

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1034**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO  
CONDITIONALLY APPROVING 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**, Club Car Wash Operating, LLC (the “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 Ordinance; and

**WHEREAS**, the Applicant is the authorized representative of the Property owner, QuikTrip Corporation, an Oklahoma corporation (“Owner”); and

**WHEREAS**, Section 16-3-120 of the MMC, in order to provide flexibility and help diversify uses within a zoning district, provides that specific uses are permitted in certain districts, subject to the granting of a Conditional Use; and

**WHEREAS**, the Applicant 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**, a public hearing was held on said request by the Planning Commission on Wednesday, April 19, 2023, and by the Board of Trustees, on Monday, May 8, 2023; and

**WHEREAS**, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning amendment regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Conditional Use Permit, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

**THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Mead, Colorado, that:

**Section 1. Conditional Use Permit Approved.** The Board of Trustees hereby grants and approves the Conditional Use Permit, in substantially the form attached hereto as **EXHIBIT 2**, 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/Owner shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Conditional Use Permit; and

- b) The Applicant/Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Conditional Use Permit application.
- 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 2. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 3. Certification.** The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

**Section 4. Severability.** If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 5. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF MAY, 2023.**

**ATTEST:**

By: Mary E. Strutt  
 Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD:**

By: Colleen G. Whitlow  
 Colleen G. Whitlow, Mayor

**EXHIBIT 1**

Club Carwash Property Legal Description

Lot B, Mead Crossings Amendment 2, Town of Mead, Colorado

**EXHIBIT 2**

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











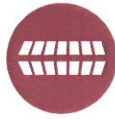






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**CLUB CARWASH SITE PLAN**  
 LOT B, MEAD CROSSINGS AMENDMENT 2  
 CLUB CARWASH  
 S.H. 66 & FOSTER RIDGE DR.  
 MEAD, COLORADO

#	Date	Issue / Description	By
1.	11/20/22	Initial Design	JMS
2.	02/07/23	Final Design	JMS

DRAWING INFORMATION	
Project No.	23-0000000
Drawn By	JMS
Checked By	JMS
Date	11/20/22

**GROUND DETAILS**

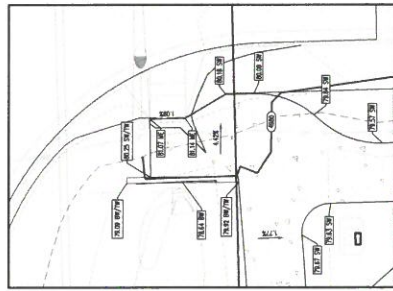
**C2.2**

of 23

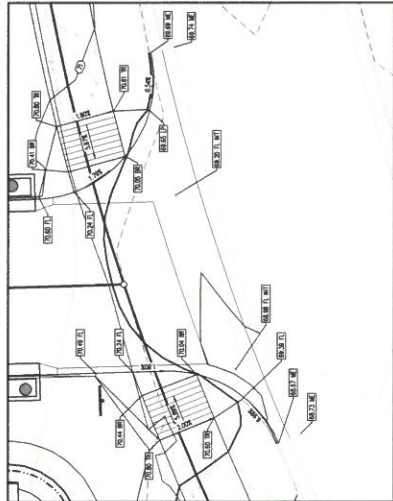
**CLUB CARWASH SITE PLAN**  
 LOT B, MEAD CROSSINGS AMENDMENT 2  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**GRADING LEGEND**

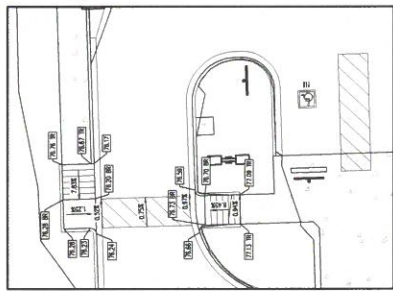
SYMBOL	DESCRIPTION
(Symbol)	PROPOSED FINISH ELEVATION
(Symbol)	FINISHED GRADE
(Symbol)	LOW POINT
(Symbol)	HIGH POINT
(Symbol)	FINISHED GRADE AT TOP OF WALL
(Symbol)	FINISHED GRADE AT BOTTOM OF WALL



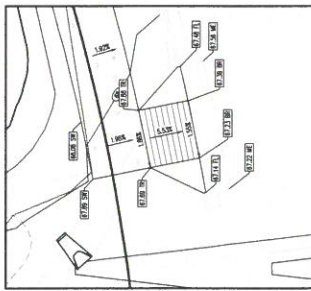
ENLARGEMENT A



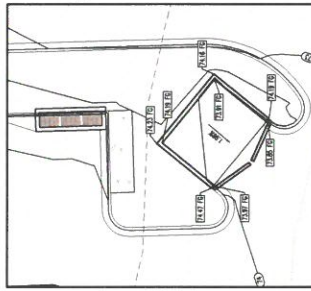
ENLARGEMENT B



ENLARGEMENT C



ENLARGEMENT D



ENLARGEMENT E

**BENCHMARK**  
 A BENCHMARK WAS LOCATED AT THE CORNER OF THE LOT B, MEAD CROSSINGS AMENDMENT 2. THE BENCHMARK IS A 1" X 1" X 1" ALUMINUM ANGLE WITH A BRASS NAIL DRIVEN INTO THE TOP OF THE ANGLE. THE BENCHMARK IS LOCATED AS FOLLOWS:  
 1. 20' N OF THE CENTERLINE OF THE ROAD.  
 2. 20' E OF THE CENTERLINE OF THE ROAD.  
 3. 20' S OF THE CENTERLINE OF THE ROAD.  
 4. 20' W OF THE CENTERLINE OF THE ROAD.

**BASES OF BEARING**  
 ALL BEARING ANGLES ARE GIVEN AS TRUE BEARING ANGLES. THE BEARING ANGLES ARE MEASURED FROM THE SOUTH SIDE OF THE LINE TO THE NORTH SIDE OF THE LINE. THE BEARING ANGLES ARE MEASURED IN A CLOCKWISE DIRECTION FROM THE SOUTH SIDE OF THE LINE TO THE NORTH SIDE OF THE LINE. THE BEARING ANGLES ARE MEASURED TO THE NEAREST SECOND OF AN ARC.

**CONTRACTOR RESPONSIBILITY**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

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**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**CONTRACTOR**  
 THESE PLANS ARE AN INSTRUMENT OF SERVICE  
 AND ARE NOT TO BE REPRODUCED, COPIED, ALTERED,  
 COPIED TO OTHER PROJECTS, OR USED FOR ANY OTHER  
 PURPOSES WITHOUT THE WRITTEN CONSENT OF GALLOWAY  
 CONSULTING AND ENGINEERS.



**LOT B, MEAD CROSSINGS AMENDMENT 2**  
**CLUB CARWASH**  
**S.H. 66 & FOSTER RIDGE DR.**  
**MEAD, COLORADO**

#	Date	Revised / Description	By
1	12/20/23	Initial Construction	JSL
2	12/21/23	Final Construction	JSL

Project No:	COMMO0000
Drawn By:	BRG
Checked By:	ML
Date:	12/21/23

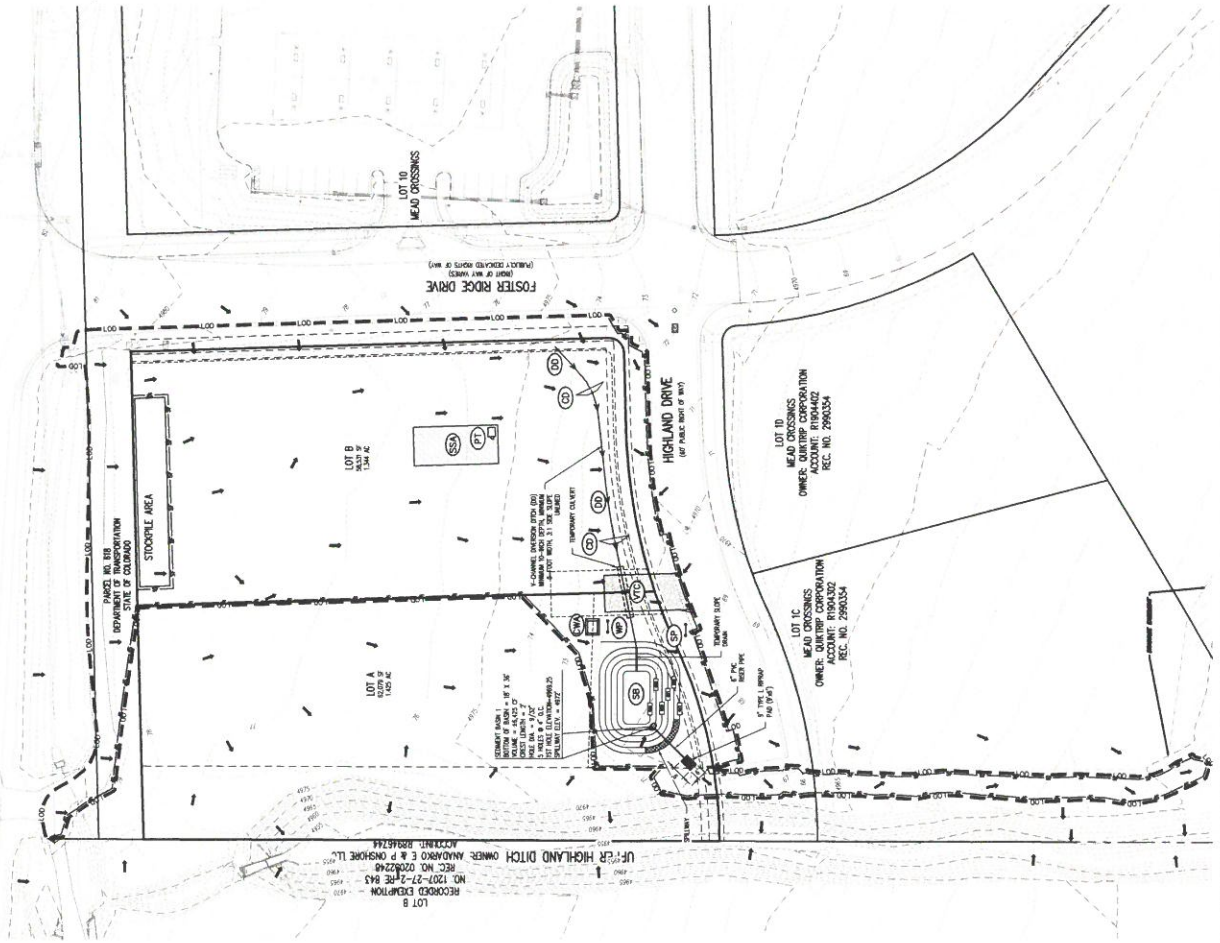
**EROSION CONTROL PLAN -**  
**INITIAL**

**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 88 WEST OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

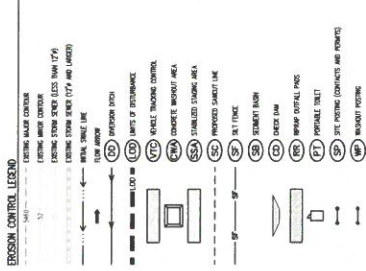
**STATE HIGHWAY 66**  
 (PART OF HWY 66S)  
 (PARTLY RECORDED MAPS OF 86)



**BMP SEQUENCE**

1. INITIAL CONTROL MEASURES (SILT FENCE)
2. CLEAR AND GRASS (SILT FENCE)
3. ROCK CHECKER BOARD (SILT FENCE)
4. TRENCH AND METAL UNDERDRAIN (SILT FENCE)
5. GRADE RELIEF PILE (SILT FENCE)
6. FINE GRADE REMOVAL OF SITE (SILT FENCE)
7. PARALLEL RECOLLECTION (SILT FENCE)
8. SEED MATING AREAS AND METAL FORMATION (LANDSCAPING (FINAL))
9. REMOVE FINAL MEASURES FROM CONSTRUCTION (FINAL)

**BMP MAINTENANCE NOTE:**  
 ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. THE SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP SHOULD BE ACCURATE TO MAINTAIN AND POLLUTION CONTROL PRACTICES, INCLUDING HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE OPERATING EFFECTIVELY AND MUST BE ADJUSTED AS NECESSARY.



**NOTE:**  
 THE PLAN SHALL NOT UNLAWFULLY CHANGE THE RIGHTS OF OWNER OR ACCESS TO PUBLIC UTILITIES. ANY CHANGES TO THE PLAN SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT. THE HEALTH DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE PLAN. THE HEALTH DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE PLAN. THE HEALTH DEPARTMENT SHALL BE NOTIFIED IN WRITING OF ANY CHANGES TO THE PLAN.

**EARTHWORK SUMMARY**  
 TOTAL CUT: 1214 CF  
 TOTAL FILL: 2038 CF  
 NET EXPORT: 824 CF

**REMARKS:**  
 THIS PLAN IS BASED ON THE INFORMATION "AS SHOWN" ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED ON THE PLANS.

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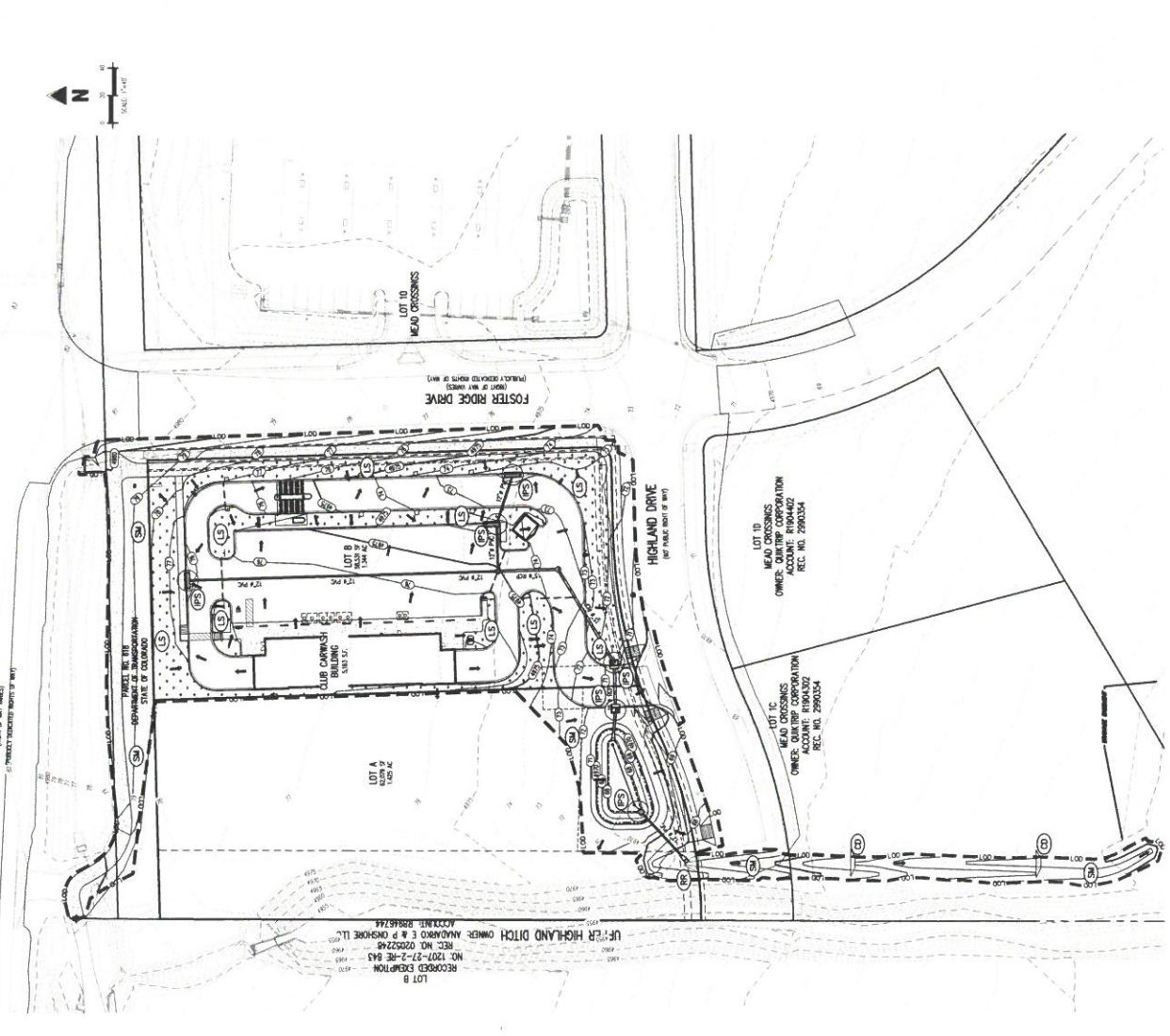
**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
**CLUB CARWASH**  
**S.H. 66 & FOSTER RIDGE DR.**  
**MEAD, COLORADO**

#	Date	Revised/Description	By
1.	11/25/22	Initial Design/Permitting	JRM
2.	01/23/23	Revised/Permitting	JRM

Project No: CCRWASH02  
 Drawn By: JRM  
 Checked By: JRM  
 Scale: 1/4" = 1'-0"

**EROSION CONTROL PLAN - FINAL**  
 C3.2

**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- STORMWATER MANAGEMENT PLANS GENERAL NOTES**
1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED BY THE CONTRACTOR TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE PROJECT SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
  3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
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**BASES OF BENCHMARKS:**  
 ALL BENCHMARKS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED BENCHMARKS THROUGHOUT THE CONSTRUCTION PERIOD.

**CAUTION - NOTICE TO CONTRACTOR:**  
 ALL UTILITY LOCATIONS SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND PROPOSED UTILITY LOCATIONS THROUGHOUT THE CONSTRUCTION PERIOD.

**EROSION CONTROL PLAN - FINAL**  
 C3.2



# CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE 8TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**Galloway**  
 5800 Greenwood Plaza Blvd., Suite 100  
 Greenwood Village, CO 80111  
 303.775.9344  
 www.gallowayco.com

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 NOT FOR CONSTRUCTION

**CONTRACT**  
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 MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE  
 EXPRESS WRITTEN PERMISSION OF GALLOWAY & ASSOCIATES, P.C.



CLUB CARWASH SITE PLAN  
 LOT B, MEAD CROSSINGS AMENDMENT 2  
 CLUB CARWASH  
 S.H. 66 & FOSTER RIDGE DR.  
 MEAD, COLORADO

#	Date	Issue / Description
1	10/20/2017	PRELIMINARY SUBMITTAL
2	11/21/2017	FOR REVIEW

Project No:	COM-000006
Drawn By:	RJC
Checked By:	SLJ
Date:	11/21/2017

EROSION CONTROL PLAN -  
 DETAILS

**C3.3**  
 of 23

<p><b>EC-12</b></p> <p><b>Check Drains (CD)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>EC-12</b></p> <p><b>Check Drains (CD)</b></p> <p>REINFORCED CONCRETE CHECK DRAIN</p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>EC-12</b></p> <p><b>Check Drains (CD)</b></p> <p>REINFORCED CONCRETE CHECK DRAIN</p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>EC-12</b></p> <p><b>Check Drains (CD)</b></p> <p>REINFORCED CONCRETE CHECK DRAIN</p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>EC-12</b></p> <p><b>Check Drains (CD)</b></p> <p>REINFORCED CONCRETE CHECK DRAIN</p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>
<p><b>MM-1</b></p> <p><b>Concrete Washout Area (CWA)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>MM-1</b></p> <p><b>Concrete Washout Area (CWA)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>MM-1</b></p> <p><b>Concrete Washout Area (CWA)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>MM-1</b></p> <p><b>Concrete Washout Area (CWA)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>MM-1</b></p> <p><b>Concrete Washout Area (CWA)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>
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<p><b>SC-7</b></p> <p><b>Sediment Basin (SB)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>SC-7</b></p> <p><b>Sediment Basin (SB)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>SC-7</b></p> <p><b>Sediment Basin (SB)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>SC-7</b></p> <p><b>Sediment Basin (SB)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>	<p><b>SC-7</b></p> <p><b>Sediment Basin (SB)</b></p> <p><b>SECTION A</b></p> <p><b>SECTION B</b></p> <p><b>SECTION C</b></p> <p><b>SECTION D</b></p> <p><b>SECTION E</b></p> <p><b>SECTION F</b></p> <p><b>SECTION G</b></p> <p><b>SECTION H</b></p> <p><b>SECTION I</b></p> <p><b>SECTION J</b></p> <p><b>SECTION K</b></p> <p><b>SECTION L</b></p> <p><b>SECTION M</b></p> <p><b>SECTION N</b></p> <p><b>SECTION O</b></p> <p><b>SECTION P</b></p> <p><b>SECTION Q</b></p> <p><b>SECTION R</b></p> <p><b>SECTION S</b></p> <p><b>SECTION T</b></p> <p><b>SECTION U</b></p> <p><b>SECTION V</b></p> <p><b>SECTION W</b></p> <p><b>SECTION X</b></p> <p><b>SECTION Y</b></p> <p><b>SECTION Z</b></p>





# CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE 6TH P.M.,  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

**PRELIMINARY**  
 NOT FOR BIDDING  
 NOT FOR CONSTRUCTION

**DISCLAIMER**  
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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	By
1.	11/20/22	Initial Design	JAC
2.	02/20/23	Final Design	JAC

Project No.	20220006
Drawn By	SM
Checked By	SM
Date	02/20/23

EROSION CONTROL PLAN  
 DETAILS

**C3.5**

0/23

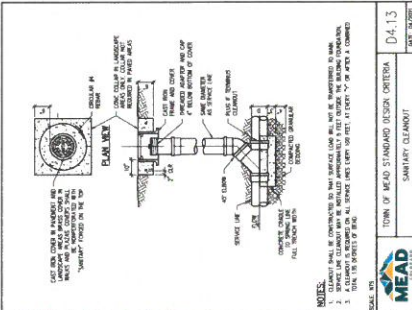
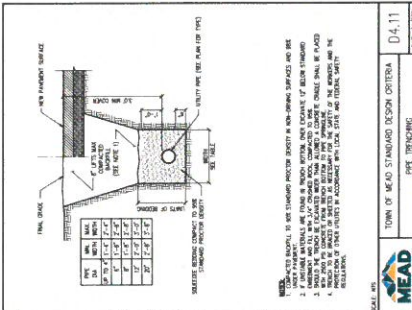
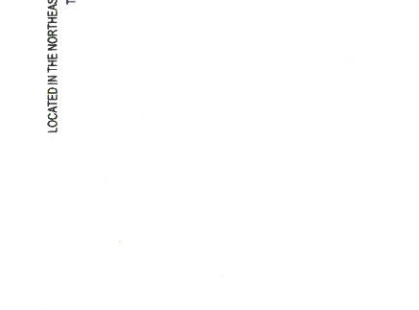
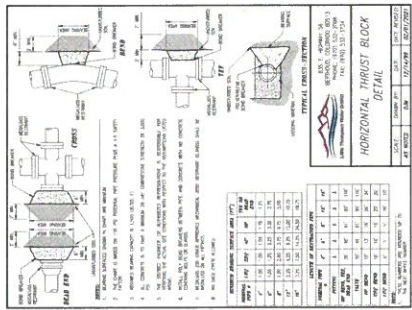
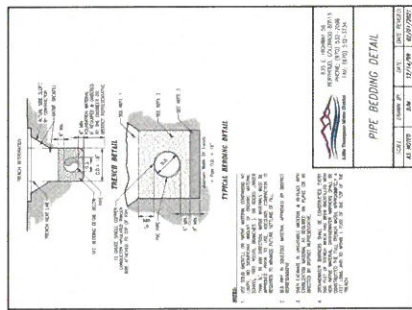
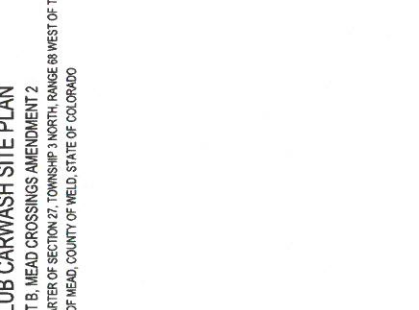
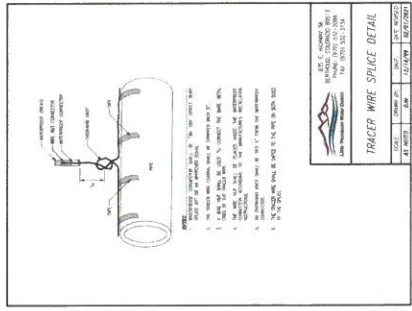
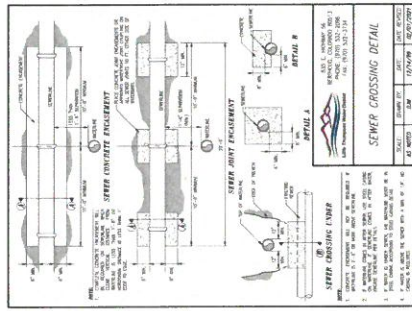
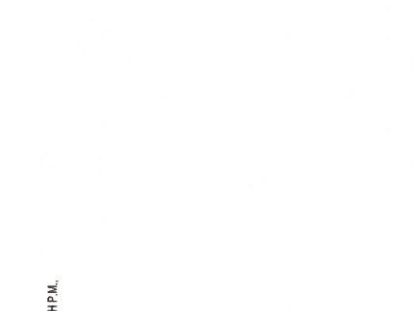
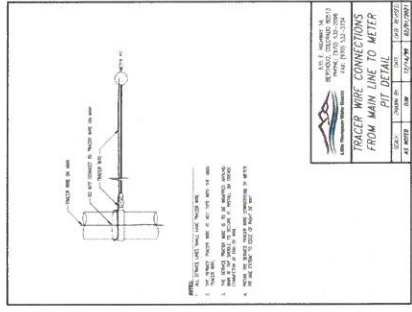
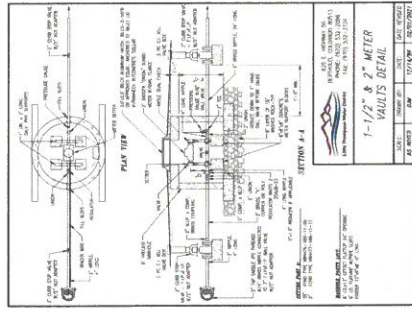
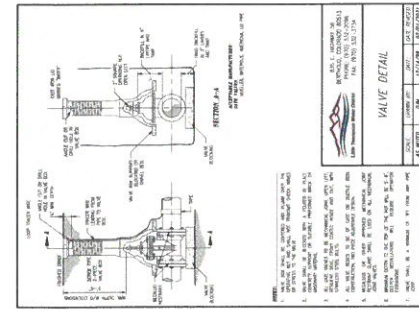
<p><b>EC-10 Earth Dikes and Drainage Swales (EDDS)</b></p> <p>DIKING SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>EC-10 Earth Dikes and Drainage Swales (EDDS)</b></p> <p>DIKING SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>EC-10 Earth Dikes and Drainage Swales (EDDS)</b></p> <p>DIKING SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>EC-10 Earth Dikes and Drainage Swales (EDDS)</b></p> <p>DIKING SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE DIKE SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>
<p><b>SM-4 Vehicle Tracking Control (VTC)</b></p> <p>VTC SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>SM-4 Vehicle Tracking Control (VTC)</b></p> <p>VTC SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>SM-4 Vehicle Tracking Control (VTC)</b></p> <p>VTC SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>	<p><b>SM-4 Vehicle Tracking Control (VTC)</b></p> <p>VTC SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL. THE VTC SHALL BE FINISHED WITH A MINIMUM OF 12" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL ON THE EXPOSED SLOPES. THE TOP OF THE VTC SHALL BE FINISHED WITH A MINIMUM OF 2" OF 1/2" GRADE STONE OR EQUIVALENT MATERIAL.</p>

10/20/2023 10/20/2023 10/20/2023 10/20/2023  
 (Scale: 1/8" = 1'-0") (Scale: 1/8" = 1'-0") (Scale: 1/8" = 1'-0") (Scale: 1/8" = 1'-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



**NOTES:**

1. ALL DIMENSIONS SHALL BE CONFORMANT TO THE MEAD STANDARD DESIGN CRITERIA.
2. ALL DIMENSIONS SHALL BE CONFORMANT TO THE MEAD STANDARD DESIGN CRITERIA.
3. ALL DIMENSIONS SHALL BE CONFORMANT TO THE MEAD STANDARD DESIGN CRITERIA.
4. ALL DIMENSIONS SHALL BE CONFORMANT TO THE MEAD STANDARD DESIGN CRITERIA.
5. ALL DIMENSIONS SHALL BE CONFORMANT TO THE MEAD STANDARD DESIGN CRITERIA.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

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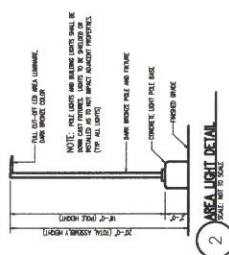
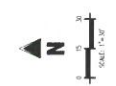
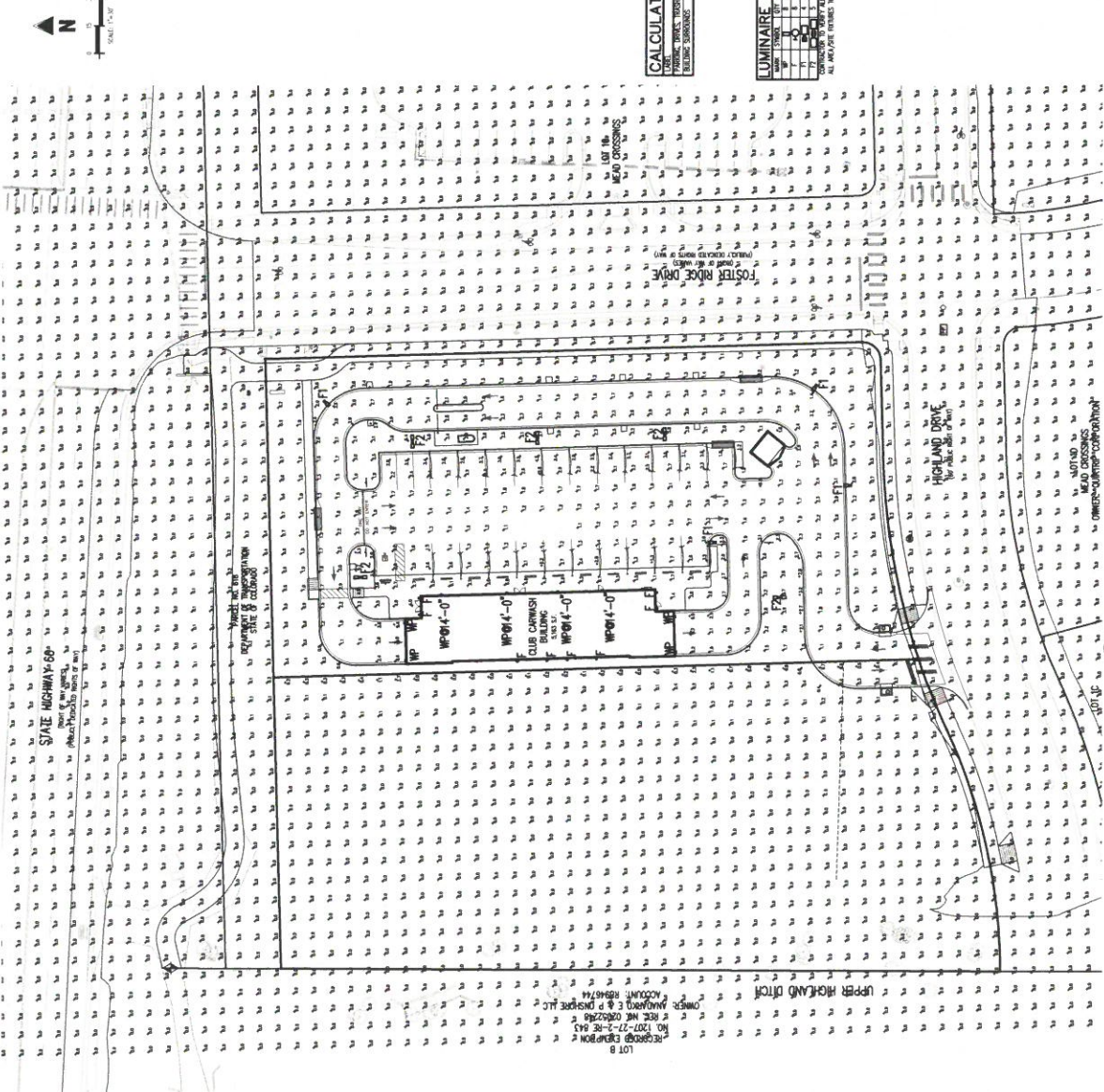


**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
 S.H. 66 & FOSTER RIDGE DR.  
 MEAD, COLORADO

**PHOTOMETRIC PLAN**  
 Prepared By: JAC  
 Checked By: JAC  
 Date: 12/17/2022

**C4.3**  
 4/23

**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.L.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**CALCULATION SUMMARY**

ITEM	UNIT	VALUE
PLUMBING DRAINAGE	FEET	2.53
PLUMBING DRAINAGE	FEET	1.57
PLUMBING DRAINAGE	FEET	1.8
PLUMBING DRAINAGE	FEET	1.1

**LUMINAIRE SCHEDULE**

NO.	TYPE	WATTAGE	HEIGHT	SPACING	REMARKS
1	LED	100	10	10	1000MM X 1000MM
2	LED	100	10	10	1000MM X 1000MM
3	LED	100	10	10	1000MM X 1000MM
4	LED	100	10	10	1000MM X 1000MM
5	LED	100	10	10	1000MM X 1000MM
6	LED	100	10	10	1000MM X 1000MM
7	LED	100	10	10	1000MM X 1000MM
8	LED	100	10	10	1000MM X 1000MM
9	LED	100	10	10	1000MM X 1000MM
10	LED	100	10	10	1000MM X 1000MM
11	LED	100	10	10	1000MM X 1000MM
12	LED	100	10	10	1000MM X 1000MM
13	LED	100	10	10	1000MM X 1000MM
14	LED	100	10	10	1000MM X 1000MM
15	LED	100	10	10	1000MM X 1000MM
16	LED	100	10	10	1000MM X 1000MM
17	LED	100	10	10	1000MM X 1000MM
18	LED	100	10	10	1000MM X 1000MM
19	LED	100	10	10	1000MM X 1000MM
20	LED	100	10	10	1000MM X 1000MM
21	LED	100	10	10	1000MM X 1000MM
22	LED	100	10	10	1000MM X 1000MM
23	LED	100	10	10	1000MM X 1000MM
24	LED	100	10	10	1000MM X 1000MM
25	LED	100	10	10	1000MM X 1000MM
26	LED	100	10	10	1000MM X 1000MM
27	LED	100	10	10	1000MM X 1000MM
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29	LED	100	10	10	1000MM X 1000MM
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31	LED	100	10	10	1000MM X 1000MM
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36	LED	100	10	10	1000MM X 1000MM
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91	LED	100	10	10	1000MM X 1000MM
92	LED	100	10	10	1000MM X 1000MM
93	LED	100	10	10	1000MM X 1000MM
94	LED	100	10	10	1000MM X 1000MM
95	LED	100	10	10	1000MM X 1000MM
96	LED	100	10	10	1000MM X 1000MM
97	LED	100	10	10	1000MM X 1000MM
98	LED	100	10	10	1000MM X 1000MM
99	LED	100	10	10	1000MM X 1000MM
100	LED	100	10	10	1000MM X 1000MM

**1 PHOTOMETRIC SITE PLAN**



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**NOT TO SCALE**  
 ALL DIMENSIONS ARE IN UNITS OF INCHES  
 UNLESS OTHERWISE SPECIFIED  
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 WITHOUT THE WRITTEN CONSENT OF GALLOWAY  
 ENGINEERING AND ARCHITECTURE, LLC



**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
**CLUB CARWASH**  
**S.H. 66 & FOSTER RIDGE DR.**  
**MEAD, COLORADO**

#	Date	Revised / Description	By
1.	11/05/21	2nd Planning Session	JAG
2.	11/05/21	3rd Planning Session	JAG

Project No.	CO2000006
Drawn By	JAG
Created By	JAG
Date	11/05/21

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 88 WEST OF THE 6TH P.M.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Item #	Description	Quantity	Unit	Notes
1	4" LED Cylinder Up & Downlight	120W	120W	See Specification & Ordering
2	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
3	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
4	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
5	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
6	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
7	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
8	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
9	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
10	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
11	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
12	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
13	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
14	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
15	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
16	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
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18	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
19	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
20	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
21	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
22	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
23	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
24	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
25	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
26	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
27	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
28	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
29	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
30	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
31	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
32	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
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47	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
48	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
49	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering
50	4" LED Acrylic Cabinet Cylinder Up & Downlight	120W	120W	See Specification & Ordering

**Lumark**

**XTOR CROSSYOUR LED**

XTOR CrossYour LED is a high-performance, energy-efficient LED lighting fixture designed for commercial and industrial applications. It features a rugged, die-cast aluminum housing and a high-quality LED chip-on-board (COB) array. The fixture is available in multiple sizes and finishes, including black and silver. It is designed for easy installation and maintenance, with a simple screw-in design. The fixture is also available with a dimming capability, allowing for energy savings and ambient lighting control. For more information, visit [www.lumark.com](http://www.lumark.com).



**COOPER**

**4" LED Cylinder Up & Downlight**

**4426 120W**

Specification & Ordering

Model #	Dimensions (H x W x D)	Weight	Lumens	Color Temp.
4426	12.1" H x 4.1" W x 1.1" D	1.2W	1200lm	3000K
4428	12.1" H x 4.1" W x 1.1" D	1.2W	1700lm	4000K
4430	12.1" H x 4.1" W x 1.1" D	1.2W	2300lm	5000K

Example: 4426C-30-3K

Material: Aluminum  
 Finish: Black / Silver  
 Mounting: Flush / Surface


TEL: 800.837.8852 | Fax: 800.307.8501 | [www.cooperled.com](http://www.cooperled.com)

**4" LED Acrylic Cabinet Cylinder Up & Downlight**

**4426 120W**

Specification & Ordering

This Acrylic Cabinet Cylinder Up & Downlight is a high-performance, energy-efficient LED lighting fixture designed for commercial and industrial applications. It features a rugged, die-cast aluminum housing and a high-quality LED chip-on-board (COB) array. The fixture is available in multiple sizes and finishes, including black and silver. It is designed for easy installation and maintenance, with a simple screw-in design. The fixture is also available with a dimming capability, allowing for energy savings and ambient lighting control. For more information, visit [www.cooperled.com](http://www.cooperled.com).



**COOPER**

**McGraw-Edison**

**GALN Galleon II**

Ordering Information

Model #	Dimensions (H x W x D)	Weight	Lumens	Color Temp.
4426	12.1" H x 4.1" W x 1.1" D	1.2W	1200lm	3000K
4428	12.1" H x 4.1" W x 1.1" D	1.2W	1700lm	4000K
4430	12.1" H x 4.1" W x 1.1" D	1.2W	2300lm	5000K

Example: 4426C-30-3K

Material: Aluminum  
 Finish: Black / Silver  
 Mounting: Flush / Surface

TEL: 800.837.8852 | Fax: 800.307.8501 | [www.cooperled.com](http://www.cooperled.com)

**McGraw-Edison**

**GALN Galleon II**

Area / Size Luminaire

Product Certifications

- UL Listed
- ETL Listed
- CE Marked
- RoHS Compliant
- Energy Star Qualified

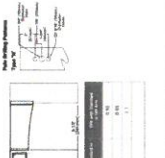
Product Features

- Durable, rugged design
- High-quality LED chip-on-board (COB) array
- Energy-efficient
- Long life span
- Easy installation
- Dimmable
- Available in multiple finishes

Quick Facts

- Luminaire package weight: 3.500 (3.500 (2.000 (1.500))
- Weight: 1.2 lbs
- Efficiency: up to 150 lumens per watt

Dimensional Details



TEL: 800.837.8852 | Fax: 800.307.8501 | [www.cooperled.com](http://www.cooperled.com)

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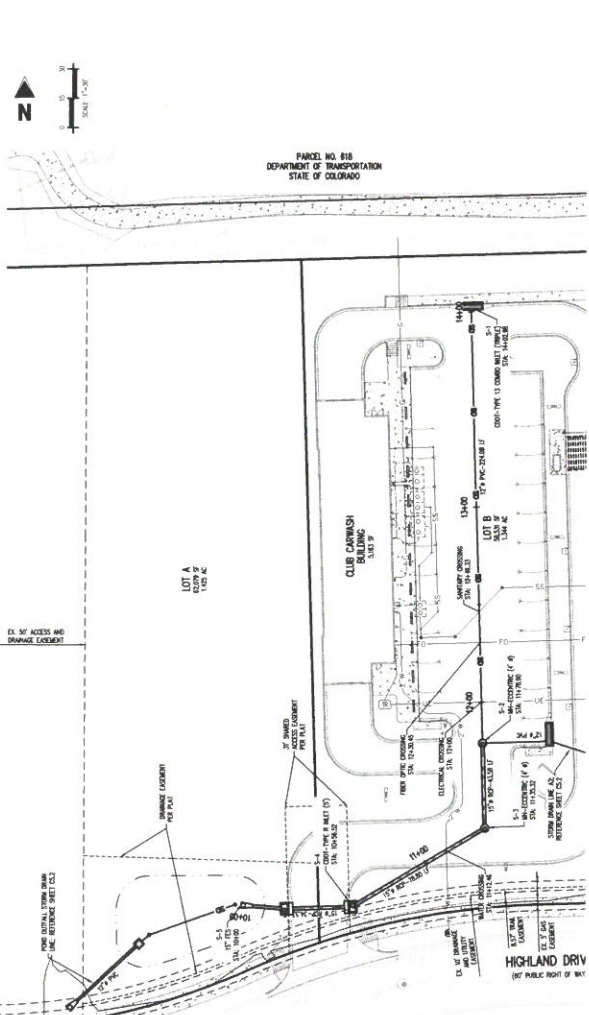
**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
**CLUB CARWASH**  
**S.H. 66 & FOSTER RIDGE DR.**  
**MEAD, COLORADO**

#	Date	Revised / Description	By
1.	7/26/2022	PRELIMINARY SUBMITTAL	JKP
2.	8/23/2022	PRELIMINARY SUBMITTAL	JKP

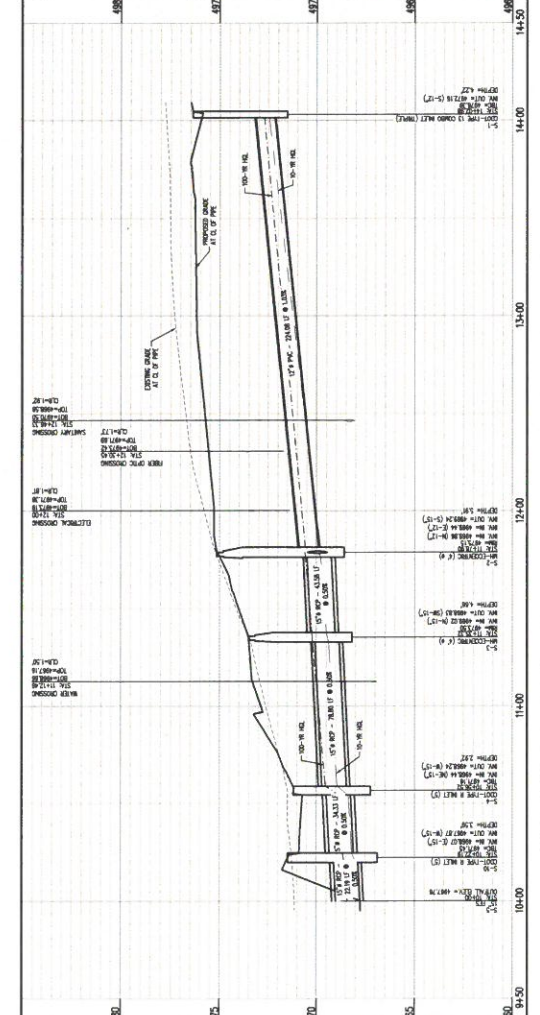
Project No:	20220000
Drawn By:	JKP
Checked By:	JKP
Date:	8/23/2022

**C5.1**  
 8/23

**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.L.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**STORM DRAIN PLAN, LINE A1 - STA. 0+00.00 TO 14+00.00**  
 SCALE: 1"=20'



**STORM DRAIN PROFILE, LINE A1 - STA. 0+00.00 TO 14+00.00**  
 SCALE: 1"=20' VERTICAL, 1"=50' HORIZONTAL

- UTILITY LEGEND**
- PROPERTY BOUNDARY LINE
  - ALBERTA PROPERTY BOUNDARY LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING STORM SEWER (LESS THAN 17")
  - PROPOSED STORM SEWER (LESS THAN 17")
  - EXISTING STORM SEWER (17" AND LARGER)
  - PROPOSED STORM SEWER (17" AND LARGER)
  - EXISTING UNDERGROUND ELECTRICAL
  - PROPOSED UNDERGROUND ELECTRICAL
  - EXISTING UNDERGROUND TELEPHONE
  - PROPOSED UNDERGROUND TELEPHONE
  - EXISTING GAS LINE
  - PROPOSED GAS LINE
  - EXISTING UTILITY POLE OR MAST
  - EXISTING ELECTRICAL TRANSFORMER
  - PROPOSED LIGHT POLE
  - PROPOSED 20' SETBACK
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - EXISTING STORM SEWER MANHOLE
  - PROPOSED STORM SEWER MANHOLE
  - EXISTING FLOOD WALL SECTION (E1)
  - EXISTING FLOOD WALL SECTION (E2)
  - EXISTING WATER WALK
  - EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN OUTLET STRUCTURE

**NOTE:**  
 1. ALL DIMENSIONS FROM BENCHMARK REFERRED TO IN THIS PLAN ARE TO BE FROM THE BENCHMARK POINTS SHOWN ON THIS PLAN.  
 2. ALL DIMENSIONS ARE BASED ON THE BENCHMARK - 74.20' POINT.  
 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.  
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**CAUTION - NOTICE TO CONTRACTOR**  
 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON THE BENCHMARK POINTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO CONSTRUCTION.





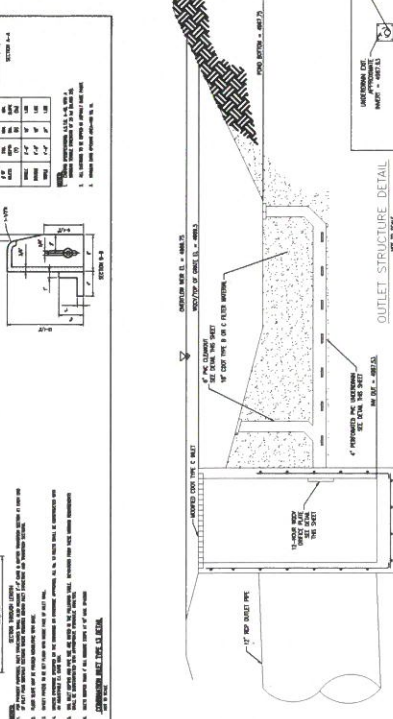
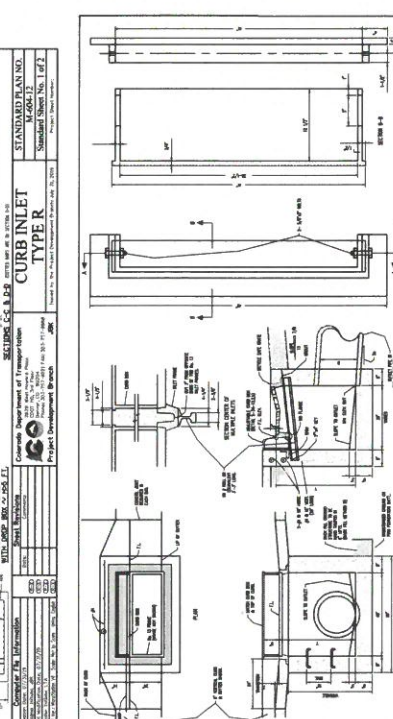
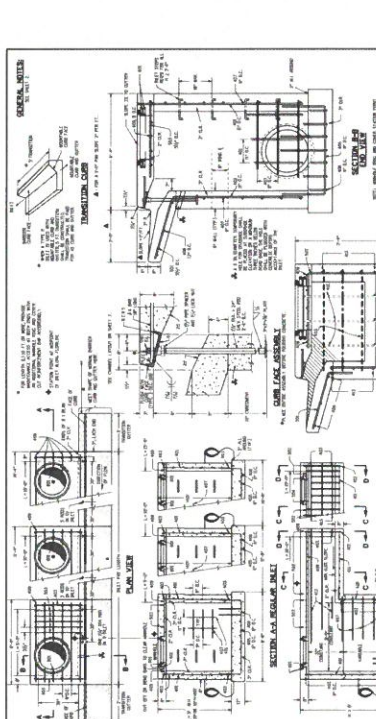
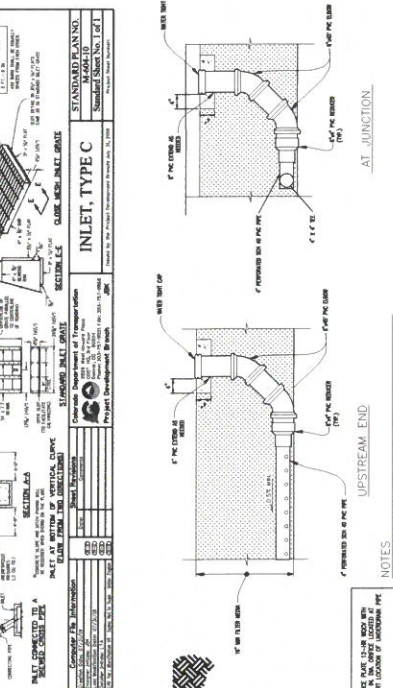
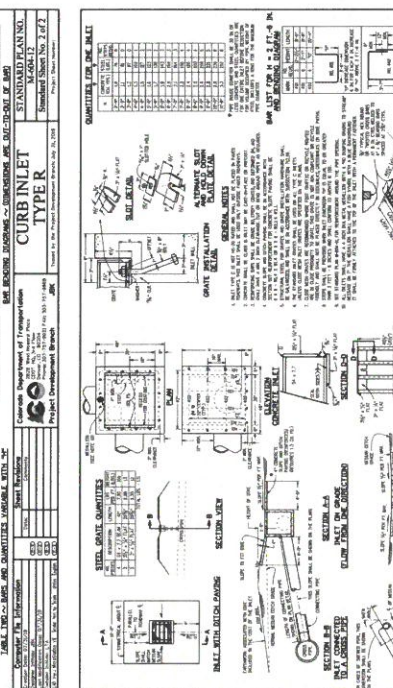
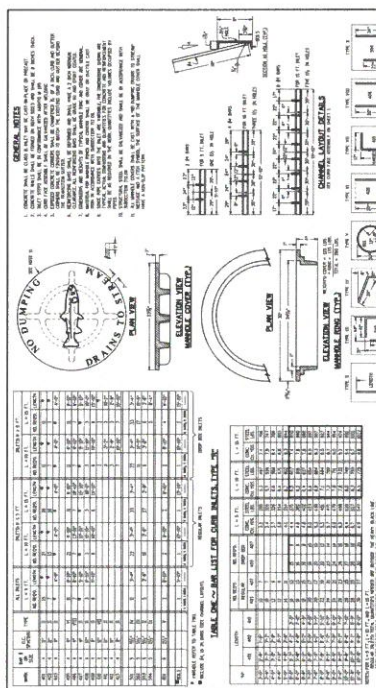
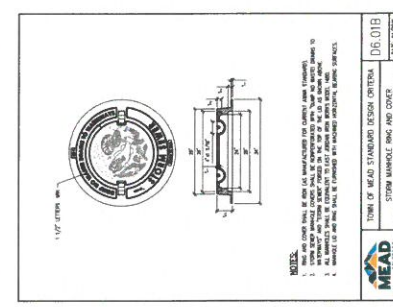
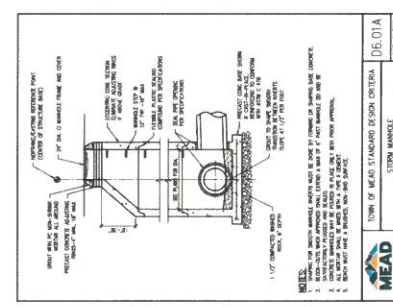
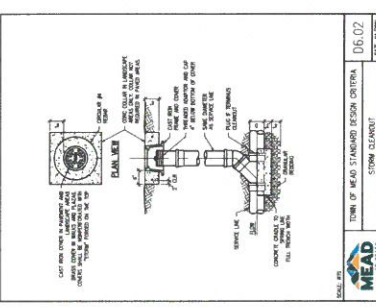


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**CLUB CARWASH SITE PLAN**  
 LOT B, MEAD CROSSINGS AMENDMENT 2  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.L.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**GENERAL NOTES**

**SECTION A-A INLET**

**SECTION B-B INLET**

**SECTION C-C INLET**

**SECTION D-D INLET**

**SECTION E-E INLET**

**SECTION F-F INLET**

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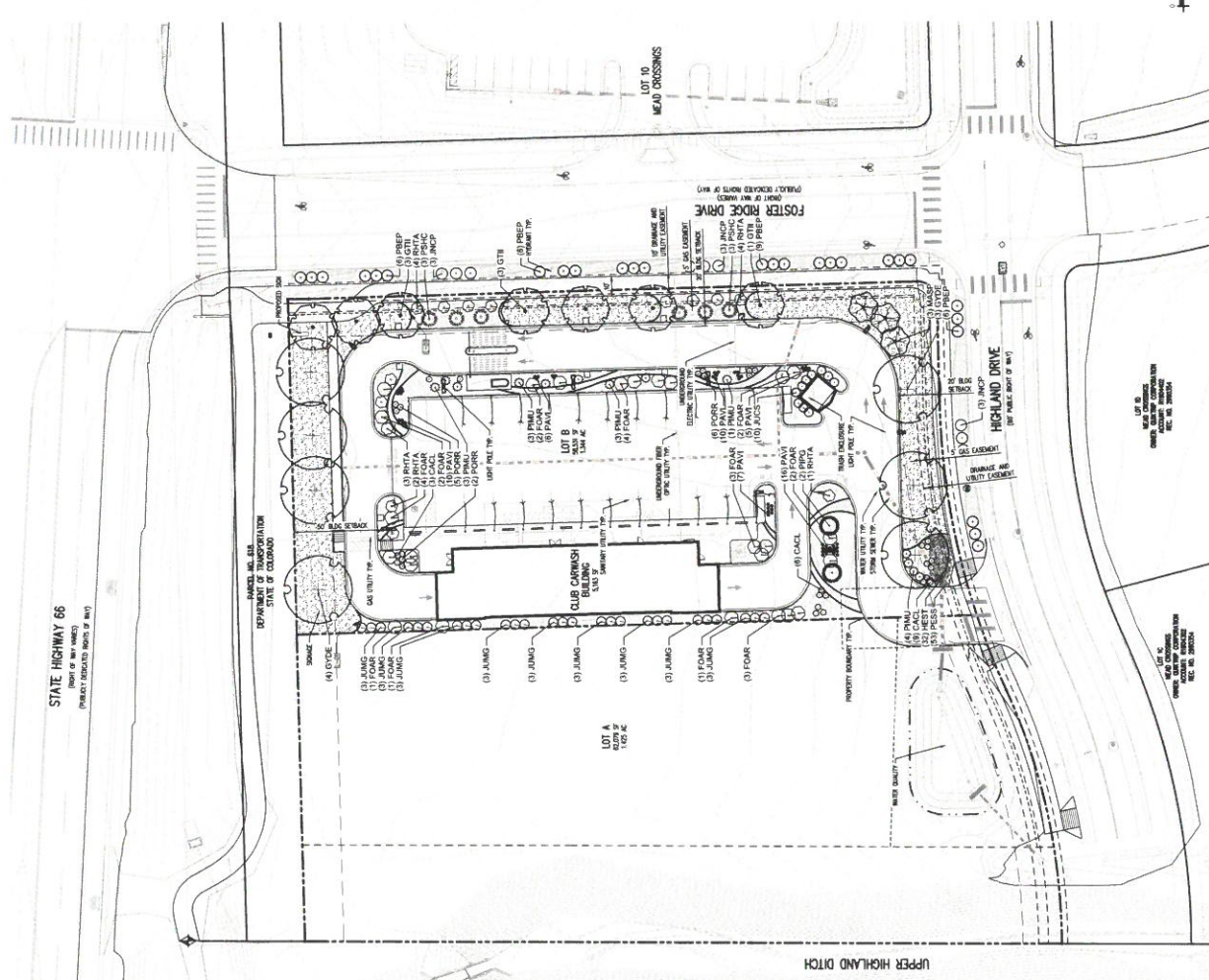
**SECTION G-G INLET**

**SECTION H-H INLET**



# CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE 6TH P.M.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



### PLANT SCHEDULE ON SITE LANDSCAPE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CALIBER	HT. (L.S.P.S.)
(Tree)	UTR	7	IMPERIAL HONEY LOCUST	QUERCUS TREMULOIDES INFRAE BRACOLEA TM	7" CAL	3X 325	35-45'
(Tree)	OTR	7	HELVETIC COPPER TREE SPRUCE	QUERCUS TREMULOIDES INFRAE BRACOLEA TM	7" CAL	3X 325	35-45'
(Tree)	PPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PRUSA PUNICENS GUANCA 931 ALBERT	6" HT	15 319	15-20'
(Tree)	MSP	3	SPRING SNOW CHAMPAE	MALVA X SPRING SNOW	1.5" CAL	28 315	28-35'
(Tree)	AGS	10	SHAW FLY JUMPER	JUMPERS CORDATUS SPARTAN	4" CONT.	19 30	19-30'
(Tree)	JAN	27	MORNINGLOW JUMPER	JUMPERS SCOROLURUM MORNINGLOW	4" CONT.	20 30	20-30'
(Tree)	CAE	18	BLUE WIT SPUGA	CARYOPTERIS X CLAUDIENSIENSIS BLUE WIT	4" CONT.	3 37	3-7'
(Tree)	FOAR	28	ANGUS DAVIS FORSYTHIA	FORSYTHIA X ANGUS DAVIS	4" CONT.	2 37	2-7'
(Tree)	POOR	13	RED ROBIN POTENTILLA	POTENTILLA FRUTICOSA RED ROBIN	4" CONT.	2 37	2-7'
(Tree)	RYTA	14	AUTUMN AMBER SAMBAC	PAUS TREBORTA AUTUMN AMBER	4" CONT.	13 38	13-38'
(Tree)	PMU	14	BLOTTUM ALDOR PINE	PRUS ALDOR BLOTTUM	4" CONT.	9 35	9-35'
(Tree)	PHC	18	HELVETIC COPPER BOTTCH PINE	PRUS STYVENSIS HELVETIC COPPER	4" CONT.	3 38	3-8'
(Tree)	PAV	54	HELVETIC SWITCH GRASS	PRUS STYVENSIS HELVETIC COPPER	4" CONT.	4 35	4-35'
(Tree)	HEST	32	STELLA DE ORO DANVILY	HEMIBODICALIS X STELLA DE ORO	4" CONT.	15 315	15-315'
(Tree)	PESS	51	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	4" CONT.	2 35	2-35'
(Tree)	PMO	7,192 SF	MOUNTAIN GRANITE	5.1" ROCK CORNICE MULCH			
(Tree)	PMG	875 SF	GLACIER WHITE CORNICE	2" 4" ROCK CORNICE MULCH			
(Tree)	WML	545 SF	SHREDED CEDAR CORNICE	WOOD MULCH			
(Tree)	5001	5,915 SF	RIT (BIOMIMETIC TALL FESCUE)	FESCUE 500			

### PLANT SCHEDULE ROW LANDSCAPE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
(Tree)	PPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PRUSA PUNICENS GUANCA 931 ALBERT	45 CONT.
(Tree)	PREP	27	PAWNEE BUTTER SAND CHERRY	PRUNUS BASSINII PAWNEE	45 CONT.
(Tree)	AGP	9	GREEN MOUND JUMPER	JUMPERS CORDATUS SPARTAN	45 CONT.
(Tree)	MULCH	3,995 SF	GLACIER WHITE CORNICE	2" 4" ROCK CORNICE MULCH	MULCH

### REFERENCE NOTES - SCHEDULE

SEE NOTES FOR SYMBOLS AND SCHEDULES

SEE NOTES FOR STEEL LEADER

SEE NOTES FOR SCHEDULE OFF SITE IMPROVEMENTS

SEE NOTES FOR SCHEDULE ROW LANDSCAPE

### PLANT SCHEDULE OFF SITE IMPROVEMENTS

SYMBOL	DESCRIPTION	QTY	COMMON NAME	BOTANICAL NAME	TYPE
(Tree)	PPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PRUSA PUNICENS GUANCA 931 ALBERT	45 CONT.
(Tree)	PREP	27	PAWNEE BUTTER SAND CHERRY	PRUNUS BASSINII PAWNEE	45 CONT.
(Tree)	AGP	9	GREEN MOUND JUMPER	JUMPERS CORDATUS SPARTAN	45 CONT.
(Tree)	MULCH	3,995 SF	GLACIER WHITE CORNICE	2" 4" ROCK CORNICE MULCH	MULCH

### PLANT SCHEDULE ROW LANDSCAPE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE
(Tree)	PPG	2	FAT ALBERT COLORADO BLUE SPRUCE	PRUSA PUNICENS GUANCA 931 ALBERT	45 CONT.
(Tree)	PREP	27	PAWNEE BUTTER SAND CHERRY	PRUNUS BASSINII PAWNEE	45 CONT.
(Tree)	AGP	9	GREEN MOUND JUMPER	JUMPERS CORDATUS SPARTAN	45 CONT.
(Tree)	MULCH	3,995 SF	GLACIER WHITE CORNICE	2" 4" ROCK CORNICE MULCH	MULCH



**CAUTION - NOTICE TO CONTRACTOR**

ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE TOWN OF MEAD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF MEAD PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TOWN OF MEAD PRIOR TO CONSTRUCTION.





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#	Date	Issue / Description	Prepared By	Checked By	Scale
1	10/20/22	Initial Design	J. Smith	M. Jones	AS SHOWN
2	10/25/22	Revisions	J. Smith	M. Jones	AS SHOWN

**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

**LANDSCAPE REQUIREMENTS**

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED
16.2.150 (H1)	STREETSCAPE LANDSCAPING	FOSTER RIDGE DR 1 TREE / 40 LF	381 LF / 40	8 TREES	8 TREES
16.2.150 (H1)	STREETSCAPE LANDSCAPING	HIGHLAND DR 1 TREE / 40 LF	165 LF / 40	4 TREES	4 TREES
16.2.150 (H1)	STREETSCAPE LANDSCAPING	HIGHWAY 66 1 TREE / 40 LF	173 LF / 40	4 TREES	4 TREES
16.2.150 (H2M)	COMMERCIAL LANDSCAPING STANDARDS	MIN. 20% OF SITE AS LANDSCAPE	58,330 SF X 10.2	11,706 SF	18,347 SF
16.2.150 (H3R.1)	SITE TREES	MIN. 1 TREE / 1,000 SF LANDSCAPED AREA	18,347 SF / 1,000	19 TREES	24 TREES
16.2.150 (H3R.2)	SHRUBS	MIN. 1 SHRUB / 150 SF LANDSCAPED AREA	18,347 SF / 150	124 SHRUBS	124 SHRUBS

**UTILITY NOTES**

- LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER AGENCIES OF PUBLIC WORKS DEPARTMENT, TO OBTAIN NECESSARY PERMITS (GROWING PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.
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**LANDSCAPE CONTRACTOR AND MAINTENANCE**

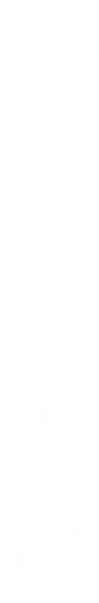
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**SEED NOTES**

- ALL SEEDS SHALL BE AVAILABLE THROUGH THE LANDSCAPE CONTRACTOR.
- SEEDS SHALL BE AVAILABLE AT THE FOLLOWING:
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**PLANTING NOTES**

- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS.
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**1.1 DECIDUOUS TREE PLANTING**

**1.2 CONIFEROUS TREE PLANTING**

**1.3 SHRUB PLANTING**

- ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS.
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**PROTECTION NOTES**

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**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
 MEAD, COLORADO  
 S.H. 66 & FOSTER RIDGE DR.

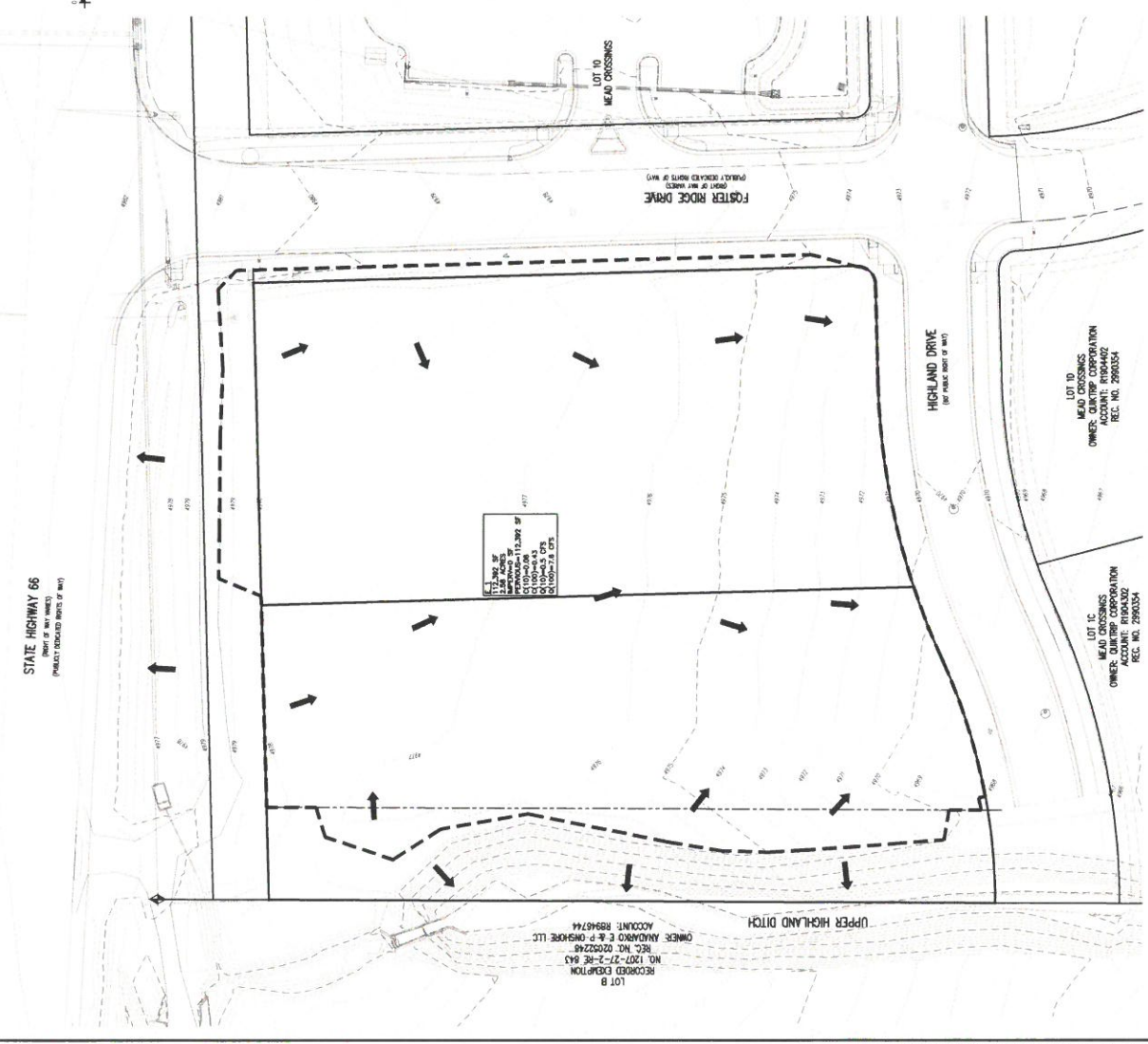
#	Date	Issue / Description	Prep
1.	10/20/22	2nd Planning Label	AW
2.	4/20/23	3rd Planning Label	AW

Project No.: 202202245  
 Drawn By: [Name]  
 Checked By: [Name]  
 Date: 1/17/2023

**DR-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.L.  
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

- GROUNDING LEGEND**
- EXISTING MAJOR OUTLINE
  - EXISTING MINOR OUTLINE
  - PROPOSED MAJOR OUTLINE
  - PROPOSED MINOR OUTLINE
  - EXISTING STORM SEWER (12" & 18" LINED)
  - PROPOSED STORM SEWER (12" & 18" LINED)
  - PROPOSED STORM SEWER (12" & 18" UNLINED)
  - EXISTING UTILITY
  - PROPOSED UTILITY
  - EXISTING LOT
  - PROPOSED LOT
  - LOW POINT



**STATE HIGHWAY 66**  
 (PART OF HWY MARKS)  
 PUBLIC UTILITIES RIGHTS OF WAY

**LOT B**  
 2.28 ACRES  
 113,374 SQ. FT.  
 113,374 SQ. FT.  
 113,374 SQ. FT.  
 113,374 SQ. FT.

**LOT 10**  
 RECORDED DEEDITION  
 NO. 1207-27-2-RE-845  
 REC. NO. 0202245  
 OWNER: ANNARINO E & P ONSHORE LLC  
 ACCOUNT: R8545744

**LOT 14**  
 MEAD CROSSINGS  
 OWNER: KUMTRIP CORPORATION  
 ACCOUNT: R104302  
 REC. NO. 298038

**LOT 10**  
 MEAD CROSSINGS  
 OWNER: KUMTRIP CORPORATION  
 ACCOUNT: R104302  
 REC. NO. 298038

**LOT 14**  
 MEAD CROSSINGS  
 OWNER: KUMTRIP CORPORATION  
 ACCOUNT: R104302  
 REC. NO. 298038

**LOT 10**  
 MEAD CROSSINGS  
 OWNER: KUMTRIP CORPORATION  
 ACCOUNT: R104302  
 REC. NO. 298038



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**CLUB CARWASH SITE PLAN**  
**LOT B, MEAD CROSSINGS AMENDMENT 2**  
**CLUB CARWASH**  
 SH, 66 & FOSTER RIDGE DR.  
 MEAD, COLORADO

#	Date	Revised / Description	By
1.	1/25/22	Initial Planning Submittal	JRS
2.	4/25/22	Final Planning Submittal	JRS

Project No:	CC-2000000
Drawn By:	MEG
Checked By:	LU
Date:	01/25/22

POST DEVELOPMENT DRAINAGE PLAN

**DR-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

