TOMMY'S CAR WASH TUTT BOULEVARD

DEVELOPMENT PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

DATE OF PREPARATION:

SEPTEMBER 27, 2018

PROJECT ADDRESS:

4089 TUTT BOULEVARD
COLORADO SPRINGS, COLORADO

TAX SCHEDULE NUMBER:

5330201007

ZONE DISTRICT:

C5/CR CU AO

CONDITIONS OF RECORD:
1. THE FOLLOWING USES SHALL NOT BE PERMITTED
   A. ALL RESIDENTIAL USES
   B. CONSTRUCTION/CONTRACTOR YARD
   C. SEXUALLY ORIENTED BUSINESSES
   D. CREMATORY
   E. BARS, TO INCLUDE TAVERNS, LOUNGES, NIGHTCLUBS, AND OTHER LIKE USES, WITH THE EXCEPTION OF RESTAURANTS
2. THE FOLLOWING MINIMUM YARD DIMENSIONS APPLY:
   A. FRONT YARD: TWENTY-FIVE FEET (25')
   B. SIDE YARD: TWENTY-FIVE FEET (25')
   C. REAR YARD: TWENTY-FIVE FEET (25')
   D. SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR PROPERTY LINE OF THE ZONE DISTRICT. SETBACKS FROM THE INTERIOR LOT LINES ARE PER THE DEVELOPMENT PLAN.
3. SIGNAGE REQUIREMENTS:
   A. FREESTANDING SIGNS SHALL BE LIMITED TO THE FOLLOWING:
      1. ONE SIGN AT A MAXIMUM OF 150 SQUARE FEET AND TWENTY FIVE (25) FEET TALL.
      2. TWO SIGNS AT A MAXIMUM OF 75 SQUARE FEET AND TWELVE (12) FEET TALL.
4. NO OUTDOOR REPAIR OR SERVICE OF VEHICLES IS ALLOWED.*

*NOTE: CITY PLANNING STAFF DETERMINED THAT CONDITION #4 REGARDING "OUTDOOR SERVICE OF VEHICLES" IS NOT APPLICABLE TO THE OUTDOOR VACUUMING ASSOCIATED WITH THE CAR WASH. STAFF ASSOCIATES THIS RESTRICTION WITH AUTOMOBILE REPAIR SERVICES.

APPROXIMATE SCHEDULE OF DEVELOPMENT:

CONSTRUCTION ANTICIPATED TO BEGIN: MAY 2019
CONSTRUCTION ANTICIPATED TO END: JANUARY 2020

LEGAL DESCRIPTION:

LOT 2 FAIRFILED INN & SUITES CENTRAL, FILING NO. 1

TOTAL DEVELOPMENT PLAN AREA:

TOTAL SQUARE FOOTAGE: 2.24 ACRES

FEMA FLOODPLAIN STATEMENT:

THIS PARCEL IS NOT WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN AS IDENTIFIED ON FEMA FIRM MAP PANEL NO. 08041C0539F, DATED MARCH 17, 1997.

EASEMENT INFORMATION:

-3' SIDEWALK EASEMENT PLAT BOOK A-4, PAGE 60.

-7' PUBLIC IMPROVEMENT & LANDSCAPE EASEMENT REC#205199022

-PARCEL 2 OF GRANT OF IMPROVEMENT EASEMENT REC#209146769

-UTILITY EASEMENT REC#208049405

-UTILITY EASEMENT REC#205198314

-5' UTILITY EASEMENT REC#215713713

-7' & 5' UTILITY AND DRAINAGE EASEMENT REC#205199022

-60' DRAINAGE EASEMENT REC#205199022

-EASEMENT AGREEMENT REC#217072296

DEVELOPMENT STANDARDS:

TOTAL DEVELOPMENT PLAN AREA: 2.24 ACRES

NEW CAR WASH: 9,746 SF

TOTAL LOT HARDSCAPE: 58.5 (%)
TOTAL LOT SOFTSCAPE: 41.5 (%)

MINIMUM SETBACK	REQUIRED	PROPOSED
FRONT	25 FT.	95.38 FT.
NORTH SIDE	25 FT.	68.95 FT.
SOUTH SIDE	25 FT.	58.95 FT.
REAR	25 FT.	196.31 FT.

PARKING INFORMATION:

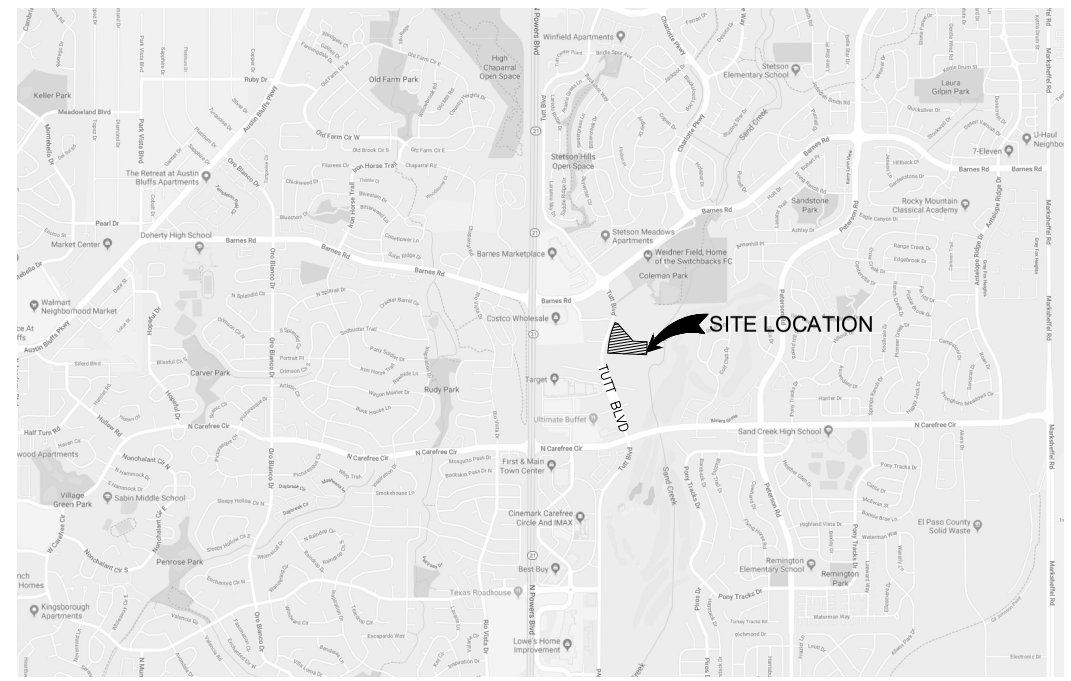
1 SPACE REQUIRED PER BAY OR STALL.

TOTAL PARKING SPACES REQUIRED: 2 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED: 10 EMPLOYEE SPACES
1 ACCESSIBLE SPACES
11 TOTAL SPACES

TOTAL ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
TOTAL ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE

SHARED PARKING SPACES W/SOUTH PROPERTY: 9 SPACES



VICINITY MAP
1" = 1000'

PROJECT ADDRESS

4089 TUTT STREET COLORADO SPRINGS, CO 80922

LAND OWNER
TUTT COMMERCIAL CENTER LLC
421 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 92660
(P) 719-535-0500

APPLICANT
CALVIN PRINS
6181 146TH AVENUE
HOLLAND, MICHIGAN 49423
(P) 616-836-1106

FRANCHISE
TOMMY'S CAR WASH SYSTEMS
581 OTTAWA AVENUE, SUITE 300
HOLLAND, MICHIGAN 49423
(P) 616-795-4985

ARCHITECT
PROGRESSIVE AE
1811 4 MILE ROAD NE
GRAND RAPIDS, MICHIGAN 49441
(P) 616-361-2664

CIVIL ENGINEER
MARTIN / MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
(P) 303-431-6100

LANDSCAPE CONSULTANT
RUSSELL+MILLS
2245 CURTIS STREET
DENVER, COLORADO 80205
(P) 303-709-0704

ELECTRICAL ENGINEER
RED LEONARD ASSOCIATES
1340 KEMPER MEADOW DRIVE
FOREST PARK, OHIO 45240
(P) 513-574-9500

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO BM #6390 RESET A CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO MONUMENTED BY A 3"ALUMINUM DISK SET IN A CONC POST BY A WOODEN POST FENCE NOT FAR FROM NORTH POWERS BOULEVARD.

ELEVATION =6390.9' (NAVD1988) DATUM.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST ASSUMED TO BEAR N00°04'12"W AND BEING MONUMENTD BY A FOUND 30' WITNESS CORNER REBAR WITH A 2-1/2" ALUMINUM CAP PLS #16109 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND REBAR WITH A 3-1/4" ALUMINUM CAP PLS #18235 IN RANGE BOX AT THE SOUTHWEST CORNER.

SHEET INDEX

SHEET 1-COVER SHEET
SHEET 2-SITE PLAN
SHEET 3-LANDSCAPE PLAN
SHEET 4-SITE DETAILS
SHEET 5-PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SHEET 6-PRELIMINARY GRADING PLAN
SHEET 7-BUILDING ELEVATIONS
SHEET 8-PHOTOMETRIC PLAN

NOTES

1. THE MAINTENANCE AND OWNERSHIP OF ALL SHARED ACCESSES WILL BE BY THE OWNER(S) OF THE LOTS OR THE PROPERTY OWNERS ASSOCIATION.
2. A MAJOR AMENDMENT WILL BE REQUIRED FOR THE FUTURE ADDITION TO THE BUILDING (THIS MAY BE REVIEWED ADMINISTRATIVELY).
3. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE FROM AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. OWNERS SHOULD FAMILIARIZE THEMSELVES WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
4. ALL SITE LIGHTING WILL BE FULL CUT-OFF.
5. THE PARCEL IN THIS REQUEST LIES BENEATH THE 40:1 APPROACH SURFACE OF THE COLORADO SPRINGS MUNICIPAL AIRPORT.
6. NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS TO BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE OF THE COLORADO SPRINGS MUNICIPAL AIRPORT.
7. ALL EXTERIOR LIGHTING PLANS TO BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
8. NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSION WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS TO BE ALLOWED.
9. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING AVIATION EASEMENT, AS FILED FOR RECORD IN THE COUNTY OF EL PASO, STATE OF COLORADO IN BOOK 5364 AT PAGE 1252-1255.
10. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
11. NO DIRECT VEHICULAR ACCESS WILL BE ALLOWED BETWEEN LOTS 1 AND 2.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	HEAVY DUTY DRIVE LANES	
	CONCRETE/ SIDEWALK	
	HANDICAP RAMPS	
5750	CONTOURS	5750
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
RD	ROOF DRAIN	RD
	STORM INLET	
<	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
	CLEAN OUT	CO
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
FO	FIBER OPTIC	FO
O.W.	MONITOR WELL	
	SIGN	
	DIRECTION OF FLOW	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
ELEV	SPOT ELEVATIONS	ELEV.
DRIVE	DESCRIPTIONS	DRIVE
	PROPERTY CORNER	

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

COVER SHEET

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	11/12/18	KJS
2	CITY SUBMITTAL	01/17/19	KJS

Job Number 18.1093
Project Manager S. PALING
Design By K. SUKALSKI
Drawn By E. MACCARTHY
Principal In Charge A. SCHLAPPE

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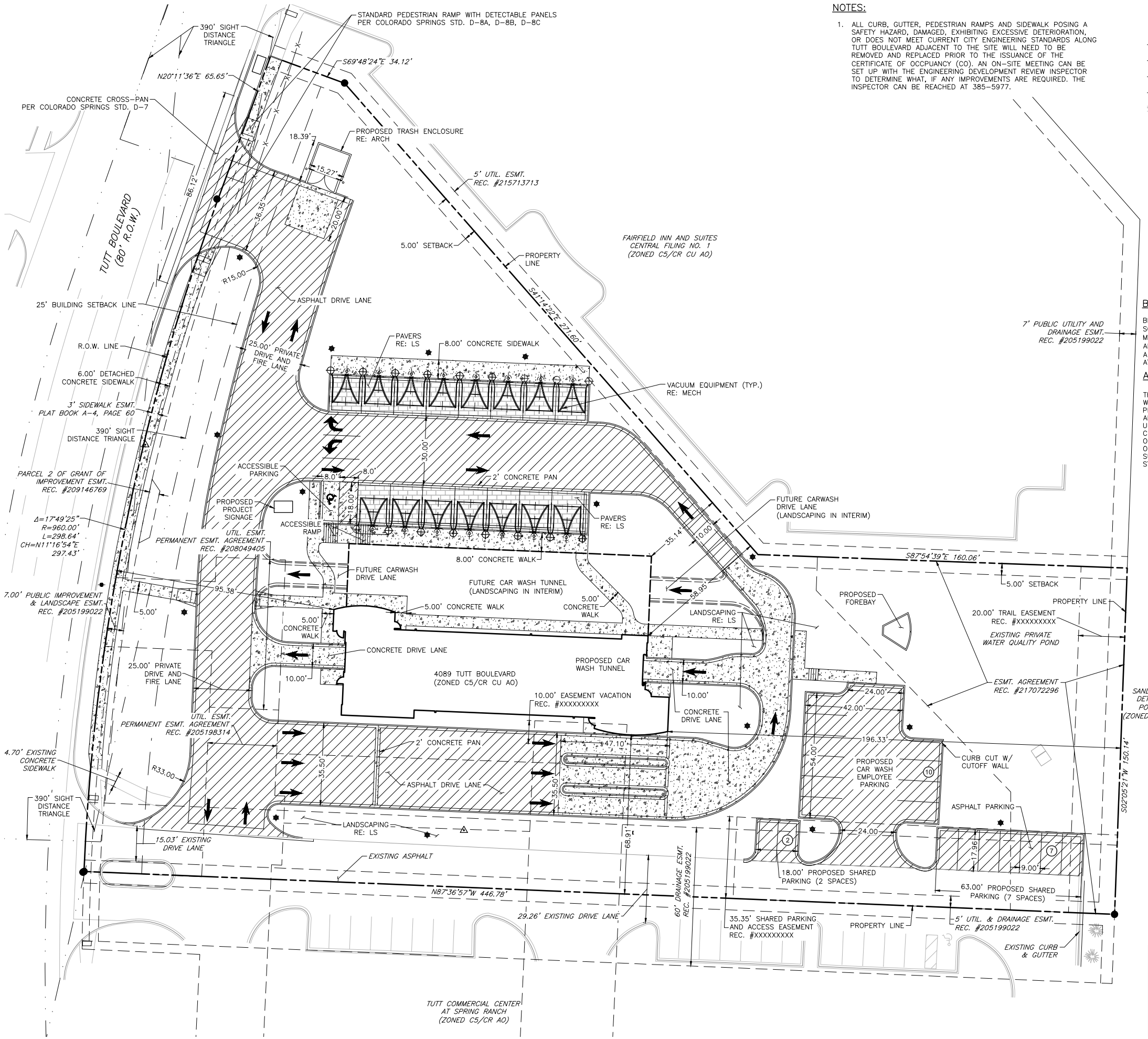
FIGURE 2



NOTES:

1. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG TUTT BOULEVARD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCPUANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	HEAVY DUTY DRIVE LANES	
	CONCRETE/ SIDEWALK	
	HANDICAP RAMPS	
	SIGN	
	LIGHT POLE	
DRIVE	DESCRIPTIONS	DRIVE
	PROPERTY CORNER	

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST ASSUMED TO BEAR N00°04'12"W AND BEING MONUMENTD BY A FOUND 30" WITNESS CORNER REBAR WITH A 2-1/2" ALUMINUM CAP PLS #16109 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND REBAR WITH A 3-1/4" ALUMINUM CAP PLS #18235 IN RANGE BOX AT THE SOUTHWEST CORNER.

ADA DESIGN PROFESSIONAL STANDARDS 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 GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS 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 OWNERS.

N

20 10 0 20 40
SCALE: 1"=20'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

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APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

DEVELOPMENT SITE PLAN

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	11/12/18	KJS
2	CITY SUBMITTAL	01/17/19	KJS

Job Number	18.1093
Project Manager	S. PALING
Design By	K. SUKALSKI
Drawn By	E. MACCARTHY
Principal In Charge	A. SCHLAPPE

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Sheet Number:

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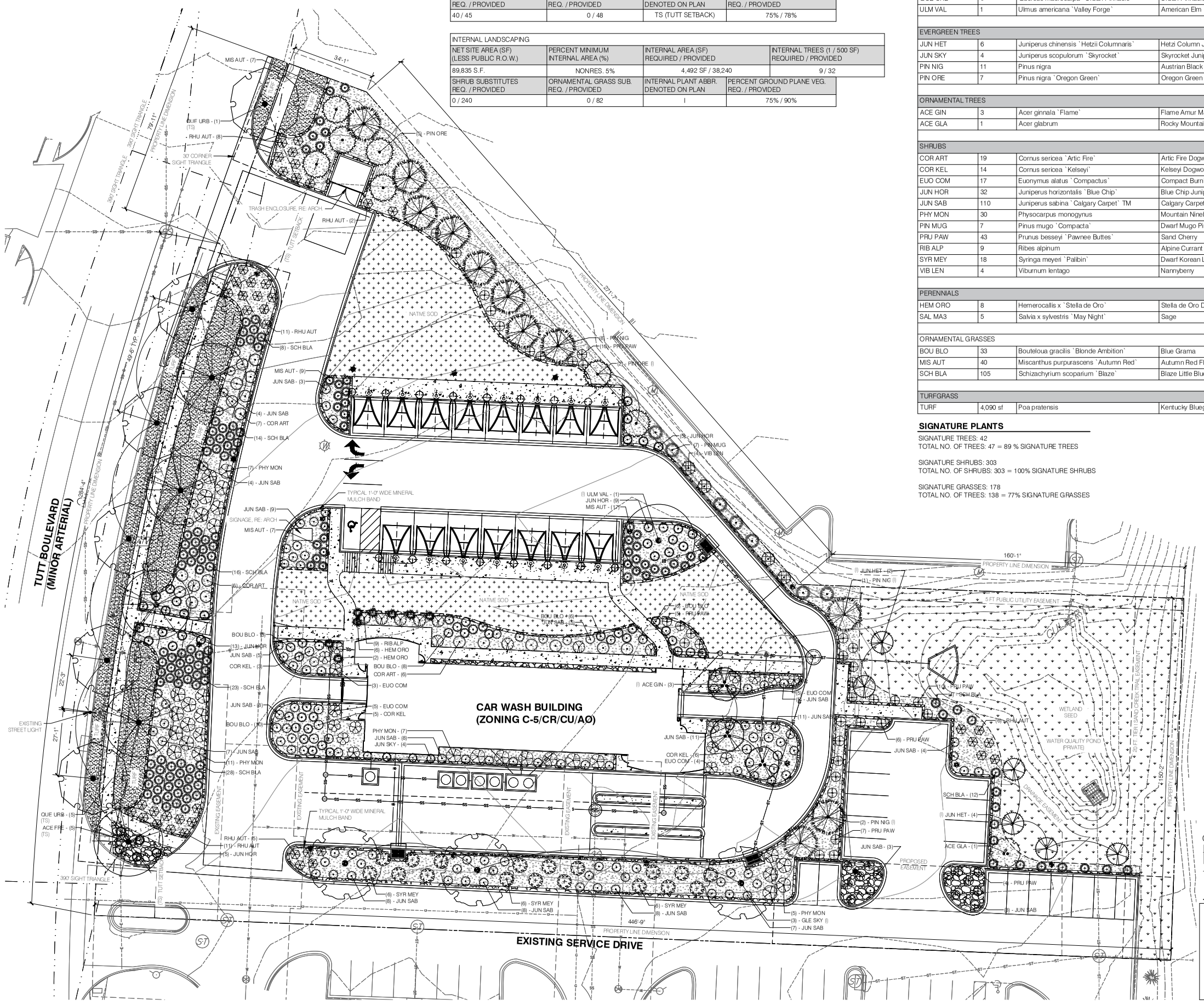
FIGURE 2

APPENDIX F: SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACK					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE / FEET REQUIRED	NO. OF TREES REQ. / PROVIDED
TUTT BOULEVARD	MINOR ARTERIAL	20 / 40'	365.53'	1 / 25'	15 / 11 + SHRUBS
SHRUB SUBSTITUTES REQ. / PROVIDED	ORNAMENTAL GRASS SUB. REQ. / PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROVIDED		
40 / 45	0 / 48	TS (TUTT SETBACK)	75% / 78%		

INTERNAL LANDSCAPING			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED / PROVIDED	INTERNAL TREES (1 / 500 SF) REQUIRED / PROVIDED
89,835 S.F.	NONRES. 5%	4,492 SF / 38,240	9 / 32
SHRUB SUBSTITUTES REQ. / PROVIDED	ORNAMENTAL GRASS SUB. REQ. / PROVIDED	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROVIDED
0 / 240	0 / 82	I	75% / 90%



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	APPENDIX B KEY	MATURE WIDTH	SIZE	SPACING	REMARKS
DECIDUOUS TREES								
ACE FRE	5	Acer x freemanii `Autumn Fantasy`	Freeman Maple	S	30'- 40'	2.5" cal.	AS SHOWN	
GLE SKY	3	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	4SA	30' - 40'	2.5" cal.	AS SHOWN	
QUE URB	6	Quercus macrocarpa `Urban Pinnacle`	Urban Pinnacle Oak	4DA	25' - 30'	2.5" cal.	AS SHOWN	
ULM VAL	1	Ulmus americana `Valley Forge`	American Elm	457DA	40' - 50'	2.5" cal.	AS SHOWN	
EVERGREEN TREES								
JUN HET	6	Juniperus chinensis `Hetzii Columnaris`	Hetzi Column Juniper	DA	4' - 6'	15 gal	AS SHOWN	
JUN SKY	4	Juniperus scopulorum `Skyrocket`	Skyrocket Juniper	125678D	2' - 4'	10 gal	AS SHOWN	
PIN NIG	11	Pinus nigra	Austrian Black Pine	25678A	25' - 35'	6`-8 Ft.	AS SHOWN	
PIN ORE	7	Pinus nigra `Oregon Green`	Oregon Green Pine	25678A	12' - 15'	6`-8 Ft.	AS SHOWN	
ORNAMENTAL TREES								
ACE GIN	3	Acer ginnala `Flame`	Flame Amur Maple	457A	15' - 20'	6' Clump	AS SHOWN	
ACE GLA	1	Acer glabrum	Rocky Mountain Maple	45678S	12' - 15'	6' Clump	AS SHOWN	
SHRUBS								
COR ART	19	Cornus sericea `Artic Fire`	Artic Fire Dogwood	457S	3' - 4'	5 gal	60" o.c.	
COR KEL	14	Cornus sericea `Kelseyi`	Kelseyi Dogwood	457S	2' - 3'	5 gal	48" o.c.	
EUO COM	17	Euonymus alatus `Compactus`	Compact Burning Bush	45S	4' - 6'	5 gal	60" o.c.	
JUN HOR	32	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	2568A	5' - 8'	3 gal	60" o.c.	
JUN SAB	110	Juniperus sabina `Calgary Carpet` TM	Calgary Carpet Juniper	568A	6' - 8'	3 gal	60" o.c.	
PHY MON	30	Physocarpus monogynus	Mountain Ninebark	568A	3' - 4'	5 gal	60" o.c.	
PIN MUG	7	Pinus mugo `Compacta`	Dwarf Mugo Pine	1256D	5' - 10'	10 gal.	72" o.c.	
PRU PAW	43	Prunus besseyi `Pawnee Buttes`	Sand Cherry	1345A	4' - 6'	2 gal	48" o.c.	
RIB ALP	9	Ribes alpinum	Alpine Currant	5678A	3' - 6'	5 gal	60" o.c.	
SYR MEY	18	Syringa meyeri `Palibin`	Dwarf Korean Lilac	568A	3' - 6'	5 gal	72" o.c.	
VIB LEN	4	Viburnum lentago	Nannyberry	456DA	6' - 8'	5 gal	72" o.c.	
PERENNIALS								
HEM ORO	8	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	D	1' - 1.5'	1 gal	48" o.c.	
SAL MA3	5	Salvia x sylvestris `May Night`	Sage	A	1' - 1.5'	1 gal	36" o.c.	
ORNAMENTAL GRASSES								
BOU BLO	33	Bouteloua gracilis `Blonde Ambition`	Blue Grama	1235D	1' - 2'	1 gal	48" o.c.	
MIS AUT	40	Miscanthus purpurascens `Autumn Red`	Autumn Red Flame Grass	DA	2' - 3'	1 gal	48" o.c.	
SCH BLA	105	Schizachyrium scoparium `Blaze`	Blaze Little Bluestem	1235D	2' - 2.5'	1 gal	48" o.c.	
TURFGRASS								
TURF	4,090 sf	Poa pratensis	Kentucky Bluegrass	S		sod		

SIGNATURE PLANTS

SIGNATURE TREES: 42
TOTAL NO. OF TREES: 47 = 89 % SIGNATURE TREES

SIGNATURE SHRUBS: 303
TOTAL NO. OF SHRUBS: 303 = 100% SIGNATURE SHRUBS

SIGNATURE GRASSES: 178
TOTAL NO. OF TREES: 138 = 77% SIGNATURE GRASSES

LEGEND

ORGANIC MULCH - SHREDDED CEDAR MULCH
AREA: 18,250 S.F. DEPTH: 2" TYP.
(NO WEED BARRIER FABRICE BENEATH ORGANIC MULCH)

MINERAL MULCH - 1 ½" LOCAL RIVER ROCK MULCH
AREA: 3,720 S.F. DEPTH: 3" TYP.

IRRIGATED TURFGRASS
4,090 S.F.

IRRIGATED SEED MIX
(IRRIGATED FOR ESTABLISHMENT ONLY)

SEED MIXES

SEED TYPE	% OF TOTAL	PLS PER ACRE
WETLAND SEED MIX		
TOTAL AREA: 11,450 S.F.		
SMOOTH BROMEGRASS, V. LINCOLN	30%	3.9 LBS
INTERMEDIATE WHEATGRASS, V. OAHE	30%	4.5 LBS
PUBESCENT WHEATGRASS, V. LUNA	30%	4.2 LBS
PERENNIAL RYEGRASS	10%	0.8 LBS
	100%	13.5 LBS
NATIVE SOD/SEED MIX		
TOTAL AREA: 8,090 S.F.		
BLUE GRAMMA, V. BAD RIVER	100%	3.0 LBS

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

LANDSCAPE ARCHITECT
russell + mills
2245 Curtis Street, Suite 100
Denver, Colorado 80238
Tel: 303.709.0704

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

FINAL LANDSCAPE PLAN

No.	Issue / Revision	Date	Name
•			

Job Number 18.1083
Project Manager N.STARCK
Design By N.STARCK
Drawn By N.STARCK
Principal In Charge N.STARCK

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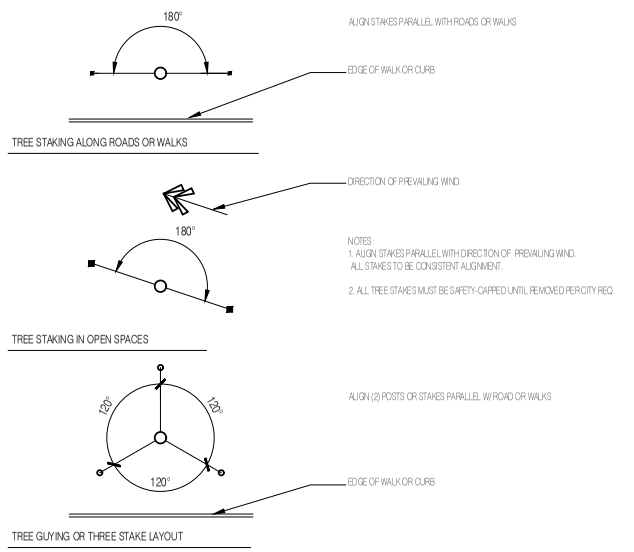
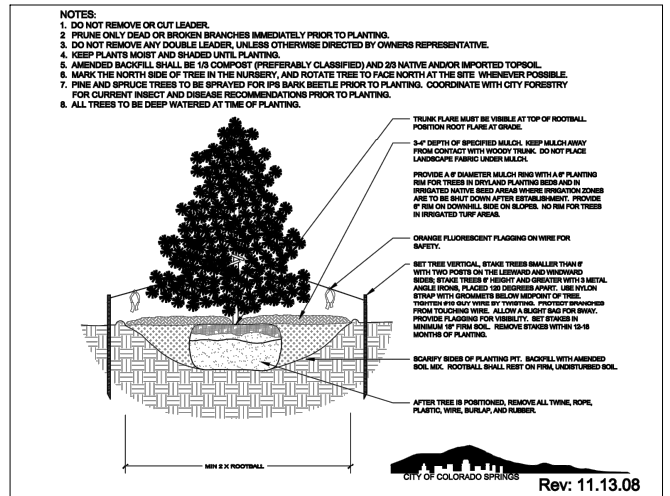
FIGURE 2



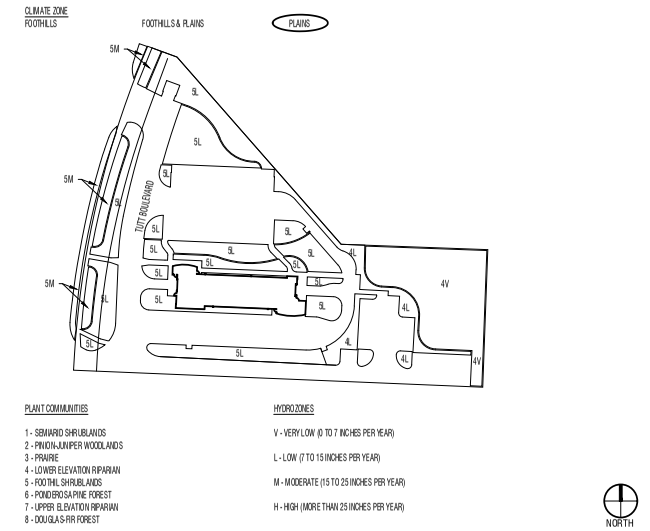
F Typical Staking & Guying Plan

Scale: Not to Scale



C EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE SECTION

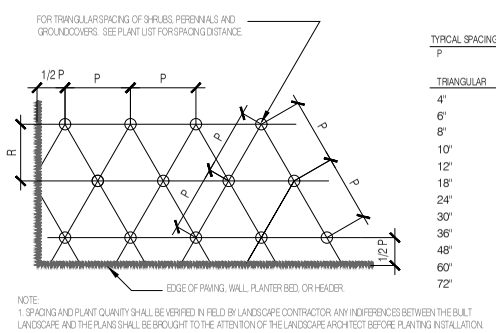


A Appendix E: Schematic Landscape Diagram

Scale: 1/8" = 1'-0"

GENERAL PLANTING NOTES

1. THE CONTRACTOR SHALL BE FAMILIAR WITH THE SITE CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, CONTRACTOR SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS PRACTICABLE, AT OWN EXPENSE.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) UNTIL THE JOB IS ACCEPTED, IN FULL, BY THE LANDSCAPE ARCHITECT AND OWNER.
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE. ALL PLANTS SHALL BE ANA #1 OR BETTER (ACCORDING TO "AMERICAN STANDARDS FOR NURSERY STOCK") AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. CONTRACTOR TO STAKE BED LINES IN FIELD FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO COMMENCEMENT OF PLANTING.
5. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. CONTRACTOR SHALL ASSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ASSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
8. ALL PLANTED AREAS SHALL BE MULCHED WITH 3" LOOSE MEASURE OF APPROVED MULCH.
9. CONTRACTOR TO GUARANTEE PLANT MATERIAL THRU WRITTEN WARRENTY TO OWNER FOR A PERIOD OF 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION.
10. CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE LANDSCAPE ARCHITECT SHALL DECLARE THE PROJECT SUBSTANTIALLY COMPLETE.
11. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN TWO WEEKS OF NOTICE.
CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE LAYOUT, GRADING AND CIVIL ENGINEERING DOCUMENTS TO COORDINATE ACTUAL LOCATION OF TREES AND SHRUBS. OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF FINISH GRADING PRIOR TO THE START OF PLANTING.
12. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY TO THE SITE.
13. STAKE LOCATIONS OF ALL PROPOSED TREES FOR APPROVAL BY THE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
14. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS, SOIL PREPARATION TESTING, MATERIALS,EXECUTION, AND MAINTENANCE.
15. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS. TREE STAKING SHALL BE REMOVED 1 YEAR POST WARRENTY.
16. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
17. ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS.
18. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR IMMEDIATE RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
19. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIALS AND SIZES SHOWN ON PLANS. SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING BED AS SHOWN ON THE DRAWINGS.
20. PLANT CROWN ELEVATIONS RELATIVE TO FINISH GRADE ARE SHOWN ON PLANTING DETAILS AND SHALL BE STRICTLY ADHERED TO. PROPER COMPACTION OF BACKFILL TO PREVENT SETTLEMENT SHALL BE REQUIRED.
21. THE CONTRACTOR SHALL OBTAIN SOIL TEST AT HIS EXPENSE PRIOR TO PLANTING AND WILL FOLLOW TEST RECOMMENDATIONS AND OBTAIN LANDSCAPE ARCHITECT'S APPROVAL FOR SOIL AMENDMENTS.
22. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE LOCATION OF PLANT MATERIAL DURING INSTALLATION AS APPROPRIATE TO THE PROJECT.
23. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH A WATER EFFICIENT IRRIGATION SYSTEM. ALL TURF GRASS AREAS WILL BE ON SPRINKLED WITH STREAM-SPRAY WATER SAVING SPRINKLER ZONES, AND ALL PLANTING AREAS WILL BE WATERED WITH A POINT-SOURCE DRIP IRRIGATION SYSTEM. ALL IRRIGATION WILL BE CONTROLLED BY A MASTER CONTROL VALVE WITH A RAIN-SENSOR MODULE.
24. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL, AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.



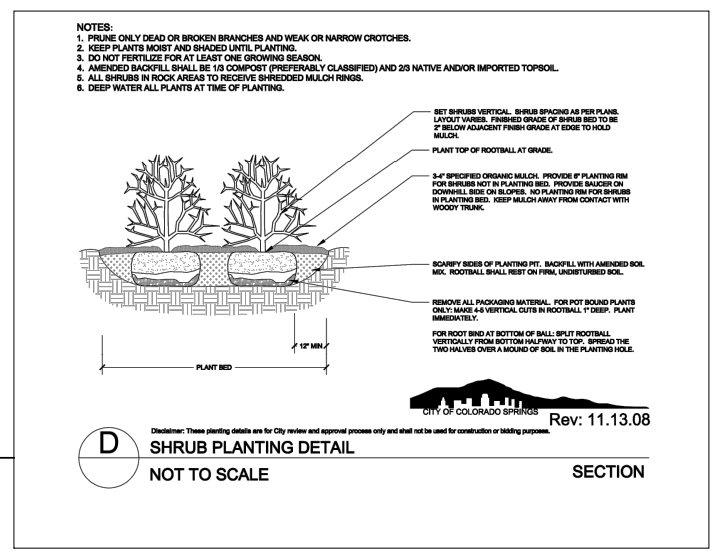
TYPICAL SPACING CHART

P	R	AREA PER PLANT
TRIANGULAR	ROW	SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	15 5/8"	1.95
24"	20 3/4"	3.46
30"	26"	5.42
36"	31"	7.80
48"	41 1/2"	13.84
60"	52"	21.65
72"	62 3/8"	31.20

NOTE:
1. SPACING AND PLANT QUANITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR ANY INDEFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

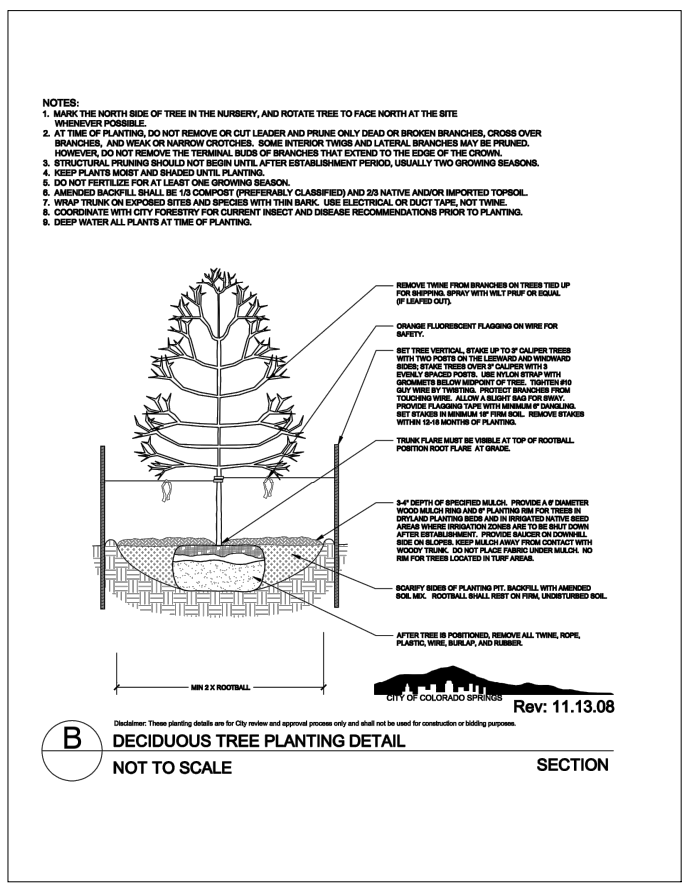
G Typical Triangular Plan Spacing

Scale: Not to Scale



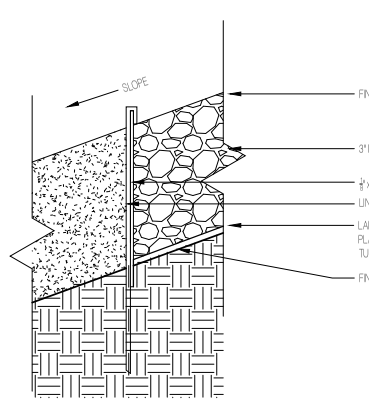
D SHRUB PLANTING DETAIL

NOT TO SCALE SECTION



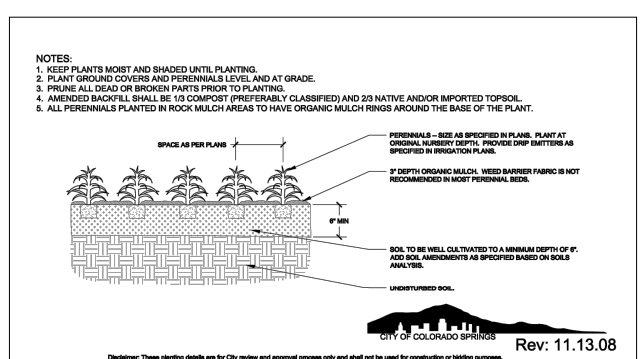
B DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE SECTION



H Typical Steel Edging Detail

Scale: Not to Scale



E PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE SECTION

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

LANDSCAPE ARCHITECT
russell + mills
2245 Curtis Street, Suite 100
Denver, Colorado 80238
Tel: 303.709.0704

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

SITE DETAILS

No.	Issue / Revision	Date	Name
•			

Job Number 18.1093
Project Manager N.STARCK
Design By N.STARCK
Drawn By N.STARCK
Principal In Charge N.STARCK

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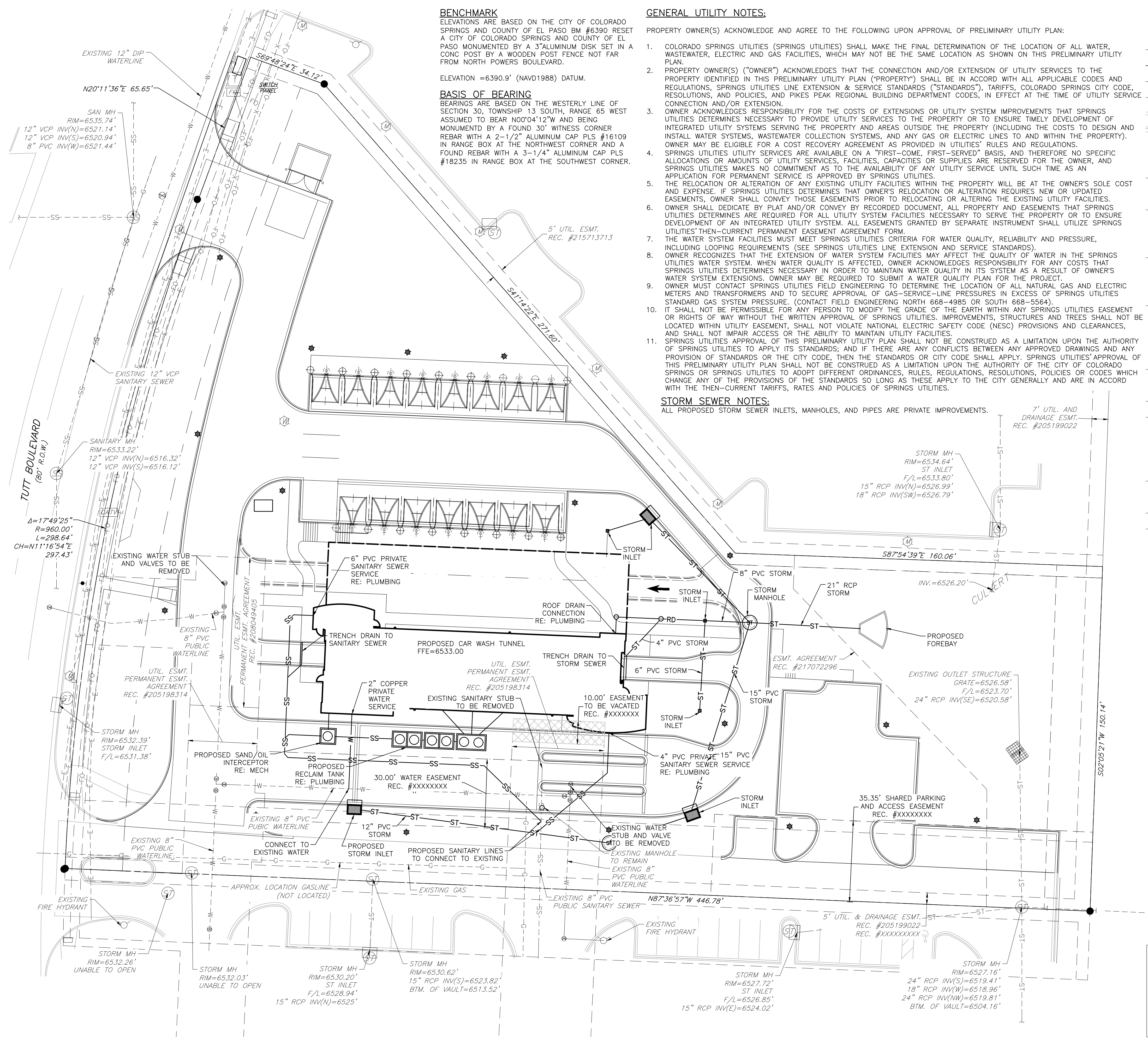
FIGURE 2



BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO BM #6390 RESET A CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO MONUMENTED BY A 3"ALUMINUM DISK SET IN A CONC POST BY A WOODEN POST FENCE NOT FAR FROM NORTH POWERS BOULEVARD.

ELEVATION =6390.9' (NAVD1988) DATUM.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 65 WEST ASSUMED TO BEAR N00°04'12"W AND BEING MONUMENTD BY A FOUND 30' WITNESS CORNER REBAR WITH A 2-1/2" ALUMINUM CAP PLS #16109 IN RANGE BOX AT THE NORTHWEST CORNER AND A FOUND REBAR WITH A 3-1/4" ALUMINUM CAP PLS #18235 IN RANGE BOX AT THE SOUTHWEST CORNER.

GENERAL UTILITY NOTES:

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

STORM SEWER NOTES:

ALL PROPOSED STORM SEWER INLETS, MANHOLES, AND PIPES ARE PRIVATE IMPROVEMENTS.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	HANDICAP RAMPS	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
CO	CLEAN OUT	CO
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	M
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_{LD}) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

N

30 15 0 30 60
SCALE: 1"=30'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

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CONSULTING ENGINEERS
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MAIN 303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

UTILITY PLAN

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	11/12/18	KJS
2	CITY SUBMITTAL	01/17/19	KJS

Job Number	18.1093
Project Manager	S. PALING
Design By	K. SUKALSKI
Drawn By	E. MACCARTHY
Principal In Charge	A. SCHLAPPE

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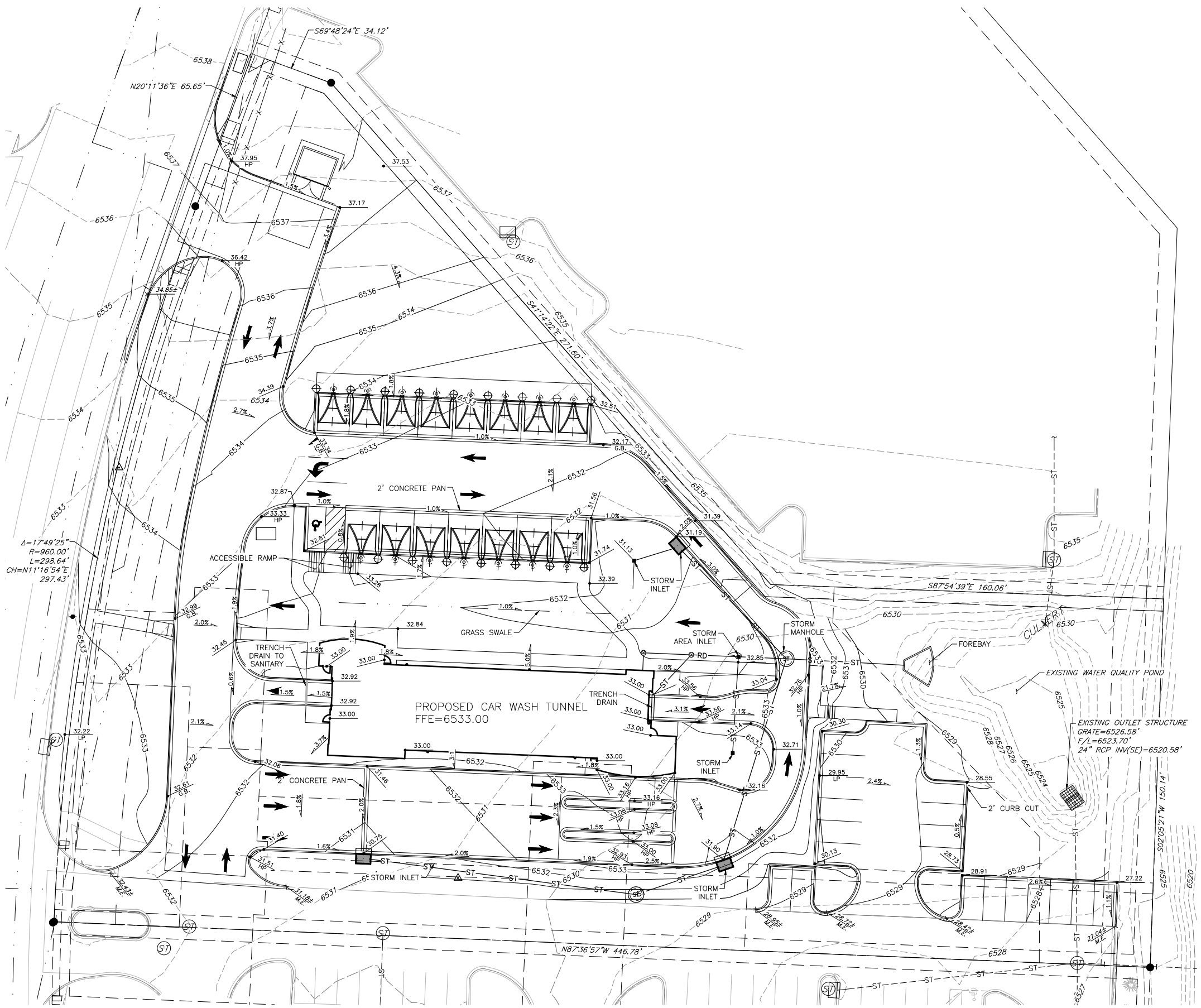
FIGURE 2



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO BM #6390 RESET A CITY OF COLORADO SPRINGS AND COUNTY OF EL PASO MONUMENTED BY A 3"ALUMINUM DISK SET IN A CONC POST BY A WOODEN POST FENCE NOT FAR FROM NORTH POWERS BOULEVARD.

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N

20 10 0 20 40
SCALE: 1"=20'
ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

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MAIN 303.431.6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

GRADING PLAN

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	11/12/18	KJS
2	CITY SUBMITTAL	01/17/19	KJS

Job Number 18.1093
Project Manager S. PALING
Design By K. SULKALSKI
Drawn By E. MACCARTHY
Principal In Charge A. SCHLAPPE

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FIGURE 2

Customer	Cal Prins
Location	4110 Tutt Blvd, Colorado Springs, CO 80922
Date	10/31/18
Revision	1

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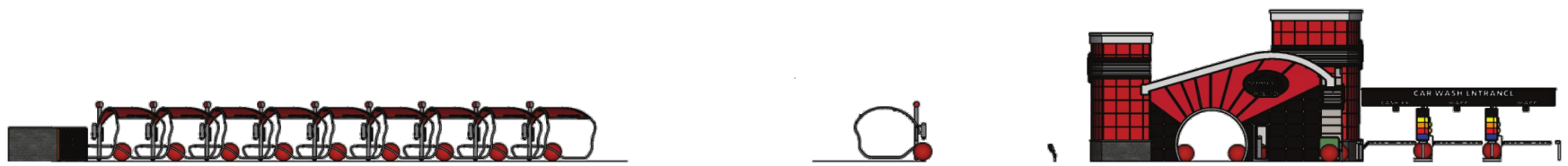
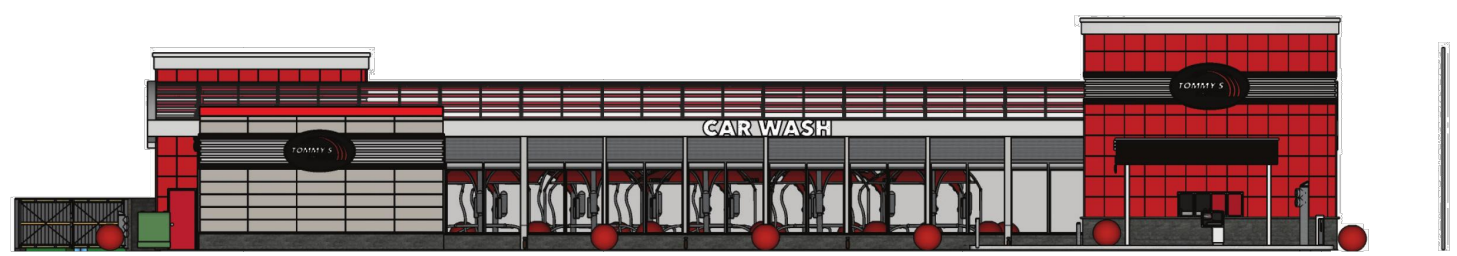
TOMMY CAR WASH SYSTEMS

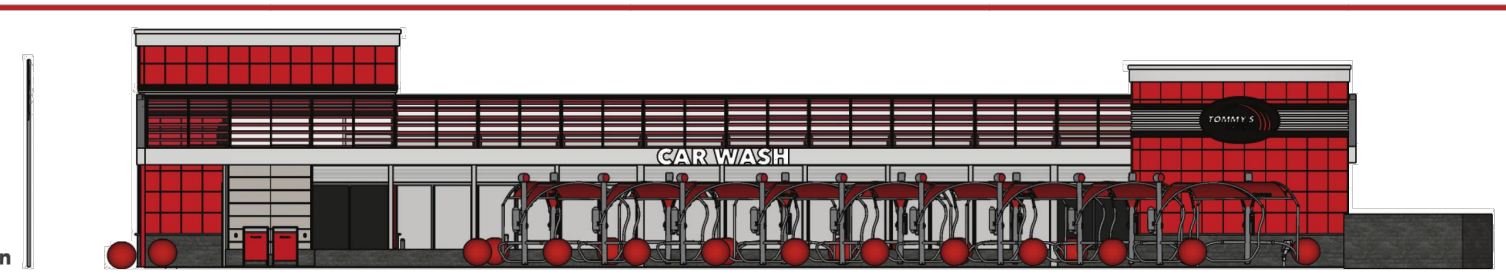


Exit End Elevation

Entry End Elevation



Front Elevation



Back Elevation

130' Tunnel | 16 Vacuums | 3 Pay Lanes

APPROVAL BOX

CITY FILE NUMBER

CPC CU 18-00165

FIGURE 2

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NOT FOR CONSTRUCTION

TOMMY'S CAR WASH
TUTT BOULEVARD

ARCHITECTURAL ELEVATIONS

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	11/12/18	KJS
2	CITY SUBMITTAL	01/17/19	KJS

Job Number	18.1093
Project Manager	S. PALING
Design By	K. SUKALSKI
Drawn By	E. MACCARTHY
Principal In Charge	A. SCHLAPPE

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