

13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE CONSTRUCTION PLANS

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

MISTER CAR WASH
222 EAST 5TH STREET
TUCSON, AZ 85705
CONTACT: EVANTHIA BARDWELL

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

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

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD, SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: BRIAN DENNIS, PLS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

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

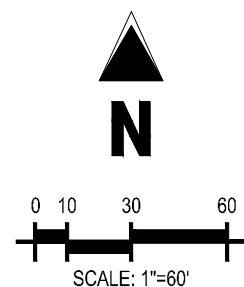
TOWN OF PARKER - PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546

TOWN OF PARKER - FIRE AND LIFE SAFETY
20120 EAST MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3163
CONTACT: RANDY CAPRA

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: ROBERT RAMSEY

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

CORE ELECTRIC
5496 US HIGHWAY 85
SEDALIA, CO 80135
TEL (800) 332-9540
CONTACT: BROOKS KAUFMAN



SITE MAP
SCALE: 1"=60'



VICINITY MAP
SCALE: 1"=2,000'

SHEET NUMBER	DESCRIPTION
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
C-0.2	DEMOLITION PLAN
C-1.1	HORIZONTAL CONTROL PLAN
C-1.2	SIGNAGE AND STRIPING PLAN
C-1.3	FIRE MOBILITY PLAN
C-1.4	SITE DETAILS
C-2.1	GRADING PLAN
C-2.2	DETAILED GRADING PLAN
C-2.3	INITIAL CBMP PLAN
C-2.4	INTERIM CBMP PLAN
C-2.5	FINAL CBMP PLAN
C-2.6	CBMP DETAILS
C-2.7	CBMP DETAILS
C-2.8	CBMP DETAILS
C-2.9	CBMP DETAILS
C-2.10	CBMP DETAILS
C-2.11	CBMP DETAILS
C-2.12	CBMP DETAILS
C-2.13	CBMP DETAILS
C-2.14	CBMP DETAILS
C-2.15	CBMP DETAILS
C-3.1	OVERALL UTILITY PLAN
C-3.5	STORM PLAN
C-3.6	STORM PLAN & PROFILE
C-3.7	STORM PLAN & PROFILE

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
LANDSCAPE	15% MIN. / 28.8% ACTUAL (16,972 SF LANDSCAPED AREA)
BUILDING SETBACK:	REQUIRED: 40' PUBLIC R.O.W., PROVIDED: 40'
	REQUIRED: 25' SIDE & REAR, PROVIDED: 53.5'
BUILDING HT:	45' MAX / 30' ACTUAL
CAR PARKING:	1 STALL PER BAY, 1 STALL PER 300 SF / 14 VACUUM STALLS, 4 STANDARD STALLS, 1 ADA VAN STALL
BICYCLE PARKING:	2 PER 10,000 SF GFA / 2 PROVIDED

ELEVATION: 5953.61 (NAVD88)

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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.



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.

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.

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

TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

COVER SHEET

C0.0

13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE CONSTRUCTION PLANS

STORM DRAINAGE INFRASTRUCTURE NOTES

1. STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDEM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8 ORS), THE PROTECTION OF FISHING STREAMS (TITLE 33, ARTICLE 5, CRS), THE CLEAN WATER ACT (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72 (5 CSR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUED, AND THE REQUIREMENTS PRESENTED IN THE SDEM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, EROSION DISPASERS, RIPRAP, GROUDED BOLLERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEZE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDEM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELLEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) 1 TEST EVERY 200' OF MANLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 708.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN A MANNER THAT THE JOINTS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 3/8" INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT MAX STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLORED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT MAX STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS 2 CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "B" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT MAX STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDER, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDEM.
15. ALL BOLLERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDEM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

FIRE NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE Lanes FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE 50' TO 60' WIDE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL, ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL MEET A 75,000 LBS IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE AND 32 FEET WIDE. SIGNS ARE REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO BUILDING CONSTRUCTION GONG VERTICAL.

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
 2. STANDARD TOWN OF PARKER CURB RUMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS.
 3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
 4. ALL ELEVATIONS ARE ON UGGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, EDITION OF HIGHWAYS W AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

SIGNAGE AND STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
 2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
 3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
 4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTIONS AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
 5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
 6. WHERE STOP SIGN CIRCUMSTANCES IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
 7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
 8. DELINEATION OF ROADWAYS SHALL AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
 9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE TO EACH REQUIRE.
 10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIMES OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUEST MODIFICATIONS TO EXISTING OR INSTALLATION OF ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
 11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
 12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIMED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIMED CASE LETTERING.
 13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
 15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER
SHALL LINE UP WITH HANDICAP RAMPS
SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS
 16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC) SHALL BE EPOXY PAINT
OTHER PANT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHY-ETHACRYLATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED
- (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS)
- FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC) SHALL BE EPOXY PAINT.
OTHER PANT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHY-ETHACRYLATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-940-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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/PUBLIC WORKS

DATE _____

NOT FOR CONSTRUCTION

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

GENERAL NOTES

C0.1

ALTA/NSPS LAND TITLE SURVEY

PORTION OF LOTS 13 & 14, PARKER POINTE SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3,

TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



2021 ALTA/NSPS LAND TITLE SURVEY TABLE A OPTIONS

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
►EXISTING MONUMENTS FOUND AT CORNERS AS NOTED HEREON
►MONUMENTS PLACED AT CORNERS AS NOTED HEREON
- ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
►PROPERTY ADDRESS:
NO POSTED ADDRESS
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
►THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 080500102G, HAVING AN EFFECTIVE DATE OF MARCH 16, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
►GROSS LAND AREA:
- VERTICAL RELIEF WITH SOURCE INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE.
►CONTOURS SHOWN HEREON.
- (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
►NOT SELECTED

(b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.
►NOT SELECTED
- (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
►SHOWN HEREON

(b) SQUARE FOOTAGE OF:
(1) EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
►SHOWN HEREON

(2) OTHER AREAS AS SPECIFIED BY THE CLIENT.
►NONE SPECIFIED
- MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
►NOT SELECTED
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5.4(i)) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
►SHOWN HEREON
- NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
►NO CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED ON SITE, AT THE TIME OF SURVEY
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
►NOT SELECTED
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.4(i)) AS DETERMINED BY:
(a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION)
►SHOWN HEREON

(b) MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.4(i.v). TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
►SHOWN HEREON. SEE UTILITY NOTE HEREON.
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
►NOT SELECTED
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
►SHOWN HEREON
- AS SPECIFIED BY CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
►THE NORTHWEST CORNER OF THE PROPERTY IS LOCATED APPROXIMATELY 325 FEET SOUTH OF THE INTERSECTION OF PARKER ROAD AND STROTH ROAD.
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST:
(a) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND
►NOT SELECTED

(b) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT QUALIFICATIONS OF ANY SUCH DATA.
►NOT SELECTED
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
►RECENT EARTH MOVING WORK OBSERVED AT THE TIME OF SURVEY, ACTIVE CONSTRUCTION ON SITE
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
►NOT SELECTED

TITLE COMMITMENT/REPORT INFORMATION

THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT.

NO TITLE REPORT WAS PROVIDED AS OF THE DATE OF THE CURRENT REVISION.

PROPERTY DESCRIPTION

PROPOSED LOT 3A, PARKER POINTE SUBDIVISION FILING NO. 2, NOT RECORDED, BEING A PORTION OF LOTS 13 & 14, PARKER POINTE SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W, SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

GENERAL NOTES

- FIELD WORK WAS COMPLETED ON: 07/19/2024
- ACCESS TO THE SITE IS FROM: FUTURE ACCESS FROM PARKER ROAD (NOT COMPLETE), PRIVATE DRIVE FROM STROTH ROAD.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- SITE CONDITIONS: ACTIVE CONSTRUCTION ON SITE AT THE TIME OF SURVEY.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- CEMETERIES: NO CEMETERIES WERE OBSERVED IN THE PROCESS CONDUCTION THE FIELDWORK
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).

UTILITY NOTE

UTILITY DATA SHOWN HEREON IS FROM OBSERVED SURFACE EVIDENCE, EXISTING UTILITY MARKERS, AND/OR UTILITY LOCATION MARKS FROM A CERTIFIED UTILITY LOCATING CONTRACTOR, WHO IN THIS CASE IS UNDERGROUND CONSULTING SOLUTIONS. GALLOWAY RELIES ON THE LOCATIONS MARKED BY THE UTILITY LOCATING CONTRACTOR AND ASSUMES NO LIABILITY FOR THE ACCURACY OF THE MARKED UTILITIES. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION OR DESIGN, ANY PARTY UTILIZING OR RELYING ON THIS INFORMATION SHALL EXPOSE EXISTING UTILITIES TO VERIFY THE DEPICTED LOCATION, SIZE AND MATERIAL AND TYPE OF BURIED UTILITIES. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

SURFACE ACCESS POINTS SUCH AS MANHOLES OR OTHER CONFINED SPACES WERE NOT ENTERED TO COLLECT DATA FOR THIS SURVEY. BELOW SURFACE PIPE AND/OR STRUCTURE SIZES AND DEPTHS SHOWN HEREON WERE MEASURED FROM SURFACE OBSERVATIONS AND SHOULD BE VERIFIED. THIS INFORMATION IS APPROXIMATE AND IS BASED ON OUR INABILITY COLLECT ACCURATE DATA WITH LIMITED ACCESS DUE TO THE NATURE OF THE CONFINED SPACES.

BENCHMARK

CDOT RIGHT-OF-WAY MONUMEN #41, PROJECT FC-CX-083-1-53, ELEVATION = 5953.61 (NAVD88)

PRELIMINARY

SUBJECT TO REVISION

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com



ALTA/NSPS LAND TITLE SURVEY

PORTION OF LOTS 13 & 14, PARKER POINTE SUBDIVISION FILING NO. 1

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3,

TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

#	Date	Issue / Description	Init.
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

Project No.	TEC000004.10
Drawn By:	MNB
Checked By:	BB
Date:	07/29/2024

PORTION OF LOTS 13 & 14, PARKER POINTE SUBDIVISION FILING NO. 1
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



14) <https://doi.org/10.1002/anie.202010024> Barker, T. E. C. M. *Nature* and *Communications* 2020, 21, 1-10. DOI: 10.1038/s41467-020-20024-4

SITE CONSTRUCTION PLANS



- | | | |
|-------|------|--|
| ---- | ---- | PROPERTY LINE |
| ---- | ---- | EASEMENT LINE |
| ===== | ---- | EXISTING CURB AND GUTTER TO REMAIN |
| ===== | ---- | EXISTING CURB AND GUTTER TO BE REMOVED |
| ---- | SS | EXISTING SANITARY SEWER LINE |
| ---- | SD | EXISTING STORM SEWER LINE |
| ---- | W | EXISTING WATER LINE |
| ---- | UE | EXISTING UNDERGROUND ELECTRIC LINE |
| ---- | G | EXISTING GAS LINE |
| ---- | FO | EXISTING FIBER OPTIC LINE |
| CS | | EXISTING SANITARY SEWER MANHOLE |
| SD | | EXISTING STORM SEWER MANHOLE TO REMAIN |
| SD | | EXISTING STORM SEWER MANHOLE TO BE REMOVED |
| ⌂ | | EXISTING WATER VALVE |
| ⚡ | | EXISTING FIRE HYDRANT |
| ECR | | EXISTING ELECTRIC STRUCTURE TO REMAIN |

SITE PLAN SCHEDULE

- ① EXISTING CURB AND GUTTER TO BE REMOVED
- ② EXISTING CONCRETE SIDEWALK TO BE REMOVED
- ③ EXISTING STORM CURB INLET TO BE REMOVED AND POINT OF PROPOSED CONNECTION
- ④ EXISTING GRAVEL PATH TO BE REMOVED
- ⑤ EXISTING EXCESS DIRT WITHIN PROJECT SITE TO BE REMOVED
- ⑥ EXISTING SANITARY SEWER STUB TO REMAIN AND POINT OF PROPOSED CONNECTION
- ⑦ EXISTING WATER VALVE TO REMAIN
- ⑧ EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION
- ⑨ EXISTING STORM SEWER LINE TO BE REMOVED AND PROPERLY DISPOSED OF
- ⑩ EXISTING CONCRETE CURB RAMP TO REMAIN AND BE PROTECTED IN PLACE DURING CONSTRUCTION

NOTES

1. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS), NO ASPHALT
2. CONCRETE DRIVE AREAS SHALL BE REINFORCED WITH #3 REBAR @ 18" SPACING, BOTH DIRECTIONS

BENCHMARK

CDOT RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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 POINT SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED
JANUARY 7TH, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF
COLORADO.

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

NOT FOR
CONSTRUCTION



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

DEMOLITION PLAN

C1.0

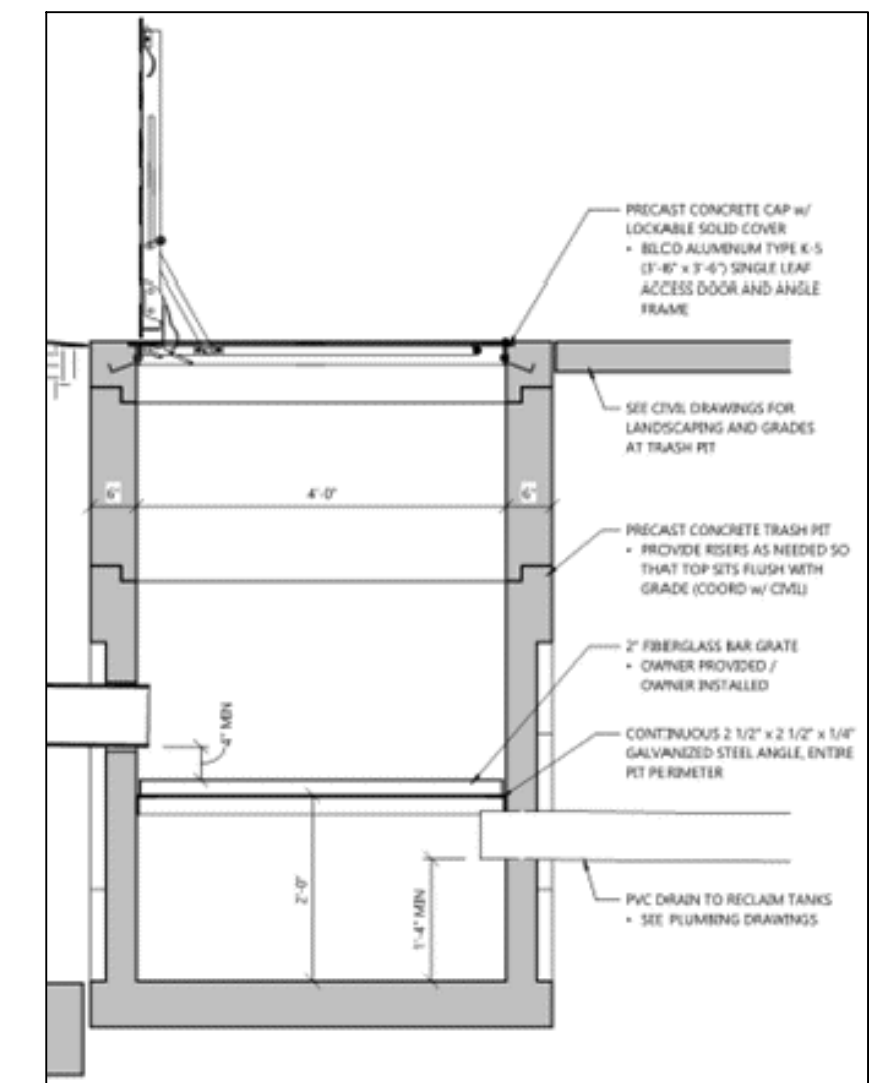
13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE CONSTRUCTION PLANS

	PROPERTY BOUNDARY LINE
	EASEMENT LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED ADA PARKING SYMBOL
	PROPOSED TRANSFORMER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC BOX
	CAR VACUUM EQUIPMENT

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

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



NO SCALE

1. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS), NO ASPHALT
2. CONCRETE DRIVE AREAS SHALL BE REINFORCED WITH #3 REBAR @ 18" SPACING, BOTH DIRECTIONS

CDOT RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,

ELEVATION: 5953.61 (NAVD88)

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3, AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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. 2022001733, 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 OR 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/PUBLIC WORKS

DATE _____

MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD '13
SITE PLAN SUBMITTAL[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

SITE & HORIZONTAL CONTROL PLAN

C1.1

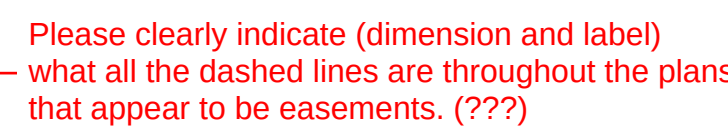
e) TerraForm CO, Parker, IL004, Parker and Coltonwood DCIV-3-CXTEC04, C1 Site Plan.dwg - Michael Kravov - 10/31/2024

SITE CONSTRUCTION PLANS

NOT FOR CONSTRUCTION

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

C1.2



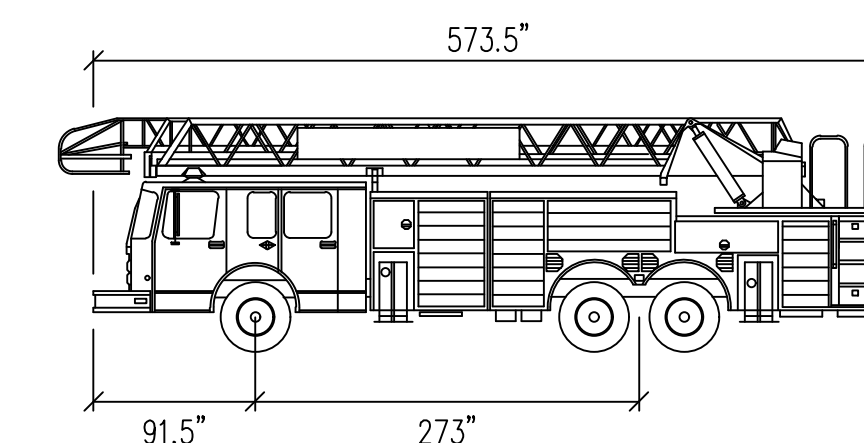
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

13225 SOUTH PARKER ROAD
PARKER, CO 80134

- 1 EXISTING FIRE HYDRANT TO REMAIN
- 2 PROPOSED FIRE HYDRANT
- 3 PROPOSED FDC, SEE BUILDING PLANS FOR FIRE RISER ROOM
- 4 PROPOSED 6" FIRE SERVICE LINE
- 5 PROPOSED EMERGENCY ACCESS ONLY DRIVEWAY CUT
- 6 FIRE LANE, NO PARKING SIGN, SEE DETAIL THIS SHEET

TOTAL FIRE FLOW REQUIRED FOR THIS IS 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC WITH PARKER AMENDMENTS
OCCUPANCY GROUP: B
CONSTRUCTION TYPE: V-B
FIRE FLOW CALCULATION AREA:
THIS BUILDING IS FULLY SPRINKLERED.



<u>TOP FIRE TRUCK</u>	<u>FEET</u>
Width (Mirror to Mirror)	: 10.08
Axle Track	: 6.92
Inside Turn Radius	: 26.08
Inside Cramp Angle	: 40°

BENCHMARK
CDOT RIGHT-OF-WAY
ELEVATION: 5953.61 (M)

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/43" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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 POINT SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED
JANUARY 7TH, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF
COLORADO

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 THROUGH PNEUMATIC SURVEYING. REPORT ANY DISCREPANCIES 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.

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/PUBLIC WORKS

DATE _____

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

FIRE MOBILITY PLAN

C1.3

MISTER CAR WASH

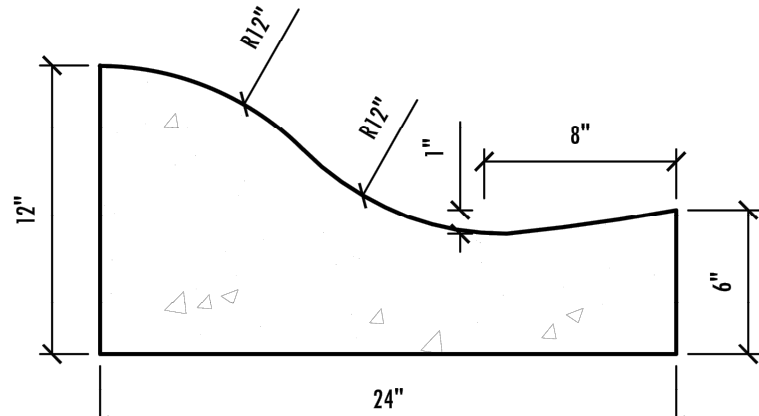
13225 SOUTH PARKER ROAD
PARKER, CO 80134

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

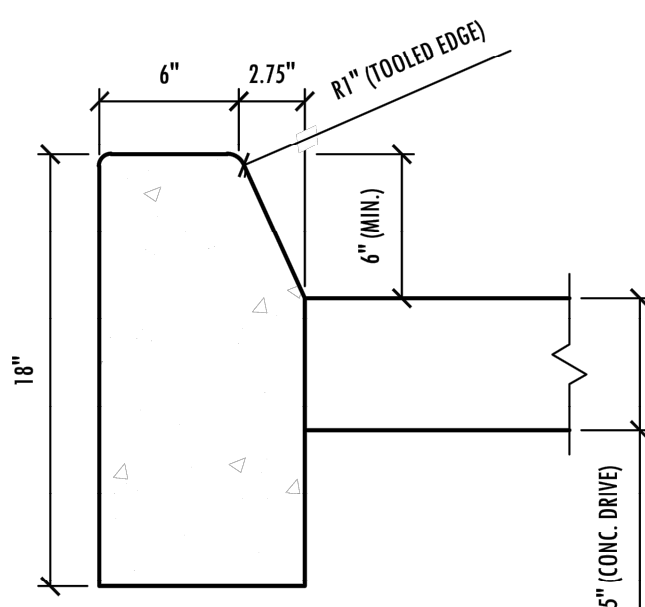
SITE CONSTRUCTION PLANS

NOTE:
ALL DRIVE PAVEMENT SHALL BE CONCRETE, PER THE
GEOTECHNICAL RECOMMENDATIONS WITH #3 REBAR @
18" OC, BOTH DIRECTIONS.

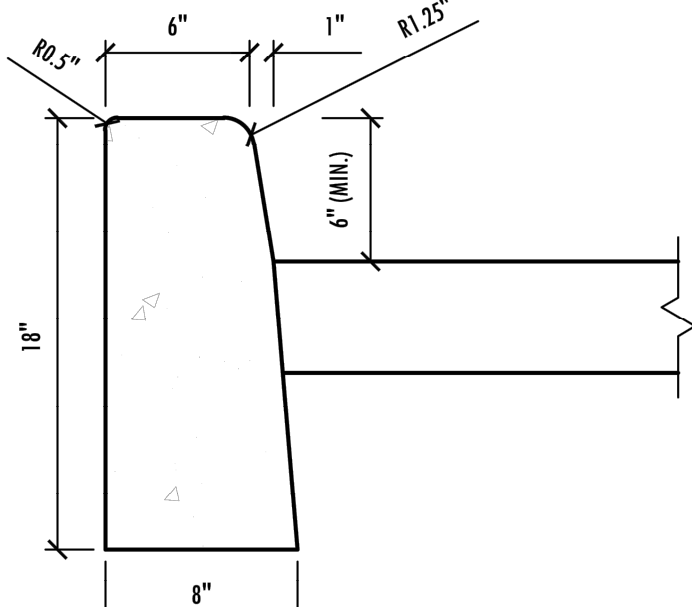
NOTE: MODIFY PER REGIONAL STANDARDS WHERE APPLICABLE



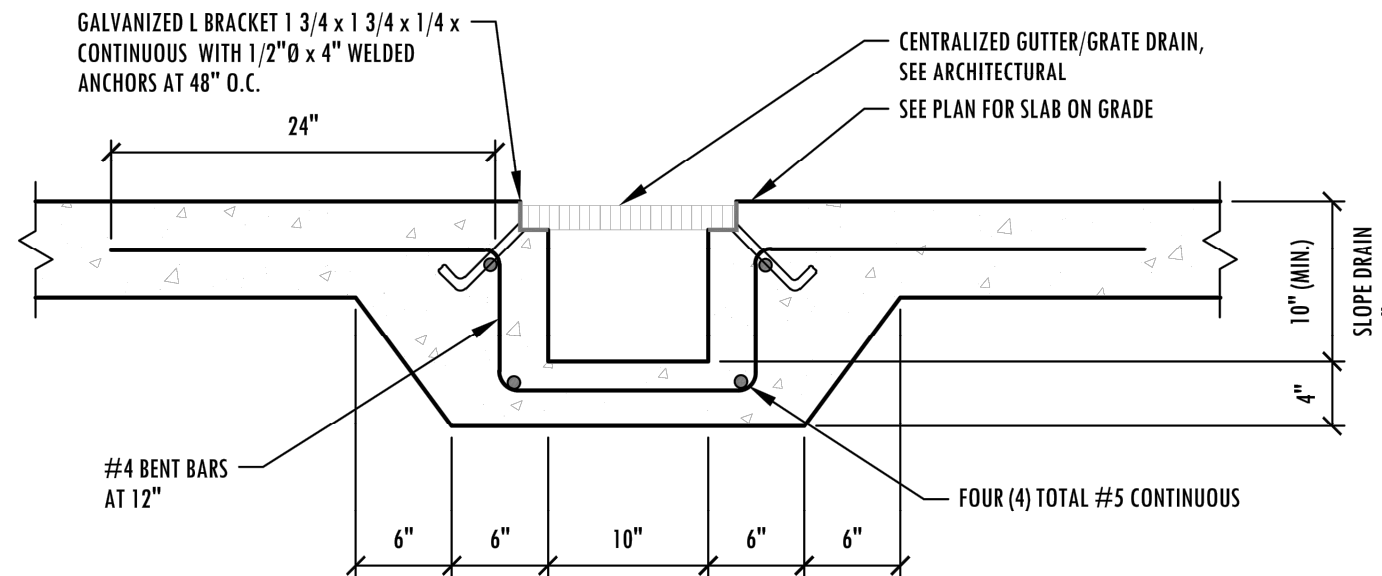
DETAIL 1: ROLLED CURB DETAIL
NOT TO SCALE



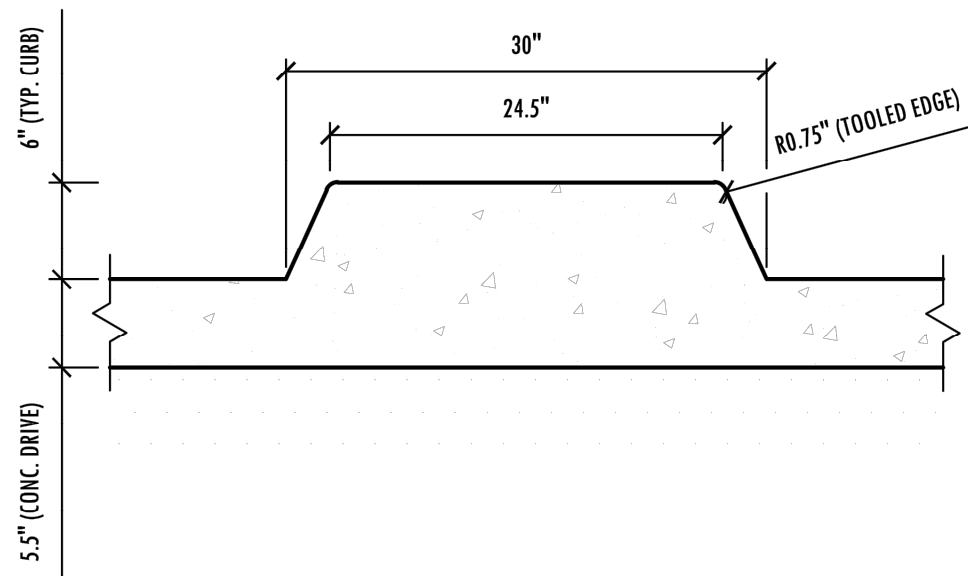
DETAIL 2: TAPERED CURB DETAIL
NOT TO SCALE



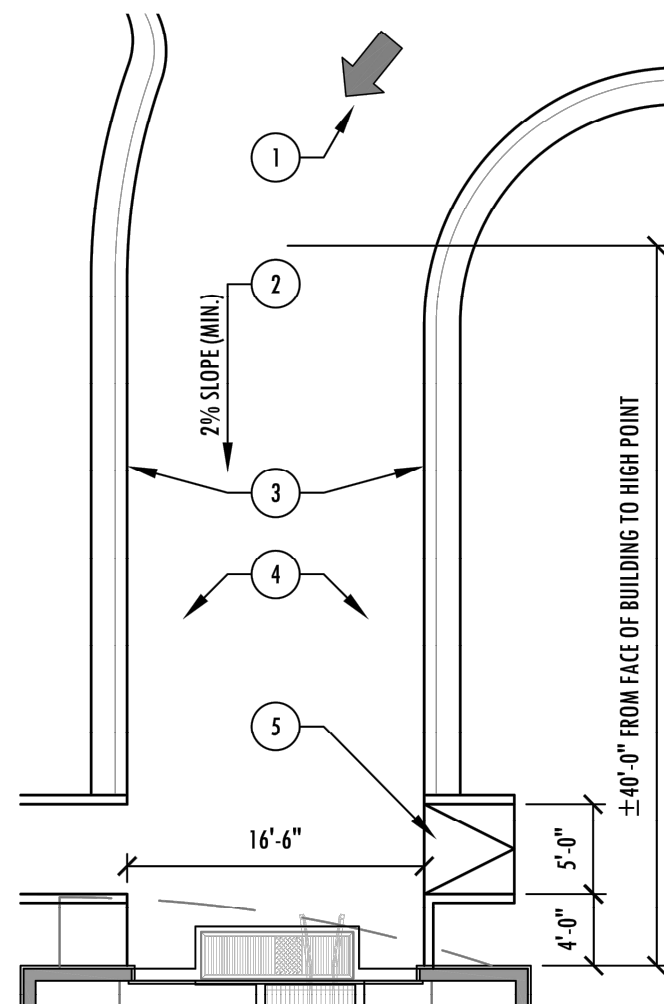
DETAIL 3: VERTICAL CURB DETAIL
NOT TO SCALE



DETAIL 7: TRENCH DRAIN DETAIL
NOT TO SCALE

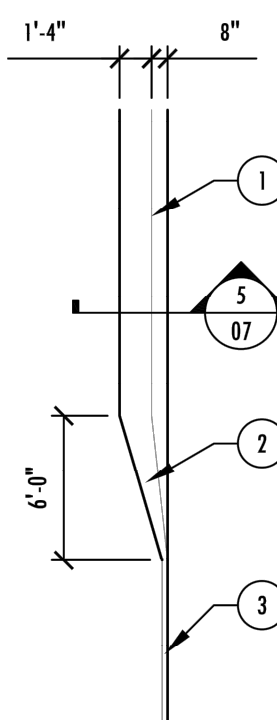


DETAIL 8: POS CURB DETAIL
NOT TO SCALE



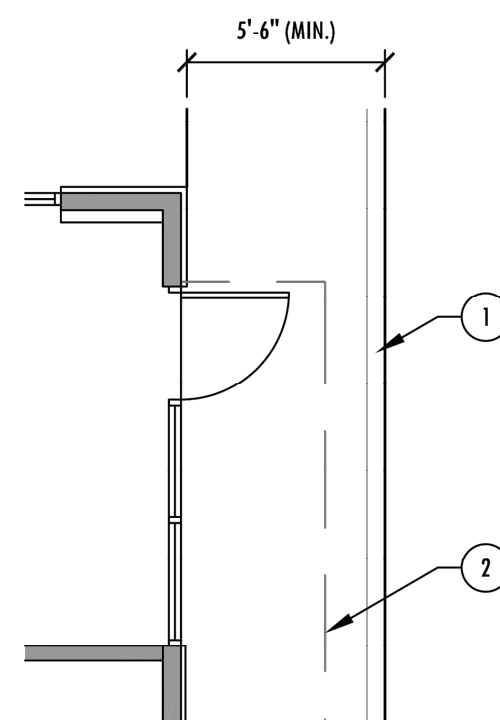
DETAIL 4: TUNNEL ENTRANCE WITH ADA RAMP
NOT TO SCALE

- KEYNOTES
1. LEFT HAND TURN INTO TUNNEL REQUIRED. ("RIGHT HAND ACCEPTABLE IF NO OTHER OPTION).
 2. HIGH POINT AT RADIUS LEADING INTO TUNNEL WITH 2% SLOPE TO TUNNEL ENTRANCE. HIGH POINT SHOULD BE NO MORE THAN 40" FROM TUNNEL ENTRANCE.
 3. ROLLED CURB (SHEET 07, DETAIL 5).
 4. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS). NO ASPHALT.
 5. ADA RAMP.



DETAIL 5: TAPERED CURB
TRANSITION TO ROLLED CURB
NOT TO SCALE

- KEYNOTES
1. LOWEST POINT OF ROLLED CURB (GUTTER) (SHEET 07, DETAIL 5).
 2. TRANSITION CURB.
 3. TAPERED CURB (SHEET 07, DETAIL 3).

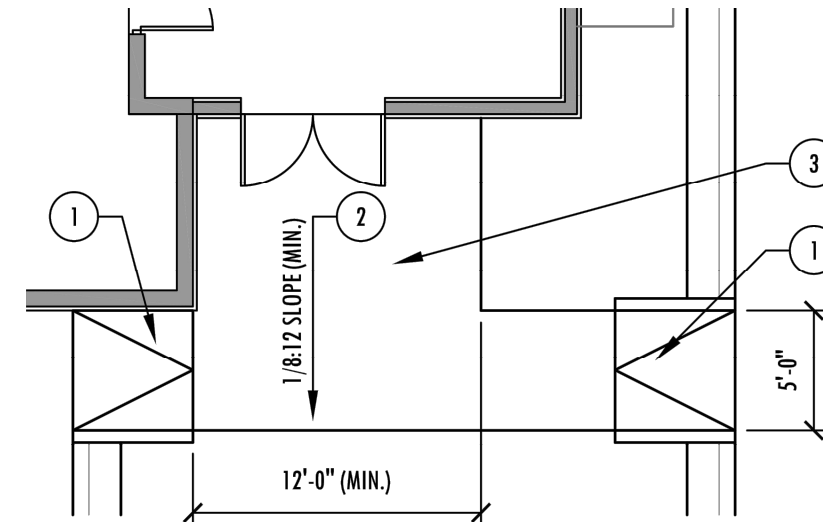


DETAIL 6: FACE OF BUILDING - SIDEWALK CLEARANCE
NOT TO SCALE

- KEYNOTES
1. TAPERED CURB (SHEET 07, DETAIL 3).
 2. CANOPY ABOVE.

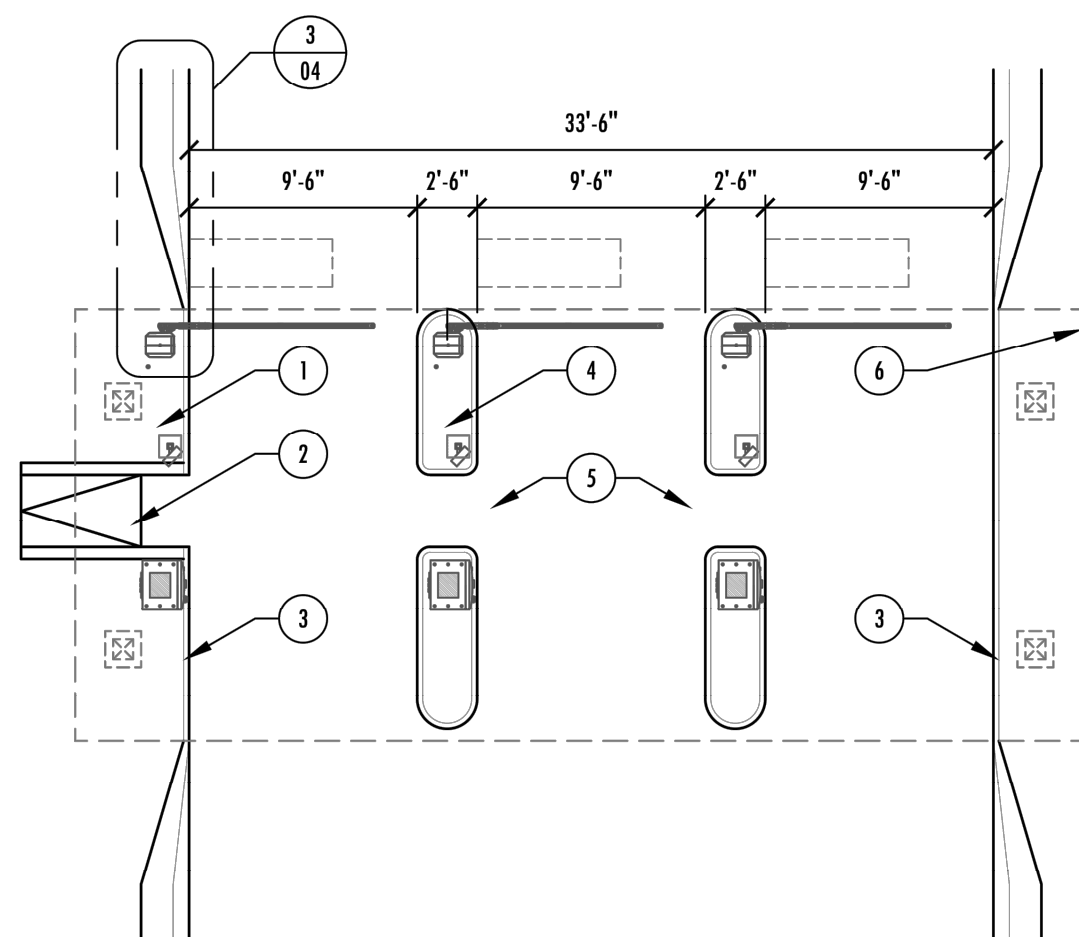
- KEYNOTES
1. INTEGRATED ISLAND (REF. SEPARATE ISLAND SHEET).
 2. ADA RAMP
 3. TAPERED CURB (SHEET 07, DETAIL 3)
 4. 30" ISLAND (REF. SEPARATE ISLAND SHEET).
 5. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS). NO ASPHALT.
 6. STEEL CANOPY (SEE SHEET 08-10 FOR DETAILS)

NOTE: (3) LANES TYPICAL AT POS. (2) UWC AND (1) RETAIL. 4th LANE CAN BE ADDED IF SITE DICTATES.

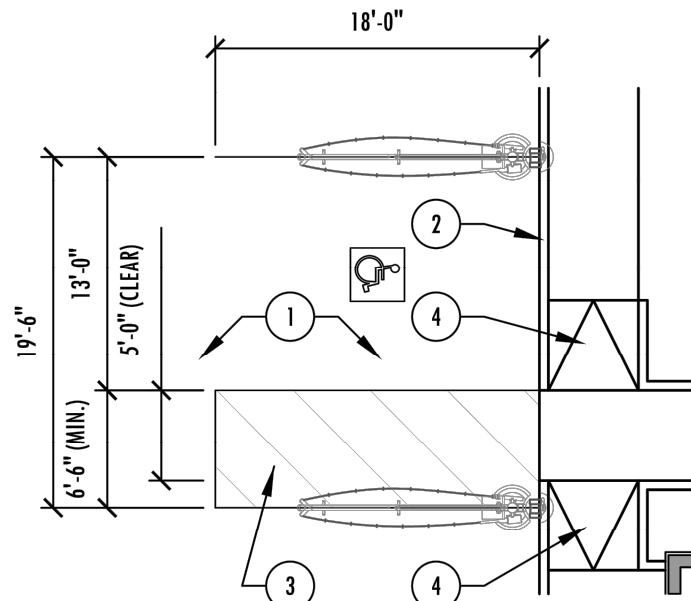


DETAIL 9: MECHANICAL ROOM ACCESS WITH ADA RAMP
NOT TO SCALE

- KEYNOTES
1. ADA RAMP LEADING TO DOUBLE DOORS.
 2. SLOPE AWAY FROM DOOR 1/8:12 MIN.
 3. CONCRETE PAD



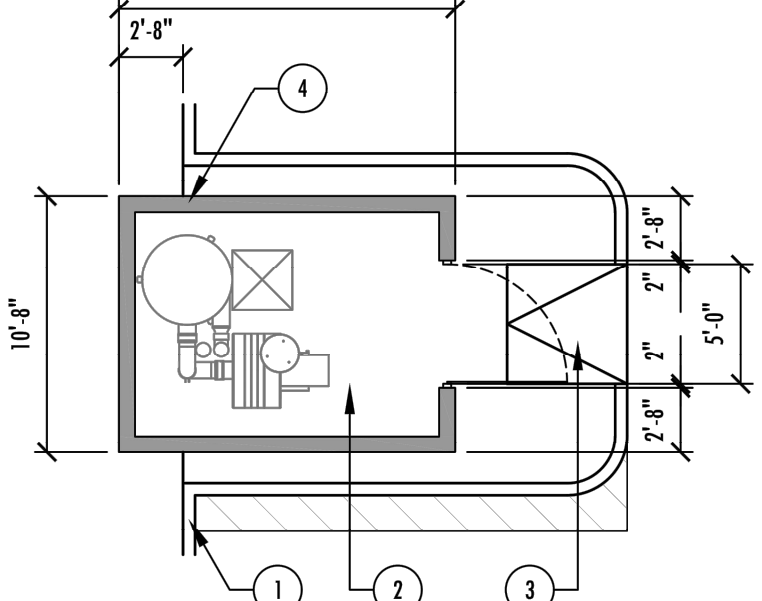
DETAIL 10: POS (POINT OF SALE ISLANDS)
NOT TO SCALE



DETAIL 11: ADA PARKING STALL & ADJACENT ACCESS AREA
NOT TO SCALE

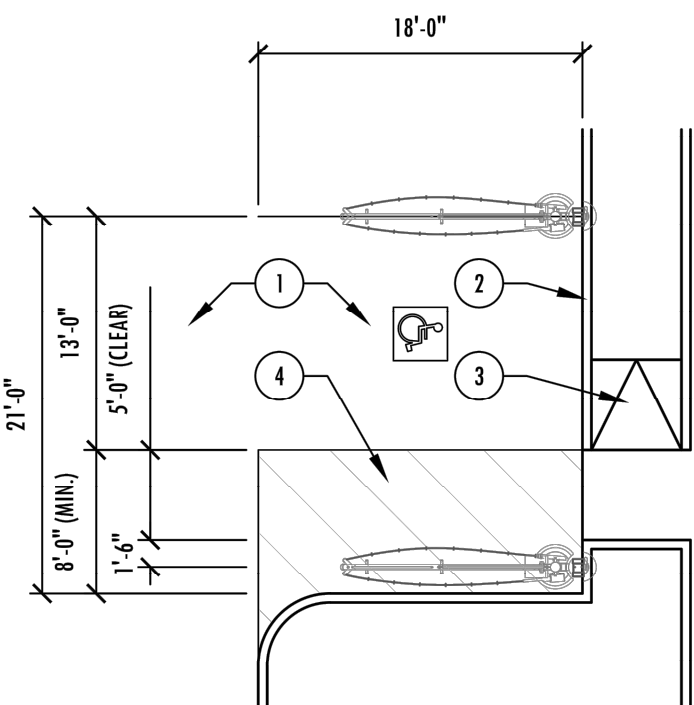
- KEYNOTES
1. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS). NO ASPHALT.
 2. VERTICAL CURB (SHEET 07, DETAIL 1).
 3. ACCESSIBLE AREA TO BE 8'-0" MINIMUM TO PROVIDE CLEARANCE FOR VACUUM OVERHANG.
 4. ADA RAMP.

NOTE: WHEN ADA STALL NEEDS TO BE PLACED NEXT TO CURB, USE DETAIL 11-B.



DETAIL 12: VACUUM STALL WITH CURB
NOT TO SCALE

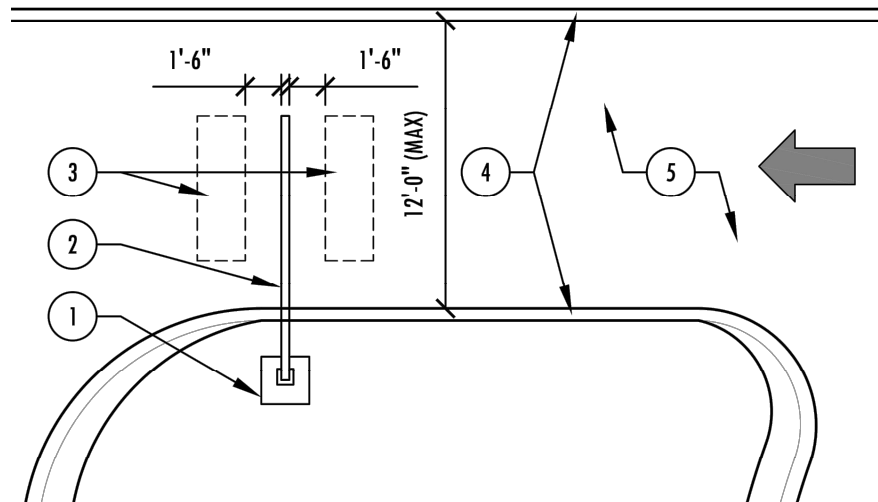
- KEYNOTES
1. VERTICAL CURB (SHEET 07, DETAIL 1).
 2. VACUUM ENCLOSURE TO BE 10'-8" x 14'-0" W/5'-0" GATE.
 3. ADA RAMP.
 4. VACUUM ENCLOSURE(S) SHOULD BE SITUATED SO THE VACUUM EQUIPMENT IS IN LINE WITH THE MAIN LINE TO VACUUMS TO REDUCE 90 DEGREE BENDS AND INEFFICIENCIES.



DETAIL 13: ADA PARKING STALL & ADJACENT ACCESS AREA
NOT TO SCALE

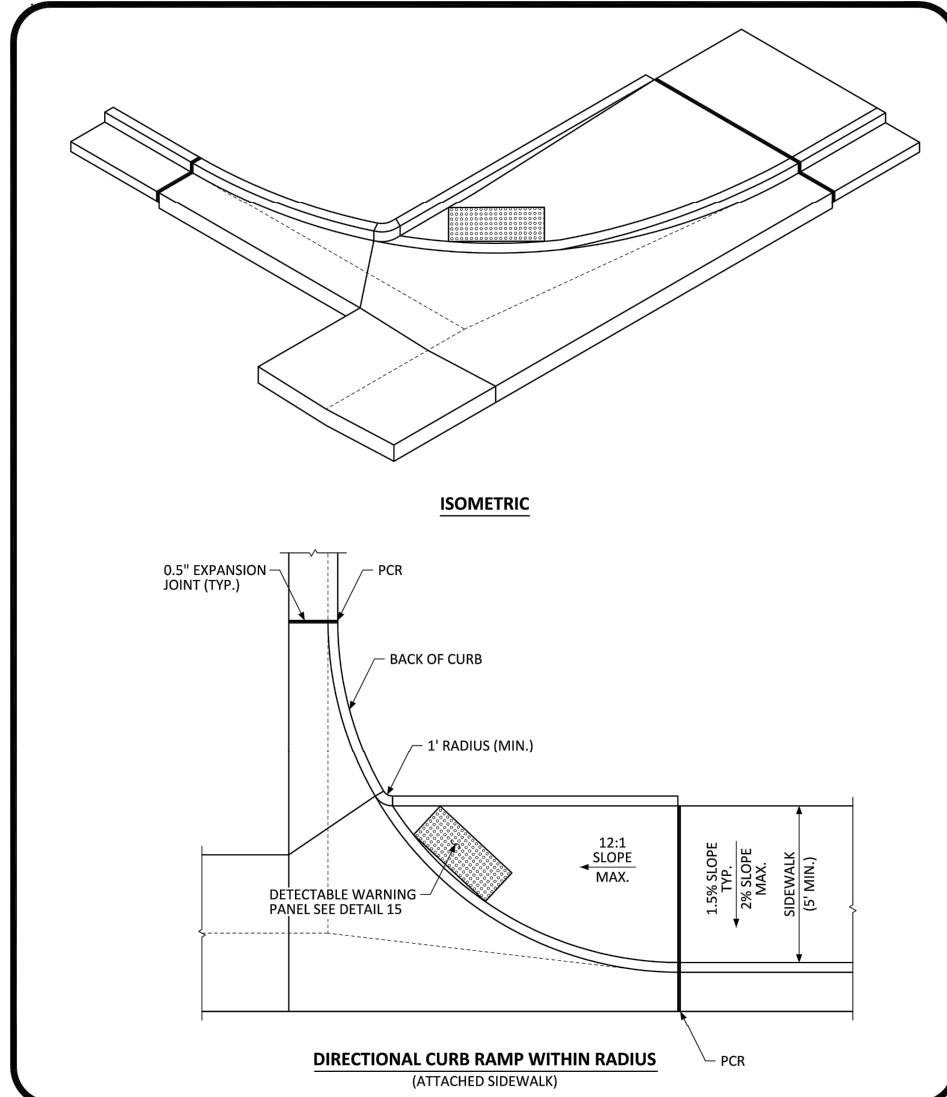
- KEYNOTES
1. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS). NO ASPHALT.
 2. VERTICAL CURB (SHEET 07, DETAIL 1).
 3. ADA RAMP.
 4. ACCESSIBLE AREA TO BE 8'-0" MINIMUM TO PROVIDE CLEARANCE FOR VACUUM OVERHANG. (1'-6" CLEARANCE ON BOTH SIDES OF VACUUM).

NOTE: THIS WILL ONLY APPLIED WHEN ADA STALL IS NEXT TO CURB.

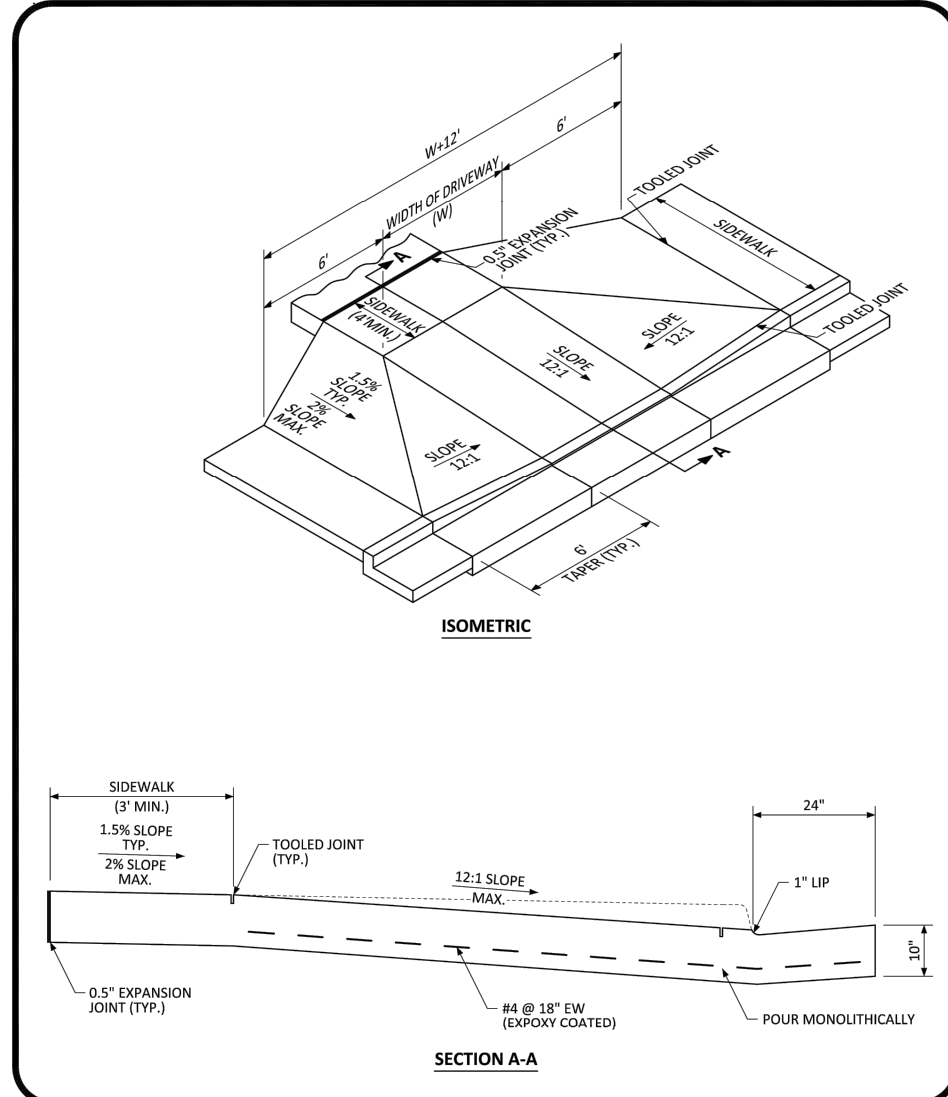


DETAIL 14: BAIL OUT LANE
NOT TO SCALE

- KEYNOTES
1. INCLUDE 2' x 2' CONCRETE PAD W/POWER AT BAIL LANE FOR GATE.
 2. BAIL LANE GATE.
 3. 2' x 6' GATE LOOP.
 4. VERTICAL CURB (SHEET 07, DETAIL 1).
 5. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS). NO ASPHALT.



DETAIL 18: DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL
DATE NOVEMBER 2020
DETAIL 18
1 OF 2



DETAIL 20: COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL
DATE NOVEMBER 2020
DETAIL 20
1 OF 2

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/PUBLIC WORKS

DATE

Galloway

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

NOT FOR
CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
1	7/10/2024	1ST CITY SUBMITTAL	MRK
2	10/30/2024	2ND CITY SUBMITTAL	MRK
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Project No: TEC000004.20
Drawn By: KML
Checked By: MRK
Date: 10/30/2024

SITE DETAILS

C1.4

SITE CONSTRUCTION PLANS

C2.0



Please provide flowline elevations on the grading details.

SITE CONSTRUCTION PLANS

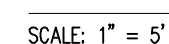
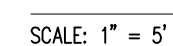
NOT FOR
CONSTRUCTION



PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

C2.1



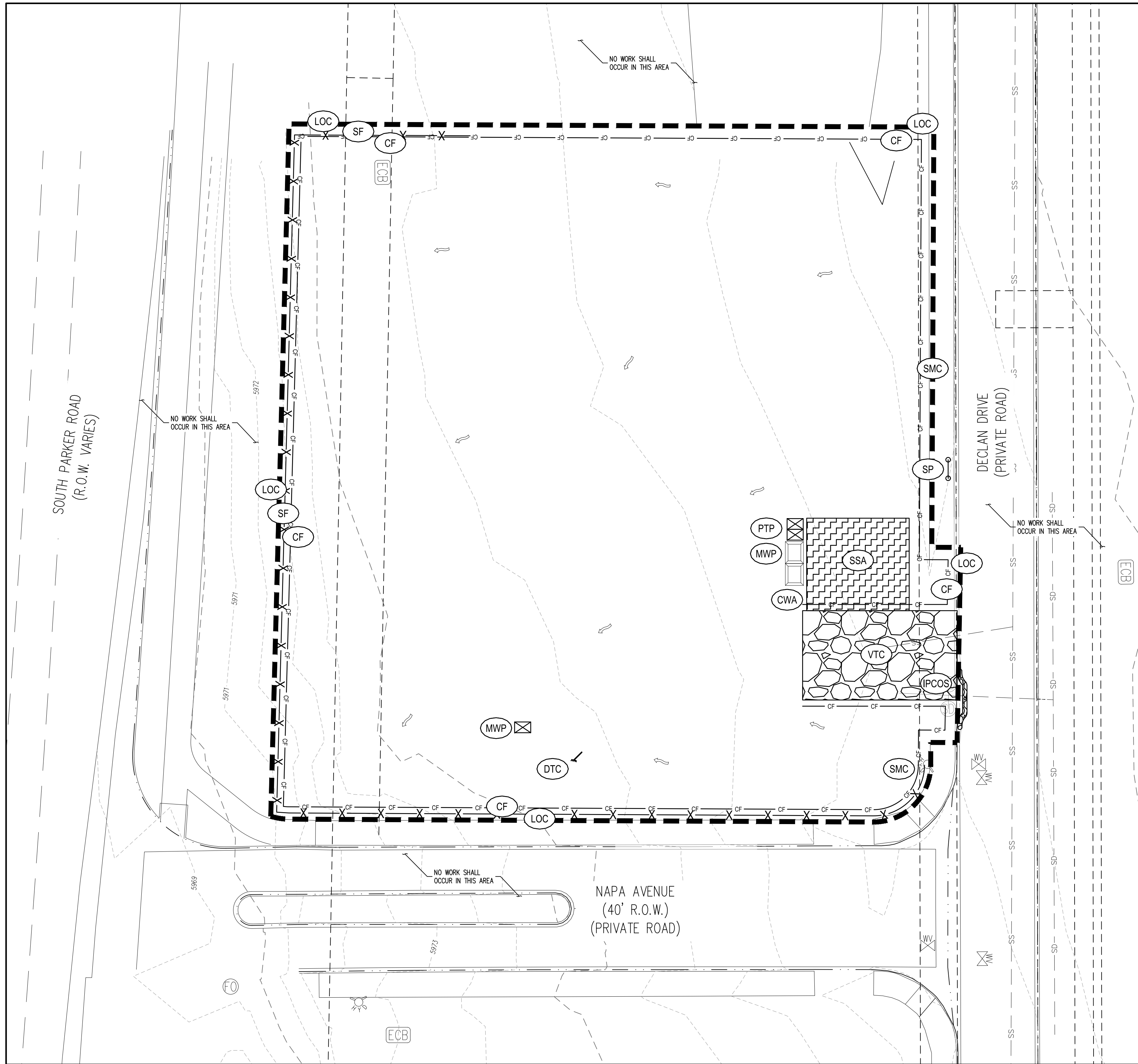
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

MISTER CAR WASH

13225 SOUTH PARKER ROAD
PARKER, CO 80134

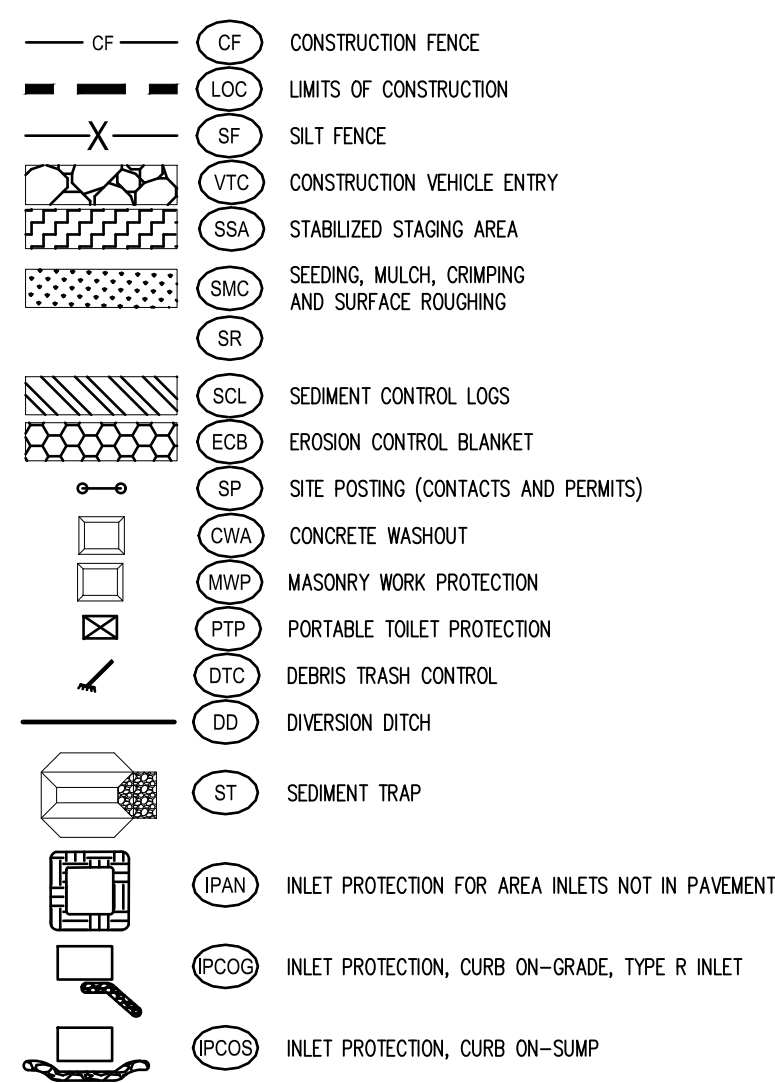
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



INITIAL CBMP PLAN
SCALE: 1"=20'

CBMP LEGEND



BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. SILT DIKE PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED. MULCH SHALL BE UTILIZED WHERE EROSION OF DENUDE AREAS IS ANTICIPATED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. PUBLIC RIGHT-OF-WAYS WILL BE CHECKED DAILY FOR MUD. IF MUD IS FOUND, IT WILL BE CLEANED FROM PUBLIC RIGHT-OF-WAYS ON A DAILY BASIS.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. IF THE STONES IN THE GRAVEL INLET SEDIMENTS FILTERS BECOME CLOGGED WITH SEDIMENT AND CAPACITY IS REDUCED BY HALF, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACE.
7. UPON SOLIDIFYING, CONCRETE SHALL BE REMOVED FROM WASHOUT AREA AND PROPERLY DISPOSED OF TO PREVENT RUNOFF.
8. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE NORMAL VTC DETAIL.
9. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
10. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
11. THE TRUE LOCATION OF THE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
12. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
13. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

BENCHMARK

COORD RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,
ELEVATION: 5953.61 (NAVD88)

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



Know what's below.
Call before you dig.

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.

SOIL PREPARATION NOTE

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR MISTER CARWASH, AT 13225 SOUTH PARKER ROAD, PARKER, COLORADO AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.

PROJECT NO.: 23-1-430

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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/PUBLIC WORKS

DATE

Galloway

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

NOT FOR
CONSTRUCTION

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
1	7/10/2024	1ST CITY SUBMITTAL	MRK
2	10/30/2024	2ND CITY SUBMITTAL	MRK

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

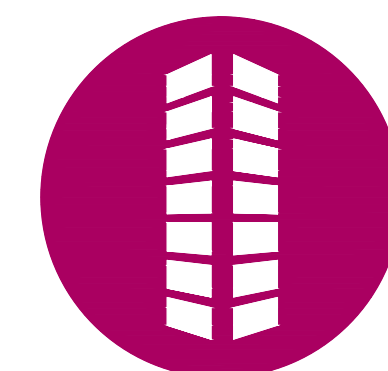
INITIAL CBMP PLAN

C2.2

SITE CONSTRUCTION PLANS



NOT FOR
CONSTRUCTION



COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.

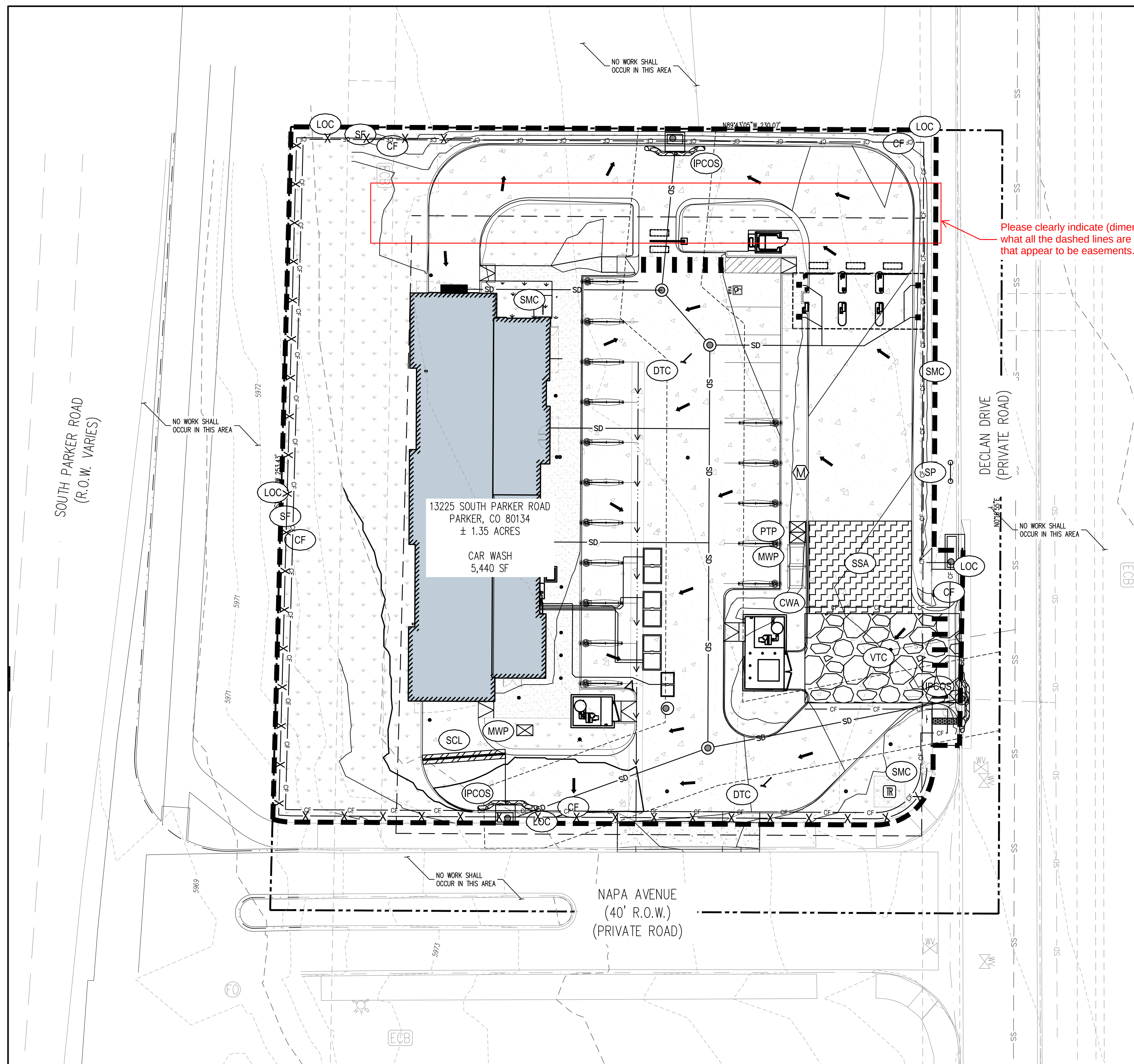
MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL[illegible]

Project No:	TEC000004.20
Drawn By:	KML
Checked By:	MRK
Date:	10/30/2024

INTERIM CBMP PLAN

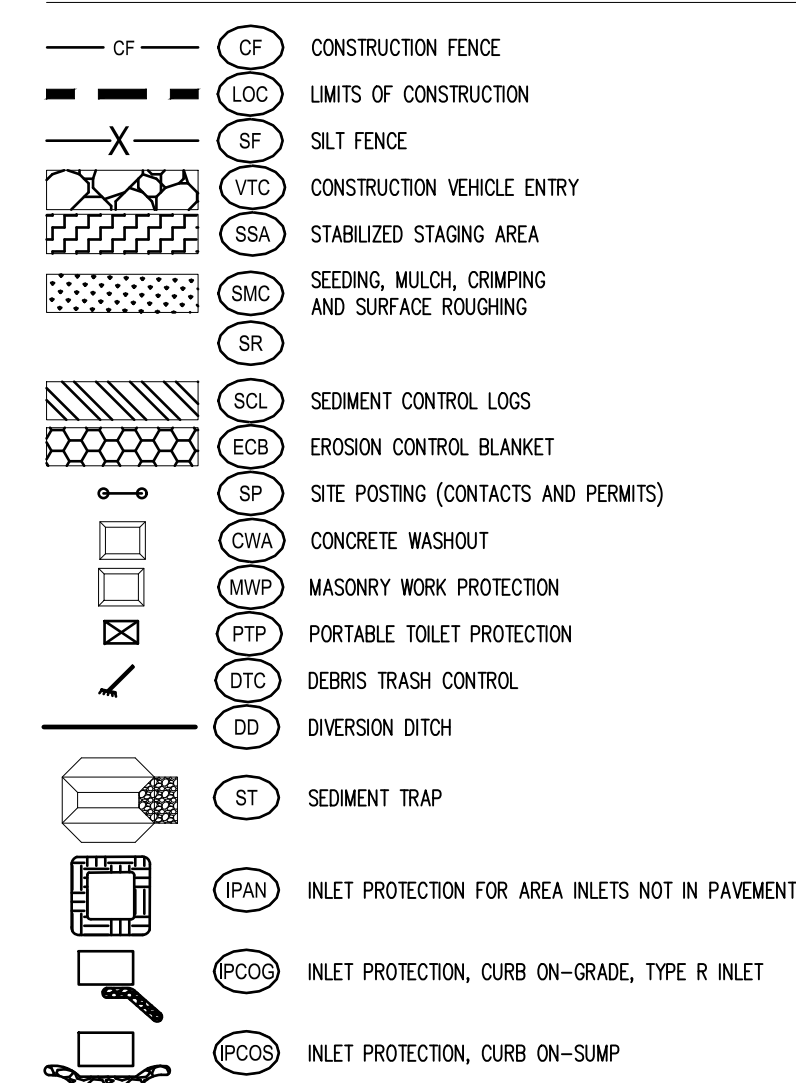
C2.3



INTERIM CBMP PLAN
SCALE: 1"=20'

SCALE: 1"=20'

CBMP LEGEND



BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. SLIT DIKE PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDEMINING OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDS AS NEEDED. MULCH SHALL BE UTILIZED WHERE EROSION OF DENuded AREAS IS ANTICIPATED.
3. SLIT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SLIT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SLIT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. PUBLIC RIGHTS-OF-WAYS WILL BE CHECKED DAILY FOR MUD. IF MUD IS FOUND, IT WILL BE CLEANED FROM PUBLIC RIGHTS-OF-WAY ON A DAILY BASIS.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AND STORAGE AREAS AS CONDITIONS DEMAND.
6. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT AND CAPACITY IS REDUCED BY HALF, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACE.
7. UPON SOLIDIFYING, CONCRETE SHALL BE REMOVED FROM WASHOUT AREA AND PROPERLY DISPOSED OF TO PREVENT RUNOFF.
8. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE NORMAL VTC DETAIL.
9. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
10. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
11. THE TRUE LOCATION OF THE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
12. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
13. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

BENCHMARK

CDOT RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,
ELEVATION: 5953.61 (NAVD88)

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. 2022001733, 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 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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.

SOIL PREPARATION NOTE

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR MISTER CARWASH, AT 13225 SOUTH PARKER ROAD, PARKER, COLORADO AS FOLLOWS:

GEOTECHNICAL ENGINEER: KUMAR & ASSOCIATES, INC.

PROJECT NO.: 23-1-430

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

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/PUBLIC WORKS

DATA

SITE CONSTRUCTION PLANS



SCALE: 1"=20'

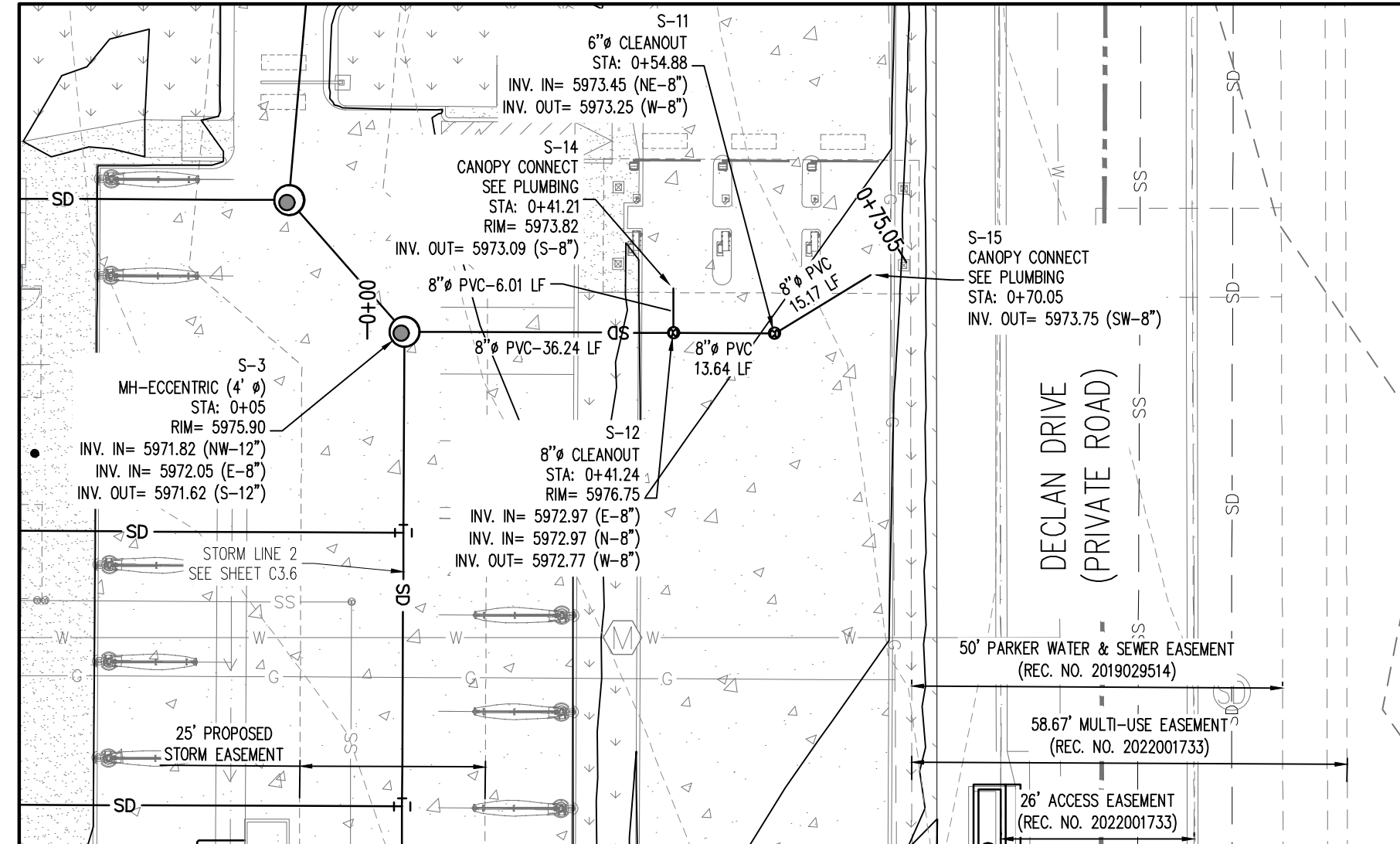
SITE CONSTRUCTION PLANS

SITE CONSTRUCTION PLANS

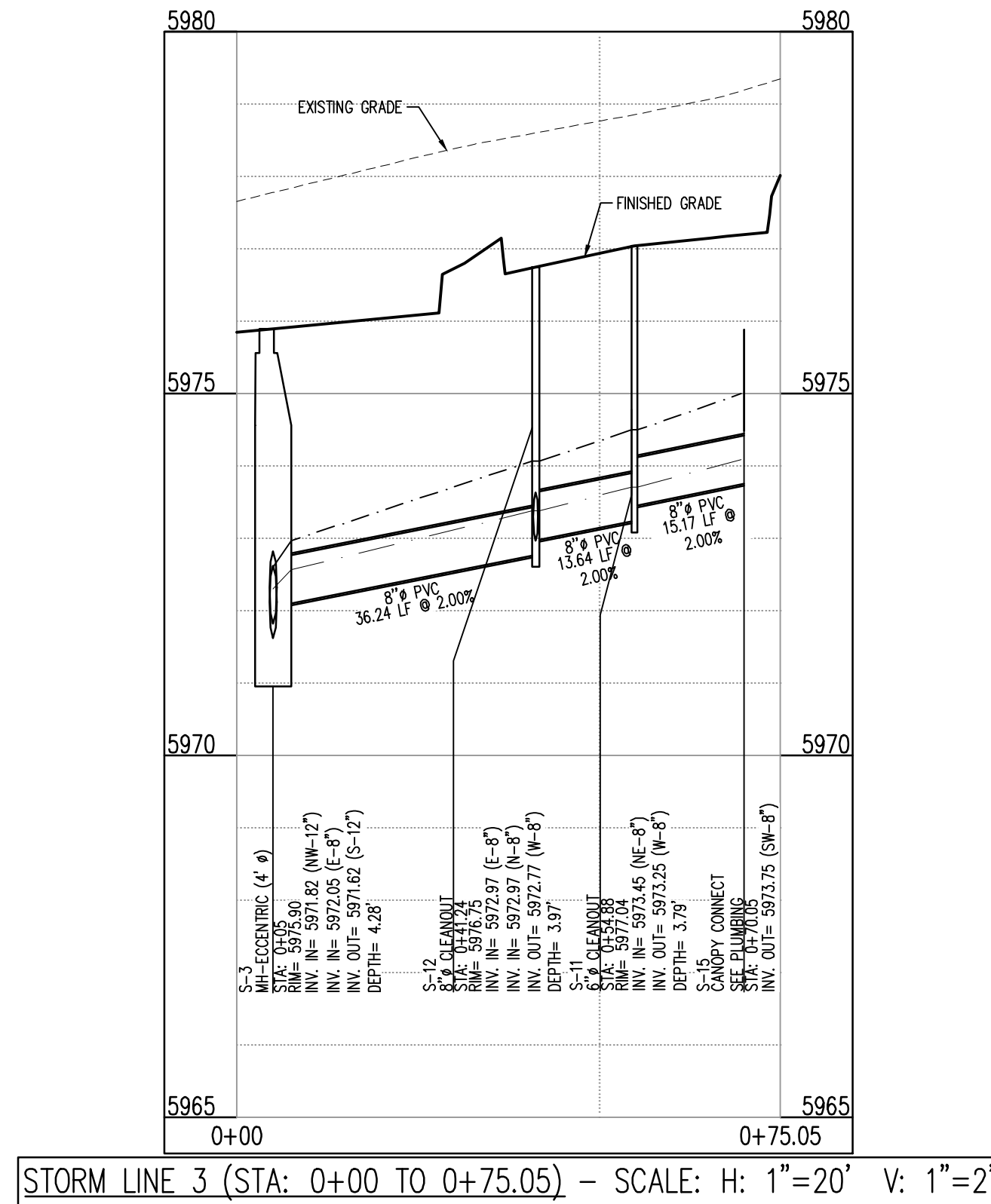
e) IT Terraform CO_Parker_TEL04_Parker and Colortwof06CNVQ-CDXTEL04_C5 Storm Plan & Profile.dwg - Michael Kracow - 10/01/2024

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

Please include labeled existing and proposed contours with flow direction arrows on the drainage plans.



STORM LINE 3 PLAN
SCALE: 1"=20'



Please include a Key Map for sheets that consist of plan views showing a portion of the overall site (TYP).

Galloway

NOT FOR
CONSTRUCTION

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE
AND ARE THE PROPERTY OF GALLOWAY, AND MAY
NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED
WITHOUT THE WRITTEN CONSENT OF GALLOWAY.
COPYRIGHTS AND INFRINGEMENTS WILL BE
ENFORCED AND PROSECUTED.



MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

[illegible]

BENCHMARK

CDOT RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/3" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/4" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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. 2022001733, 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/PUBLIC WORKS

DATE _____

C3.7