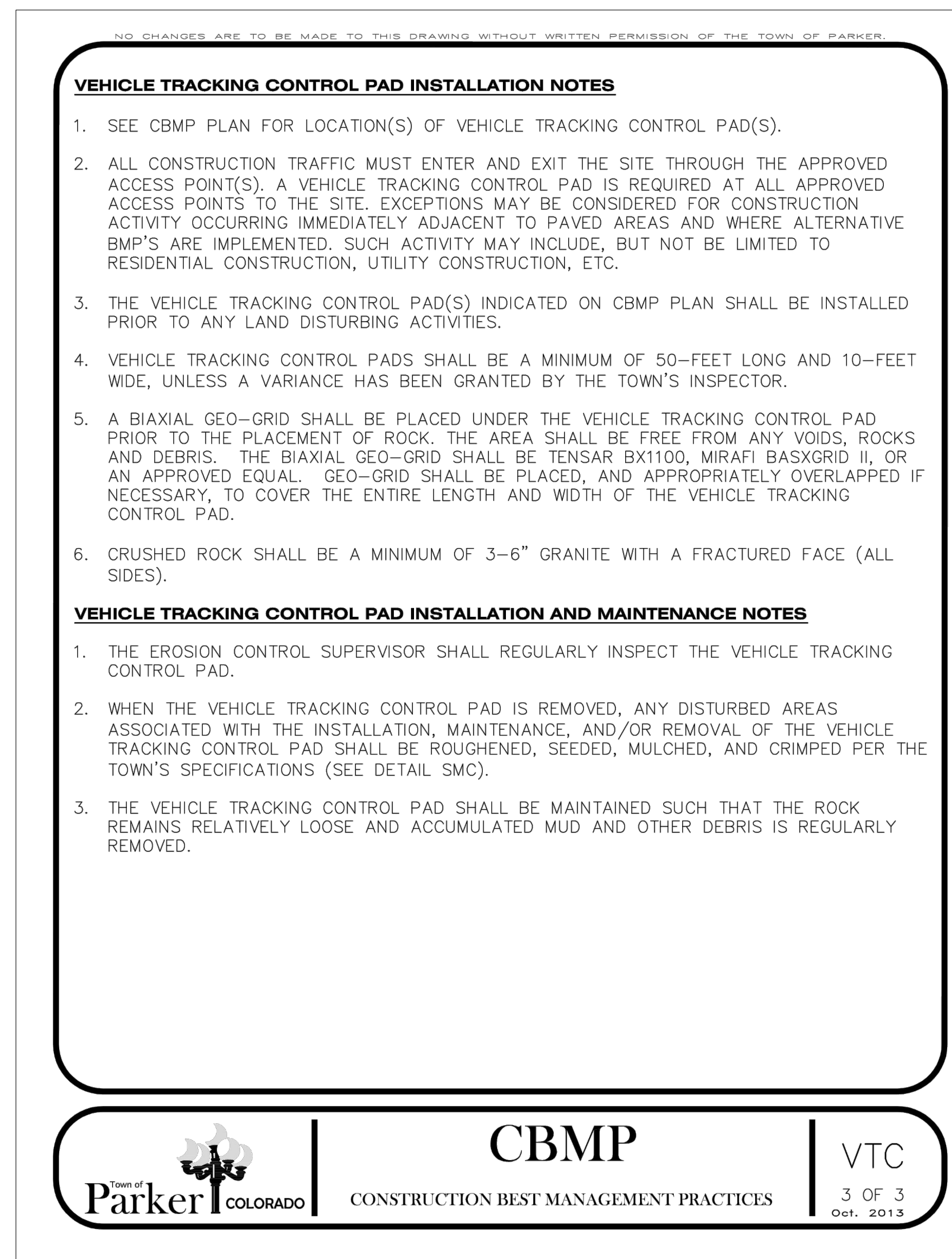
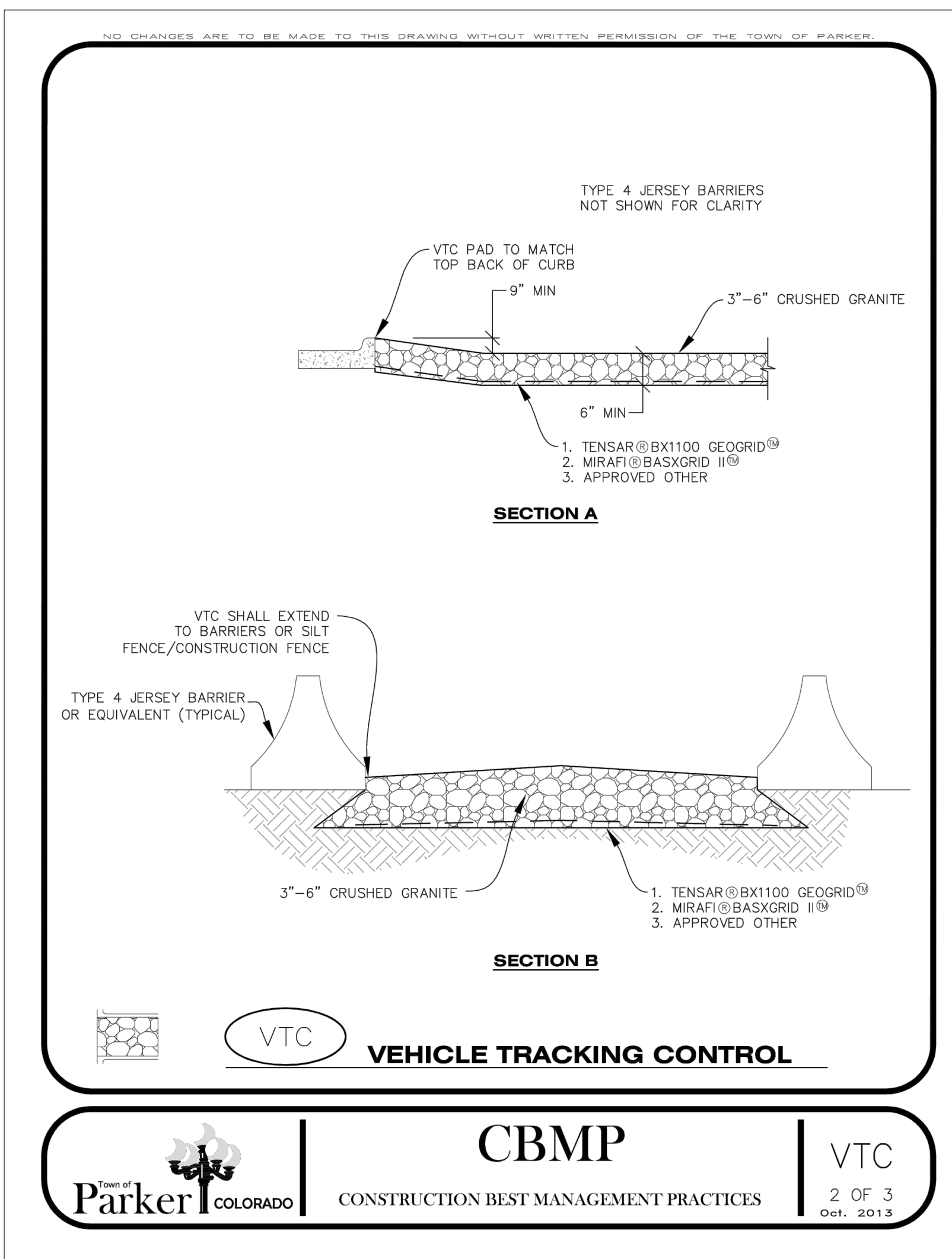
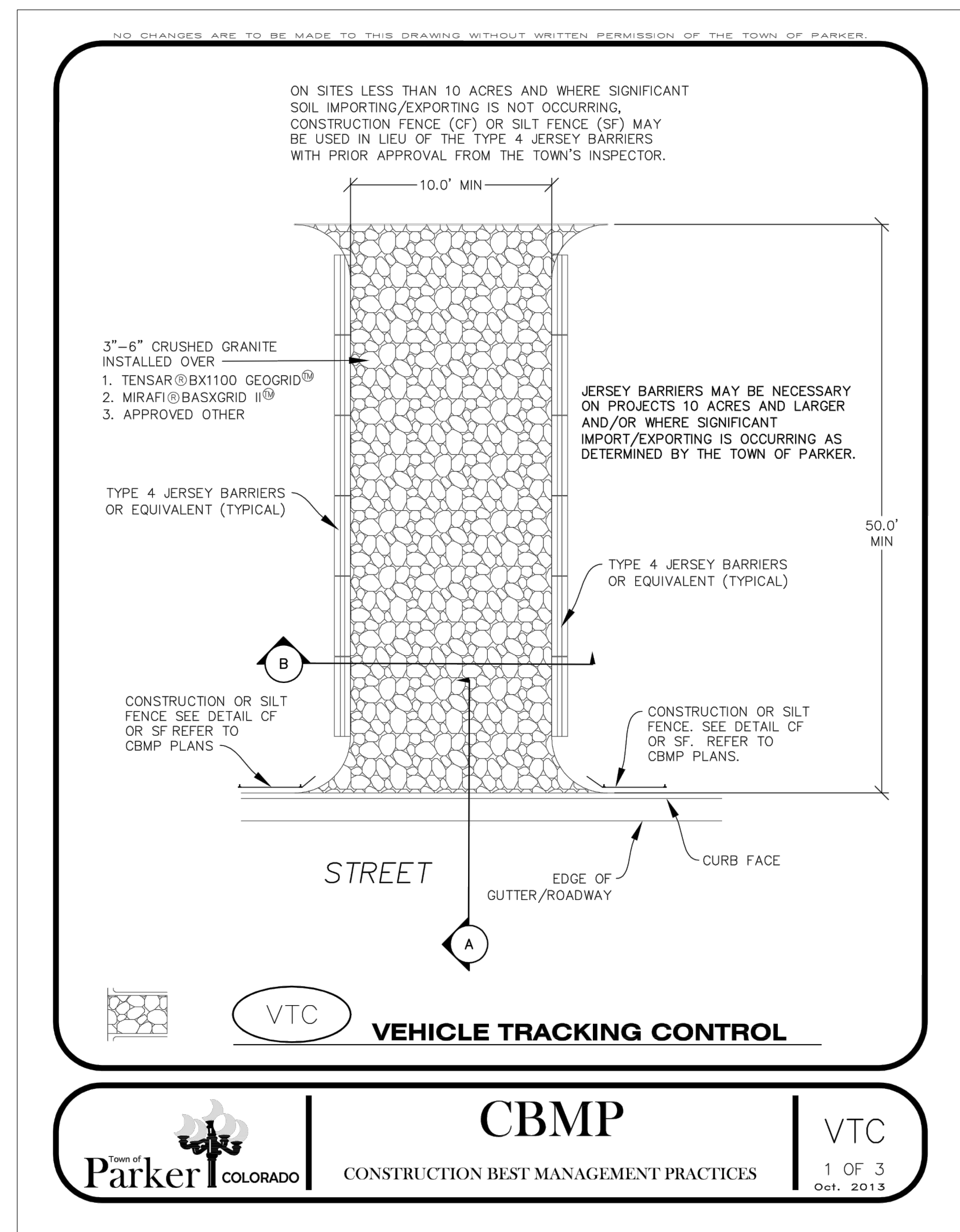


MISTER CAR WASH

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 CONSTRUCTION PLANS



**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

CBMP DETAILS

C2.12

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 CONSTRUCTION PLANS

Galloway

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

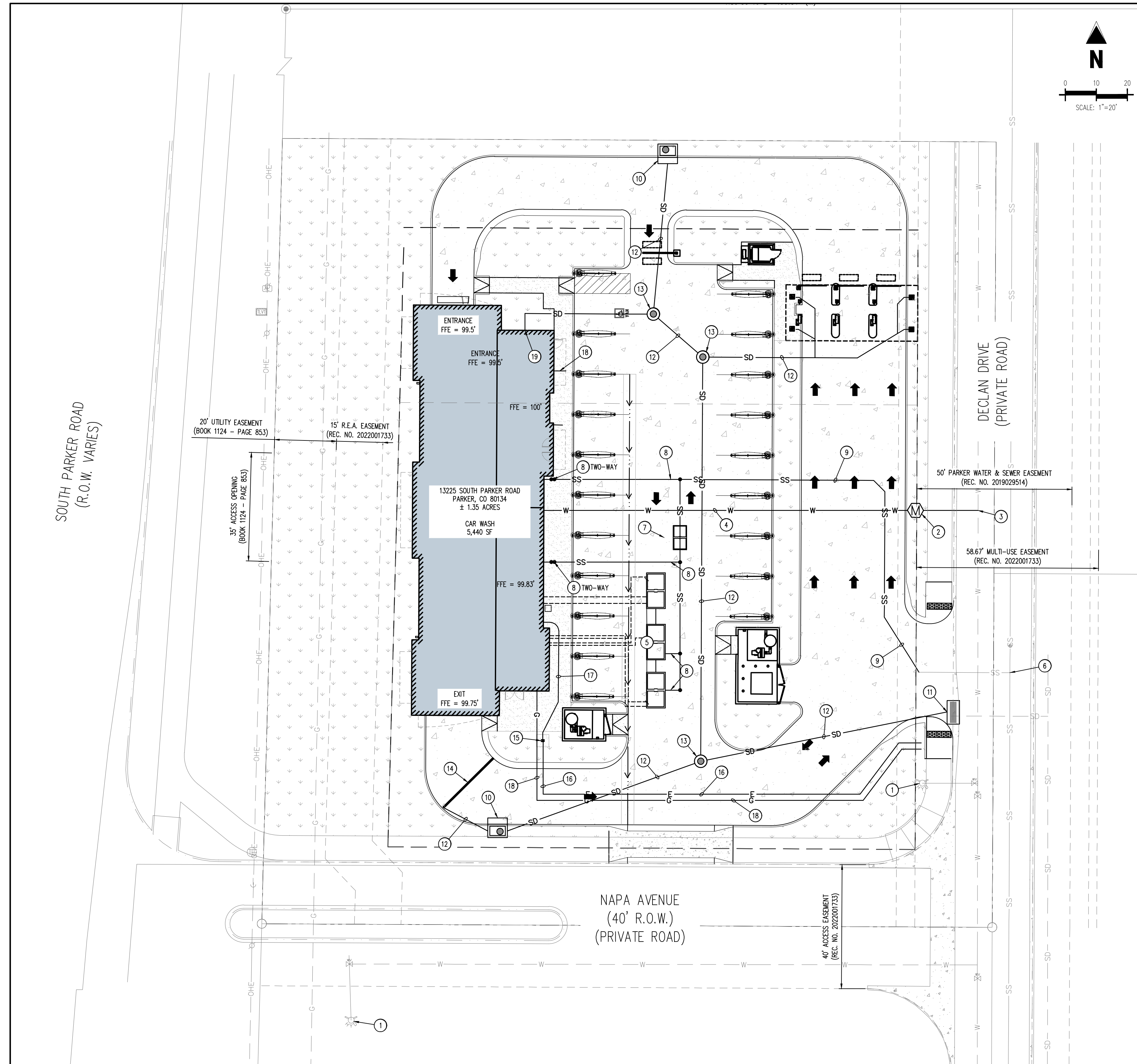
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MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE PLAN SUBMITTAL



UTILITY PLAN SCHEDULE

- 1 EXISTING FIRE HYDRANT TO REMAIN
- 2 PROPOSED 2" DOMESTIC WATER METER
- 3 PROPOSED 2" DOMESTIC WATER TAP
- 4 PROPOSED 2" DOMESTIC WATER SERVICE LINE
- 5 PROPOSED WATER RECLAMATION SYSTEM (REFERENCE PLUMBING PLANS)
- 6 PROPOSED 6" SANITARY SEWER CONNECTION (REFERENCE SANITARY SEWER PLANS)
- 7 PROPOSED 750 GALLON SAND/OIL INTERCEPTOR (REFERENCE PLUMBING PLANS)
- 8 PROPOSED SANITARY SEWER CLEANOUT (REFERENCE SANITARY SEWER PLANS)
- 9 PROPOSED SANITARY SEWER SERVICE LINE (REFERENCE SANITARY SEWER PLANS)
- 10 PROPOSED STORM SEWER INLET (REFERENCE STORM SEWER PLANS)
- 11 CONNECT TO EXISTING STUB STORM INLET. EXISTING STORM INLET TO BE REPLACED WITH VALLEY INLET (REFERENCE STORM SEWER PLANS)
- 12 PROPOSED STORM SEWER LINE (REFERENCE STORM SEWER PLANS)
- 13 PROPOSED STORM MANHOLE (REFERENCE STORM SEWER PLANS)
- 14 PROPOSED TRENCH DRAIN, ZURN OR APPROVED EQUAL (REFERENCE DETAIL #7 ON SITE DETAILS)
- 15 PROPOSED ELECTRIC TRANSFORMER. CONTRACTOR TO COORDINATE WITH XCEL ENERGY
- 16 PROPOSED PRIMARY ELECTRICAL SERVICE LINE. CONTRACTOR TO COORDINATE WITH XCEL ENERGY (REFERENCE ELECTRICAL PLANS)
- 17 PROPOSED SECONDARY ELECTRICAL SERVICE LINE. CONTRACTOR TO COORDINATE WITH XCEL ENERGY (REFERENCE ELECTRICAL PLANS)
- 18 PROPOSED GAS SERVICE LINE. CONTRACTOR TO COORDINATE WITH XCEL (REFERENCE MECHANICAL PLANS FOR BUILDING ENTRY AND GAS METER LOCATIONS)
- 19 STORM SEWER CONNECTION TO DOWNSPOUT (REFERENCE STORM SEWER PLANS)

SITE LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED TRANSFORMER
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED STORM INLET
- EXISTING ELECTRIC BOX
- CAR VACUUM EQUIPMENT

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING GAS LINE
- PROPOSED GAS LINE

BENCHMARK
DOUGLAS COUNTY BENCHMARK NO. 1060032
3.25 ALUMINUM DOUGLAS COUNTY GS 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 (NAVB88)

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.

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PARKER, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:
LOT 13, PARKER POINTE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 7TH, 2022 AT RECEPTION NO. 202200733, COUNTY OF DOUGLAS, STATE OF COLORADO.

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 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NOTE: CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS.

ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____

#	Date	Issue / Description	Init.

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

UTILITY PLAN

C3.1

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 CONSTRUCTION PLANS

**NOT FOR
CONSTRUCTION**

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**MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134**

SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
1			
2			
3			
4			
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13			
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15			

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

UTILITY DETAILS

C3.3

HALF PLAN

STANDARD LIFTING SLOT DETAIL

MACHINED SEAT

NOTE:
1. Casting Specifications: ASTM A-48 With A Minimum Tensile Strength of 25 KSI (Class 25)
2. All Casting to Be Dipped in Asphalt Base Coat (Or Approved Equal).
3. No other manhole lids will be accepted without prior approval from the District Engineer.

**PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER**

SCALE: NONE DATE: 2/98
APPROVED: PVR 09/16 10/16
DIRECTOR OF ENGINEERING SHEET S3.9

2016 REVISION

**PARKER WATER & SANITATION DISTRICT
CLASS A OIL AND SAND INTERCEPTOR**

SCALE: NONE DATE: 9/20
APPROVED: PVR 01/22 07/16 10/16
DIRECTOR OF ENGINEERING SHEET S5.5

2016 REVISION

INSPECTION POLICY:

- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
- IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
- SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
- THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
- ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
- LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
- CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

SEWER

- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGE.
- NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
- MINIMUM GRADE SHALL BE 2%.
- INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS, 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
- CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
- STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
- SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"S" FOR SANITARY SEWER SERVICE
"W" FOR WATER SERVICES

**PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES**

SCALE: NONE DATE: 2/98
APPROVED: PVR 05/02 10/16 1/08 1/08 1/08
DIRECTOR OF ENGINEERING SHEET S1.1

2016 REVISION

DOMESTIC SEWER TAPPING DETAIL

**PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL**

SCALE: NONE DATE: 2/98
APPROVED: PVR 1/08 1/08 10/16
DIRECTOR OF ENGINEERING SHEET S4.13

2016 REVISION

FRAME

SECTION ON CENTER OF FRAME

COVER

SECTION OF COVER

SECTION B-B

SECTION C-C

SECTION A-A

**PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS**

SCALE: NONE DATE: 2/98
APPROVED: PVR 7/06 1/08 10/16
DIRECTOR OF ENGINEERING SHEET S4.12

2016 REVISION

**SANITARY SEWER MH
PLAN (TYPE A)**

SECTION A-A

SECTION B-B

SECTION C-C

NOTE:
1. Invert shall be cast monolithic with the bottom riser section.
2. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
3. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
4. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
5. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
6. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
7. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
8. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
9. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.
10. All pipe openings shall be formed with an approved flexible rubber wedge - type gasket.

**PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE BASE DETAIL**

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/22 07/16 10/16
DIRECTOR OF ENGINEERING SHEET S3.4

2016 REVISION

TYPICAL TRENCH DETAIL

NOTE:
1. Slope or banking of trench side with...
2. Trench shall be graded and sloped as necessary to allow for working conditions...
3. If dimension "B" is < 5', then existing...
4. If dimension "B" is > 5', then existing...
5. If dimension "B" is > 5', then existing...

**PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL**

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/22 07/16 10/16
DIRECTOR OF ENGINEERING SHEET S4.1

2016 REVISION

ALUMINUM STEP

TYPICAL INSTALLATION

TOE POCKET DETAILS

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

**PARKER WATER & SANITATION DISTRICT
STANDARD EXTRUDED ALUMINUM MANHOLE STEP**

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/22 07/16 10/16
DIRECTOR OF ENGINEERING SHEET S3.10

2016 REVISION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

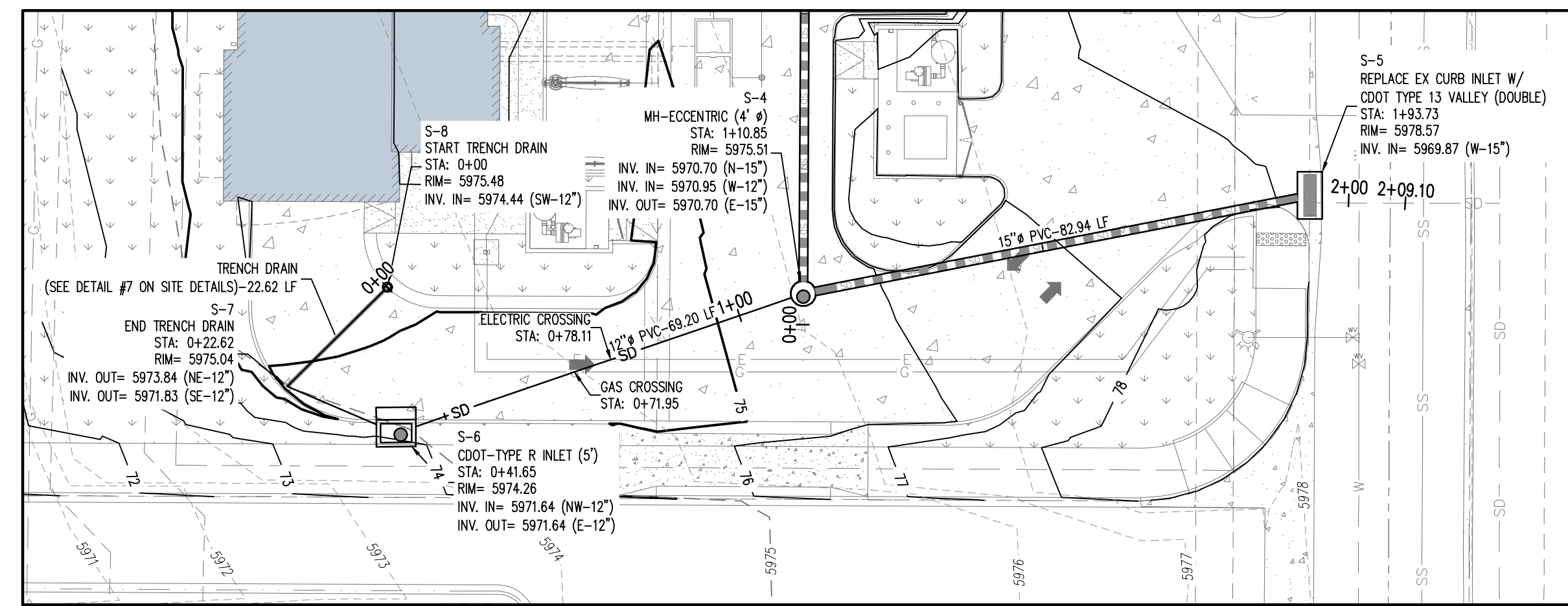
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Galloway

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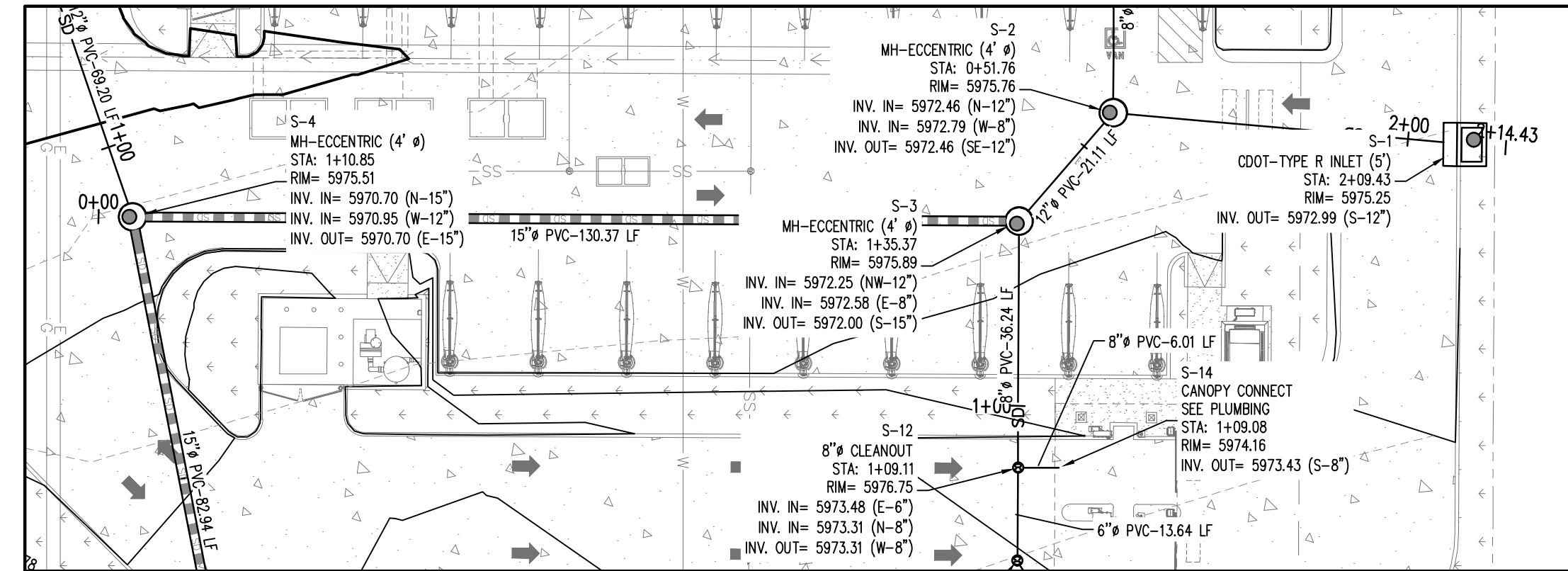
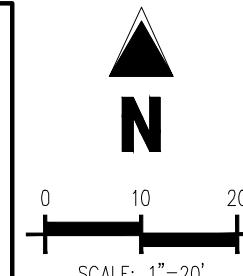
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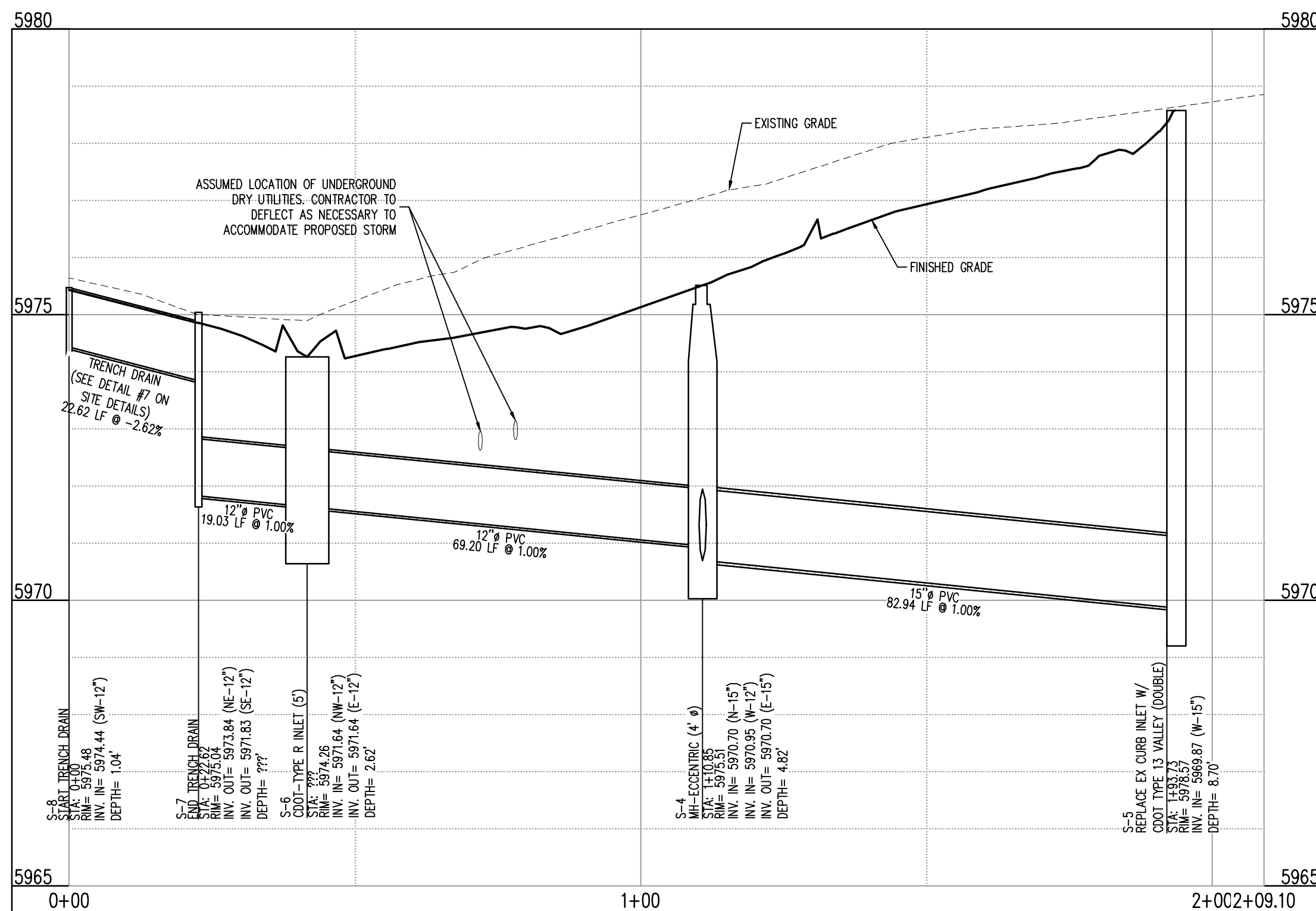
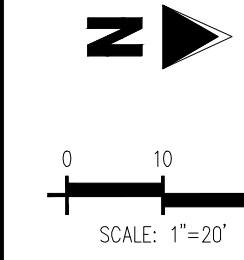
STORM LINE 1 PLAN

SCALE: 1"=20'

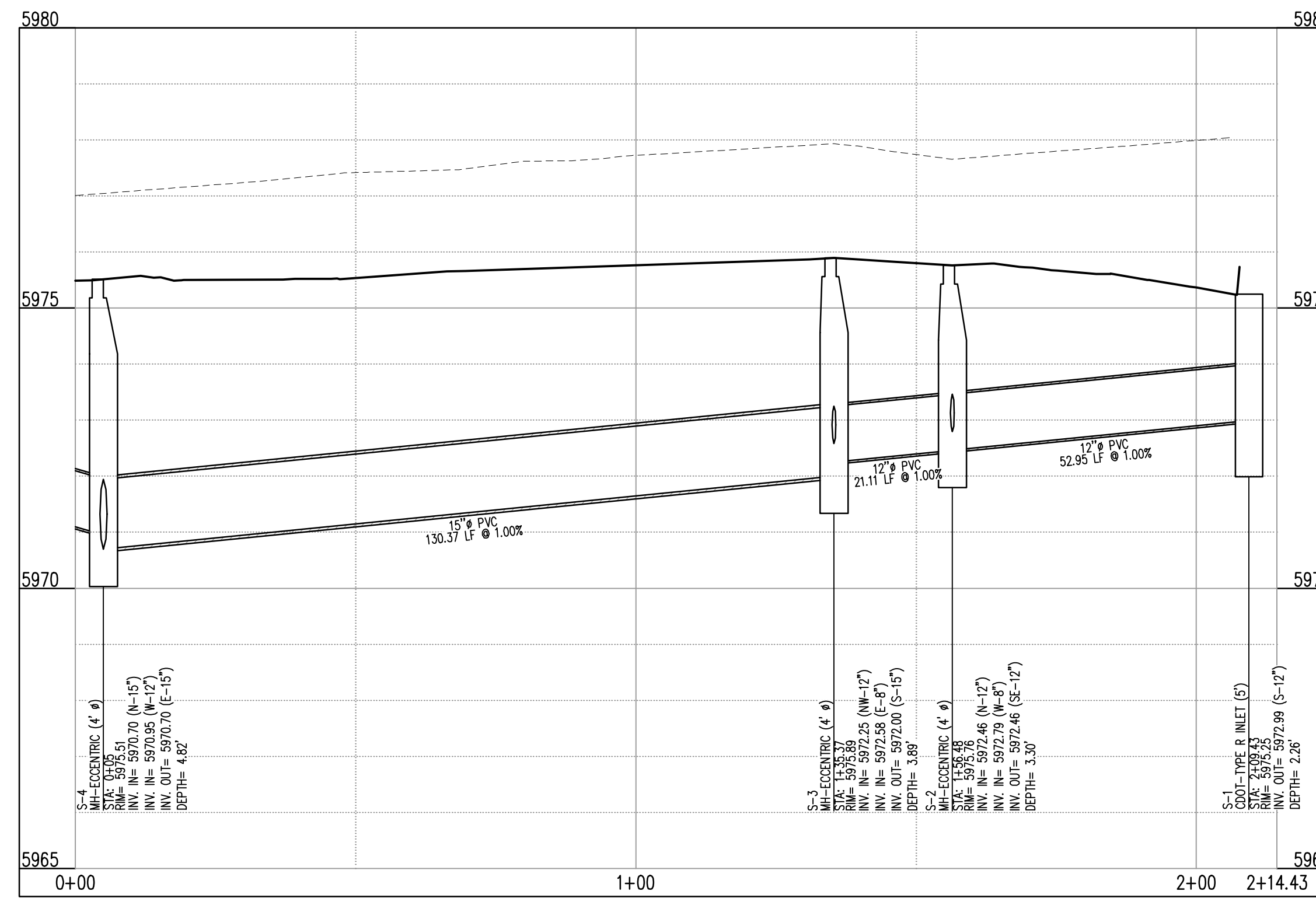


STORM LINE 2 PLAN

SCALE: 1"=20'



STORM LINE 1 (STA: 0+00 TO 2+09.10) - SCALE: H: 1"=20' V: 1"=2'



STORM LINE 2 (STA: 0+00 TO 2+14.43) - SCALE: H: 1"=20' V: 1"=2'

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 (NAVB8)

BASIS OF BEARING

THE BEARINGS ARE BASED ON THE WESTERLY LINE OF PARKER POINT 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

STORM PLAN & PROFILES

C3.6

MISTER CAR WASH

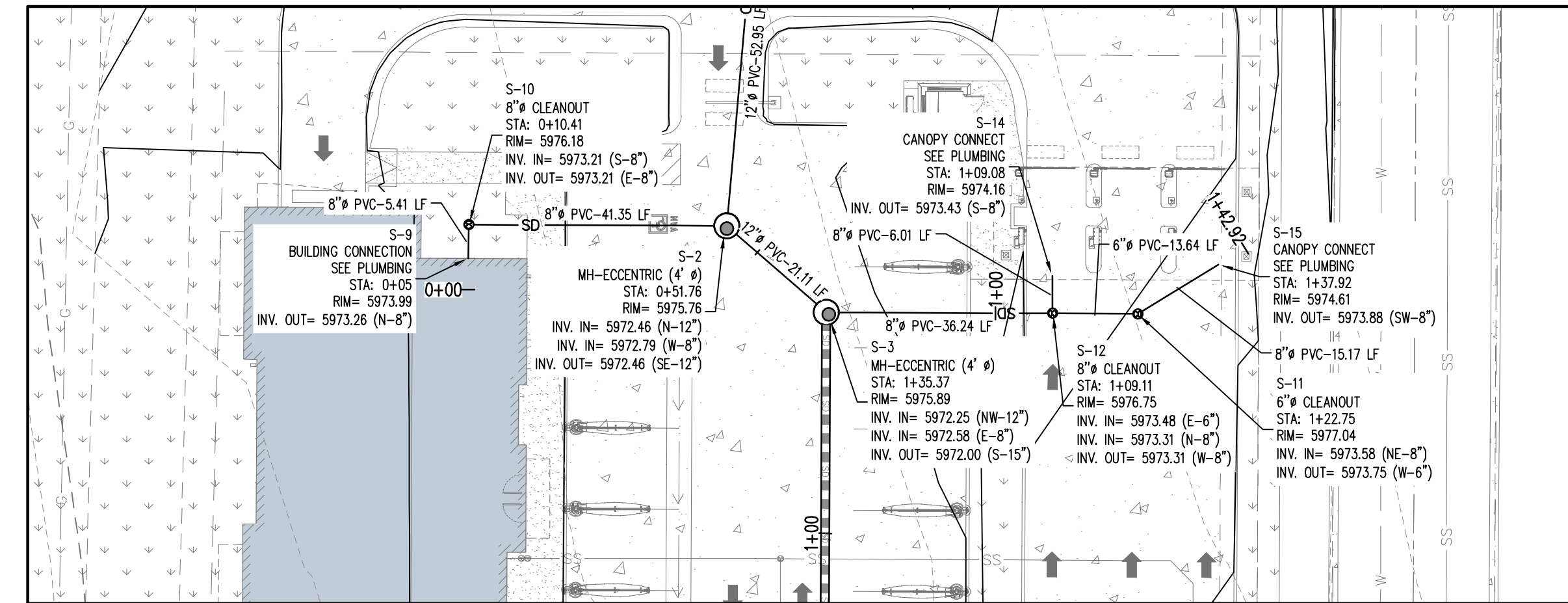
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PARKER, CO 80134

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TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

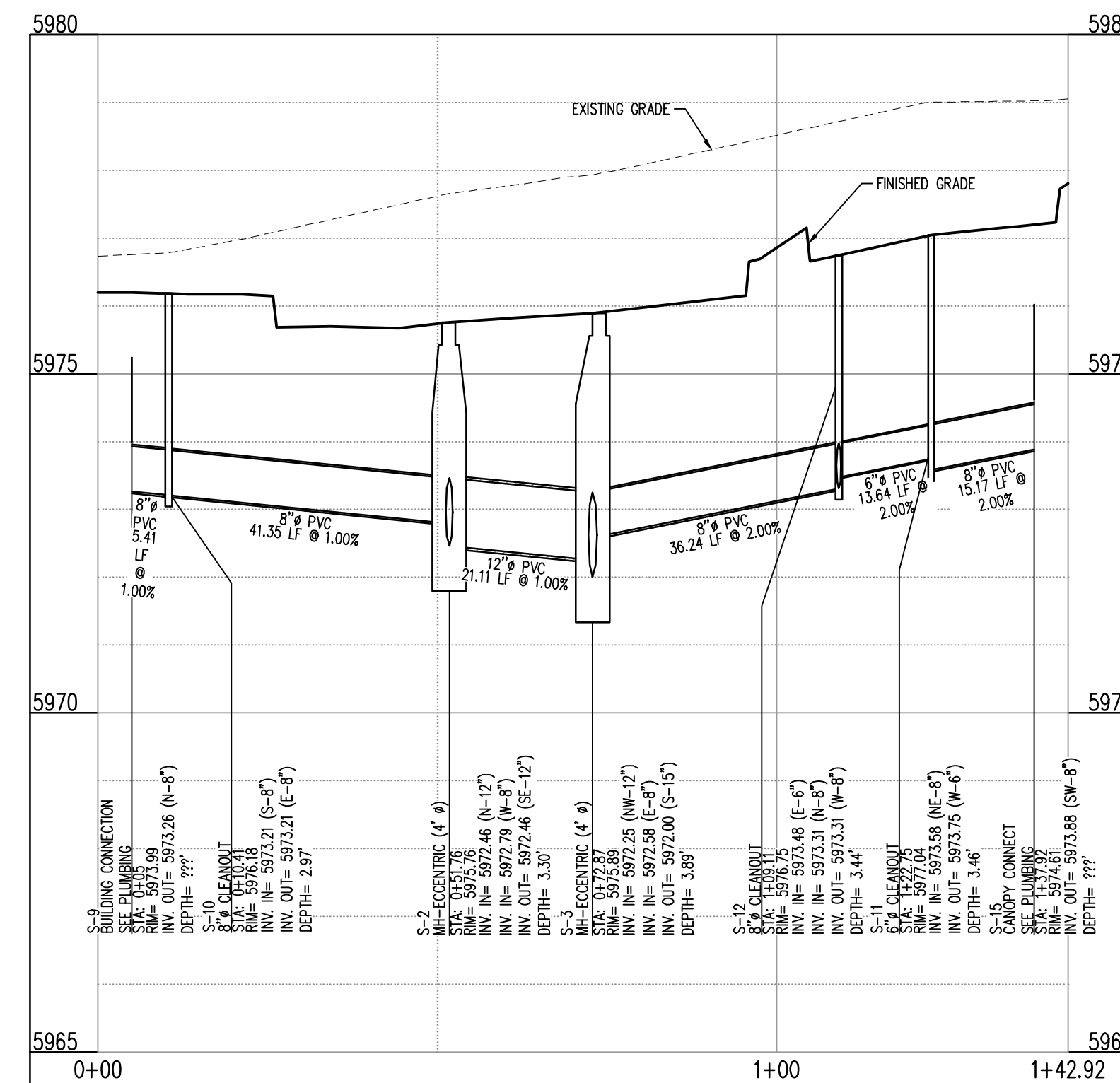
SITE CONSTRUCTION PLANS

NOT FOR
CONSTRUCTION

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STORM LINE 3 PLAN
SCALE: 1"=20'



STORM LINE 3 (STA: 0+00 TO 1+42.92) - SCALE: H: 1"=20' V: 1"=2'

MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134
SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.

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)

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PARKER, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOT 13, PARKER POINTE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 7TH, 2022 AT RECEPTION NO. 2022001333, COUNTY OF DOUGLAS, STATE OF COLORADO.

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

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

STORM PLAN & PROFILES

C3.7

