MISTER CAR WASH

13225 SOUTH PARKER ROAD
PARKER, CO 80134
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE PLANNING SET

PROJECT CONTACTS:

DEVELOPER/OWNER
TERRAFORM COMPANIES
6770 SOUTH 900 EAST, SUITE 300
SALT LAKE CITY, UT 84047
TEL: (801) 278-4689
CONTACT: ELLIOTT SMITH

APPLICANT
MISTER CARWASH
222 EAST 5TH STREET
TUCSON, AZ 85705
CONTACT: NICOLE KASTERN

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JOSEPH PARK, P.E.
EMAIL: JOEPARK@GALLOWAYUS.COM

LANDSCAPE/CONSULTANT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JON ROMERO, RLA, ASLA, COP
EMAIL: JONROMERO@GALLOWAYUS.COM

SURVEYOR
PARTNER ASSESSMENT CORPORATION
100 EAST CALIFORNIA AVENUE, SUITE 400
OKLAHOMA CITY, OK 73104
TEL: (405) 635-4947
CONTACT: LORI HANDY

MUNICIPAL & UTILITY CONTACTS:

ENGINEERING
TOWN OF PARKER - ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3169

STORM SEWER
TOWN OF PARKER - PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: RANDY CAPRA

WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

GAS
XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202
TEL: 1-800-628-2121

ELECTRIC
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688-3100

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204

TELEPHONE
CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY 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.

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.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR 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.

SIGNAGE NOTE: APPROVAL OF A 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.

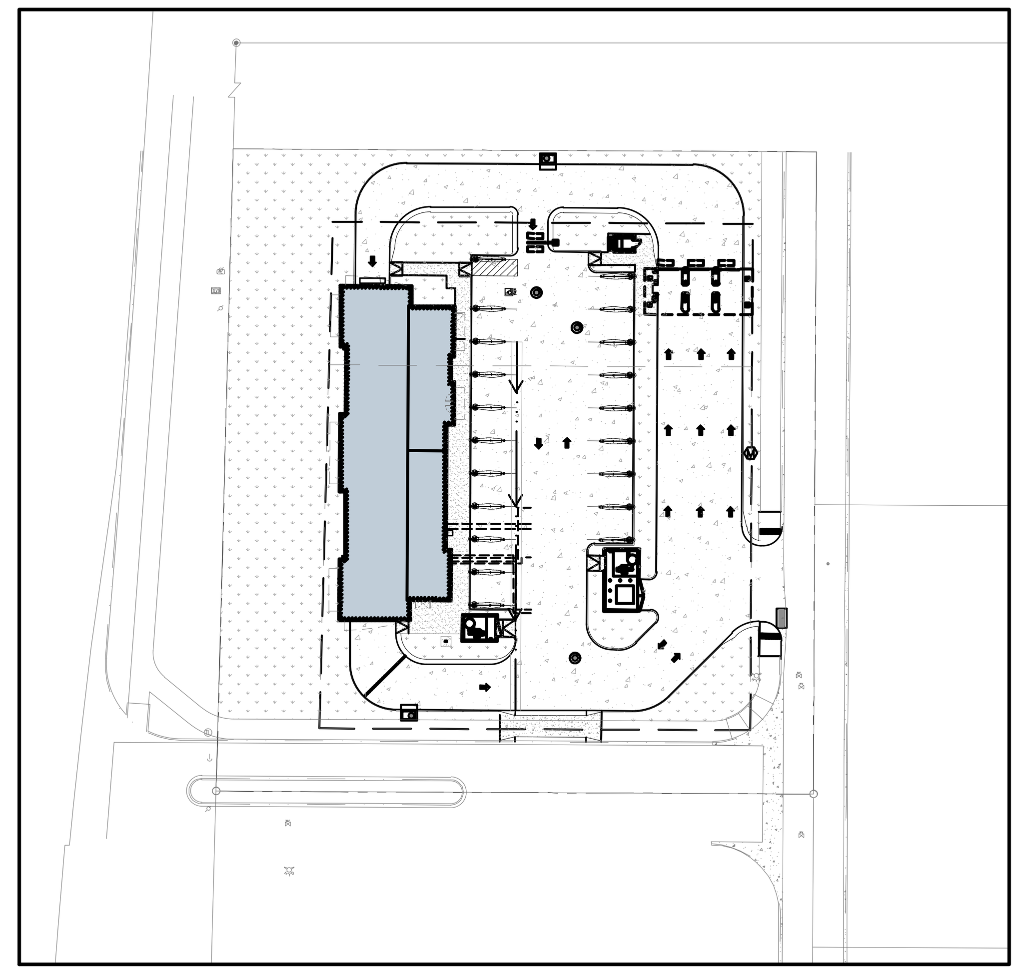
DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

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.

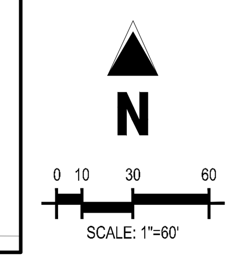
CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

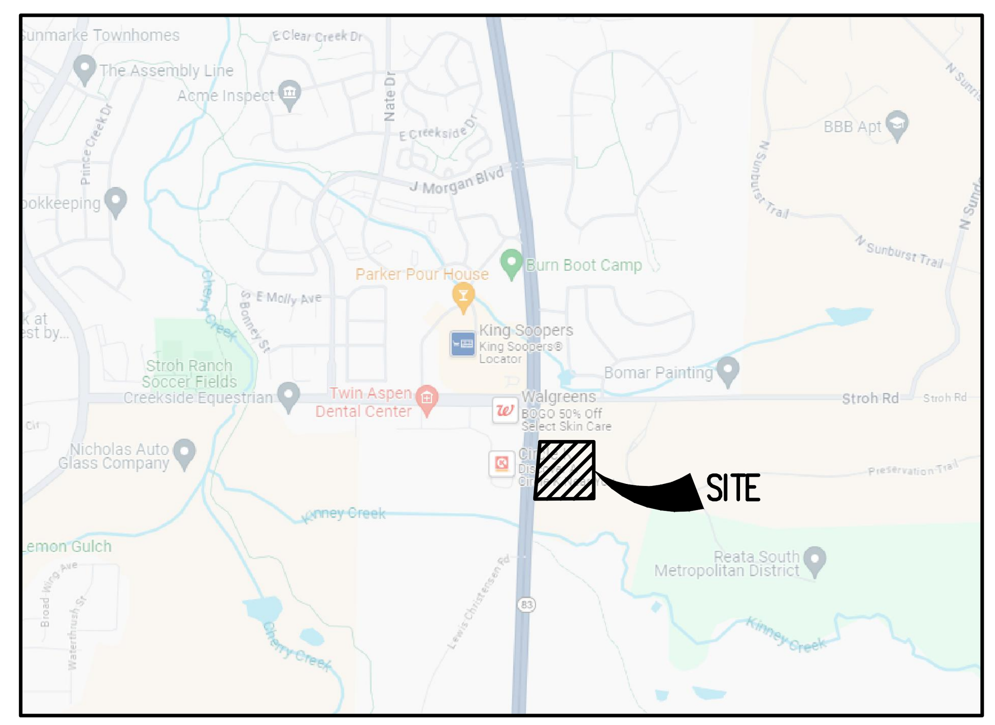
UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.



SITE MAP
SCALE: 1"=60'





VICINITY MAP
SCALE: 1"=600'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0	COVER SHEET (SITE PLAN)
S1	ALTA/NSPS LAND TITLE SURVEY
C1.1	SITE PLAN
E1.1	PHOTOMETRIC PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS & NOTES
PRE-1	PRELIMINARY EXTERIOR ELEVATIONS
PRE-2	PRELIMINARY FLOOR PLAN

SITE DATA TABLE

SITE AREA	58,985 SF / 1.354 AC
ZONING	MODIFIED COMMERCIAL
BUILDING:	SINGLE STORY - 5,440 SF (BUILDING)
	SINGLE STORY - 765 SF (CANOPY)
BUILDING COVERAGE:	50% MAX. / 9.22% ACTUAL
~~OPEN SPACE:~~	15% MIN. / 28.8% ACTUAL (16,972 SF LANDSCAPED AREA)
BUILDING SETBACK:	40' PUBLIC R.O.W.
	25' SIDE & REAR
BUILDING HT:	45' MAX / 35' ACTUAL
CAR PARKING:	1 PER ESTABLISHMENT, PLUS 1 PER STAFF MEMBER PER MAX SHIFT / 18 SPACES (INCLUDES 1 ADA) PROVIDED

"Landscape"

list required/provided

vacuums must be removed from required parking

new LDO states 1 per bay = 2 stalls (1 must be ADA).

office space - need to calculate square footage, then apply parking requirements (1 stall per 300sf)

bike parking is required (ie, for employees) - 2 per 10,000 s.f. GFA, or 10% of vehicle spaces provided, whichever is lower, but not to require more than 10 bicycle spaces per retail tenant

BENCHMARK

DOUGLAS COUNTY BENCHMARK NO. 1060032
3.25 ALUMINUM DOUGLAS COUNTY GIS CAP AT THE SOUTHEAST CORNER OF THE SOCCER FIELD PARKING LOT, NORTH OF STROH ROAD, APPROXIMATELY 1500' WEST OF J MORGAN BOULEVARD

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF PARKER POINTE SUBDIVISION FILING NO. 1 AS RECORDED IN THE RECORDS OF DOUGLAS COUNTY, STATE OF COLORADO, SAID LINE BEARING N01°30'59"E AND BEING MONUMENTED AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, PARKER AUTO FILING, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

(REGISTERED PROFESSIONAL ENGINEER) (LICENSE NO.) (DATE)

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 SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

NOT FOR CONSTRUCTION

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MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
-			
-			
-			
-			
-			
-			
-			
-			
-			

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	07/10/24

COVER SHEET (SITE PLAN)

C0