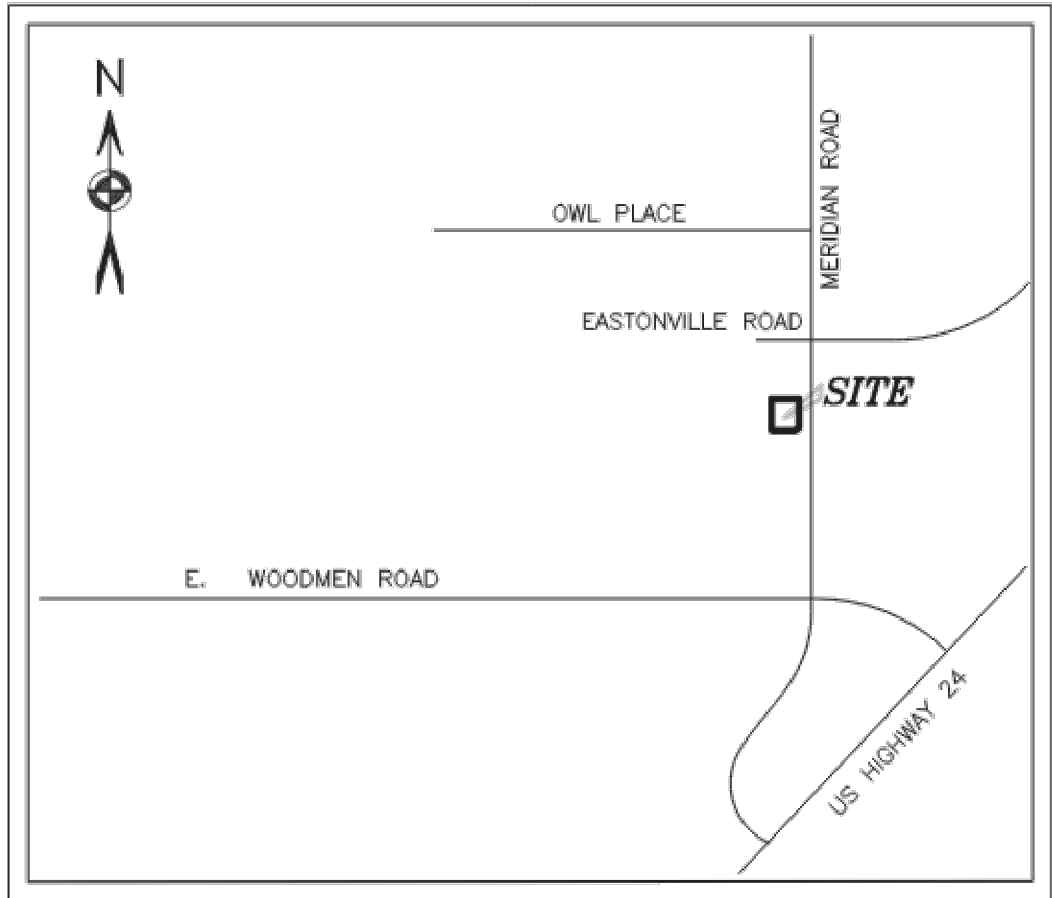


K:\COS\_04\096010025.DWG Falcon CO\CDM\Plans\el-paso.dwg Apr 22, 2021 2:43pm  
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DISCOUNT TIRE  
CONSTRUCTION DOCUMENTS  
FALCON MARKETPLACE, LOT 4 - 7585 FALCON MARKET PL  
SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

CONTACTS:

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

ARCHITECT:  
PLUMP ENGINEERING, INC  
914 E. KATELLA AVE.  
ANAHEIM, CA 92805  
TEL: (714) 385-1835  
CONTACT: ERIC KAELE

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.

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

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

OWNER:  
EVERGREEN-MERIDIAN & WOODMEN, LLC  
2390 EAST CAMELBACK ROAD, SUITE 410  
PHOENIX, AZ 85016  
TEL: (602) 808-8600  
CONTACT: RUSSELL PERKINS

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MITCHELL HESS, P.E.# : 53916 DATE:

OWNER'S/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

RUSSELL PERKINS DATE  
HALLE PROPERTIES

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E. DATE  
COUNTY ENGINEER / ECM ADMINISTRATOR

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

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 PARALLEL OF THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 1, 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.

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.

NO.	REVISION	DATE



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COLORADO SPRINGS, CO 80903 (719) 453-0180

PROJECT NAME:  
DISCOUNT TIRE - FALCON, CO

PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

PROJECT NUMBER:  
096010025

DATE:  
04/22/2021

DESIGNED BY:  
JWM

REVIEWED BY:  
MOH

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C1.0



K:\05\_04\096010025-DTC-Falcon-00\0400\Drawings\00\_Grading Apr 22, 2021 2:43pm  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENGINEERING CONSTRUCTION NOTES

1. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
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 MUTCOD 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 FACILITIES.
6. 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

1. 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.
4. 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

1. 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.
3. 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.
5. 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.
6. 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.
9. 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 OR 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.

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NO.	REVISION	DATE



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COLORADO SPRINGS, CO 80903 (719) 453-0180

PROJECT NAME:  
DISCOUNT TIRE - FALCON, CO

PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

PROJECT NUMBER:  
096010025

DATE:  
04/22/2021

DESIGNED BY:  
JWM

REVIEWED BY:  
MOH

SHEET TITLE:  
GENERAL NOTES

SHEET NUMBER:  
C1.1



1 2 3 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

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- AR ACCESSIBLE ROUTE
- PROPOSED FIRE LANE STRIPING
- LANDSCAPE

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK

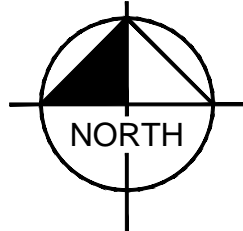
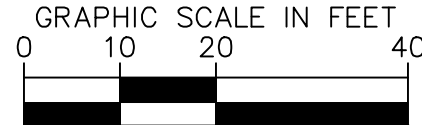
- PROPOSED SITE LIGHT
- PROPOSED STORM SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED AREA INLET

KEYNOTE LEGEND

- PROPOSED TYPE A CURB AND GUTTER PER EL PASO COUNTY STD SD\_2-20
- PROPOSED CONCRETE SIDEWALK PER CDOT STANDARD DRAWING M-609-1 (WIDTH PER PLAN)
- PROPOSED ADA STRIPING, VAN SPACE AS NOTED ON SITE PLAN. REFER TO SHEET C6.1 FOR MORE INFORMATION
- PROPOSED ADA SIGN. REFER TO SHEET C6.1 FOR MORE INFORMATION, SIGN INSTALLATION PER PLAN.
- PROPOSED TYPE 1 (PERPENDICULAR) CURB RAMP PER CDOT STANDARD DRAWING M-608-1 WITH DETECTABLE WARNING PER EL PASO COUNTY STANDARD SD\_2-42
- PROPOSED BOLLARD, REFER TO SHEET C6.1 FOR MORE DETAILS
- PROPOSED DELIVERY PARKING, STRIPING PER KEYNOTE 9
- PROPOSED 4" WIDE PARKING STRIPE
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- PROPOSED LANDSCAPING, REFER TO LANDSCAPE PLANS FOR MORE DETAILS
- PROPOSED TRASH ENCLOSURE, REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS
- PROPOSED 5-FT WIDE CROSSWALK STRIPING
- PROPOSED FIRE LANE STRIPING PER
- PROPOSED BIKE RACK (3 SPACES), REFER TO SHEET C6.1 FOR MORE INFORMATION
- PROPOSED MONUMENT SIGN, REFER TO SIGN PACKAGE FOR MORE DETAILS
- PROPOSED DIRECTIONAL ARROW. REFER TO SHEET C6.0 FOR MORE DETAILS

GENERAL NOTES

- ALL PAVEMENT TO BE STANDARD DUTY ASPHALT PER GEOTECHNICAL RECOMMENDATIONS UNLESS OTHERWISE NOTED.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	5.00'	7.85'	S45°00'00"E	7.07'	90°00'00"	5.00'
C2	4.50'	14.14'	S0°00'00"E	9.00'	180°00'00"	INFINITY'
C3	3.00'	4.71'	S45°00'00"E	4.24'	90°00'00"	3.00'
C4	20.00'	15.34'	N68°01'15"E	14.97'	43°57'30"	8.07'
C5	5.00'	3.84'	N68°01'15"E	3.74'	43°57'30"	2.02'
C6	4.50'	14.14'	N0°00'00"E	9.00'	180°00'00"	INFINITY'
C7	3.00'	4.71'	N45°00'00"W	4.24'	90°00'00"	3.00'
C8	2.00'	3.14'	S45°00'00"W	2.83'	90°00'00"	2.00'
C9	5.00'	7.85'	S45°00'00"E	7.07'	90°00'00"	5.00'
C10	5.00'	7.85'	N45°00'00"E	7.07'	90°00'00"	5.00'
C11	5.50'	8.64'	N45°00'00"W	7.78'	90°00'00"	5.50'

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.70	N90°00'00.00"E
L2	0.27	S0°00'00.00"E
L3	15.33	N90°00'00.00"W
L4	108.00	S0°00'00.00"E
L5	15.50	N90°00'00.00"E
L6	15.50	N90°00'00.00"W
L7	54.00	S0°00'00.00"E
L8	17.00	N90°00'00.00"E
L8	5.00	S0°01'26.38"E
L9	126.66	N90°00'00.00"E
L10	22.48	N90°00'00.00"E
L11	153.00	N0°00'00.00"E
L12	15.50	N90°00'00.00"W
L13	13.00	N90°00'00.00"E
L14	26.00	N0°00'00.02"W
L15	11.45	S89°59'59.97"W
L16	13.00	N90°00'00.00"W
L17	28.33	S0°00'00.00"E
L18	74.50	N90°00'00.00"E
L19	15.71	N0°00'00.00"E
L20	2.83	N45°00'00.00"E
L21	10.58	N0°00'00.00"E
L22	2.83	N45°00'00.00"W
L23	89.71	N0°00'00.00"W
L24	64.00	N90°00'00.00"W
L25	5.50	S0°00'00.00"E

FALCON MARKETPLACE, LOT 2 (5301401325)  
CURRENT OWNER(S): DILLON COMPANIES, LLC  
C/O: KROGER CO.

FALCON MARKET PLACE  
(50' PUBLIC RIGHT-OF-WAY)

PROPOSED 6' SIDEWALK AND  
PEDESTRIAN RAMPS BY OTHERS

FEMA 100-YEAR FLOODPLAIN

PROPOSED 6' SIDEWALK AND  
PEDESTRIAN RAMPS BY OTHERS

UNNAMED ROAD  
(50' PUBLIC RIGHT-OF-WAY)

MERIDIAN ROAD  
(PUBLIC RIGHT-OF-WAY VARIES)

FALCON MARKETPLACE, LOT 3 (5301402001)  
CURRENT OWNER(S): DILLON COMPANIES, LLC  
C/O: KROGER CO.  
TS: 5301402001

20' W.H.M.D. EASEMENT  
(REC. No. 213102338, TC #15)

32' PUBLIC IMPROVEMENT EASEMENT  
(REC. No. 219714441, TC #20)

TIE IN TO PROPOSED CURB  
& GUTTER BY OTHERS

REMOVE 171 LF PROPOSED  
TEMPORARY CURB BY OTHERS

PROPOSED FDC

DISCOUNT TIRE  
(LOT 4)  
7,444 SF  
FFE: 93.30'

TYP. 8

50' REAR BUILDING SETBACK

PROPOSED 6' SIDEWALK AND  
PEDESTRIAN RAMPS BY OTHERS

K:\05\_04\096010025.DTC Falcon CO\040\096010025.DTC 04/22/2021 2:59pm  
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Kimley-Horn

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COLORADO SPRINGS, CO 80903 (719) 453-0180

PROJECT NAME:  
DISCOUNT TIRE - FALCON, CO

PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

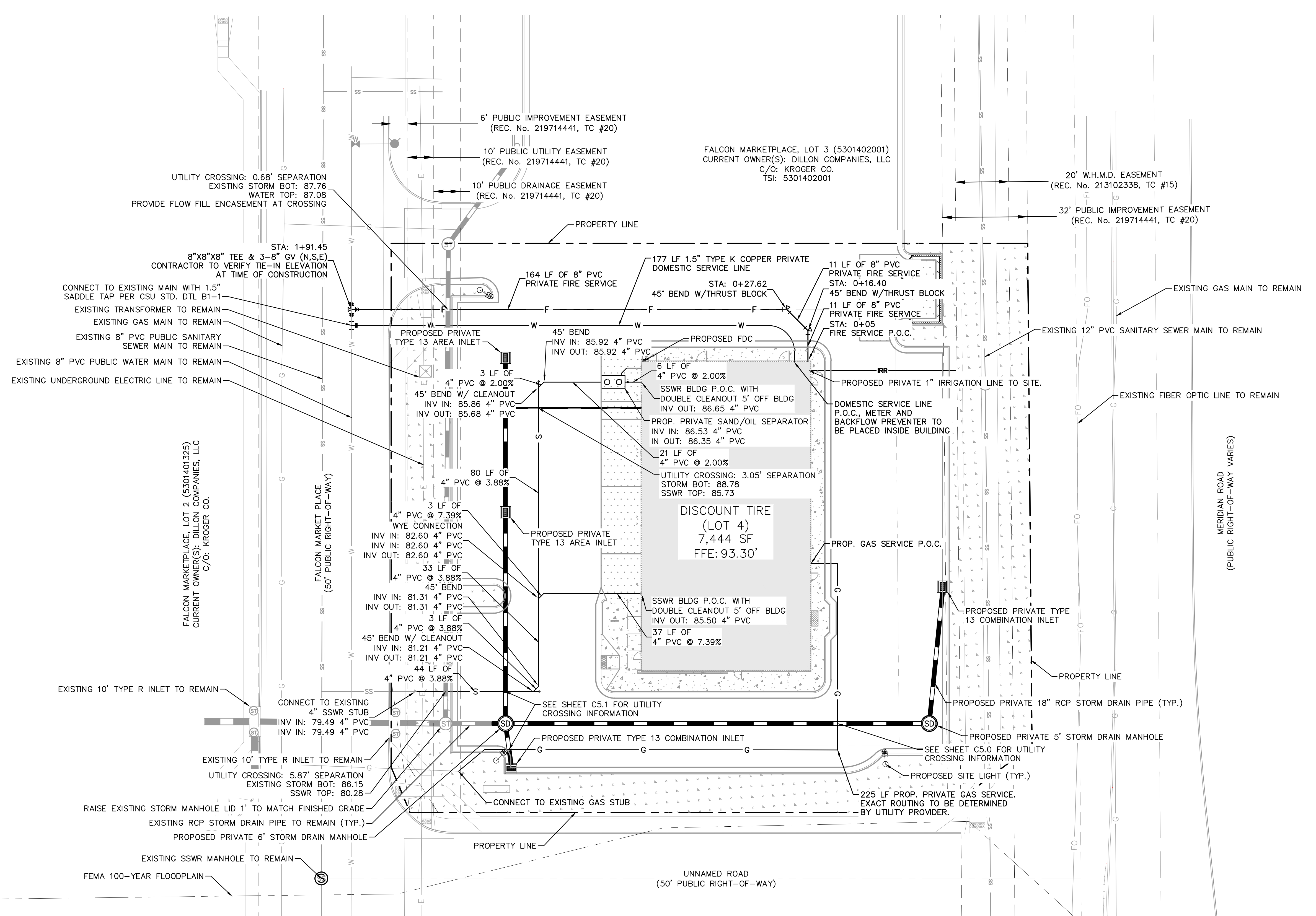
PROJECT NUMBER:  
096010025  
DATE:  
04/22/2021  
DESIGNED BY:  
JWM  
REVIEWED BY:  
MOH

SHEET TITLE:  
SITE PLAN  
SHEET NUMBER:  
C3.0



	PROPERTY LINE
	PROPERTY SETBACK
	EASEMENT
	PROPOSED WATER LINE & VALVE
	PROPOSED SANITARY SEWER & MANHOLE
	PROPOSED STORM LINE & MANHOLE
	PROPOSED UNDERGROUND GAS LINE
	PROPOSED STORM SEWER INLET
	LOT LINE
	EXISTING FIBER OPTIC LINE AND VAULT
	EXISTING WATER LINE & VALVE
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING STORM MAIN & MANHOLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND GAS LINE
	PROPOSED SITE LIGHT

1. ADD 6800 FEET TO ALL PROPOSED ELEVATIONS TO OBTAIN ELEVATIONS IN REFERENCE TO NAVD88 DATUM.



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PROJECT NAME:  
DISCOUNT TIRE – FALCON, CO

PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

PROJECT NUMBER:  
096010025

DATE:  
04/22/2021

DESIGNED BY:  
JWM

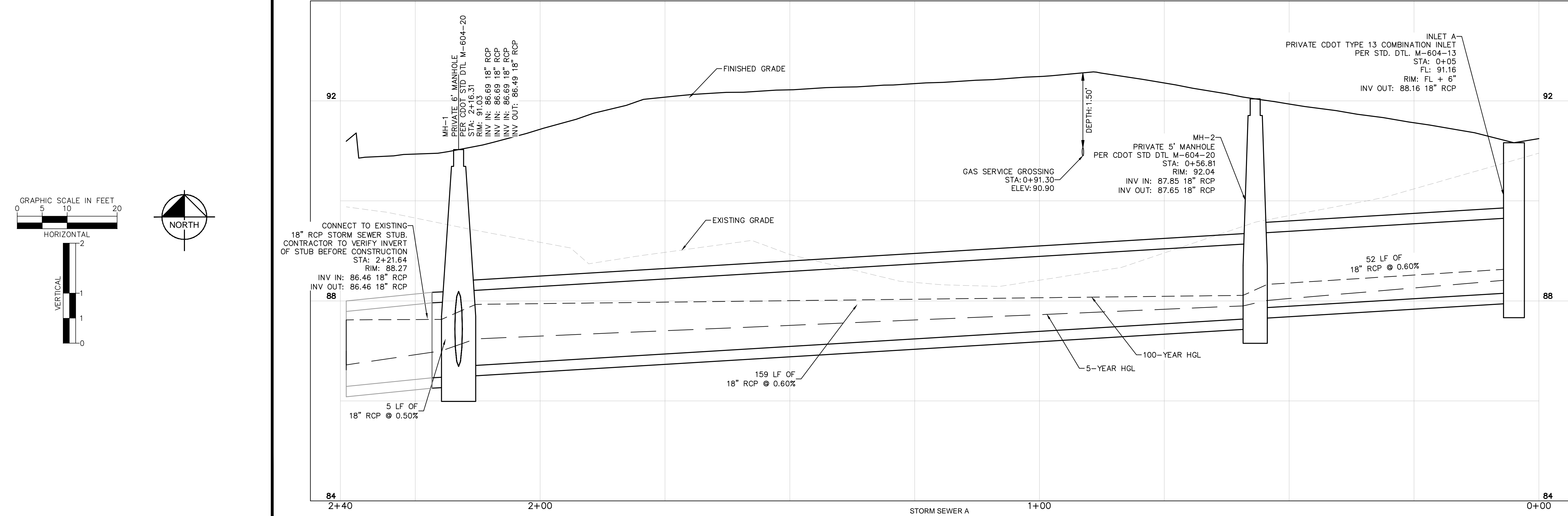
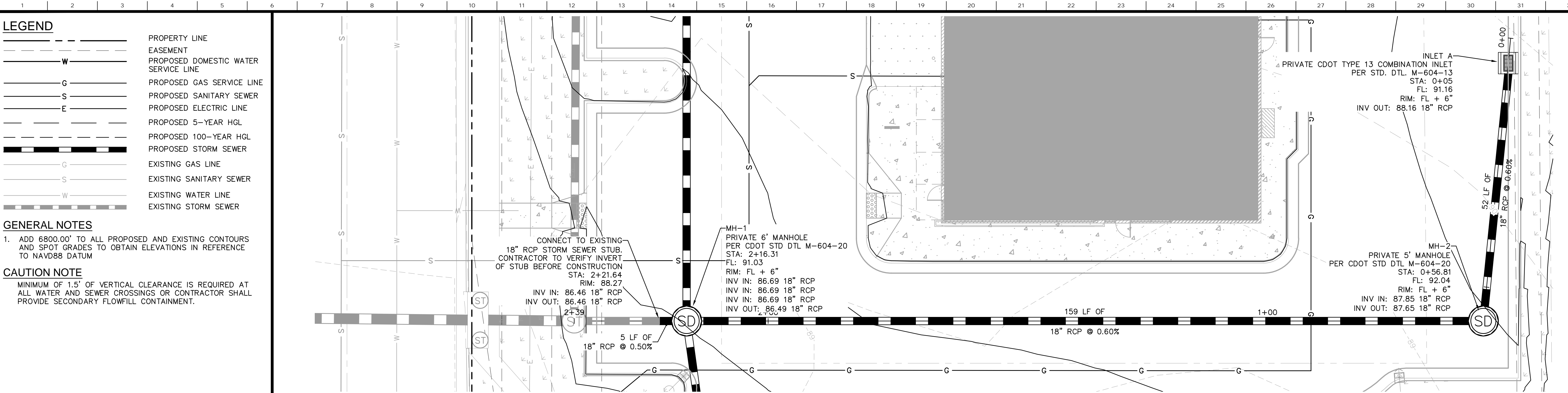
REVIEWED BY:  
MOH

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:  
**C4.0**





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PROJECT NAME: DISCOUNT TIRE - FALCON, CO	PROJECT NUMBER: 096010025	SHEET TITLE: <b>STORM A PLAN &amp; PROFILES</b>
PROJECT ADDRESS: 7585 FALCON MARKETPLACE	DATE: 04/22/2021	
	DESIGNED BY: JWM	SHEET NUMBER: <b>C5.0</b>
	REVIEWED BY: MOH	

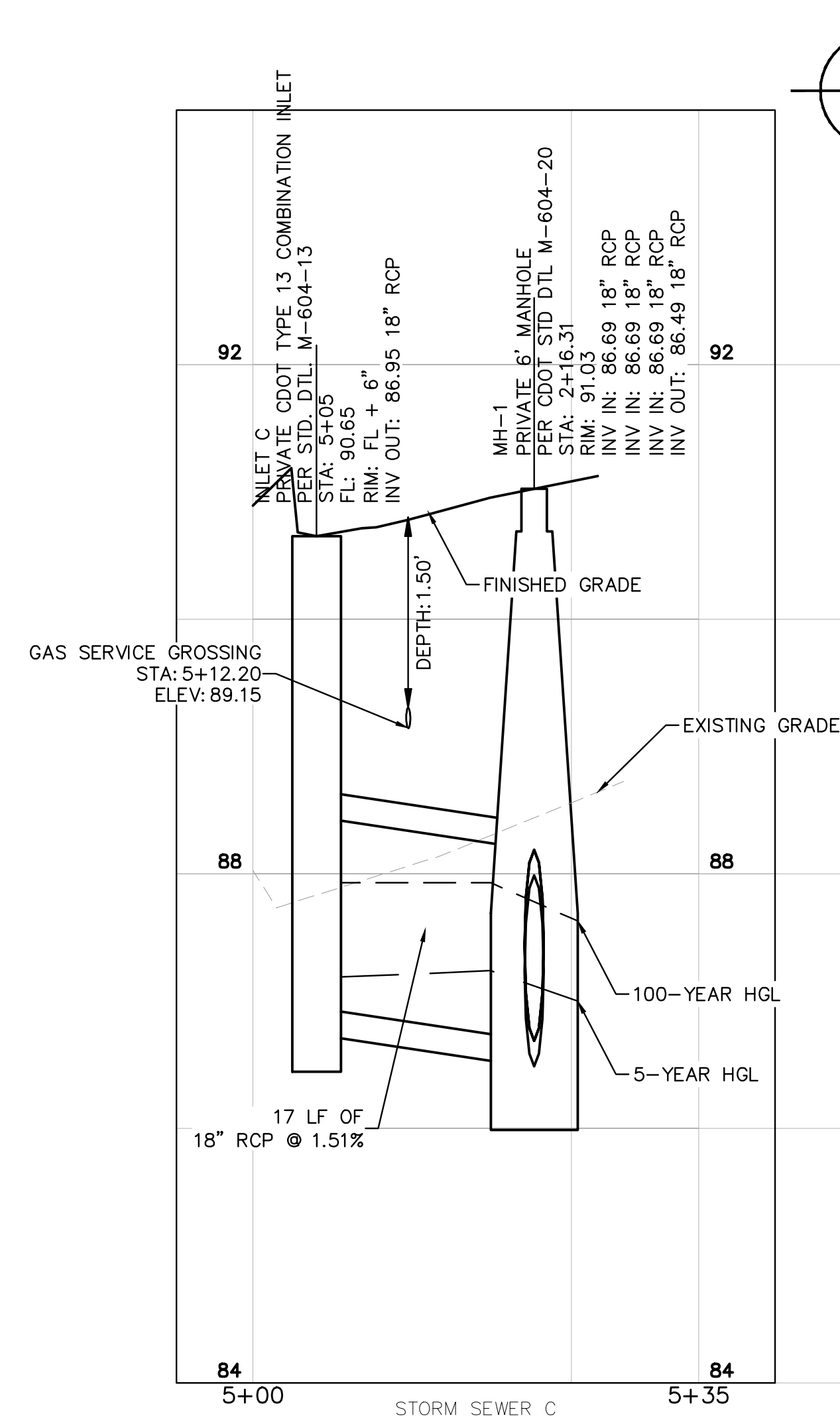
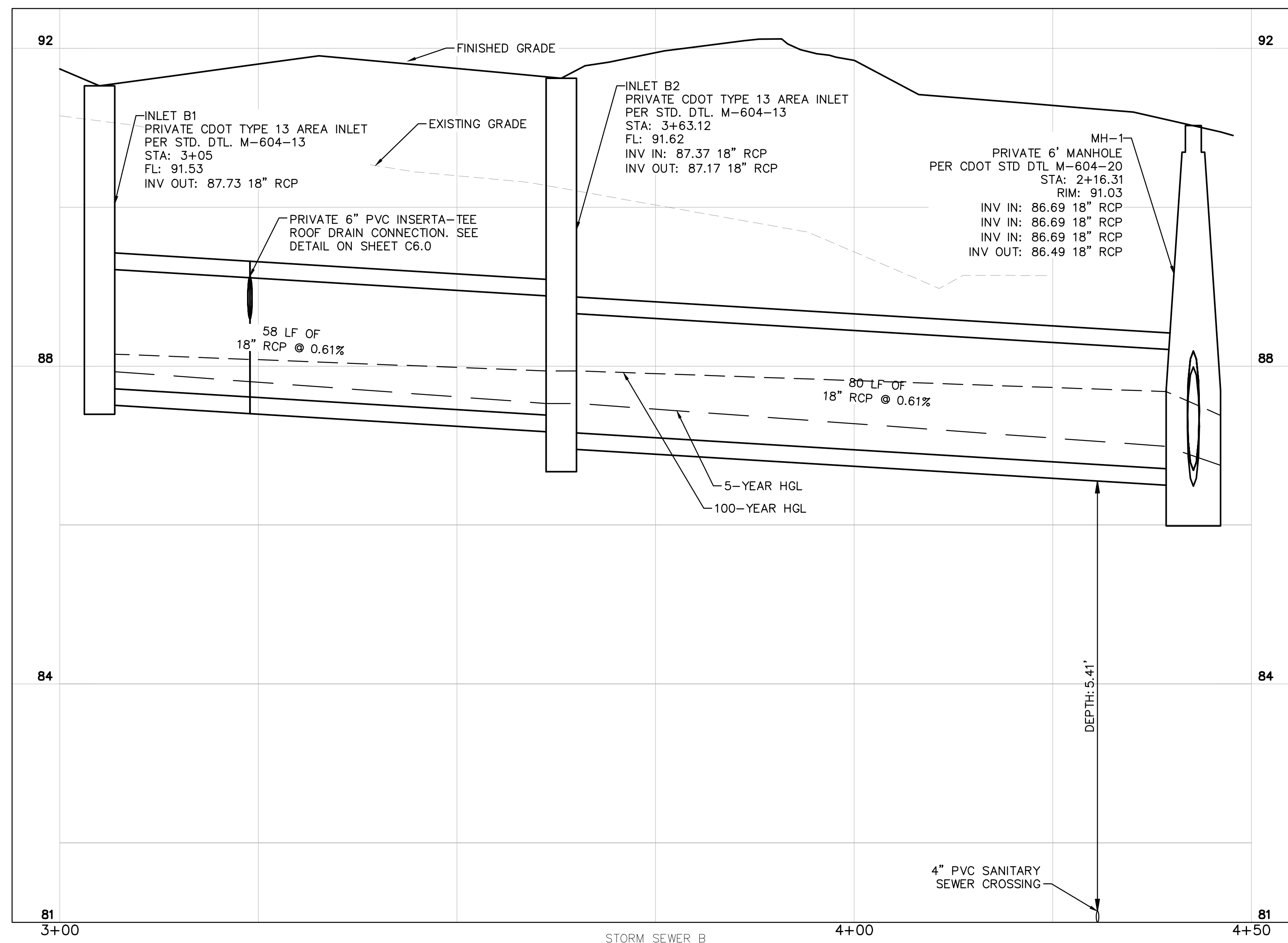
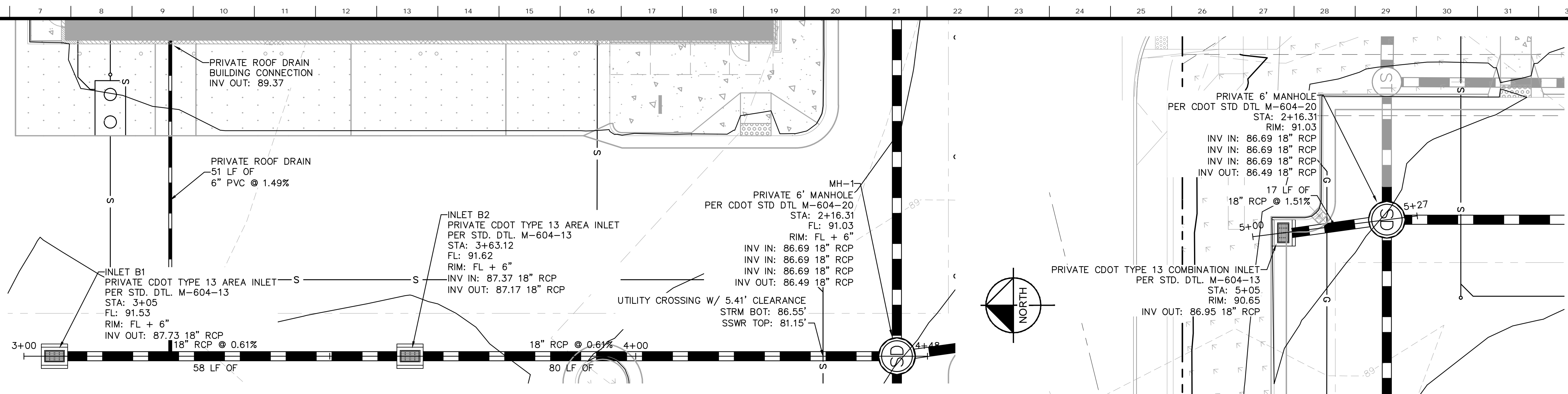
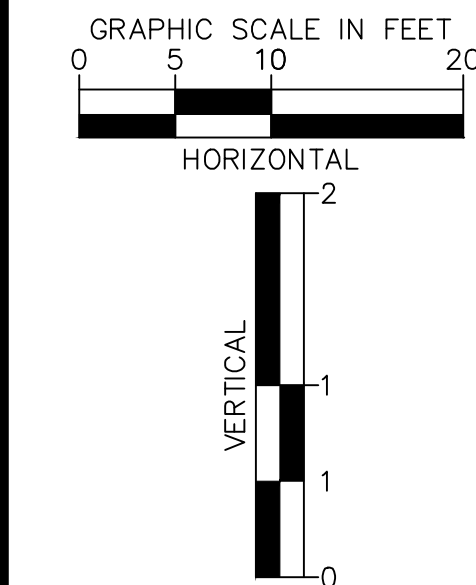
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Diagram illustrating a replication bubble with two replication forks moving in opposite directions. The bubble is shown as a black bar with three white segments. Above the bubble, the top strand is labeled W, G, S, E from left to right. Below the bubble, the bottom strand is labeled G, S, W from left to right. Arrows indicate the direction of replication: from the left fork to the right, and from the right fork to the left.

1. ADD 6800.00' TO ALL PROPOSED AND EXISTING CONTOURS AND SPOT GRADES TO OBTAIN ELEVATIONS IN REFERENCE TO NAVD88 DATUM

MINIMUM OF 1.5' OF VERTICAL CLEARANCE IS REQUIRED AT ALL WATER AND SEWER CROSSINGS OR CONTRACTOR SHALL PROVIDE SECONDARY FLOWFILL CONTAINMENT.

[illegible]

**DISCOUNT**  
(TIRE CO.)

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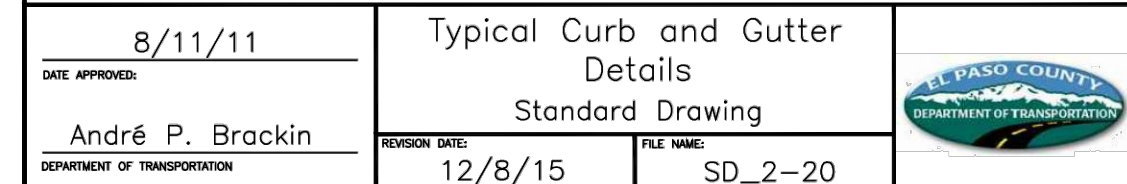
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PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

## C5.1





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PROJECT NAME:

DISCOUNT TIRE – FALCON, CO

PROJECT ADDRESS:

7585 FALCON MARKETPLACE

PROJECT NUMBER:

096010025

DATE:

04/22/2021

DESIGNED BY:

JWM

REVIEWED BY:

MOH

SHEET TITLE:

STANDARD DETAILS

SHEET NUMBER:

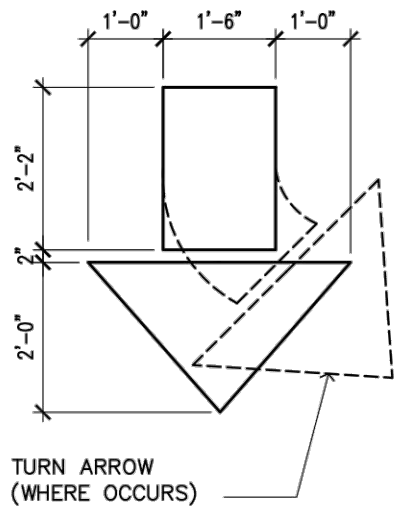
C6.1

K:\05\_Civil\09601025.DTC Falcon CO\007\09601025.D1.dwg Apr 22, 2021 2:43pm



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- NOTES:
1. PLACE ARROW IN CENTER OF TRAFFIC LANE, SEE SITE PLAN.
  2. PAINT ARROW WITH WHITE BEADED REFLECTIVE PAINT. SEE SPECS. FOR ADDITIONAL INFORMATION.
  3. PAINT TWO (2) COATS MINIMUM. LET DRY BETWEEN COATS.

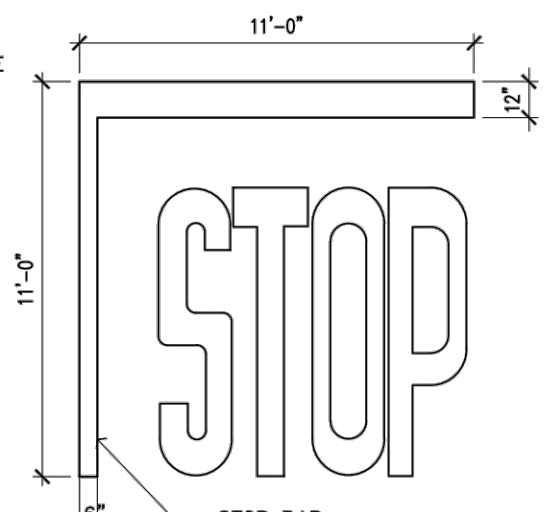


**DIRECTIONAL ARROW STRIPING DETAIL**

NOT TO SCALE

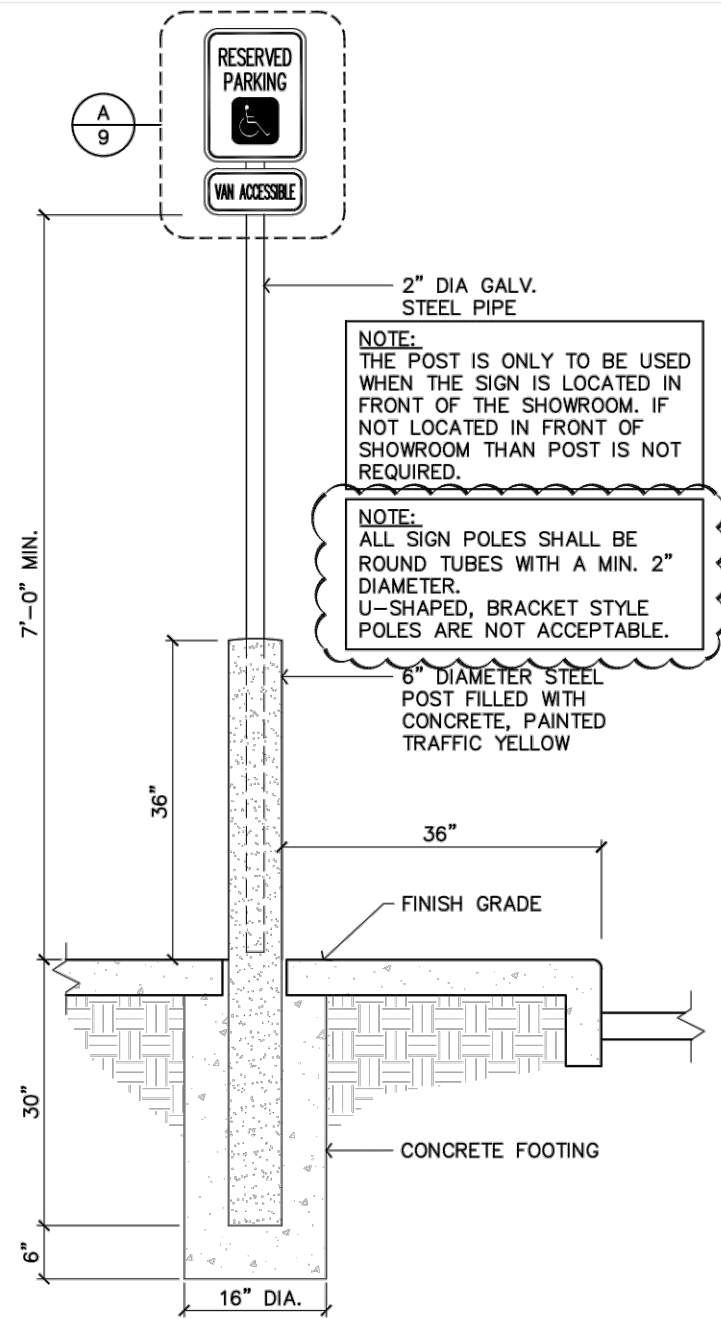
NOTES:

1. PAINT STOP SIGN & BAR WITH WHITE BEADED REFLECTIVE PAINT. SEE SPECS. FOR ADDITIONAL INFORMATION.
2. PAINT TWO (2) COATS MINIMUM. LET DRY BETWEEN COATS.



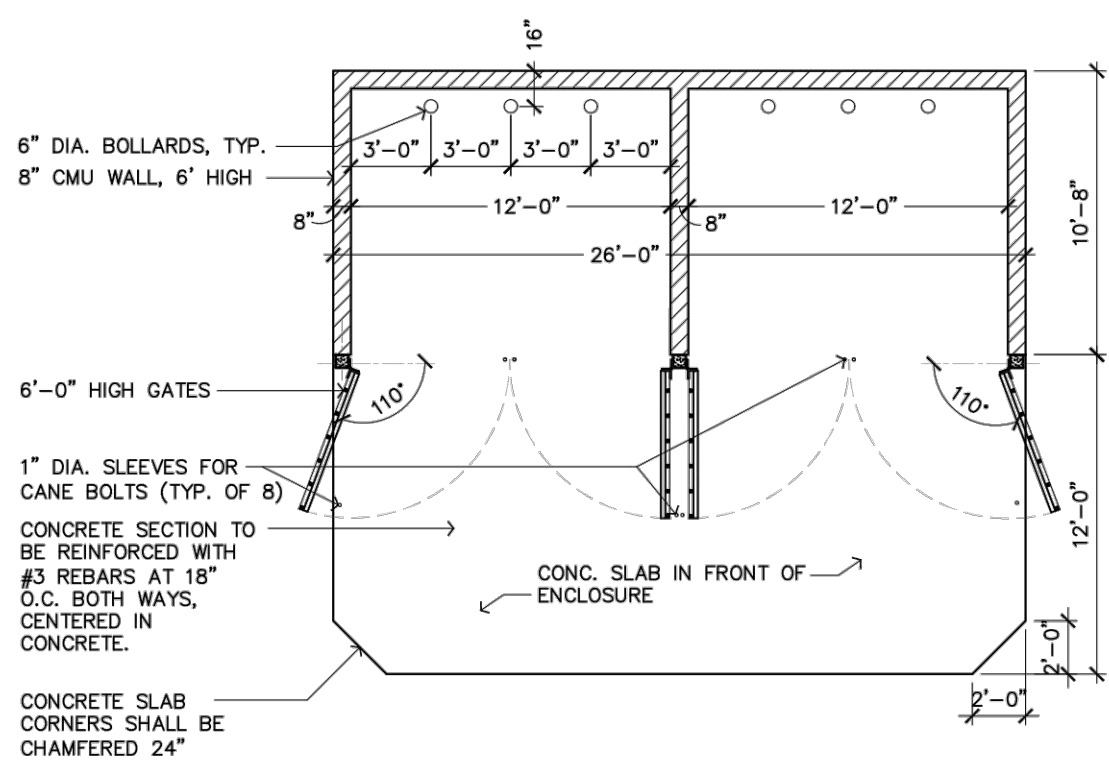
**STOP BAR STRIPING DETAIL**

NOT TO SCALE



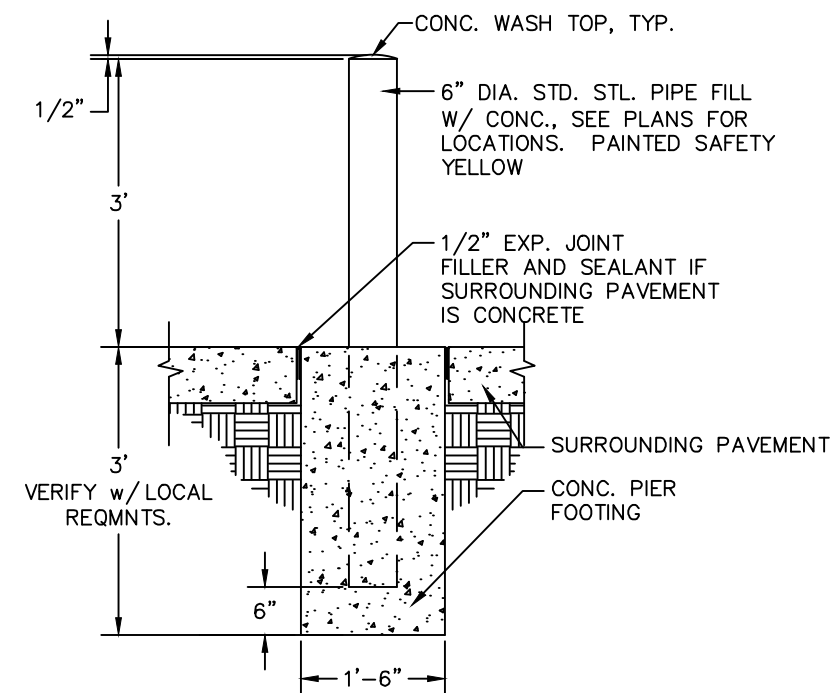
**ACCESSIBLE SIGN POST DETAIL**

NOT TO SCALE



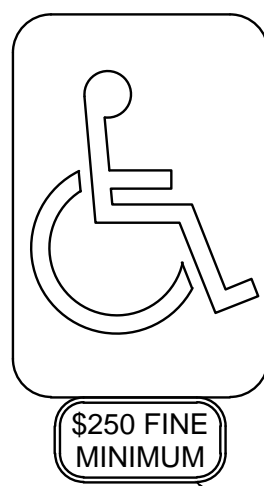
**DETACHED TRASH ENCLOSURE DETAIL**

NOT TO SCALE



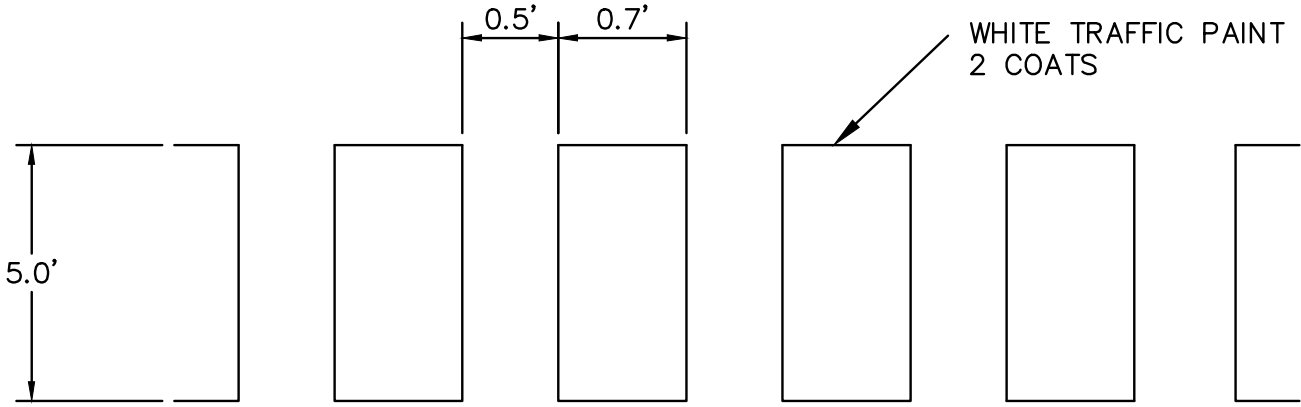
**BOLLARD DETAIL**

NOT TO SCALE



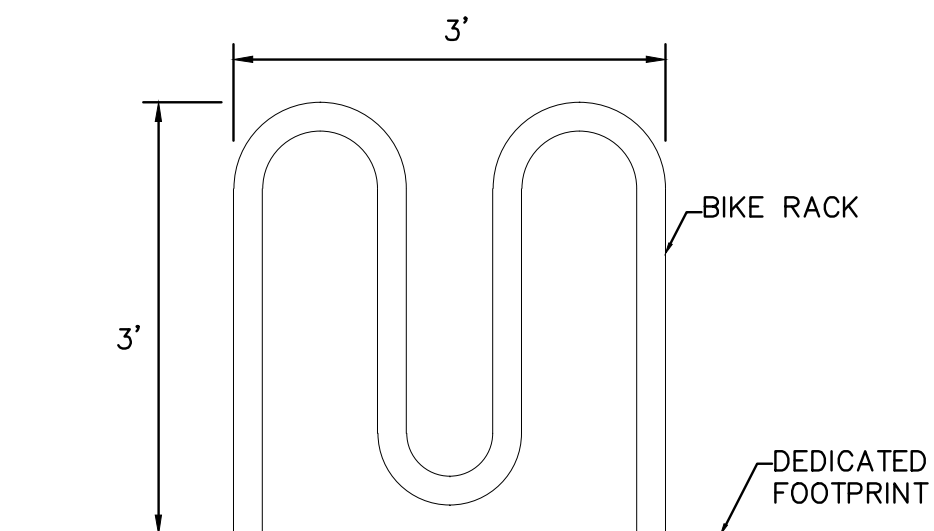
**ADA PARKING SIGN DETAILS**

NOT TO SCALE

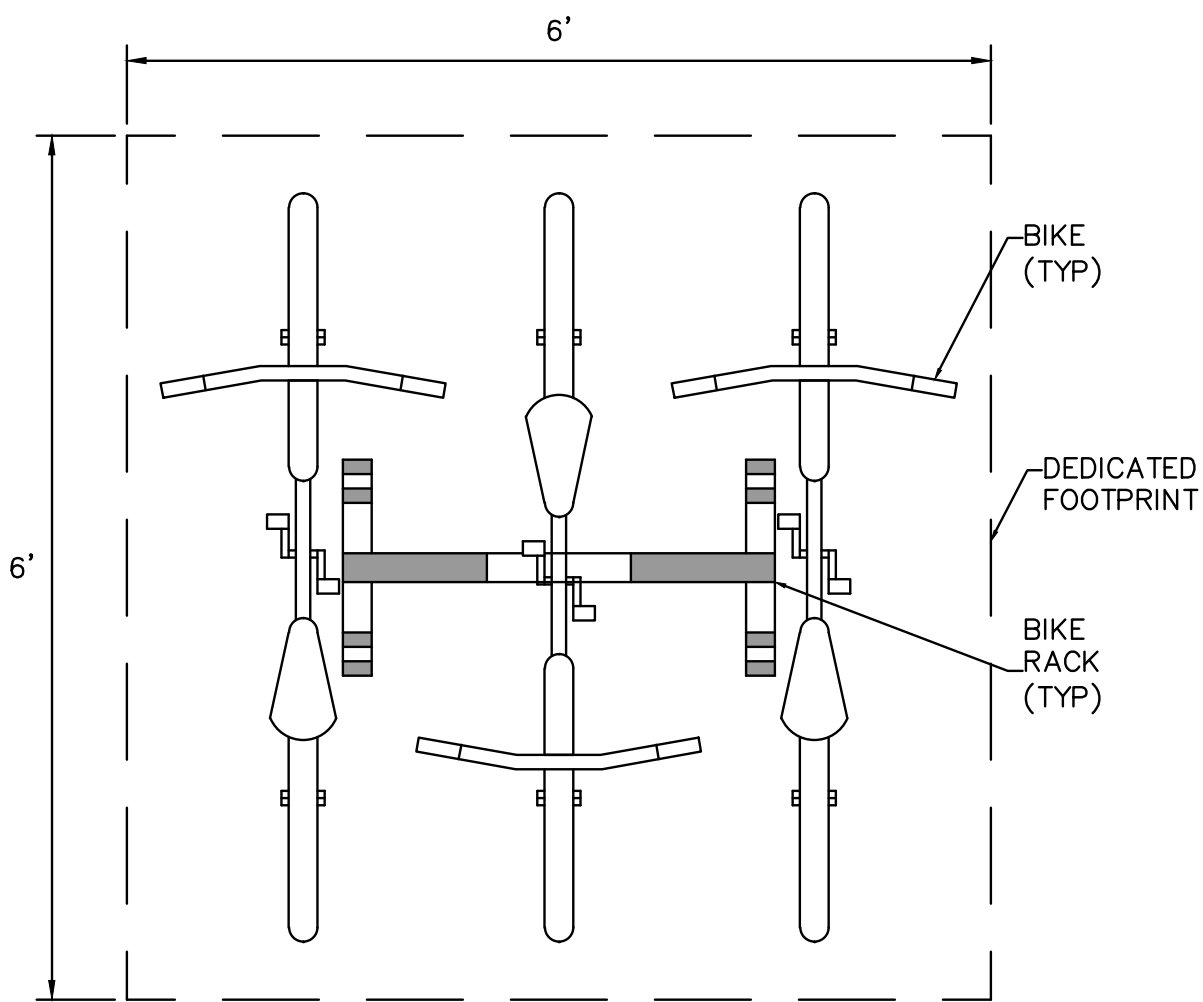


**TYPICAL CROSSWALK DETAIL**

NOT TO SCALE



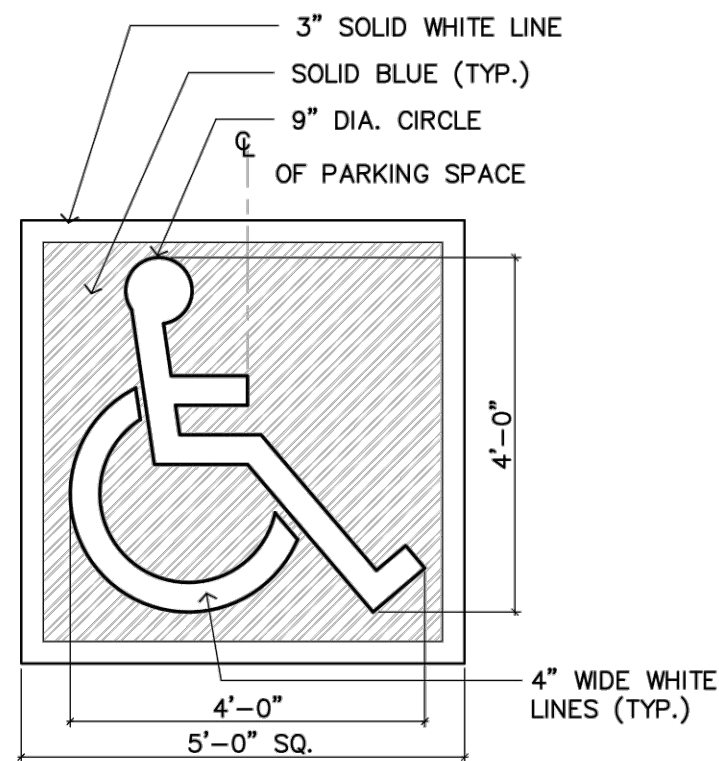
**FRONT ELEVATION**



**PLAN VIEW**

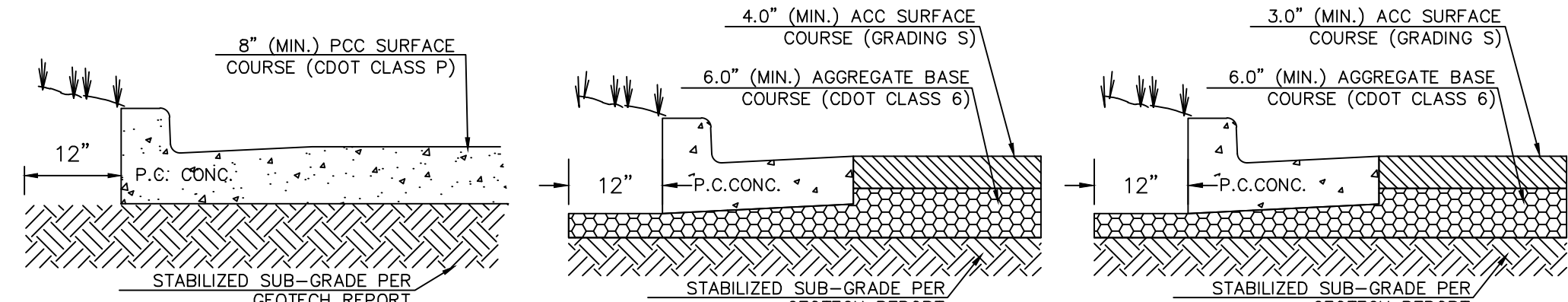
**DEDICATED FOOTPRINT FOR 3 BIKE RACK**

NOT TO SCALE



**ADA PARKING STRIPING SYMBOL**

NOT TO SCALE



**HEAVY DUTY CONCRETE PAVING**

**PC CONCRETE PAVING**

**HEAVY DUTY ASPHALT PAVING**

**ASPHALT PAVING**

**STANDARD DUTY ASPHALT PAVING**

- GENERAL NOTES:
1. THICKNESSES PROVIDED ARE MINIMUM THICKNESSES PROVIDED FOR BIDDING PURPOSES.
  2. JOINT REINFORCEMENT, IF APPLICABLE, PER CDOT STANDARD DETAIL M-412-1.
  3. THE 28-DAY STRENGTH OF THE PAVEMENT SHALL BE A MINIMUM OF 4500 PSI.
  4. ASPHALT MIX DESIGN PER PIKES PEAK REGION ASPHALT PAVING SPECIFICATIONS.
  5. HEAVY DUTY CONCRETE PAVING REINFORCEMENT, IF NECESSARY, TO BE DETERMINED BY STRUCTURAL ENGINEER.
  6. REFER TO GEOTECHNICAL REPORT BY CTL THOMPSON, INC DATED FEBRUARY 3, 2021 FOR MORE INFORMATION.

**PAVING DETAILS**  
N.T.S.

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NO.	REVISION	DATE

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TIRE CO.

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PROJECT NAME:  
DISCOUNT TIRE - FALCON, CO

PROJECT ADDRESS:  
7585 FALCON MARKETPLACE

PROJECT NUMBER:  
096010025

DATE:  
04/22/2021

DESIGNED BY:  
JWM

REVIEWED BY:  
MOH

SHEET TITLE:  
PRIVATE SITE  
DETAILS

SHEET NUMBER:

**C6.0**



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#### 4.2.A Select Bedding

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

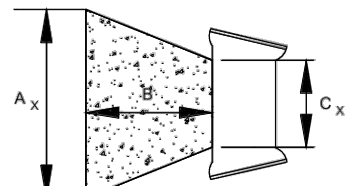
Where the Wastewater Main is laid at slopes less than 1.04% the Wastewater Main shall be bedded and compacted in maximum 6 inch lifts with select bedding. Additionally, bell holes shall be dug and compacted at each joint to minimize sags at joints. Select bedding shall be hard, clean, non corrosive, 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

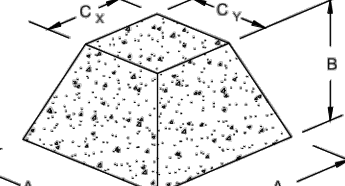
Colorado Springs Utilities Wastewater Line Extension & Service Standards - 2019

4-6

THRUST BLOCK DIMENSIONS AND VOLUMES - PVC (Maximum Static Pressure = 170 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A (IN.)	MINIMUM B (IN.)	MINIMUM C (IN.)	MINIMUM D (IN.)	MINIMUM E (IN.)	MINIMUM F (IN.)	APPROXIMATE VOLUME (CU YD)
4	11.25" BEND	1.00	1.00	1.00	0.35	0.35	2.00	0.35	
4	22.5" BEND	2.00	1.41	1.41	0.21	0.21	2.00	0.25	
4	45" BEND	3.00	1.87	1.87	0.42	0.33	2.00	0.25	
4	TEE & DEAD END	4.75	2.18	2.18	0.87	0.33	2.00	0.35	
6	11.25" BEND	2.00	1.41	1.41	0.25	0.20	2.00	0.25	
6	22.5" BEND	3.75	1.84	1.84	0.38	0.50	2.00	0.25	
6	45" BEND	7.25	2.89	2.89	0.58	0.50	2.00	0.25	
6	TEE & DEAD END	8.00	2.84	2.84	0.90	0.50	2.00	0.50	
8	11.25" BEND	3.25	1.85	1.85	0.34	0.67	2.00	0.25	
8	22.5" BEND	6.00	2.65	2.65	0.48	0.67	2.00	0.25	
8	45" BEND	12.00	3.67	3.67	0.67	0.67	2.00	0.50	
8	TEE & DEAD END	16.25	4.64	3.00	1.08	0.67	2.00	0.75	



THRUST BLOCK DIMENSIONS AND VOLUMES - PVC (Maximum Static Pressure = 170 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A (IN.)	MINIMUM B (IN.)	MINIMUM C (IN.)	MINIMUM D (IN.)	MINIMUM E (IN.)	MINIMUM F (IN.)	APPROXIMATE VOLUME (CU YD)
12	11.25" BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.25	
12	22.5" BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50	
12	45" BEND	18.00	4.82	3.68	1.00	1.00	2.00	0.75	
12	TEE & DEAD END	23.00	6.42	3.68	1.46	1.00	2.48	1.00	
16	11.25" BEND	8.00	2.63	2.63	0.44	1.33	2.00	0.50	
16	22.5" BEND	16.00	4.37	3.75	0.66	1.33	2.00	0.75	
16	45" BEND	31.00	6.37	3.75	1.00	1.33	3.66	1.75	
16	TEE & DEAD END	40.00	10.80	3.75	1.83	1.33	4.44	3.00	



THRUST BLOCK DIMENSIONS AND VOLUMES - DIP (Maximum Static Pressure = 250 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A (IN.)	MINIMUM B (IN.)	MINIMUM C (IN.)	MINIMUM D (IN.)	MINIMUM E (IN.)	MINIMUM F (IN.)	APPROXIMATE VOLUME (CU YD)
12	11.25" BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50	
12	22.5" BEND	13.50	3.89	3.89	0.64	1.00	2.00	0.50	
12	45" BEND	26.25	5.17	3.89	1.00	1.00	2.00	1.00	
12	TEE & DEAD END	34.25	6.36	3.89	1.46	1.00	3.66	2.25	
16	11.25" BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50	
16	22.5" BEND	23.25	6.00	3.75	0.66	1.33	2.77	1.00	
16	45" BEND	45.00	12.13	3.75	1.00	1.33	5.67	4.00	
16	TEE & DEAD END	59.00	15.87	3.75	1.83	1.33	6.88	6.00	

- NOTES:
- THE MINIMUM BEARING SURFACE AREA 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 AREA 4.1.
  - 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 DESIGN IN ACCORDANCE WITH AREA 4.2.3. PVC PIPE: DESIGN AND INSTALLATION AND AREA 4.4.1. DUCTILE IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.
  - 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.
  - THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.
  - THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (H) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H+D) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 8 FEET. SEE DETAIL DRAWING A4-1.
  - 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.

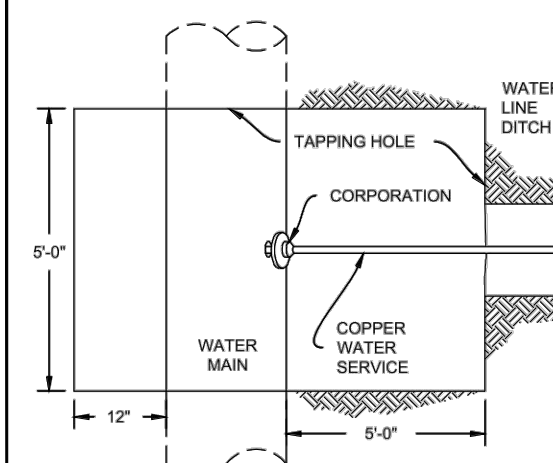
#### CONCRETE THRUST REACTION BLOCKS

A4-2

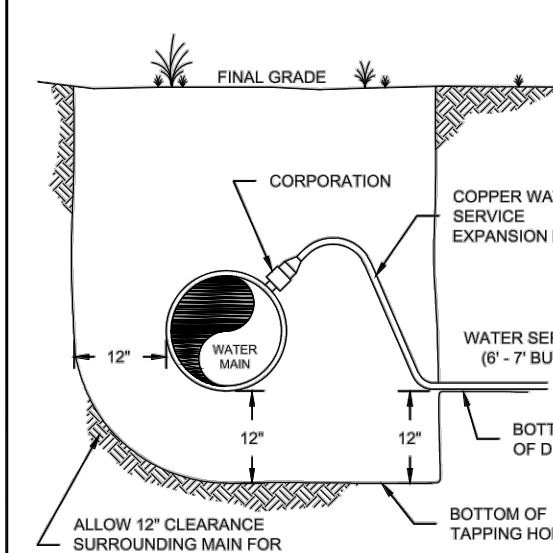
DATED 03/2014

#### TAPPING DETAIL FOR 3/4" AND 1" CONNECTION

SERVICE TAPS 3/4" & 1" CORPORATION ONLY (DIRECT TAPPING).



#### PLAN VIEW



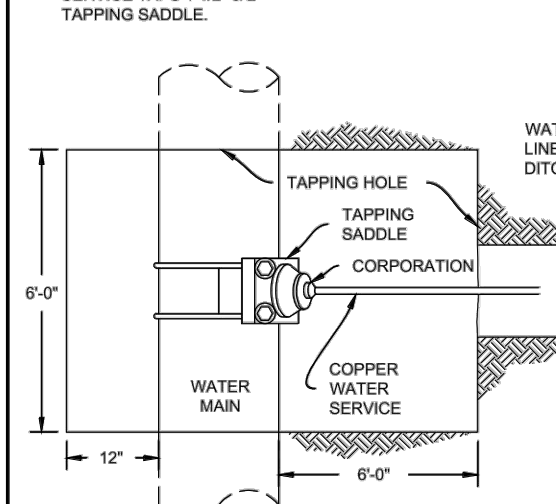
#### NOTES:

- TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
- FOR HOPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
- TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.2.1.E.
- WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
- SEE DETAIL DRAWING A4-10 FOR CATHODIC PROTECTION.

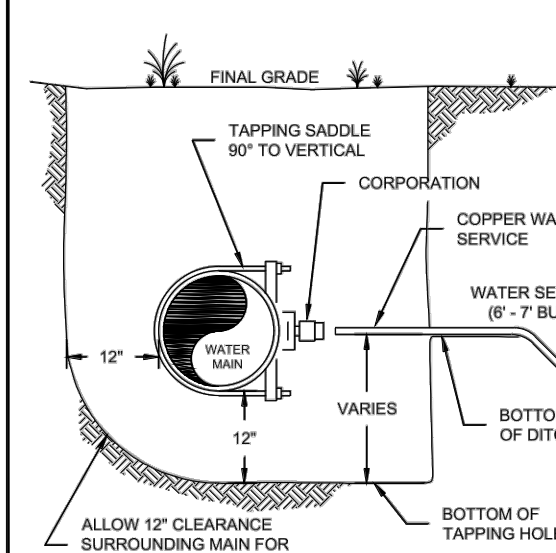
#### TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER

#### TAPPING DETAIL FOR 1 1/2" AND 2" CONNECTION

SERVICE TAPS 1 1/2" & 2" TAPPING SADDLE.



#### PLAN VIEW



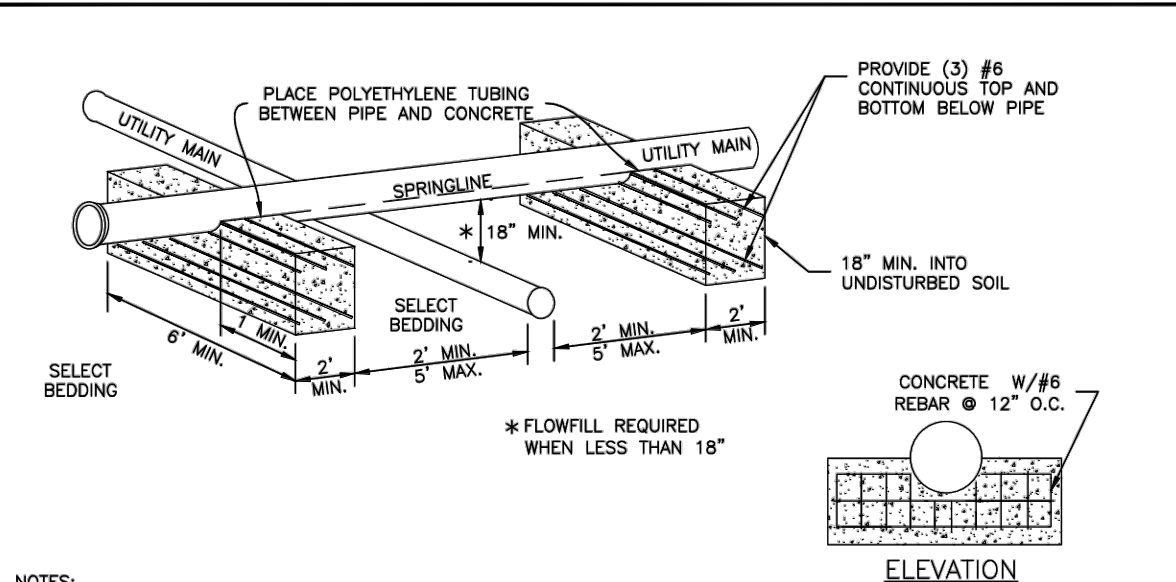
#### NOTES:

- TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
- FOR HOPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 6.7.B.
- TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.2.1.E.
- WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
- SEE DETAIL DRAWING A4-10 FOR CATHODIC PROTECTION.

#### TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER

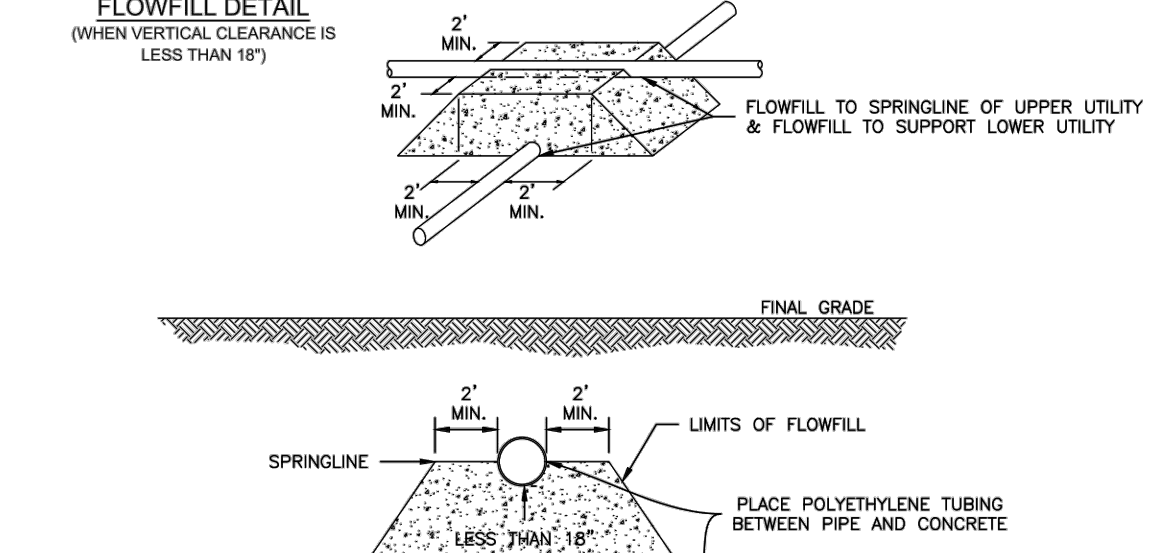
B1-1

DATED 03/2014



#### NOTES:

- NO JOINTS OF UTILITY MAIN SHALL BE ALLOWED BETWEEN CONCRETE BRIDGING BLOCKS.
- CONCRETE AND REINFORCEMENT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 4.



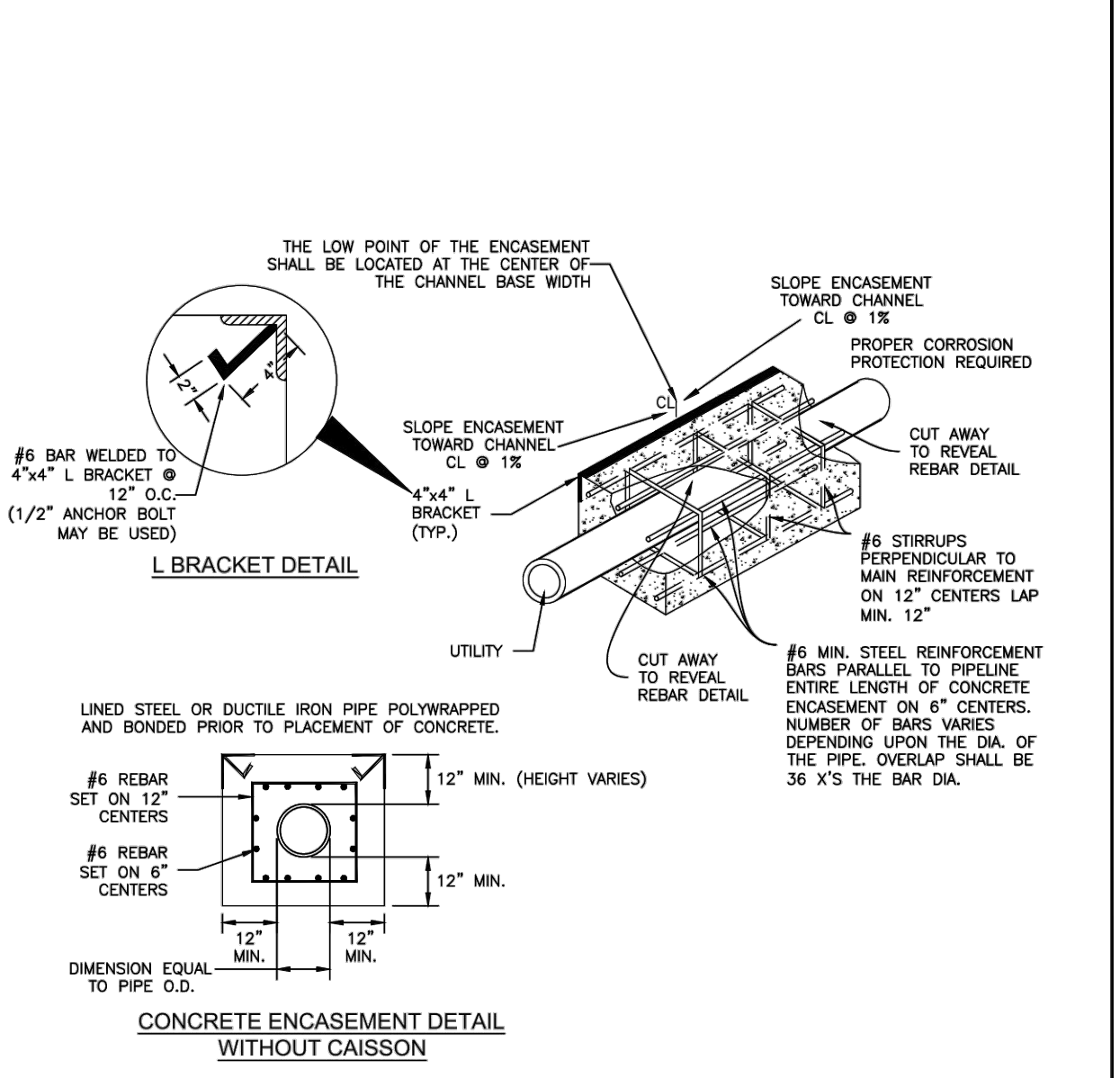
#### NOTES:

- ALL FLOWFILL SHALL BE IN CONFORMANCE WITH CHAPTER 4.
- SEE SECTION 2.6.2.3 FOR UTILITY CROSSING REQUIREMENTS.

#### PIPE BRIDGING DETAIL W/CONCRETE CRADLES

C2-7

DATED 5/2015



#### CONCRETE ENCASUREMENT DETAIL WITHOUT CAISSON

THE LOW POINT OF THE ENCASEMENT SHALL BE LOCATED AT THE CENTER OF THE CHANNEL BASE WIDTH.

SLOPE ENCASMENT TOWARD CHANNEL CL. @ 1%.

4"x4" L BRACKET (TYP.)

#6 BAR WELDED TO 4"x4" L BRACKET @ 12" O.C. (1/2" ANCHOR BOLT MAY BE USED)

#6 STIRRUPS PERPENDICULAR TO MAIN REINFORCEMENT ON 12" CENTERS (MIN. 12")

CUT AWAY TO REVEAL REBAR DETAIL

#6 MIN. STEEL REINFORCEMENT BARS PARALLEL TO PIPELINE ENTIRE LENGTH OF CONCRETE ENCASMENT ON 6" CENTERS. NUMBER OF BARS Varies DEPENDING UPON THE DIA. OF THE PIPE. OVERLAP SHALL BE 36 X'S THE BAR DIA.

LINED STEEL OR DUCTILE IRON PIPE POLYWRAPPED AND BONDED PRIOR TO PLACEMENT OF CONCRETE.

12" MIN. (HEIGHT VARIES)

12" MIN.

12" MIN.

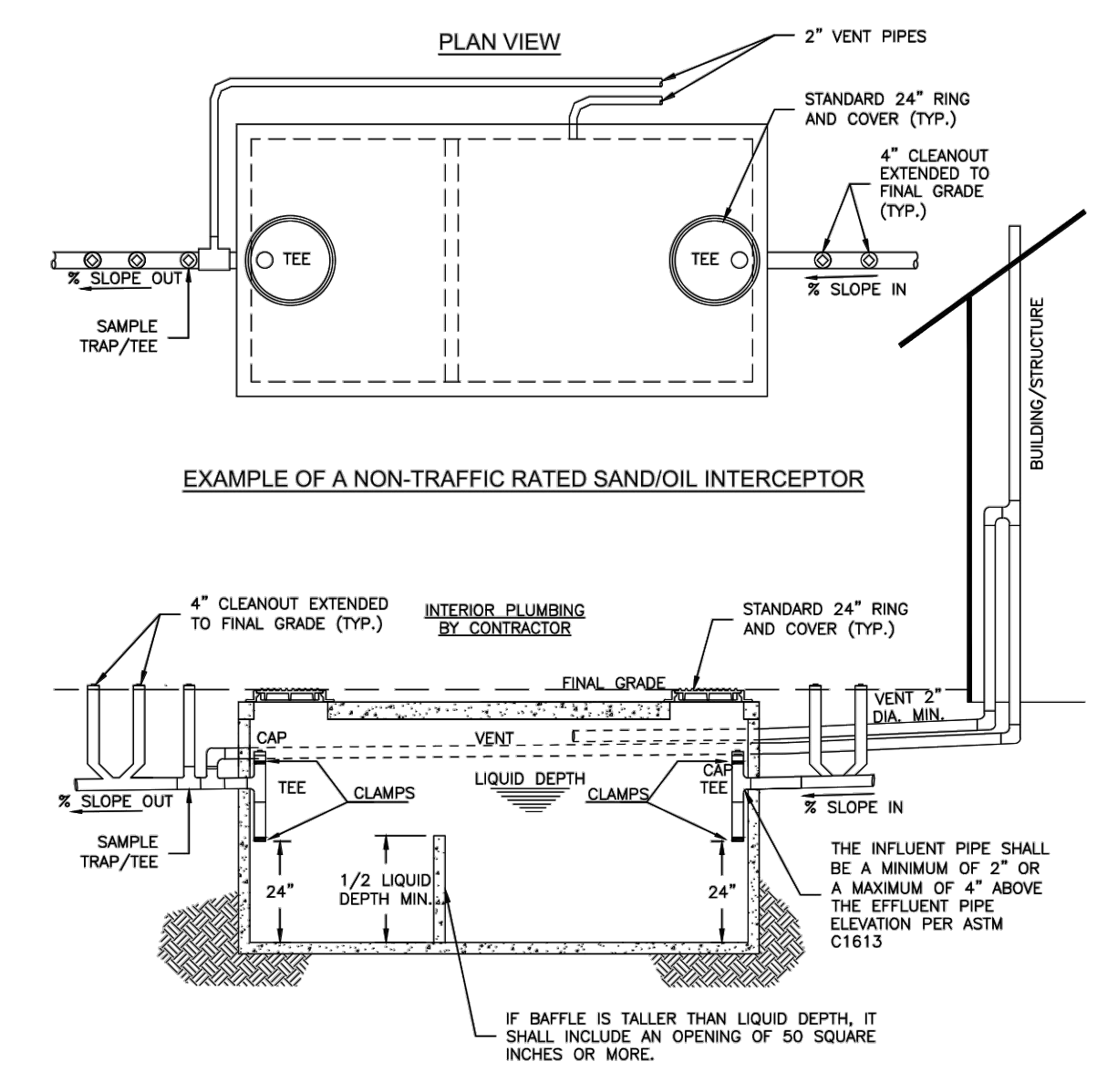
DIMENSION EQUAL TO PIPE O.D.

CONCRETE ENCASUREMENT DETAIL WITHOUT CAISSON

PIPE ENCASMENT DETAIL

C2-9

DATED 5/2015



#### EXAMPLE OF A NON-TRAFFIC RATED SAND/OIL INTERCEPTOR

2" VENT PIPES

STANDARD 24" RING AND COVER (TYP.)

4" CLEANOUT EXTENDED TO FINAL GRADE (TYP.)

1/2" SLOPE IN

1/2" SLOPE OUT

4" CLEANOUT EXTENDED TO FINAL GRADE (TYP.)

INTERIOR PLUMBING BY CONTRACTOR

FINAL GRADE

VENT 2" DIA. MIN.

THE INFLUENT PIPE SHALL BE A MINIMUM OF 2" OR A MAXIMUM OF 4" ABOVE THE EFFLUENT PIPE ELEVATION PER ASTM C1613

IF Baffle IS TALLER THAN LIQUID DEPTH, IT SHALL INCLUDE AN OPENING OF 50 SQUARE INCHES OR MORE.

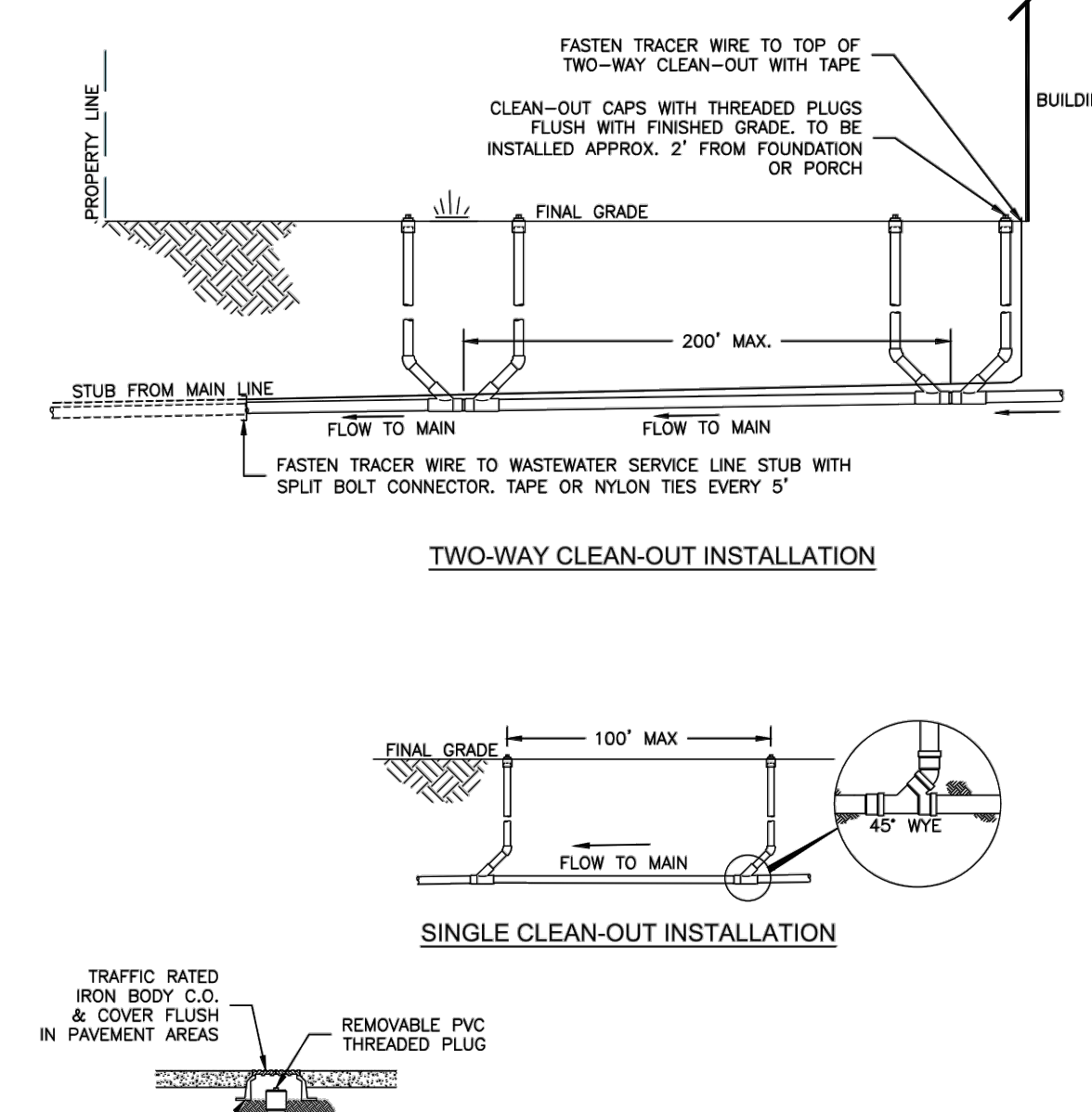
NOTES:

- IF THE TOP OF THE SAND & OIL INTERCEPTOR IS MORE THAN 12" BELOW FINISHED GRADE, A 4" DIAMETER MANHOLE BARREL SECTION(S) WILL BE REQUIRED TO BRING RING AND COVER TO GRADE.
- SIZE OF SAND/OIL INTERCEPTOR TO BE DETERMINED BY THE DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
- INTERIOR PIPING TO BE STRAPPED AT THE BOTTOM WITH GALVANIZED CLAMPS, UNISTRUT, OR EQUAL.
- WHENEVER PRACTICAL, THE TWO VENTS SHALL BE RUN UNDER GROUND TO THE BUILDING AND UP THROUGH THE ROOF. VENTS SHALL BE LOCATED AWAY FROM BUILDING AIR INTAKE.
- VENTS SHALL BE CONSTRUCTED ON THE OUTSIDE OF THE TANK.
- TO BE READ IN CONJUNCTION WITH CHAPTER 2 OF THE WASTEWATER LINE EXTENSION AND SERVICE STANDARDS.
- RING AND COVER SHALL BE PROVIDED EVERY 10' FOR SAND/OIL INTERCEPTORS LONGER THAN 20'.

#### TYPICAL SAND & OIL INTERCEPTOR

C4-5

DATED 5/2015



#### TWO-WAY CLEAN-OUT INSTALLATION

FASTEN TRACER WIRE TO TOP OF TWO-WAY CLEAN-OUT WITH TAPE

CLEAN-OUT CAPS WITH THREADED PLUGS FLUSH WITH FINISHED GRADE, TO BE INSTALLED APPROX. 2' FROM FOUNDATION OR PORCH

200' MAX.

FLOW TO MAIN

FASTEN TRACER WIRE TO WASTEWATER SERVICE LINE STUB WITH SPLIT BOLT CONNECTOR, TAPE OR NYLON TIES EVERY 5'

FINAL GRADE

100' MAX.

FLOW TO MAIN

45° WYE

SINGLE CLEAN-OUT INSTALLATION

TRAFFIC RATED IRON BODY C.O. & COVER FLUSH IN PAVEMENT AREAS

REMOVABLE PVC THREADED PLUG

CAST IRON OR TRAFFIC TYPE TOP HAT

#### CLEAN-OUT INSTALLATION IN PAVEMENT

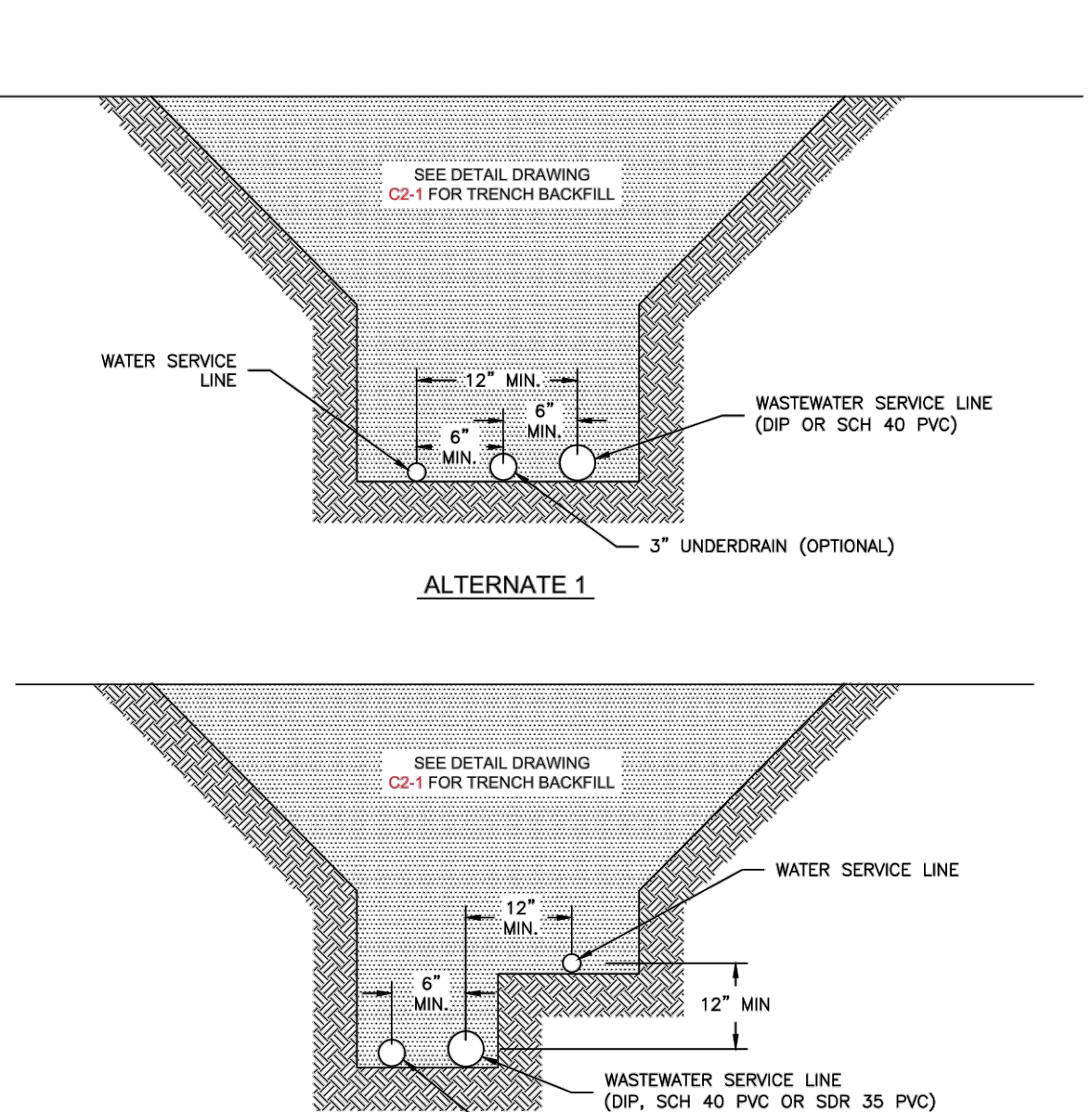
NOTES:

- SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
- TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

#### TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS

D1-4

DATED 5/2015



#### ALTERNATE 1

SEE DETAIL DRAWING C2-1 FOR TRENCH BACKFILL

WATER SERVICE LINE

12" MIN.

6" MIN.

WASTEWATER SERVICE LINE (DIP OR SCH 40 PVC)

3" UNDERDRAIN (OPTIONAL)

ALTERNATE 2

SEE DETAIL DRAWING C2-1 FOR TRENCH BACKFILL

WATER SERVICE LINE

12" MIN.

6" MIN.

WASTEWATER SERVICE LINE (DIP, SCH 40 PVC OR SDR 35 PVC)

3" UNDERDRAIN (OPTIONAL)

#### TYPICAL COMMON SERVICE TRENCH SECTION

D1-5

DATED 5/2015

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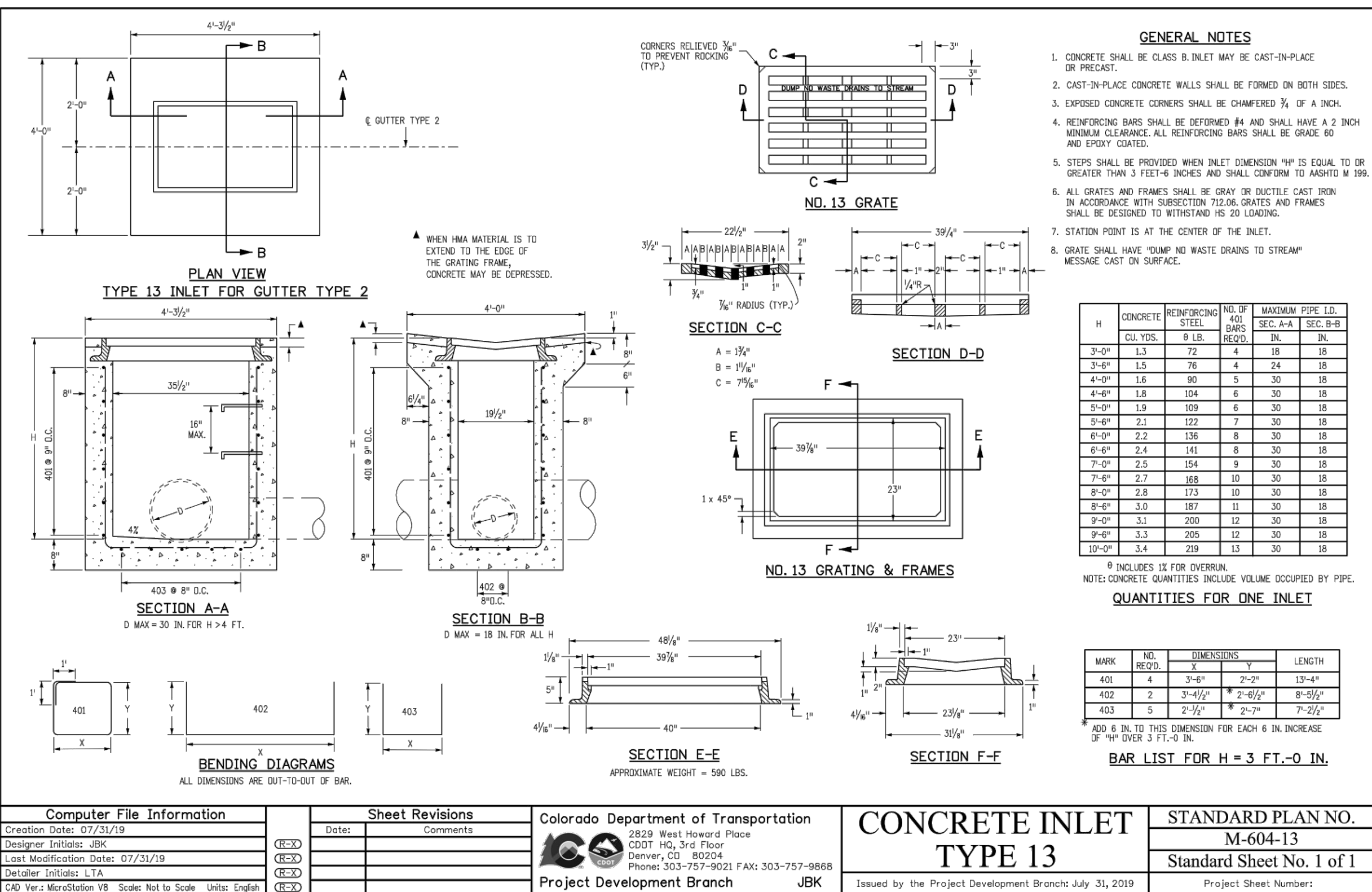
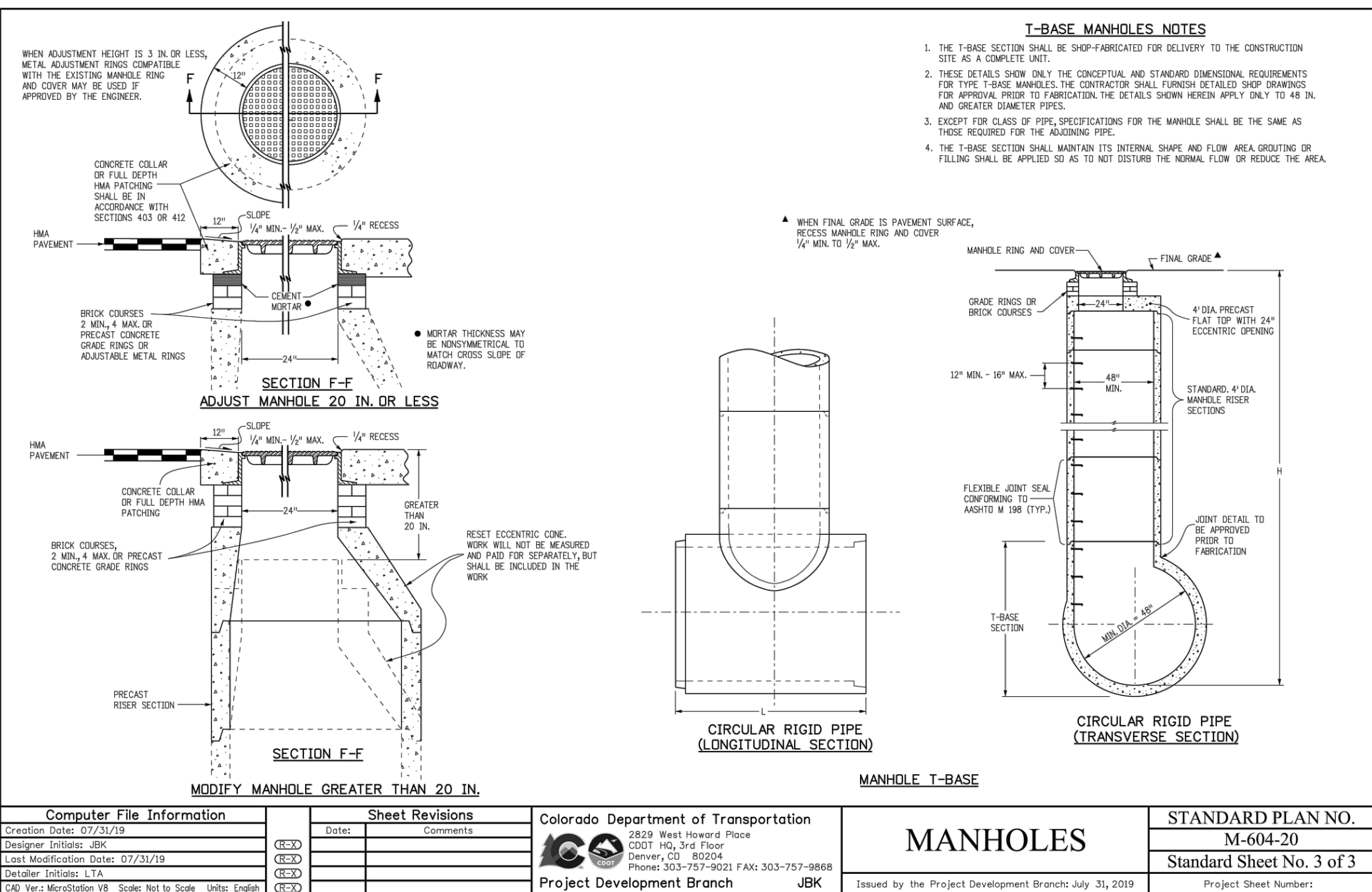
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PROJECT ADDRESS:  
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PROJECT NUMBER:  
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DATE:  
04/22/2021  
DESIGNED BY:  
JWM  
REVIEWED BY:  
MOH

SHEET TITLE:  
STANDARD DETAILS  
SHEET NUMBER:  
C6.2





<p>PROJECT NUMBER: 096010025</p> <p>DATE: 04/22/2021</p> <p>DESIGNED BY: JWM</p> <p>REVIEWED BY: MOH</p>	<p>SHEET TITLE:  STANDARD DETAILS</p> <p>SHEET NUMBER:  C6.3</p>
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