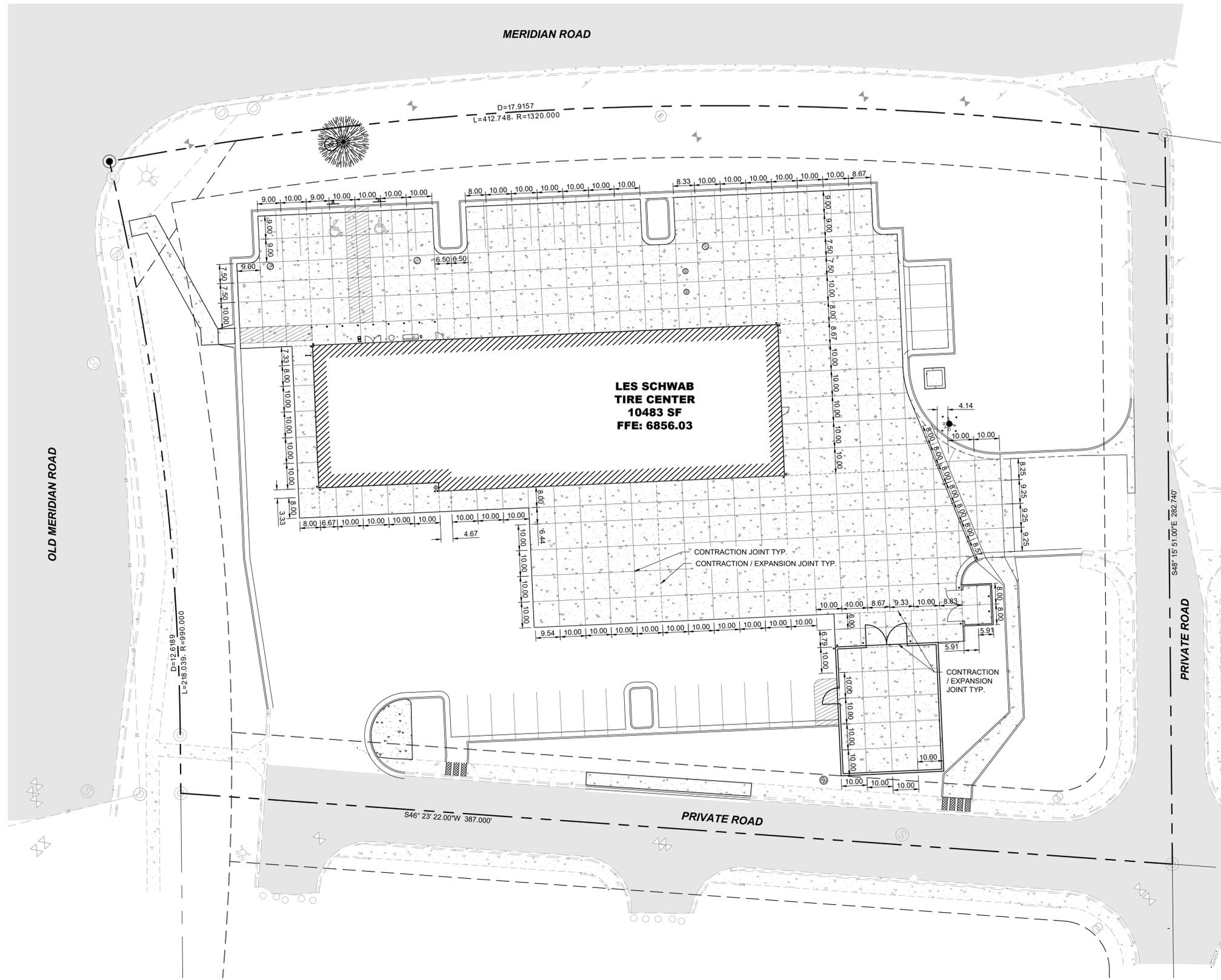
- CONTRACTION/EXPANSION JOINT
SEE DETAIL 2/C401
- CONTRACTION JOINT
SEE DETAIL 3/C101



2 CONTRACTION / EXPANSION JOINT SECTION
C101 NOT TO SCALE



3 CONTRACTION JOINT SECTION
C101 NOT TO SCALE



**LES SCHWAB
TIRE CENTER
10483 SF
FFE: 6856.03**



1 JOINTING PLAN
C101

7105 N MERIDIAN RD.
FALCON, CO
LES SCHWAB TIRE CENTER



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SITE DEVELOPMENT PLANS

07.21.2021
DRAWN BY | WALLKER
CHECKED BY | GRAHAM
REVISIONS

CONCRETE PAVEMENT JOINTING PLAN

C101



7105 N MERIDIAN RD.
FALCON, CO
LES SCHWAB TIRE CENTER



GRADING NOTES

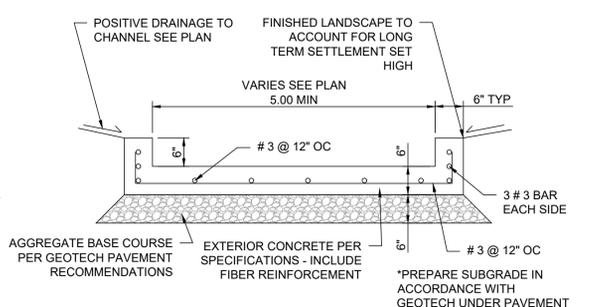
1. SITE GRADING SHALL NOT PROCEED UNTIL THE SWPPP HAS BEEN IMPLEMENTED.
2. ALL EARTHWORK AND GRADING SHALL PROCEED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
3. NO MATERIAL SHALL BE EXCAVATED, MOVED, OR COMPACTED WITHOUT THE PRESENCE OR AUTHORIZATION OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING CONDITIONS AND LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCING EARTH. NOTIFY ENGINEER OF ANY UNFORESEEN CONDITIONS.
5. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, SIGNS AND EXISTING STRUCTURES AND REPAIR BACK TO ORIGINAL CONDITION IF DAMAGE HAS OCCURRED DURING CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. GRADES SHOWN REPRESENT FINISH GRADES UNLESS OTHERWISE NOTED.
8. SPOT ELEVATIONS INDICATE FLOW LINE, UNLESS OTHERWISE INDICATED.
9. FINISHED GRADE SPOT ELEVATIONS HAVE BEEN TRUNCATED. ADD 6800 FOR ACTUAL ELEVATION.
10. LONGITUDINAL SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 5%, EXCEPT FOR ON INDICATED RAMPS.
11. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2%. 1.5% IS PREFERRED.
12. PEDESTRIAN RAMPS SHALL NOT EXCEED 12H:1V IN ANY DIRECTION.
13. ADA PARKING AND ADA UNLOADING/LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION. CONTRACTOR TO VERIFY GRADES OF BASE MATERIAL AND FORMS BEFORE PAVING INSTALLATION.
14. EXTERIOR CONCRETE FLATWORK ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDING AND NOT EXCEED 2%. 1% IS THE MINIMUM.
15. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT ONE FOOT (1').
16. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING.
17. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH BUILDING PLANS AND SPECIFICATIONS.
18. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

STORMWATER NOTES

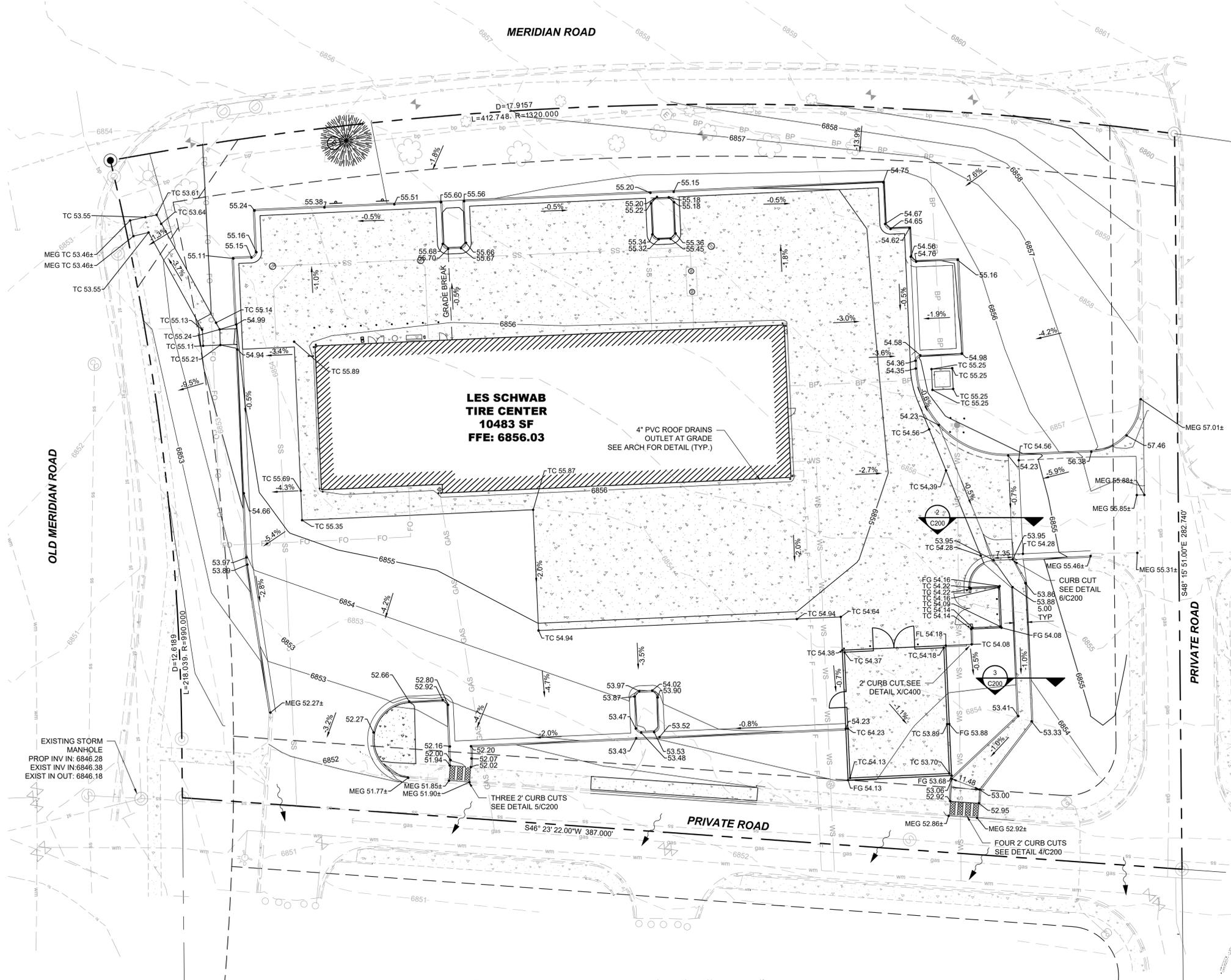
1. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
2. TRENCHES SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
3. ALL PIPE MATERIAL, FITTINGS AND STRUCTURES SHALL FOLLOW THE CONSTRUCTION DRAWINGS AND CITY REQUIREMENTS. ALL STORMWATER PIPING SHALL BE ADS N-12 OR APPROVED EQUAL.
4. ALL STORMWATER TRENCHING, BEDDING AND PIPE LAYING, SHALL FOLLOW THE CURRENT CITY REQUIREMENTS.
5. ALL JOINTS SHALL BE "WATERTIGHT".
6. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL FLUSH AND CLEAN ALL STORM DRAINS AND REMOVE ALL FOREIGN MATERIAL FROM THE PIPING, MANHOLES, AND DRAINAGE INLETS.
7. CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS. COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. STORM SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT CITY STANDARDS.

GRADING LEGEND

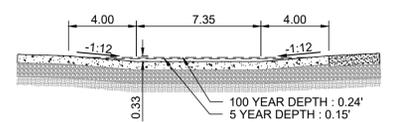
- 2.0% PROPOSED SLOPE
 - PROPOSED GRADE BREAK
 - - - EXISTING STORM DRAIN
 - - - PROPOSED STORM DRAIN
 - FL ELEVATION FLOW LINE ELEVATION
 - MEG MATCH EXISTING GRADE ELEVATION
 - TC TOP OF CONCRETE ELEVATION
 - FG FINISHED LANDSCAPE GRADE ELEVATION
- NOTE: ADD 6800' TO ALL SPOT ELEVATIONS SHOWN



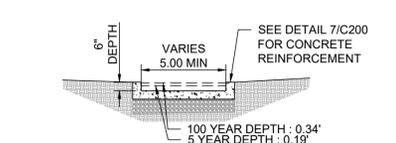
CONCRETE CHANNEL REINFORCEMENT DETAIL
NOT TO SCALE



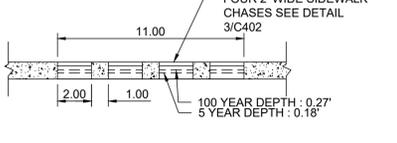
1 GRADING PLAN
C200



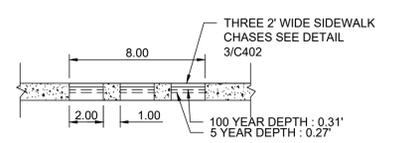
2 CROSS PAN SECTION
C200
NOT TO SCALE



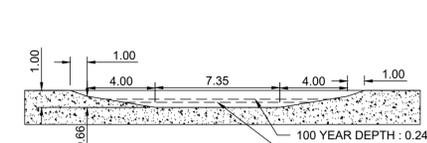
3 CONCRETE CHANNEL SECTION
C200
NOT TO SCALE



4 SIDEWALK CHASE SECTION
C200
NOT TO SCALE



5 SIDEWALK CHASE SECTION
C200
NOT TO SCALE



6 CURB CUT DETAIL
C200
NOT TO SCALE



WATER NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS.
- UNLESS OTHERWISE SPECIFIED, WATER LINES SHALL BE PVC C900 IN CONFORMANCE WITH AWWA C900. ALL SERVICES AND CONNECTIONS SHALL BE HDPE WITH A PRESSURE RATING OF 200 PSI AND CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS.
- THE CONTRACTOR SHALL SUPPLY ALL NECESSARY FITTINGS, COUPLING, AND SPOOL PIECES FOR CONNECTING NEW UTILITIES TO EXISTING UTILITIES. THESE PLANS MAY NOT SHOW ALL REQUIRED COMPONENTS FOR MAKING THE CONNECTIONS.
- THE MINIMUM DEPTH OF BURY TO THE TOP OF PIPE FOR WATER LINES IS 5.0 FT. WHERE AT LEAST 5.0 FT OF COVER CANNOT BE MAINTAINED, INSTALL RIGID INSULATION BOARD ABOVE PIPING AS INDICATED ON PLANS.
- THE CONTRACTOR MUST ENSURE THAT A MINIMUM OF 10 FEET (OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL) OF CLEARANCE IS MAINTAINED ON THE HORIZONTAL PLANE BETWEEN ALL WATER AND SEWER MAINS. ADDITIONALLY, THE CONTRACTOR MUST ALSO ENSURE THAT 18 INCHES OF VERTICAL CLEARANCE IS MAINTAINED BETWEEN WATER AND SEWER MAINS THAT CROSS. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS.
- LOCATIONS OF FITTINGS, BENDS, VALVES, AND OTHER APPURTENANCE ARE APPROXIMATE. PROVIDE ADEQUATE SPACING BETWEEN FIXTURES TO MAINTAIN PIPE INTEGRITY. PROVIDE AS BUILT LOCATIONS FOR ALL FIXTURES.
- ANY EXISTING OR NEW VALVES THAT CONTROL THE FALCON HIGHLANDS METRO DISTRICT WATER SUPPLY SHALL BE OPERATED BY CITY PERSONNEL ONLY.
- PRESSURE TEST AND DISINFECT ALL WATER LINES IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE THRUST BLOCKS MEETING EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND FALCON HIGHLANDS METRO DISTRICT STANDARDS AND ALL OTHER GOVERNING AGENCIES' STANDARDS.
- ALL DUCTILE IRON FITTINGS TO BE WRAPPED IN POLYWRAP.
- PER THE CURRENT COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE WATER MAIN WORK (i.e. CUT, GATE VALVES & PIPE INSTALLATION) INSPECTED AND TESTED PER CURRENT DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR.

SEWER NOTES

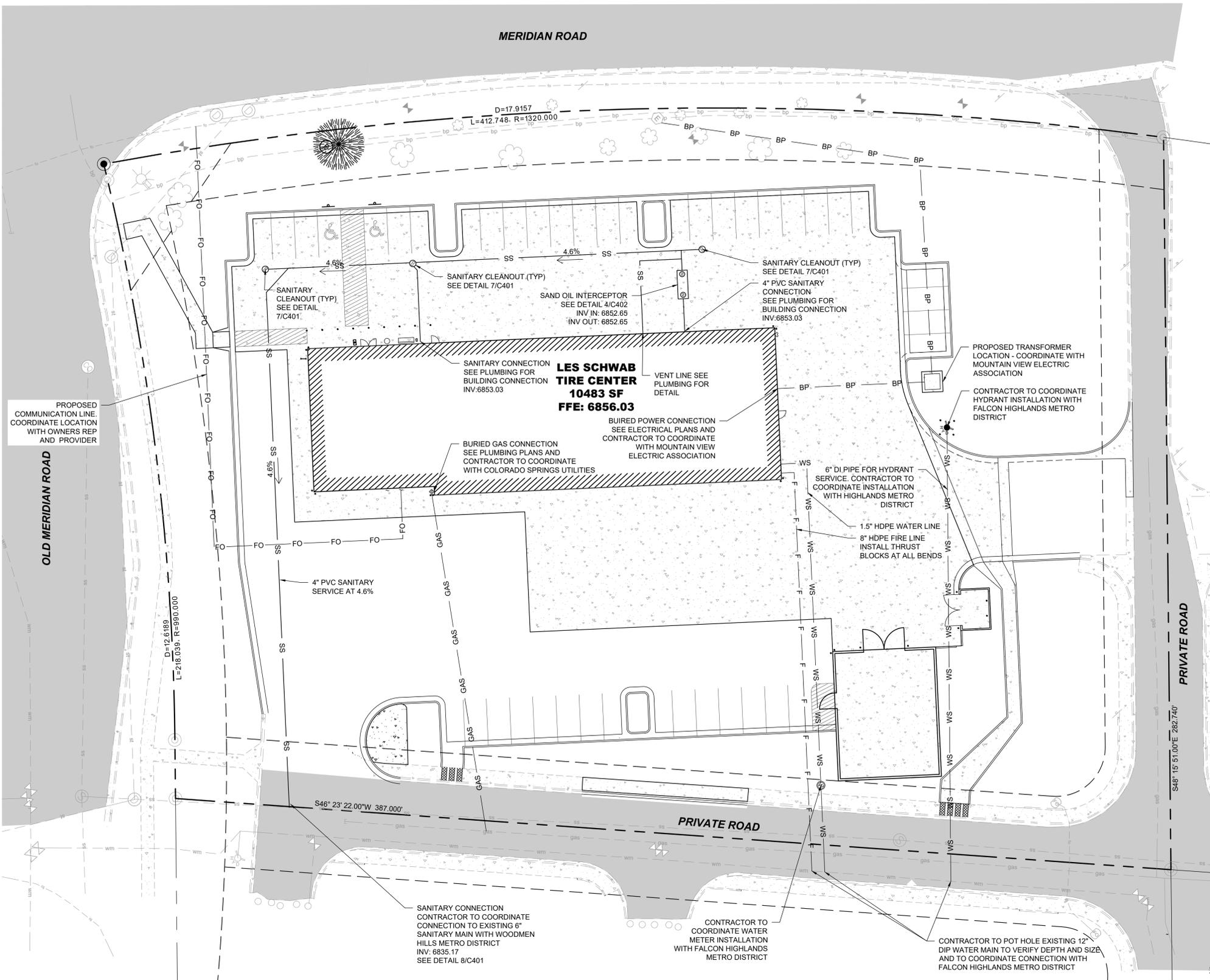
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
- UNLESS OTHERWISE SPECIFIED, SANITARY SEWER PIPE SHALL BE PVC IN CONFORMANCE WITH ASTM D-3034, SDR 26. ALL SERVICES AND CONNECTIONS SHALL CONFORM TO THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
- ALL PIPES SHALL BE BEDDED WITH TYPE 1 BEDDING PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
- PER CURRENT COLORADO DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE SEWER WORK INSPECTED AND TESTED PER DEQ PROCEDURES AND OBSERVED BY A DESIGNATED OWNERS INSPECTOR. MANHOLE TESTING SHALL BE PERFORMED PRIOR TO FINAL SURFACE RESTORATION.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS, EQUIPMENT AND FACILITIES REQUIRED FOR TESTING ALL UTILITY PIPES IN ACCORDANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
- COST OF ALL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- SANITARY SEWER PIPE AND MANHOLES SHALL BE TESTED FOR LEAKAGE PER CURRENT EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND WOODMAN HILLS METRO DISTRICT STANDARDS.
- AT THE DISCRETION OF THE ENGINEER, THE CONTRACTOR SHALL CONDUCT DEFLECTION TESTING OF SANITARY SEWER PIPES BY PULLING AN APPROVED MANDREL THROUGH THE COMPLETED PIPE LINE FOLLOWING TRENCH COMPACTION. THE DIAMETER OF THE MANDREL SHALL BE 95% OF THE DESIGNED PIPE DIAMETER. TESTING SHALL BE CONDUCTED NO MORE THAN 7 DAYS AFTER THE TRENCH HAS BEEN BACKFILLED AND COMPACTED.
- PRIOR TO MANDREL TESTING AND/OR TV INSPECTION, THE CONTRACTOR SHALL FLUSH AND CLEAN ALL SEWER PIPE AND MANHOLES.
- CONTRACTOR SHALL FIELD VERIFY LINE AND GRADE OF ANY EXISTING AND PROPOSED UTILITY.

DRY UTILITY NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL "DRY" UTILITIES (ELECTRIC, GAS, TELEPHONE) WITH SERVICE PROVIDERS.
- REFER TO ELECTRICAL PLANS FOR ADDITIONAL CONDUIT AND SITE LIGHTING REQUIREMENTS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION CONDUIT.
- THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-424-5555 (OR 811) AT LEAST 2 WORKING DAYS PRIOR TO ANY EARTH DISTURBING ACTIVITIES OR UTILITY EXCAVATIONS.

COLORADO SPRINGS UTILITIES

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, FALCON CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ANY GAS LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS METERS TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES, AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF FALCON OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THEY APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



MERIDIAN ROAD

OLD MERIDIAN ROAD

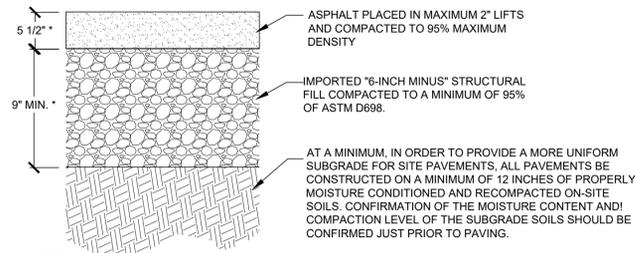
PRIVATE ROAD

PRIVATE ROAD



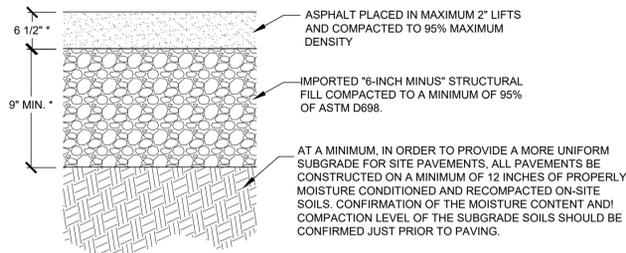
UTILITY CONTACTS

SANITARY SEWER WOODMAN HILLS METRO DISTRICT 8046 EASTON RD, FALCON, CO 80831 (719) 295-2500	GAS COLORADO SPRINGS UTILITIES 111 S. CASCADE AVE. COLORADO SPRINGS, CO 80903 (719) 448-4808	WATER FALCON HIGHLANDS METRO DISTRICT 111 S. TEJON ST, #705 COLORADO SPRINGS, CO 80903 (719) 635-0330	POWER MOUNTAIN VIEW ELECTRIC 1140 E WOODMEN ROAD FALCON, CO 80831 (800) 388-9881	PHONE/CABLE CONTRACTOR TO COORDINATE SERVICE PROVIDER WITH OWNER
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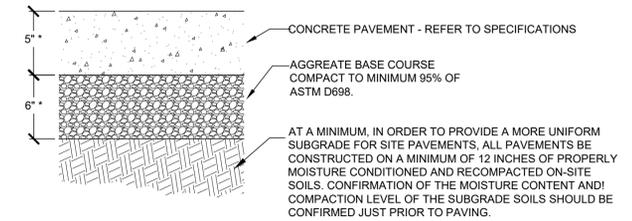
NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBGRADE SHOULD BE PROOF-ROLLED USING A STEEL-DRUM ROLLER TO DETERMINE THE PRESENCE OF ANY SOFT SPOTS. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE
*REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

1 ASPHALT PAVEMENT - STANDARD
C400 CROSS SECTION NOT TO SCALE



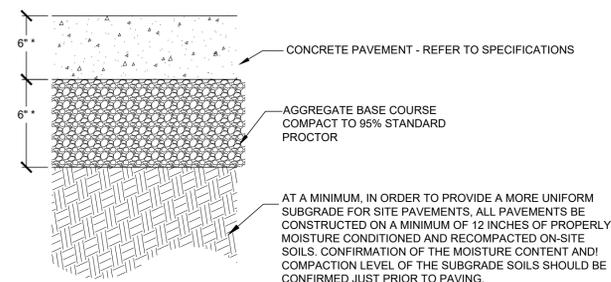
NOTES:
1. PRIOR TO PLACING STRUCTURAL FILL, SUBGRADE SHOULD BE PROOF-ROLLED USING A STEEL-DRUM ROLLER TO DETERMINE THE PRESENCE OF ANY SOFT SPOTS. IF SOFT SOILS ARE ENCOUNTERED, THEY SHOULD BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. LIFTS OF FILL ARE TO BE COMPACTED IN LAYERS NO GREATER THAN 12" THICK.
3. FILL TO BE WITHIN 2% OF OPTIMUM MOISTURE
*REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

2 ASPHALT PAVEMENT - HEAVY DUTY
C400 CROSS SECTION NOT TO SCALE



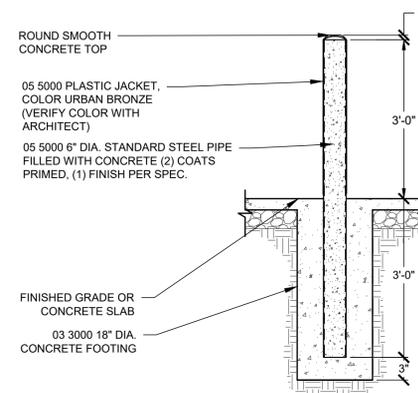
NOTES:
1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
3. THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL
*REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

3 CONCRETE PAVEMENT - STANDARD DUTY
C400 CROSS SECTION NOT TO SCALE



NOTES:
1. SEE LANDSCAPE PLANS FOR FINISH & JOINTS
2. CONCRETE SHOULD HAVE MINIMUM ENTRAINED AIR CONTENT OF 5.0% AND UTILIZE TYPE V CEMENT.
3. THE SUBGRADE BELOW FLATWORK SHOULD BE PROOF-ROLLED. ANY DELETERIOUS MATERIALS SHOULD BE REMOVED AND REPLACED WITH COMPETENT FILL
*REFER TO GEOTECHNICAL REPORT FOR ALL MATERIAL THICKNESSES UNLESS DIRECTED OTHERWISE BY OWNER.

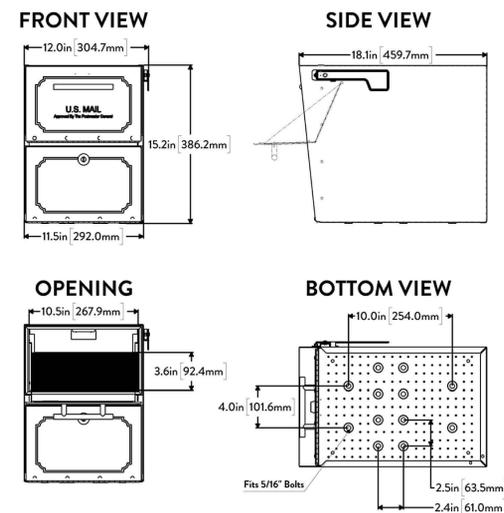
4 CONCRETE PAVEMENT - HEAVY DUTY
C400 CROSS SECTION NOT TO SCALE



EXTERIOR BOLLARD NOTES:
1. 05 5000 PLASTIC JACKET, COLOR: URBAN BRONZE (VERIFY COLOR WITH ARCHITECT).
2. ROUND SMOOTH CONCRETE TOP
3. 05 5000 6" DIA. STANDARD STEEL PIPE FILLED WITH CONCRETE (2) COATS PRIMED TO EXTEND 3'-0" ABOVE FINISHED GRADE, UNLESS NOTED OTHERWISE ON PLANS.

5 6" DIA. BOLLARD
C400 CROSS SECTION NOT TO SCALE

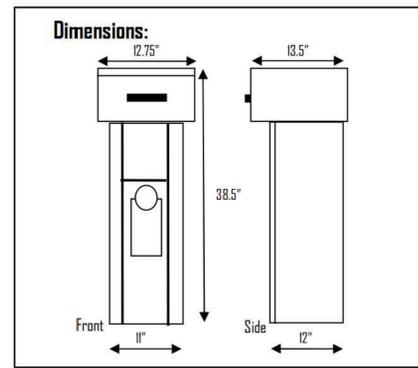
6 NOT USED
C400 CROSS SECTION NOT TO SCALE



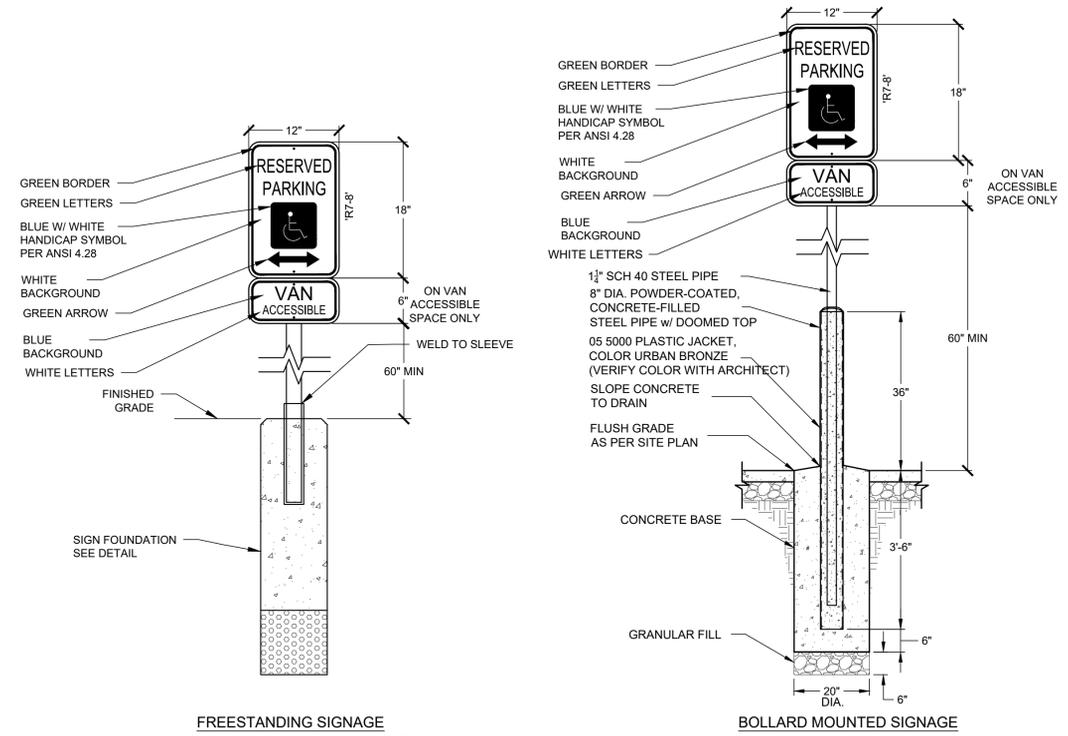
8 OASIS CLASSIC MAILBOX
C400 CROSS SECTION NOT TO SCALE

7 NOT USED
C400 CROSS SECTION NOT TO SCALE

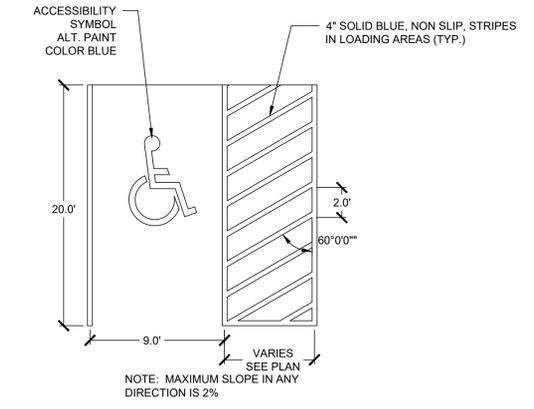




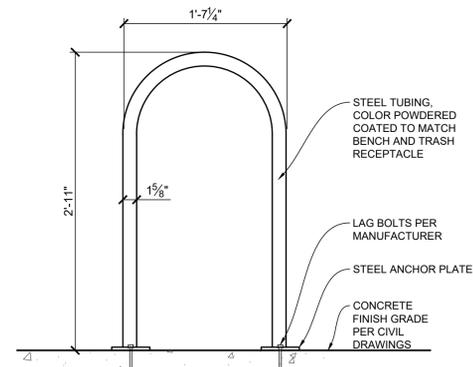
1 KEY KEEPER KEY DROP
C401 NOT TO SCALE



2 ADA SIGNAGE DETAIL
C401 NOT TO SCALE

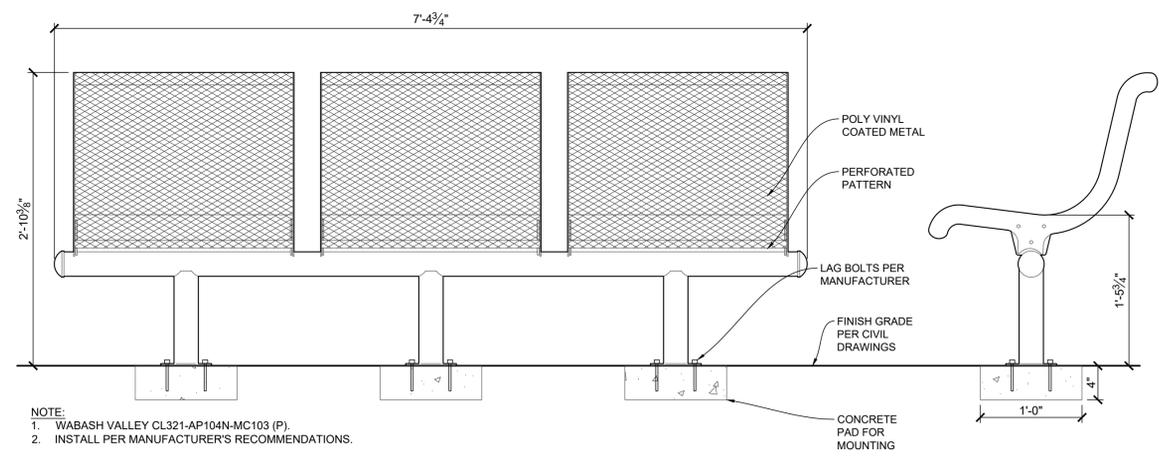


3 ACCESSIBLE PARKING STRIPING
C401 NOT TO SCALE



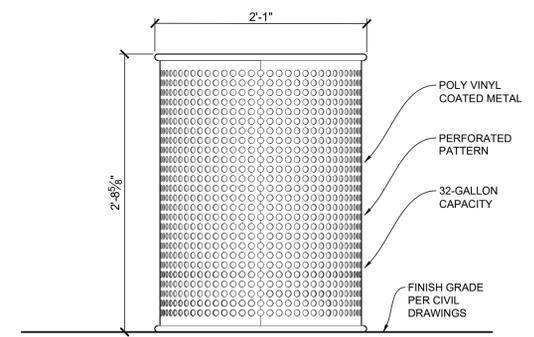
NOTE:
1. MAGLIN MBR500-00003 (MBR500-S), SURFACE MOUNTED, COLOR TO MATCH BENCH AND TRASH.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

4 BIKE RACK
C401 NOT TO SCALE



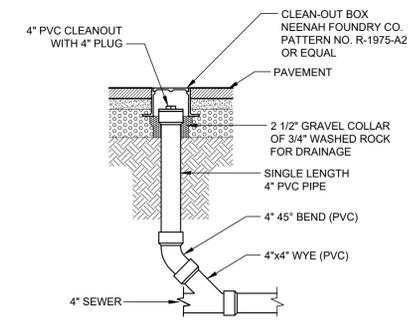
NOTE:
1. WABASH VALLEY CL321-AP104N-MC103 (P).
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

5 BENCH
C401 NOT TO SCALE

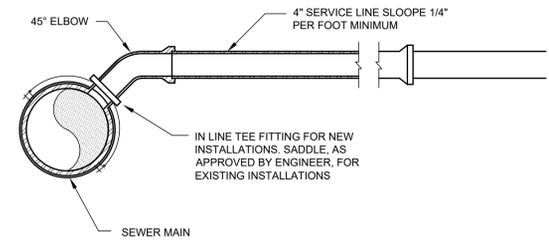


NOTE:
1. SEE SITE LEGEND FOR MANUFACTURER, MAKE, AND MODEL INFORMATION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

6 TRASH RECEPTACLE
C401 NOT TO SCALE



7 CLEANOUT
C401 NOT TO SCALE



8 SANITARY CONNECTION
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FALCON, CO
LES SCHWAB TIRE CENTER



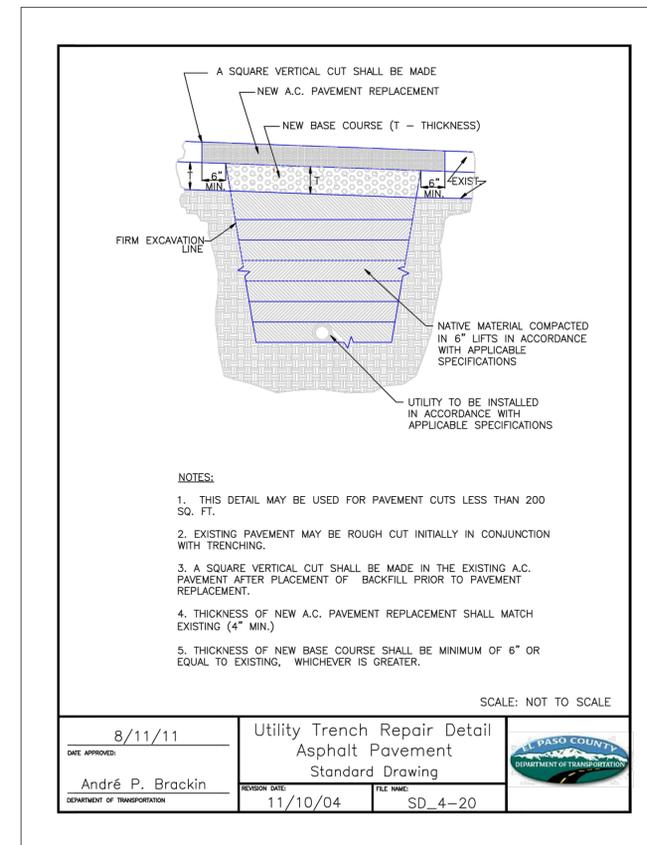
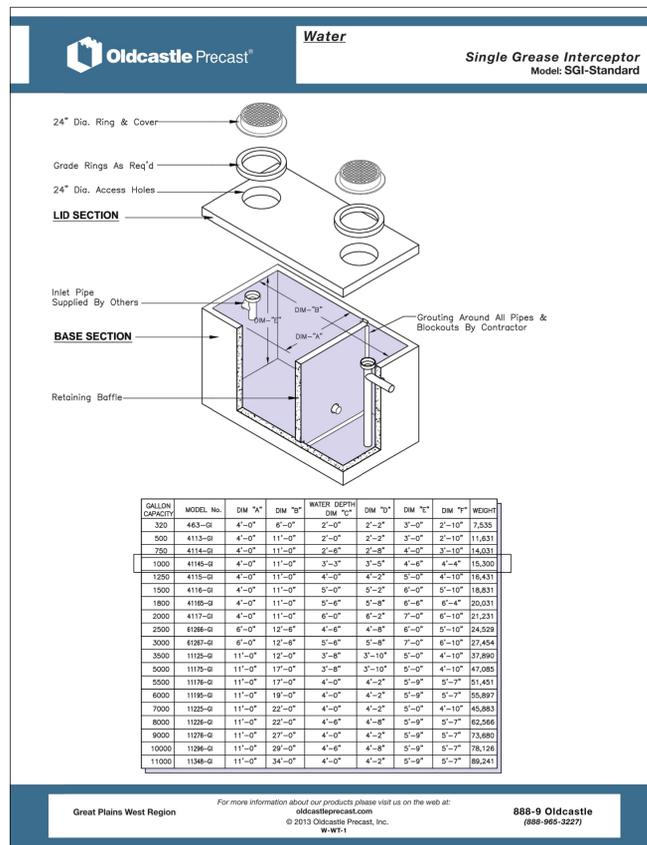
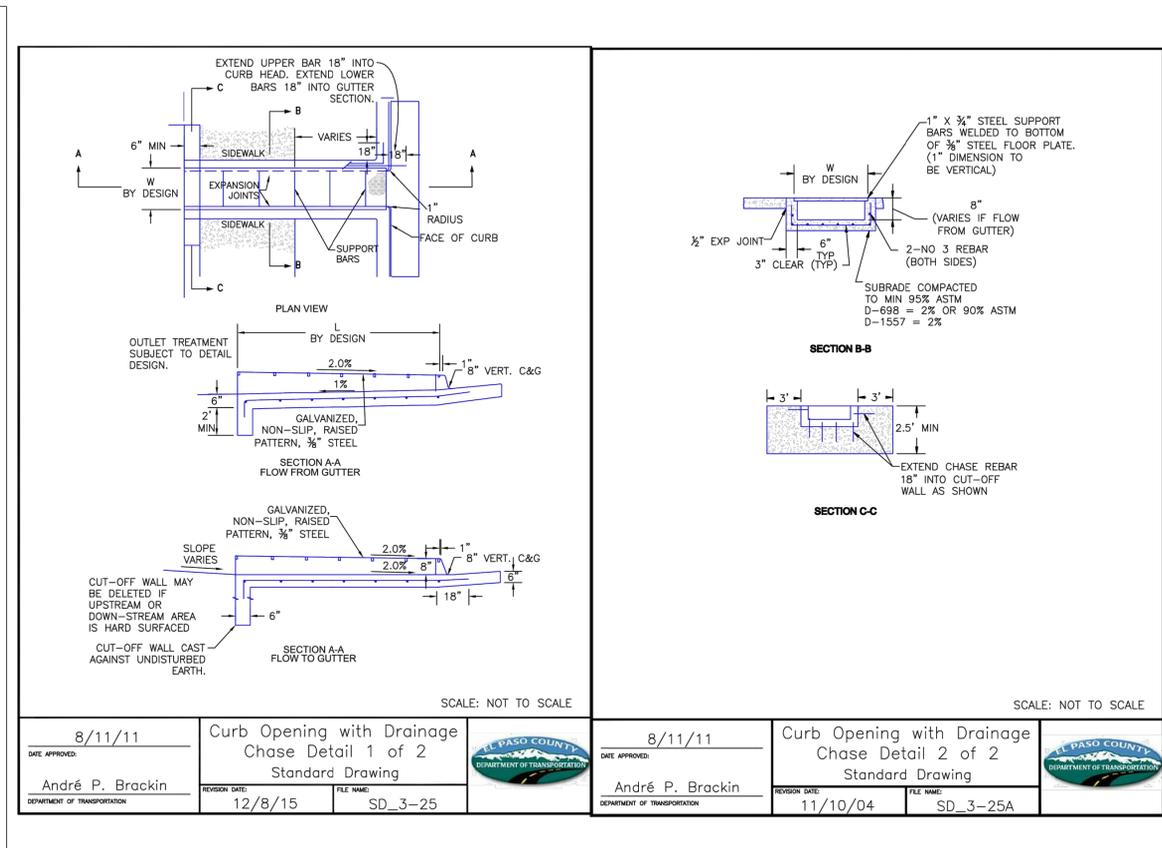
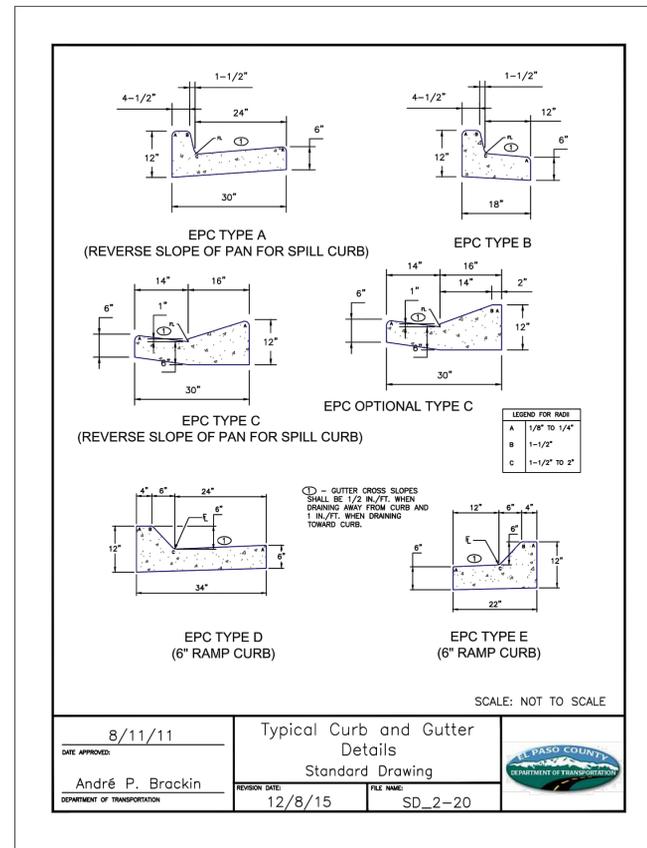
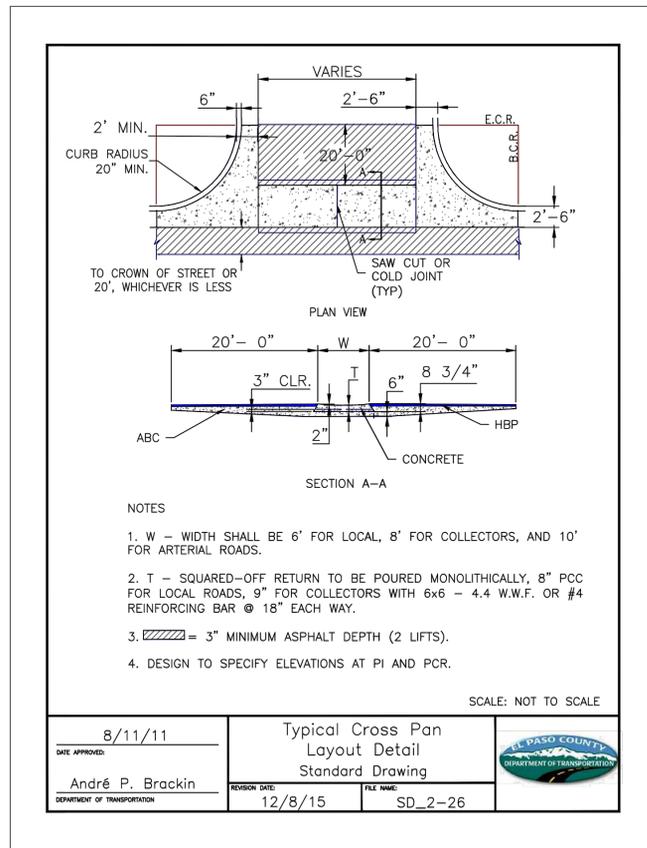
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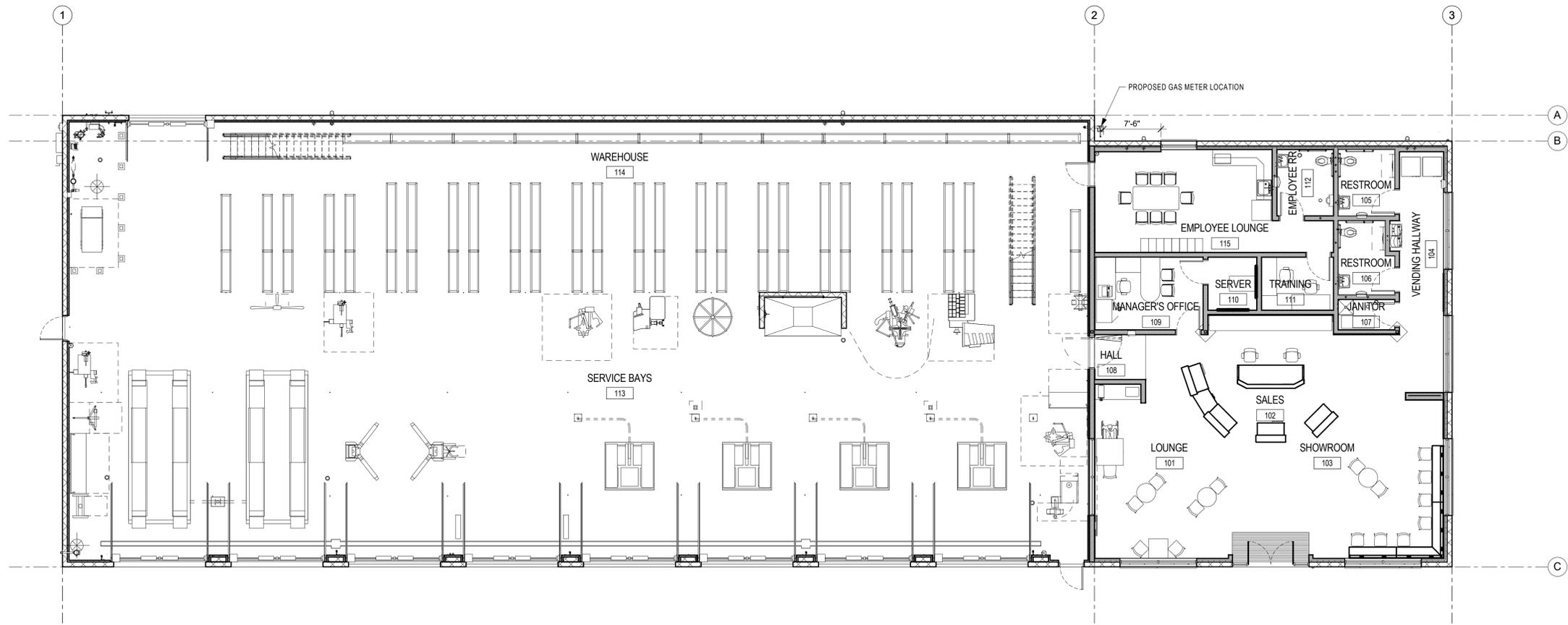
SITE DEVELOPMENT PLANS

07.21.2021
DRAWN BY | WALKER
CHECKED BY | WHITE
REVISIONS

CIVIL
DETAIL

C401





1 FLOOR PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



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SITE DEVELOPMENT PLANS

07.21.2021

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REVISIONS

FLOOR PLAN

A1.1



1 FRONT PERSPECTIVE
A2.0 N.T.S.



2 FRONT PERSPECTIVE @ SERVICE BAYS
A2.0 N.T.S.



3 SITE AERIAL VIEW
A2.0 N.T.S.

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SITE DEVELOPMENT
PLANS

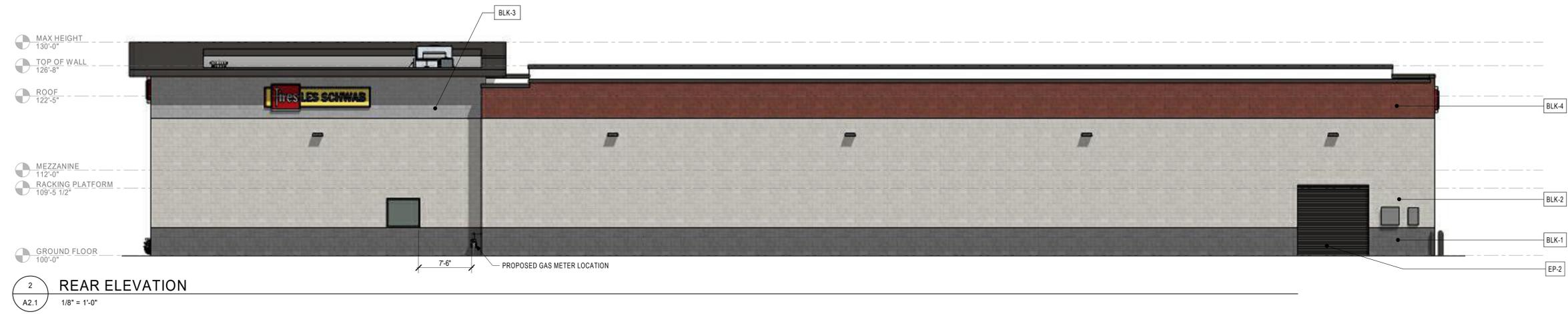
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REVISIONS

EXTERIOR VIEWS
A2.0





1 FRONT ELEVATION
A2.1 1/8" = 1'-0"



2 REAR ELEVATION
A2.1 1/8" = 1'-0"



3 SERVICE END ELEVATION
A2.1 1/8" = 1'-0"



4 SHOWROOM ELEVATION
A2.1 1/8" = 1'-0"

ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN CMU AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- F. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.

MATERIAL LEGEND:

- BLK-1 ANGELUS CMU SPLIT FACE, (ONYX)
- BLK-2 ANGELUS CMU SPLIT BURNISHED, (MISSION WHITE)
- BLK-3 ANGELUS CMU PRECISION, (GREYSTONE)
- BLK-4 ANGELUS CMU SPLIT FACE, (LANERA RED)
- SP-1 SOFFIT PANEL 6" V-GROOVE PLANKS (WHITE OAK NATURAL)
- SF-1 SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE AND BENCH
- EP-2 EXTERIOR PAINT TYPE-2 (MATCH VALSPAR 397B792 FLUOROPON EXTRA DARK BRONZE)

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EXTERIOR ELEVATIONS

A2.1



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SITE DEVELOPMENT PLANS

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CHECKED BY |
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SITE LIGHTING PLAN

E100

GENERAL NOTES

- A. PHOTOMETRIC CALCULATIONS DO NOT INCLUDE CONTRIBUTION FROM STREET LIGHTING OR LIGHTING FROM ADJACENT PROPERTY.
- B. ALL FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION; ALL SITE POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR.

LEGEND

- □ POLE MOUNTED LIGHT
- WALL MOUNTED LIGHT

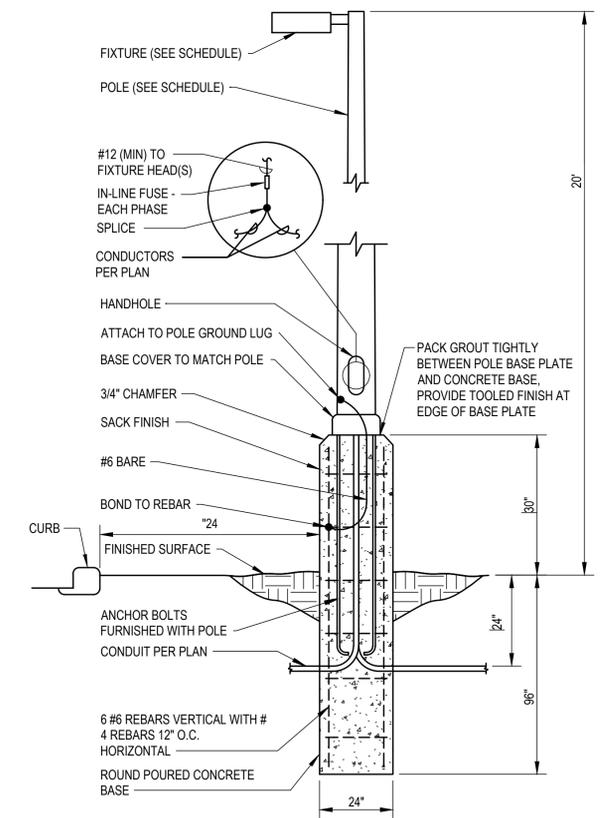
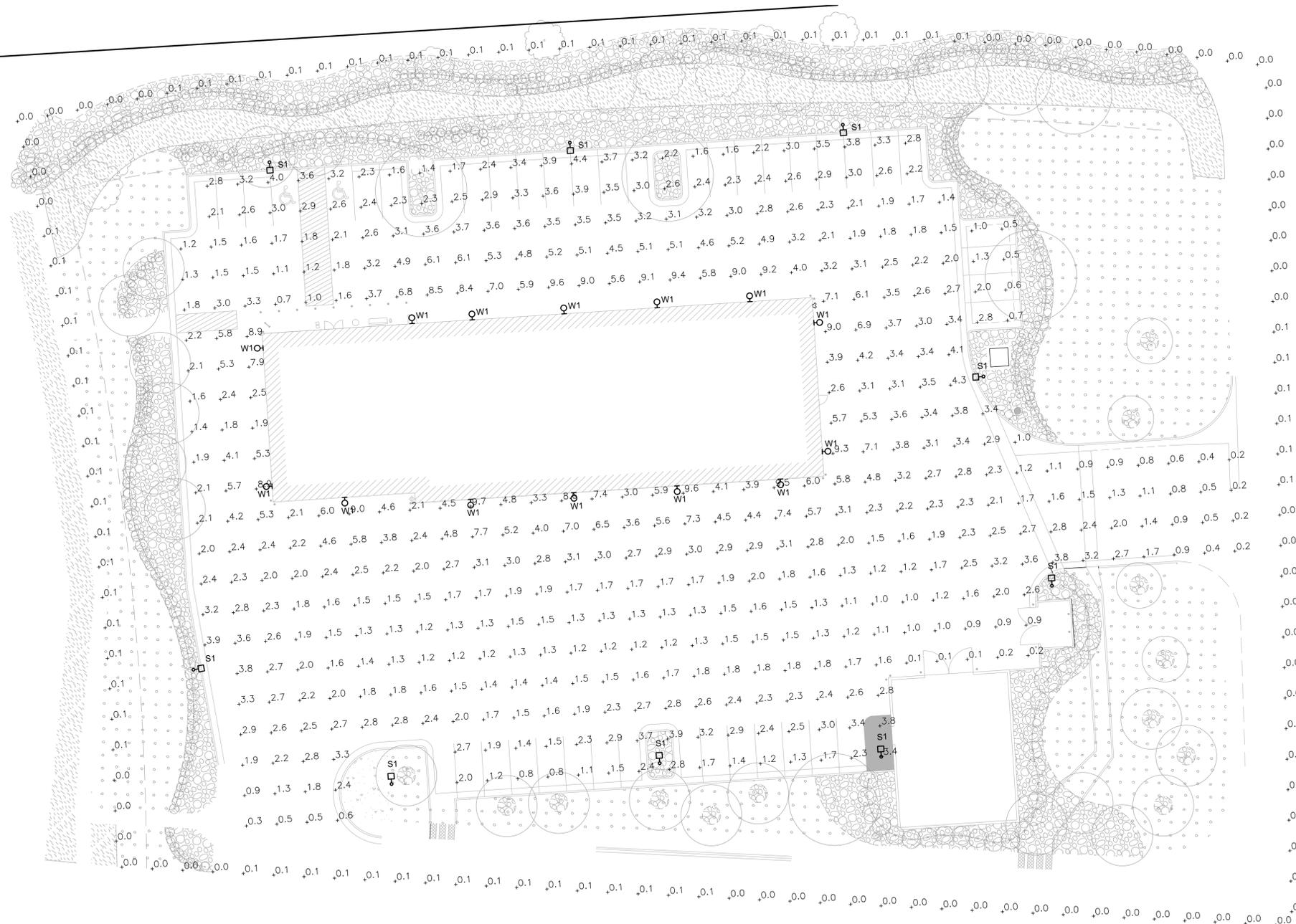
SITE LIGHTING SCHEDULE

TYPE	DESCRIPTION	FIXTURE		NOTES	VOLTS	LUMENS	WATTS	MOUNTING		LAMP
		MANUFACTURER	CATALOG NUMBER					TYPE	HEIGHT	
S1	LED POLE MOUNTED FIXTURE, SINGLE HEAD, TYPE 4 DISTRIBUTION WITH SPILL CONTROL, MOTION SENSOR CONTROLLED DIMMING.	MCGRAW-EDISON	GLEON-SA2B-740-2-SL4-BZ-FF-MS/DIM-L40W	1, 2, 3	208	11,111	85	POLE	20'	LED, 4000K
S-POLE	ROUND TAPERED STEEL POLE, DARK BRONZE, 20' MOUNTING HEIGHT	MCGRAW-EDISON	RTS6A20S-F-N-1-X-G	1, 4						
W1	LED WALL MOUNTED FIXTURE, FULL CUT-OFF, DARK BRONZE FINISH AND MOTION SENSOR CONTROLLED DIMMING.	LUMARK	XTOR6B-W-BZ-MS/DIM-L20	1, 2	120-277	6,038	58	WALL	15'	LED, 4000K

NOTES:
1. COLOR SHALL BE DARK BRONZE. VERIFY FIXTURES AND POLES HAVE MATCHING FINISH.
2. FIXTURE SHALL BE CONTROLLED BY PROGRAMMABLE LIGHTING PANEL TO DISABLE OPERATION BETWEEN 11:00 PM AND 6:00 AM OR AS REQUIRED BY AHJ.
3. INSTALL FIXTURE HEAD WITH 0° TILT TO PROVIDE FULL-CUT-OFF DISTRIBUTION (NO LIGHT OUTPUT EMITTED ABOVE 90 DEGREES AT ANY LATERAL ANGLE AROUND THE FIXTURE).
4. COORDINATE OVERALL POLE LENGTH WITH FACTORY TO PROVIDE 20' FIXTURE MOUNTING HEIGHT WITH 30" CONCRETE BASE. PROVIDE POLE MFR'S RECOMMENDED ANCHOR BOLTS.

PHOTOMETRIC STATISTICS - ILLUMINANCE IN FOOT-CANDLES

DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
PARKING LOT	+	2.8 fc	9.7 fc	0.1 fc	28.0:1
PROPERTY LINE	+	0.1 fc	0.1 fc	0.0 fc	N/A



2 LIGHTING POLE BASE DETAIL
E100 NOT TO SCALE