

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

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



PROJECT TEAM

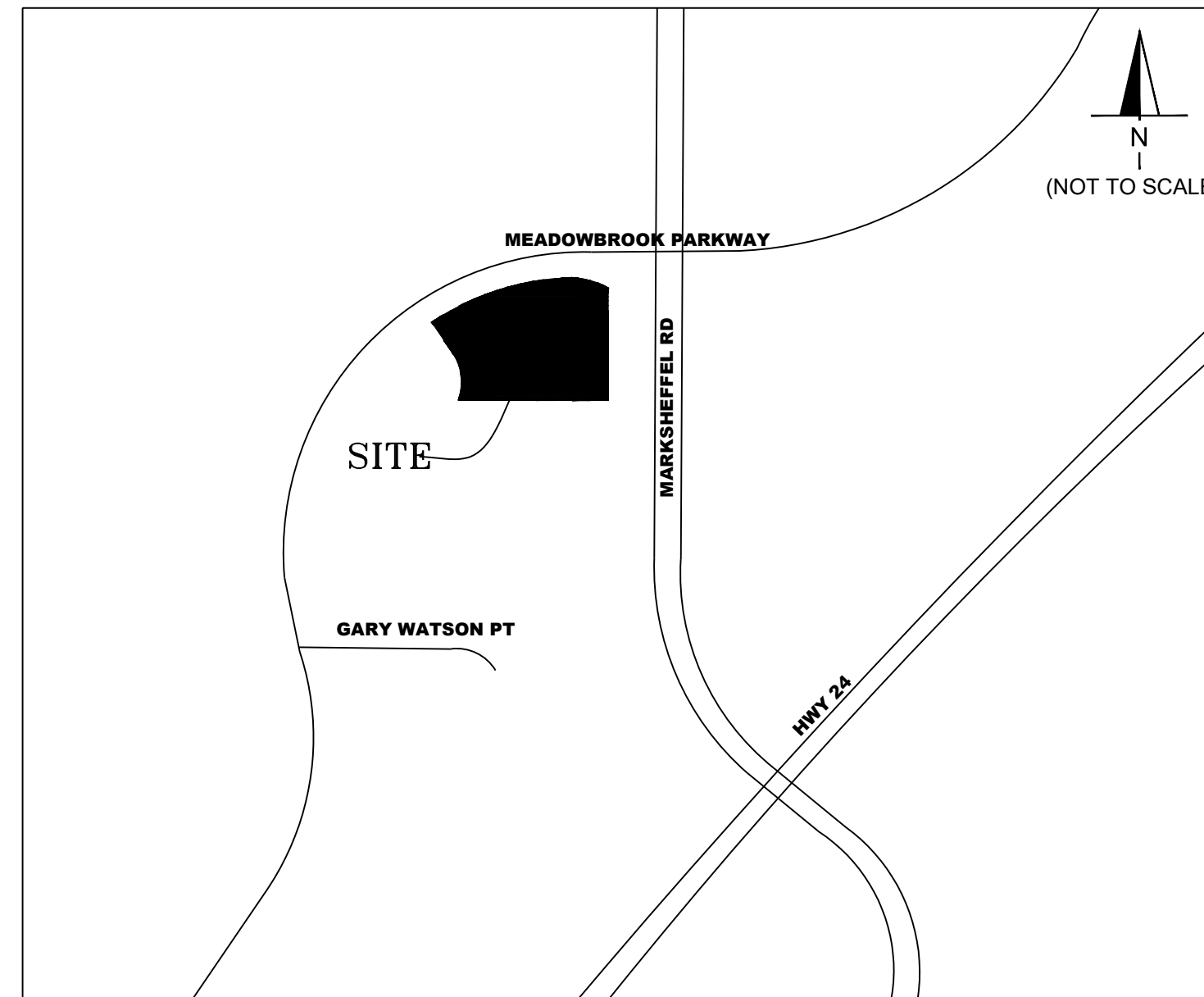
OWNER
SUPER STAR CAR WASH
1830 N 95TH AVE, SUITE 106
PHOENIX, AZ, 85037
CONTACT: TIM VARLEY
TEL: 801-651-1748
EMAIL: TVARLEY@SSCWAZ.COM

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

LOCATION MAP



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
C4.0	FIRE AND SERVICE PLAN
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

LOT 1, BEING 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

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

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 _____ 10/20/2023
 Tim Varley Date
 Super Star Car Wash
 1830 N 95th Ave, Suite 106
 Phoenix, AZ, 85037

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.



EPC - EDARP FILE NUMBER: PPR2315

DATE
9/18/23

REVISION
RESUBMITTAL

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

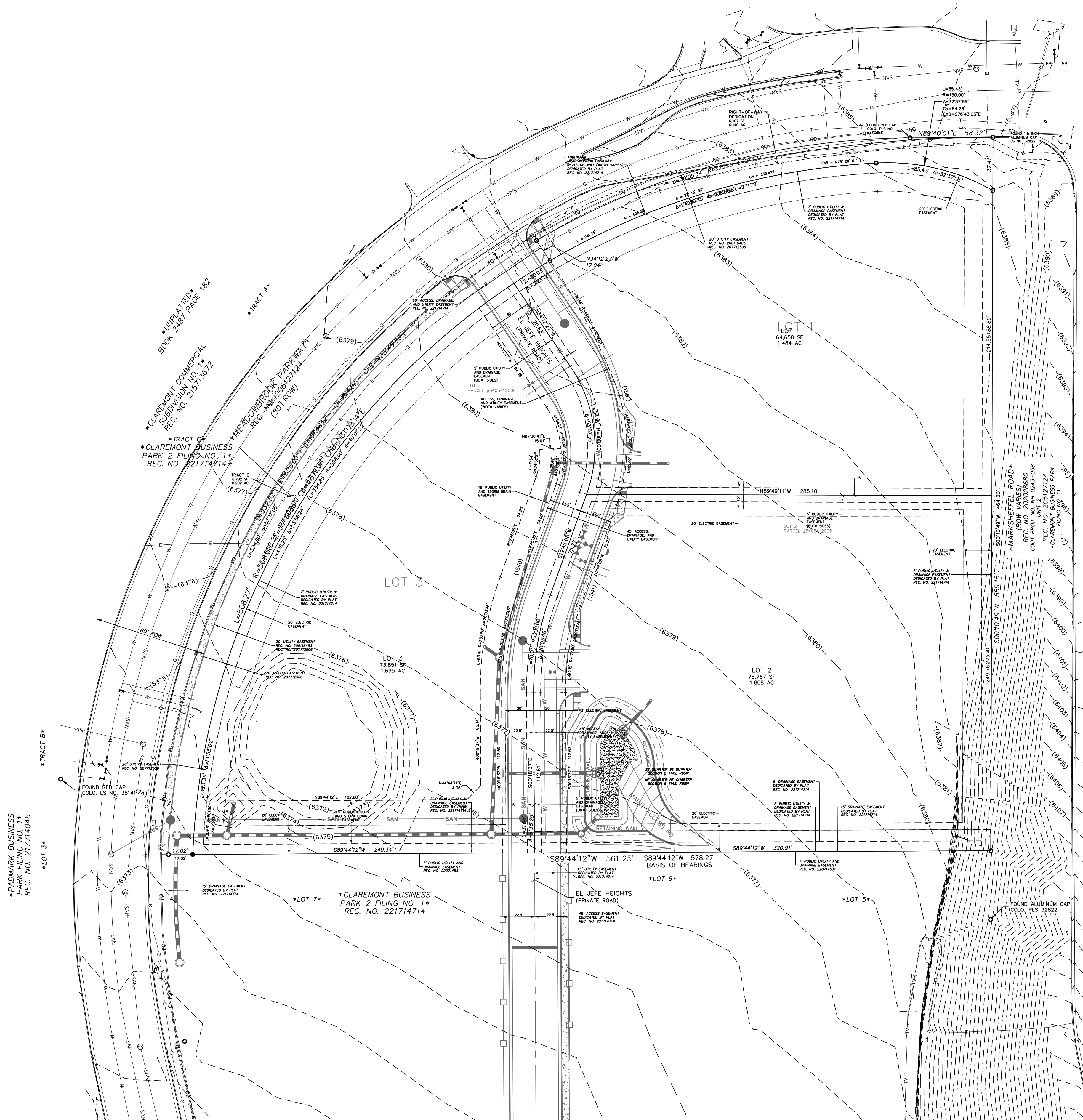


REVISION	DATE
RESUBMITTAL #1	7/25/2023
RESUBMITTAL #2	9/18/2023
RESUBMITTAL #3	10/20/2023

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
EXISTING CONDITIONS

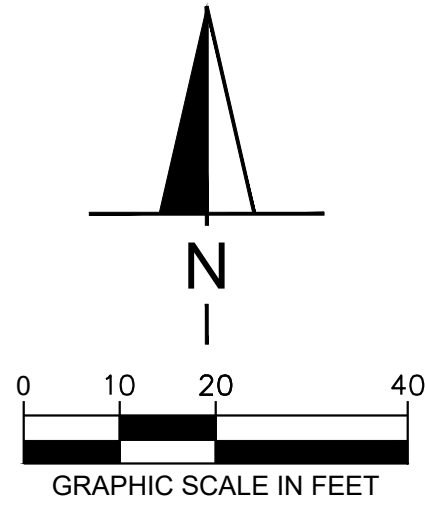
Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

C2.0



LEGEND

	SANITARY MANHOLE		FIBER OPTIC MANHOLE
	STORM SEWER MANHOLE		ELECTRIC MANHOLE
	INLET		GENERAL MANHOLE
	CATCH BASIN		POWER POLE
	WATER VALVE		ELECTRIC TRANSFORMER
	GAS VALVE		TELEPHONE PEDESTAL
	FIRE HYDRANT		TV PEDESTAL
	WELL		ELECTRIC METER
	GUY ANCHOR		ELECTRIC PULLBOX
			LIGHT POLE
	EASEMENT LINE		
	UNDERGROUND TELEPHONE		
	UNDERGROUND TV CABLE		
	UNDERGROUND FIBER OPTIC		
	UNDERGROUND ELECTRIC		
	UNDERGROUND SANITARY		
	UNDERGROUND GAS		
	UNDERGROUND STORM SEWER		
	WATERMAIN		
	OVERHEAD ELECTRIC		
	FOUND MONUMENT (TYPE/SIZE NOTED)		
	SET 3/4" x 18" CAPPED REBAR WEIGHING 1.50 LBS/LINEAR FT		
	SET PK NAIL SURVEY NAIL WITH WASHER 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



REVISION	DATE
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SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

SITE PLAN

Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

C3.0

GENERAL NOTES

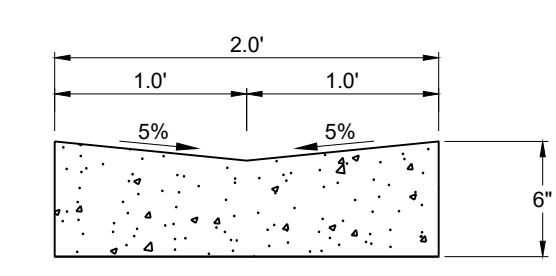
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- MONUMENT SIGNAGE SHALL BE APPROVED THROUGH A SEPARATE BUILDING PERMIT AND SHALL CONFORM TO EL PASO COUNTY CODES.

LEGEND

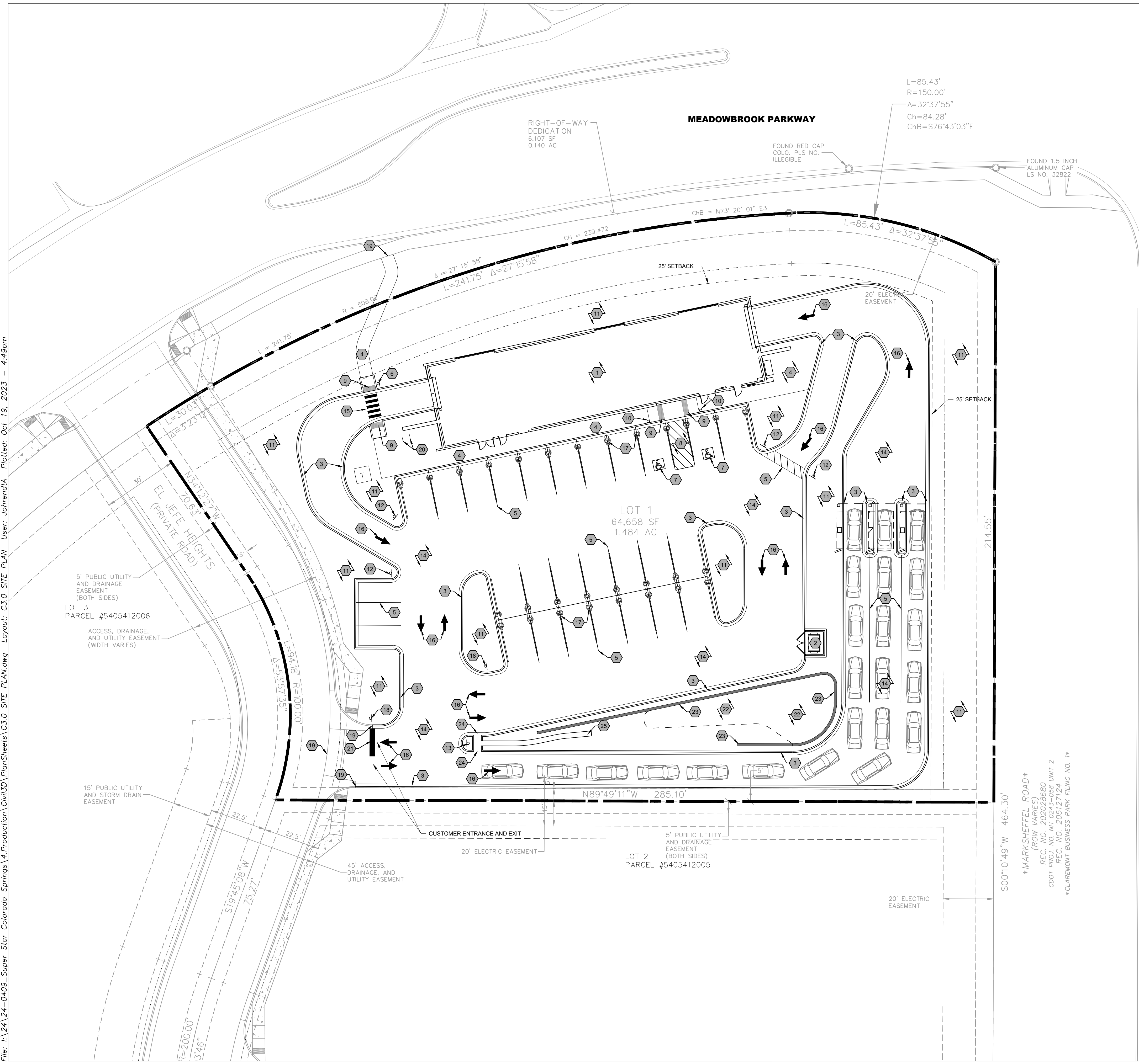
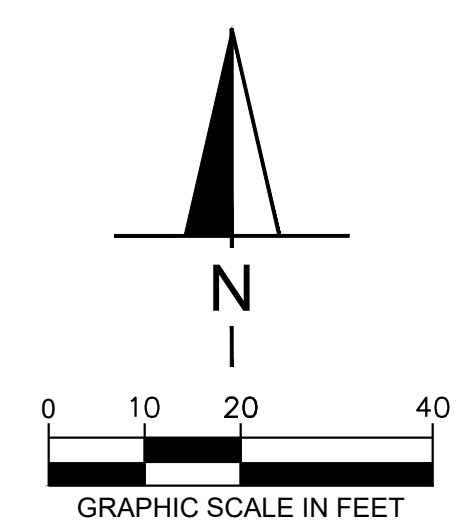
- PROPERTY LINE
- PROPERTY LINE SETBACK

KEY NOTES

- PROPOSED BUILDING (SEE ARCHITECTURAL PLANS FOR DESIGN)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DESIGN)
- CONCRETE CURB AND GUTTER
- CONCRETE SIDEWALK
- 4" WIDE PAINTED STRIPE TYP.
- SIGN - WATCH FOR PEDESTRIAN IN CROSSWALK
- ADA PAVEMENT MARKING
- ADA UNLOADING ZONE
- CURB RAMP (SEE DETAILS)
- ACCESSIBLE PARKING SIGN (SEE DETAILS)
- LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
- "DO NOT ENTER" SIGN
- CAR WASH ENTRANCE SIGN
- ASPHALT PAVEMENT (SEE PAVING PLAN)
- PEDESTRIAN CROSSWALK STRIPING
- DIRECTIONAL ARROW PAVEMENT MARKING
- VEHICLE VACUUMS (TYP.)
- "STOP" SIGN
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB ETC. TYP
- BIKE RACK - 2 INVERTED U (STAINLESS STEEL)
- 18" STOP BAR
- RAIN GARDEN (SEE GRADING PLAN AND DETAILS)
- LANDSCAPE RETAINING WALL
- 3" CONCRETE CURB CHASE
- 2" CONCRETE DRAINAGE PAN (SEE DETAIL BELOW)



2" CONCRETE DRAINAGE PAN



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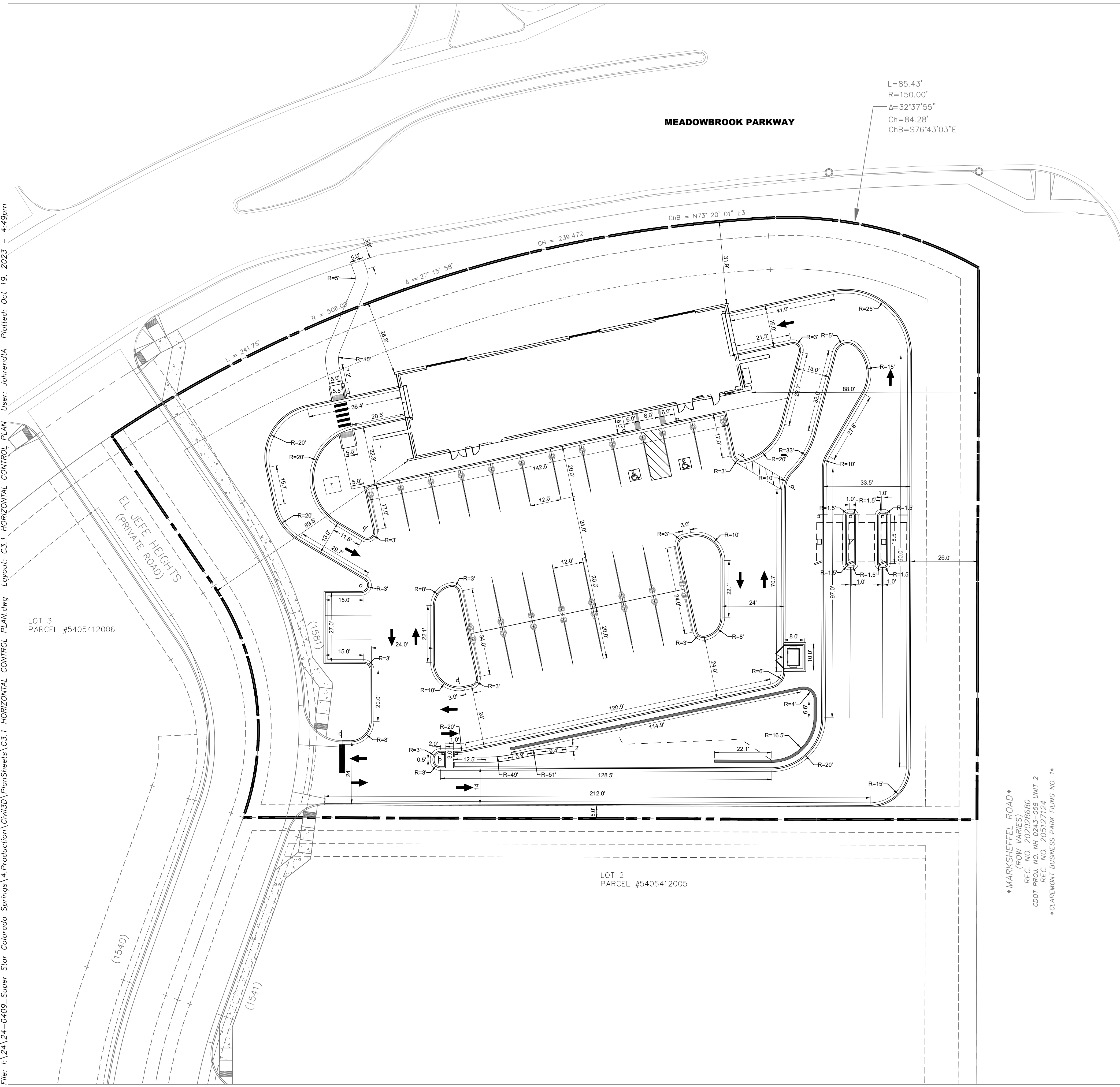


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SUPERSTAR CARWASH
 MEADOWBROOK PKWY
 COLORADO SPRING, CO 80915
HORIZONTAL CONTROL PLAN

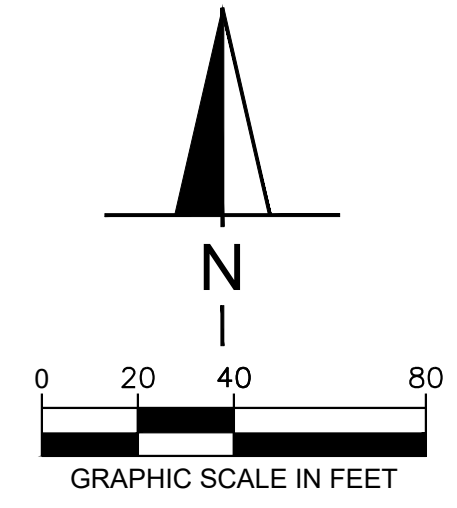
Drawn By: AJJ
 Checked By: SEM
 Date: 10/20/2023
 Project No. 24-0409
 Sheet Number

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



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SUPERSTAR CARWASH
 MEADOWBROOK PKWY
 COLORADO SPRING, CO 80915
PAVING PLAN

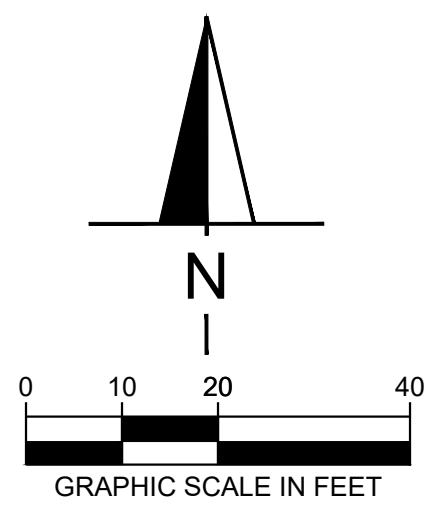
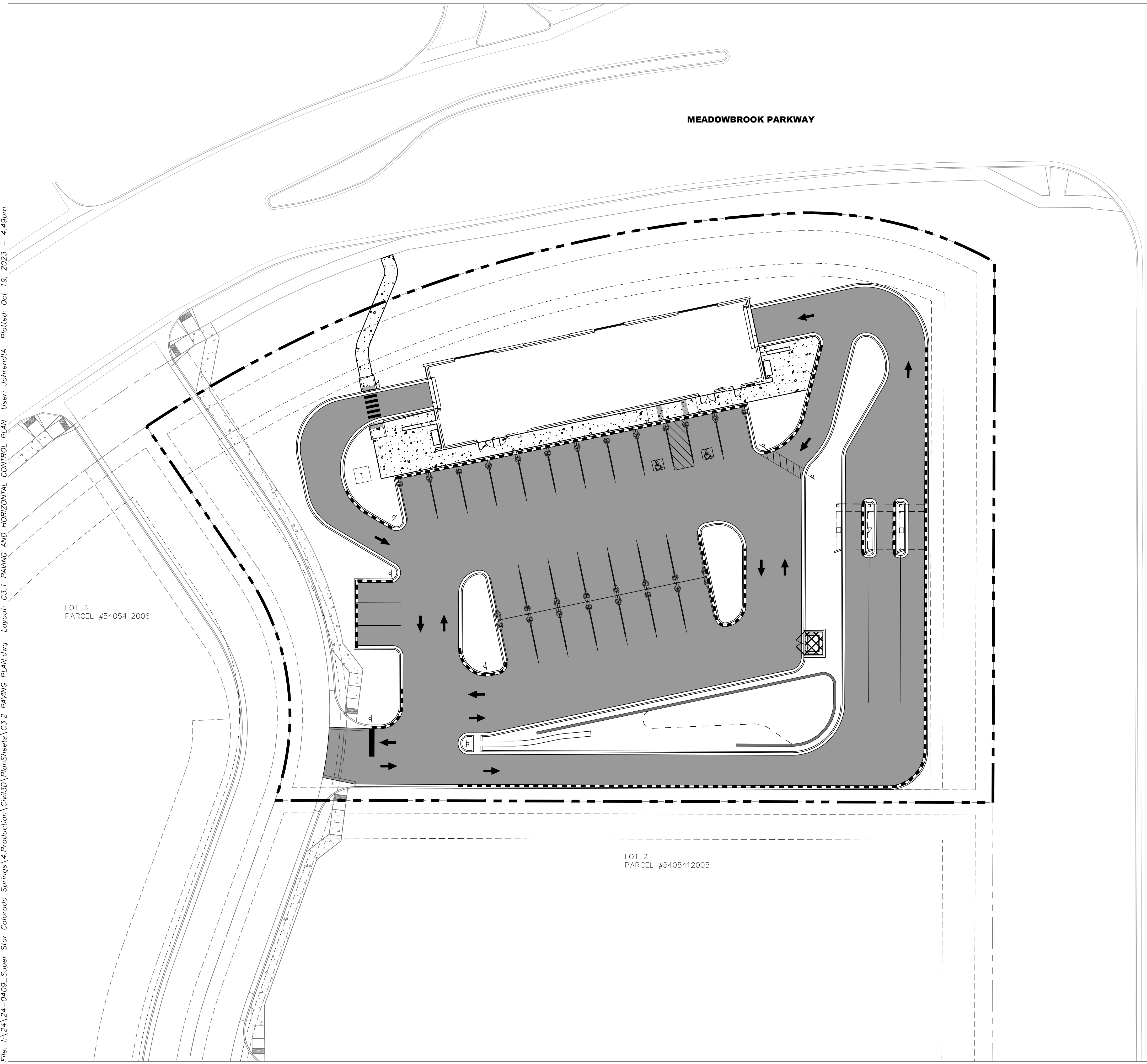
Drawn By: AJJ
 Checked By: SEM
 Date: 10/20/2023
 Project No. 24-0409
 Sheet Number

C3.2

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



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: Oct 19, 2023 - 4:49pm



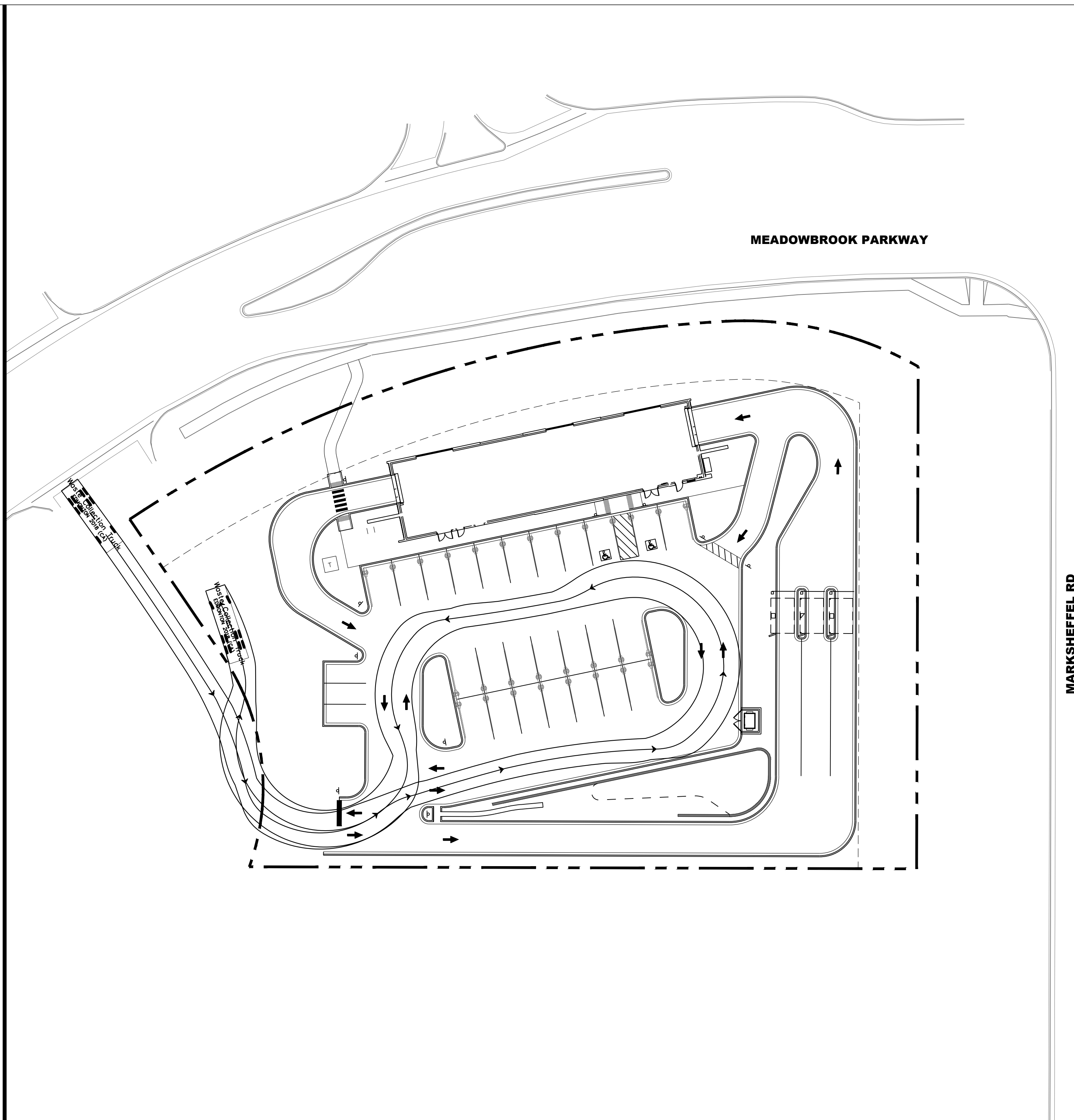
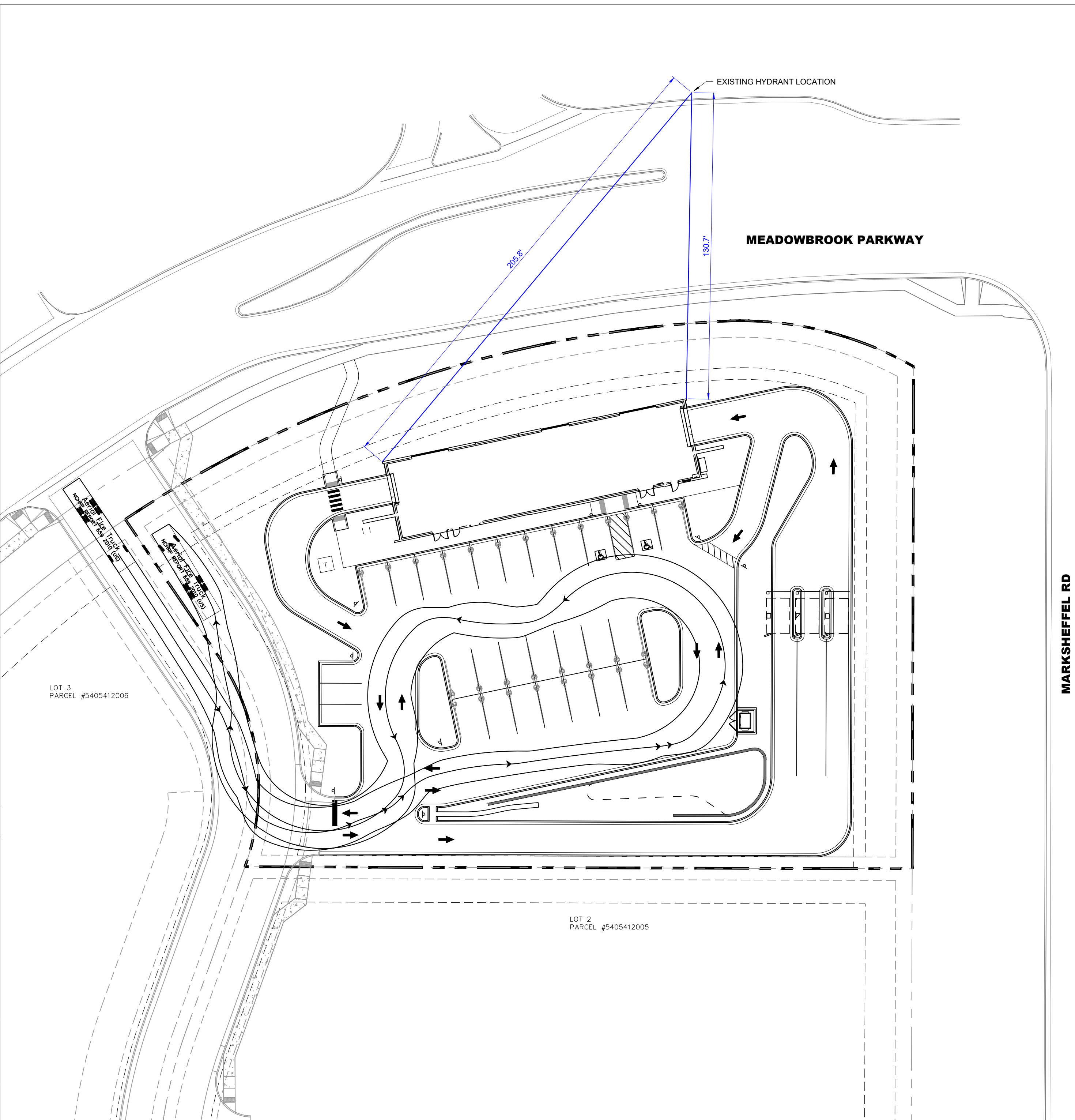
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SUPERSTAR CARWASH
 MEADOWBROOK PKWY
 COLORADO SPRING, CO 80915
FIRE AND SERVICE PLAN

Drawn By: AJJ
 Checked By: SEM
 Date: 10/20/2023
 Project No. 24-0409
 Sheet Number

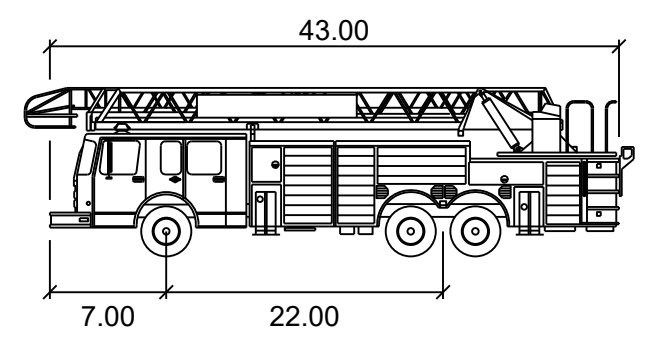
C4.0

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FIRE SERVICE TURNING RADIUS AND HOSE LENGTH PLAN

GARBAGE TRUCK PLAN

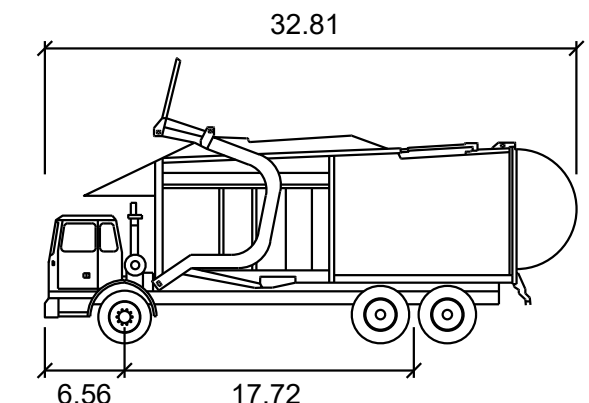


Aerial Fire Truck

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

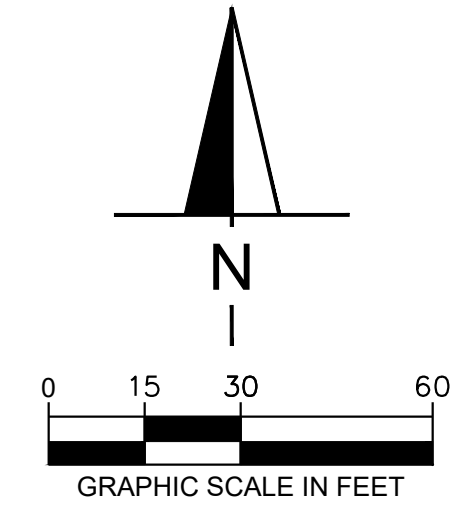
VEHICLE NOTE

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



Waste Collection Truck

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





DATE	7/25/2023
REVISION	10/20/2023
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GRADING NOTES

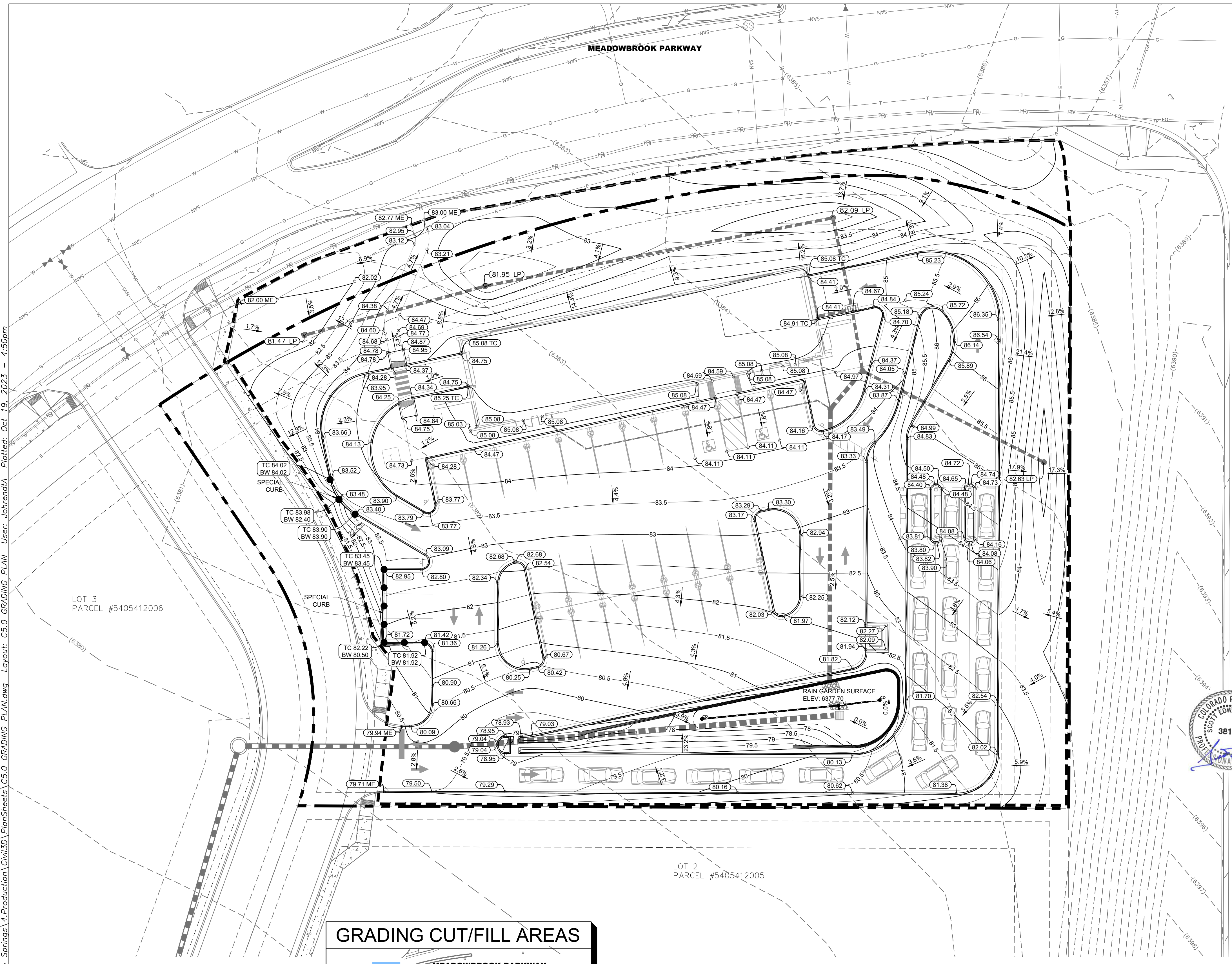
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE OCCURS AT ALL JOINTS WITH EXISTING CONDITIONS.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS 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 LEGEND

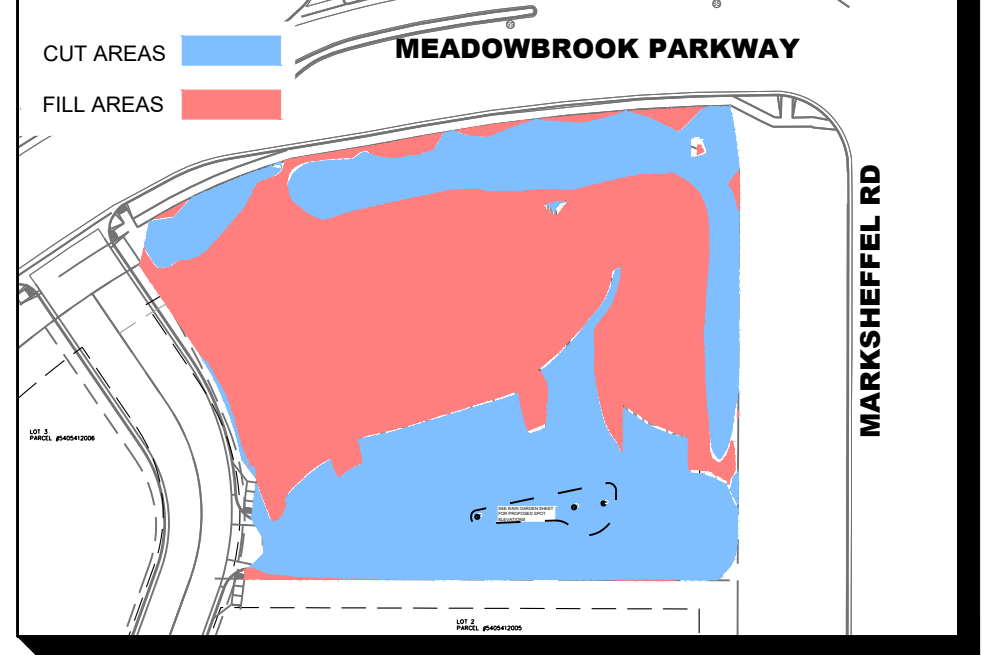
	BW = BOTTOM OF WALL
	TC = TOP OF CURB
	ME = MATCH EXISTING ELEVATION
	LP = LOW POINT
	FG = FINISHED GRADE
	SLOPE AND FLOW DIRECTION
	EXISTING CONTOUR
	PROPOSED CONTOUR (DATUM = 6300)
	LIMITS OF DISTURBANCE (1.47 ACRES)
	SPECIAL CURB

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.
10/19/23
ISCOTT MAIER, P.E. # 38122 Date

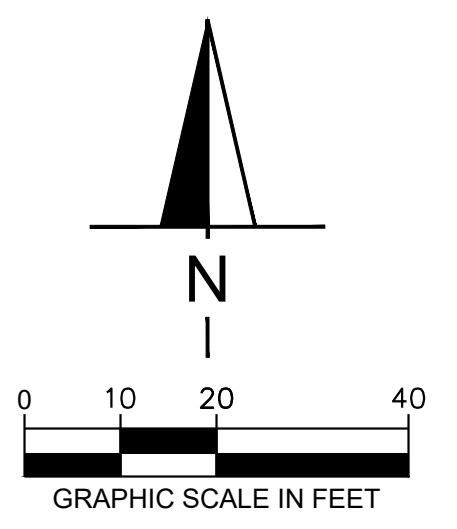
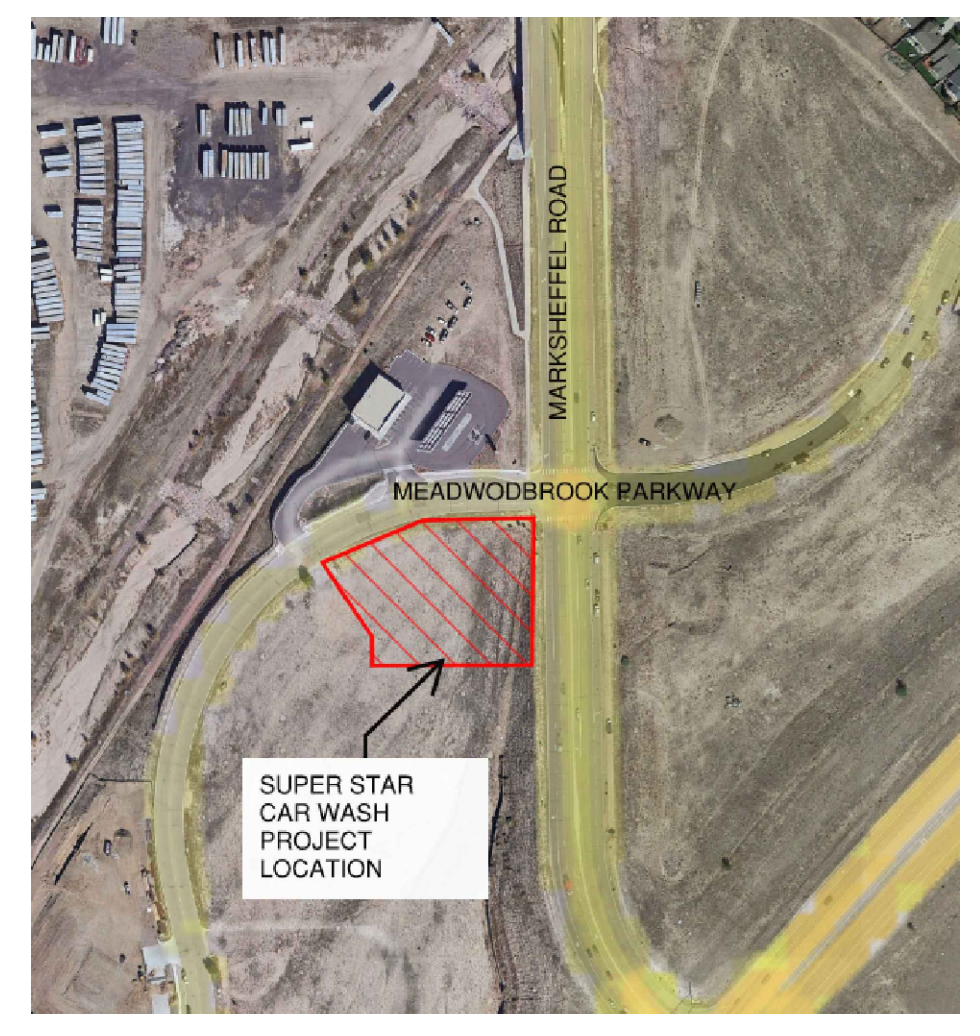
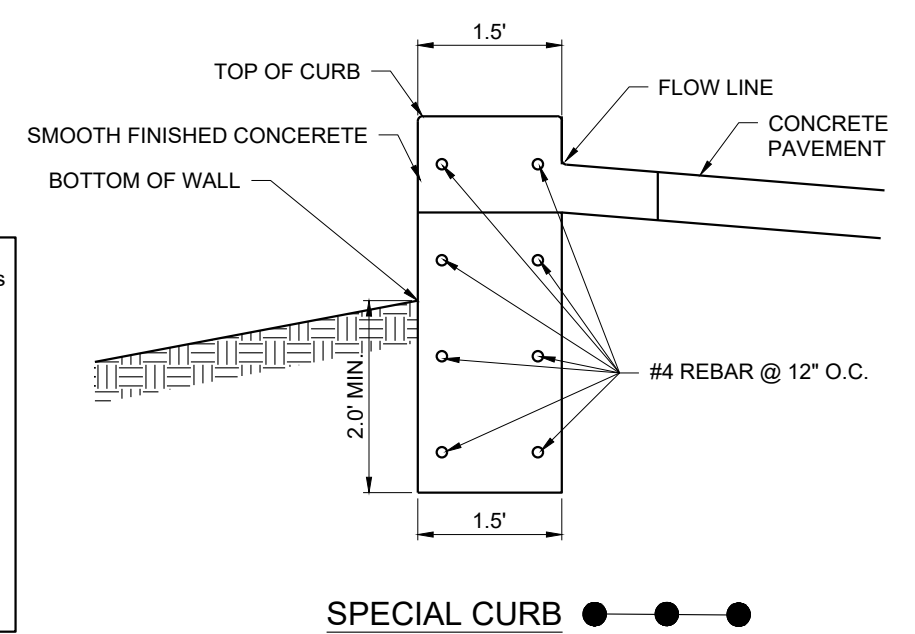
Owner/Developer's Statement:
I, the owner/developer have read and will comply with all of the requirements of the Grading and Erosion Control Plan.
10/20/2023
TIM VARLEY Date
SUPER STAR CAR WASH PROJECT
1830 N 95TH AVE, SUITE 106
PHOENIX, AZ, 85037



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



SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
GRADING PLAN

Drawn By: AJJ
Checked By: SEM
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Project No. 24-0409
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C5.0

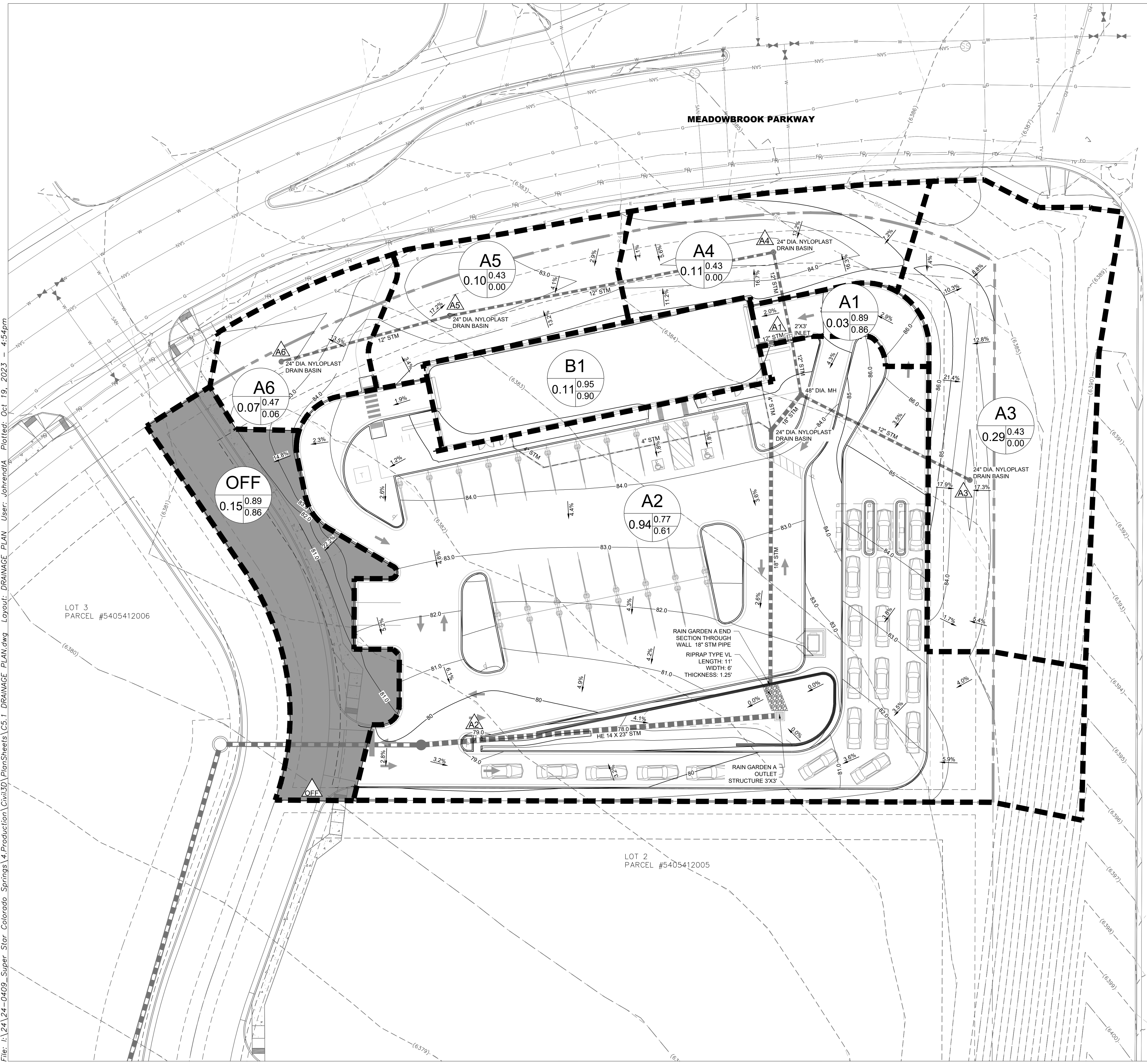


REVISION	DATE
RESUBMITTAL #1	7/25/2023
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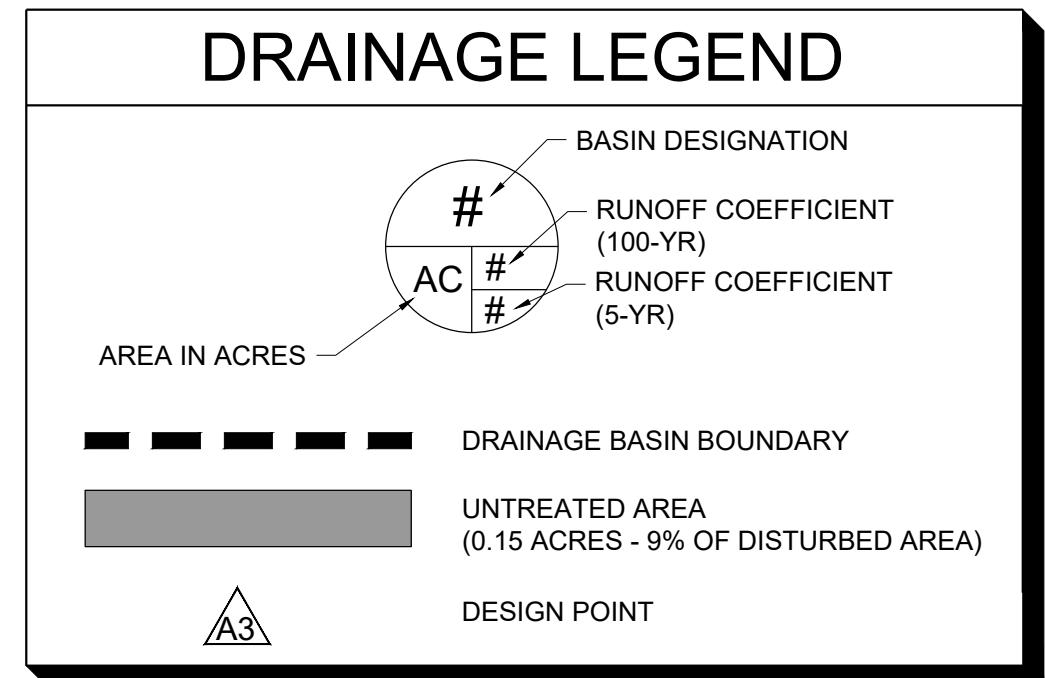
SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
DRAINAGE PLAN

Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

C5.1



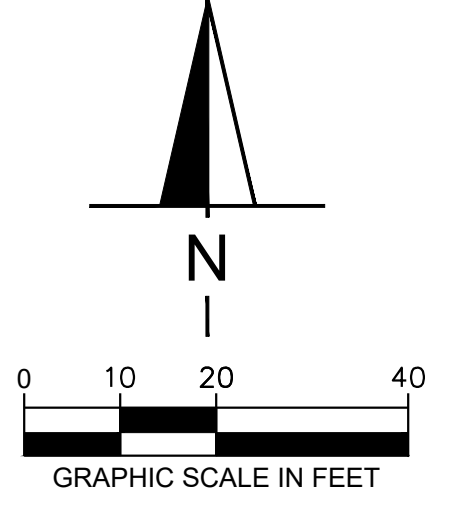
DESIGN POINT	INTERNAL ROUTING	AREA (AC)	5-YR RUNOFF (CFS)	100-YR RUNOFF
A1	2'x3' CURB INLET TO RAIN GARDEN VIA STORM SEWER PIPE	0.03	0.10	0.23
A2	SHEET FLOW TO RAIN GARDEN VIA STORM SEWER PIPE	0.94	2.15	6.30
A3	24" NYLOPLAST TO RAIN GARDEN VIA STORM SEWER PIPE	0.29	0.00	0.86
A4	24" NYLOPLAST TO RAIN GARDEN VIA STORM SEWER PIPE	0.11	0.00	0.33
A5	24" NYLOPLAST TO RAIN GARDEN VIA STORM SEWER PIPE	0.10	0.00	0.31
A6	24" NYLOPLAST TO RAIN GARDEN VIA STORM SEWER PIPE	0.07	0.01	0.23
B1	BUILDING ROOF DRAIN TO RAIN GARDEN VIA STORM SEWER PIPE	0.11	0.34	0.82
OFF	OFFSITE TO PRIVATE DRIVE (9% OF DISTURBED AREA)	0.15	0.35	1.01



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. 10/19/23
[Name, P.E. # 38122] Date





REVISION	DATE
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SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

UTILITY PLAN

Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

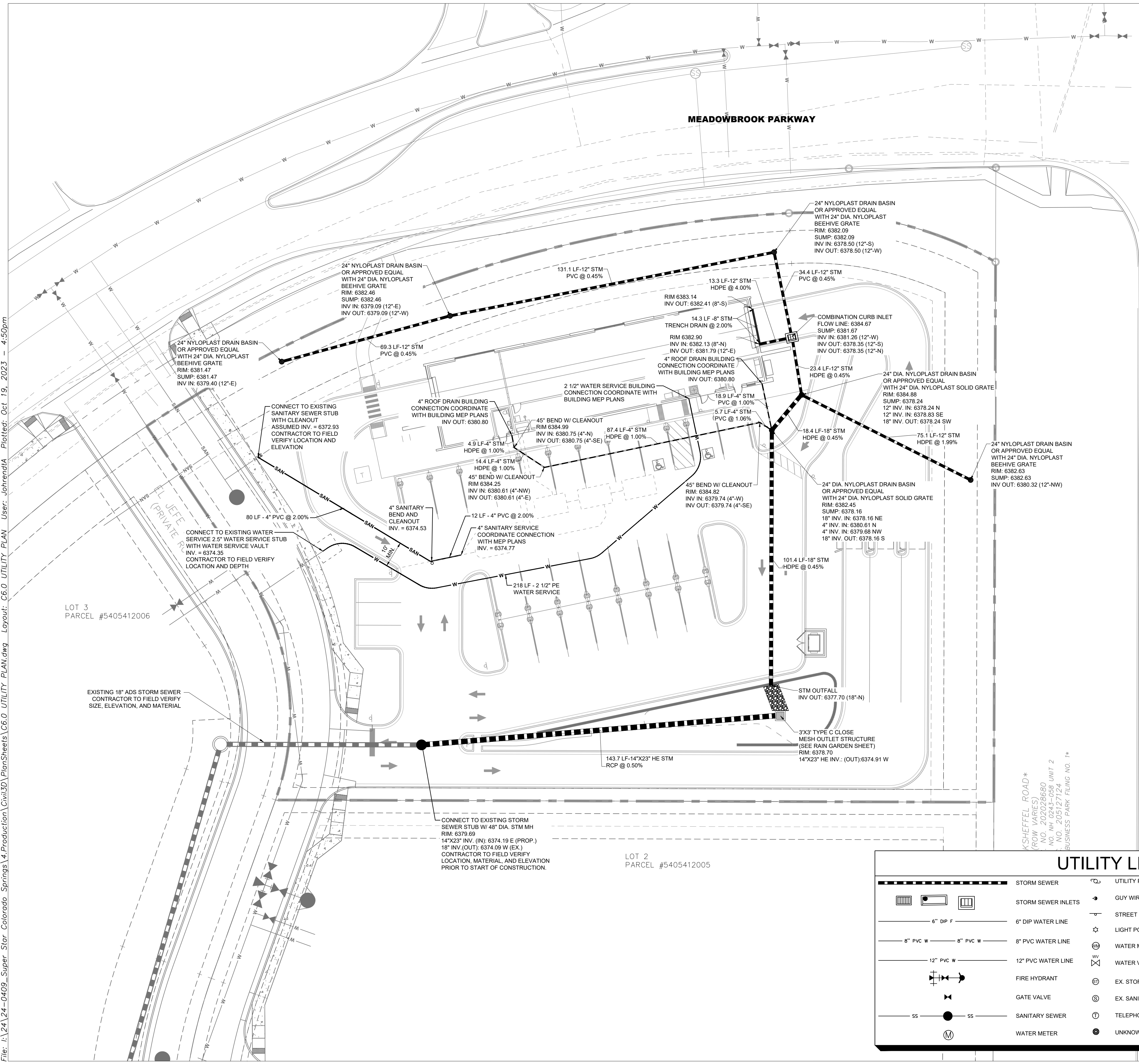
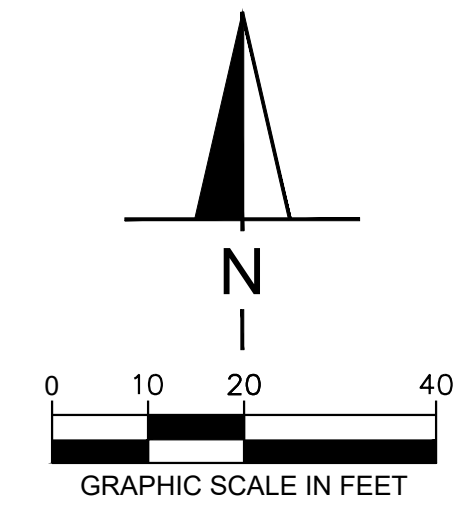
C6.0

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 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.
 - 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)		



File: I:\24\24-0409-Super Star Colorado Springs\4.Production\Civil\3D\PlanSheets\C6.0 UTILITY PLAN.dwg Layout: C6.0 UTILITY PLAN.dwg User: JahnredA Plotted: Oct. 19, 2023 4:50pm

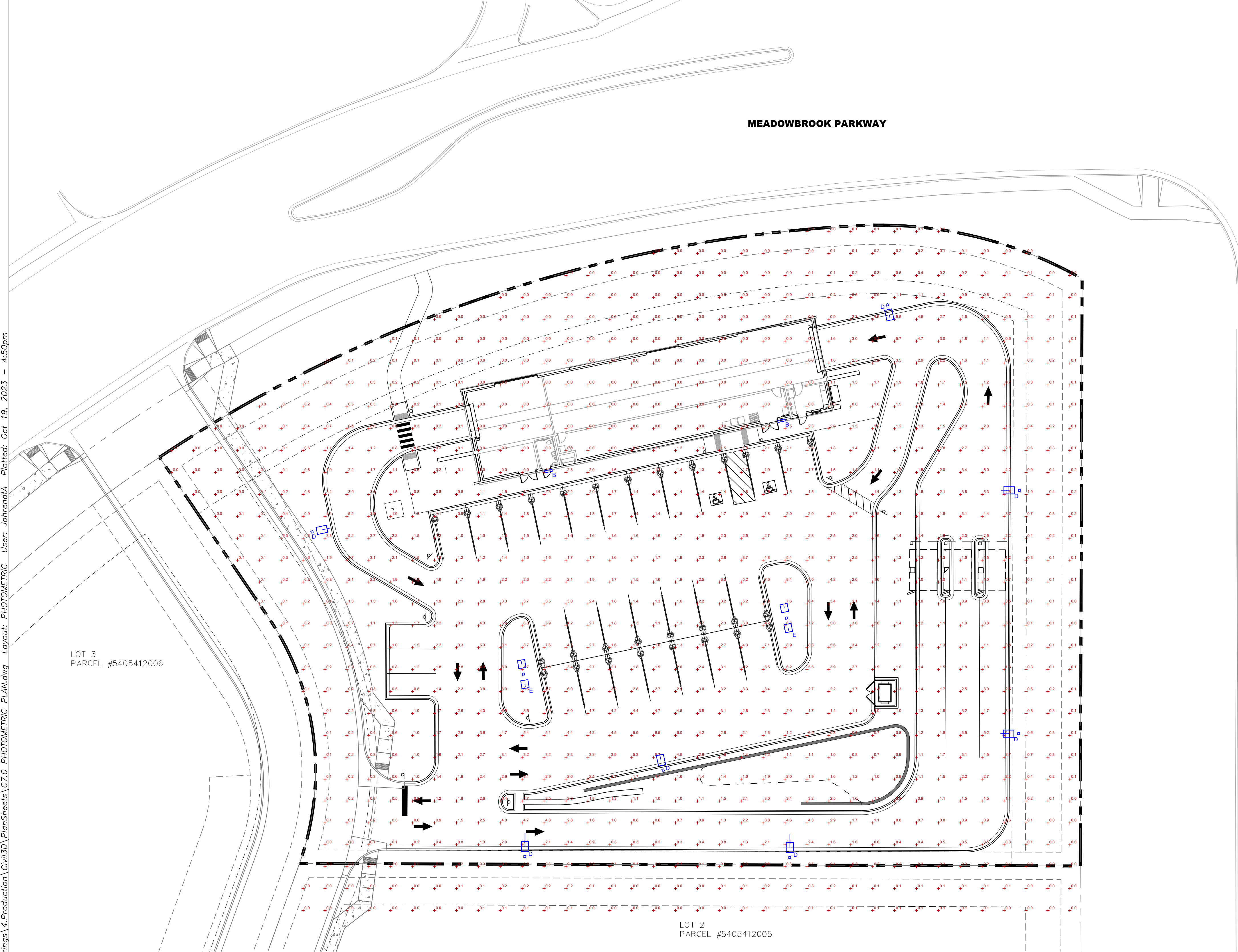
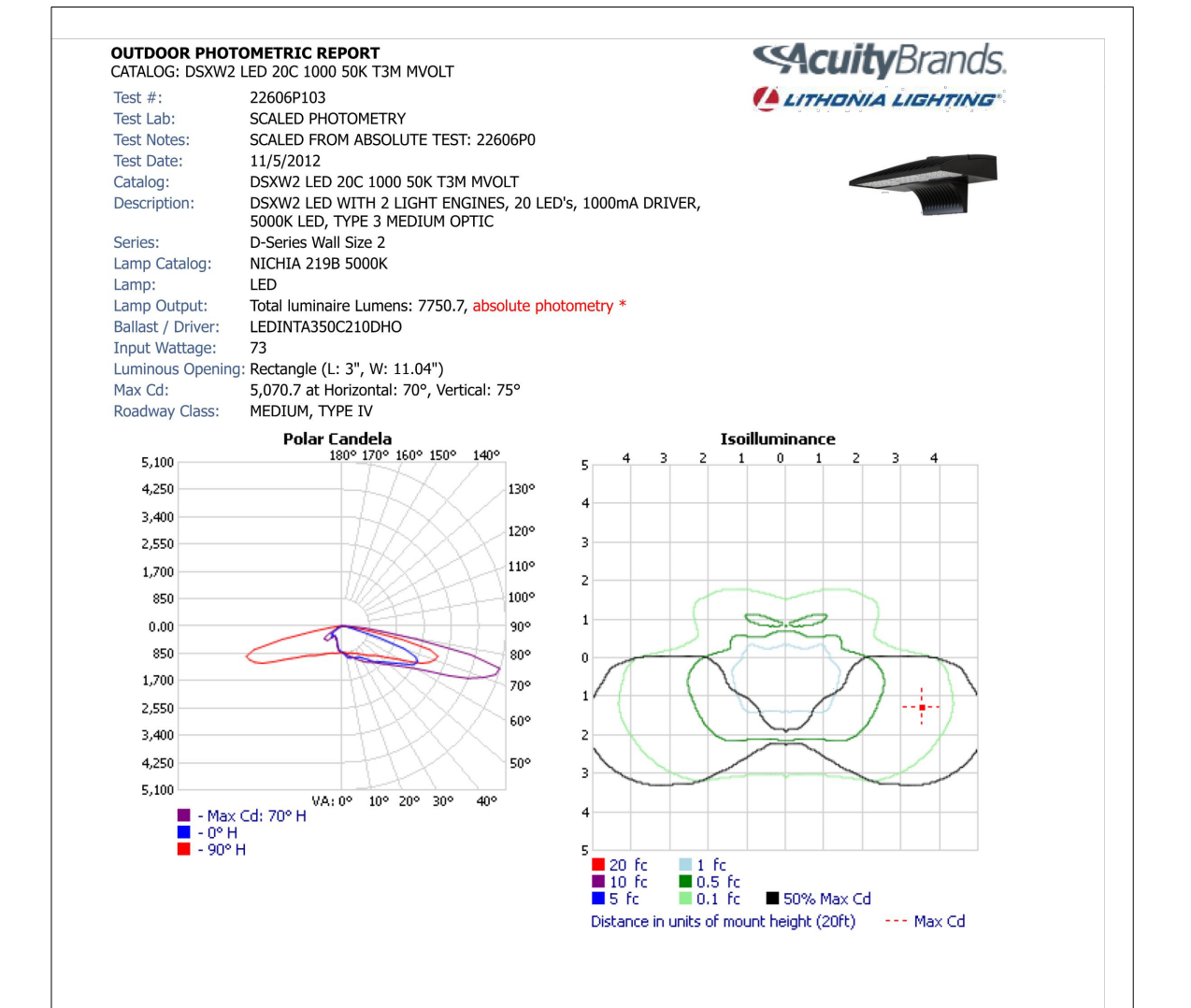
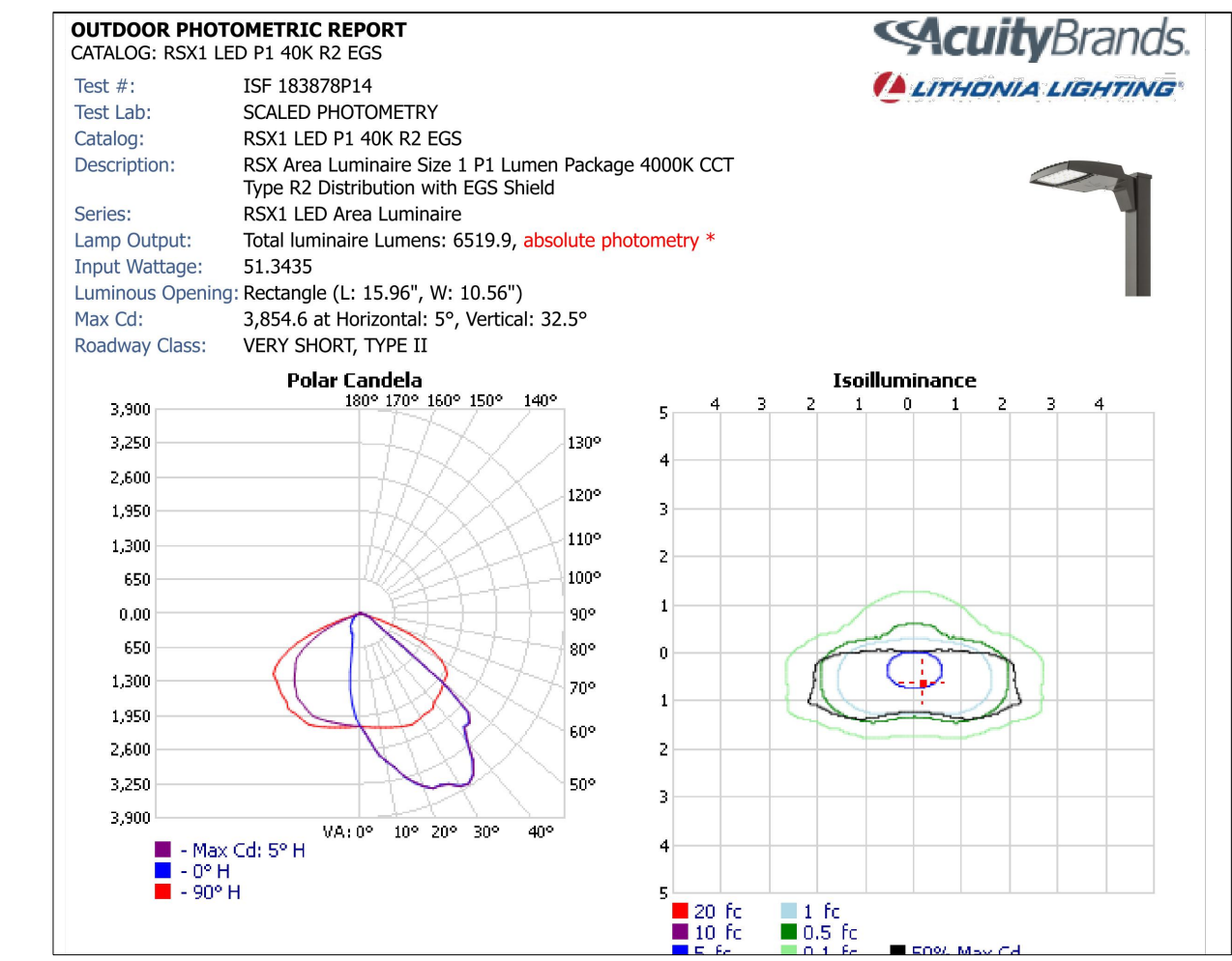
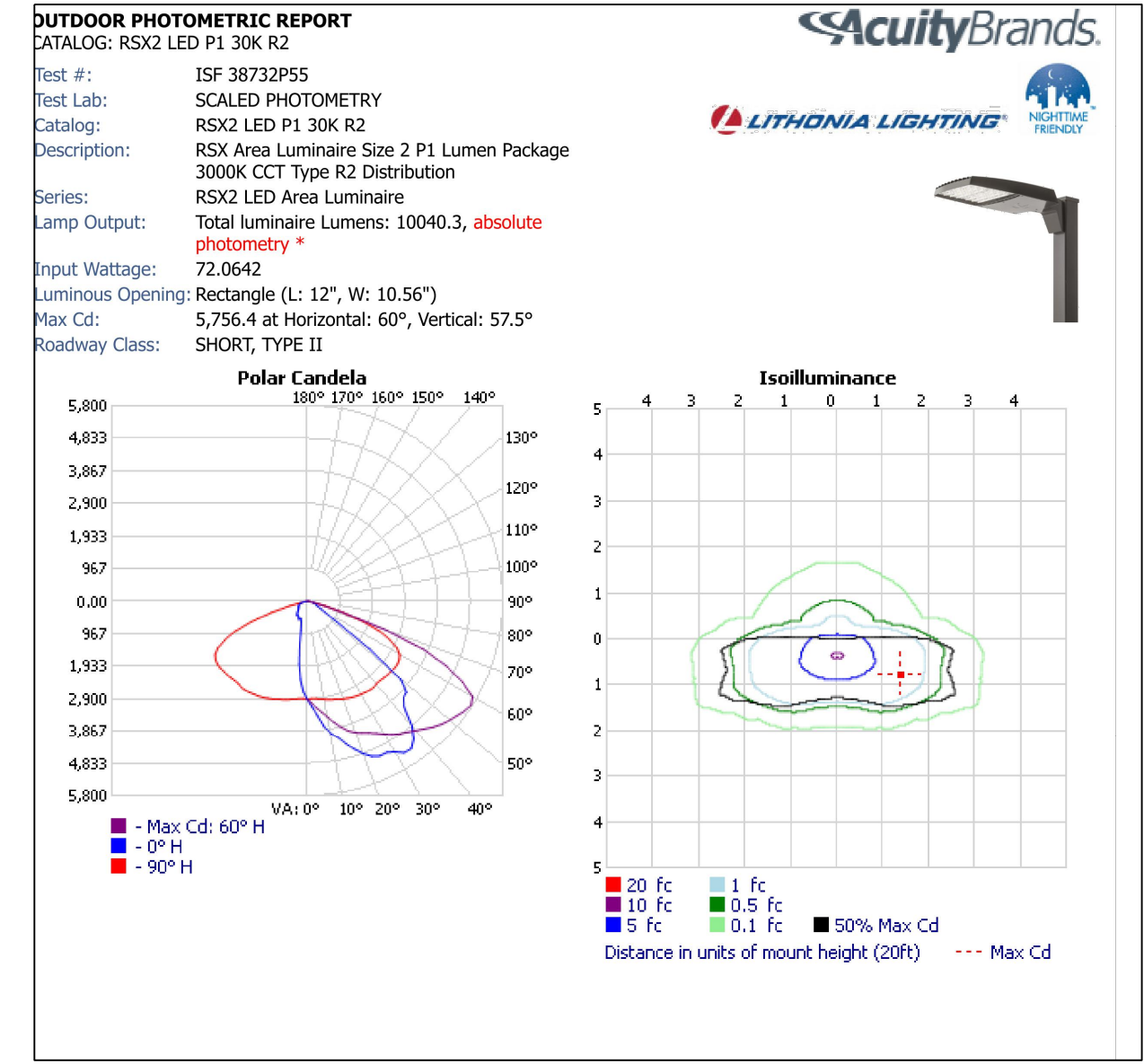


REVISION	DATE
RESUBMITTAL #1	7/25/2023
RESUBMITTAL #2	9/18/2023
RESUBMITTAL #3	10/20/2023

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
PHOTOMETRIC PLAN

Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

C7.0



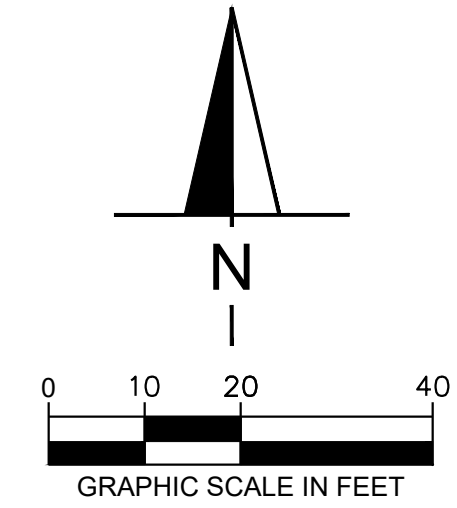
LIGHTING SUMMARY

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

- 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

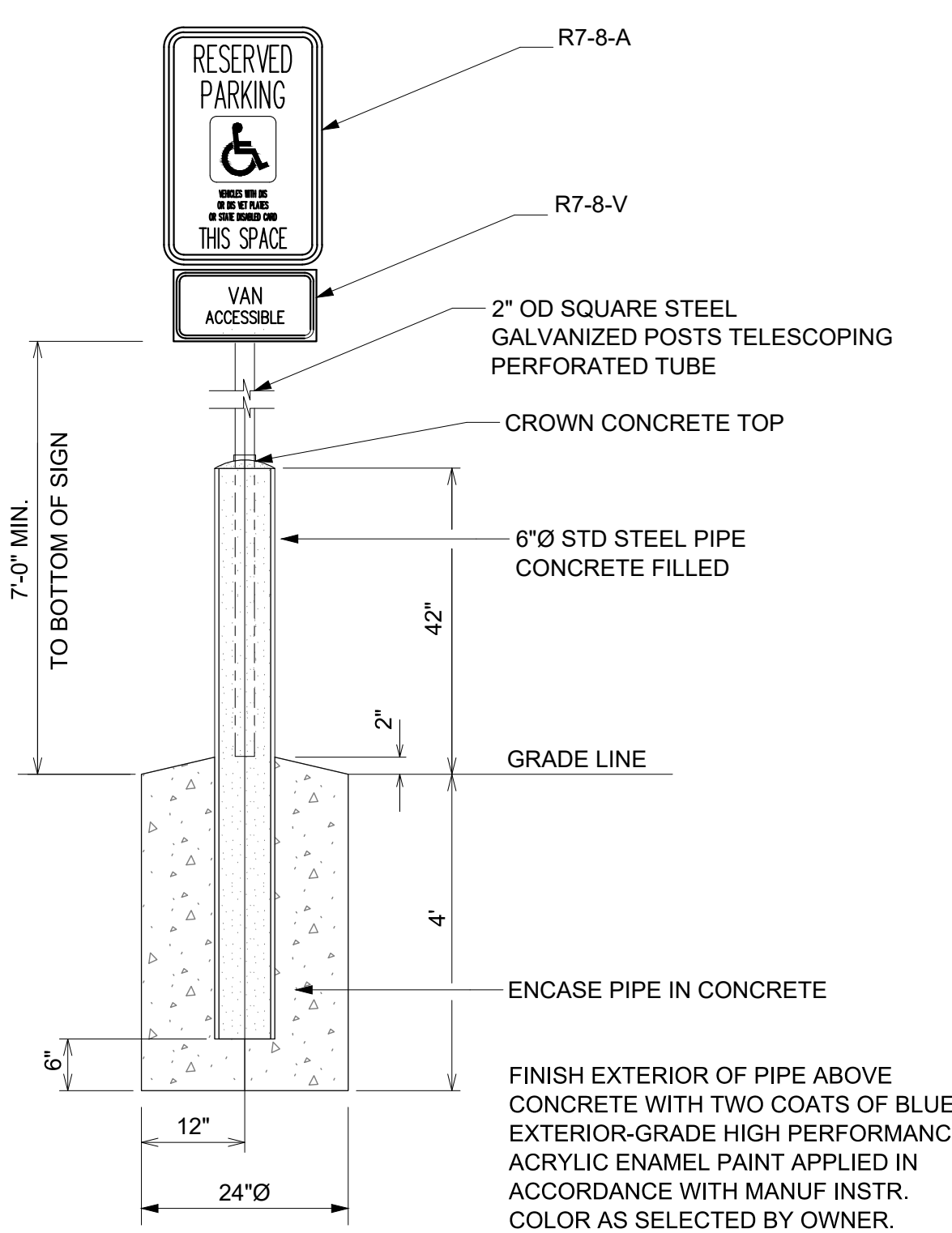
SITE LEGEND

	LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	POLE HEIGHT	LAMPS	COLOR
	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	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
	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

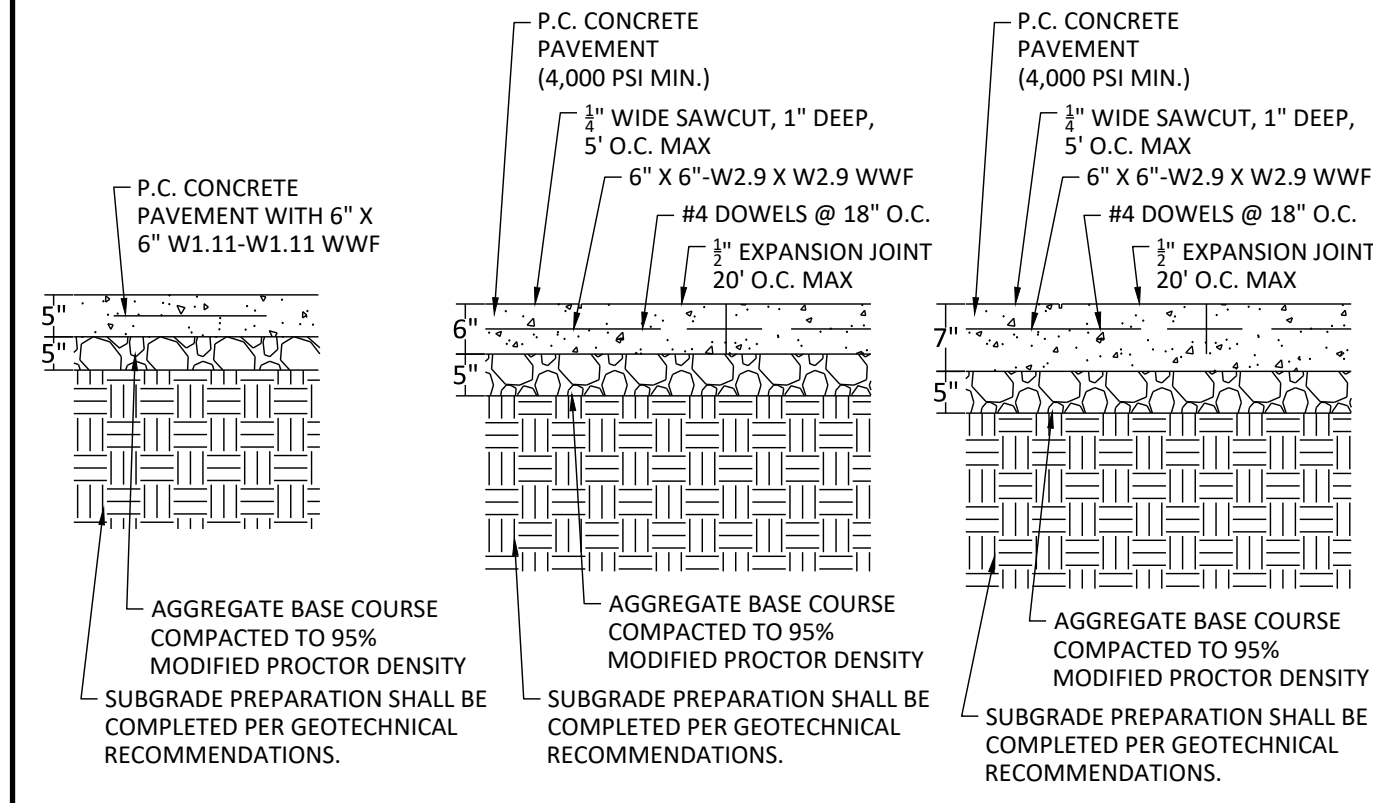




DATE	7/25/2023
REVISION #1	9/18/2023
REVISION #2	10/20/2023

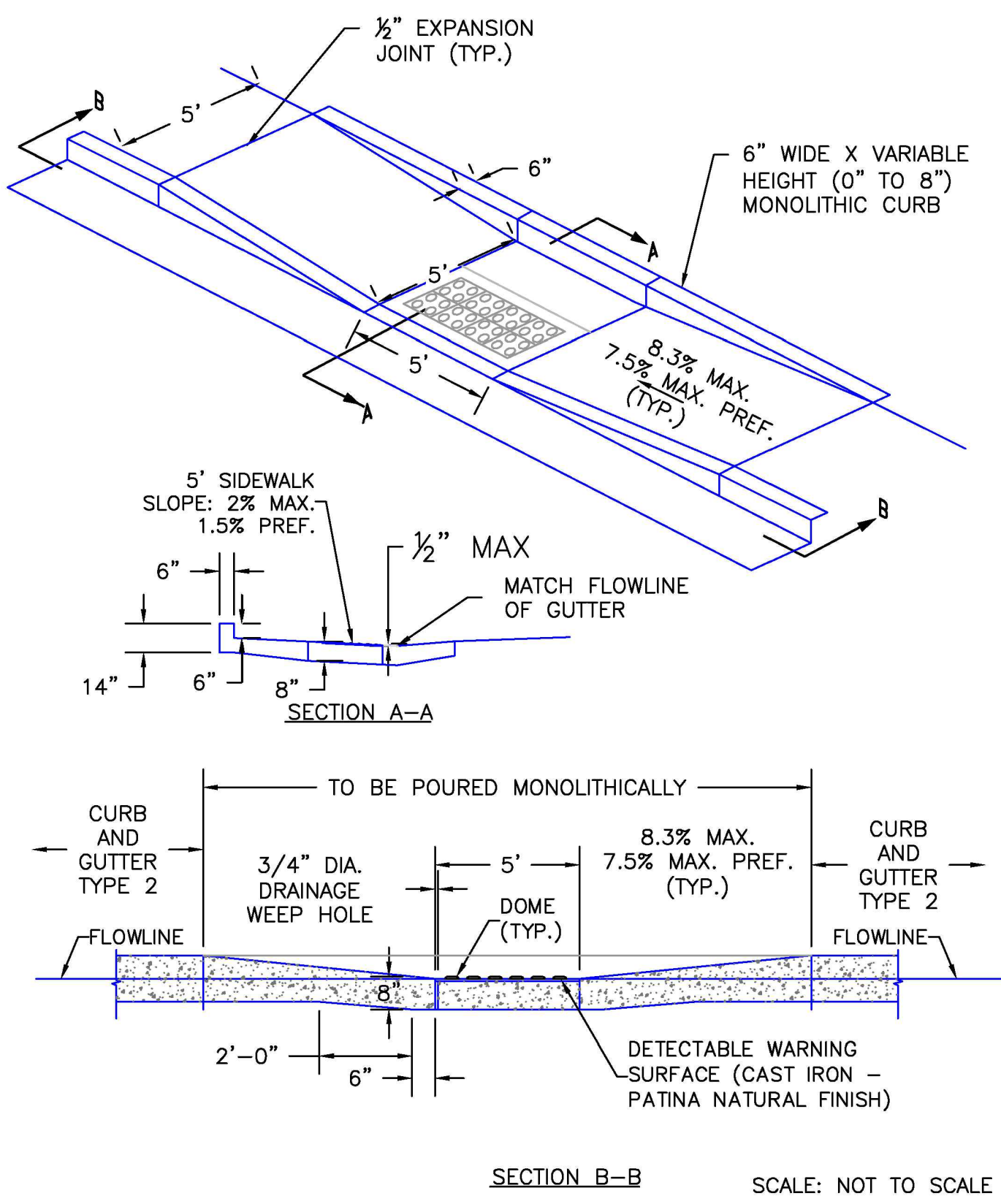


HDCP PIPE GUARD POST
NOT TO SCALE



- 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

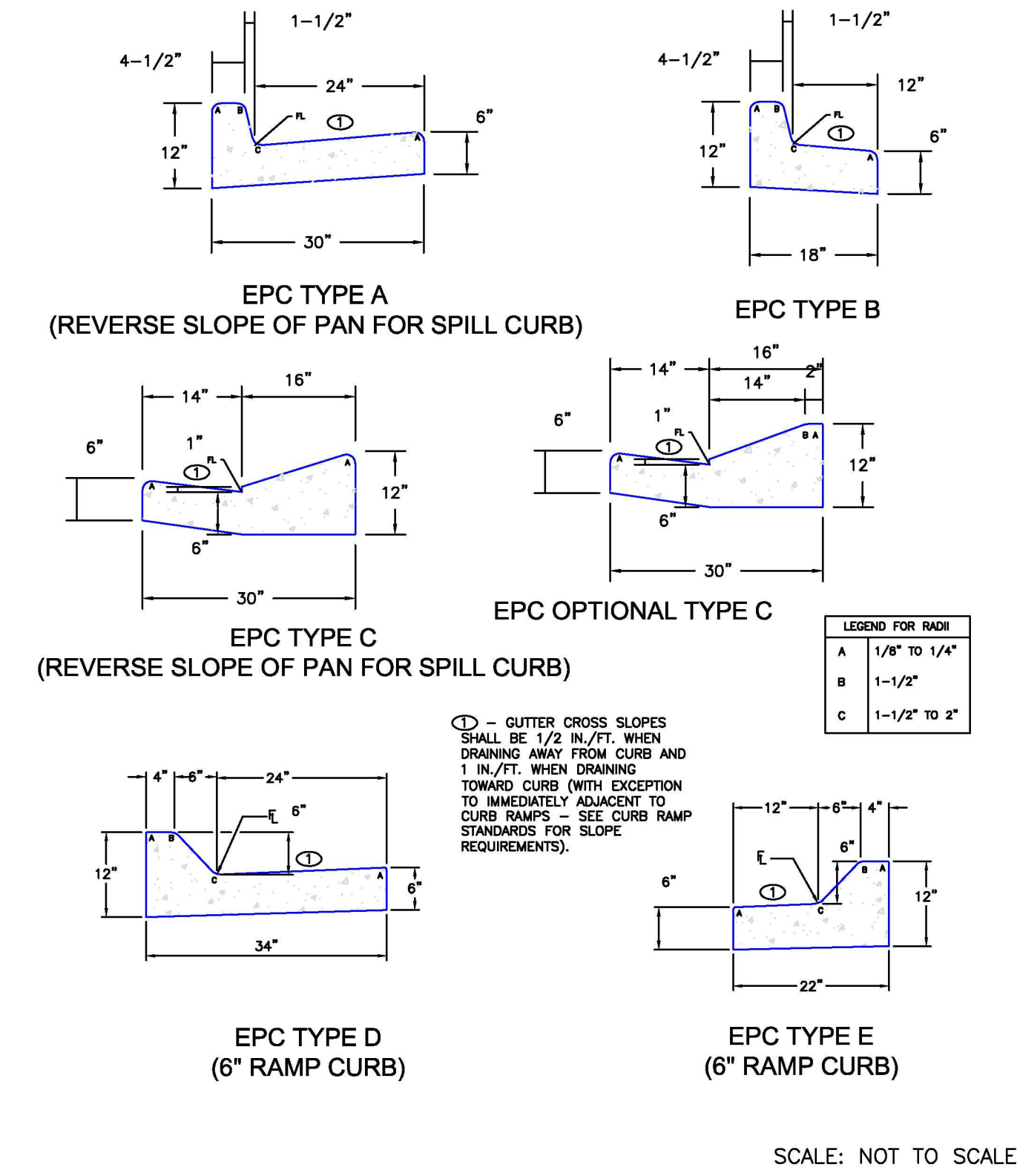


6/23/20
DATE APPROVED:
Jennifer E. Irvine
DEPARTMENT OF PUBLIC WORKS

Parallel Pedestrian
Curb Ramp Detail
Standard Drawing

REVISION DATE: 6/23/20
FILE NAME: SD_2-50

DEPARTMENT OF PUBLIC WORKS

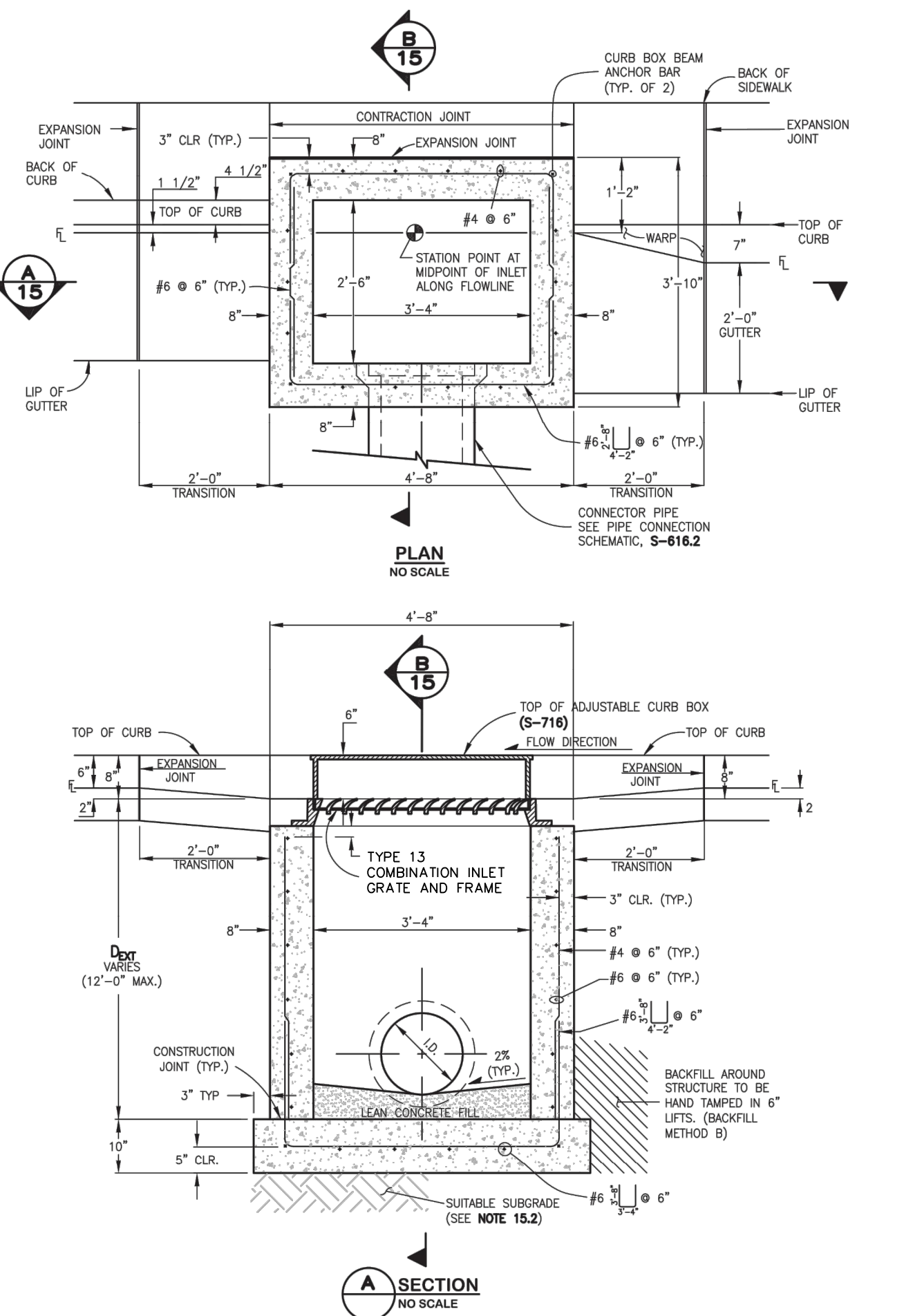


6/23/20
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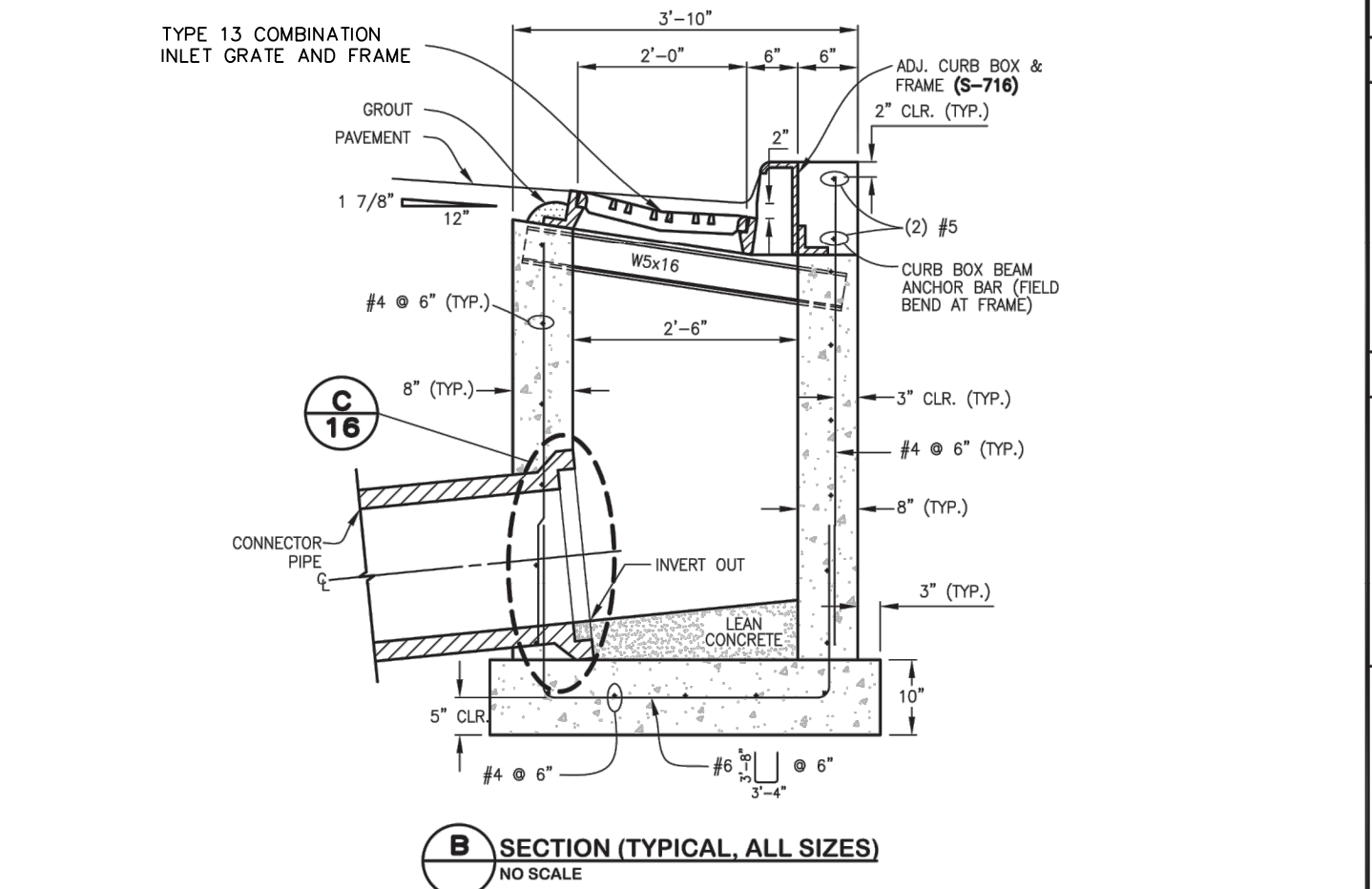
Typical Curb and Gutter
Details
Standard Drawing

REVISION DATE: 6/23/20
FILE NAME: SD_2-20

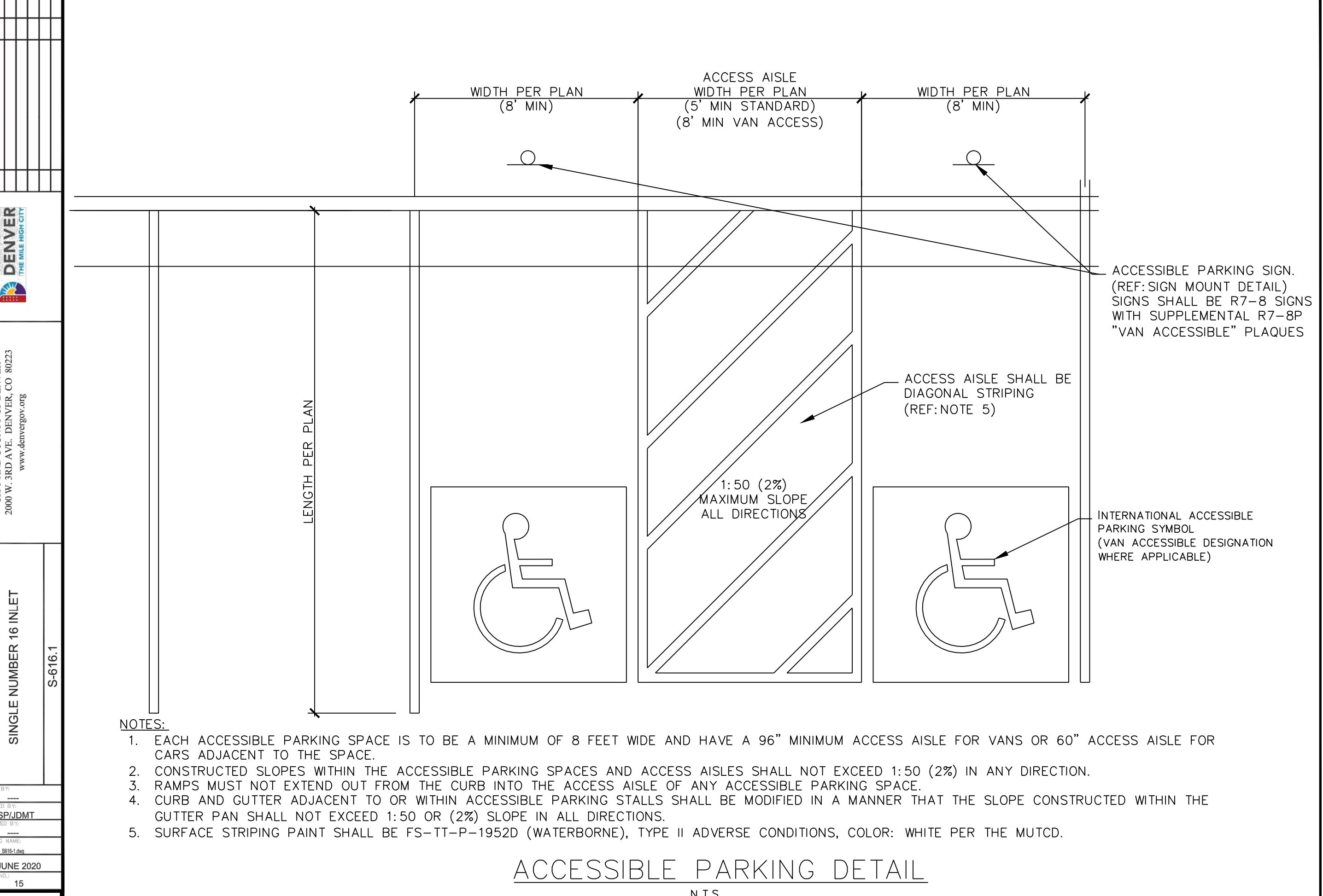
DEPARTMENT OF PUBLIC WORKS



COMBINATION CURB INLET



- 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 WCPM STANDARD CONSTRUCTION SPECIFICATIONS, ON SUITABLE UNDISTURBED MATERIAL. IF SUBGRADE IS UNSUITABLE, THE SUBGRADE SHALL BE OVERCUTTED AND STABILIZED WITH CLASS B BEDDING PER WCPM STANDARD CONSTRUCTION SPECIFICATIONS.
 - FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
 - S_c = 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 WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11 FOR REQUIREMENTS FOR SULFATE RESISTANCE IN CONCRETE EXPOSED TO EARTH.
 - SPLICING 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' = 4,500 PSI, MAX W/C/M = 0.45 AND AIR ENTRAINED 5% TO 6%. 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 WCPM STANDARD CONSTRUCTION SPECIFICATIONS SECTION 11.04 STORM INLETS FOR MORE INFORMATION. USE OF THIS DETAIL WITHOUT SPECIFICATIONS SHALL BE CONSIDERED NON-COMPLIANT.
 - SEE S-616.2 FOR REBAR PLACEMENT AT WALL PENETRATION DETAIL.
 - REFER TO "TRANSPORTATION STANDARDS AND DETAILS FOR THE ENGINEERING DIVISION" FOR ADJACENT ROADWAY AND SIDEWALK DESIGN CRITERIA.



ACCESSIBLE PARKING DETAIL
N.T.S.

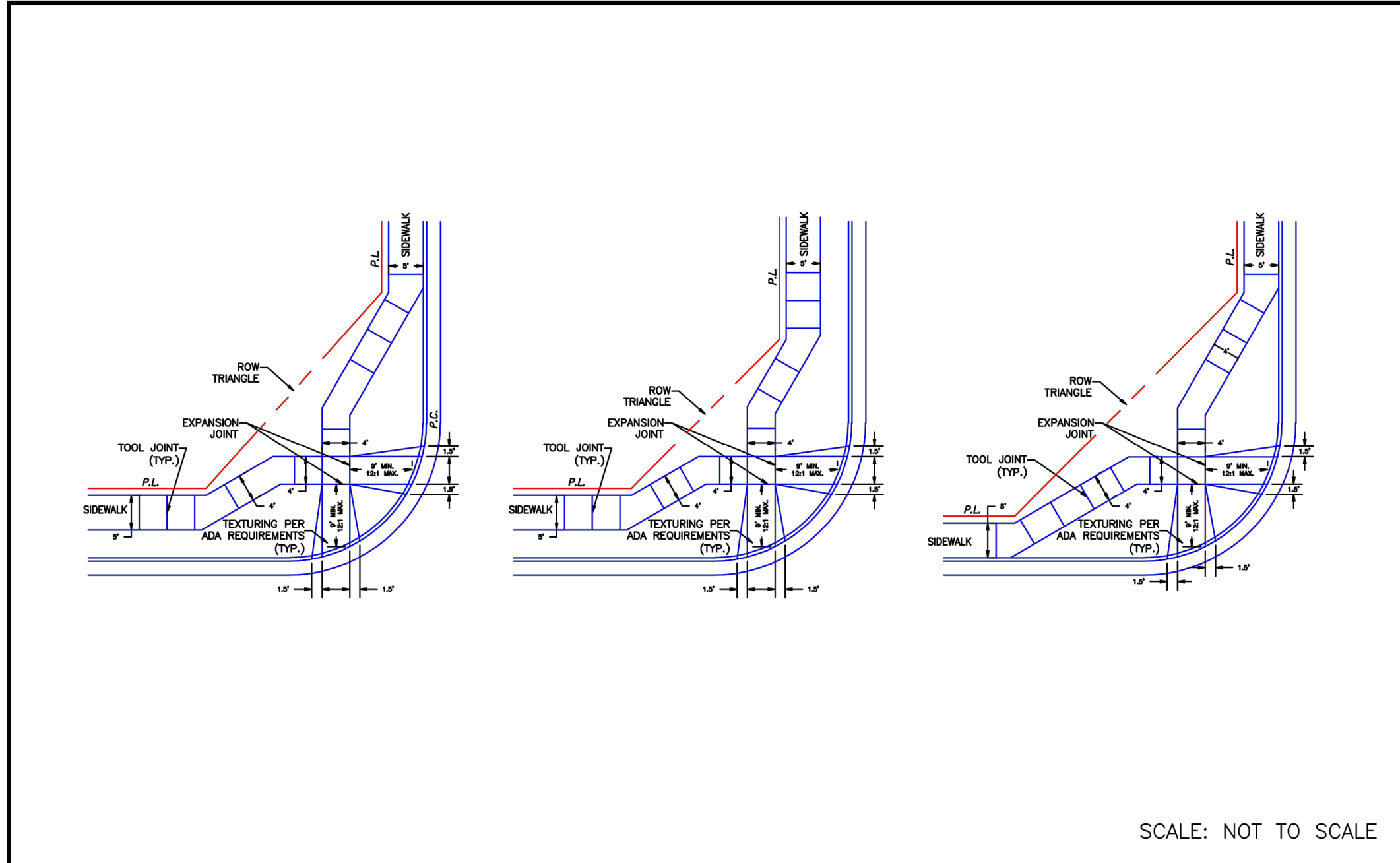
SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915
CONSTRUCTION DETAILS

Drawn By: AJJ
Checked By: SEM
Date: 10/20/2023
Project No. 24-0409
Sheet Number

C8.0



DATE	7/25/2023
REVISION	9/18/2023
RESUBMITTAL #1	10/20/2023
RESUBMITTAL #2	
RESUBMITTAL #3	



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

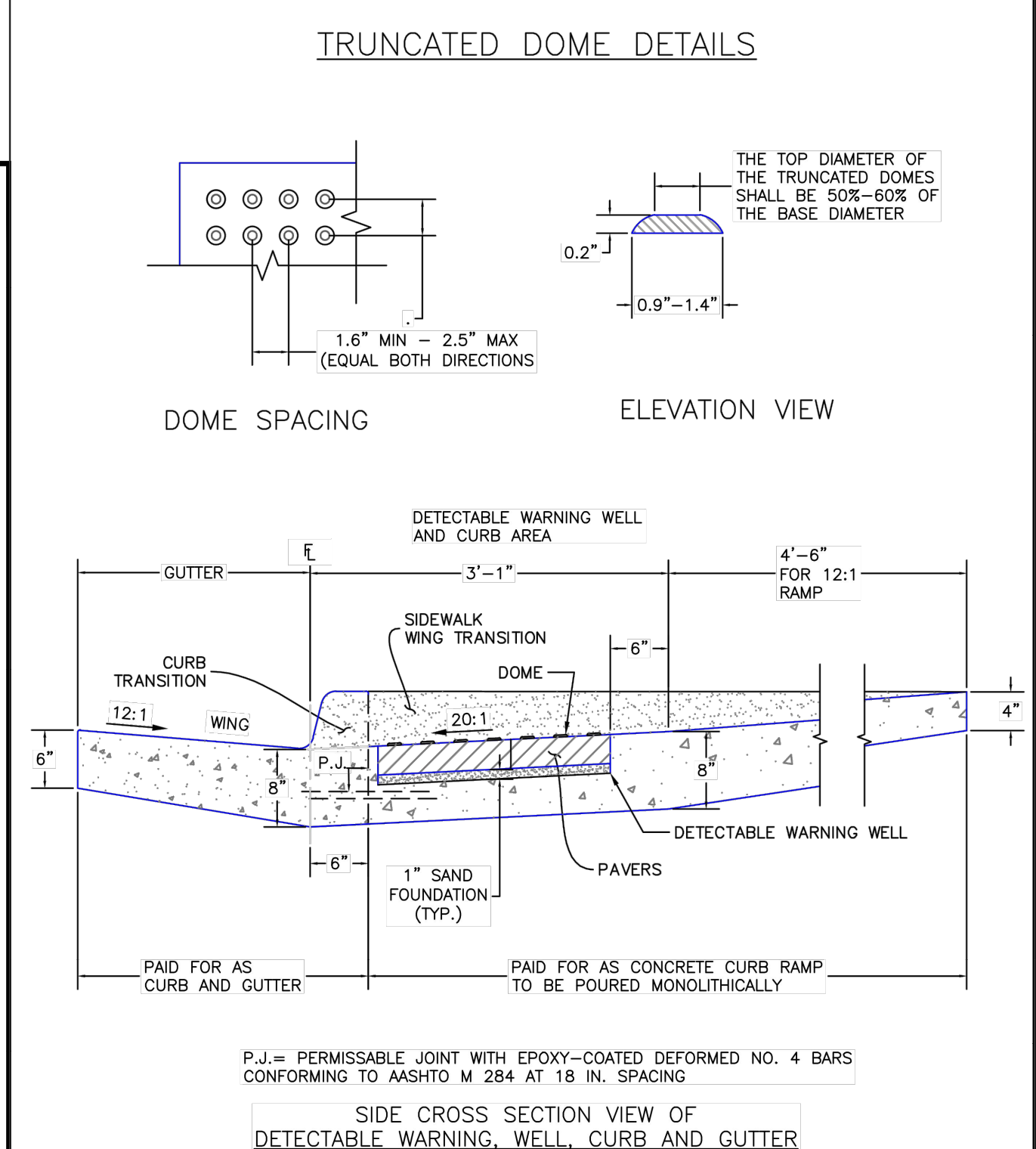
Pedestrian Intersection Ramp Detail Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_2-40

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



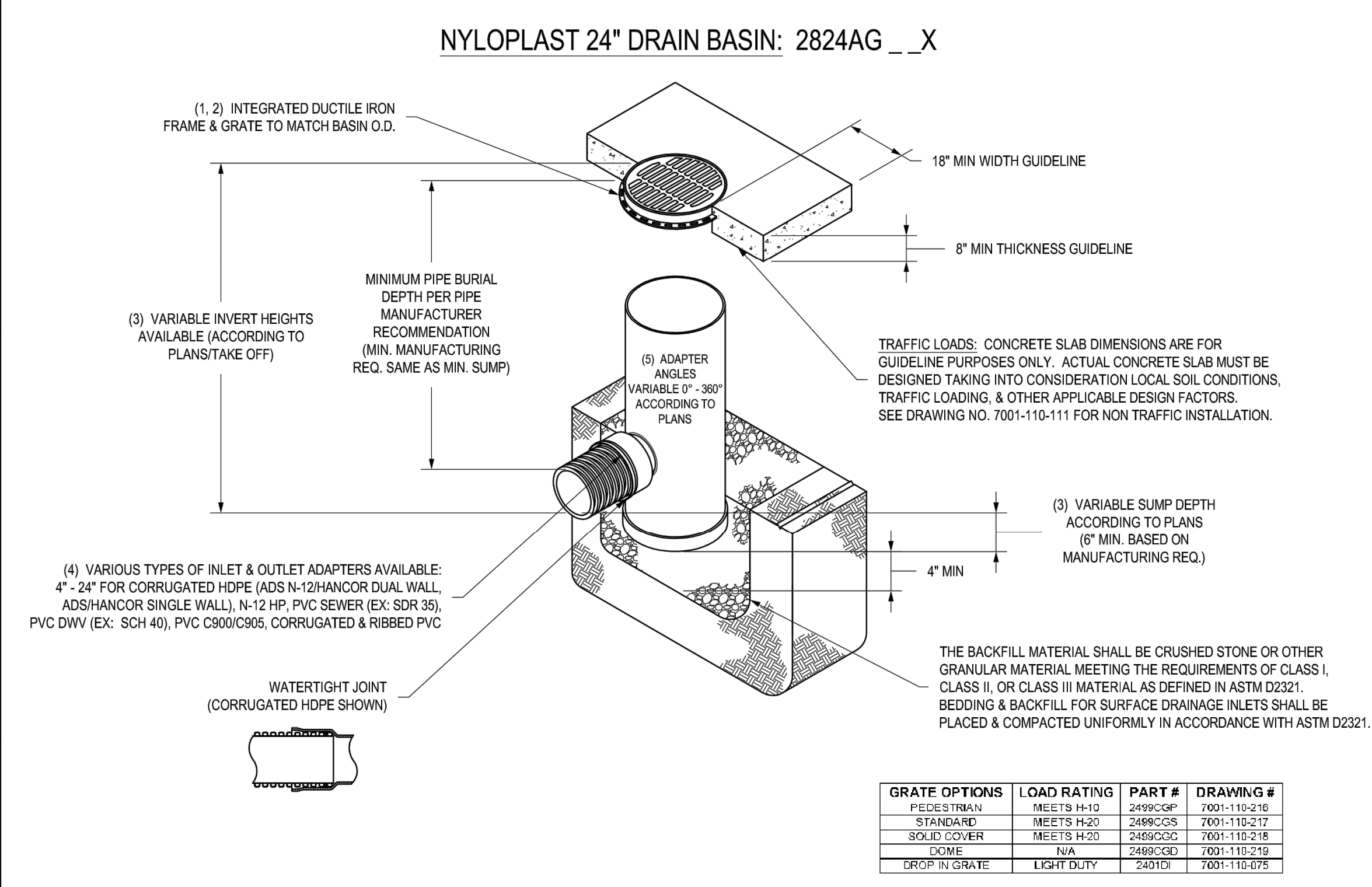
1.6" MIN - 2.5" MAX (EQUAL BOTH DIRECTIONS)
0.2"
0.9"-1.4"
THE TOP DIAMETER OF THE TRUNCATED DOMES SHALL BE 50%-60% OF THE BASE DIAMETER

DOME SPACING ELEVATION VIEW

DETECTABLE WARNING WELL AND CURB AREA
GUTTER 3'-1" 4'-6" FOR 12:1 RAMP
SIDEWALK WING TRANSITION 6"
CURB TRANSITION 12:1 WING 20:1 DOME 6"
PAVERS 6"
DETECTABLE WARNING WELL
1" SAND FOUNDATION (TYP.)
PAID FOR AS CURB AND GUTTER PAID FOR AS CONCRETE CURB RAMP TO BE POURED MONOLITHICALLY

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

SCALE: NOT TO SCALE



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

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)
MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)

(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

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

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.

(3) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.)

4" MIN

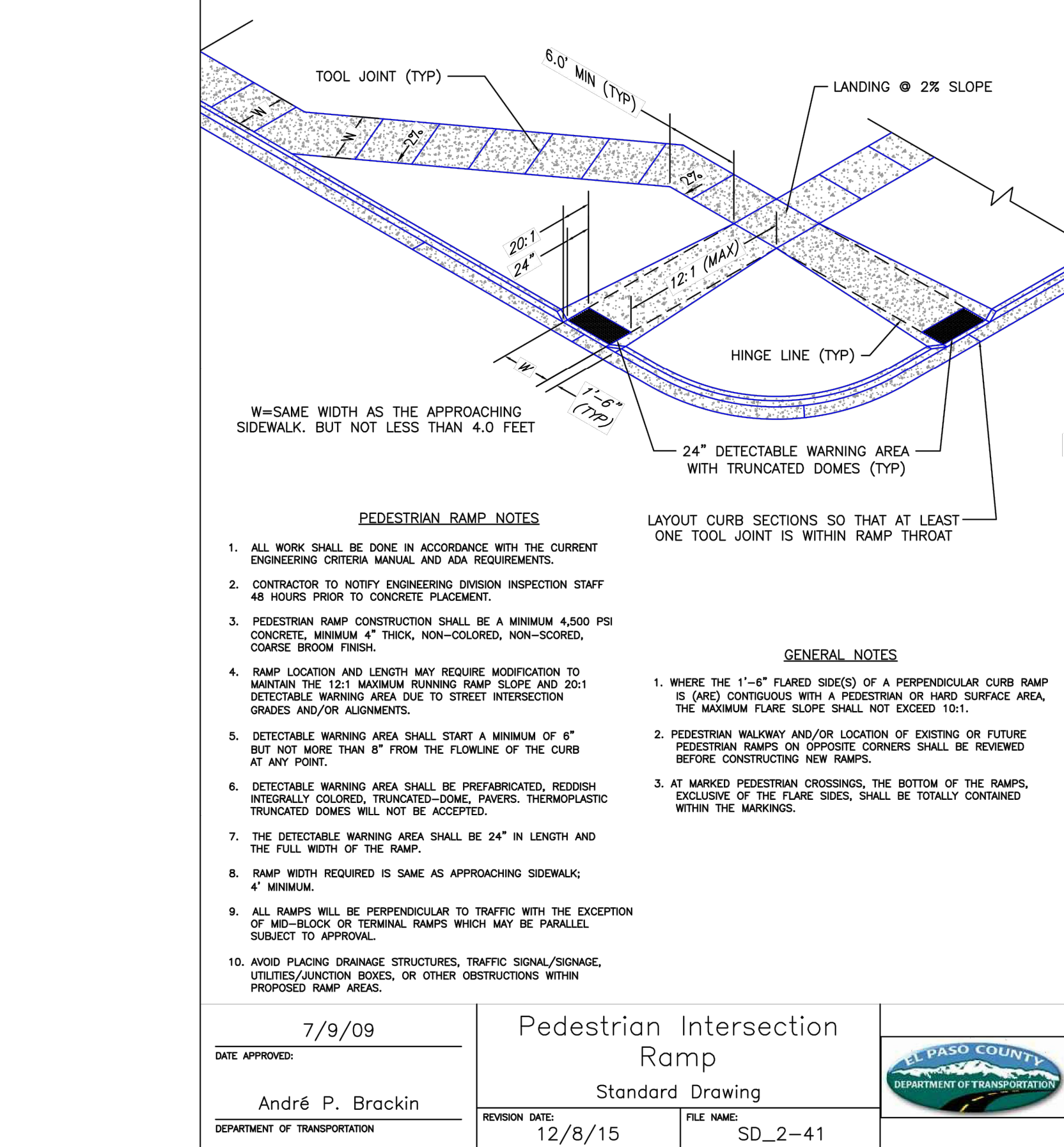
THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

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	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2491DI	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.
4 - SEE DRAWING NO. 7001-110-085.
5 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
6 - 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	3130 VERONA AVE SUFFORD, GA 30518 PHN (770) 832-2443 FAX (770) 832-2490 www.nyloplast-us.com
DATE	04-03-06	PROJECT NO./NAME	TITLE
REVISED BY	NMH		24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE	03-14-16	DWG NO.	7001-110-192
DWG SIZE	A	SCALE	1:40
SHEET	1 OF 1	REV	E

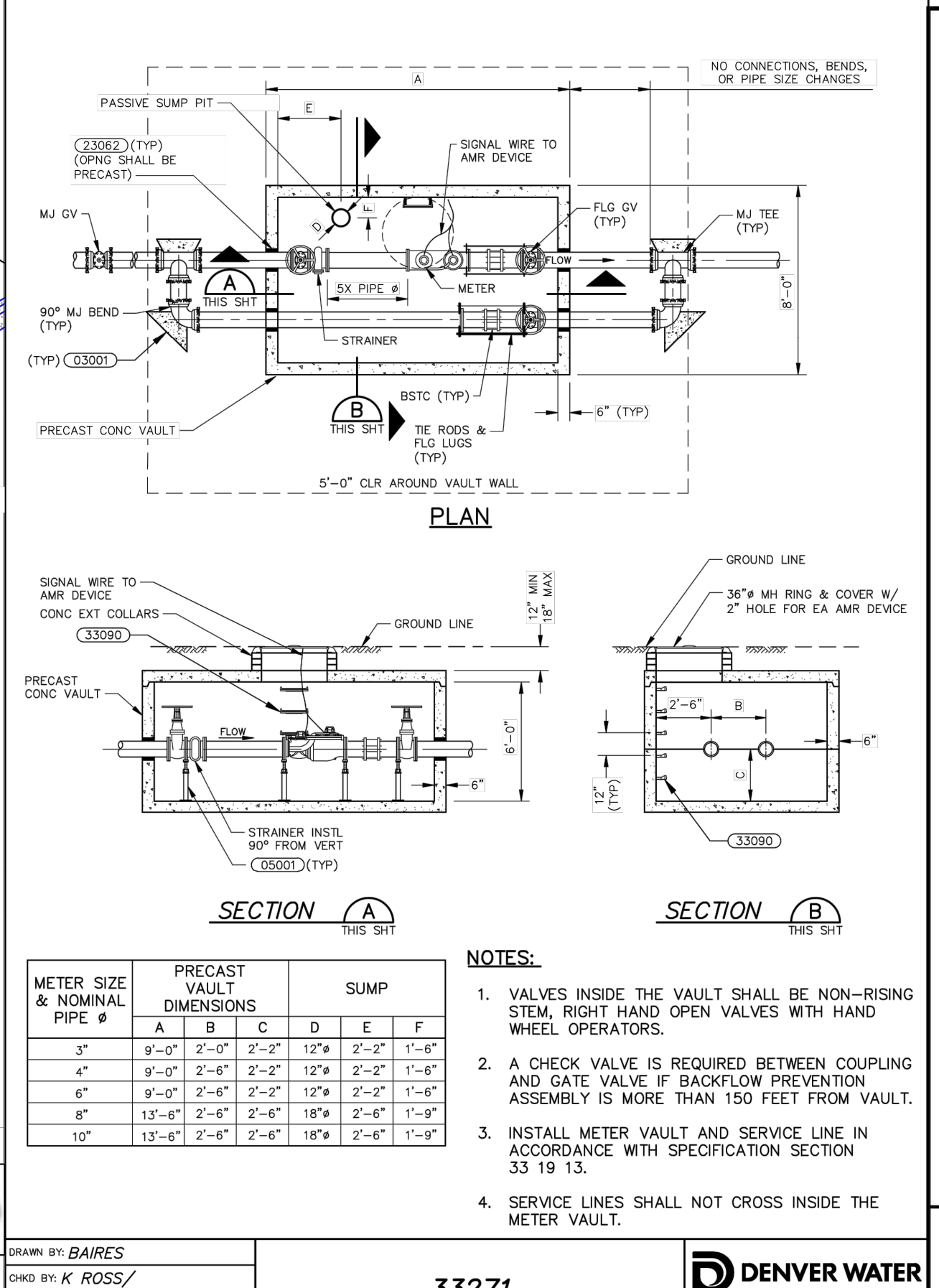


7/9/09
DATE APPROVED: André P. Brackin
DEPARTMENT OF TRANSPORTATION

Pedestrian Intersection Ramp Standard Drawing

REVISION DATE: 12/8/15
FILE NAME: SD_2-41

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



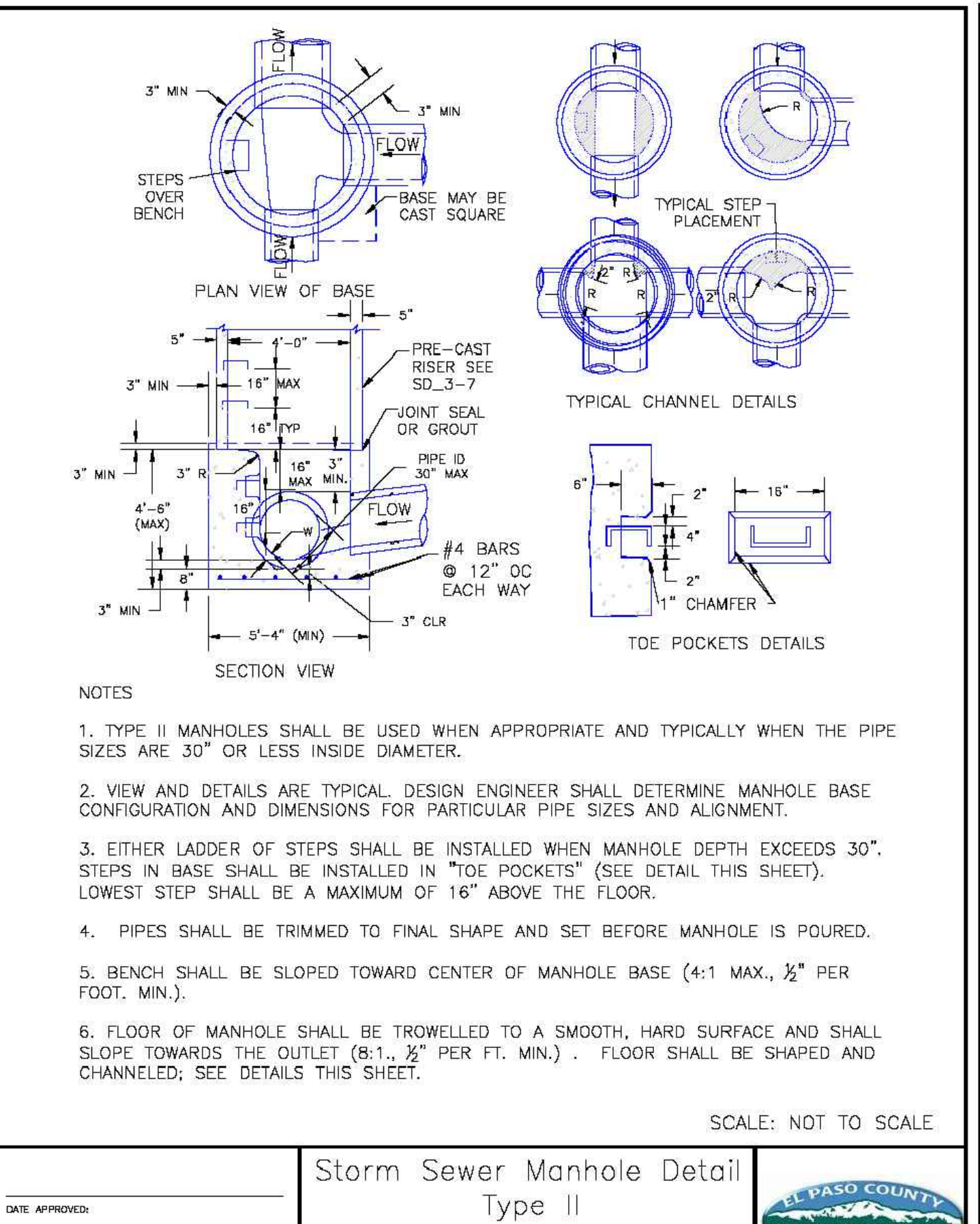
33271 LARGE METER IN VAULT

EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

1800 West 12th Ave
Denver, Colorado 80202-3412
7.303.628.6000
7.303.628.6861
denverwater.org

DENVER WATER

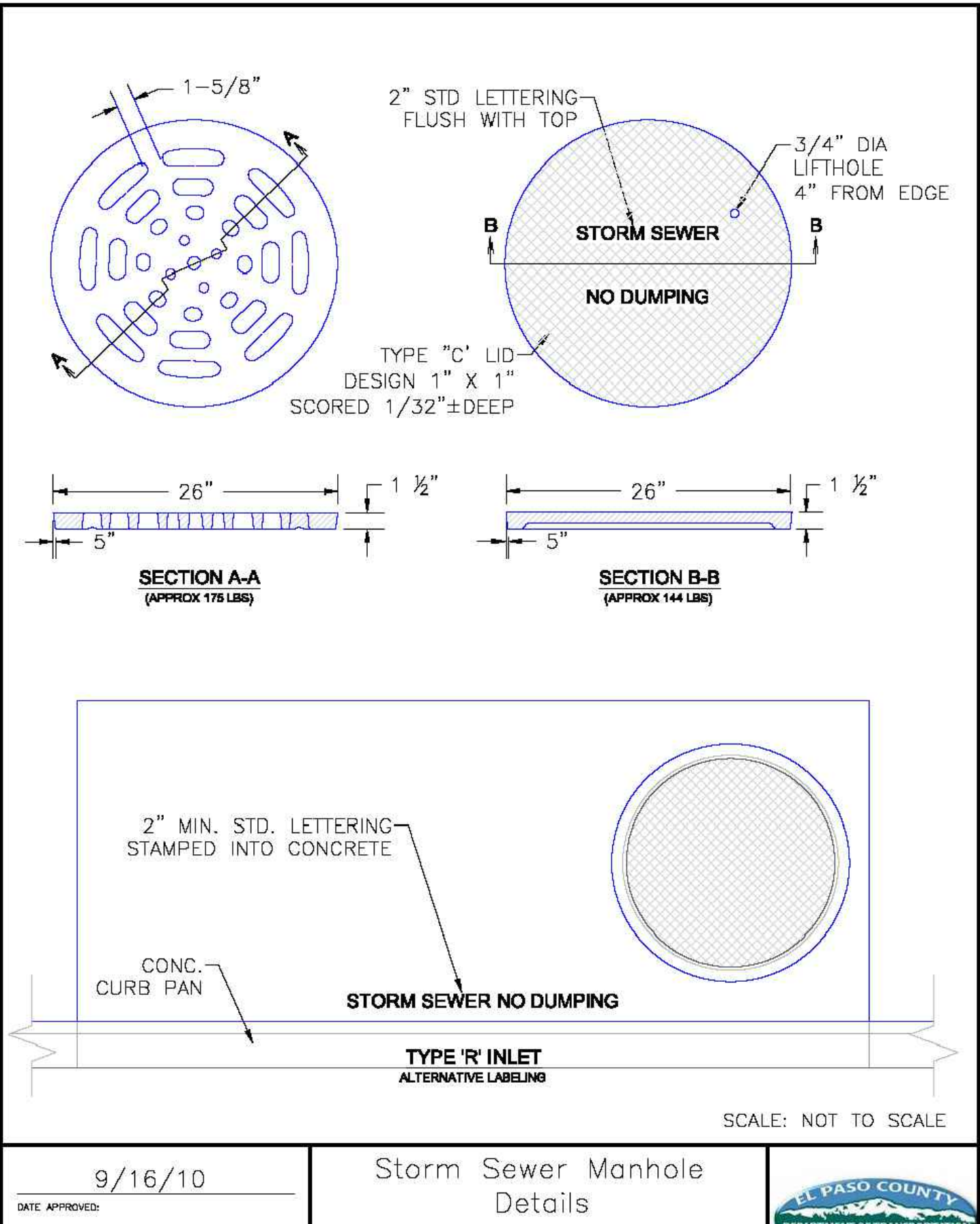
1600 West 12th Ave
Denver, Colorado 80202-3412
7.303.628.6000
7.303.628.6861
denverwater.org



Storm Sewer Manhole Detail Type II Standard Drawing

REVISION DATE: 11/10/04
FILE NAME: SD_3-2

EL PASO COUNTY 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

SUPERSTAR CARWASH
MEADOWBROOK PKWY
COLORADO SPRING, CO 80915

CONSTRUCTION DETAILS

Drawn By: AJJ
Checked By: SEM
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C8.1

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.

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]
		MARKSHEFFEL 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]

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	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	HELICOTRICHON 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

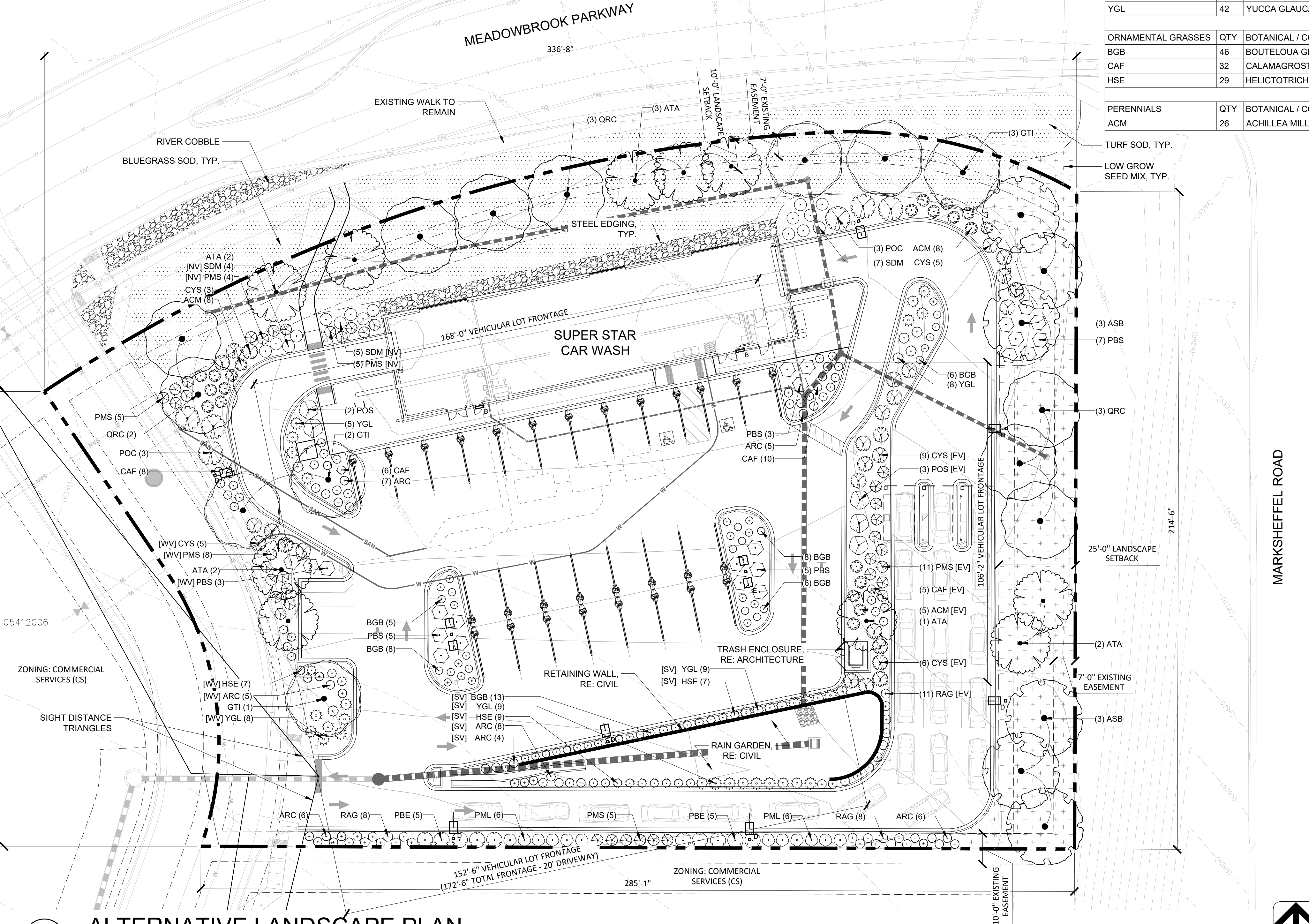
- BLUEGRASS SOD (SPRAY IRRIGATED)
- ROUNDED RIVER COBBLE 3"-6"
- LOW GROW SEED MIX (SPRAY IRRIGATED)
- STEEL LANDSCAPE EDGER

LOW GROW SEED MIX

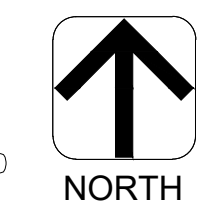
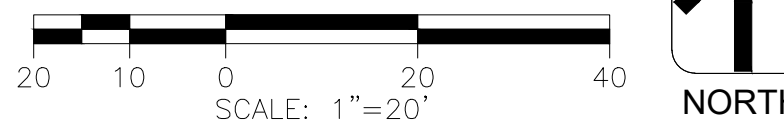
% OF MIX	TYPE	POUNDS PLS*
30%	EPHRAIM CRESTED WHEATGRASS	15
25%	SHEEP FESCUE	12
20%	PERENNIAL RYE	10
15%	CHEWINGS FESCUE	8
10%	CANADA BLUEGRASS	5
100%	TOTAL PLS:	50

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

*PLS = PURE LIVE SEED



1 ALTERNATIVE 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

ALTERNATIVE LANDSCAPE PLAN

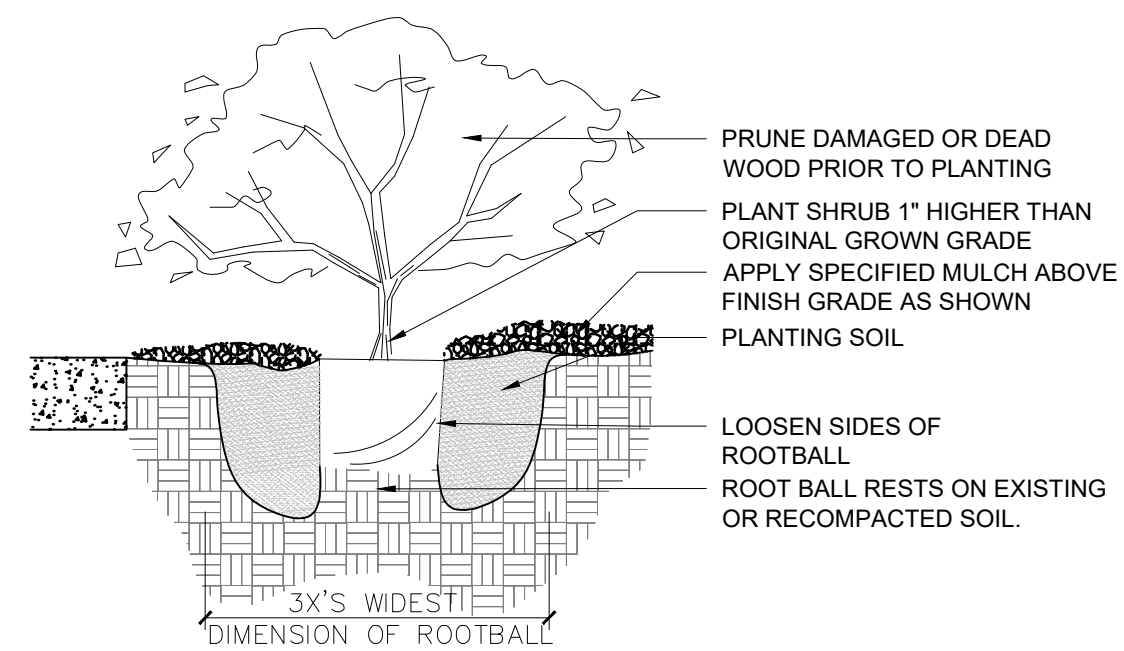
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Project No. 24-0409
Sheet Number

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REVISION	

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Sheet Number

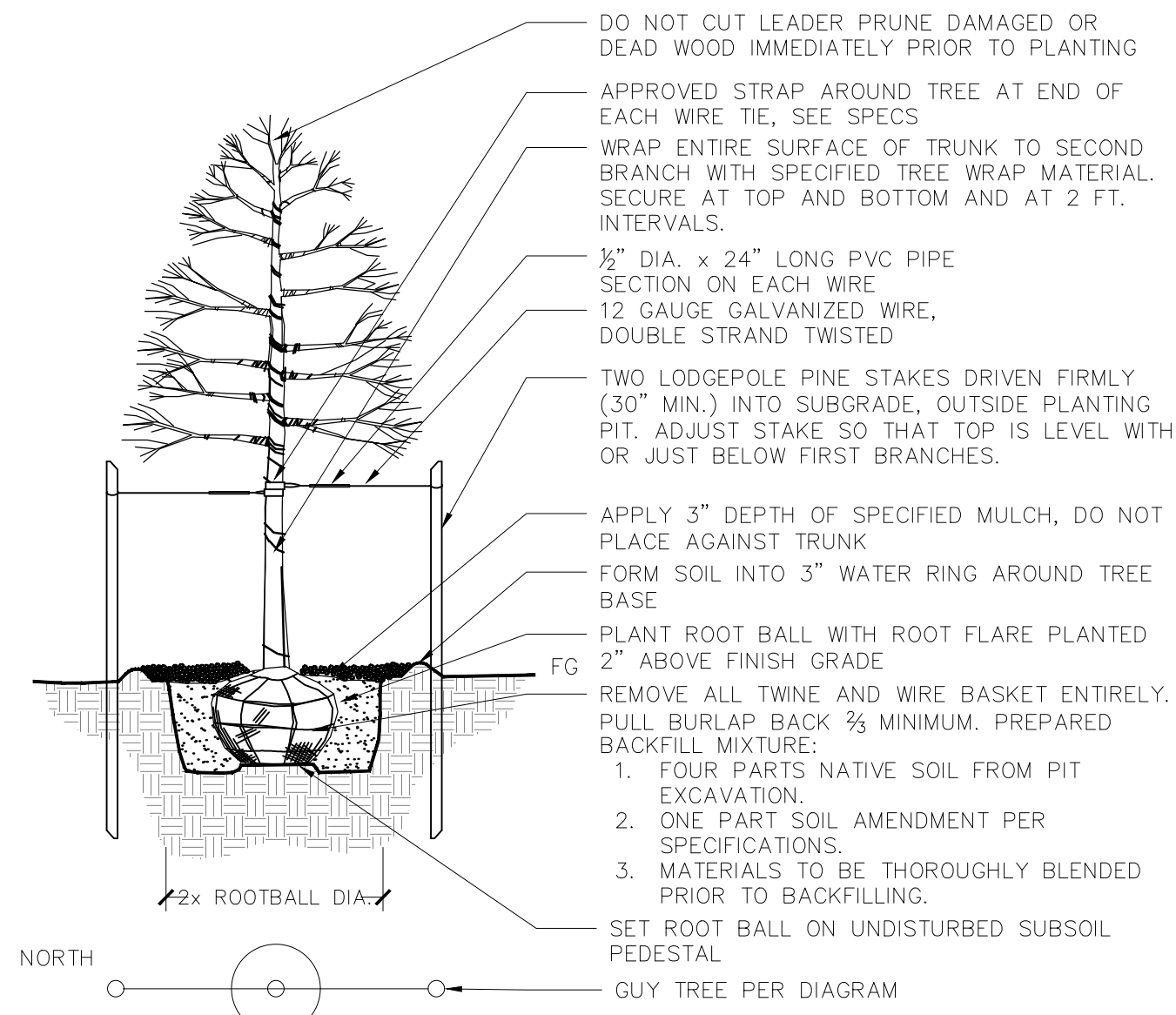


- NOTES:**
- EVERGREEN SHRUBS SHALL BE PLANTED NO CLOSER THAN 3' TO CLOSEST PAVEMENT.
 - ALL PLANT CONTAINERS TO BE REMOVED PRIOR TO PLANTING.
 - BACKFILL AND WATER IN THOROUGHLY.
 - BROKEN ROOT BALLS WILL BE REJECTED.

1 SHRUB PLANTING

3/4" = 1'-0"

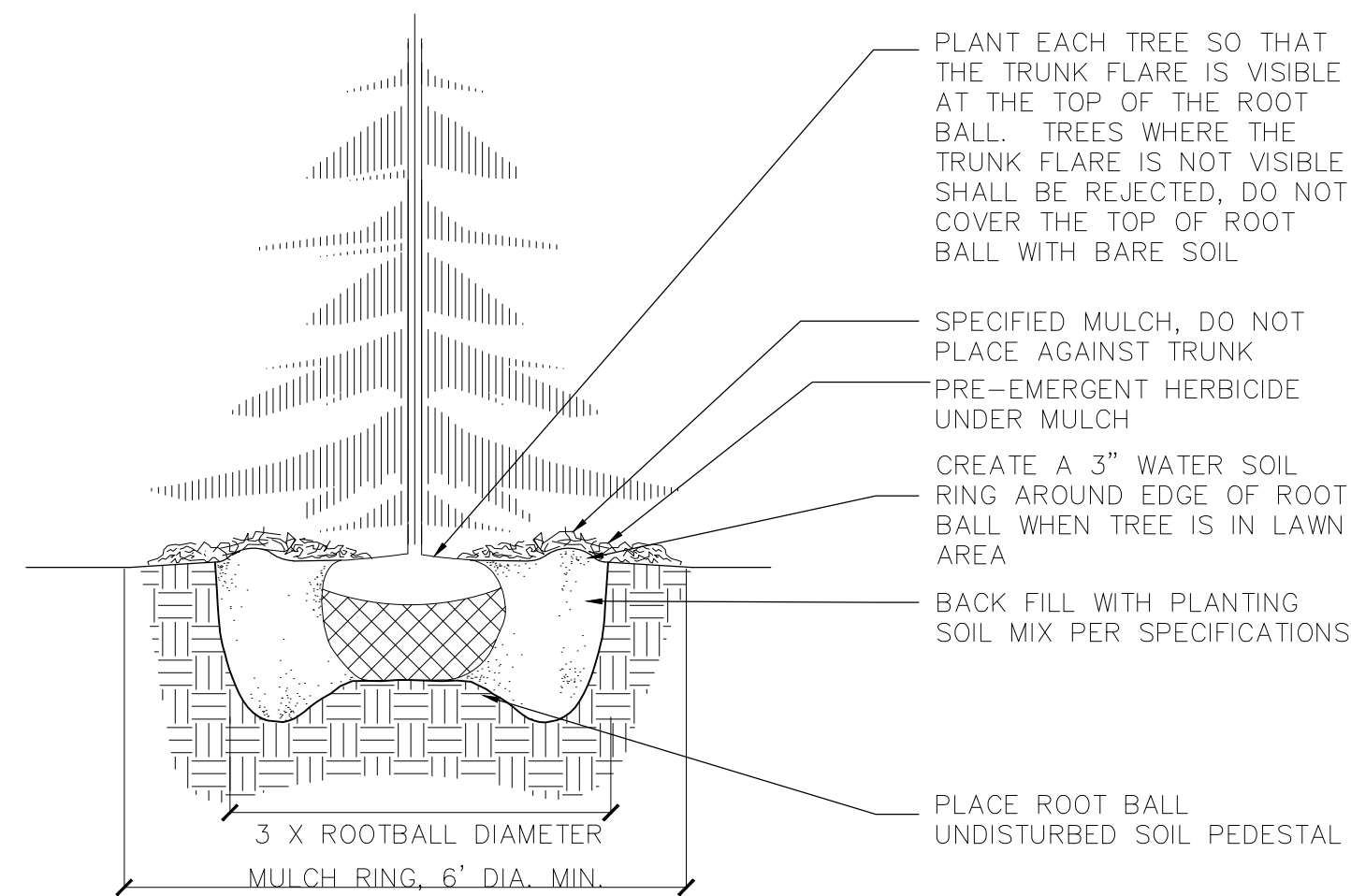
P-2022-BEL-03



2 DECIDUOUS TREE PLANTING AND STAKING

1" = 1'-0"

P-2022-BEL-01



- NOTES:**
- 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
 - STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
 - REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP 2/3 OF ROOT BALL.

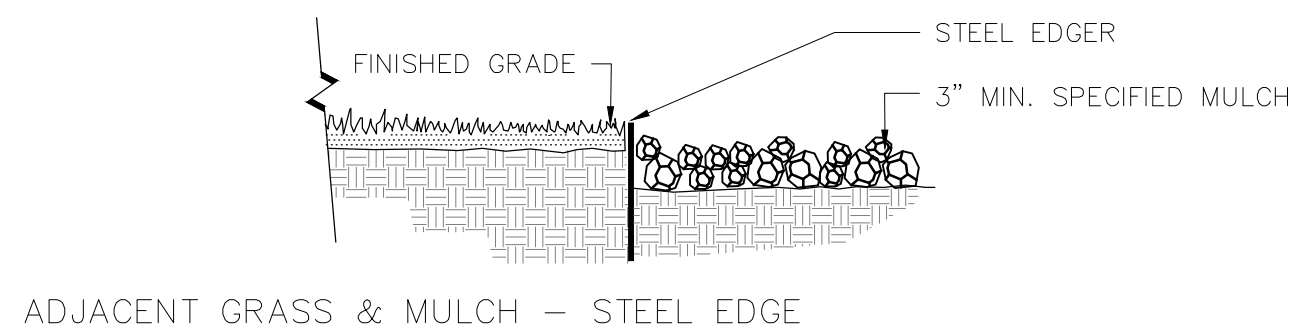
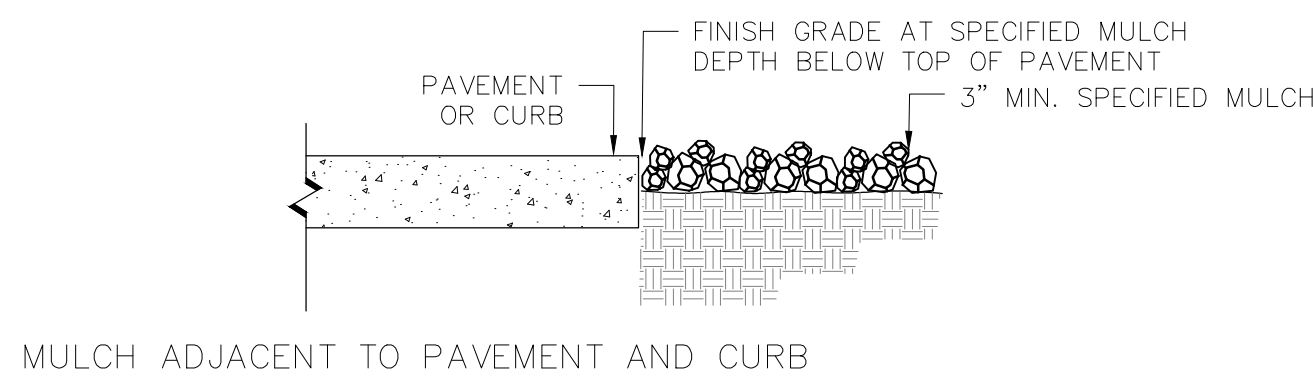
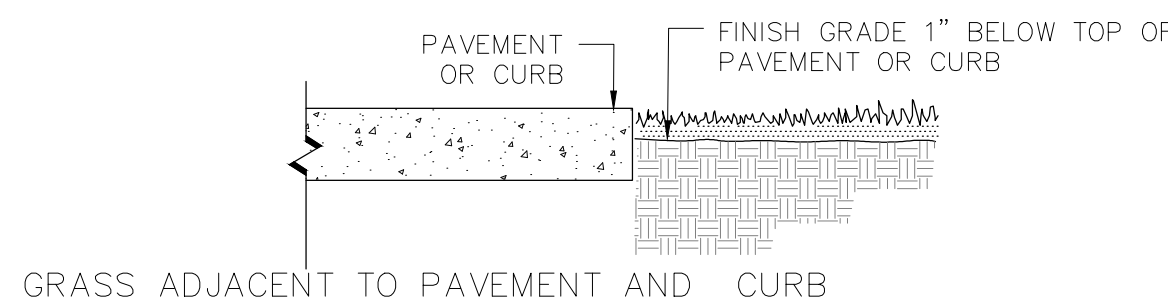
3 CONIFEROUS TREE PLANTING

N.T.S.

P-2022-BEL-50

PLANTING & LANDSCAPE NOTES:

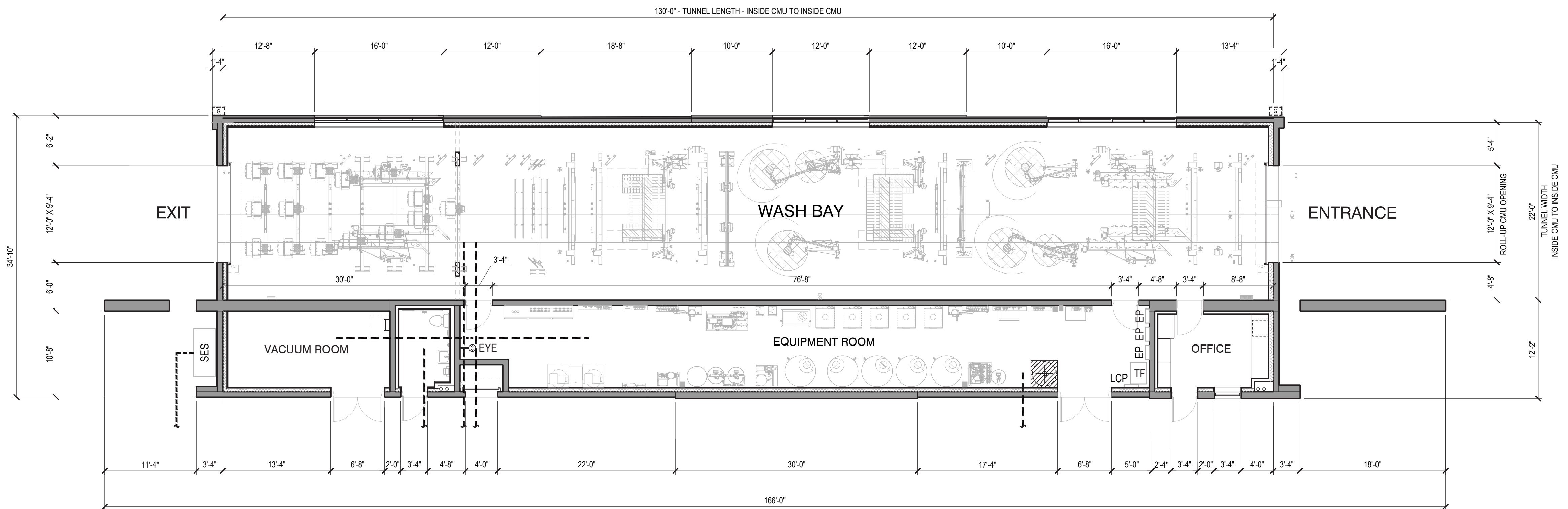
- ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH CODE COMPLIANT BACK FLOW PREVENTION MEASURES. BEDS WILL BE WATERED VIA DRIP IRRIGATION BELOW THE MULCH SURFACE. NATIVE SEED AND SOD AREAS WILL BE WATERED VIA OVERLAPPING, HEAD TO HEAD SPRAY COVERAGE. OWNER TO BE RESPONSIBLE FOR IRRIGATION MAINTENANCE.
- THIS PLAN DESCRIBES THE LANDSCAPE PORTION OF THE PROJECT ONLY. SEE OTHER SHEETS FOR SITE IMPROVEMENT INFORMATION.
- 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.
- ALL PLANTING BEDS ADJACENT TO LAWN SHALL HAVE STEEL EDGING AS INDICATED ON PLANS.
- TREE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY BEFORE PLANTING TO AVOID UTILITIES AND OTHER OBSTACLES.
- CONTRACTOR IS RESPONSIBLE FOR FINAL PRODUCT TO MEET ALL LOCAL AND STATE REQUIREMENTS.
- CONTRACTOR TO MINIMIZE DISTURBANCE TO ESTABLISHED LAWN AND IRRIGATION SYSTEM AND REPLACE EXISTING LAWN THAT IS UNSATISFACTORY TO OWNER OR ARCHITECT.
- 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.
- EXISTING BUILDINGS, GRADING, EASEMENTS, AND UTILITIES ARE BASED ON SURVEY INFORMATION PROVIDED BY OTHERS.
- VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT OF DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING WORK.
- 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.
- 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.
- ALL LAYOUT DIMENSIONS ARE TWO DIMENSIONAL, NO VERTICAL CHANGE IS ACCOUNTED FOR IN MEASUREMENTS. ACTUAL LENGTH MAY VARY FROM PLANS.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- 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.
- CONTOUR LINES ARE SHOWN ON LANDSCAPE PLANS FOR REFERENCE ONLY REFERENCE CIVIL DRAWING FOR ACTUAL INFORMATION.
- 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.
- CONTRACTOR TO REVIEW PLANT LIST DURING BIDDING AND PROVIDE COMMENTS ON ANY PLANT MATERIAL AND PLACEMENT AND PROVIDE ALTERNATIVE.
- 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
- OWNER TO PERFORM ONGOING MAINTENANCE CONSISTENT WITH CITY OF ERIE STANDARDS.
- 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.
- 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.
- 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



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FLOOR PLAN



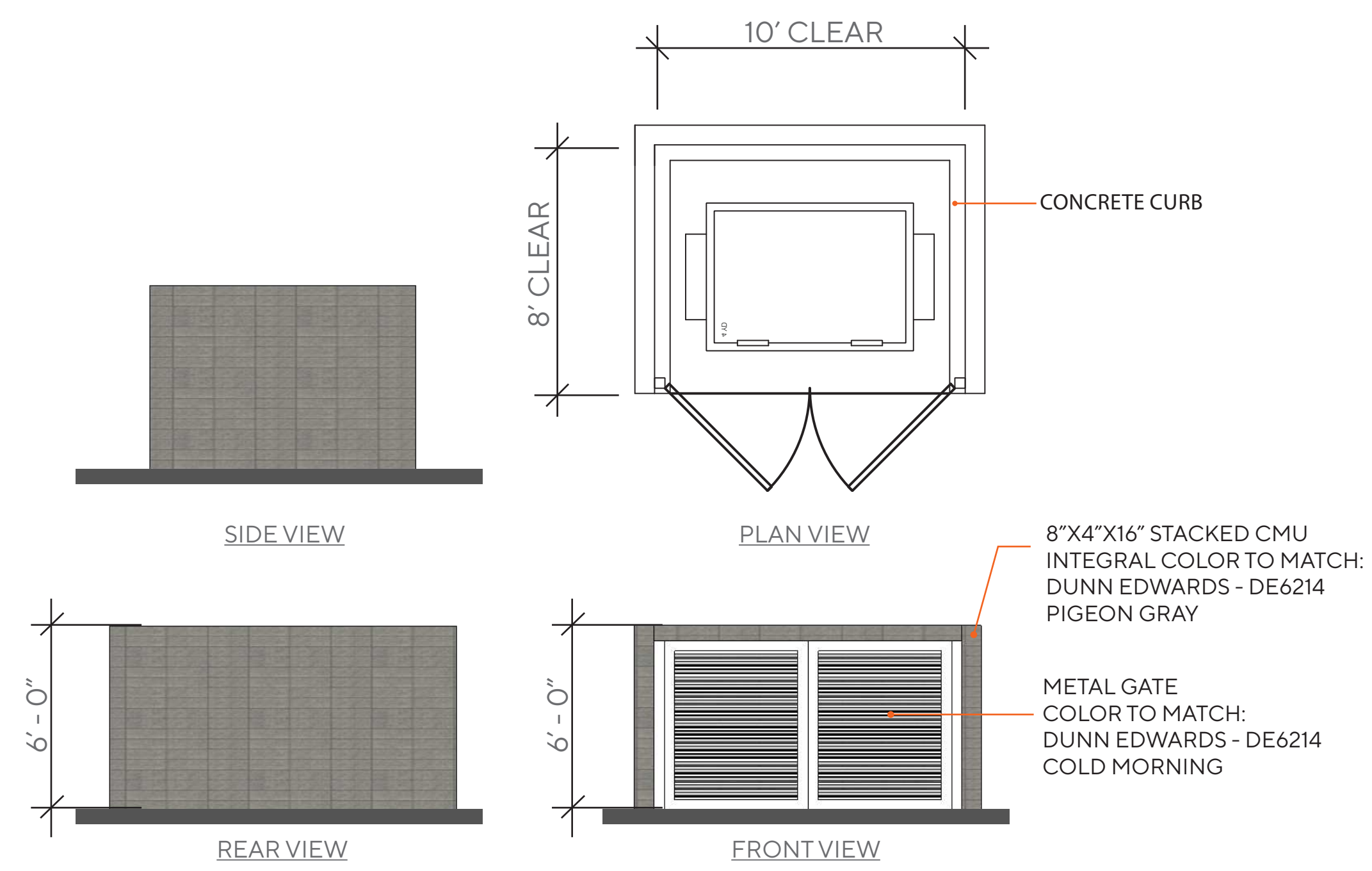
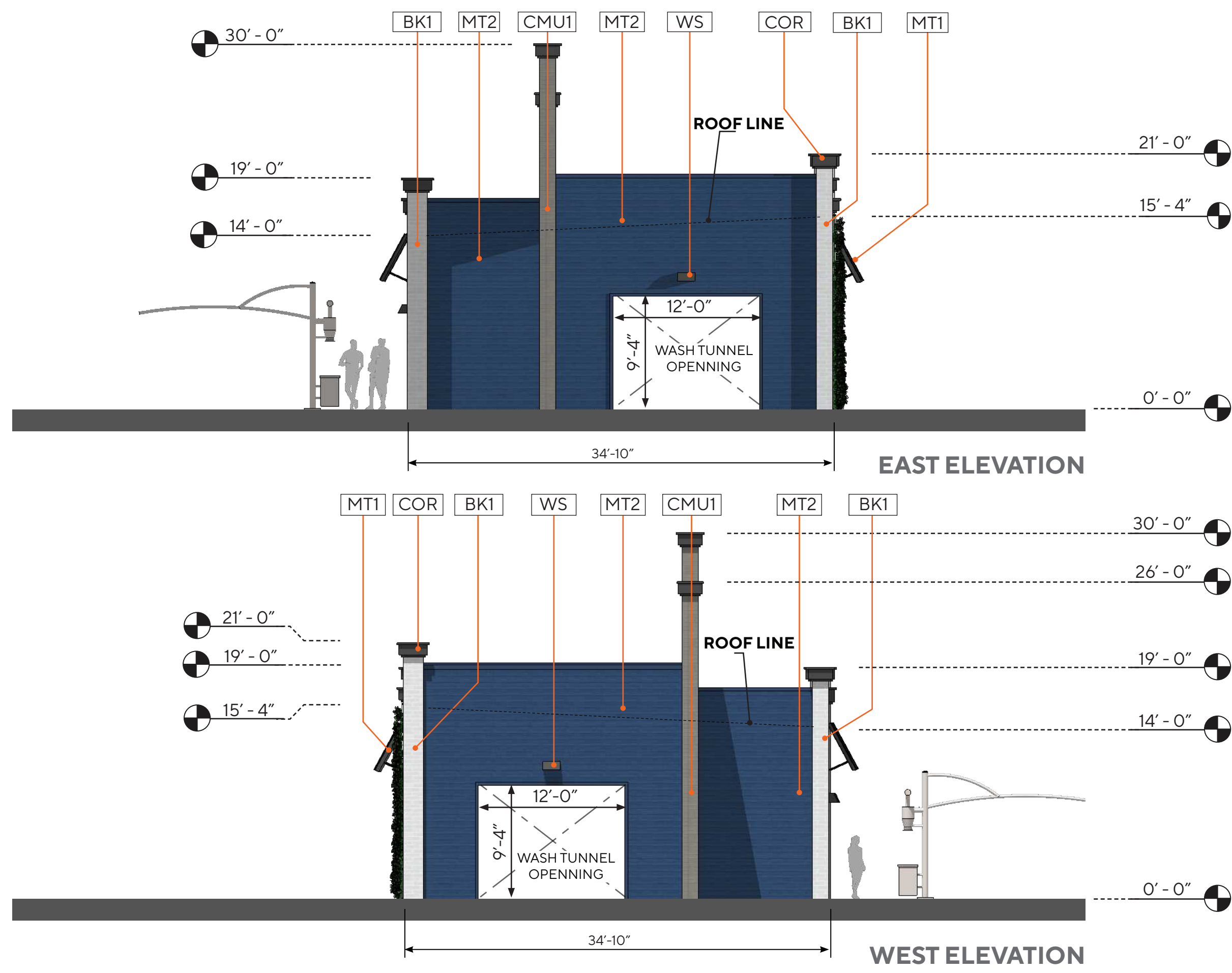
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Scale
 Job No. 2022-626
 Date 2023-06-28



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



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



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EXTERIOR ELEVATIONS

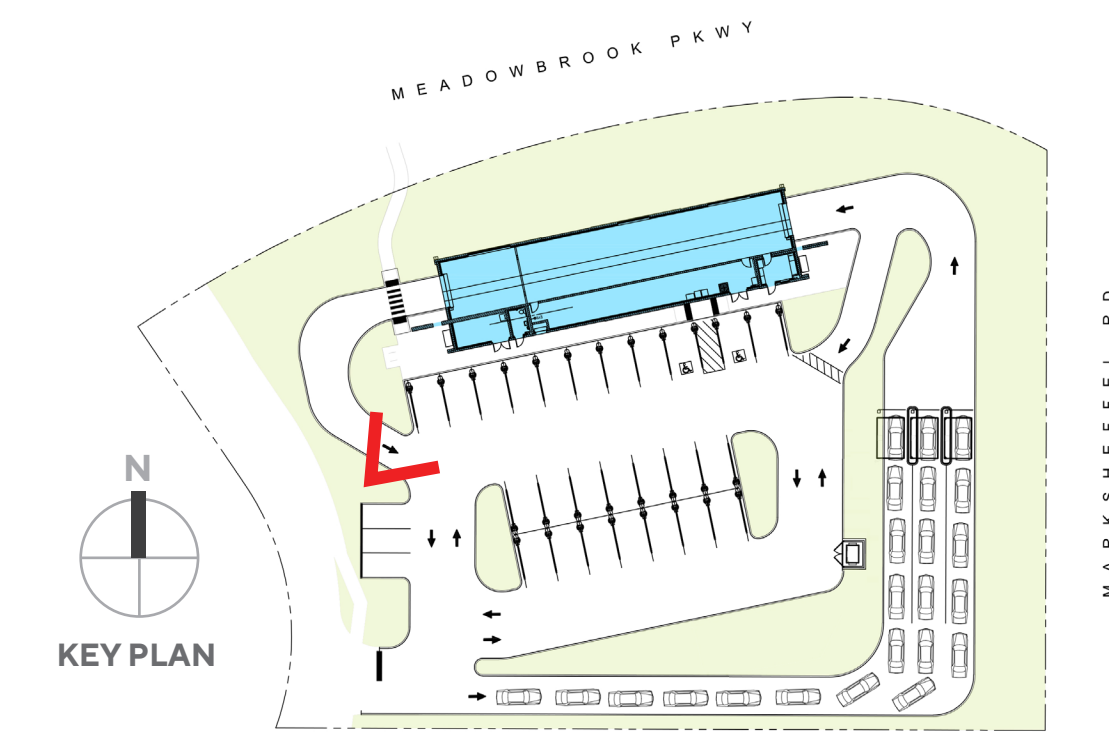


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Scale: 2022-626
Job No.: 2023-06-28
Date:



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 COLORADO SPRINGS | CO 80915

PERSPECTIVE 1

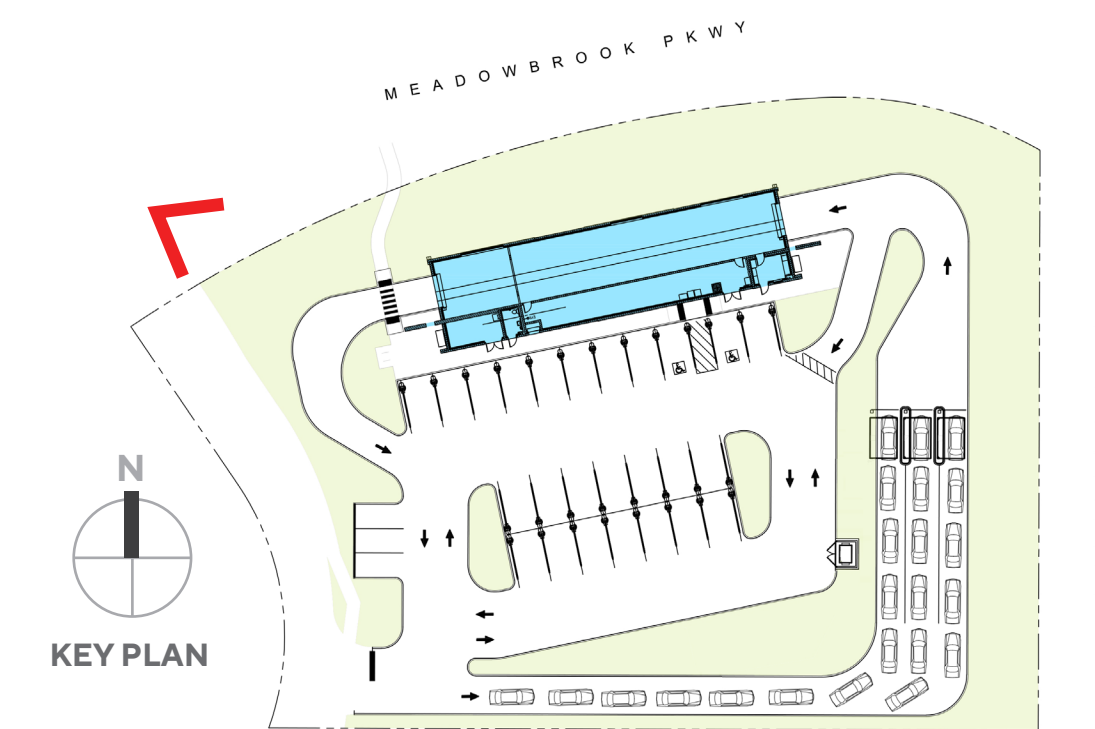


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Scale
 Job No. 2022-626
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PERSPECTIVE 2

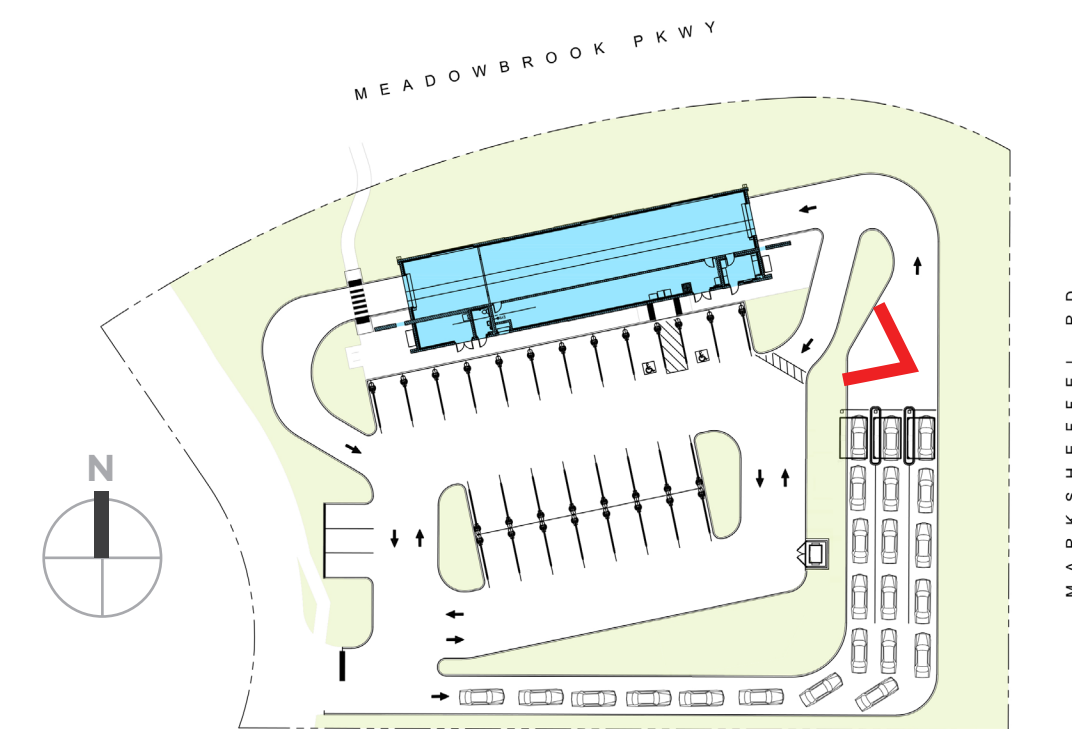


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 Job No. 2022-626
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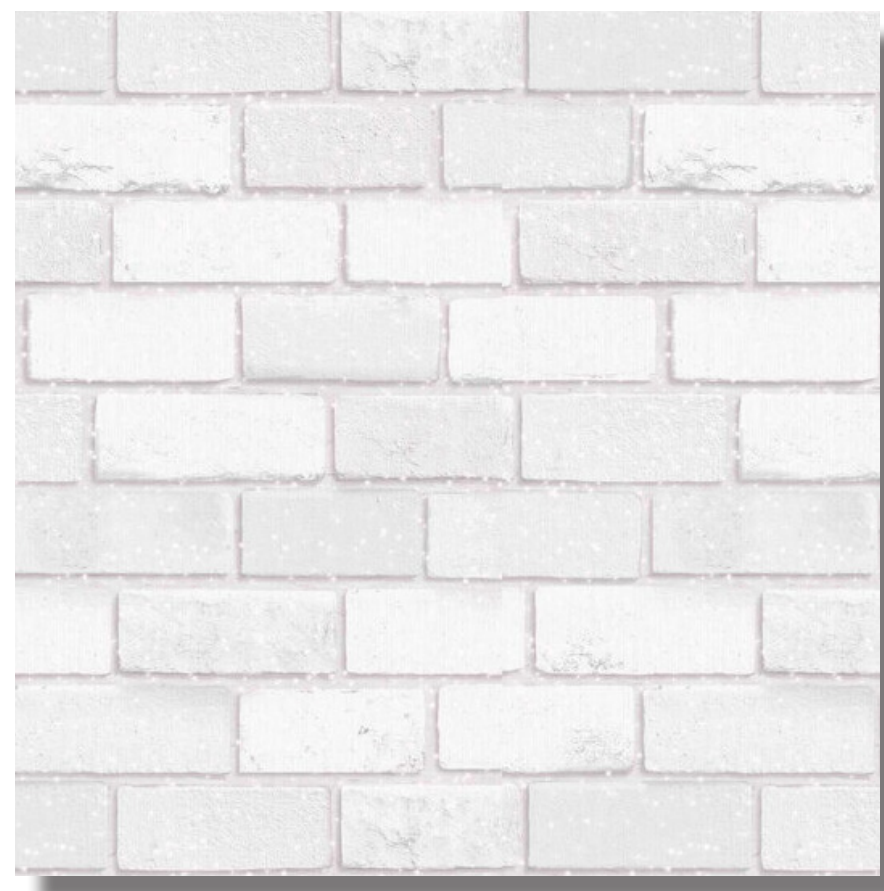
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PERSPECTIVE 3



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



BK-1



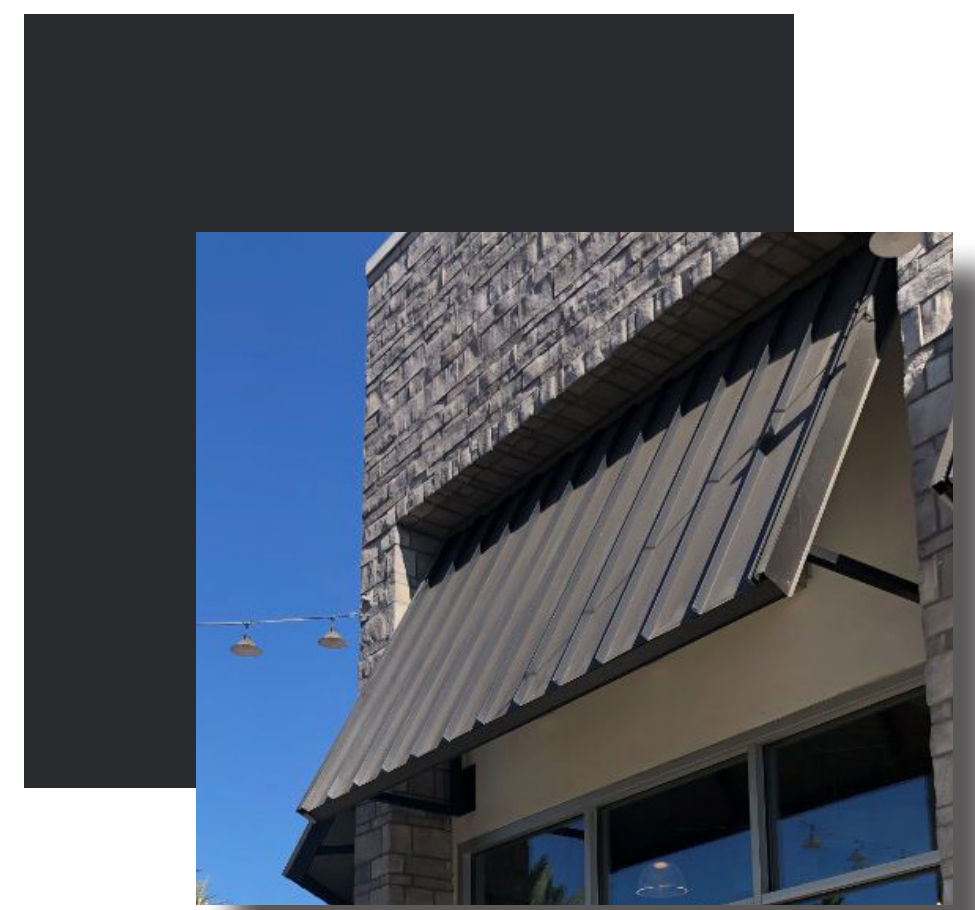
CMU-1



CMU-2



STU-1



MT1



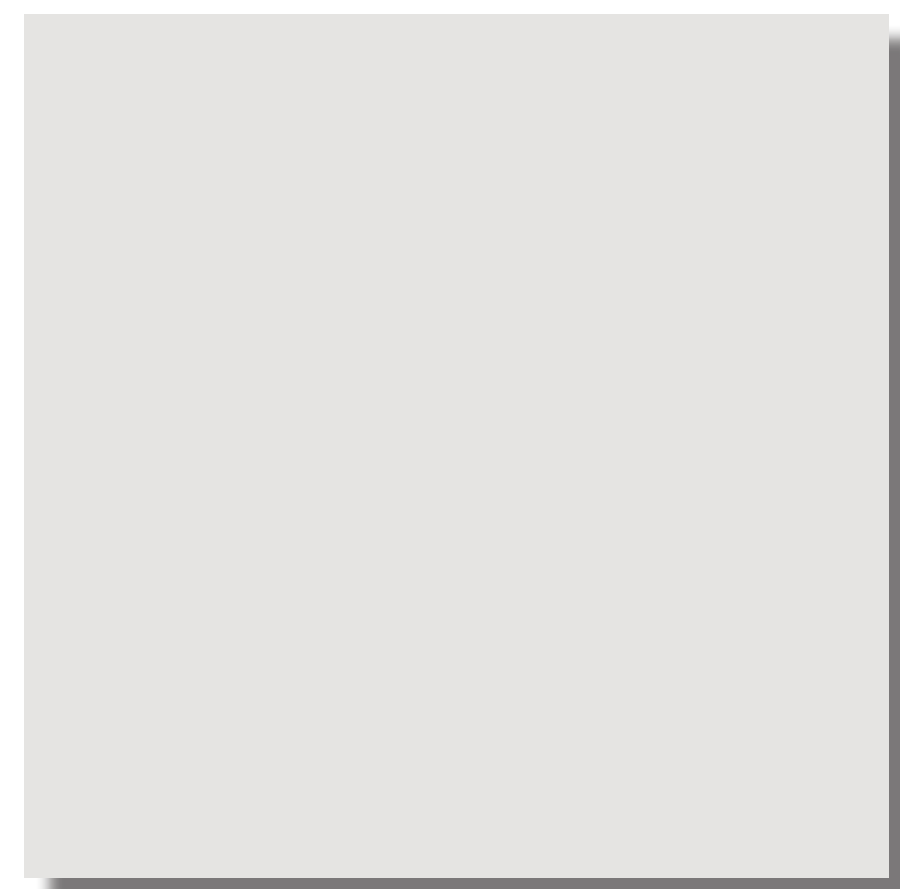
MT2



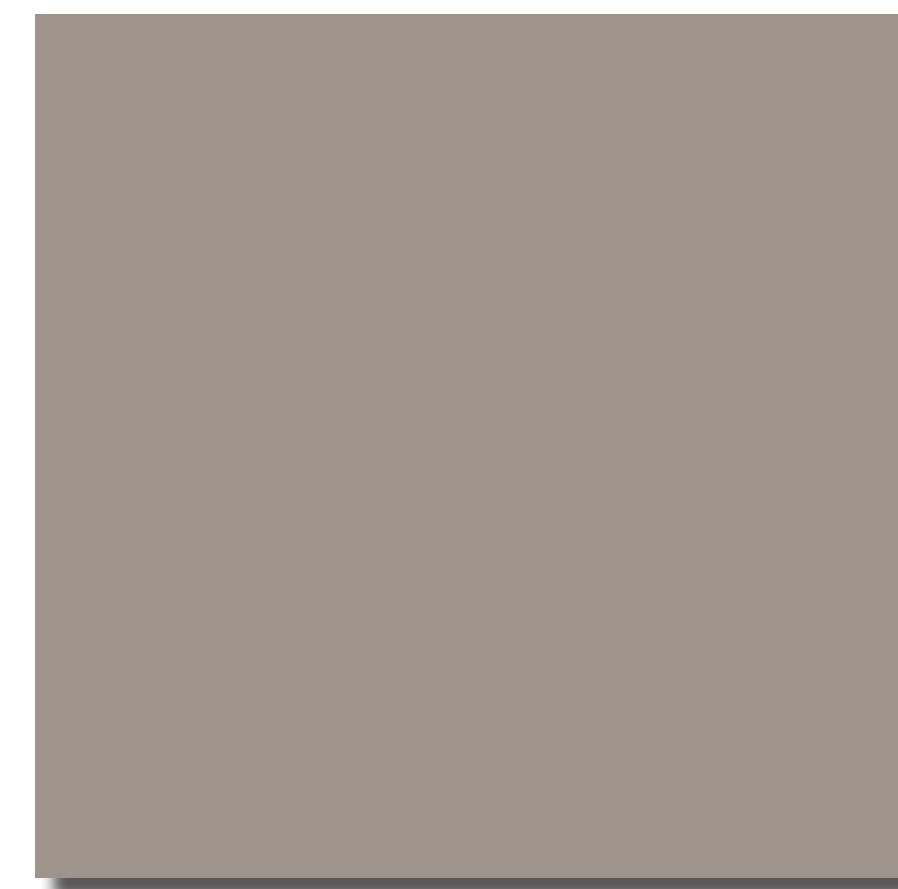
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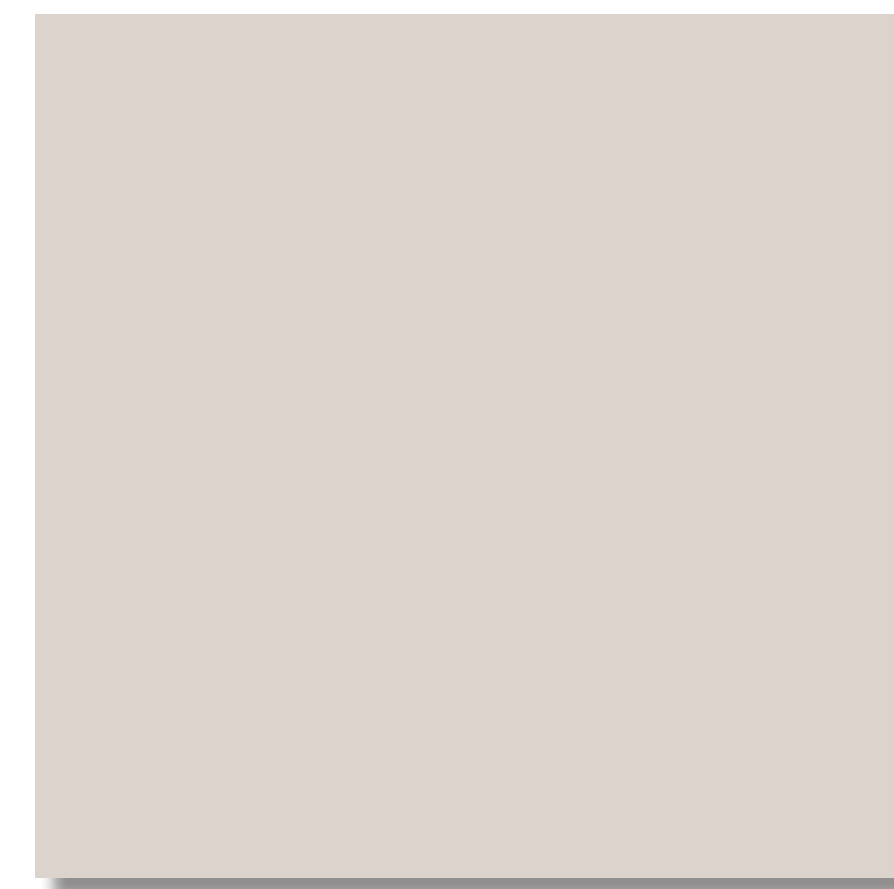
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PT1



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
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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
MISCO	
COR	CORNICE TRIM - COLOR TO MATCH PT-4
CT	CANOPY TUBE - ARCHES AND COLUMNS COLOR TO MATCH PT-3
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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 2023-06-28