TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 05-PC-2023

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE CLUB CARWASH CONDITIONAL USE PERMIT

WHEREAS, the Town of Mead (the "Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the "MMC") to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, pursuant to Section 16-3-120 of the MMC, following review of a conditional use permit by the Town of Mead's Planning Commission (the "Planning Commission"), the Planning Commission shall recommend to the Board of Trustees approval, approval with conditions, or denial of a conditional use permit; and

WHEREAS, Club Car Wash Operating, LLC (the "Owner" and "Applicant") has submitted an application for the Club Carwash Conditional Use Permit (the "Conditional Use Permit") for the 1.344-acre property legally described as Lot B, Mead Crossings Amendment 2, Town of Mead, Colorado (the "Property"), generally located south of Highway 66, and west of I-25, as shown in **Exhibit 1**, attached hereto and incorporated into this Resolution; and

WHERAS, the Owner is proposing the Conditional Use Permit to allow for the construction and operation of a carwash facility on the Property; and

WHEREAS, the current zoning for the Property, Highway Commercial (HC), allows carwash use as a conditional use in the HC zoning district; and

WHEREAS, in accordance with Section 16-3-120 of the MMC, the Planning Commission held a duly noticed public hearing on April 19, 2023 to consider the Conditional Use Permit; and

WHEREAS, the Planning Commission has reviewed the proposed Conditional Use Permit and other materials distributed to the Planning Commission by Town staff at or prior to the April 19, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Conditional Use Permit consistent with the conditions set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that the public hearing on the Conditional Use Permit was conducted and concluded in accordance with Section 16-3-120 of the MMC.

Section 2. The Planning Commission recommends approval of the Conditional Use Permit, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-3-120(d) of the MMC have been satisfied, subject to the following conditions of approval:

a) The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Conditional Use Permit Map; and

b) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Conditional Use Permit application; and

c) The Conditional Use Permit Map shall not be recorded unless and until the Town approves the administrative replat known as Mead Crossings Amendment 2, an administrative replat of Lots 1A and 1B, Mead Crossings, Town of Mead, State of Colorado, creating the 1.344-acre parcel known as Lot B ("Replat"). The Conditional Use Permit approval shall be conditioned upon approval of Replat.

Section 3. Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to the date at which the Board of Trustees is scheduled to consider the Conditional Use Permit at a public hearing held for that purpose.

Section 4. **Effective Date.** This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 19TH DAY OF APRIL, 2023.

ATTEST:

TOWN OF MEAD PLANNING COMMISSION:

By: _____
Jeannine Reed, Secretary

By: _____
Ryan Sword, Chair

TOWN OF MEAD SEAL WELD COUNTY, COLORADO

EXHIBIT 1

Club Carwash Conditional Use Permit Map
[Exhibit begins on the next page.]

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
S.H. 66 & FOSTER RIDGE DR.

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER
CLUB CARWASH OPERATING, LLC
1591 E. PRAIRIESVILLE ROAD
COLUMBIA, MO 65202
(573) 999-5178
CONTACT: JUSTIN BARNES

ARCHITECT
FINKLE + WILLIAMS
8787 RENNER BLVD., SUITE 100
LENEXA, KS 66219
TEL: (913) 498-1550
CONTACT: HOLLY BERGMAN, RA

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: CONTACT: JENNY ROMANO, P.E.
EMAIL: jennyromano@gallowayus.com

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
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FAX: (303) 770-3636
CONTACT: JOHAN WEISS
EMAIL: JOHANWEISS@GALLOWAYUS.COM

SURVEYOR
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5300 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
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TRAFFIC ENGINEER
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GREENWOOD VILLAGE, CO 80111
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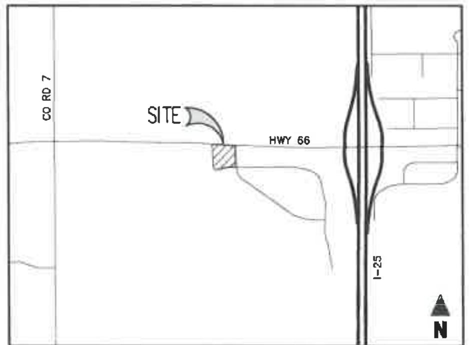
FAX: (303) 770-3636
CONTACT: BRIAN HORAN, PE

GEOTECHNICAL ENGINEER
SGI ENGINEERING, INC.
6753 EAST 47TH AVENUE DRIVE, UNIT H
DENVER, CO 80216
TEL: (303) 321-3154
CONTACT: THOMAS CASEY, P.E.

WATER
LITTLE THOMPSON WATER DISTRICT
835 E. STATE HIGHWAY 56
BERTHOUD, CO 80513
TEL: (970) 532-2096
CONTACT: CLAYTON ORBACK

SITE DATA TABLE		
SITE AREA (SF/AC)	58,531 SF / 1.34 AC	
BUILDING (SF)	5,183 SF	
LAND USE	HIGHWAY COMMERCIAL (HC)	
NUMBER OF EMPLOYEES	3	
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	3	3
ACCESSIBLE SPACES	1	1
VACUUM SPACES		22
TOTAL SPACES	4	26
BICYCLE SPACES	2	4

LIST OF ABBREVIATIONS
SHT - SHEET
Δ - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CB - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/ - WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WWF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE



VICINITY MAP
NOT TO SCALE

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LEGAL DESCRIPTION
TO BE PLATTED AS LOT B, MEAD CROSSINGS AMENDMENT 2

BENCHMARK
ELEVATIONS ARE BASED ON NGS BENCHMARK - "M 329"
NAVD 88, ELEVATION = 5009.92'
"M 329" IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 18 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING
BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSINGS BEARS N 89°26'15" E, A DISTANCE OF 348.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "NON MON. NO. 6068, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

FLOOD CERTIFICATION
PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C1880E, HAVING AN MAP REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ON SQUARE MILE). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE
SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED CLUB CARWASH - MEAD

GEOTECHNICAL ENGINEER: SGI ENGINEERING, INC.

PROJECT NO: 2022-0754.10 DATE: AUGUST 3, 2022

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

MAINTENANCE GUARANTEE
THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS SITE PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-1.30(H) AND THE TOWN'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

DRAINAGE MAINTENANCE
THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREON, INCLUDING BUT NOT LIMITED TO PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO CORRECTLY MAINTAIN OR REPAIR ANY SUCH DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID CORRECTIONS/REPAIRS TO SAID DRAINAGE FACILITIES MAY BE COMMENCED AND COMPLETED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL HAVE THE PERPETUAL LEGAL RIGHT TO ACCESS THE DRAINAGE FACILITIES ON THE PROPERTY SHOWN HEREON IN ORDER TO COMMENCE AND COMPLETE SAID CORRECTIONS/REPAIRS. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OF INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

CERTIFICATE OF OWNERSHIP
THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

TO BE PLATTED AS LOT B, MEAD CROSSINGS AMENDMENT 2

AND DOES HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF CLUB CARWASH SITE PLAN; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREON SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED SITE PLAN CONTAINS 1.34 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS __ DAY OF ______, 20__.

CLUB CARWASH OPERATING, LLC

BY: ______________________

NAME: ______________________

TITLE: ______________________

STATE OF COLORADO)
) SS
COUNTY OF ______)

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ________ 20__ BY __________ AS __________ OF __________ A __________.

WITNESS MY HAND AND SEAL:

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: __________

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ___ DAY OF __________ 20__.

____
TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE SITE PLAN SHOWN HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. ______ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON __________, 20__.

____
MAYOR

ATTEST:

____
TOWN CLERK

SURVEYING CERTIFICATE

I, __________, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ___ DAY OF __________ 20 ___.

BY: ______________________ (SEAL)
READE C. ROSELLES, PLS No.37911

TOWN ENGINEER CERTIFICATE

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ______ DAY OF __________, 20__.

____
TOWN ENGINEER

LITTLE THOMPSON WATER DISTRICT

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE LITTLE THOMPSON WATER DISTRICT (DISTRICT) FOR WATERLINE IMPROVEMENTS ONLY. THIS REVIEW IS FOR GENERAL CONFORMANCE TO DISTRICT STANDARDS AND SPECIFICATIONS AND DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE SOLE RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE CONSTRUCTION PLANS SHALL REMAIN WITH THE ENGINEER OF RECORD.

ALL MATERIALS RELATED TO WATERLINE IMPROVEMENTS MUST CONFORM TO THE CURRENT VERSION OF THE DISTRICT'S STANDARDS AND SPECIFICATIONS AND MUST BE APPROVED THROUGH THE DISTRICT'S MATERIAL SUBMITTAL PROCESS PRIOR TO CONSTRUCTION.

THE DISTRICT'S ACCEPTANCE OF THESE CONSTRUCTION PLANS IS VALID FOR ONE (1) YEAR.

APPROVED BY:

____
LITTLE THOMPSON WATER DISTRICT — DATE

Galloway
5300 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRR
2	4/6/2023	3rd Planning Submittal	JRR

Project No:	CCW000005
Drawn By:	RDG
Checked By:	JRR
Date:	12/12/22

COVER SHEET

C0.0

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

LITTLE THOMPSON WATER DISTRICT GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.
2. SUBMITTALS FOR ALL MATERIALS MUST BE PROVIDED FOR REVIEW AND APPROVAL BY LITTLE THOMPSON WATER DISTRICT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE INSPECTED AND APPROVED BY LITTLE THOMPSON WATER DISTRICT.
4. ALL PVC PIPE SHALL BE EXCEL BRIM.
5. ALL SERVICE LINES THAT CROSS STORM SEWER SHALL BE SLEEVED WITH 2-INCH HDPE DR9 PIPE.
6. ALL ROADWAY CRABING AND PREPARATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF IRRIGATIONS.
7. THE CONTRACTOR SHALL CONTACT LITTLE THOMPSON WATER DISTRICT TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST 72-HOURS NOTICE IN ADVANCE.
8. THE CONTRACTOR SHALL COORDINATE WITH LITTLE THOMPSON WATER DISTRICT FOR NECESSARY SYSTEM SHUTDOWNS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOUR NOTICE PRIOR TO ANY ANTICIPATED SHUT DOWN.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. IF A CONFLICT EXISTS WITH ANOTHER UTILITY AND A LITTLE THOMPSON WATER DISTRICT MATERIAL, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AND LITTLE THOMPSON WATER DISTRICT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE AND AVAILABLE TO LITTLE THOMPSON WATER DISTRICT AT ALL TIMES.
11. AFTER ACCEPTANCE BY LITTLE THOMPSON WATER DISTRICT, WATERLINE IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
12. APPROVAL BY LITTLE THOMPSON WATER DISTRICT DOES NOT RELIEVE THE ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE DESIGN OF THE WATERLINE FACILITIES.

TOWN OF MEAD STANDARD NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS, LONGS PEAK WATER DISTRICT, ST. VRAIN SANITATION DISTRICT, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURES AT ALL TIMES PER THE APPLICABLE MOUNTAIN VIEW FIRE RESCUE DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO AND ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL, OR SPECIFICATION SHALL APPLY.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF MEAD PERSONNEL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOTECHNICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF MEAD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MUTCD WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO DAMAGE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM TOWN ENGINEER AND THE UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NONMUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE TOWN ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER REMOTE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PLUG INSTEAD OF SHEETING AND SHORING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION OR MINTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC STREETS OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY IMPRINED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.
12. ALL SUPPLIES MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY WHO IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. THE TOWN OF MEAD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING SILT AND DEBRIS UNDER MINOR FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF MEAD.
15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND MADE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEERING'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE ELIMINATE APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERVISE SET OUT WORK, ON OVE LINE AND GRADE STAKES.
18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
21. PURSUANT TO TOWN CODE SECTION 7-2-360, AS MAY BE AMENDED FROM TIME TO TIME, EXCEPT IN CASES OF EMERGENCY, NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.; MON OR SATURDAY, SUNDAY OR TOWN HOLIDAYS UNLESS APPROVED BY THE TOWN ENGINEER IN EACH CASE. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7:00 A.M. TO 4:00 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
23. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RISE EXCEEDING 6 INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT METHRADDRS (SEE DETAIL M-608-1, ETC).
24. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
26. RIM AND GRADE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE, ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
27. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS"), FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE TOWN OF MEAD.
28. IF A FOUNDATION UNDERDRAIN SYSTEM IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, THE FOLLOWING STATEMENT SHALL BE INCLUDED IN THE DRAWINGS:
    A. "THE FOUNDATION UNDERDRAIN SYSTEM IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR ITS ASSIGNS. THE TOWN IS NOT RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF SAID SYSTEM.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	3/30/2022	2nd Planning Submittal	JPF
2	4/18/2022	3rd Planning Submittal	JPF

Project No	CCW000000
Drawn By:	RDO
Checked By:	MJ
Date:	12/1/2023

GENERAL NOTES

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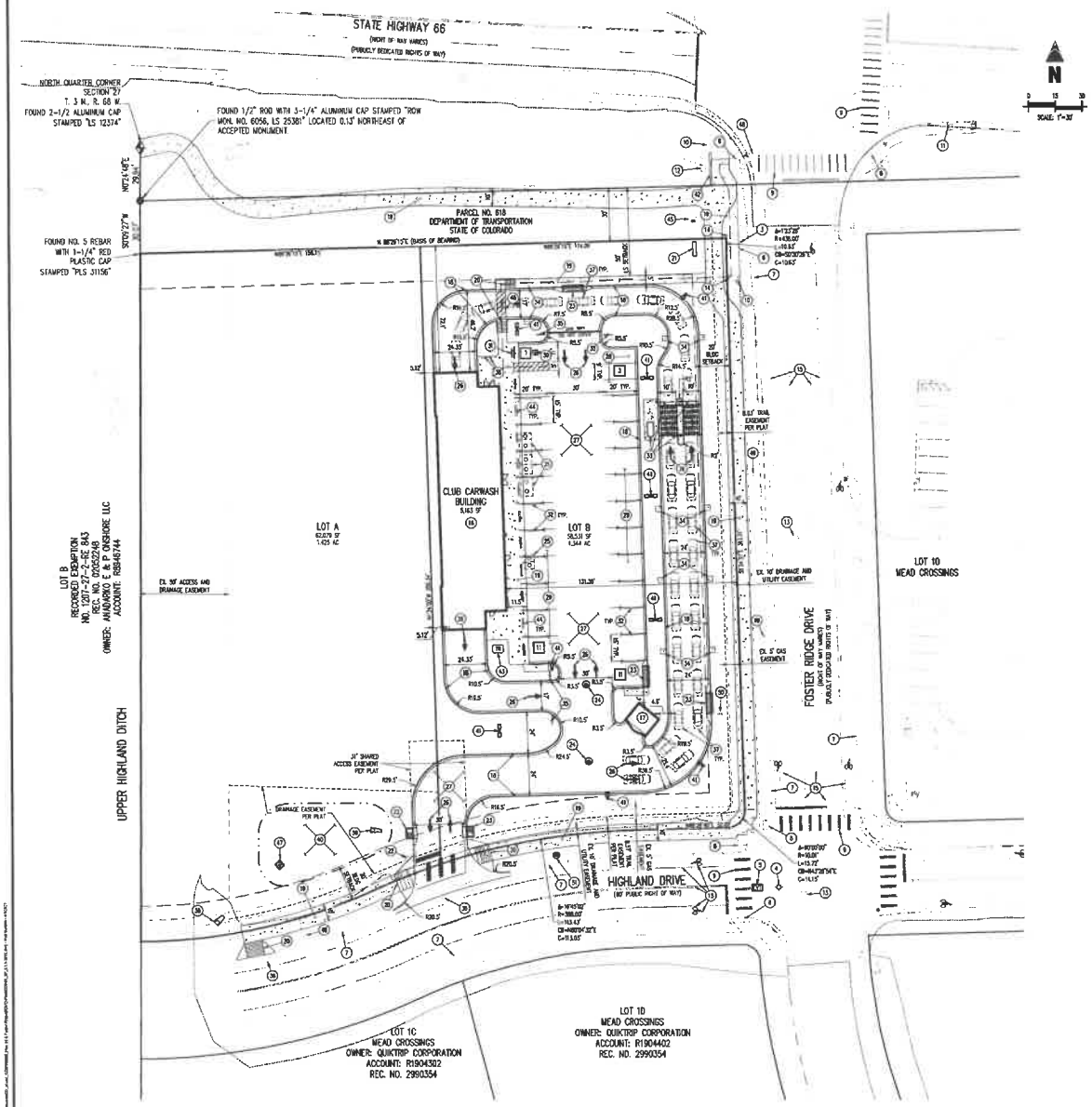
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SITE SCHEDULE

1. EXISTING HYDRANT TO BE RELOCATED
2. EXISTING WATER METER TO REMAIN
3. EXISTING STREET LIGHT TO REMAIN
4. EXISTING STREET LIGHT TO BE REMOVED
5. EXISTING ELECTRICAL BOX TO BE REMOVED
6. EXISTING TRANSFORMER TO BE RELOCATED
7. CURB AND GUTTER BY OTHERS
8. ADA ACCESS RAMP BY OTHERS
9. CROSSWALK STRIPING BY OTHERS
10. EXISTING SIGN TO REMAIN
11. EXISTING STORM DRAIN INLET TO REMAIN
12. EXISTING STORM DRAIN F.E.S. TO REMAIN
13. EXISTING MANHOLE TO REMAIN; REFERENCE UTILITY PLAN
14. EXISTING FIBER OPTIC VAULT/INLET TO BE RELOCATED
15. ROAD STRIPING AND PAVEMENT MARKINGS BY OTHERS
16. PROPOSED CLUB CARWASH BUILDING (5,143 SF)
17. PROPOSED WASH ENCLOSURE
18. PROPOSED 6" CURB AND 12" GUTTER
19. PROPOSED SIDEWALK/TRAIL; WIDTH AS NOTED
20. PROPOSED ADA ACCESS RAMP
21. PROPOSED MONUMENT SIGN
22. PROPOSED R1-1 "STOP" SIGN
23. PROPOSED STORM DRAIN INLET; REFERENCE UTILITY PLAN
24. PROPOSED MANHOLE; REFERENCE UTILITY PLAN
25. PROPOSED CARWASH RECLAMATION SYSTEM
26. PROPOSED PAVEMENT MARKINGS FOR TRAFFIC FLOW
27. PROPOSED HEAVY DUTY CONCRETE PAVING
28. PROPOSED 9'x20' PARKING SPACE
29. PROPOSED 15'x20' PARKING SPACE FOR VACUUM
30. PROPOSED 11'x20' ADA PARKING SPACE; VAN ACCESSIBLE
31. PROPOSED ADA PARKING SIGNAGE PER CURRENT MUTCD STANDARDS
32. PROPOSED VACUUM HOSE ASSEMBLY AT PARKING STALL
33. PROPOSED PAY STATION AND ENTRANCE BARS FOR CARWASH
34. PROPOSED 3'x3' CONCRETE PADS FOR OWNER PROVIDED SIGNAGE
35. PROPOSED R3-1 "DO NOT ENTER" SIGN; SEE SITE DETAIL SHEET 3
36. PROPOSED ASPHALT SAWCUT LINE
37. PROPOSED CAR STACKING FOR CARWASH
38. PROPOSED BIKE RACK; SEE SITE DETAIL SHEET 3
39. PROPOSED FLARED END SECTION
40. PROPOSED WATER QUALITY POND
41. PROPOSED SITE LIGHT; REFERENCE PHOTOMETRIC PLAN
42. PROPOSED RETAINING WALL (2' MAX HEIGHT)
43. PROPOSED ELECTRICAL TRANSFORMER
44. PROPOSED WHEEL STOPS
45. EXISTING FIBER OPTIC VAULT/INLET TO REMAIN
46. PROPOSED CROSSWALK STRIPING
47. PROPOSED WATER QUALITY POND OUTLET STRUCTURE
48. EXISTING TRAFFIC SIGNAL TO REMAIN
49. RELOCATED FIRE HYDRANT PER HIGHLAND DRIVE PIP DOCUMENTS BY QUIKTRIP
50. EXISTING WATER METER TO BE REMOVED
51. PROPOSED WATER METER

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA PATH OF TRAVEL
- PARKING COUNT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED WHEEL STOP
- EXISTING UTILITY BOX OR VAULT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION (FES)
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPROPOSED STORM DRAIN F.E.S.
- PROPOSED STORM DRAIN OUTLET STRUCTURE

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK – "M 329"
NAVD 88L ELEVATION = 5009.93'
"M 329" IS LOCATED IN BOSENBERG AS FOLLOWS:

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST 50' IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND; BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°29'15" E, A DISTANCE OF 341.21', MONIMCHECKED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6056, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. INFO INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER OWNERSHIP AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, ENGINEERING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	7/24/2023	2nd Planning Submittal	JRR
2	4/26/2024	3rd Planning Submittal	JRR

Project No.	CLCW180005
Drawn By:	RDO
Checked By:	MJ
Date:	12/7/2022

SITE PLAN

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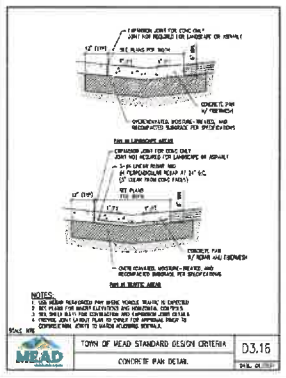
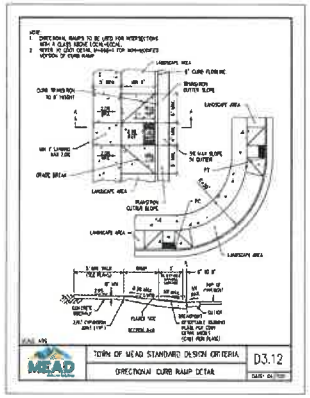
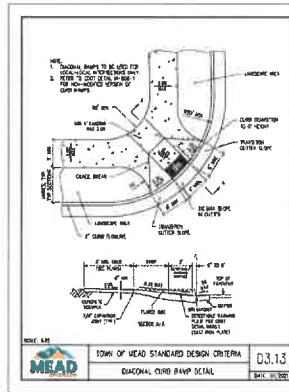
CLUB CARWASH SITE PLAN

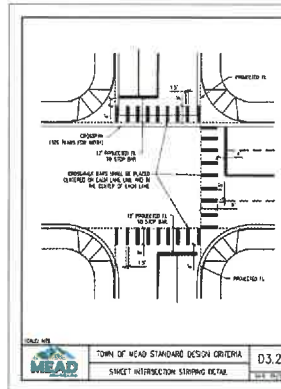
LOT B, MEAD CROSSINGS AMENDMENT 2

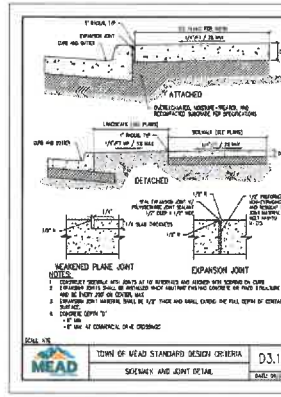
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO





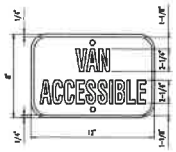






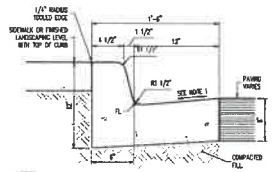
NOTE:
MATERIAL: .080 ALUMINUM – WHITE BACKGROUND WITH BLUE COPY AND BORDER – SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH (BLACK BORDER 1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

HANDICAP PARKING SIGN
NOT TO SCALE



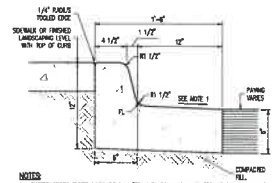
MATERIAL:
1. 0.080 ALUMINUM – BLUE BACKGROUND WITH WHITE COPY AND BORDER, 1-1/2" RADIUS CORNERS, WHITE, 2 MOUNTING HOLES.
2. SIGN USED WITH CORRESPONDING VAN SPACE.

"VAN ACCESSIBLE" SIGN
NOT TO SCALE



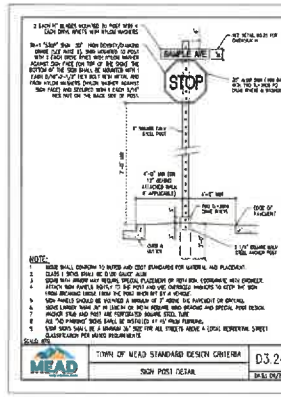
NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AS 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

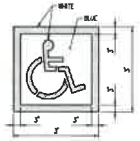
CATCH CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" =1'-0"



NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. CURB AND GUTTER SHALL BE CDOT CLASS B CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, 5-8% AIR CONTENT, +/- 2" SLUMP.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

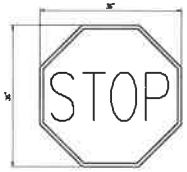
SPILL CURB AND 1' WIDE GUTTER (PRIVATE)
SCALE: 1 1/2" =1'-0"



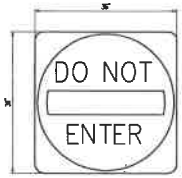


NOTES:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

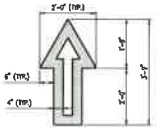
PAINTED ADA PARKING SYMBOL
NOT TO SCALE



MUTCD R1-1 "STOP" SIGN DETAIL
NOT TO SCALE

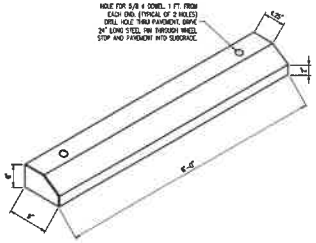


MUTCD R5-1 "DO NOT ENTER" SIGN DETAIL
NOT TO SCALE



NOTES:
ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE. REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE.

DIRECTIONAL ARROW DETAIL
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/8/2023	2nd Planning Submittal	JRR
2	4/14/2023	3rd Planning Submittal	JRR

Project No:	CCW000003
Drawn By:	RDO
Checked By:	MJ
Date:	12/12/22

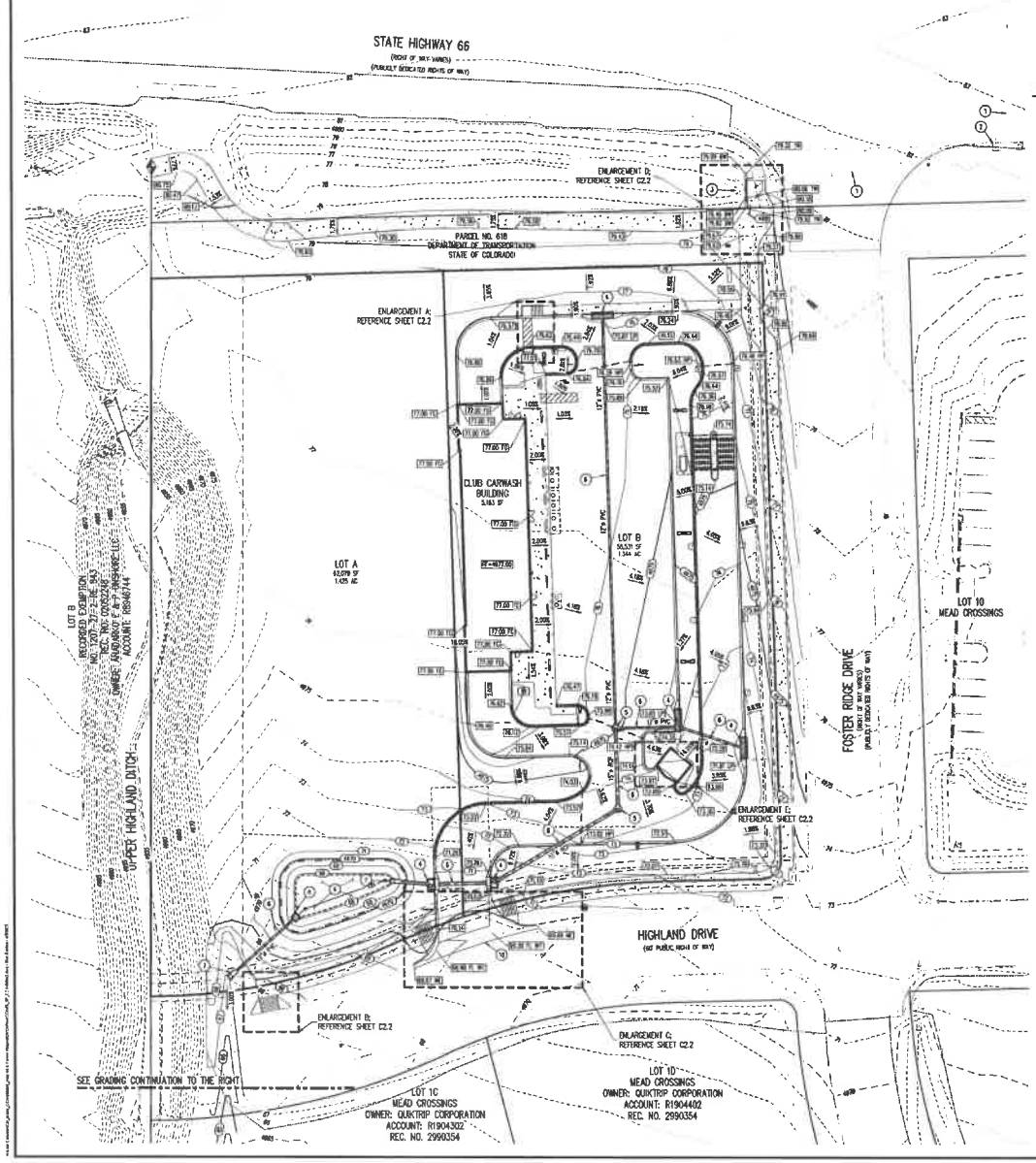
SITE DETAILS

C1.2
of 23

CLUB CARWASH SITE PLAN

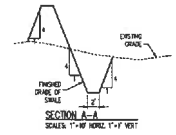
LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

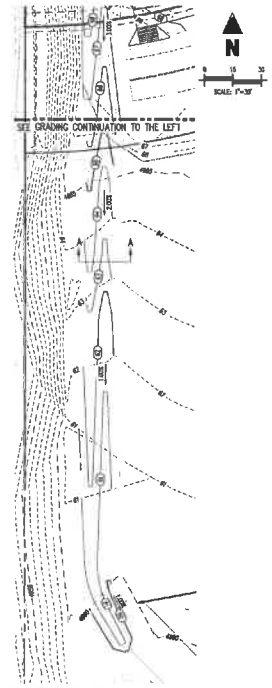


SITE SCHEDULE

1. EXISTING STORM DRAIN LINE TO REMAIN
2. EXISTING STORM DRAIN INLET TO REMAIN
3. EXISTING STORM DRAIN F.E.S. TO REMAIN
4. PROPOSED STORM DRAIN INLET
5. PROPOSED STORM DRAIN MANHOLE
6. PROPOSED STORM DRAIN LINE
7. PROPOSED 18" FLARED END SECTION
8. PROPOSED WATER QUALITY OUTLET STRUCTURE
9. PROPOSED WATER QUALITY POND
10. PROPOSED CROSSPAN
11. PROPOSED RETAINING WALL (2' MAX HEIGHT)



SECTION A–A
SCALES: 1"=10' HORIZ, 1"=1' VERT



GRADING CONTINUATION
SCALE: 1"=30'

GRADING LEGEND

5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5460	PROPOSED MAJOR CONTOUR
52	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12"Ø)
	EXISTING STORM SEWER (12"Ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 12"Ø)
	PROPOSED STORM SEWER (12"Ø AND LARGER)
	PROPOSED RIDGE LINE
	PROPOSED CATCH CURB & GUTTER
	PROPOSED SPILL CURB & GUTTER
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING FLARED END SECTION (FES)
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN F.E.S.
	PROPOSED STORM DRAIN OUTLET STRUCTURE
15.00	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
LP	LOW POINT
HP	HIGH POINT
FW	FINISHED GRADE AT TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL

GRADING NOTES

1. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. THE PROPOSED STORM SYSTEM AND STORMWATER DETENTION FACILITY CASTLE ARE PRIVATELY OWNED AND MAINTAINED.

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK – "W 329"
NAVD 88, ELEVATION = 5009.92
"W 329" IS LOCATED & DESCRIBED AS FOLLOWS

W 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 8.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 5.5' WEST OF A WIRE FENCE POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 6A, MEAD CROSSING BEARS N 89°26'15" E, A DISTANCE OF 541.25', MONUMENTED AT THE WEST END BY NGS, S REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31206" AND AT THE EAST END BY A 1/2" RCB WITH 3-1/2" ALUMINUM CAP, STAMPED "RICK MOR, NO. 6056, LS 25385" WITH ALL OTHER BEARINGS REFERRED THERETO.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED CLUB CARWASH – MEAD

GEOTECHNICAL ENGINEER: SGI ENGINEERING, INC.

PROJECT NO: 2022-0754.10 DATE: AUGUST 1, 2022

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS, NOTED TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER OWNERSHIP AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, ENVIRONMENTAL PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/16/2023	2nd Planning Submittal	JRH
2	4/14/2023	3rd Planning Submittal	JRH

Project No:	CLW100005
Drawn By:	RKG
Checked By:	MJ
Date:	12/12/23

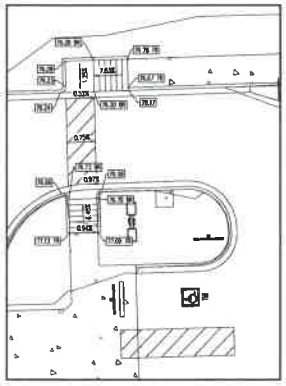
GRADING PLAN

C2.1
of 23

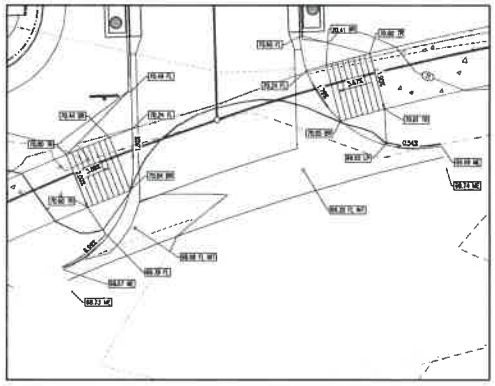
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

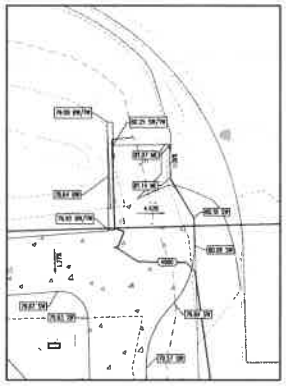
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



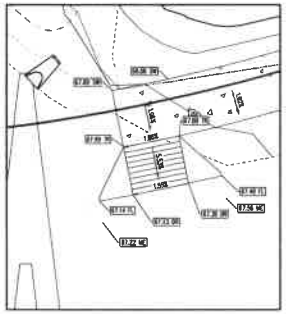
ENLARGEMENT A



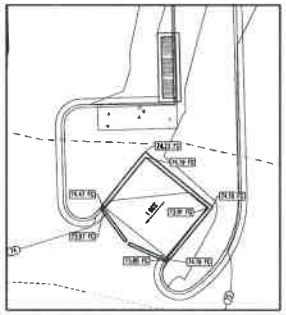
ENLARGEMENT C



ENLARGEMENT D



ENLARGEMENT B



ENLARGEMENT E

GRADING LEGEND

15.00	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
LP	LOW POINT
HP	HIGH POINT
TW	FINISHED GRADE AT TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK – "N 329"
NAVD 88, ELEVATION = 5006.92'
"N 329" IS LOCATED & DESCRIBED AS FOLLOWS:

N 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 8.3 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF T.3N.1W. MEAD CROSSING BEARS N 88°39'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 27138" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON NO. 6056, LS 25361" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO VATCH IF DISTURBED. CONTRACTOR TO CAP AND REMOVEALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

HOTL CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MARKOUTS, LOCKS, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY ON FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2-8-2023	3rd Planning Submittal	JBR
2	4/14/2023	4th Planning Submittal	JBR

Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/13/22

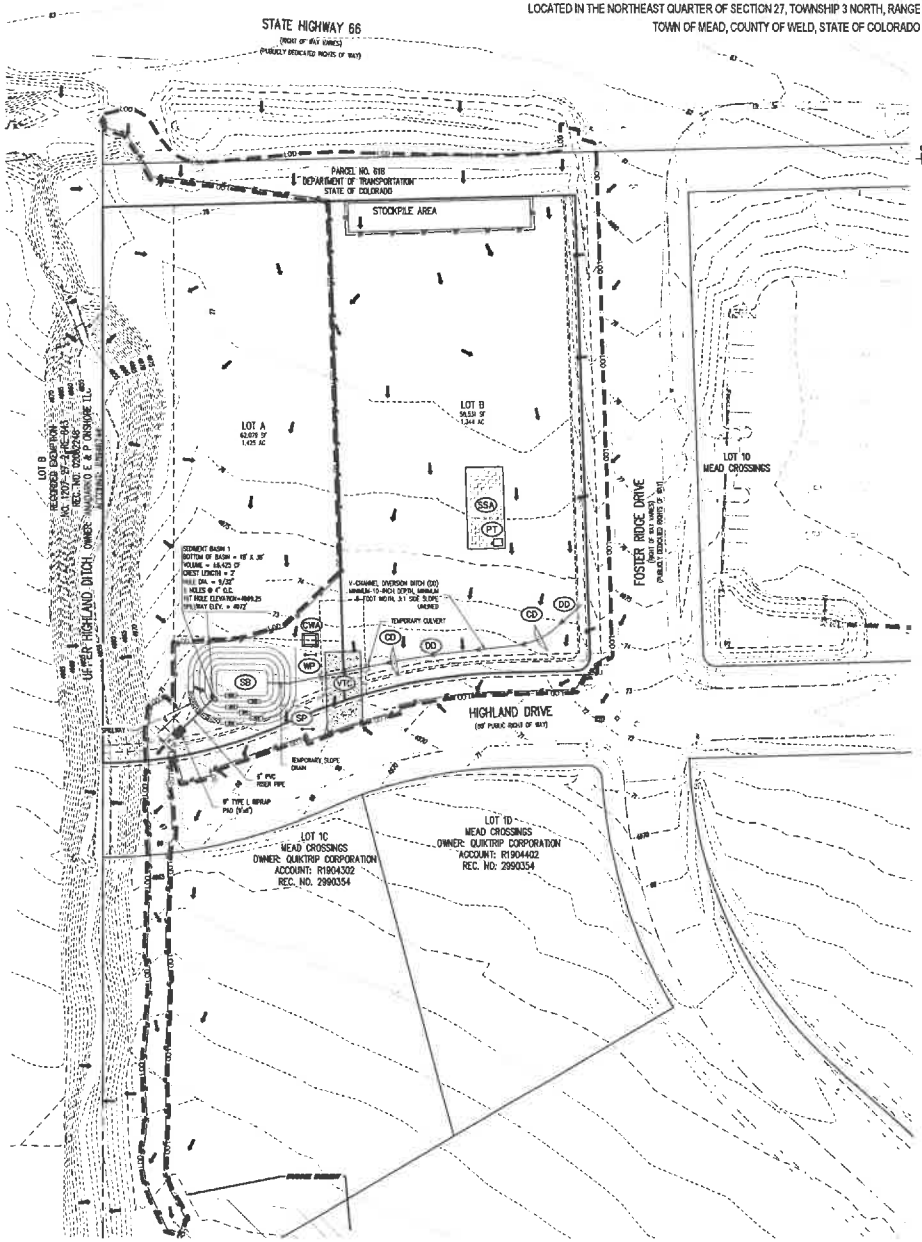
GRADING DETAILS

C2.2
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



BMP SEQUENCE

1. INSTALL CONTROL MEASURES (INITIAL)
2. CLEAR AND GRUB (INITIAL)
3. ROUGH OVERLOT GRADING (INTERIM)
4. TRENCH AND INSTALL UNDERGROUND UTILITIES (INTERIM)
5. GRADE BUILDING PAD (INTERIM)
6. FINE GRADE REMAINDER OF SITE (INTERIM)
7. PAVEMENT INSTALLATION (INTERIM)
8. SEED NATIVE AREAS AND INSTALL PERMANENT LANDSCAPING (FINAL)
9. REMOVE FINAL CONTROL MEASURES UPON COMPLETION (FINAL)

BMP MAINTENANCE NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMP'S THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMP'S, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

EROSION CONTROL LEGEND

- 5480 — EXISTING MAJOR CONTOUR
- 52 — EXISTING MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"ø)
- EXISTING STORM SEWER (12"ø AND LARGER)
- INITIAL SWALE LINE
- FLOW ARROW
- DD — DIVERSION DITCH
- LOD — LIMITS OF DISTURBANCE
- VTC — VEHICLE TRACKING CONTROL
- CWA — CONCRETE WASHOUT AREA
- SSA — STABILIZED STAGING AREA
- SC — PROPOSED SAWCUT LINE
- SF — SILT FENCE
- SB — SEDIMENT BASIN
- CD — CHECK DAM
- RR — RIPRAP OUTFALL PADS
- PT — PORTABLE TOILET
- SP — SITE POSTING (CONTACTS AND PERMITS)
- WP — WASHOUT POSTING

NOTE:

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR EXPECT MAJOR DOWNHOLE UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INSIGNIA ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

EARTHWORK SUMMARY

TOTAL AREA DISTURBED:	87,587 S.F. (2.24 AC)
CUT:	205.58 CY
FILL:	863.53 CY
NET (EXPORT):	1,532.13 CY

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK - "N 328"
NAVD 88, ELEVATION = 5001.92'
"N 328" IS LOCATED & DESCRIBED AS FOLLOWS:

N 328 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 8.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 18 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5 WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 8A, MEAD CROSSING BEARS N 89°26'12" E, A DISTANCE OF 349.20', MONUMENTED AT THE WEST END BY NO. 6 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31047" AND AT THE EAST END BY A 1/2" RED W/W 3-1/2" ALUMINUM CAP, STAMPED "RON WOH, INC. 6058, LS 25,087" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO RATIO IF DISTURBED. CONTRACTOR TO SAD AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER CONSERVING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEYS. EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONTRACTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	7/8/2023	2nd Planning Submittal	JRR
2	4/26/2024	3rd Planning Submittal	JRR

Project No:	CCW200005
Drawn By:	RDG
Checked By:	MJ
Date:	12/1/2023

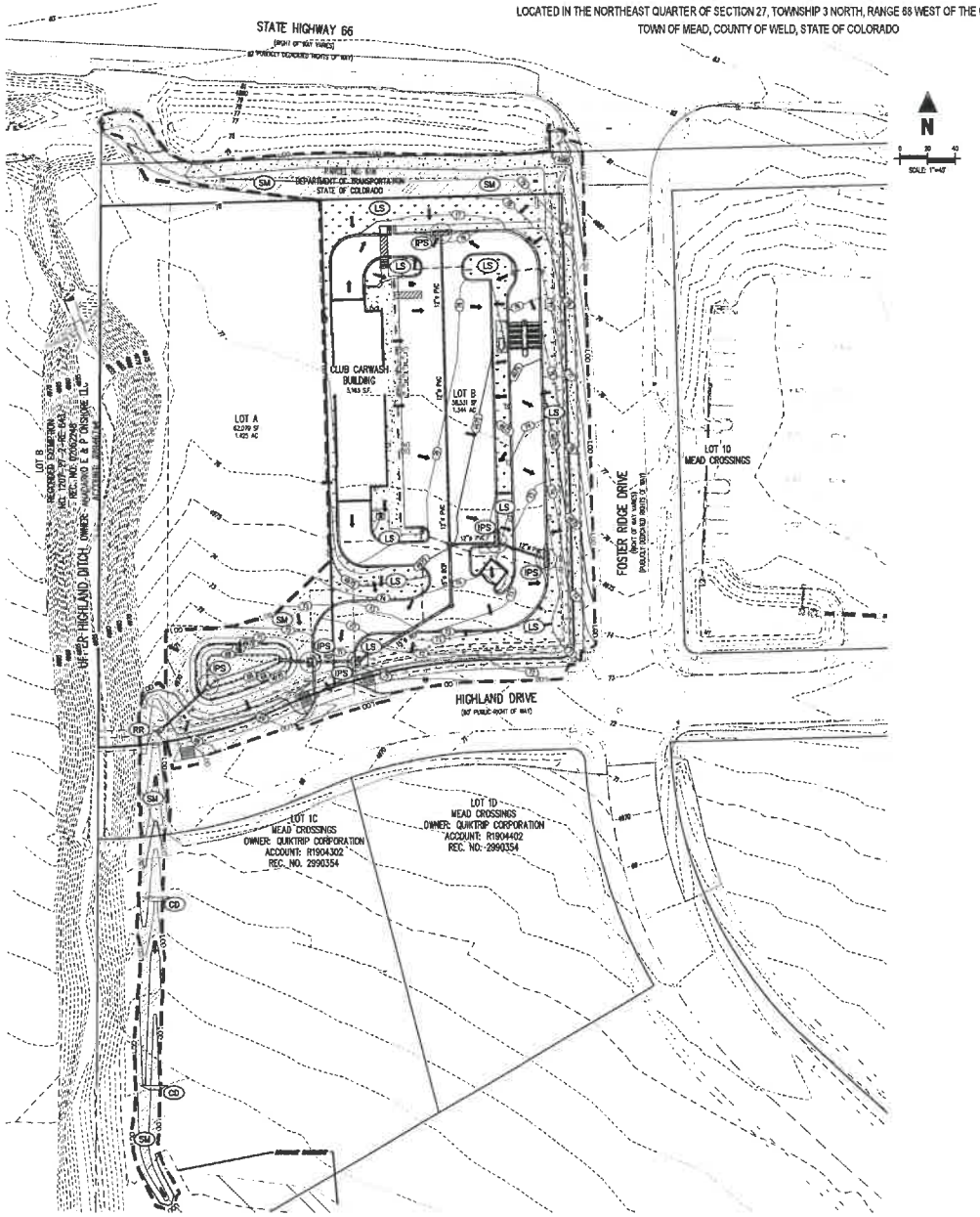
EROSION CONTROL PLAN - INITIAL

C3.1
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



STORMWATER MANAGEMENT PLANS GENERAL NOTES

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHTS OF WAYS OF THE CITY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN DRAINAGE PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL CLEARING, EXCAVATION, PROCESSING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
6. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCE SHALL BE REQUIRED.
7. APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CCM WHICH THE SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE CCM.
8. CONTRACTOR MAY SUBSTITUTE ROCK SOCKS (RS) FOR SEDIMENT CONTROL LOGS (SCL) AS PERIMETER CONTROL, DEPENDING ON SITE CONDITIONS.

BMP MAINTENANCE NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMP'S THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMP'S, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

EROSION CONTROL LEGEND

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- 52 — EXISTING MINOR CONTOUR
- 5483 — PROPOSED MAJOR CONTOUR
- 53 — PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- SD — PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- PROPOSED RIDGE LINE
- INITIAL SWALE LINE
- FLOW ARROW
- LS — PERMANENT LANDSCAPING
- LOD — LIMITS OF DISTURBANCE
- SM — SEED AND MULCH
- IPS — SUMP INLET PROTECTION (IP-3)
- IPO — ON-GRADE INLET PROTECTION (IP-4)
- SC — PROPOSED SAWCUT LINE
- ECB — COMPOST BLANKET (APPROXIMATE)
- CD — CHECK DAM
- RR — RIPRAP

NOTE:

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NOTE: REFERENCE LANDSCAPE PLAN, SHEET L1.1 FOR LOCATION AND TYPE OF LANDSCAPING MATERIAL

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK – "H 229"
NAVD DAL ELEVATION = 5005.92'
"H 229" IS LOCATED & DESCRIBED AS FOLLOWS:

H 229 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 18 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WINTERS POST, SET IN THE TOP OF A CONCRETE PIER WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE. IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 89°47'15" E, A DISTANCE OF 341.31', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31136" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/4" ALUMINUM CAP, STAMPED "ROW MON NO. 8084, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	08/07/23	2nd Planning Submittal	JBR
2	12/15/23	3rd Planning Submittal	JBR

Project No	CWW300005
Drawn By	RDG
Checked By	MJ
Date	12/15/23

EROSION CONTROL PLAN - FINAL

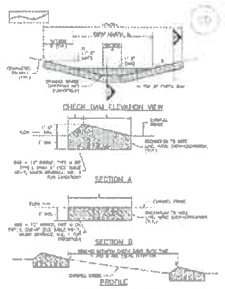
C3.2
of 23

CLUB CARWASH SITE PLAN

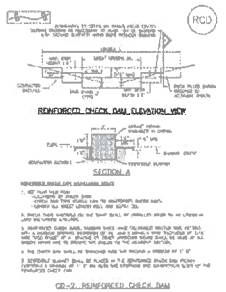
LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Check Dams (CD) — EC-12

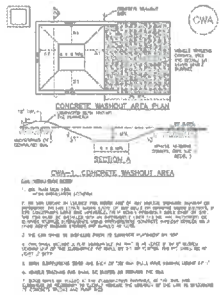


Check Dams (CD) — EC-12



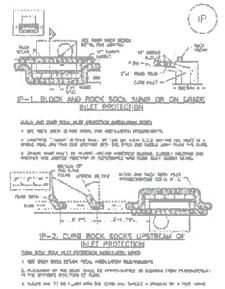
EC-12 — Check Dams (CD)

Concrete Washout Area (CWA) — MM-1

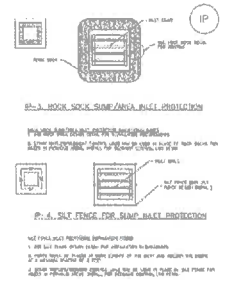


MM-1 — Concrete Washout Area (CWA)

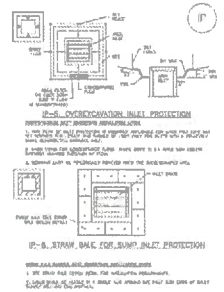
SC-6 — Inlet Protection (IP)



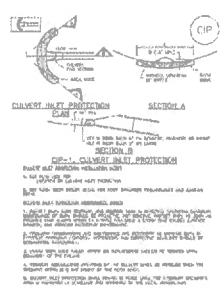
Inlet Protection (IP) — SC-6



SC-6 — Inlet Protection (IP)

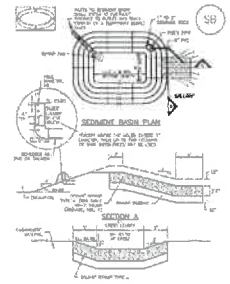


Inlet Protection (IP) — SC-6



SC-6 — Inlet Protection (IP)

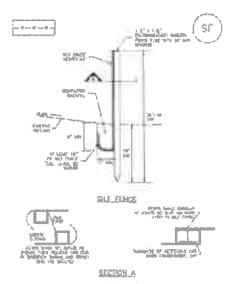
Sediment Basin (SB) — SC-7



SC-7 — Sediment Basin (SB)

Sediment Basin (SB) — SC-7

Silt Fence (SF) — SC-1



SC-1 — Silt Fence (SF)

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/8/2023	2nd Planning Submittal	JBR
2	4/10/2023	3rd Planning Submittal	JBR

Project No.	CCW190006
Drawn By	RDO
Checked By	MJ
Date	12/3/2022

EROSION CONTROL PLAN - DETAILS

C3.3

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used at any time during the year and is required for an extended period. Permanent seeding should be used to stabilize areas of final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, or other appropriate measures.

Photograph TS/PS-1. Lawnmix used to stabilize slope. Photo courtesy of Douglas County

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), properly stabilize bare areas. Including planting a temporary cover crop, and where appropriate, a permanent cover crop. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The UDFCM Volume 3 Recreational Chapter contains suggested general grass and native seed mixes for use for temporary seeding. Alternatively, local governments may have their own seed mixes and deadlines for seeding. Check jurisdictional requirements for seeding and monitory stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, entering at appropriate seed mixture, using appropriate seeding equipment to ensure proper seed placement and protecting seeded areas with mulch or fabric until plants are established.

The UDFCM Volume 3 Recreational Chapter contains detailed seed mixes, seed preparation procedures, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is an recommended method in areas where steep slopes prevent use of drill seeding equipment, and even in flat areas because it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions suitable to supporting vegetation. Overlot grading may need to be done if topsoil and compaction, scarifying, in some quality subsoil at the ground surface that

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	Yes
Site/Material Management	Yes

EC-2 Temporary and Permanent Seeding (TS/PS)

for a site receive values. Soils organic matter content, low soil microorganisms, nutrient limitations, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide mechanical topsoil amendments or other soil amendments and remedy them into the soil at a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetative establishment, due to its water-holding moisture, structure, nutrient, organic matter content, biological activity, and nutrient content. The starting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 10 inches. If required, as a minimum of the upper 6 inches of topsoil should be salvaged, stockpiled, and eventually respread over amended soil for revegetation.

When topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Climate resilient, high as well depleted mixtures, can be added to improve soil characteristics conducive to plant growth. Other recommendations for soil to adjust soil pH (acidulants or lime-based fuel) testing, which is typically inexpensive, should be completed to determine and operation the types and amounts of amendments that are required.

After decompacted ground surface is compacted, dig or rototill the upper 12 inches of the surface prior to placing topsoil. If tilling compared to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a weakly bound layer of topsoil stones, and allow infiltration and root penetration as growth depth. Topsoil should not be placed when either the salvaged topsoil or underlying ground are frozen or water-saturated.

Prior to seeding, the soil surface should be rough and the seedbed should be firm but not too dense or compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and consistency as plant growth. Seed-to-soil contact is the key to good germination.

Refer to MDDT's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon or fully landscaped, it is essential to establish partial plantings, 30 days or nearly prior to seeding, from appropriate for the time of planting and within the planted areas. Temporary grass seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in UDFCM Volume 2, Chapter 11, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

Long-term vegetation cover on disturbed areas that have reached final grade, a permanent grass mix should be established. Permanent seeding should be performed properly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. Refer to a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season based on seed mix tables in the UDFCM Volume 2 Recreational Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are normalized to be absolute minimum rates the seed applied using proper drill-seeding equipment. These are to be considered only as general

Temporary and Permanent Seeding (TS/PS) EC-2

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

It desired but is difficult to balance drought tolerance, aesthetics, ease of establishment (Chrysanthemum maximum), fast-growing methods (Avena sativa/spp) and shade/weed control (Avena sativa/spp) be added to the upland seed mixes at 0.25 lb/2 and 1 pound PLS/acre respectively. In riparian areas, planting must shade and shade provided on substantial plants (Prunus americana), shade trees (Acer negundo), plants enhanced (Populus angustifolia and willow (Salix spp.) may be considered. On recreational upland sites, a fescue mix in Table TS/PS-1 (pound PLS/acre may be included as a source of nitrogen for grassland grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, moist, saturated or wet.

Seeding dates for the highest success probabilities of perennial species along the Front Range are generally in the spring from April through early June and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-2 for appropriate seeding dates.

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Habit	Pounds of Pure Live Seed (PLS)/acre[b]	Planting Depth (inches)
A. Oats	Cool	95 - 95	1 - 3
A. Spring wheat	Cool	25 - 35	1 - 2
A. Spring barley	Cool	50 - 70	1 - 2
A. Annual ryegrass	Cool	10 - 15	1
A. Millet	Warm	2 - 15	0 - 1
A. Winter wheat	Cool	25 - 35	1 - 2
A. Winter barley	Cool	50 - 70	1 - 2
A. Winter rye	Cool	50 - 75	1 - 2
A. Triticale	Cool	50 - 60	1 - 2

[a] Successful seeding of annual grass cover crop to adequate plant growth will usually produce enough dead plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or removed about that it begins.

[b] Upslope seeding may be increased for drilling only if characteristics are greater than 3 or when basin inoculations exist. When hydroseeding seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species into the summer months.

Seeding dates should be doubled if seed is inoculated, or increased by 30 percent if done using a Brillion Drill or by hydraulic seeding

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Planting dates for temporary stabilization)		Perennial Grasses	
Seeding Dates	Warm	Cool	Warm	Cool
January 1 - March 15			✓	✓
March 16 - April 30		✓	✓	✓
May 1 - May 15			✓	
May 16 - June 30	✓			
July 1 - July 15	✓			
July 16 - August 31				
September 1 - September 30		✓, ✓, ✓		
October 1 - December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tack/fix. See the UDFCM Volume 2 Recreational Chapter and Volume 3 Revegetating UDFCM Fact Sheet (EC-10) for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

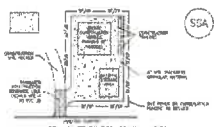
If a temporary seeded area was planted, the area should be reseeded with the desired permanent mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs three or mowing and the hottest months the perennial mix. The increase removal of the perennial mix, it should be seeded during the appropriate seeding dates the annual grass after the temporary seeded area was seeded. Alternatively, if the meadow is not feasible, the annual mix seed heads should be removed and the mow the area seeded with the perennial mix.

An area that has been permanently seeded should be at a good stand of vegetation within one growing season if original soil was a little more than any moisture which is optimum for germination. Repeat patches of the site that fail to germinate or remain bare after the first growing season

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Prevent weeds about desirable overstimulation equipment and weight stress.

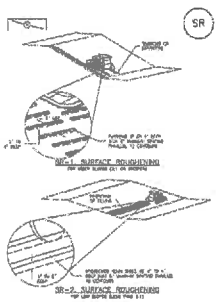
Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

SM-6 Stabilized Staging Area (SSA)

Surface Roughening (SR) EC-1



SR-1. SURFACE ROUGHENING

SR-2. SURFACE ROUGHENING

EC-3 Surface Roughening (SR)

Wind Erosion/Dust Control (DC) EC-14

Description

Wind erosion and dust control (DC) help to keep soil particles from entering the air as a result of land disturbing construction activities. These DCs include a variety of practices generally focused on either protect disturbed areas or construction roadways. The ground cover, protection such as mulching and mulching, use of soil binders, also wind fences and sediment walls provide protection surface cover should be used. For construction roadways, dust watering and stabilized surfaces should be considered.

Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to the quality. Dust control is important in control for the health of construction workers and surrounding communities.

Design and Installation

The following construction BMPs can be used for dust control:

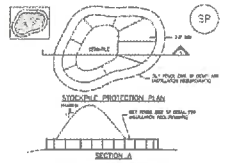
- Air Infiltration/Ventilation systems can be used to vent the air layer of disturbed soil to help keep dry soil particles from becoming airborne
- Sheeting and Shoring can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Sprinkler and Water Spray is best between and minimize hauling dust generated. Chemical stabilizers may require additional permitting requirements. Increased frequency in monitoring water usage and federal need for consumptive prior to use
- Fencing and/or construction roadways and accessway will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.

Maintenance and Removal

When using air infiltration/ventilation control systems to aid in dust control, be careful not to overspray. Overspraying will cause construction vehicles to track soil off-site.

Wind Erosion Control/ Dust Control	
Functions	
Erosion Control	Yes
Sediment Control	Yes
Site/Material Management	Moderate

Stockpile Management (SP) MM-2



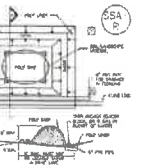
STOCKPILE PROTECTION PLAN

SECTION A

SP-1. STOCKPILE PROTECTION

MM-2 Stockpile Management (SM)

Stockpile Management (SP) MM-2



SP-2. MATERIAL STAGING IN ROADWAY

MM-3 Stockpile Management (SM)

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
Galloway-LLC.com

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/4/2022	2nd Planning Submittal	JBR
2	4/4/2022	3rd Planning Submittal	JBR

Project No:	CW080005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

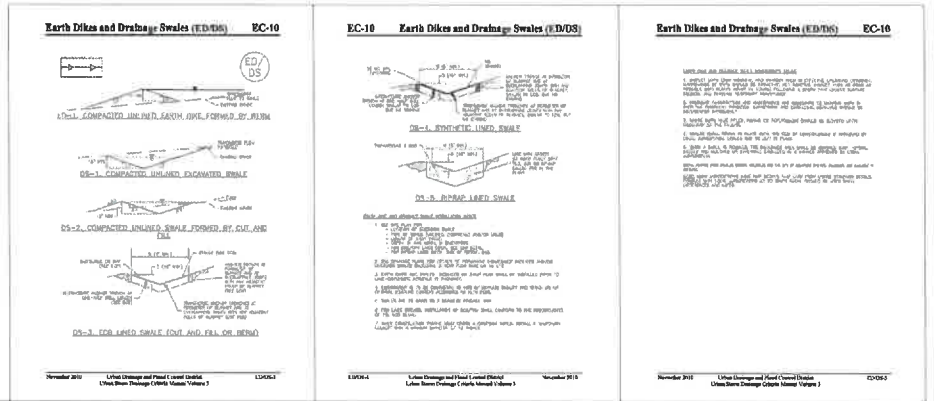
EROSION CONTROL PLAN - DETAILS

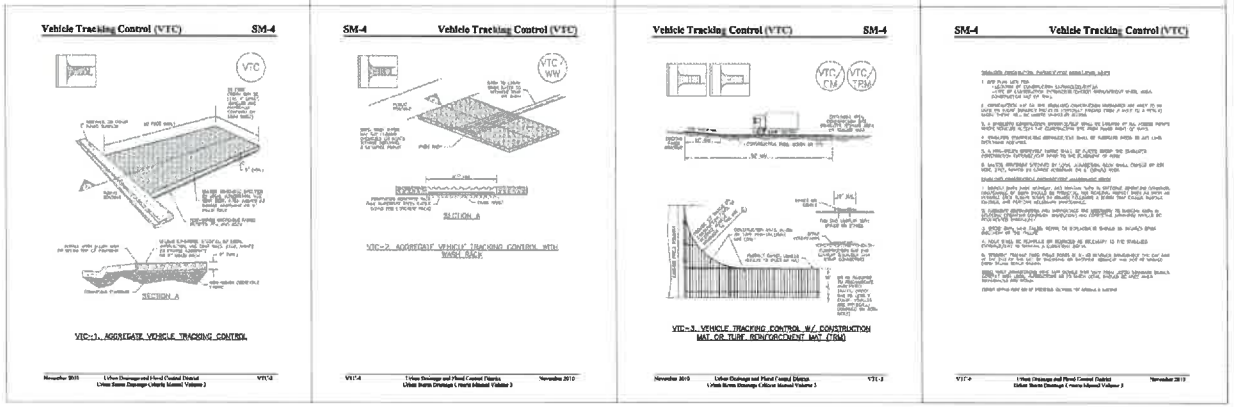
C3.4
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO





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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JBR
2	4/26/2023	3rd Planning Submittal	JBR

Project No.	CO180005
Drawn By:	RDC
Checked By:	MJ
Date:	12/1/2023

EROSION CONTROL PLAN - DETAILS

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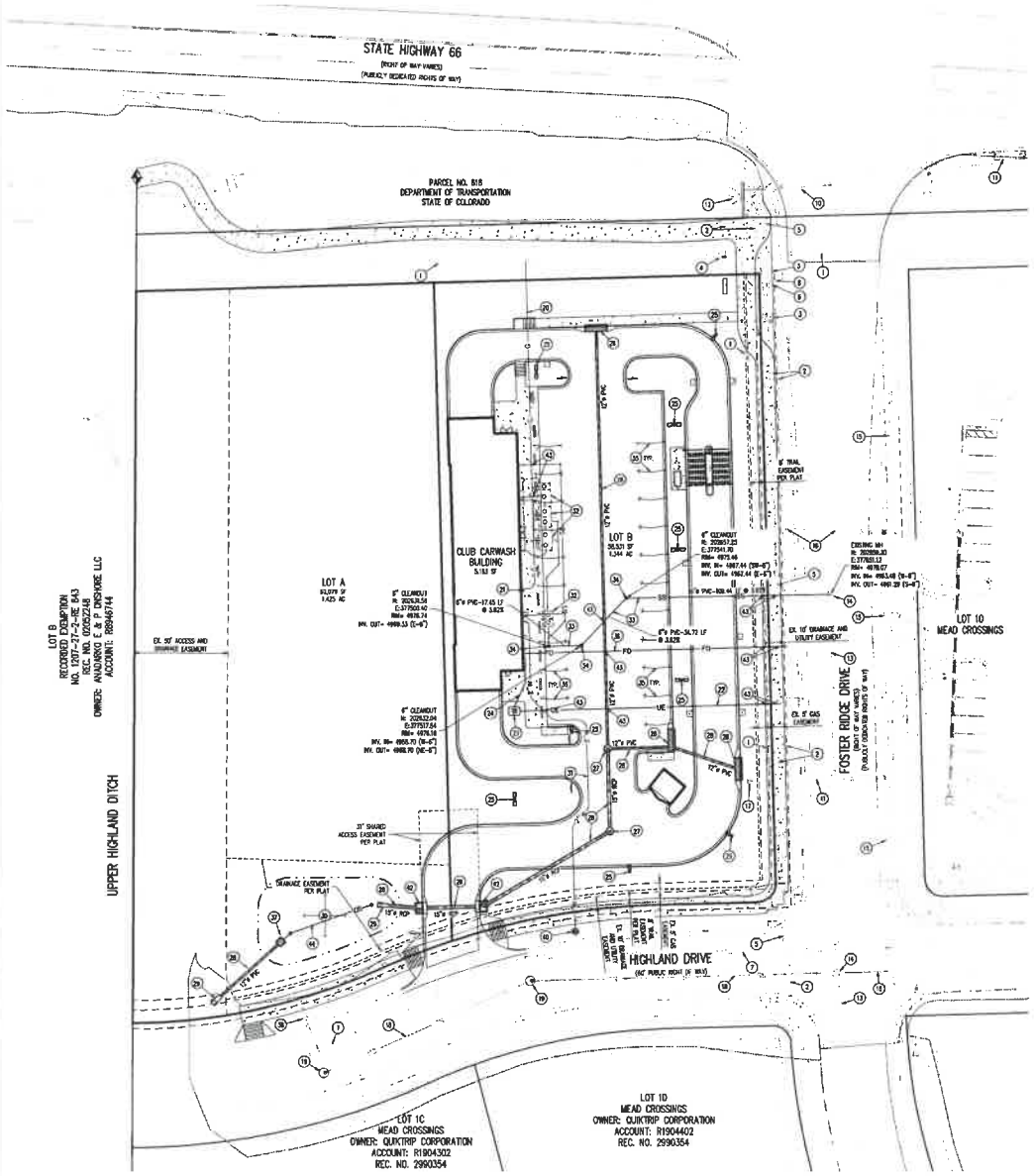
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SITE SCHEDULE

1. EXISTING GAS LINE TO REMAIN
2. EXISTING FIBER OPTIC LINE TO REMAIN
3. EXISTING FIBER OPTIC VAULT TO REMAIN
4. EXISTING FIBER OPTIC UTILITY BOX TO REMAIN
5. EXISTING ELECTRICAL LINE TO REMAIN
6. EXISTING ELECTRICAL TRANSFORMER TO REMAIN
7. 12" WATER LINE PER HIGHLAND DRIVE PIP DOCUMENTS BY QUIKTRIP
8. EXISTING STREET LIGHT TO REMAIN
9. EXISTING STREET LIGHT TO BE REMOVED
10. EXISTING STORM DRAIN LINE TO REMAIN
11. EXISTING STORM DRAIN INLET TO REMAIN
12. EXISTING STORM DRAIN F.E.S. TO REMAIN
13. EXISTING SANITARY SEWER LINE TO REMAIN
14. EXISTING SANITARY SEWER MANHOLE TO REMAIN
15. EXISTING 16" WATER LINE TO REMAIN AND BE PROTECTED IN PLACE
16. FIRE HYDRANT ASSEMBLY PER FOSTER RIDGE PIP DOCUMENTS BY QUIKTRIP, TO BE PROTECTED IN PL
17. EXISTING 3/4" WATER METER AND PIT TO BE ABANDONED
18. SANITARY SEWER LINE BY OTHERS
19. EXISTING SANITARY SEWER MANHOLE BY OTHERS
20. PROPOSED GAS LINE
21. PROPOSED GAS METER
22. PROPOSED PRIMARY ELECTRICAL LINE TO TRANSFORMER
23. PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER
24. PROPOSED SECONDARY ELECTRICAL LINE TO BUILDING
25. PROPOSED SITE LIGHT
26. PROPOSED STORM DRAIN INLET - TYPE 13 COMBINATION, TRIPLE (PRIVATE)
27. PROPOSED STORM DRAIN MANHOLE (PRIVATE)
28. PROPOSED STORM DRAIN LINE (PRIVATE)
29. PROPOSED 18" FLARED END SECTION (PRIVATE)
30. PROPOSED WATER QUALITY POND (PRIVATE)
31. PROPOSED 3" PVC DOMESTIC WATER LINE W/ LFND APPROVED BACKFLOW PREVENTION ASSEMBLY LOCATED INSIDE BUILDING
32. PROPOSED CARWASH RECLAMATION SYSTEM
33. PROPOSED SANITARY SEWER SERVICE LINE
34. PROPOSED SANITARY SEWER CLEAN OUT
35. PROPOSED VACUUM HOSE AT PARKING STALL
36. PROPOSED TELECOMMUNICATIONS LINE
37. PROPOSED STORM DRAIN OUTLET STRUCTURE (PRIVATE)
38. FIRE HYDRANT PER HIGHLAND DRIVE PIP DOCUMENTS BY QUIKTRIP
39. EXISTING WATER METER AND PIT TO BE REMOVED
40. PROPOSED 3" WATER METER PER LFND STANDARD DETAIL; REFERENCE SHEET C4.4
41. EXISTING 1" WATER LINE TO BE ABANDONED AND PROTECTED IN PLACE PER LFND SPECIFICATIONS
42. PROPOSED STORM DRAIN INLET - TYPE 9 (PRIVATE)
43. WARNING UTILITY CROSSING - MAINTAIN 1.5' MIN CLEARANCE
44. PROPOSED DETENTION POND UNDERDRAIN; REFERENCE SHEET C5.2 FOR DETAILS

UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- SD — PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- UE — PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- UT — PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING UTILITY BOX OR VAULT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION (FES)
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPROPOSED STORM DRAIN F.E.S.
- PROPOSED STORM DRAIN OUTLET STRUCTURE

NOTE: ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED

NOTE: EXISTING WATER INFRASTRUCTURE IS CURRENTLY OWNED AND OPERATED BY LONGS PEAK WATER DISTRICT, AND WILL BE TRANSFERRED TO LITTLE THOMPSON WATER DISTRICT IN THE FUTURE.

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK - "W 329"
NAVD 88, ELEVATION = 5028.92'
W 329' IS LOCATED & DESCRIBED AS FOLLOWS:

W 329 IS LOCATED 4.3 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 0.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 36 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.3 WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°26'13" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/2" RED PLASTIC CAP, STAMPED "PLS 31154" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "RON MCN, NO. 8004, LS 25361" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DESTROYED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/8/2023	2nd Planning Submittal	JPP
2	4/14/2023	3rd Planning Submittal	JPP

Project No:	CONF060005
Drawn By:	FCG
Checked By:	MJ
Date:	12/1/2022

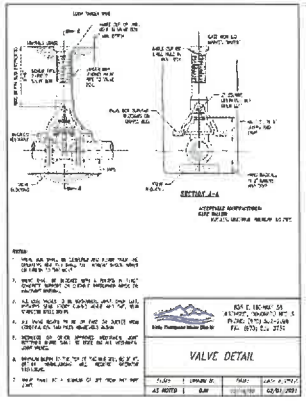
UTILITY PLAN

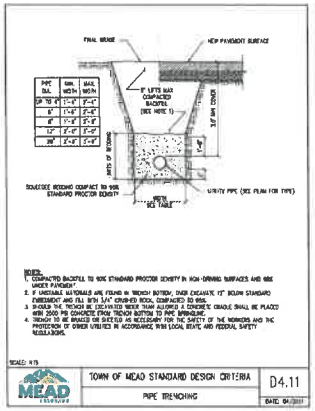
C4.1
of 23

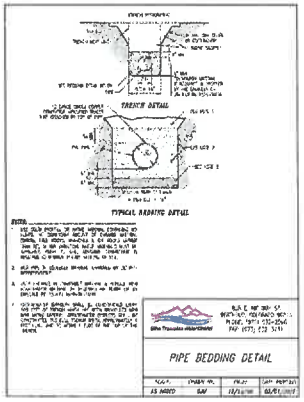
CLUB CARWASH SITE PLAN

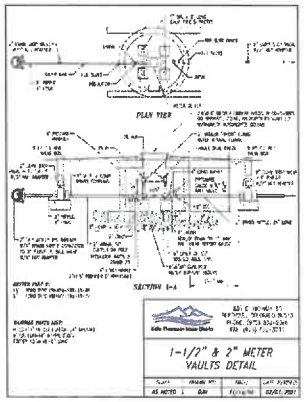
LOT B, MEAD CROSSINGS AMENDMENT 2

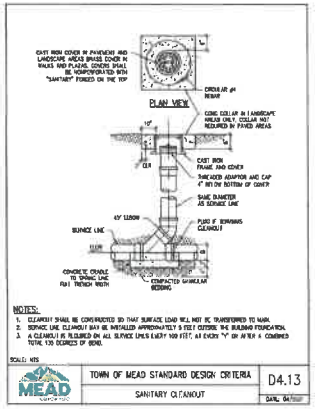
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

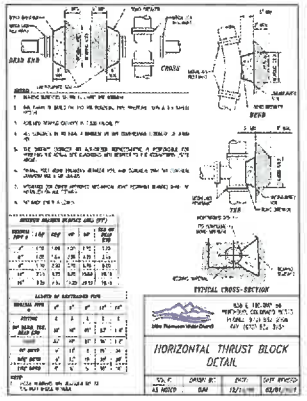


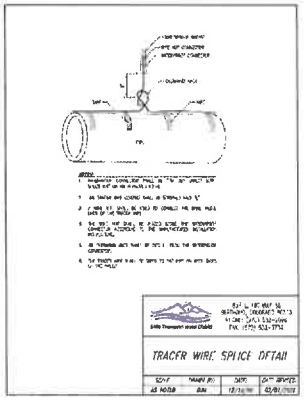


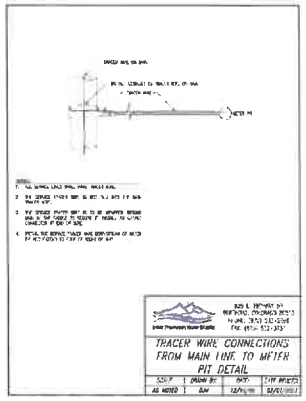












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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	7/8/2022	2nd Planning Submittal	JBR
2	6/10/2023	3rd Planning Submittal	JBR

Project No	CCW000005
Drawn By	RDO
Checked By	MJ
Date	10/13/2023

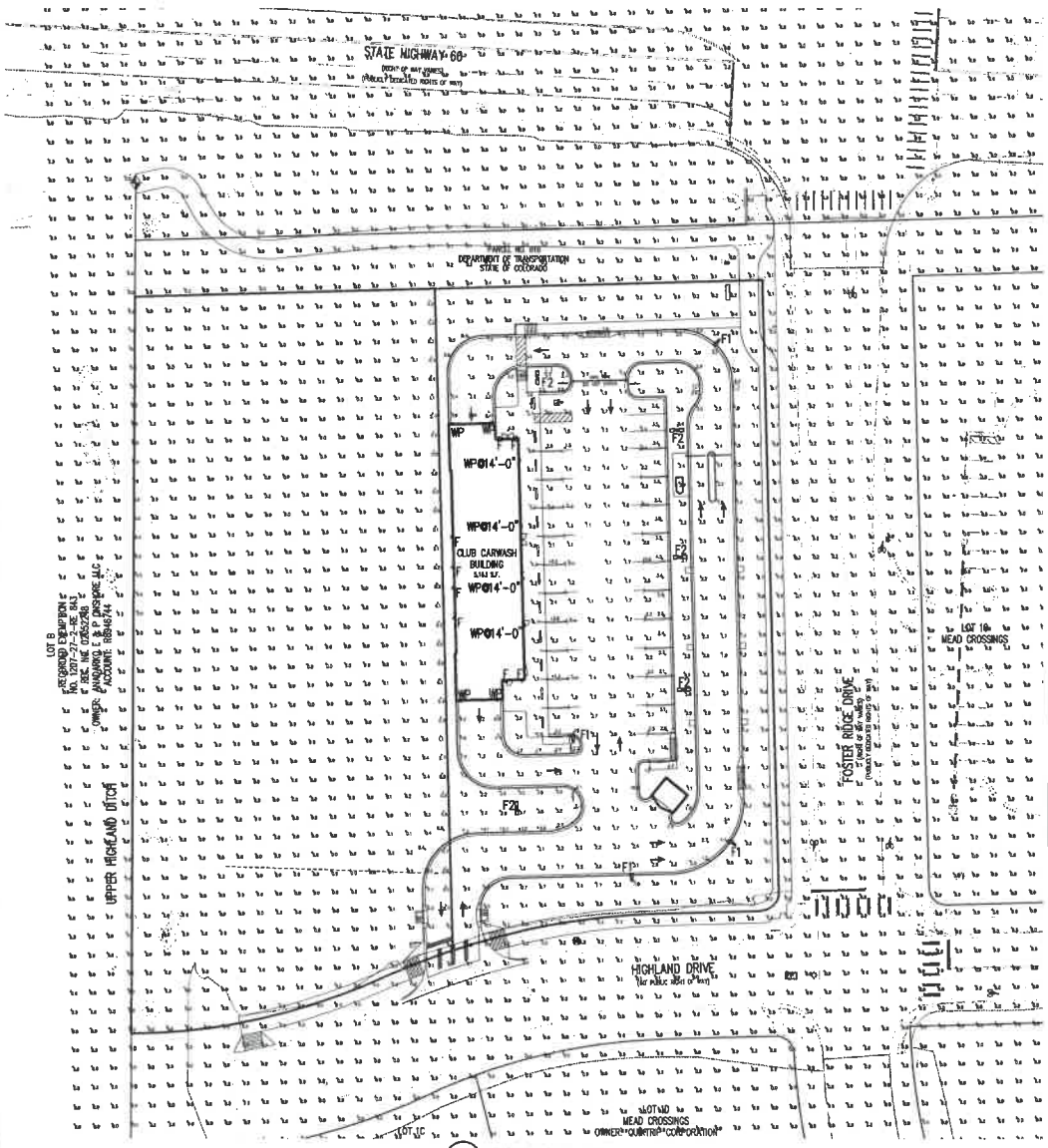
UTILITY DETAILS

C4.2

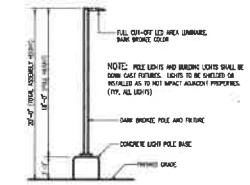
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PARKING, DRIVE, TRASH AREA	FC	2.23	8.4	1.0
BUILDING (UNDERHD)	FC	3.47	5.8	1.1

LUMINAIRE SCHEDULE

MARK	SYMBOL	QTY	LAMP	HEIGHT	BUF	LUMENS	WATTS	MODEL #	DESCRIPTION
WP		8	LED	11'-4" AFF-0" WALL	1.0	1,755	27	AA2B8-27-4W	RP LIGHTING, 8" LED ARCHITECTURAL CYLINDER, 27 WATTS, 4000K CCT, BLACK COLOR
F		6	LED	8'-0" WALL	1.0	2,210	25.5	XWDM-W-BK	COOPER, CROSSTOUR LED WALL SCONCE, 4000 CCT, BLACK COLOR
F1		4	LED	20'-0" POLE	1.0	6,943	57	CALM-SA1C-740-U-TL3-1-BK	COOPER CALLEGH II LED AREA/SITE LUMINAIRE, 600mA DRIVE, BLACK COLOR, 4000K CCT, SEE BELOW FOR MOUNTING
F2		8	LED	20'-0" POLE	1.0	6,943	57	(2) CALM-SA1C-740-U-TL3-1-BK	COOPER CALLEGH II LED AREA/SITE LUMINAIRE, 600mA DRIVE, BLACK COLOR, 4000K CCT, SEE BELOW FOR MOUNTING

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING.
ALL AREA/SITE FIXTURES TO BE MOUNTED ON 18'-0" POLE (SSS-4-A-18-S-F-W-1) WITH 2'-0" CONCRETE BASE, TOTAL MOUNTING HEIGHT 20'-0"

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/15/2023	2nd Planning Submittal	JMD
2	4/13/2023	3rd Planning Submittal	JMD

Project No.	CCW060008
Drawn By:	JMD
Checked By:	JMD
Date:	12/1/2023

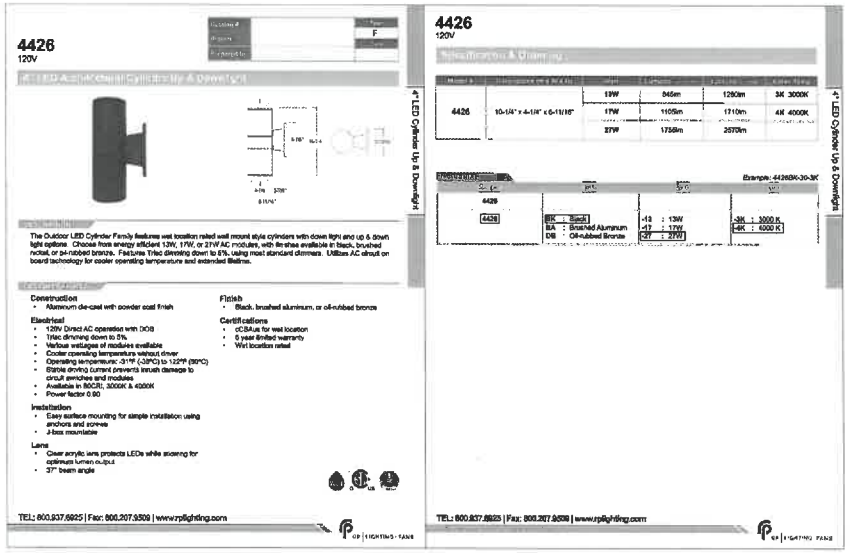
PHOTOMETRIC PLAN

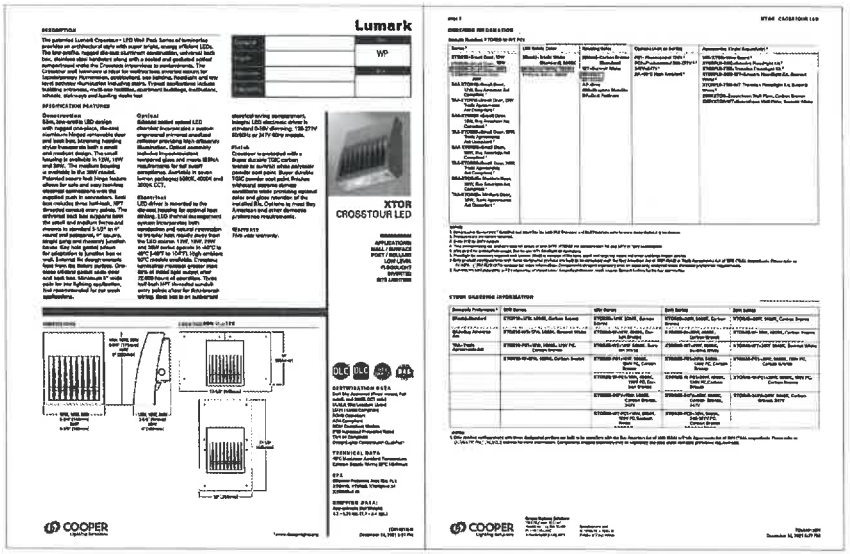
C4.3
of 23

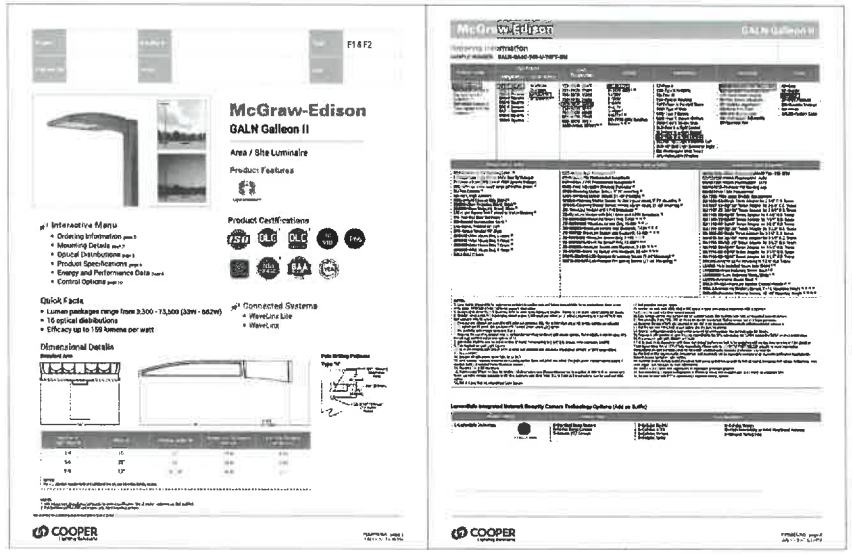
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO







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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/24/2023	2nd Planning Submittal	JMH
2	4/10/2023	3rd Planning Submittal	JMH

Project No	CCW000005
Drawn By	JMG
Checked By	JMG
Date	12/15/22

PHOTOMETRIC DETAILS

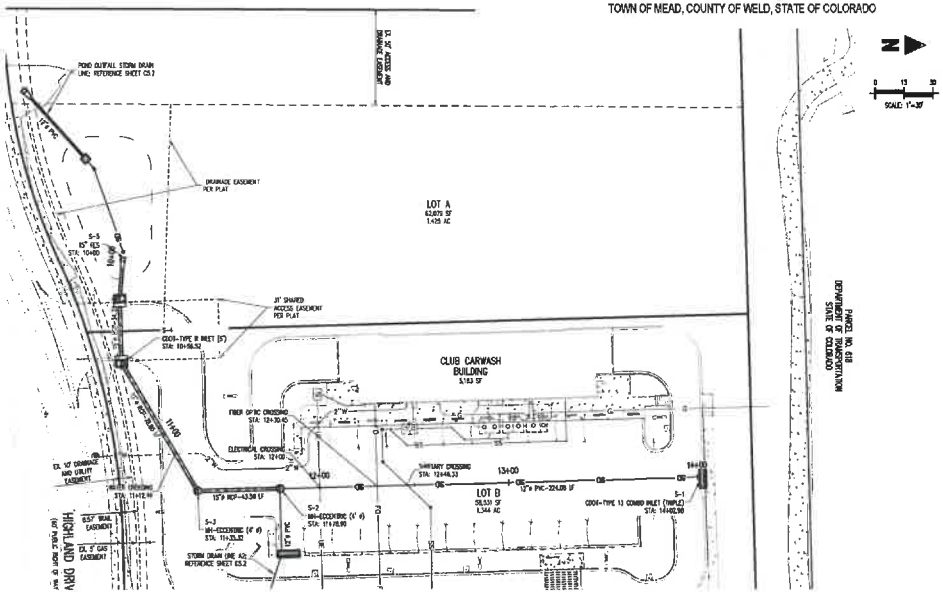
C4.4

of 23

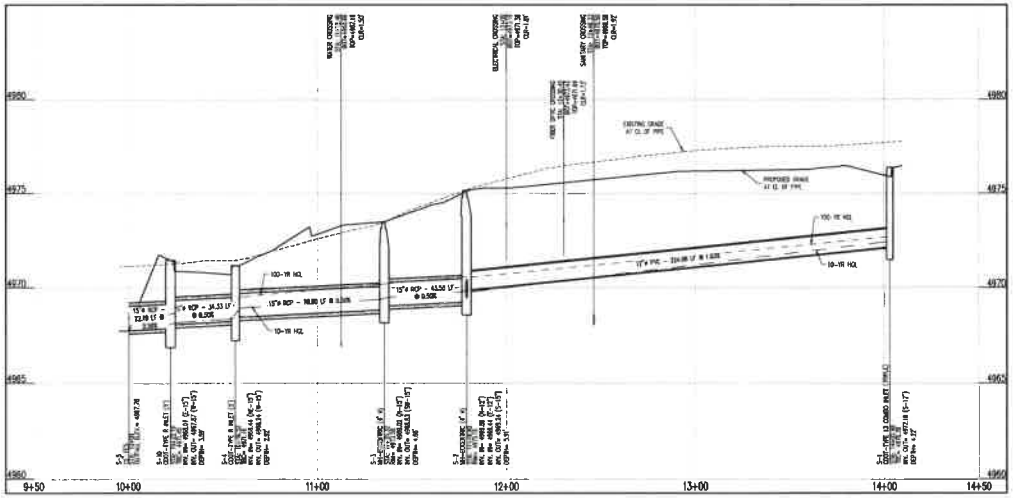
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



STORM DRAIN PLAN: LINE A1 – STA 10+00.00 TO 14+01.83
SCALE: 1"=30'



STORM DRAIN PROFILE: LINE A1 – 10+00.00 TO 14+01.83
SCALE: 1"=30' HORIZONTAL, 1"=5' VERTICAL

UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING UTILITY BOX OR VAULT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION (FES)
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN F.E.S.
- PROPOSED STORM DRAIN OUTLET STRUCTURE

NOTE

THE PROPOSED STORM DRAIN SYSTEM DETAILED ON THIS PLAN IS TO BE PRIVATE, UNLESS OTHERWISE INDICATED.

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK – "M 329"
YAND BM. ELEVATION = 5008.92'
M 329 IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 4.3 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 0.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WIRELESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 89°55'15" E, A DISTANCE OF 341.25", MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31524", AND AT THE EAST END BY A 1/2" ROD WITH 2-1/2" ALUMINUM CAP, STAMPED "RHM MON. NO. 8694, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROVIDE LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER CONTROLLING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, ENGINEERING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/8/2023	2nd Planning Submittal	JRR
2	4/14/2023	3rd Planning Submittal	JRR

Project No:	CCW000000
Drawn By:	RDG
Checked By:	MJ
Date:	12/1/2023

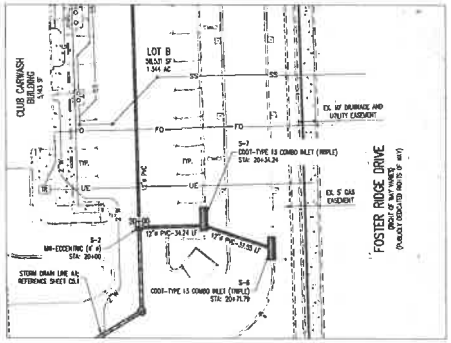
STORM DRAIN PLAN & PROFILE
LINE A1

C5.1
of 23

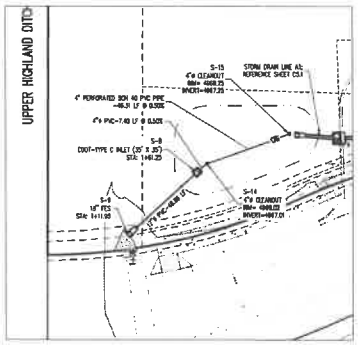
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

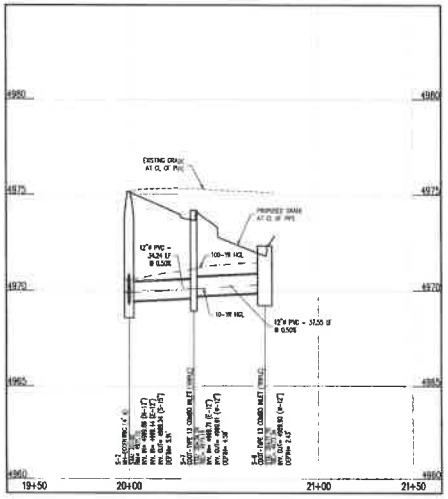
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



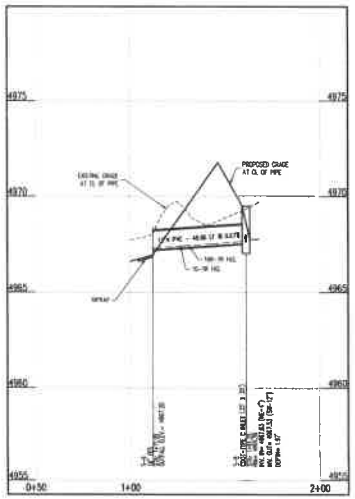
STORM DRAIN PLAN: LINE A2 – STA 20+00 TO 20+71.79
SCALE: 1"=30'



STORM DRAIN PLAN: POND OUTFALL – STA 1+00.00 TO 1+52.31
SCALE: 1"=30'



STORM DRAIN PROFILE: LINE A2 – STA 20+00 TO 20+71.79
SCALE: 1"=30' HORIZONTAL, 1"=5' VERTICAL



STORM DRAIN PROFILE: POND OUTFALL – STA 1+00.00 TO 1+52.31
SCALES: 1"=30' HORIZONTAL, 1"=5' VERTICAL

UTILITY LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING WALKY LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- SD — PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- UE — PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- UT — PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- G — PROPOSED GAS LINE
- EXISTING UTILITY BOX OR VAULT
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER INLET
- EXISTING FLARED END SECTION (FES)
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPROPOSED STORM DRAIN F.E.S.
- PROPOSED STORM DRAIN OUTLET STRUCTURE

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BENCHMARK

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NAVD 88, ELEVATION = 5008.93'
"M 329" IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 45 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 8.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 18 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WIRELESS POLE, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°35'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31136" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6006, LS 25361" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE IN KIND IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

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CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL, BENCHMARKS PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO ENGIN AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEYS ENDORSE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's Below. Call before you dig

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/24/2025	2nd Planning Submittal	JRR
2	4/28/2025	3rd Planning Submittal	JRR

Project No.	C-0199-0005
Drawn By:	RDG
Checked By:	BAF
Date:	12/12/2022

STORM DRAIN PLAN & PROFILE
LINE A2 & POND OUTFALL

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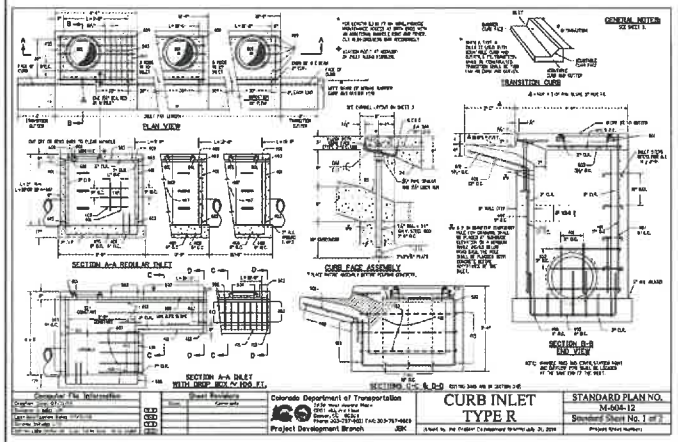
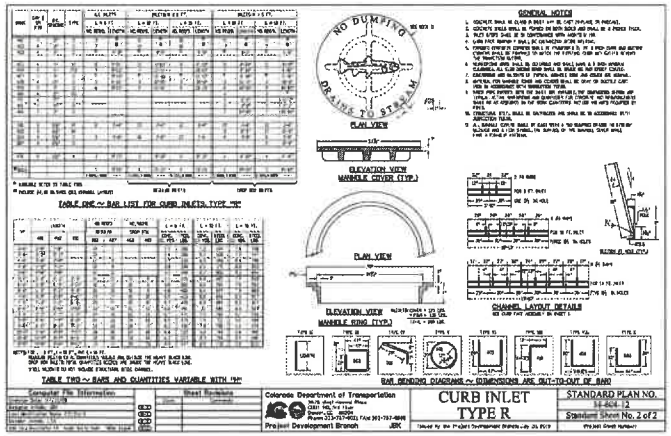
of 23

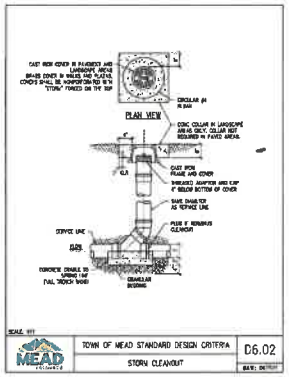
CLUB CARWASH SITE PLAN

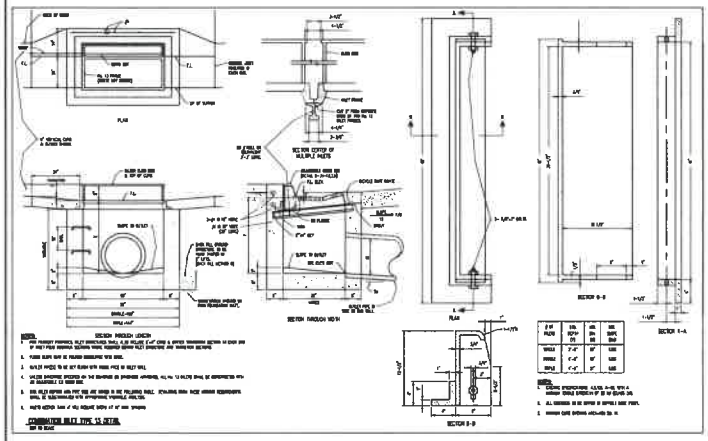
LOT B, MEAD CROSSINGS AMENDMENT 2

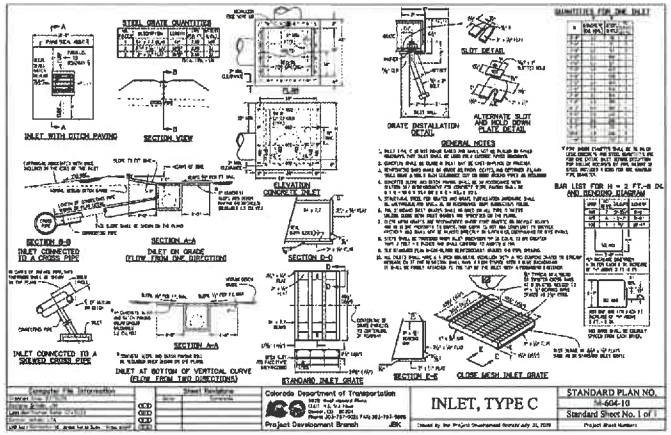
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

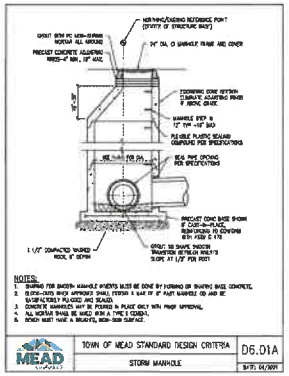


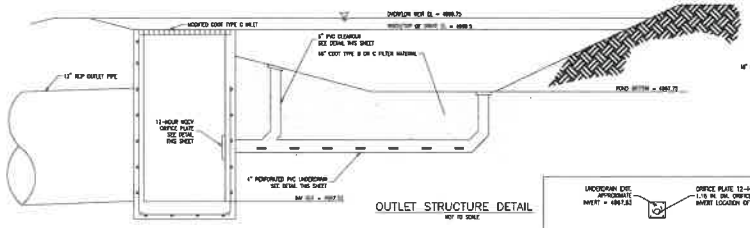




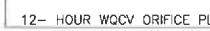




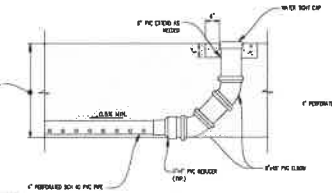




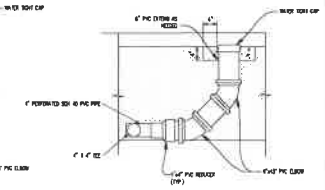
OUTLET STRUCTURE DETAIL
NOT TO SCALE



12- HOUR WQCV ORIFICE PLATE



UPSTREAM END



AT JUNCTION

NOTES
1. WQCV DRAIN TIME IS 12 HOURS

UNDERDRAIN DETAILS
N.T.S.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRD
2	4/5/2023	3rd Planning Submittal	JRD

Project No:	CLW080005
Drawn By:	RDO
Checked By:	MJ
Date:	12/1/2023

STORM DRAIN DETAILS

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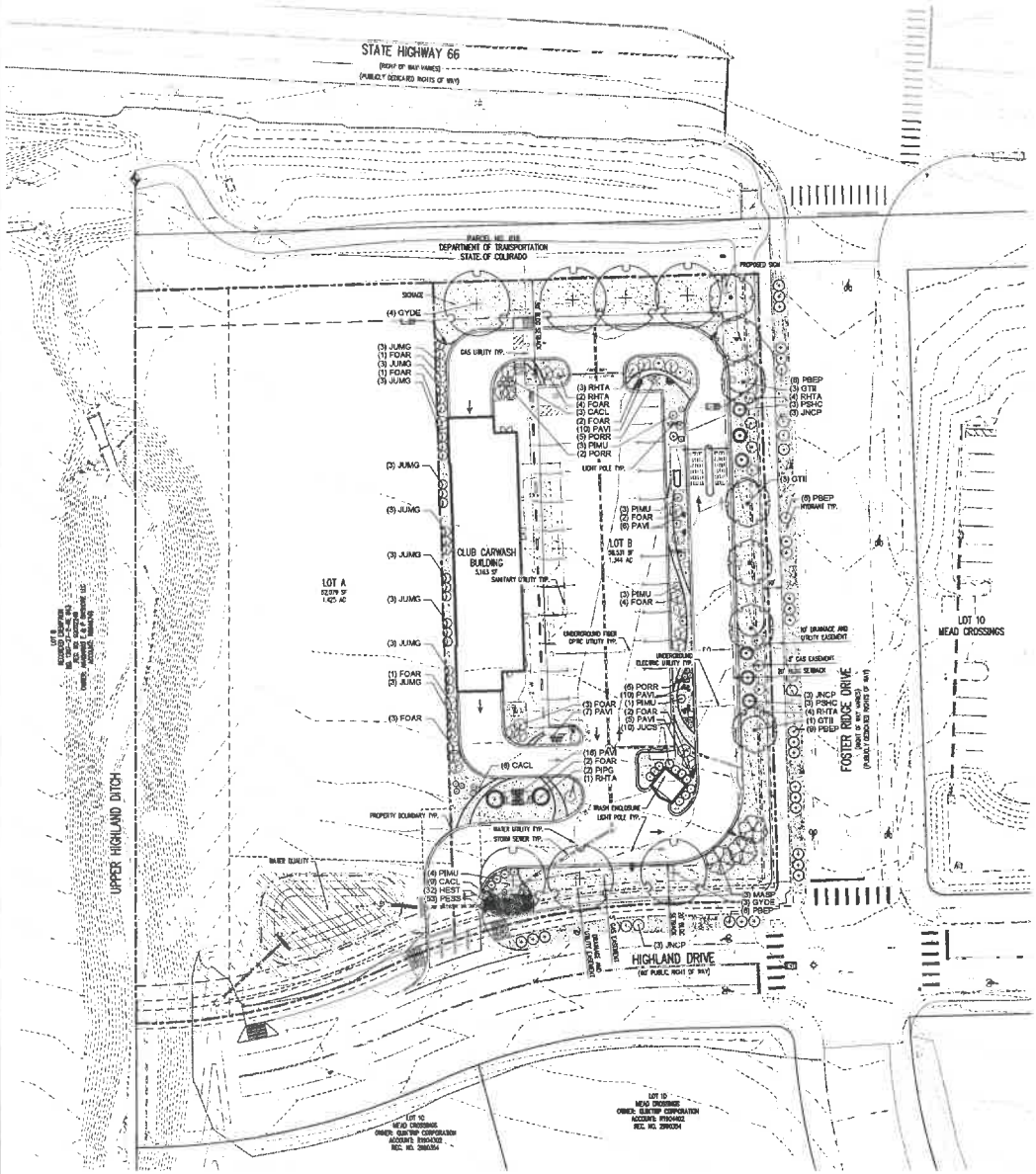
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



PLANT SCHEDULE ON SITE LANDSCAPE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	GTII	7	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	35'X25'
	GYDE	7	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50'X35'
EVERGREEN TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**
	PIPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PICEA PUNGENS GLAUCA 'FAT ALBERT'	B&B	8' HT	15'X10'
ORNAMENTAL TREES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**CAL / SIZE**	**HT. X SPD.**
	MASP	3	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20'X15'
UPRIGHT JUNIPERS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	
	JUCS	10	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	15'X5'	
	JUMG	27	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 CONT.	20'X5'	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	
	CACL	18	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3'X3'	
	FOAR	25	ARNOLD'S DWARF FORSYTHIA	FORSYTHIA X 'ARNOLD'S DWARF'	#5 CONT.	2'X7'	
	PORR	13	RED ROBIN POTENTILLA	POTENTILLA FRUTICOSA 'RED ROBIN'	#5 CONT.	2'X3'	
	RHTA	14	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5'X8'	
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	
	PMU	14	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.	5'X5'	
	PSHC	6	HILLSIDE CREEPER SCOTCH PINE	PINUS SYLVESTRIS 'HILLSIDE CREEPER'	#5 CONT.	3'X8'	
ORNAMENTAL GRASSES	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	
	PAVI	54	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	4'X1.5'	
PERENNIALS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**	
	HEST	32	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	1.5'X1.5'	
	PESS	63	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	2'X1.5'	
MULCH	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**			
	RMULCH	7,162 SF	MOUNTAIN GRANITE	6.75" ROCK COBBLE MULCH			
	RMULCH2	672 SF	GLACIER WHITE COBBLE	2"-4" ROCK COBBLE MULCH			
	WMULCH	545 SF	SHREDDED CEDAR GORILLA HAIR	WOOD MULCH			
SOD/SEED	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**			
	SOD1	9,015 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD			

REFERENCE NOTES SCHEDULE

REF: SEED NOTES ON SHEET 10

SYMBOL	LANDSCAPE DESCRIPTION	DETAIL
	STEEL EDGER	SEE NOTES

PLANT SCHEDULE OFF SITE IMPROVEMENTS

SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
	SEED4	3,521 SF	RIPARIAN/DETENTION NATIVE SEED	SEED MIX 1	SEED

PLANT SCHEDULE ROW LANDSCAPE

DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.
	PBEP	27	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PBTEP' TM	#5 CONT.	1.5'X5'
EVERGREEN SHRUBS	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT.**	**HT. X SPD.**
	JNCP	9	GREEN MOUND JUNIPER	JUNIPERUS CHINENSIS PROCUMBENS 'GREEN MOUND'	#5 CONT.	1'X8'
MULCH	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**TYPE**	
	RMULCH2	3,905 SF	GLACIER WHITE COBBLE	2"-4" ROCK COBBLE MULCH	MULCH	

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/16/2023	2nd Planning Submittal	JBR
2	4/18/2023	3rd Planning Submittal	JBR

Project No.	CCW0006005
Drawn By:	BH
Checked By:	JW
Date:	03/02/22

LANDSCAPE PLAN

L1.1
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AS THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS. SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND SERVICE SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INCORPORATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 3 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 6". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/CALIPER ENGINEERED SHALL BE UNDERMINED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE, AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, CHARACTER, AND FREE OF PLANT, INSECT, ROOT BALL PESTS, AND DISEASES. AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 16 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A BEVELED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. E.G.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE DIAMETER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD NOTES.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DUPONT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 DIAMETER SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE SPECIFIED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL MATTING FROM MULCH. MATTING SHALL BE ECS-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

SOIL TESTING NOTE

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND BE RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS, FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPE (TURFGRASS, SOD, NATIVE SEEDS). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING AND LANDSCAPING ANY LANDSCAPE (PLANTS, SOD, NATIVE SEED) ON SITE.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND ADDENDA. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE INSPECTION OF ALL PLUMBERS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE OR PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REGRADED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
4. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

SEED NOTES

1. ALL SEED MIXES AVAILABLE THROUGH:
   ARKANSAS VALLEY SEED
   4300 Kenyon Street
   Denver, CO 80216
   Phone: (303)-292-7200
2. SEED MIXES ARE AVAILABLE AS FOLLOWS:
   SEED 1 Native Colorado Native Seed
   32% Blackeyed, Ute
   10% Green, Blue
   10% Green Needlegrass
   20% Needlegrass, Western
   10% Grama, Sideoats
   10% Bluegrama
   10% Prairie Sandreed
   10% Yellow Indiangrass
   2-3 lbs Seed/Hydroseed @ 10 lbs PLS/AC
3. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROMULCH APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS. PLANT/ACRE
WOOD FIBER MULCH	40
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

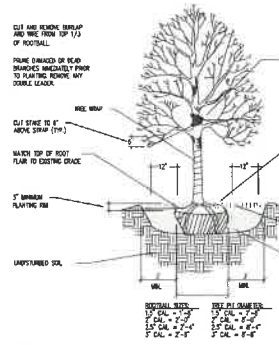
SEED ESTABLISHMENT NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THOSE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY DISTRIBUTED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

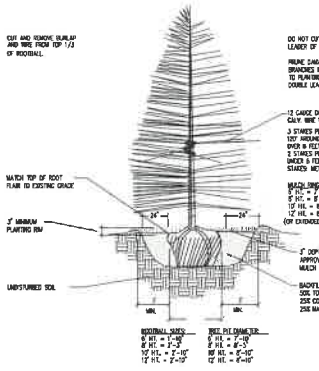
LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS

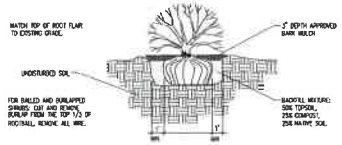
CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
16.2.150 (c)(1)	STREETSCAPE LANDSCAPING	FOSTER RIDGE DR 1 TREE / 40 LF	331 LF / 40	8 TREES	8 TREES
16.2.150 (c)(1)	STREETSCAPE LANDSCAPING	HIGHLAND DR 1 TREE / 40 LF	165 LF / 40	4 TREES	4 TREES
16.2.150 (c)(1)	STREETSCAPE LANDSCAPING	HIGHWAY 66 1 TREE / 40 LF	173 LF / 40	4 TREES	4 TREES
16.2.150 (c)(3)a	COMMERCIAL LANDSCAPING STANDARDS	MIN. 20% OF SITE AS LANDSCAPE	58,530 SF X 0.2	11,706 SF	18,347 SF
16.2.150 (c)(3)b.1.	SITE TREES	MIN. 1 TREE / 1,000 SF LANDSCAPED AREA	18,347 SF / 1,000	19 TREES	24 TREES
16.2.150 (c)(3)b.2.	SHRUBS	MIN. 1 SHRUB / 150 SF LANDSCAPED AREA	18,347 SF / 150	124 SHRUBS	124 SHRUBS



1.1 DECIDUOUS TREE PLANTING
N.T.S.



1.2 CONIFEROUS TREE PLANTING
N.T.S.



1.3 SHRUB PLANTING
N.T.S.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	3/8/2023	2nd Planning Submittal	JRR
2	4/18/23	3rd Planning Submittal	JRR

Project No:	CCW000006
Drawn By:	BH
Checked By:	JM
Date:	12/13/22

LANDSCAPE DETAILS

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of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

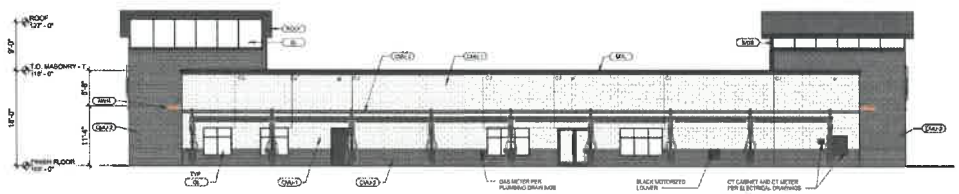
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

FINKLE + WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

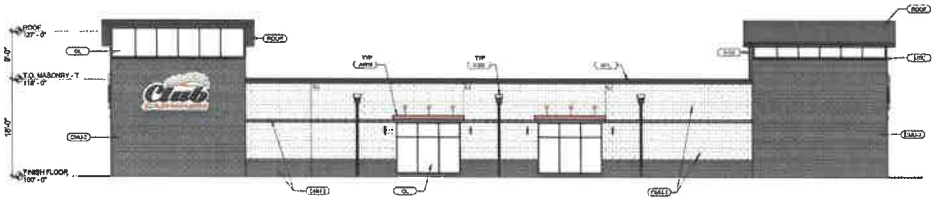
EXTERIOR MATERIAL LEGEND

CMU-1	ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK (COLOR: Ivory)
CMU-2	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK (COLOR: Slate)
SL	ALUMINUM STOREFRONT GLAZING SYSTEM 2"x4 1/2" Thermal Standard Framing in Black Painted Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit
AWN	PREFABRICATED PAINTED FLAT METAL AWNING (COLOR: Red)
MSP	PREFINISHED KYNAR COATED SHEET METAL SCUPPER AND DOWNSPOUTS (COLOR: Matte Black)
MTL	PREFINISHED KYNAR COATED METAL COPING (COLOR: Matte Black)
ROOF	SINGLE PLY TPO OVER TAPERED INSULATION (COLOR: White)
	STANDING SEAM METAL ROOF WITH METAL FASCIA (COLOR: Matte Black)



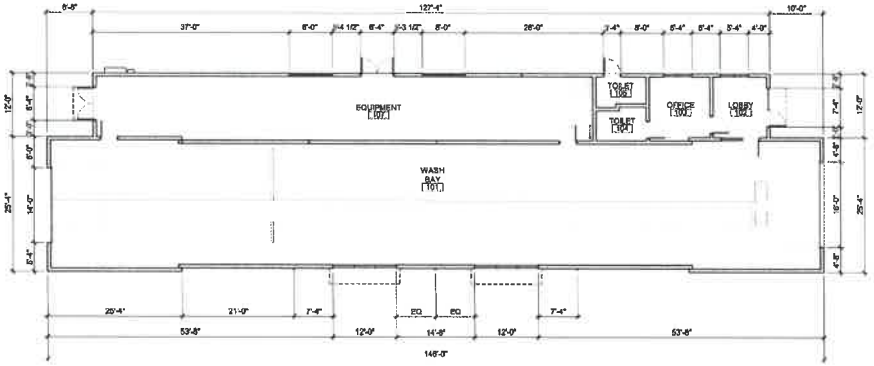
EAST ELEVATION | 3/32" = 1'-0"

NORTH ELEVATION | 3/32" = 1'-0"



WEST ELEVATION | 3/32" = 1'-0"

SOUTH ELEVATION | 3/32" = 1'-0"



SLAB PLAN | 3/32" = 1'-0"

EXTERIOR COLOR PALETTE

ARCHITECTURAL 8" CMU SMOOTH FACE BLOCK COLOR: Ivory	ARCHITECTURAL 8" CMU SPLIT FACE BLOCK COLOR: Slate	STOREFRONT COLOR: Black Painted	SCUPPERS, DOWNSPOUTS, AND METAL COPINGS COLOR: Byron Brown Matte Black	METAL AWNINGS COLOR: Red

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRH
2	4/18/2023	3rd Planning Submittal	JRH

Project No.	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	11/10/22

BUILDING ELEVATIONS

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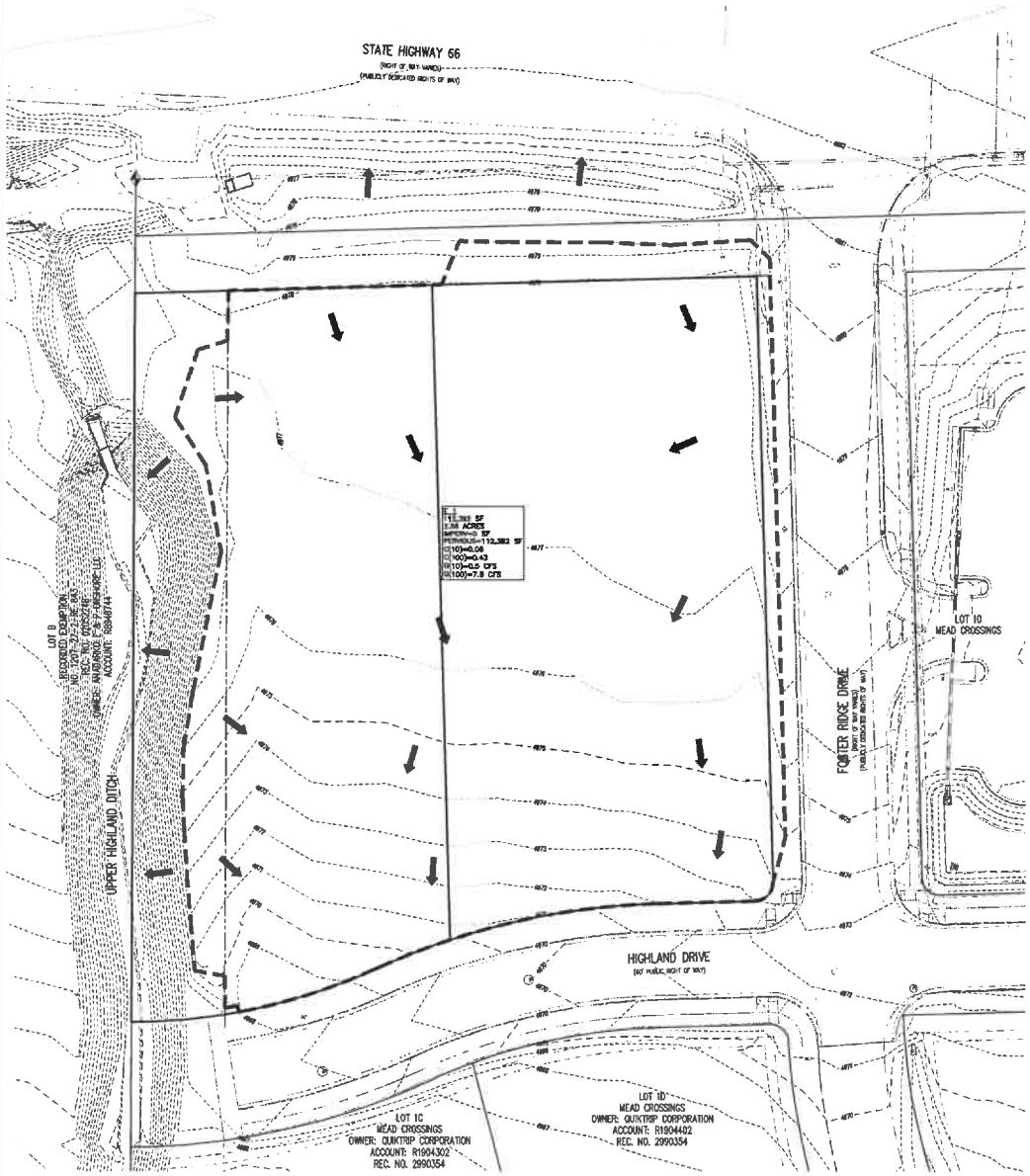
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



GRADING LEGEND

5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5463	PROPOSED MAJOR CONTOUR
52	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12"ø)
	EXISTING STORM SEWER (12"ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 12"ø)
	PROPOSED STORM SEWER (12"ø AND LARGER)
5.00	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
LP	LOW POINT

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/8/2022	2nd Planning Submittal	JRR
2	4/18/22	3rd Planning Submittal	JRR

Project No:	CW000005
Drawn By:	RSO
Checked By:	MJ
Date:	12/12/22

PRE DEVELOPMENT DRAINAGE PLAN

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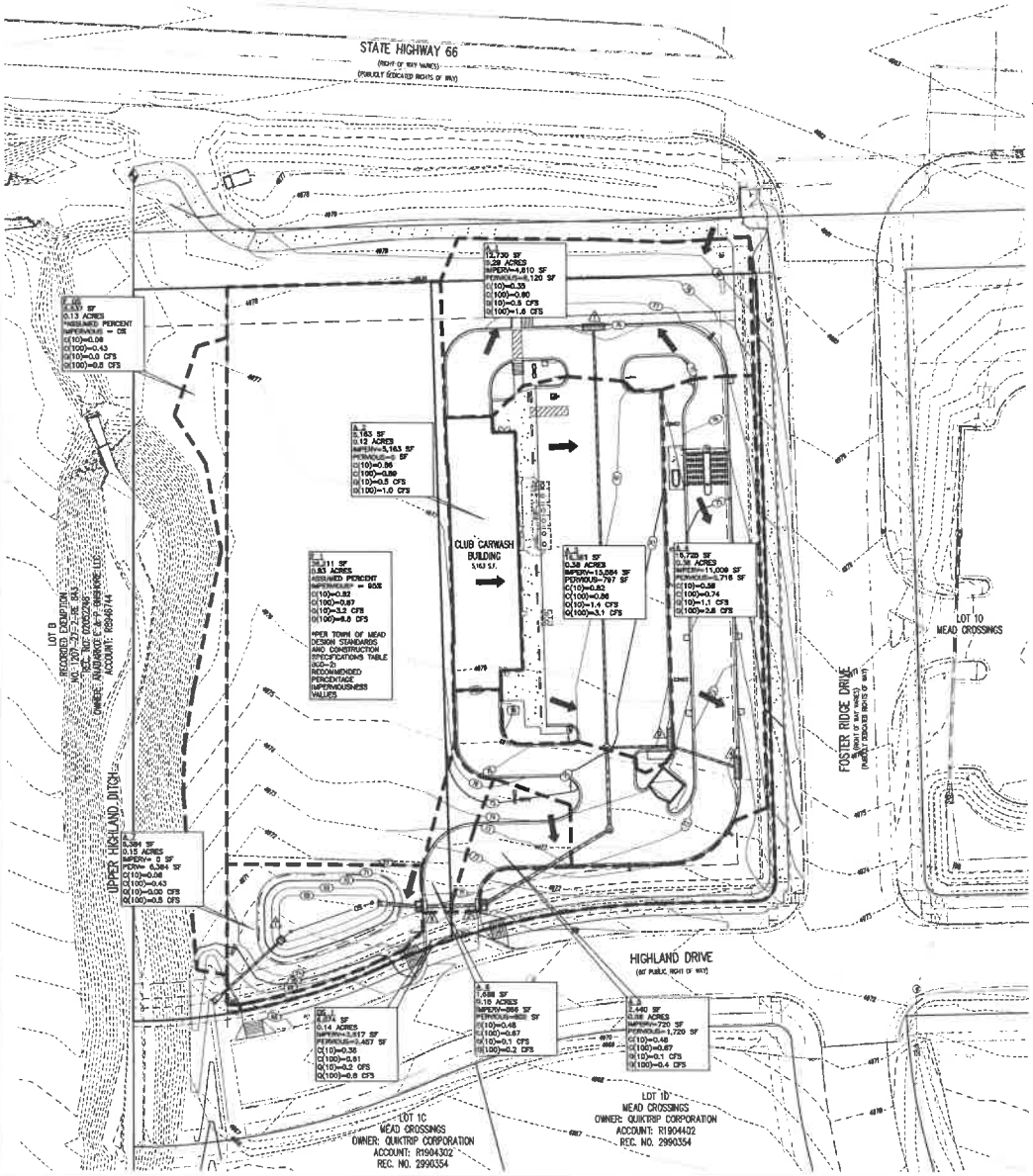
of 23

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



GRADING LEGEND

5480	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5480	PROPOSED MAJOR CONTOUR
52	PROPOSED MINOR CONTOUR
	EXISTING STORM SEWER (LESS THAN 12"ø)
	EXISTING STORM SEWER (12"ø AND LARGER)
SD	PROPOSED STORM SEWER (LESS THAN 12"ø)
SD	PROPOSED STORM SEWER (12"ø AND LARGER)
5.00	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
LP	LOW POINT

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

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MEAD, COLORADO

#	Date	Issue / Description	Int.
1	2/8/2023	2nd Planning Submittal	JRR
2	4/28/23	3rd Planning Submittal	JRR

Project No:	CO#300665
Drawn by:	RCG
Checked by:	MJ
Date:	12/13/22

POST DEVELOPMENT DRAINAGE PLAN

DR-2
of 23