



Know what's below.  
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# PRELIMINARY SITE PLANS

# QUICK N CLEAN

## PARKER RD. & PINE LANE AVE.

## PARKER, COLORADO

A PORTION OF THE 1/4 OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF 6TH P.M.  
COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION

(PER THE TITLE COMMITMENT)

LOT 4,  
PARKER AND FILING NO. 1,  
COUNTY OF DOUGLAS,  
STATE OF COLORADO.

### BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035. A 3" ALUMINUM CAP.  
ELEVATION = 5908.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

### BASIS OF BEARINGS

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR  
S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

### 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

### 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

### DEVELOPMENT PLAN NOTES

1. LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTIES SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
2. TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.
3. SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
4. SIGNAGE NOTE: APPROVAL OF A SEPARATE SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
5. DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.
6. AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
7. CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS.
8. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.



Vicinity Map

1"=2,000'

### SHEET INDEX

SHEET #	SHEET TITLE
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3 OF 7	SITE PLAN
4 OF 7	PAVING PLAN
5 OF 7	GRADING PLAN
6 OF 7	UTILITY PLAN
7 OF 7	LANDSCAPE PLAN

### RESOURCE LIST

<b>APPLICANT</b> 3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD PHOENIX, AZ 85028 PH: (602) 850-8081	<b>TOWN OF PARKER PLAN REVIEW</b> 20120 E. MAIN STREET PARKER, CO 80138 CHIP KERHOVE PH: (703) 989-2244 RANDY CAPRA
<b>OWNER</b> QUICK N CLEAN 7291 E. ADOBE DRIVE, SUITE 115 SCOTTSDALE, AZ 85255 PH: (480) 707-3531	<b>TOWN OF PARKER ENGINEERING / PUBLIC WORKS</b> 20120 E. MAIN STREET PARKER, CO 80138-7335 TYLER SANDT PH: (303) 805-3182
<b>OVERALL DEVELOPER</b> EVT PARKER COLORADO, LLC 2710 E. CAMELBACK ROAD, SUITE 210 PHOENIX, AZ 85016 RYAN AMATO PH: (602) 468-6100	<b>WATER &amp; SEWER</b> PARKER WATER AND SANITATION DISTRICT 18100 E. WOODMAN ROAD PARKER, CO 80134 DRAYTON SANDERSON PH: (303) 841-4627
<b>CIVIL ENGINEER</b> CEI ENGINEERING ASSOC., INC. 730 PINE DALE AVE. FRESNO, CA JASON HATWIG, PROJECT MANAGER PH: (559) 447-3119	<b>FIRE DEPARTMENT</b> SOUTH METRO FIRE RESCUE AUTHORITY 9195 E. MINERAL AVE. CENTENNIAL, CO 80112 CHIP KERHOVE PH: (720) 989-2244
<b>LANDSCAPE ARCHITECT</b> CEI ENGINEERING ASSOC., INC. 3108 S.W. REGENCY PARKWAY, SUITE 2 BENTONVILLE, AR 72712 CHIP ASHLEY PH: (479) 273-9472	<b>ELECTRICAL</b> TREA 5496 US HWY 85 SEDALIA, CO 80135 PH: (303) 688-7431
<b>ARCHITECT</b> CHSOA 1777 S. BELLAIRE STREET, SUITE 100 DENVER, CO 80222 BILL STOW PH: (303) 962-9164	<b>NATURAL GAS</b> XCEL ENERGY 1800 LARIMER STEET DENVER, CO 80202 PH: (303) 571-7511
<b>LAND SURVEYOR</b> RUBINO SURVEYING 3312 AIRPORT ROAD BOULDER COLORADO 80301 PH: (303) 464-9515	



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



CEI ENGINEERING ASSOCIATES, INC.  
710 W. PINE DALE AVE.  
FRESNO, CA 93711  
PHONE: (559) 447-3119  
FAX: (559) 447-3129



CLIENT  
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PHOENIX, ARIZONA 85028  
PHONE: (602) 850-8100



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

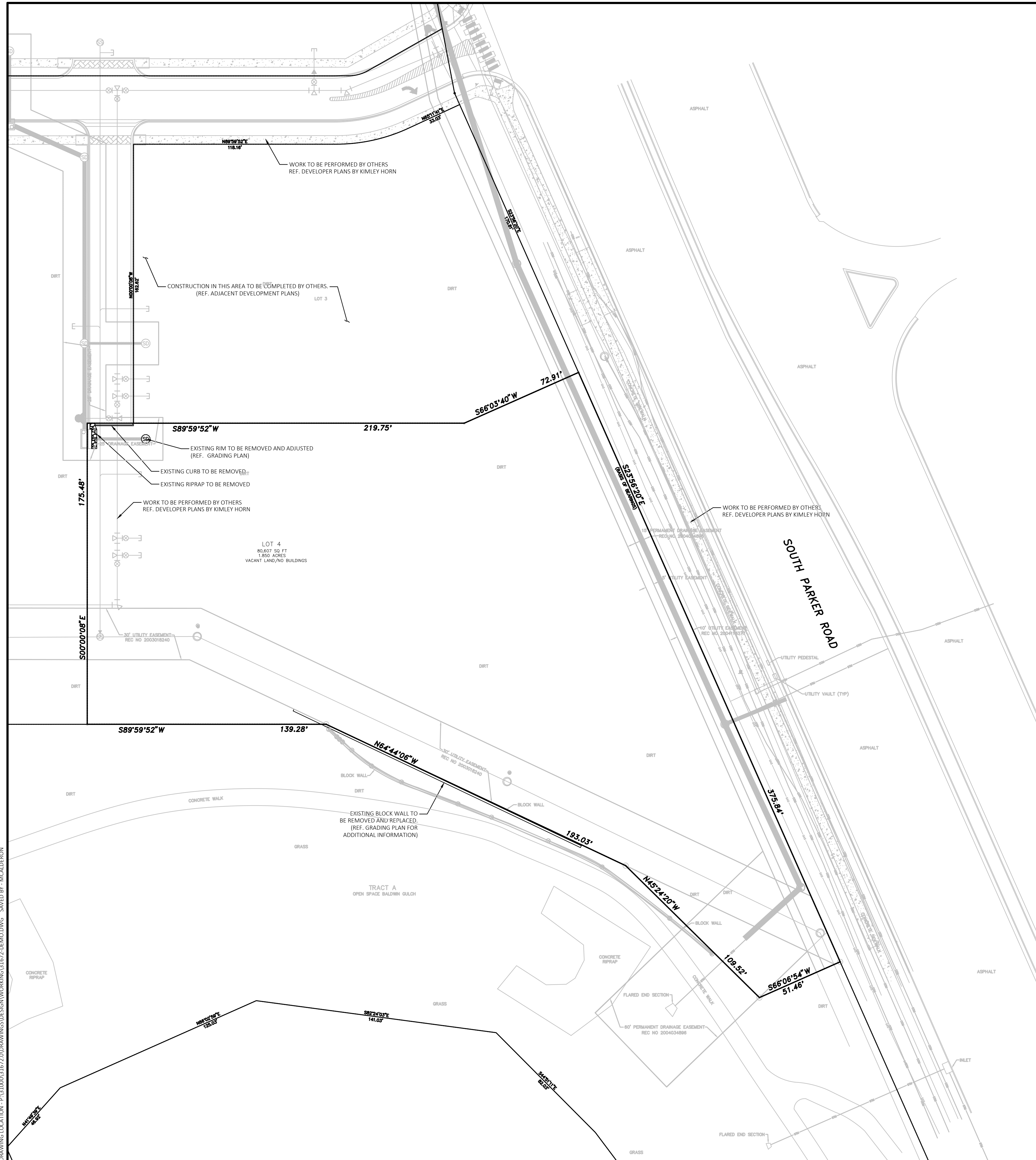
FOR REVIEW ONLY  
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CONSTRUCTION

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
DATE	2/7/2022
REVISION	REV-2

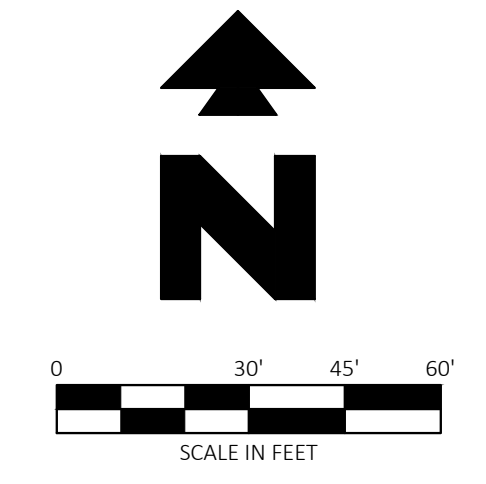
### COVER SHEET

SHEET TITLE  
SHEET NUMBER

01 OF 07



Know what's below.  
Call before you dig.



**BENCHMARK**  
DOUGLAS CONTROL MONUMENT #1.095035. A 3 1/2" ALUMINUM CAP.  
ELEVATION = 5906.34 FEET (NAVD1988). AS PUBLISHED BY DOUGLAS COUNTY

**BASIS OF BEARINGS**  
THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

**FLOOD ZONE INFORMATION**  
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MAP NUMBER: 08035C0067G  
EFFECTIVE DATE: MARCH 16, 2016

- EXISTING LEGEND:**
- PROPERTY LINE/RIGHT OF WAY LINE
  - ⊙ COMMUNICATIONS MANHOLE
  - ⊙ SANITARY SEWER MANHOLE
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**QUICK N CLEAN**  
PLANS PREPARED FOR  
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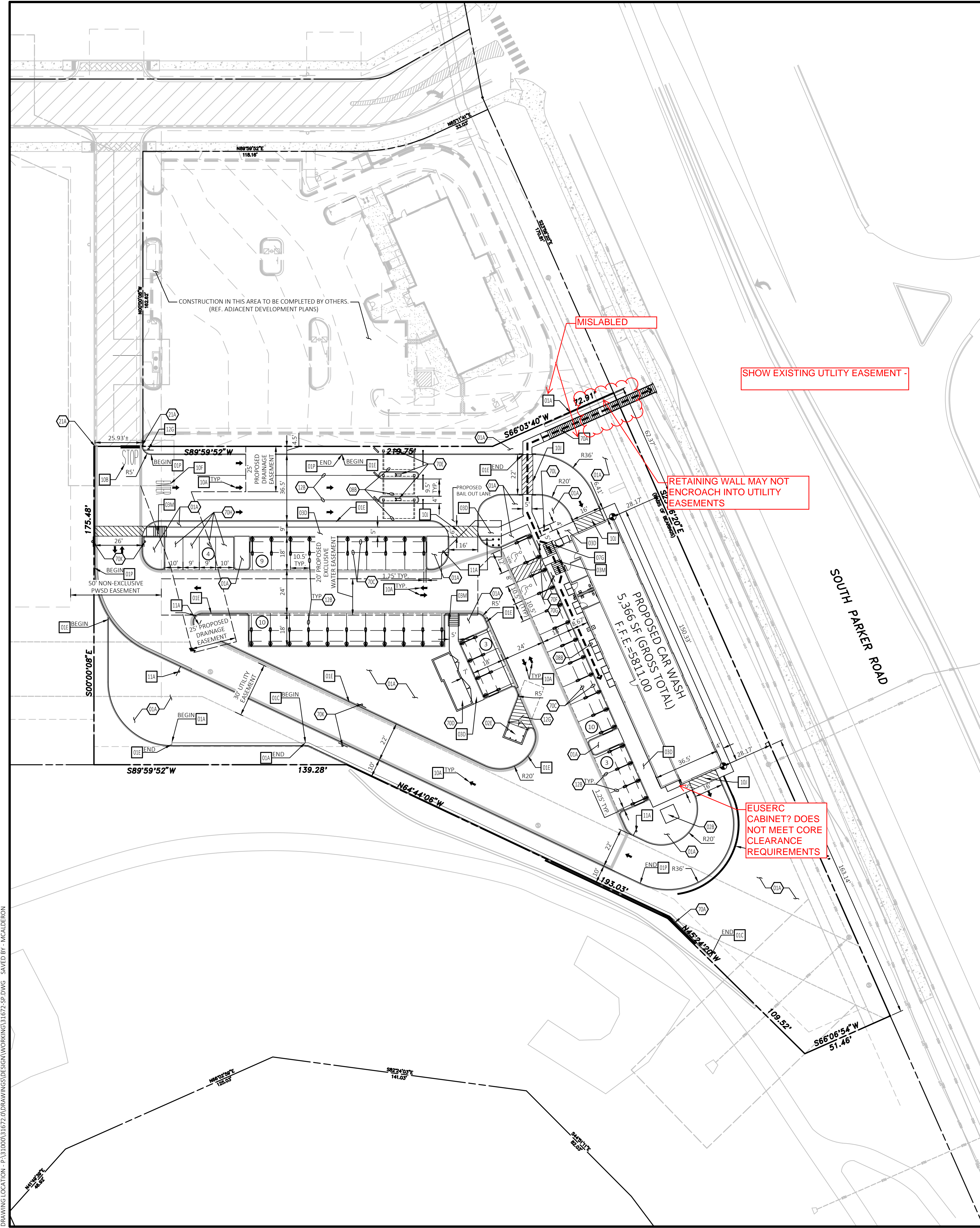
QUICK N CLEAN  
PARKER RD. & PINE LANE AVE.  
PARKER, COLORADO  
PRELIMINARY SITE PLANS

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EXISTING CONDITION  
& DEMOLITION PLAN  
SHEET TITLE  
SHEET NUMBER

DRAWING LOCATION: P:\31000\31672\DRAWINGS\DESIGN\WORKING\31672-REV-0.DWG, SAVED BY: MACALDERON  
© 2022 CEI ENGINEERING ASSOCIATES, INC.



**LEGAL DESCRIPTION**

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.  
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 MAP NUMBER: 08035C067G  
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**NOTE:**

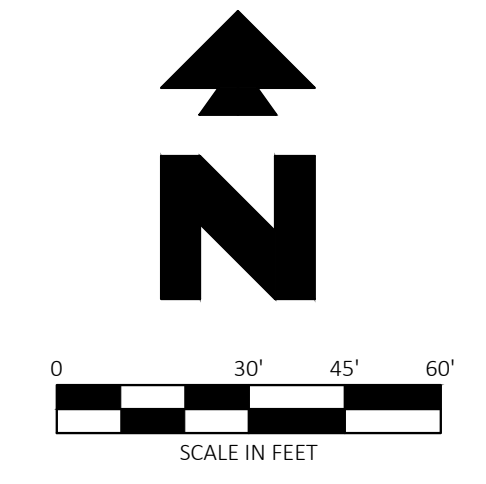
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**GENERAL SITE NOTES**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES TO REMAIN WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED / ADJUSTED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT CONTRACT REQUIREMENTS.
- REFER TO ARCH. PLANS FOR Pylon AND/OR MONUMENT SIGNS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE CONTRACT REQUIREMENTS:  
 UNLESS OTHERWISE NOTED, ALL CURB ON-SITE SHALL BE INSTALLED PER 01E.  
 ALL PARKING LOT SIGN BASE SUPPORTS (EXCLUDING ACCESSIBLE PARKING SIGNAGE) SHALL BE INSTALLED PER DETAIL 12E.  
 ALL PARKING LOT STRIPING SHALL BE PAINTED WITH 4 INCH. YELLOW PAINT (TYP.)  
 ACCESSIBLE PARKING STALL STRIPING AND ISA SYMBOL SHALL BE PAINTED PER ARCH PLANS.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF THE LOCAL MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE OPERATOR SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:48) IN ANY DIRECTION.
- ANY FACILITIES THAT ARE TO REMAIN AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF CONSTRUCTION, SHALL BE REPLACED PER CURRENT CONTRACT REQUIREMENTS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- REFER TO DETAIL 08R FOR CONCRETE JOINT DETAILS.
- CONTRACTOR SHALL ENSURE ADA CONFORMANCE OF ALL EXISTING SIDEWALKS AND CURB RAMPS WITHIN PUBLIC RIGHT-OF-WAY WITHIN THE PROJECT LIMITS. ALL EXISTING SIDEWALKS AND CURB RAMPS SHALL CONFORM TO THE LATEST ADOPTED VERSION (AND ALL AMENDMENTS) OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN & THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS). ANY EXISTING SIDEWALK THAT IS NOT IN CONFORMANCE WITH ADA REGULATIONS SHALL BE REMOVED AND REPLACED PER CITY OF DALLAS CODES AND COST SHALL BE INCLUDED IN BASE BID.
- ALL ADA SIGNS SHALL BE PERMITTED SEPARATELY.



Know what's below.  
 Call before you dig.



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 (35) AND PAY STATION (3) CANOPIES.
SITE INFORMATION	
PROPOSED PROPERTY:	1.85± AC. / 80,607± S.F.
BUILDING AREA:	5,366± S.F.
LANDSCAPE AREA (ONSITE & FRONTAGE):	0.70± AC. / 30,396± S.F.
SITE LANDSCAPE RATIO:	38.0%
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: (I) LANDSCAPING, EACH SITE SHALL BE LANDSCAPED IN ACCORDANCE WITH CHAPTER 13.06 OF THIS TITLE.	
PARKING REQUIREMENTS	
PARKING REQUIRED:	CAR WASH: 1 PER ESTABLISHMENT PLUS 1 PER STAFF MEMBER PER MAXIMUM SHIFT
PARKING PROVIDED:	EMPLOYEE: 3 (9' X 18' AND 10' X 18') NON-VACUUM: 1 (9' X 18' OR 10' X 18') VACUUM: 33 (10.5' X 18') ACCESSIBLE (VACUUM): 2 (12' X 18') (8' ACCESS AISLE) TOTAL PARKING: 39
BICYCLE PARKING REQUIRED:	2
BICYCLE PARKING PROVIDED:	2

**EXISTING LEGEND**

---	PROPERTY LINE/RIGHT OF WAY LINE
⊙	COMMUNICATIONS MANHOLE
⊙	SANITARY SEWER MANHOLE
⊙	STORM SEWER MANHOLE
---	UNDERGROUND GAS LINES
---	UNDERGROUND COMMUNICATIONS LINES
---	UNDERGROUND STORM SEWER LINES

**PROPOSED**

---	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
⊙	BUILDING CONTROL POINT
⊙	PROPOSED PARKING SPACES
---	PEDESTRIAN PATH OF TRAVEL

**SITE DETAILS** (REF CONSTRUCTION DOCUMENTS FOR DETAILS)

01A	TYPE A CONCRETE CURB AND GUTTER
01C	TYPE C CONCRETE RAISED CURB AND GUTTER
01E	TYPE E CURB
01P	RAISED CURB AND GUTTER
03D	CONCRETE SIDEWALK
03M	WHEELCHAIR RAMP IN SIDEWALK
10A	TRAFFIC FLOW ARROW
10B	STOP BAR
10F	ENTER PAVEMENT MARKING WITH ARROW
10G	EXIT PAVEMENT MARKING WITH ARROW
10I	CROSSWALK MARKING
11A	DO NOT ENTER SIGN
12G	STOP SIGN
70A	CONCRETE ACCESSIBLE RAMP AND HANDRAIL

**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.).
12G	4" WIDE PAINTED WHITE STRIPES, 2'0" O.C. @ 45°
21A	TAPER CURBS TO MATCH EXISTING CURB.
70A	FOUR (4) FOOT MAX. RETAINING WALL (REF ARCH PLANS).
70B	FOUR (4) FOOT SCREEN WALL (REF ARCH PLANS).
70C	"VACUTECH" SHADE CLOTH CANOPY, REF ARCHITECTURAL PLANS VACUUM CANOPY BY 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 BY 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)
70H	EMPLOYEE PARKING & ESTABLISHMENT PARKING
70I	FIRE LANE MARKING PER TOWN OF PARKER STANDARDS
70K	NO PARKING FIRE LANE SIGN PER TOWN OF PARKER STANDARDS
70L	BICYCLE RACK (PER ARCH. PLANS)



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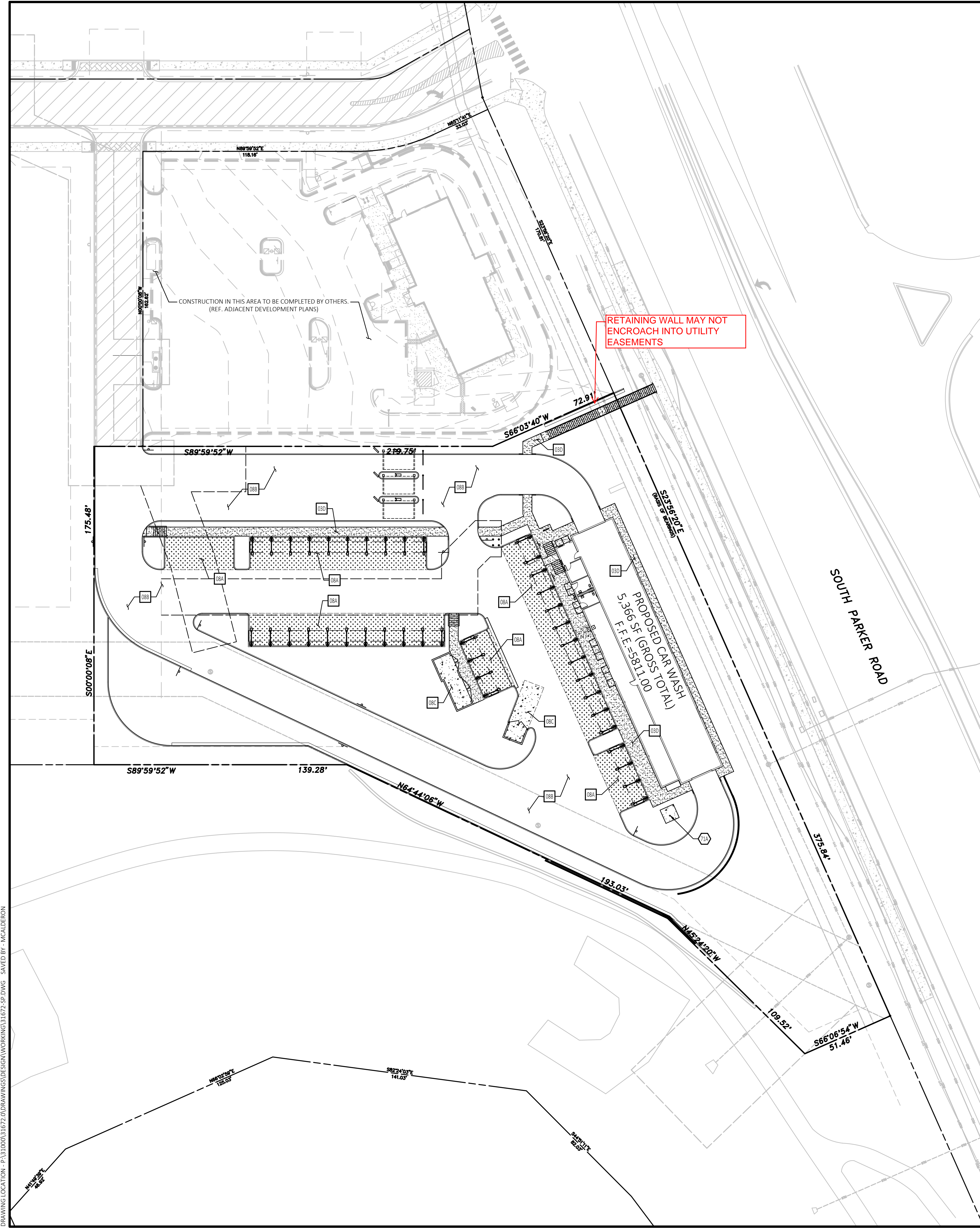
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SITE PLAN  
 SHEET TITLE  
 SHEET NUMBER

03 OF 07



**LEGAL DESCRIPTION**  
 REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.

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- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- GAS UNDERGROUND GAS LINES
- COM UNDERGROUND COMMUNICATIONS LINES
- STM UNDERGROUND STORM SEWER LINES

**PROPOSED LEGEND**

- CONCRETE CURB AND GUTTER.
- ▨ LIMITS OF CONCRETE SIDEWALK PER DETAIL 03D
- ▨ LIMITS OF HEAVY DUTY CONCRETE PER DETAIL 08C
- ▨ LIMITS OF STANDARD DUTY ASPHALT PER DETAIL 08A
- ▨ LIMITS OF HEAVY DUTY ASPHALT PER DETAIL 08B

**GENERAL SITE NOTES**

- A. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND D.S.H.A. STANDARDS.
- B. PRIOR TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE AUTHORITY HAVING JURISDICTION.
- C. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- D. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- E. ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- F. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- G. EXISTING STRUCTURES TO REMAIN WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED / ADJUSTED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- H. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- I. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- J. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT CONTRACT REQUIREMENTS.
- K. REFER TO ARCH. PLANS FOR PYLON AND/OR MONUMENT SIGNS.
- L. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- M. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE CONTRACT REQUIREMENTS: UNLESS OTHERWISE NOTED, PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA.
- N. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND A WARNING THAT VEHICLES IN VIOLATION OF THE LOCAL MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- O. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE OPERATOR SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- P. MAXIMUM SLOPE IN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% (1:48) IN ANY DIRECTION.
- Q. ANY FACILITIES THAT ARE TO REMAIN AND ARE DAMAGED BY THE CONTRACTOR AS A RESULT OF CONSTRUCTION, SHALL BE REPLACED PER CURRENT CONTRACT REQUIREMENTS AT THE SOLE EXPENSE OF THE CONTRACTOR.
- R. REFER TO DETAIL 08R FOR CONCRETE JOINT DETAILS.
- S. CONTRACTOR SHALL ENSURE ADA CONFORMANCE OF ALL EXISTING SIDEWALKS AND CURB RAMPS WITHIN PUBLIC RIGHT-OF-WAY WITHIN THE PROJECT LIMITS. ALL EXISTING SIDEWALKS AND CURB RAMPS SHALL CONFORM TO THE LATEST ADOPTED VERSION (AND ALL AMENDMENTS) OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN & THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS). ANY EXISTING SIDEWALK THAT IS NOT IN CONFORMANCE WITH ADA REGULATIONS SHALL BE REMOVED AND REPLACED PER CITY OF DALLAS CODES AND COST SHALL BE INCLUDED IN BASE BID.
- T. ALL ADA SIGNS SHALL BE PERMITTED SEPARATELY.

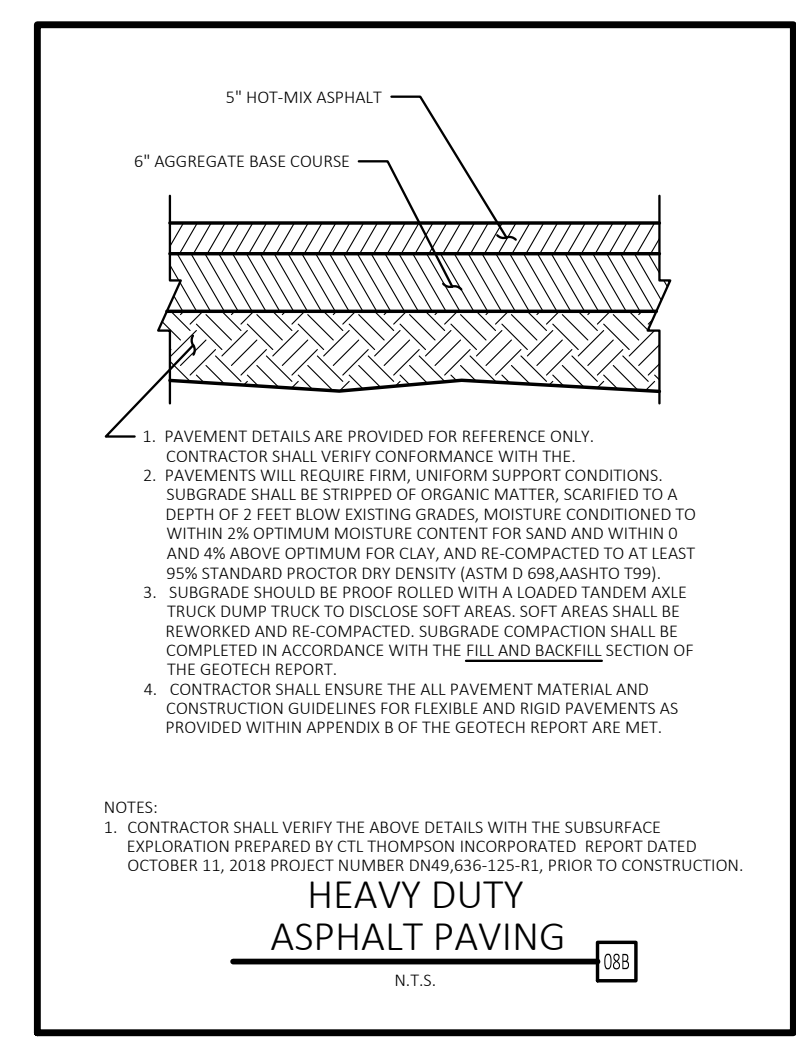
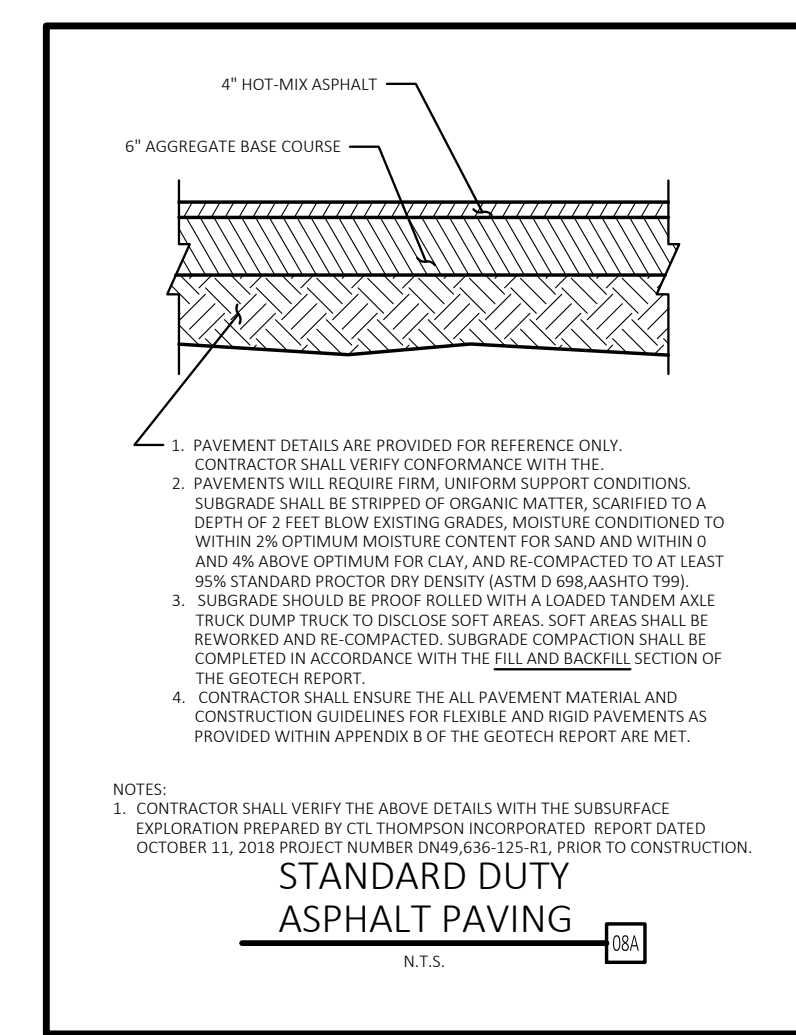
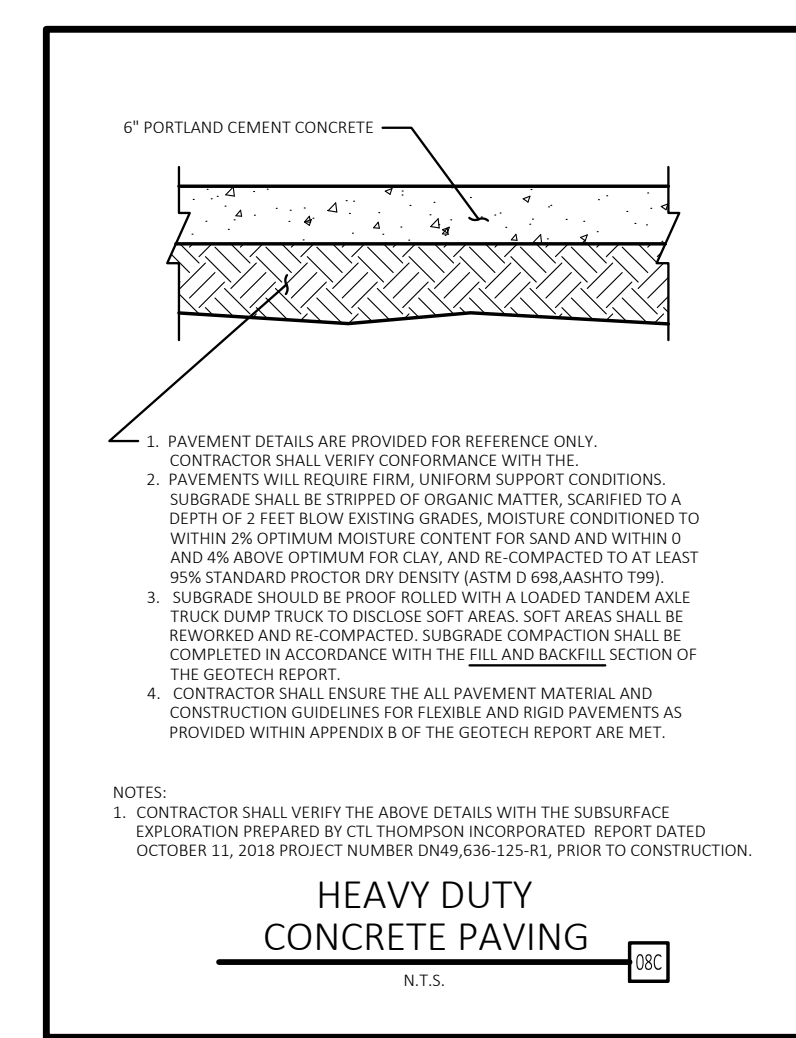
**PAVING DETAILS**

- 03D CONCRETE SIDEWALK
- 08A STANDARD DUTY ASPHALT PAVING
- 08B HEAVY DUTY ASPHALT PAVING
- 08C HEAVY DUTY CONCRETE PAVING

**PAVING NOTES**

- 71A TRANSFORMER SLAB PER ELECTRIC COMPANY STANDARDS.

**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.



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 11811 N. TATUM BOULEVARD,  
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PLANS PREPARED FOR  
 QUICK N CLEAN  
 7291 E. ADOBE DRIVE, SUITE 115  
 SCOTTSDALE, AZ 85255  
 PHONE: (480) 707-3531

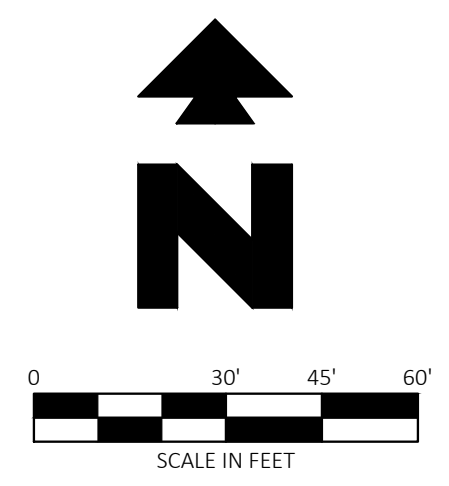
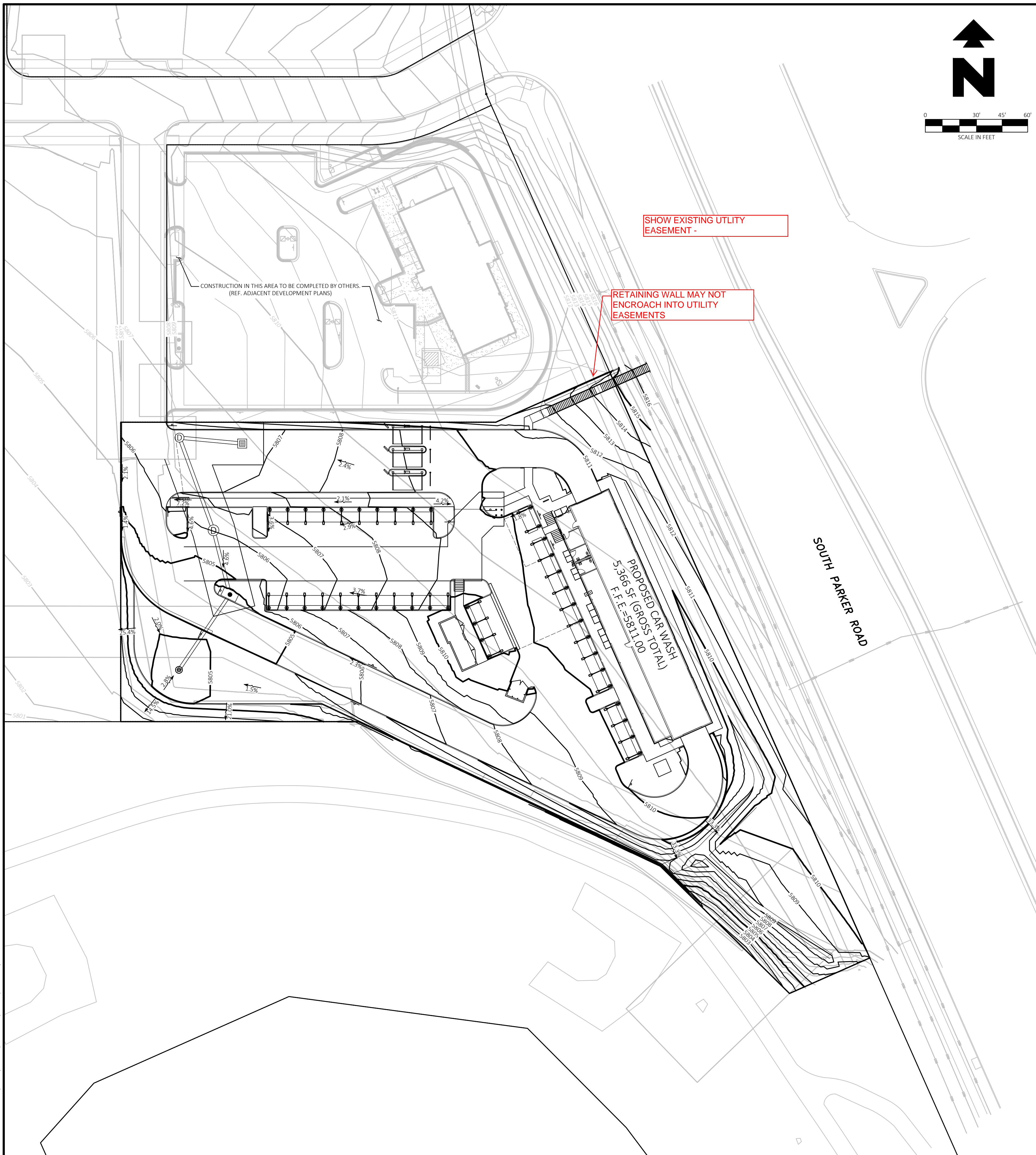
REVISION		
NO.	DESCRIPTION	DATE

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

FOR REVIEW ONLY  
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 CONSTRUCTION

PROFESSIONAL OF RECORD	TAB
PROJECT MANAGER	ASD
DESIGNER	RM
CEI PROJECT NUMBER	31672
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REVISION	REV-2

PAVING PLAN  
 SHEET TITLE  
 SHEET NUMBER



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**

- GRADE BREAK
- XXX--- CONTOUR ELEVATIONS
- --- --- STORM DRAIN

**BENCHMARK**

DOUGLAS CONTROL MONUMENT #1.095035. A 3" ALUMINUM CAP.  
ELEVATION = 5906.34 FEET (NAVD1988). AS PUBLISHED BY DOUGLAS COUNTY

**BASIS OF BEARINGS**

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR 523°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

SHOW EXISTING UTILITY EASEMENT -

RETAINING WALL MAY NOT ENCR OACH INTO UTILITY EASEMENTS

CONSTRUCTION IN THIS AREA TO BE COMPLETED BY OTHERS.  
(REF. ADJACENT DEVELOPMENT PLANS)

PROPOSED CAR WASH  
5,366 SF (GROSS TOTAL)  
F.F.E.=3811.00

SOUTH PARKER ROAD



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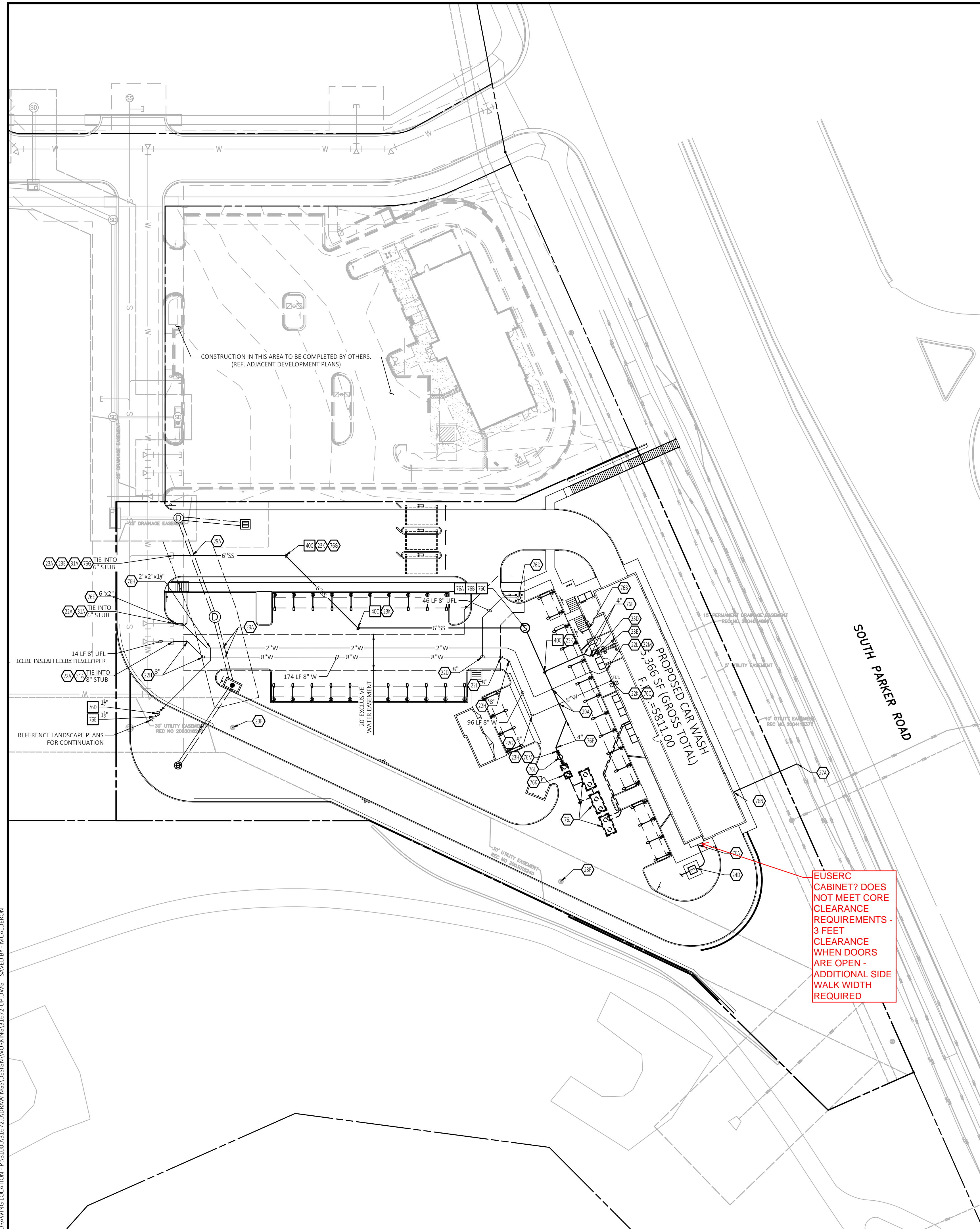
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PRELIMINARY  
GRADING PLAN  
SHEET TITLE  
SHEET NUMBER

05 OF 07

DRAWING LOCATION: P:\31000\31672\DRAWINGS\DESIGN\WORKING\31672-GR.DWG SAVED BY: MACLEDEON



**LEGAL DESCRIPTION**

REFERENCE 01 - COVER SHEET FOR LEGAL DESCRIPTION.  
**BENCHMARK**  
 DOUGLAS CONTROL MONUMENT #1.095035, A 3 3/4" ALUMINUM CAP.  
 ELEVATION = 5906.34 FEET (NAVD1988), AS PUBLISHED BY DOUGLAS COUNTY

**BASIS OF BEARINGS**

THE BEARINGS ARE BASED ON THE WEST ROW LINE OF SOUTH PARKER ROAD ASSUMED TO BEAR S23°56'20"E BETWEEN MONUMENTS FOUND AND DESCRIBED HEREON.

**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: 08055C0076  
 EFFECTIVE DATE: MARCH 16, 2016

**NOTE:**

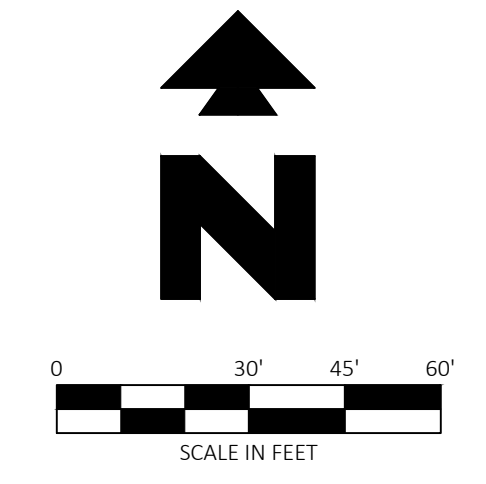
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

**GENERAL UTILITY NOTES**

- A. ALL WATER LINES SHALL HAVE 4'-6" MIN. COVER.
- B. ALL SANITARY SEWER LINES 6" AND SMALLER SHALL BE PVC (SDR35) WITH 4'-6" MIN. COVER.
- C. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- D. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- E. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- F. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- G. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE PROJECT CONTRACT REQUIREMENTS OR SPECIFICATIONS OF THE LOCAL AUTHORITIES:  
 REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICE DETAIL W3.1  
 ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER W3.1B  
 ALL WATER LINE PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER TOWN OF PARKER W4.1  
 ALL SANITARY SEWER PIPE TRENCHING & BEDDING SHALL BE INSTALLED PER TOWN OF PARKER S4.1-S4.5.  
 REFERENCE DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICE DETAIL S1.1.
- H. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- I. CONTRACTOR SHALL MAINTAIN A MINIMUM COVER ON ALL WATER LINES.
- J. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- K. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- L. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- M. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- N. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- O. REFER TO ELECTRIC COMPANY PLANS FOR ELECTRIC SERVICE DESIGN.
- P. REFER TO TELEPHONE PLANS FOR TELEPHONE & DATA SERVICE DESIGN.



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**

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- X"G --- GAS SERVICE
- X"SS --- SANITARY SEWER SERVICE
- UNDERGROUND ELECTRIC SERVICE
- UGT --- UNDERGROUND TELEPHONE SERVICE
- X"W --- WATER SERVICE
- FDC FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT

**UTILITY NOTES**

- 22A POINT OF CONNECTION - WATER SERVICE PER LOCAL CODE STANDARDS.
- 22D M.J. TEE WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22G 90° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22H 45° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22I 22.5° M.J. BEND WITH THRUST BLOCKING (SEE SIZES THIS SHEET)
- 22K SPRINKLER ENTRY PER ARCH. PLANS
- 22L METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
- 22M INTERNAL WATER METER (PER LOCAL CODES AND SPECIFICATION) (REF ARCH PLANS).
- 23A POINT OF CONNECTION FOR SANITARY SEWER
- 23D BUILDING SANITARY SEWER SERVICE CLEAN-OUT
- 23E SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
- 23F ADJUST RIM TO MATCH FINISH GRADE.
- 23K SANITARY SEWER SERVICE WYE (PER LOCAL CODES).
- 24D PROPOSED ELECTRIC TRANSFORMER.
- 27A POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENT).
- 29A MAINTAIN MINIMUM 18" VERTICAL SEPARATION.
- 31A LOCATION FOR THIS UTILITY AS SHOWN IS FOR DRAWING PURPOSES ONLY. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED UTILITY LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY CEI ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.
- 76A UNDERGROUND ELECTRICAL SERVICE ENTRY (PER ARCH PLANS) (REF ELECTRICAL SCHEMATIC PLANS FOR ELECTRICAL SERVICE CONSTRUCTION INFORMATION)
- 76B UNDERGROUND TELEPHONE SERVICE ENTRY (PER ARCH PLANS) (REF TELEPHONE CO. SCHEMATIC PLANS FOR TELEPHONE SERVICE CONSTRUCTION INFORMATION)
- 76C INTERNAL FIRE SPRINKLER RISER WITH WALL MOUNT FIRE DEPARTMENT CONNECTION (FDC). REF MECHANICAL PLANS.
- 76D FIRE HYDRANT WITH BOLLARDS PER TOWN OF PARKER STANDARD DETAILS.
- 76E REDUCER
- 76F 45° BEND
- 76G 11.25° BEND
- 76H REDUCING TEE
- 76I RECLAIM SYSTEM (REF PLUMBING PLANS)
- 76K SAND/OIL SEPARATOR (REF PLUMBING PLAN)
- 76L WASTEWATER SAMPLE PORT (REF PLUMBING PLANS)
- 76M REF PLUMBING PLANS FOR CONTINUATION.
- 76N GAS SERVICE ENTRY (PER ARCH. PLANS).

**UTILITY DETAILS** (REF CONSTRUCTION DOCUMENTS FOR DETAILS)

- 40C SANITARY SEWER CLEAN OUT
- 76A PRECAST MANHOLE FLAT TOP W/ECCENTRIC OPENING PER TOWN OF PARKER DETAIL W3.2.
- 76B PRECAST MANHOLE BASE AND CHANNELIZATION PER TOWN OF PARKER DETAIL W3.4 & W3.7.
- 76C 24 INCH DIAMETER RING AND COVER PER TOWN OF PARKER DETAIL W3.9.
- 76D OUTSIDE SETTING FOR 1-1/2 & 2" METER FOR IRRIGATION PER TOWN OF PARKER DETAIL W5.12.
- 76E REDUCED PRESSURE BACKFLOW PER TOWN OF PARKER DETAIL W6.1.



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PLANS PREPARED FOR  
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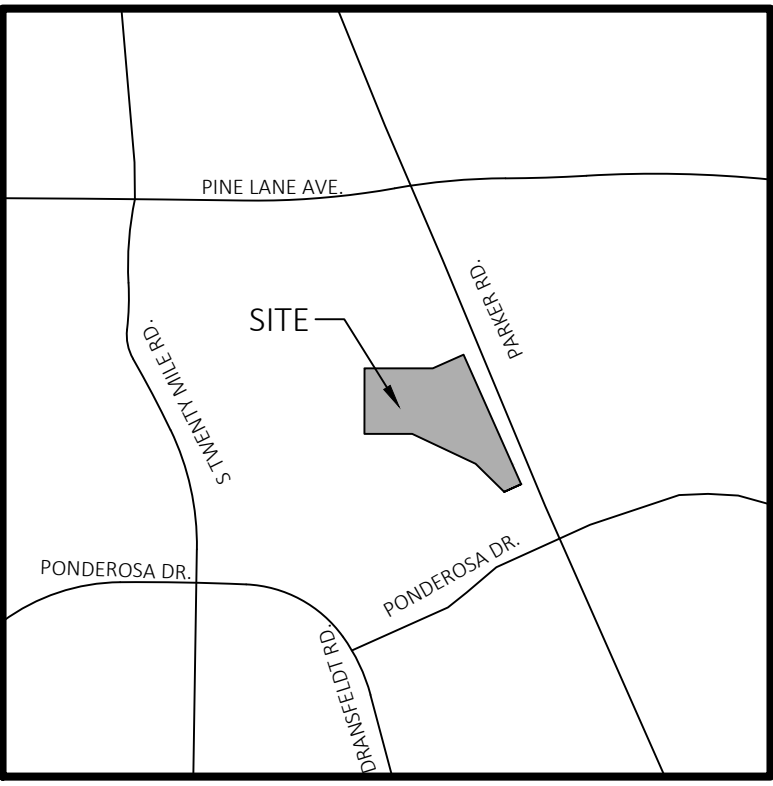
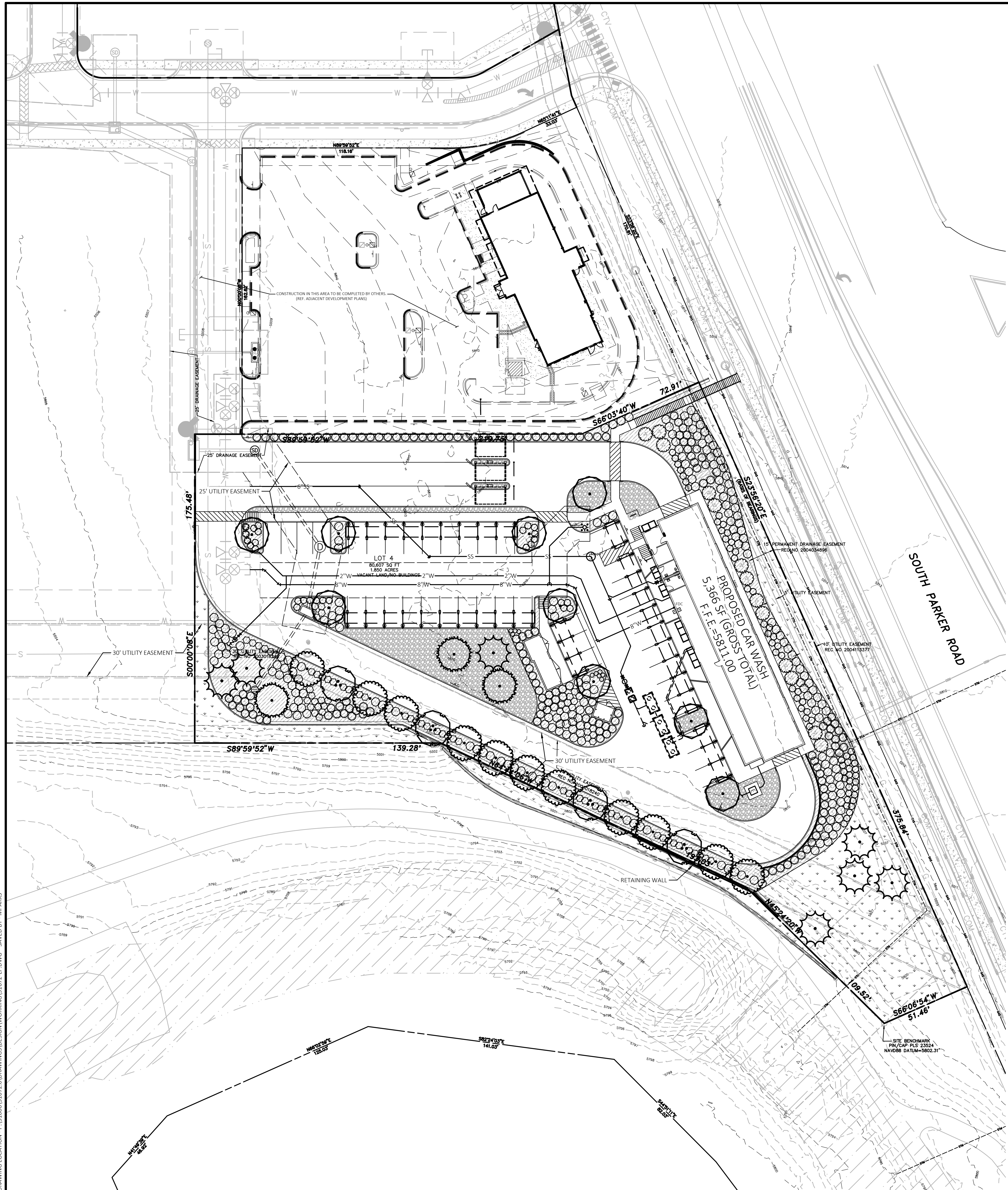
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UTILITY PLAN  
 SHEET TITLE  
 SHEET NUMBER

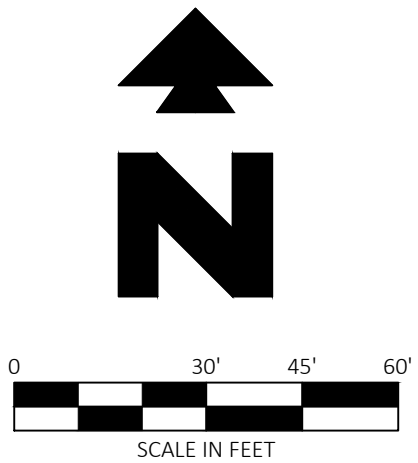
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**Vicinity Map**  
Not to Scale



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Call before you dig.



**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	38,246 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	10 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	8 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 84 SHRUBS REQUIRED	17 TREES AND 84 SHRUBS PROVIDED
	TOTAL NUMBER OF TREES AND SHRUBS PROVIDED		33 TREES PROVIDED 539 SHRUBS PROVIDED

**TREE SCHEDULE**

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	MATURE HT.	CAL.
	4	BETULA OCCIDENTALIS / WATER BIRCH MULTI-TRUNK	B & B	50A		40'	2.50" CAL.
	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER LOCUST WRAP TRUNK	B & B	50A		50'	2.50" CAL.
	7	PICEA PUNGENS / COLORADO SPRUCE	B & B	50A	6'-8" MIN	50'	
	3	PINUS EDULIS / PINON PINE	B & B	50A	6'-8" MIN	25'	
	11	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	B & B	50A		50'	2.50" CAL.

**SHRUB SCHEDULE**

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	MATURE HT.
	78	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE DOGWOOD	5 GAL	50B	4'
	13	FORESTIERA NEOMEXICANA 'HAPPY BOY' / HAPPY BOY NEW MEXICO PRIVET	5 GAL	50B	12'
	151	JUNIPERUS CHINENSIS 'ARMSTRONGII' / ARMSTRONG JUNIPER	5 GAL	50B	4'
	86	JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	5 GAL	50B	2'
	3	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	50B	4'
	198	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	50B	2'
	10	RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM CONEFLOWER	5 GAL	50B	3'

**LANDSCAPE MATERIALS LEGEND**

GROUND COVERS	QTY	NAME	TYPE
	+/- 13,783 SF	4" DEPTH 2" - 3" WASHED GRANITE ROCK MULCH COLOR: BROWN/TAN	
	+/- 5,023 SF	3" - 6" RIVER ROCK COBBLE (4" - 6" DEPTH) COLOR: BROWN/TAN	
	+/- 13,654 SF	SEED MIX OF 40% KENTUCKY BLUEGRASS, 40% TALL FESCUE, AND 20% PERENNIAL RYEGRASS @ 5 LBS PER 1000 SF	SEED



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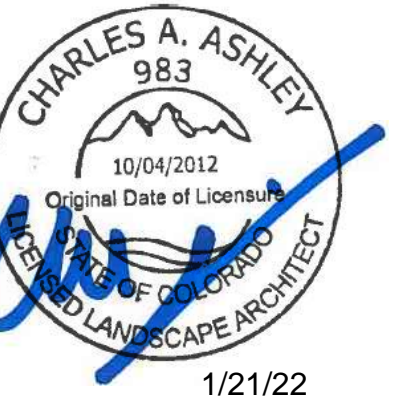


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PROFESSIONAL OF RECORD TAB  
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LANDSCAPE PLAN  
SHEET TITLE  
SHEET NUMBER

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