



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Galloway and Company LLC, Applicant
FROM: Julia Duncan, Associate Planner
DATE: December 20, 2024
SUBJECT: SP24-086; Parker Pointe AMD 1 L3A - Car Wash
Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Julia Duncan

EMAIL: jduncan@parkeronline.org

PHONE: 303.805.3334

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), the Development Design Standards, and the Construction Specifications and Design Considerations for Parks, Trails, and Streetscapes. Copies of these documents are available at:

[Parker 2035 Master Plan](#)

[Land Development Ordinance](#)

[Development Design Standards](#)

[CONSTRUCTION SPECIFICATIONS AND DESIGN CONSIDERATIONS FOR \(parkeronline.org\)](#)

2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

Site Plan Details

1. Please see attached Planning Redlines and Project Review report.
2. Please see PWSD new rule and regulations regarding landscaping:

<https://www.pwsd.org/DocumentCenter/View/4022/2024-PWSD-Rules-and-Regulations-PDF>
PWSD will be reviewing the landscape plans for compliance. This project will be sent to PWSD for review and compliance with their standards.

3. **Landscape Compliance with Colorado Senate Bill 24-005 (SB24-005)** – On Friday March 15, 2024, Jared Polis Signed SB24-005 prohibiting new non-functional turf, artificial turf, and invasive plant species from being located in rights of way, on public properties and on any non-residential property. SB24-005 applies to any landscape and plant material installed after January 1, 2026. It is the applicant’s responsibility to ensure compliance with SB24-005, compliance may require the applicant to amend the approved landscape plan if said landscaping is not installed prior to October 15, 2025, or if it is determined to not be otherwise in compliance with SB24.005.

Comments Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Fire Life Safety
- IREA
- Parker Water and Sanitation
- Town of Parker – Traffic

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

Scottsdale® Legacy (CRUS)
LED Canopy Luminaire

| OVERVIEW | |
|------------------------|----------------|
| Lumen Package (lm) | 3,000 - 22,000 |
| Wattage Range (W) | 35 - 152 |
| Efficiency Range (LPW) | 114 - 156 |
| Weight (lbs (kg)) | 23 (10.4) |

- CONSTRUCTION**
- Features an ultra-slim 1/16" profile die-cast housing, with flat clear or diffused tempered glass lens. Lens is water-resistant, sealed and IP66 rated. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.
 - Standard color is white and is finished with UPR "DuraGrip" polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or swelling.
 - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.
- OPTICAL SYSTEM**
- Features an array of select, mid-power, high brightness, high efficiency LEDs (3000K, 4000K, 5000K color temperature, 80 CRI (minimum)).
 - Choice of symmetric or asymmetric distribution. Asymmetric provides a wider distribution pattern. Optional symmetric with diffused lens also available.
 - Forward Throw distribution provides an industry leading uniform distribution pattern that illuminates the area under the gas canopy and beyond. The forward throw optic directs the light to the interior from the gas canopy eliminating the need for supplemental footlights and extensive perimeter lighting.
 - Diffuse lens available as an option to soften brightness of the luminaires.
 - Six Lumen Packages (3,000, 3,000, 10,000, 13,000, 18,000 and 22,000 Lumens).
- ELECTRICAL**
- High performance factory programmable driver features over-voltage, under-voltage, short-circuit and over-temperature protection with integral I&V surge protection that meets IEEE C62.4.2 and ANSI C82.77-5 Location Category: C Low Voltage Protection. Additional field replaceable DOV surge protection device meets a minimum Category: C Low operation (see ANSI/IEEE C62.41.2). Custom lumen and wattage packages available.
 - Driver components are fully enclosed in potting for moisture resistance. Complies with IEC and FCC standards. O-D V dimming supplied standard with all drive currents.
 - Die-cast aluminum vent location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry. Provides easy "knock-out" connection of primary wiring and acts as the primary heat sink ensuring cool operation of internal components for longer life. Seals to optical housing via one-piece molded silicone gasket.
 - Universal voltage power supply, 120-277 VAC, 50/60 Hz and 347-480 VAC, 50/60 HZ rated.
 - 40°C to 55°C (-40°F to 131°F) ambient operating temperature. (Values based on lumen package and mounting style see performance data for specifics.)
 - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location (see performance data for specifics).
- HAZARDOUS LOCATION**
- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions. See hico.com for specific guidance. Not available on 100W.
- INSTALLATION**
- On-perm installation.
 - Intended in a 12" or 16" deck gap. Deck penetration consists of a 4" hole. Simplifying installation and water sealing. Unit is designed to retrofit into existing Scottsdale (C7) hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/DCA without having to relocate the conduit.
 - Batten panels are available for existing Encores as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard to prevent sagging of deck.
- WARRANTY**
- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.hico.com/resources/forms/conditions/warranty/> for more information.
- LISTINGS**
- UL and ETL listed to UL 1008, UL 8750 and other UL and International safety standards. Suitable for wet locations.
 - Designated Consensus® DLC5 Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.dlc.com to confirm which version are qualified.
 - Holds Bay American A&E requirements.
 - IDA compliant with 3000K or lower color temperature.



RSX1 LED Area Luminaire

Specifications

EPA (E-W): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm

Weight: (SPA mount): 22.0 lbs (10.0 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HED luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral diffuser and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVL SPV4 DOBXO

| Series | Package | Color Temperature | Wattage | Mounting |
|----------|---------|-------------------|---------|----------|
| RSX1 LED | P1 | 3000K | 3,000 | SPV4 |
| | P2 | 4000K | 3,000 | SPV4 |
| | P3 | 5000K | 3,000 | SPV4 |
| | P4 | 3000K | 10,000 | SPV4 |
| | P5 | 4000K | 10,000 | SPV4 |
| | P6 | 5000K | 10,000 | SPV4 |
| | P7 | 3000K | 13,000 | SPV4 |
| | P8 | 4000K | 13,000 | SPV4 |
| | P9 | 5000K | 13,000 | SPV4 |
| | P10 | 3000K | 18,000 | SPV4 |
| | P11 | 4000K | 18,000 | SPV4 |
| | P12 | 5000K | 18,000 | SPV4 |
| | P13 | 3000K | 22,000 | SPV4 |
| | P14 | 4000K | 22,000 | SPV4 |
| | P15 | 5000K | 22,000 | SPV4 |

- F11
- AC1
- VC1
- L13H
- A
- VC1

Label each light with corresponding reference for ease of identifying

ARC2 LED Architectural Wall Luminaire

Specifications

Depth (D1): 9.25"

Depth (D2): 7.5"

Height: 5"

Width: 14"

Weight: 11 lbs (without optional)

ARC LED Family Overview

| Luminaire | Standard (ft) | Case (ft) | PI | P2 | P3 | P4 | P5 |
|-----------|---------------|-----------|------|------|------|------|------|
| ARC1L3 | 48" | — | 1.00 | 1.00 | 1.00 | 4.00 | 6.00 |
| ARC1L3 | 48" | 48" | 1.00 | 1.00 | 1.00 | 4.00 | 6.00 |

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVL02 PE DOBXO

| Series | Package | Color Temperature | Wattage | Options | Finish |
|---------|---------|-------------------|---------|---------|--------|
| ARC2LED | P1 | 3000K | 3,000 | MVL02 | OSB0 |
| | P2 | 4000K | 3,000 | MVL02 | OSB0 |
| | P3 | 5000K | 3,000 | MVL02 | OSB0 |
| | P4 | 3000K | 10,000 | MVL02 | OSB0 |
| | P5 | 4000K | 10,000 | MVL02 | OSB0 |
| | P6 | 5000K | 10,000 | MVL02 | OSB0 |

Accessories

1. 277V not available with EMI/RFI.

2. FAD not available with DMG.

LITHONIA LIGHTING COMMERCIAL OUTDOOR

G&G INDUSTRIAL LIGHTING

Low-Profile, Driverless Linkable IP67 LED Linear Luminaire



Product Features

- Maintenance-Free Driverless Design
- Connects directly to AC line voltage without an LED driver or electronic capacitor, for extreme reliability and lifetime. Requires zero maintenance.
- Easy to Install Quick-Connect Cabling
- Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and dislay chain.
- Coextruded Copolyester/Aluminum Housing
- Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heat-sinking characteristics for long lifetime.
- Superior Chemical & UV Resistance
- Seamless polymer outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which incorporates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: up to 6,800 Lumens

Efficiency: 130 LM/W

CRB: Special 80 CRI

CCT: 3000K-5000K

Lifetime: Output up to 100,000 Hours @ 25°C

Warranty: 5 Years (See G&G web for Terms)

Mounting: Ceiling or Wall

Protection Class: IP67

Voltage: 120V AC or 277V AC 50/60 Hz

Maximum Beam Length: 160" (4.27m) (See the Table on Page 2)

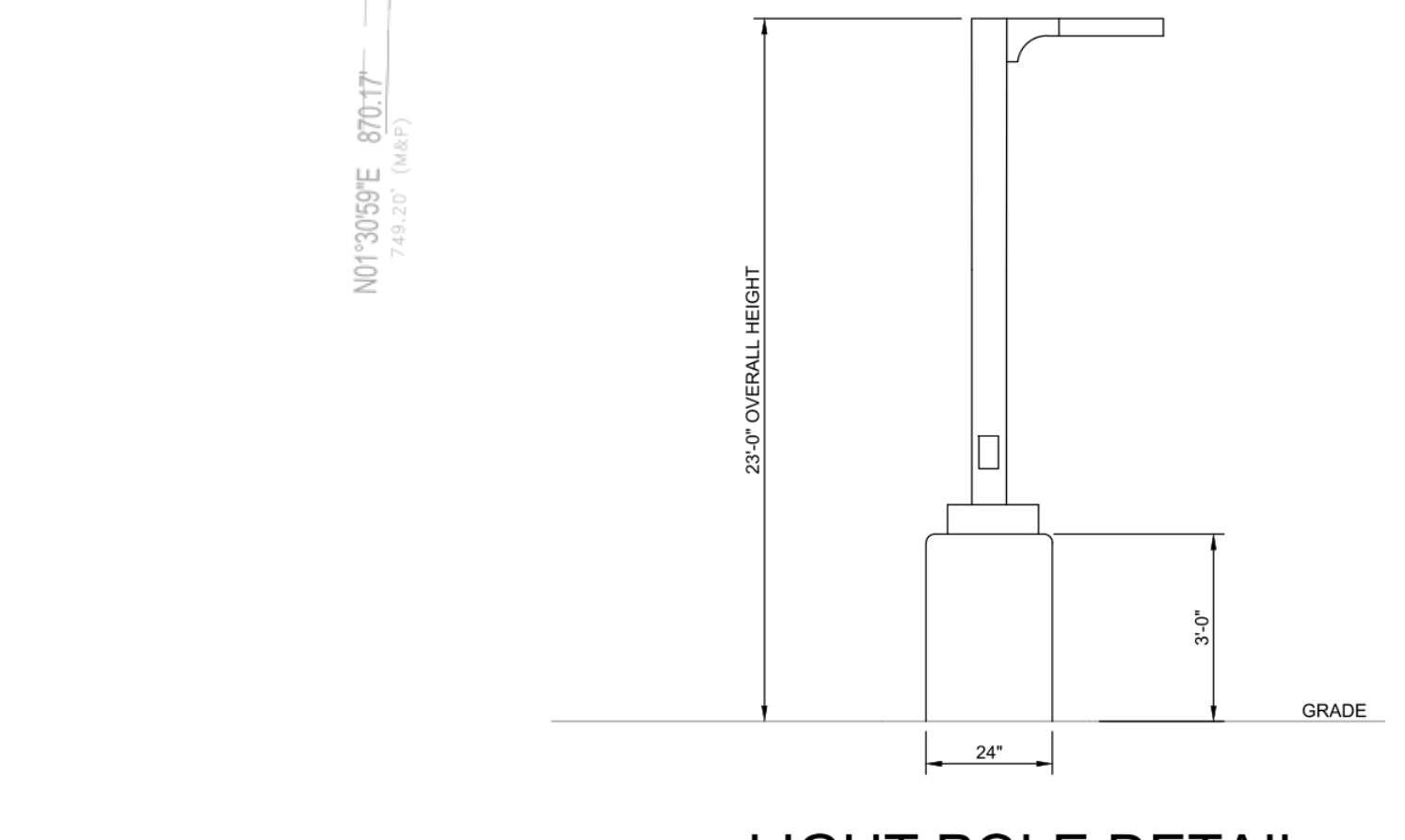
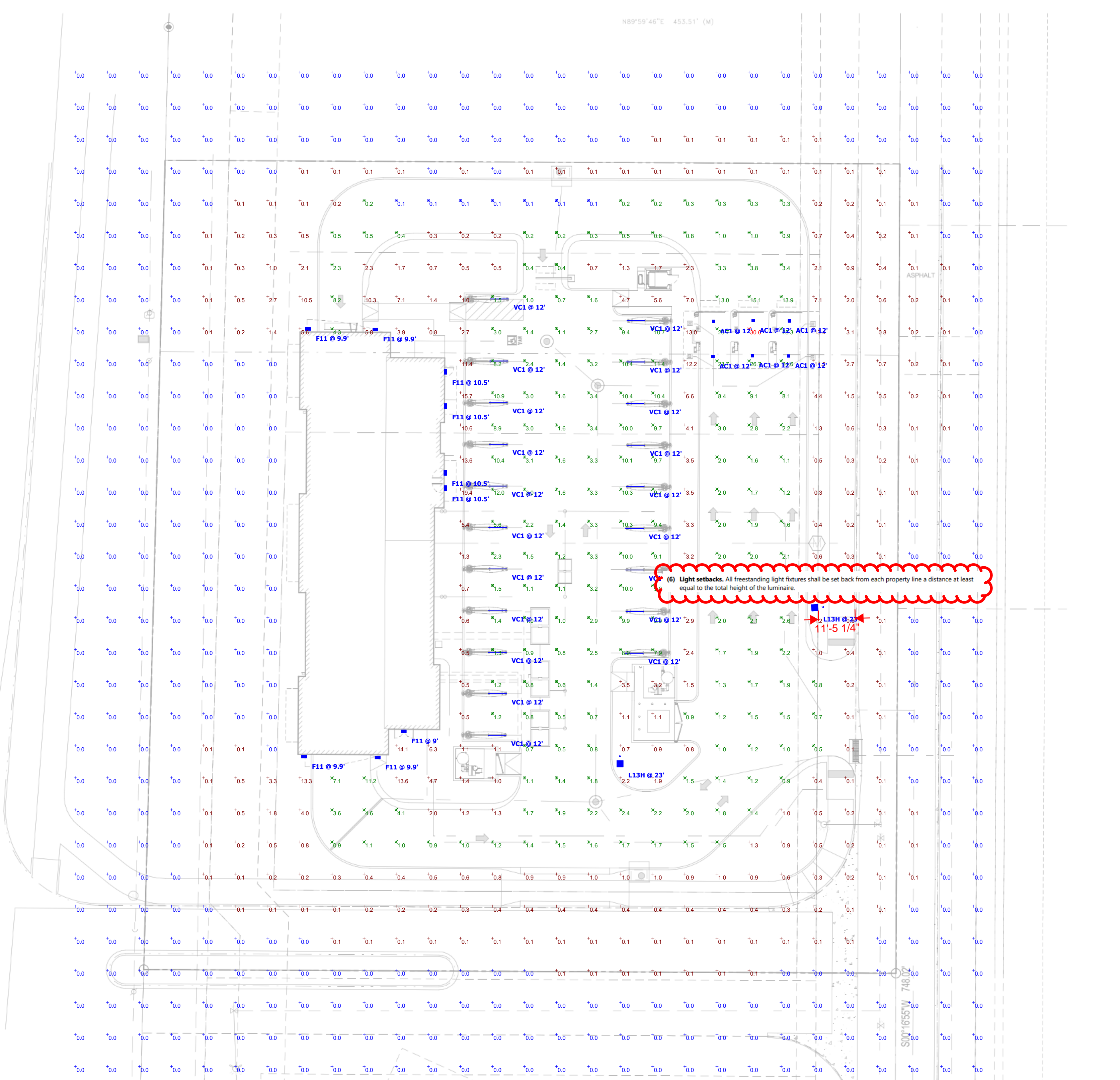
Ambient Temperature: -40°C to 100°C

Ordering Information

| Series | Length | Current Output | Color Temp. | Lumen Output | UV Protection | Through Hood | Wattage |
|--------|--------|----------------|-------------|--------------|---------------|--------------|---------|
| GPX | 2 | 50K | 3000K | 1,000 | Blank | Blank | 120V |
| | 4 | 100K | 4000K | 2,000 | Blank | Blank | 120V |
| | 6 | 150K | 5000K | 3,000 | Blank | Blank | 120V |
| | 8 | 200K | 3000K | 4,000 | Blank | Blank | 120V |
| | 10 | 250K | 4000K | 5,000 | Blank | Blank | 120V |
| | 12 | 300K | 5000K | 6,000 | Blank | Blank | 120V |
| | 14 | 350K | 3000K | 7,000 | Blank | Blank | 120V |
| | 16 | 400K | 4000K | 8,000 | Blank | Blank | 120V |
| | 18 | 450K | 5000K | 9,000 | Blank | Blank | 120V |
| | 20 | 500K | 3000K | 10,000 | Blank | Blank | 120V |
| | 22 | 550K | 4000K | 11,000 | Blank | Blank | 120V |
| | 24 | 600K | 5000K | 12,000 | Blank | Blank | 120V |
| | 26 | 650K | 3000K | 13,000 | Blank | Blank | 120V |
| | 28 | 700K | 4000K | 14,000 | Blank | Blank | 120V |
| | 30 | 750K | 5000K | 15,000 | Blank | Blank | 120V |
| | 32 | 800K | 3000K | 16,000 | Blank | Blank | 120V |
| | 34 | 850K | 4000K | 17,000 | Blank | Blank | 120V |
| | 36 | 900K | 5000K | 18,000 | Blank | Blank | 120V |
| | 38 | 950K | 3000K | 19,000 | Blank | Blank | 120V |
| | 40 | 1,000K | 4000K | 20,000 | Blank | Blank | 120V |
| | 42 | 1,050K | 5000K | 21,000 | Blank | Blank | 120V |
| | 44 | 1,100K | 3000K | 22,000 | Blank | Blank | 120V |
| | 46 | 1,150K | 4000K | 23,000 | Blank | Blank | 120V |
| | 48 | 1,200K | 5000K | 24,000 | Blank | Blank | 120V |
| | 50 | 1,250K | 3000K | 25,000 | Blank | Blank | 120V |
| | 52 | 1,300K | 4000K | 26,000 | Blank | Blank | 120V |
| | 54 | 1,350K | 5000K | 27,000 | Blank | Blank | 120V |
| | 56 | 1,400K | 3000K | 28,000 | Blank | Blank | 120V |
| | 58 | 1,450K | 4000K | 29,000 | Blank | Blank | 120V |
| | 60 | 1,500K | 5000K | 30,000 | Blank | Blank | 120V |

Power & Connection Accessories

| Cable | Type | Length | Wire | Mounting Hardware | Description |
|------------|--------------|--------|-------------|-------------------|-------------------------|
| GPX-AMP-1 | Jumpers | 18" | 18 AWG SLTW | GPX-AMP-1 | Non-Magnetic Quick Link |
| GPX-AMP-2 | Jumpers | 24" | 18 AWG SLTW | GPX-AMP-2 | Non-Magnetic Quick Link |
| GPX-AMP-4 | Jumpers | 48" | 18 AWG SLTW | GPX-AMP-4 | Non-Magnetic Quick Link |
| GPX-AMP-8 | Jumpers | 96" | 18 AWG SLTW | GPX-AMP-8 | Non-Magnetic Quick Link |
| GPX-AMP-10 | Leads/Cables | 100" | 18 AWG SLTW | GPX-AMP-10 | Non-Magnetic Quick Link |
| GPX-AMP-25 | Leads/Cables | 250" | 18 AWG SLTW | GPX-AMP-25 | Non-Magnetic Quick Link |



LIGHT POLE DETAIL
NO SCALE

Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Number Lamp | Lumens Per Lamp | Light Loss Factor | Wattage | Wattage |
|--------|-------|----------|-------------------------|-----------------------|---|-------------|-----------------|-------------------|---------|---------|
| F11 | F11 | 9 | Lithonia Lighting | ARC2 LED P4 40K | ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K DARK BRONZE FINISH | 1 | 4124 | 1 | 29,4252 | |
| AC1 | AC1 | 6 | LSI INDUSTRIES, INC. | CRUS-SC-SLW-50 | WHITE FINISH | 1 | 5954 | 1 | 38 | |
| VC1 | VC1 | 11 | G&G Industrial Lighting | GPX6-SO-40K-GC | VACUUM CANOPY ARCH LIGHT BLACK FINISH | 1 | 3600 | 1 | 27 | |
| L13H | L13H | 2 | Lithonia Lighting | RSX1 LED P2 40K R3 HS | RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield Dark Bronze Finish | 1 | 6909 | 1 | 72.95 | |
| A | A | 0 | Lithonia Lighting | RSX1 LED P2 40K R2 HS | RSX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R2 Distribution with HS shield Dark Bronze Finish | 1 | 7469 | 1 | 72.95 | |
| VC1 | VC1 | 9 | G&G Industrial Lighting | GPX6-SO-40K-GC | VACUUM CANOPY ARCH LIGHT BLACK FINISH | 1 | 3600 | 1 | 27 | |

Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-------------------------|--------|----------|-----------|----------|---------|---------|
| OVERALL SITE | | 1.4 f.c. | 30.6 f.c. | 0.0 f.c. | N/A | N/A |
| PARKING LOT/PAVING AREA | X | 3.9 f.c. | 30.6 f.c. | 0.1 f.c. | 306.0:1 | 39.0:1 |

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH (CO 1452 STROH)
S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 2)

PROFESSIONAL SEAL

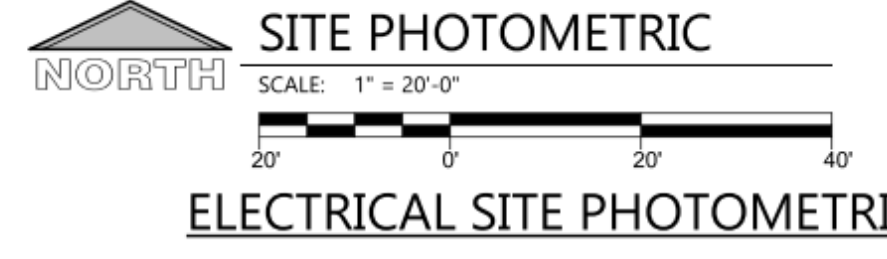
PRELIMINARY DATES

JULY 23, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230362400

SHEET NUMBER
E1.1



MISTER CAR WASH

13225 SOUTH PARKER ROAD
PARKER, CO 80134

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

SITE CONSTRUCTION PLANS

NOT FOR
CONSTRUCTION

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MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

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

Project No: TEC000004.20
Drawn By: EN
Checked By: TN
Date: 10/30/2024

LANDSCAPE PLAN

L1.1

PLANT SCHEDULE

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | CAL / SIZE | HT. X SPD. | WATER USE | LIGHT REQ. |
|-------------------------|------|-----|-------------------------------------|--------------------------------|-------|------------|------------|-----------|----------------|
| DECIDUOUS TREES | | | | | | | | | |
| | CASP | 3 | NORTHERN CATALPA | CATALPA SPECIOSA | B&B | 2" CAL | 50'X30' | LOW | SUN |
| | KOPA | 1 | GOLDEN RAIN TREE | KOELREUTERIA PANICULATA | B&B | 2" CAL | 30'X25' | LOW | SUN |
| EVERGREEN TREES | | | | | | | | | |
| | PIBE | 5 | BABY BLUE EYES COLORADO BLUE SPRUCE | PICEA PUNGENS 'BABY BLUE EYES' | | | | LOW | SUN/PART SHADE |
| | PNAS | 4 | ARNOLD SENTINEL AUSTRIAN PINE | PINUS NIGRA 'ARNOLD SENTINEL' | | | | LOW | SUN/PART SHADE |
| ORNAMENTAL TREES | | | | | | | | | |
| | PYCA | 2 | GALLERY PEAR | PYRUS CALLERYANA | B&B | 1.5" CAL | 35'X15' | MODERATE | SUN |
| | QUGA | 3 | GAMBEL OAK | QUERCUS GAMBELII | B&B | 1.5" CAL | 15'X12' | LOW | SUN |

Include subtotals for each category and an overall total of trees and shrubs so we can ensure you are meeting minimums.

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | CONT. | HT. X SPD. | WATER USE | LIGHT REQ. |
|---------------------------|------|-----|----------------------------|--|----------|------------|-----------|----------------|
| DECIDUOUS SHRUBS | | | | | | | | |
| | CAXC | 16 | DARK KNIGHT SPIREA | CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' | #5 CONT. | 3'X3' | VERY LOW | SUN |
| | COAB | 13 | IVORY HALO DOGWOOD | CORNUS ALBA 'BAILHALO' TM | #5 CONT. | 6'X6' | LOW | SUN |
| | RIAL | 21 | ALPINE CURRANT | RIBES ALPINUM | #5 CONT. | 5'X5' | LOW | SUN/PART SHADE |
| EVERGREEN SHRUBS | | | | | | | | |
| | JNCH | 36 | ARMSTRONG JUNIPER | JUNIPERUS CHINENSIS 'ARMSTRONGII' | #5 CONT. | 4'X4' | VERY LOW | SUN |
| | JNSO | 31 | BUFFALO JUNIPER | JUNIPERUS SABINA 'BUFFALO' | #5 CONT. | 1'X6' | VERY LOW | SUN/PART SHADE |
| | PIMM | 23 | MOPS MUGO PINE | PINUS MUGO 'MOPS' | #5 CONT. | 5'X6' | LOW | SUN |
| ORNAMENTAL GRASSES | | | | | | | | |
| | PEOR | 11 | KARLEY ROSE FOUNTAIN GRASS | PENNISETUM ORIENTALE 'KARLEY ROSE' | #1 CONT. | 3'X3' | MODERATE | SUN/PART SHADE |
| | SCSC | 43 | LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUM | #1 CONT. | 3'X2' | VERY LOW | SUN |

| SYMBOL | CODE | QTY | COMMON NAME | BOTANICAL NAME | TYPE |
|--------|---------|-----------|--|-------------------------|-------|
| | RMULCH | 11,419 SF | 2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS | 2"-4" ROCK COBBLE MULCH | MULCH |
| | RMULCH2 | 1,842 SF | 4"-6" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS | 4"-6" ROCK COBBLE MULCH | MULCH |
| | D/SEED | | | | |
| | SOD1 | 8,045 SF | RTF (RHIZOMATOUS TALL FESCUE) SEE PLANTING NOTES & DETAILS | FESCUE SOD | SOD |
| | SEED1 | 2,146 SF | LOW GROW NATIVE SEED SEE PLANTING NOTES & DETAILS | LOW GROW NATIVE SEED | SEED |

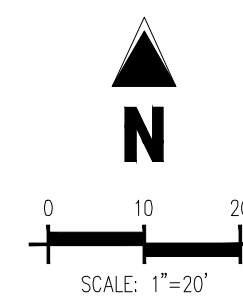
Traditional turf grasses shall only make up 15 percent of any required on-site landscaping for commercial and industrial uses. Indicate percentage

REFERENCE NOTES SCHEDULE

| CODE | DESCRIPTION | QTY | DETAIL |
|-----------|-------------|-----|--------|
| Landscape | | | |
| | STEEL EDGER | | |

Table 13.08.O: Standard Site Perimeter Landscaping

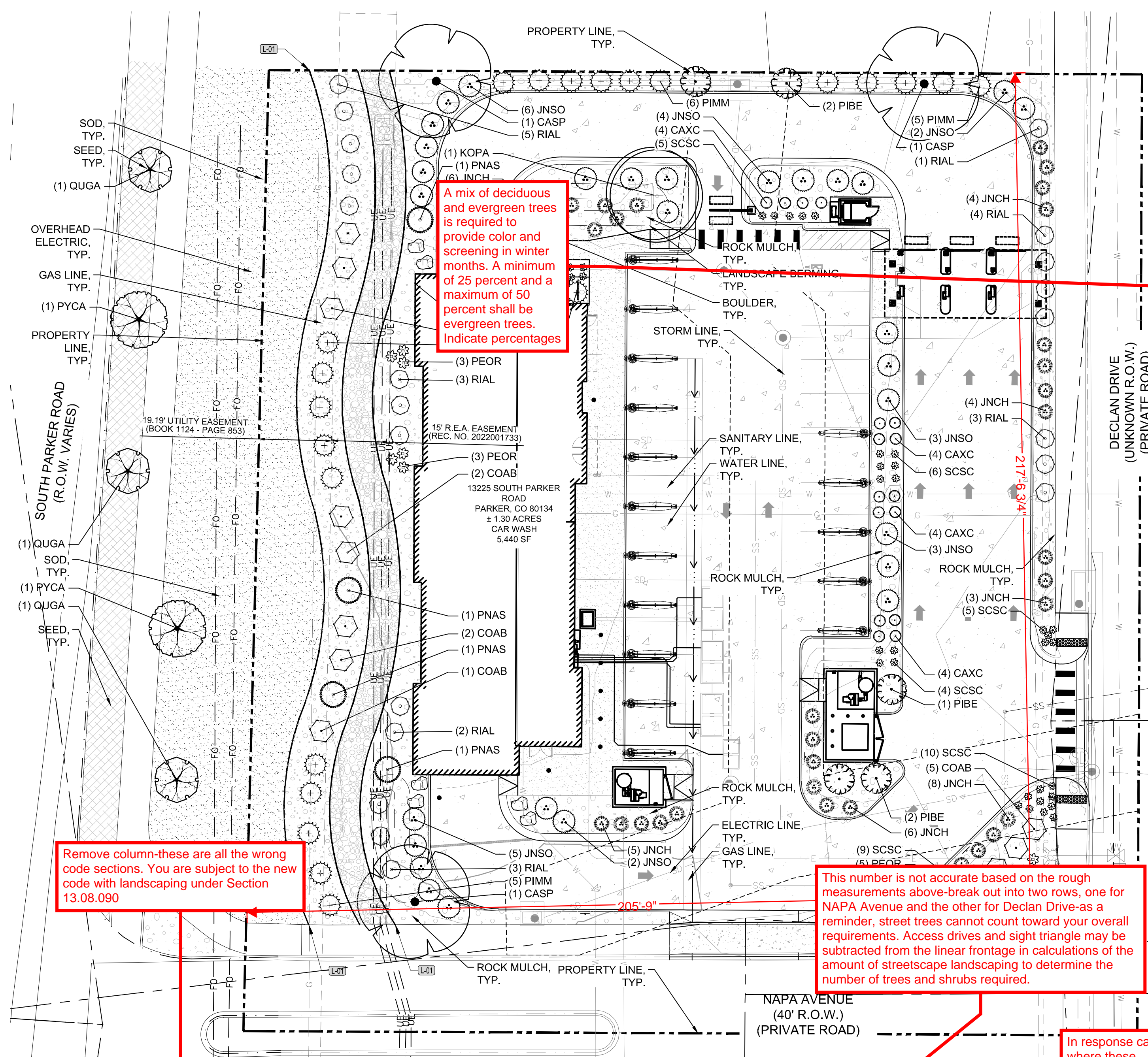
| Requirement | P1 Minor |
|--|-----------------------------------|
| Planting Area Width (min. avg., ft) [1][2] | 6 |
| Minimum Trees | 1 per 30 linear feet of perimeter |
| Minimum Evergreen Trees | No requirement |
| Minimum Shrubs | 5 per 30 linear feet |
| Turf Grass | Not permitted |



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 REVIEWS, 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



A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of 25 percent and a maximum of 50 percent shall be evergreen trees. Indicate percentages

This number is not accurate based on the rough measurements above-break out into two rows, one for NAPA Avenue and the other for Declan Drive-as a reminder, street trees cannot count toward your overall requirements. Access drives and sight triangle may be subtracted from the linear frontage in calculations of the amount of streetscape landscaping to determine the number of trees and shrubs required.

In response call out where these are-where does 370 come from?

Break out into 4 separate rows. N, S, E, & W: P1
Access driveways shall not be subtracted from the linear frontage in calculations of the amount of landscaping required. Required landscaping shall be condensed into the remaining site perimeter landscaping area.

Remove column-these are all the wrong code sections. You are subject to the new code with landscaping under Section 13.08.090

LANDSCAPE REQUIREMENTS

| CODE SECTION | CATEGORY | FORMULA | CALCULATION | REQUIRED | PROVIDED |
|--------------------------|------------------------------------|--|---------------------------------------|---------------------|---|
| 13.06.070 (L)(2) | MIN. SITE LANDSCAPING STANDARDS | COMMERCIAL - MIN. 15% | TOTAL AREA 56,628 SF X 0.15 | 8,494 SF | 16,122 SF |
| 13.06.070 (L)(2) | MIN. SITE LANDSCAPING STANDARDS | 75% LANDSCAPE AREA VEGETATION COVERAGE | TOTAL LANDSCAPE AREA 16,122 SF X 0.75 | 12,091 SF | 12,091 SF |
| 13.06.070 (L)(5) | MIN. SITE LANDSCAPING STANDARDS | 1 TREE / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING | 16,122 SF / 1500 | 11 TREES | 11 TREES |
| 13.06.070 (L)(5) | MIN. SITE LANDSCAPING STANDARDS | 5 SHRUBS / 1500 SF NOT COVERED BY BLDG OR REQ. PARKING | 16,122 SF / 1500 | 55 SHRUBS | 55 SHRUBS |
| 13.06.070 (M) | STREETSCAPE LANDSCAPING | TREES NO GREATER THAN 40 FT APART | 196 LF / 40 | 5 TREES | |
| 13.06.070 (L)(2) | INTERNAL PARKING LOT LANDSCAPING | 10% OF PARKING ALLOCATED TO LANDSCAPE ISLANDS | 3,697 SF X 0.10 | 370 SF | |
| 13.06.070 (P)(1) | INTERNAL PARKING LOT LANDSCAPING | 1 TREE / 162 SF LANDSCAPE ISLAND | 370 SF / 162 | 3 TREES | |
| 13.06.070 (P)(4) | INTERNAL PARKING LOT LANDSCAPING | 5 SHRUBS / 162 SF LANDSCAPE ISLAND (1 SHRUB/ADJ. 15' FT) | 370 SF / 162 | 15 SHRUBS | 15 SHRUBS |
| 13.06.070 (Q) SCHEDULE B | SITE PERIMETER LANDSCAPE STANDARDS | COMMERCIAL ADJ. TO NON RESIDENTIAL USE (1 TREE & 5 SHRUBS / 40 LF) | NORTH 208 LF / 40 | 5 TREES & 25 SHRUBS | 5 TREES & 25 SHRUBS (1 TREE IS ACROSS THE DRIVE AISLE DUE TO SPACE) |

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH (CO 1452 STROH)
S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 2)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 23, 2024
OCT. 8, 2024
OCT. 21, 2024
OCT. 22, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230362400

SHEET NUMBER

PRE-1

EXTERIOR MATERIAL KEY

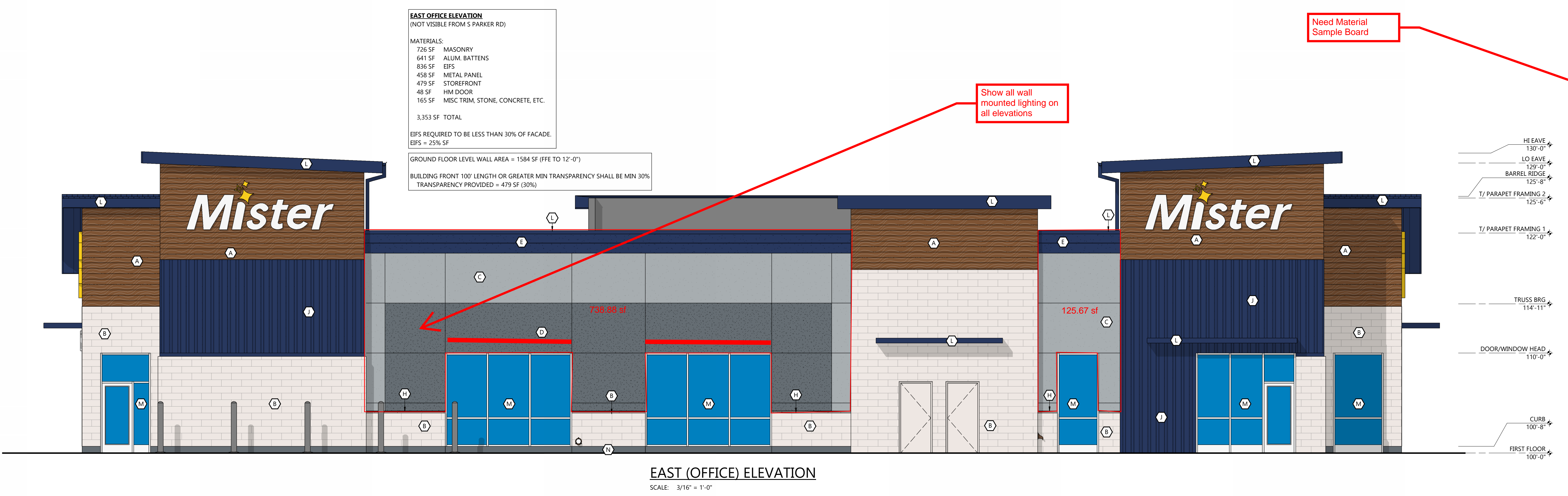
| | |
|--|--|
| | PREFINISHED ALUMINUM BATTENS MFR: LUMABUILT STYLE: MOSAIC 1/4" BATTENS COLOR: HAZELNUT BROWN |
| | THRU WALL MASONRY MFR: CORDOVA STONE STYLE: STRUCTURAL BLOCK (8" D x 8" H x 24" L) FULL DEPTH BLOCK (4" D x 8" H x 24" L) COLOR: ALABASTER WHITE w/ MATCHING MORTAR JOINT |
| | EIFS TEXTURE: SAND COLOR: PT-6 (MORNING FOG) |
| | EIFS TEXTURE: SAND COLOR: PT-3 (WALL STREET) |
| | EIFS TEXTURE: SAND COLOR: PT-9 (IN THE NAVY) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET) |
| | PRECAST STONE SILL COLOR: LIMESTONE |
| | PREFINISHED ALUMINUM WALL PANEL MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: CT-7.2 PANEL |
| | PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY) |
| | PREFINISHED METAL TRIM AND ACCESSORIES MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) |
| | ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED |
| | CONCRETE CURB TEXTURE: HAND RUB COLOR TO MATCH PT-3 |
| | TREX DECK BOARD COLOR TO MATCH PT-3 |

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.

Need Material Sample Board

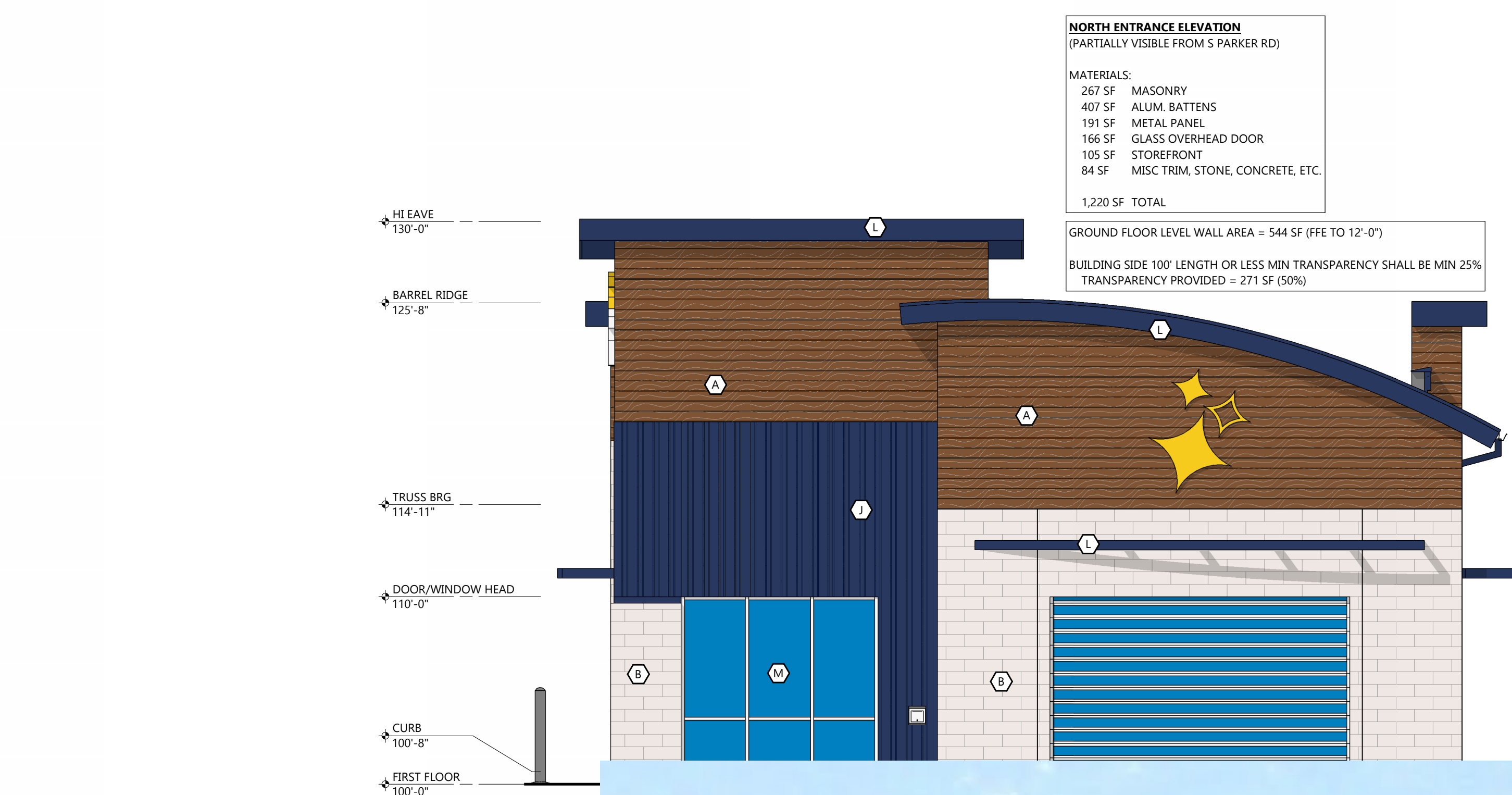
Show all wall mounted lighting on all elevations



EAST (OFFICE) ELEVATION
SCALE: 3/16" = 1'-0"



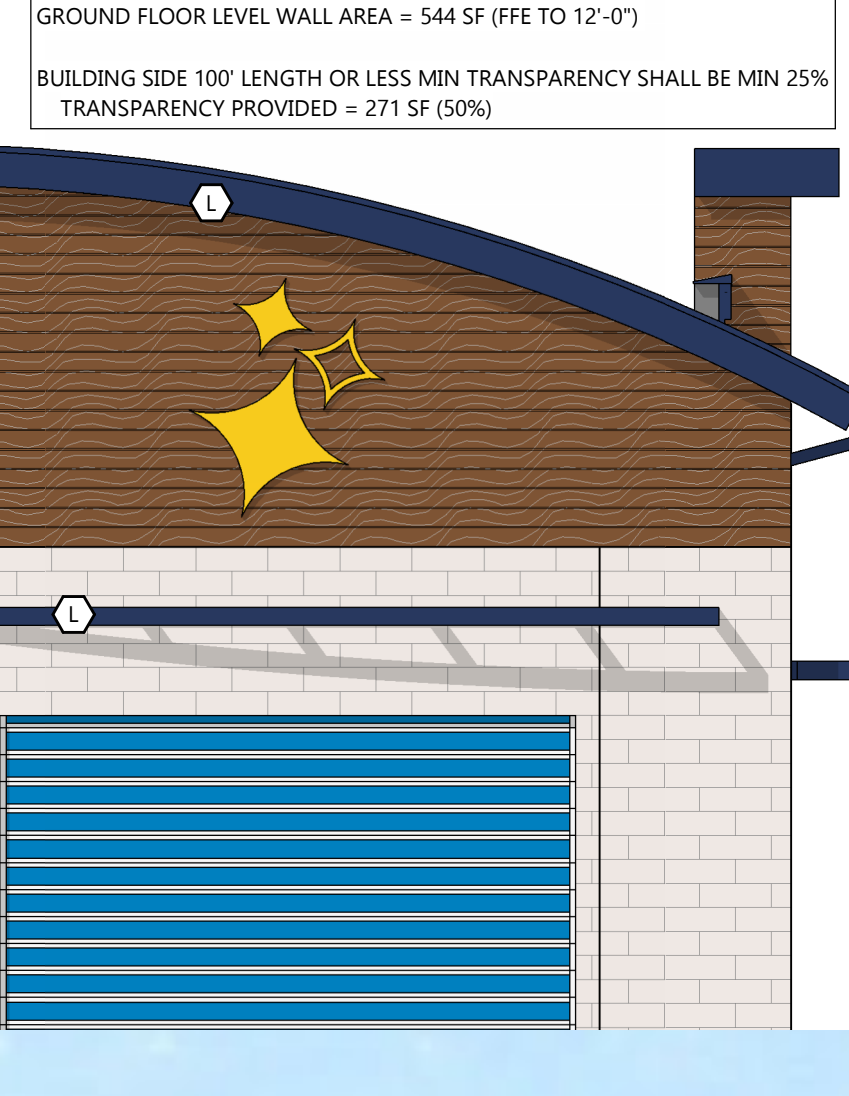
SOUTH (EXIT) ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ENTRANCE ELEVATION
(PARTIALLY VISIBLE FROM S PARKER RD)

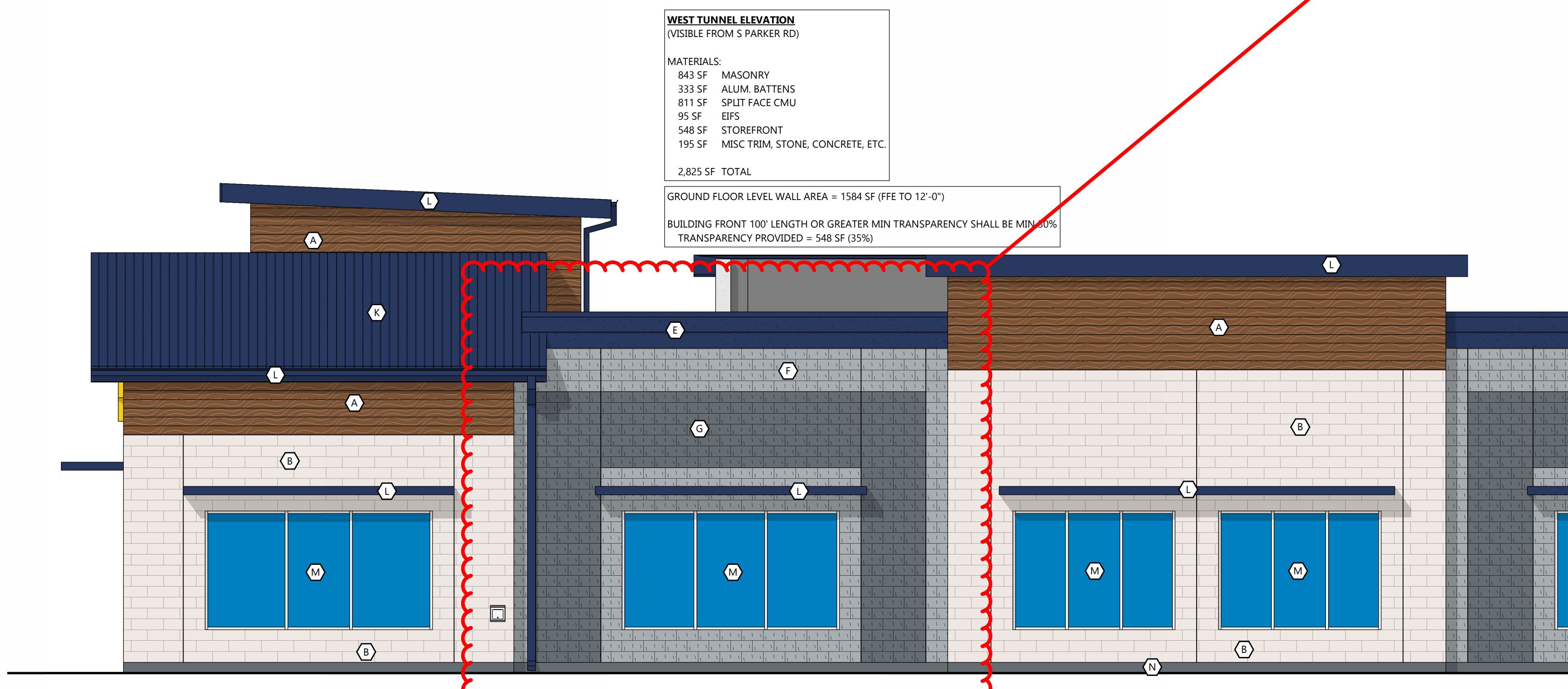
MATERIALS:
267 SF MASONRY
407 SF ALUM. BATTENS
191 SF METAL PANEL
166 SF GLASS OVERHEAD DOOR
105 SF STOREFRONT
84 SF MISC TRIM, STONE, CONCRETE, ETC.
1,220 SF TOTAL

GROUND FLOOR LEVEL WALL AREA = 544 SF (FFE TO 12'-0")
BUILDING SIDE 100' LENGTH OR LESS MIN TRANSPARENCY SHALL BE MIN 25% TRANSPARENCY PROVIDED = 271 SF (50%)



NORTH ENTRANCE ELEVATION
SCALE: 3/16" = 1'-0"

CMU needs to be replaced with alternative material. The built example I found does not look aesthetically pleasing



WEST (TUNNEL) ELEVATION
SCALE: 3/16" = 1'-0"

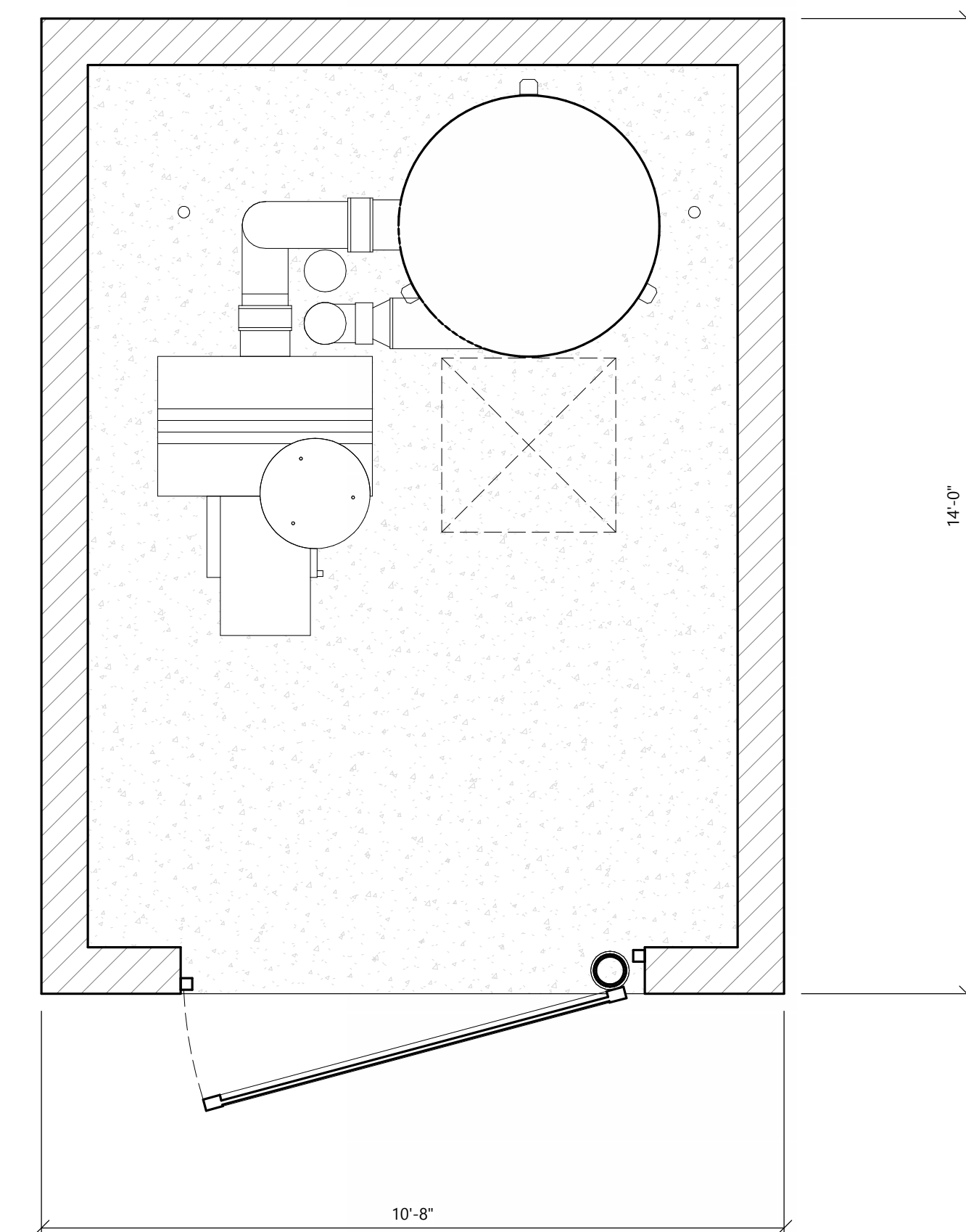
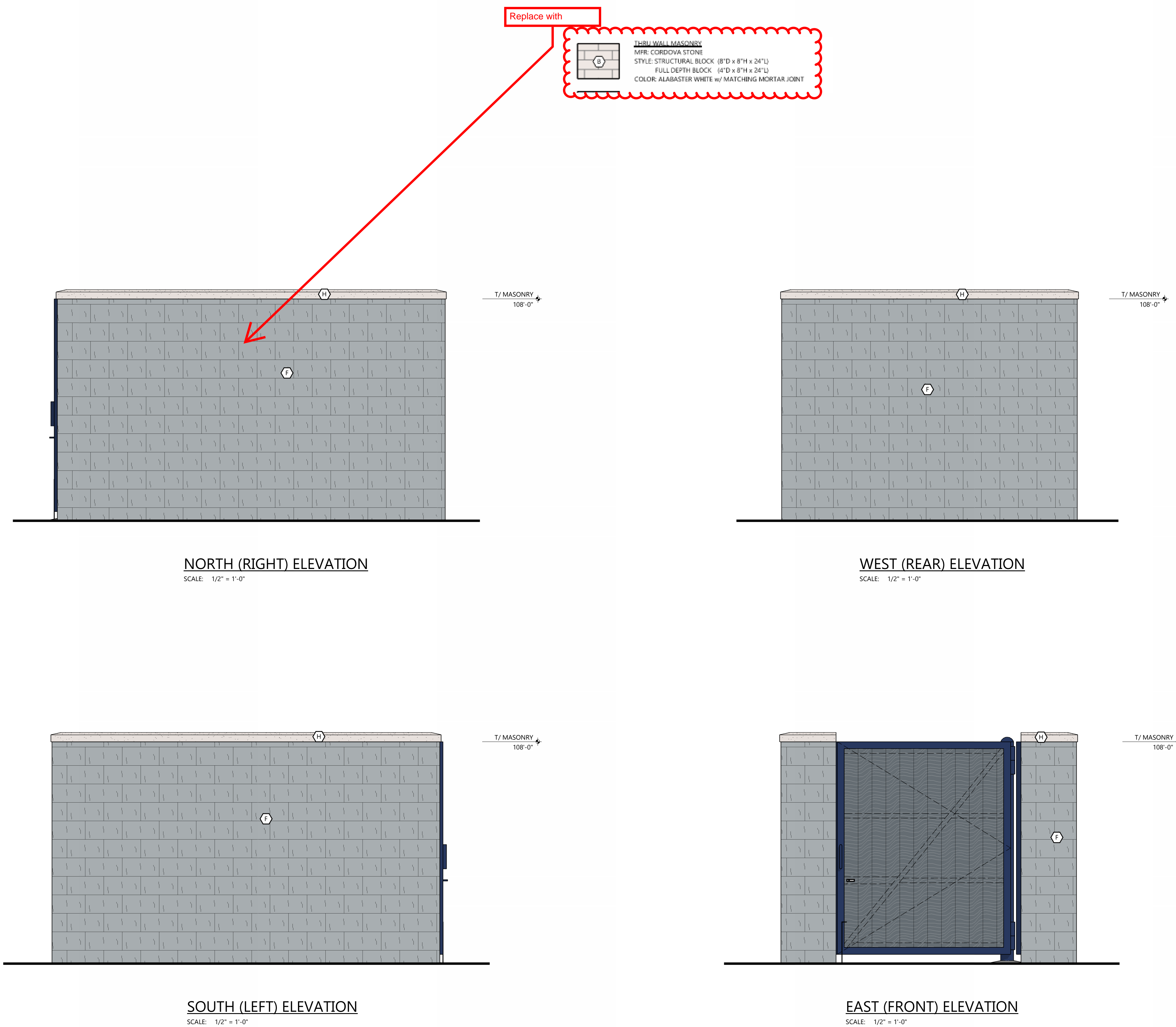


EXTERIOR MATERIAL KEY

| | |
|--|--|
| | PREFINISHED ALUMINUM BATTENS MFR: LUMABJECT STYLE: MOSAIC 146 BATTENS COLOR: HAZELNUT BROWN |
| | THRU WALL MASONRY MFR: CORDOVA STONE STYLE: STRUCTURAL BLOCK (8"D x 8"H x 24"L) FULL DEPTH BLOCK (8"D x 8"H x 24"L) COLOR: ALABASTER WHITE w/ MATCHING MORTAR JOINT |
| | EFS TEXTURE: SAND COLOR: PT-6 (MORNING FOG) |
| | EFS TEXTURE: SAND COLOR: PT-3 (WALL STREET) |
| | EFS TEXTURE: SAND COLOR: PT-9 (IN THE NAVY) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET) |
| | PRECAST STONE SILL COLOR: LIMESTONE |
| | PREFINISHED ALUMINUM WALL PANEL MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: CT-7.2 PANEL |
| | PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY) |
| | PREFINISHED METAL TRIM AND ACCESSORIES MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) |
| | ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED |
| | CONCRETE CURB TEXTURE: HAND RUB COLOR TO MATCH PT-3 |
| | TBEK DECK BOARD COLOR TO MATCH PT-3 |

GENERAL NOTES

• ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH (CO 1452 STROH)
 S PARKER RD • PARKER, CO 80134

(130L - V1.2 - ZONE 1)

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 23, 2024
 OCT. 8, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
 230362400

SHEET NUMBER

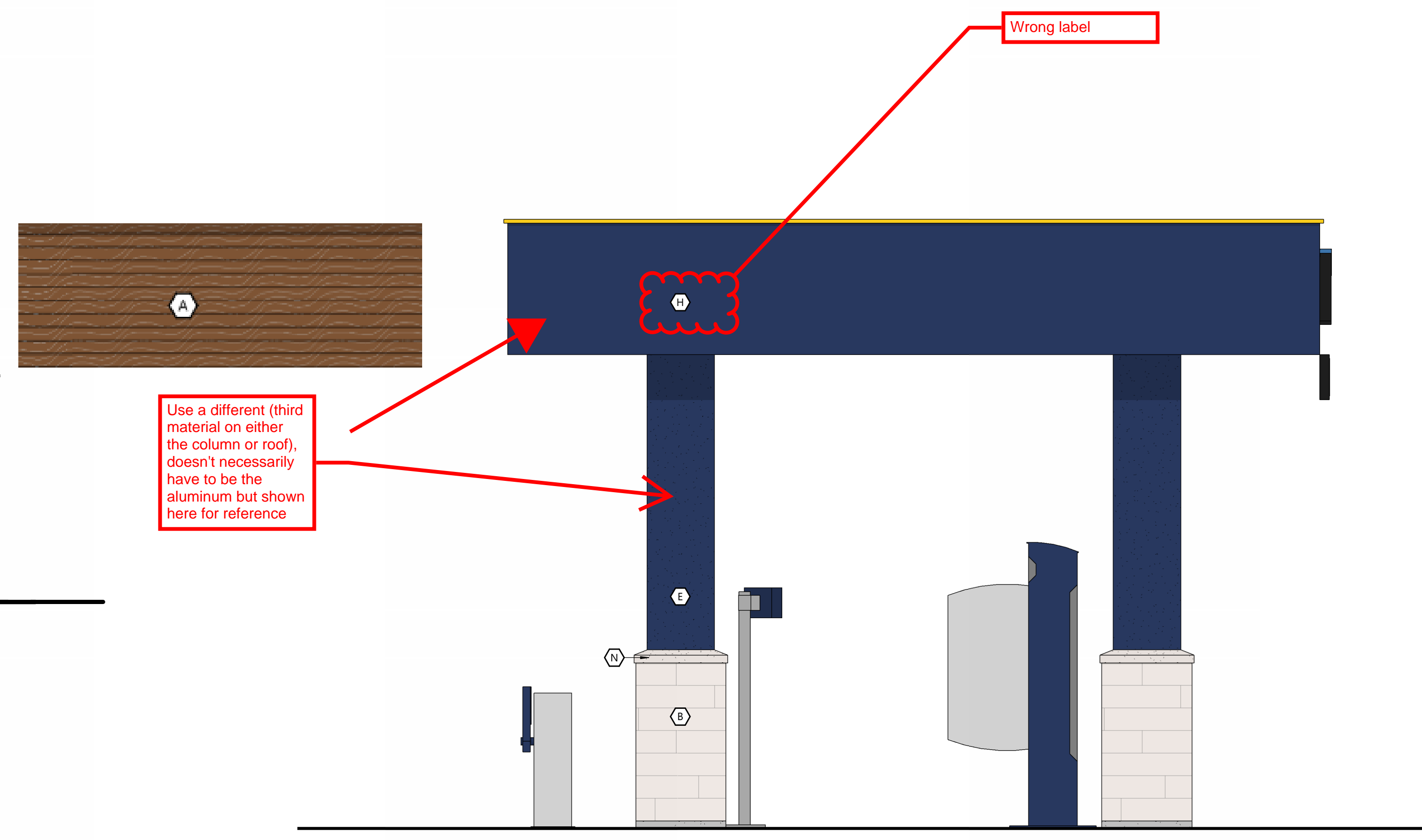
PRE-6

EXTERIOR MATERIAL KEY

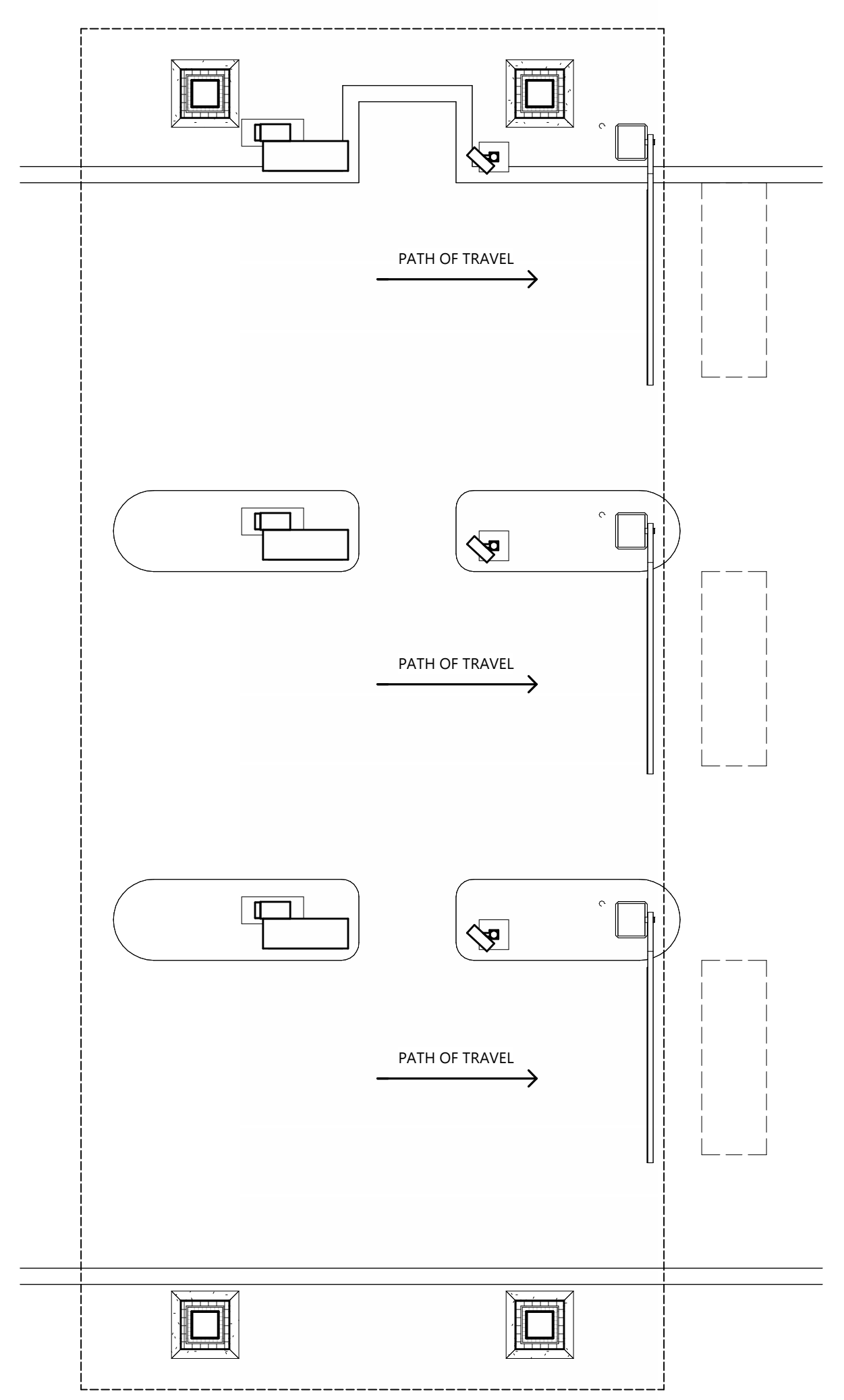
| | |
|--|--|
| | PREFINISHED ALUMINUM BATTENS MFR: LUMABUILT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN |
| | THRU WALL MASONRY MFR: CORDOVA STONE STYLE: STRUCTURAL BLOCK (8"D x 8"H x 24"L) FULL DEPTH BLOCK (4"D x 8"H x 24"L) COLOR: ALABASTER WHITE w/ MATCHING MORTAR JOINT |
| | EPS TEXTURE: SAND COLOR: PT-6 (MORNING FOG) |
| | EPS TEXTURE: SAND COLOR: PT-3 (WALL STREET) |
| | EPS TEXTURE: SAND COLOR: PT-9 (IN THE NAVY) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG) |
| | SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALLSTREET) |
| | PRECAST STONE SILL COLOR: LIMESTONE |
| | PREFINISHED ALUMINUM WALL PANEL MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: CT-7.2 PANEL |
| | PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CTMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY) |
| | PREFINISHED METAL TRIM AND ACCESSORIES MFR: CTMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) |
| | ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED |
| | CONCRETE CURB TEXTURE: HAND RUB COLOR TO MATCH PT-3 |
| | TREX DECK BOARD COLOR TO MATCH PT-3 |

GENERAL NOTES

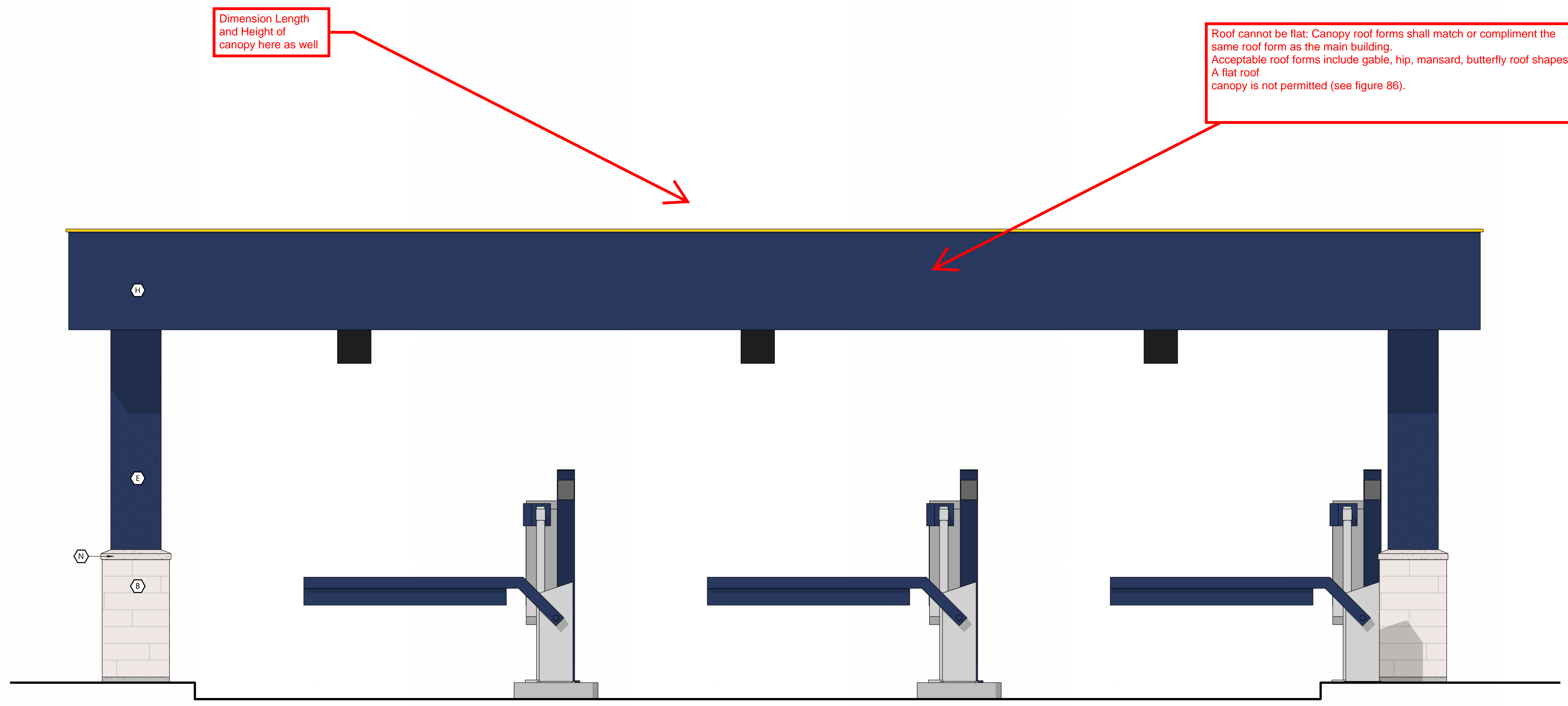
* ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.



CANOPY ELEVATION
 SCALE: 1/2" = 1'-0"



CANOPY PLAN
 SCALE: 1/4" = 1'-0"



CANOPY ELEVATION
 SCALE: 1/2" = 1'-0"



Project Reviews Town of Parker

Project Number: SP24-086

Description: Parker Pointe AMD 1 L3A - Car Wash

Applied: **7/30/2024**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 2**

Applicant: **Galloway and Company LLC**

Parent Project: **SUB23-016**

Owner: **PARKER & STROH LLC**

Contractor: **Galloway and Company LLC**

Details:

The applicant, Mister Car Wash, is requesting a Site Plan for a tunnel car wash. The site is located on the east side of Parker Road south of Stroh Road.

| LIST OF REVIEWS | | | | | | |
|--------------------|---------------|-----------|------------------------------|-------------------|--------------------|------------------|
| SENT DATE | RETURNED DATE | DUE DATE | TYPE | CONTACT | STATUS | REMARKS |
| Review Group: ALL | | | | | | |
| 7/31/2024 | 8/1/2024 | 8/8/2024 | COMPLETENESS REVIEW | Amber Wood Hicken | REVISIONS REQUIRED | chargeback, fees |
| Notes: | | | | | | |
| Review Group: AUTO | | | | | | |
| 7/30/2024 | | | ENGINEERING ADMINISTRATIVE | Tom Williams | | |
| Notes: | | | | | | |
| 7/30/2024 | 8/1/2024 | 8/13/2024 | LAND USE COMPLETENESS REVIEW | Alex Mestdagh | COMPLETED | |
| Notes: | | | | | | |



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20

| | | | | | | |
|-----------|-----------|-----------|-------------|-------------|-------------------|-----------|
| 8/19/2024 | 8/20/2024 | 9/16/2024 | BUILDING 20 | Randy Capra | ADVISORY COMMENTS | See Notes |
|-----------|-----------|-----------|-------------|-------------|-------------------|-----------|

Notes:

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Addresses shall be placed on plan sets for both the building and the canopy. Both the building and canopy will be require sperate permit applications with the addressing for both being the same site address but with a Bldg A (tunnel car wash) and Bldg B (entry canopy)

| | | | | | | |
|-----------|--|-----------|-------------------------------|-------------|--|--|
| 8/19/2024 | | 9/16/2024 | CENTURYLINK COMMUNICATIONS 20 | CenturyLink | | |
|-----------|--|-----------|-------------------------------|-------------|--|--|

Notes:

| | | | | | | |
|-----------|--|-----------|------------|--------------|--|--|
| 8/19/2024 | | 9/16/2024 | COMCAST 20 | Butch Buster | | |
|-----------|--|-----------|------------|--------------|--|--|

Notes:

| | | | | | | |
|-----------|-----------|-----------|-----------------------------|---------------|--------------------|-----------------------------------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | CONST PLANS - ENVIRONMENTAL | Robert Seacat | REVISIONS REQUIRED | See Engineering Memo and Comments |
|-----------|-----------|-----------|-----------------------------|---------------|--------------------|-----------------------------------|

Notes:

SP24-086 – Mister Car Wash - 1st Environmental Review, 9-13-24

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

- Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final: or three plan sheets, Initial, Interim, and Final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail. Using three plan sheets is preferred but not required.
- Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
- Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
- Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
- Please add a general note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
- Please consider connecting the Stabilized Staging Area (SSA) to the end of the Vehicle Tracking Control (VTC) as shown in the Town’s standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
- Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
- Please omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
- Please provide arrows to indicate the direction of stormwater flow.



PARKER
C O L O R A D O

Project Reviews Town of Parker



- 12. Please provide Parkers Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on all Erosion Control plan sheets.
- 13. Include Silt Fence (SF) perimeter controls on the south side of the site. Construction Fence (CF) may be used as a singular alternative when upstream of disturbed areas.
- 14. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
- 15. Please show the existing and proposed Stormwater Utilities (Inlets, Pipe and Manholes) on the Initial and Interim/Final Plan Sheets.

INITIAL CBMP PLANS

- 16. Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.
- 17. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
- 18. Provide and identify Inlet Protection (IPCOS) for the existing inlet to the east of the site. IPCOS should remain in place until the actual work on the stormwater inlet begins.

INTERIM/FINAL CBMP PLANS

- 19. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
- 20. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt/concrete in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn areas/landscape islands are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn area/landscape island instead of using SCL at back of sidewalk/curb.
- 21. Remove the roadway striping arrows from the plan sheets to avoid confusion with the stormwater flow arrows that must be added.
- 22. Provide and identify Debris and Trash Control (DTC) along all proposed paved driving surfaces internal to the site and to adjacent properties around the site.
- 23. The existing Type R Inlet that falls in the site driveway entrance pan needs to be relocated to the south utilizing a manhole, RCP, and another Typet R Inlet. Parker does not allow a Valley Grate Type 16 Inlet in the pedestrian crosswalk area of the driveway pan.

Stormwater/Storm Drainage and Environmental Criteria Manual

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details" Roadway Design/Construction Criteria Manual

Roadway-Design--Construction-Criteria-Manual (parkerco.gov)

CAD Drawings Link:

"\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"

| | | | | | | |
|-----------|-----------|-----------|----------------------------|--------------------|--------------------|---------------------------------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | CONSTRUCTION PLANS - CIVIL | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo and Redlines. |
|-----------|-----------|-----------|----------------------------|--------------------|--------------------|---------------------------------|

Notes:

| | | | | | | |
|-----------|----------|-----------|------------------------------------|-----------------|------------|--|
| 8/19/2024 | 9/9/2024 | 9/16/2024 | DOUGLAS COUNTY ASSESSORS OFFICE 20 | Marian Woodward | NO COMMENT | |
|-----------|----------|-----------|------------------------------------|-----------------|------------|--|

Notes:

| | | | | | | |
|-----------|-----------|-----------|--|--------------|----------------|--|
| 8/19/2024 | 8/19/2024 | 9/16/2024 | DOUGLAS COUNTY ENGINEERING DIVISION 20 | DC Referrals | NOT APPLICABLE | |
|-----------|-----------|-----------|--|--------------|----------------|--|

Notes:

| | | | | | | |
|-----------|--|-----------|--|--------------|--|--|
| 8/19/2024 | | 9/16/2024 | DOUGLAS COUNTY PLANNING SERVICES DIVISION 20 | DC Referrals | | |
|-----------|--|-----------|--|--------------|--|--|



PARKER
COLORADO

Project Reviews Town of Parker



Notes:

| | | | | | | |
|-----------|-----------|-----------|-------------------------|--------------------|--------------------|---------------------------------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | DRAINAGE REPORT - CIVIL | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo and Redlines. |
|-----------|-----------|-----------|-------------------------|--------------------|--------------------|---------------------------------|

Notes:

| | | | | | | |
|-----------|-----------|-----------|---------------------|-------------|--------------------|-----------|
| 8/19/2024 | 8/20/2024 | 9/16/2024 | FIRE LIFE SAFETY 20 | Randy Capra | REVISIONS REQUIRED | See Notes |
|-----------|-----------|-----------|---------------------|-------------|--------------------|-----------|

Notes:

Multiple issues that were required during the pre-application process were not addressed. This has led to a site plan that cannot be met. All issues are required to be fully addressed as required and a required written response to each item shall be addressed and submitted when resubmitting. The response letter is named "SP24-086 Parker Pointe AMD 1 L3A Car Wash [1] Fire Life Safety Response Ltr 082024" and has been provided as a pdf and a word document. The applicant is welcome to save the word document "as" and respond into the body of the document for ease in meeting this requirement.

| | | | | | | |
|-----------|-----------|-----------|---------|----------------|--------------------|---|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | IREA 20 | Brooks Kaufman | REVISIONS REQUIRED | REVIEW CORE BUILDER HANDBOOK REQUIREMENTS |
|-----------|-----------|-----------|---------|----------------|--------------------|---|

Notes:

The applicant will be required to revise transformer size and meet CORE clearance requirements. In addition, provide EUSERC cabinet location and meet CORE clearance requirements.

| | | | | | | |
|-----------|-----------|-----------|--------------|---------------|----------------|--|
| 8/19/2024 | 8/19/2024 | 9/16/2024 | PLAT - CIVIL | Alex Mestdagh | NOT APPLICABLE | |
|-----------|-----------|-----------|--------------|---------------|----------------|--|

Notes:

| | | | | | | |
|-----------|-----------|-----------|---------------------------------------|--------------|--------------------|---------------------|
| 8/19/2024 | 9/16/2024 | 9/16/2024 | PUBLIC SERVICE COMPANY OF COLORADO 20 | Donna George | REVISIONS REQUIRED | please see attached |
|-----------|-----------|-----------|---------------------------------------|--------------|--------------------|---------------------|

Notes:

please see attached

| | | | | | | |
|-----------|-----------|-----------|-------------------|--------------------|--------------------|--------------------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | SITE PLAN - CIVIL | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo. |
|-----------|-----------|-----------|-------------------|--------------------|--------------------|--------------------|

Notes:

| | | | | | | |
|-----------|-----------|-----------|--------------|-------------------|--------------------|--------------------------|
| 8/19/2024 | 9/16/2024 | 9/16/2024 | SITE PLAN 20 | Amber Wood Hicken | REVISIONS REQUIRED | see planning comments 01 |
|-----------|-----------|-----------|--------------|-------------------|--------------------|--------------------------|

Notes:

| | | | | | | |
|-----------|-----------|-----------|------------------------------|--------------------|--------------------|--------------------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | TRAFFIC IMPACT STUDY - CIVIL | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo. |
|-----------|-----------|-----------|------------------------------|--------------------|--------------------|--------------------|

Notes:



PARKER
COLORADO

Project Reviews Town of Parker



Review Group: SP 1ST 20 ADD

| | | | | | | |
|-----------|-----------|-----------|---|---------------|--------------------|-----------|
| 8/19/2024 | 9/13/2024 | 9/16/2024 | PARKER WATER AND SANITATION DISTRICT 20 | Robert Ramsey | REVISIONS REQUIRED | See Notes |
|-----------|-----------|-----------|---|---------------|--------------------|-----------|

Notes:
Please see the PWSD plan requirement check list.
Please provide a complete set of plans for review.

| | | | | | | |
|-----------|--|------------|----------------------|--------------|--|--|
| 9/16/2024 | | 10/14/2024 | MAGELLAN PIPELINE 20 | Clara Lucero | | |
|-----------|--|------------|----------------------|--------------|--|--|

Notes:

| | | | | | | |
|-----------|------------|------------|----------------|----------------|-----------|--|
| 9/16/2024 | 10/15/2024 | 10/14/2024 | CDOT ACCESS 20 | CDOT Referrals | COMPLETED | |
|-----------|------------|------------|----------------|----------------|-----------|--|

Notes:
Comments have been uploaded.

| | | | | | | |
|-----------|------------|------------|------------------|----------------|-----------|--|
| 9/16/2024 | 10/15/2024 | 10/14/2024 | CDOT REGION 1 20 | CDOT Referrals | COMPLETED | |
|-----------|------------|------------|------------------|----------------|-----------|--|

Notes:
Comments have been uploaded.

Review Group: SP 2ND 15

| | | | | | | |
|------------|-----------|------------|--------------------------------|---------------|--------------------|-----------------------------------|
| 11/18/2024 | 12/9/2024 | 12/11/2024 | CONST PLANS - ENVIRONMENTAL 15 | Robert Seacat | REVISIONS REQUIRED | See Engineering Memo and Comments |
|------------|-----------|------------|--------------------------------|---------------|--------------------|-----------------------------------|

Notes:
SP24-086 – Mister Car Wash - 2nd Environmental Review, 12-9-24

Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.
Sheet Numbers Don't Match Descriptions

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please provide Parker’s Entire Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on all Erosion Control plan sheets.
2. Please provide on all erosion control plan sheets, a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. These areas must be shaded for easy identification.
3. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker’s Complete CBMP Legend, General Notes & CBMP Details (in alphabetical order). See Link Below.

INTERIM/FINAL CBMP PLANS

4. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt/concrete in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn areas/landscape islands are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn area/landscape island instead of using SCL at back of sidewalk/curb.
5. Provide and identify Debris and Trash Control (DTC) along all proposed paved driving surfaces internal to the site and to adjacent properties around the site.

Links:

Example of Erosion Control Legend, Notes, Details
<https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwIqhwaf3eQJxzs/view?usp=sharing>



PARKER
COLORADO

Project Reviews Town of Parker



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|--|------------|------------|---|--------------------|--------------------|---------------------------------|
| 11/18/2024 | 12/9/2024 | 12/11/2024 | CONSTRUCTION PLANS - CIVIL 15 | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo and Redlines. |
| Notes: | | | | | | |
| 11/18/2024 | 12/9/2024 | 12/11/2024 | DRAINAGE REPORT - CIVIL 15 | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo and Redlines. |
| Notes: | | | | | | |
| 11/18/2024 | 11/18/2024 | 12/11/2024 | FIRE LIFE SAFETY 15 | Randy Capra | APPROVED | See Response |
| Notes: | | | | | | |
| 11/18/2024 | 12/6/2024 | 12/11/2024 | IREA 15 | Brooks Kaufman | REVISIONS REQUIRED | REVISE LANDSCAPE |
| Notes: The proposed landscaping at the new transformer location does not meet CORE clearnace requirments. | | | | | | |
| 11/18/2024 | 12/4/2024 | 12/11/2024 | PUBLIC SERVICE COMPANY OF COLORADO 15 | Donna George | REVISIONS REQUIRED | please see attached |
| Notes: please see attached | | | | | | |
| 11/18/2024 | | 12/20/2024 | SITE PLAN 15 | Julia Duncan | | 02 Please Rush if Possible |
| Notes: | | | | | | |
| 11/18/2024 | 12/9/2024 | 12/11/2024 | TRAFFIC IMPACT STUDY - CIVIL 15 | Charles Kudlauskas | REVISIONS REQUIRED | See uploaded Memo |
| Notes: | | | | | | |
| Review Group: SP 2ND 15 ADD | | | | | | |
| 11/18/2024 | 12/10/2024 | 12/11/2024 | PARKER WATER AND SANITATION DISTRICT 15 | Robert Ramsey | REVISIONS REQUIRED | See Notes |
| Notes: Please see uploaded red lined plans review letter and invoice. Please feel free to reach out with any questions you may have. | | | | | | |