

# SITE DEVELOPMENT PLANS

# QUICK N CLEAN

## PARKER RD. & PINE LANE AVE.

## PARKER, COLORADO

**GENERAL NOTES:**

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:  
  
TOPOGRAPHY: RUBINOSURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
BOB RUBINO  
303.464.9515  
  
CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS ON A TIME AND FREQUENCY BASIS ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.



**Vicinity Map**

Not to Scale

**PLAN INDEX:**

- 1 OF 3 COVER SHEET
- 2 OF 3 SITE PLAN
- 3 OF 3 LANDSCAPE PLAN

**APPROVED** \_\_\_\_\_ **DATE** \_\_\_\_\_

CITY OF \_\_\_\_\_

TELEPHONE CO. \_\_\_\_\_

ELECTRIC CO. \_\_\_\_\_

WATER AND POLLUTION CONTROL DEPARTMENT \_\_\_\_\_

\_\_\_\_\_ DEPARTMENT OF TRANSPORTATION \_\_\_\_\_

CORPS OF ENGINEERS \_\_\_\_\_

\_\_\_\_\_ DEPARTMENT OF NATURAL RESOURCES \_\_\_\_\_

**RESOURCE LIST:**

OWNER  
QUICK N CLEAN  
7291 E. ADOBE DRIVE, SUITE 115  
SCOTTSDALE, AZ 85255  
480.707.3531

TOPOGRAPHY/BOUNDARY  
RUBINOSURVEYING  
3312 AIRPORT ROAD  
BOULDER, COLORADO 80301  
303.464.9515  
BOB RUBINO

CIVIL ENGINEER  
CEI ENGINEERING ASSOCIATES, INC.  
7543 N. INGRAM AVE., SUITE 107  
FRESNO, CA 93711  
559.447.3119  
JASON HATWIG, PROGRAM MANAGER

**NOTICE TO BIDDERS:**

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (400) 000-0000. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

**WETLANDS CERTIFICATION:**

THIS PROJECT DOES NOT REQUIRE A DEPARTMENT OF THE ARMY SECTION 404 PERMIT PER A DETERMINATION ON \_\_\_\_\_ BY THE U.S. ARMY CORPS OF ENGINEERS DISTRICT, ANYTOWN, USA.



CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING  
BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX



CEI ENGINEERING ASSOCIATES, INC.  
7543 N. INGRAM AVE., SUITE 107  
FRESNO, CA 93711  
PHONE: (559) 447-3119  
FAX: (559) 447-3129



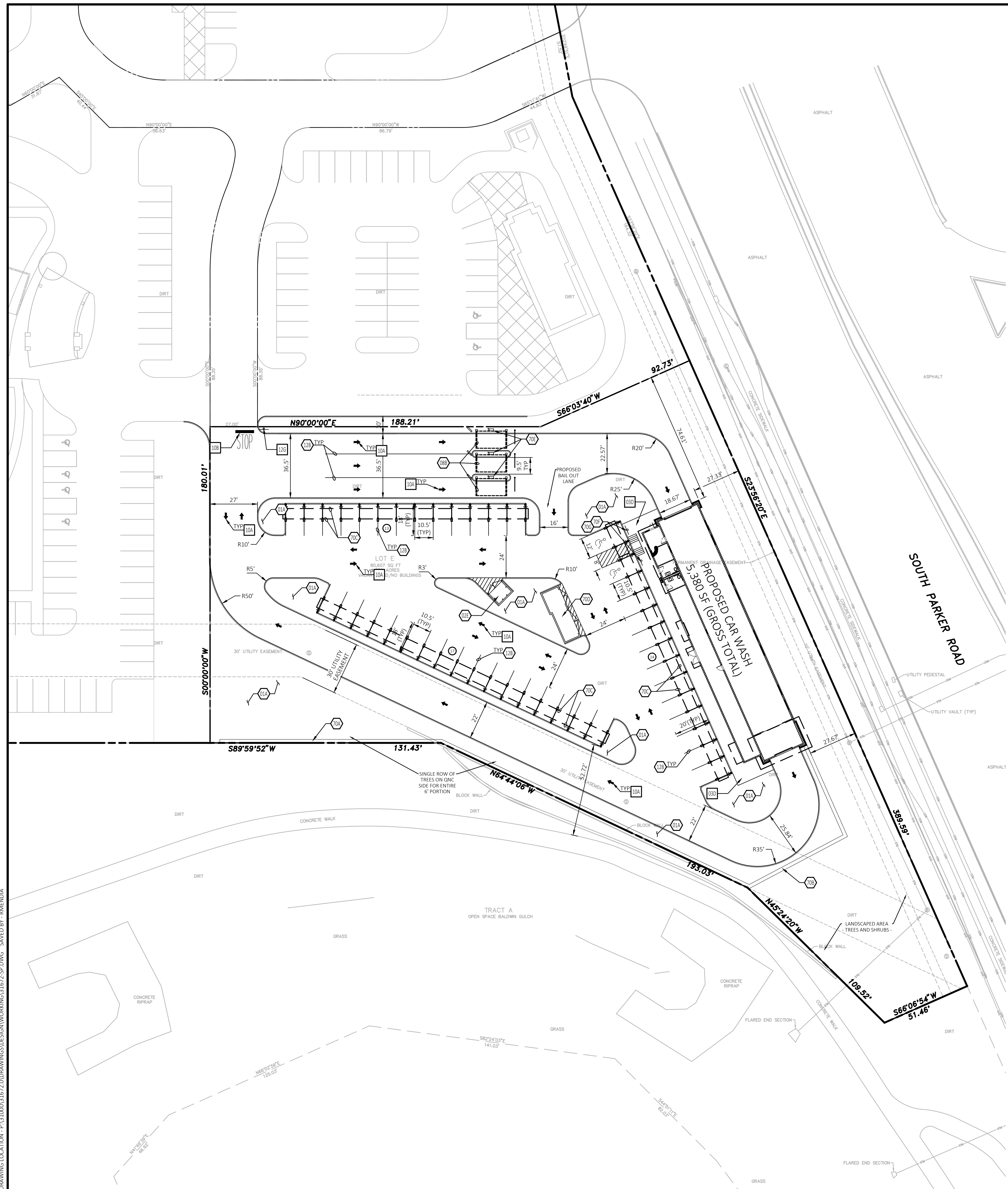
QUICK N CLEAN  
PARKER RD. & PINE LANE AVE.  
PARKER, COLORADO

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	AD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	8/19/2020
REVISION	REV-0

COVER SHEET  
SHEET TITLE  
SHEET NUMBER

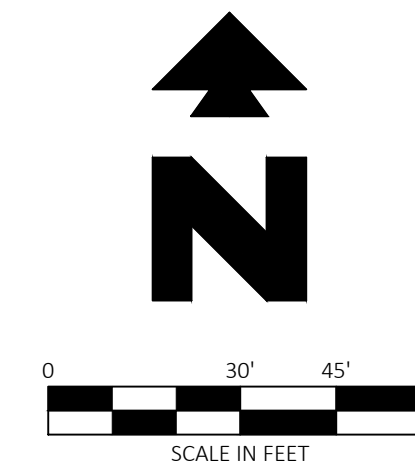
DRAWING LOCATION: P:\31000\31672\DRAWINGS\DESIGN\WORKING\31672-CS.DWG, SAVED BY: BARENDIA



**Vicinity Map**  
Not to Scale



Know what's below.  
Call before you dig.



**PROPOSED**

- PROPERTY LINE/RIGHT OF WAY LINE
- CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
- Ⓜ PROPOSED PARKING SPACES

**GENERAL SITE NOTES**

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

**NOTE:**

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**PROJECT INFORMATION**

PROJECT NAME:	QUICK N CLEAN ( CAR WASH)
PROJECT ADDRESS:	PARKER RD. & PINE LANE AVE. PARKER, COLORADO
PROJECT DESCRIPTION:	DEVELOPMENT OF A FREE-STANDING EXPRESS CAR WASH BUILDING WITH ASSOCIATED VACUUM AND PAY STATION CANOPIES.

**SITE INFORMATION**

PROPOSED PROPERTY	1.85± AC. / 80,607± S.F.
BUILDING AREA	5,380± S.F.
LANDSCAPE AREA (ONSITE & FRONTAGE)	0.73± AC. / 31,661± S.F.
SITE LANDSCAPE RATIO	39.27%

**ZONING INFORMATION**

JURISDICTION:	PARKER
EXISTING ZONING:	PLANNED DEVELOPMENT
PROPOSED ZONING:	COMMERCIAL
MAX. BUILDING HEIGHT ALLOWED:	2 STORIES, NOT TO EXCEED 25'-0"
PROPOSED BUILDING HEIGHT:	24'-0"
SETBACKS:	BUILDING: FRONT YARD: 40 FT SIDE YARD: 0 FT REAR YARD: 25 FT LANDSCAPE: FRONT YARD: TBD SIDE YARD: TBD REAR YARD: TBD

**PARKING REQUIREMENTS**

PARKING REQUIRED:	CAR WASH: TBD
PARKING PROVIDED:	STANDARD: 42 (10.5' X 18') AND (10.5' X 20') ACCESSIBLE: 2 (12' X 20') (ACCESS AISLE) TOTAL PARKING: 44
BICYCLE PARKING REQUIRED:	0
BICYCLE PARKING PROVIDED:	0

**SITE NOTES**

- 01A SEEDED GREEN AREA.
- 02E TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 08B OVERHEAD CANOPY - (TYP.-PER ARCH. PLANS).
- 12B 4 INCH TRAFFIC YELLOW ALIGNMENT STRIPES (TYP.).
- 70A SIX (6) FOOT SCREEN WALL WITH DECORATIVE PERGOLA TOP, REF ARCH PLANS
- 70B THREE (3) FOOT SCREEN WALL WITH DECORATIVE PERGOLA TOP, REF ARCH PLANS
- 70C "VACUTECH" SHADE CLOTH CANOPY, REF ARCHITECTURAL PLANS VACUUM CANOPY FOR OTHERS AND SHOWN ON THIS PLAN FOR REFERENCE. REFER TO VENDOR PLANS FOR FINAL PLACEMENT AND INSTALL REQUIREMENTS.
- 70D "VACUTECH" VACUUM ENCLOSURE, REF ARCHITECTURAL PLANS VACUUM CANOPY FOR OTHERS AND SHOWN ON THIS PLAN FOR REFERENCE. REFER TO VENDOR PLANS FOR FINAL PLACEMENT AND INSTALL REQUIREMENTS.
- 70E PAY STATION (REF ARCH. PLANS)
- 70F "UNAUTHORIZED VEHICLES" WARNING SIGN (PER ARCH. PLANS)
- 70G ACCESSIBLE PARKING OFF-STREET (PER ARCH. PLANS)

**SITE DETAILS**

- 03D CONCRETE SIDEWALK
- 10A TRAFFIC FLOW ARROW
- 10B STOP BAR
- 12G STOP SIGN



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CLIENT  
3K1 CONSULTING SERVICES, LLC.  
11811 N. TATUM BOULEVARD,  
PHOENIX, ARIZONA 85028  
PHONE: (602) 850-8101



PLANS PREPARED FOR  
QUICK N CLEAN  
7291 E. ADOBE DRIVE, SUITE 115  
SCOTTSDALE, AZ 85255  
PHONE: (480) 707-3531

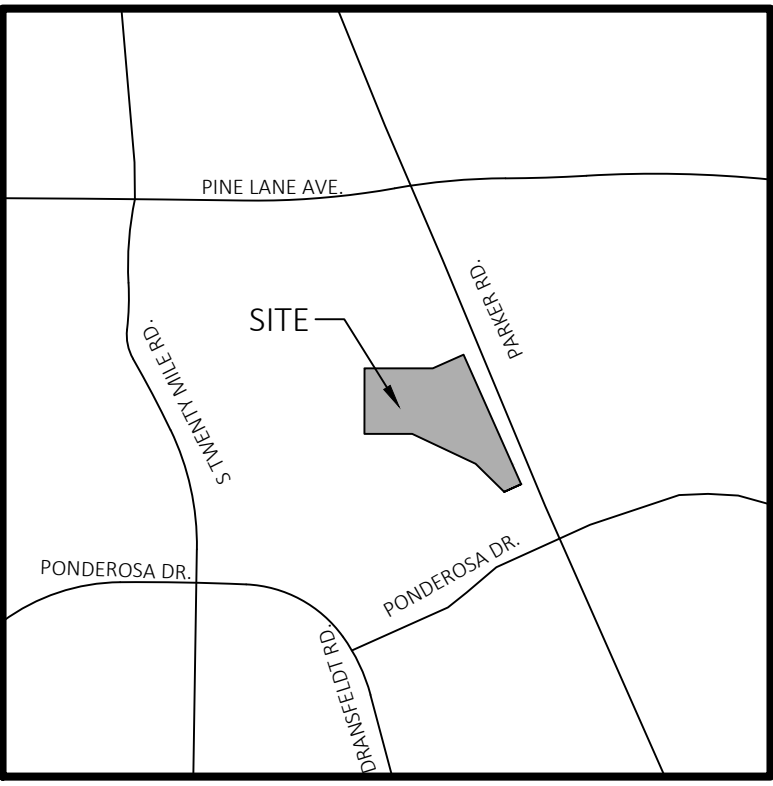
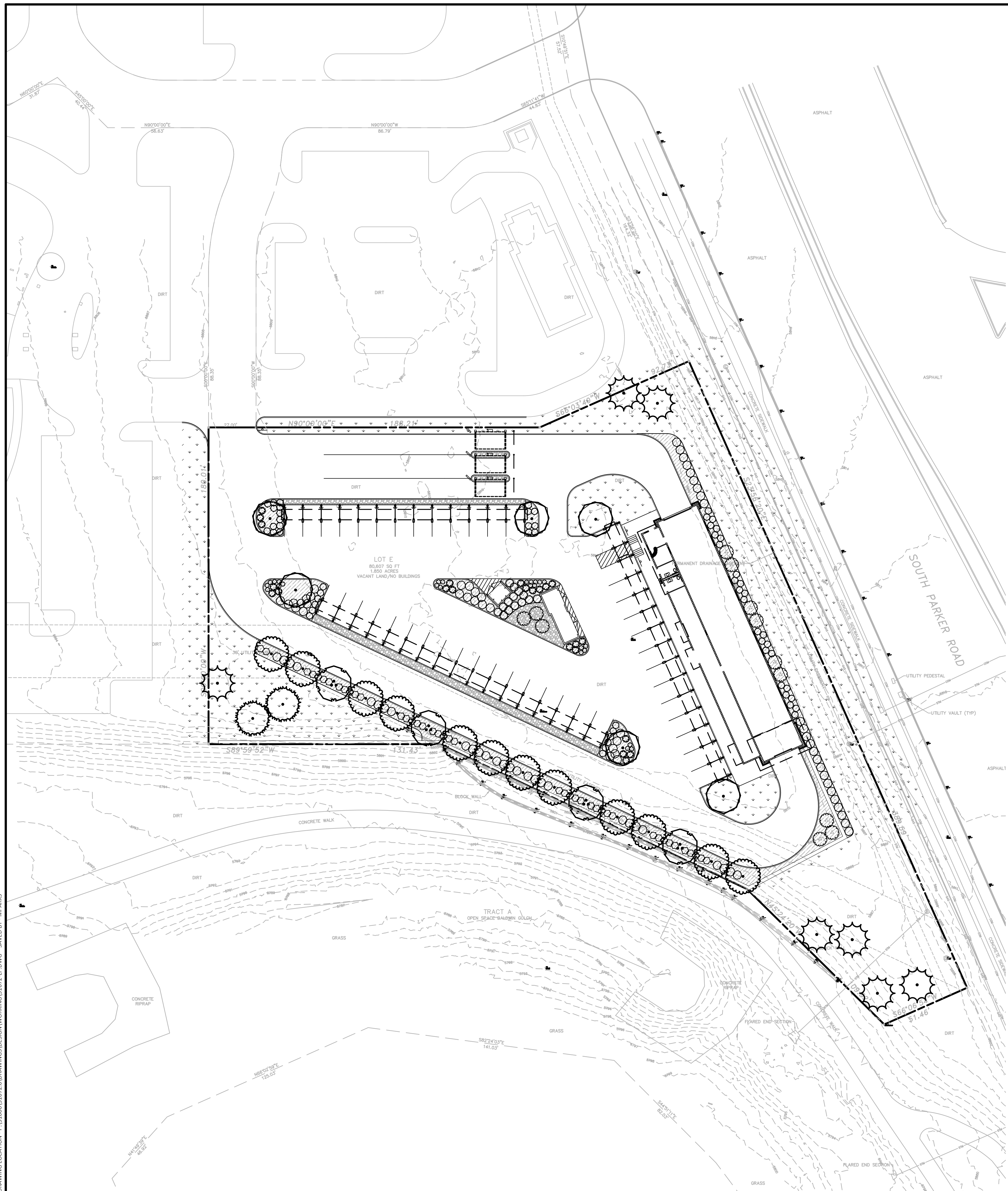
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PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	AD
DESIGNER	RM
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REVISION	REV-0

**SITE PLAN**

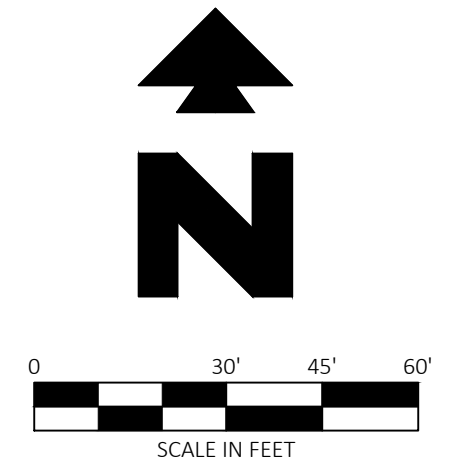
SHEET TITLE  
SHEET NUMBER



**Vicinity Map**  
Not to Scale



Know what's below.  
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**PROPOSED LEGEND**

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- - - - - STORM DRAIN
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

**PROPOSED LEGEND**

- 50A TREE PLANTING DETAIL
- 50B SHRUB PLANTING DETAIL
- 50Q STEEL EDGING DETAIL

**LANDSCAPE REQUIREMENTS**

AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	A MIN OF 15% OF THE TOTAL DEVELOPED AREA SHALL BE DEDICATED TO LANDSCAPE	80,607 x 15% = 12,091 SF OF LANDSCAPE AREA REQUIRED	25,656 SF PROVIDED
	1 TREE AND 5 SHRUBS SHALL BE PLANTED PER 1,500 SF OF LANDSCAPED LOT AREA	12,091 / 1,500 = 8 TREES AND 40 SHRUBS REQUIRED	8 TREES AND 40 SHRUBS PROVIDED
	25% - 50% OF REQUIRED TREES SHALL BE EVERGREEN	2 - 4 TREES SHALL BE EVERGREEN	9 EVERGREEN TREES PROVIDED
PARKING LOT PERIMETER	A MIN 10' BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS, RESIDENTIAL USES, NONCOMPATIBLE USES OR OPEN SPACE	REQUIRED	PROVIDED
PARKING LOT INTERIOR LANDSCAPE	AN AREA EQUAL TO 10% OF THE TOTAL PARKING AREA SHALL BE DEDICATED TO LANDSCAPE	45,364 SF x 10 = 4,536 SF OF LANDSCAPE AREA REQUIRED	5,648 SF PROVIDED
	1 TREE SHALL AND 5 SHRUBS SHALL BE PLANTED PER LANDSCAPE ISLAND 1 ADDITIONAL SHRUB SHALL BE PLANTED FOR EACH ADDITIONAL 15 SF ABOVE 162 SF IN EACH LANDSCAPE ISLAND	6 TREES AND 30 SHRUBS REQUIRED	6 TREES AND 30 SHRUBS PROVIDED
SITE PERIMETER LANDSCAPE	1 TREE AND 5 SHRUBS SHALL BE PLANTED PER 40 LF OF SITE PERIMETER	665 LF OF PERIMETER / 40 = 17 TREES AND 83 SHRUBS REQUIRED	17 TREES AND 83 SHRUBS PROVIDED

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	DETAIL	REMARKS
	4	BETULA OCCIDENTALIS / WATER BIRCH	15 GAL	2.5" MULTI TRUNK		50A	
	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER LOCUST	B & B	2.5"CAL		50A	WRAP TRUNK
	7	PICEA PUNGENS / COLORADO SPRUCE	B & B		6'-8" MIN	50A	
	2	PINUS EDULIS / PINON PINE	B & B		6'-8" MIN	50A	
	12	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	2.5"CAL		50A	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	REMARKS		
	42	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL	50B			
	12	FORESTIERA NEOMEXICANA 'HAPPY BOY' / HAPPY BOY NEW MEXICO PRIVET	5 GAL	50B			
	14	JUNIPERUS CHINENSIS 'ARMSTRONGII' / ARMSTRONG JUNIPER	5 GAL	50B			
	58	JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	5 GAL	50B			
	23	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	50B			
	77	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B			
	25	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM CONEFLOWER	5 GAL	50B			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE		REMARKS		
	25,691 SF	BOUTELOUIA DACTYLOIDES 'CODY' / CODY BUFFALO GRASS	SOD				

**GROUND PLANE LEGEND**

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	TYPE	SPACING
	6,587 SF	4" DEPTH DECOMPOSED GRANITE MULCH COLOR: BROWN/TAN		
	1,589 SF	2"-3" COLORADO RIVER ROCK (4" DEPTH) COLOR: BROWN/TAN	SOD	



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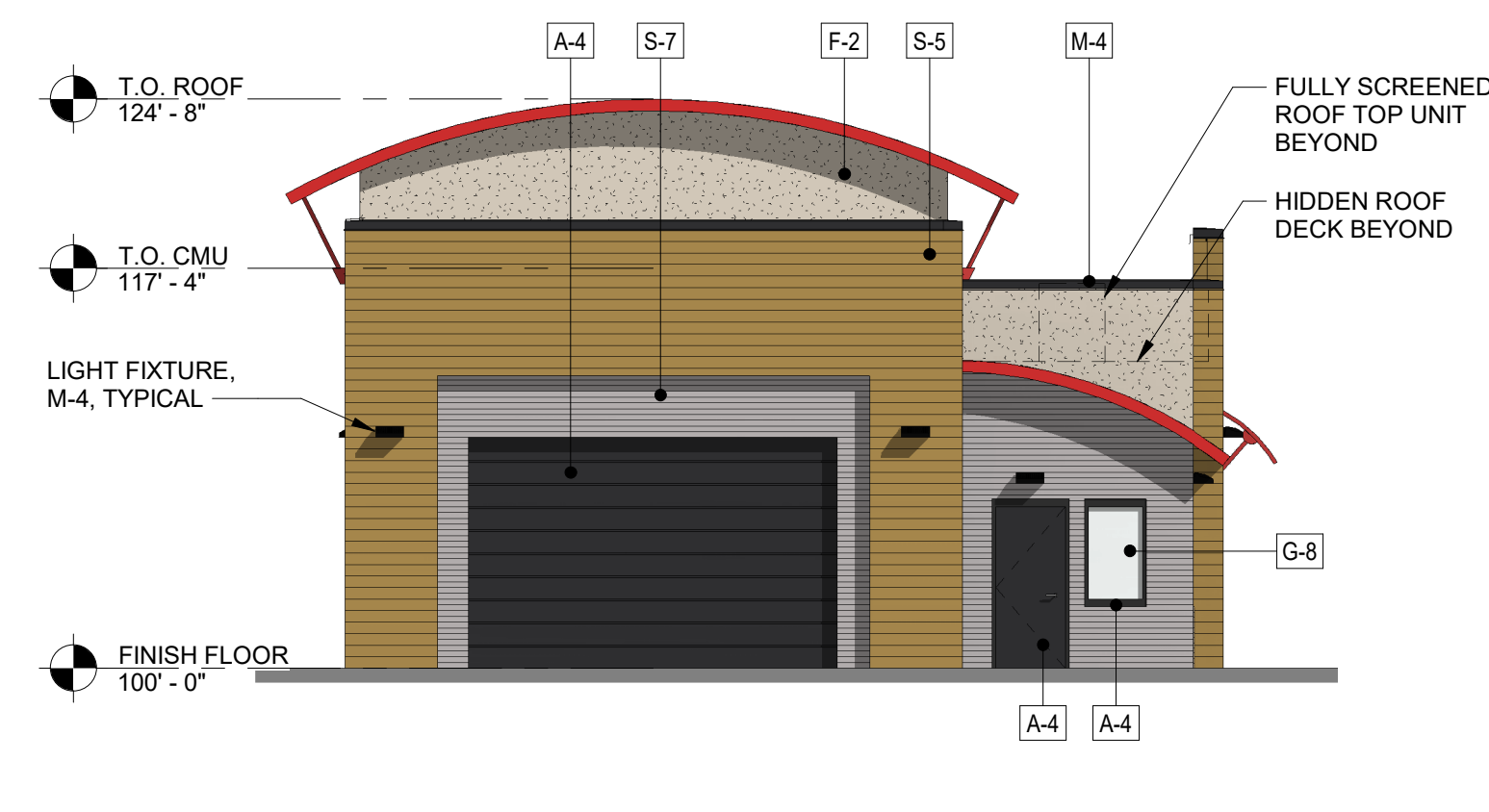
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PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	AD
DESIGNER	RM
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REVISION	REV-0

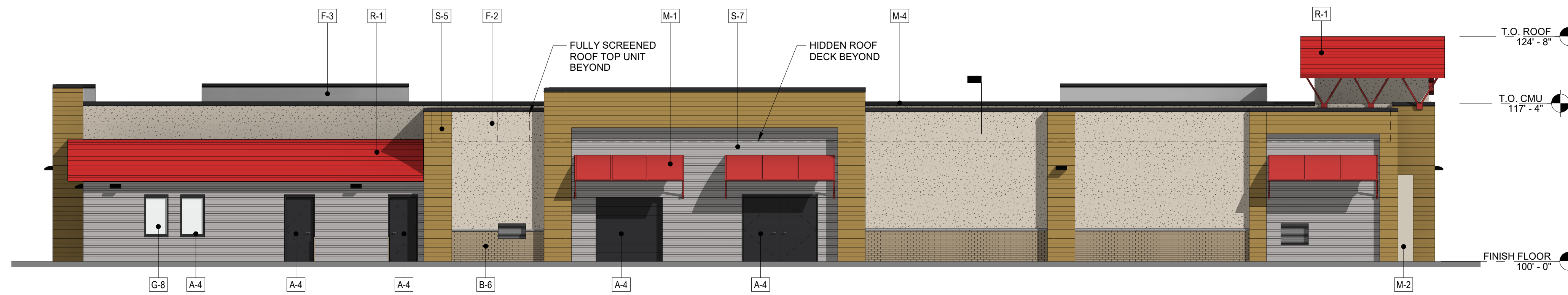
LANDSCAPE PLAN  
SHEET TITLE  
SHEET NUMBER



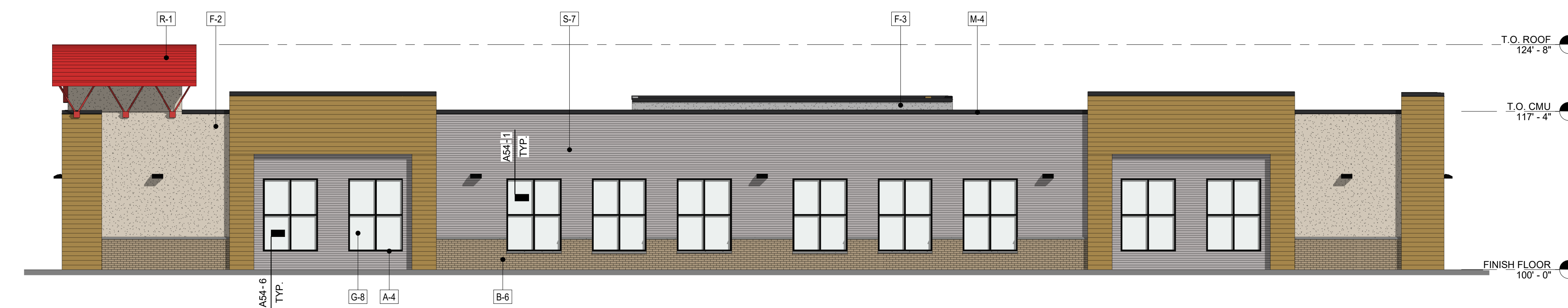
**1 EXIT/SOUTH ELEVATION**  
1/8" = 1'-0"



**2 ENTRY/NORTH ELEVATION**  
1/8" = 1'-0"



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



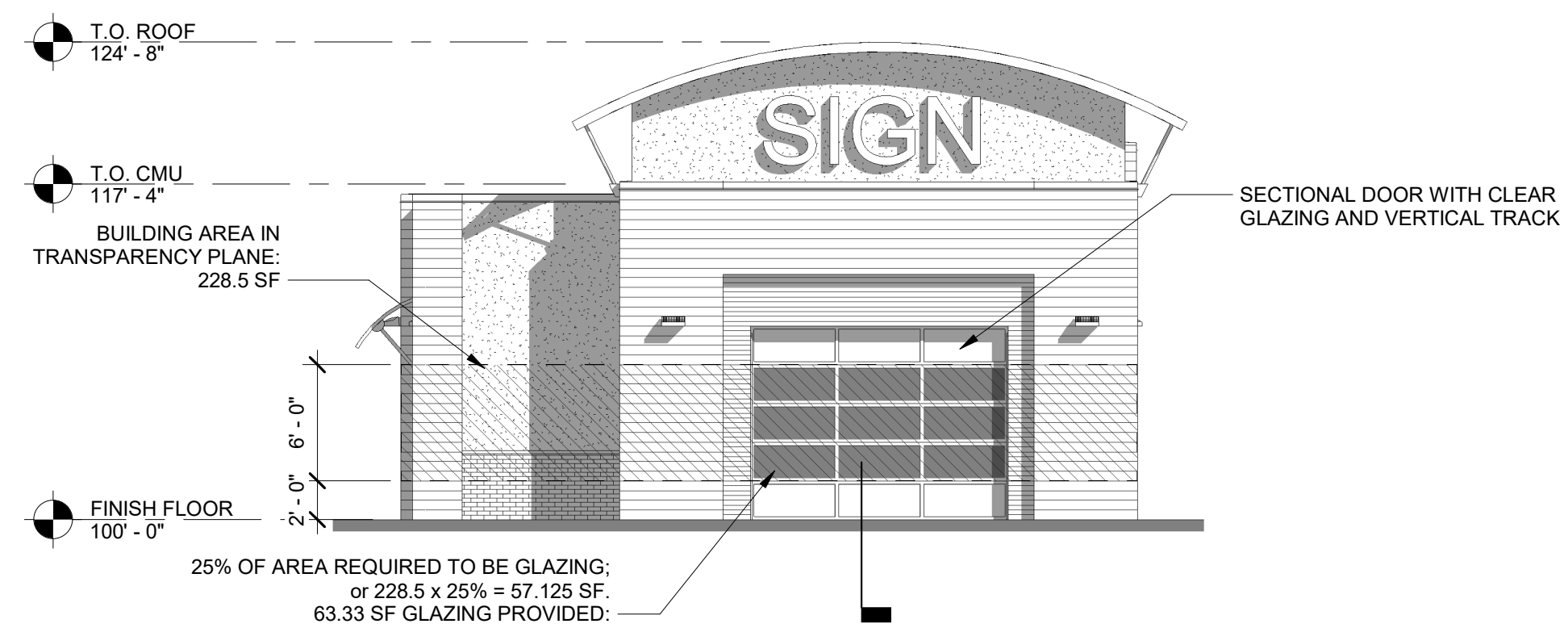
**4 RIGHT/EAST ELEVATION**  
1/8" = 1'-0"

**MATERIALS & FINISH SCHEDULE:**

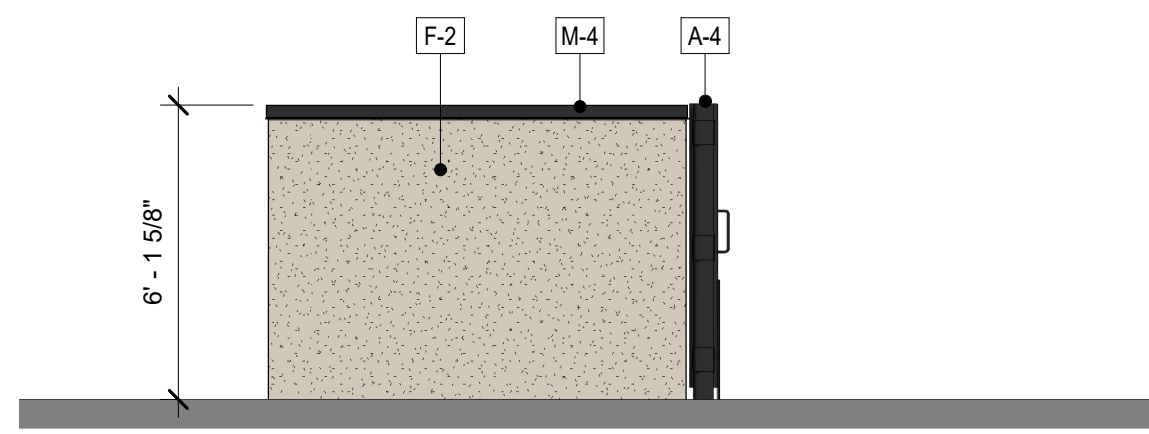
X	MATERIAL	PERCENTAGES				X	FINISH/COLOR
		N	S	E	W		
	M-1 METAL CANOPIES	0%	0%	0%	10%	1	QUICK N' CLEAN RED: BENAJMIN MOORE 2001-01 "RUBY RED"
	M-2 METAL SES	(EQUIPMENT, NOT INCLUDED)				2	SHERWIN WILLIAMS 7036 "ACCESSIBLE BEIGE"
	M-4 METAL COPING	2%	2%	3%	4%	3	SHERWIN WILLIAMS 7067 "CITY SCAPE"
	F-2 STUCCO	18%	31%	14%	29%	4	SHERWIN WILLIAMS 6990 "CAVIAR"
	F-3 STUCCO	0%	0%	1%	3%	5	HARDIE BOARD SIDING KAHKI BROWN
	S-5 HARDIE BOARD SIDING	36%	38%	20%	19%	6	GENERAL SHALE "PEPPERMILL"
	S-7 HARDIE BOARD SIDING	20%	7%	36%	22%	7	HARDIE BOARD SIDING NIGHT GREY
	A-4 PAINTED ALUMINUM AT WINDOWS AND PAINTED HOLLOW METAL AT DOORS	24%	18%	16%	7%	8	VITRO GLASS SOLARBAN 70XL CLEAR GLAZING
	B-6 BRICK VENEER	0%	4%	10%	6%		
	R-1 STANDING SEAM METAL ROOF						
	G-8 CLEAR GLAZING						



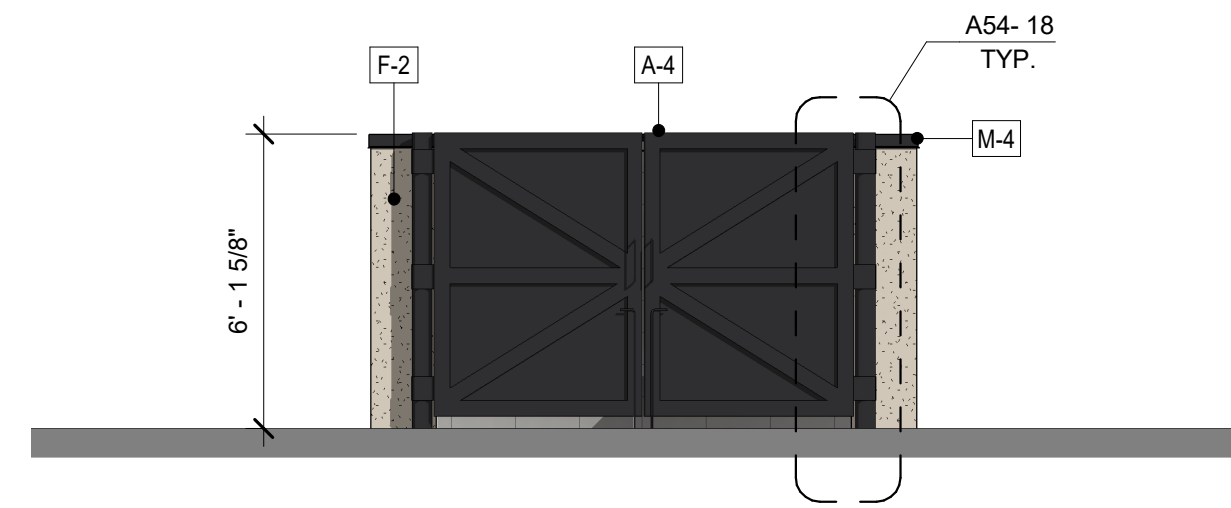
**1** RIGHT/EAST ELEVATION TRANSPARENCY DIAGRAM  
1/8" = 1'-0"



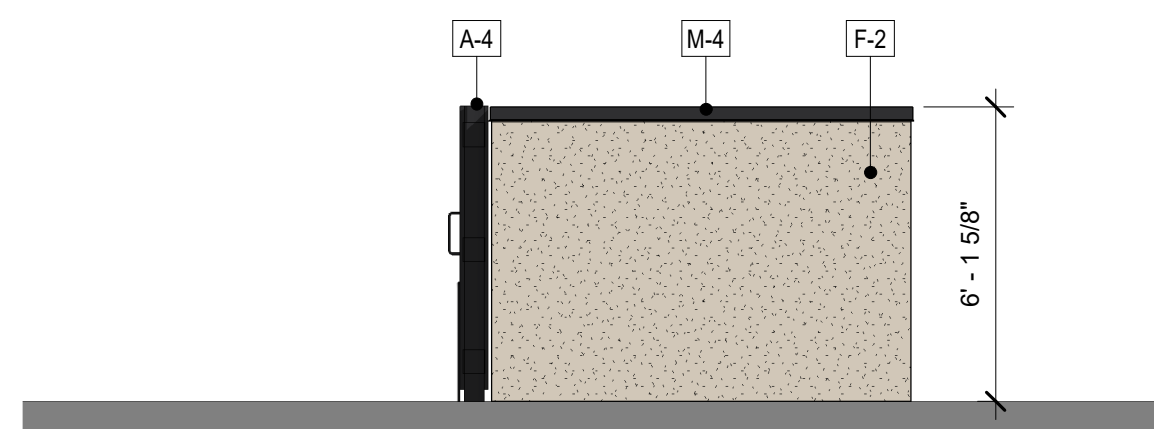
**2** EXIT/SOUTH ELEVATION TRANSPARENCY DIAGRAM  
1/8" = 1'-0"



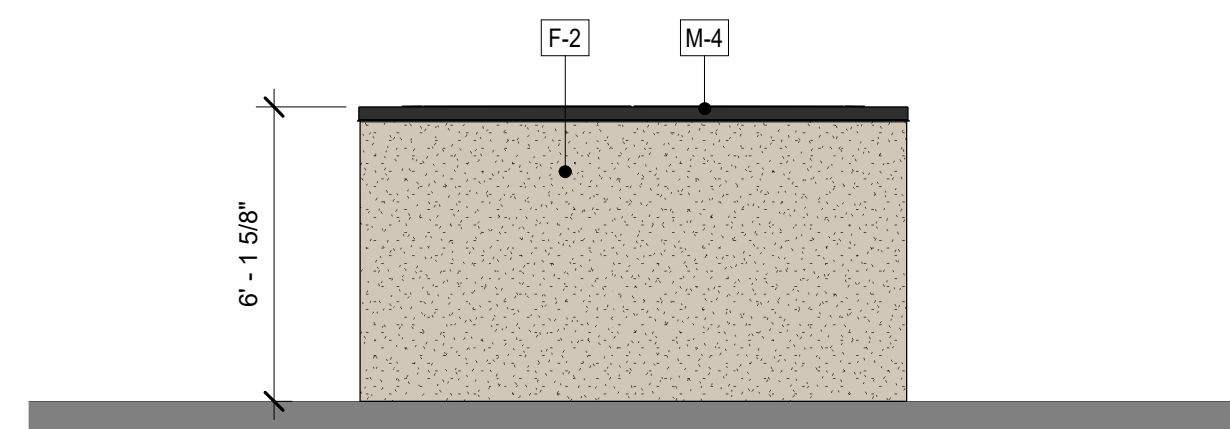
**1 TRASH ENCLOSURE LEFT SIDE ELEVATION**  
1/4" = 1'-0"



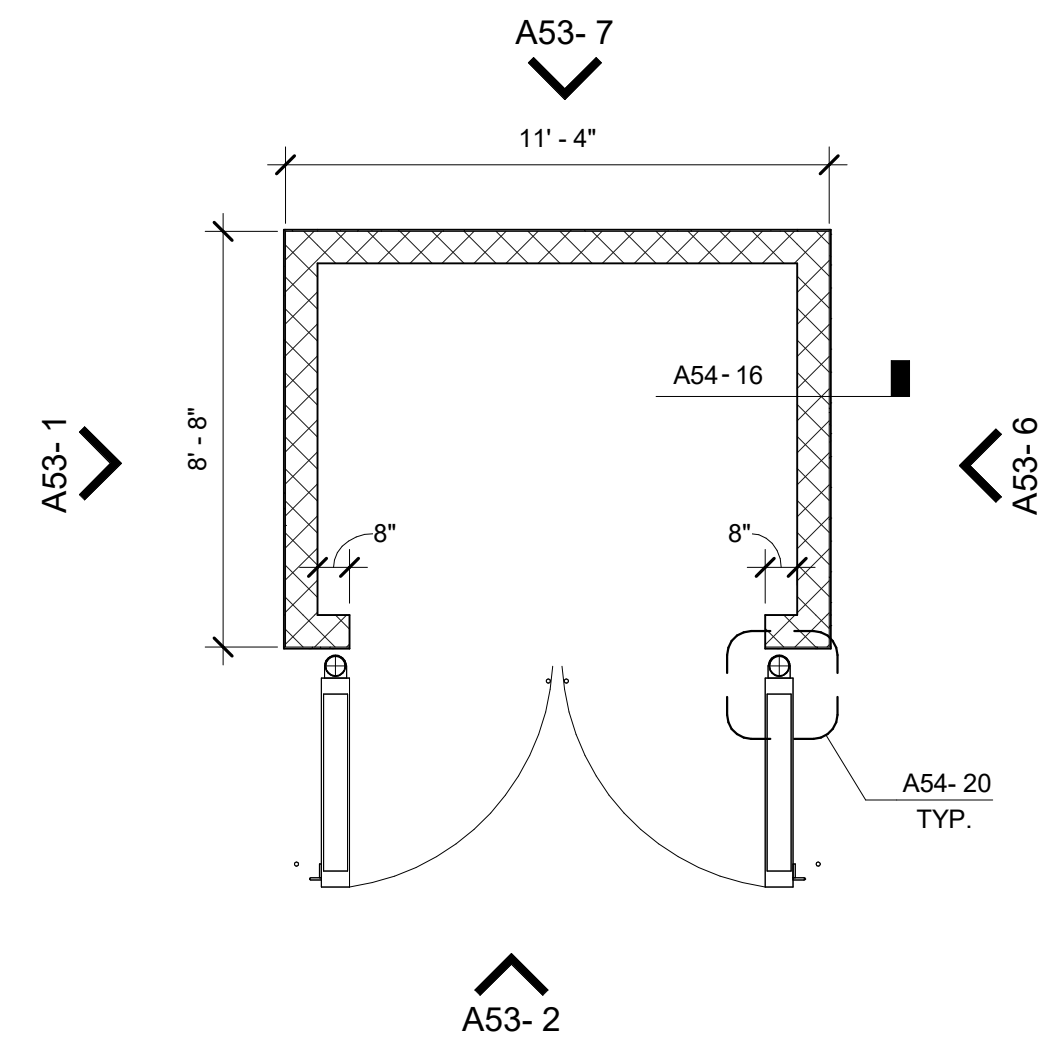
**2 TRASH ENCLOSURE FRONT ELEVATION**  
1/4" = 1'-0"



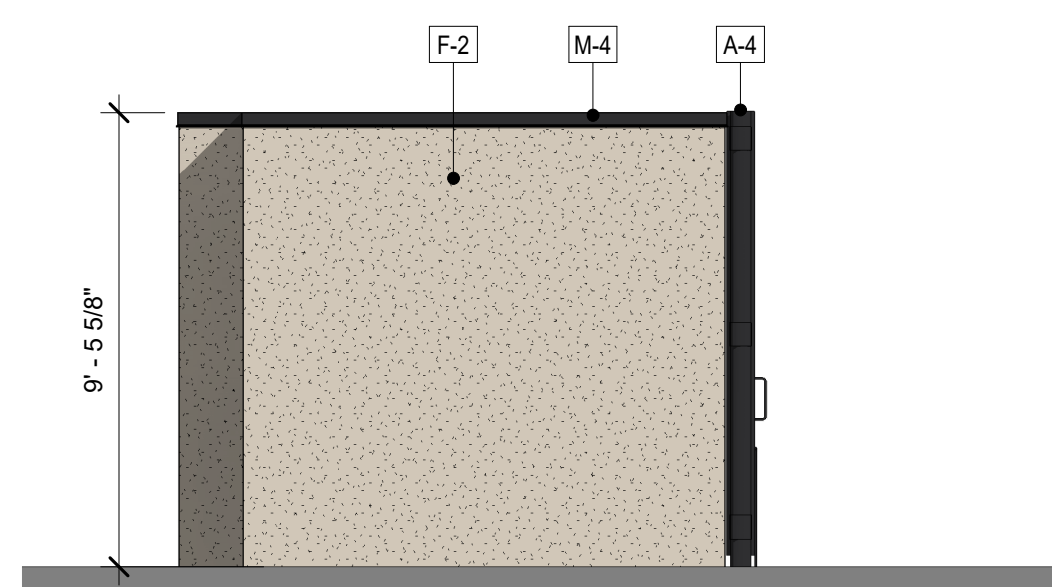
**6 TRASH ENCLOSURE RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



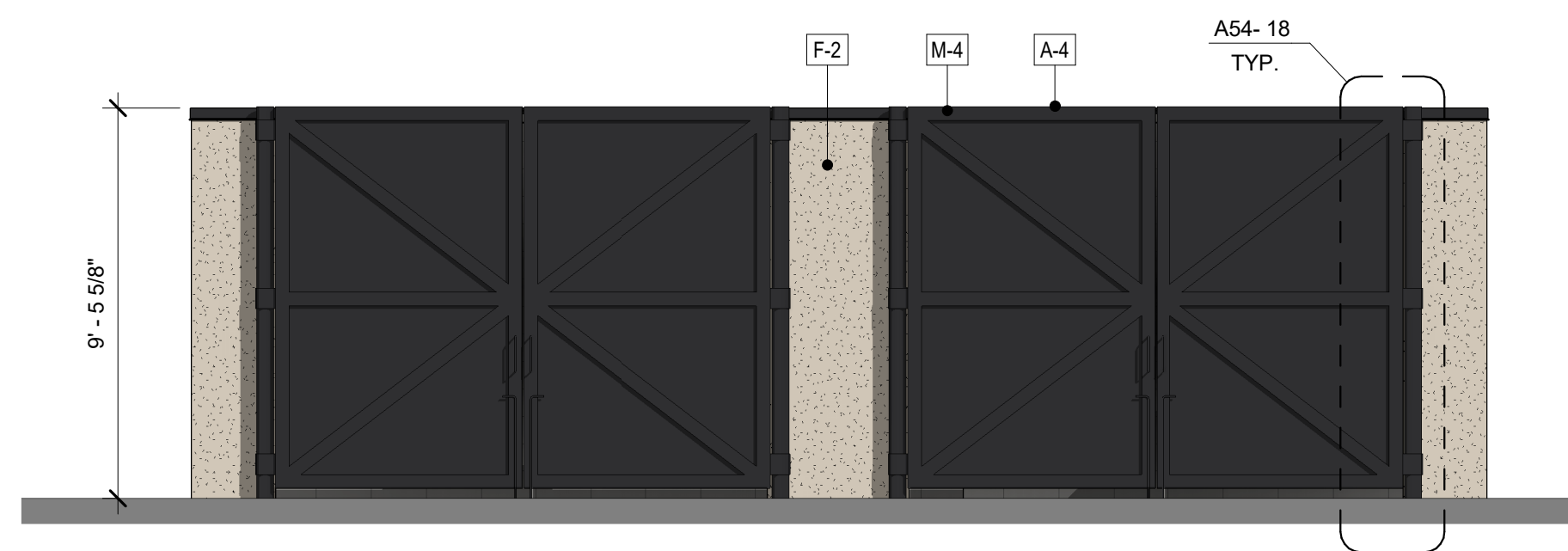
**7 TRASH ENCLOSURE REAR ELEVATION**  
1/4" = 1'-0"



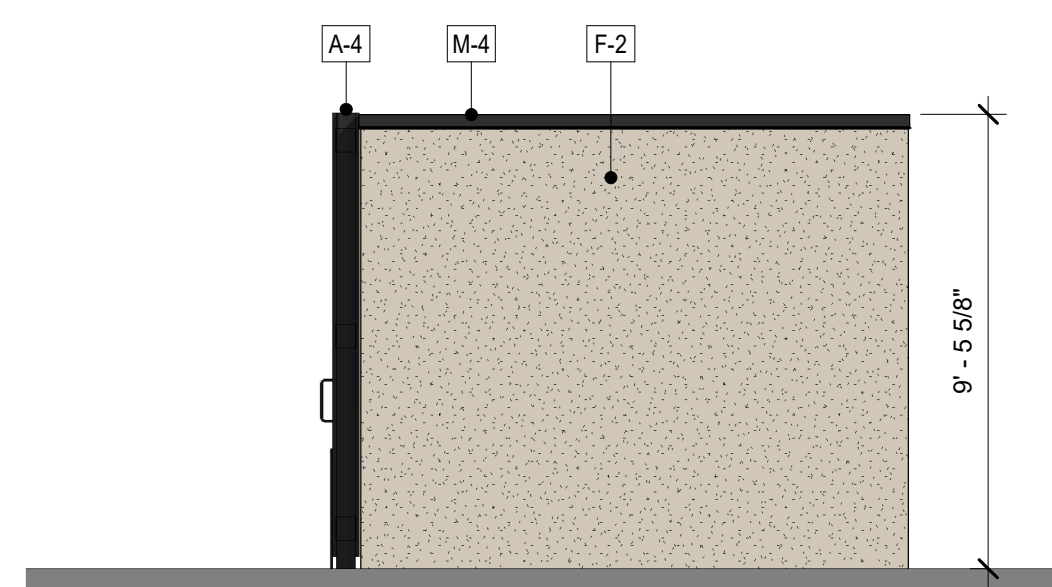
**8 TRASH ENCLOSURE PLAN**  
1/4" = 1'-0"



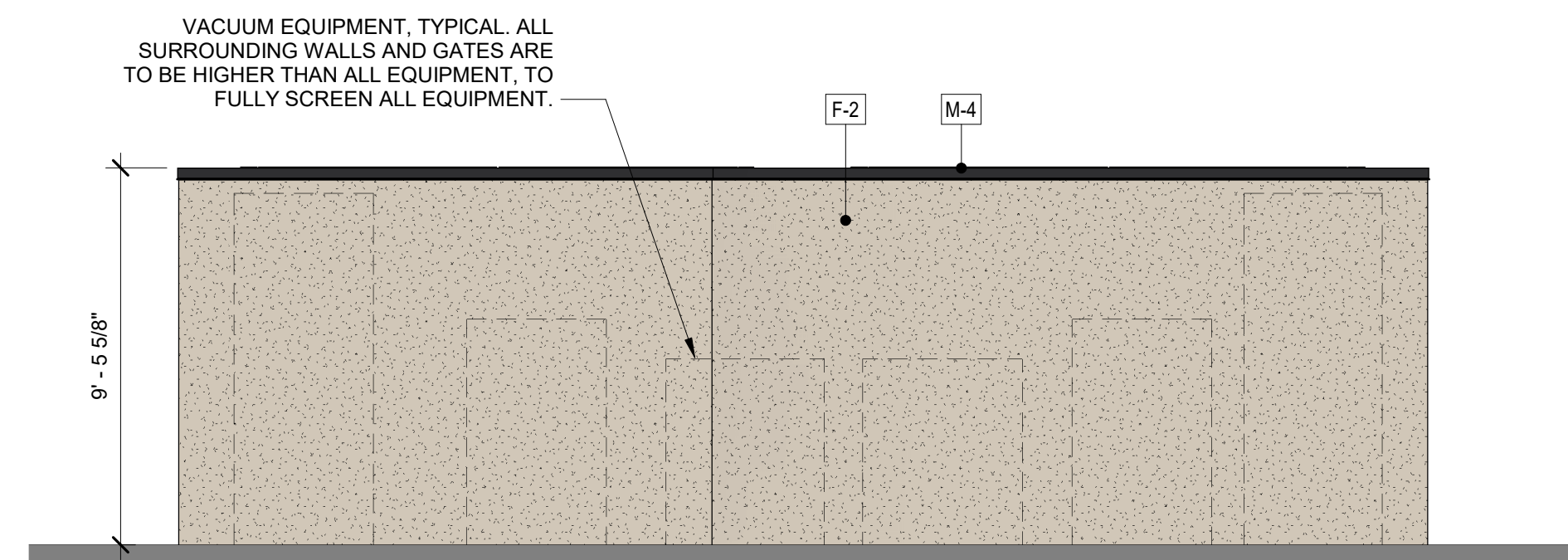
**11 VACUUM ENCLOSURE LEFT SIDE ELEVATION**  
1/4" = 1'-0"



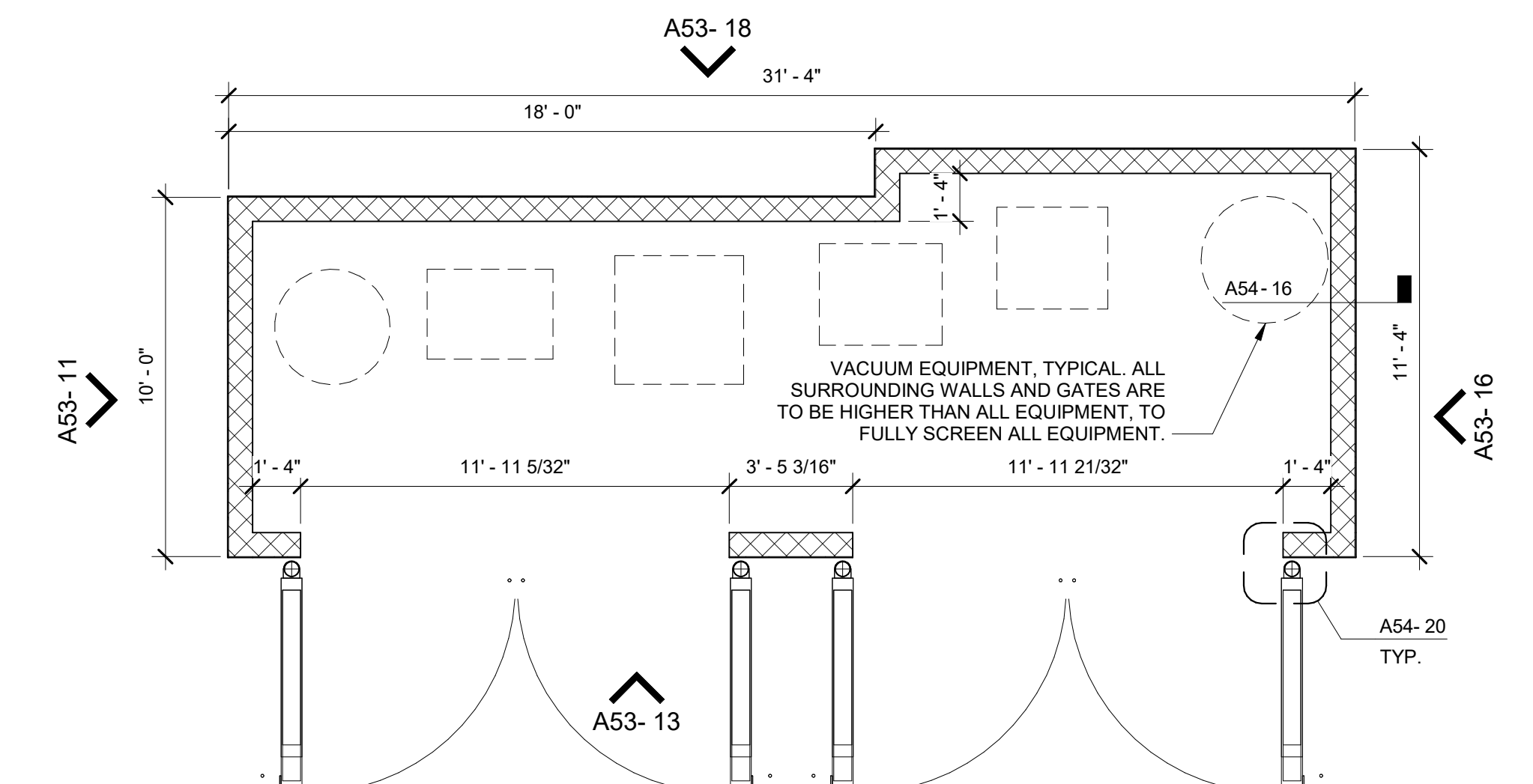
**13 VACUUM ENCLOSURE FRONT ELEVATION**  
1/4" = 1'-0"



**16 VACUUM ENCLOSURE RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



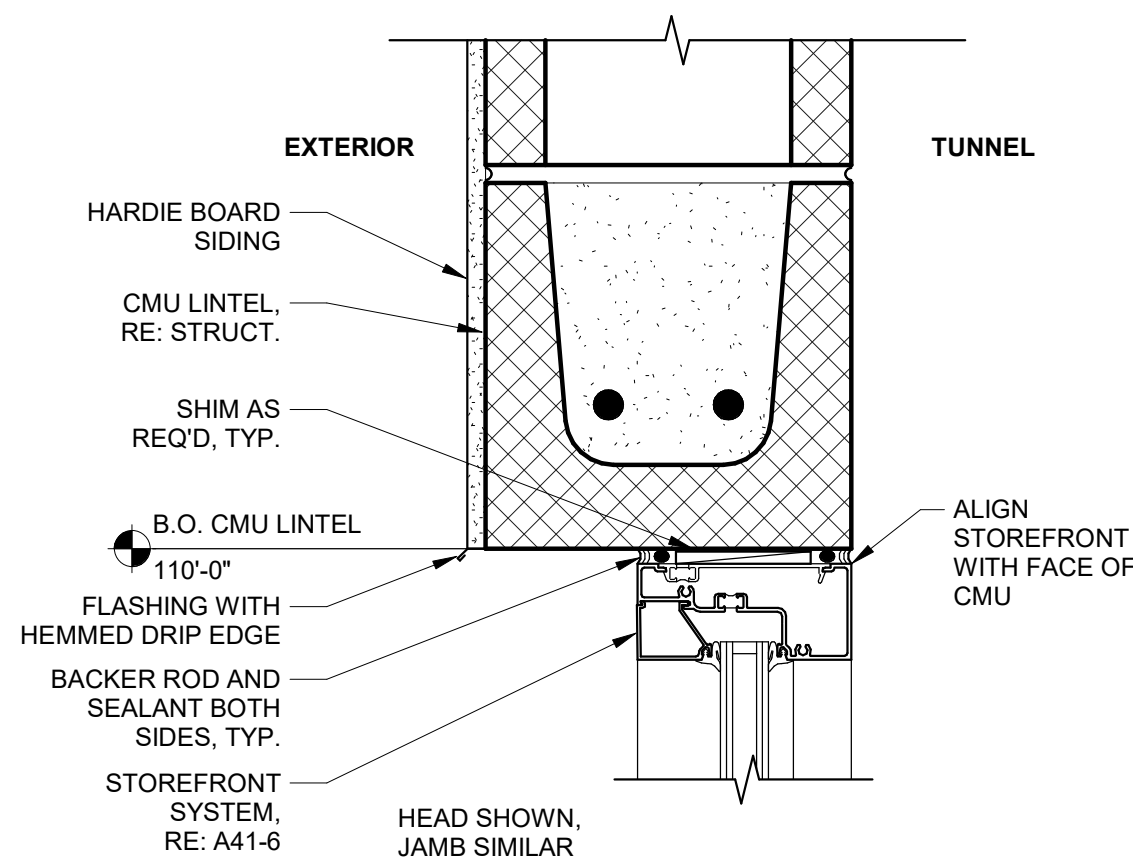
**18 VACUUM ENCLOSURE REAR ELEVATION**  
1/4" = 1'-0"



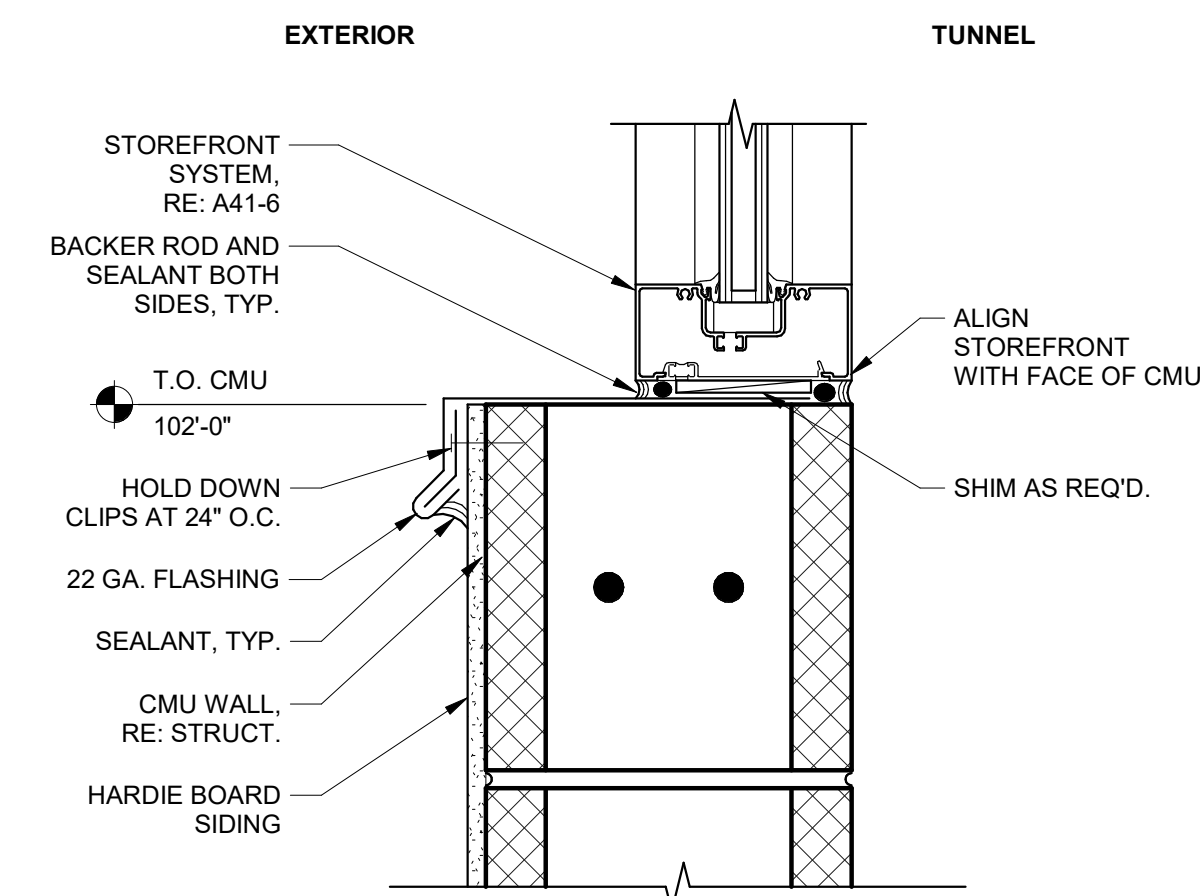
**19 VACUUM ENCLOSURE PLAN**  
1/4" = 1'-0"

**MATERIALS & FINISH SCHEDULE:**

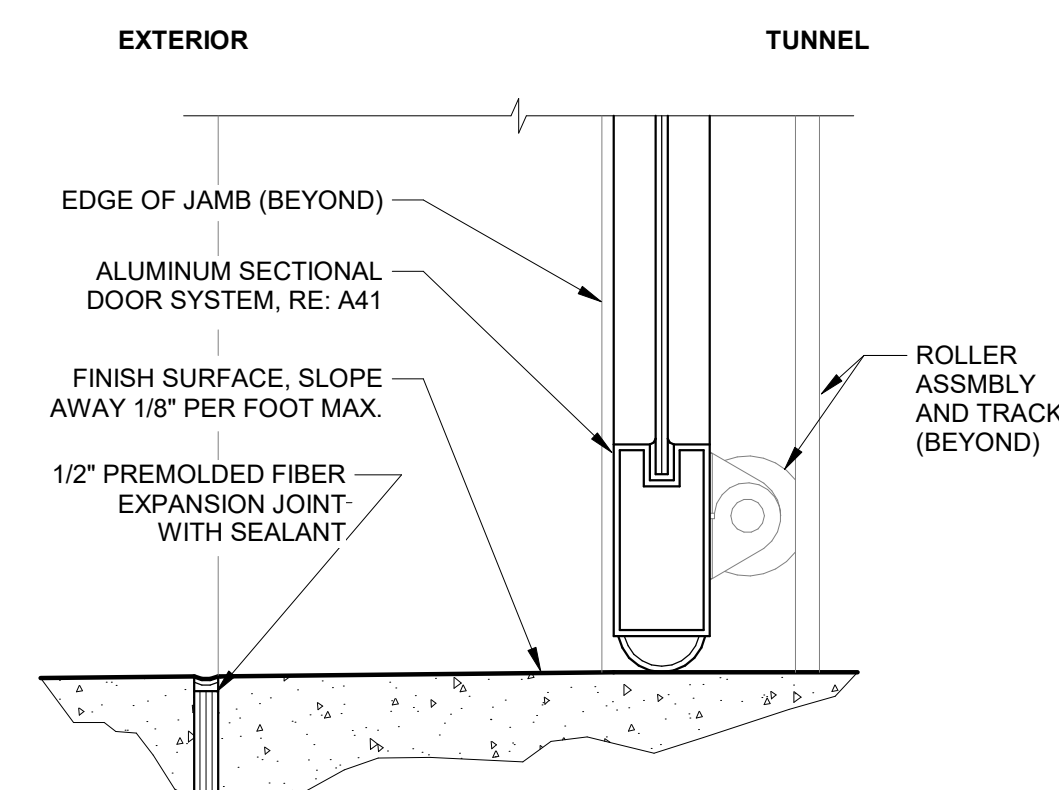
X	MATERIAL	PERCENTAGES				X	FINISH/COLOR
		N	S	E	W		
	M-1 METAL CANOPIES	0%	0%	0%	10%	1	QUICK N' CLEAN RED: BENAJMIN MOORE 2001-01 "RUBY RED"
	M-2 METAL SES	(EQUIPMENT, NOT INCLUDED)				2	SHERWIN WILLIAMS 7036 "ACCESSIBLE BEIGE"
	M-4 METAL COPING	2%	2%	3%	4%	3	SHERWIN WILLIAMS 7067 "CITY SCAPE"
	F-2 STUCCO	18%	31%	14%	29%	4	SHERWIN WILLIAMS 6990 "CAVIAR"
	F-3 STUCCO	0%	0%	1%	3%	5	HARDIE BOARD SIDING KAHKI BROWN
	S-5 HARDIE BOARD SIDING	36%	38%	20%	19%	6	GENERAL SHALE "PEPPERMILL"
	S-7 HARDIE BOARD SIDING	20%	7%	36%	22%	7	HARDIE BOARD SIDING NIGHT GREY
	A-4 PAINTED ALUMINUM AT WINDOWS AND PAINTED HOLLOW METAL AT DOORS	24%	18%	16%	7%	8	VITRO GLASS SOLARBAN 70XL CLEAR GLASS
	B-6 BRICK VENEER	0%	4%	10%	6%		
	R-1 STANDING SEAM METAL ROOF						
	G-8 CLEAR GLAZING						



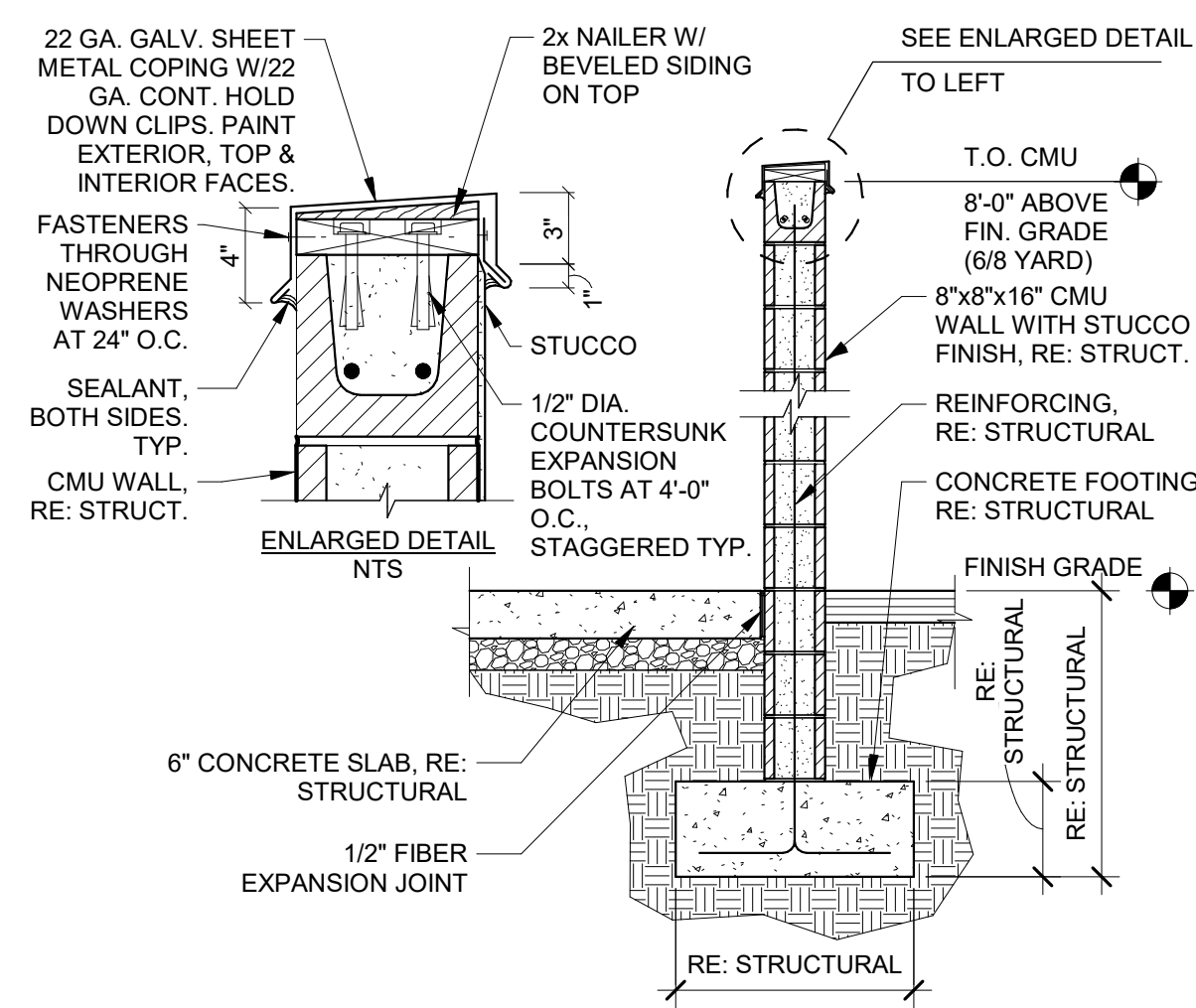
**1 STOREFRONT HEAD - JAMB**  
3" = 1'-0"



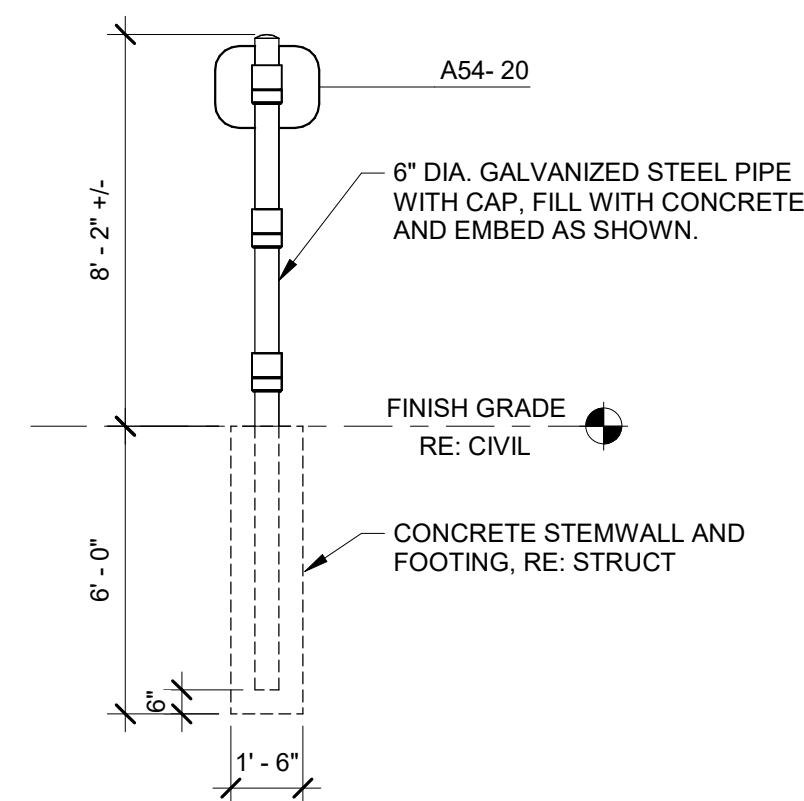
**6 STOREFRONT SILL**  
3" = 1'-0"



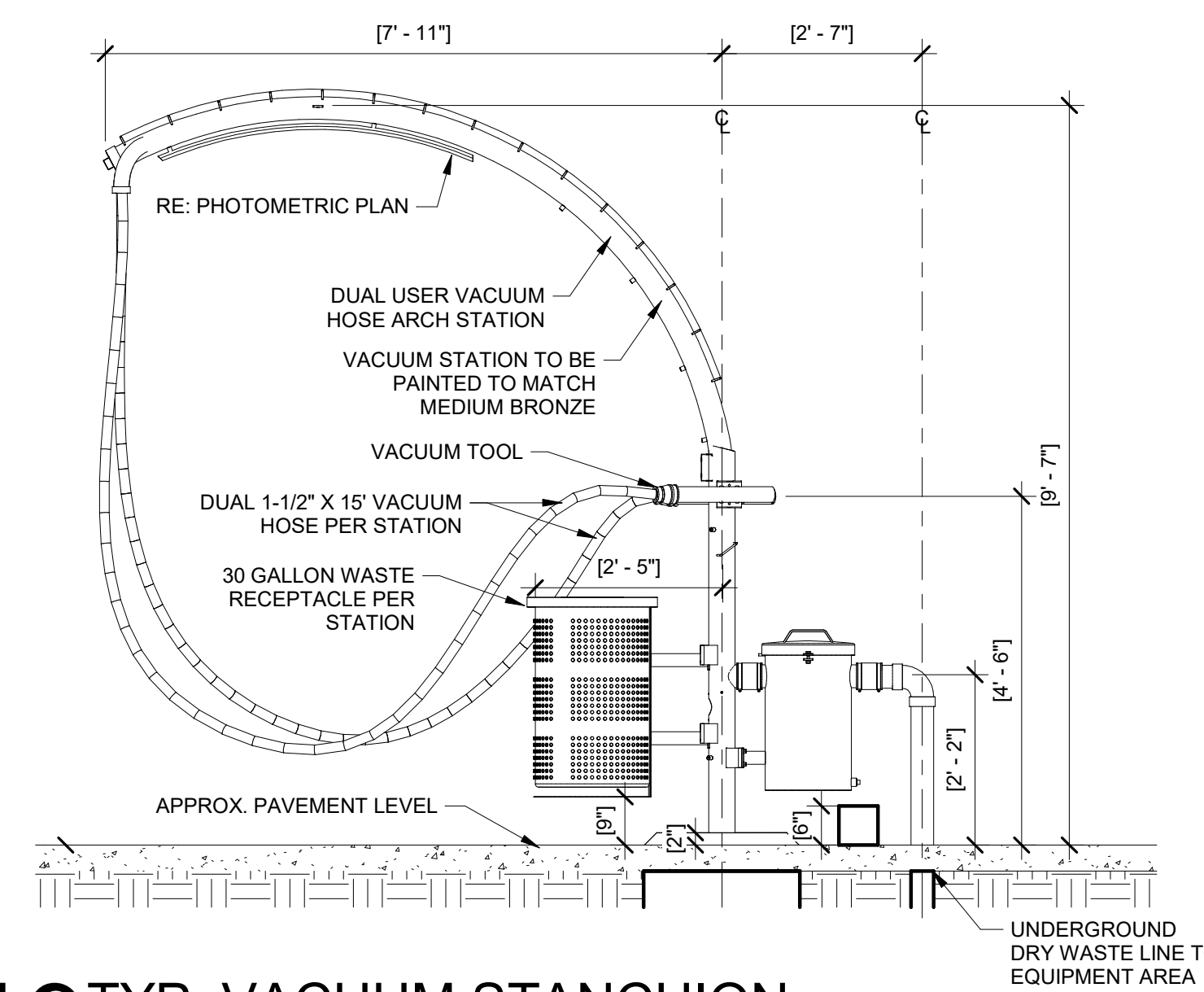
**7 SECTIONAL DOOR SILL**  
3" = 1'-0"



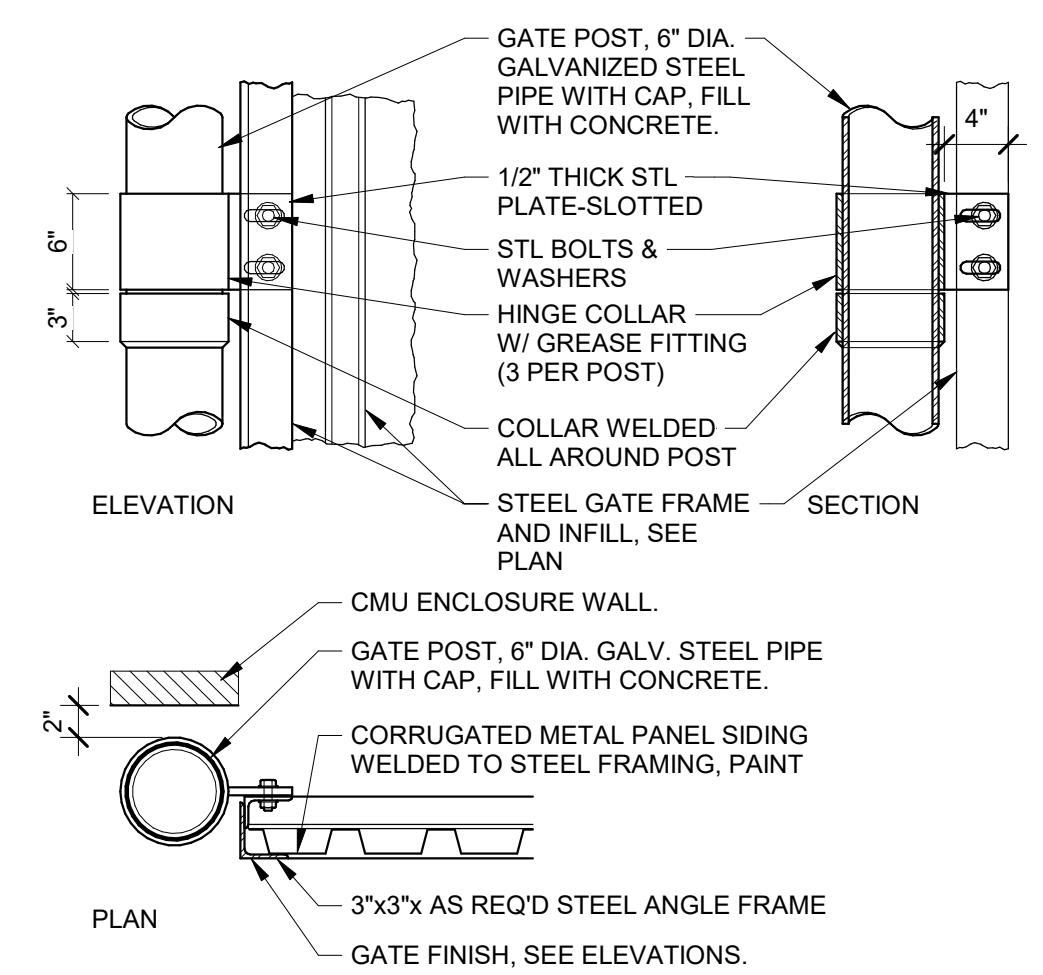
**16 TRASH ENCLOSURE SECTION**  
1/2" = 1'-0"



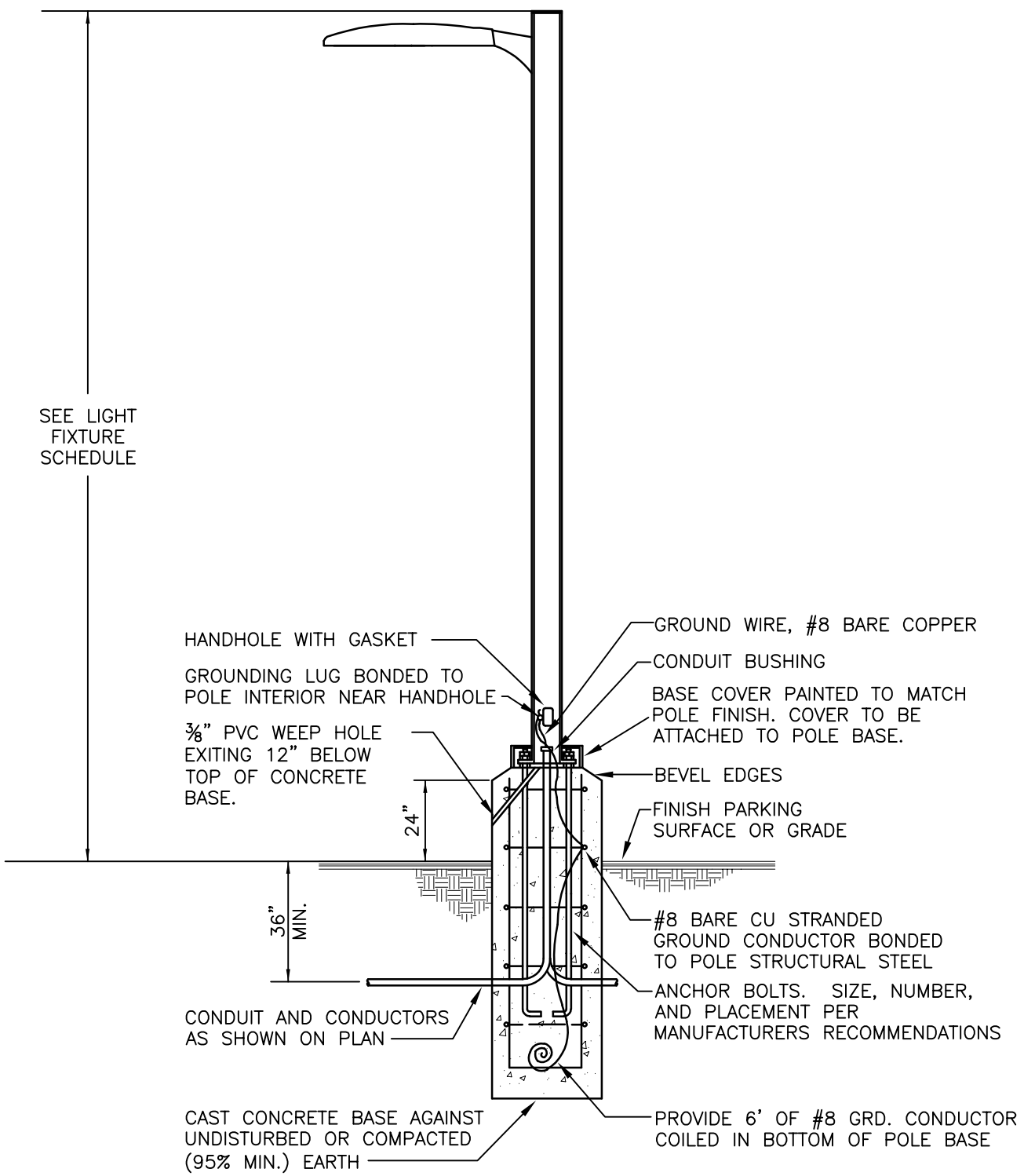
**18 GATE POST**  
1/4" = 1'-0"



**19 TYP. VACUUM STANCHION**  
12" = 1'-0"



**20 GATE DETAILS**  
1" = 1'-0"



NOTE:  
DIAMETER & DEPTH OF CONCRETE BASE TO BE DETERMINED ON A REGIONAL BASIS. STRUCTURAL ENGINEER SHALL SIZE REBAR AND CONCRETE BASED ON REGIONAL WEATHER AND SOILS CONDITIONS.

NOTE:  
CONTRACTOR TO INSTALL NON-SHRINK MOTAR GROUT BETWEEN POLE BASE PLATE AND CONCRETE FOUNDATION AS REQUIRED AND SPECIFIED BY POLE MANUFACTURER.

## 02 POLE BASE DETAIL

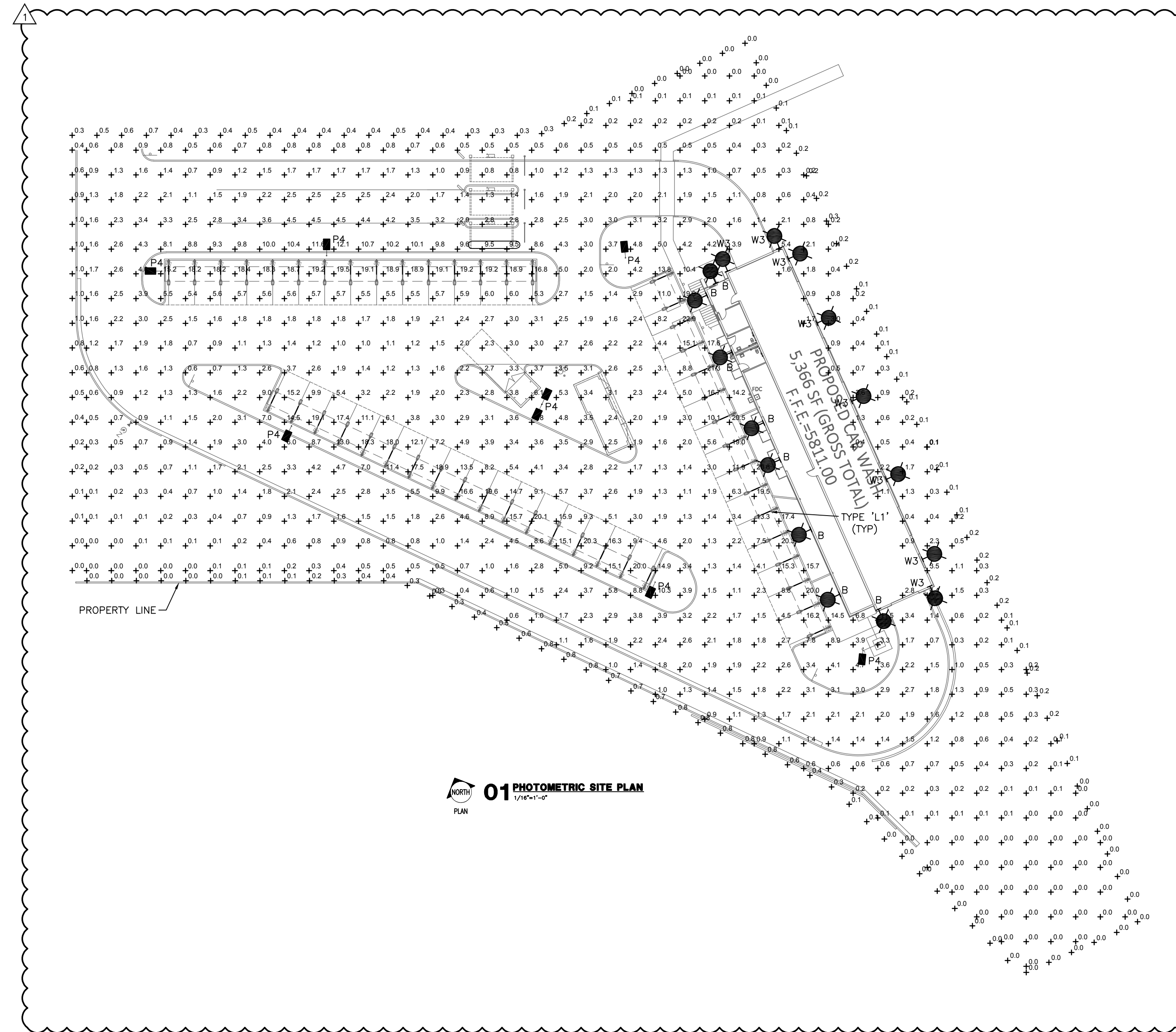
NTS

### LIGHTING CALCULATION SUMMARY

AREA	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
PARKING LOT	1.8	4.8	0.6	3.0:1	8.0:1
PROPERTY LINE	0.3	1	0.0	NA	NA

### LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMPS & BALLAST	MOUNTING	VOLTS	WATTS	REMARKS
P4	SITE POLE	DSXO LED P4 40K T3M MVOLT / SSS 20" W/2" BASE	LED 10256 LUMENS	POLE MOUNT	277	92	
B	EXTERIOR DECORATIVE WALL MOUNT	ANP LIGHTING W520 M021LD D W 40K	LED	WALL MOUNT	277	41	
W3	WIDE DISTRIBUTION WALL LIGHT	LITHONIA DSXW1-LED-10C-350-40K-T2S	LED	SURFACE	277	13.3	
L1	WET LOCATIO LED STRIP	G&G LED: WPX4-S0-40K	LED	SURFACE	277	15	



### 01 PHOTOMETRIC SITE PLAN

1/16"=1'-0"

PLAN

THIS SHEET IS PART OF THE CONSTRUCTION DOCUMENTS. OTHER SHEETS INCLUDING SPECIFICATIONS APPLY. THAT SHOWN HEREON IS SCHEMATIC IN NATURE AND NOT TO BE USED AS A SHOP DRAWING; THEREFORE, INCLUDE ALL MODIFICATIONS REQUIRED TO CONFORM TO SITE CONDITIONS AND THE EQUIPMENT AND MATERIAL USED. VERIFY LOCATIONS AND DIMENSIONS OF ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS AS SHOWN ON THEIR RESPECTIVE DOCUMENTS. THESE ELEMENTS ARE SHOWN FOR REFERENCE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE ELEMENTS. NO DESIGN RESPONSIBILITY IS ASSUMED FOR ANY PORTION OF THE WORK THAT THE PROFESSIONAL ENGINEER HAS NOT SIGNED AND SEALED PER STATE/PROVINCE REQUIREMENTS.

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QNC CAR WASH  
PARKER AND PINE

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PROJECT  
STATUS

PROJECT 20037	DATE 08-19-2020
DRAWN AAD	CHECKED EKZ

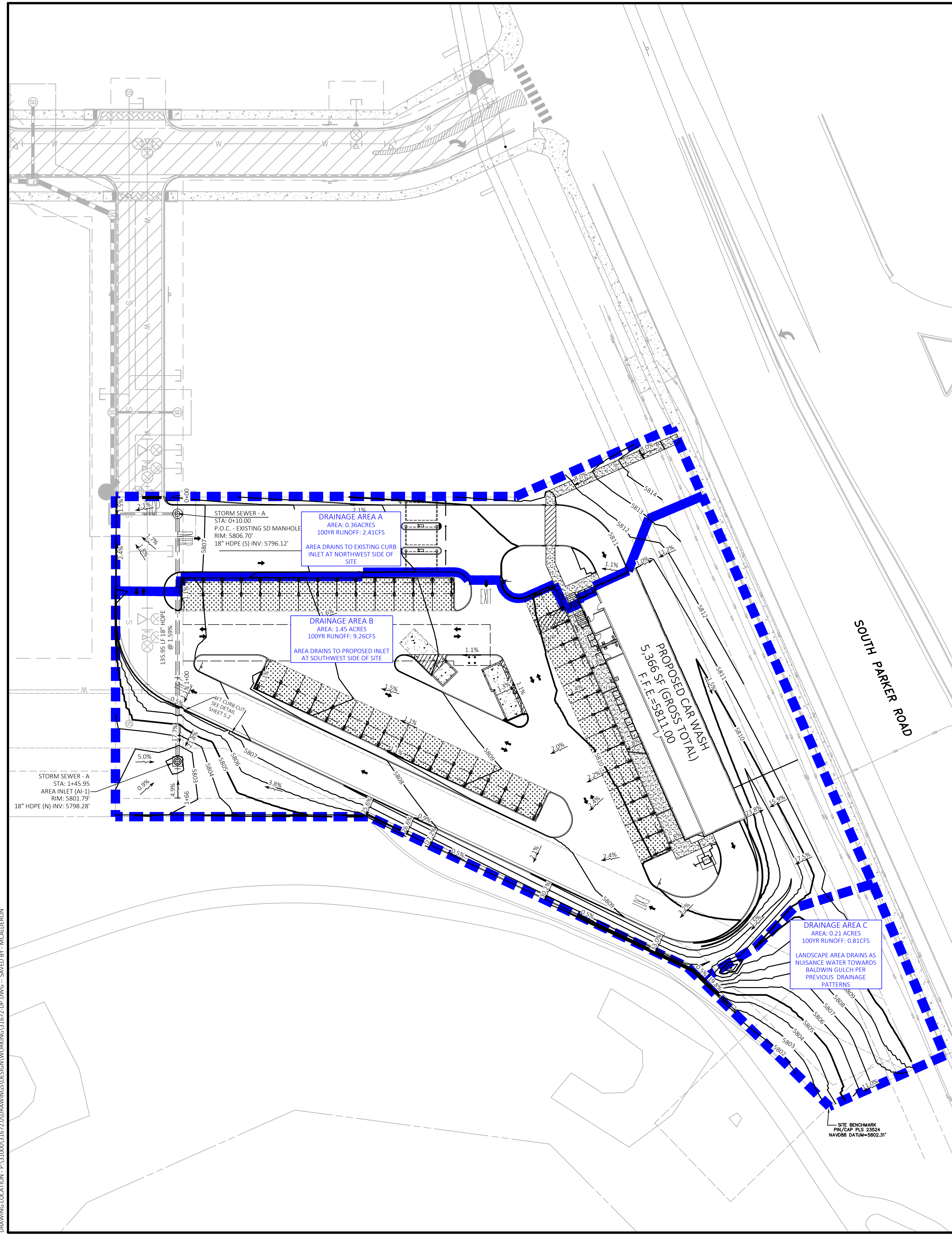
REVISED  
1-CITY COMMENTS 05/13/21

SHEET TITLE  
PHOTOMETRIC  
SITE PLAN

SHEET  
ES1.0

ORIGINAL SHEET SIZE  
24" x 36"





**POST DEVELOPMENT STORMWATER RUNOFF**  
Rational Method  
Project: Quick N Clean  
Address: Parker Rd. & Pine Lane Ave.  
Parker, CO  
Based Upon: City of Parker and UDFCD Drainage Manual

**Time of Concentration**

	Min	Notes
Tc		Min. Tc for urbanized conditions

**Subbasin A (Onsite and Offsite)**

Total Area	0.36 acres	15,541 SF	Notes
Paved Area	0.24 acres	10,346 SF	Area drains to existing curb inlet at northwest side of site
Drive and Walks	0.02 acres	843 SF	
Lawns, Sandy Soil	0.10 acres	4,352 SF	
% Impervious (Composite)	72%		
Hydrologic Soil Group	B		
Runoff Coefficient (UDFCD NRCS Table)	Syr	100yr	
	0.6	0.76	
One Hour Point Rainfall (in) (Table S.1 Town of Parker Manual)	Syr	100yr	
	1.39	2.6	
Rainfall Intensity (in/hr) (Equation RA-S UDFCD)	Syr	100yr	
	4.71	8.82	
Runoff (cfs)	Syr	100yr	
	1.02	2.41	

**Subbasin B (Onsite and Offsite)**

Total Area	1.45 acres	63,020 SF	Notes
Paved Area	0.76 acres	33,093 SF	Area drains towards proposed inlet at southwest corner of site
Drive and Walks	0.03 acres	1,372 SF	
Roofs	0.12 acres	5,417 SF	
Lawns, Sandy Soil	0.53 acres	23,198 SF	
% Impervious (Composite)	63%		
Hydrologic Soil Group	B		
Runoff Coefficient (UDFCD NRCS Table)	Syr	100yr	
	0.52	0.72	
One Hour Point Rainfall (in) (Table S.1 Town of Parker Manual)	Syr	100yr	
	1.39	2.6	
Rainfall Intensity (in/hr) (Equation RA-S UDFCD)	Syr	100yr	
	4.71	8.82	
Runoff (cfs)	Syr	100yr	
	3.58	9.26	

**Subbasin C (Onsite and Offsite)**

Total Area	0.21 acres	9,062 SF	Notes
Paved Area	0.00 acres	0 SF	Landscape area drains as nuisance flow towards Baldwin Gulch per drainage patterns.
Lawns, Sandy Soil	0.21 acres	9,062 SF	
% Impervious (Composite)	2%		
Hydrologic Soil Group	B		
Runoff Coefficient (UDFCD NRCS Table)	Syr	100yr	
	0.01	0.44	
One Hour Point Rainfall (in) (Table S.1 Town of Parker Manual)	Syr	100yr	
	1.39	2.6	
Rainfall Intensity (in/hr) (Equation RA-S UDFCD)	Syr	100yr	
	4.71	8.82	
Runoff (cfs)	Syr	100yr	
	0.01	0.81	

**Total Runoff (CFS)**

Total Area	2.03 acres	87,623 SF
Paved Area	1.00 acres	43,379 SF
Drive and Walks	0.05 acres	2,215 SF
Roofs	0.12 acres	5,417 SF
Lawns, Sandy Soil	0.96 acres	36,612 SF
% Impervious (Composite)	66%	
Hydrologic Soil Group	B	
Runoff (cfs)	Syr	100yr
	4.60	12.49

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

- EXISTING LEGEND:**
- PROPERTY LINE/RIGHT OF WAY LINE
  - ⊙ COMMUNICATIONS MANHOLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ STORM SEWER MANHOLE
  - GAS --- UNDERGROUND GAS LINES
  - COM --- UNDERGROUND COMMUNICATIONS LINES
  - STM --- UNDERGROUND STORM SEWER LINES

- PROPOSED LEGEND**
- ▬ BASIN BOUNDARY
  - - - - - STORM DRAIN

**FLOOD ZONE INFORMATION**

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM.  
MAP NUMBER: 08035C0067G  
EFFECTIVE DATE: MARCH 16, 2016

**BENCHMARK**

SITE BENCHMARK  
PIN/CAP PLS 23524  
NAVD88 DATUM = 5802.31'

SITE BENCHMARK  
INLET MANHOLE  
NAVD88 DATUM = 5809.46'

PREPARED DRAINAGE MAP AND BASIN ARE BASED ON BASIN NO. 8 IN PARKER AND PINE RETAIL DRAINAGE REPORT PREPARED BY KIMLEY HORN ENGINEERING NOVEMBER 2019

DETENTION IS PROVIDED FOR THE OVERALL DEVELOPMENT PER OVERALL DEVELOPER PLANS

THE RUNOFF FROM THE PROPOSED QUICK N CLEAN SITE IS LESS THAN OR EQUAL TO THE RUNOFF ALLOCATED TO BASIN NO. 8 IN THE PARKER AND PINE RETAIL DRAINAGE REPORT

**Runoff Summary**

BASIN ID	AREA		
	Ac	Q <sub>5</sub> CFS	Q <sub>100</sub> CFS
1.1	1.43	4.93	10.37
1.2	1.97	6.77	14.25
2.0	0.88	3.00	6.33
3.0	1.97	6.80	14.29
4.1	1.14	3.91	8.23
4.2	0.77	2.65	5.56
5.0	1.13	3.89	8.18
6.0	2.22	7.62	16.06
7.0	1.02	3.48	7.35
8.0	1.94	6.13	12.90
9.0	0.10	0.42	0.81
10.0	0.16	0.65	1.26
11.0	0.21	0.86	1.66
12.0	0.14	0.57	1.09
13.0	0.08	0.32	0.62
14.0	0.17	0.67	1.30
15.0	0.18	0.72	1.40
16.0	0.17	0.67	1.30
17.0	0.11	0.45	0.87
18.0	0.39	1.59	3.09

← BASIN NO. 8 RUNOFF VALUES PER PARKER AND PINE RETAIL DRAINAGE REPORT

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORTS, FINAL DEVELOPMENT PLANS, SPECIAL REVIEWS, GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING / PUBLIC WORKS DATE



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**3K1**

CLIENT  
3K1 CONSULTING SERVICES, LLC.  
11811 N. TATUM BOULEVARD,  
PHOENIX, ARIZONA 85028  
PHONE: (602) 850-8101



PLANS PREPARED FOR  
QUICK N CLEAN  
7291 E. ADOBE DRIVE, SUITE 115  
SCOTTSDALE, AZ 85255  
PHONE: (480) 707-3531

**REVISION**

NO.	DESCRIPTION	DATE

QUICK N CLEAN  
PARKER RD. & PINE LANE AVE.  
PARKER, COLORADO

CONSTRUCTION DOCUMENTS

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROFESSIONAL OF RECORD	TB
PROJECT MANAGER	AD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	3/3/2021
REVISION	REV-1

**DRAINAGE PLAN**  
SHEET TITLE  
SHEET NUMBER

**C6**