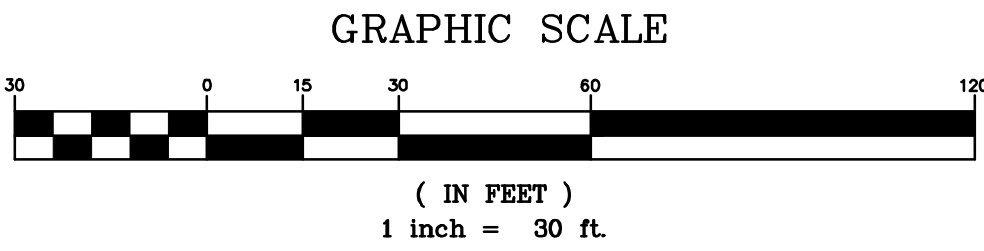




Know what's below.
Call before you dig.



EXISTING LEGEND:

- SET MONUMENT
- ⊗ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ STREET LIGHT
- ⊕ TRAFFIC LIGHT
- ⊕ SANITARY MANHOLE
- 12" ⊙ DECIDUOUS TREE W/ DIAMETER
- 12" ⊙ CONIFEROUS TREE W/ DIAMETER
- W — W — WATER UTILITY
- CATV — CATV — TV UTILITY
- E — E — ELECTRICAL UTILITY
- FO — FO — FIBER OPTIC UTILITY

PROPOSED LEGEND:

- — — — — PROPERTY LINE
- — — — — PROPOSED CURB & GUTTER
- — — — — PROPOSED STAMPED BRICK CONCRETE
- — — — — PROPOSED FIRELANE
- □ □ MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- ⊕ ⊕ PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- ⊕ ⊕ PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- # PROPOSED PARKING SPACES

GENERAL SITE NOTES:

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC., DATED DECEMBER 10, 2013
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED OR EXHIBITING EXCESSIVE DETERIORATION ALONG FOUNTAIN BOULEVARD AND ACADEMY PARK LOOP ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE CITY ENGINEERING INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

SITE KEY NOTES

- S1A CONCRETE CURB AND GUTTER.
- S3 TAPER CURB TO MATCH EXISTING.
- S4 TAPER CURB FROM 6" TO 0" OVER 2'.
- S5A LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- S5B MATCH EXISTING PAVEMENT/SIDEWALK ELEVATION.
- S6 STANDARD DUTY CONCRETE PAVING (PER PAVING DETAIL)
- S7 HEAVY DUTY CONCRETE PAVING (PER PAVING DETAIL)
- S8A CONCRETE SIDEWALK.
- S8B PEDESTRIAN PATH PER CITY STANDARD
- S15 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- S16 ADA ACCESSIBLE PARKING SPACE, STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL—PER ADA AND LOCAL REQUIREMENTS)
- S17 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S19 "STOP" SIGN
- S22 FIRE LANE STRIPING
- S23 PARKING STALL STRIPING (SEE NOTE FOR COLOR)
- S26A PEDESTRIAN CROSSWALK STRIPING
- S27 FIRE HYDRANT
- S29 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- S30 BOLLARD (SEE NOTE FOR NUMBER)
- S30A "INVERTED U" BOLLARD PER ARCH. PLAN (SEE NOTE FOR NUMBER)
- S31 LIGHT POLE (TYPICAL—PER LIGHTING PLAN)
- S32 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S33 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S40 EXISTING PAVEMENT TO REMAIN.
- S46 RETAINING WALL - TO BE DESIGNED BY OTHERS (SEE NOTE FOR LENGTH)
- S80 "INVERTED U" BIKE RACK (PER ARCH. PLANS)
- S81 UST VENT VENT STACK, REFER TO FUELING PLANS.
- S82 AIR/YARD HYDRANT
- S83 UNDERGROUND STORAGE TANKS, SEE FUELING PLANS FOR DETAIL.
- S84 HANDICAP RAMP WITH TRUNCATED DOMES, PER CITY STANDARDS
- S85 CANOPY COLUMN
- S86 CURB INLET. SEE GRADING PLAN
- S88 CAR WASH CLEARANCE BAR
- S89 TRAFFIC PAVEMENT MARKING PER CITY STANDARDS
- S90 CANOPY SIGN (PER ARCH. PLANS)
- S91 2' CONCRETE RIBBON
- S92 WALL SIGN (PER ARCH. PLANS)
- S93 PYLON SIGN (PER CITY OF COLORADO SPRINGS CODE STANDARD)
- S94 CAR WASH PAY STAND

COLORADO SPRINGS UTILITIES
PRIVATE WASTEWATER SYSTEM DESIGN APPROVAL
Date: _____ By: _____
PROJECT NO. _____ RMS NO. _____
The project design, materials, and construction shall comply with Colorado Springs Utilities, as defined in the Wastewater Line Extension and Service Standards.
Approval expires one (1) year from the Design approval date.

COLORADO SPRINGS UTILITIES
WASTEWATER SERVICE APPROVAL
SIGNED: _____ DATE: _____
PROJECT NO. _____ RMS NO. _____
Approval expires one (1) year from Design Approval date.

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
04-11-14	INITIAL BIDSET
08-12-14	DEVELOPMENT PLAN
12-17-14	DP RESUBMITTAL #1
02-20-15	DP RESUBMITTAL #2

PROFESSIONAL IN CHARGE
FARMAN SHIR, PE
PROFESSIONAL ENGINEER
LICENSE NO. 41391

PROJECT MANAGER
MARLEY PHILLIPS

QUALITY CONTROL
KIEW KAM, PE

DRAWN BY
NICOLE NOVACK

PROJECT NAME
CIRCLE K

COLORADO SPRINGS
COLORADO

E. FOUNTAIN BLVD. &
ACADEMY PARK LOOP



PROJECT NUMBER
20130780

SHEET TITLE
SITE PLAN

SHEET NUMBER
2 of 18