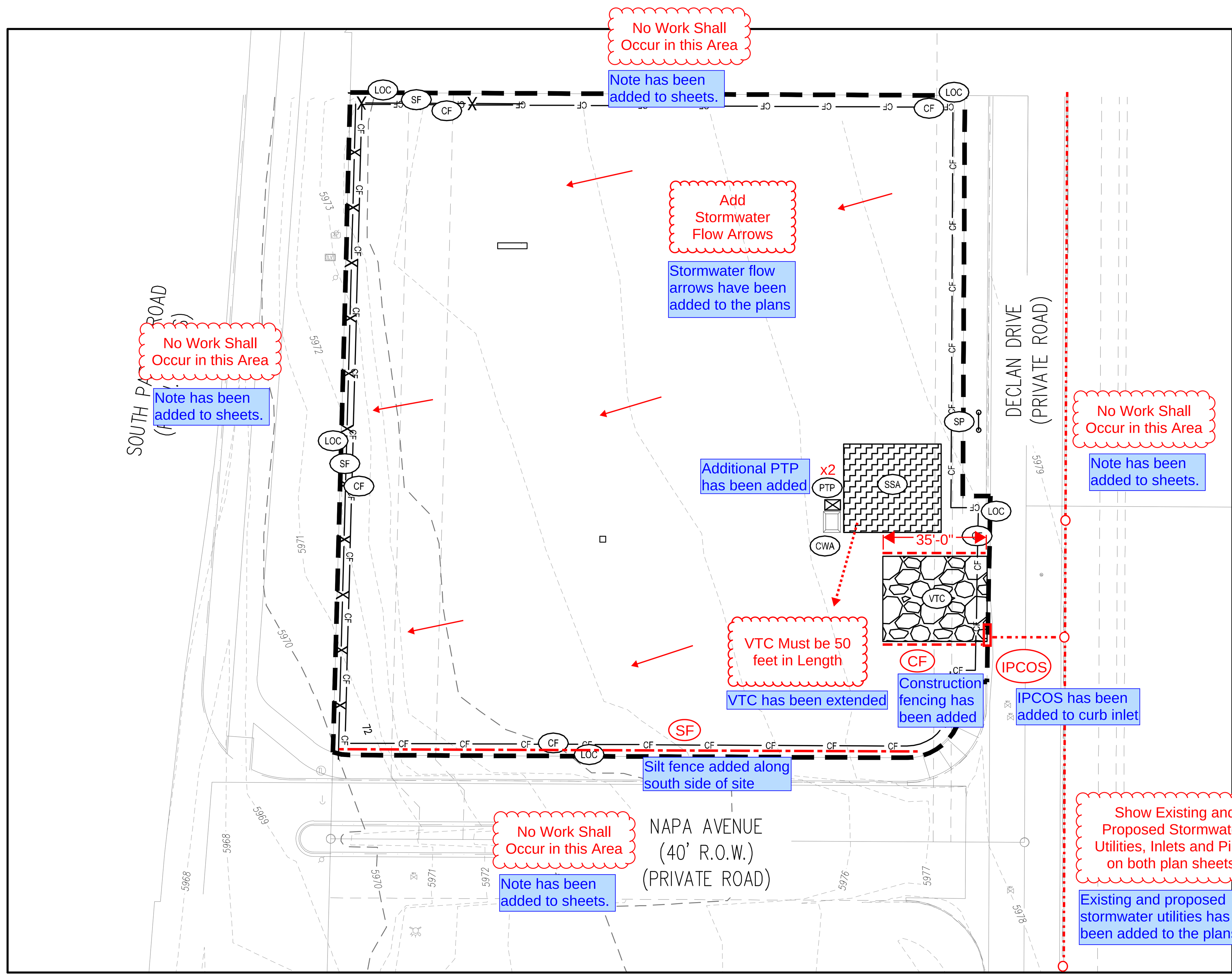
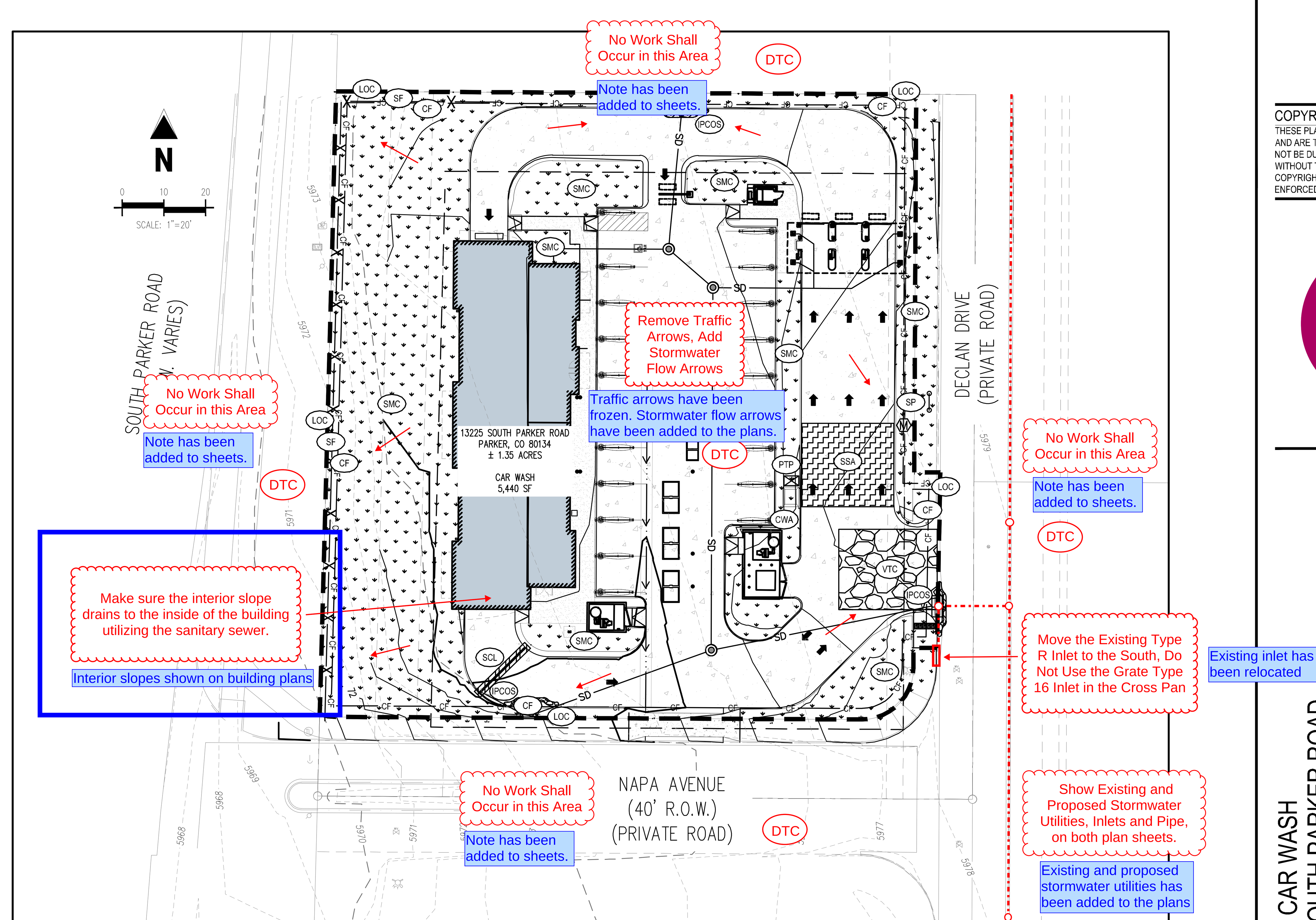
MISTER CAR WASH

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"=30'



INTERIM/FINAL CBMP PLAN
SCALE: 1"=30'

The Erosion Control Plan Sheets must be on Individual Sheets to Enlarge the Detail.

Erosion control plans have been split across three sheets (initial, interim, and final).

CBMP LEGEND

CF	CONSTRUCTION FENCE
LOC	LIMITS OF CONSTRUCTION
SF	SILT FENCE
VTC	CONSTRUCTION VEHICLE ENTRY
SSA	STABILIZED STAGING AREA
SMC	SEEDING, MULCH, CRIMPING AND SURFACE ROUGHING
SR	
SCL	SEDIMENT CONTROL LOGS
ECB	EROSION CONTROL BLANKET
SP	SITE POSTING (CONTACTS AND PERM
CWA	CONCRETE WASHOUT
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
DTC	DEBRIS TRASH CONTROL
DD	DIVERSION DITCH
ST	SEDIMENT TRAP
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
IPCOS	INLET PROTECTION, CURB ON-SUMP

Use Parker's Complete Legend of Keys/Symbols

Parker's legend has been added to plans

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 RESEEDED AS NEEDED. MULCH SHALL BE UTILIZED WHERE EROSION OF DENUDED 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.

Add General Notes to Plan Sheet

General notes have been added to CBMP details. All four CBMP note sheets cannot be added to the plan sheets and still be legible.

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.

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)

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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 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 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

Parker Pointe AMD 1 L3A

SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
-			

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

CBMP PLAN

C2.2

MISTER CAR WASH

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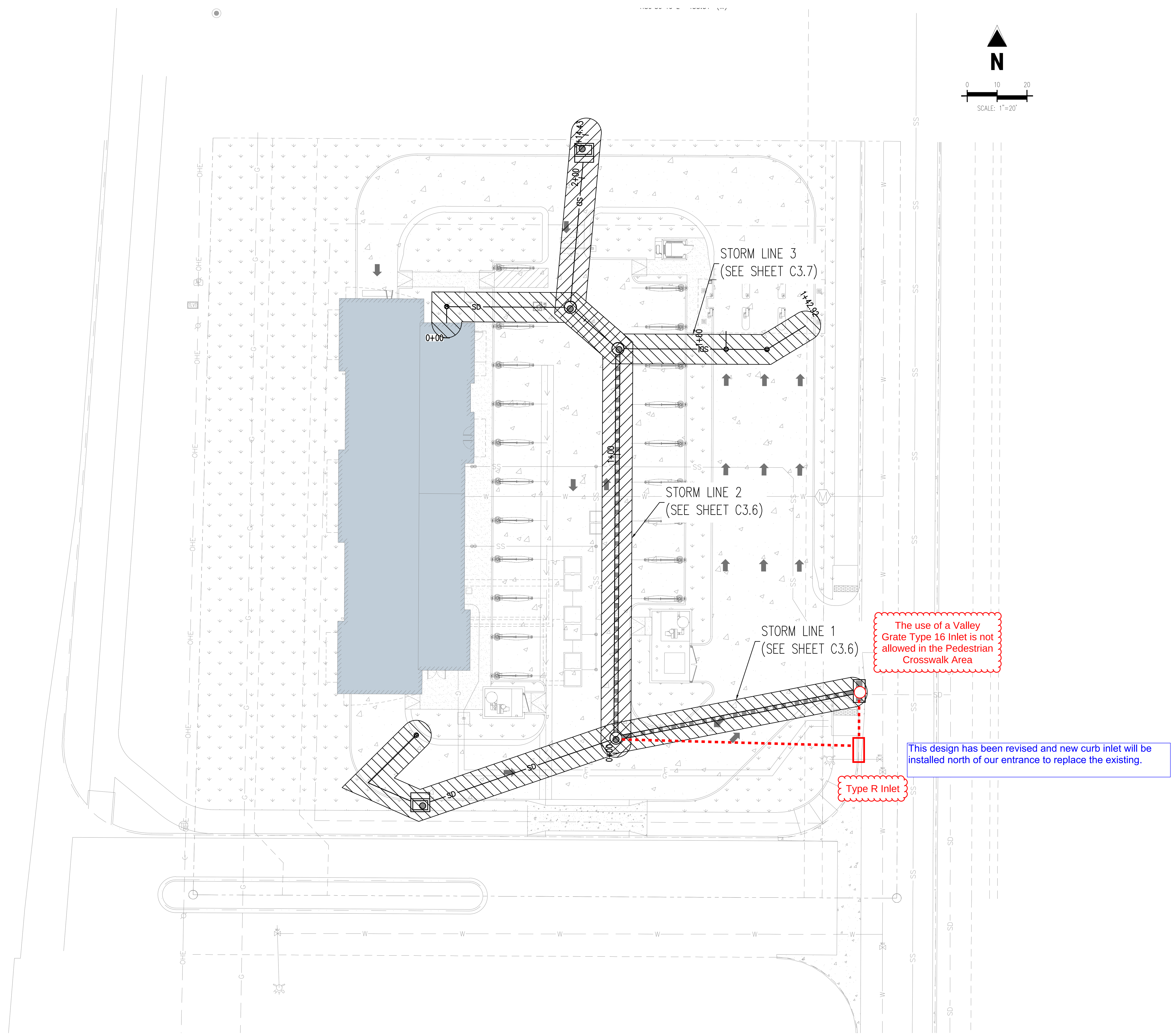
SITE CONSTRUCTION PLANS



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPSOED 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
- PROPOSED CONCRETE PAVEMENT PER GEOTECH
- PROPOSED CONCRETE SIDEWALK PER GEOTECH
- PROPOSED LANDSCAPING PER LANDSCAPE

UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (< 12" DIAMETER)
- PROPOSED STORM SEWER (> 12" DIAMETER)
- 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 GIS CAP AT THE SOUTHEAST CORNER OF THE SOCCER FIELD PARKING LOT, NORTH OF STROH ROAD, APPROXIMATELY 1500' WEST OF J MORGAN BOULEVARD

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TOWN OF PARKER, DIRECTOR OF ENGINEERING ____________ DATE ____________

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PARKER, CO 80134
Parker Pointe AMD 1 L3A
The title block has been updated
SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.
-			

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

STORM PLAN

C3.5