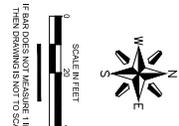


S. 8TH STREET
(APPROXIMATELY 105' R.O.W. - R.O.W.
VARIES) (PRINCIPAL ARTERIAL)

W. BROOKSIDE STREET
(APPROXIMATELY 80' R.O.W. -
R.O.W. VARIES) (COLLECTOR)

LOT 1
K&G SUBDIVISION
45,225 SF
(1.04 AC±)

KUM & GO
CONVENIENCE STORE
3,988 SF



IF BARS DOES NOT RESOLVE ENOUGH FROM DRAWING SCALE 1/8"=1'-0"

GRADING PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING STORM INLET AND MANHOLE
- PROPOSED STORM INLET AND MANHOLE
- PROPOSED FLOWLINE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- PROPOSED SIGNALL ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED FINISHED GRADE
- PROPOSED FINISHED GRADE AT TOP OF WALL
- PROPOSED FINISHED GRADE AT BOTTOM OF WALL
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED TOP BACK OF CURB
- PROPOSED FLOW ARROW AND GRADE
- PROPOSED ADJ. ROUTE

GENERAL NOTES

1. ALL STORM INFRASTRUCTURE SEPARATE AND SHALL BE MAINTAINED BY OWNER.
2. OTHER THAN THE MAJOR CONTOUR SHEET, THE MINOR CONTOUR SHEET SHALL BE USED TO DETERMINE THE FINISHED GRADE AT THE TOP OF WALL AND BOTTOM OF WALL. WALL HEIGHTS ARE FROM FINISHED GRADE AT TOP OF WALL AND BOTTOM OF WALL. LAND DO NOT ACCOMMODATE ANY FOOTINGS NON HERBERT ABOVE FINISHED ADJ. ROUTES. ADA PARKING STALLS AND ADA AISLES SHALL EXCEED 2% CROSS SLOPE IN ANY DIRECTION.

COLORADO SPRINGS
 CIVIL/CONSTRUCTION TEAM
 AR DP 21-00813
 Land Use Review
 Approved
 Matthew Alcaran
 05/18/2022 2:00:25 PM

AR DP 21-00813

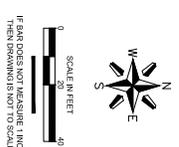
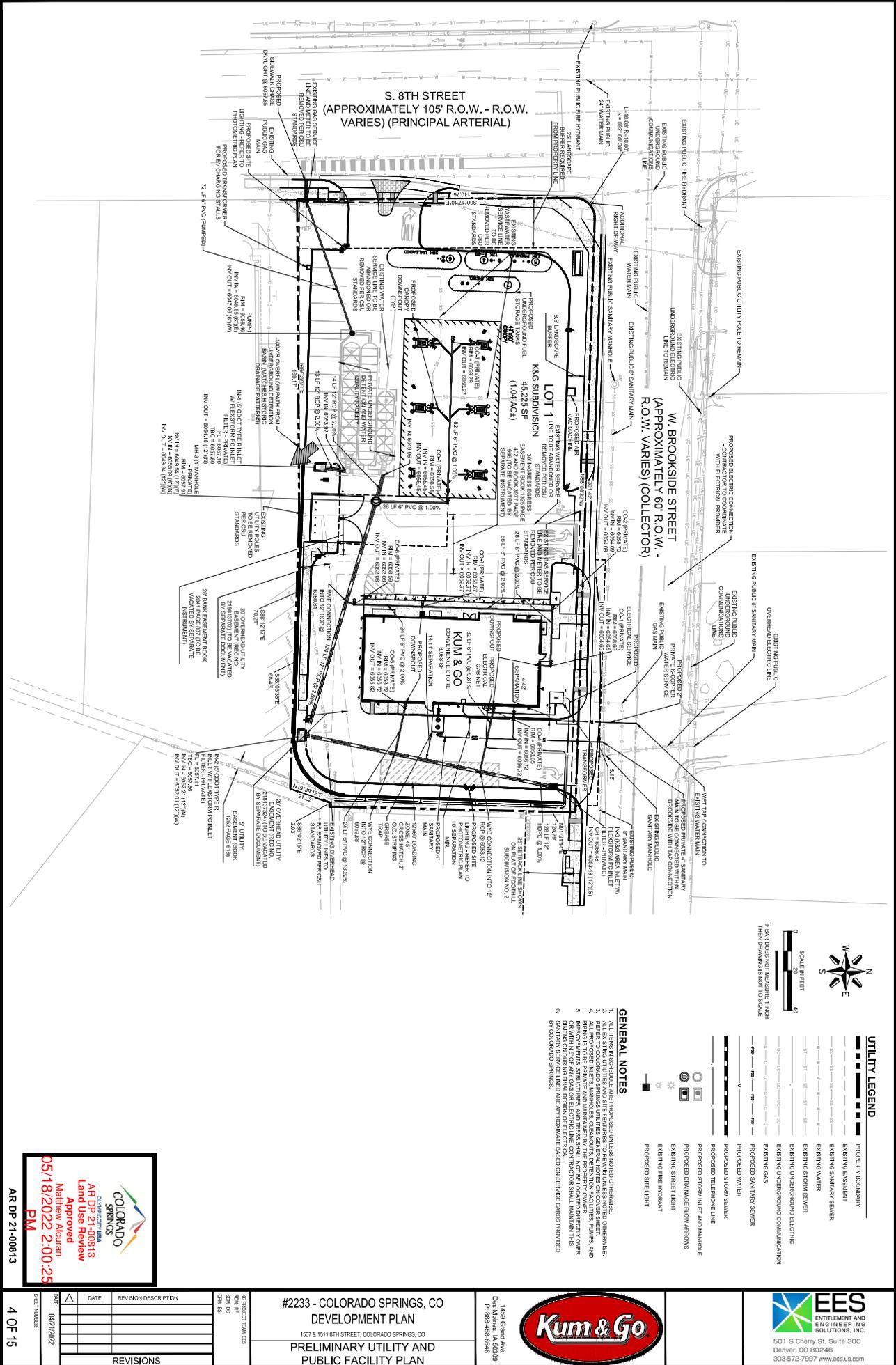
NO.	PROJECT TEAM EES	DATE	REVISION DESCRIPTION
1	PKUM & GO	04/21/2022	PRELIMINARY GRADING PLAN

#2233 - COLORADO SPRINGS, CO
 DEVELOPMENT PLAN
 1507 & 1511 8TH STREET, COLORADO SPRINGS, CO
PRELIMINARY GRADING PLAN

1450 Grand Ave.
 Suite 1000
 Denver, CO 80202
 P. 888-458-8484

EES
 ENTERTAINMENT AND
 ENGINEERING
 SOLUTIONS, INC.

501 S Cherry St, Suite 300
 Denver, CO 80246
 303-572-7997 www.ees.us.com



UTILITY LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING STORM SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND COMMUNICATION
	EXISTING GAS
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED STORM SEWER
	PROPOSED TELEPHONE LINE
	PROPOSED STORM INLET AND MANHOLE
	PROPOSED DRAINAGE FLOW ARROWS
	EXISTING STREET LIGHT
	EXISTING FIRE HYDRANT
	PROPOSED STREET LIGHT

- GENERAL NOTES**
1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
 2. REFER TO COLORADO SPRINGS UTILITIES GENERAL NOTES ON COVER SHEET.
 3. REFER TO COLORED SPRINGS UTILITIES GENERAL NOTES ON COVER SHEET.
 4. PRINCIPLES TO BE SHOWN AND MAINTAINED BY THE PROPERTY OWNER'S PLUMBS, AND APPROVED BY THE CITY ENGINEER.
 5. APPROVED BY THE CITY ENGINEER AND THE PROPERTY OWNER'S PLUMBS AND THE DIMENSION DURING FINAL DESIGN OF ELECTRICAL.
 6. BY COLORADO SERVICES ARE APPROXIMATE BASED ON SERVICE CARDS PROVIDED.

COLORADO SPRINGS
 DEVELOPMENT PLAN
 AR DP 21-00813
 Land Use Review
 Approved
 Matthew Alcaran
 05/18/2022 2:00:25 PM

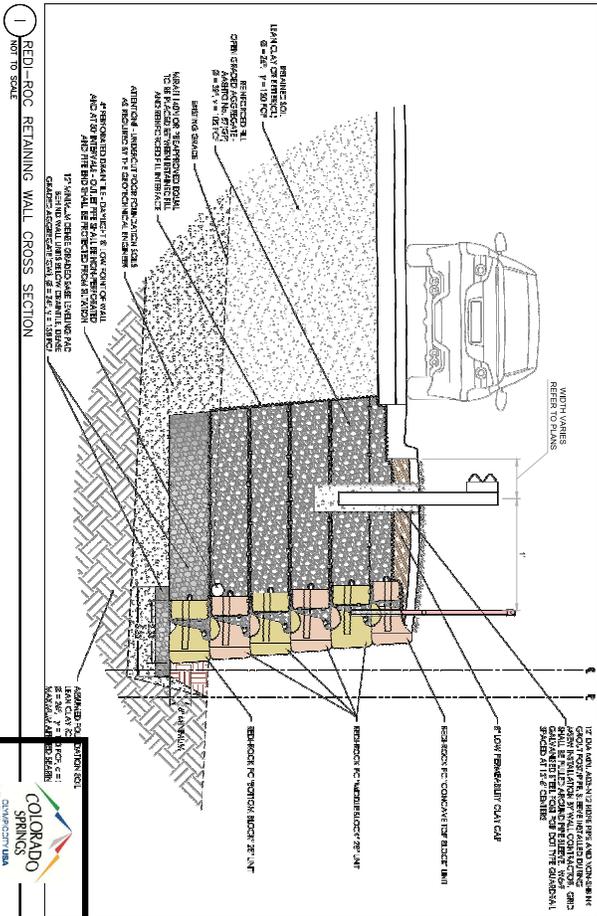
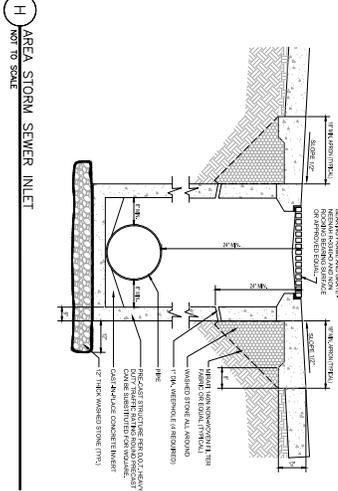
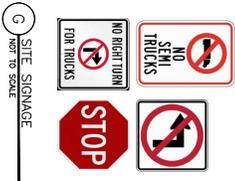
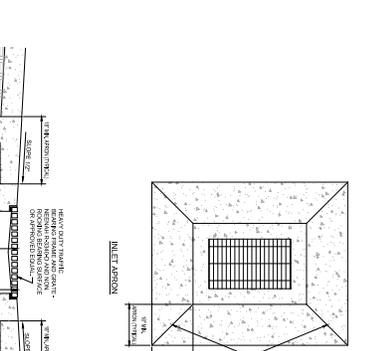
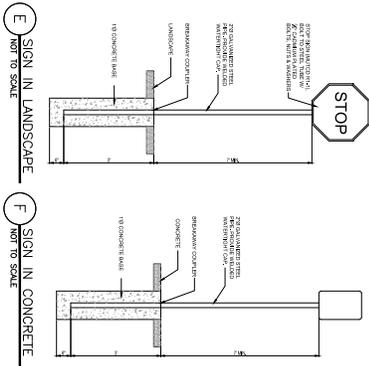
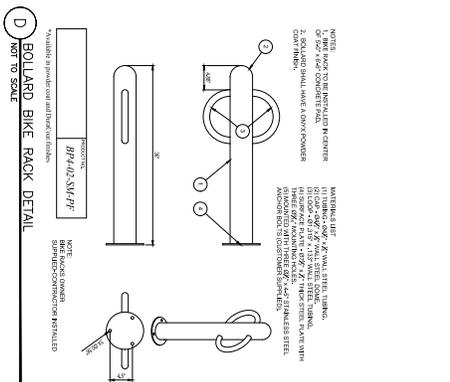
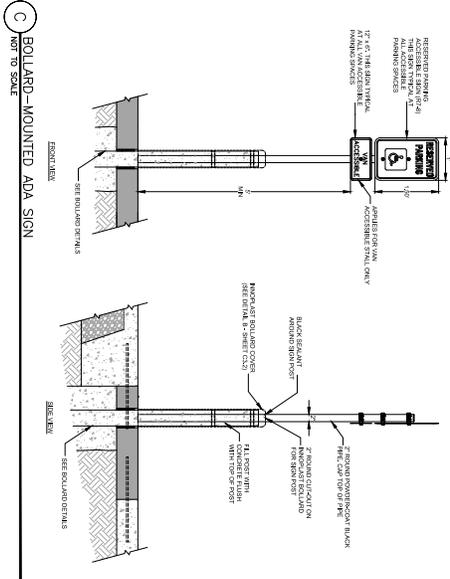
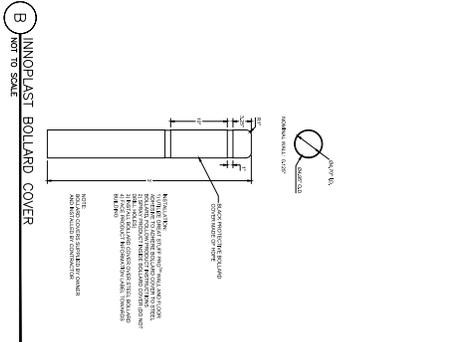
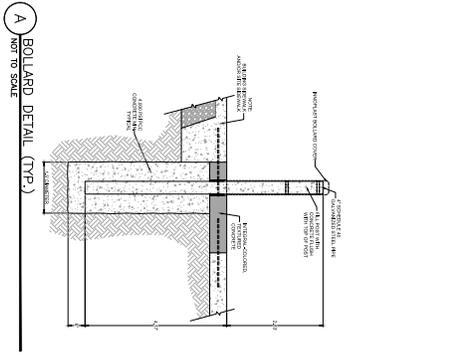
NO.	PROJECT TEAM	DATE	REVISION DESCRIPTION
1	PKUM & GO	04/21/2022	DATE
2	PKUM & GO		
3	PKUM & GO		
4	PKUM & GO		

#2233 - COLORADO SPRINGS, CO
 DEVELOPMENT PLAN
 1507 & 1511 8TH STREET, COLORADO SPRINGS, CO
 PRELIMINARY UTILITY AND
 PUBLIC FACILITY PLAN

1420 Grand Ave
 Colo. Mo. 616 53099
 P. 888-458-8848

EES
 ENTITLEMENT AND
 ENGINEERING
 CONSULTANTS

501 S Cherry St, Suite 300
 Denver, CO 80246
 303-572-7997 www.ees.us.com



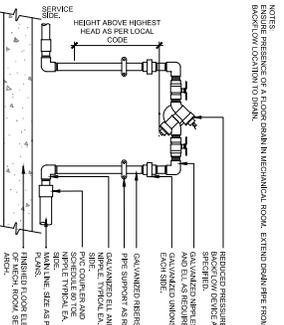
APPROVED
 COLORADO SPRINGS
 CIVIL ENGINEER
 AR DP 21-00813
 Land Use Review
 Approved
 Matthew Alcaran
 05/18/2022 2:00:25 PM

NO.	REVISION DESCRIPTION	DATE
1		04/21/2022

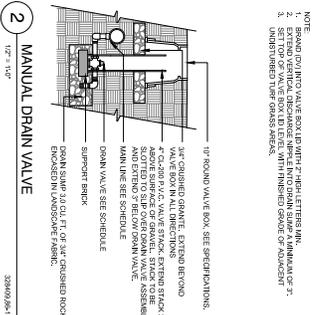
#2233 - COLORADO SPRINGS, CO
 DEVELOPMENT PLAN
 1507 & 1511 8TH STREET, COLORADO SPRINGS, CO
 CIVIL DETAILS



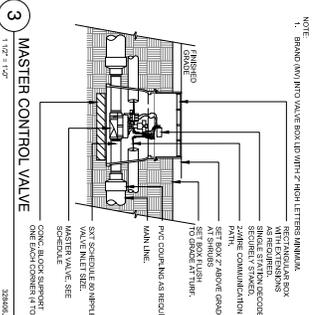
EES
 ENTERTAINMENT AND ENGINEERING SOLUTIONS, INC.
 501 S Cherry St, Suite 300
 Denver, CO 80246
 303-572-7997 www.ees.us.com



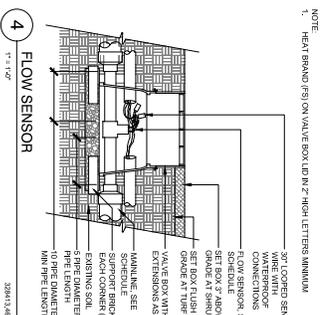
1 RP BACKFLOW DEVICE IN MECH. ROOM
328626.01-2



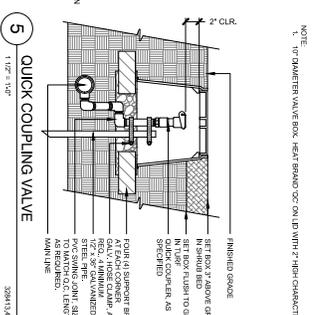
2 MANUAL DRAIN VALVE
328626.01-1



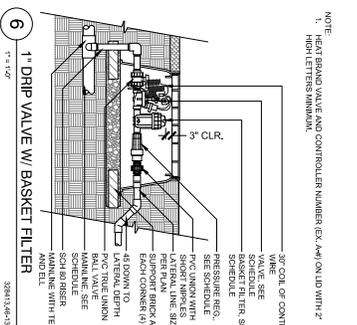
3 MASTER CONTROL VALVE
328626.23-2



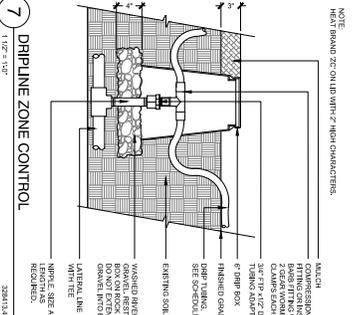
4 FLOW SENSOR
328613.04-3



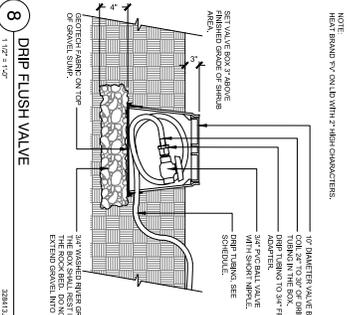
5 QUICK COUPLING VALVE
328613.04-11



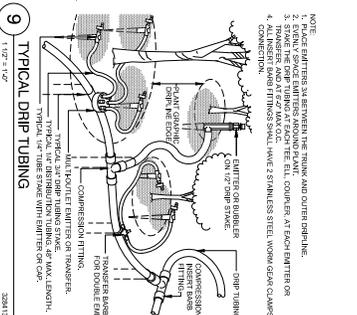
6 1' DRIP VALVE W/ BASKET FILTER
328613.04-3



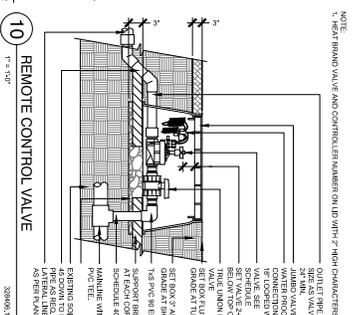
7 DRIPLINE ZONE CONTROL
328613.04-3



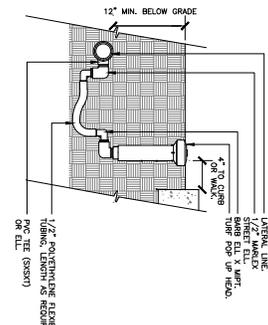
8 DRIP FLUSH VALVE
328613.04-8



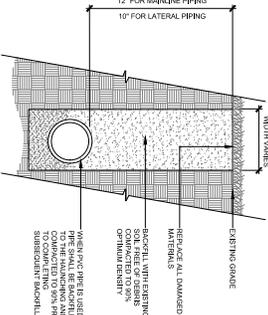
9 TYPICAL DRIP TUBING
328613.04-2



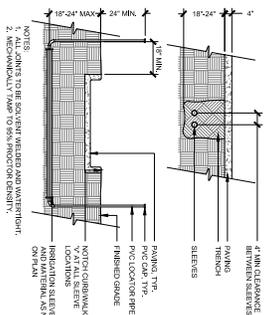
10 REMOTE CONTROL VALVE
328613.04-9



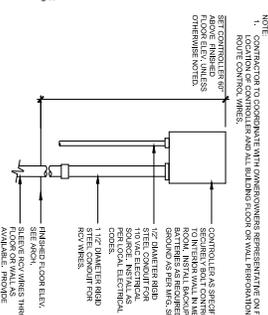
11 TUBE SPRAY-FLEX ASSEMBLY
328626.15-3



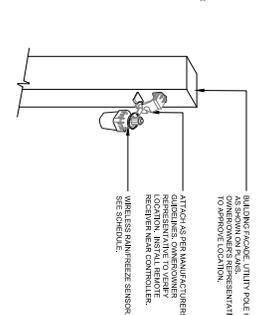
12 TRENCH DETAIL
328626.04-5



13 SLEEPING
328626.15-2



14 WALL MOUNT CONTROLLER
328626.15-11



15 WIRELESS RAIN/FREEZE SENSOR
328626.04-11

NOTE: REFERENCE OF A FLOOR DRAIN IN MECHANICAL ROOM. EXTEND DRAIN FROM EXISTING LOCATION TO DRAIN.

- HEAT BRAND VALVE AND CONTROLLER NUMBER (EX. A) ON ID WITH 2" HIGH LETTERS MINIMUM.

NOTE: DRAWING VALVE AND CONTROLLER NUMBER (EX. A) ON ID WITH 2" HIGH LETTERS MINIMUM.

- EXTEND VERTICAL BACKFLOW PREVENTER TO DRAIN SLUMP IN MECHANICAL OR 3" UNDETERMINED UNDER GLASS AREAS.

NOTE: BRAND AND PART NUMBER VALVE BOX (A) ON ID WITH 2" HIGH LETTERS MINIMUM.

- BRAND AND PART NUMBER VALVE BOX (A) ON ID WITH 2" HIGH LETTERS MINIMUM.

NOTE: 1. HEAT BRAND (P) ON VALVE BOX (A) ON ID WITH 2" HIGH LETTERS MINIMUM.

- HEAT BRAND (P) ON VALVE BOX (A) ON ID WITH 2" HIGH LETTERS MINIMUM.

NOTE: 1. HEAT BRAND VALVE AND CONTROLLER NUMBER ON ID WITH 2" HIGH CHARACTERS.

- HEAT BRAND VALVE AND CONTROLLER NUMBER ON ID WITH 2" HIGH CHARACTERS.

AR DP 21-00813

05/18/2022 2:00:25 PM

Approved

Matthew Alcaran

AR DP 21-00813

Land Use Review

05/18/2022

Approved

Matthew Alcaran

NO.	DATE	REVISION DESCRIPTION
1	03/01/2022	REVISIONS PER COMMENTS
2	04/21/2022	REVISIONS PER COMMENTS

NO.	DATE	REVISION DESCRIPTION
1	03/01/2022	REVISIONS PER COMMENTS
2	04/21/2022	REVISIONS PER COMMENTS

#2233 - COLORADO SPRINGS, CO
DEVELOPMENT PLAN
157 & 1511 8TH STREET, COLORADO SPRINGS, CO
IRRIGATION DETAILS

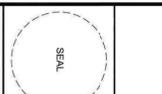
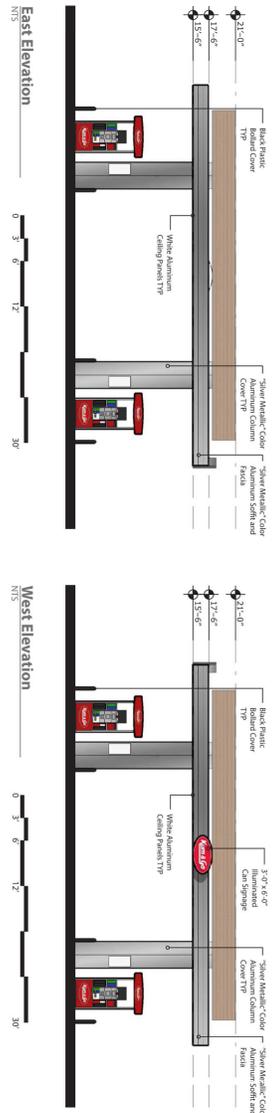
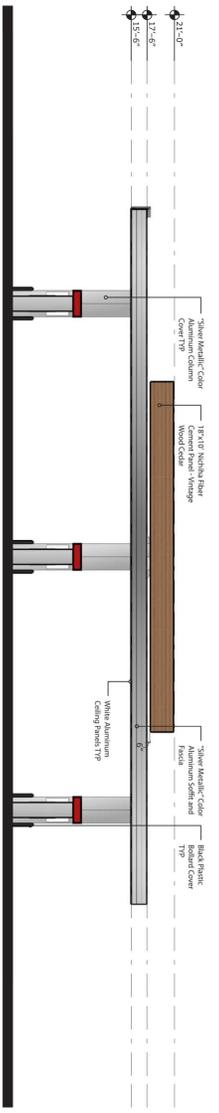
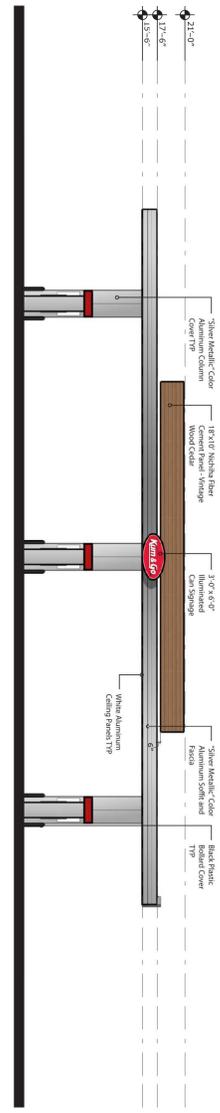
1450 Grand Ave
Dor, Missouri, IA 50309
P: 888-458-8488

Kum & Go

VALERIAN

Proposed Canopy Signage

Location	Sign	Size	Area
North Elevation	None & Car Sign	3'x6'	18.5f
South Elevation	No Signage	---	---
East Elevation	No Signage	---	---
West Elevation	None & Car Sign	3'x6'	18.5f
Total			36.5f



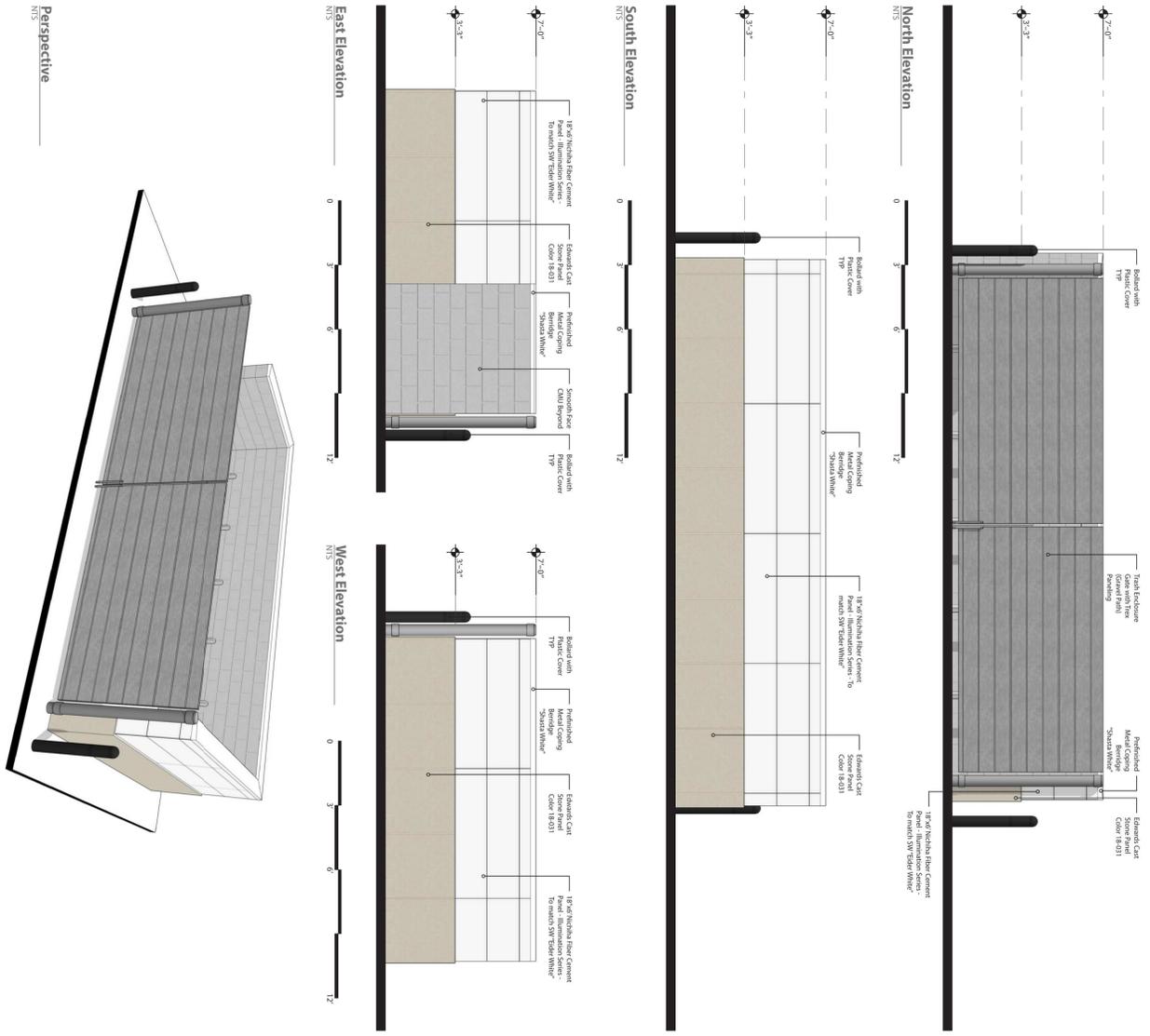
1459 Grand Avenue
 Dora, Kansas 66024
 P:516-577-5247

#2233 - COLORADO SPRINGS, CO
 1507 & 1511 8TH STREET, COLORADO SPRINGS, CO
 CANOPY ELEVATIONS

COLORADO SPRINGS
 DIVISION OF PLANNING
 AR DP 21-00813
 Land Use Review
 Approved
 Matthew Alcorn
 05/18/2022 2:00:26 PM
 AR DP 21-00813

NO.	DATE	REVISION DESCRIPTION
1	02/07/2022	REVISIONS

12 OF 15

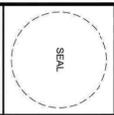


05/18/2022 2:00:26 PM
 Approved
 Matthew Alcorn
 AR DP 21-00813
 COLORADO SPRINGS
 DIVISION OF PLANNING
 LAND USE REVIEW

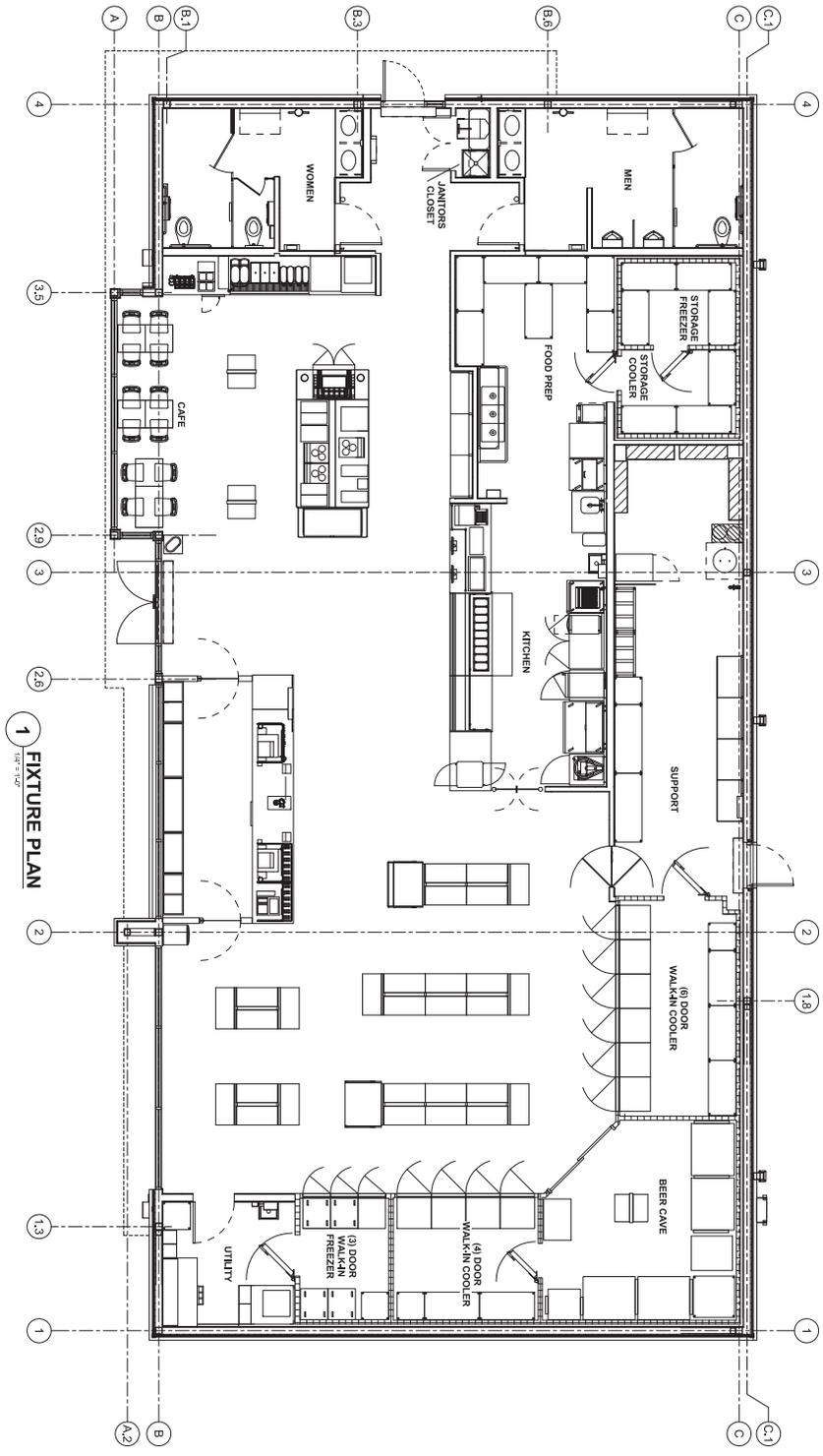
NO.	DATE	REVISION DESCRIPTION

#2233 - COLORADO SPRINGS, CO
 1507 & 1511 8TH STREET, COLORADO SPRINGS, CO
 TRASH ENCLOSURE ELEVATIONS

1459 Grand Avenue
 Des Moines Iowa
 P-515-287-5247



brr
 ARCHITECT OF RECORD
 1110 SOUTH AVENUE
 OVERLAND PARK, KS 66114
 PHONE: 913-241-8888
 FAX: 913-241-8888



1 FIXTURE PLAN
REVISED

COLORADO SPRINGS
 DIVISION OF COMMUNITY DEVELOPMENT
 AR DP 21-00813
 Land Use Review
 Approved
 Matthew Alcaran
 05/18/2022 2:00:26 PM

AR DP 21-00813

REVISIONS	DATE	REVISION DESCRIPTION

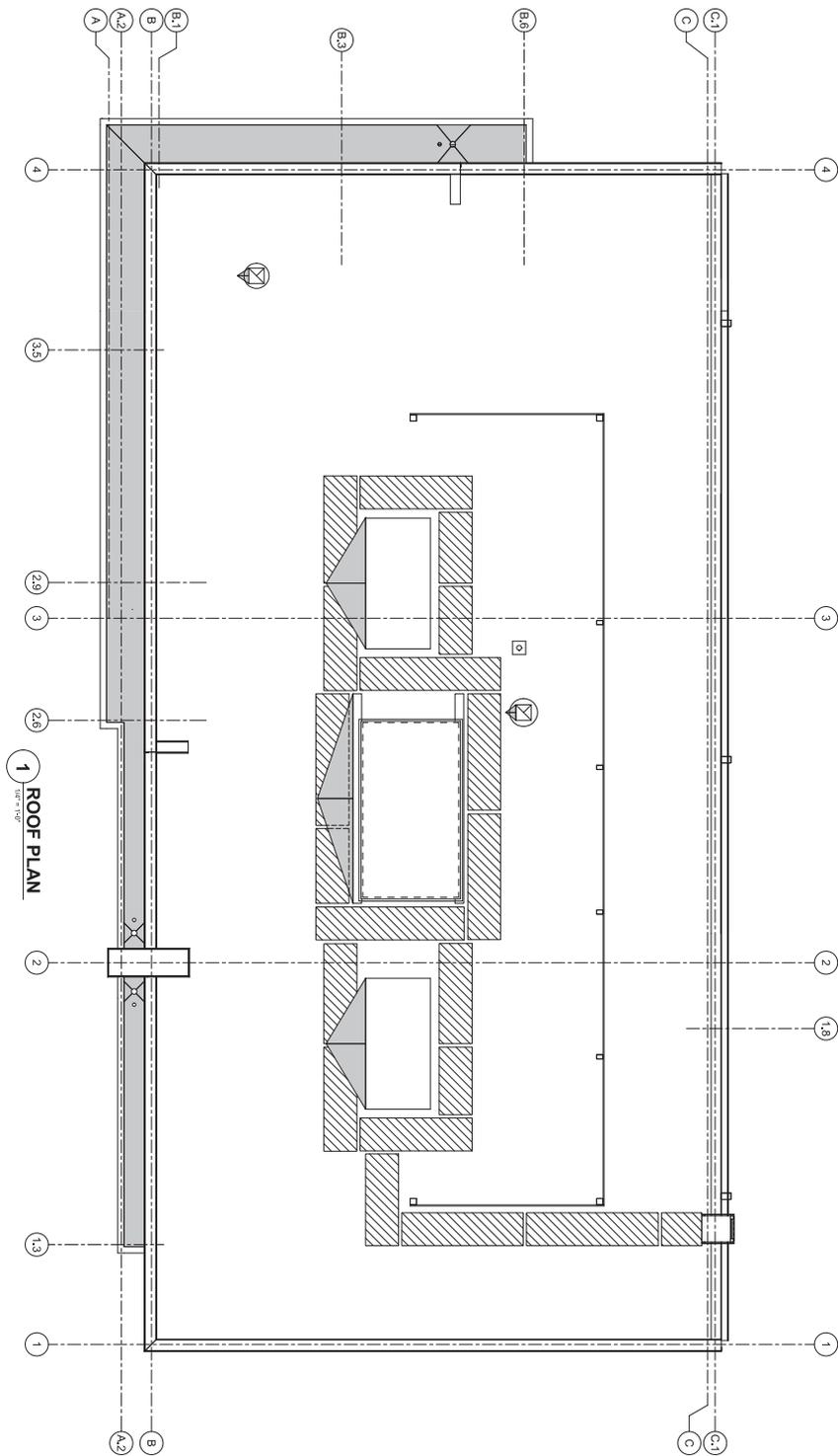
#2233 - COLORADO SPRINGS, CO
 1507 & 1511 18TH STREET, COLORADO SPRINGS, CO



1459 Grand Avenue
 Des Moines, Iowa
 P 515-281-6247

MANUFACTURED BY: BTR
 100% RECYCLED AND 100% RECYCLED PAPER
 OVERPRINTED NAME AND STATE
 NUMBERED PER PLAN
 10/15/13 3:58:58 PM

BTR



1 ROOF PLAN



COLORADO SPRINGS

 CIVIL ENGINEERING

 AR DP 21-00813

 Land Use Review

 Approved

 Matthew Alcuran

 05/18/2022 2:00:26 PM

AR DP 21-00813

NO.	DATE	REVISION DESCRIPTION

REVISIONS

#2233 - COLORADO SPRINGS, CO
 1507 & 1511 18TH STREET, COLORADO SPRINGS, CO

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 Des Moines Iowa
 P 515-471-6247




brr

 ARCHITECT OF RECORD
 1507 & 1511 18TH STREET
 COLORADO SPRINGS, CO 80904
 P 719-575-5544
 F 719-575-5544