

# CARLO CAR WASH LLC.

## CITY OF COLORADO SPRINGS, COLORADO

### CONDITIONAL USE DEVELOPMENT PLAN



N.B.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0103  
Fax: 719.471.0107  
www.nbsinc.com  
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#### SITE DATA

Owner/Developer: CTB Real Estate Holding, LLC  
Colorado Springs, CO 80920

Applicant/Land Planner: N.E.S. Inc.  
1600 S. Tejon Ave., Suite # 200  
Colorado Springs, CO 80903

Civil Engineer: JFS Engineering, Inc.  
1600 S. Tejon Ave., Suite # 200  
Colorado Springs, CO 80903

Architect: RFA Architects  
1600 S. Tejon Ave., Suite # 200  
Colorado Springs, CO 80903

Development Schedule: 2020-18-009, 6400318015, 6400318014, 6400318011 & 6400318010

Site Address: 2020-18-009, 6400318015, 6400318014, 6400318011 & 6400318010

Site Area: 0.88 (AC) 30,000 (SF)

Zoning: CS-CU (Intermediate Business w/ Conditional Use)

Current Use: Single Family Residential

Proposed Use: Automobile Wash

Proposed Building Size: 3,279 SF

Maximum Building Height: 45'-0"

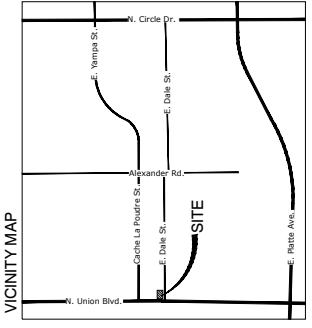
Parking Provided: 1 Parking Spaces  
1 Space

Parking Provider: ADA Van Accessible  
3 Parking Spaces  
1 Space

Building setbacks:  
- N. Union Boulevard: 15'  
- East Property Boundary: 20'  
- East Property Boundary: 5'

Landscape Setbacks & Buffers:  
- N. Union Boulevard: 25'  
- E. Doble Street: 10'

Lot Coverage: 100% (100% building)  
- (82.6%) impervious



N.T.S.

#### LEGAL DESCRIPTIONS

PARCEL A: THE WEST 06 FEET OF LOTS 14, 15 AND 16, BLOCK 2, KNOB HILL ADDITION TO COLORADO SPRINGS, RECORDED IN PLAT BOOK C AT PAGE 31, EL PASO COUNTY, COLORADO.

PARCEL B: THE WEST 06 FEET OF LOTS 15 THROUGH 16, BLOCK 2, KNOB HILL ADDITION TO COLORADO SPRINGS, RECORDED IN PLAT BOOK C AT PAGE 31, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 90,009 SQUARE FEET.

#### GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- CONTRACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION. SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER. A SEPARATE SIGN PERMIT IS REQUIRED.
- EXISTING EXCESSIVE DETENTION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE SHALL BE CORRECTED TO MEET CURRENT CITY ENGINEERING STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR SETTING UP WITH THE ENGINEERING DEPARTMENT REVIEW INSPECTION TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTION CAN BE REACHED AT 719-386-5977.
- SHALL BE SURVEYED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 12 FEET CLEARANCE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION.
- PROVIDE TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING. A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-386-5979.
- SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPER FOR REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT.
- HOUSE OR GARAGE MAINTENANCE SHALL BE FROM 7:00 AM TO 7:00 PM.
- LANDSCAPE MAINTENANCE TO BE THE RESPONSIBILITY OF THE OWNER.

#### FEMA FLOODPLAIN NOTE

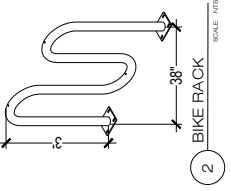
1. FEMA FLOODPLAIN STATEMENT: THIS SITE, 803 N. UNION BLVD., IS WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804 CO0303 EFFECTIVE 01.12.07.18 AND 0804 CO2115, EFFECTIVE ON 03.17.19.97 AND REVALUATED ON 12.08.18.

#### ADA NOTE

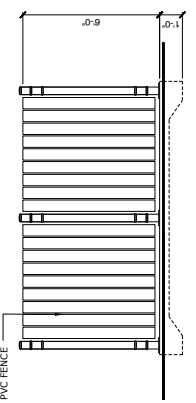
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

#### WARRANTY OF REPLAT

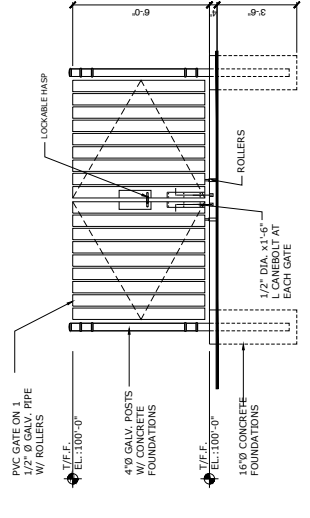
A WRITER OF REPLAT APPLICATION IS REQUIRED TO COMBINE THE LEVELS AS PART OF THIS DEVELOPMENT INTO ONE LOT FOR THE PURPOSES OF CONSOLIDATING THE ENTIRE PARCEL INTO ONE LOT. THE WRITER OF REPLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO CONSOLIDATE THE ENTIRE PARCEL INTO A SINGLE 0.88 ACRE LOT. (FEE NO. 08 RW 20.00.09).



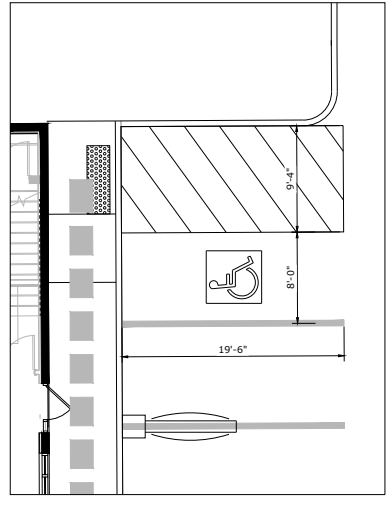
2 BIKE RACK  
SCALE: NTS



PVC FENCE  
REAR ELEVATION  
SIDE ELEVATION



1 TRASH ENCLOSURE  
FRONT ELEVATION  
ELEVATIONS



A ADA EXHIBIT  
SCALE: N.T.S.

#### SHEET INDEX

- Sheet 1 of 9: Cover Sheet
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- Sheet 3 of 9: Preliminary Utility & Public Facility Plan
- Sheet 4 of 9: Preliminary Grading Plan
- Sheet 5 of 9: Preliminary Site Plan
- Sheet 6 of 9: Landscape Notes & Details
- Sheet 7 of 9: Preliminary Landscape Plan
- Sheet 8 of 9: Building Elevations
- Sheet 9 of 9: Photometric Plan

COVER SHEET

1 OF 9

CPC CU 20-00081

## DEVELOPMENT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0753  
Fax: 719.471.0267  
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**CARLO CAR WASH LLC.**

**CONDITIONAL USE DEVELOPMENT PLAN**  
DALE ST. & UNION BLVD.  
COLORADO SPRINGS, CO

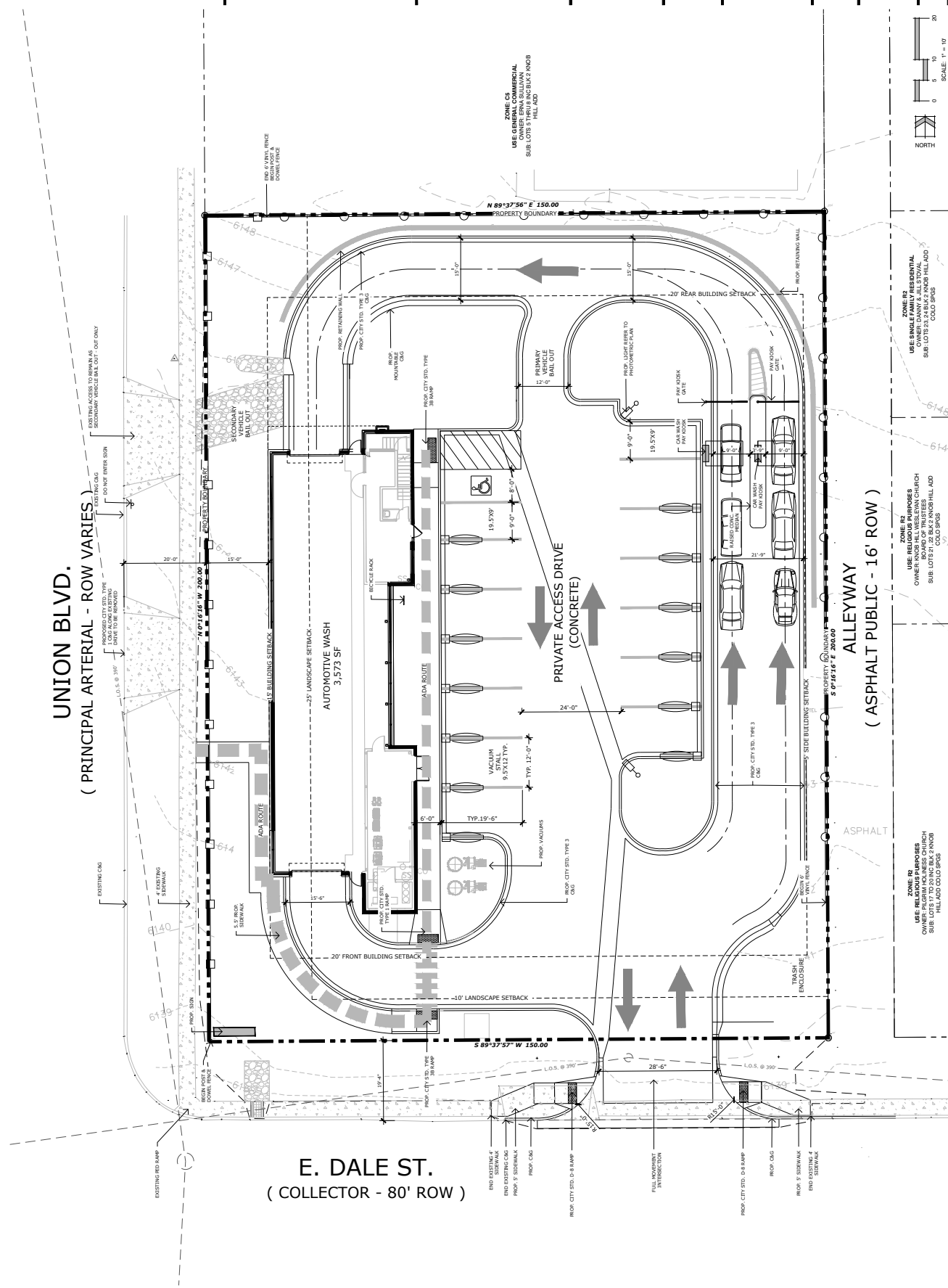
DATE: 06.01.2020  
DRAWN BY: J. HARRIS  
PREPARED BY: J. HARRIS  
SCALE: 1" = 10'

**ENTITLEMENT**

DATE	BY	DESCRIPTION
06.02.2020	B.L.	PRE-CITY COMMENTS
07.17.2020	B.L.	PRE-CITY COMMENTS

**DEVELOPMENT PLAN**

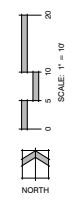
**2**  
OF  
**9**  
CPC CU-20-00081



**UNION BLVD.**  
( PRINCIPAL ARTERIAL - ROW VARIES )

**E. DALE ST.**  
( COLLECTOR - 80' ROW )

**ALLEYWAY**  
( ASPHALT PUBLIC - 16' ROW )



**ZONE R2**  
USE: SINGLE FAMILY RESIDENTIAL  
OWNER: JERRY & JILL STIVAL  
SUB LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**ZONE R4**  
USE: RELIGIOUS PURPOSES  
OWNER: PRESBYTERIAN CHURCH  
BOARD OF TRUSTEES  
SUB LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

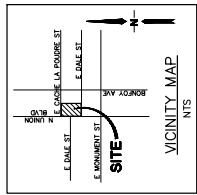
**ZONE R2**  
USE: RESIDENTIAL SINGLE-FAMILY  
OWNER: PRESBYTERIAN CHURCH  
BOARD OF TRUSTEES  
SUB LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



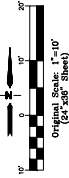
**CARLO CAR WASH, LLC**  
DALE ST. & UNION BLVD.  
COLORADO SPRINGS, CO 80909

**Preliminary Utility & Public Facilities Plan**  
2020-01400  
7-14-20

U1  
3 of 9  
DEVELOPMENT PLAN

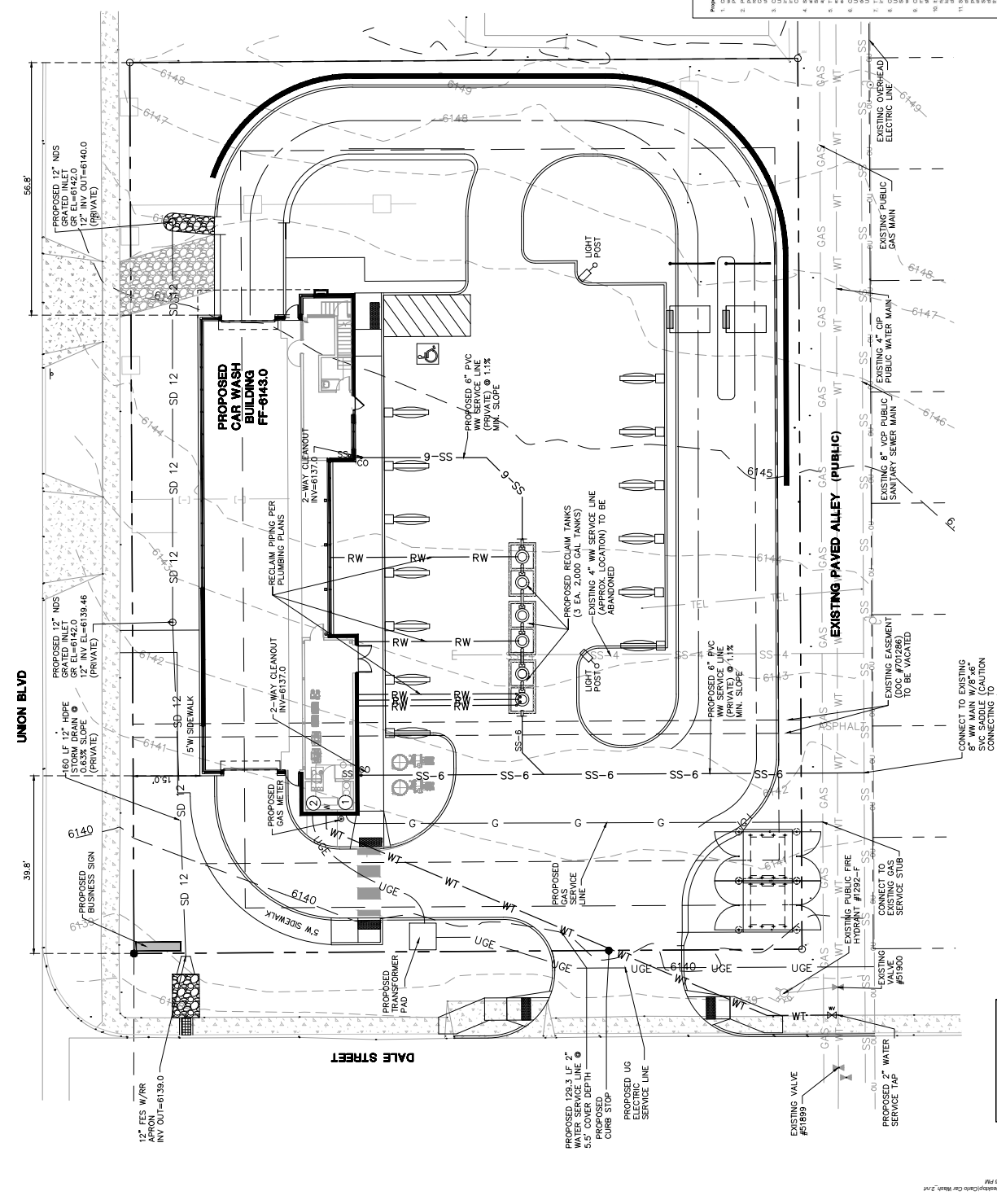


- KEYED NOTES:**
- PROPOSED GAS METER; CONNECT TO EXISTING UNDERGROUND GAS SERVICE LINE (COORDINATE WITH CGS)
  - PROPOSED ELECTRIC METERS; COORDINATE WITH CGS FOR ELECTRIC SERVICE CONNECTION



**General Notes for Preliminary Utility Plan:**

- Colorado Springs Utilities (CSU) has been contacted for the determination of the location of all water, sewer, gas, and electric lines, which may exist in the same easement as the proposed utility lines.
- Utility lines shown on this plan are based on the most current information available. The utility company is responsible for providing accurate information on the location of all utility lines.
- Owner acknowledges responsibility for the accuracy of all utility information and for the accuracy of all utility lines shown on this plan. The utility company is responsible for providing accurate information on the location of all utility lines.
- Owner shall coordinate with CSU for the location of all utility lines and for the location of all utility lines shown on this plan. The utility company is responsible for providing accurate information on the location of all utility lines.
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● ENDORSE 3/4" PIPE AT THE PROPERTY ELEVATION 6152.35 (MAG-1488)

**DEVELOPMENT PLAN**

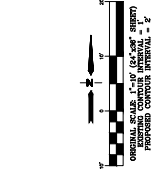
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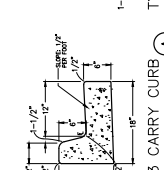
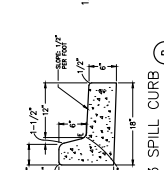
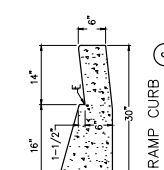
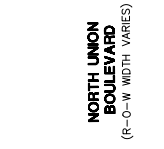
**CARLO CAR WASH**  
 DALE ST. & UNION BLVD.  
 CARLO CAR WASH, LLC  
 COLORADO SPRINGS, CO 80909

**Site Grading & Erosion Control Plan**  
 2020-01400  
 7/14/20

C1.1

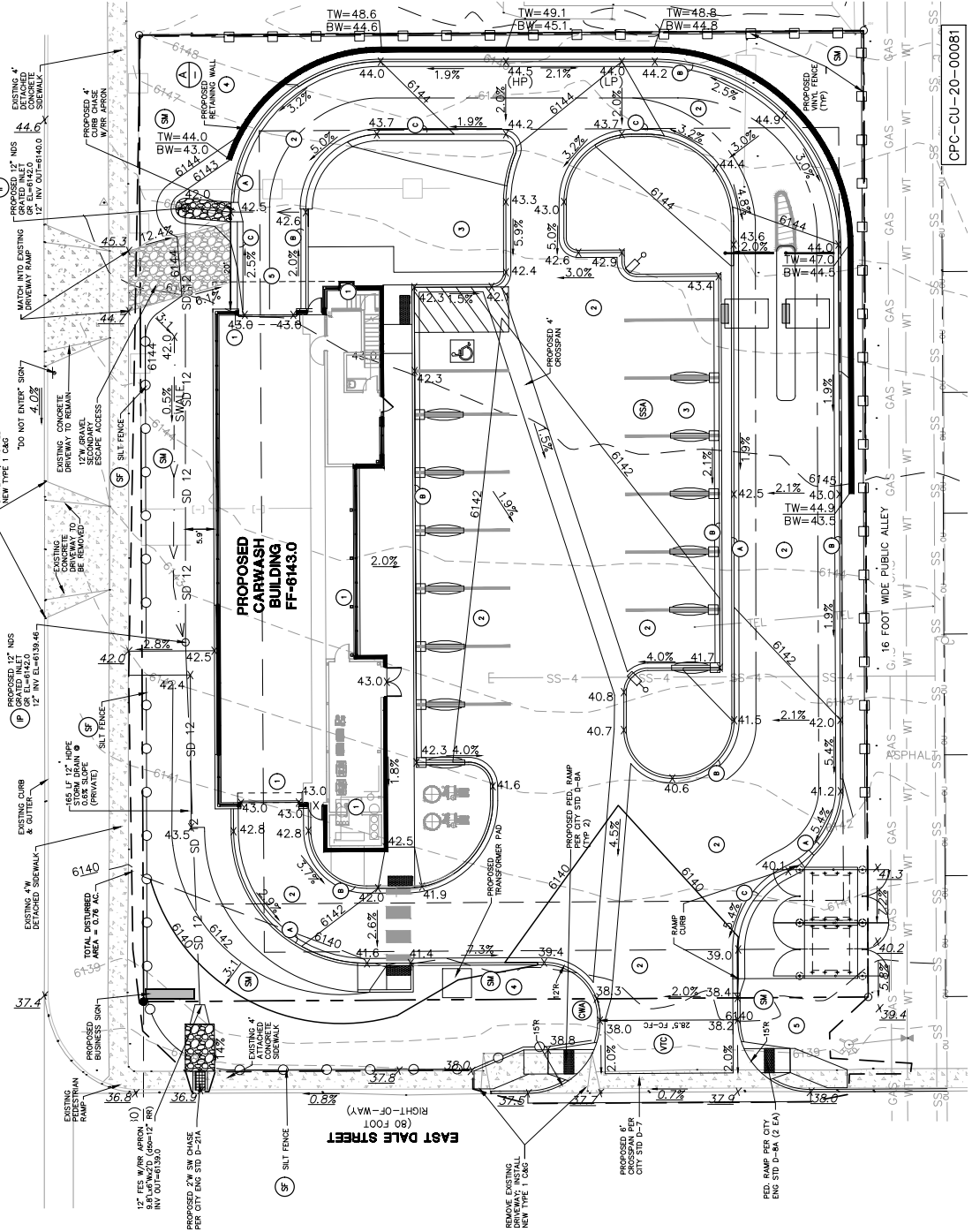


- KEYED NOTES:**
1. PREPARE AND COMPACT BUILDING FOUNDATION & SLAB PER PROJECT GEOTECHNICAL REPORT
  2. FURNISH LOT PLANS PER GEOTECHNICAL REPORT
  3. STORAGE AREA FOR BUILDING MATERIALS
  4. EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)
  5. STOCKPILE AREAS
  6. CONCRETE PAVEMENT WITH SNOW-MELT SYSTEM



- EROSION CONTROL LEGEND**
- (VC) VEHICLE TRACKING PAD
  - (SF) SILT FENCE
  - (WM) CONCRETE WASHOUT AREA
  - (SM) SEED AND MULCH AREA
  - (SA) STABILIZED STAGING AREA
  - (P) INLET PROTECTION (ROCK SOCKS)

- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - LIMIT OF DISTURBANCE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - ELEVATION (CONUNK)
  - ELEVATION (FINISHED)
  - EXIST. SPOT ELEVATION
  - W W/RE ARROW
  - BW
  - TW
  - ROOF DRAIN CONNECTIONS (COUPLERS & EXTENDERS TO 5' FROM SEWER SYSTEM)
  - TO 5' FROM SEWER SYSTEM UNLESS NOTED OTHERWISE
  - CUT/FILL DEMARCATION LINE
  - LIMITS OF DISTURBANCE



15' PER W/R ARROW (60"x12" RR) INV OUT=6139.0

PROPOSED 2' W SW CHASE PER CITY ENG STD D-21A

REMOVE EXISTING DRIVEWAY & INSTALL NEW TYPE 1 C&G

REMOVE EXISTING DRIVEWAY & INSTALL NEW TYPE 1 C&G

REMOVE EXISTING DRIVEWAY & INSTALL NEW TYPE 1 C&G

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NOT FOR CONSTRUCTION

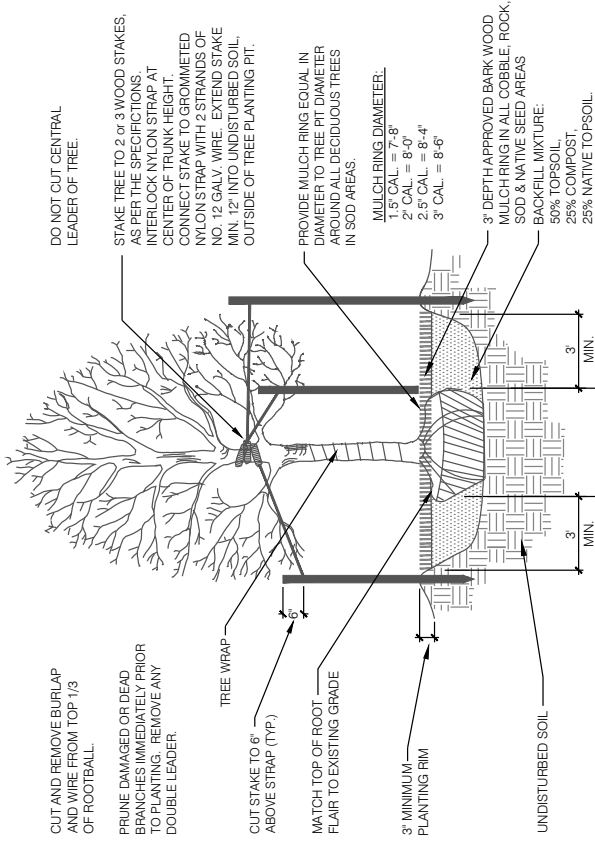
CPC-CU-20-00081

DEVELOPMENT PLAN

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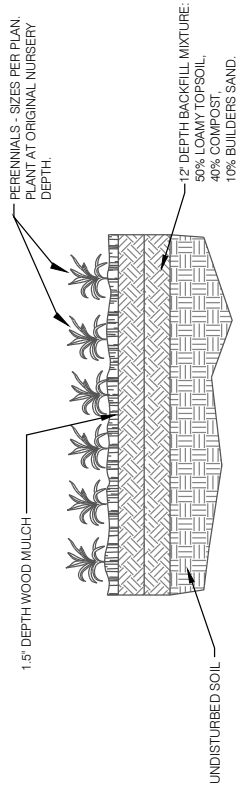






1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



2 PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE



Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

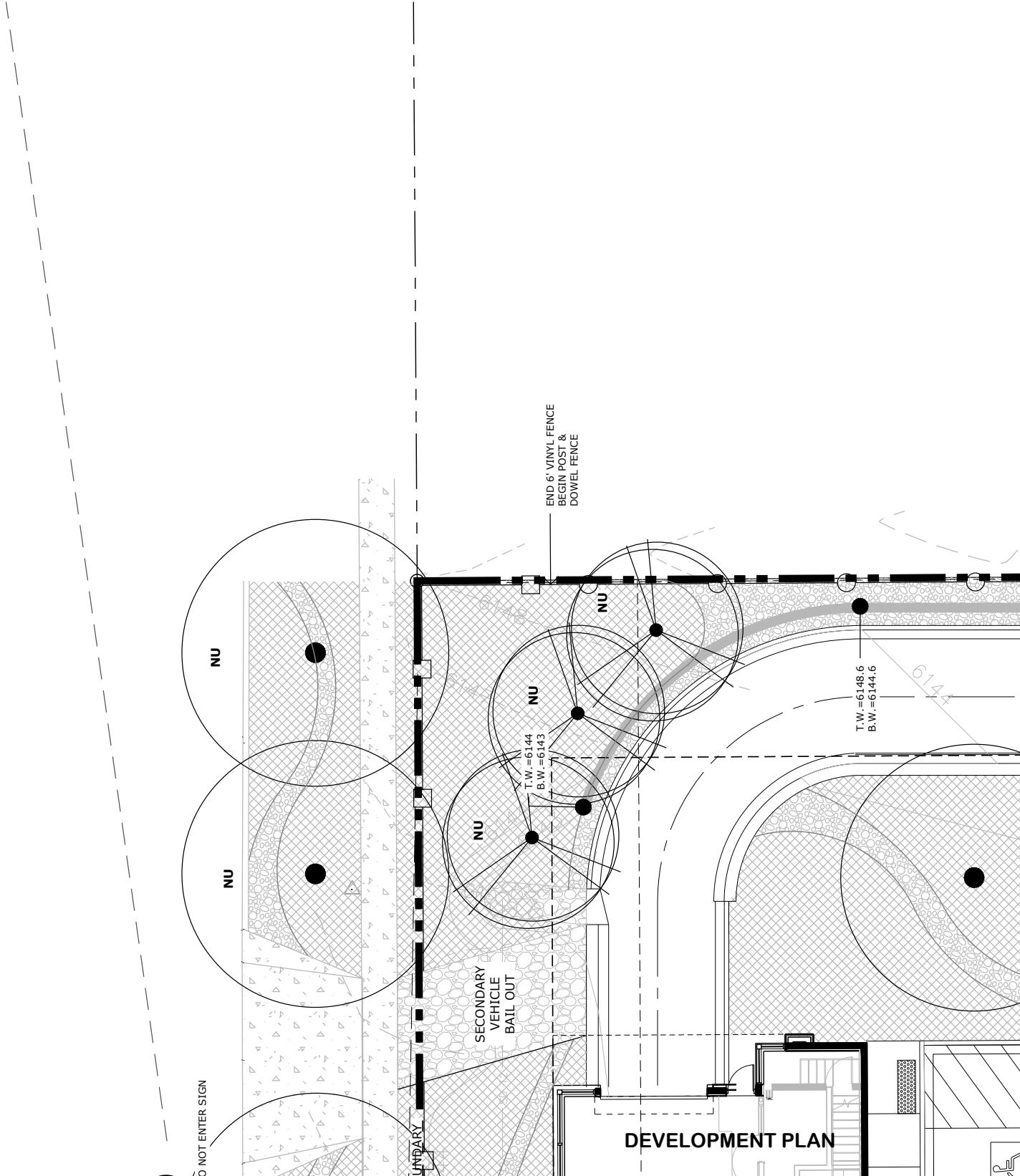
[www.nescolorado.com](http://www.nescolorado.com)

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

**CARLO CAR  
WASH LLC.**



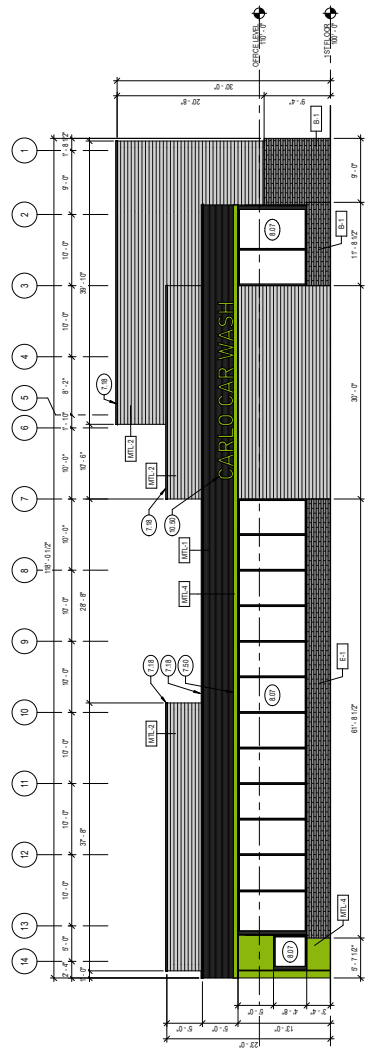
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**ELEVATION GENERAL NOTES**

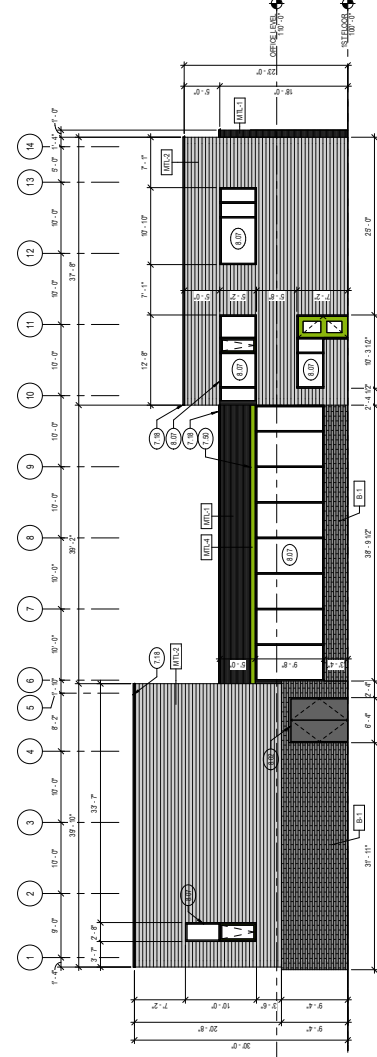
- SEE SPECIFICATIONS FOR ALL MATERIALS AND FINISHES. MATERIALS AND FINISHES WILL BE BY SEPARATE SUBMITTAL.
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**KEYNOTE LEGEND**

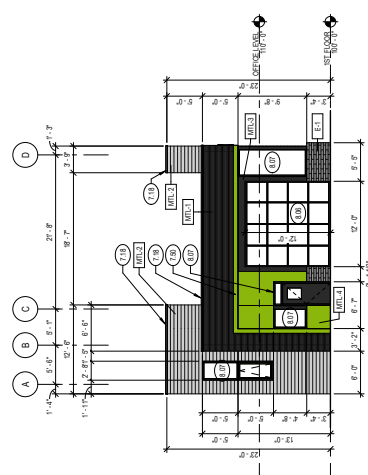
- 7-18 SHEET METAL CORNER, PRE-FINISHED
- 8-00 SHEET METAL TRIM, PRE-FINISHED OR PAINTED CUSTOM COLOR
- 8-01 ALUMINUM TRIM, PRE-FINISHED OR PAINTED CUSTOM COLOR
- 8-06 SECTIONAL OVERHEAD DOOR
- 8-07 ALUMINUM OVERHEAD DOOR
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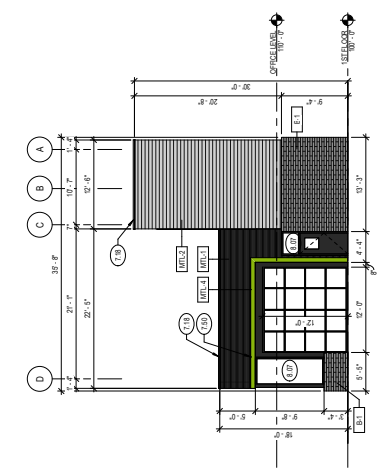
**NORTH ELEVATION**  
 1/8" = 1'-0"



**WEST ELEVATION**  
 1/8" = 1'-0"



**EAST ELEVATION**  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 1/8" = 1'-0"

**DEVELOPMENT PLAN**

