SITE DEVELOPMENT PLANS
SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80915

PROJECT TEAM

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SUPER STAR CAR WASH
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PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 5 AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

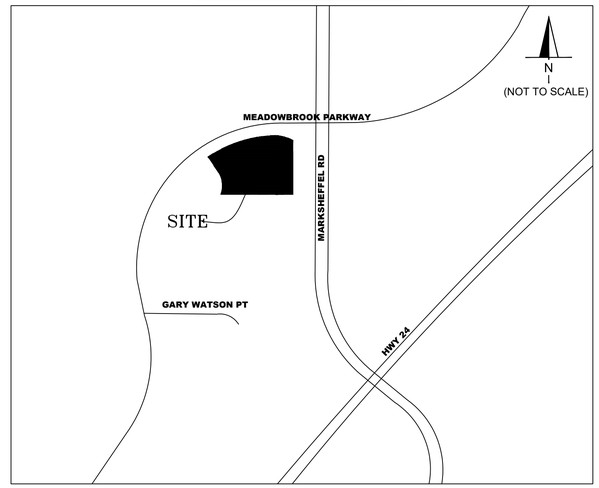
Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

Tim Varley
Super Star Car Wash
1830 N 95th Ave, Suite 106
Phoenix, AZ, 85037

Date

LOCATION MAP



SITE DATA TABLE

AREA SUMMARY	AREA	% PROP
LANDSCAPE AREA	23,149 S.F.	36%
BUILDING AREA	4,591 S.F.	7%
PARKING LOT AREA (INC. OTHER HARD SURFACES)	36,918 S.F.	57%
TOTAL IMPERVIOUS AREA	41,509 S.F.	64%
TOTAL AREA	64,658 S.F.	100%

ZONING INFORMATION

		EXISTING	PROPOSED
ZONING DISTRICT		CS	CS
LAND USE		VACANT	CARWASH
		REQUIRED	PROVIDED
BUILDING SETBACKS	FRONT (N)	25'	26.4'
	SIDE (W)	25'	80.2'
	SIDE (E)	0'	78.3'
	REAR (S)	0'	136.6'
PARKING SETBACKS	FRONT (N)	25'	26.0'
	SIDE (W)	25'	26.1'
	SIDE (E)	0'	26.0'
	REAR (S)	0'	5.0'
PARKING	STANDARD	1 SPACE PER BAY OR STALL	26
	ACCESSIBLE	1	2
	TOTAL PARKING	1 SPACE PER BAY OR STALL	28
BIKE PARKING	1U = 2 SPACES	5% OF REQUIRED PARKING	4

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C3.0	SITE PLAN
C3.1	HORIZONTAL CONTROL PLAN
C3.2	PAVING PLAN
C3.3	FIRE AND SERVICE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING PLAN
C5.1	DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	PHOTOMETRIC PLAN
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELVATIONS
A3.0	PERSPECTIVE 1
A4.0	PERSPECTIVE 2
A5.0	PERSPECTIVE 3
A6.0	COLORS AND MATERIALS

EPC - EDARP FILE NUMBER: PPR2315

CONTRACTOR NOTE

CONTRACTOR SHALL KEEP A COPY OF EL PASO COUNTY STAMPED/APPROVED PLANS ON-SITE AT ALL TIMES FOR GENERAL CONTRACTOR AND MUNICIPAL INSPECTOR REFERENCE.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

AYRES ASSOCIATES
3665 JFK PARKWAY
BUILDING 2, SUITE 100
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SUPER STAR CAR WASH

REVISION	DATE
RESUBMITTAL	9/18/23

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
COVER SHEET

Drawn By: AJJ
Checked By: SEM
Date: 06/23/2023
Project No. 24-0409
Sheet Number
C1.0

File: I:\24\24-0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C1.0 COVER SHEET.dwg Layout: C1.0 COVER SHEET User: MaierS Plotted: Sep 18, 2023 - 10:04am

GENERAL SITE WORK NOTES:

1. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS BOOK, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS FOR CONSTRUCTION IN EL PASO COUNTY, COLORADO; IN CASE OF CONFLICT, EL PASO COUNTY SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS FOR CONSTRUCTION IN EL PASO COUNTY, UNLESS OTHERWISE NOTED ON THE PLANS.

3. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE CONSTRUCTION BEGINS.

5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING THAT COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER. THE OWNER AND ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REGARD TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. ALL KNOWN DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, WHETHER CONTAINED IN THE DATA SUBMITTED BY THESE AGENCIES OR NOT, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THE TITLE SHEET MAY BE CONTACTED. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. 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 BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

6. NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION" PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE SURVEYOR'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

7. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.

8. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE CITY UPON FINAL INSPECTION OF THE PROJECT.

9. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR LENGTH SPECIFIED IN THE GENERAL CONDITIONS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB PER OSHA REGULATIONS.

11. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION, AND IN ACCORDANCE WITH LOCAL MUNICIPAL CODES. A TRAFFIC CONTROL PERMIT IS REQUIRED FOR WORK ON CITY STREETS.

12. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

13. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED AS REQUIRED BY THE OWNER AND ENTITY THAT HAS JURISDICTION OVER THE WORK.

14. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

15. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

16. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

17. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

18. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH NPDES STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL THE NOTICE OF TERMINATION HAS BEEN OBTAINED. THE CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS TO THE EROSION CONTROL TO STAY IN COMPLIANCE WITH THE NPDES PERMIT. THESE ADJUSTMENTS MAY BE MADE TO ACCOMMODATE PHASED CONSTRUCTION AND/OR SPECIFIC SITE CONDITIONS.

19. THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND MAKE THE NECESSARY SUBMITTALS TO THE ENGINEER. SAID PLANS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

20. THE CONTRACTOR SHALL VIDEOTAPE THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

21. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

22. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFFSITE OF ANY EXISTING PAVING AND STRUCTURES REMOVED.

24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEY.

25. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR AND TO EL PASO COUNTY STANDARDS.

26. REFER TO IRRIGATION PLANS FOR SLEEVING REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES FOR SLEEVING REQUIREMENTS PRIOR TO ANY PAVING ACTIVITIES.

27. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. AND T.A.S.) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.

SANITARY SEWER NOTES:

1. SANITARY SEWER PIPE 8 INCHES AND LARGER SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-3034 OR ASTM F-679 STANDARDS.

2. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

7. MANHOLES: SANITARY SEWER MANHOLES SHALL BE 4-FOOT, 0-INCH I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478, WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH LOCAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS.

ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

8. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE PER EL PASO COUNTY SPECIFICATIONS.

9. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

10. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

11. TESTING: DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED.

12. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION REQUIREMENTS.

13. TELEVISING: ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

14. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

15. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S), INCLUDING SERVICE STUB LOCATIONS, TO THE ENGINEER, WHO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

16. ALL SANITARY SEWER CONSTRUCTION AND MATERIAL SHALL MEET UTILITY PROVIDER, OR AUTHORITY HAVING JURISDICTION STANDARDS AND SPECIFICATION. IF ANY DISCREPANCY IN THESE PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING ANY MATERIAL.

WATER NOTES:

1. PIPE MATERIALS: WATERMAINS SHALL BE CONSTRUCTED OF PER GOVERNING AUTHORITY INSTALLATION, MATERIAL, AND SPECIFICATION STANDARDS.

2. FITTINGS: ALL FITTINGS SHALL BE OF PUSH ON BLUE BRUTE PVC FITTINGS AND MEET MUNICIPAL STANDARDS.

3. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS AND MUST MEET MUNICIPAL STANDARDS.

4. THE JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. FIRE HYDRANTS: FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C-502, LATEST REVISION, AND SHALL MEET THE STANDARDS SET BY THE UTILITY OR MUNICIPALITY HAVING JURISDICTION. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE THE ROADWAY. 6.5' STANDARD BURY DEPTH.PROVIDE AND INSTALL FULL RESTRAINT FROM MAIN TO THE HYDRANT.THE SHAFT BREAK FLANGE AND ALL BELOW-GRADE FITTING SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

6. SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH MINNEAPOLIS PATTERN.

7. WATER MAIN DEFLECTIONS WILL GENERALLY NOT BE ALLOWED. HOWEVER, IF A MINOR DEFLECTION IS NECESSARY, THE MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

8. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH.

9. SAND SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

10. A MINIMUM DEPTH OF COVER OF 4.5-FEET UNDER PAVEMENT AND 6-FEET IN OPEN SPACES SHALL BE MAINTAINED OVER THE WATER LINES. MAXIMUM ALLOWABLE COVER IS 10-FEET.

11. CONCRETE THRUST BLOCKING SHALL BE POURED ON WATERMAINS AT ALL BENDS, TEES, ELBOWS, ETC. RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS AND ACCORDING TO RESTRAINT TABLE.

12. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

13. ALL WATER CONSTRUCTION AND MATERIAL SHALL MEET LOCAL MUNICIPAL STANDARDS AND SPECIFICATION. IF ANY DISCREPANCY IN THESE PLANS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PURCHASING ANY MATERIAL.

A. HORIZONTAL SEPARATION-WATER MAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

B. VERTICAL SEPARATION

(1) IF A WATERMAIN CROSSES OVER A SANITARY OR STORM SEWER MAIN, THE WATERMAIN SHALL BE LAID SO THAT THE BOTTOM OF THE WATERMAIN IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF THE SEWER MAIN.

(2) IF THE WATERMAIN CROSSES UNDER A SANITARY OR STORM SEWER MAIN, THE WATERMAIN SHALL BE LAID SO THAT THE TOP OF THE WATERMAIN IS AT LEAST EIGHTEEN (18) INCHES BELOW THE BOTTOM OF THE SEWER.

(3) WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS, THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN EIGHT (8) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

(4) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

a. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED IN (B) ABOVE.

15. AL MATERIALS SHALL BE SUBJECT TO FULL SHOP DRAWING REVIEW AND APPROVAL BY THE CITY OF COLORADO SPRINGS WATER AND SEWER UTILITY. SEE UTILITY PLANS FOR ADDITIONAL NOTES. ALL UTILITIES MUST MEET CITY OF COLORADO SPRINGS STANDARDS.

PAVING NOTES:

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS PER GEOTECHNICAL REQUIREMENTS AND LOCAL MUNICIPALITIES HAVING JURISDICTION OVER THE WORK.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUCTD), LATEST EDITION, AND IN ACCORDANCE WITH EL PASO COUNTY CODE.

2. SUBGRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

(1) SCARIFY, DISC, AND AERATE.

(2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

(3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.

(4) USE OF GEOTEXTILE FABRIC.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL MEET LOCAL MUNICIPAL STATE, OR OWNER REQUIREMENTS PER THE JURISDICTION HAVING AUTHORITY OVER THE WORK. IF NO SPECIFICATIONS ARE AVAILABLE, THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS SHALL PREVAIL. IF REQUIREMENTS CONFLICT WITH EACH OTHER, THE AUTHORITY HAVING JURISDICTION OVER THE WORK SHALL COMPLY, OTHERWISE FOLLOW THE MORE RESTRICTIVE.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN TEN (10) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PEDESTRIAN WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 50-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE CURING AND PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR.
G. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER DOT AND/OR LOCAL MUNICIPAL SPECIFICATIONS.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE GEOTECHINCAL ENGINEER.

B. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

GRADING AND EROSION CONTROL NOTES:

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON-SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

    COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
    WATER QUALITY CONTROL DIVISION
    WQCD - PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246-1530
    ATTN: PERMITS UNIT

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RESUBMITTAL	9/18/23

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

GENERAL NOTES

Drawn By: AJJ
Checked By: SEM
Date: 06/23/2023
Project No. 24-0409

Sheet Number
C1.1

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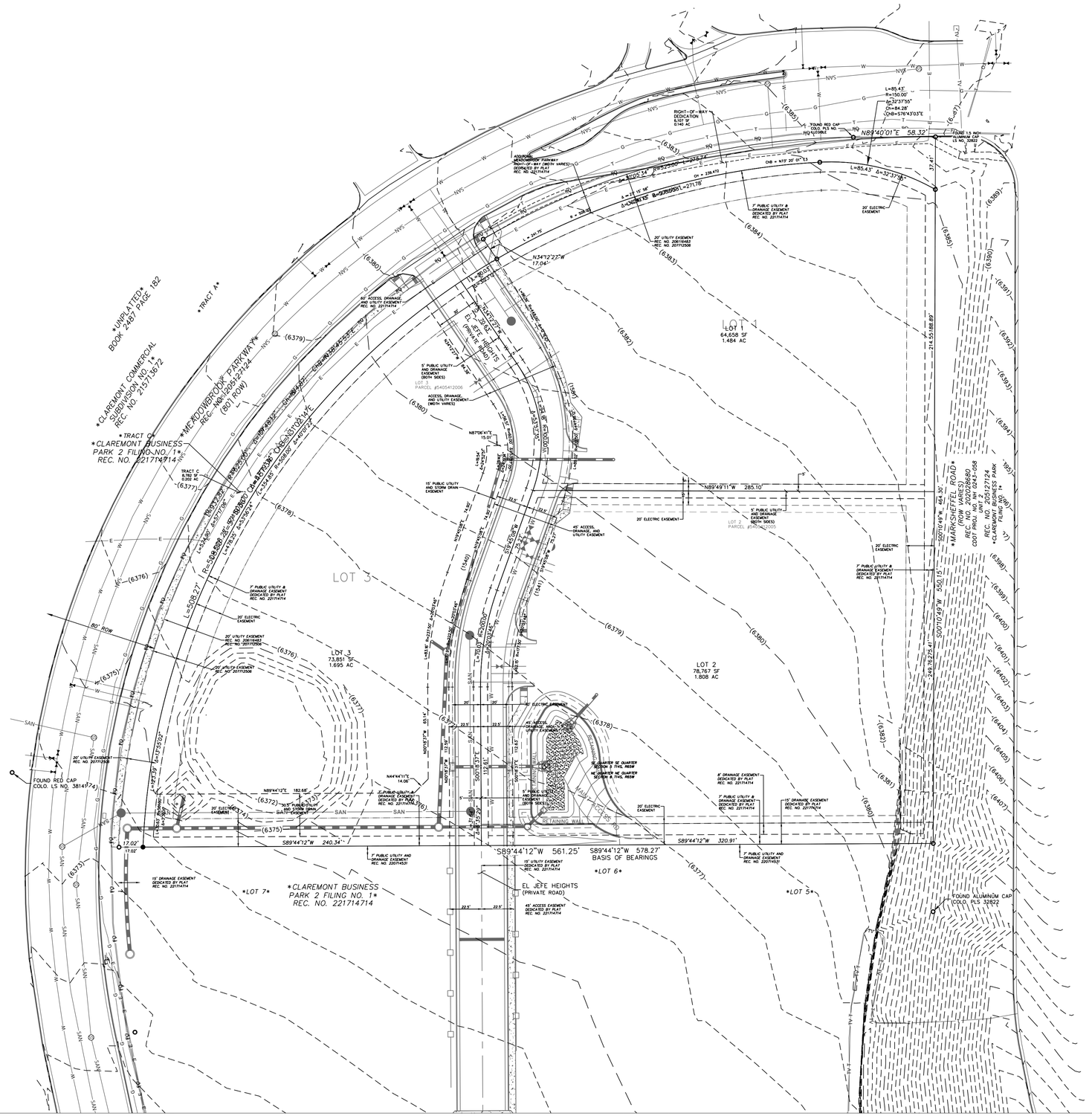

LEGEND

SAN MH	SANITARY MANHOLE	FO MH	FIBER OPTIC MANHOLE
STM MH	STORM SEWER MANHOLE	ELEC MH	ELECTRIC MANHOLE
	INLET	MH	GENERAL MANHOLE
	CATCH BASIN		POWER POLE
WV	WATER VALVE	ETRAN	ELECTRIC TRANSFORMER
GV	GAS VALVE	TPED	TELEPHONE PEDESTAL
	FIRE HYDRANT	TVPED	TV PEDESTAL
WELL	WELL		ELECTRIC METER
GUY	GUY ANCHOR		ELECTRIC PULLBOX
			LIGHT POLE
			EASEMENT LINE
T			UNDERGROUND TELEPHONE
TV			UNDERGROUND TV CABLE
FO			UNDERGROUND FIBER OPTIC
E			UNDERGROUND ELECTRIC
SAN			UNDERGROUND SANITARY
G			UNDERGROUND GAS
STM			UNDERGROUND STORM SEWER
W			WATERMAIN
OH			OVERHEAD ELECTRIC
			FOUND MONUMENT (TYPE/SIZE NOTED)
			SET ¾" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT
			SET PK NAIL SURVEY NAIL WITH WASHER
(100.00')			RECORD BEARING OR DISTANCE
			SECTION CORNER

SURVEY PROVIDED BY:
MS CIVIL CONSULTANTS, INC
PROPERTY BOUNDARIES, EASEMENTS, AND UTILITIES
ARE CURRENTLY UNDER DESIGN BY MS CIVIL CONSULTANTS, INC AND
MAY BE SUBJECT TO CHANGES

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SUPERSTAR CARWASH
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EXISTING CONDITIONS

Drawn By:	AJJ
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Date:	06/23/2023
Project No.	24-0409
Sheet Number	
	C2.0

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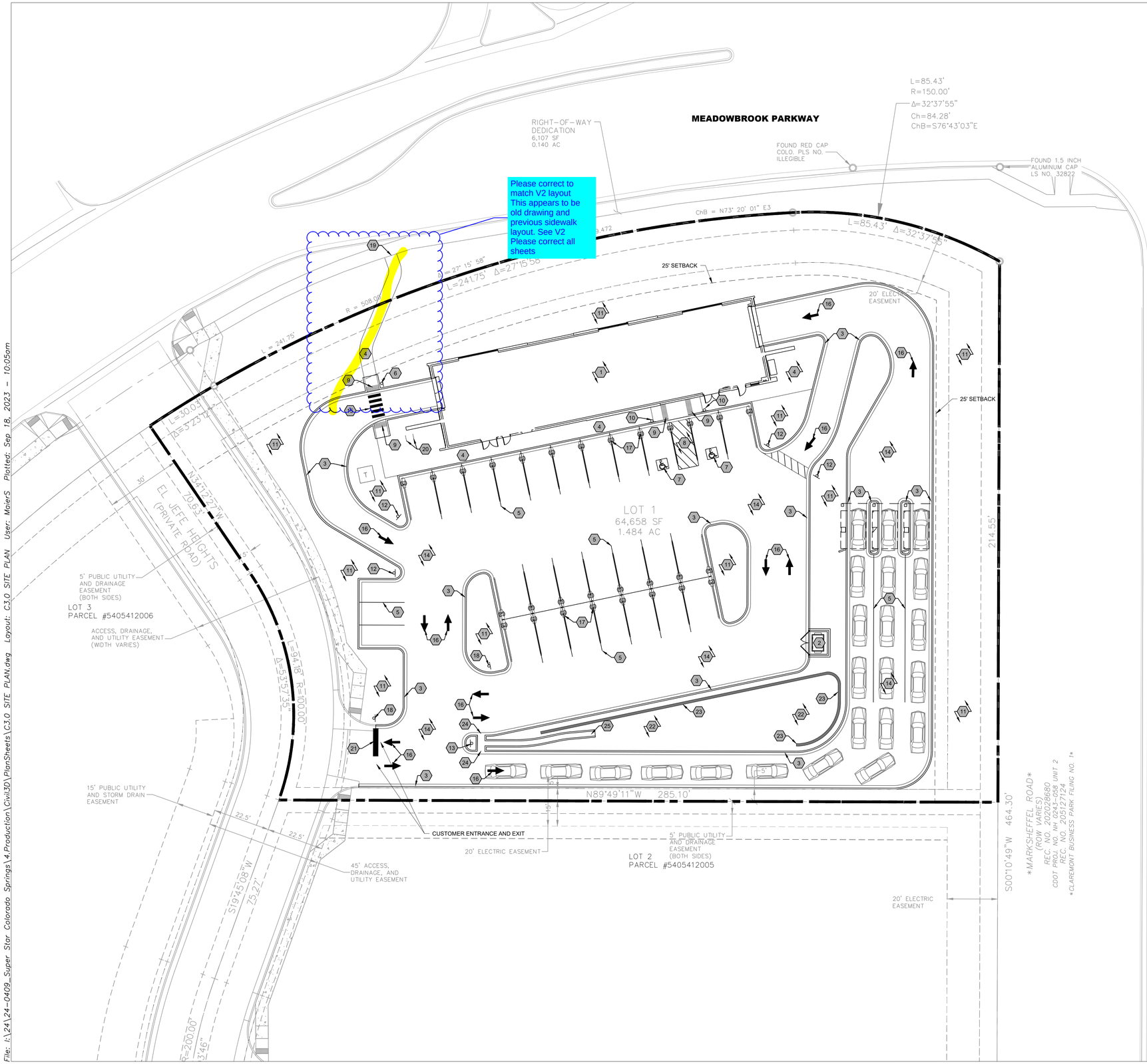

GENERAL NOTES

1. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
2. MONUMENT SIGNAGE SHALL BE APPROVED THROUGH A SEPARATE BUILDING PERMIT AND SHALL CONFORM TO EL PASO COUNTY CODES.

LEGEND

PROPERTY LINE

PROPERTY LINE SETBACK

KEY NOTES

1. PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
2. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DESIGN)
3. CONCRETE CURB AND GUTTER
4. CONCRETE SIDEWALK
5. 4" WIDE PAINTED STRIPE TYP.
6. SIGN - WATCH FOR PEDESTRIAN IN CROSSWALK
7. ADA PAVEMENT MARKING
8. ADA UNLOADING ZONE
9. CURB RAMP (SEE DETAILS)
10. ACCESSIBLE PARKING SIGN (SEE DETAILS)
11. LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
12. "DO NOT ENTER" SIGN
13. CAR WASH ENTRANCE SIGN
14. ASPHALT PAVEMENT (SEE PAVING PLAN)
15. PEDESTRIAN CROSSWALK STRIPPING
16. DIRECTIONAL ARROW PAVEMENT MARKING
17. VEHICLE VACCUMS
18. "STOP" SIGN
19. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
20. BIKE RACK - 2 INVERTED U (STAINLESS STEEL)
21. 18" STOP BAR
22. RAIN GARDEN (SEE GRADING PLAN AND DETAILS)
23. LANDSCAPE RETAINING WALL (SEE LANDSCAPE PLANS)
24. 3' CONCRETE CURB CHASE
25. 2' CONCRETE DRAINAGE PAN

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SITE PLAN

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Drawn By:	AJJ
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Date:	06/23/2023
Project No.	24-0409
Sheet Number	
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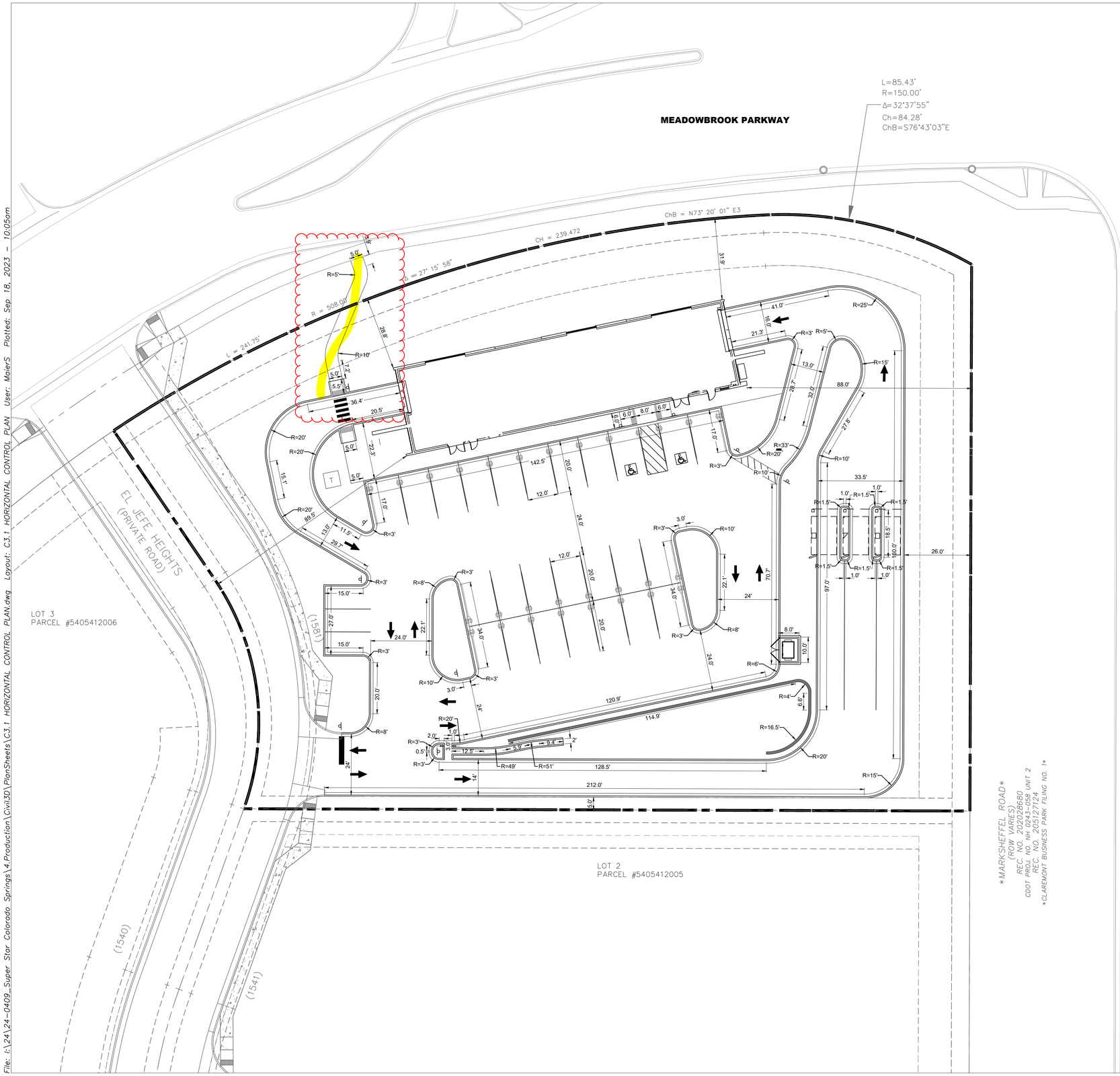

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL ALONG CURB FLOW LINE AND NOT DIMENSIONED ON THIS PLAN SHALL BE 1-FEET, TYPICAL .
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.

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HORIZONTAL CONTROL PLAN

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Date:	06/23/2023
Project No.	24-0409
Sheet Number	

C3.1

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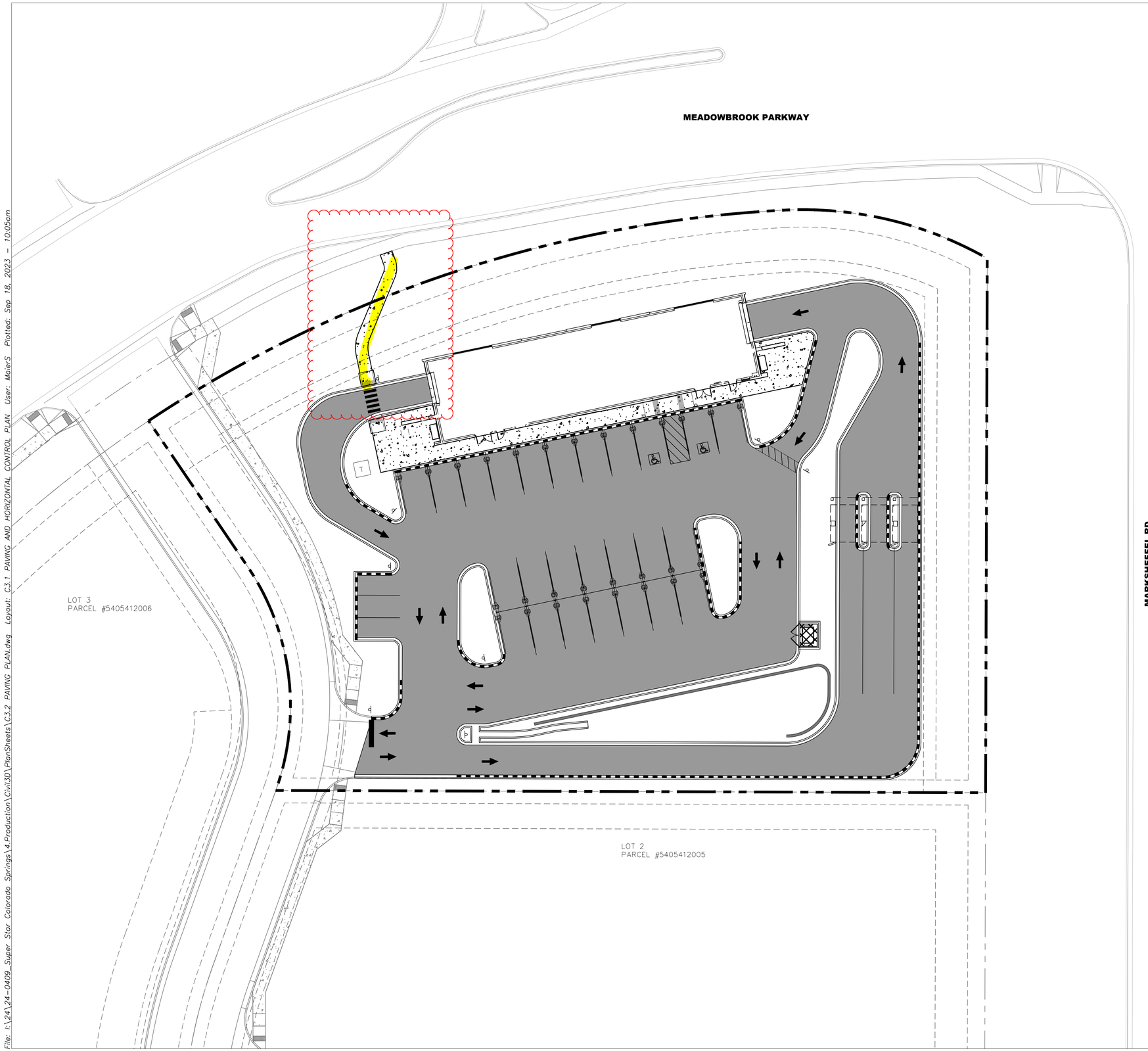

PAVING AND CURB LEGEND

- CONCRETE PAVEMENT - PARKING
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE PAVEMENT - TRASH ENCLOSURE
  SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CATCH CONCRETE CURB AND GUTTER
- SPILL CONCRETE CURB AND GUTTER
- CONTRACTOR TO CREATE CLEAN SAWCUT LINE AT ALL JOINTS WITH NEW/EXISTING PAVEMENT CONNECTIONS

*NOTE: IF DRIVE THRU LANE CURBS ARE NOT POURED MONOLITHIC WITH THE DRIVE, CATCH/SPILL CURBS SHALL BE INSTALLED TO DRAIN PER THE INTENT OF THE GRADING PLAN

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PAVING PLAN

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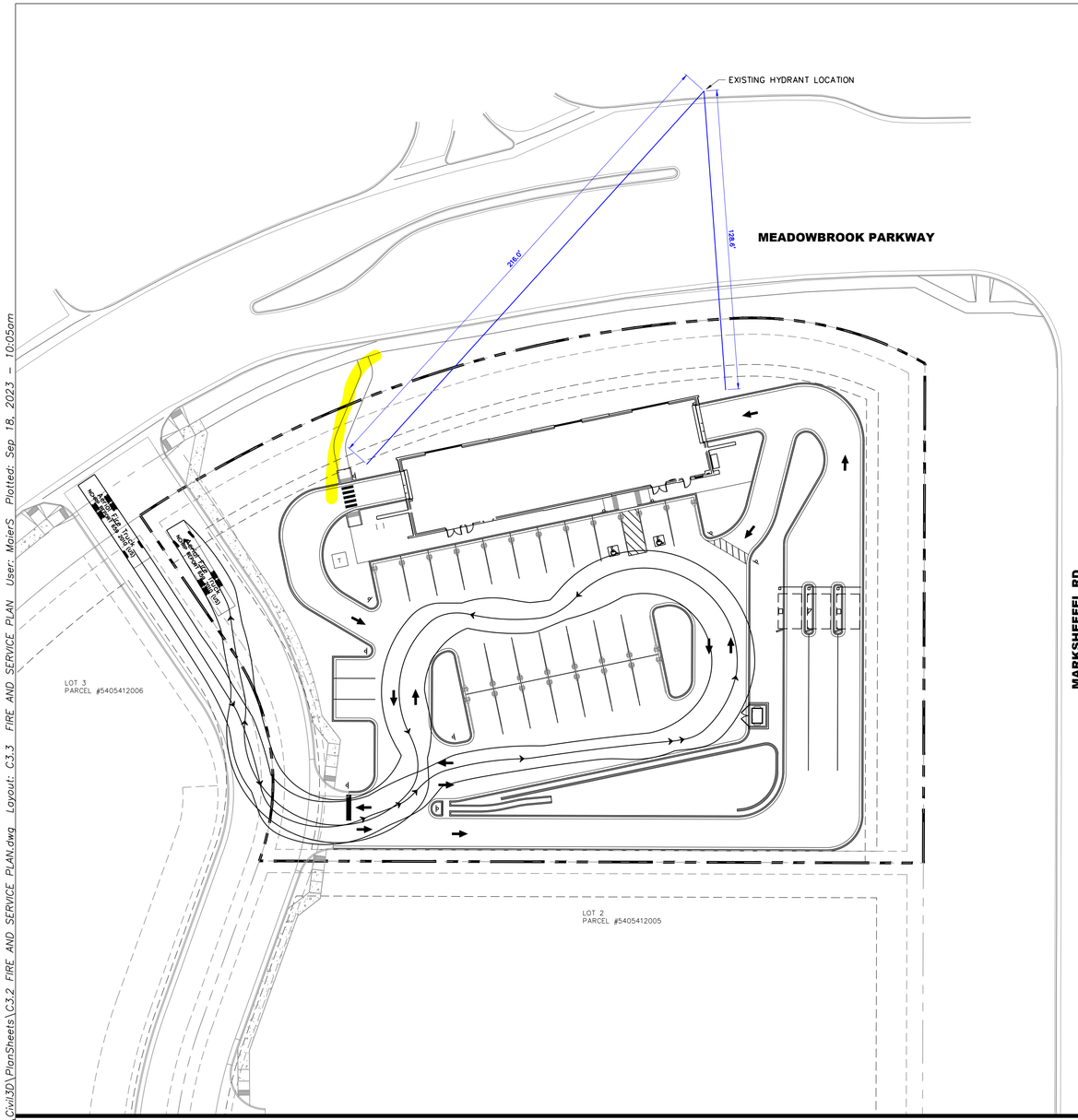
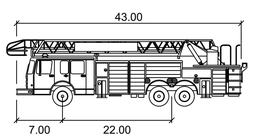
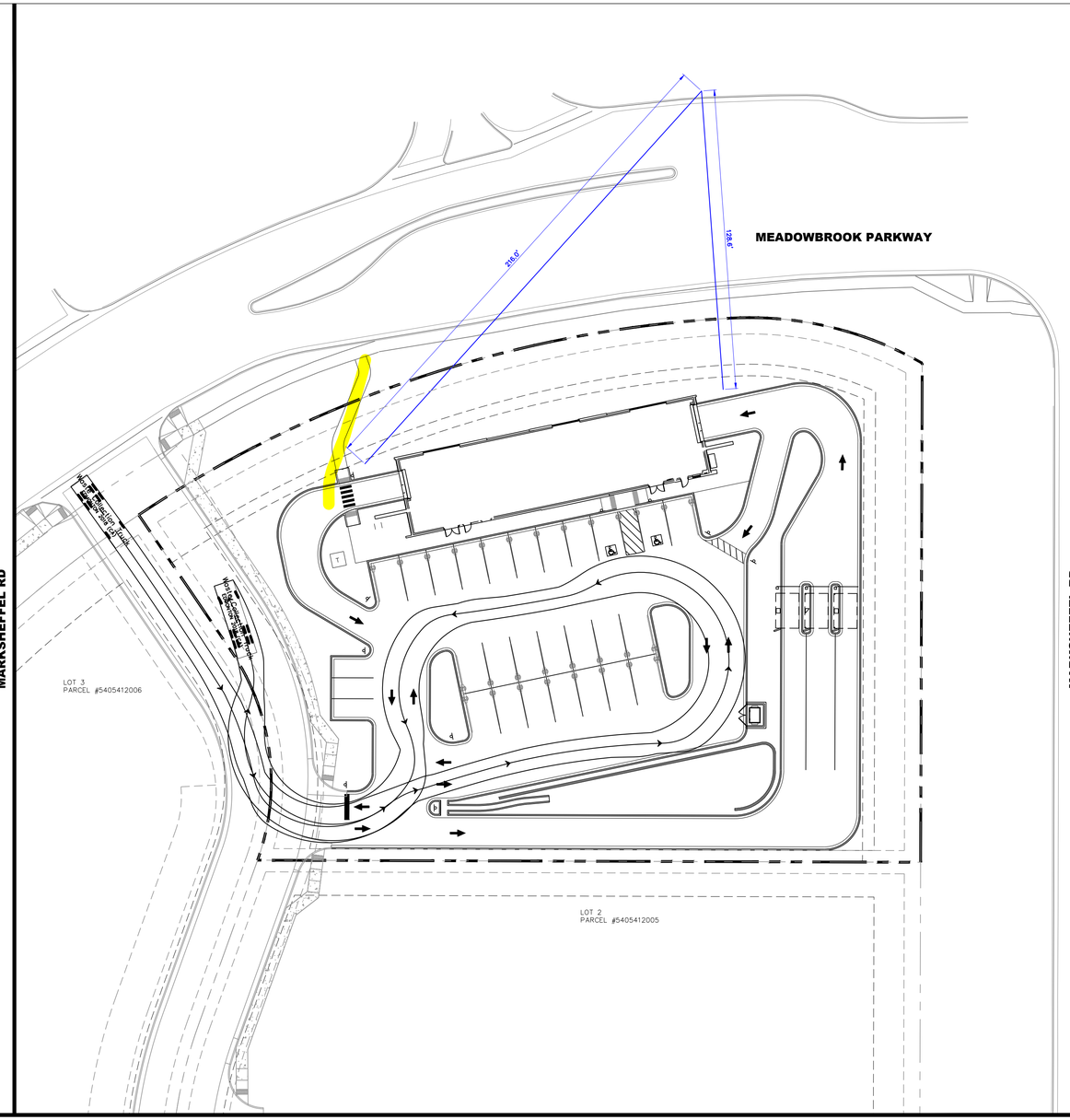


FIRE SERVICE TURNING RADIUS AND HOSE LENGTH PLAN

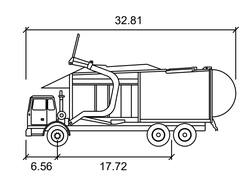


Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



GARBAGE TRUCK PLAN



Waste Collection Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 27.7

VEHICLE NOTE

OUTER EDGE OF VEHICLE TRACKING LINE IS CORNER OF VEHICLE, NOT TIRE TRACK.

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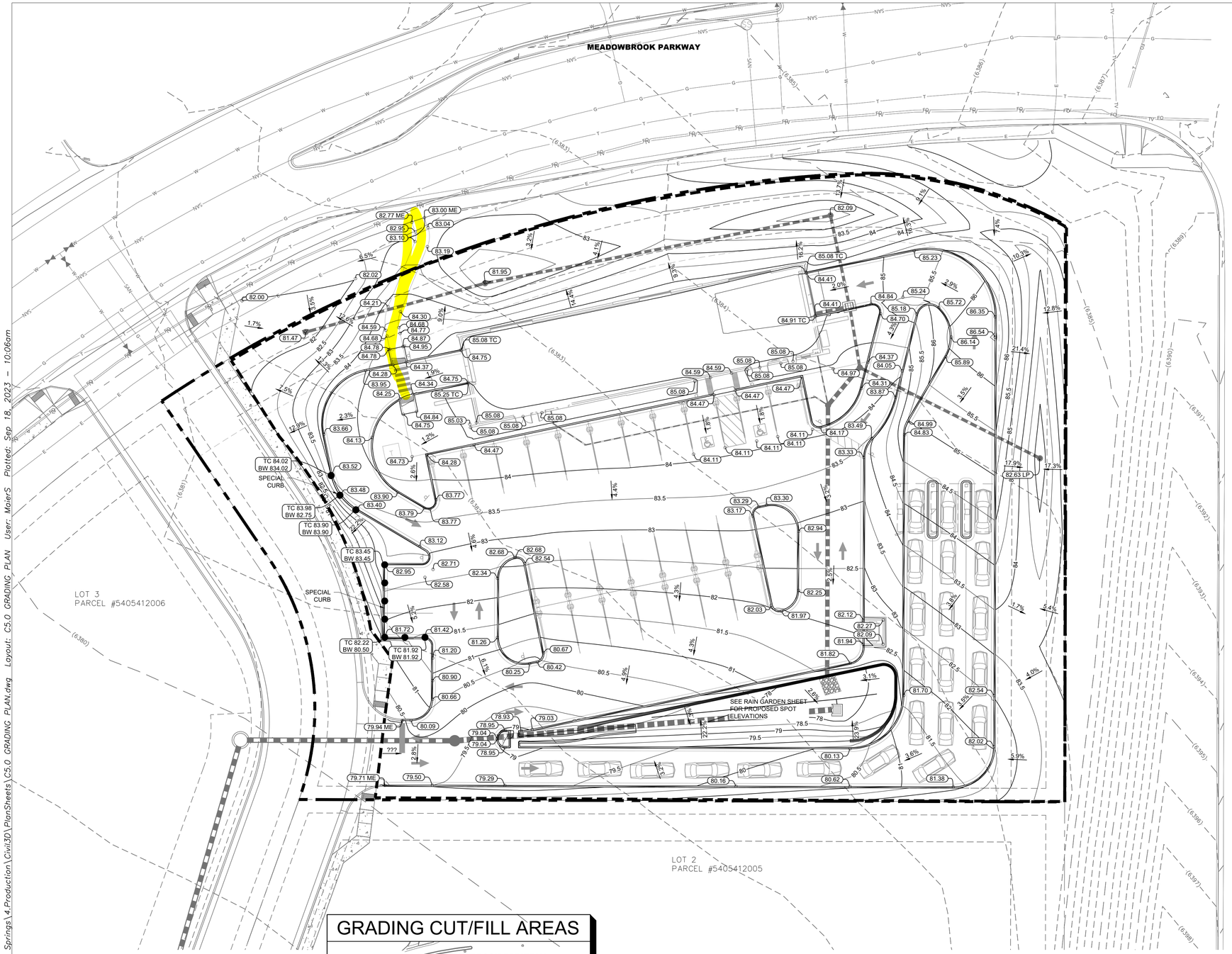
COLORADO SPRING, CO 80915

FIRE AND SERVICE PLAN

Drawn By:	AJJ
Checked By:	SEM
Date:	06/23/2023
Project No.	24-0409
Sheet Number	C3.3

File: I:\24\24-0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C3.2 FIRE AND SERVICE PLAN.dwg Layout: C3.3 FIRE AND SERVICE PLAN User: MaierS Plotted: Sep 18, 2023 - 10:05am



GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE OCCURS AT ALL JOINTS WITH EXISTING CONDITIONS.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
7. MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
8. NO GRADING SLOPES SHALL EXCEED 4:1 SLOPES.
9. WATER TRUCK CALLED FOR BY THE CITY INSPECTOR WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
10. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
11. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR EXCESSIVE PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE WITHIN 48 HOURS OF WRITTEN NOTICE BY THE COUNTY SHALL CAUSE THE CITY TO ISSUE A STOP WORK ORDER (RED TAG) AND/OR DO THE WORK AND MAKE A CLAIM AGAINST THE LETTER OF CREDIT FOR ANY COST INCURRED BY THE CITY.
12. AREAS BEING DISTURBED BY THE GRADING SHALL BE RESEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE DEVELOPMENT PLAN.
13. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUEST SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE DUTY OF THE COUNTY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURE IN, ON, OR NEAR THE CONSTRUCTION SITE.
15. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1967) FOR LOCATION OF UNDERGROUND GAS, ELECTRIC, AND TELEPHONE UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GRADING LEGEND

BW = BOTTOM OF WALL
TC = TOP OF CURB
ME = MATCH EXISTING ELEVATION
LP = LOW POINT
FG = FINISHED GRADE
X.XX% — SLOPE AND FLOW DIRECTION
6300 — EXISTING CONTOUR
99 — PROPOSED CONTOUR (DATUM = 6300)
LIMITS OF DISTURBANCE
SPECIAL CURB

Design Engineer's Statement:

This grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this plan.

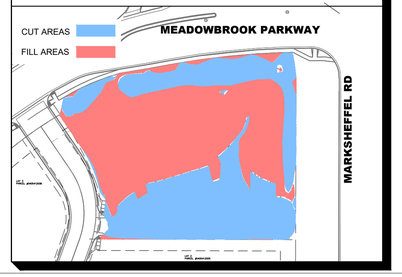
[SCOTT MAIER, P.E. #_____] Date

Owner/Developer's Statement:

I, the owner/developer have read and will comply with all of the requirements of the Grading and Erosion Control Plan.

TIM VARLEY Date
SUPER STAR CAR WASH
1830 N 95TH AVE, SUITE 106
PHOENIX, AZ, 85037

GRADING CUT/FILL AREAS

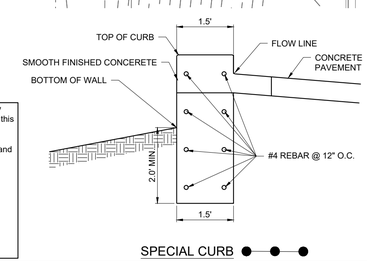


County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility 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



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GRAPHIC SCALE IN FEET

AYRES ASSOCIATES
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BUILDING 2, SUITE 100
FORT COLLINS, CO
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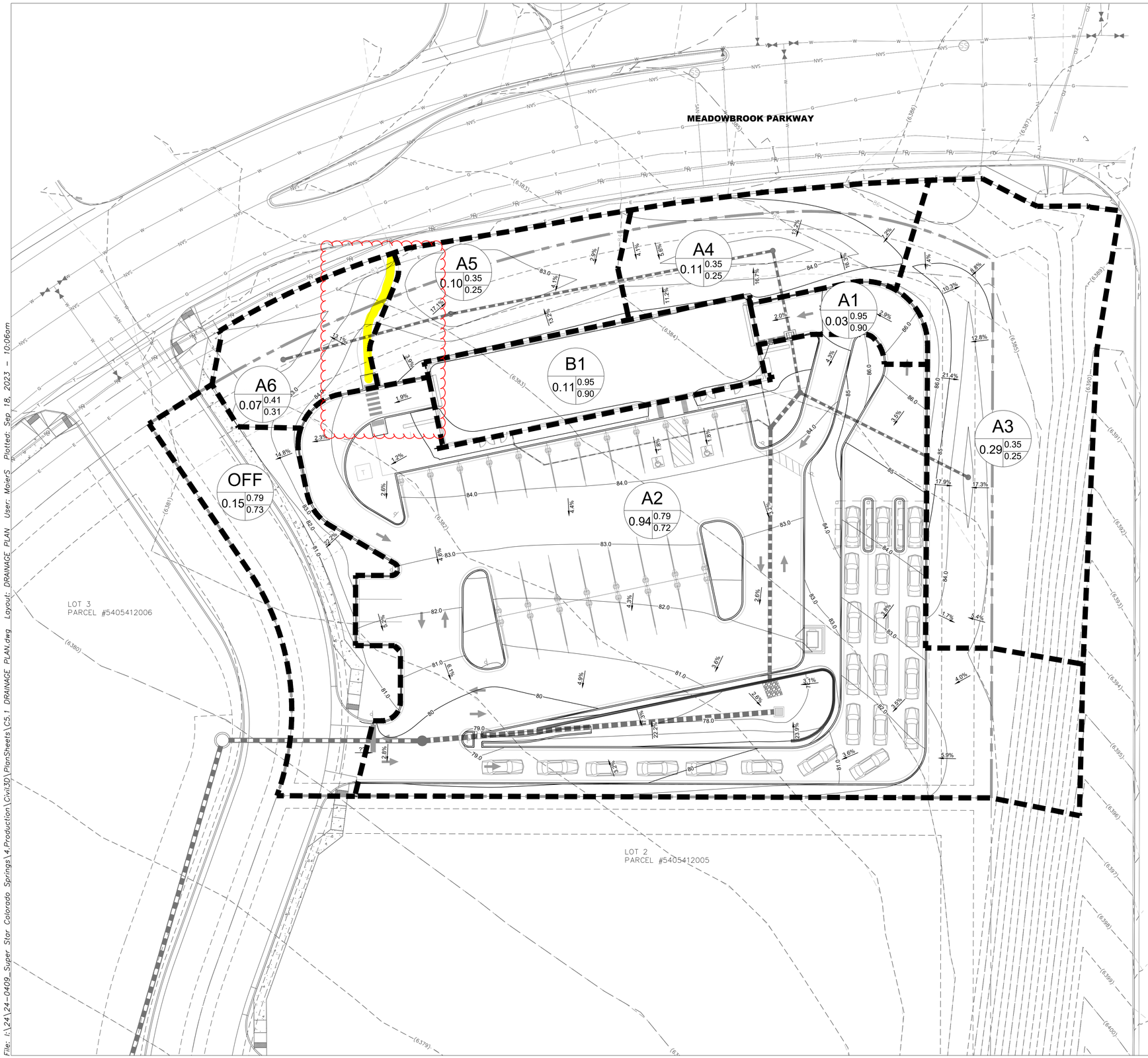
REVISION	DATE
RESUBMITTAL	9/18/23

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

GRADING PLAN

Drawn By: AJJ
Checked By: SEM
Date: 06/23/2023
Project No. 24-0409
Sheet Number
C5.0

File: I:\24\24-0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C5.0 GRADING PLAN.dwg Layout: C5.0 GRADING PLAN User: MaierS Plotted: Sep 18, 2023 - 10:06am



File: I:\24\24-0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C5.1 DRAINAGE PLAN.dwg Layout: DRAINAGE PLAN User: MoierS Plotted: Sep 18, 2023 - 10:06am

RUNOFF SUMMARY

BASIN	AREA (AC)	5-YR RUNOFF	100-YR RUNOFF
A1	0.03	0.10	0.23
A2	0.94	2.15	6.30
A3	0.29	0.00	0.86
A4	0.11	0.00	0.33
A5	0.10	0.00	0.31
A6	0.07	0.01	0.23
B1	0.11	0.34	0.82
OFF	0.15	0.35	1.01

DRAINAGE LEGEND

BASIN DESIGNATION
RUNOFF COEFFICIENT (100-YR)
RUNOFF COEFFICIENT (10-YR)
AREA IN ACRES
DRAINAGE BASIN BOUNDARY

Design Engineer's Statement:

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[Name, P.E. #_____] Date

N

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DRAINAGE PLAN

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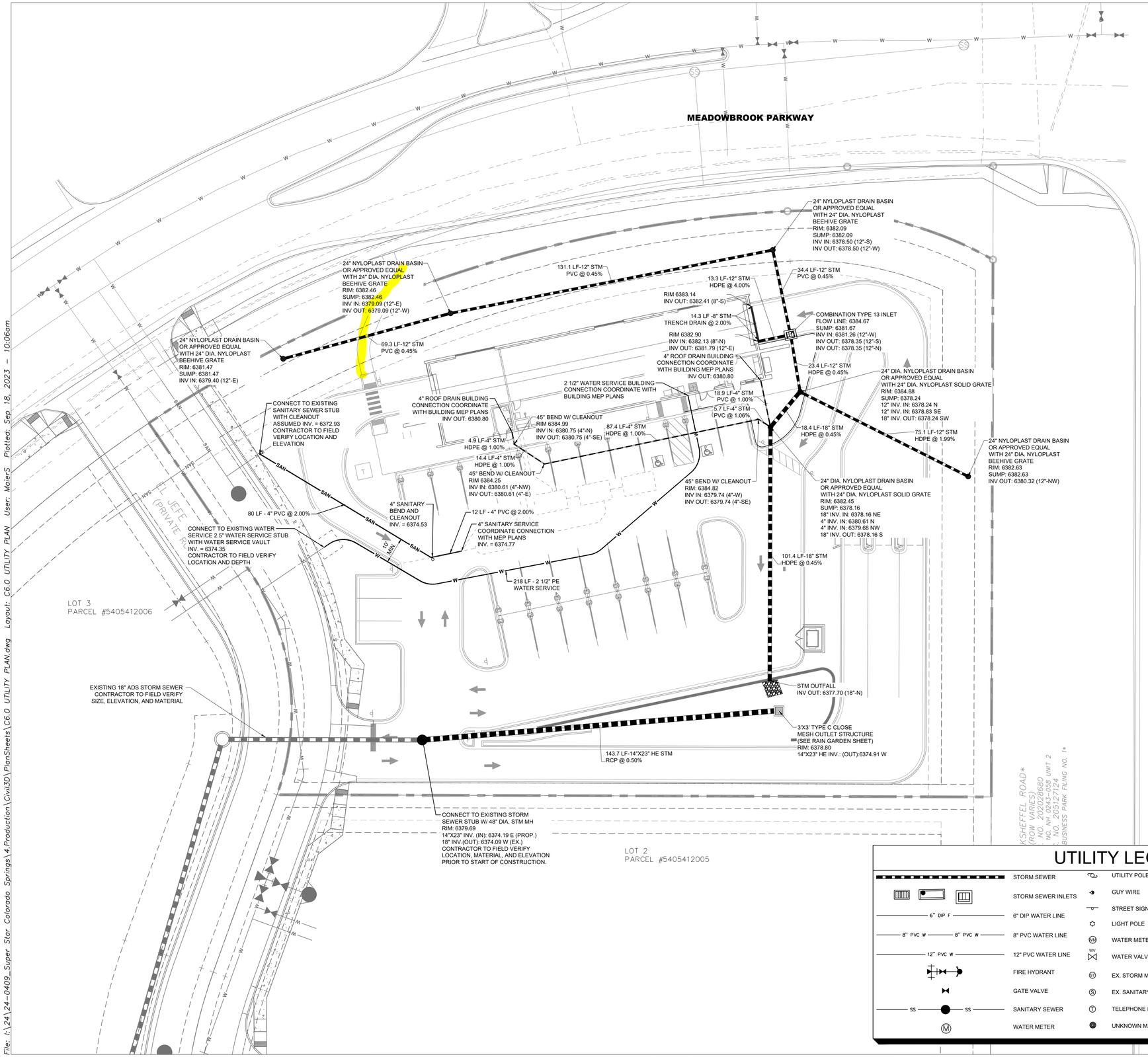

UTILITY NOTES

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
2. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
3. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
4. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
5. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
6. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL REFERENCE EL PASO COUNTY STANDARD NOTES PROVIDED ON SHEET C1.1 OF THESE PLANS. ADDITIONAL NOTES ARE PROVIDED TO SUPPLEMENT THE CITY OF BRIGHTON STANDARD NOTES. EL PASO COUNTY STANDARDS & SPECIFICATIONS SHALL TAKE PRECEDENCE IN THE EVENT OF ANY DISCREPANCIES.
8. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE EL PASO COUNTY "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS" AND WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED EL PASO COUNTY PERSONNEL.
9. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
10. CONTRACTOR SHALL CONTACT NECESSARY FRANCHISE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO LOCATE AND PROTECT IN PLACE OR RELOCATE EXISTING UTILITIES. FOR INSTALLATION OF SERVICE, ROUTE SELECTION, AND OTHER ISSUES PERTAINING TO INSTALLATION.
11. ALL DISCREPANCIES FOUND BY CONTRACTOR RELATED TO UNDERGROUND UTILITIES OR OTHER APPURTENANCES SHALL BE RESOLVED TO THE SATISFACTION OF OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
12. ALL UTILITY PIPES SHALL BE OF ADEQUATE STRENGTH TO SUPPORT THE TRENCH AND AASHTO H-20 HIGHWAY LOADINGS.
13. PIPE LENGTHS NOTED ON THE PLAN ARE HORIZONTAL DISTANCES FROM HORIZONTAL APPURTENANCES. ACTUAL PIPE LENGTHS MAY VARY DUE TO ELEVATION CHANGES OR APPURTENANCE DIMENSIONS.
14. THE SITE UTILITY CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH FINISHED GRADING AS INDICATED ON THE GRADING PLAN. MINOR ADJUSTMENTS TO THE TOP ELEVATION OF NEW UTILITIES MAY BE NECESSARY.
15. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHALL BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION. CONTRACTOR SHALL INSTALL A CLAY TRENCH PLUG EXTENDING AT LEAST 5 FEET FROM THE EXTERIOR OF THE FOUNDATION WALL.

GAS NOTES:

16. GAS SERVICE LINE AND METER INSTALLATION LOCATION SHALL BE COORDINATED WITH THE PLUMBING PLANS FOR SIZE REQUIREMENTS AND EXACT CONNECTION LOCATION.

SANITARY SEWER NOTES:

17. THE SANITARY SEWER SERVICE ON-SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
18. COORDINATE SANITARY SEWER SERVICE WITH MEP PLANS. PROVIDE CLEAN OUTS AT 100' MAXIMUM SPACING (STRAIGHT RUNS) AND AT BEND LOCATIONS.
19. ALL PVC PIPE FOR THE SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35.
20. THE LENGTH OF SANITARY SEWER SERVICE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE OR BEND TO CENTER OF MANHOLE OR BEND, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.

WATER SERVICE NOTES:

21. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE 3/4" DOMESTIC LINE SUCH AS, BUT NOT LIMITED TO, GATE VALVES, REDUCERS, BENDS, TEES, ETC..., WHICH MAY BE REQUIRED.
22. CONTRACTOR TO COORDINATE WATER METER WITH EL PASO COUNTY FOR DOMESTIC WATER SUPPLY, SIZE SHALL MATCH BUILDING PERMIT PLANS.
23. THRUST BLOCKS SHALL BE INCLUDED AT ALL BENDS, TEES, DEFLECTIONS, AND CAPS/PLUGS.
24. FIRE HYDRANT ASSEMBLY TO INCLUDE HYDRANT, LATERAL, VALVES, ETC. AS NOTED ON DETAILS.

UTILITY LEGEND

	STORM SEWER		UTILITY POLE	OVH	OVERHEAD UTILITY LINE
	STORM SEWER INLETS		GUY WIRE	SS	EX. SANITARY SEWER LINE
6" DIP F	6" DIP WATER LINE		STREET SIGN	ST	EX. STORM SEWER LINE
8" PVC W	8" PVC WATER LINE		LIGHT POLE	EX W	EX. WATER LINE
12" PVC W	12" PVC WATER LINE	WM	WATER METER	T	EX. UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT	WV	WATER VALVE	E	EX. UNDERGROUND ELECTRICAL LINE
	GATE VALVE	ST	EX. STORM MANHOLE	G	EX. GAS LINE
SS	SANITARY SEWER	S	EX. SANITARY SEWER MANHOLE	(AB) = ASBUILT INFORMATION PROVIDED BY CONCTRACTOR	
M	WATER METER	T	TELEPHONE MANHOLE		
		?	UNKNOWN MANHOLE (NO ACCESS)		

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SUPERSTAR CAR WASH

REVISION	DATE
RESUBMITTAL	9/18/23

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

UTILITY PLAN

Drawn By: AJJ
Checked By: SEM
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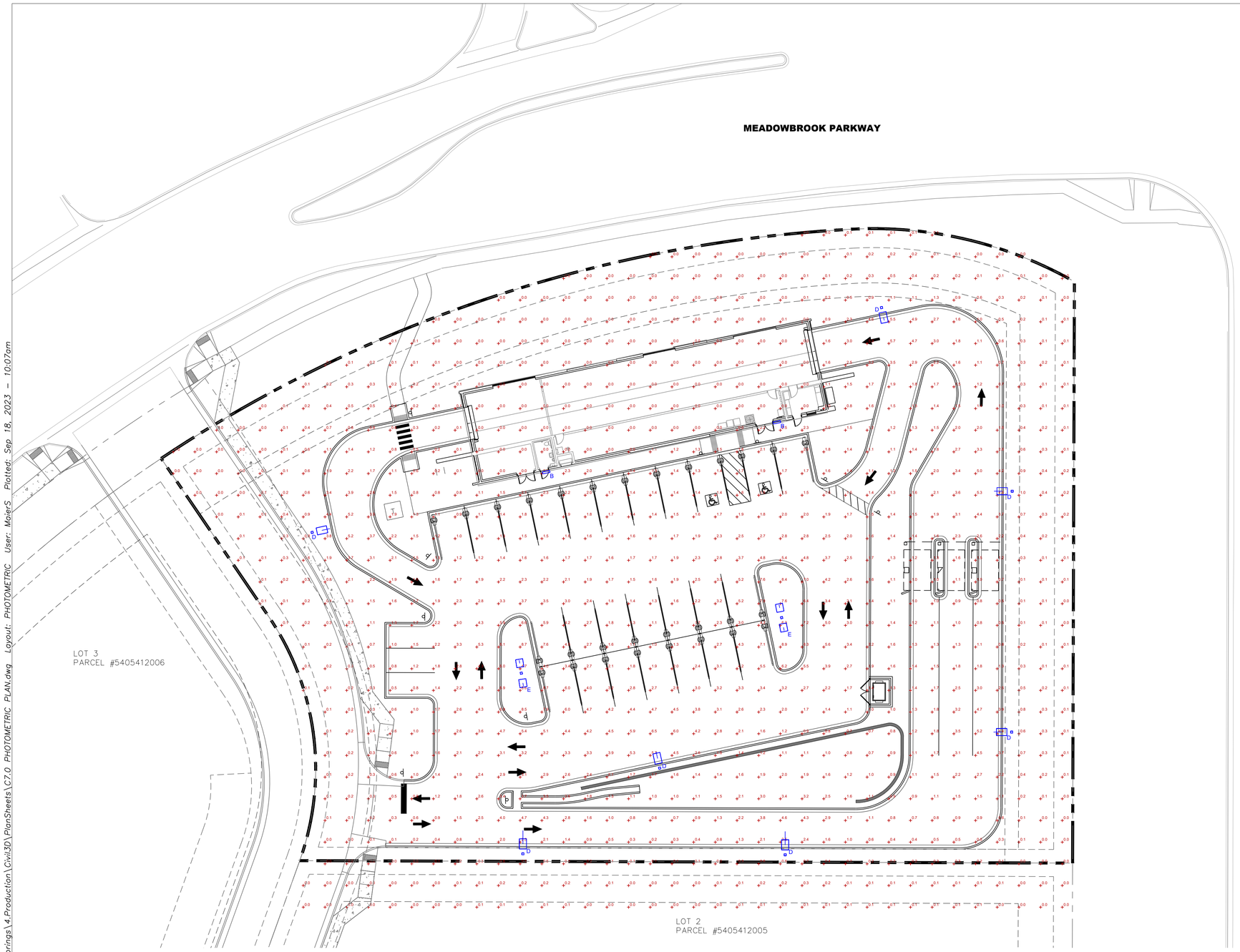
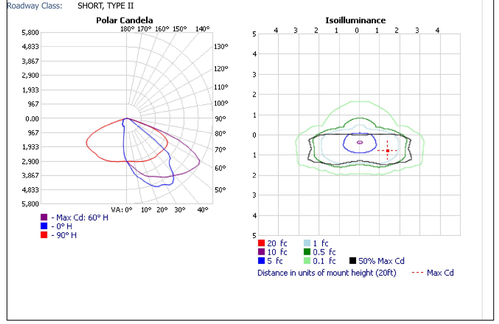


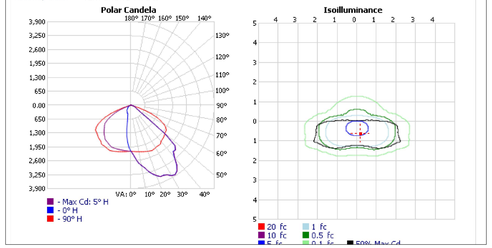
OUTDOOR PHOTOMETRIC REPORT
CATALOG: RSX2 LED P1 30K R2

Test #:	ISF 38732P55
Test Lab:	SCALED PHOTOMETRY
Catalog:	RSX2 LED P1 30K R2
Description:	RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R2 Distribution
Series:	RSX2 LED Area Luminaire
Lamp Output:	Total luminaire Lumens: 10040.3, absolute photometry *
Input Wattage:	72.0642
Luminous Opening:	Rectangle (L: 12", W: 10.56")
Max Cd:	5,756.4 at Horizontal: 60°, Vertical: 57.5°
Roadway Class:	SHORT, TYPE II



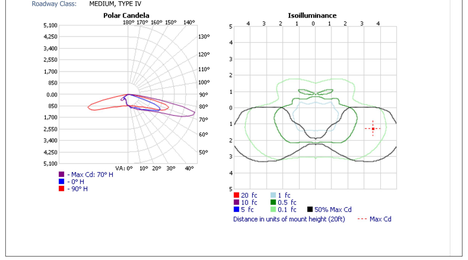
OUTDOOR PHOTOMETRIC REPORT
CATALOG: RSX1 LED P1 40K R2 EGS

Test #:	ISF 183878P14
Test Lab:	SCALED PHOTOMETRY
Catalog:	RSX1 LED P1 40K R2 EGS
Description:	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution with EGS Shield
Series:	RSX1 LED Area Luminaire
Lamp Output:	Total luminaire Lumens: 6519.9, absolute photometry *
Input Wattage:	51.3435
Luminous Opening:	Rectangle (L: 15.96", W: 10.56")
Max Cd:	3,854.6 at Horizontal: 5°, Vertical: 32.5°
Roadway Class:	VERY SHORT, TYPE II



OUTDOOR PHOTOMETRIC REPORT
CATALOG: DSXW2 LED 20C 1000 50K T3M MVOLT

Test #:	22606P103
Test Lab:	SCALED PHOTOMETRY
Test Notes:	SCALED FROM ABSOLUTE TEST: 22606P0
Test Date:	11/5/2012
Catalog:	DSXW2 LED 20C 1000 50K T3M MVOLT
Description:	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 5000K LED, TYPE 3 MEDIUM OPTIC
Series:	D-Series Wall Size 2
Lamp Catalog:	NICHIA 219B 500K
Lamp:	LED
Lamp Output:	Total luminaire Lumens: 7750.7, absolute photometry *
Ballast / Driver:	LEDINTA350C210DHO
Input Wattage:	73
Luminous Opening:	Rectangle (L: 3", W: 11.04")
Max Cd:	5,070.7 at Horizontal: 70°, Vertical: 75°
Roadway Class:	MEDIUM, TYPE IV



LIGHTING SUMMARY

	AVERAGE	MIN.	MAX.
PARKING LOT LIGHTING	1.4 FC	0.0 FC	8.9 FC

GENERAL NOTES

1. LIGHTING CALCULATIONS WERE MADE USING A LIGHT LOSS FACTOR OF 1.0
2. CALCULATIONS POINTS ARE TAKEN AT GRADE LEVEL ON 8'X8' GRID. CALCULATIONS DO NOT TAKE INTO ACCOUNT FOR GRADE ELEVATION CHANGES.
3. CONTRIBUTION FROM EXTERNAL LIGHTING SOURCES ARE NOT TAKEN INTO ACCOUNT ON THESE CALCULATIONS.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND OBTAIN ENGINEER'S APPROVAL PRIOR TO ORDERING MATERIALS

SITE LEGEND

	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	POLE HEIGHT	LAMPS	COLOR
D	D	LITHONIA LIGHTING	RSX1 LED P1 40K R2 EGS	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution with EGS Shield	20'	1	BRONZE
B	B	LITHONIA LIGHTING	DSXW2 LED 20C 1000 50K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LED's, 1000mA DRIVER, 5000K LED, TYPE 3 MEDIUM OPTIC	20'	1	BRONZE
E-TWIN	E-TWIN	LITHONIA LIGHTING	RSX2 LED P1 30K R2	RSX Area Luminaire Size 2 P1 Lumen Package 3000K CCT Type R2 Distribution	20'	2	BRONZE

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PHOTOMETRIC PLAN

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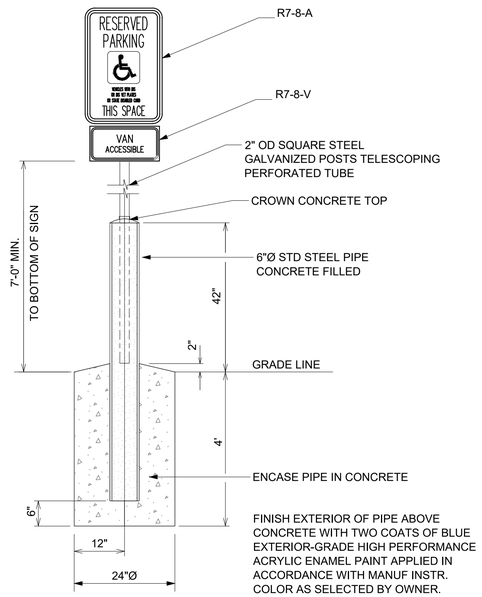
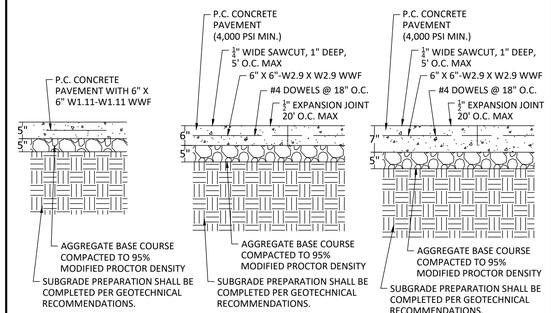


HDCP PIPE GUARD POST

NOT TO SCALE



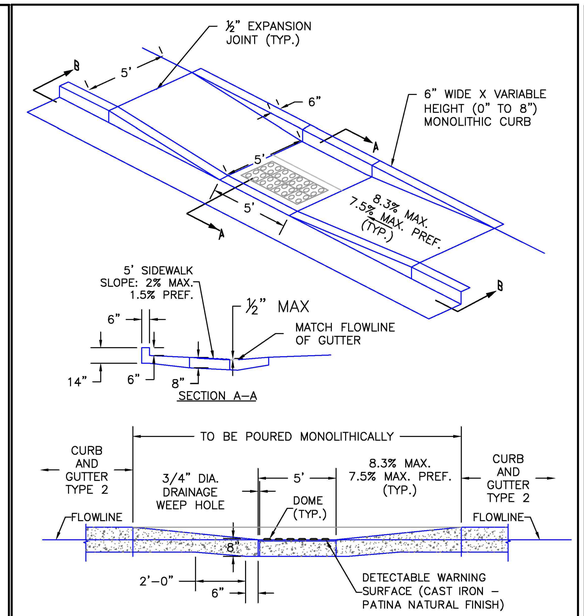
CONCRETE SIDEWALK | CONCRETE PAVEMENT - PARKING | CONCRETE PAVEMENT - TRASH ENCLOSURE

NOTE:

1. PAVEMENT THICKNESS, SUBGRADE PREP, ETC, SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
2. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
3. PROVIDE ½" EXPANSION JOINTS AT 20' MAXIMUM SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
4. PROVIDE ⅜" GROOVED CONTROL JOINTS AT 5' CENTERS.
5. WELDED WIRE FABRIC (6X6-6X6) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM.
6. PROVIDE ½" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE.
7. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
8. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.
9. EDGES OF CONCRETE SLABS SHALL BE THICKENED TO 12" CONCRETE

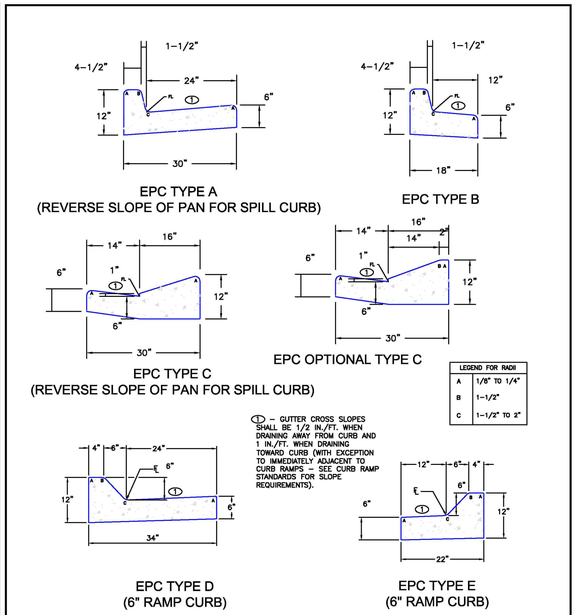
CONCRETE PAVING

NOT TO SCALE



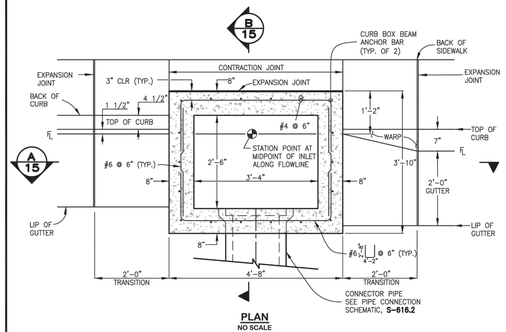
6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

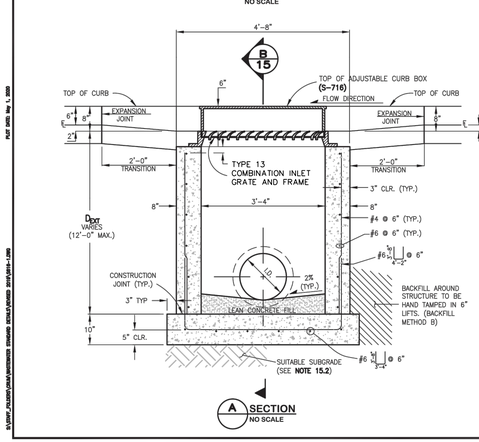
Parallel Pedestrian Curb Ramp Detail
Standard Drawing
REVISION DATE: 6/23/20 | FILE NAME: SD_2–50

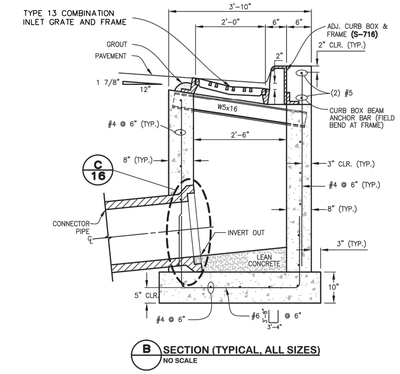


6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Typical Curb and Gutter Details
Standard Drawing
REVISION DATE: 6/23/20 | FILE NAME: SD_2–20







SINGLE NUMBER 16 INLET NOTES:

15.1 FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'–0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.

15.2 SUB–GRADE SHALL BE 6–12" OF CLASS B BEDDING COMPACTED PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE, UNDISTURBED MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVEREXCAVATED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS.

15.3 FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.

15.4 Sc = SLOPE OF CONNECTOR = 2% MIN.

15.5 UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL NO. 16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CAST IRON CURB BOX **(S–716)**.

15.6 DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 12'–0" (MAX.). FOR INLETS MORE THAN 12'–0" FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

15.7 ALL REINFORCING STEEL SHALL BE ASTM, A–615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.

15.8 ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.

15.9 NO FORMWORK SHALL WORK REMAIN INSIDE STRUCTURE WHEN COMPLETE.

15.10 CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH CDOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DEICERS ARE APPLIED. REFER TO WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.

15.11 SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.

15.12 INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

15.13 LEAN CONCRETE FILL TO BE F'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE F'C = 4,500 PSI, MAX W/CM = 0.45 AND AIR ENTRAINED 5% TO 8%. F'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.

15.14 FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.

15.15 NO CORNER PENETRATIONS ON STRUCTURE.

15.16 SEE WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON–COMPLIANT.

15.17 SEE **S–616.2** FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.

15.18 REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.

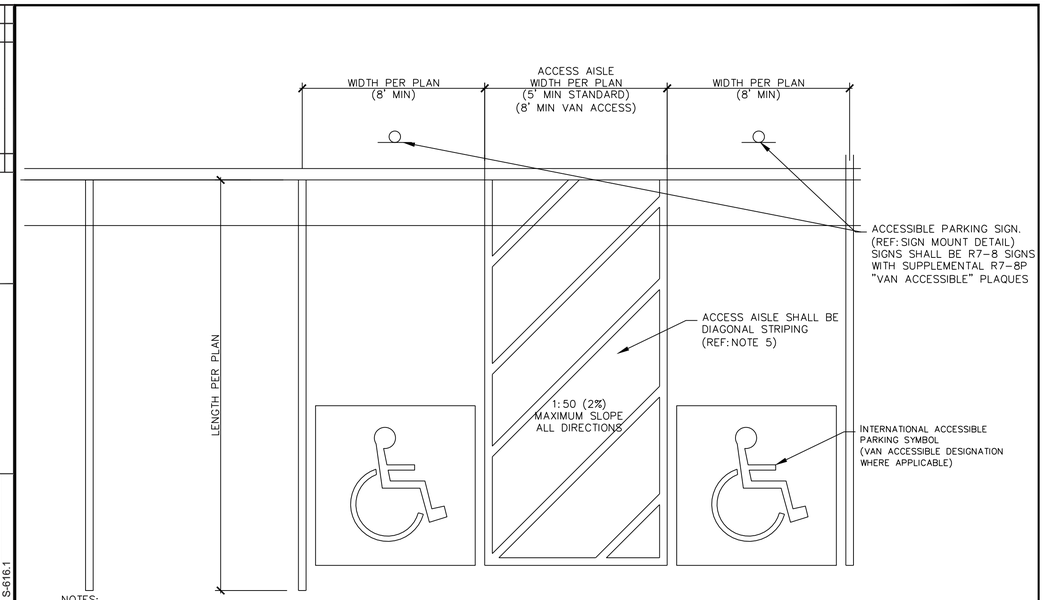
NO.	DESCRIPTION OF REVISIONS	DATE

DENVER The Mile High City

CITY AND COUNTY OF DENVER
201 W. COLFAX AVENUE, DEPT. 506
DENVER, CO 80223
www.denvergov.org

STANDARD DETAILS
SINGLE NUMBER 16 INLET
S-616.1

DRAWN BY: ----
CHECKED BY: ASP/JDMT
APPROVED BY: ----
DRAWING NAME: SN16.dwg
DATE: JUNE 2020
SHEET NO.: 15



NOTES:

1. EACH ACCESSIBLE PARKING SPACE IS TO BE A MINIMUM OF 8 FEET WIDE AND HAVE A 96" MINIMUM ACCESS AISLE FOR VANS OR 60" ACCESS AISLE FOR CARS ADJACENT TO THE SPACE.
2. CONSTRUCTED SLOPES WITHIN THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
3. RAMPS MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
4. CURB AND GUTTER ADJACENT TO OR WITHIN ACCESSIBLE PARKING STALLS SHALL BE MODIFIED IN A MANNER THAT THE SLOPE CONSTRUCTED WITHIN THE GUTTER PAN SHALL NOT EXCEED 1:50 OR (2%) SLOPE IN ALL DIRECTIONS.
5. SURFACE STRIPING PAINT SHALL BE FS–TT–P–1952D (WATERBORNE), TYPE II ADVERSE CONDITIONS, COLOR: WHITE PER THE MUTCD.

ACCESSIBLE PARKING DETAIL

N.T.S

AYRES ASSOCIATES
3665 JFK PARKWAY
BUILDING 2, SUITE 100
FORT COLLINS, CO
80525
262.522.4901
www.AyresAssociates.com

SUPERSTAR CAR WASH

REVISION	DATE
RESUBMITTAL	9/18/23

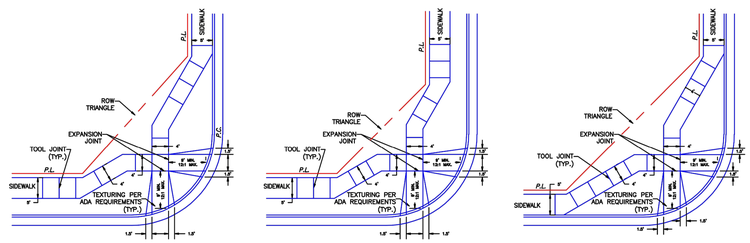
SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

CONSTRUCTION DETAILS

Drawn By: AJJ
Checked By: SEM
Date: 06/23/2023
Project No. 24-0409
Sheet Number

C8.0

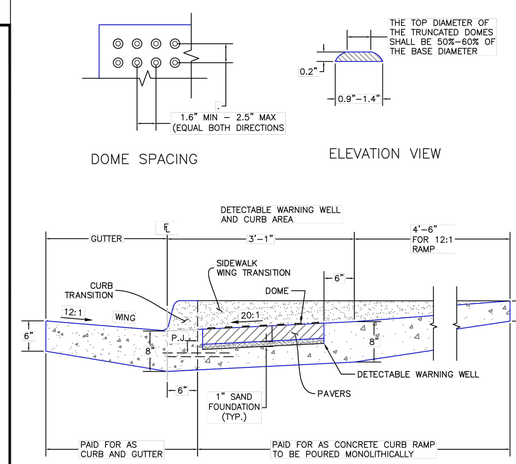
File: I:\24\24-0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C8.2 CONSTRUCTION DETAILS.dwg Layout: C7.0 CONSTRUCTION DETAILS User: MaierS Plotted: Sep 18, 2023 – 10:07am



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Pedestrian Intersection Ramp Detail Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_2–40	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

TRUNCATED DOME DETAILS

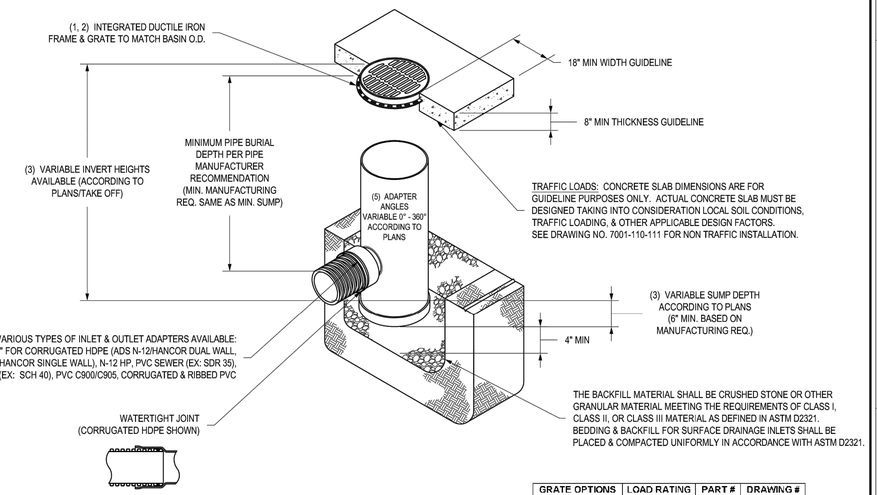


P.J.= PERMISSABLE JOINT WITH EPOXY–COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Truncated Dome Details Standard Drawing REVISION DATE: 11/25/15 FILE NAME: SD_2–42	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CG5	7001-110-217
SOLID COVER	MEETS H-20	2499CGS	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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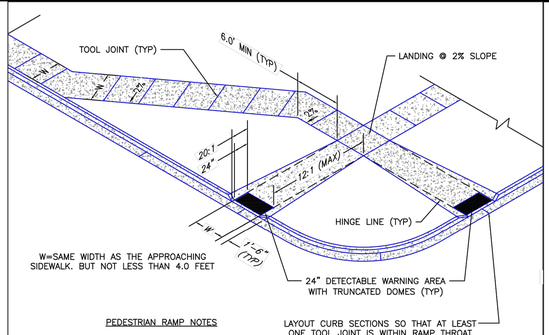
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-192	REV E



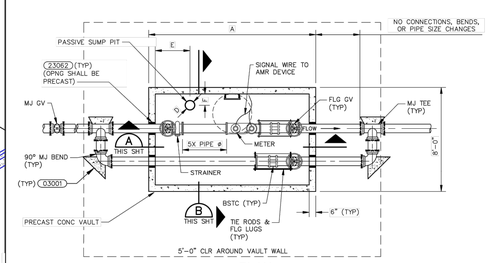
PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON–COLORED, NON–SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTEGRALLY COLORED, TRUNCATED–DOME, PAVERS. THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID–BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

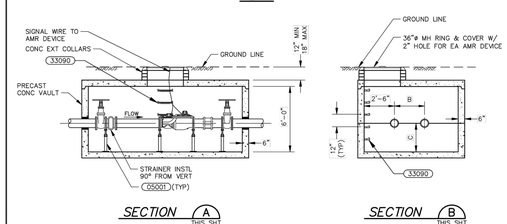
GENERAL NOTES

1. WHERE THE 1'–6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

7/9/09 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Pedestrian Intersection Ramp Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2–41	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



PLAN



SECTION A THIS SHT

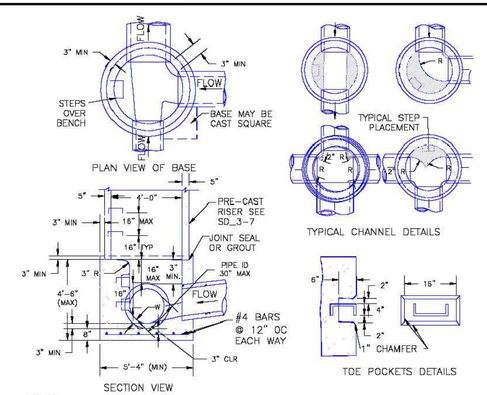
SECTION B THIS SHT

METER SIZE & NOMINAL PIPE ø	PRECAST VAULT DIMENSIONS			SUMP		
	A	B	C	D	E	F
3"	9'–0"	2'–0"	2'–2"	12"ø	2'–2"	1'–6"
4"	9'–0"	2'–6"	2'–2"	12"ø	2'–2"	1'–6"
6"	9'–0"	2'–6"	2'–2"	12"ø	2'–2"	1'–6"
8"	13'–6"	2'–6"	2'–6"	18"ø	2'–6"	1'–9"
10"	13'–6"	2'–6"	2'–6"	18"ø	2'–6"	1'–9"

NOTES:

1. VALVES INSIDE THE VAULT SHALL BE NON–RISING STEM, RIGHT HAND OPEN VALVES WITH HAND WHEEL OPERATORS.
2. A CHECK VALVE IS REQUIRED BETWEEN COUPLING AND GATE VALVE IF BACKFLOW PREVENTION ASSEMBLY IS MORE THAN 150 FEET FROM VAULT.
3. INSTALL METER VAULT AND SERVICE LINE IN ACCORDANCE WITH SPECIFICATION SECTION 33 19 13.
4. SERVICE LINES SHALL NOT CROSS INSIDE THE METER VAULT.

DRAWN BY: BAIRES CHKD BY: K ROSS/ APPD BY: ORIGINATION DATE: JANUARY 2021 REVISION DATE:	33271 LARGE METER IN VAULT	DENVER WATER 1600 West 12th Ave Denver, Colorado 80204–3412 T: 303.628.6000 F: 303.628.6851 denverwater.org

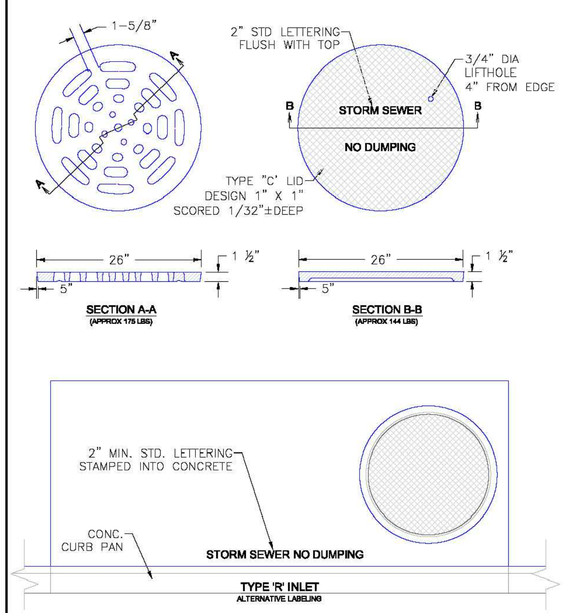


NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
3. EITHER LADDER OF STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).
6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing REVISION DATE: 11/10/04 FILE NAME: SD_3–2	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Details Standard Drawing REVISION DATE: 9/16/10 FILE NAME: SD_3–5	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

AYRES ASSOCIATES
3665 JFK PARKWAY
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80525
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SUPERSTAR CAR WASH

REVISION	DATE
RESUBMITTAL	9/18/23

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
CONSTRUCTION DETAILS

Drawn By:	AJJ
Checked By:	SEM
Date:	06/23/2023
Project No.	24-0409
Sheet Number	C8.1

File: I:\24\24–0409_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C8.2 CONSTRUCTION DETAILS.dwg Layout: C7.1 CONSTRUCTION DETAILS User: MaierS Plotted: Sep 18, 2023 – 10:07am

LANDSCAPE CALCULATIONS

LANDSCAPE SETBACKS

STREET NAME OR BOUNDARY	STREET CLASSIFICATION	WIDTH REQUIRED/PROVIDED	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED
MEADOWBROOK PARKWAY (NORTH BOUNDARY)	NONARTERIAL	10'/10'	336'-8"	1 TREE/30'	12 TREES/12 TREES
MARKSHEFFEL ROAD (EAST BOUNDARY)	MAJOR ARTERIAL	25'/25'	214'-6"	1 TREE/20'	11 TREES/11 TREES
SOUTH ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	285'-1"	1 TREE/30'	10 TREES/**100 SHRUBS
WEST ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	148'-5"	1 TREE/30'	5 TREES/5 TREES

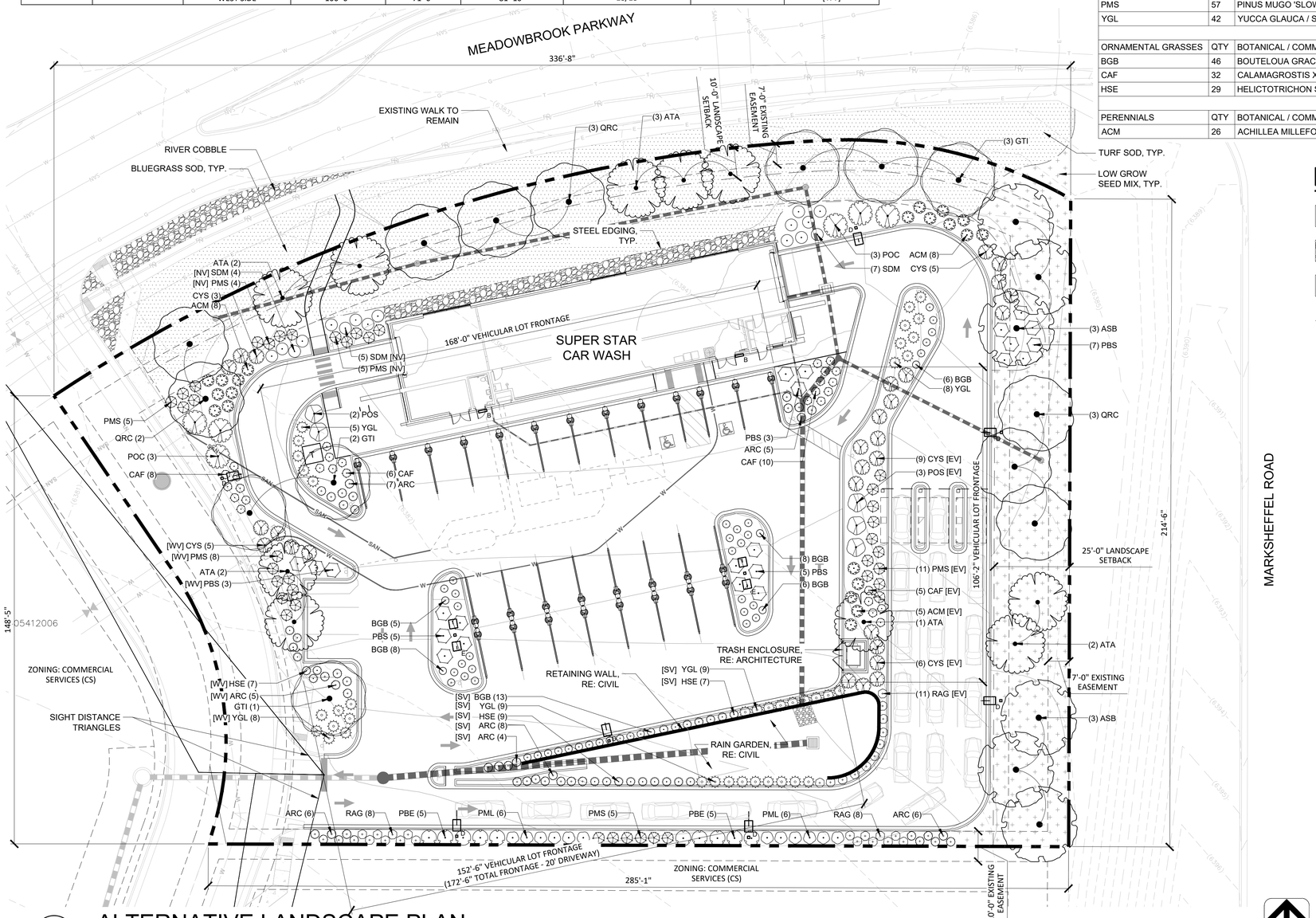
* DUE TO EXISTING EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG SOUTH BOUNDARY. TEN (10 SHRUBS WITH A MINIMUM CONTAINER SIZE OF FIVE (5) GALLONS HAVE BEEN PROVIDED PER EACH REQUIRED TREE. DUE TO LIMITED SPACE, 56 SHRUBS HAVE BEEN PROVIDED ALONG SOUTH BOUNDARY. THE REMAINING 44 SHRUBS REQUIRED HAVE BEEN PROVIDED IN THE NORTHEAST AND NORTHWEST CORNERS.

INTERNAL LANDSCAPE

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA REQUIRED/PROVIDED (SF)	INTERNAL TREES REQUIRED/PROVIDED
64,658 SF	5%	3,233 SF/6,776 SF	7 TREES/8 TREES

MOTOR VEHICLE LOT

VEHICLE SPACES PROVIDED	SHADE TREES REQUIRED/PROVIDED	VEHICLE LOT FRONTAGE	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (LF)	MIN. 3' SCREENING PLANT FRONTAGE PROVIDED (LF)	EVERGREEN PLANTS/DECIDUOUS PLANTS PROVIDED	LENGTH OF SCREENING WALL PROVIDED	VEHICLE LOT PLANT ABBREVIATION ON PLAN
31	3 TREES/3 TREES	MEADOWBROOK PARKWAY	168'-0"	112'-0"	45'-8" + BUILDING WALL	9/9	122'-4"	[NV]
		MARKSHEFFAL ROAD	106'-2"	70'-8"	138'-0"	26/24	-	[EV]
		SOUTH SIDE	152'-6"	101'-7"	119'-7"	30/29	-	[SV]
		WEST SIDE	106'-6"	71'-0"	81'-10"	18/18	-	[WV]



1 ALTERNATIVE LANDSCAPE PLAN

PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
ASB	6	ACER SACCHARUM 'BAILSTA' TM / FALL FIESTA SUGAR MAPLE	B&B	2"	40 - 65FT. HT.	25 - 40FT W.
ATA	12	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	B&B	2"	15 - 25FT. HT.	15 - 25FT. W.
GTI	6	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEY LOCUST	B&B	2"	25 - 40FT. HT.	25 - 40FT. W.
QRC	10	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM / HERITAGE OAK	B&B	2"	40 - F' HT.	25 - 40FT' W.
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH
PML	12	PHILADELPHUS MICROPHYLLUS 'LITTLELEAF' / LITTLELEAF MOCKORAGE	5 GAL.		4 - 5FT. HT.	5FT. W.
POC	9	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' / CENTER GLOW NINEBARK	5 GAL.		6 - 10FT. HT.	6 - 8FT. W.
POS	7	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL.		3 - 6FT. HT.	3 - 6FT. W.
PBE	10	PRUNUS BESSEYI / WESTERN SAND CHERRY	5 GAL.		12 - 18IN. HT.	4 - 6FT. W.
PBS	23	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL.		6 - 18IN. HT.	3 - 6FT. W.
RAG	27	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	5 GAL.		2 - 3FT. HT.	2 - 3FT. W.
SDM	24	SYMPHORICARPOS X DOORENBOSII 'MARLEEN' / MARLEEN SNOWBERRY	5 GAL.		3 HT.	3FT. W.
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH
ARC	41	ARCTOSTAPHYLOS X COLORADENSIS / COLORADO MANZANITA	5 GAL.		6 - 18IN. HT.	10 - 15FT. W.
CYS	37	CYTISUS SCOPARIUS / SCOTCH BROOM	5 GAL.		4 - 6FT. HT.	4 - 6FT. W.
PMS	57	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL.		18 - 36IN. HT.	3 - 6FT. W.
YGL	42	YUCCA GLAUCA / SOAPWEED	5 GAL.		2 - 4FT. HT.	2 - 4FT. W.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH
BGB	46	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.
CAF	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.		3 - 6FT. HT.	1 - 3FT. W.
HSE	29	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT		MATURE HEIGHT	MATURE WIDTH
ACM	26	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL.		2 - 3FT. HT.	1 - 3FT. W.

LEGEND

- BLUEGRASS SOD (SPRAY IRRIGATED)
- ROUNDED RIVER COBBLE 3"-6"
- LOW GROW SEED MIX (SPRAY IRRIGATED)
- STEEL LANDSCAPE EDGER

LOW GROW SEED MIX

% OF MIX	TYPE	POUNDS PLS*
30%	EPHRAIM CRESTED WHEATGRASS	15
25%	SHEEP FESCUE	12
20%	PERENNIAL RYE	10
15%	CHEWINGS FESCUE	8
10%	CANADA BLUEGRASS	5
100%	**TOTAL PLS:**	50

LOW GROW SEED MIX BY ARKANSAS VALLEY SEED
SEEDING RATE:
TOTAL 50 PLS#/ACRE - DRILL SEEDED AT HALF RATE; TWO DIFFERENT DIRECTIONS, PERPENDICULAR TO ONE ANOTHER.

*PLS = PURE LIVE SEED

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SUPER STAR CAR WASH

DATE

REVISION

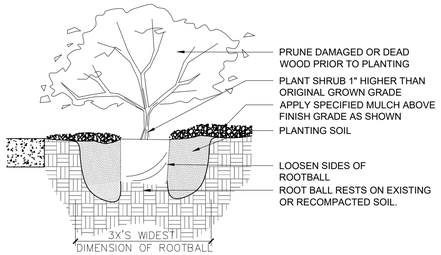
SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

ALTERNATIVE LANDSCAPE PLAN

Drawn By:	ME
Checked By:	DL
Date:	06/23/2023
Project No.	24-0409
Sheet Number	

L1.0

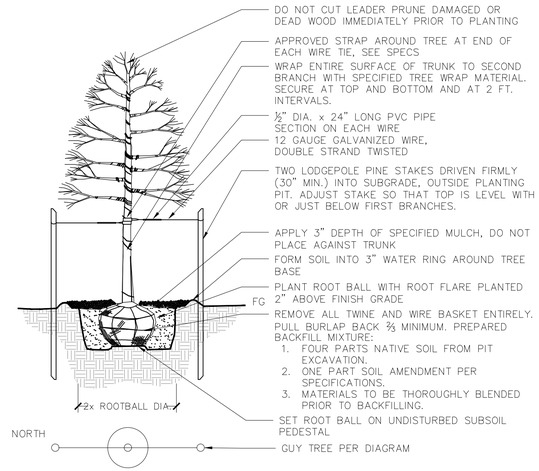
File: I:\24\24-0409 Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\L1.0 LANDSCAPE PLAN.dwg Layout: L1.0 LANDSCAPE PLAN User: StoffelC Plotted: Sep 05, 2023 - 2:53pm



NOTES:
1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
3. BACKFILL AND WATER IN THOROUGHLY.
4. BROKEN ROOT BALLS WILL BE REJECTED.

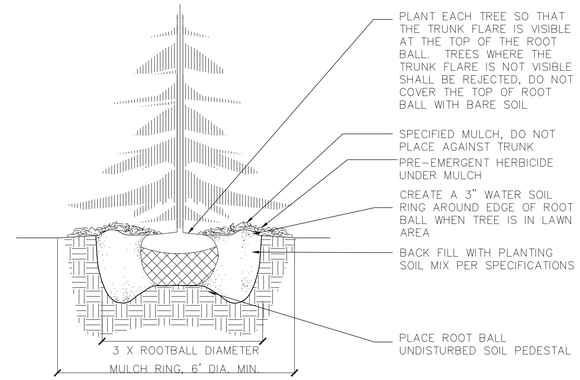
1 SHRUB PLANTING

3/4" = 1'-0" P-2022-BEL-03



2 DECIDUOUS TREE PLANTING AND STAKING

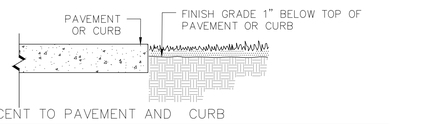
1" = 1'-0" P-2022-BEL-01



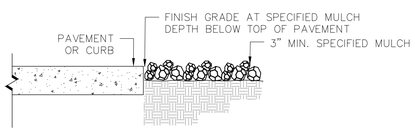
NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING, PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP 2/3 OF ROOT BALL.

3 CONIFEROUS TREE PLANTING

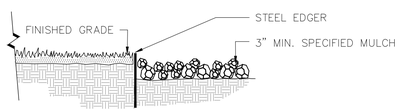
NTS P-2022-BEL-50



GRASS ADJACENT TO PAVEMENT AND CURB



MULCH ADJACENT TO PAVEMENT AND CURB



ADJACENT GRASS & MULCH – STEEL EDGE

4 BED EDGING

N.T.S. P-2022-BEL-04

PLANTING & LANDSCAPE NOTES:

1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CODE COMPLIANT BACK FLOW PREVENTION MEASURES. BEDS WILL BE WATERED VIA DRIP IRRIGATION BELOW THE MULCH SURFACE. NATIVE SEED AND SOD AREAS WILL BE WATERED VIA OVERLAPPING, HEAD TO HEAD SPRAY COVERAGE. OWNER TO BE RESPONSIBLE FOR IRRIGATION MAINTENANCE.
2. THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
3. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS. MINOR ADJUSTMENTS TO AVOID UTILITY AND SITE CONFLICTS ARE ALLOWED. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY NOTABLE CONFLICTS AND PROPOSED SOLUTIONS.
4. ALL PLANTING BEDS ADJACENT TO LAWN SHALL HAVE STEEL EDGING AS INDICATED ON PLANS.
5. TREE LOCATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY BEFORE PLANTING TO AVOID UTILITIES AND OTHER OBSTACLES.
6. CONTRACTOR IS RESPONSIBLE FOR FINAL PRODUCT TO MEET ALL LOCAL AND STATE REQUIREMENTS.
7. CONTRACTOR TO MINIMIZE DISTURBANCE TO ESTABLISHED LAWN AND IRRIGATION SYSTEM AND REPLACE EXISTING LAWN THAT IS UNSATISFACTORY TO OWNER OR ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONCURRENT WORK BY OTHER TRADES. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION, AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK.
9. EXISTING BUILDINGS, GRADING, EASEMENTS, AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS.
10. VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING WORK.
11. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS MAINS AND ELECTRICAL LINES. CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, ABOVE AND BELOW GRADE, PRIOR TO EXCAVATION OR TRENCHING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
12. LAYOUT OF ALL SITE FURNISHINGS, INCLUDING BENCHES, TRASH RECEPTACLES, AND BIKE RACKS IS TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. WHERE CONCRETE FOOTINGS ARE REQUIRES FOR FURNITURE, THEY ARE TO BE STAKED AND VERIFIED IN THE FIELD PRIOR TO INSTALLING ADJACENT PAVEMENT OR FINISHES.
13. ALL LAYOUT DIMENSIONS ARE TWO DIMENSIONAL, NO VERTICAL CHANGE IS ACCOUNTED FOR IN MEASUREMENTS. ACTUAL LENGTH MAY VARY FROM PLANS.
14. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
15. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE. ALL SUCH IMPROVEMENTS AND STRUCTURE DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AND RECONSTRUCTED SATISFACTORY TO THE ARCHITECT AT THE OWNERS EXPENSE.
16. CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY REFERENCE CIVIL DRAWING FOR ACTUAL INFORMATION.
17. TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUBS BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING.
18. CONTRACTOR TO REVIEW PLANT LIST DURING BIDDING AND PROVIDE COMMENTS ON ANY PLANT MATERIAL AND PLACEMENT AND PROVIDE ALTERNATIVE.
19. QUANTITIES PROVIDED IN SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE QUANTITIES SHOWN AND THE PLAN AND MEETING THE DESIGN INTENT
20. OWNER TO PERFORM ONGOING MAINTENANCE CONSISTENT WITH CITY OF ERIE STANDARDS.
21. PLANTING AREAS SHALL RECEIVE MIN. 3-INCH DEPTH DECORATIVE ROCK MULCH OVER FILTER FABRIC. ROCK MULCH TO BE 1 ½" BUTTER ROCK, LIGHT TAN IN COLOR.
22. TREES IN SODDED AREAS AND ROCK MULCHED PLANTING AREAS SHALL RECEIVE 3-FOOT DIA. CEDAR BARK WOOD MULCH RING AT A MIN. 3-INCH DEPTH.
23. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

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SUPERSTAR CAR WASH

REVISION	DATE

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

LANDSCAPE DETAILS

Drawn By:	ME
Checked By:	DL
Date:	06/23/2023
Project No.	24-0409
Sheet Number	

L1.1

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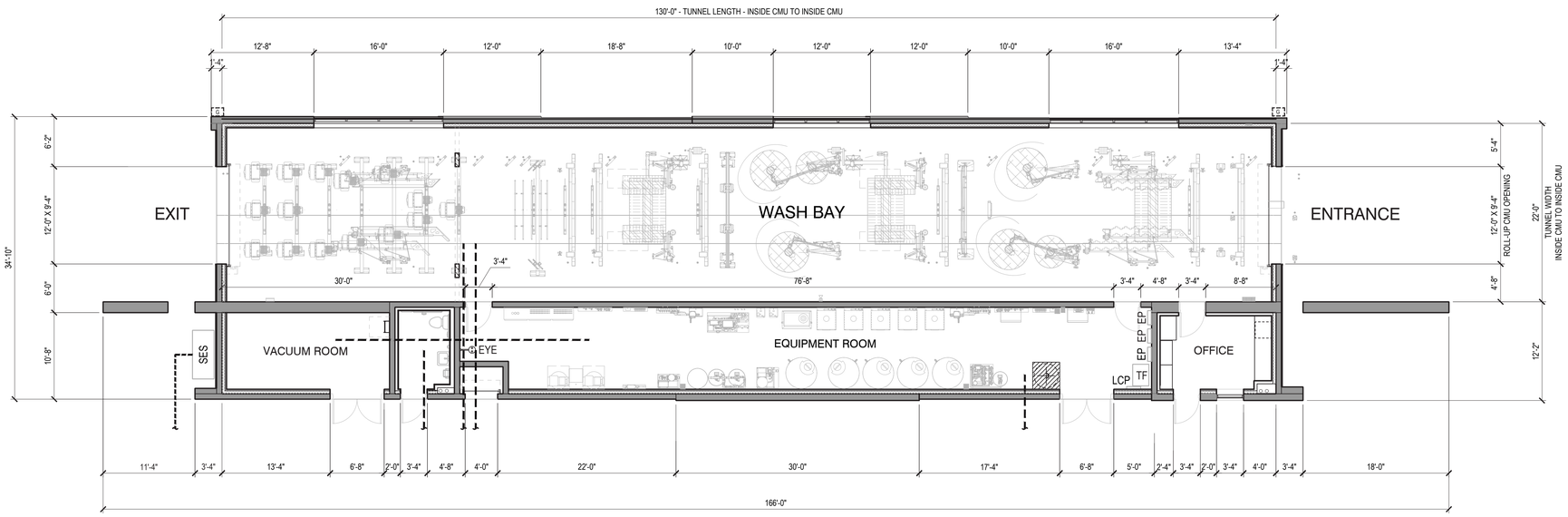


MEADOWBROOK & MARKSHEFFEL

COLORADO SPRINGS | CO 80915

FLOOR PLAN

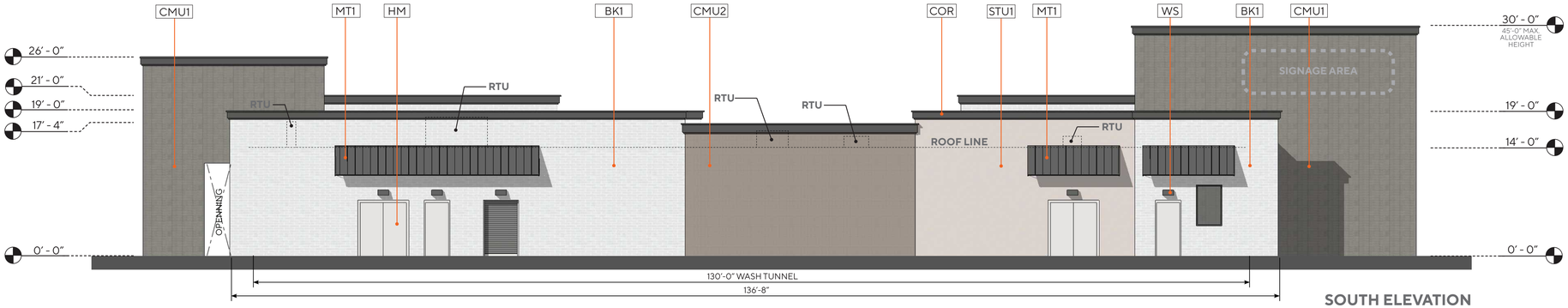
1/8" 0 2' 4' 8' 12' 16'

SCALE: 1/8" = 1'-0"

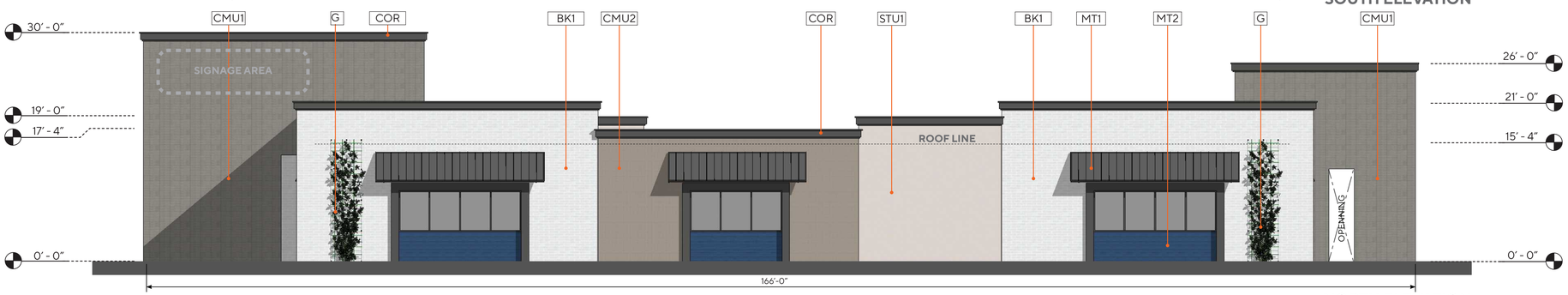
Architecture. Design. Relationships.

A1.0

Scale	
Job No.	2022-626
Date	2023-06-28



SOUTH ELEVATION



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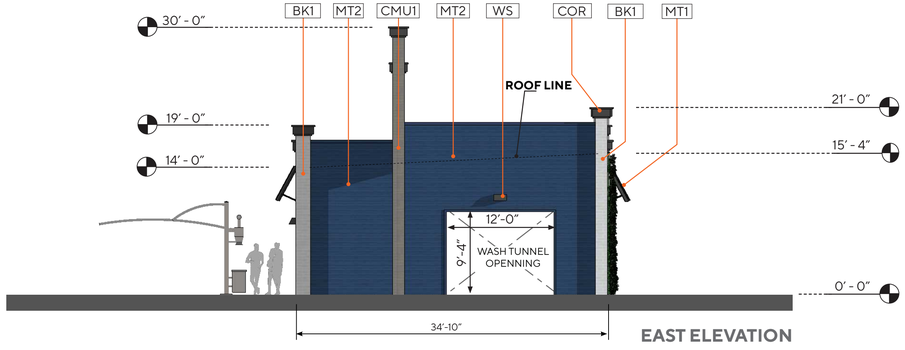
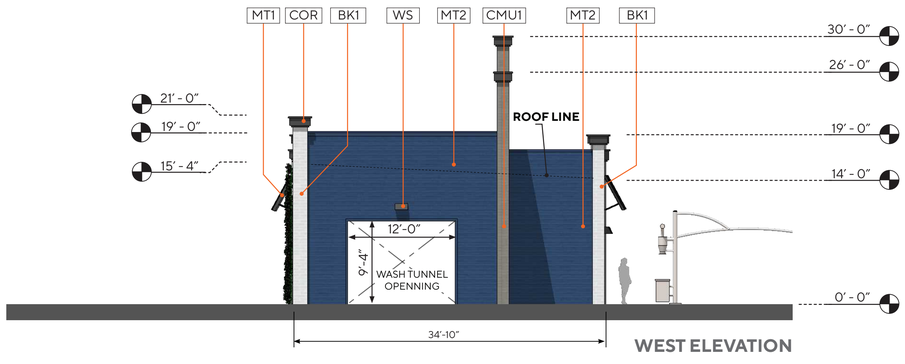
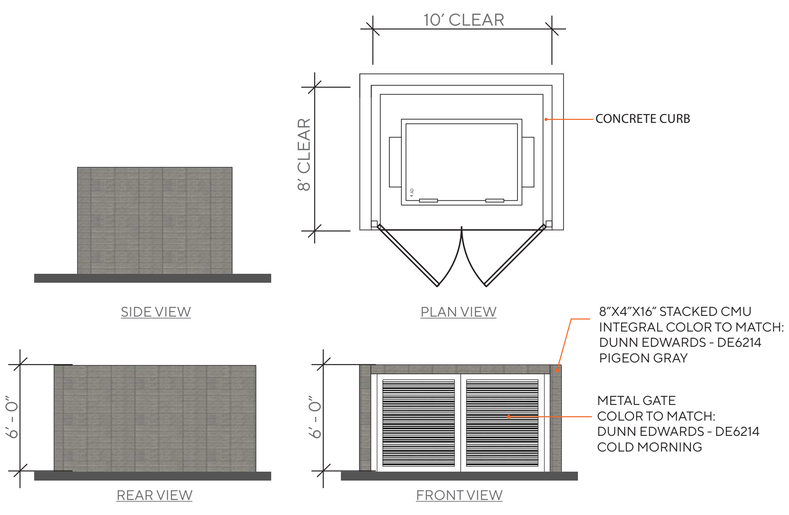


EAST ELEVATION



WEST ELEVATION



TRASH ENCLOSURE

1/4" 0 1' 2' 4' 6' 8'
SCALE: 1/4" = 1'-0"

KEY	DESCRIPTION
MASONRY	
BK-1	8" X 4" X 16 - MANUFACTURE: SUPERLITE TYPE: STANDARD BLOCK - PATTERN: RUNNING BOND INTEGRAL COLOR TO MATCH PT-1
CMU-1	8" X 4" X 16 - MANUFACTURE: SUPERLITE TYPE: STANDARD BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-2
CMU-2	10" X 8" X 16" - MANUFACTURE: SUPERLITE TYPE: VERTICAL SINGLE SCORE BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-2
METAL	
MT-1	METAL AWNING - COLOR TO MATCH PT-4
MT-2	ALUMABOARD METAL PANEL, MANU: ROLLFAB, COLOR TO MATCH: REGAL BLUE
MISC	
COR	CORNICE TRIM - COLOR TO MATCH PT-4
CT	CANOPY TUBE - ARCHES AND COLUMNS COLOR TO MATCH PT-3
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR TO MATCH PT-1
WS	ARCHITECTURAL WALL SCONCE LITHONIA LIGHTING - WST LED
STUCCO	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
PAINT	
PT-1	DUNN EDWARDS - COLD MORNING - DE6365
PT-2	DUNN EDWARDS - PIGEON GRAY - DE6214
PT-3	DUNN EDWARDS - THICK FOG - DE6058
PT-4	DUNN EDWARDS - DARK ENGINE - DE6350

NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

SUPER STAR CAR WASH

MEADOWBROOK & MARKSHEFFEL

COLORADO SPRINGS | CO 80915

EXTERIOR ELEVATIONS

1/8" 0 2' 4' 8' 12' 16'
SCALE: 1/8" = 1'-0"

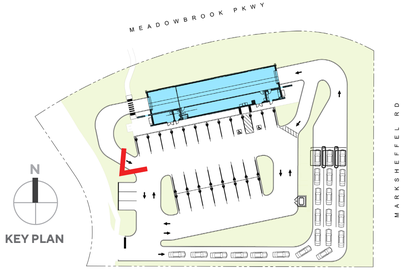
Architecture. Design. Relationships.

A2.0

Scale
Job No. 2022-626
Date 2023-06-28

*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.



KEY PLAN

SUPER STAR CAR WASH

MEADOWBROOK & MARKSHEFFEL

COLORADO SPRINGS | CO 80915

PERSPECTIVE 1

Architecture. Design. Relationships.

A3.0

Scale
Job No. 2022-626
Date 2023-06-28

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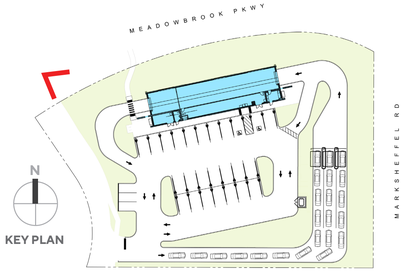

KEY PLAN

SUPER STAR CAR WASH

MEADOWBROOK & MARKSHEFFEL

COLORADO SPRINGS | CO 80915

PERSPECTIVE 2

Architecture. Design. Relationships.

A4.0

Scale
Job No. 2022-626
Date 2023-06-28

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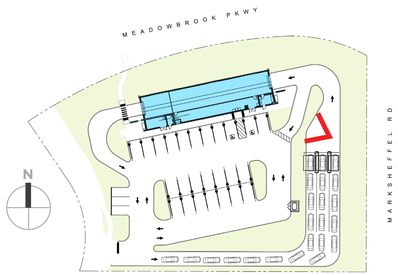


SUPER STAR CAR WASH

MEADOWBROOK & MARKSHEFFEL

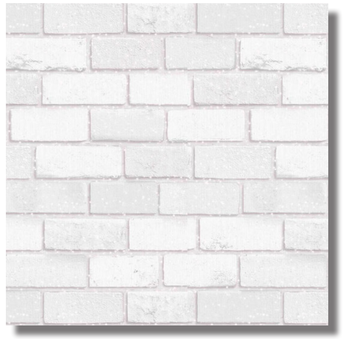
COLORADO SPRINGS | CO 80915

PERSPECTIVE 3

Architecture. Design. Relationships.

A5.0

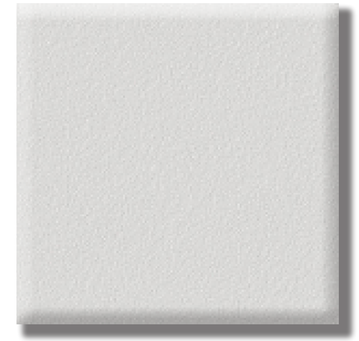
Scale
Job No. 2022-626
Date 2023-06-28



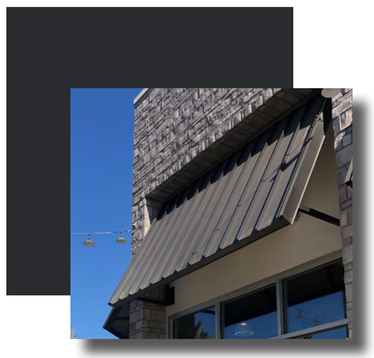
BK-1

CMU-1

CMU-2



STU-1

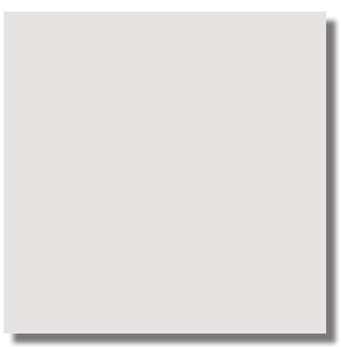


MT1

MT2

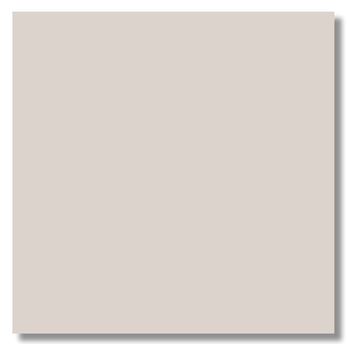
CT

G



PT1

PT2



PT3

PT4

KEY	DESCRIPTION
MASONRY	
BK-1	8" X 4" X 16 - MANUFACTURE: SUPERLITE TYPE: STANDARD BLOCK - PATTERN: RUNNING BOND INTEGRAL COLOR TO MATCH PT-1
CMU-1	8" X 4" X 16 - MANUFACTURE: SUPERLITE TYPE: STANDARD BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-2
CMU-2	10" X 8" X 16" - MANUFACTURE: SUPERLITE TYPE: VERTICAL SINGLE SCORE BLOCK - PATTERN: STACK BOND INTEGRAL COLOR TO MATCH PT-2
METAL	
MT-1	METAL AWNING - COLOR TO MATCH PT-4
MT-2	ALUMABOARD METAL PANEL, MANU: ROLLFAB, COLOR TO MATCH: REGAL BLUE
MISC	
COR	CORNICE TRIM - COLOR TO MATCH PT-4
CT	CANOPY TUBE - ARCHES AND COLUMNS COLOR TO MATCH PT-3
HM	HOLLOW METAL DOORS / FRAMES PAINTED COLOR TO MATCH PT-1
WS	ARCHITECTURAL WALL SCONCE LITHONIA LIGHTING - WST LED
STUCCO	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
PAINT	
PT-1	DUNN EDWARDS - COLD MORNING - DE6365
PT-2	DUNN EDWARDS - PIGEON GRAY - DE6214
PT-3	DUNN EDWARDS - THICK FOG - DE6058
PT-4	DUNN EDWARDS - DARK ENGINE - DE6350

NOTE:
ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT

SUPER STAR CAR WASH

MEADOWBROOK & MARKSHEFFEL

COLORADO SPRINGS | CO 80915

COLORS & MATERIALS

Architecture. Design. Relationships.

A6.0

Scale
Job No. 2022-626
Date 2023-06-28