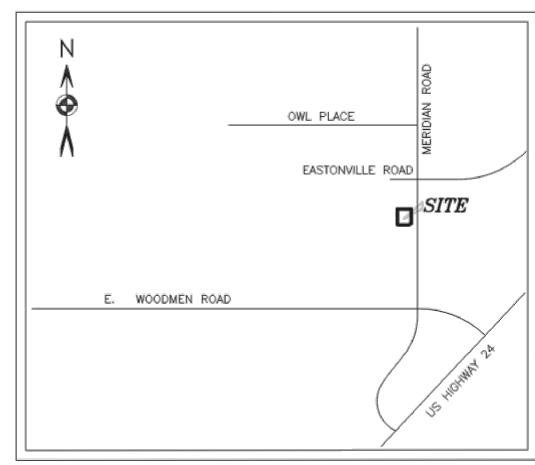
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

	CONSTRUCTION DOCUMENTS
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
*C2.0	COVER SHEET & GENERAL NOTES
*C2.1	INITIAL EROSION CONTROL PLAN
*C2.2	FINAL EROSION CONTROL PLAN
*C2.3	GRADING PLAN
*C2.4	EROSION CONTROL DETAILS
*C2.5	EROSION CONTROL DETAILS
*C2.6	EROSION CONTROL DETAILS
*C2.7	EROSION CONTROL DETAILS
*C2.8	EROSION CONTROL DETAILS
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	STORM A PLAN & PROFILES
C5.1	STORM B & C PLAN AND PROFILES
6.0	PRIVATE SITE DETAILS
C6.1	STANDARD DETAILS
C6.2	STANDARD DETAILS
C6.3	STANDARD DETAILS

*SHEETS PROVIDED AS SEPARATE SET

OFF-SITE CONSTRUCTION LAND OWNER AGREEMENT

AS PART OF THE CONSTRUCTION OF THE DISCOUNT TIRE DEVELOPMENT, THE CONTRACTOR WILL BE REQUIRED TO DO MINIMAL GRADING AND EROSION CONTROL CONSTRUCTION OUTSING OF THE PROPERTY BOUNDARIES. BY SIGNING BELOW, THE OFF-SITE LAND OWNER AGREES TO ALLOW THE CONTRACTOR TO CONSTRUCT NECESSARY IMPROVEMENTS WITHIN THE OFF-SITE AREAS SHOWN IN THIS CONSTRUCTION DOQUMENT PLAN SET.

OFF-SITE LAND OWNER SIGNATURE: Lowell

DENVER, LO

cingsorpers, com

CONTACTS:

HALLE PROPERTIES, LLC. 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 TEL: (480) 606-6845 CONTÀCT: LESLIE GERMAN

ENGINEER KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0180 CONTACT: MITCHELL HESS, P.E.

EMAIL: MITCHELL.HESS@KIMLEY-HORN.COM

EMAIL: JEREMY.POWELL@KIMLEY-HORN.COM

EMAIL: LESLIE.GERMAN@DISCOUNTTIRE.COM

LANDSCAPE ARCHITECT KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 300 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0180 CONTÀCT: JEREMY POWELL, P.L.A.

20381 LAKE FOREST DRIVE, SUITE B16 LAKE FOREST, CA 92630 TEL: (951) 363-4467 CONTÀCT: STEVE APPEL EMAIL: SAPPEL@KINETICDESIGN.BUILD

BARRON LAND SURVEYING 2790 N. ACADEMY BOULEVARD, SUITE 311 COLORADO SPRINGS, CO 80917 TEL: (719) 360-6827 CONTACT: SPENCER BARRON P.L.S. EMAIL: SPENCER@BARRONLAND.COM

HALLE PROPERTIES, LLC. 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 TEL: (480) 606-6845 CONTACT: LESLIE GERMAN EMAIL: LESLIE.GERMAN@DISCOUNTTIRE.COM

LAND AREA:

51,052 SQ. FT. OR 1.172 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS ARE BASED UPON A LINE LYING 30' WESTERLY AND TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS SHOWN OF THE PLAT OF FALCON MARKETPLACE, MONUMENTED AT THE NORTH END WITH A #5 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 31548" AND MONUMENTED AT THE SOUTH END WITH A MAG NAIL AND WASHER STAMPED "PLS 31548", AND IS ASSUMED TO BEAR N 00°29'40" W, A DISTANCE OF 1137.83'.

BENCHMARK:

ELEVATIONS ARE BASED UPON THE COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT BLT167 (ELEVATION = 6873.18 NVGD29)

LEGAL DESCRIPTION

PARCEL A, LOT 4, FALCON MARKETPLACE

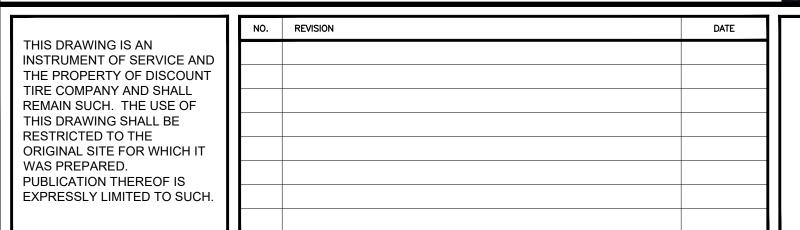
FEMA CLASSIFICATION

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0553G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

SOIL TYPE

THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS MOSTLY GRAVELLY SANDY LOAM CLASSIFIED AS HYDROLOGIC SOIL GROUP A.

PCD File No.: PPR2112









	PROJECT NAME:
	DISCOUNT TIRE - FALCON, CO
	,

PROJECT ADDRESS: 7585 FALCON MARKETPLACE PEYTON, CO 80831

08/05/2021 DESIGNED BY: REVIEWED BY:

096010025

PROJECT NUMBER:

SHEET TITLE: **COVER SHEET** SHEET NUMBER:

DESIGN ENGINEER'S STATEMENT:

OWNER'S/DEVELOPER'S STATEMENT:

(NAME) MAHMEN Johnson

HALLE PROPERTIES, LLC

EL PASO COUNTY:

JENNIFER IRVINE, P.E.

SPECIFICATIONS.

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY

DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN

PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR

SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY

WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION

PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH

THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND

, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE

REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH

ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS

WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY

LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2,

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS

FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND

SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED

WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE

COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE

APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR

COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

AND ENGINEERING CRITERIA MANUAL AS AMENDED.

COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

COUNTY ENGINEER / ECM ADMINISTRATOR

10/01/2021 12:44:38 PM

RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND

06/23/2021

1.8.2021 DATE

DATE

ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT

DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND

- 2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
- 4. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER FOR THE LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (1-800-922-1987).
- 5. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- 7. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- 8. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN THE PUBLIC RIGHT—OF—WAY OR EASEMENT SHALL CONFORM TO THE CITY OF COLORADO SPRINGS'S SPECIFICATIONS AND STANDARDS. (LATEST EDITION)
- 9. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS, AND ALL OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH MUTCD CONSTRUCTION AREA TRAFFIC CONTROL.

ENGINEERING DEMOLITION NOTES

- 1. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER AND IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- 2. ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ENGINEER PRIOR TO MAKING ANY CHANGES.
- 3. THE CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.
- 4. WHEN UTILITIES ARE REMOVED, CAP AND SEAL A MINIMUM OF 8" BELOW FINISH GRADE.

ENGINEERING SITE NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- 2. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AT ALL TIE IN LOCATIONS.
- 3. CONTRACTOR SHALL REMOVE PAVEMENT AND CONCRETE IN ACCORDANCE WITH SPECIFICATIONS OF EL PASO COUNTY AND/OR THE COLORADO STATE DEPARTMENT OF TRANSPORTATION.
- 4. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS AND ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- 5. CONTRACTOR SHALL REFER TO BUILDING PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES, TO INCLUDE, SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, AND TELEPHONE SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED, AS WELL AS, COORDINATE WITH ANY UTILITY COMPANIES FOR APPROVED LOCATIONS AND SCHEDULING OF TIE-INS/CONNECTIONS TO THEIR
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.
- 7. CONTRACTOR TO REMOVE OR RELOCATE, WHEN APPLICABLE, ALL EXISTING BUILDINGS, FOUNDATIONS, BASEMENTS, CONNECTING IMPROVEMENTS, DRAIN PIPES, SANITARY SEWER PIPES, POWER POLES, AND GUY WIRES. WATER METERS AND WATER LINES, WELLS, SIDEWALKS, SIGN POLES, UNDERGROUND GAS, SEPTIC TANKS, AND ASPHALT, SHOWN AND NOT SHOWN, WITHIN CONSTRUCTION LIMITS AND WHERE NEEDED, TO ALLOW FOR NEW CONSTRUCTION AS SHOWN.

ENGINEERING PAVING NOTES

- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- 2. ALL CONCRETE SIDEWALKS SHALL HAVE CONTROL JOINTS CUT ON 5' CENTERS AND EXPANSION JOINTS PLACED ON 20' CENTERS. CONCRETE PAVEMENT JOINTS SHALL BE SPACED AT 12' CENTERS MAXIMUM.
- 3. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

ENGINEERING GRADING NOTES

- CONTOURS ON SIDEWALKS AND PRIVATE/PUBLIC ROADWAYS ARE TO FINISH GRADE.
- 2. FOR GROUND TREATMENT OF ALL DISTURBED AREAS WITHIN THE PROJECT SITE, REFER TO LANDSCAPE PLANS.

- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND OR OTHER FINAL LANDSCAPE PLANTING IS WELL ESTABLISHED.

ENGINEERING DRAINAGE AND STORM WATER NOTES

- 1. ON-SITE STORM SEWER SYSTEM HAS BEEN PROVIDED TO MAINTAIN THE EXISTING DRAINAGE PATTERNS.
- 2. ALL ON-SITE STORM SEWER IS PRIVATE, UNLESS OTHERWISE NOTED.
- 3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- 4. THE CONTRACTOR SHALL DE-SILT ALL DRAINAGE STRUCTURES AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- 5. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER PRIOR TO EXCAVATION.

ENGINEERING GENERAL NOTES FOR CONTRACTOR

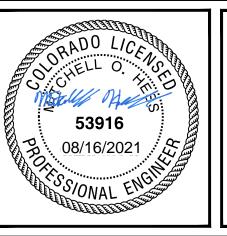
THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS.

- 1. THE CITY OR COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
- 2. APPROVAL OF THESE PLANS BY THE CITY/COUNTY DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY EL PASO COUNTY DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- 4. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 719-453-0180. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- 7. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
- 8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
- LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- 10. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- 11. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
- 12. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
- 13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE FIELD ENGINEER.
- 14. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.

- 15. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
- 16. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT KIMLEY-HORN BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OF RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE EL PASO COUNTY FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- 18. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE COUNTY ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE COUNTY/AGENCY INSPECTOR REQUIRES THE CHANGE.
- 19. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THIS PROJECT.
- 20. THE AREA WHICH IS DEFINED AS A NON-GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY/COUNTY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- 21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA SHALL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE ADDITIONAL CARE TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE WHILE MEETING MINIMUM AND MAXIMUM PAVEMENT SLOPES AS DEFINED IN THE CRITERIA.
- 24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
- 27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- 28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- 29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- 30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- 31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- 32. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.

NO. REVISION DATE THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.





© 2021 2 N. NEVADA AVE., SUITE 300 COLORADO SPRINGS, CO 80903 (719) 453-0180 DISCOUNT TIRE - FALCON, CO

PROJECT ADDRESS: 7585 FALCON MARKETPLACE PEYTON, CO 80831

096010025 08/05/2021 DESIGNED BY:

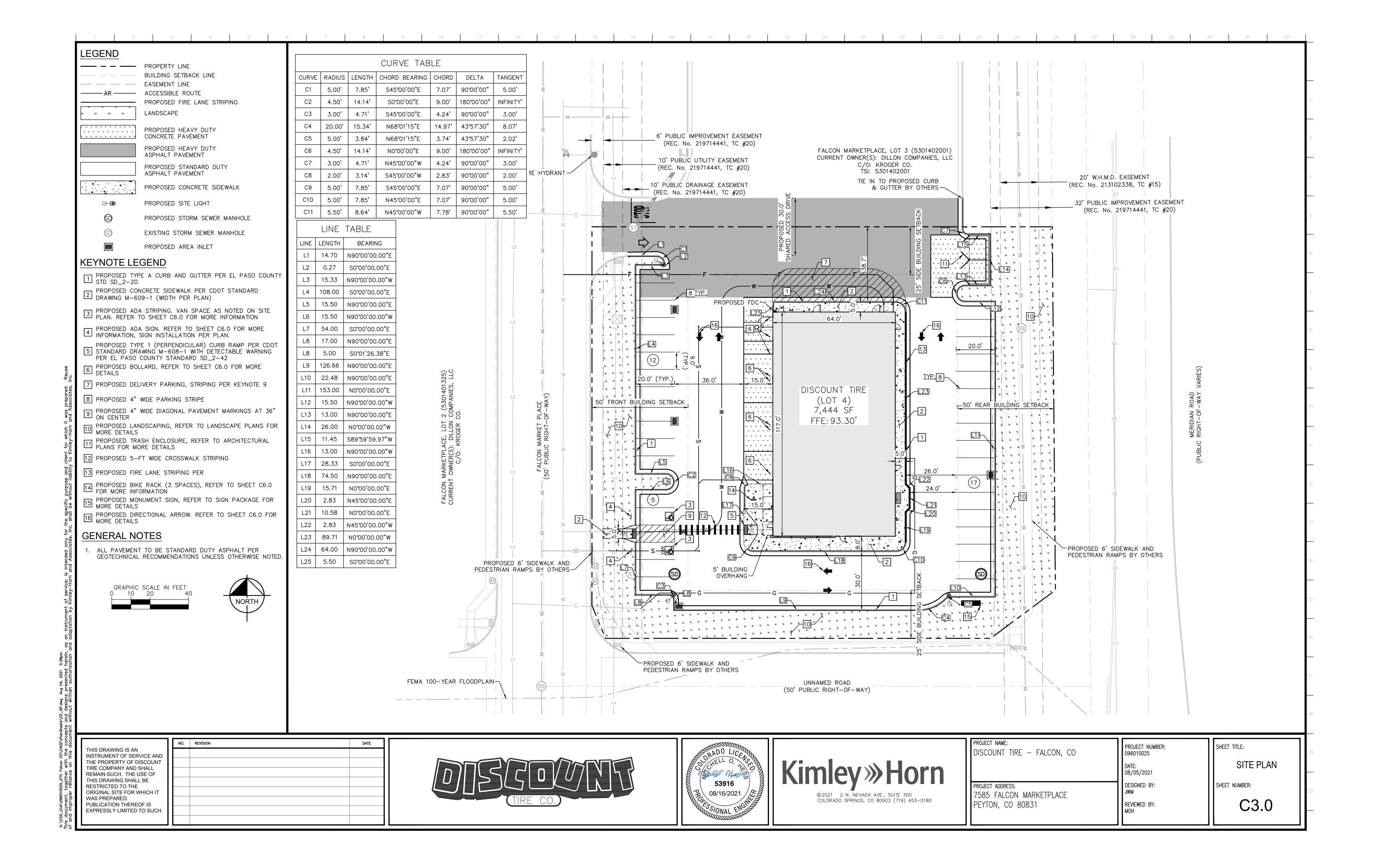
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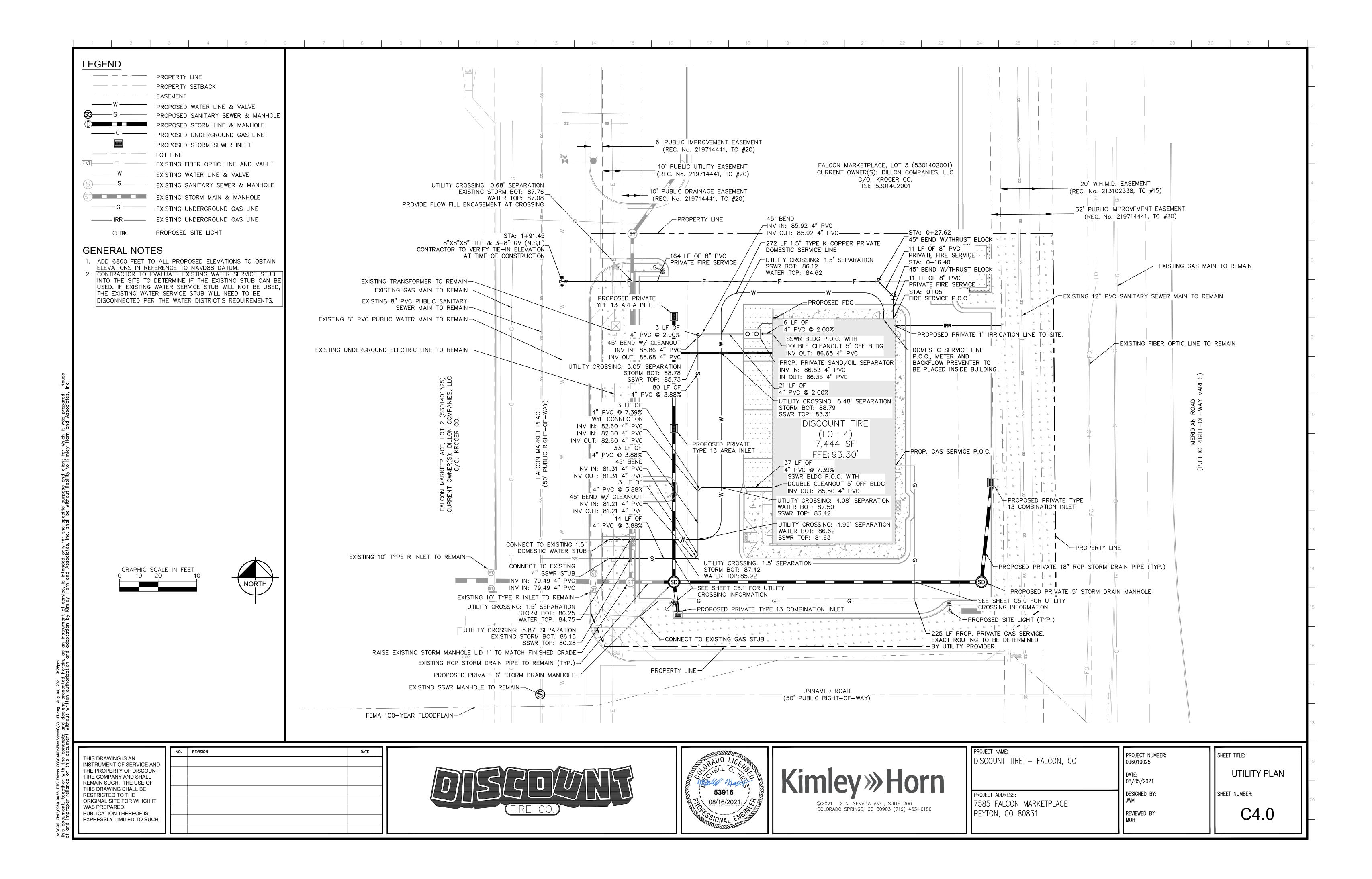
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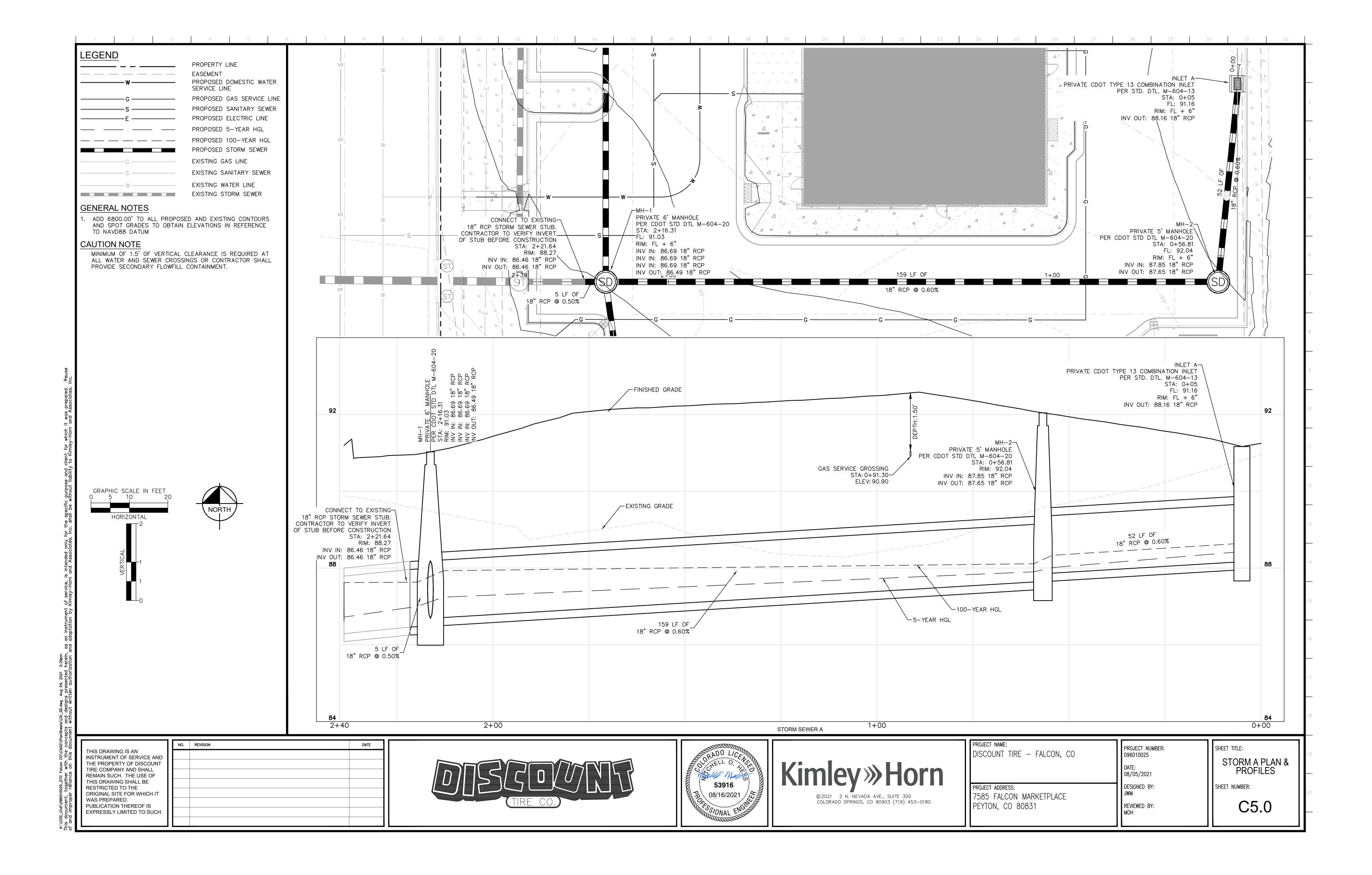
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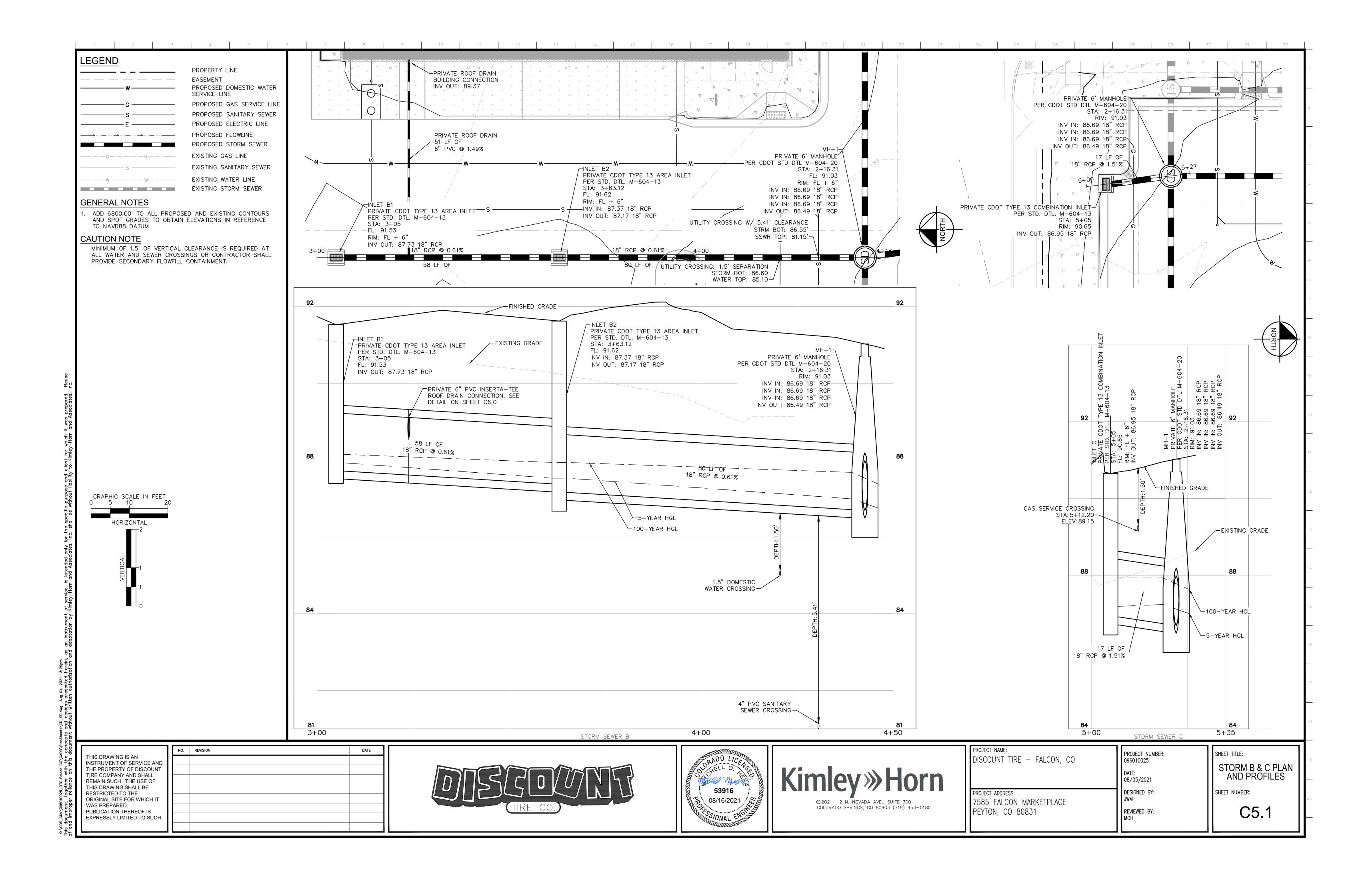
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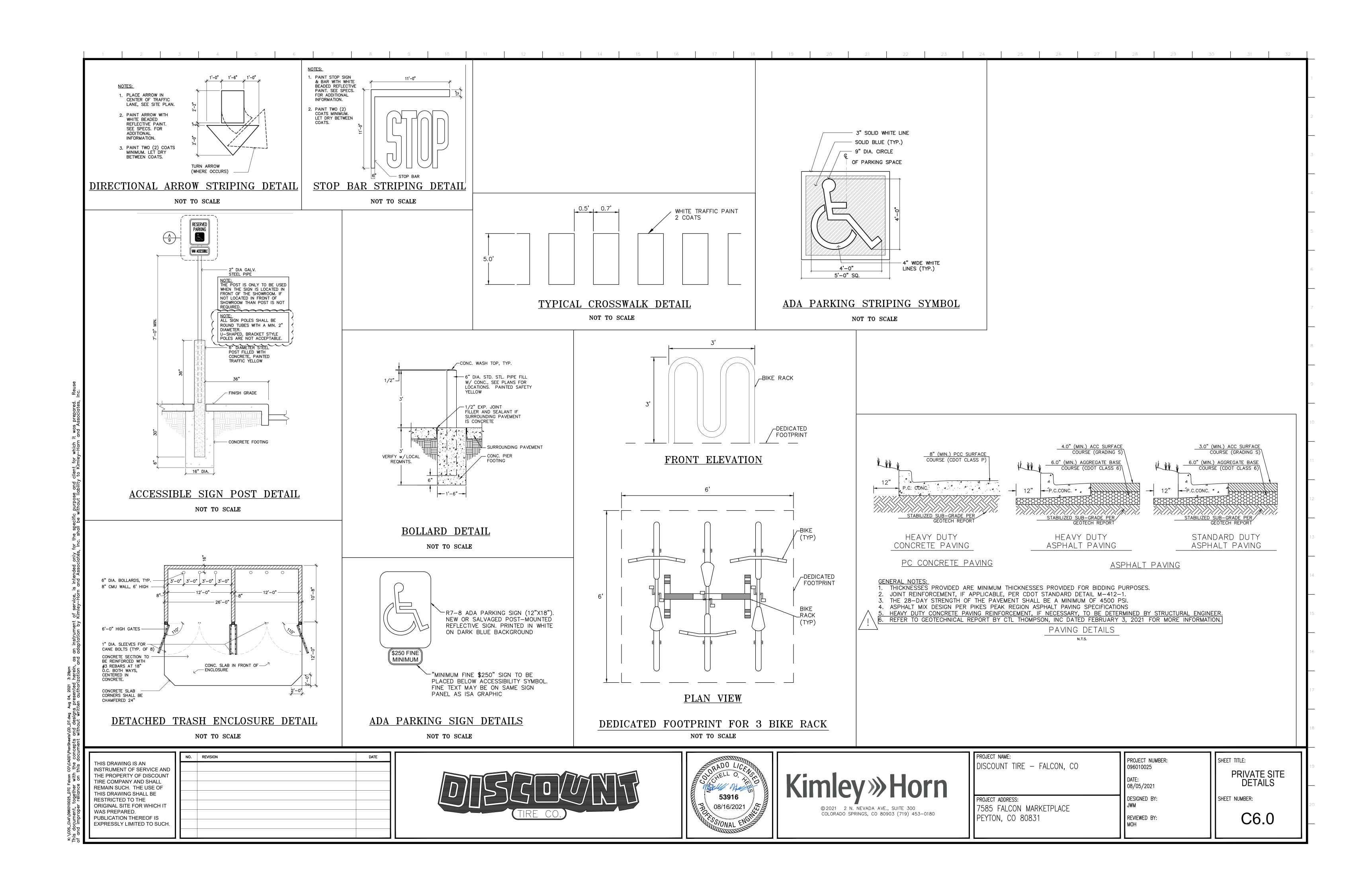
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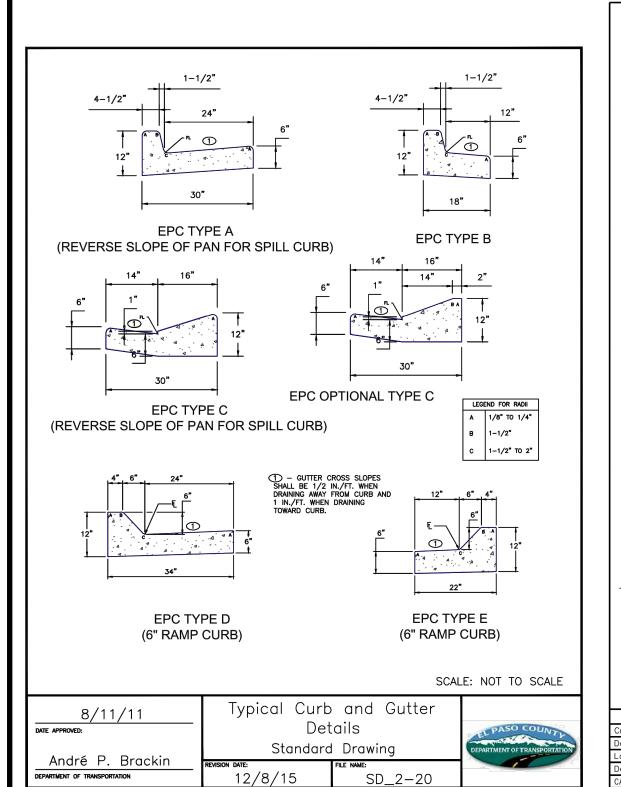


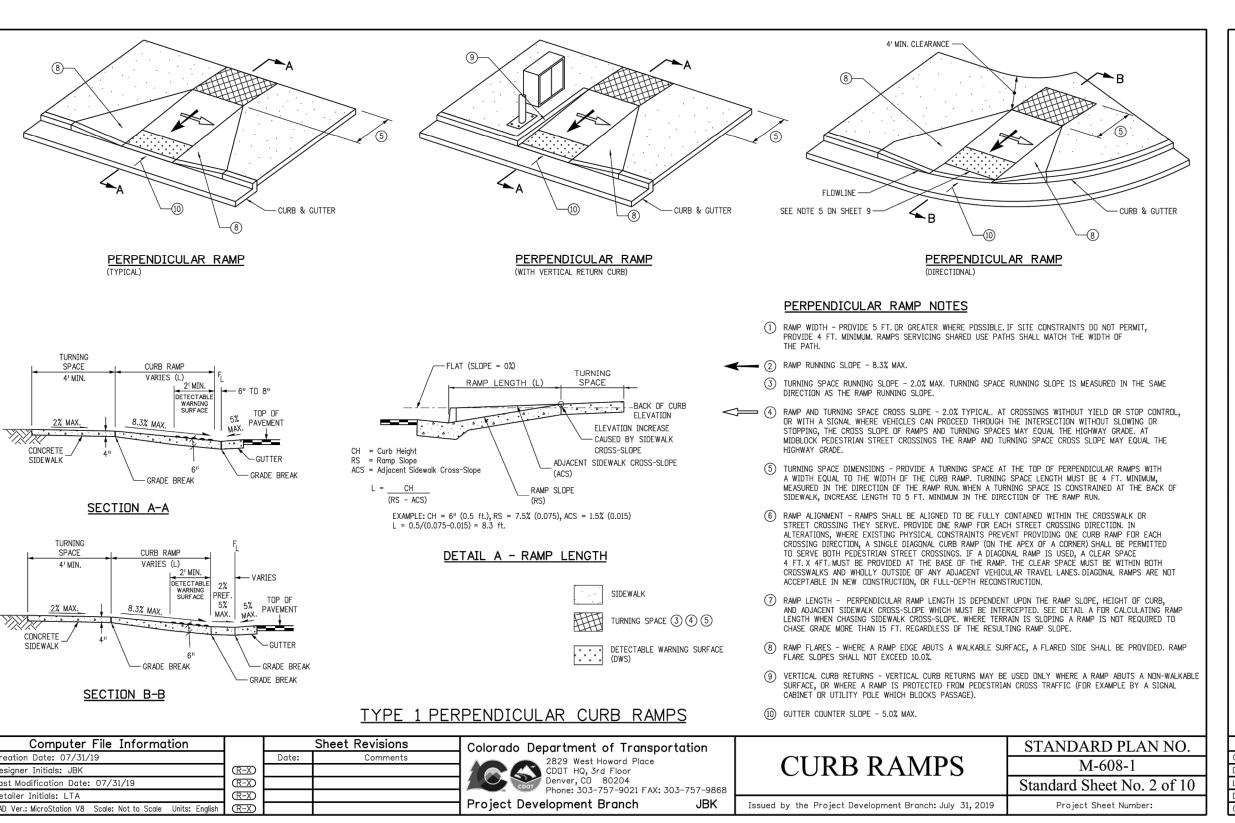


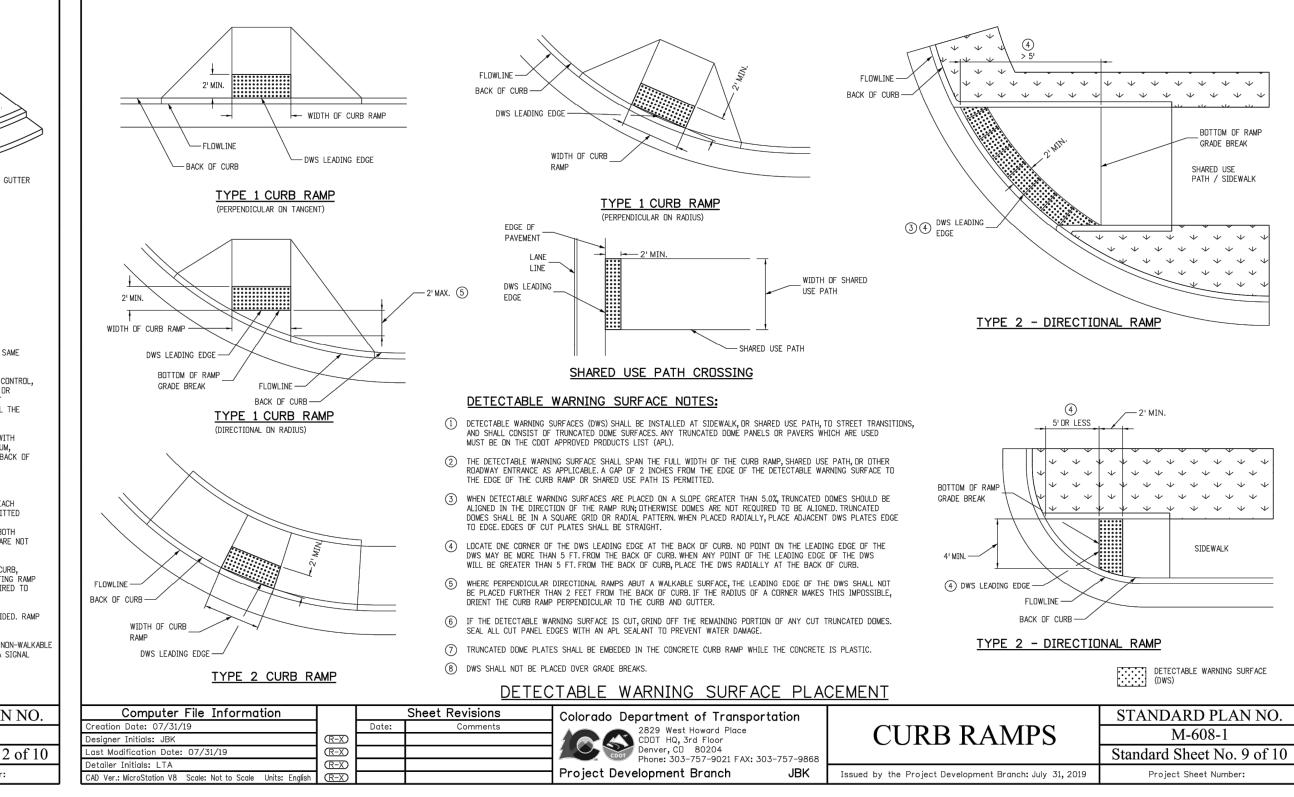


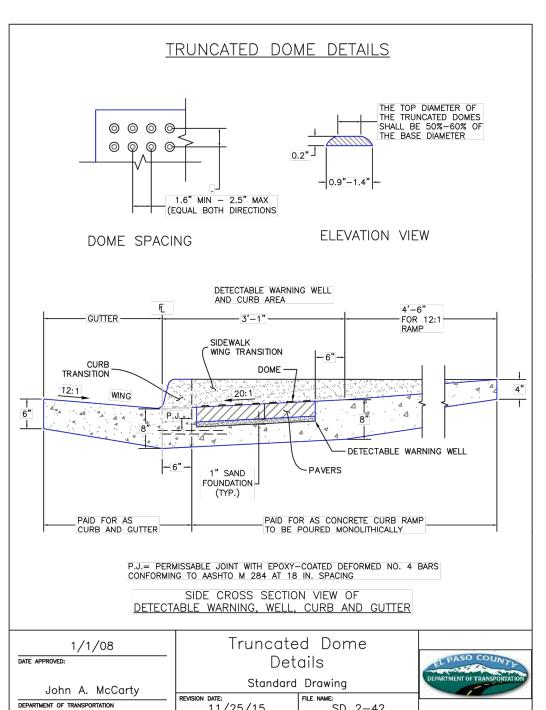


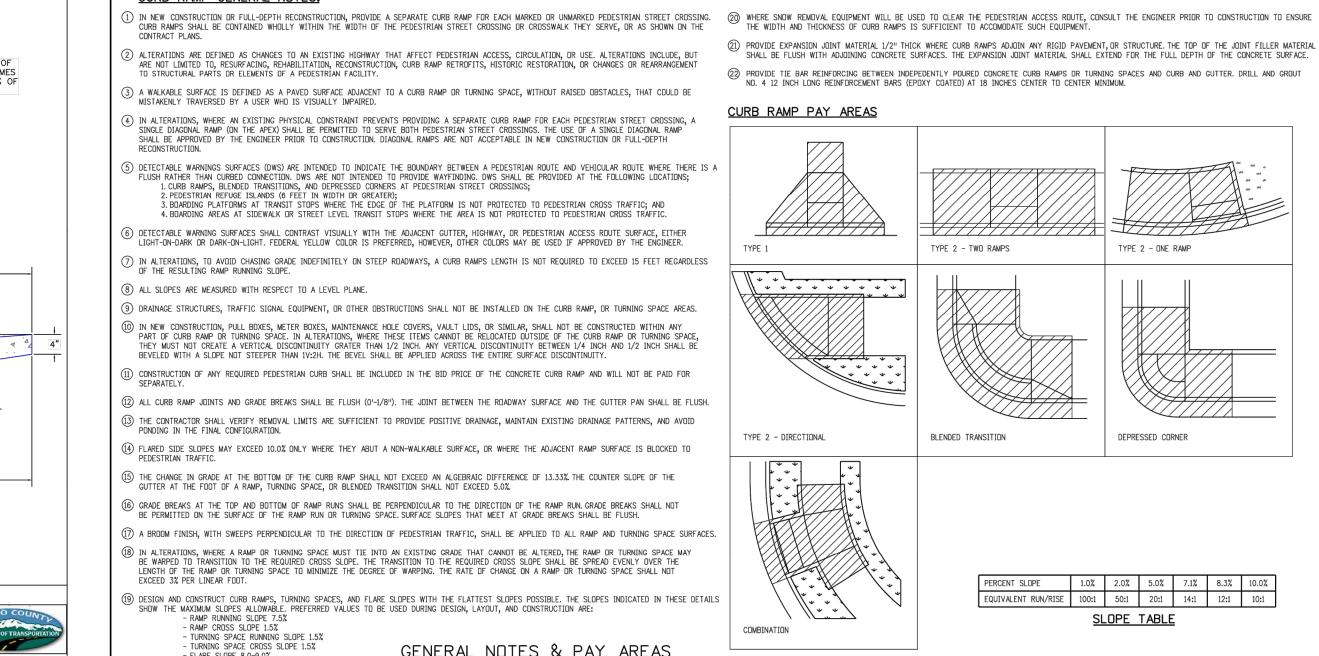










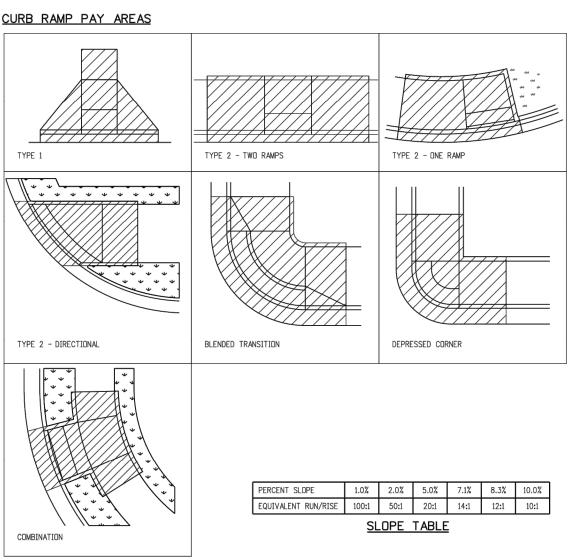


GENERAL NOTES & PAY AREAS

CURB RAMP GENERAL NOTES:

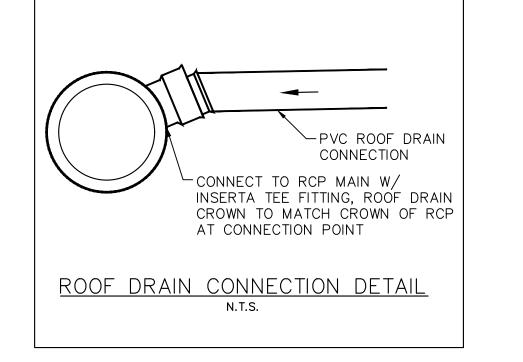
- FLARE SLOPE 8.0-9.0%

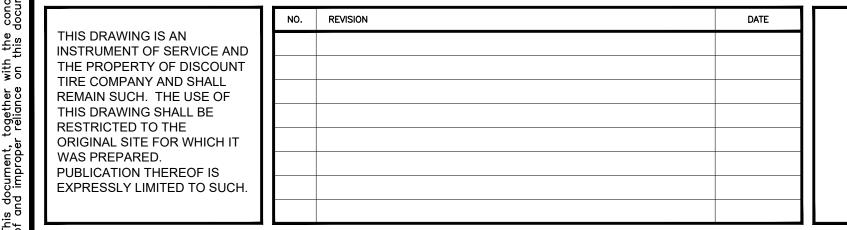
Computer File Information



CURB RAMPS

Issued by the Project Development Branch: July 31, 2019







STANDARD PLAN NO.

M-608-1Standard Sheet No. 1 of 10

Project Sheet Number:

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32



	PROJECT NAME:	
	PROJECT NAME: DISCOUNT TIRE — FALCON, CO	

PROJECT ADDRESS: 7585 FALCON MARKETPLACE PEYTON, CO 80831

096010025 08/05/2021 DESIGNED BY: REVIEWED BY:

PROJECT NUMBER:

SHEET TITLE: STANDARD DETAILS SHEET NUMBER:

C6.

11/25/15 SD_2-42

Colorado Department of Transportation

JBK

Project Development Branch

4.2.A Select Bedding

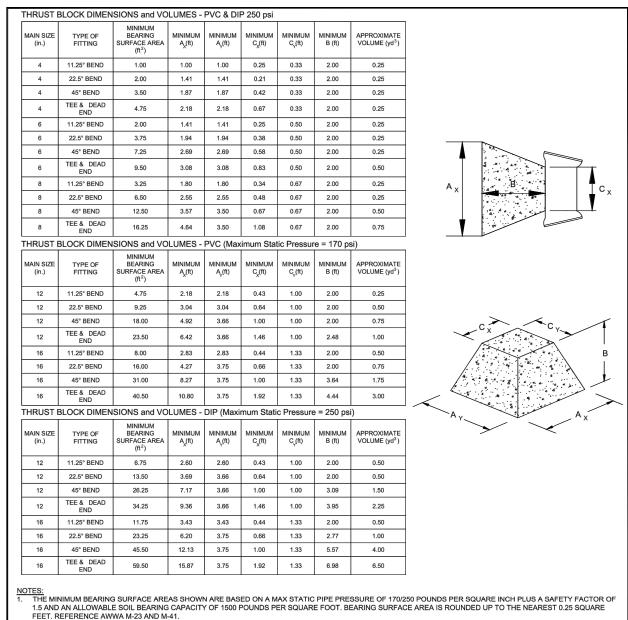
General: The bedding material shall be in accordance with ASTM D2321 Class I, II or III:

Where the Wastewater Main is laid at slopes less than 1.04% the Wastewater Main shall be bedded and compacted in maximum 6 inch lifts with select bedding. Additionally, bell holes shall be dug and compacted at each joint to minimize sags at joints. Select bedding shall be hard, clean, non corrosive, angular 3/4" crushed rock. Materials derived from recycled concrete will not be allowed. Select bedding shall have the following gradation limits when tested by means of laboratory sieves:

Sieve Size	Total Percent Passing by Weight
1"	100
3/4"	90-100
3/8"	20-55
#4	0-10
#200	0-5

Colorado Springs Utilities Wastewater Line Extension & Service Standards – 2019

4-6



NOTES:

1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.

2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE-IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.

BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.

THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME

I HE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUMI IS ROUNDED UP TO THE MEAREST 0.25 CUBIC YARDS.

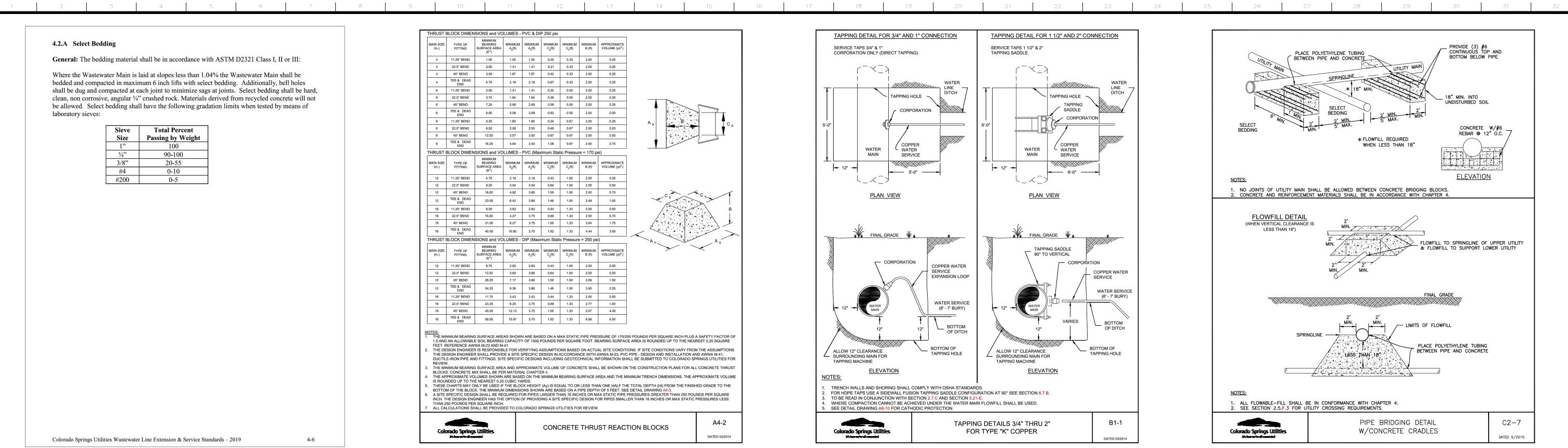
THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (Ay) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (HI) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED AND A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.

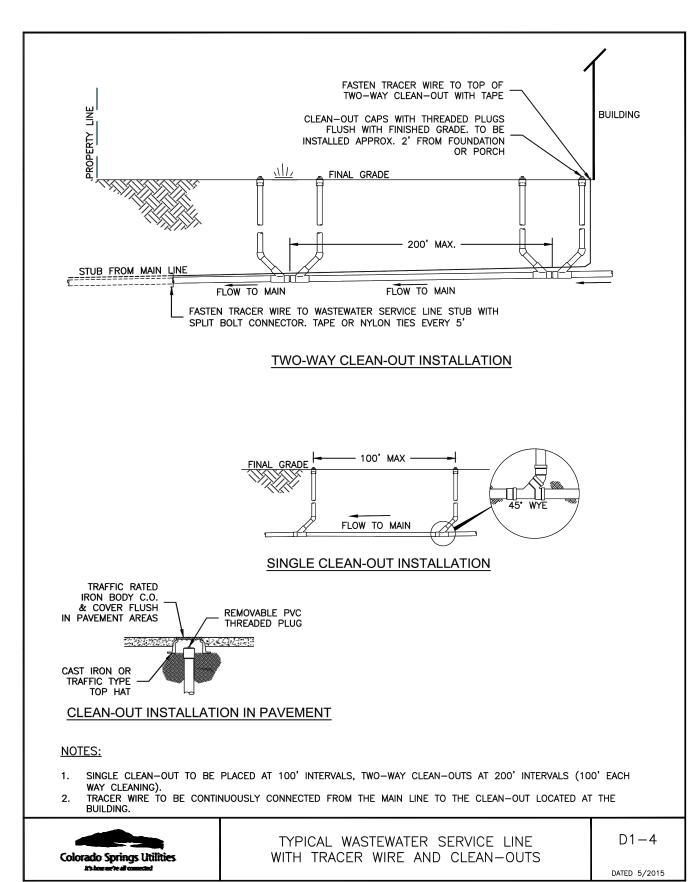
A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER HAS THE OPTION OF PROVIDING A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.
ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.

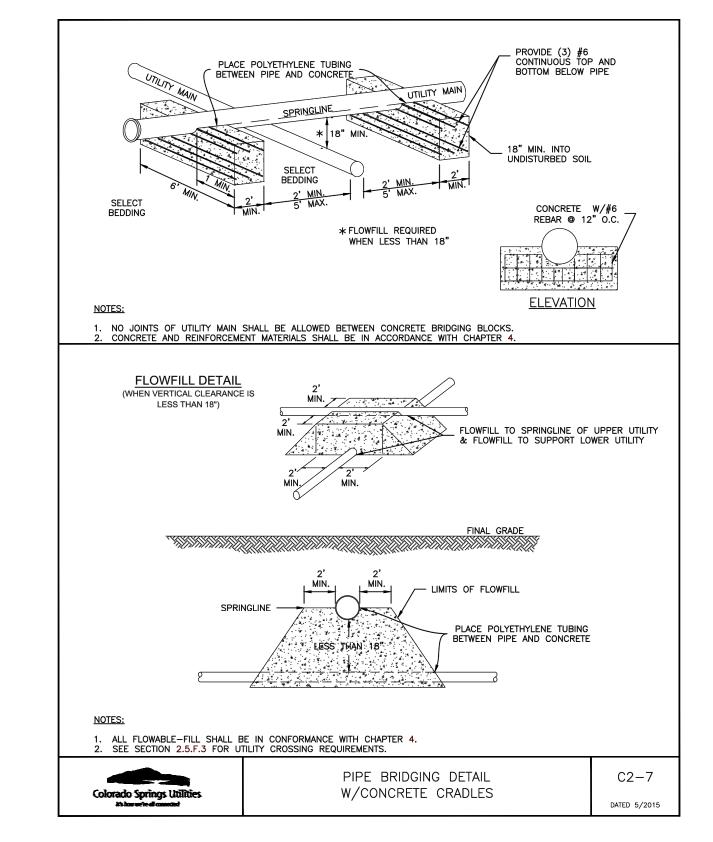
Colorado Springs Utilities	

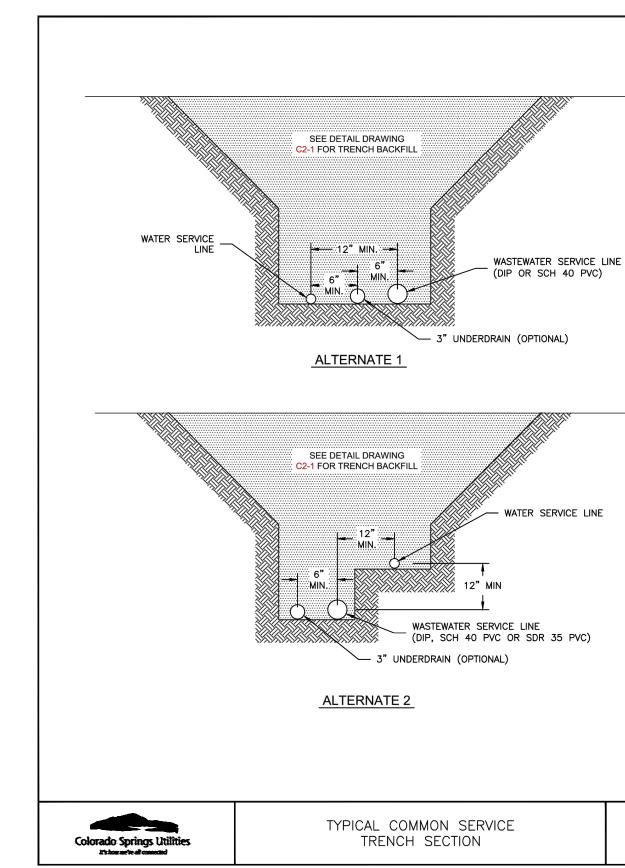
CONCRETE THRUST REACTION BLOCKS

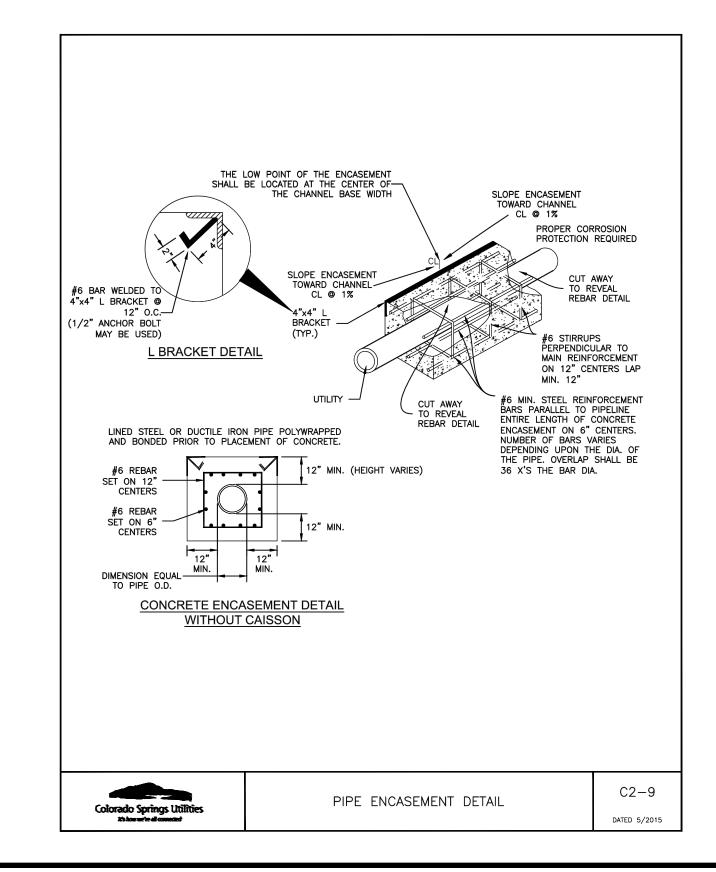
A4-2

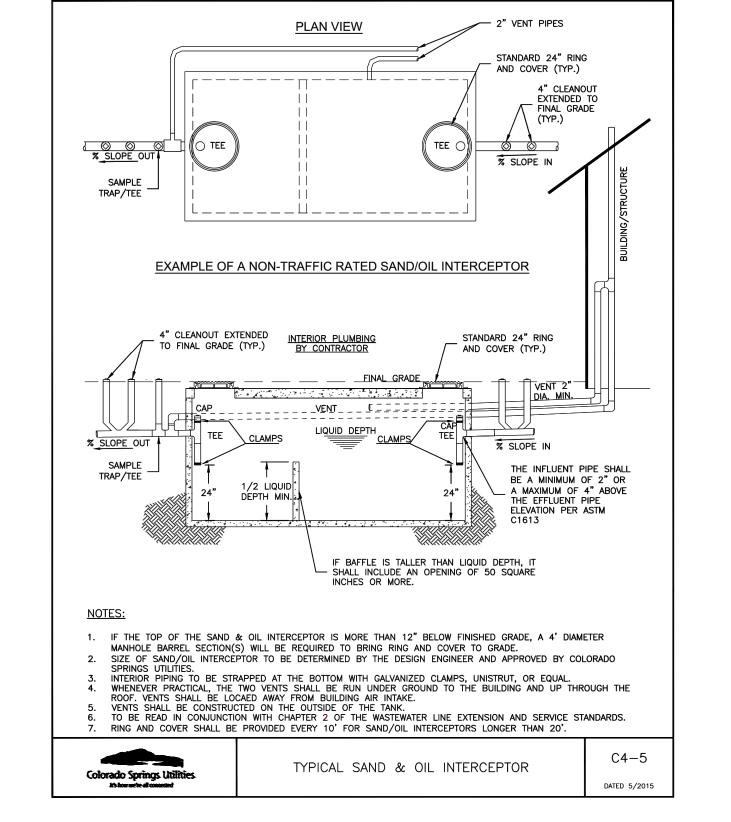


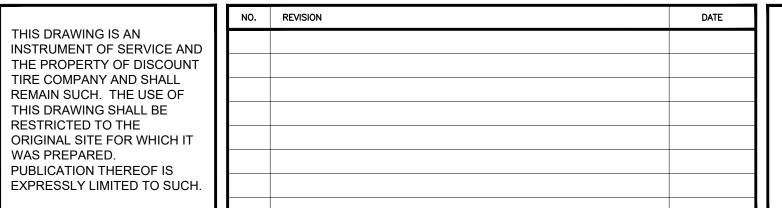




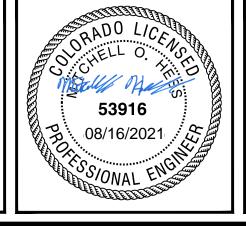














DISCOUNT TIRE — FALCON, CO

PROJECT ADDRESS: 7585 FALCON MARKETPLACE PEYTON, CO 80831

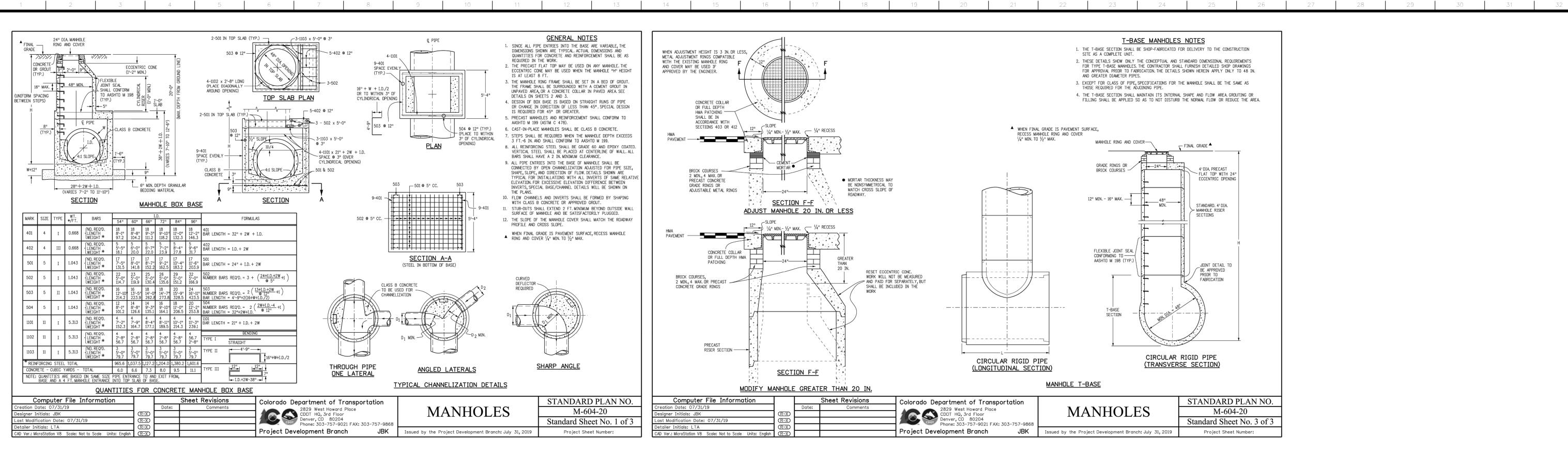
PROJECT NUMBER: 096010025 08/05/2021 DESIGNED BY: REVIEWED BY:

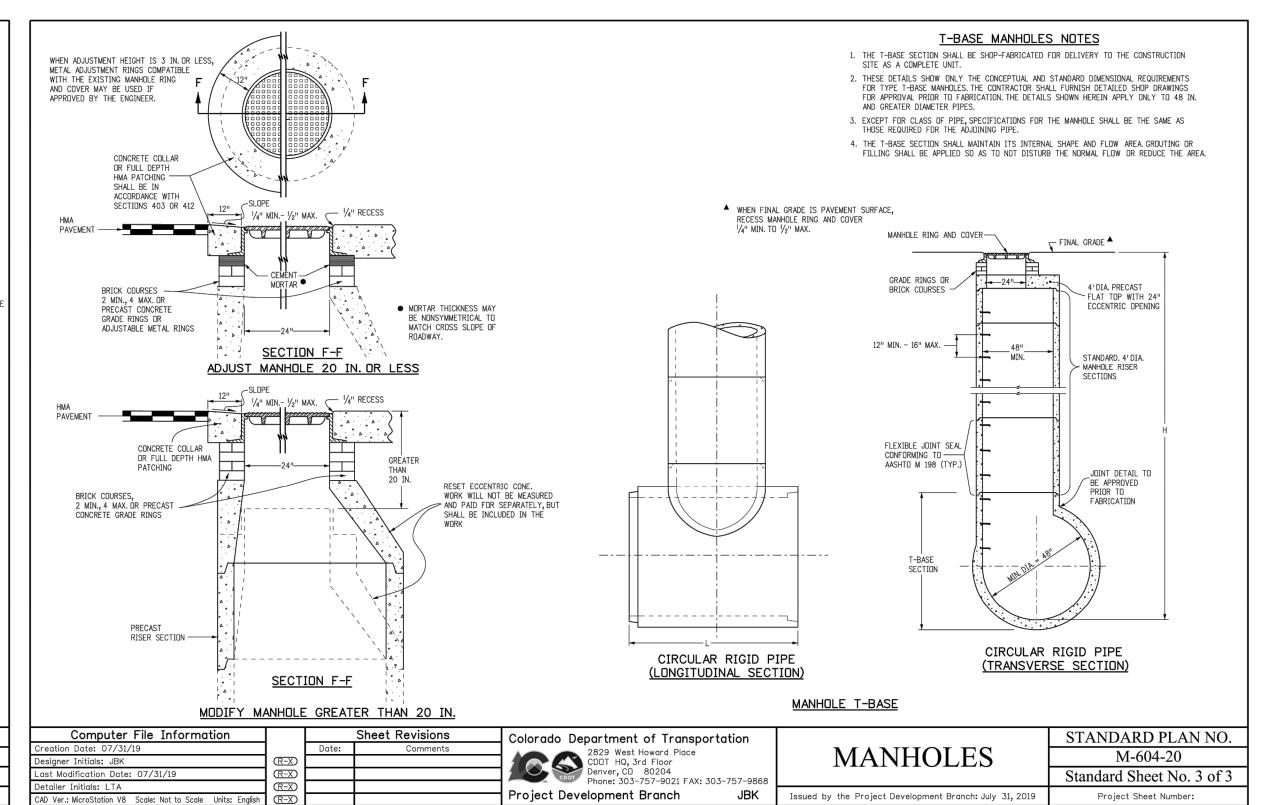
SHEET TITLE: STANDARD DETAILS SHEET NUMBER:

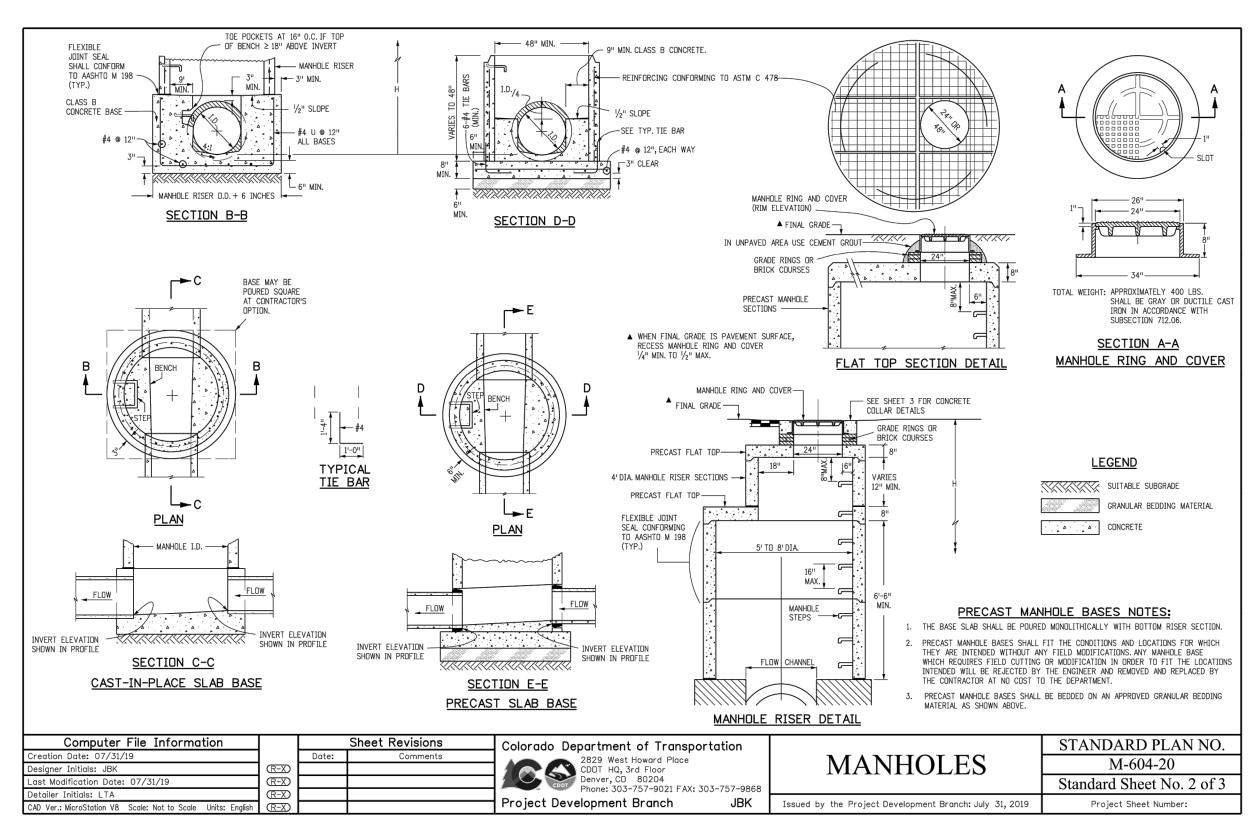
C6.2

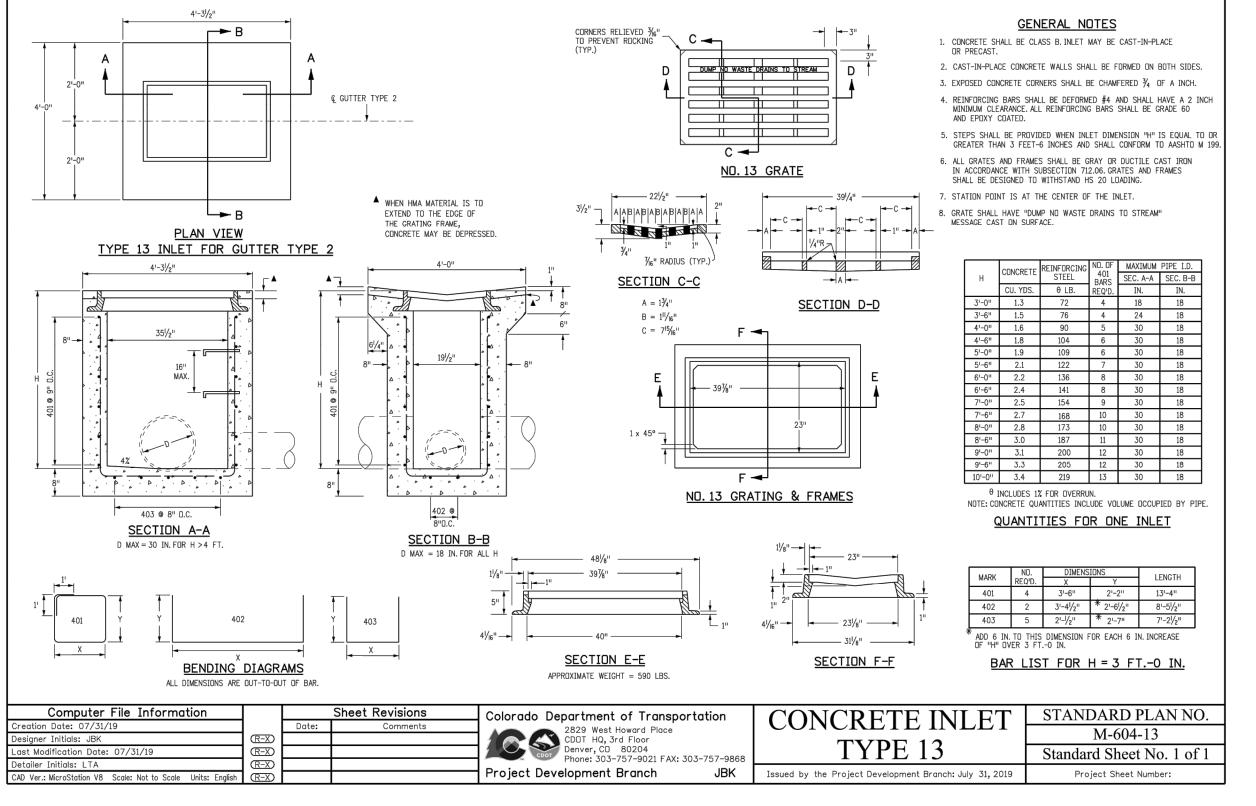
D1 - 5

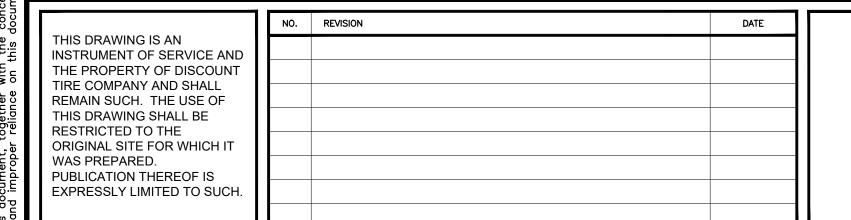
DATED 5/2015



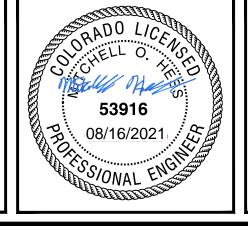














	PROJECT NAME				
	DISCOUNT	TIRE	_	FALCON,	CO

	DATE: 08/05/2021
PROJECT ADDRESS: 7585 FALCON MARKETPLACE	DESIGNED BY: JWM
PEYTON, CO 80831	REVIEWED BY: MOH

PROJECT NUMBER:

096010025

SHEET TITLE:
STANDARD DETAILS
SHEET NUMBER:

C6.3