



# SUPERSTAR CARWASH

## MEADOWBROOK PKWY

### COLORADO SPRINGS, CO 80915

Add Site Development Plan title

#### PROJECT TEAM

**OWNER**  
SUPER STAR CAR WASH  
1830 N 95TH AVE, SUITE 106  
PHOENIX, AZ, 85037  
CONTACT: TIM VARLEY  
TEL: 801-651-1748  
EMAIL: TVARLEY@SSCWAZ.COM

**ENGINEER**  
AYRES ASSOCIATES  
3665 JFK PARKWAY BLDG. 2 SUITE 100  
FORT COLLINS, CO 80525  
CONTACT: SCOTT MAIER  
TEL: (262)-522-4901  
EMAIL: MAIERS@AYRESASSOCIATES.COM

**LANDSCAPE ARCHITECT**  
AYRES ASSOCIATES  
3665 JFK PARKWAY BLDG. 2 SUITE 100  
FORT COLLINS, CO 80525  
CONTACT: DAVID LAND  
TEL: (303)-548-2870  
EMAIL: LANDD@AYRESASSOCIATES.COM

**ARCHITECT**  
AO ARCHITECTS  
144 N ORANGE STREET  
ORANGE CA 92866  
CONTACT: DUC HUYNH  
TEL: (714)-639-9860  
EMAIL: DUCH@AOARCHITECTS.COM

Grading and Erosion Control Plans (standalone)

**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.

\_\_\_\_\_  
[Name, P.E. #] Date

**Owner/Developer's Statement:**

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan.

\_\_\_\_\_  
[Name, Title] Date  
[Business Name]  
[Address]

**El Paso County:**

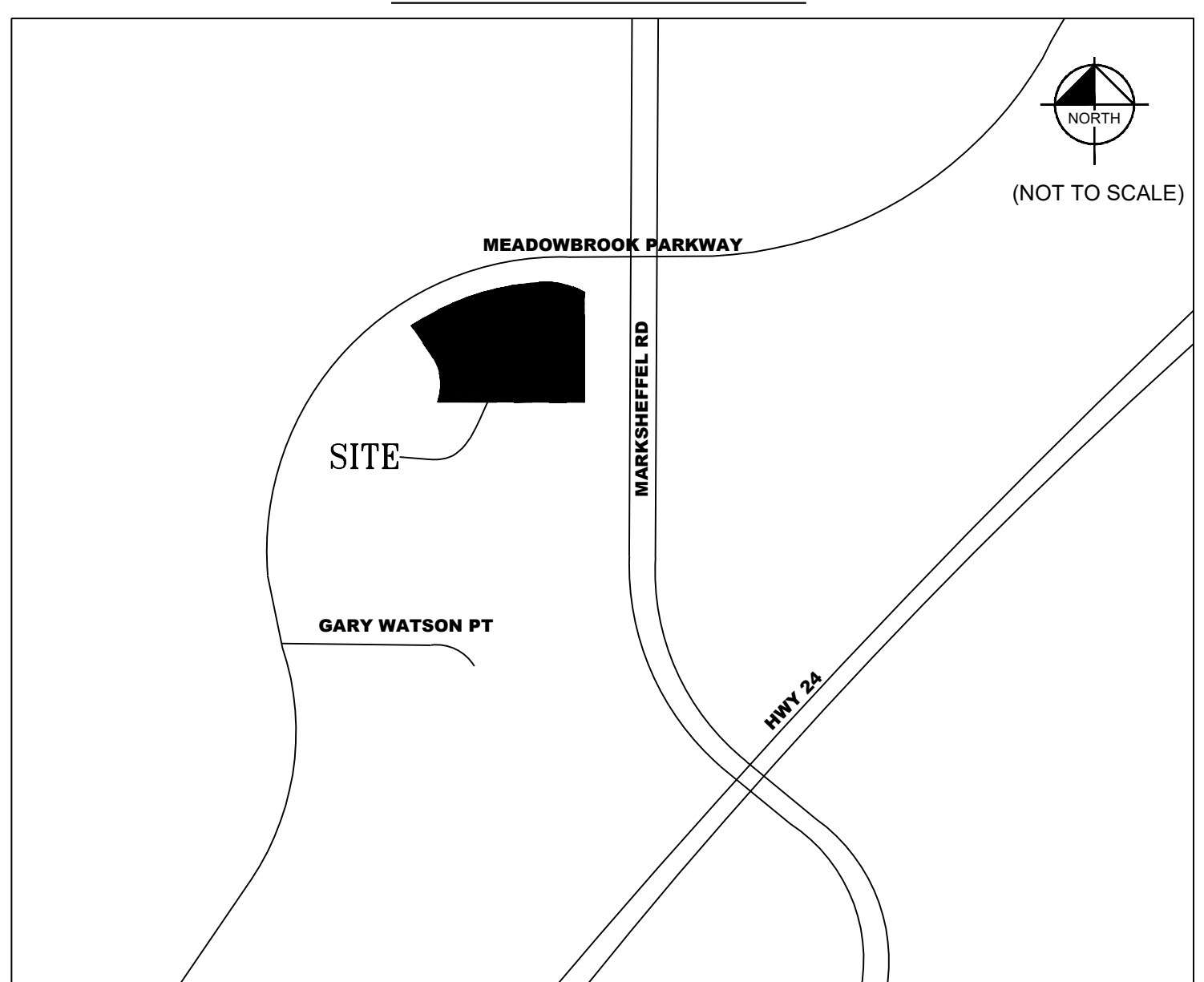
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility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

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, Volumes 1 and 2, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

\_\_\_\_\_  
County Engineer / ECM Administrator Date

#### LOCATION MAP



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

#### PROPERTY LEGAL DESCRIPTION

PROPERTY PLAT CURRENTLY UNDERWAY

Site plan cannot be approved until plat is recorded. This block will need to be filled in with new description, parcel etc.

**Design Engineer's Statement:**

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

\_\_\_\_\_  
Scot Maier, PE # Date

The above signature block set is used for the GEC sheet set. Please update and apply to the GEC plan sheets on Sheet C4.0

Please break out the GEC Plans sheets separate from the SDP set

**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

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%

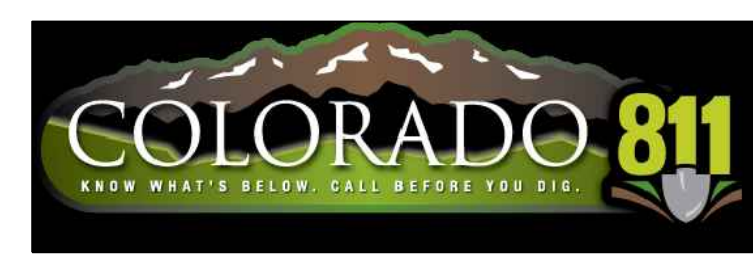
	EXISTING	PROPOSED
ZONING DISTRICT	CS	CS
LAND USE	VACANT	CARWASH
	REQUIRED	PROVIDED
BUILDING SETBACKS		
FRONT (N)	25'	26.4'
SIDE (W)	25'	80.2'
SIDE (E)	0'	78.3'
REAR (S)	0'	136.6'
PARKING SETBACKS		
FRONT (N)	25'	26.0'
SIDE (W)	25'	26.1'
SIDE (E)	0'	26.0'
REAR (S)	0'	5.0'
PARKING		
STANDARD	1 SPACE PER BAY OR STALL	29
ACCESSIBLE	1	2
TOTAL PARKING	1 SPACE PER BAY OR STALL	31
BIKE PARKING	1U = 2 SPACES	5% OF REQUIRED PARKING
		4

Please provide the location of the no build and floodplain locations, if none, please specify

Add EPC's 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.



DATE

REVISION

SUPERSTAR CARWASH  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915

COVER SHEET

Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

C1.0







**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.

**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 STRIPING
- (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

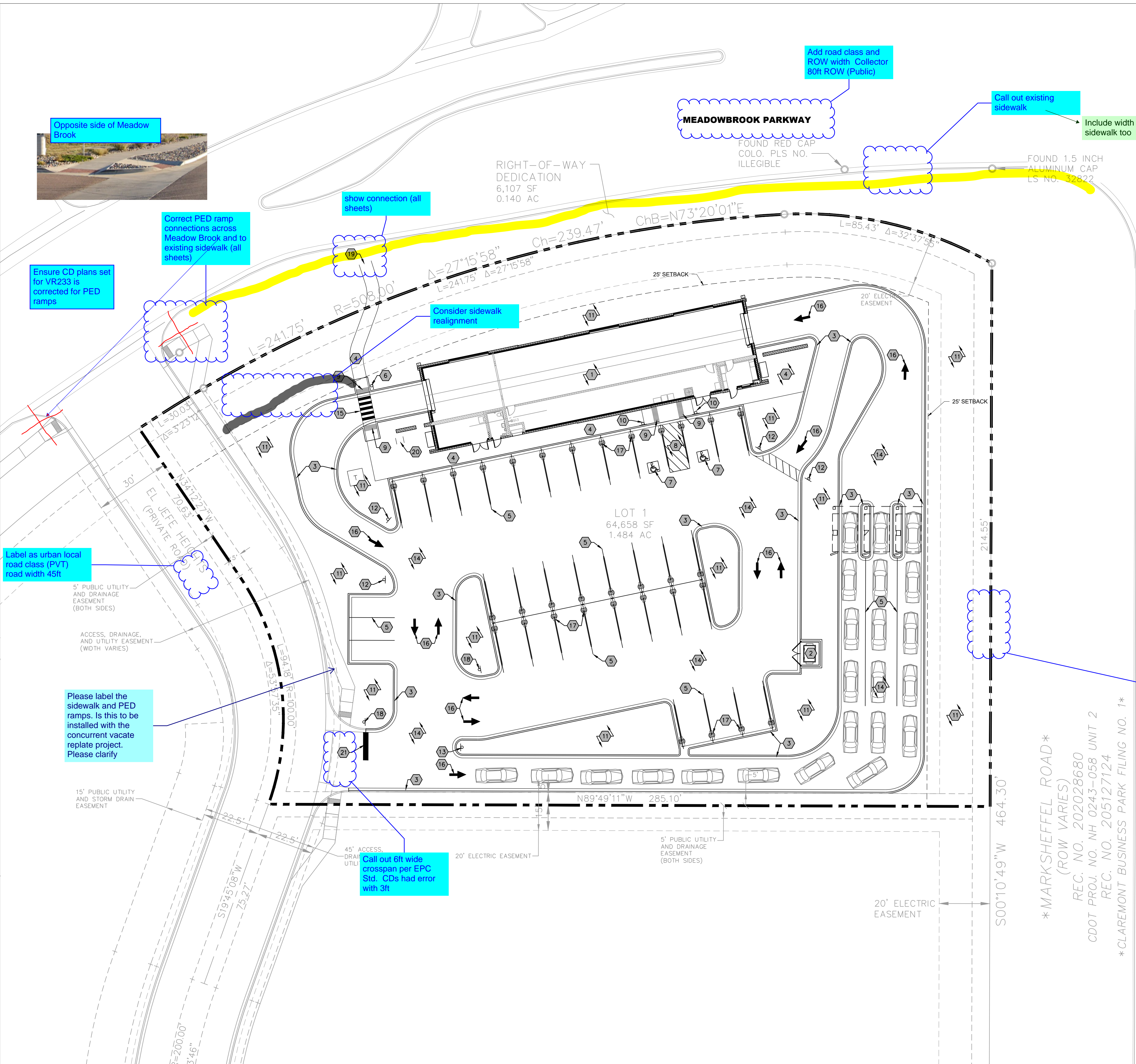
Please show the proposed signs for the cash wash too

Please depict garbage receptacles and screening mechanisms

Any fencing or walls ? please include height

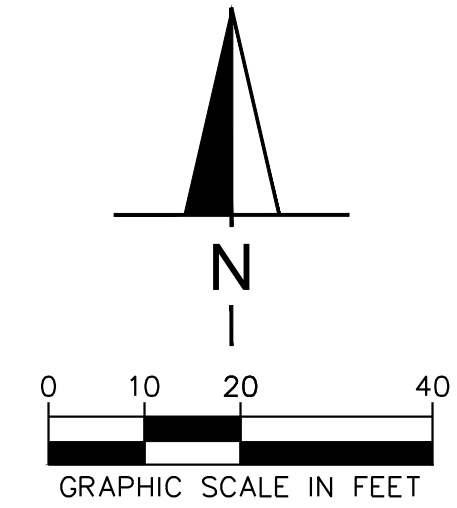
Provide a line legend

Show proposed storm drain system throughout site.



MARKSHEFFEL RD

\*MARKSHEFFEL ROAD\*  
 (ROW VARIES)  
 REC. NO. 202028680  
 CDOT PROJ. NO. NH 0243-058 UNIT 2  
 REC. NO. 205127124  
 \* CLAREMONT BUSINESS PARK FILING NO. 1 \*



File: I:\24\24-0409\_Super Star Colorado Springs\4.Production\Civil\3D\PlanSheets\C3.0 SITE PLAN.dwg Layout: C3.0 SITE PLAN User: johnd@ayres.com Date: 3/16/2023 3:46pm



Ensure CD plans set for VR233 is corrected for PED ramps

Label as urban local road class (PVT) road width 45ft

Please label the sidewalk and PED ramps. Is this to be installed with the concurrent vacate replat project. Please clarify

Call out 6ft wide crossspan per EPC Std. CDs had error with 3ft

MEADOWBROOK PARKWAY

Add road class and ROW width Collector 80ft ROW (Public)

Call out existing sidewalk

Include width of sidewalk too

Consider sidewalk realignment

Correct PED ramp connections across Meadow Brook and to existing sidewalk (all sheets)

show connection (all sheets)

DATE	REVISION

**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915

**SITE PLAN**

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number

C3.0

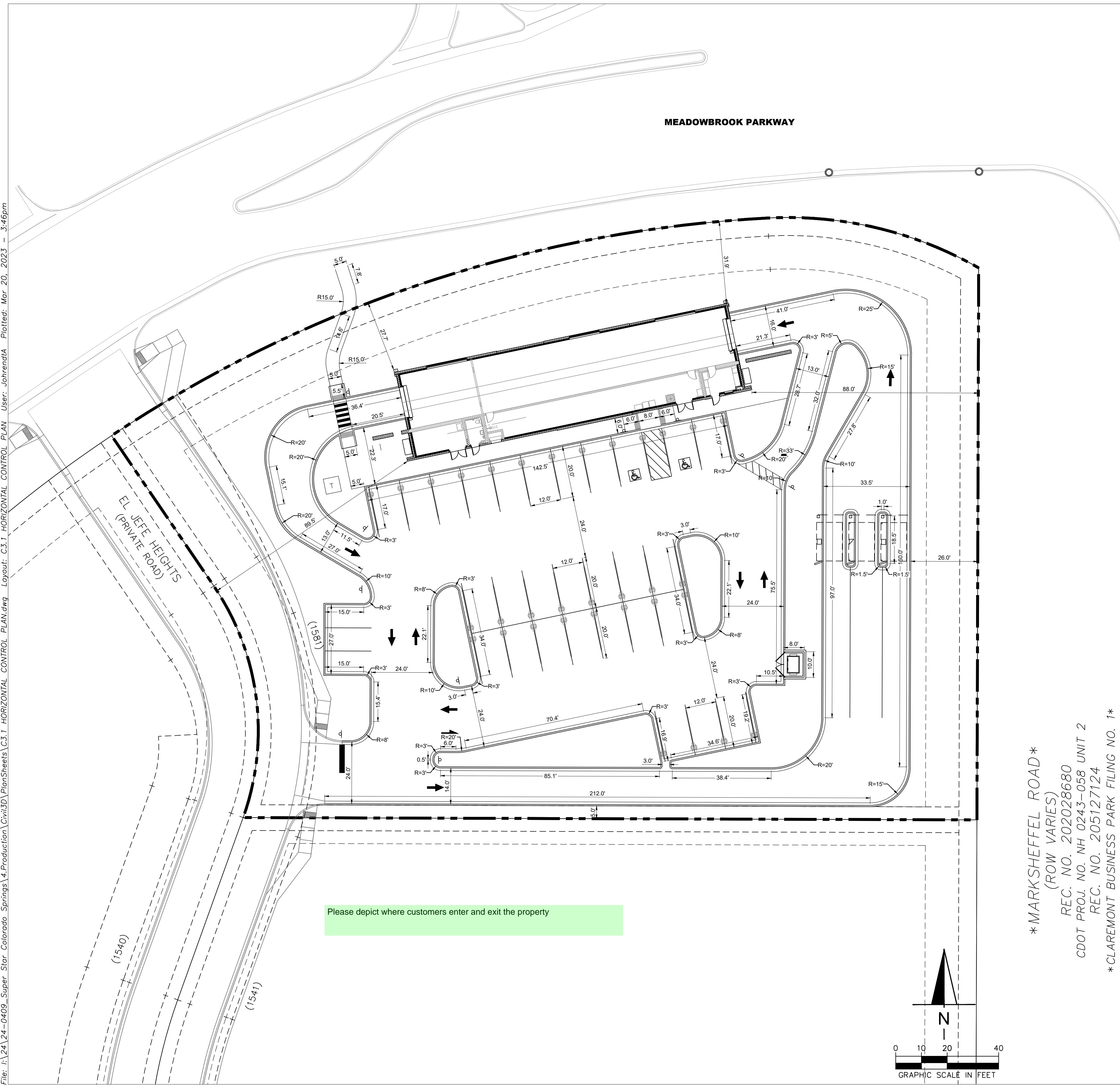


REVISION	DATE

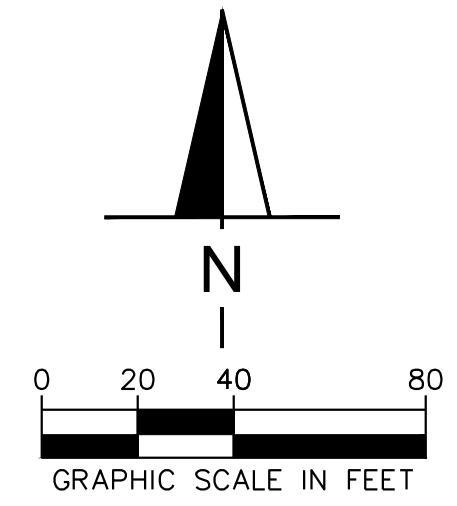
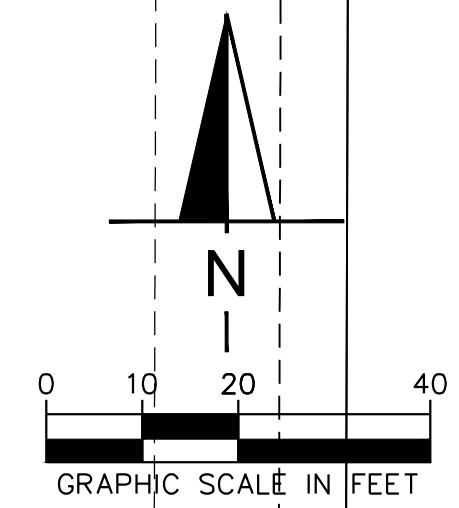
**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915  
**HORIZONTAL CONTROL PLAN**

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number

**C3.1**



\*MARKSHEFFEL ROAD \*  
 (ROW VARIES)  
 REC. NO. 202028680  
 CDDT PROJ. NO. NH 0243-058 UNIT 2  
 REC. NO. 205127124  
 \*CLAREMONT BUSINESS PARK FILING NO. 1\*



- 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. RADI 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.

File: I:\24-0409\_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C3.1\_HORIZONTAL CONTROL PLAN.dwg Layout: C3.1\_HORIZONTAL CONTROL PLAN User: johrendt Plotted: Mar 20, 2023 3:46pm



REVISION	DATE

**SUPERSTAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915  
**PAVING PLAN**

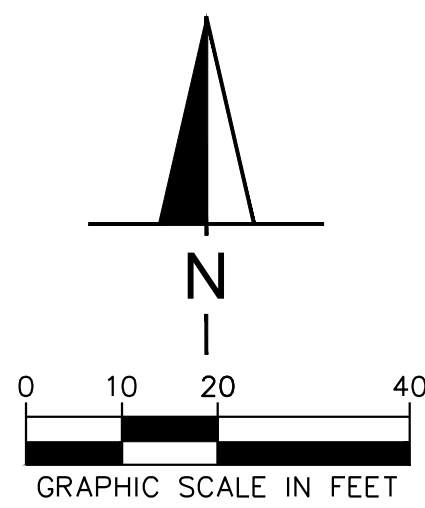
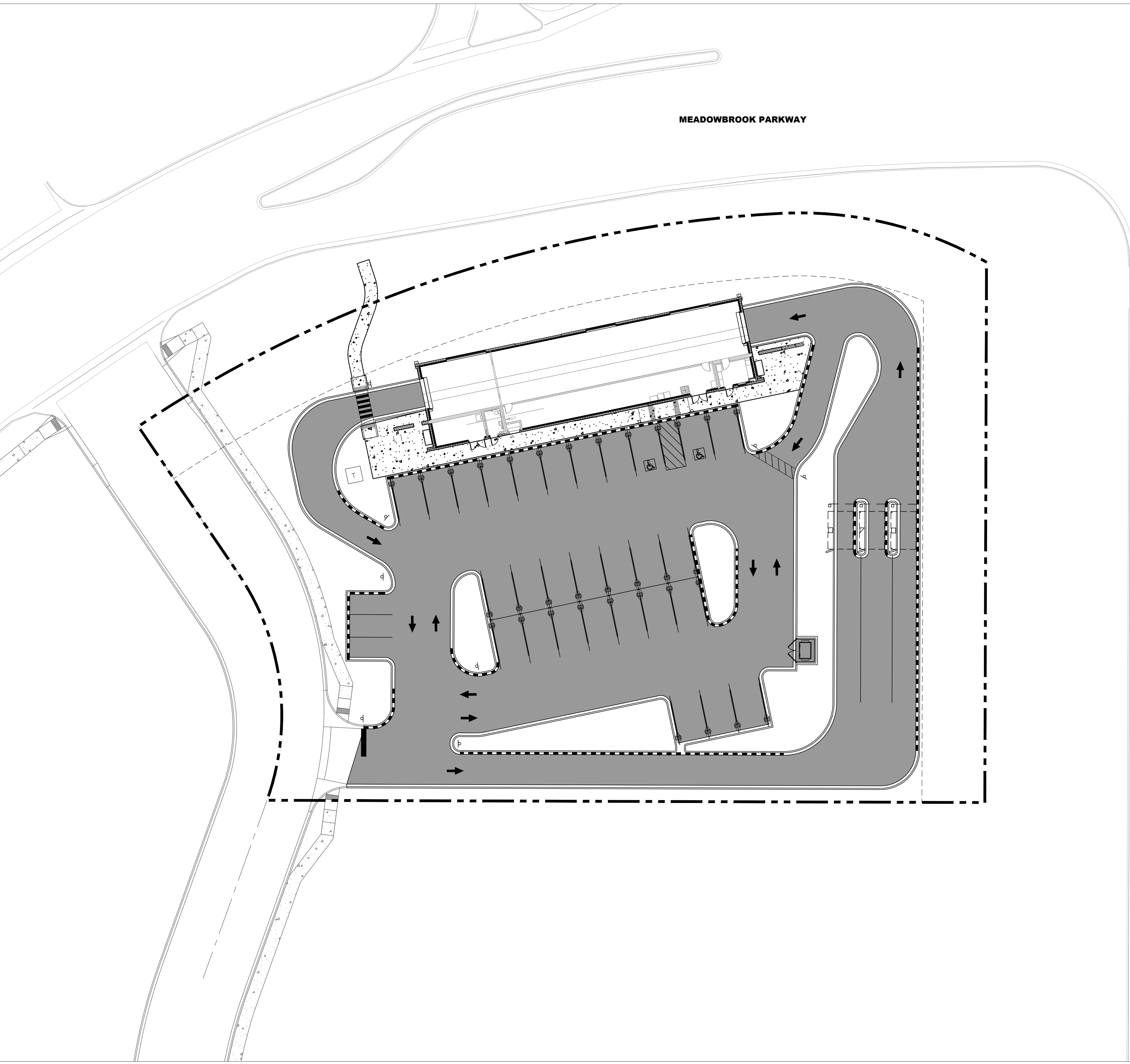
Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

**C3.2**

**PAVING AND CURB LEGEND**

- CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK  
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



File: I:\24\24-0409\_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C3.2\_PAVING PLAN.dwg Layout: C3.1\_PAVING AND HORIZONTAL CONTROL PLAN User: johrendtA Plotted: Mar 20, 2023 - 3:46pm

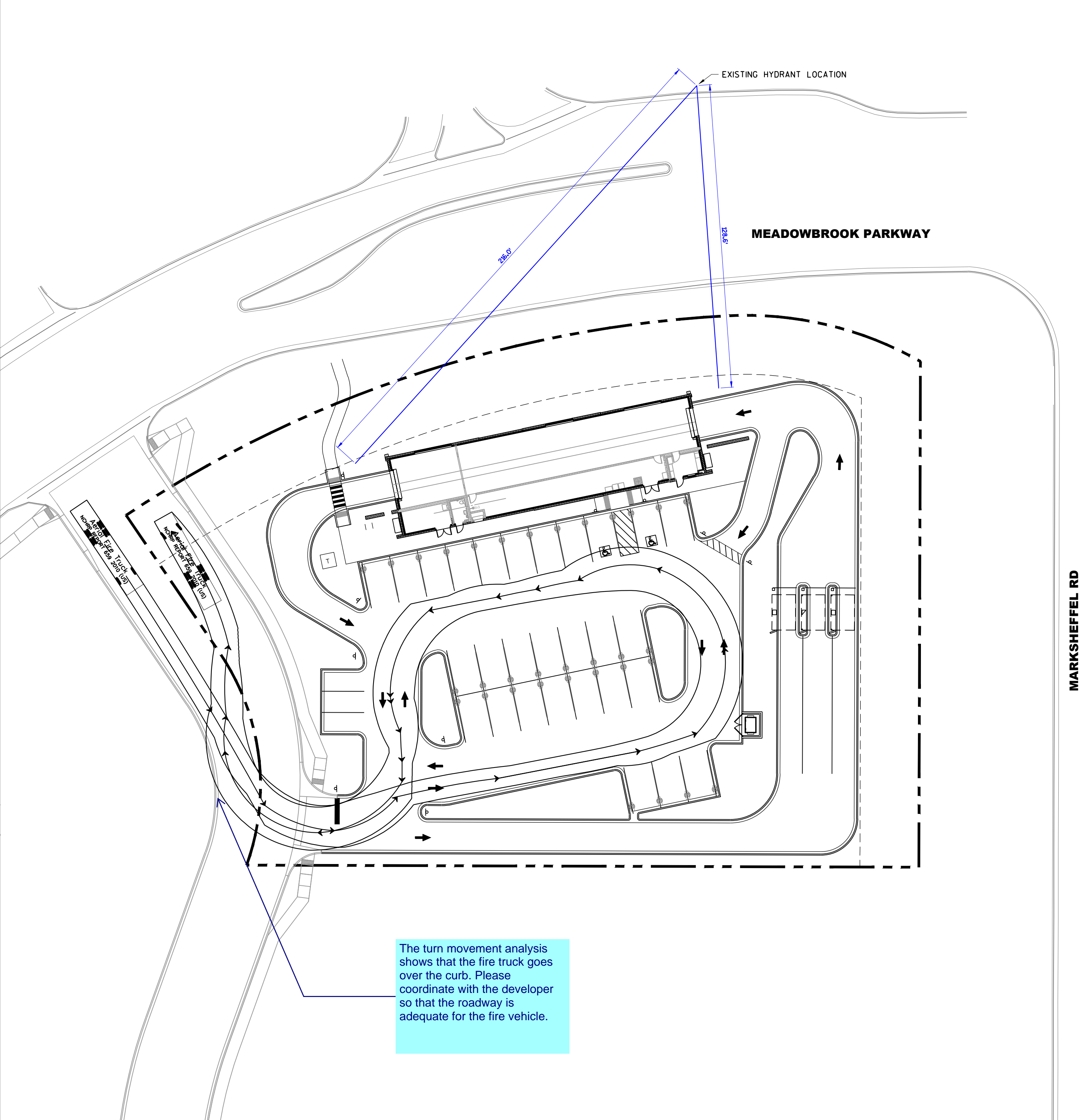


REVISION	DATE

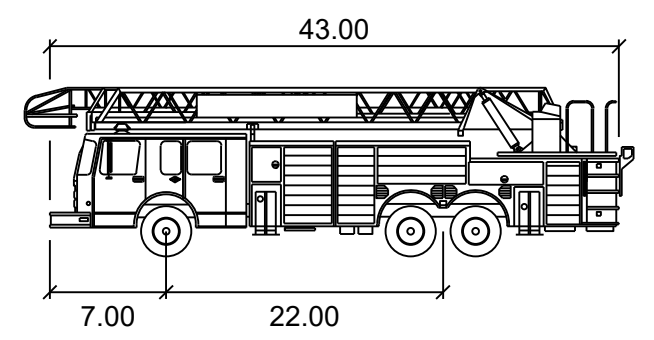
**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915  
**FIRE AND SERVICE PLAN**

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number

**C3.3**



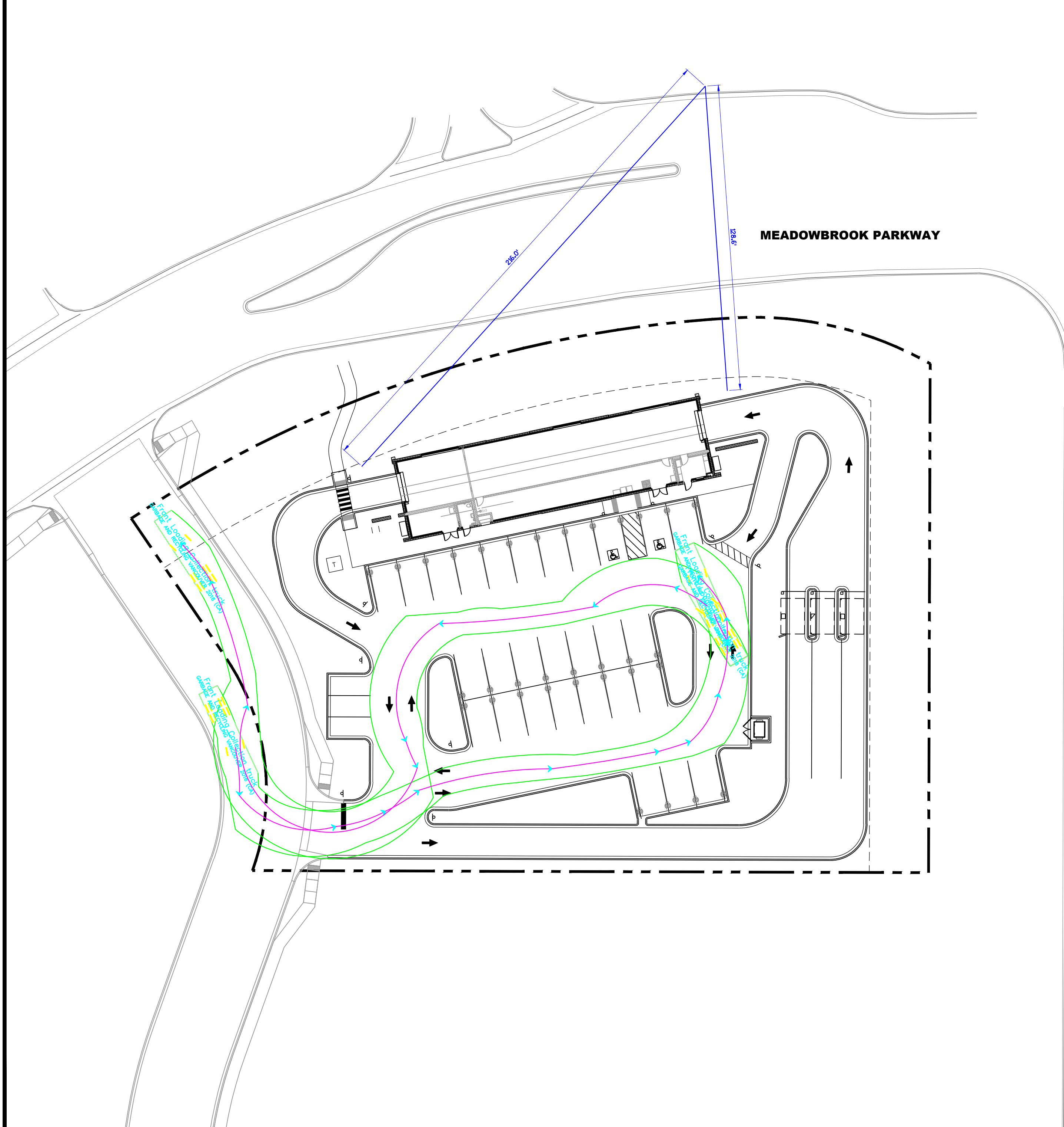
**FIRE SERVICE TURNING RADIUS AND HOSE LENGTH PLAN**



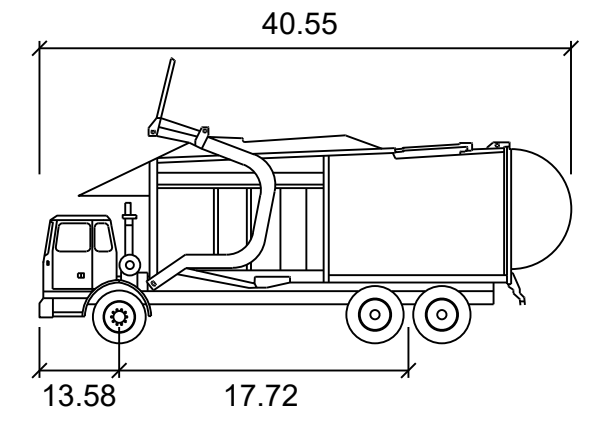
- Aerial Fire Truck**
- Width : 8.50
  - Track : 8.50
  - Lock to Lock Time : 6.0
  - Steering Angle : 33.3

**VEHICLE NOTE**

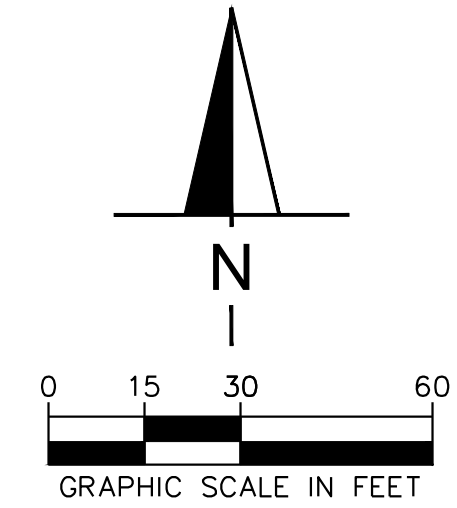
OUTER EDGE OF VEHICLE TRACKING LINE IS CORNER OF VEHICLE, NOT TIRE TRACK.



**GARBAGE TRUCK PLAN**



- Front Loading Collection truck**
- Width : 8.53
  - Track : 8.53
  - Lock to Lock Time : 6.0
  - Steering Angle : 27.7



File: I:\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: Jhrendra Plotted: Mar 20, 2023 3:47pm

MARKSHEFFEL RD

MARKSHEFFEL RD

File: I:\24\24-0409\_Super Star Colorado Springs\Production\Civil3D\PlanSheets\C4.0 EROSION CONTROL PLAN.dwg Layout: C4.0 EROSION CONTROL PLAN User: johndra Plotted: Mar 20, 2023 3:47pm

Add flow arrows to entire sheet not just the parking lot/car wash area.

GEC Checklist Item b - Label all adjacent property parcel numbers.  
GEC Checklist Item e - Show all R/W and property lines as well as subdivision boundaries.  
GEC Checklist Item t - Add note stating there are no dedicated asphalt/concrete batch plants.  
GEC Checklist Item bb - Show and label exist and proposed permanent stormwater management facilities, including areas proposed for stormwater infiltration or subsurface detention.

GEC Checklist Item x: TSBs required for disturbing greater than 1 ac.

GEC Checklist Item v: Label all proposed temporary construction BMPs by phase of implementation (initial, interim, final).

The drainage report does not clearly state this. Add text to the drainage report to clarify and demonstrate that the pond was designed to have capacity for the fully developed site.

State the percent of ground cover on site. This will be required per the SWMP and checklist.

Label all storm drains, are they existing? Proposed?

These signature blocks are for standalone GEC Plans. If these are to be used you will need a separate GEC cover page and the set should be separate from the rest of the construction drawings.

Combine Erosion Control and Grading plan. To create one GEC plan.

**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  
SUPER STAR CAR WASH  
1830 N 95TH AVE, SUITE 106  
PHOENIX, AZ, 85037  
Date \_\_\_\_\_

**SITE AREA**  
LOT AREA = 1.48 ACRES  
DISTURBED AREA = 1.48 ACRES

- ### EROSION CONTROL NOTES
- 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.
  - 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 MANUALS. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
  - A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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 ERM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
  - 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.
  - 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 LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURES(S).
  - 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.
  - 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.
  - 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.
  - EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
  - 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.
  - 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.
  - TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
  - 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.
  - 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.
  - 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 ERM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
  - 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.
  - NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
  - 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 ERM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FLEXIBLE 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.
  - ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
  - PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
  - 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.
  - THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY [COMPANY NAME, DATE OF REPORT] AND SHALL BE CONSIDERED A PART OF THESE PLANS.
  - 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  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

### EROSION CONTROL LEGEND

- 6300 --- EXISTING CONTOUR
- 6300 --- PROPOSED CONTOUR (DATUM = 6300)
- SF-SF-SF- SILT FENCE (SEE EROSION CONTROL DETAILS)
- LD LIMITS OF DISTURBANCE/CONSTRUCTION LIMITS
- CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW CONCRETE WASHOUT (TO BE DETERMINED BY CONTRACTOR)
- AREA FOR STAGING, STORAGE OF MATERIALS, AND SOIL STOCKPILES OR WASTE

SITE STORM SEWER DISCHARGES TO OVERALL DEVELOPMENT POND SW OF THE SITE

NO NOTABLE VEGETATION ON EXISTING SITE, ONLY GRASSES/WEEDS

### SEQUENCE OF ACTIVITIES

- CONSTRUCT SILT FENCE
- SEEDING AND MULCHING AS REQUIRED All disturbed areas are required to be vegetated and stabilized.
- STRAW BALE BARRIER INLET PROTECTION SHALL BE CONSTRUCTED AT ALL EXISTING INLETS UPON COMPLETION OF CONSTRUCTION.
- STRAW BALE BARRIERS SHALL BE REPLACED WITH GRAVEL FILTERS AT ALL INLETS UPON COMPLETION OF PAVING
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.

GRAPHIC SCALE IN FEET

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

**SUPER STAR CAR WASH**

DATE	REVISION

**SUPERSTAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915

Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number  
**C4.0**





DATE	
REVISION	

**SUPERSTAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915  
**EROSION CONTROL DETAILS**

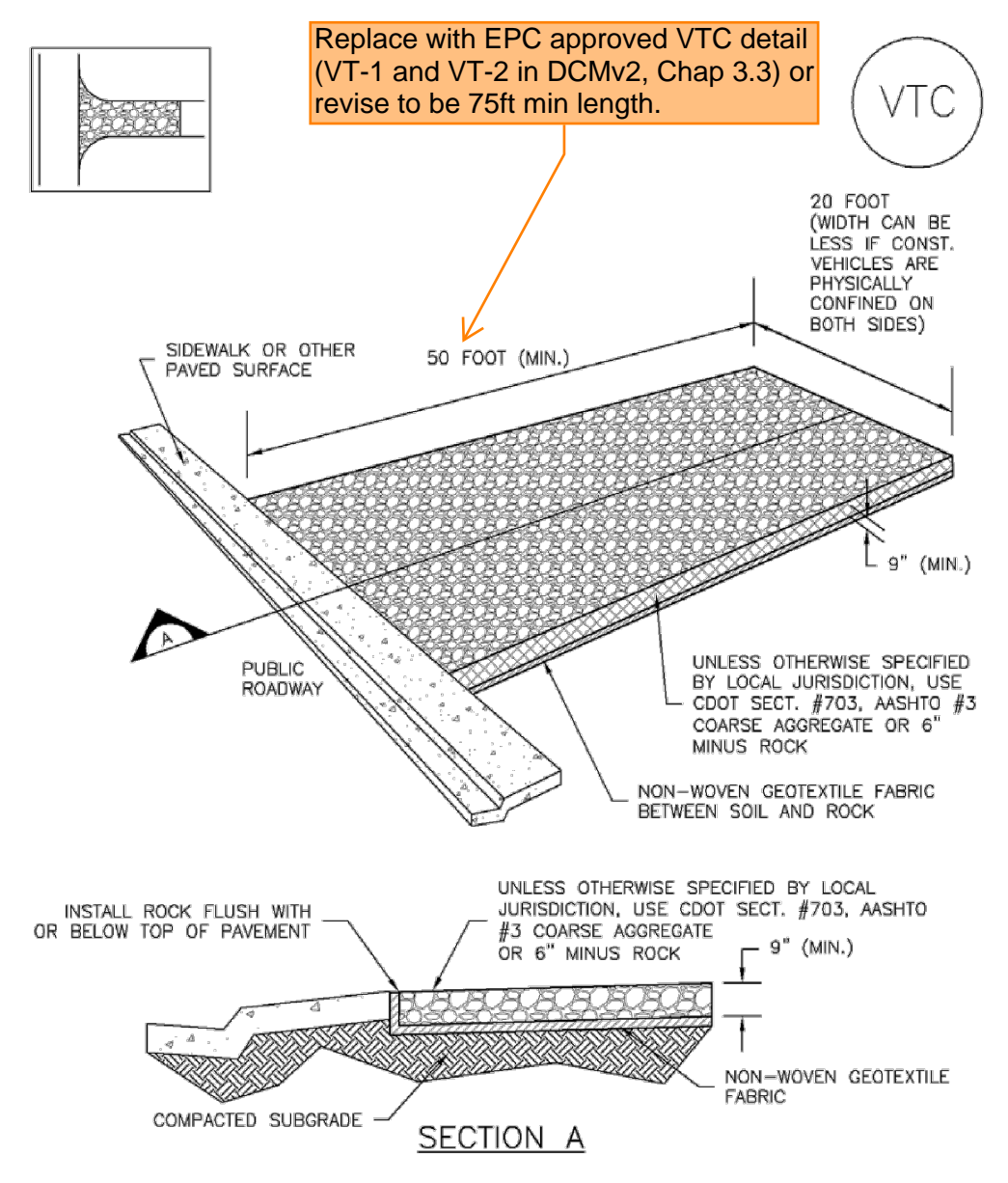
Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

C4.1

File: I:\24\24-0409\_Super Star Colorado Springs\4.Prod\Production\Civil3D\PlanSheets\C4.1. EROSION CONTROL DETAILS.dwg Layout: C4.1. EROSION CONTROL DETAILS User: JohnrendA Plotted: Mar 20, 2023 - 3:47pm

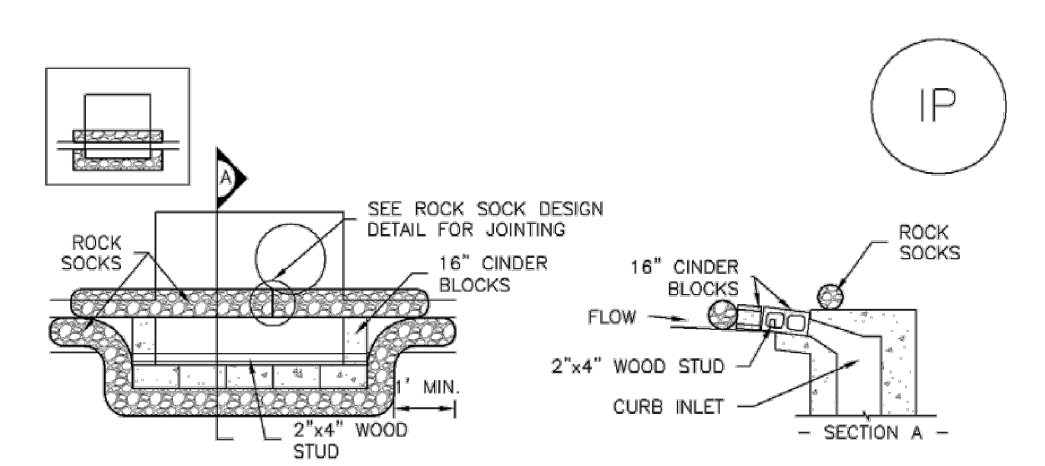
GEC Checklist item z:  
-Add CWA detail.  
-Add staging areas and stockpile management details.  
-Add details for seeding and mulching.

**Vehicle Tracking Control (VTC) SM-4**



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL  
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

**SC-6 Inlet Protection (IP)**



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION  
BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES  
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.  
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.  
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.  
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION  
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES  
1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.  
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.  
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.  
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.  
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

**Silt Fence (SF) SC-1**

**Description**  
A silt fence is a woven geotextile fabric attached to wooden posts and trenched into the ground. It is designed as a sediment barrier to intercept sheet flow runoff from disturbed areas.

**Appropriate Uses**  
A silt fence can be used where runoff is conveyed from a disturbed area as sheet flow. Silt fence is not designed to receive concentrated flow or to be used as a filter fabric. Typical uses include:

- Down slope of a disturbed area to accept sheet flow.
- Along the perimeter of a receiving water such as a stream, pond or wetland.
- At the perimeter of a construction site.



Photograph SF-1. Silt fence creates a sediment barrier, forcing sheet flow runoff to evaporate or infiltrate.

**Design and Installation**  
Silt fence should be installed along the contour of slopes so that it intercepts sheet flow. The maximum recommended tributary drainage area per 100 lineal feet of silt fence, installed along the contour, is approximately 0.25 acres with a disturbed slope length of up to 150 feet and a tributary slope gradient no steeper than 3:1. Longer and steeper slopes require additional measures. This recommendation only applies to silt fence installed along the contour. Silt fence installed for other uses, such as perimeter control, should be installed in a way that will not produce concentrated flows. For example, a "J-hook" installation may be appropriate to force runoff to pond and evaporate or infiltrate in multiple areas rather than concentrate and cause erosive conditions parallel to the silt fence.

See Detail SF-1 for proper silt fence installation, which involves proper trenching, staking, securing the fabric to the stakes, and backfilling the silt fence. Properly installed silt fence should not be easily pulled out by hand and there should be no gaps between the ground and the fabric.

Silt fence must meet the minimum allowable strength requirements, depth of installation requirement, and other specifications in the design details. Improper installation of silt fence is a common reason for silt fence failure; however, when properly installed and used for the appropriate purposes, it can be highly effective.

Silt Fence	
<b>Functions</b>	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	No

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-1

**SC-1 Silt Fence (SF)**

**Maintenance and Removal**  
Inspection of silt fence includes observing the material for tears or holes and checking for slumping fence and undercut areas bypassing flows. Repair of silt fence typically involves replacing the damaged section with a new section. Sediment accumulated behind silt fence should be removed, as needed to maintain BMP effectiveness, typically before it reaches a depth of 6 inches.

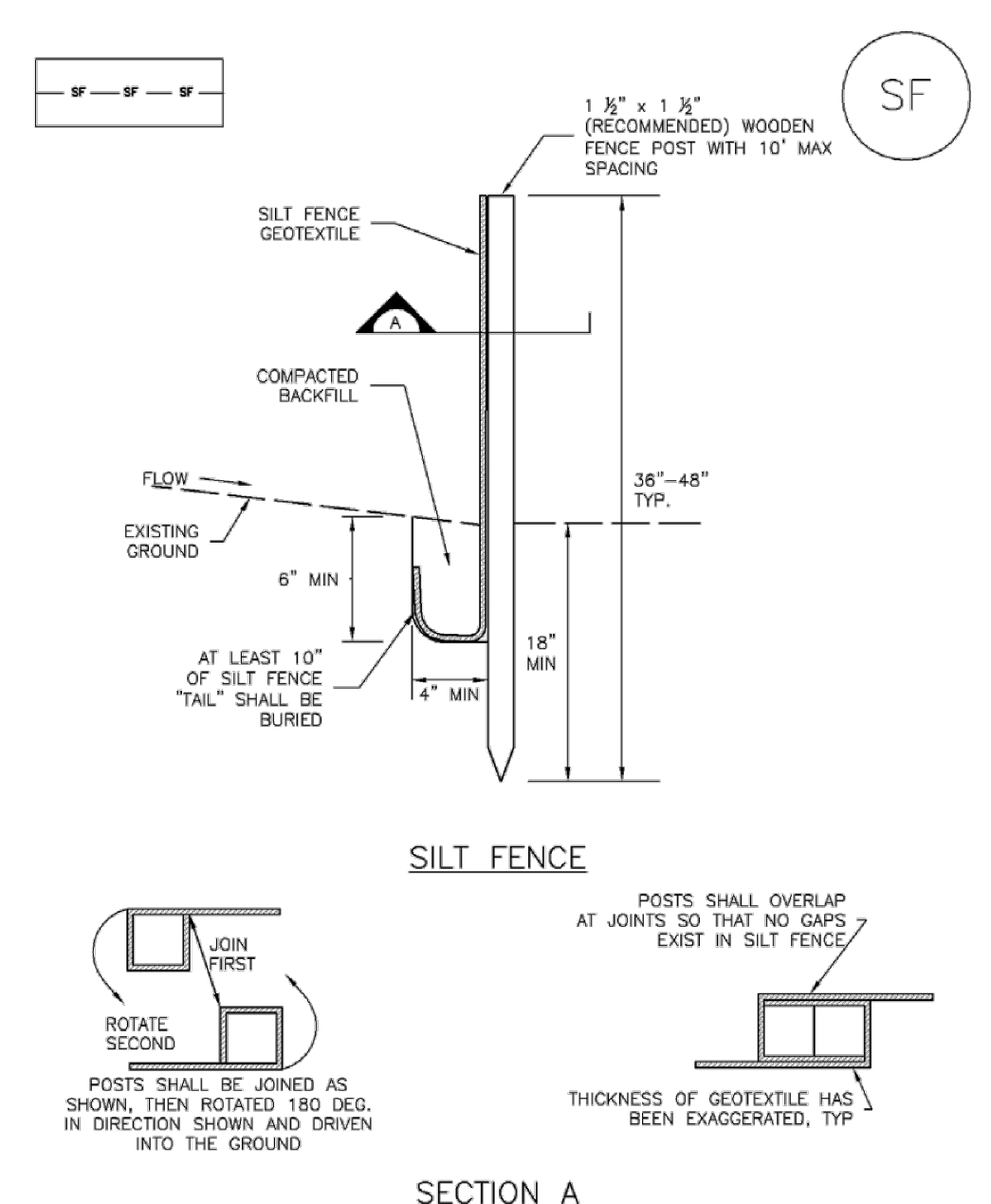
Silt fence may be removed when the upstream area has reached final stabilization.



Photograph SF-2. When silt fence is not installed along the contour, a "J-hook" installation may be appropriate to ensure that the BMP does not create concentrated flow parallel to the silt fence. Photo courtesy of Tom Gore.

SF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Silt Fence (SF) SC-3**



SF-1. SILT FENCE  
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

DATE	REVISION

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number

**C5.0**

**GRADING NOTES**

- 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.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- 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.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LINE.
- NO GRADING SLOPES SHALL EXCEED 4:1 SLOPES.
- WATER TRUCK CALLED FOR BY THE CITY INSPECTOR WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- 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.
- AREAS BEING DISTURBED BY THE GRADING SHALL BE RESEED WITH NATIVE VEGETATION OR AS APPROVED ON THE DEVELOPMENT PLAN.
- 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.
- 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.
- 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 CUT/FILL NOTES**

PROPOSED SITE IS PRIMARILY A FILL SITE.

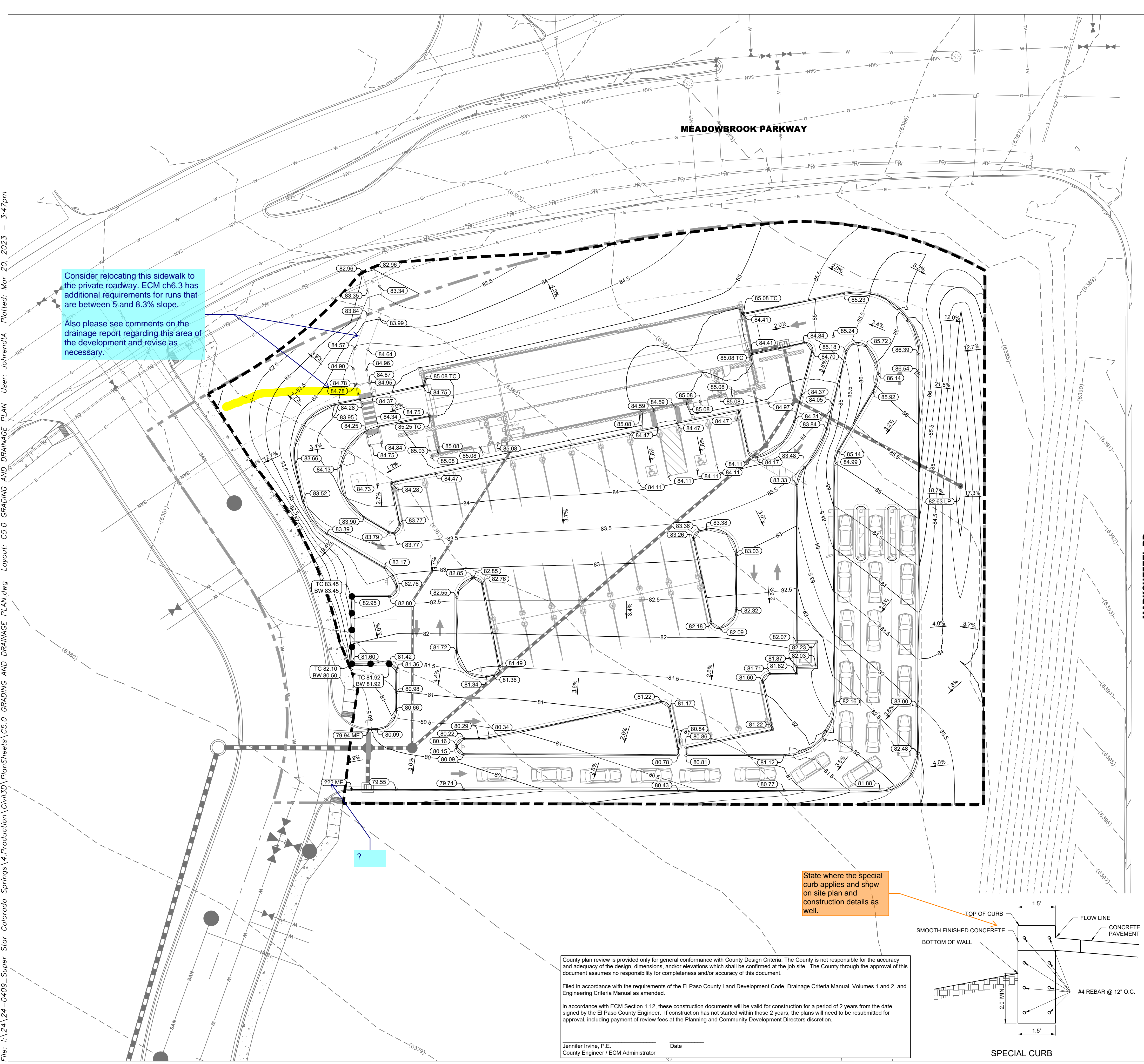
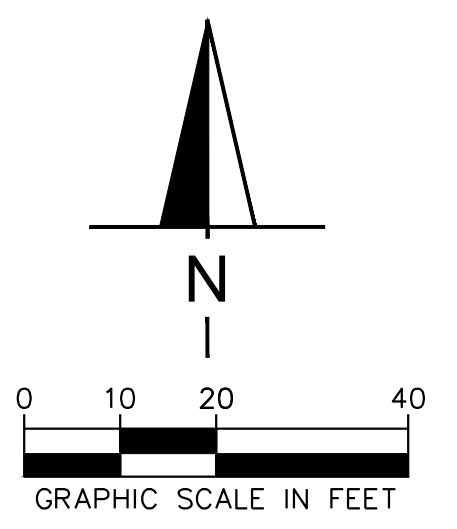
**GRADING LEGEND**

Cut and fill needs to be shown on the plans - add to legend or add cut/fill limits to a new sheet.

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

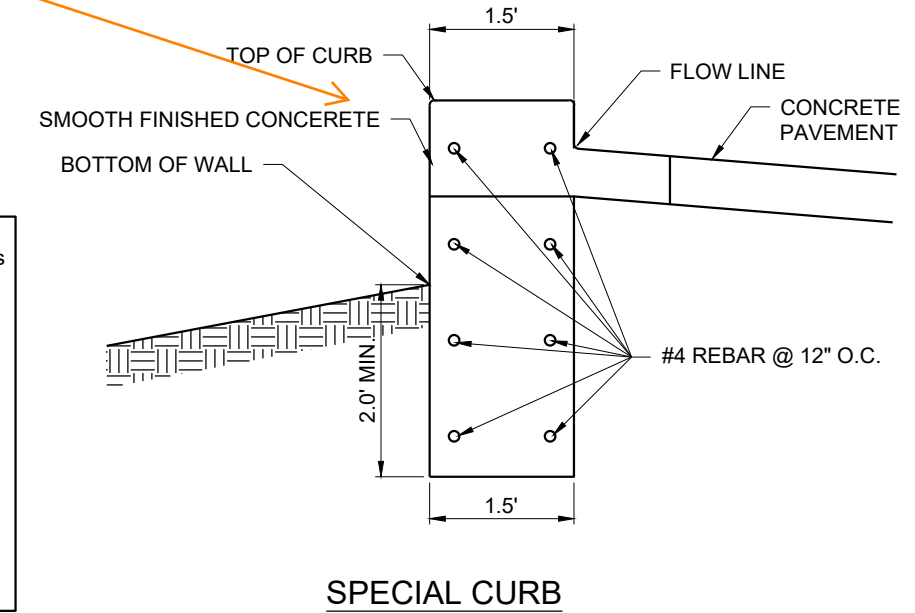
**Design Engineer's Statement:**  
 This grading and erosion control plan was prepared under my direction and supervision and is correct to the best of my knowledge and belief. Said plan has been prepared according to the criteria established by the County for grading and erosion control plans. I accept 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  
 SUPER STAR CAR WASH  
 1830 N 95TH AVE, SUITE 106  
 PHOENIX, AZ, 85037  
 Date \_\_\_\_\_



Consider relocating this sidewalk to the private roadway. ECM ch6.3 has additional requirements for runs that are between 5 and 8.3% slope.  
 Also please see comments on the drainage report regarding this area of the development and revise as necessary.

State where the special curb applies and show on site plan and construction details as well.



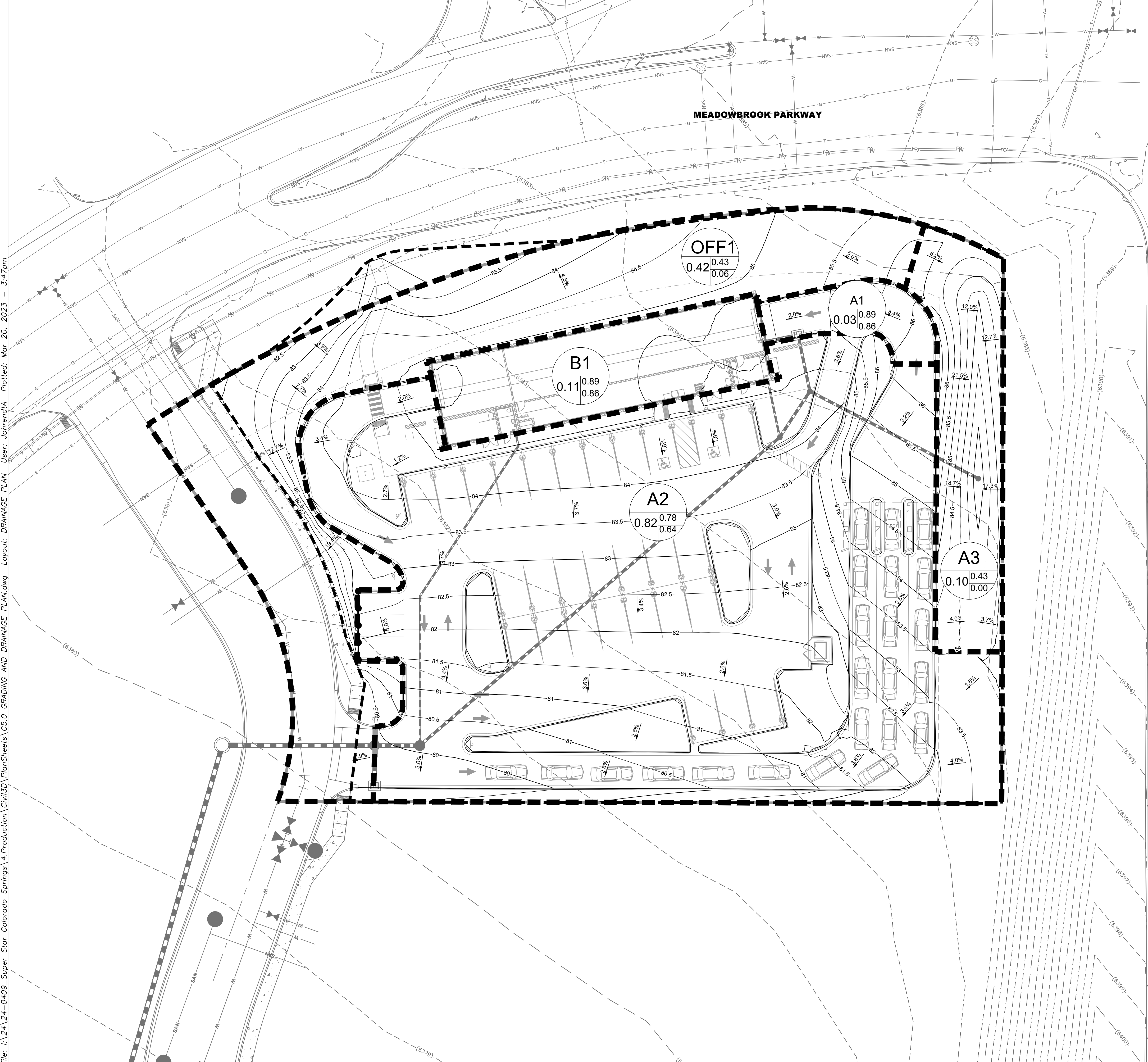
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility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



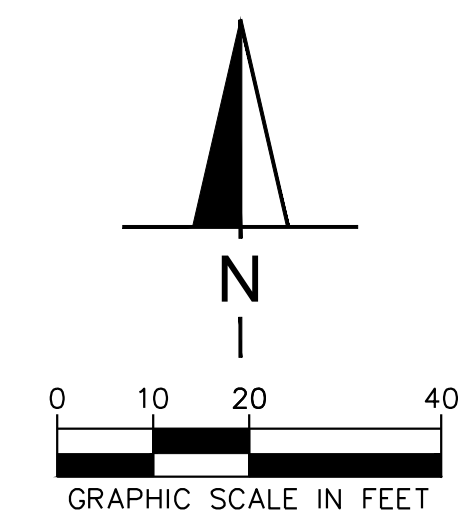
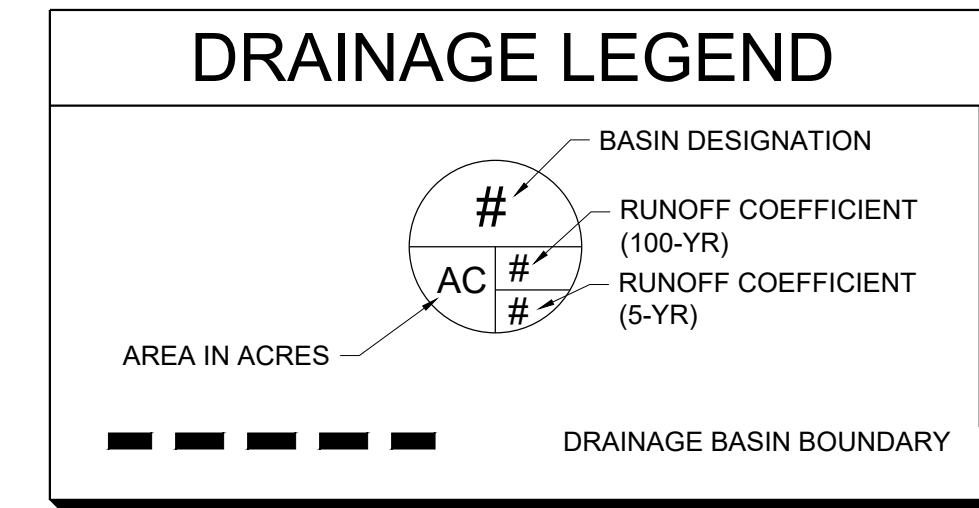
DATE

**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915  
**DRAINAGE PLAN**

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number  
**C5.1**



RUNOFF SUMMARY			
BASIN	AREA (AC)	5-YEAR RUNOFF (CFS)	100-YEAR RUNOFF (CFS)
A1	0.03	0.10	0.23
A2	0.89	1.99	5.53
A3	0.89	0.0	0.30
B1	0.12	0.35	0.86
OFF1	0.52	0.0	1.25



**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.

Name, P.E. # \_\_\_\_\_ Date \_\_\_\_\_

File: I:\24-0409\_Super Star Colorado Springs\4.Production\Civil3D\PlanSheets\C5.0 GRADING AND DRAINAGE PLAN.dwg User: johrenda Plotted: Mar 20, 2023 - 3:47pm



DATE
REVISION

**SUPERSTAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915

Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

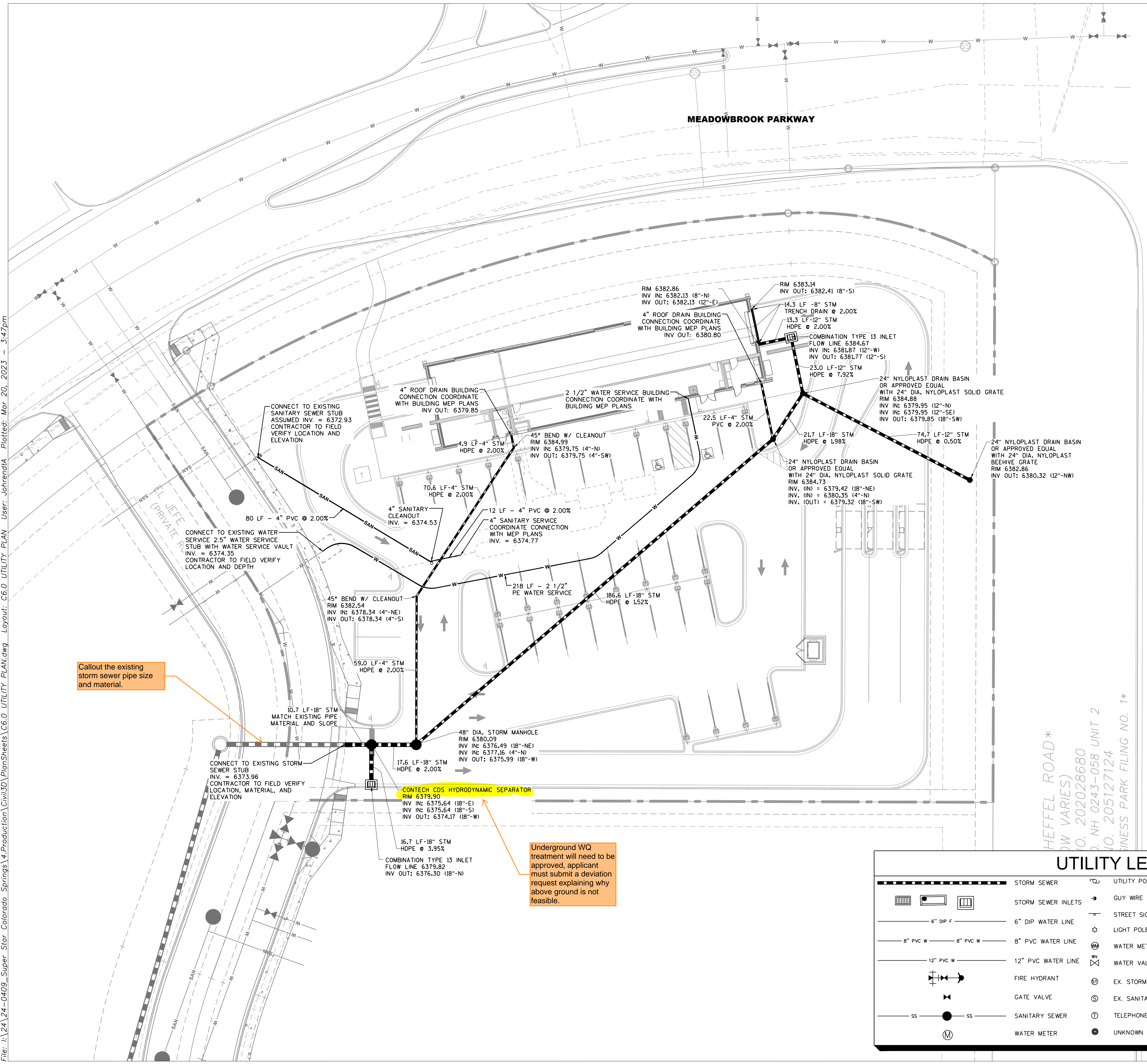
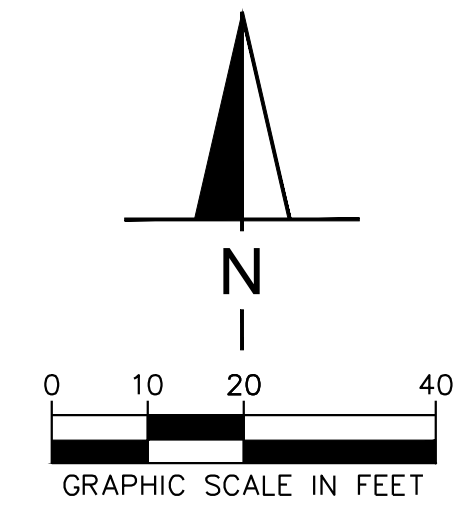
**C6.0**

**UTILITY NOTES**

- GENERAL NOTES:**
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
  - 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.
  - 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.
  - 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.
  - CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
  - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFERENCE EL PASO COUNTY STANDARD NOTES PROVIDED ON SHEET C11 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - ALL UTILITY PIPES SHALL BE OF ADEQUATE STRENGTH TO SUPPORT THE TRENCH AND AASHTO H-20 HIGHWAY LOADINGS.
  - PIPE LENGTHS NOTED ON THE PLAN ARE HORIZONTAL DISTANCES FROM HORIZONTAL APPURTENANCES. ACTUAL PIPE LENGTHS MAY VARY DUE TO ELEVATION CHANGES OR APPURTENANCE DIMENSIONS.
  - 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.
  - 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:**
- GAS SERVICE LINE AND METER INSTALLATION LOCATION SHALL BE COORDINATED WITH THE PLUMBING PLANS FOR SIZE REQUIREMENTS AND EXACT CONNECTION LOCATION.
- SANITARY SEWER NOTES:**
- THE SANITARY SEWER SERVICE ON-SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
  - COORDINATE SANITARY SEWER SERVICE WITH MEP PLANS. PROVIDE CLEAN OUTS AT 100' MAXIMUM SPACING (STRAIGHT RUNS) AND AT BEND LOCATIONS.
  - ALL PVC PIPE FOR THE SANITARY SEWER MAINS AND SERVICES SHALL BE SDR-35.
  - 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:**
- 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.
  - CONTRACTOR TO COORDINATE WATER METER WITH EL PASO COUNTY FOR DOMESTIC WATER SUPPLY. SIZE SHALL MATCH BUILDING PERMIT PLANS.
  - THRUST BLOCKS SHALL BE INCLUDED AT ALL BENDS, TEES, DEFLECTIONS, AND CAPS/PLUGS.
  - FIRE HYDRANT ASSEMBLY TO INCLUDE HYDRANT, LATERAL, VALVES, ETC. AS NOTED ON DETAILS.

**UTILITY LEGEND**

	STORM SEWER		UTILITY POLE		OVERHEAD UTILITY LINE
	STORM SEWER INLETS		GUY WIRE		EX. SANITARY SEWER LINE
	6" DIP WATER LINE		STREET SIGN		EX. STORM SEWER LINE
	8" PVC WATER LINE		LIGHT POLE		EX. WATER LINE
	12" PVC WATER LINE		WATER METER		EX. UNDERGROUND TELEPHONE LINE
	FIRE HYDRANT		WATER VALVE		EX. UNDERGROUND ELECTRICAL LINE
	GATE VALVE		EX. STORM MANHOLE		EX. GAS LINE
	SANITARY SEWER		EX. SANITARY SEWER MANHOLE		TELEPHONE MANHOLE
	WATER METER		UNKNOWN MANHOLE (NO ACCESS)		





DATE	
REVISION	

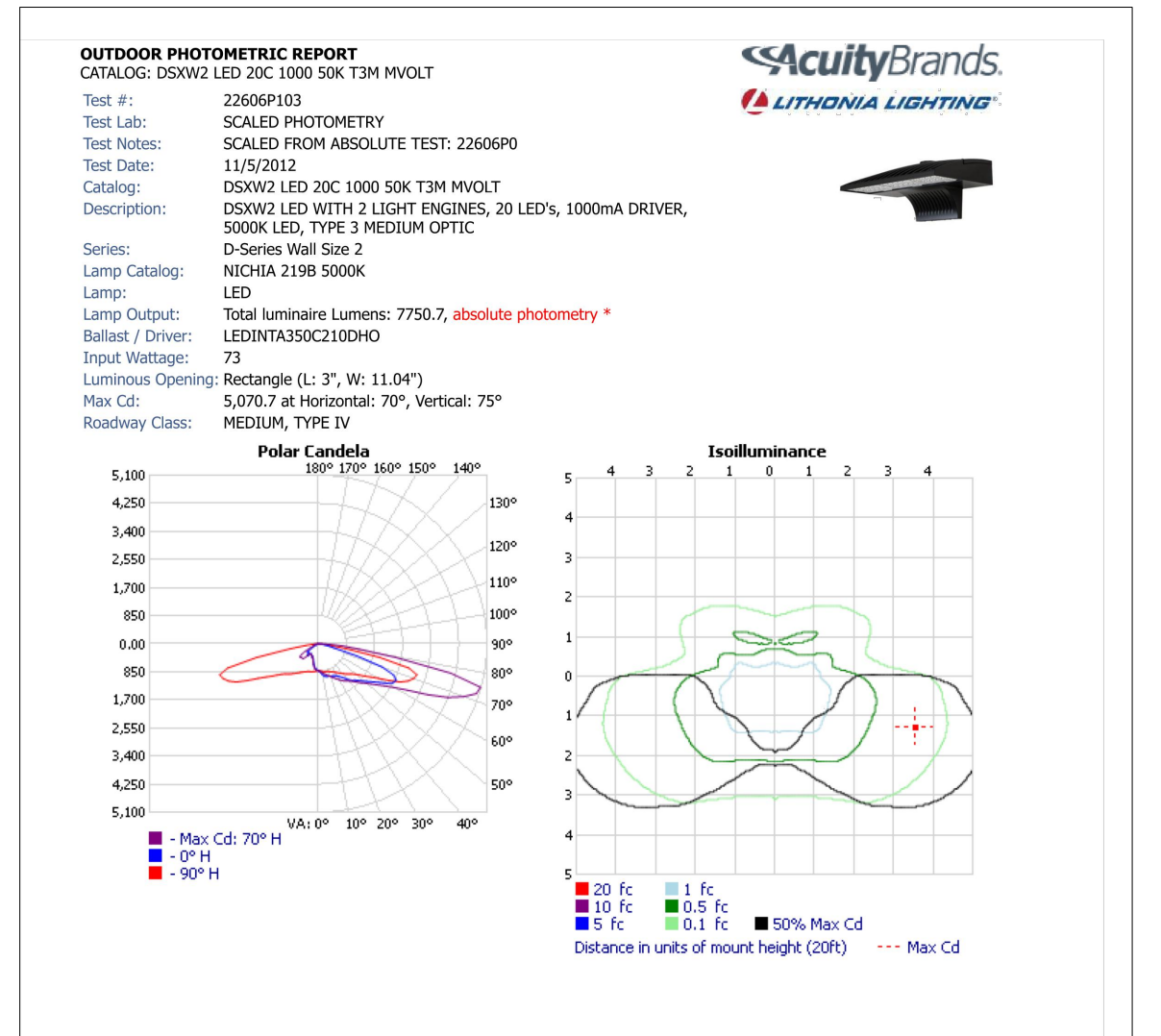
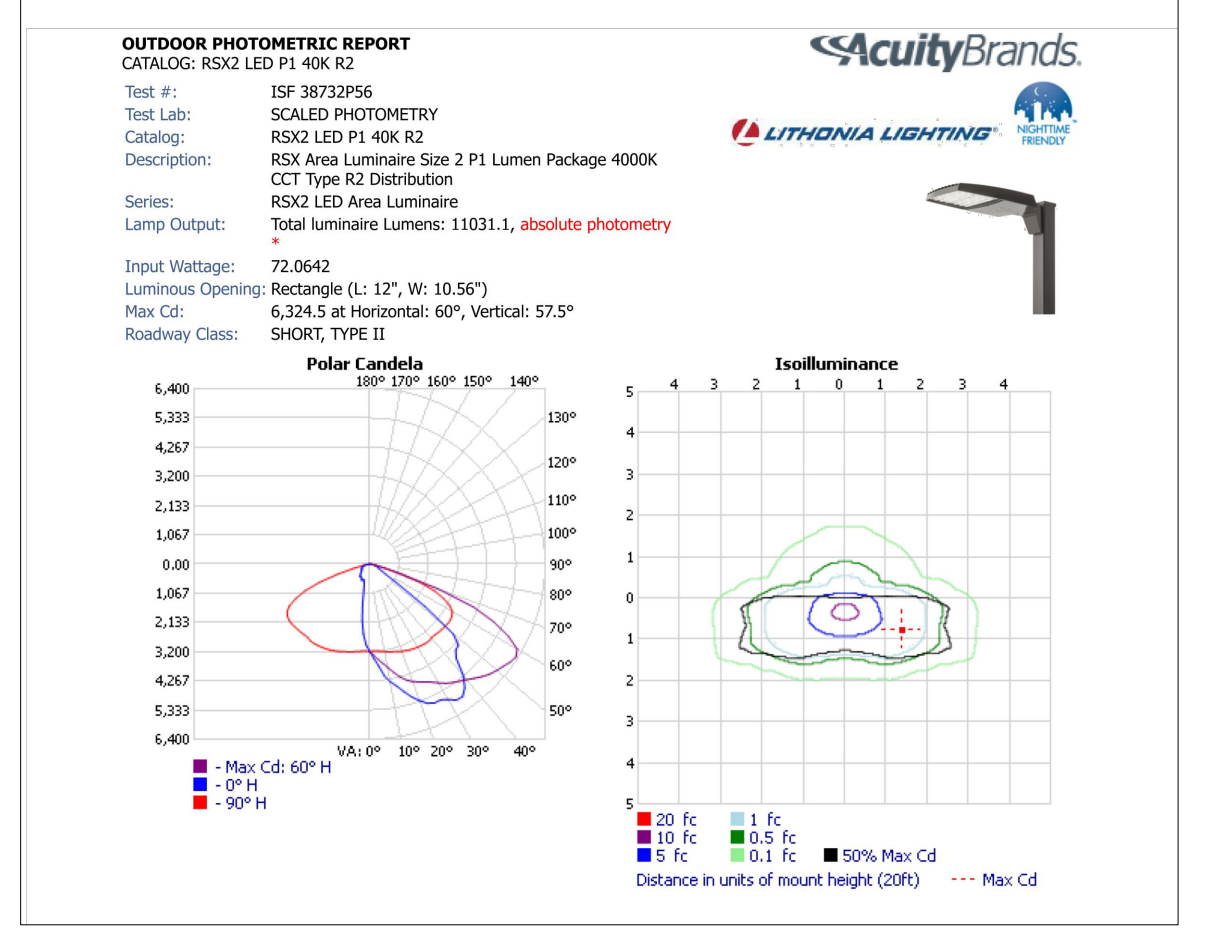
**SUPER STAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915  
**PHOTOMETRIC PLAN**

Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

**C7.0**

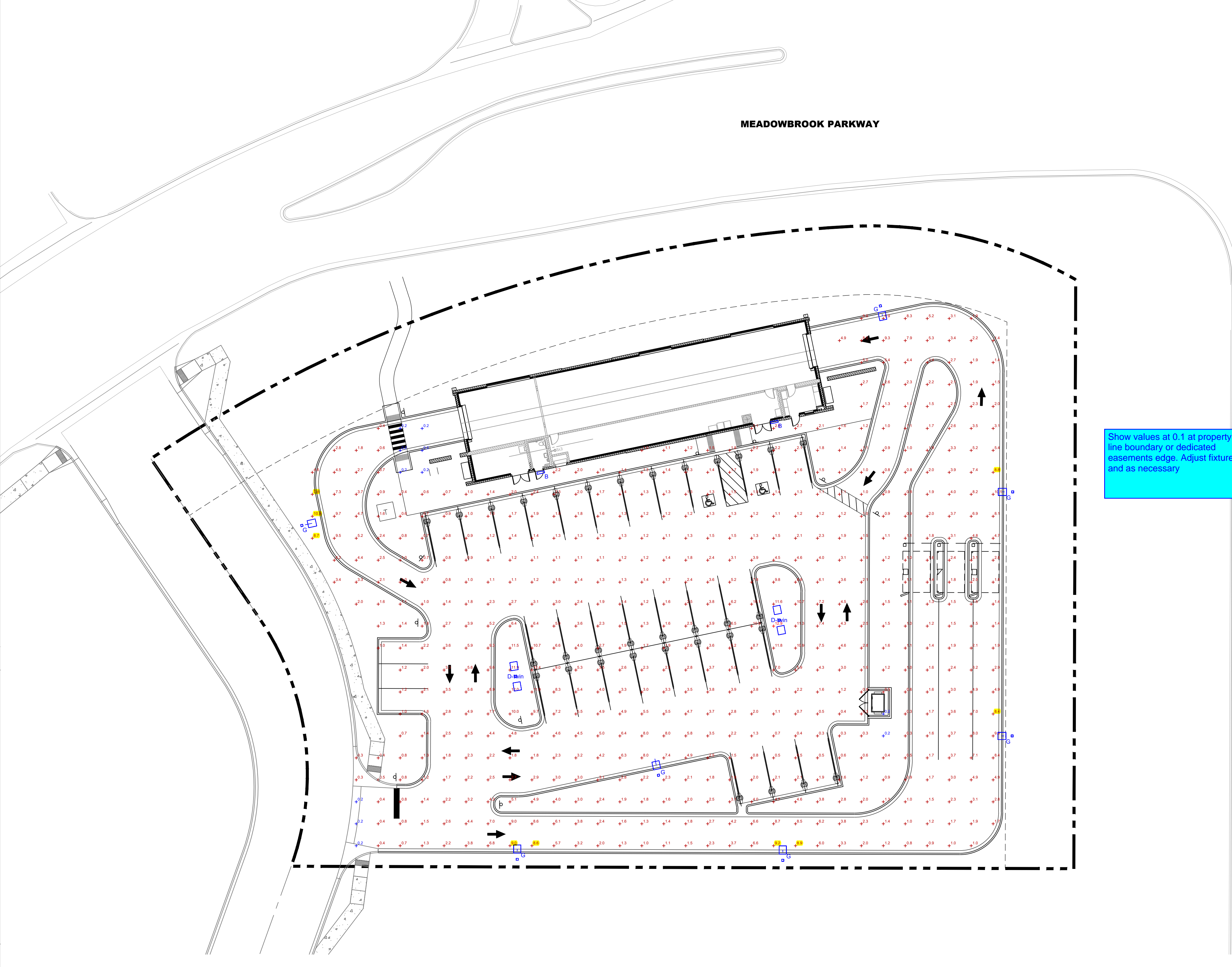
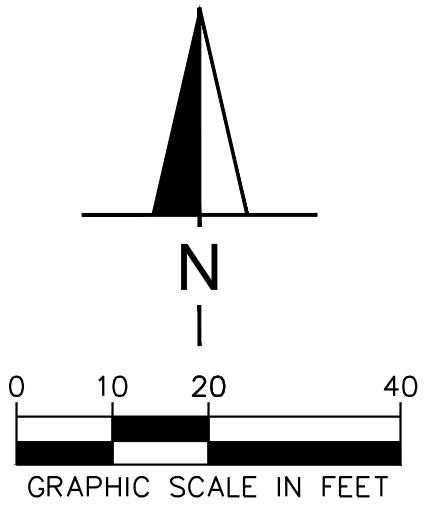
LIGHTING SUMMARY			
	AVERAGE	MIN.	AVE./MIN.
PARKING LOT LIGHTING	3.0 FC	0.2 FC	15.0:1

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



Show values at 0.1 at property line boundary or dedicated easements edge. Adjust fixtures and as necessary

SITE LEGEND							
	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	POLE HEIGHT	LAMPS	COLOR
	G	LITHONIA LIGHTING	RSX2 LED P1 40K R2	RSX Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R2 Distribution	20'	1	BRONZE
	B	LITHONIA LIGHTING	DSXW2 LED 20C 1000 50K T3M MVOLT	DSXW2 LED WITH 2 LIGHT ENGINES, 20 LEDs, 1000mA DRIVER, 5000K LED, TYPE 3 MEDIUM OPTIC	20'	1	BRONZE
	D-TWN	LITHONIA LIGHTING	RSX2 LED P1 40K R2	RSX Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R2 Distribution	20'	2	BRONZE



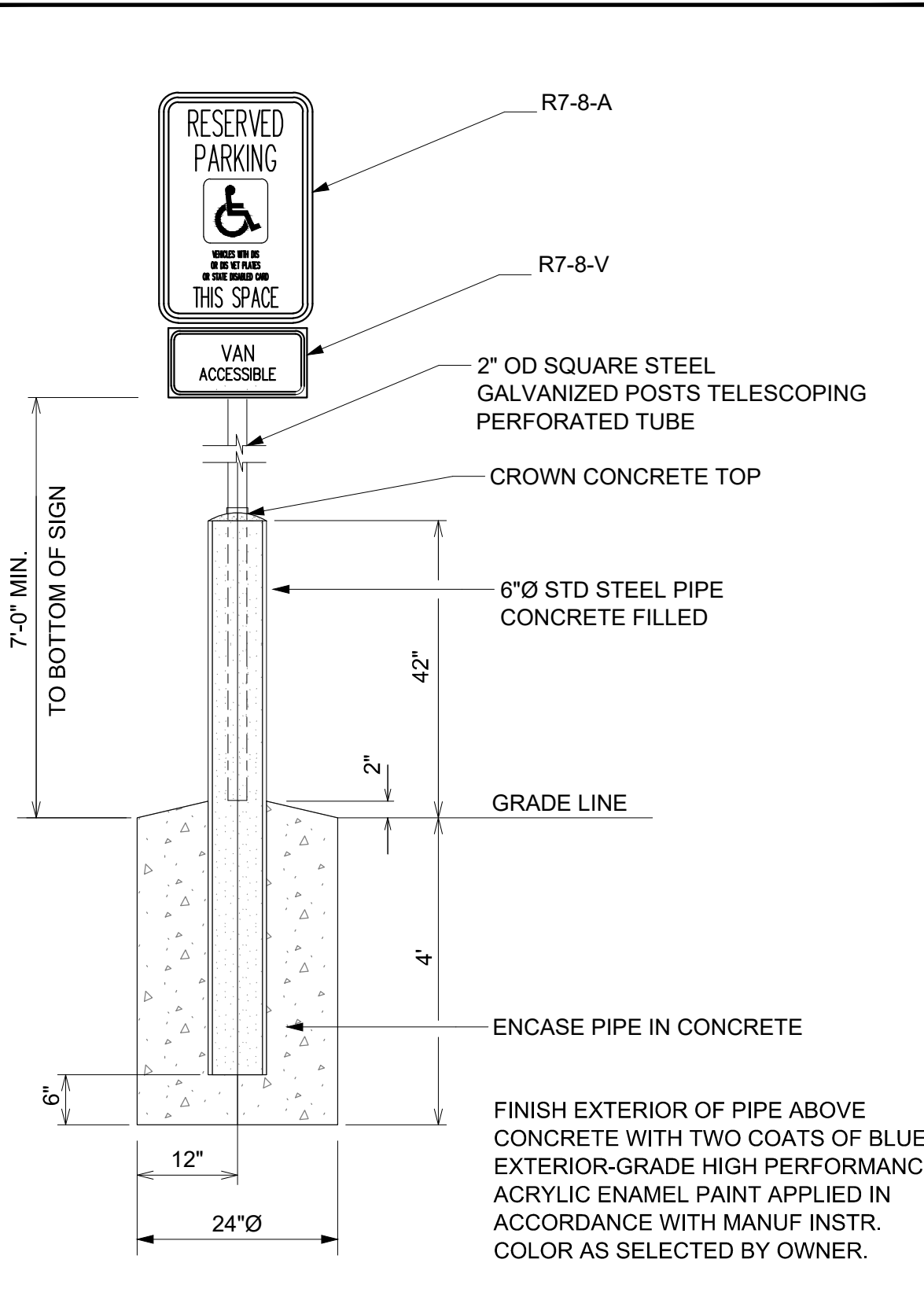


DATE	
REVISION	

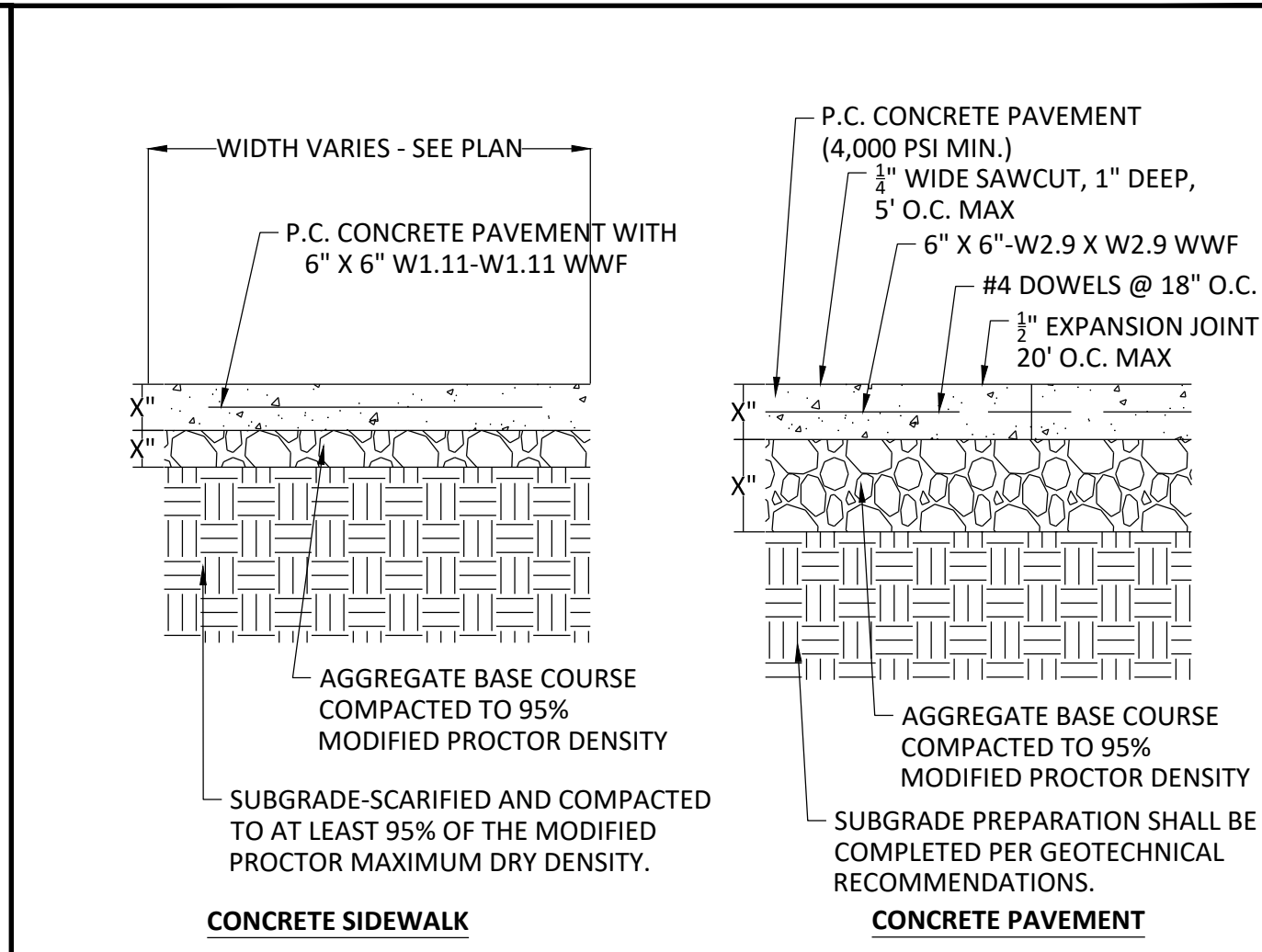
**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915  
**CONSTRUCTION DETAILS**

Drawn By: AJJ  
 Checked By: SEM  
 Date: 03/16/2023  
 Project No. 24-0409  
 Sheet Number

C8.0

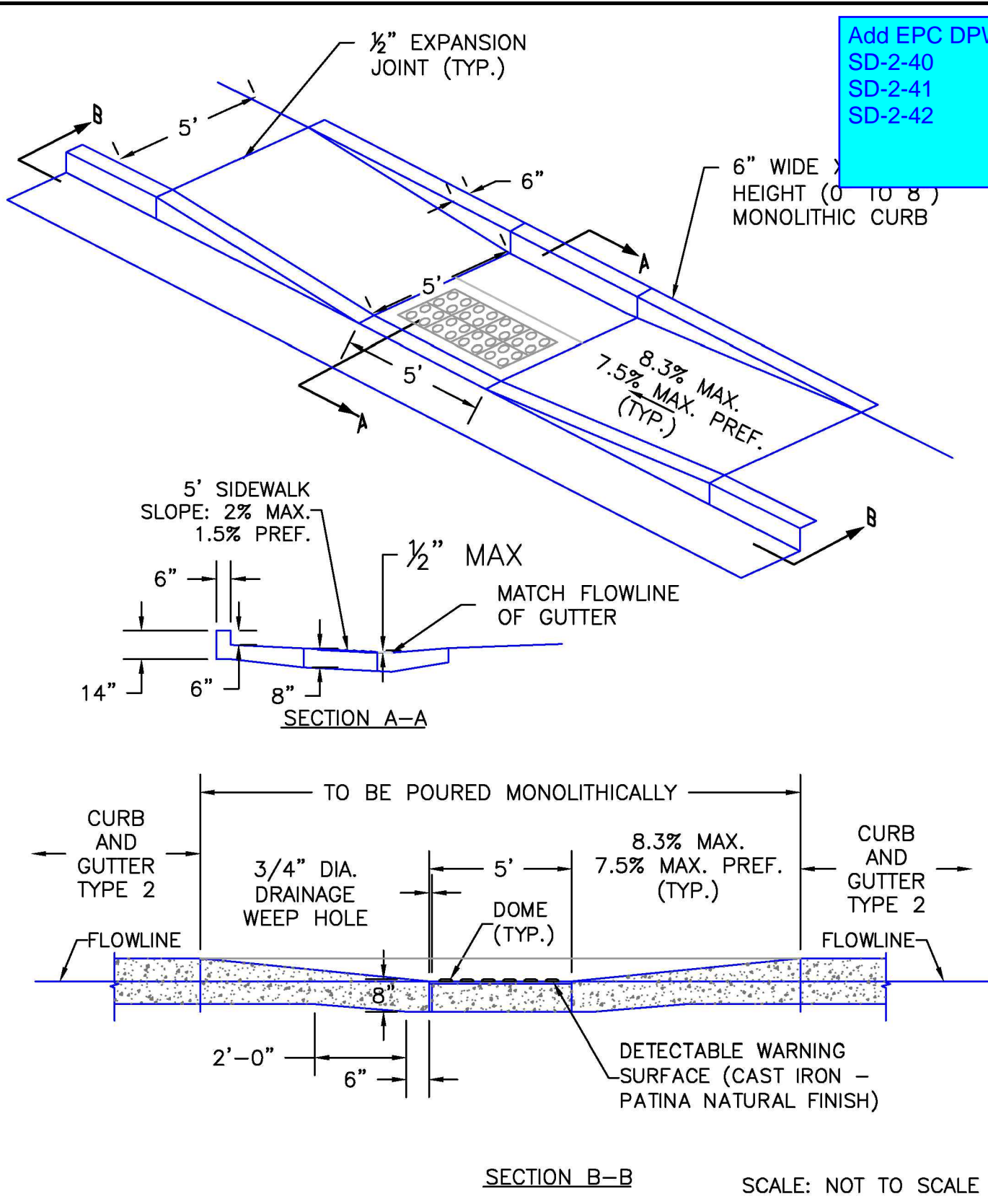


**HDCP PIPE GUARD POST**  
NOT TO SCALE

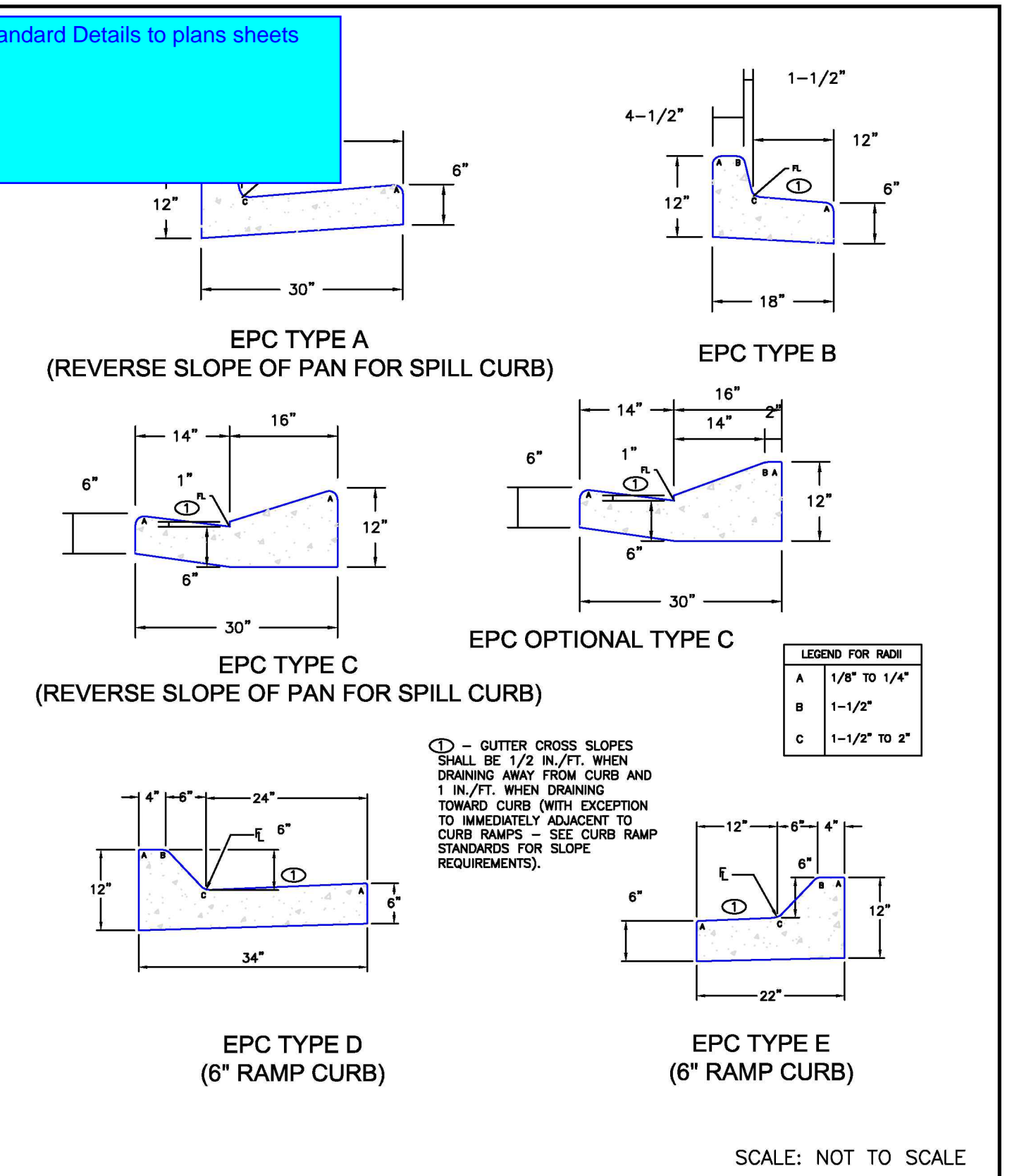


- NOTE:
- PAVEMENT THICKNESS, SUBGRADE PREP, ETC. SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. REFER TO REPORT FOR ALL INFORMATION RELATED TO PAVING.
  - ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
  - PROVIDE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

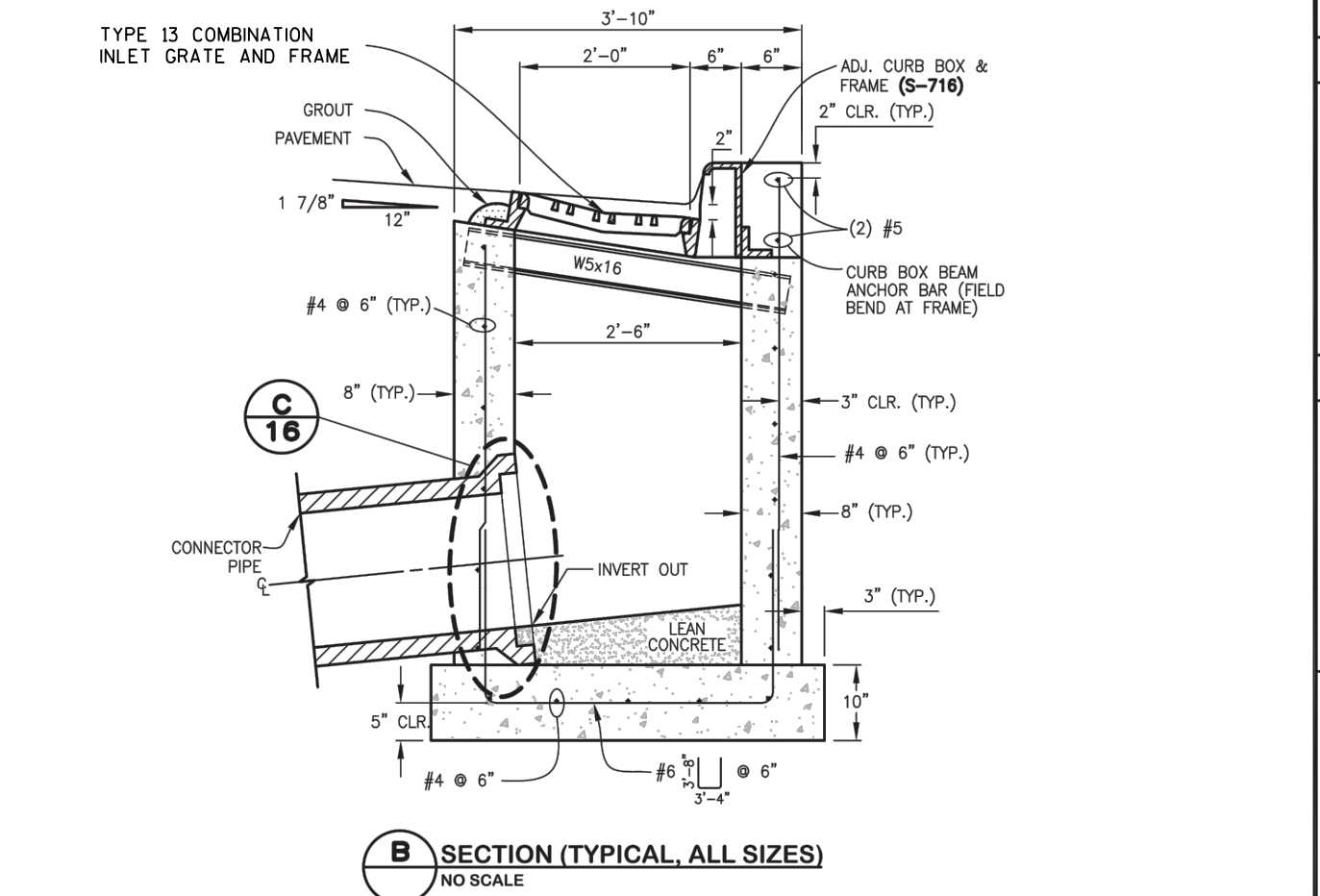
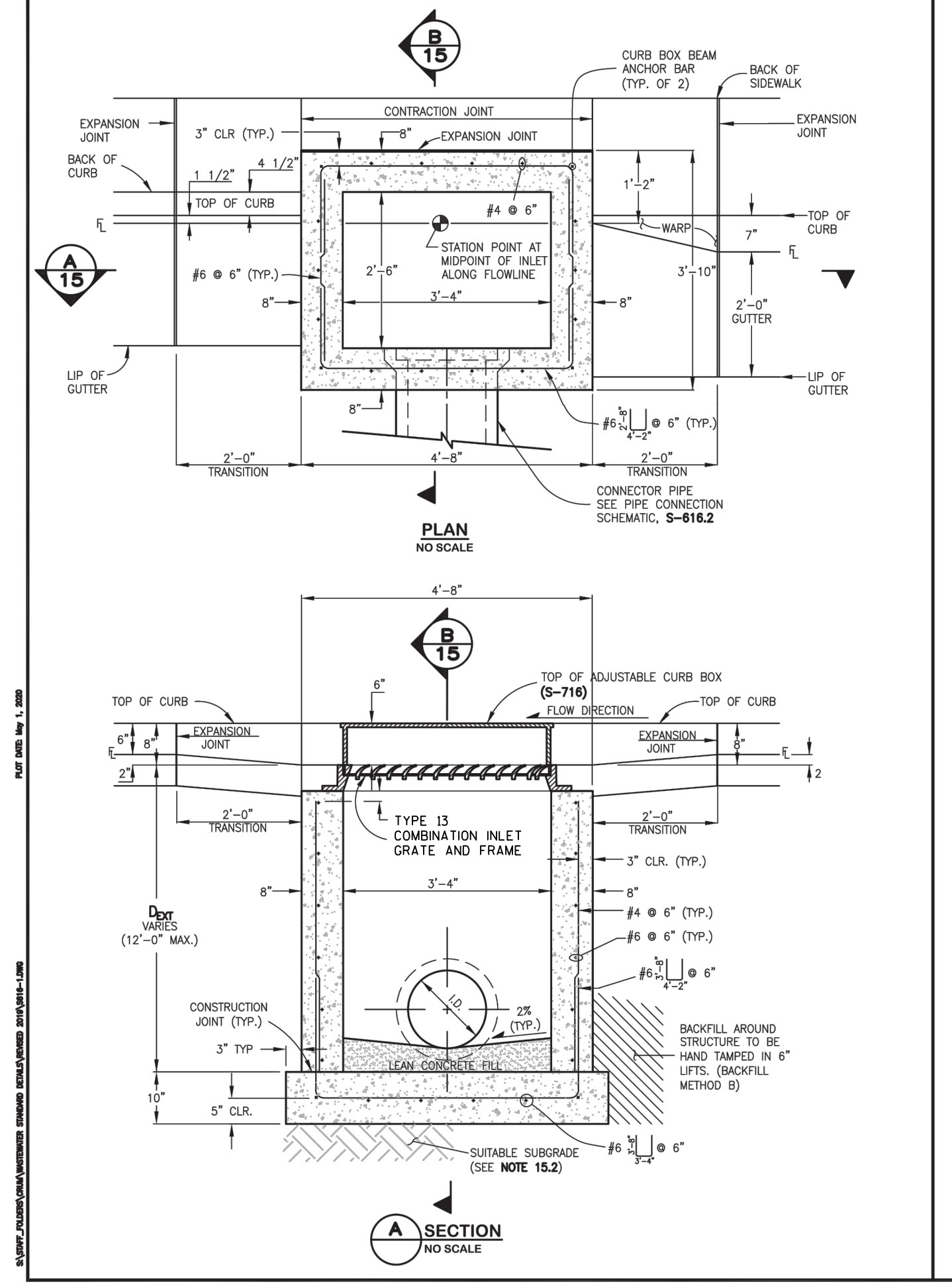
**CONCRETE PAVING**  
NOT TO SCALE



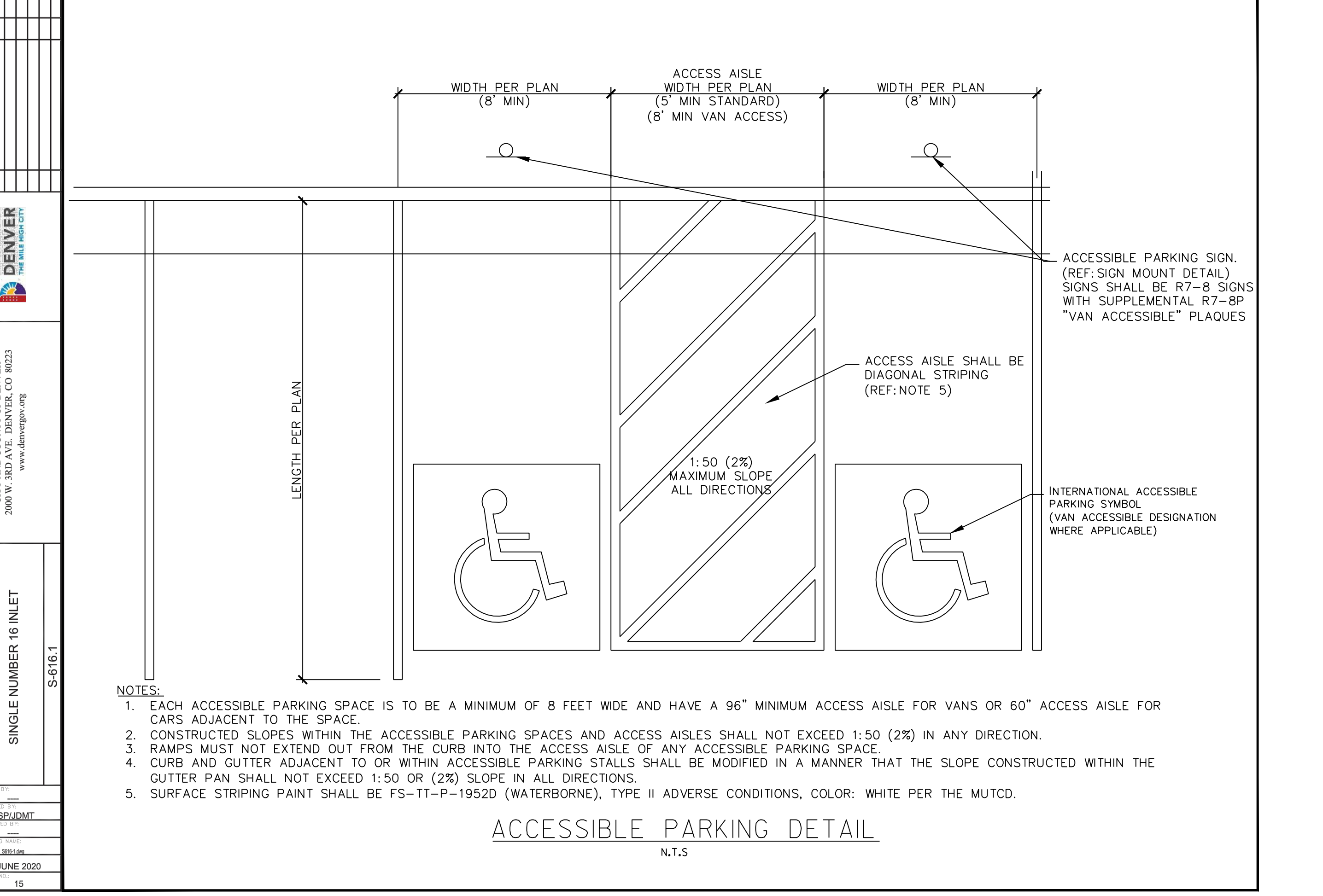
DATE APPROVED: 6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-50	



DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine	REVISION DATE: 6/23/20 FILE NAME: SD_2-20	



- SINGLE NUMBER 16 INLET NOTES:**
- 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.
  - SUB-GRADE SHALL BE 6'-12" OF CLASS B BEDDING COMPACTED PER WPCM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE UNDISTURBED MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVERGRADED AND STABILIZED WITH CLASS B BEDDING PER WPCM STANDARD CONSTRUCTION SPECIFICATIONS.
  - FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
  - S<sub>2</sub> = 4% SLOPE OF CONNECTOR = 2% MIN.
  - 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).
  - 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.
  - 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 8 BAR DIAMETER.
  - ALL SHALL CONFORM TO AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, 2017.
  - NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
  - CONCRETE MIX FOR GUTTER AND ANY ADDED STREET PANELS SHALL MEET CLASS 2 REQUIREMENTS FOR SULFATE RESISTANCE IN ACCORDANCE WITH DOT STANDARD 601.04 ON STREETS WHERE MAGNESIUM CHLORIDE CHEMICAL DEICERS ARE APPLIED. REFER TO WPCM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
  - SPACING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
  - INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
  - LEAN CONCRETE FILL TO BE F'C = 2000 PSI. INLET STRUCTURE, LID, STREET CURB AND GUTTER, AND PAVEMENT TO BE F'C = 4500 PSI, MAX W/C/M = 0.45 AND AIR ENTRAINED 5% TO 8%. F'C = 28 DAY COMPRESSIVE STRENGTH REQUIREMENT FOR MIX DESIGN, FIELD ACCEPTANCE.
  - FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
  - NO CORNER PENETRATIONS ON STRUCTURE.
  - SEE WPCM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
  - SEE S-618.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.
  - REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.



- NOTES:
- 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.
  - CONSTRUCTED SLOPES WITHIN THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:50 (2%) IN ANY DIRECTION.
  - RAMP MUST NOT EXTEND OUT FROM THE CURB INTO THE ACCESS AISLE OF ANY ACCESSIBLE PARKING SPACE.
  - 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.
  - 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.

DATE	REVISION

Drawn By: AJJ  
Checked By: SEM  
Date: 03/16/2023  
Project No. 24-0409  
Sheet Number

**C8.1**

### CDS4040-8-C DESIGN NOTES

CDS4040-8-C STANDARD CONFIGURATION IS SHOWN.  
FOR NIIEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

All site specific design details and dimensions must be included in as part of these sheets not just reflected in the Drainage letter

The WQ maintenance & easement agreement submitted as part of VR233 was for a pond.

#### SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (GFS OR L/s)	
PEAK FLOW RATE (CFS OR L/s)	
RETURN PERIOD OF PEAK FLOW (YRS)	
SCREEN APERTURE (2400 OR 4700)	

PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			

RIM ELEVATION	WIDTH	HEIGHT

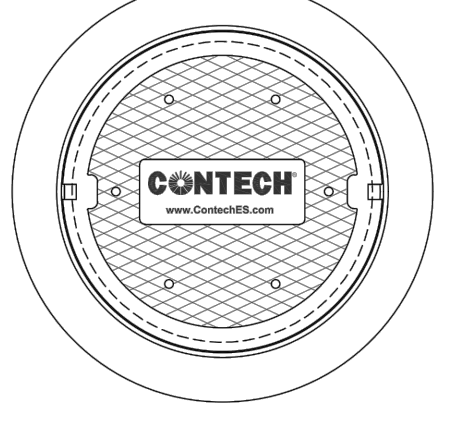
NOTES/SPECIAL REQUIREMENTS:  
\* PER ENGINEER OF RECORD

#### GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. [www.contechES.com](http://www.contechES.com)
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO H200 LOAD RATING, ASSUMING EARTH COVER OF 0'-2' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M300 AND BE CAST WITH THE CONTECH LOGO.
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

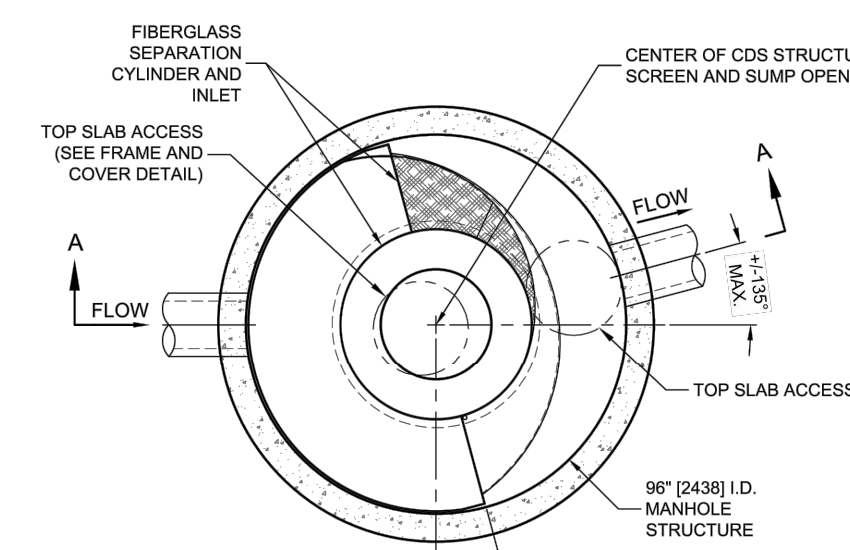
#### INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLY STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW UNIT INVERTS ARE GROUTED.

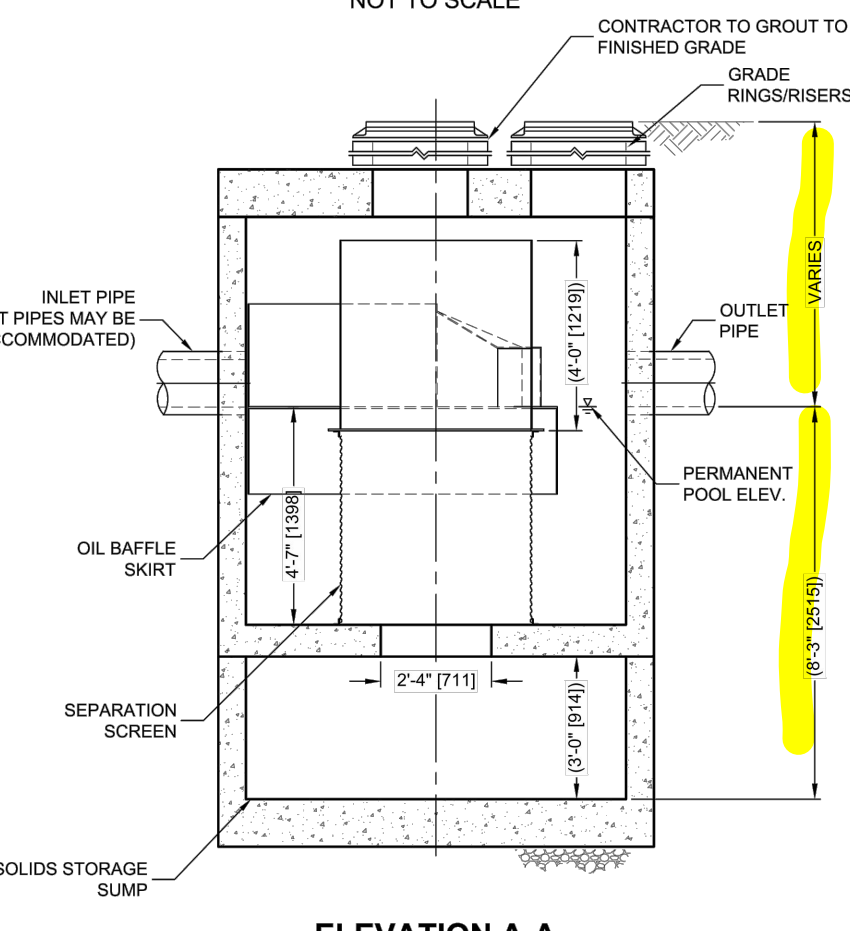


**CONTECH**  
ENGINEERED SOLUTIONS LLC  
[www.contechES.com](http://www.contechES.com)  
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45399  
800-338-1122 513-645-7000 513-645-7993 FAX

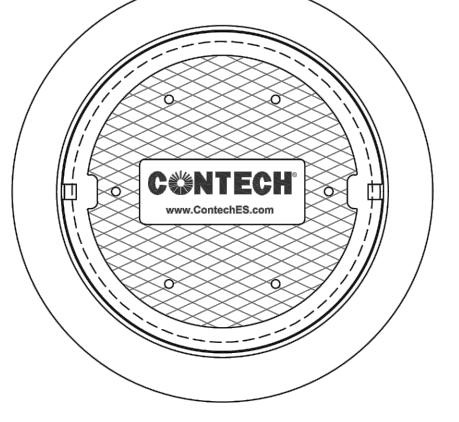
CDS4040-8-C  
ONLINE CDS  
STANDARD DETAIL



FIBERGLASS SEPARATION CYLINDER AND INLET  
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)  
FLOW  
CENTER OF CDS STRUCTURE, SCREEN AND SUMP OPENING  
TOP SLAB ACCESS  
96" (2438) I.D. MANHOLE STRUCTURE  
±0.85' MAX.

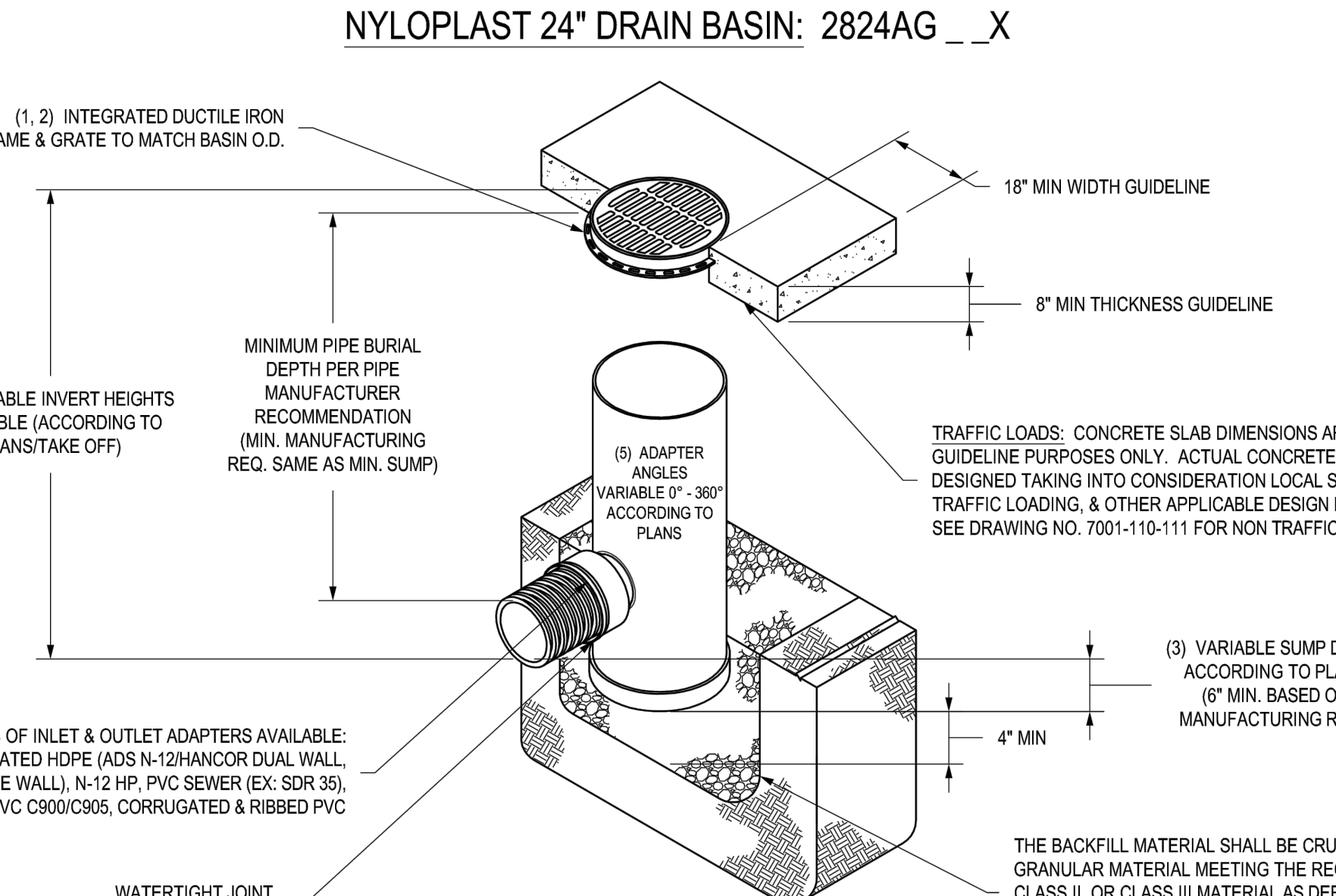


CONTRACTOR TO GROUT TO FINISHED GRADE GRADE RINGS/RISERS  
INLET PIPE (MULTIPLE INLET PIPES MAY BE ACCOMMODATED)  
OIL BAFFLE SKIRT  
SEPARATION SCREEN  
SOLIDS STORAGE SUMP  
PERMANENT POOL ELEV.  
WARRANTY



CONTECH


### NYLOPLAST 24" DRAIN BASIN: 2824AG \_ \_ X



(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.  
18" MIN WIDTH GUIDELINE  
8" MIN THICKNESS GUIDELINE  
MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)  
(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)  
(3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.)  
TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.  
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

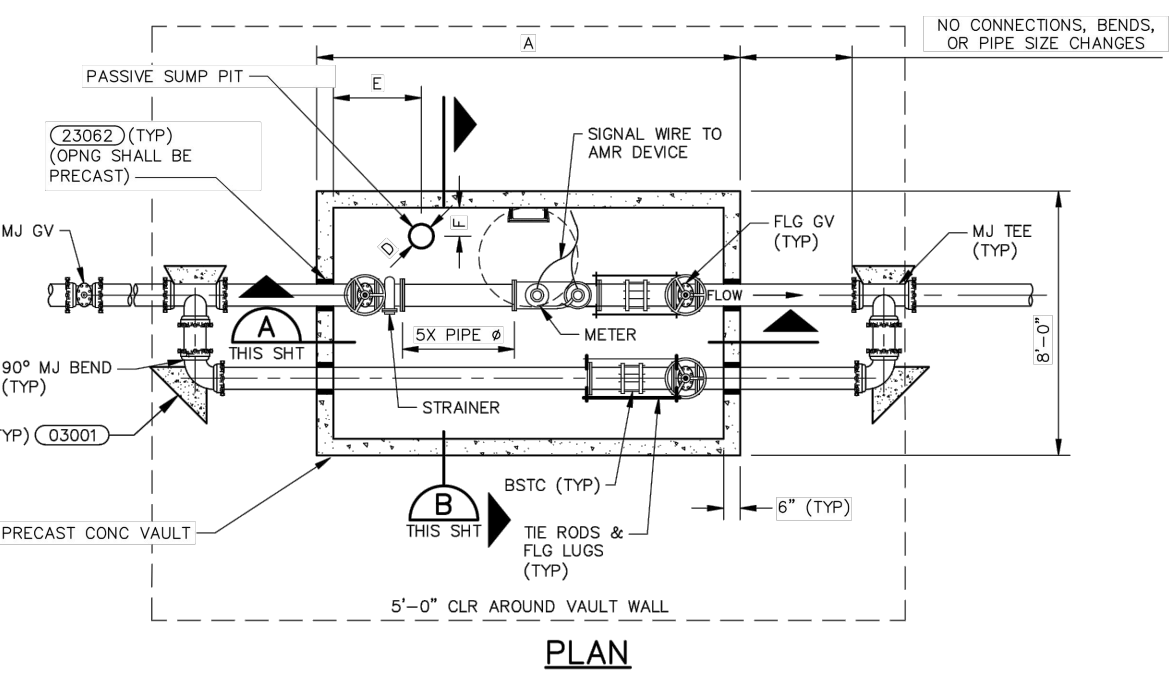


THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

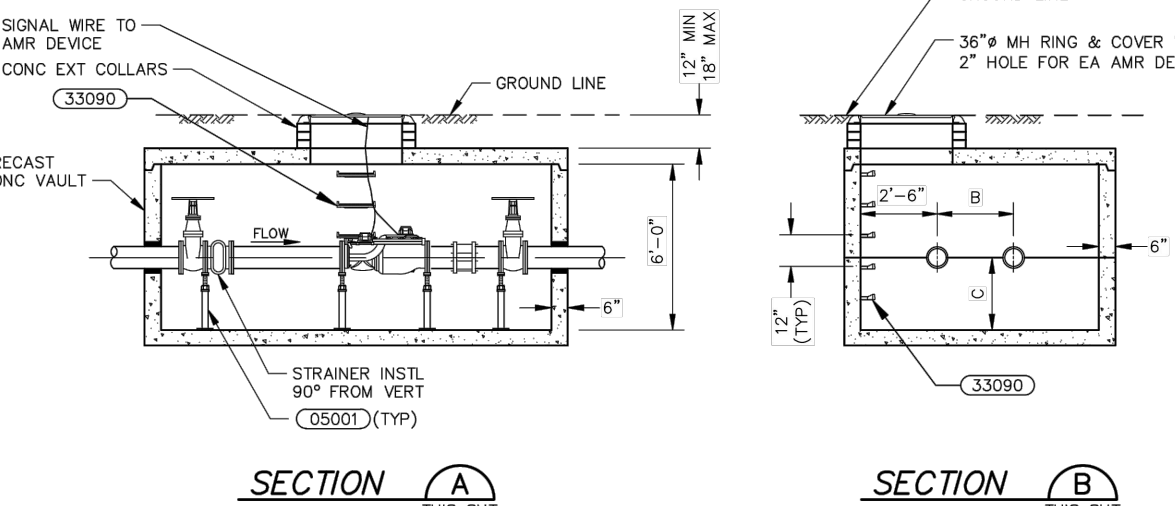
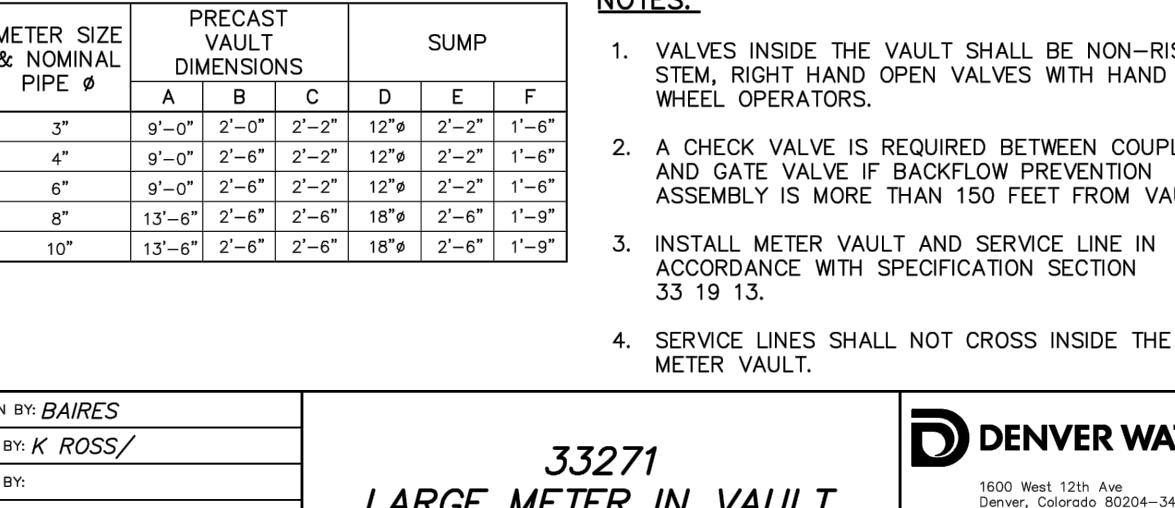
©2013 NYLOPLAST

DATE	DATE	DATE	DWG NO.	REV
04-03-06	03-14-16		7001-110-192	E

### 33271 LARGE METER IN VAULT



NO CONNECTIONS, BENDS, OR PIPE SIZE CHANGES  
PASSIVE SUMP PIT  
M/J GV  
90° M/J BEND (TYP) (33001)  
PRECAST CONC VAULT  
5'-0" CLR AROUND VAULT WALL  
5'-0" (TYP)  
6'-0" (TYP)  
12" (TYP)  
36" MIN RING & COVER W/ 2" HOLE FOR EA AMR DEVICE  
GROUND LINE  
33090

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

**NOTES:**

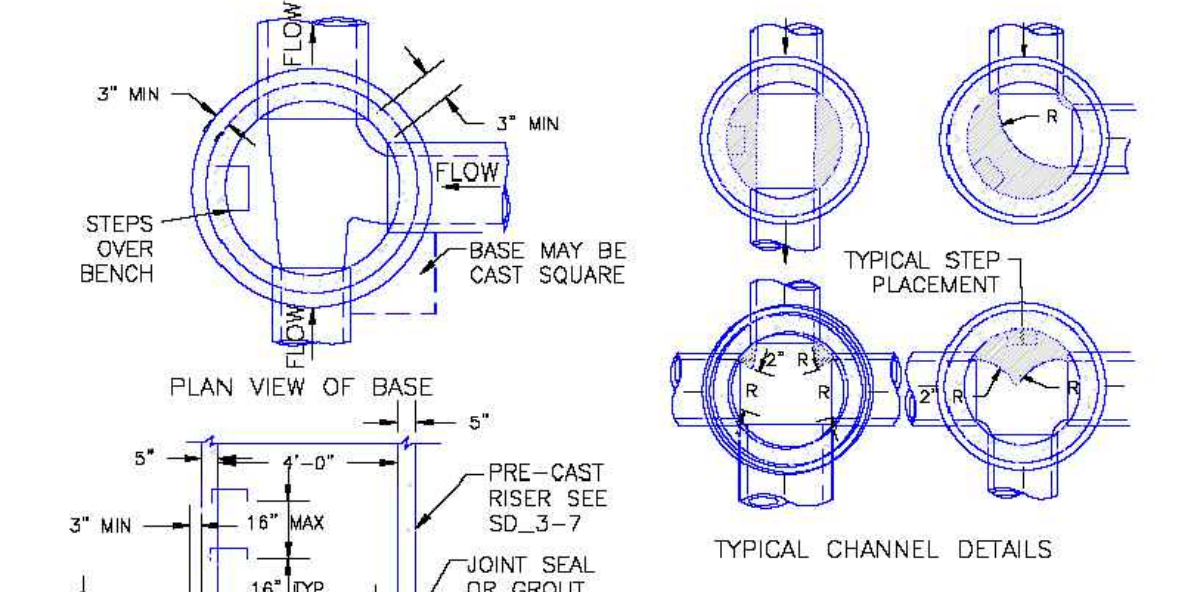
- VALVES INSIDE THE VAULT SHALL BE NON-RISING STEM, RIGHT HAND OPEN VALVES WITH HAND WHEEL OPERATORS.
- A CHECK VALVE IS REQUIRED BETWEEN COUPLING AND GATE VALVE IF BACKFLOW PREVENTION ASSEMBLY IS MORE THAN 150 FEET FROM VAULT.
- INSTALL METER VAULT AND SERVICE LINE IN ACCORDANCE WITH SPECIFICATION SECTION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

DRAWN BY: BAIRE'S  
CHKD BY: K ROSS/  
APPRO BY:  
ORIGINATION DATE: JANUARY 2021  
REVISION DATE:

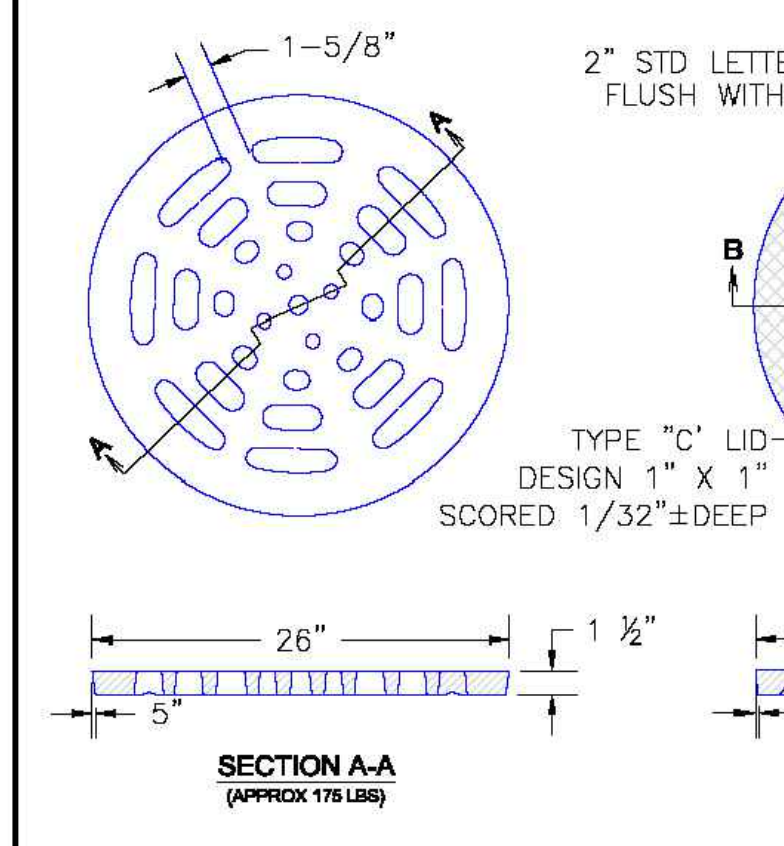
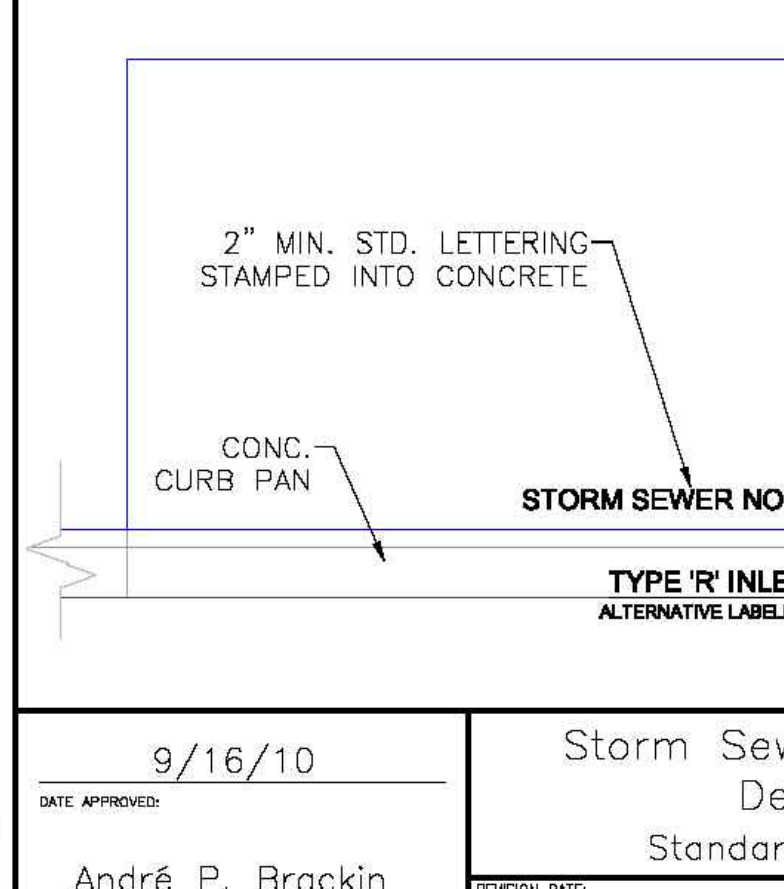
**DENVER WATER**

1600 West 12th Ave  
Denver, Colorado 80204-3412  
T: 303.638.8200  
F: 303.638.6501  
denverwater.org

### Storm Sewer Manhole Detail Type II Standard Drawing



3" MIN  
STEPS OVER BENCH  
BASE MAY BE CAST SQUARE  
TYPICAL STEP PLACEMENT  
TYPICAL CHANNEL DETAILS  
TOE POCKETS DETAILS  
SCALE: NOT TO SCALE

1-5/8"  
2" STD LETTERING FLUSH WITH TOP  
3/4" DIA LIFTHOLE 4" FROM EDGE  
NO DUMPING  
TYPE "C" LID DESIGN 1" X 1" SCORED 1/32"± DEEP  
26" 1 1/2"  
26" 1 1/2"  
2" MIN. STD. LETTERING STAMPED INTO CONCRETE  
CONC. CURB PAN  
STORM SEWER NO DUMPING  
TYPE 'R' INLET ALTERNATIVE LABELING  
SCALE: NOT TO SCALE

**NOTES:**

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.
- VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.
- 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.
- PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.
- BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., 1/2" PER FOOT. MIN.).
- FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1, 1/2" PER FT. MIN.). FLOOR SHALL BE SHAPED AND CHANNELLED, SEE DETAILS THIS SHEET.

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

DATE APPROVED: 9/16/10  
André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole  
Details  
Standard Drawing

REVISION DATE: 9/16/10  
FILE NAME: SD\_3-5

# 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)	MAJOR ARTERIAL	25'/25'	214'-6"	1 TREE/20'	11 TREES/*11 TREES
MARKSHEFFEL ROAD (EAST BOUNDARY)	NONARTERIAL	10'/10'	336'-8"	1 TREE/30'	12 TREES/12 TREES
SOUTH ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	285'-1"	1 TREE/30'	10 TREES/**0 TREES
WEST ZONE BOUNDARY	NONSTREET ZONE BOUNDARY	-	148'-5"	1 TREE/30'	5 TREES/5 TREES

\* PER 7.4.320[E(3)], SOME REQUIRED LANDSCAPE SETBACK TREES ARE LOCATED WITHIN 50' OF THE PROPERTY LINE DUE TO EXISTING EASEMENT.  
 \*\* DUE TO EXISTING EASEMENT, TREES ARE UNABLE TO BE PLANTED ALONG SOUTH BOUNDARY

## 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	9/8	122'-4"	[NV]
		MARKSHEFFEL ROAD	128'-11"	85'-11"	128'-11"	25/25	-	[EV]
		SOUTH SIDE	140'-10"	93'-11"	126'-2"	25/24	-	[SV]
		WEST SIDE	106'-6"	71'-0"	81'-10"	20/10	-	[WV]

## 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

# 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	10	ACER TATARICUM 'GARANN' / HOT WINGS® TATARIAN MAPLE	B&B	2"	15 - 25FT. HT.	15 - 25FT. W.
GTI	8	GLEDTISIA TRIACANTHOS INERMIS 'IMPCOLE' TM / IMPERIAL HONEY LOCUST	B&B	2"	25 - 40FT. HT.	25 - 40FT. W.
QRC	8	QUERCUS ROBUR X MACROCARPA 'CLEMONS' TM / HERITAGE OAK	B&B	2"	40 - F' HT.	25 - 40FT. W.
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
POC	6	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' / CENTER GLOW NINEBARK	5 GAL.		6 - 10FT. HT.	6 - 8FT. W.
POS	6	PHYSOCARPUS OPULIFOLIUS 'SEWARD' / SUMMER WINE® NINEBARK	5 GAL.		3 - 6FT. HT.	3 - 6FT. W.
PBS	24	PRUNUS BESSEYI 'P011S' TM / PAWNEE BUTTES SAND CHERRY	5 GAL.		6 - 18IN. HT.	3 - 6FT. W.
SDM	15	SYMPHORICARPOS X DOORENBOSII 'MARLEEN' / MARLEEN SNOWBERRY	5 GAL.		3 HT.	6FT. W.
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
AUU	17	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	5 GAL.		6 - 18IN. HT.	10 - 15FT. W.
CYS	40	CYTISUS SCOPARIUS / SCOTCH BROOM	5 GAL.		4 - 6FT. HT.	4 - 6FT. W.
PMS	46	PINUS MUGO 'SLOWMOUND' / SLOWMOUND MUGO PINE	5 GAL.		18 - 36IN. HT.	3 - 6FT. W.
YGL	33	YUCCA GLAUCA / SOAPWEED	5 GAL.		2 - 4FT. HT.	2 - 4FT. W.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
BGB	42	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.
CAF	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL.		3 - 6FT. HT.	1 - 3FT. W.
HSE	23	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	5 GAL.		18 - 36IN. HT.	1 - 3FT. W.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	MATURE HEIGHT	MATURE WIDTH
ACM	18	ACHILLEA MILLEFOLIUM / COMMON YARROW	1 GAL.		2 - 3FT. HT.	1 - 3FT. W.
PSB	6	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	1 GAL.		18 - 36IN. HT.	2 - 3FT. W.
PST	8	PENSTEMON STRICTUS / ROCKY MOUNTAIN PENSTEMON	1 GAL.		18 - 36IN. HT.	1 - 3FT. W.



## LEGEND

- BLUEGRASS SOD (SPRAY IRRIGATED)
- STONE COBBLE
- 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%	<b>TOTAL PLS:</b>	<b>50</b>

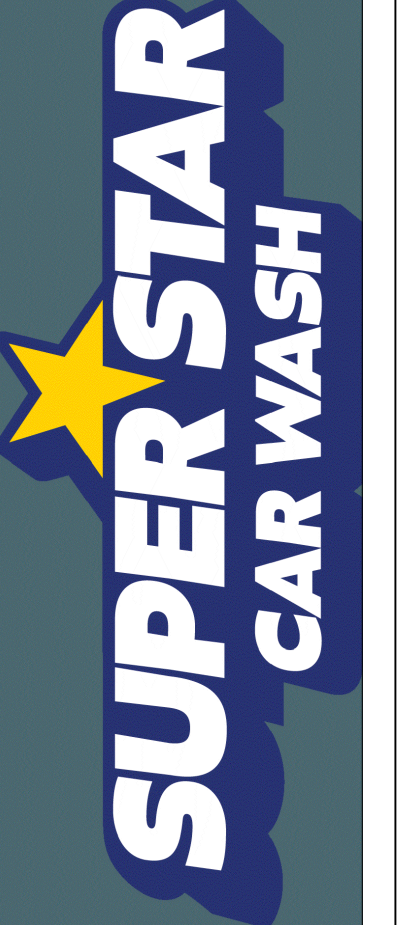
LOW GROW SEED MIX BY ARKANSAS VALLEY SEED  
 SEEDING RATE:  
 TOTAL 50 PLS/ACRE - DRILL SEEDED AT HALF RATE; TWO DIFFERENT DIRECTIONS, PERPENDICULAR TO ONE ANOTHER.

\*PLS = PURE LIVE SEED

# 1 OVERALL LANDSCAPE PLAN



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



DATE	REVISION

**SUPERSTAR CARWASH**  
 MEADOWBROOK PKWY  
 COLORADO SPRING, CO 80915  
**LANDSCAPE PLAN**

Drawn By: ME  
 Checked By: DL  
 Date: 2.24.2023  
 Project No. 24-0409  
 Sheet Number

L1.0

File: I:\24-0409-Super Star Colorado Springs\4-Production\PlanSheets\L1.0 LANDSCAPE PLAN.dwg Layout: L1.0 LANDSCAPE PLAN User: EskerM Plotted: Feb 22, 2023 5:15pm

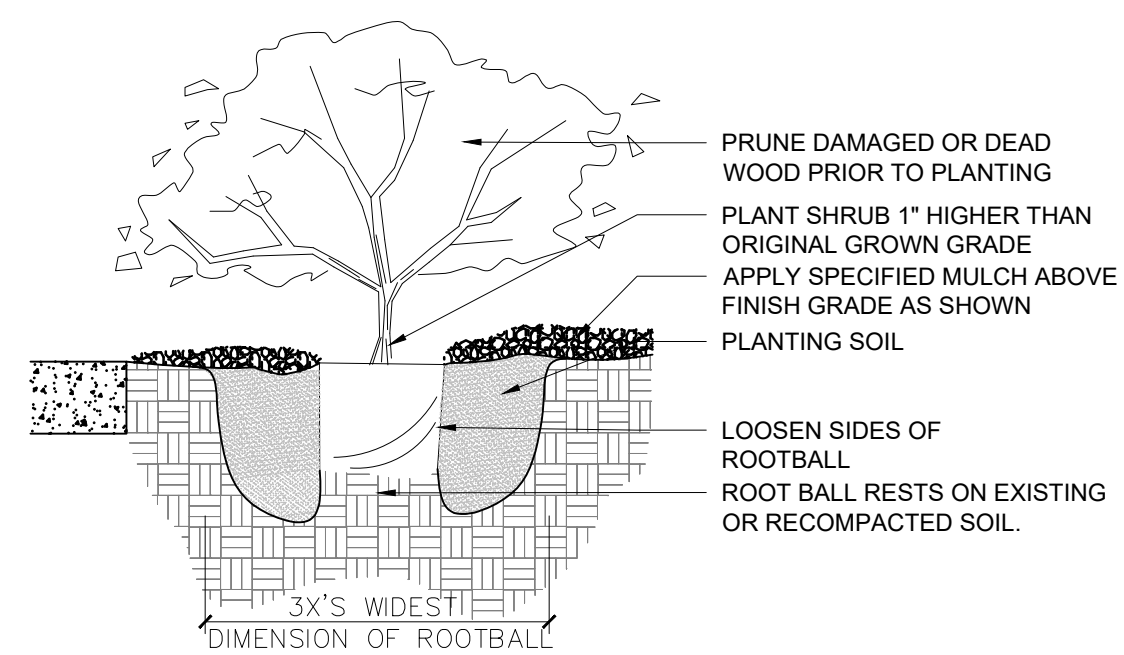




DATE	
REVISION	

**SUPERSTAR CARWASH**  
MEADOWBROOK PKWY  
COLORADO SPRING, CO 80915  
**LANDSCAPE DETAILS**

Drawn By: ME  
Checked By: DL  
Date: 2.24.2023  
Project No. 24-0409  
Sheet Number

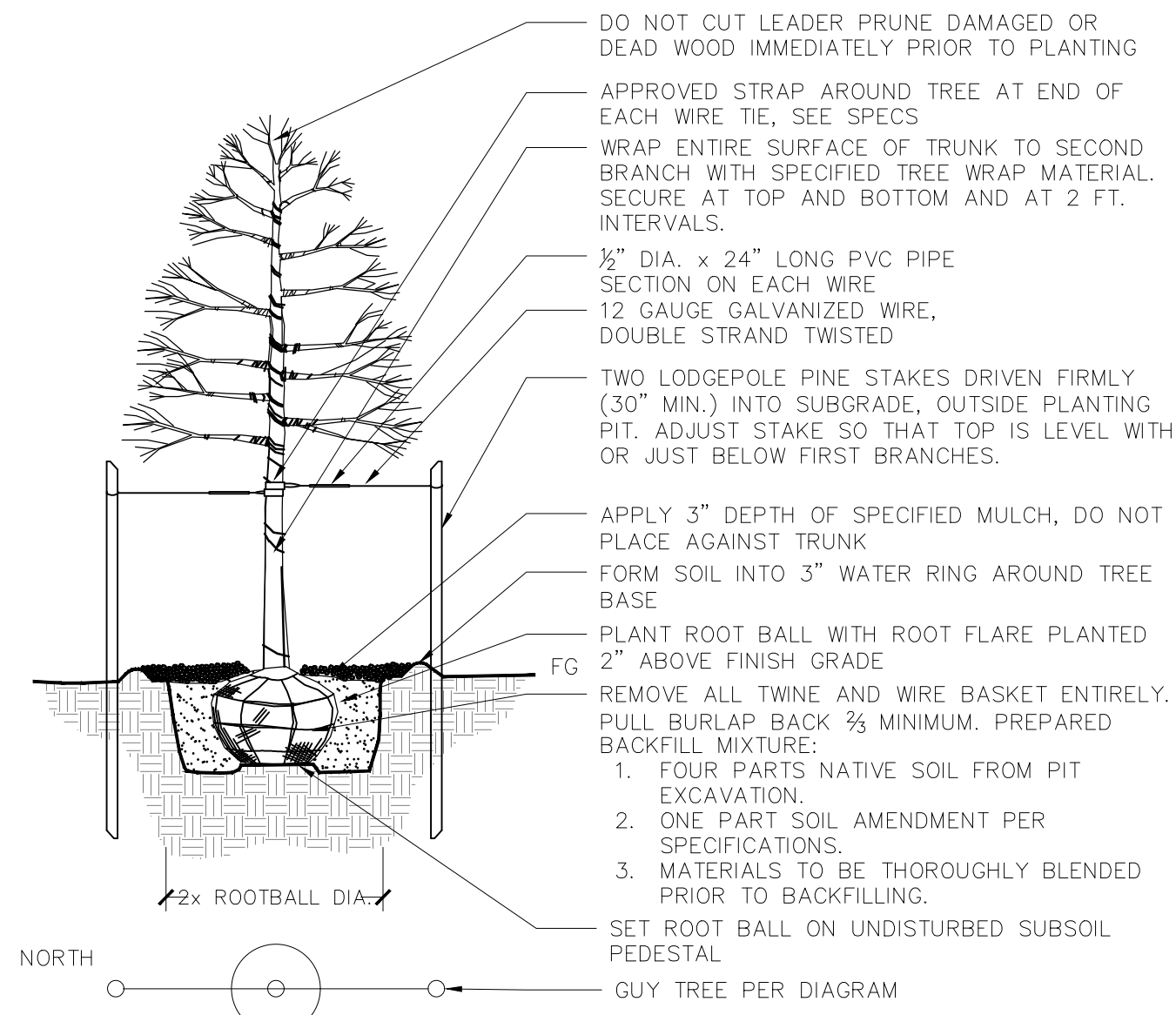


- NOTES:**
1. EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
  2. ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
  3. BACKFILL AND WATER IN THOROUGHLY.
  4. BROKEN ROOT BALLS WILL BE REJECTED.

**1 SHRUB PLANTING**

3/4" = 1'-0"

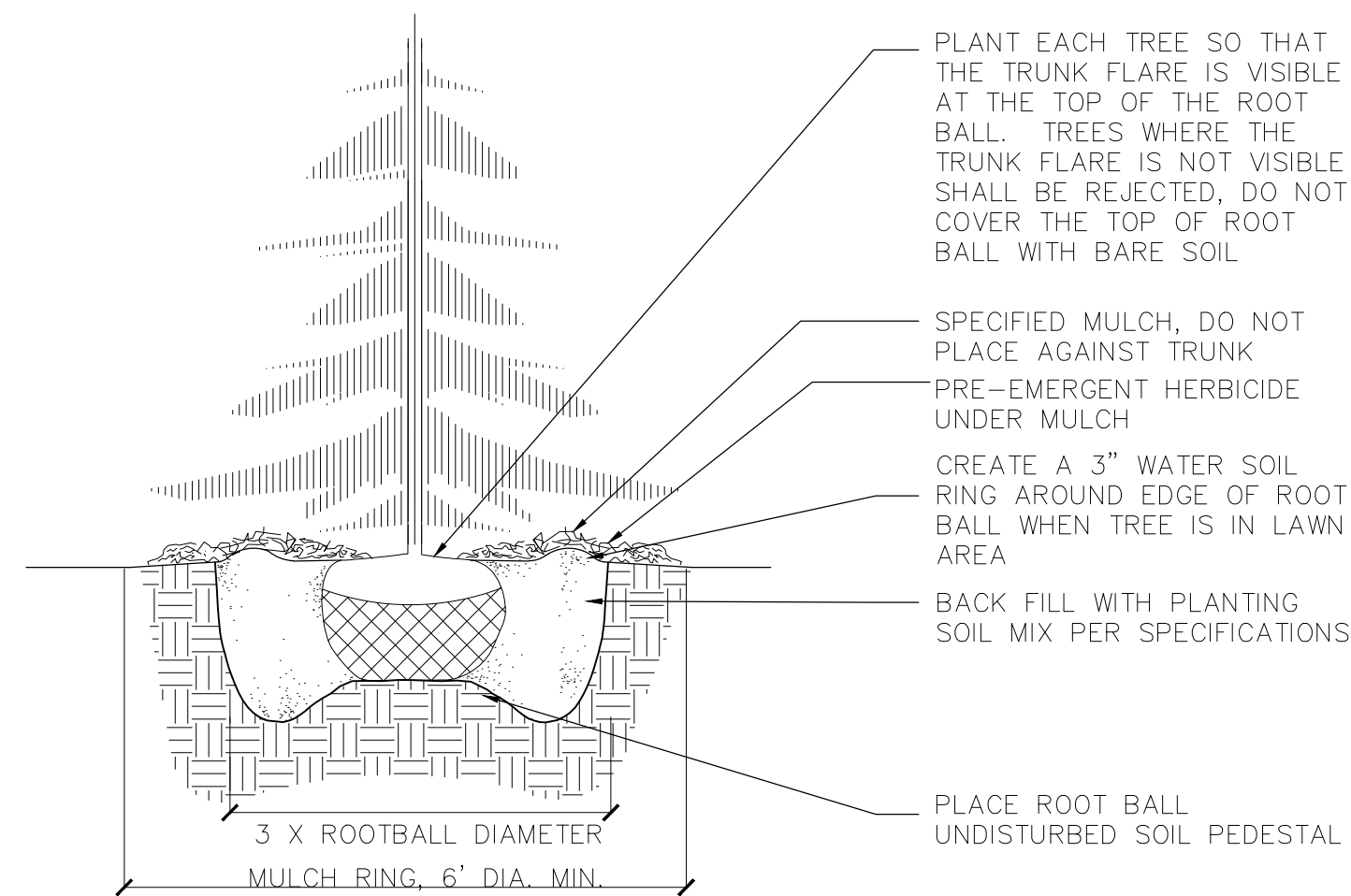
P-2022-BEL-03



**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.

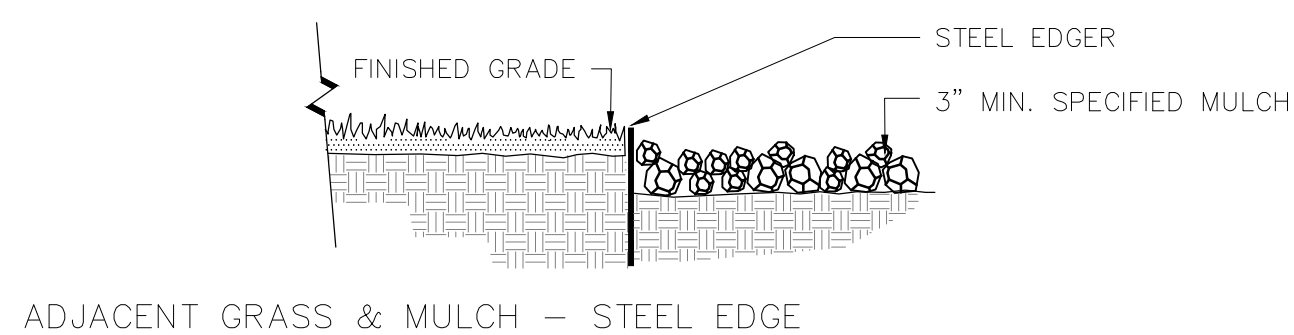
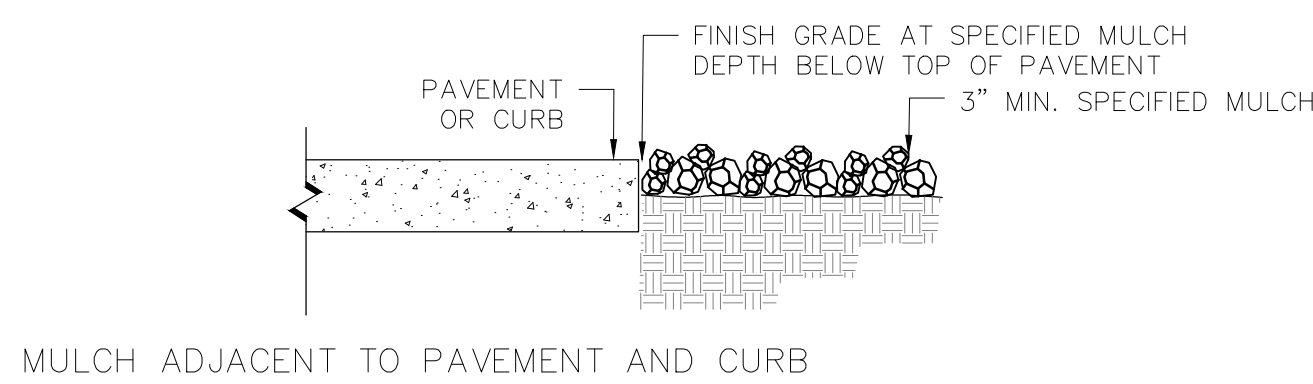
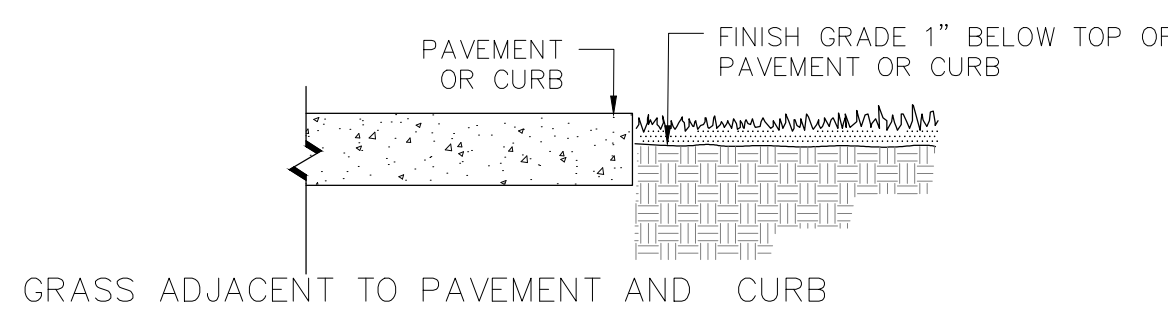
**3 CONIFEROUS TREE PLANTING**

N.T.S.

P-2022-BEL-50

**PLANTING & LANDSCAPE NOTES:**

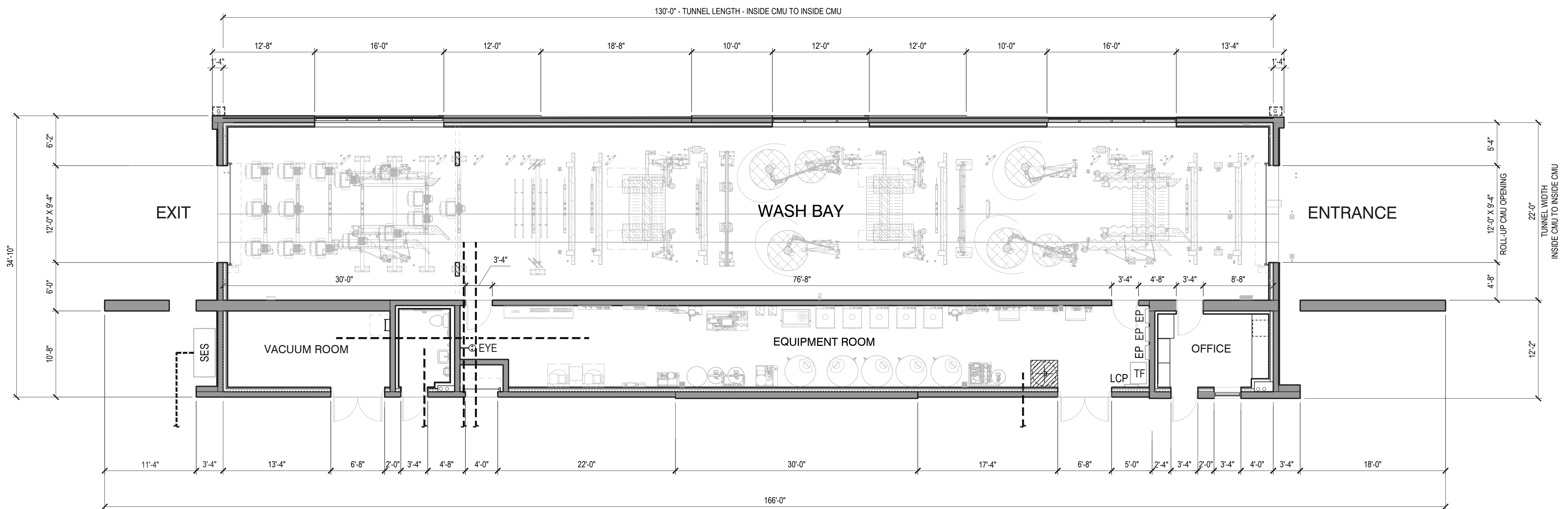
1. ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CODE COMPLIANT BACK FLOW PREVENTION MEASURES. BEDS WILL BE WATERED VIA DRIP IRRIGATION BELOW THE MULCH SURFACE. NATIVE SEED AND SOD AREAS WILL BE WATERED VIA OVERLAPPING, HEAD TO HEAD SPRAY COVERAGE. OWNER TO BE RESPONSIBLE 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 REQUIRED 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 1/2" 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.



**4 BED EDGING**

N.T.S.

P-2022-BEL-04



**MEADOWBROOK & MARKSHEFFEL**  
 COLORADO SPRINGS | CO 80915

**FLOOR PLAN**



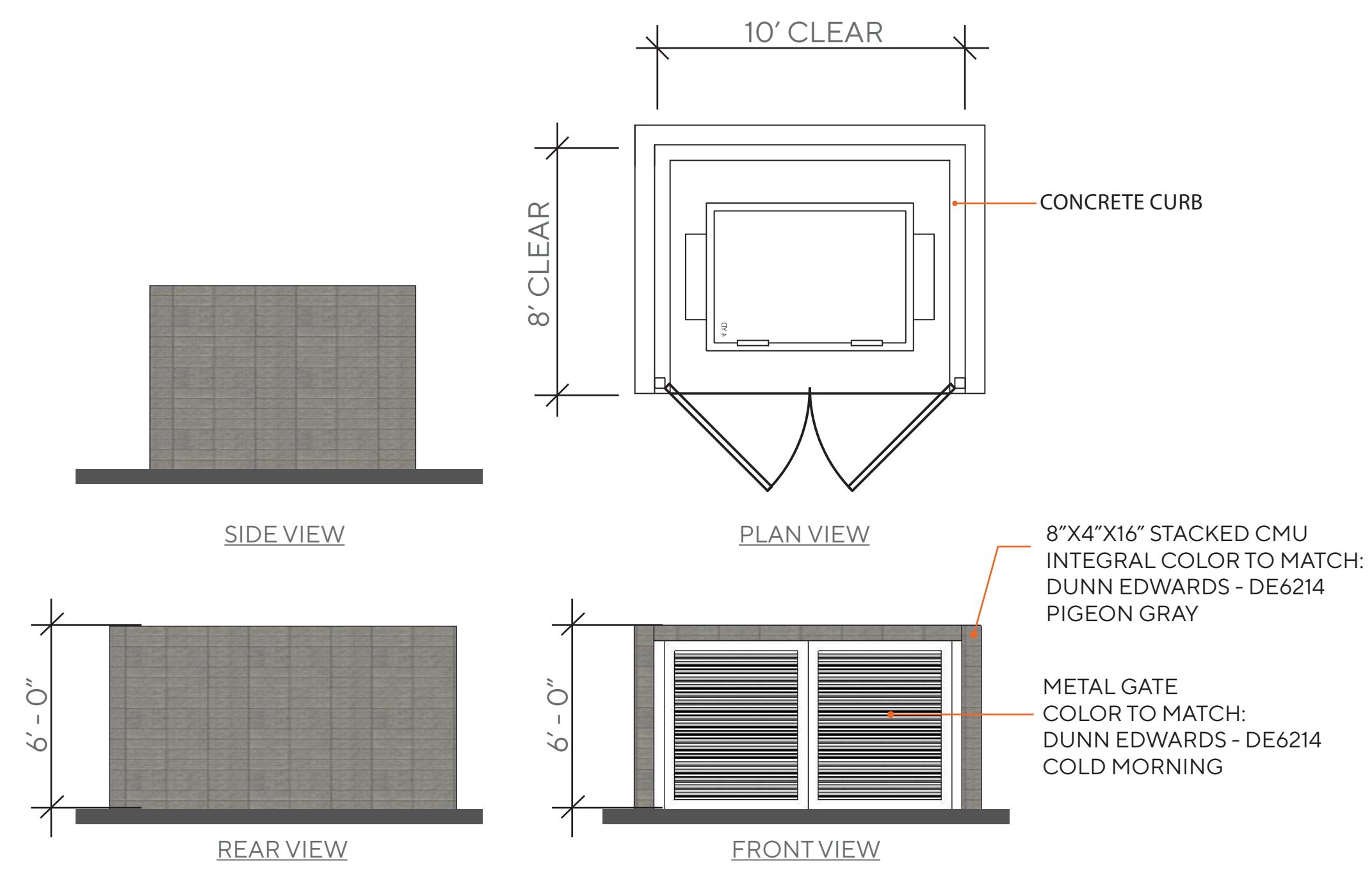
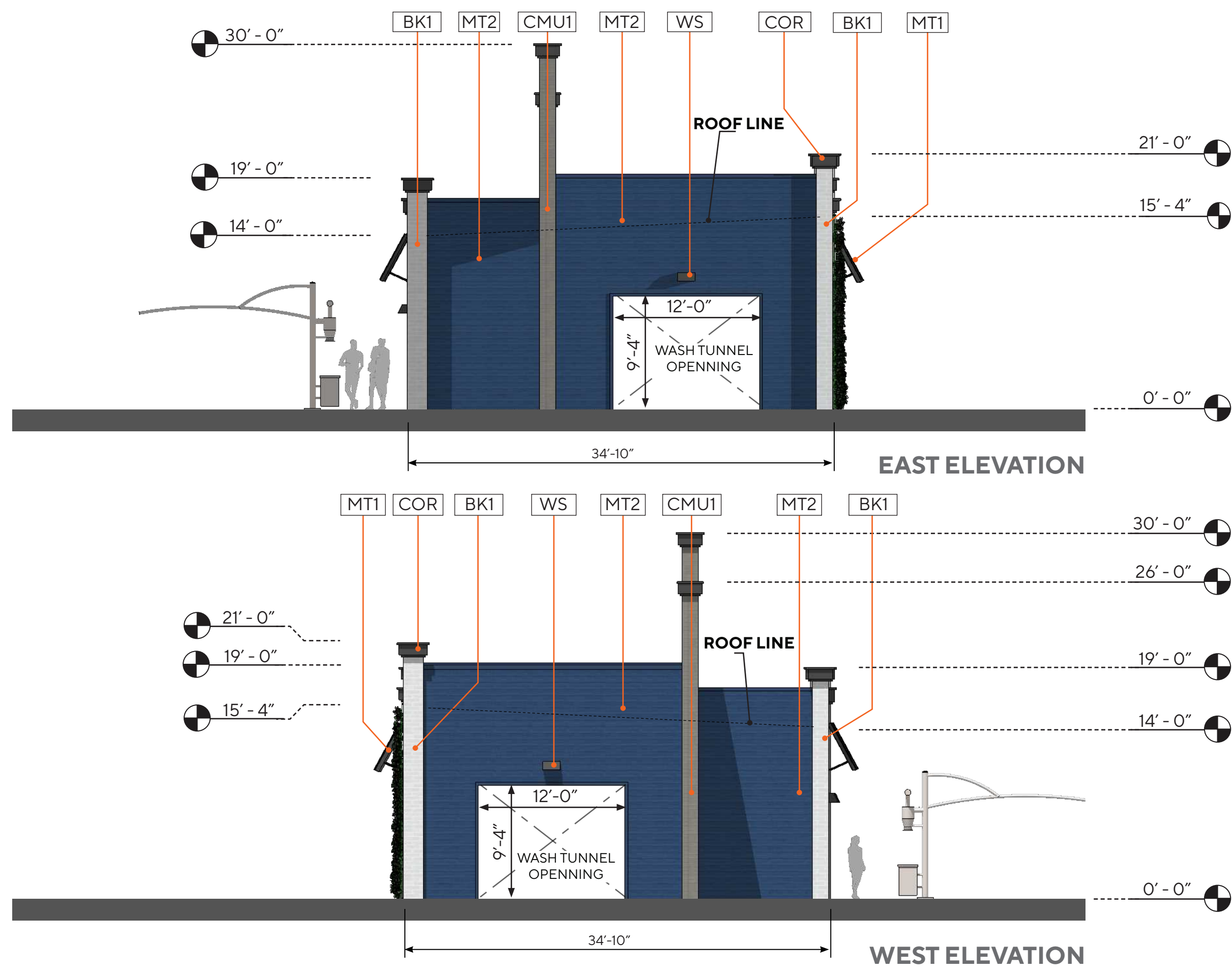
**A1.0**

Scale  
 Job No. 2022-626  
 Date 2022-02-14



KEY	DESCRIPTION
<b>MASONRY</b>	
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
<b>METAL</b>	
MT-1	METAL AWNING - COLOR TO MATCH PT-4
MT-2	ALUMABOARD METAL PANEL, MANU: ROLLFAB, COLOR TO MATCH: REGAL BLUE
<b>MISC</b>	
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
<b>STUCCO</b>	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
<b>PAINT</b>	
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



**TRASH ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**MEADOWBROOK & MARKSHEFFEL**  
COLORADO SPRINGS | CO 80915

**EXTERIOR ELEVATIONS**

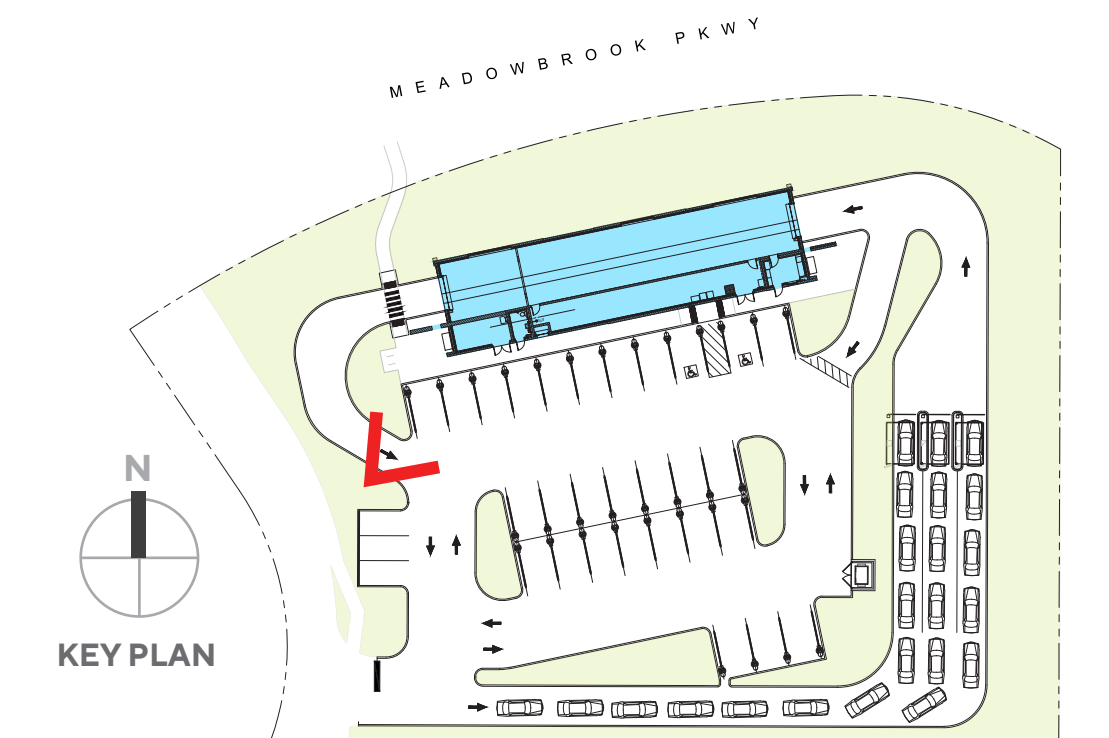


**A2.0**

Scale: 1/8" = 1'-0"  
Job No. 2022-626  
Date 2022-02-14



\*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT  
 LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.



**MEADOWBROOK & MARKSHEFFEL**  
 COLORADO SPRINGS | CO 80915

PERSPECTIVE 1

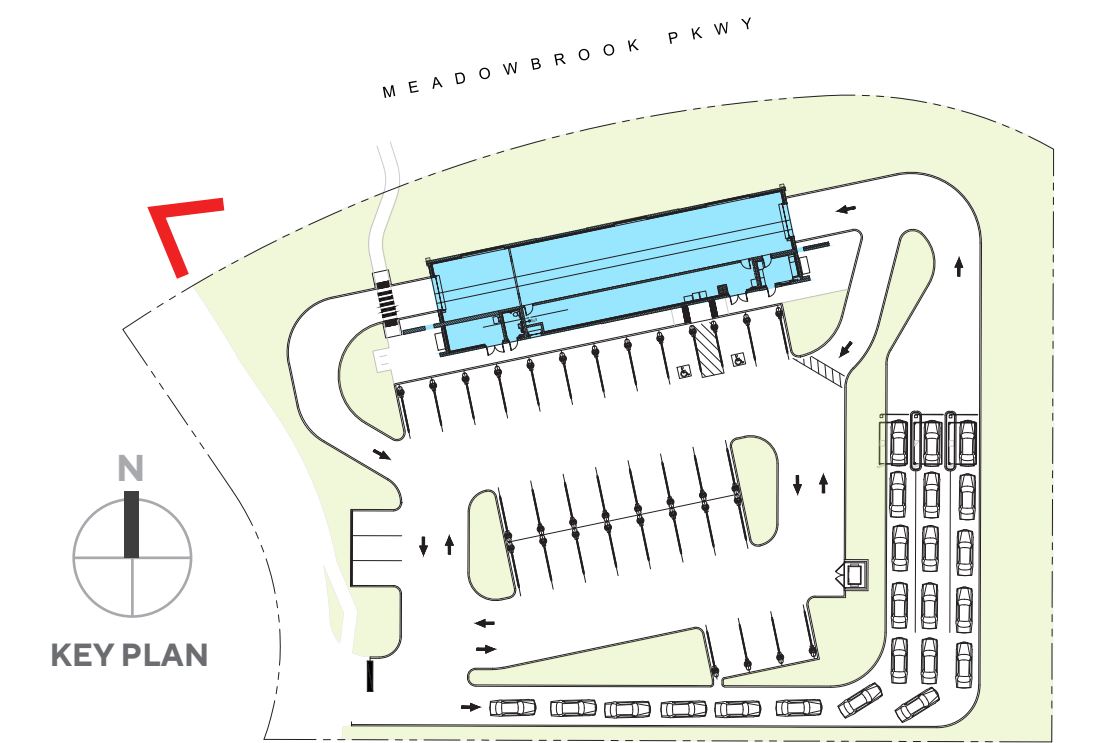


**A3.0**

Scale  
 Job No. 2022-626  
 Date 2022-02-14



\*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT  
 LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.



**MEADOWBROOK & MARKSHEFFEL**  
 COLORADO SPRINGS | CO 80915

PERSPECTIVE 2

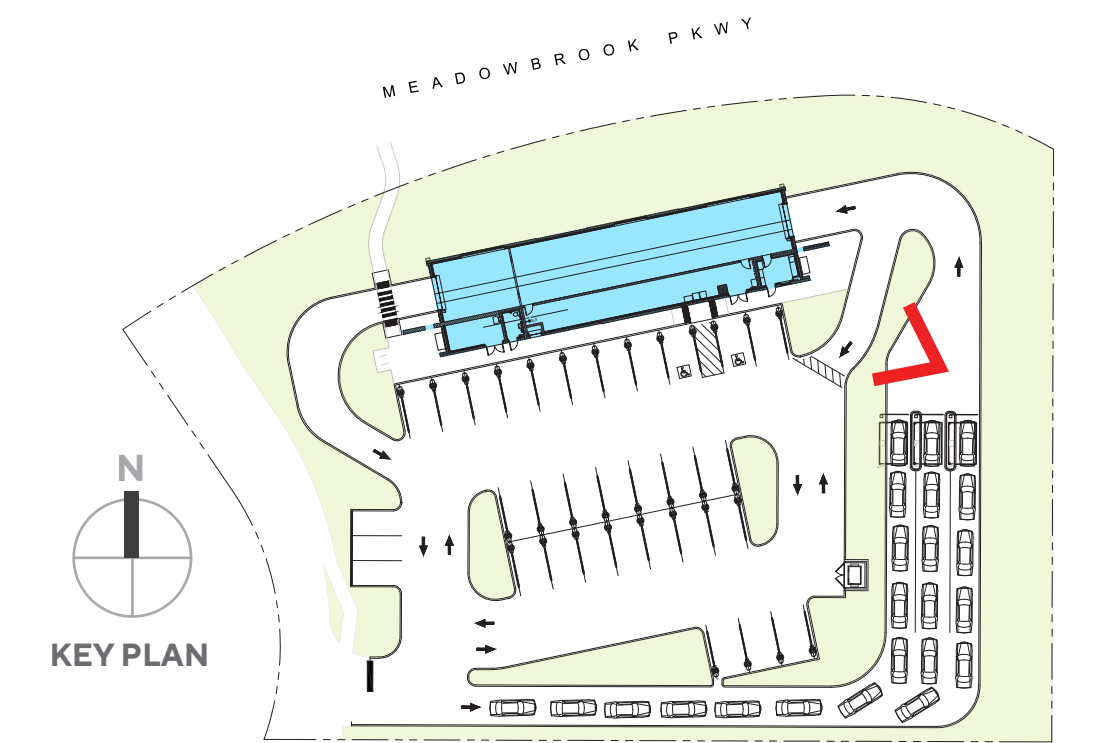


**A4.0**

Scale  
 Job No. 2022-626  
 Date 2022-02-14



\*NOTE: ALL EXTERIOR SIGNAGE UNDER A SEPARATE PERMIT  
 LANDSCAPING DEPICTED IS FOR ILLUSTRATIVE PURPOSES ONLY; REFER TO LANDSCAPE PLAN.



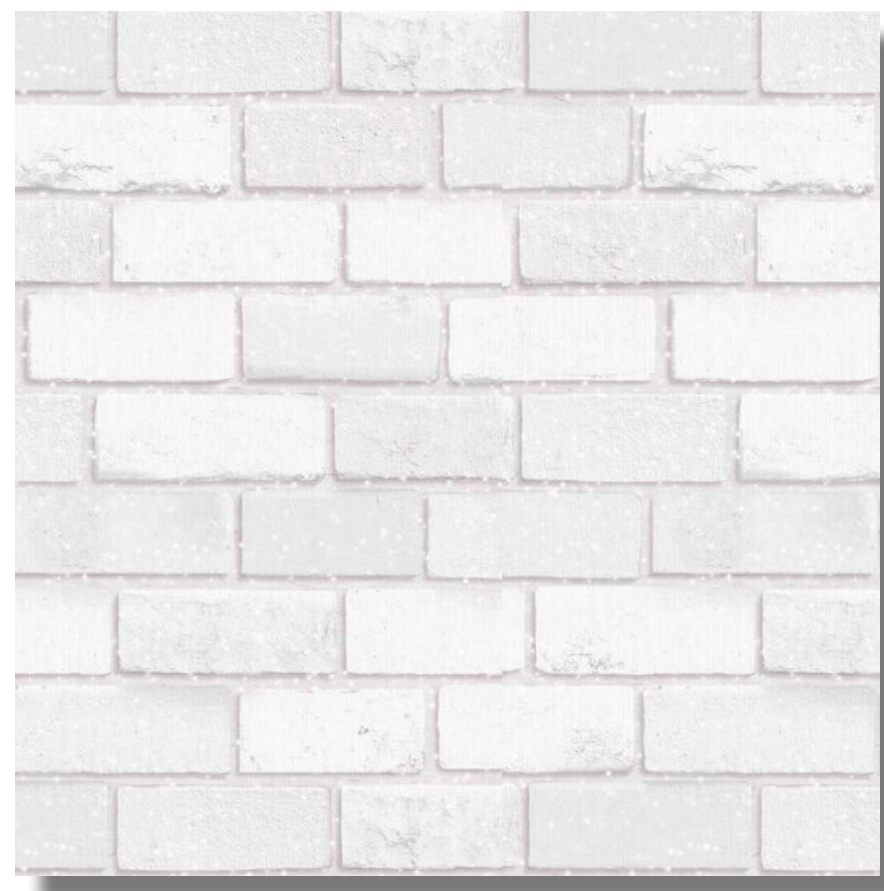
MEADOWBROOK & MARKSHEFFEL  
 COLORADO SPRINGS | CO 80915

PERSPECTIVE 3



A5.0

Scale  
 Job No. 2022-626  
 Date 2022-02-14



BK-1



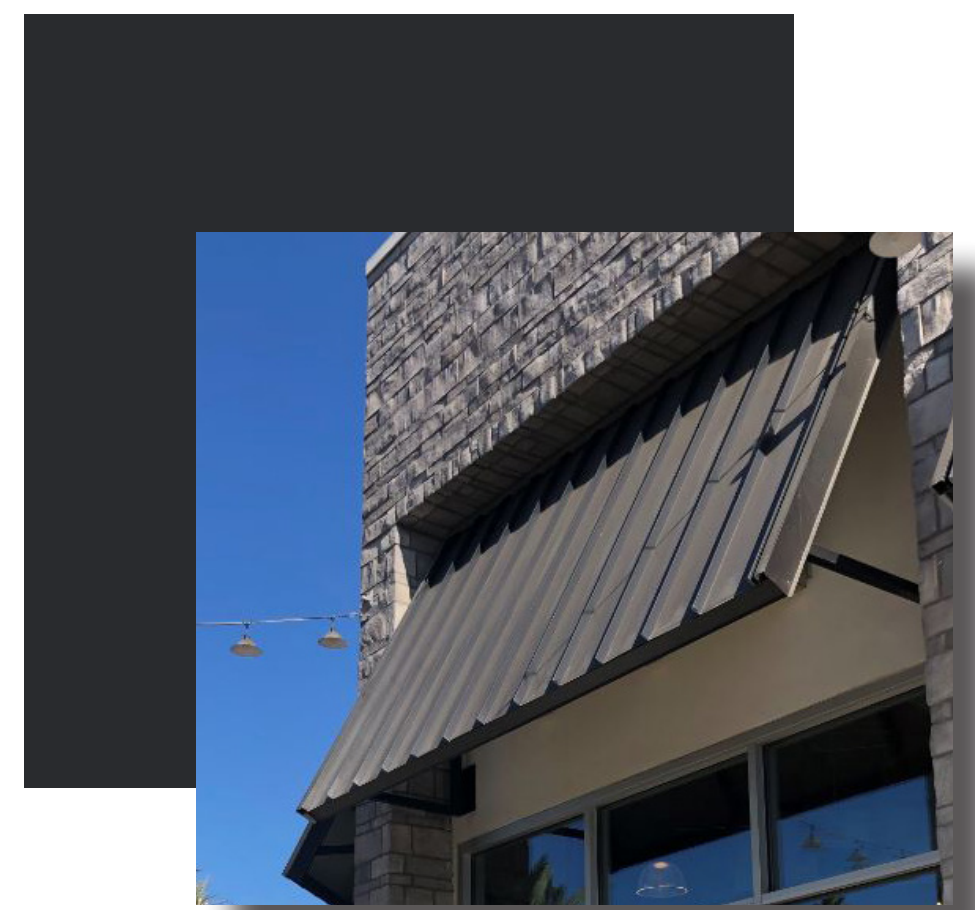
CMU-1



CMU-2



STU-1



MT1



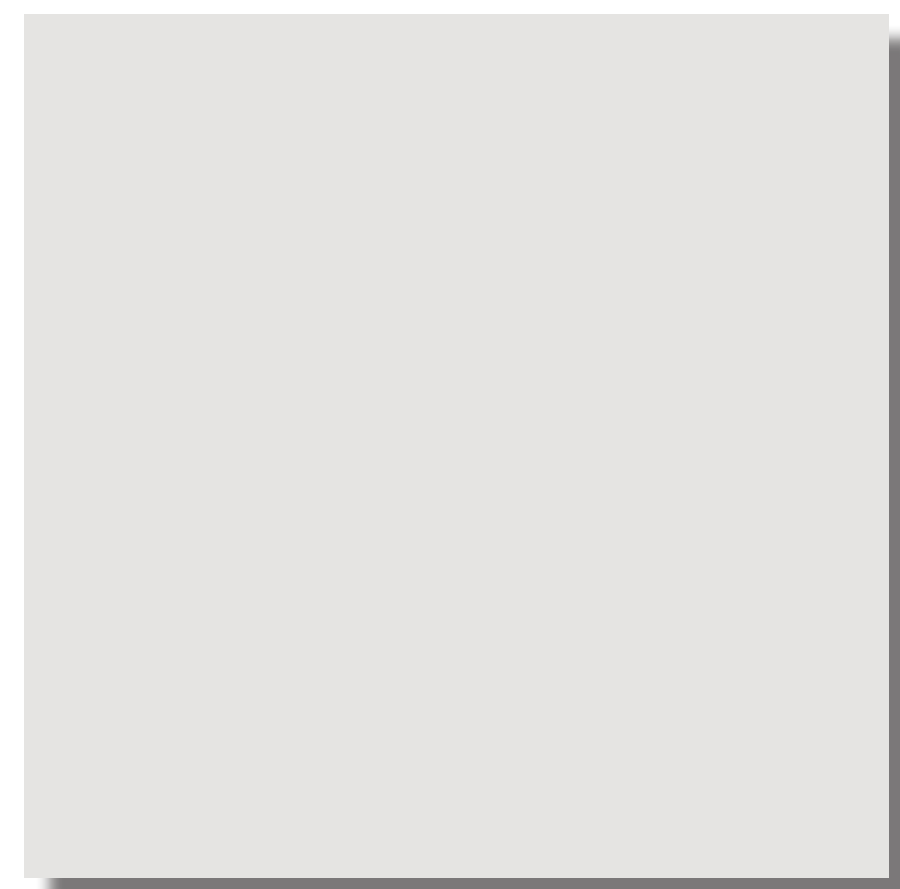
MT2



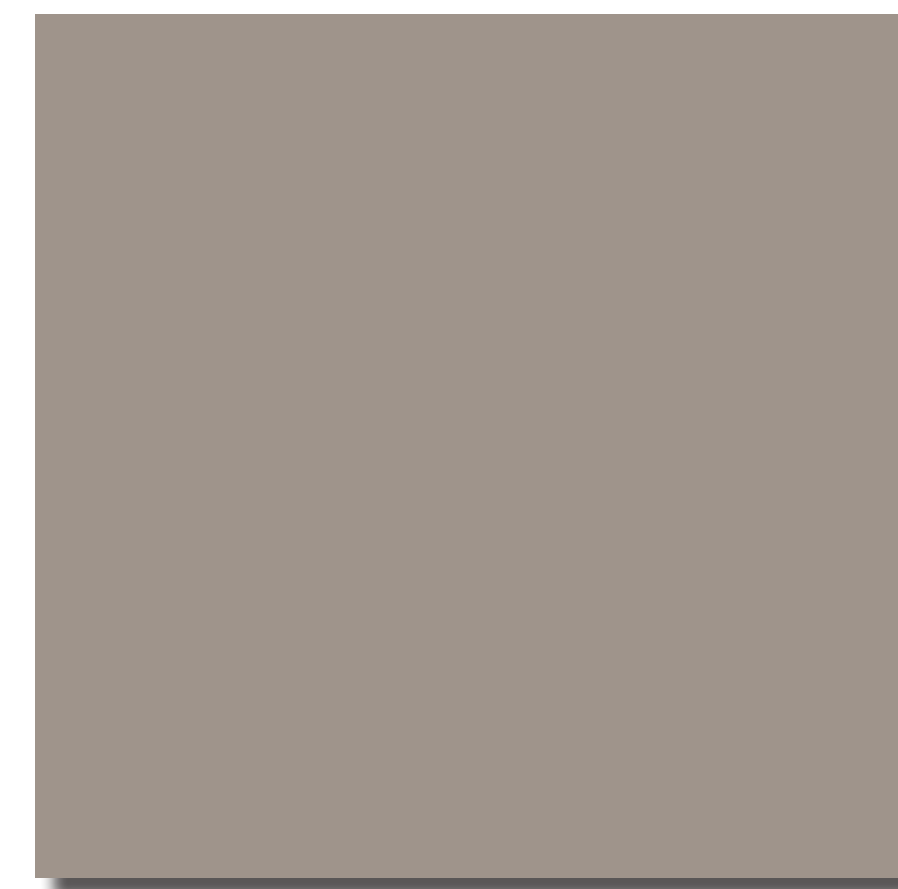
CT



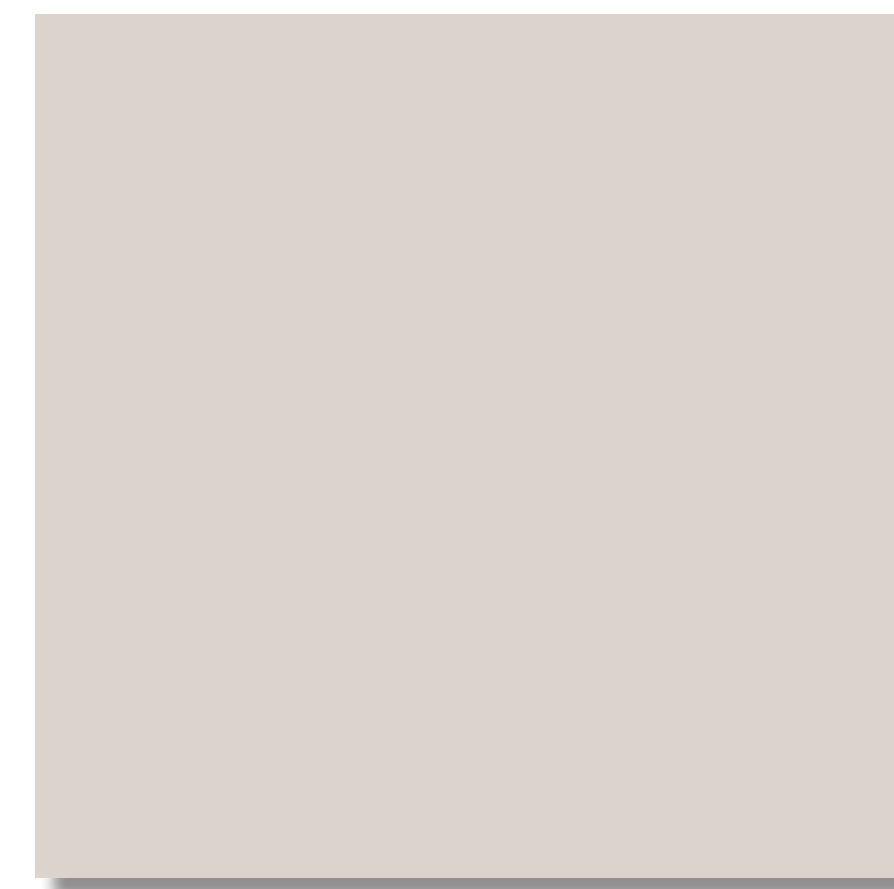
G



PT1



PT2



PT3



PT4

KEY	DESCRIPTION
<b>MASONRY</b>	
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
<b>METAL</b>	
MT-1	METAL AWNING - COLOR TO MATCH PT-4
MT-2	ALUMABOARD METAL PANEL, MANU: ROLLFAB, COLOR TO MATCH: REGAL BLUE
<b>MISCO</b>	
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 SCENCE LITHONIA LIGHTING - WST LED
<b>STUCCO</b>	
STU-1	STUCCO 30/30 FINE TEXTURE OVER STANDARD CMU BLOCK - COLOR TO MATCH PT-3
<b>PAINT</b>	
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



MEADOWBROOK & MARKSHEFFEL  
COLORADO SPRINGS | CO 80915

COLORS & MATERIALS



A6.0

Scale  
Job No. 2022-626  
Date 2022-02-14