Galloway Response
10/30/2024

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

NOT FOR CONSTRUCTION

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PROJECT CONTACTS:

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

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

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

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

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

MUNICIPAL & UTILITY CONTACTS:

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

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

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

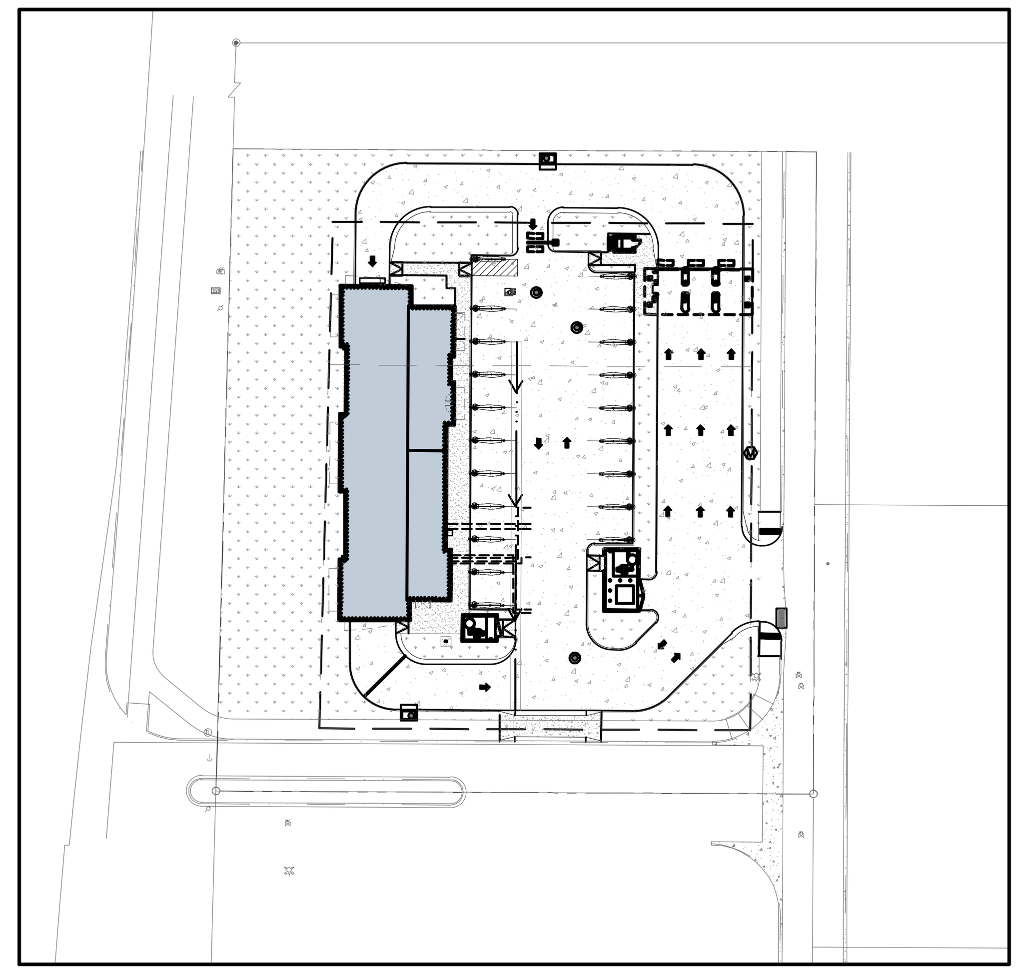
WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

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

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

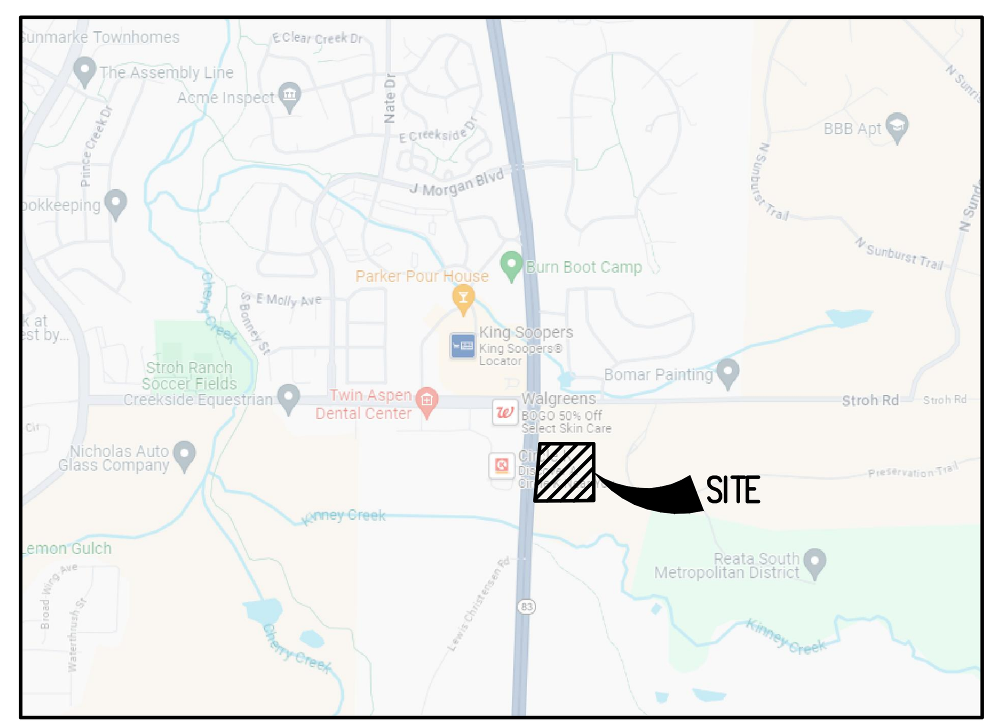
TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204

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



N
0 10 30 60
SCALE: 1"=60'

SITE MAP
SCALE: 1"=60'



VICINITY MAP
SCALE: 1"=600'

The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.

Vicinity map scale has been revised

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-0.0	COVER SHEET
C-0.1	GENERAL NOTES
1 OF 1	ALTA/NSPS LAND TITLE SURVEY
C-1.1	HORIZONTAL CONTROL PLAN
C-1.2	FIRE MOBILITY PLAN
C-1.3	SITE DETAILS
C-2.1	GRADING PLAN
C-2.2	CBMP PLAN
C-2.3	CBMP DETAILS
C-2.4	CBMP DETAILS
C-2.5	CBMP DETAILS
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-3.0	UTILITY COVER SHEET
C-3.1	OVERALL UTILITY PLAN
C-3.2	UTILITY DETAILS
C-3.3	UTILITY DETAILS
C-3.4	UTILITY DETAILS
C-3.5	STORM PLAN
C-3.6	STORM PLAN & PROFILES
C-3.7	STORM PLAN & PROFILES
C-3.8	SANITARY PLAN & PROFILES

Please ensure all Town of Parker Notes match the latest notes in the Town of Parker RDCCM

Notes have been updated to reflect the latest notes in the Town of Parker RDCCM

GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A ~~DEVELOPMENT REVIEW ENGINEER~~ SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A ~~DEVELOPMENT REVIEW ENGINEER~~ IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE ~~DEVELOPMENT REVIEW ENGINEER'S~~ ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR A PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

TOWN INSPECTOR (TYP)

Text has been revised

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.

SITE DATA TABLE

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

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

CAUTION - NOTICE TO CONTRACTOR

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

811 Know what's below. Call before you dig.

SIGHT DISTANCE CERTIFICATION

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

Latest Town of Parker signature block has been added

Please ensure signature review block matches the latest shown in the Parker Roadway Design and Construction Criteria Manual (RDCCM).

MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.

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

COVER SHEET

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\3-CD\TEC04_C0 Cover Sheet.dwg - Michael Kracov - 7/30/2024

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

STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL 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 (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT"(TITLE 25, ARTICLE 8 CRS), 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 CCR 1002–72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM 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 THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, 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 (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, 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 ELEVATION 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 LF OF MAINLINE 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 706.02.
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 SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE–WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M–601–11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M–604–10, 11, 12, AND 13.
11. CDOT CLASS D 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 "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M–604–12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
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.

See storm sewer plan review comments.

Acknowledged proposed storm in shared drive to the east is specified as 18" RCP. PVC/HP pipe is only proposed onsite private storm as it will likely be more economical than RCP especially at small diameter

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 SO AS 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 BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS 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 GOING 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 RAMPS 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 USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

SIGNAGE AND STRIPING NOTES

Please include the Signing and Striping Plans.

Signage and striping plan has been included within this submittal

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 CONTROL 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 BE 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 ON EACH POST.
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 REQUIRE 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 MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED 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 PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER

    WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHY–MYTHACRALATE, 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 PAINT 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), METHYL–MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303–840–9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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5500 Greenwood Plaza Blvd., Suite 200
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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

GENERAL NOTES

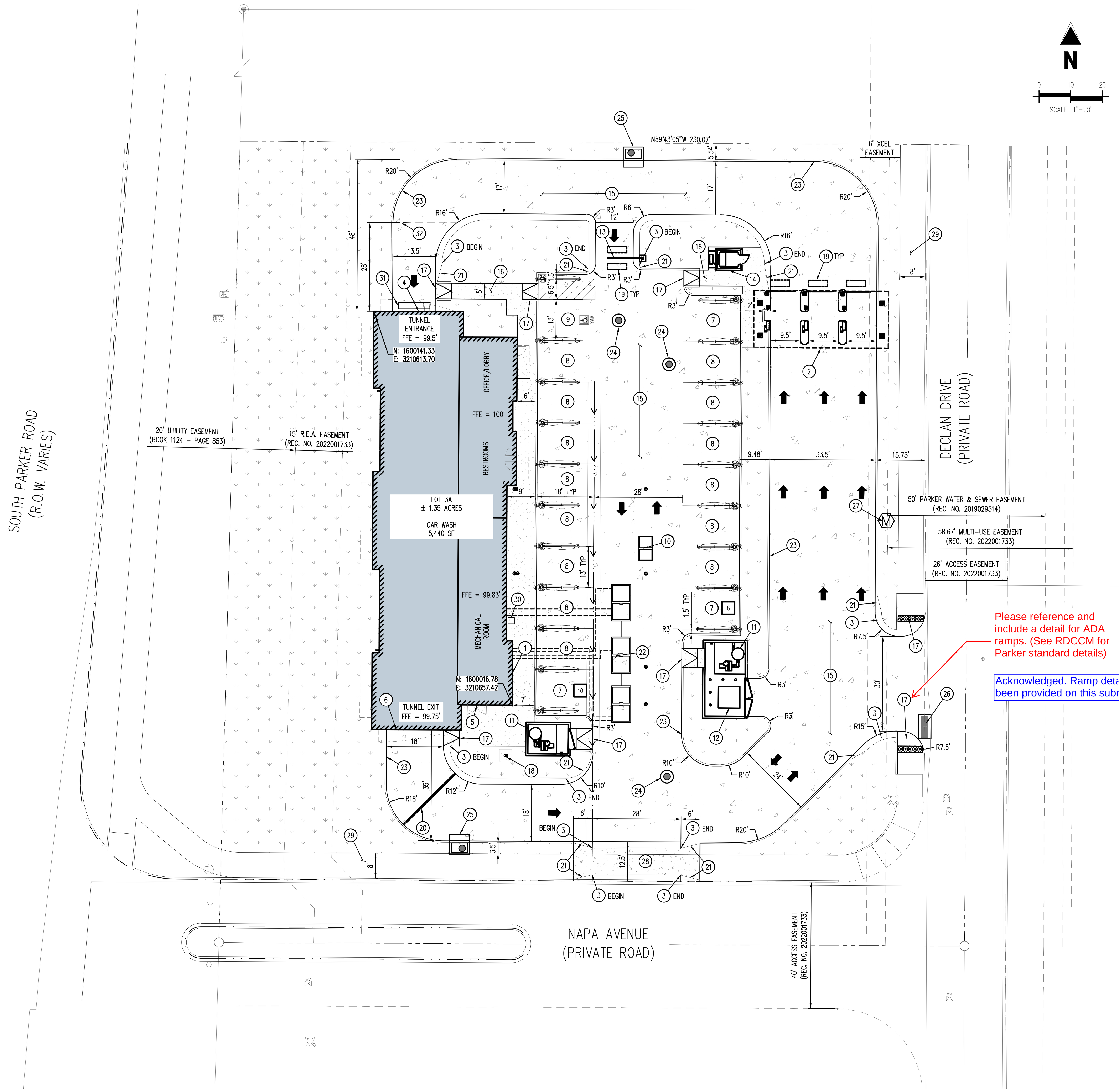
C0.1

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\3-CD\TEC04_C0.0 General Notes.dwg - Michael Kracov - 7/30/2024

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



SITE PLAN SCHEDULE

1. FACE OF BUILDING, SEE DETAIL #6 ON C1.3
2. POINT OF SALE STATION (POS), SEE DETAIL #8 AND #10 ON C1.3
3. ROLLED CURB, SEE DETAIL #1 ON C.1.3
4. TUNNEL ENTRANCE, SEE DETAIL #4 ON C1.3
5. MECHANICAL ROOM ACCESS W/ ADA RAMP, SEE DETAIL #9 ON C1.3
6. TUNNEL EXIT
7. VACUUM STALL W/ ADJACENT CURB
8. TYPICAL VACUUM STALL
9. ADA VACUUM STALL (VAN ACCESSIBLE)
10. SAND/OIL INTERCEPTOR
11. VACUUM ENCLOSURE
12. TRASH ENCLOSURE
13. BAIL OUT LANE WITH GATE
14. CUSTOMER SERVICE ATTENDANT HUT, SEE ARCHITECTURAL PLANS
15. CONCRETE PAVEMENT (NO ASPHALT)
16. PROPOSED CONCRETE WALK (WIDTH PER PLAN)
17. ADA RAMP
18. ELECTRIC TRANSFORMER, CONTRACTOR TO COORDINATE WITH XCEL
19. INSTALL TRAFFIC GATE LOOP
20. TRENCH DRAIN, SEE DETAIL ON SHEET C1.3
21. CURB TRANSITION TO ROLLED CURB, SEE DETAIL ON SHEET C1.3
22. WATER RECLAIM SYSTEM, SEE PLUMBING PLANS
23. VERTICAL CURB, SEE DETAIL ON SHEET C1.3
24. STORM MANHOLE, SEE STORM PLANS
25. STORM INLET, SEE STORM PLANS
26. REPLACE OR MODIFY EXISTING INLET TO VALLEY INLET
27. INSTALL WATER METER PER PARKER
28. PROPOSED EMERGENCY VEHICLE ONLY ACCESS (OVER CURB)
29. EXISTING SIDEWALK TO REMAIN
30. PROPOSED TRASH PIT BELOW GRADE. TOP FLUSH WITH SIDEWALK, SEE MEP PLANS
31. PROPOSED CORRELATOR PIT, SEE MEP PLANS
32. HIGH POINT,, 2% SLOPE TOWARDS TUNNEL ENTRANCE, SEE GRADING PLANS

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPSOED ADA PARKING SYMBOL (VAN)
- PROPOSED TRANSFORMER (TR)
- 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
- # PARKING STALL COUNT

NOTES

1. SITE TO BE CONCRETE (EXCEPT LANDSCAPE AREAS), NO ASPHALT
2. WELDED WIRE MESH (#6 GAUGE, 6"x6") SHALL BE INCORPORATED INTO ALL SITE FLATWORK EXCLUDING SIDEWALKS.

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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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

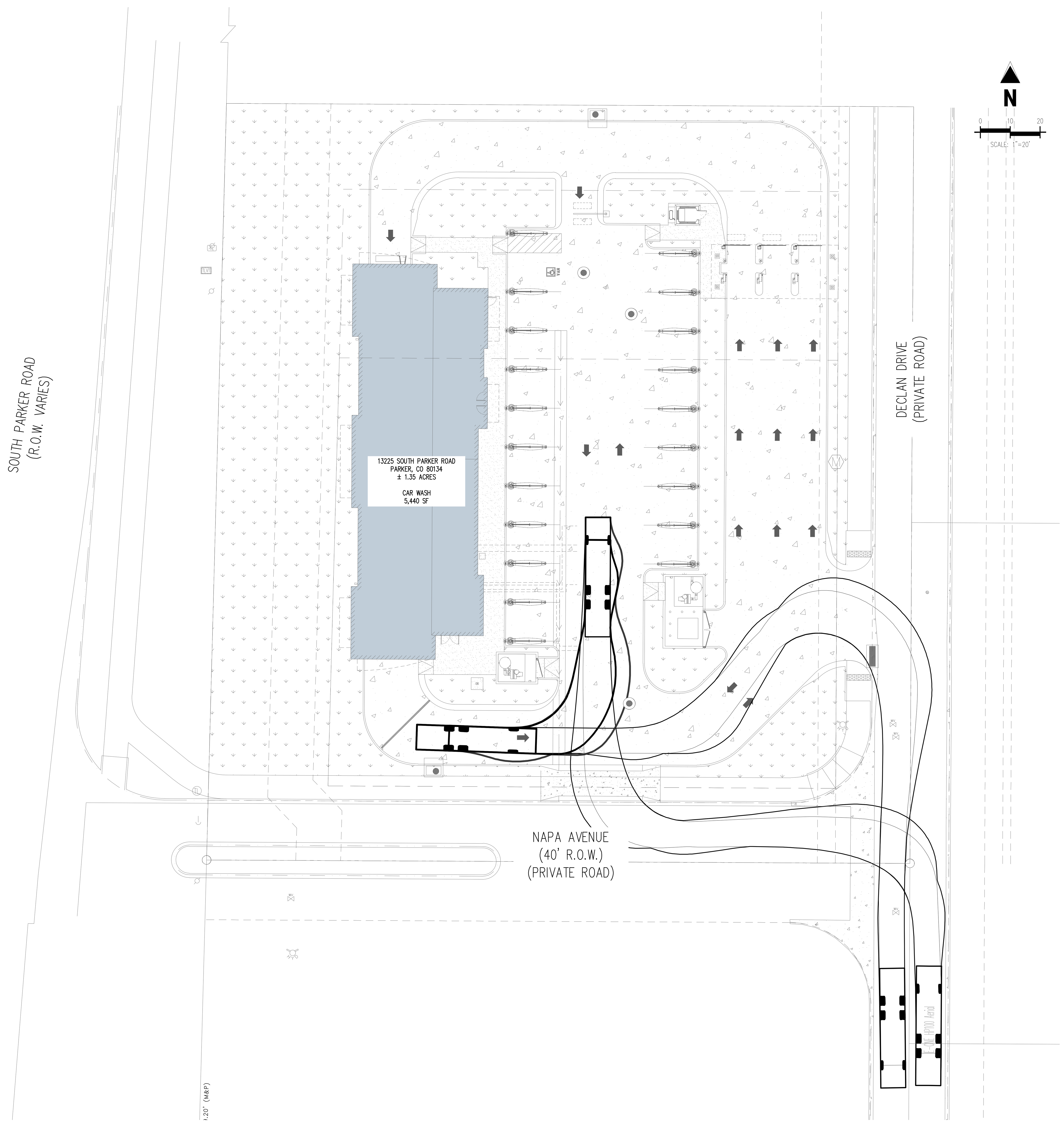
SITE & HORIZONTAL CONTROL PLAN

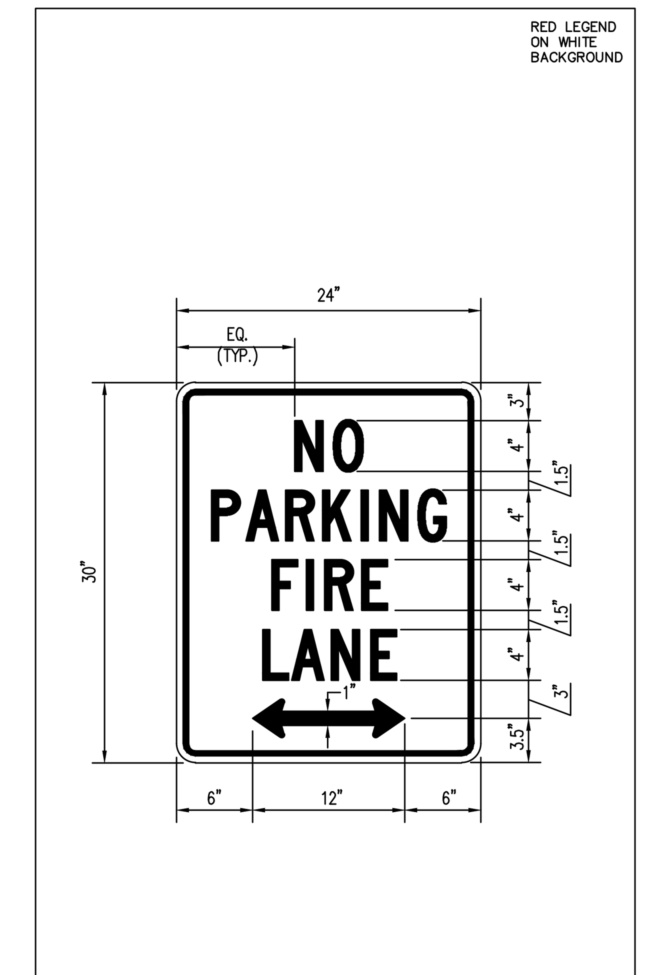
C1.1

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

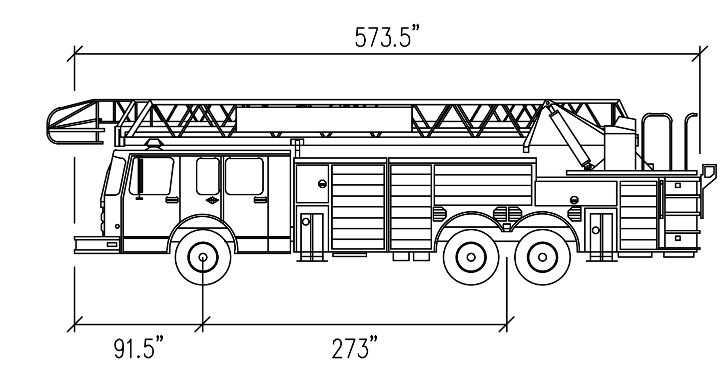
SITE CONSTRUCTION PLANS





ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

"NO PARKING – FIRE LANE" SIGN
N.T.S.



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

TOWN OF PARKER FIRE TRUCK
NOT TO SCALE

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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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

FIRE MOBILITY PLAN

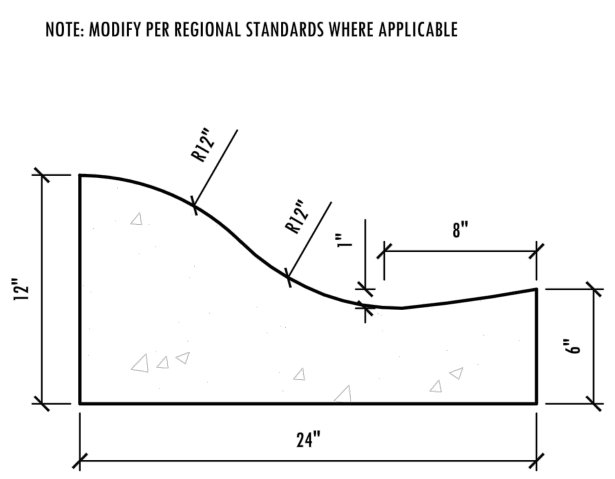
C1.2

MISTER CAR WASH

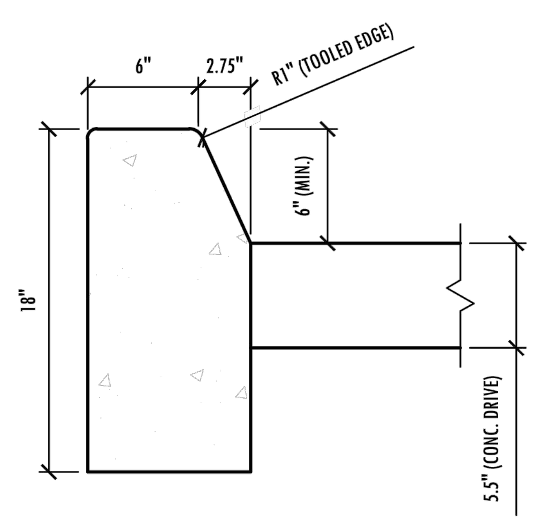
13225 SOUTH PARKER ROAD
PARKER, CO 80134
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS

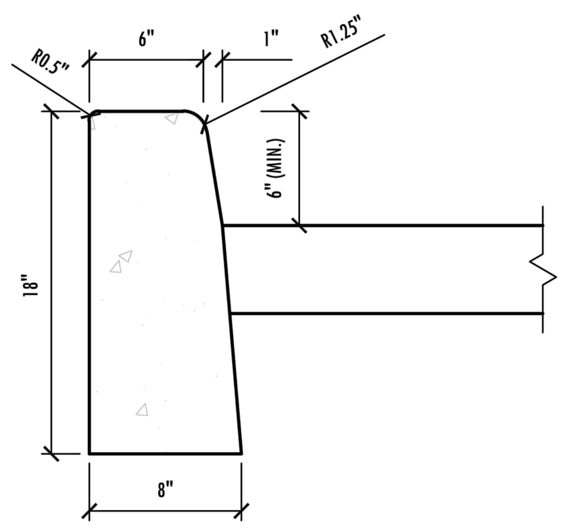
NOTE: MODIFY PER REGIONAL STANDARDS WHERE APPLICABLE



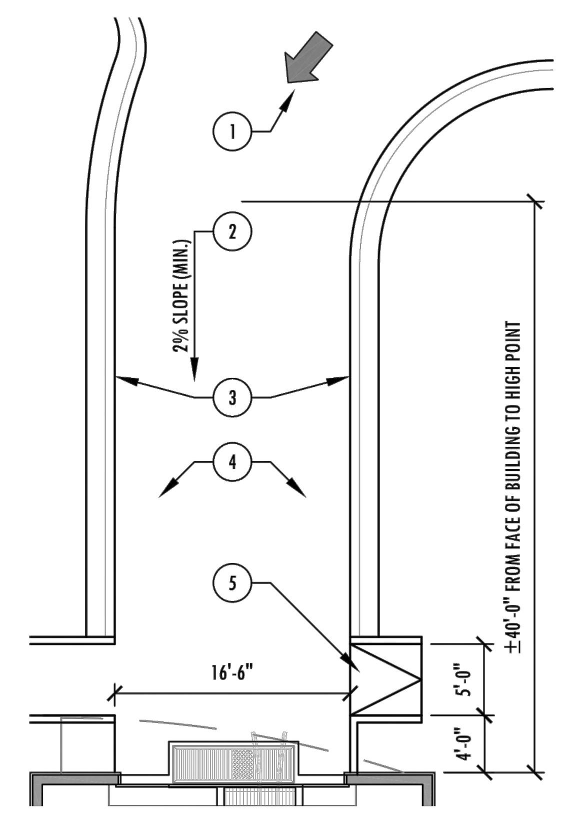
DETAIL 1: ROLLED CURB DETAIL
NOT TO SCALE



DETAIL 2: TAPERED CURB DETAIL
NOT TO SCALE



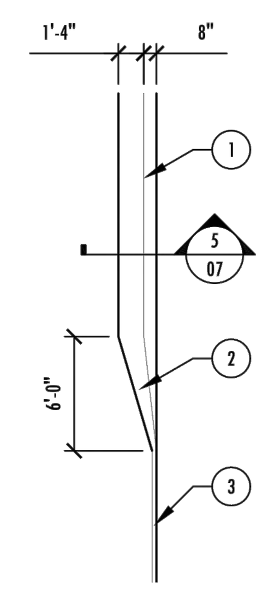
DETAIL 3: VERTICAL CURB DETAIL
NOT TO SCALE



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.

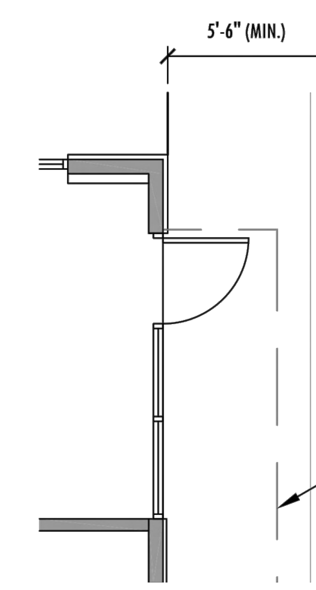
DETAIL 4: TUNNEL ENTRANCE WITH ADA RAMP
NOT TO SCALE



KEYNOTES

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

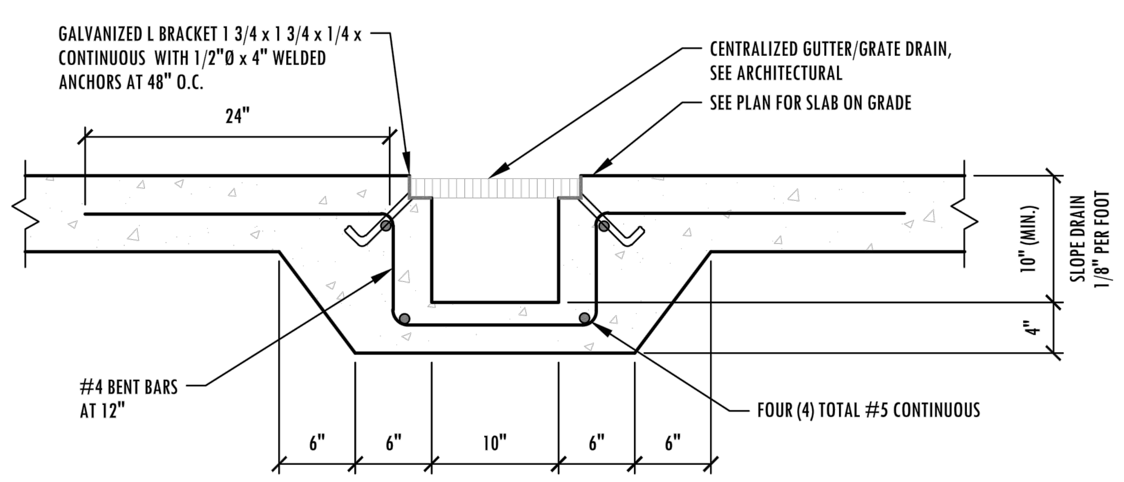
DETAIL 5: TAPERED CURB TRANSITION TO ROLLED CURB
NOT TO SCALE



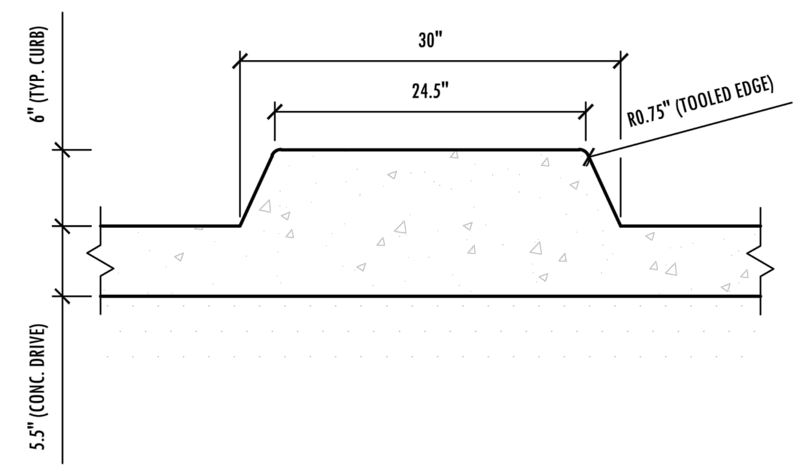
KEYNOTES

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

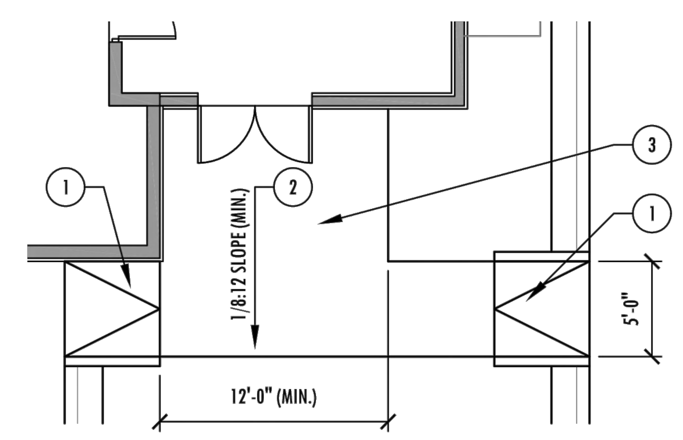
DETAIL 6: FACE OF BUILDING – SIDEWALK CLEARANCE
NOT TO SCALE



DETAIL 7: TRENCH DRAIN DETAIL
NOT TO SCALE



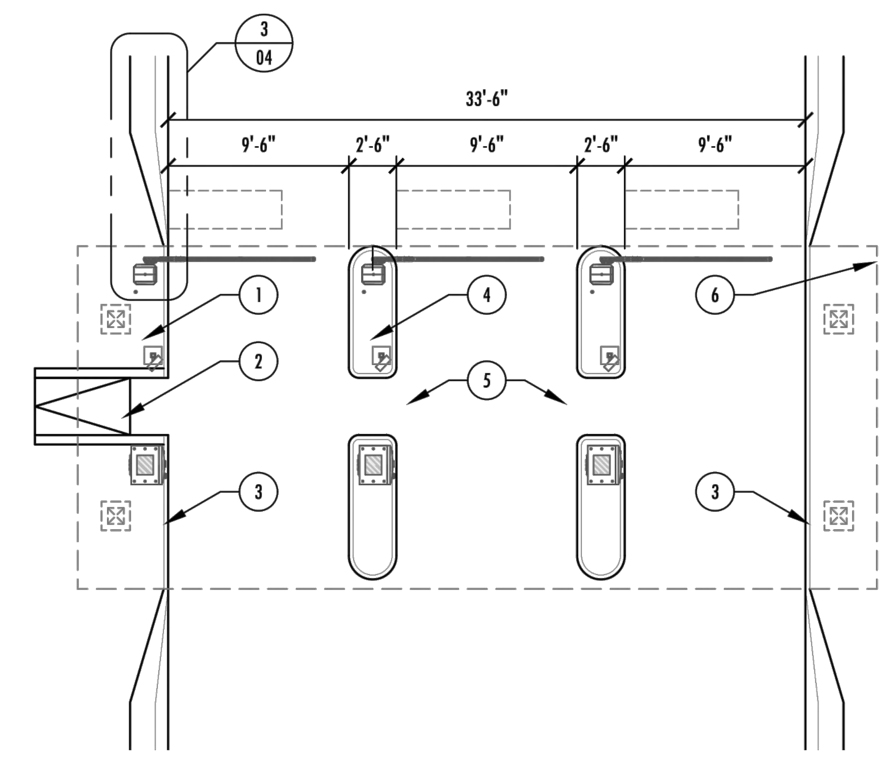
DETAIL 8: POS CURB DETAIL
NOT TO SCALE



KEYNOTES

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

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



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

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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

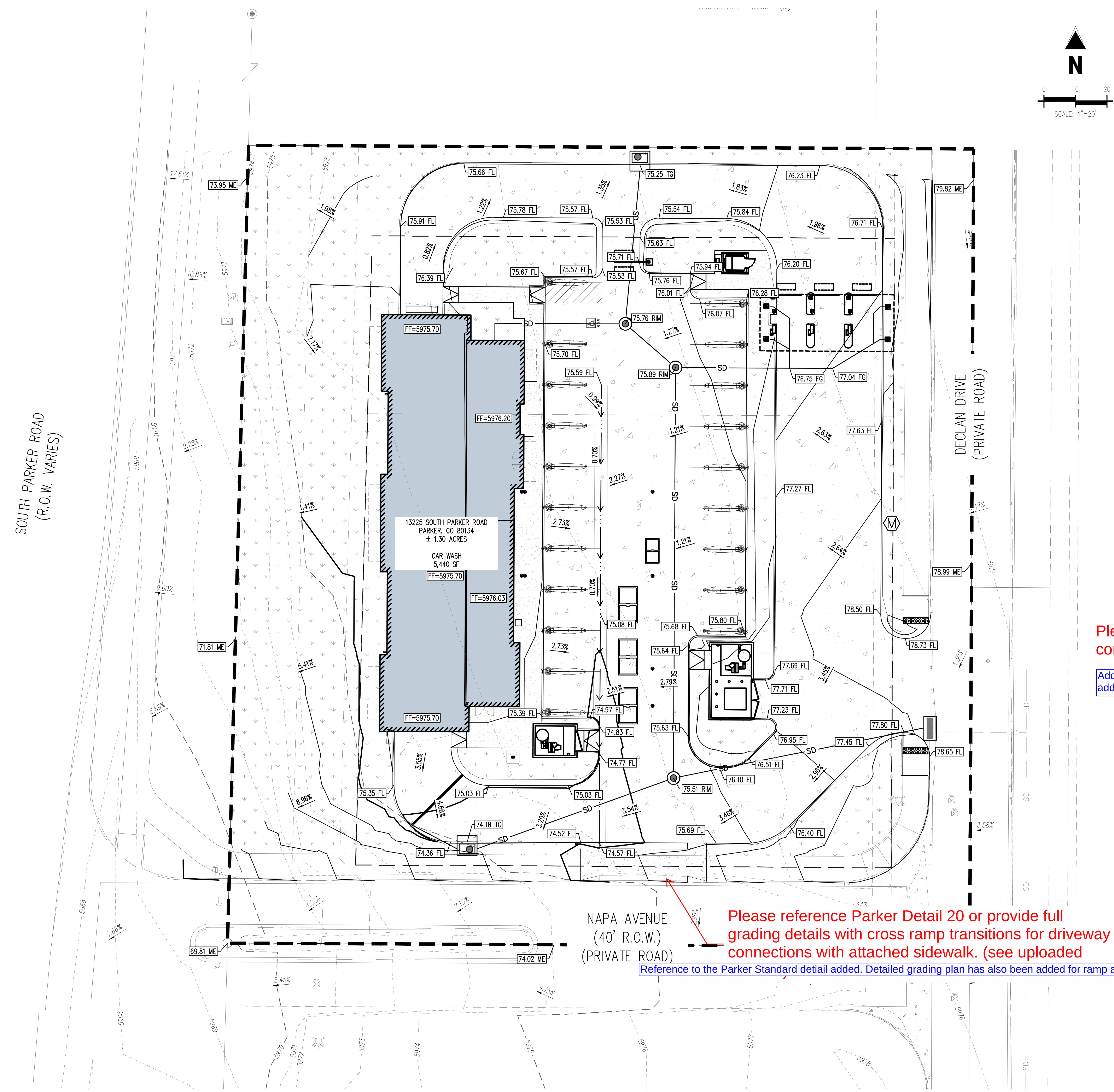
SITE DETAILS

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



Please include existing and proposed contour labels on all grading plans.

Additional contour labels have been added to the grading plans.

Please reference Parker Detail 20 or provide full grading details with cross ramp transitions for driveway connections with attached sidewalk. (see uploaded

Reference to the Parker Standard detiail added. Detailed grading plan has also been added for ramp areas.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- LIMITS OF DISTURBANCE
- 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

GRADING LEGEND

-5970-	EXISTING MAJOR CONTOUR
5971	EXISTING MINOR CONTOUR
70	PROPOSED MAJOR CONTOUR
71	PROPOSED MINOR CONTOUR
15.00 XX	PROPOSED SPOT ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
FFE	FINISHED FLOOR
TG	TOP OF GRATE
FG	FINISHED GRADE
ME	MATCH EXISTING
X.XX%	PROPOSED SLOPE ARROW

GENERAL GRADING NOTES

1. PRIOR TO INSTALLATION OF STORM OR SANITARY SEWER, WATER MAIN, OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY, AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSING AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN PRIOR TO CONSTRUCTION. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE VENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATER AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
4. REFER TO GEOTECHINCAL REPORT FOR SPECIFIC SITE SOIL CONDITIONS AND CONSIDERATIONS.
5. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
6. ALL HDPE PIPE IN SANDY OR HIGHLY EROSIVE, OR EXPANSIVE SOILS SHALL BE N-12 WT IB (OR EQUIVALENT WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4"-48" PIPE SHALL MEET ASTM F2648 (OR AASHTO M252 TYPE S) REQUIREMENTS AND SHALL HAVE A MINIMUM MANNINGS "n" DESIGN VALUE OF 0.012. JOINTS SHALL BE WATERTIGHT ACCORDING TO ASTM D3212 (OR AASHTO M252, M294) REQUIREMENTS. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. JOINT PERFORMANCE, FITTINGS, MATERIAL PROPERTIES AND INSTALLATION SHALL BE DONE PER THE COMPLETE ADS SPECIFICATION FOR ADS N-12 WE IB PIPE FOUND IN THE ADS, INC. DRAINAGE HANDBOOK, LATEST EDITION.
7. ALL OTHER HDPE PIPE SHALL BE N-12 ST IB (OR EQUIVALENT WITH SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4"-48" SHALL MEET ASTM F2648 (OR AASHTO M252 TYPE S OR SP) REQUIREMENTS AND SHALL HAVE A MINIMUM MANNINGS "n" DESIGN VALUE OF 0.012. JOINT PERFORMANCE, FITTINGS, MATERIAL PROPERTIES AND INSTALLATION SHALL BE DONE PER THE COMPLETE ADS SPECIFICATIONS FOR ADS N-12 ST IB PIPE FOUND IN THE ADS, INC. HAND BOOK, LATEST EDITION.
8. IF USING HDPE PERFORATED PIPE FOR SUBSURFACE DRAINAGE AND DETENTION/RETENTION SYSTEMS, THE PERFORATION SHALL MEET THE AASHTO CLASS II STANDARD PERFORATION PATTERN REQUIREMENTS.
9. STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III UNLESS OTHERWISE INDICATED.
10. CORRUGATED METAL PIPE, WHERE SPECIFICALLY SPECIFIED ON PLAN, SHALL BE TYPE II OF AASHTO M 36 GALVANIZED WITH TYPE 3 JOINTS.
11. CONTRACTOR SHALL ESTABLISH GRADES OF FINISH PAVEMENT TO ENSURE PROPER (POSITIVE) DRAINAGE AND PREVENT PUDDLING OF WATER, SPECIALLY IN PEDESTRIAN WALKWAYS, UNPAVED AREAS OF SITE SHALL ALSO BE GRADED FOR POSITIVE DRAINAGE. CONSULT ENGINEER SHOULD THEIR BE CONFLICTS WITH CRITICAL GRADES SHOWN HEREON.
12. CONTRACTOR SHALL VERIFY ACTUAL FINISHED FLOOR ELEVATION AFTER BUILDING SET AND NOTIFY ENGINEER AND PM WITHIN 48 HOURS OF ANY DISCREPANCY.
13. PIPE JOINTS SHALL BE WRAPPED WITH GEOTEXTILE FABRIC (LAPPED 18").

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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

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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.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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

GRADING PLAN

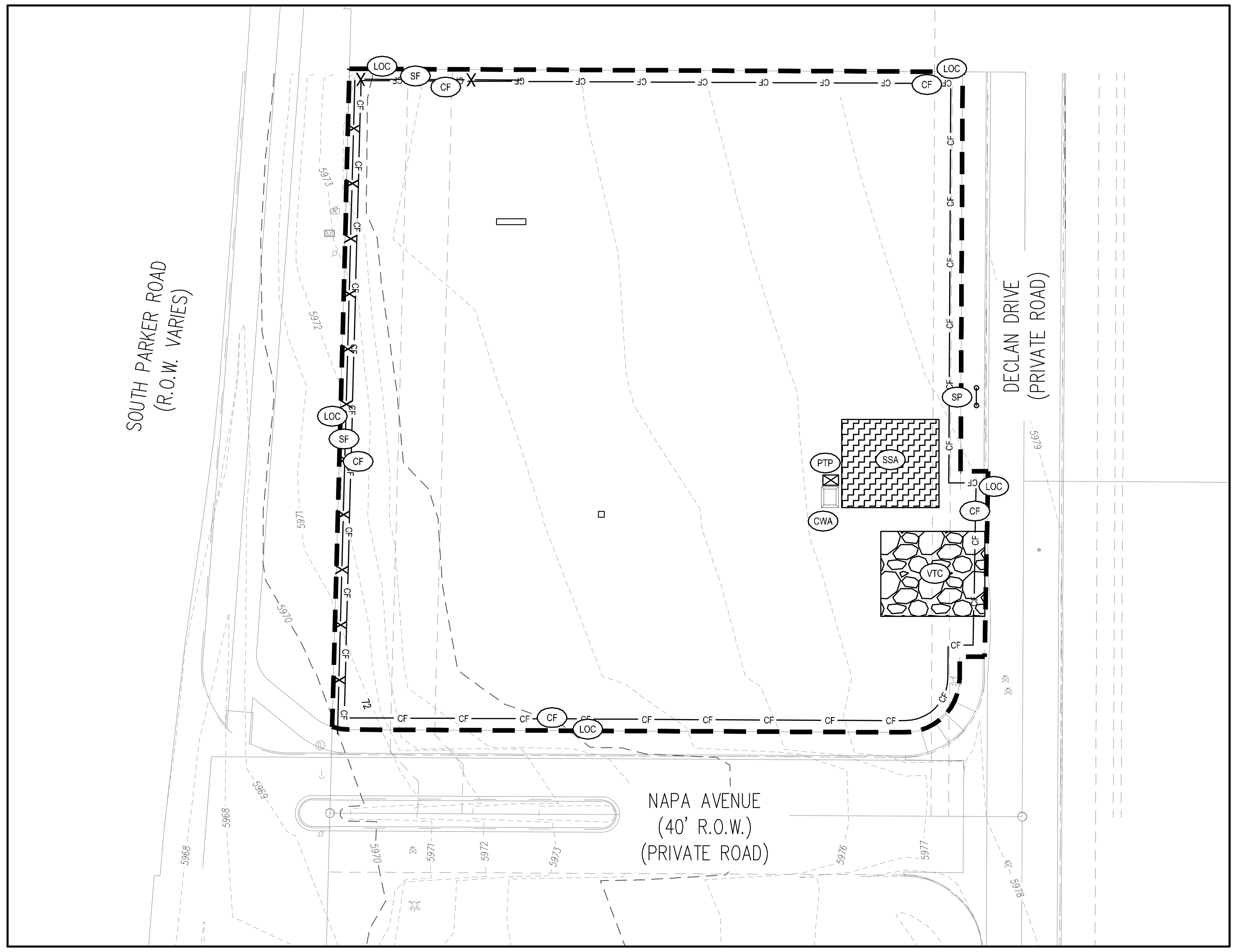
C2.1

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\3-CD\TEC04_C2 Grading Plan.dwg - Michael Kracov - 7/30/2024

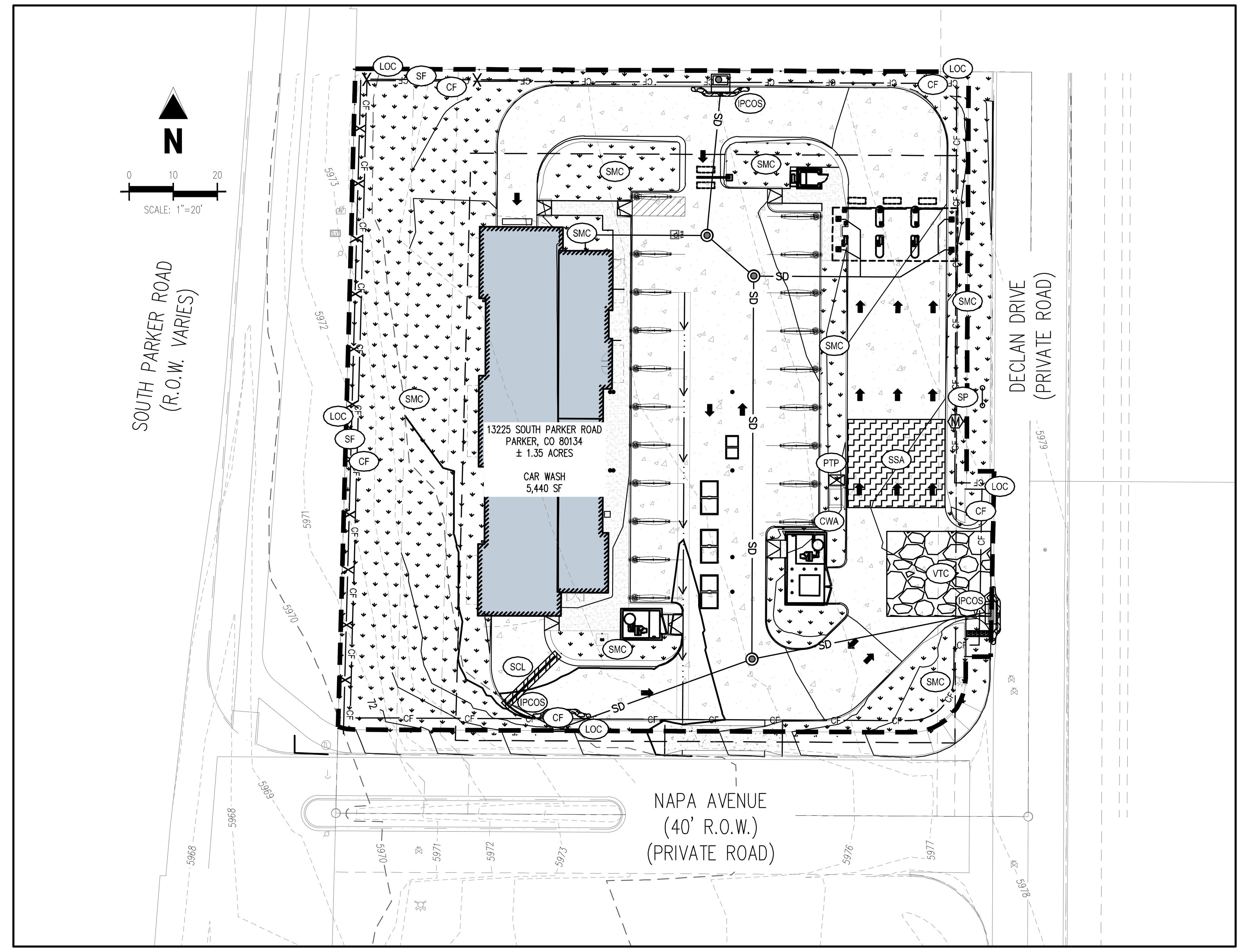
MISTER CAR WASH

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'

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 PERMITS)
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

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.

BASIS OF BEARING

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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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PROJECT NO.: 23-1-430

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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 PLAN

C2.2

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

This subset is for Parker Water and San approval and therefore the signature review block for Parker Engineering/Public works can be removed while the subset can be separate from the overall CD set.

PARKER WATER AND SANITATION CONSTRUCTION PLANS

Engineering/Public Works review block has been removed from the PWSD set. PWSD set has been separated out on its own

PROJECT CONTACTS

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

DEVELOPER/APPLICANT
MISTER CARWASH
222 EAST 5TH STREET
TUCSON, AZ 85705
TEL: (520) 600-6659
CONTACT: EVANTHIA BARDWELL

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

LANDSCAPE/CONSULTANT
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FAX: (303) 770-3636
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SURVEYOR
PARTNER ASSESSMENT CORPORATION
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OKLAHOMA CITY, OK 73104
TEL: (405) 635-4947
CONTACT: LORI HANDY

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

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

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

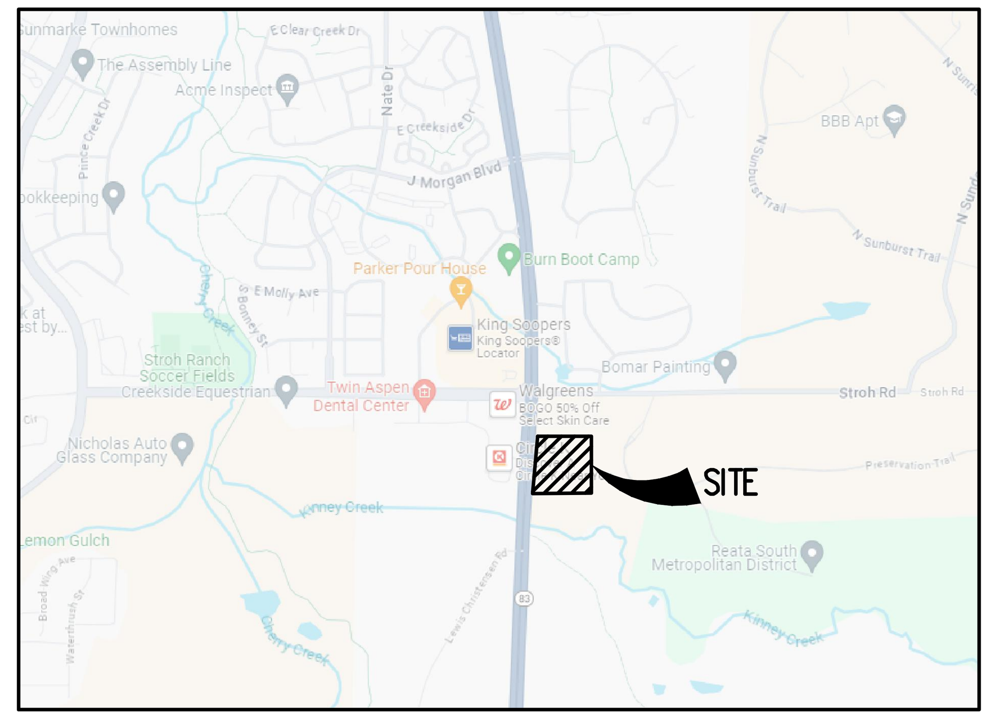
WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

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

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

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204

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



VICINITY MAP
SCALE: 1"=600'

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C-3.0	UTILITY COVER SHEET
C-3.1	OVERALL UTILITY PLAN
C-3.2	UTILITY DETAILS
C-3.3	UTILITY DETAILS
C-3.4	UTILITY DETAILS
C-3.5	UTILITY DETAILS
C-3.6	UTILITY DETAILS
C-3.7	STORM PLAN
C-3.8	STORM PLAN & PROFILE
C-3.9	SANITARY PLAN & PROFILE
IR-1.1	IRRIGATION PLAN
IR-1.2	IRRIGATION DETAILS
IR-1.3	IRRIGATION NOTES & DETAILS

MATERIALS SPECIFICATIONS

MATERIAL SPECIFICATION	DESCRIPTION
MS-W1, MS-S1, MS-S4	PIPE TYPE - PVC
MS-W2	PIPE TYPE - DUCTILE IRON
MS-W7	TAPPING SLEEVES
MS-W3, MS-S5	FITTINGS
MS-W4, MS-W5, MS-W6, MS-W8, MS-W9	VALVES, AIR RELEASE VALVES
MS-W17, MS-W18	WATER METER
MS-S2	PRECAST MANHOLES
MS-S3	CASTINGS

BENCHMARK

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811 Know what's below. Call before you dig.

SUMMARY OF QUANTITIES (WATER)

DESCRIPTION	QUANTITY
CONNECT TO EXISTING WATER LINE	1 LS
2" DOMESTIC WATER SERVICE	140 LF
WATER RECLAMATION SYSTEM	1 LS

SUMMARY OF QUANTITIES (SANITARY)

DESCRIPTION	QUANTITY
CONNECT TO EXISTING SANITARY SEWER LINE	1 EA
750 GALLON SAND/OIL INTERCEPTOR	1 EA
6" PVC SANITARY SEWER LINE	259 LF
SINGLE CLEANOUT	4 EA
DOUBLE CLEANOUT	1 EA
4" PVC SANITARY SEWER LINE (RECLAMATION PIPES?)	428 LF

PWSD GENERAL UTILITY NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSD IMMEDIATELY.
4. PWSD ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSD OFFICE.
8. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF PARKER WATER AND SANITATION DISTRICT PAGE 1.7 DISTRICT PLAN APPROVAL PROCEDURES 2017 REVISION COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "V" FOR WATER SERVICES
14. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
15. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.

PWSD SANITARY SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PARKER WATER AND SANITATION DISTRICT STANDARD AND SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. ALL PIPE LENGTHS ARE APPROXIMATE.
12. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
13. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
14. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
15. PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

PWSD WATER MAIN NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSD MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

PWSD DISTRICT ACCEPTANCE NOTES

1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THROUGH AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO 1-YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

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 FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS 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 BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS 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 GOING VERTICAL.

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: ____________________

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

____
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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____
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

#	Date	Issue / Description	Init.

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

COVER SHEET (PWSD)

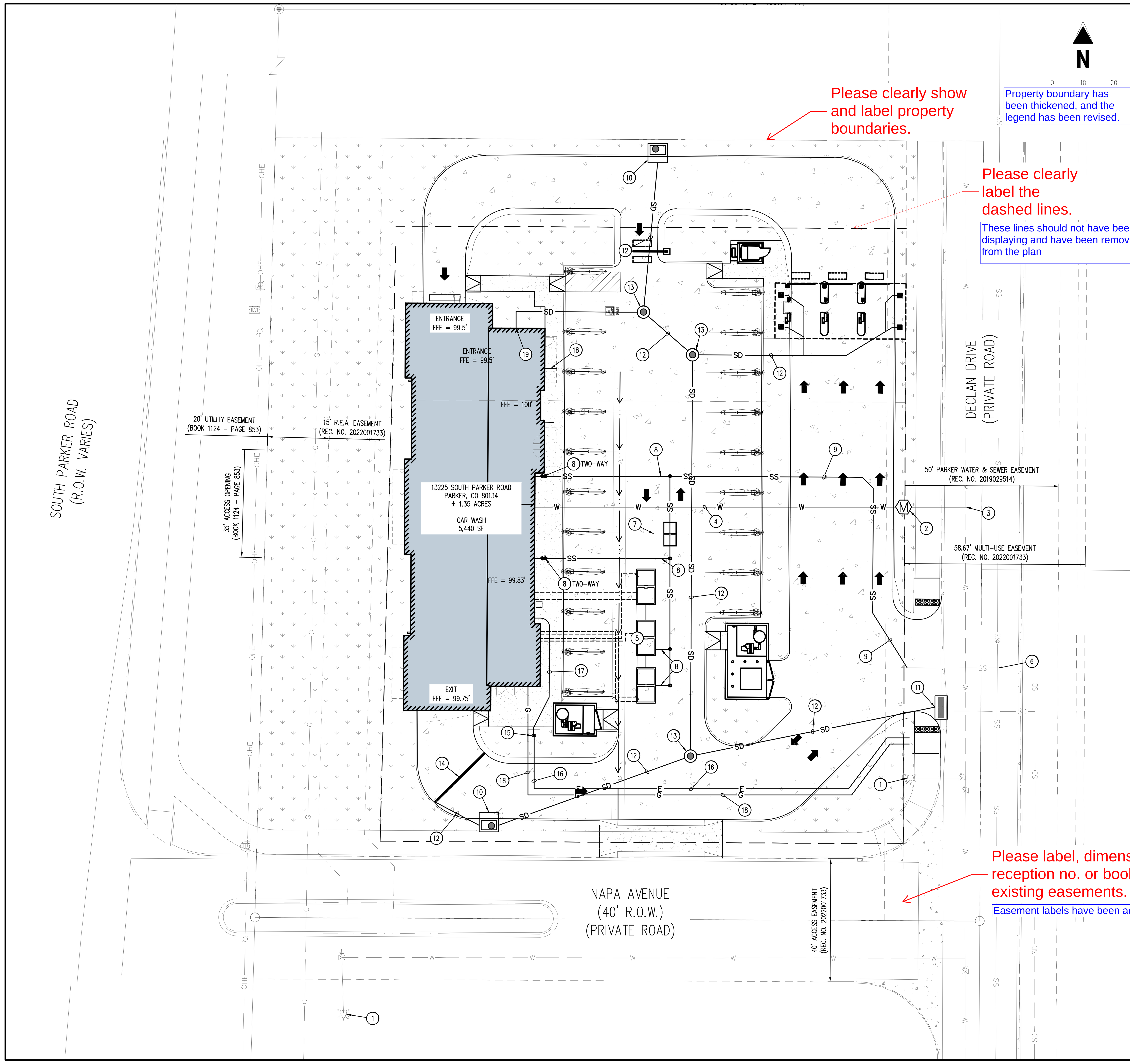
C3.0

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0Civil\3-CD\TEC04_C0 Cover Sheet.dwg - Michael Kracov - 7/30/2024

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



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 ELECTRIC 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

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- UE — EXISTING UNDERGROUND ELECTRICAL
- E — PROPOSED UNDERGROUND ELECTRICAL
- UT — EXISTING UNDERGROUND TELEPHONE
- UT — PROPOSED UNDERGROUND TELEPHONE
- G — EXISTING GAS LINE
- G — PROPOSED GAS LINE

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

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

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: ______________________________

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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.

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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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

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

INSPECTION POLICY:

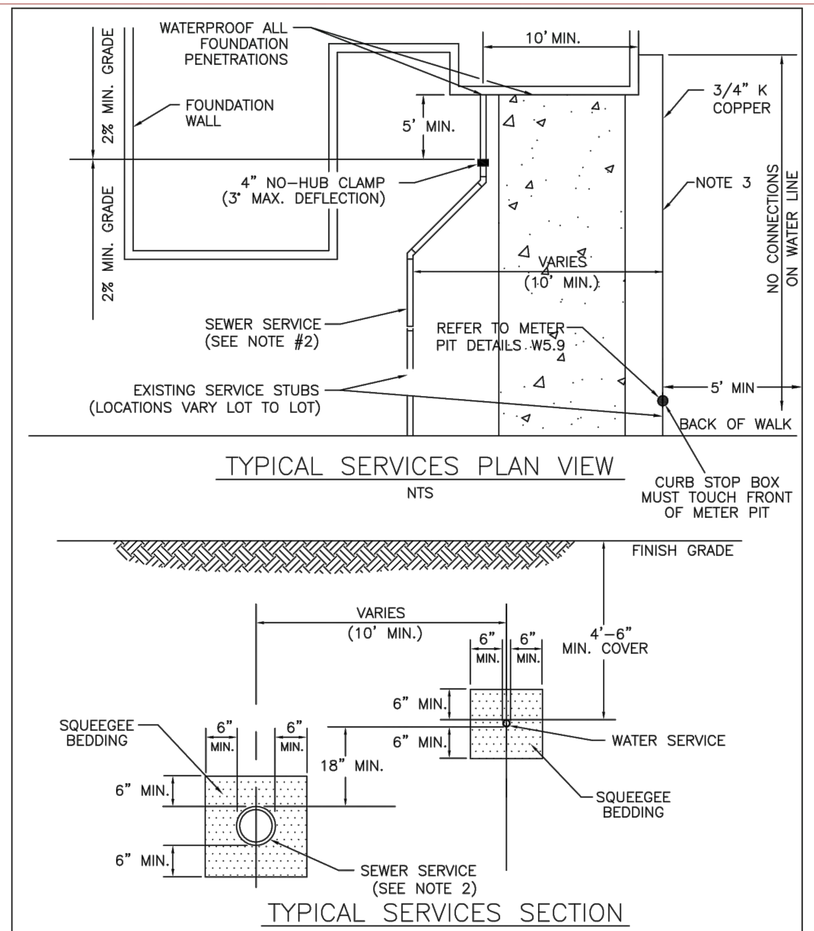
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE–INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE–INSPECTION FEE CHARGED.
4. 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.
5. 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.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

WATER

1. ACCEPTABLE PIPE MATERIALS SHALL BE K–COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB–IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45–90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD, CRAWL SPACE REQUIRES CONTINOUS COPPER WITH A 1' BURY.
6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDIERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/04, 1/16, 10/16
2016 REVISION | SHEET W1.1



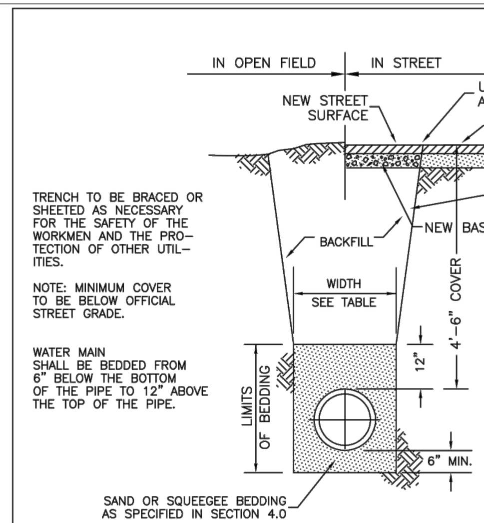
TYPICAL SERVICES PLAN VIEW
NTS

TYPICAL SERVICES SECTION
NTS

NOTE

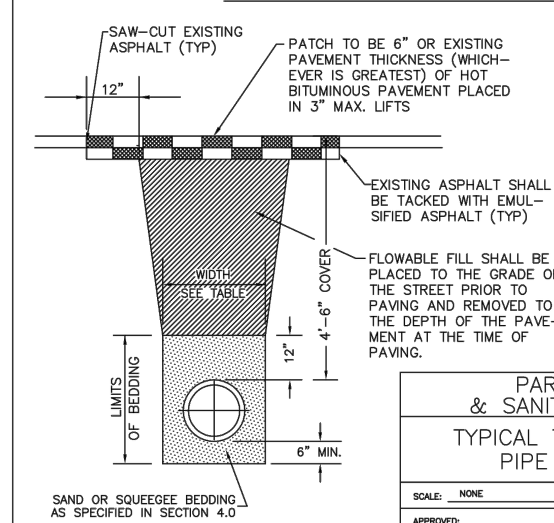
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT
TYPICAL WATER SERVICES
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/04 10/16, 06/05, 12/07, 1/16
2016 REVISION | SHEET W1.2



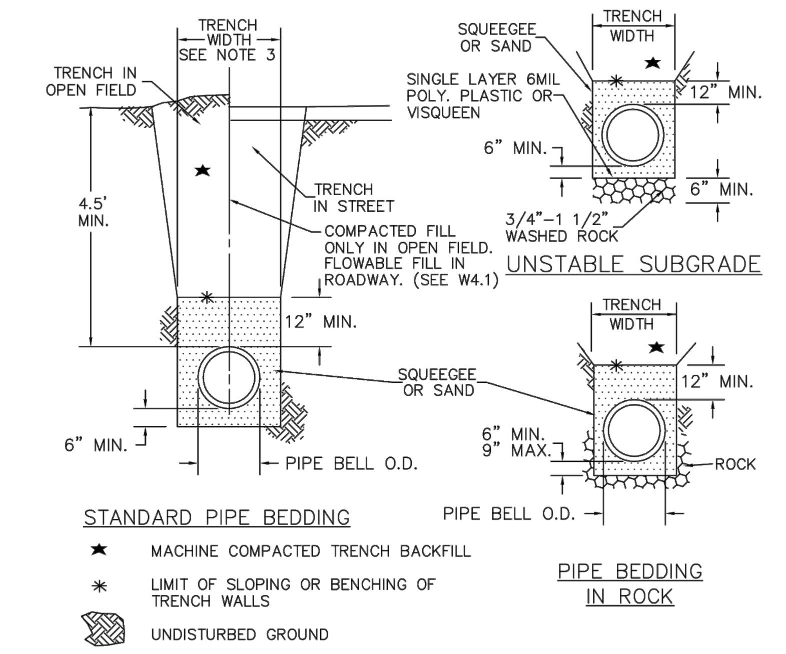
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'–4"	2'–4"
6"	1'–6"	2'–6"
8"	1'–8"	2'–8"
12"	2'–0"	3'–0"
16"	2'–4"	3'–4"
20"	2'–8"	3'–8"
24"	3'–0"	4'–0"

STANDARD TRENCH SECTION



STREET CUT PATCH

PARKER WATER & SANITATION DISTRICT
TYPICAL TRENCH SECTION PIPE PROTECTION
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16
2016 REVISION | SHEET W4.1



STANDARD PIPE BEDDING

UNSTABLE SUBGRADE

PIPE BEDDING IN ROCK

★ MACHINE COMPACTED TRENCH BACKFILL
✳ LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS
UNDISTURBED GROUND

NOTES:

1. MIN .COVER TO BE BELOW FINAL STREET GRADE CONSTRUCTION OF WATER MAIN MAY NOT START UNTIL FINAL GRADE WITHIN 1 FOOT.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE PROTECTION OF OTHER UTILITIES AND TO MEET OSHA SAFETY REQUIREMENT.
3. TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE PIPE LAID THEREIN (BELL OR COUPLING O.D. IF APPLICABLE). REFER TO SHEET W4.1 FOR DIMENSIONS.

PARKER WATER & SANITATION DISTRICT
BEDDING DETAILS
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16
2016 REVISION | SHEET W4.8

PIPE BEDDING:

(a) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bell holes shall be dug deep enough to provide a mimimum of two inches (2") of clearance between the bell and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes, and sling holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved backfill may then be installed to the groundline. See Chapter 2 of these Standards for backfill and compaction of backfill.

Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(b) Bedding Material: The bedding material shall be a clean well–graded sand or squeegee sand and shall conform to the following limits when tested by means of laboratory sieves:

Well–Graded Sand for (24–inch or large diameter)

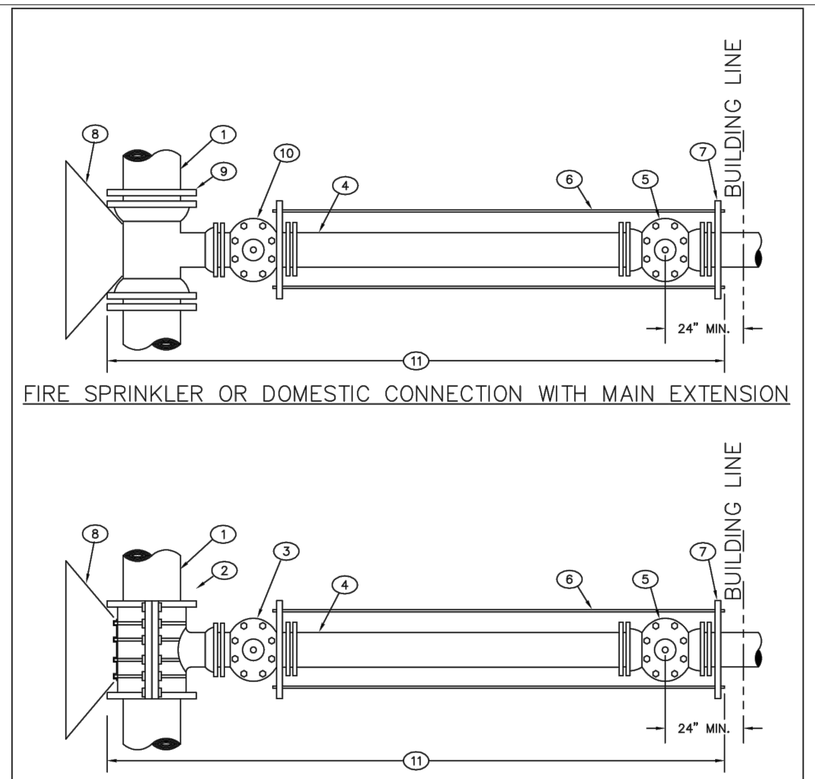
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70–100
No. 8	36–93
No. 16	20–80
No. 30	8–65
No. 50	2–30
No. 100	1–10
No. 200	0–3

Squeegee Sand
for use with 20–inch or smaller

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0–3

If approved by the District, fines form the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

PARKER WATER & SANITATION DISTRICT
PIPE BEDDING
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 5/98, 2/00, 1/16, 10/16
2016 REVISION | SHEET W4.2

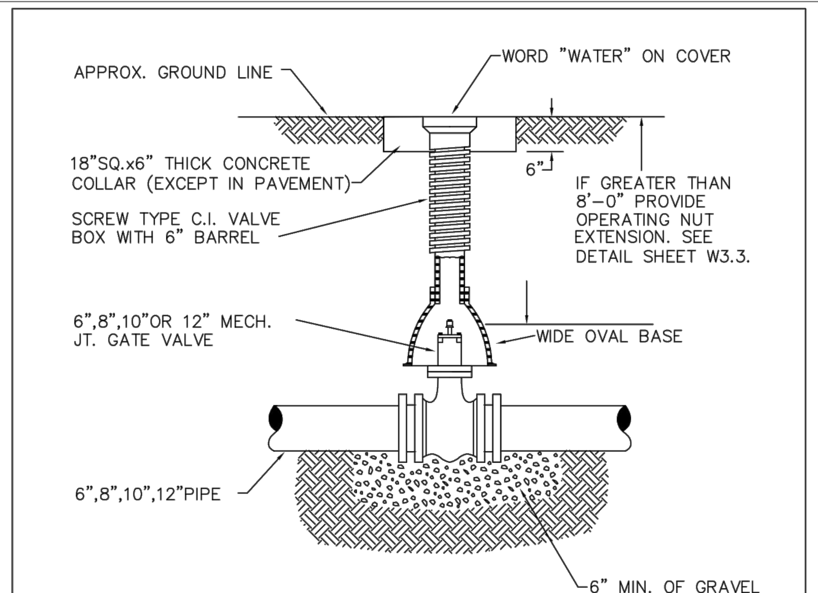


FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION

FIRE SPRINKLER OR DOMESTIC CONNECTION

1. EXISTING MAIN
2. TAPPING SLEEVE
3. TAPPING VALVE
4. DOUBLE SPIGOT PIPE
5. PROPERTY LINE VALVE
6. TIE RODS
7. PIPE CLAMP
8. CONCRETE KICKBLOCK
9. M.J. ANCHORING TEE (SWIVEL TEE)
10. M.J. VALVE
11. POLYETHYLENE WRAPPED

PARKER WATER & SANITATION DISTRICT
3" AND LARGER DOMESTIC AND FIRE SPRINKLER CONNECTIONS
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 1/16, 10/16
2016 REVISION | SHEET W5.18



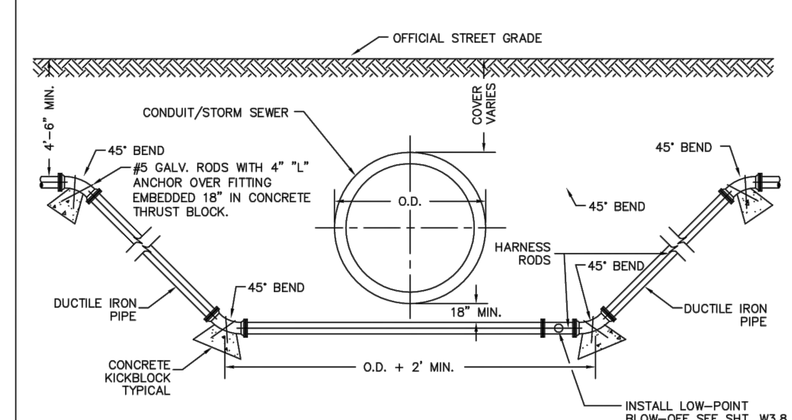
6–INCH VALVE BOXES

CHECK MATERIAL SPECIFICATIONS

NOTES:

1. ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
2. VALVE NUT SHALL BE CENTERED.
3. VALVE BOX SHALL BE PLUMB.
4. SEE MATERIAL SPECIFICATIONS FOR VALVE BOX WITH GREATER THAN BURIED DEPTH OF 4.5 FT.

PARKER WATER & SANITATION DISTRICT
VALVE BOX DETAIL
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 5/98 10/16, 6/99, 12/07, 1/16
2016 REVISION | SHEET W3.10



NOTES:

1. LENGTH OF EXTENSION OF PIPE AND HARNESS RODS SHALL BE IN ACCORDANCE WITH THESE ENGINEERING STANDARDS.
2. ALL WATER MAINS TWELVE (12") INCHES OR SMALLER, WHICH CROSS UNDER CONDUITS/STORM SEWER SHALL BE DUCTILE IRON OR PVC PER SPECIFICATIONS.
3. A BORED CROSSING MAY BE REQUIRED BY THE ENGINEER.
4. CONCRETE KICKBLOCKS PER SHEET W3.18.

PARKER WATER & SANITATION DISTRICT
CONDUIT OR STORM SEWER CROSSING
SCALE: NONE | DATE: 2/96
APPROVED: PVR, DIRECTOR OF ENGINEERING | 5/98 10/16, 2/00, 12/07, 1/16
2016 REVISION | SHEET W4.6

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON–SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING | DATE

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

NOT FOR CONSTRUCTION

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

#	Date	Issue / Description	Init.
-			

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

UTILITY DETAILS

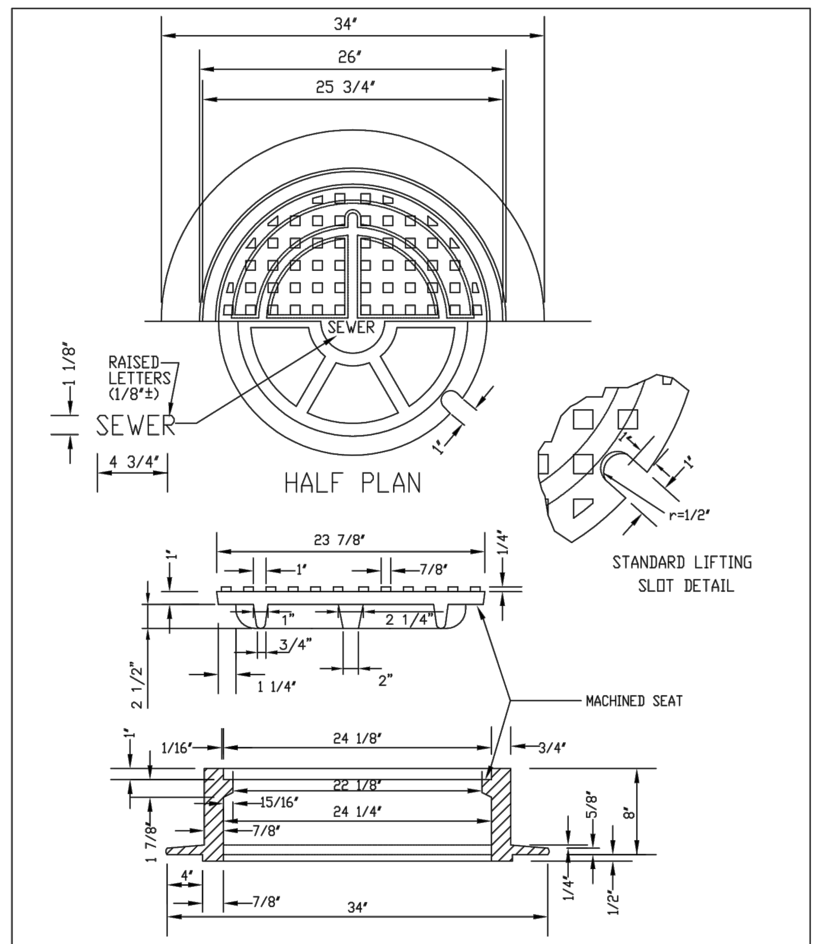
C3.2

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\3-CD\TEC04_C4.2 Utility Details.dwg - Michael Kracov - 7/30/2024

MISTER CAR WASH

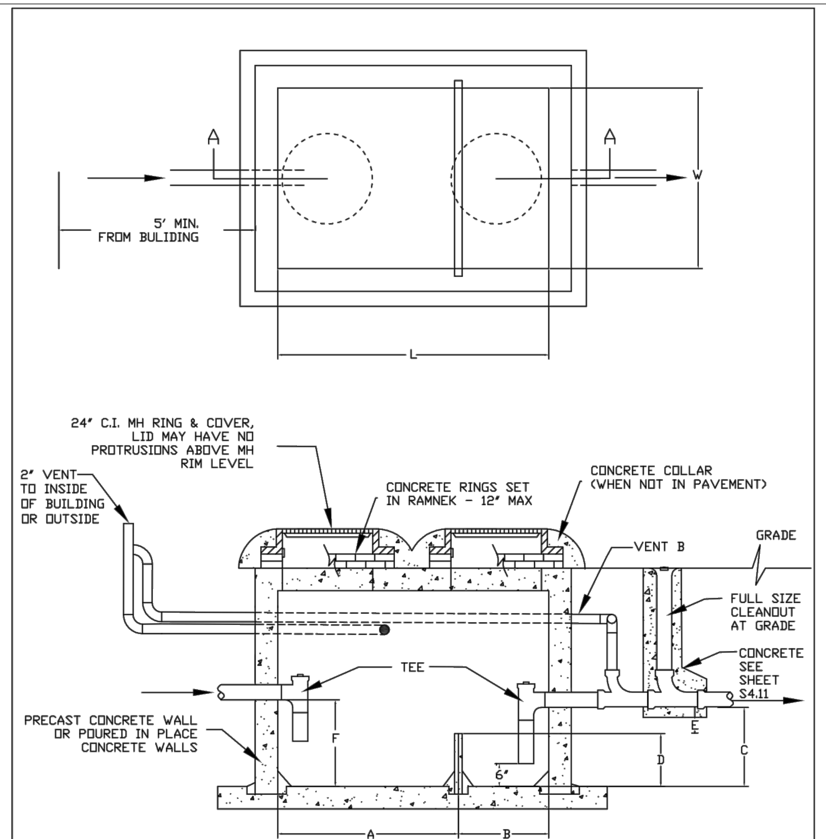
13225 SOUTH PARKER ROAD
PARKER, CO 80134
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



NOTE:
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 Paint (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: 2/96
APPROVED: PVR 01/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S3.9



RATED CAPACITY	L	W	A	B	C	D	E
300 GALLONS	72"	48"	24"	24"	21"	14"	7"
750 GALLONS	96"	48"	32"	32"	38"	25"	13"
1000 GALLONS	108"	72"	36"	36"	30"	20"	10"
1500 GALLONS	120"	72"	40"	40"	40"	27"	13"

NOTE: F=C+2" G=D-2"

TOP OF VAULT BELOW FINISHED GRADE OR AT GRADE. IF BELOW GRADE, RING AND COVER SHALL BE ADJUSTED TO FINAL GRADE USING A MINIMUM OF 4" GRADE RING(S) AND A MAXIMUM OF 12" GRADE RING(S). FOR DEPTHS OVER 12" A MAN HOLE BARREL SECTION WILL BE REQUIRED, WITH A FLAT TOP FOR DEPTHS OF 4' OR LESS AND AN ECCENTRIC CONE TOP FOR DEPTHS GREATER THAN 4'

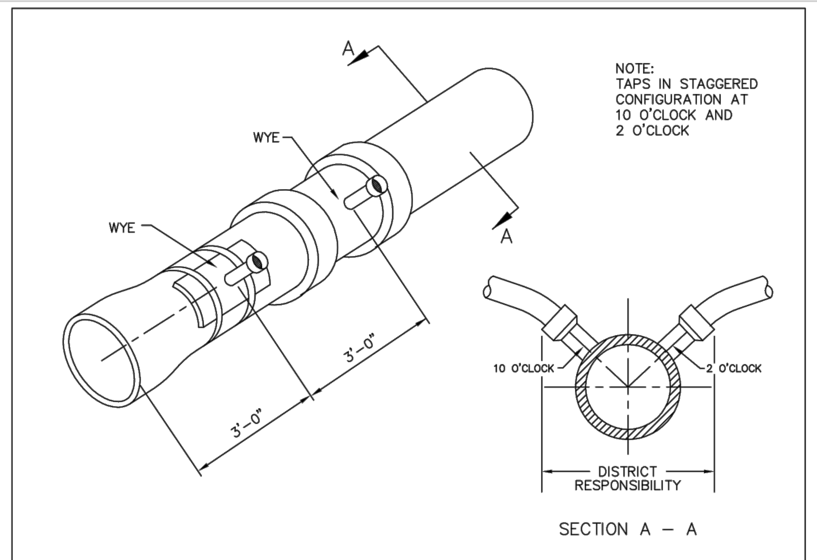
PARKER WATER & SANITATION DISTRICT
CLASS A OIL AND SAND INTERCEPTOR
SCALE: NONE DATE: 9/00
APPROVED: PVR 01/02 01/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S5.5

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. 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.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BULDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESSENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:
SEWER
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3°.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. 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.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANANTELY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SEWER SERVICE "V" FOR WATER SERVICES

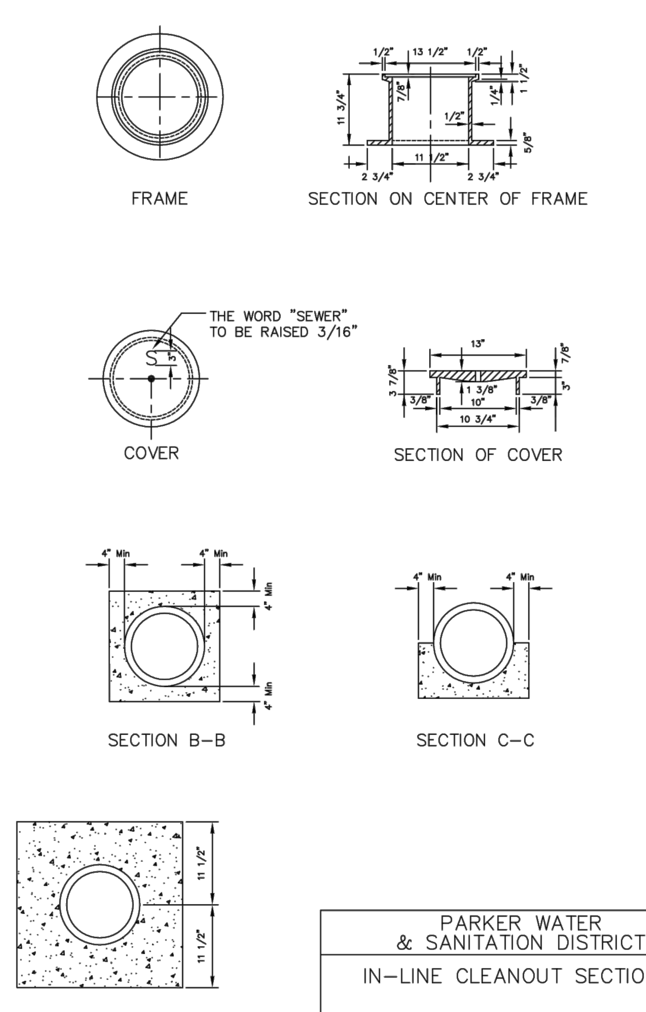
PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES
SCALE: NONE DATE: 2/96
APPROVED: PVR 01/02 10/16 1/08 1/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S1.1



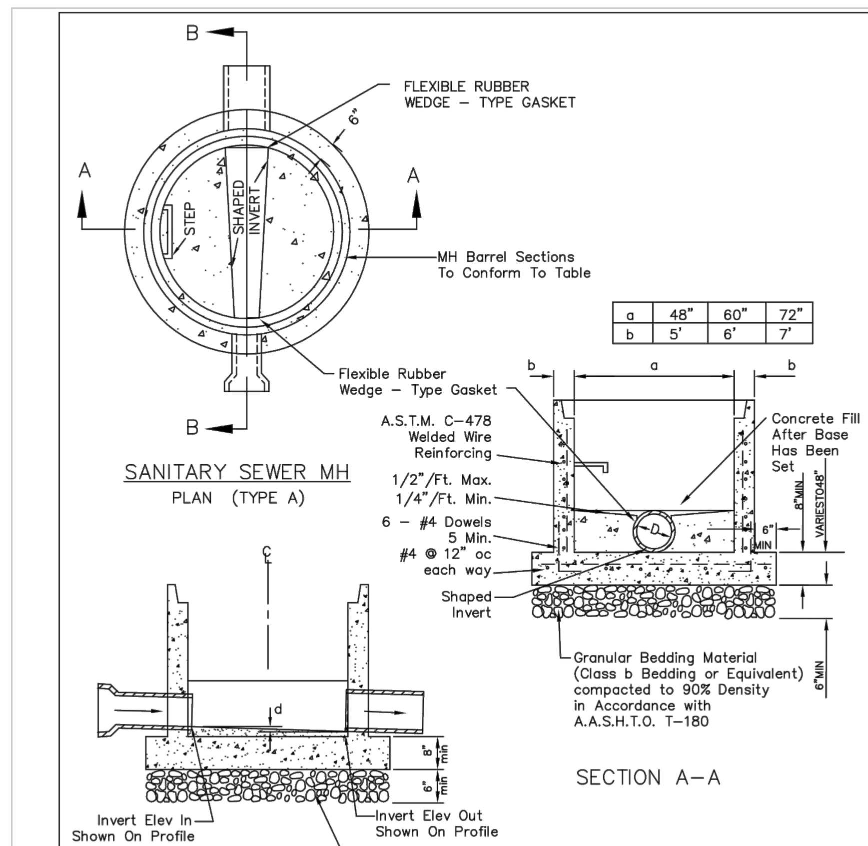
Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock postion on the circumference of the sewer main. On new installations, tee or wye fittings shall be used.When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL
SCALE: NONE DATE: 2/96
APPROVED: PVR 4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S4.13



PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS
SCALE: NONE DATE: 2/96
APPROVED: PVR 2/00 1/08 1/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S4.12

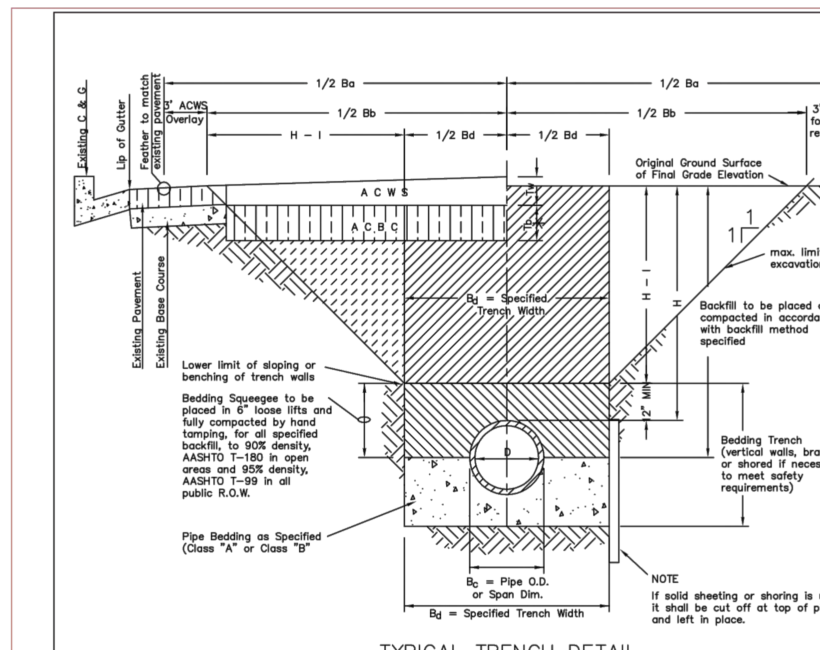


a	48"	60"	72"
b	5'	6'	7'

NOTES:
1. Base slab shall be cast monolithic with the bottom riser section.
2. All pipe openings shall be formed with an approved flexible rubber wedge – type gasket conforming to A.S.T.M. C-443 which shall be capable of providing a water – tight joint with zero leakage around the installed pipe(s).
3. Manhole steps installed in bottom riser section shall conform to PWSD Standards and Specifications.
4. Shiplap joint on manhole barrel riser shall conform to PWSD Standards and Specifications; however as an alternate a special adapter section may be provided at the first joint in the bottom riser section which will adapt the precast base section to PWSD standard manhole riser sections.
5. Grouted flow channels and inverts shall conform to PWSD Standards and Specifications. Manhole barrel min. diameter shall conform to table. Precast barrel sections to conform to A.S.T.M. C-478. All dead-end manholes shall be stubbed thru at 0.40% minimum slope.
9. Stub outs shall extend 2'-0" min past manhole O.D. and be satisfactorily plugged.
10. Slope of bench = 1/2"/Ft.-Max 1/4"/Ft.-Min.
11. Δ= invert drop thru Manhole (if > 18", outside drop MH req'd)

ATTENTION:
NOT TO BE USED WITHOUT EXPRESS PERMISSION OF DISTRICT ENGINEER.

PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE BASE DETAIL
SCALE: NONE DATE: 2/96
APPROVED: PVR 01/02 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S3.4



TYPICAL TRENCH DETAIL

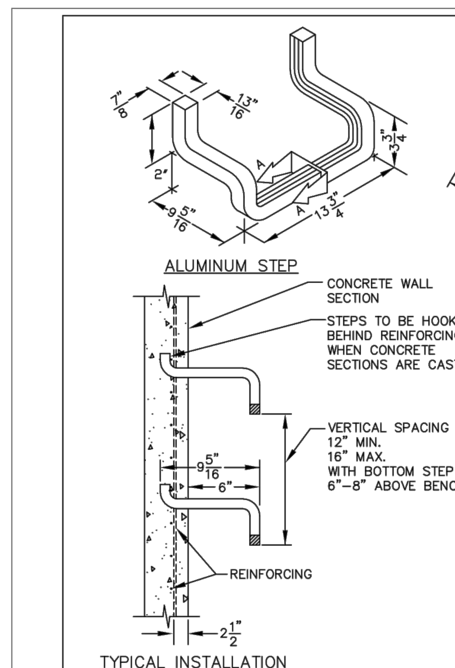
T_b = Thickness of Asphaltic Concrete Base Course (A C B C)
T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)
T_O = Total Asphalt Thickness (T_b + T_w)
B_c = Outside Pipe or Conduit Span Dimension
B_d = Specified Bedding Trench Width and Max Bedding Trench Width at a point 12" above Top of Pipe (See Note 2)
B_b = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)
B_a = Max. Pay Width of Asphaltic Concrete Wearing Surface or Sod Replacement (See Note 3)
H = Depth of Surface to Top of Pipe
H-I= Depth from Surface to 1 ft. above Top of Pipe

NOTES
1. *Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.*
2. *Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, etc.. Unless otherwise specified on the plans, no pavement will be made for removal, replacement or relocation of curb and gutter, utilities, sidewalk, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.*
3. *If dimension "B_a" is ≤ 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pay widths, B_a & B_b shall then be based upon this actual width.*

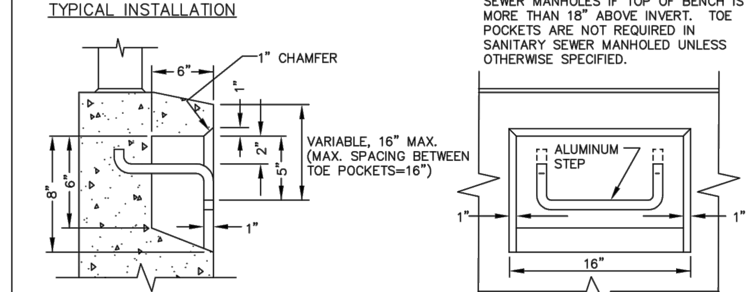
TABLE II
ASPHALT AMD BASE COURSE REPLACEMENT SCHEDULE

STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_O)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL
SCALE: NONE DATE: 2/96
APPROVED: PVR 5/98 1/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S4.1



NOTES:
1.1 ALUMINUM ALLOY SPECIFICATIONS
a. FED. SPEC. QQ-A-200/8 (ALUMINUM-MAGNESIUM-SILICATE ALLOY)
b. MINIMUM TENSILE STRENGTH= 38,000 p.s.i.
c. MINIMUM YIELD STRENGTH= 35,000 p.s.i.
d. MINIMUM ELONGATION=10% IN 2
1.2 MINIMUM LOAD CAPACITY (APPLIED AT CENTER OF STEP
a. 1000 lb. WITH 6" PROJECTION FROM WALL.
b. 1500 lb. WITH 4" PROJECTION FROM WALL.
1.3 WEIGHT PER STEP=2.23 POUNDS
1.4 STEPS TO BE CAST, UNALTERED, IN MANHOLE WALL IN STRAIGHT LINE, VERTICALLY, AT THE SAME TIME THE BARREL OR CONE SECTIONS ARE CAST.
1.5 VERTICAL SPACING BETWEEN STEPS SHALL BE CONSISTENT IN EACH INDIVIDUAL MANHOLE.
1.6 TOE POCKETS ARE REQUIRED IN STORM SEWER MANHOLES IF TOP OF BENCH IS MORE THAN 18" ABOVE INVERT. TOE POCKETS ARE NOT REQUIRED IN SANITARY SEWER MANHOLED UNLESS OTHERWISE SPECIFIED.



TOE POCKET DETAILS

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT
STANDARD EXTRUDED ALUMINUM MANHOLE STEP
SCALE: NONE DATE: 2/96
APPROVED: PVR 01/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S3.10

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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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

UTILITY DETAILS

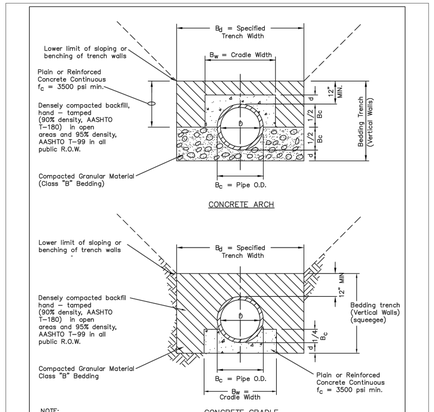
C3.3

H:\T\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\3-CD\TEC04_C4.2 Utility Details.dwg - Michael Kracov - 7/30/2024

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:
The Design Engineer shall be responsible for structural design of the concrete cradle and/or concrete arch.

TABLE III		
NOMINAL DIAMETER (D)	MINIMUM THICKNESS (t)	MIN. WIDTH OF CRADLE (B_w)
18" & smaller	6"	B_C + 8"
21" to 24"	6"	B_C + 8"
27" to 33"	8"	B_C + 8"
36" to 42"	10"	1.25 B_C
48" & larger	1/4 D	1.25 B_C

PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING DETAIL – CLASS "A"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S4.2

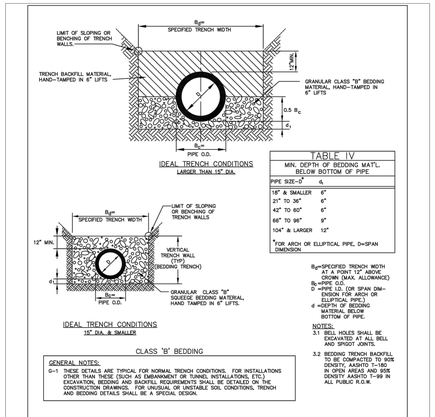


TABLE IV	
MIN. DEPTH OF BEDDING MAT'L. BELOW BOTTOM OF PIPE	
PIPE SIZE–D	d_1
18" & SMALLER	6"
21" TO 36"	6"
42" TO 60"	6"
66" TO 96"	9"
104" & LARGER	12"

*FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION.

B_d=SPECIFIED TRENCH WIDTH AT A POINT 12" ABOVE PIPE O.D. (MAX. ALLOWANCE)
B_C=PIPE O.D.
D =PIPE I.D. (OR SPAN DIMENSION FOR ARCH OR ELLIPTICAL PIPE.)
d_1 = MIN. DEPTH OF BEDDING MATERIAL BELOW BOTTOM OF PIPE.

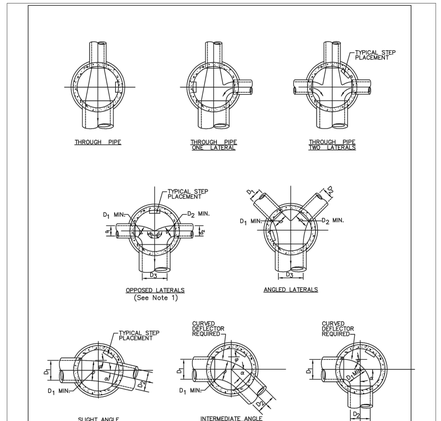
NOTES:
3.1 BELL HOLES SHALL BE EXCAVATED AT ALL BELL AND SPIGOT JOINTS.

3.2 BEDDING TRENCH BACKFILL TO BE COMPACTED TO 90% DENSITY, AASHTO T-180, IN OPEN AREAS AND 95% DENSITY AASHTO T-99 IN ALL PUBLIC R.O.W.

GENERAL NOTES:
G-1 THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS IN ROCK, UNSTABLE SOIL, OR OTHER UNUSUAL CONDITIONS, TRENCH EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING CLASS "B"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/00 3/06 1/16 10/16
DIRECTOR OF ENGINEERING	

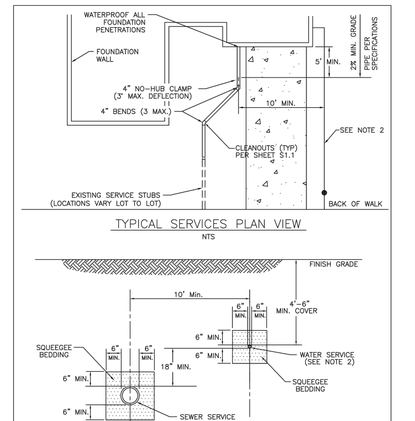
2016 REVISION — SHEET S4.3



NOTES:
1. Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

PARKER WATER & SANITATION DISTRICT	
TYPICAL BASE CHANNELIZATION DETAILS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S3.7



TYPICAL SERVICES PLAN VIEW
NTS

TYPICAL SERVICES SECTION
NTS

NOTE
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

PARKER WATER & SANITATION DISTRICT	
TYPICAL SEWER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION — SHEET S1.2

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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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

UTILITY DETAILS

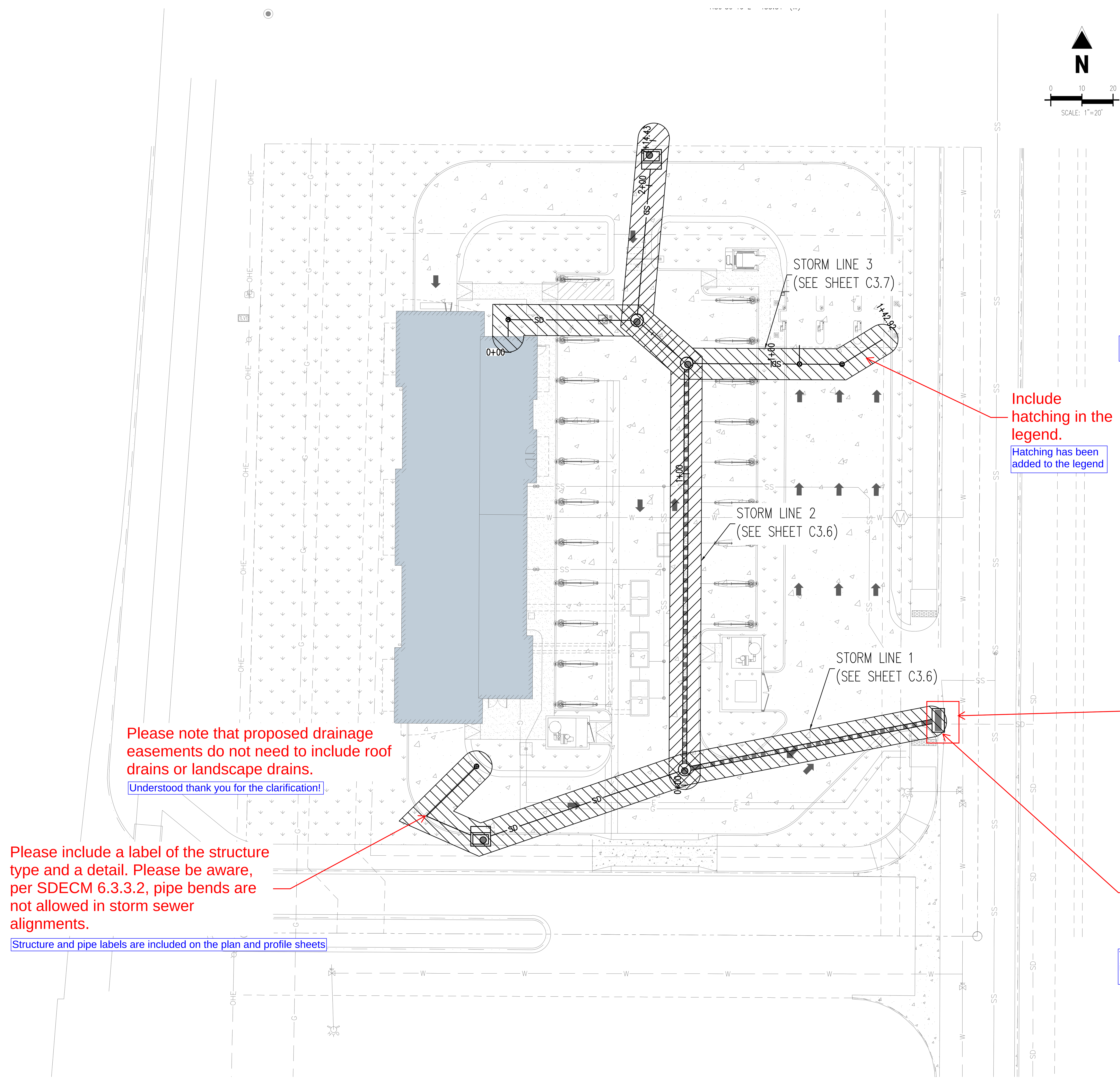
C3.4

M:\17\tec\proj\TEC000004.20\engr_Dgn\C3x_Details and Cover\exhibits\TEC000004_C3.1-UTility Details.dwg - Michael Kremer - 7/30/2024

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



Please dimension and show proposed drainage easements on all Storm Sewer Plans. proposed drainage easements will need to be dedicated by separate document per the Town SDECM. Upon future submittal please provide an exhibit with legal description and name of entity representative/owner to sign.

Proposed drainage easements have been added to all storm plans

Include hatching in the legend.

Hatching has been added to the legend

The minimum acceptable easement widths for storm sewers can be found in Table 2.8 of Section 2.6.1 of the SDECM (25ft). The required easements widths are necessary to ensure adequate space is provided for the construction and maintenance of the storm sewer facilities. Please extend proposed drainage easements 25 ft beyond the storm structure on all sides.

Proposed drainage easements have been shown and labeled on all storm plans.

Please note that proposed drainage easements do not need to include roof drains or landscape drains.

Understood thank you for the clarification!

Please include a label of the structure type and a detail. Please be aware, per SDECM 6.3.3.2, pipe bends are not allowed in storm sewer alignments.

Structure and pipe labels are included on the plan and profile sheets

Parker does not allow a Valley Grate Type 16 Inlet in the pedestrian crosswalk area of the driveway pan. Please revise the proposed alignment and inlet to accommodate a Type R inlet outside of the crosswalk and driveway pan and within the curb.

This design has been revised and new curb inlet will be installed north of our entrance to replace the existing.

SITE LEGEND

- 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
- 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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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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

STORM PLAN

C3.5

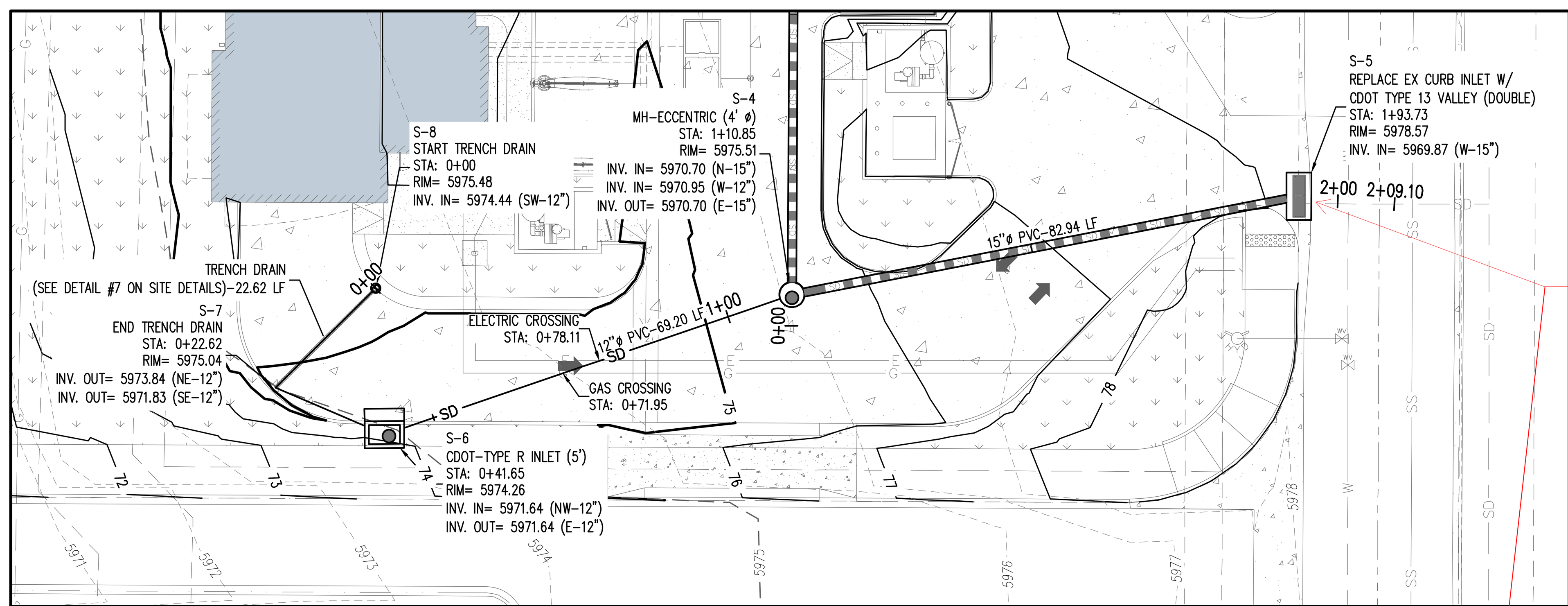
MISTER CAR WASH

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

On all storm plans, please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.

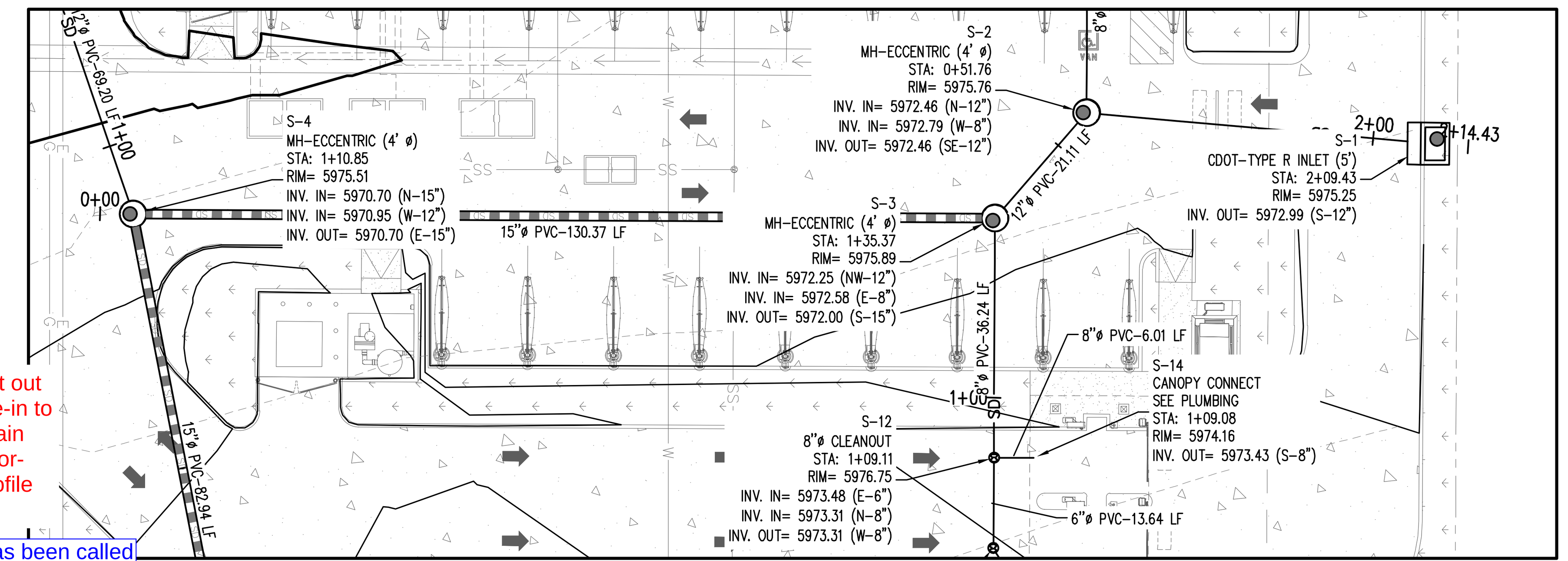
Existing and proposed drainage easements have been shown and labeled on all storm plans.



STORM LINE 1 PLAN
SCALE: 1"=20'

Provide the invert out information for tie-in to existing storm drain and show this information on the profile as well.

Existing invert has been called out on the plan and profile



STORM LINE 2 PLAN
SCALE: 1"=20'

Please specify what dry utilities being located are.

Dry utilities have been specified.

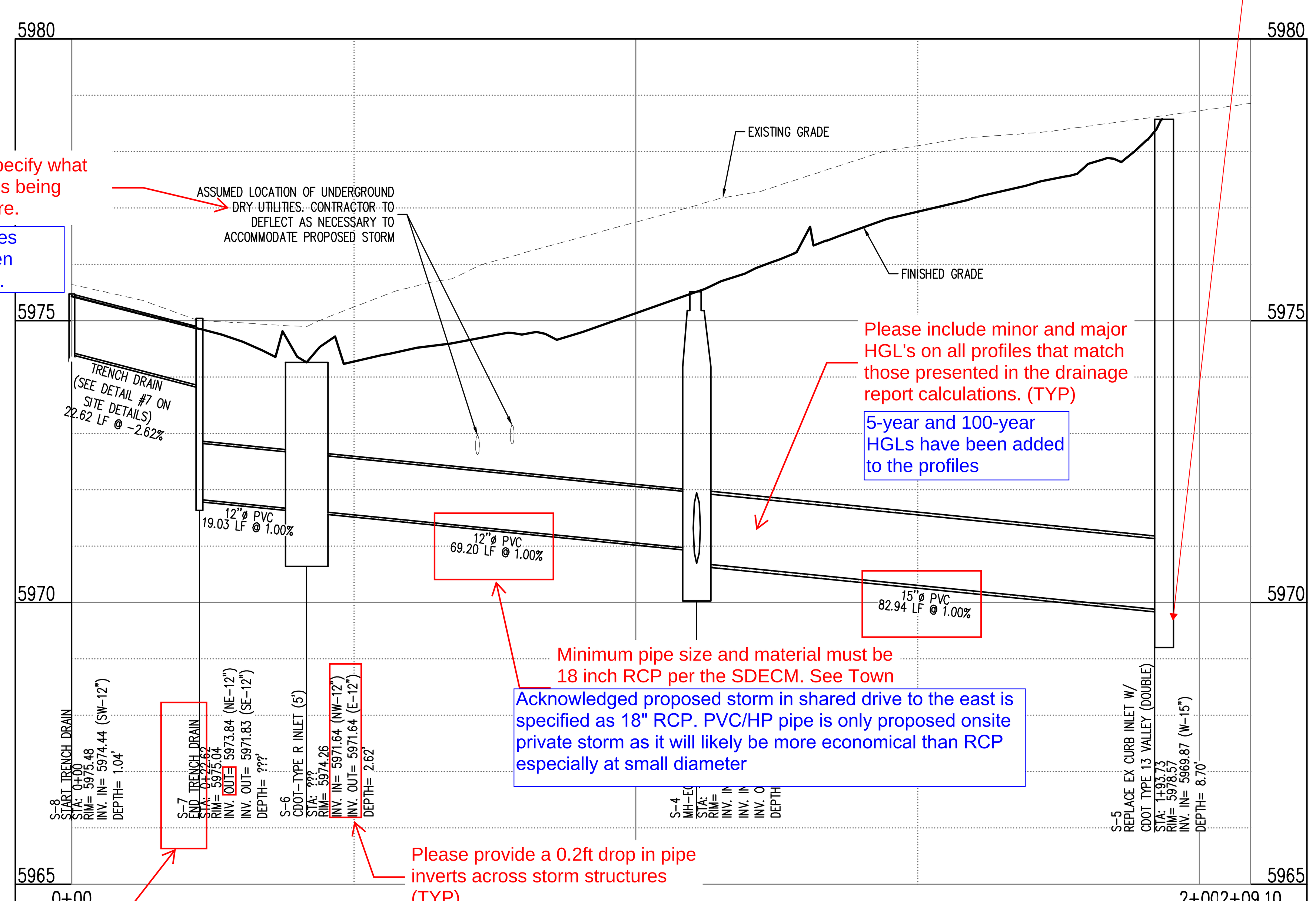
Please include minor and major HGL's on all profiles that match those presented in the drainage report calculations. (TYP)

5-year and 100-year HGLs have been added to the profiles

Minimum pipe size and material must be 18 inch RCP per the SDECM. See Town

Acknowledged proposed storm in shared drive to the east is specified as 18" RCP. PVC/HP pipe is only proposed onsite private storm as it will likely be more economical than RCP especially at small diameter

Please provide a 0.2ft drop in pipe inverts across storm structures (TYP)



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

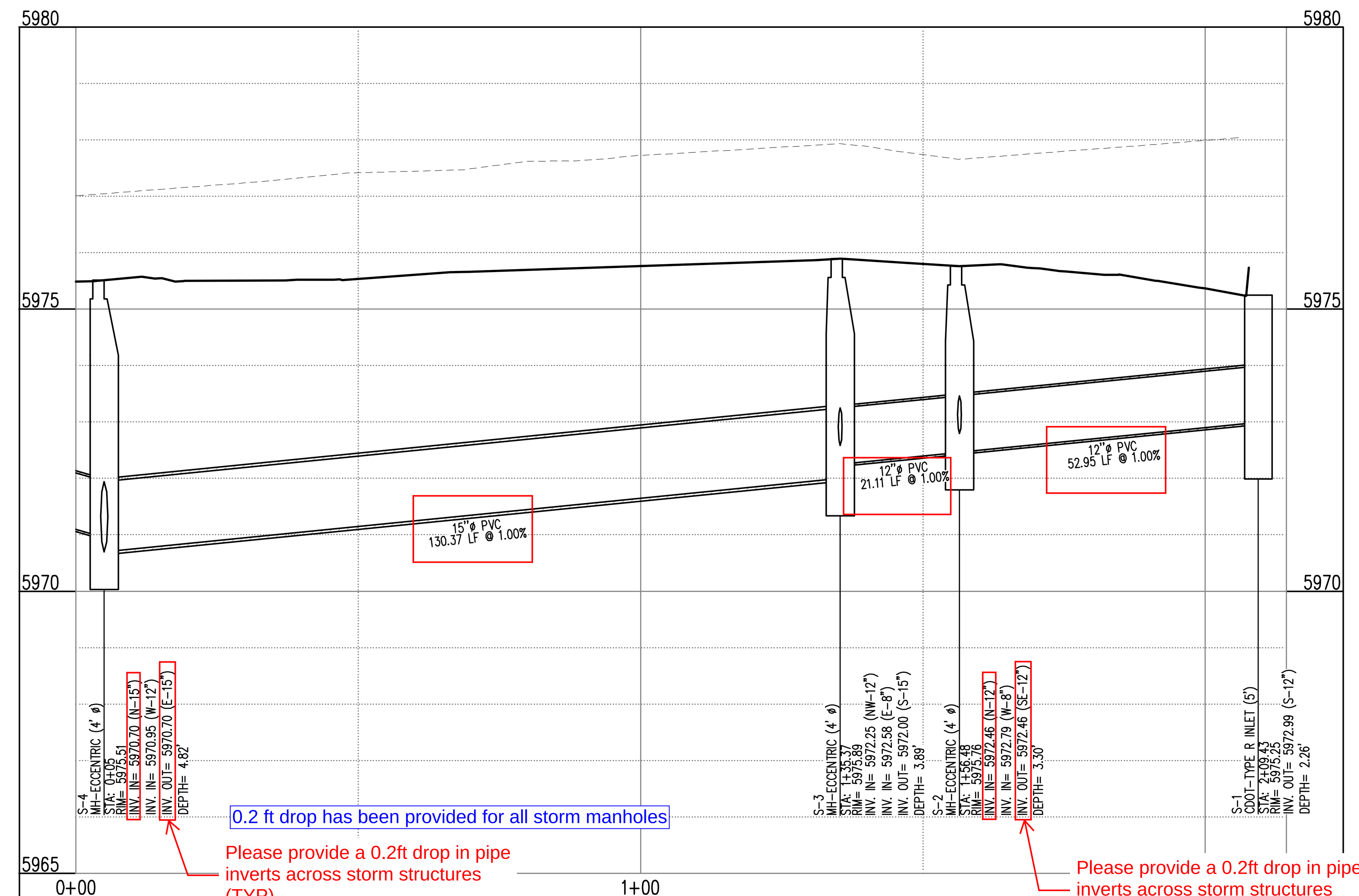
0.2 ft drop has been added to all storm structures

Please include a label of the structure type and a detail.

Structure type, detail, and label have been added.

0.2 ft drop has been provided for all storm manholes

Please provide a 0.2ft drop in pipe inverts across storm structures (TYP)



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

0.2 ft drop has been provided for all storm manholes

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

LEGAL DESCRIPTION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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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

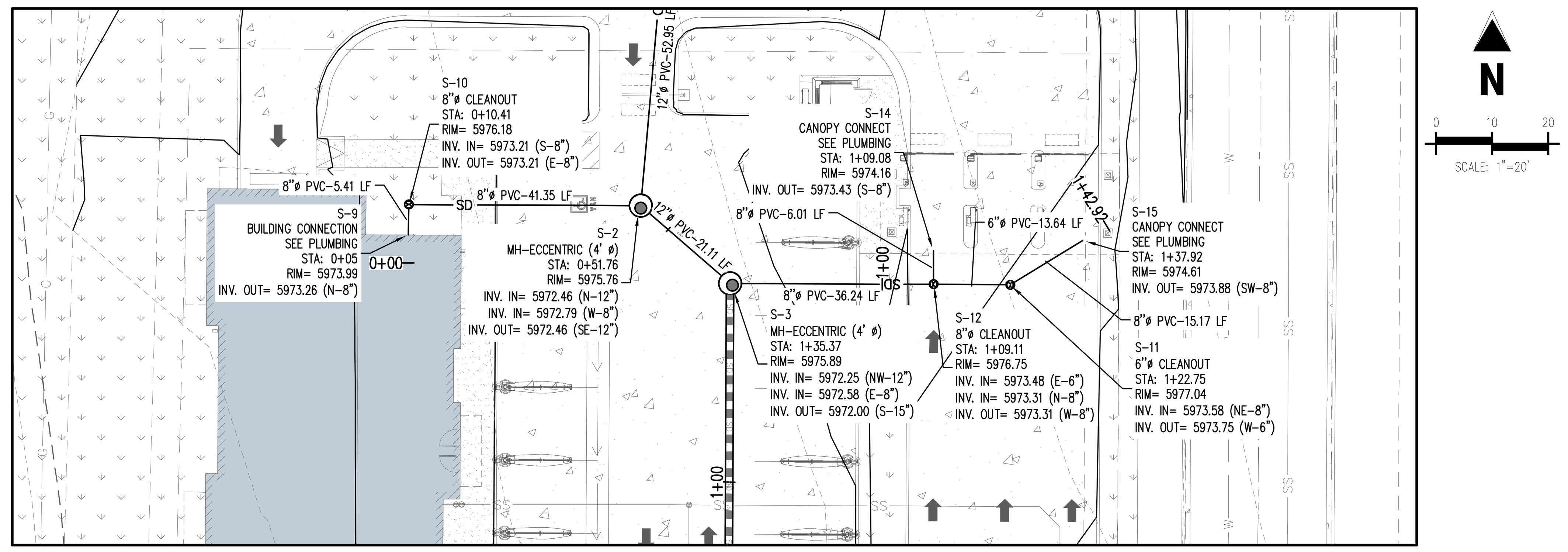
STORM PLAN & PROFILES

C3.6

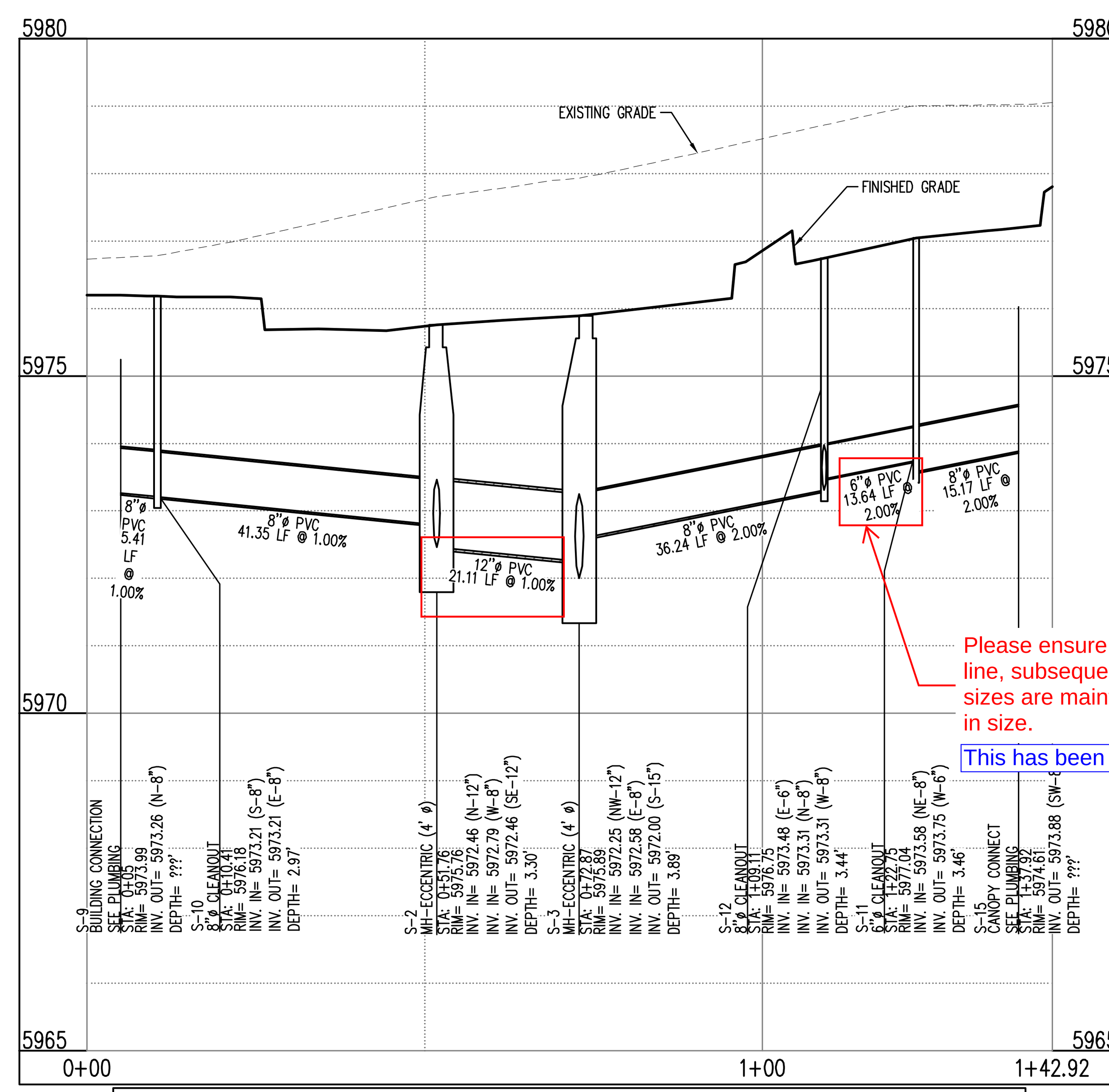
MISTER CAR WASH

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



STORM LINE 3 PLAN
SCALE: 1"=20'



STORM LINE 3 (STA: 0+00 TO 1+42.92) – 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 (NAV88)

BASIS OF BEARING

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SITE PLAN SUBMITTAL

#	Date	Issue / Description	Init.

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

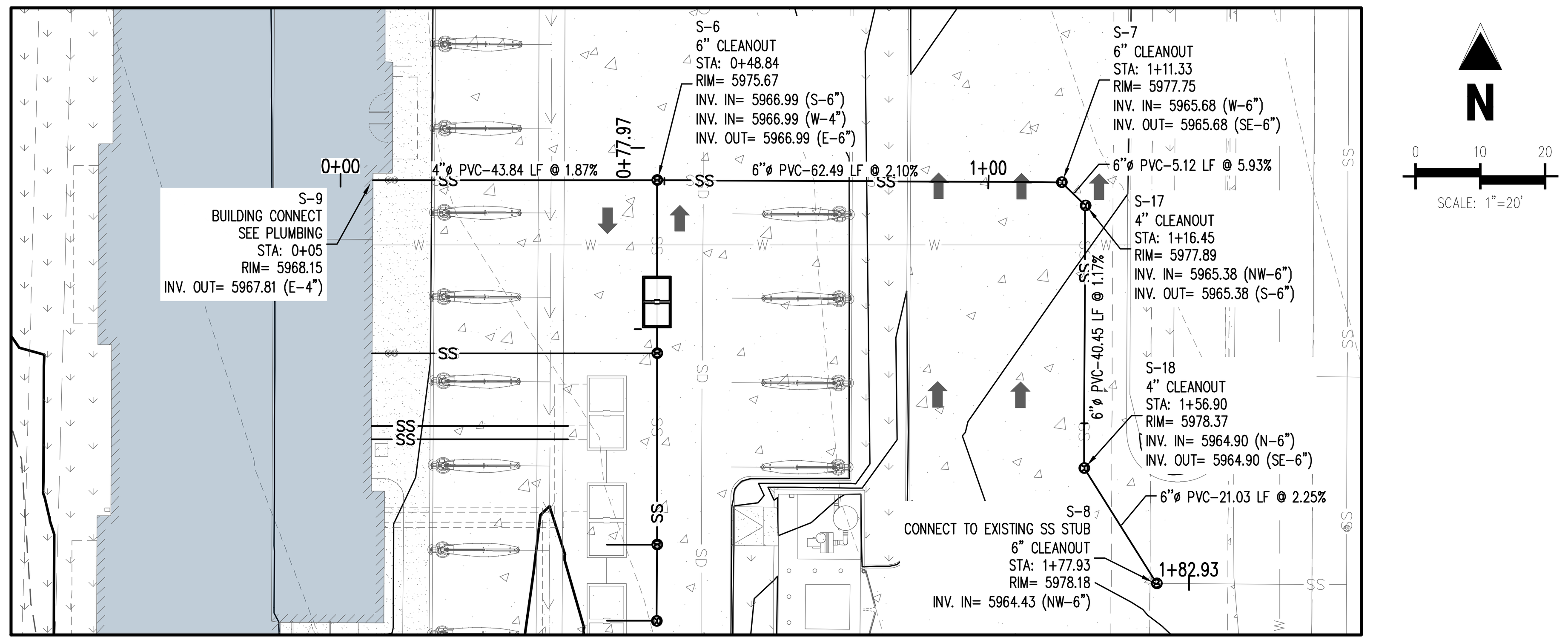
STORM PLAN & PROFILES

C3.7

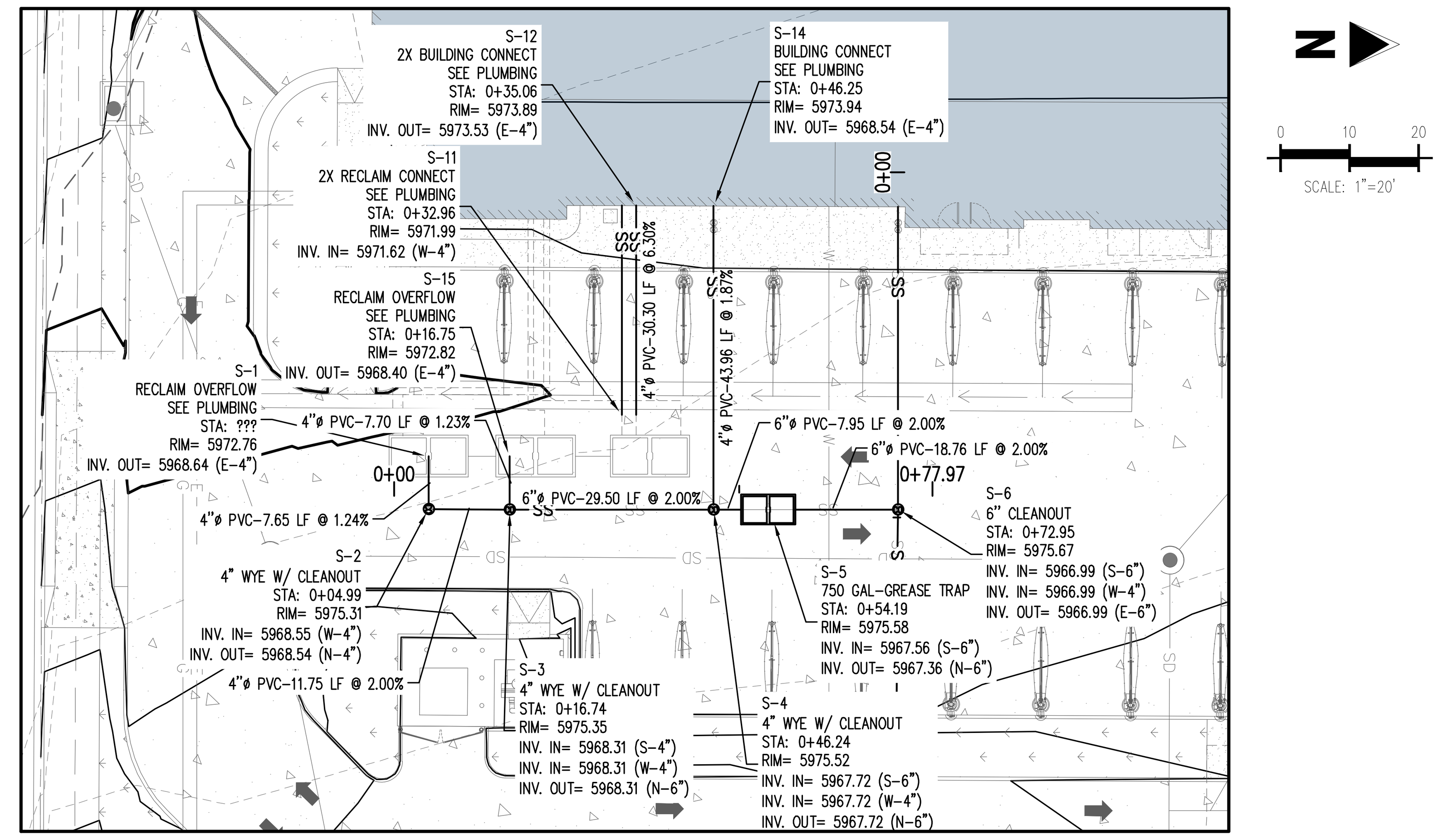
MISTER CAR WASH

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

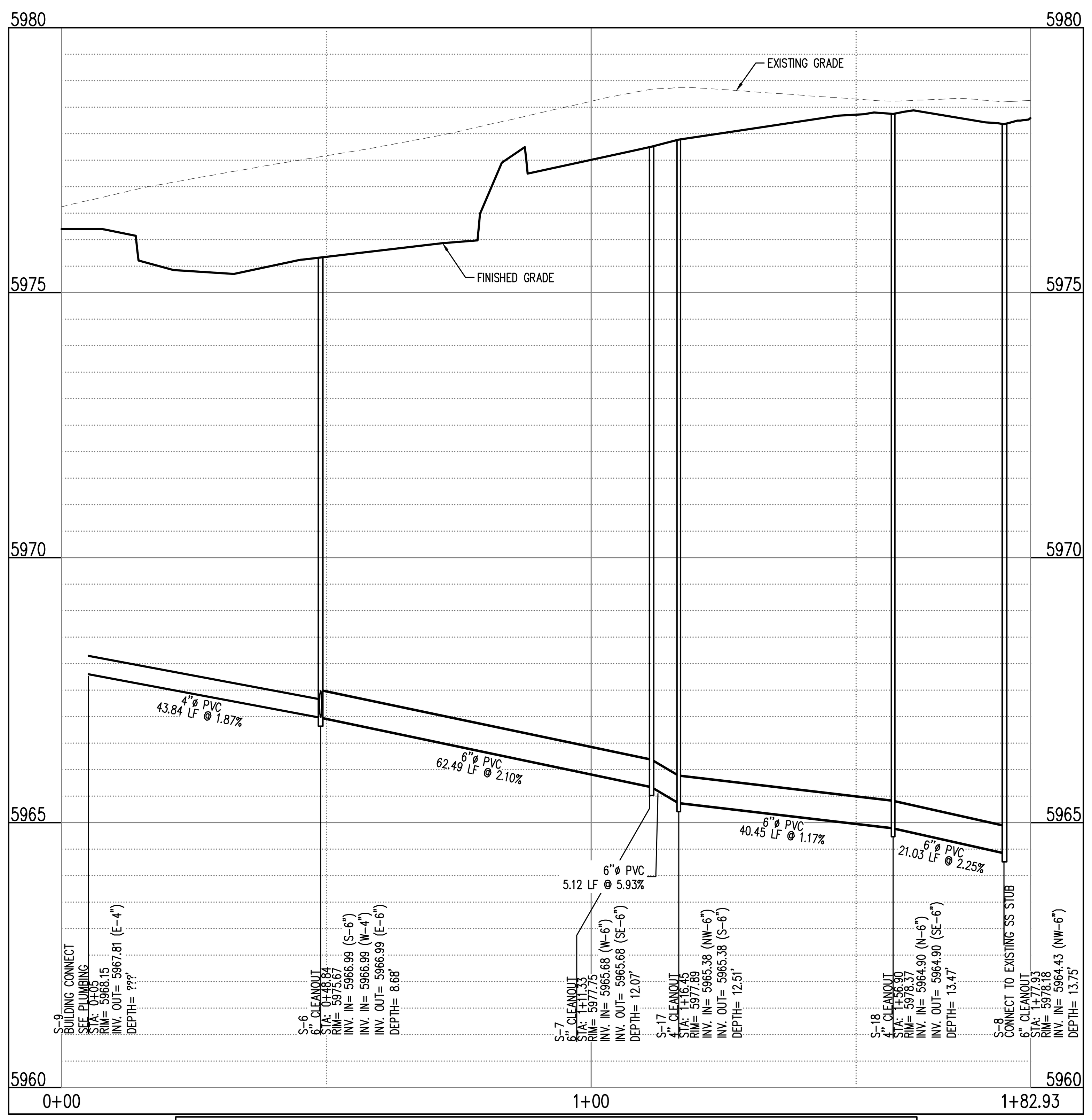
SITE CONSTRUCTION PLANS



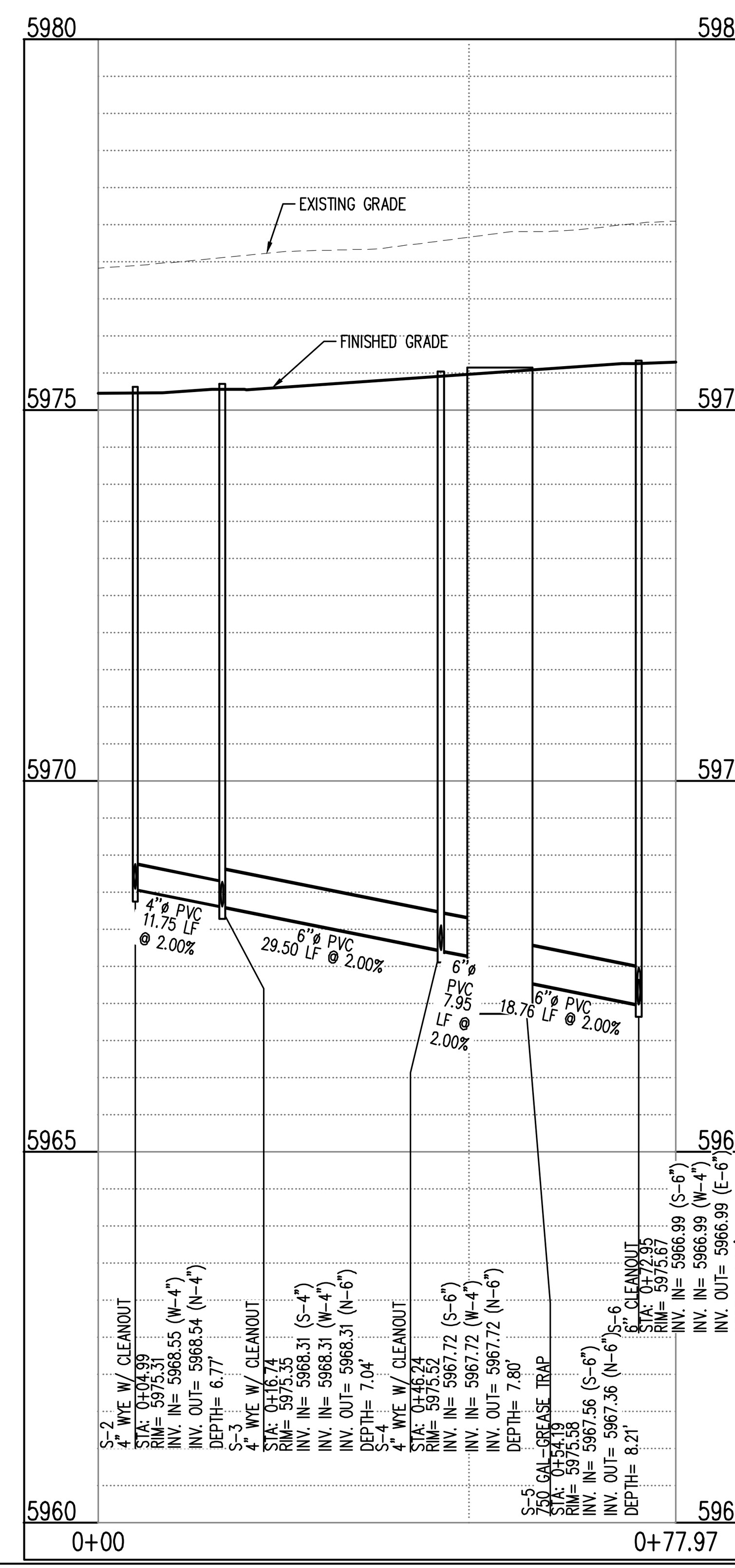
SANITARY LINE 1 PLAN
SCALE: 1"=20'



SANITARY LINE 2 PLAN
SCALE: 1"=20'



SANITARY LINE 1 (STA: 0+00 TO 1+82.93) – SCALE: H: 1"=20' V: 1"=2'



SANITARY LINE 2 (STA: 0+00 TO 0+77.97) – SCALE: H: 1"=20' V: 1"=2'

This subset is for Parker Water and San approval and therefore the signature review block for Parker Engineering/Public works can be removed while the subset can be separate from the overall CD set.

Parker Engineering/Public Works has been removed from the sheet

BENCHMARK

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

ELEVATION: 5903.16 (NAV88)

BASIS OF BEARING

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

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

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

NOT FOR CONSTRUCTION

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SANITARY PLAN & PROFILES

C3.8