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

PARKER WATER AND SANITATION CONSTRUCTION PLANS

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

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

LANDSCAPE/CONSULTANT
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5500 GREENWOOD PLAZA BOULEVARD, SUITE 200
GREENWOOD VILLAGE, CO 80111
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CONTACT: JON ROMERO, RLA, ASLA, COP
EMAIL: JONROMERO@GALLOWAYUS.COM

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

MUNICIPAL & UTILITY CONTACTS:

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

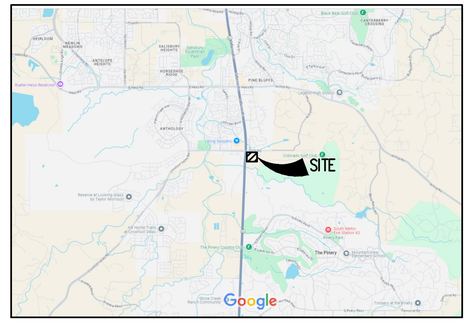
STORM SEWER
TOWN OF PARKER – PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546

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

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

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

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



VICINITY MAP
SCALE: 1"=2,000'

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-3.8	SANITARY PLAN
C-3.9	SANITARY PLAN & PROFILE
C-3.10	SANITARY PLAN & PROFILE
L-1.1	LANDSCAPE PLAN
L-1.2	LANDSCAPE NOTES & DETAILS
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
CDOT RIGHT-OF-WAY MONUMENT #41, PROJECT FC-CX-083-1-53,

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR S 89°33'16" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A FOUND 3-1/2" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN, BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3; AND A FOUND 3-1/43" ALUMINUM CAP IN A RANGE BOX, STAMPED AS SHOWN.

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.

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.

SUMMARY OF QUANTITIES (WATER)

DESCRIPTION	QUANTITY
CONNECT TO EXISTING WATER LINE	1 LS
2" DOMESTIC WATER SERVICE	143 LF
WATER RECLAMATION SYSTEM	1 LS
2" METER IN MANHOLE	1 LS
FIRE HYDRANT ASSEMBLY	1 LS
6" UNDERGROUND FIRE LINE	165 LF

SUMMARY OF QUANTITIES (SANITARY)

DESCRIPTION	QUANTITY
CONNECT TO EXISTING SANITARY SEWER LINE	1 EA
750 GALLON SAND/OIL INTERCEPTOR	1 EA
4" PVC SANITARY SEWER LINE	264 LF
SINGLE CLEANOUT	5 EA
DOUBLE CLEANOUT	1 EA
6" PVC SANITARY SEWER LINE (RECLAMATION PIPES)	335 LF

*ENGINEERS' ESTIMATES ONLY. CONTRACTOR SHALL OBTAIN ALL MATERIAL QUANTITIES

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.

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.)

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.

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: _____

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

NOT FOR CONSTRUCTION

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MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

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

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

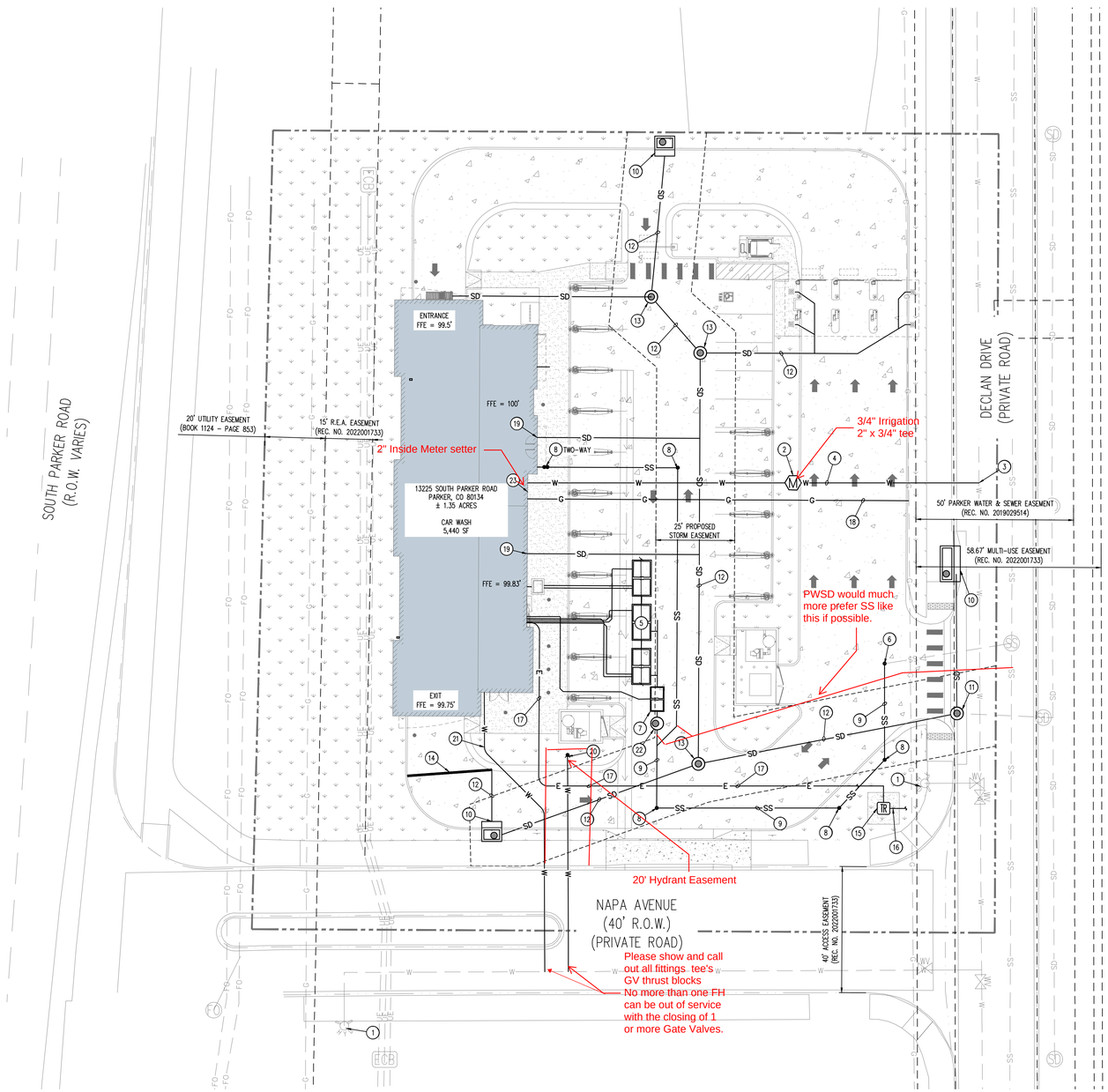
COVER SHEET (PWSD)

C3.0

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



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SCALE: 1"=20'

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 TO EXISTING STUB (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. REPLACE EXISTING CURB INLET WITH 5' MANHOLE (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 CORE ELECTRIC
16. PROPOSED PRIMARY ELECTRIC SERVICE LINE. CONTRACTOR TO COORDINATE WITH CORE ELECTRIC (REFERENCE ELECTRICAL PLANS)
17. PROPOSED SECONDARY ELECTRICAL SERVICE LINE. CONTRACTOR TO COORDINATE WITH CORE ELECTRIC (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)
20. PROPOSED FIRE HYDRANT ASSEMBLY (REFERENCE UTILITY DETAILS)
21. PROPOSED 6" PVC UNDERGROUND FIRE LINE
22. PROPOSED SAMPLING MANHOLE (4' DIAMETER MANHOLE) (REFERENCE SANITARY SEWER PLANS)
23. ¾" IRRIGATION SERVICE POINT OF CONNECTION AT BUILDING (REFERENCE IRRIGATION AND PLUMBING PLANS)

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.

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.

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.)

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: _____

SITE LEGEND

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

UTILITY LEGEND

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

BENCHMARK

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

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

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

LEGAL DESCRIPTION

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

LOT 13, PARKER POINTE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 7TH, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

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

NOT FOR CONSTRUCTION

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MISTER CAR WASH
13225 SOUTH PARKER ROAD
PARKER, CO 80134

PARKER POINT AMD 1 L34
SITE PLAN SUBMITTAL

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

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

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:

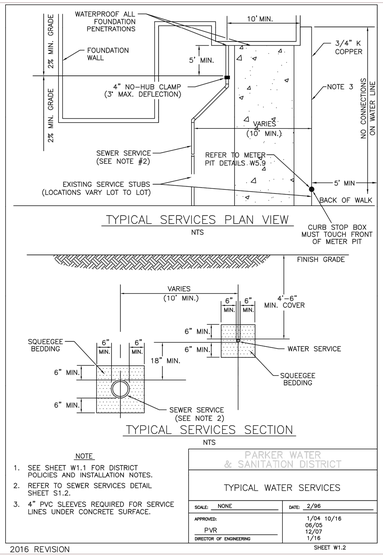
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE 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:
    "S" FOR SANITARY SEWER SERVICE
    "V" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES 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.

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



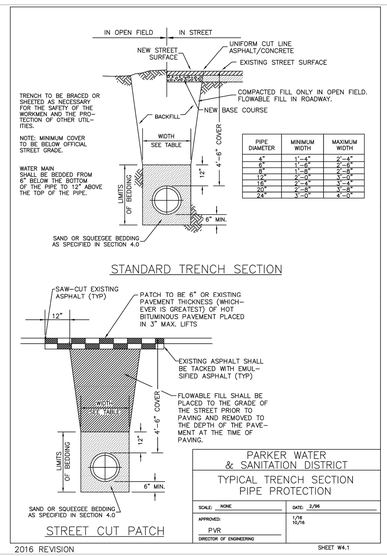
TYPICAL SERVICES PLAN VIEW
NTS

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 05/05 12/07 1/16
2016 REVISION | SHEET W1.2

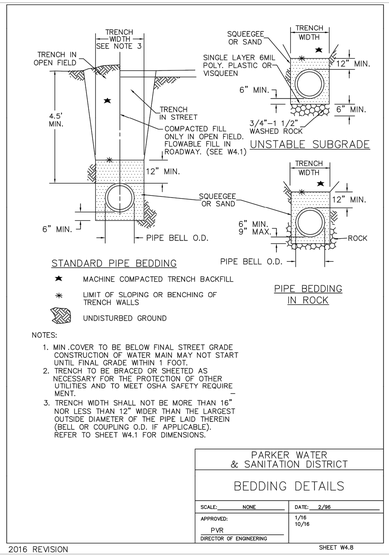


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
18"	2'-6"	3'-6"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"

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

★ MACHINE COMPACTED TRENCH BACKFILL

✱ LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS

UNDISTURBED GROUND

PIPE BEDDING IN ROCK

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 minimum 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)

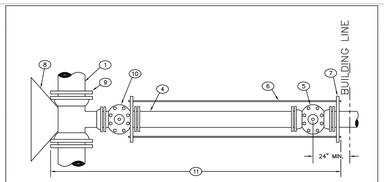
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 8	36-93
No. 16	20-80
No. 30	8-65
No. 50	2-30
No. 100	1-10
No. 200	0-3

Squeegee Sand
for use with 20-inch or smaller

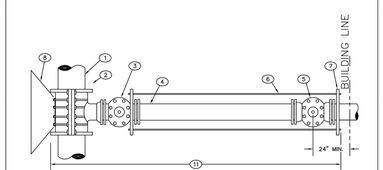
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

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 debris shall be placed in the bedding material within six inches (6") of the pipe. 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 1/04 7/15 10/16
2016 REVISION | SHEET W4.2



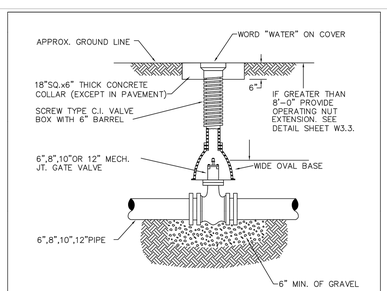
FIRE SPRINKLER OR DOMESTIC CONNECTION WITH MAIN EXTENSION



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



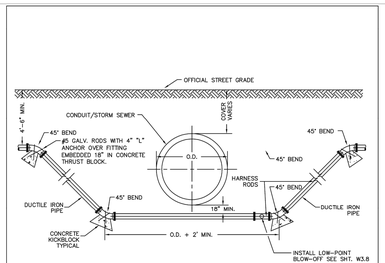
6-INCH VALVE BOXES

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 8/99 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

Galloway
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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:	KML
Checked By:	MRK
Date:	10/30/2024

UTILITY DETAILS

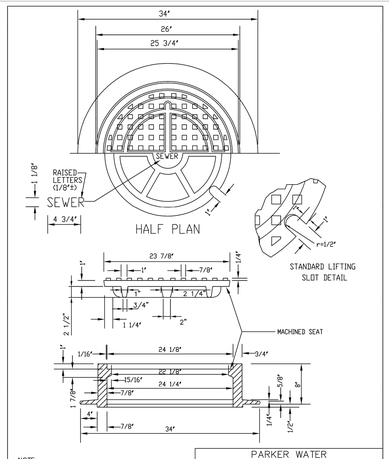
C3.2

H:\TTCloud\Local\C3_Parker\TEC004_Parker and Crossroads\00\AUTO\TEC004_C4.2.1\Bldg Details.dwg - Kimma Lee - 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

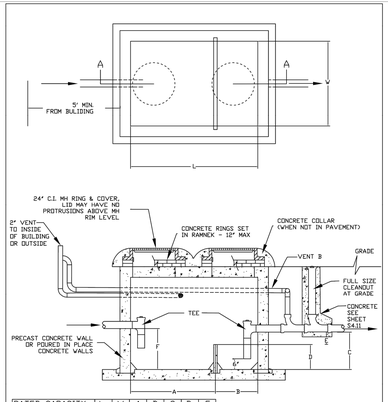
SITE CONSTRUCTION PLANS



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 RINGS(S) AND A MAXIMUM OF 12" OF GRADE RINGS. ADJUSTING RINGS OF GREATER HEIGHT OR COMBINATION 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 05/16 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.

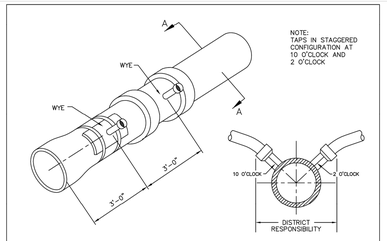
INSTALLATION NOTES:

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 5°.
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



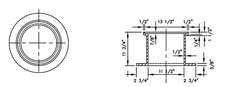
NOTE:
TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK AND 2 O'CLOCK

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

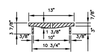
SCALE: NONE | DATE: 2/96
APPROVED: PVR | 4/01 1/08 1/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION | SHEET S4.13



FRAME

SECTION ON CENTER OF FRAME

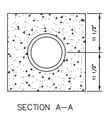
COVER



SECTION OF COVER

SECTION B-B

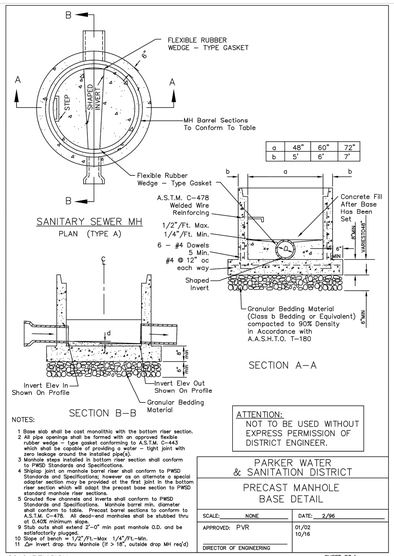
SECTION C-C



SECTION A-A

PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS

SCALE: NONE | DATE: 2/96
APPROVED: PVR | 2/00 1/08 10/16
DIRECTOR OF ENGINEERING
2016 REVISION | SHEET S4.12



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

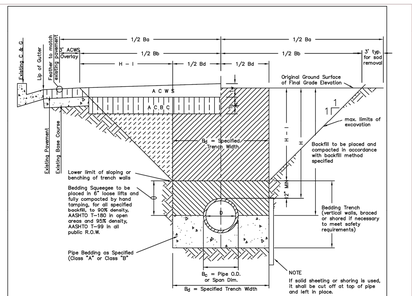
SANITARY SEWER MH
PLAN (TYPE A)

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 the pipe material used (see plans).
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 precast base section may be used 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 be 48" unless noted on plans. 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 △H 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

B_b = Thickness of Asphaltic Concrete Base Course (A C B C)

T_w = Thickness of Asphaltic Concrete Wearing Surface (A C W S)

T_D = 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_w = Max. Pay Width of Asphaltic Concrete Wearing Surface or Sod Replacement (See Note 3)

H = Depth of Surface to Top of Pipe

H-1= Depth from Surface to 1 ft. above Top of Pipe

NOTES

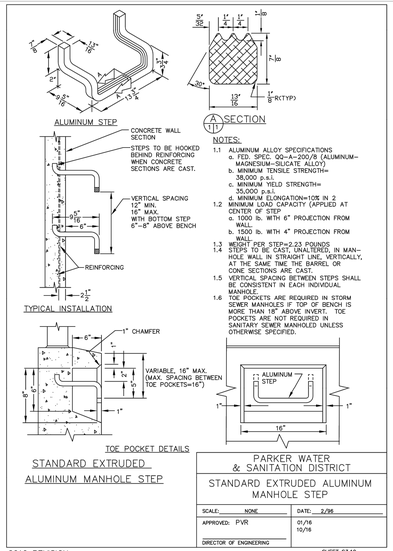
1. *Sloping or benching of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.*
2. *Trench shall be braced and shored as necessary to afford safe working conditions or to protect adjacent utilities, structures, or other improvements shown 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 on the plans. Contractor shall be responsible for protection of same.*
3. *If dimension "Bb" is ≤ 5', then existing asphalt pavement shall be removed and replaced with A.C.B.C. Minimum asphalt pay widths, Bb & Bw shall then be based upon this actual width.*

TABLE II
ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE

STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL THICKNESS (T_D)
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=23 POUNDS
1.4 STEPS TO BE CAST, UNALTERED, IN MAN-HOLE 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 MANHOLES UNLESS OTHERWISE SPECIFIED.

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

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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:	KML
Checked By:	MRK
Date:	10/30/2024

UTILITY DETAILS

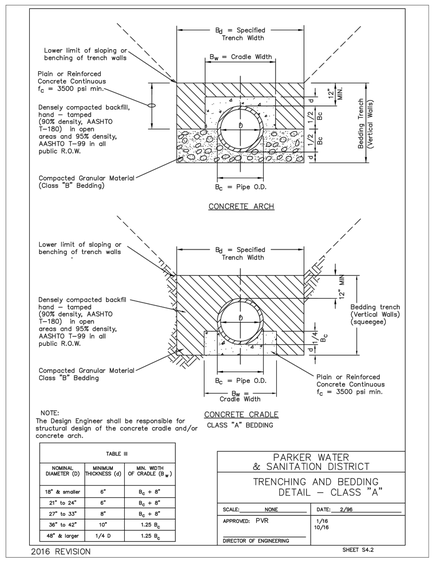
C3.3

M:\TT\mrf\mrf\C3_Parker TECO4_Parker and Crossmoor\00\AUTO\TECO4_C4.2.1\Bby Derek.dwg - Kimma Lee - 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



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 (d)	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

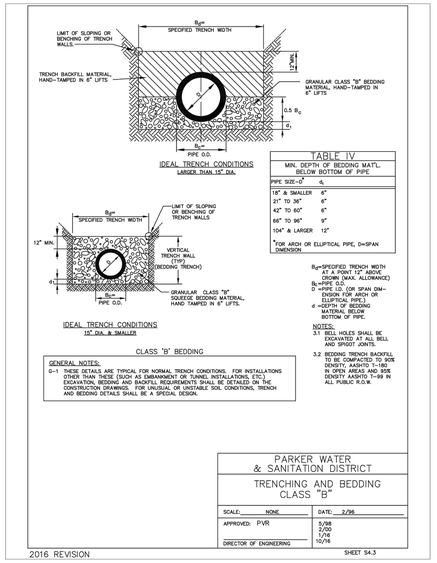


TABLE IV
MIN. DEPTH OF BEDDING MAT'L, BELOW BOTTOM OF PIPE

PIPE SIZE-d*	d_1
18" & SMALLER	6"
21" TO 36"	6"
42" TO 60"	6"
66" TO 96"	9"
104" & LARGER	12"

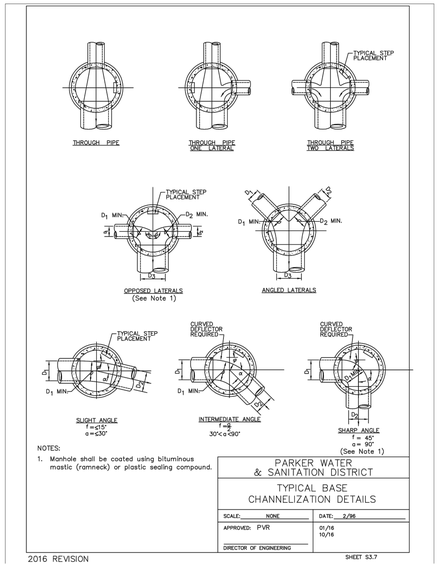
*FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION.

B_d=SPECIFIED TRENCH WIDTH AT A POINT 12" ABOVE CROWN (MAX. ALLOWANCE)
B_c = PIPE O.D.
D =PIPE O.D. (OR SPAN DIMENSION FOR ARCH OR ELLIPTICAL PIPE.)
d =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 SHALL BE COMPACTED TO 95% DENSITY, AASHTO T-180 IN OPEN AREAS AND 95% DENSITY AASHTO T-99 IN ALL PUBLIC R.O.W.

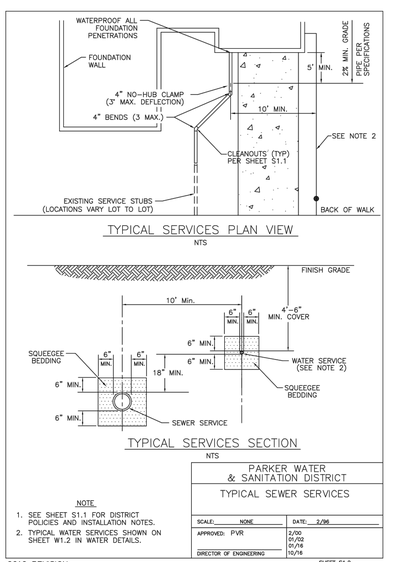
GENERAL NOTES:
G-1 THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PARKER WATER & SANITATION DISTRICT
TRENCHING AND BEDDING CLASS "B"
SCALE: NONE DATE: 2/96
APPROVED: PVR 3/98 2/00 1/16 10/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S4.3



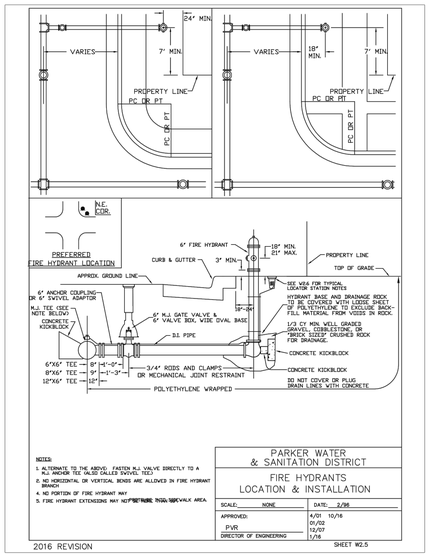
NOTES:
1. Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

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



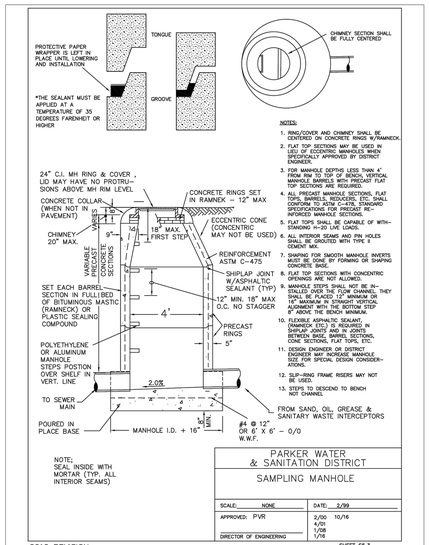
NOTE
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

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



NOTES:
5. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
6. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY [illegible] VALVE AREA.
7. FIRE HYDRANT EXTENSIONS MAY NOT BE [illegible]

PARKER WATER & SANITATION DISTRICT
FIRE HYDRANTS LOCATION & INSTALLATION
SCALE: NONE DATE: 2/96
APPROVED: PVR 4/01 10/16 01/02 12/07 1/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET W2.5



NOTES:
1. RING/COVER AND CHIMNEY SHALL BE CENTERED ON CONCRETE RINGS W/RAMNECK.
2. FLAT TOP SECTIONS MAY BE USED IN LIEU OF ECCENTRIC MANHOLES WHEN SPECIFICALLY APPROVED BY DISTRICT ENGINEER.
3. FOR MANHOLE DEPTHS LESS THAN 4', FROM RIM TO INVERT, VERTICAL WALL BARRELS WITH PRECAST FLAT TOP SECTIONS ARE REQUIRED.
4. ALL PRECAST MANHOLE SECTIONS, FLAT TOPS, BARRELS, REDUCERS, ETC. SHALL CONFORM TO ASTM C-478, STANDARD SPECIFICATION FOR PRECAST REINFORCED MANHOLE SECTIONS.
5. FLAT TOPS SHALL BE CAPABLE OF WITHSTANDING H-20 LIVE LOADS.
6. ALL INTERIOR SEAMS AND PIN HOLES SHALL BE GROUTED WITH TYPE II CEMENT MIX.
7. SHAPING FOR SMOOTH MANHOLE INVERTS MUST BE DONE BY FORMING OR SHAPING CONCRETE BASE.
8. BRICK ADJUSTMENTS WITH CONCENTRIC GRIDRINGS ARE NOT ALLOWED.
9. MANHOLE STEPS SHALL NOT BE INSTALLED OVER THE FLOW CHANNEL. THEY SHALL BE PLACED 12" MINIMUM OR 18" MAXIMUM IN STRAIGHT VERTICAL LINE AND SHALL BEGIN 18" TO 24" 8" ABOVE THE BENCH MINIMUM.
10. FLEXIBLE ASPHALTIC SEALANT, (RAMNECK ETC.) IS REQUIRED IN SHIPLAP JOINTS AND IN JOINTS BETWEEN BASE, BARREL SECTIONS, CONE SECTIONS AND FLAT TOPS.
11. DESIGN ENGINEER OR DISTRICT ENGINEER MAY INCREASE MANHOLE SIZE FOR SPECIAL DESIGN CONSIDERATIONS.
12. SLIP-RING FRAME RISERS MAY NOT BE USED.
13. STEPS TO DESCEND TO BENCH NOT CHANNEL

NOTE;
SEAL INSIDE WITH MORTAR (TYP. ALL INTERIOR SEAMS)

PARKER WATER & SANITATION DISTRICT
SAMPLING MANHOLE
SCALE: NONE DATE: 2/99
APPROVED: PVR 2/00 10/16 1/08 1/16
DIRECTOR OF ENGINEERING
2016 REVISION SHEET S5.3

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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:	KML
Checked By:	MRK
Date:	10/30/2024

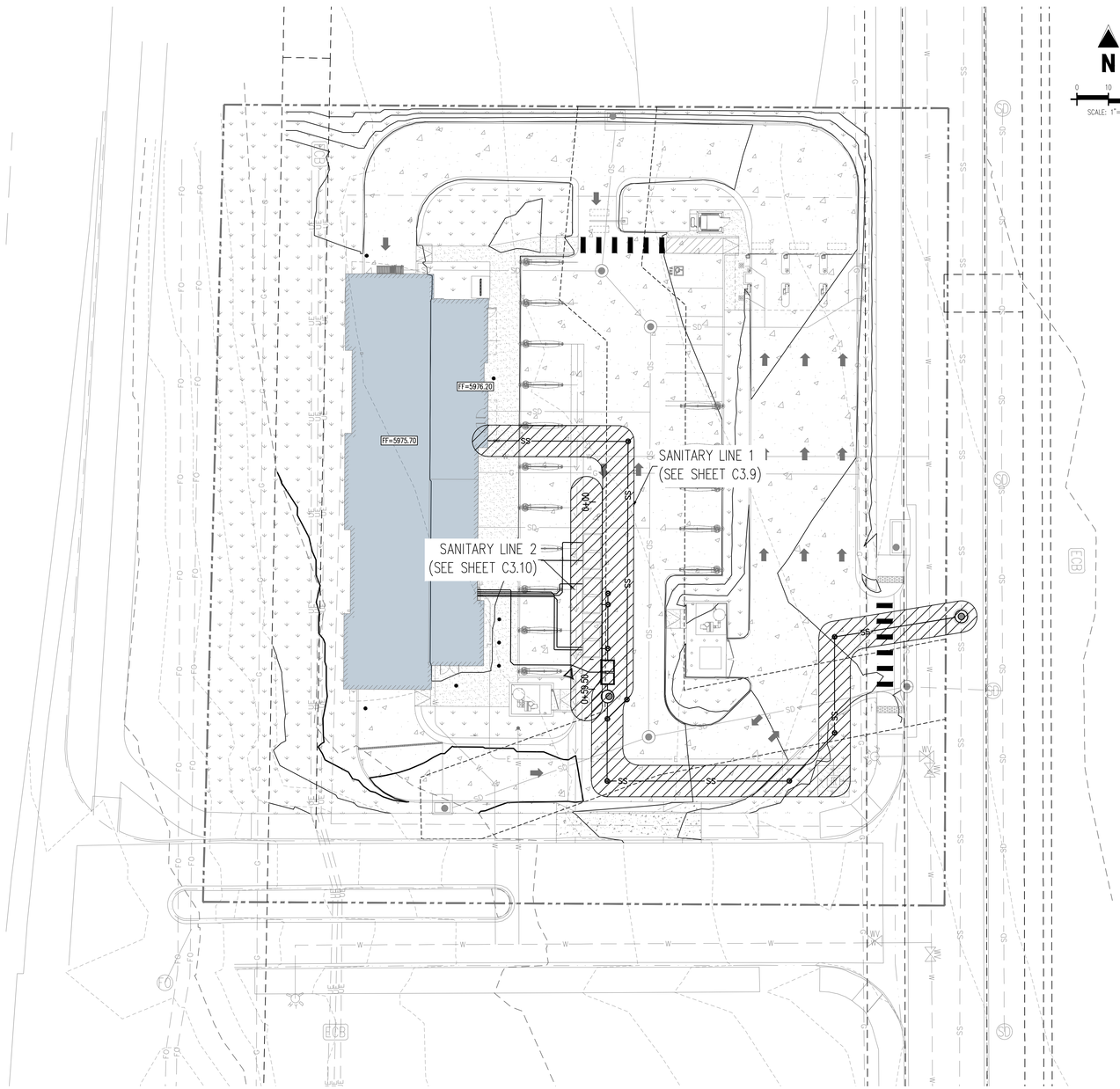
UTILITY DETAILS

C3.4

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 LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPSOED ADA PARKING SYMBOL
- PROPOSED TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- CAR VACUUM EQUIPMENT
- PROPOSED CONCRETE PAVEMENT PER GEOTECH
- PROPOSED CONCRETE SIDEWALK PER GEOTECH
- PROPOSED LANDSCAPING PER LANDSCAPE
- PARKING STALL COUNT

BENCHMARK

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

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

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

LEGAL DESCRIPTION

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

LOT 13, PARKER POINTE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 7TH, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO.

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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:	KML
Checked By:	MRK
Date:	10/30/2024

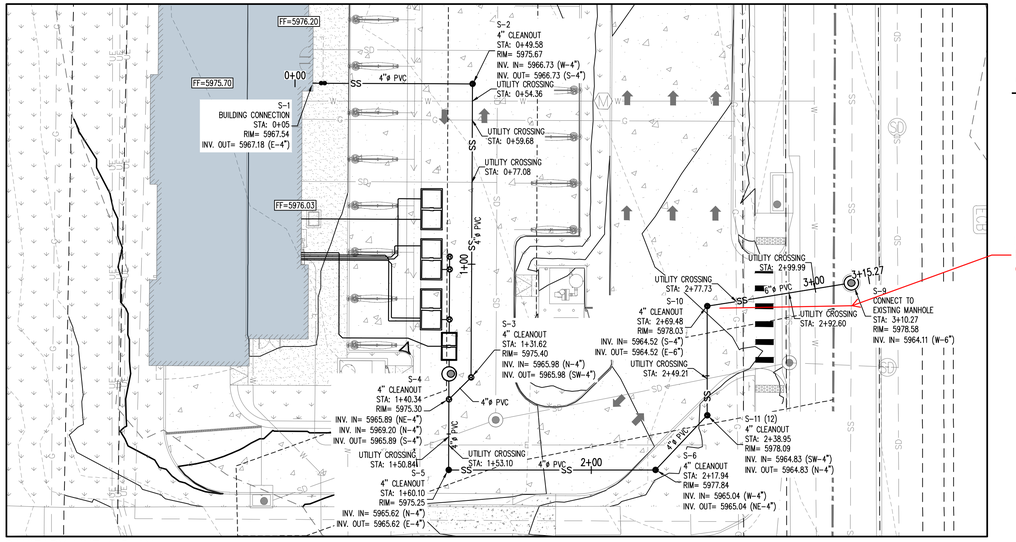
SANITARY PLAN

C3.8

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

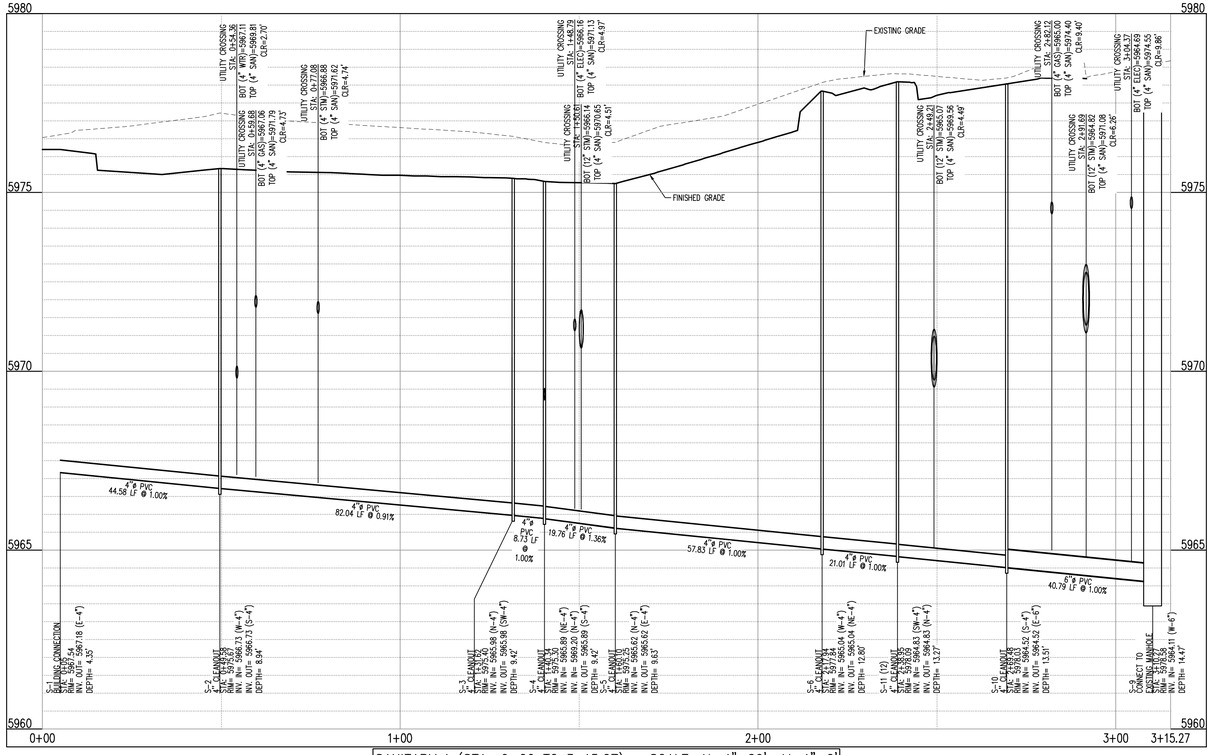
SITE CONSTRUCTION PLANS



Development plans have San Sewer Stub downstream of MH2

SANITARY LINE 1 PLAN

SCALE: 1"=20'



SANITARY 1 (STA: 0+00 TO 3+15.27) – SCALE: H: 1"=20' V: 1"=2'

BENCHMARK

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

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

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

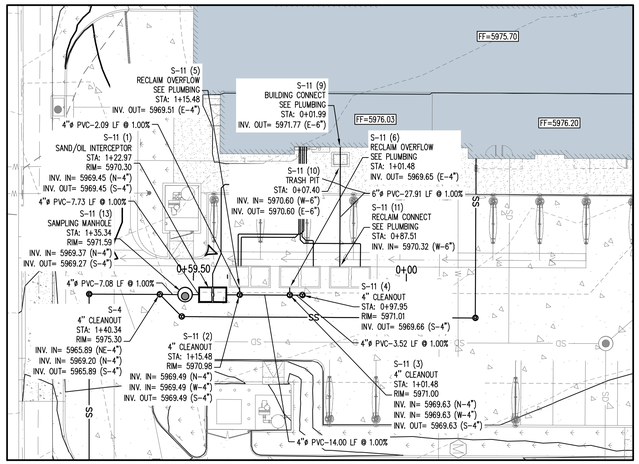
SANITARY PLAN & PROFILE

C3.9

MISTER CAR WASH

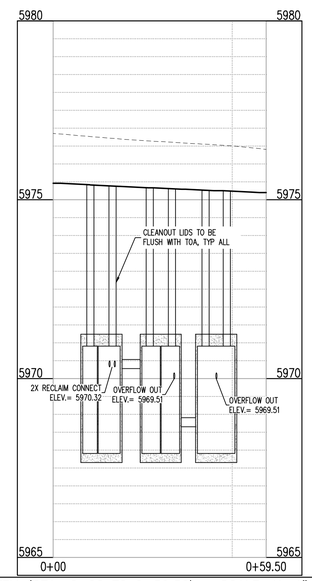
13225 SOUTH PARKER ROAD
PARKER, CO 80134
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



SANITARY LINE 2 PLAN

SCALE: 1"=20'



RECLAIM SYSTEM (STA: 0+00 TO 0+59.50) – SCALE: H: 1"=20' V: 1"=2'

BENCHMARK

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

ELEVATION: 5953.61 (NAVD88)

BASIS OF BEARING

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

LEGAL DESCRIPTION

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

LOT 13, PARKER POINTE SUBDIVISION FILING NO. 1, ACCORDING TO THE PLAT AS RECORDED JANUARY 7TH, 2022 AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO.

Galloway
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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:	KML
Checked By:	MRK
Date:	10/30/2024

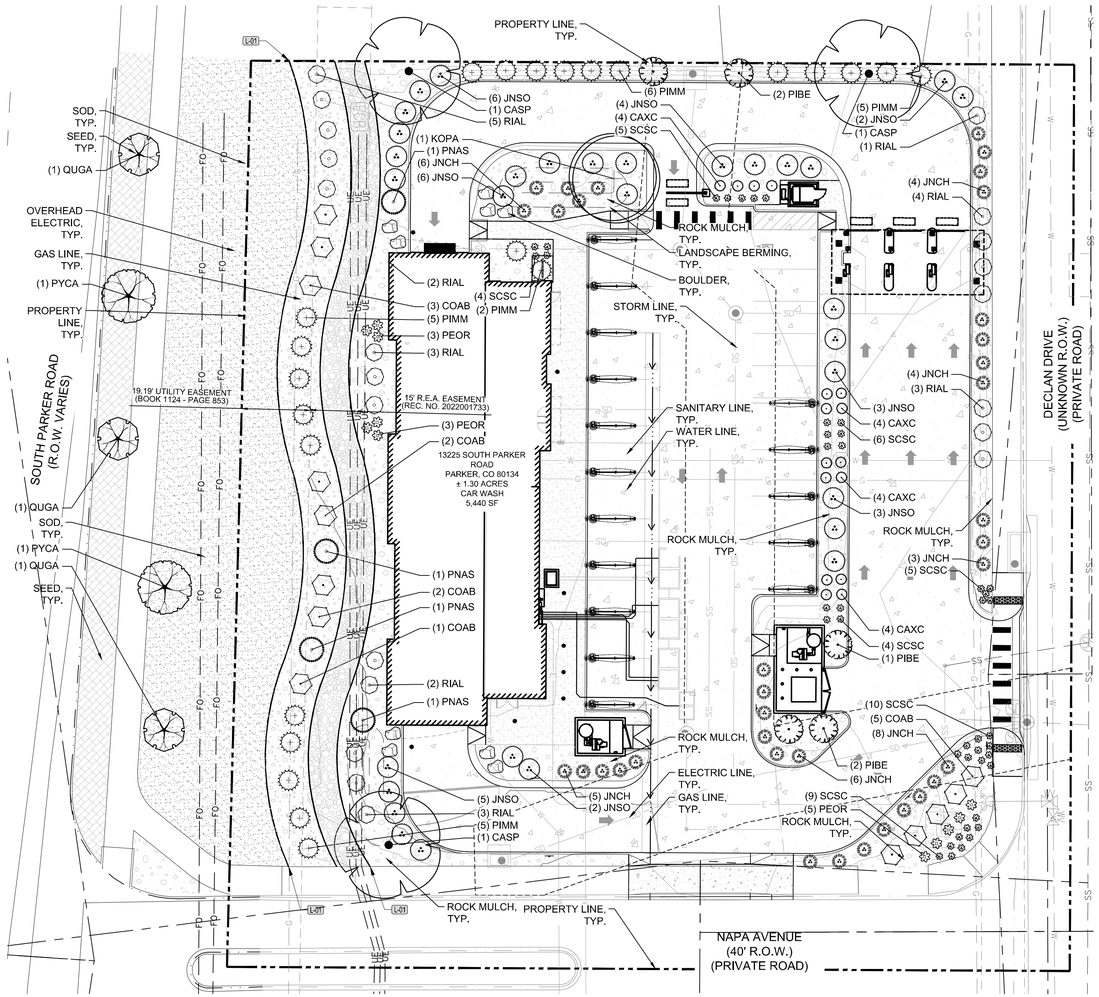
SANITARY PLAN & PROFILE

C3.10

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



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'	B&B	6' HT	18'X8'	LOW	SUN/PART SHADE
	PNAS	4	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6' HT	25'X7'	LOW	SUN/PART SHADE
ORNAMENTAL TREES									
	PYCA	2	CALLERY 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

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
MULCH					
	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
SOD/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

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) a	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	5 TREES
13.06.070 (P)(2)	INTERNAL PARKING LOT LANDSCAPING	10% OF PARKING ALLOCATED TO LANDSCAPE ISLANDS	3,697 SF X 0.10	370 SF	370 SF
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	1 TREE / 162 SF LANDSCAPE ISLAND	370 SF / 162	3 TREES	3 TREES
13.06.070 (P)(4)	INTERNAL PARKING LOT LANDSCAPING	5 SHRUBS / 162 SF LANDSCAPE ISLAND (1 SHRUB/ADD. 15 SF)	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)

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
Landscape			
L-01	STEEL EDGER	690 LF	SEE NOTES
	2-3' MOUNTAIN GRANITE BOULDER	9	

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N

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SCALE: 1"=20'

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

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#	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

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

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS, SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS, UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
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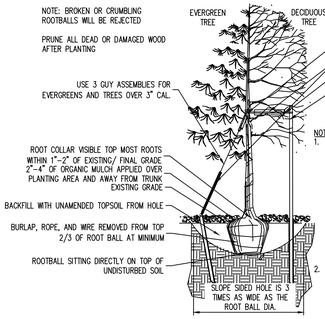
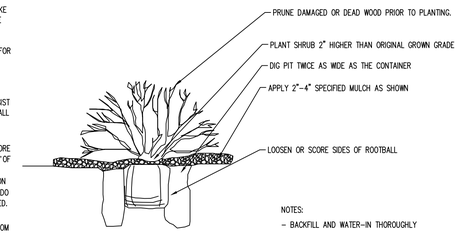


NOTES:

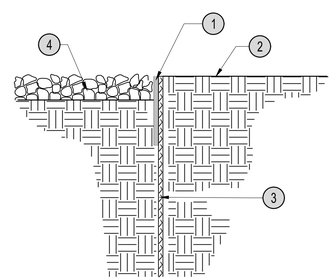
1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL – NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
2. TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1"TO 2"OF THE ROOT BALL/FINISHED GRADE MEASURED 3"TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
3. WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
4. FORM SOIL INTO A 3"TO 5"TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2"TO 4"DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
5. STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
6. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
7. RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

1 TOWN OF PARKER TREE PLANTING
N.T.S.



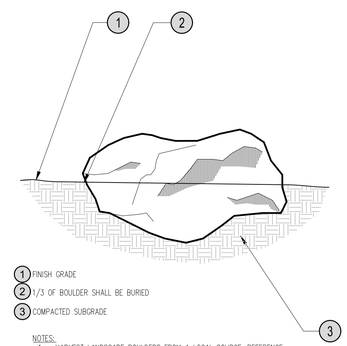
NOTES:
- BACKFILL AND WATER-IN THOROUGHLY
- BROKEN ROOTBALLS WILL BE REJECTED

2 TOWN OF PARKER SHRUB PLANTING STANDARD
N.T.S.



1. 3/16" x 4" RYERSON STEEL EDGING OR EQUAL
2. FINISH GRADE
3. 16" STAKES AT 30" O.C.
4. 4" DEPTH MULCH

3 STEEL EDGE
N.T.S.



1. FINISH GRADE
2. 1/3 OF BOULDER SHALL BE BURIED
3. COMPACTED SUBGRADE

NOTES:
1. HARVEST LANDSCAPE BOULDERS FROM A LOCAL SOURCE. REFERENCE SPECIFICATIONS FOR TYPE & PLANS FOR LOCATIONS.
2. LANDSCAPE ARCHITECT TO VERIFY BOULDER LOCATIONS AND ORIENTATION PRIOR TO FINAL INSTALLATION.

4 LANDSCAPE BOULDER
N.T.S.

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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

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 NOTES & DETAILS

L1.2

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

IRRIGATION SCHEDULE

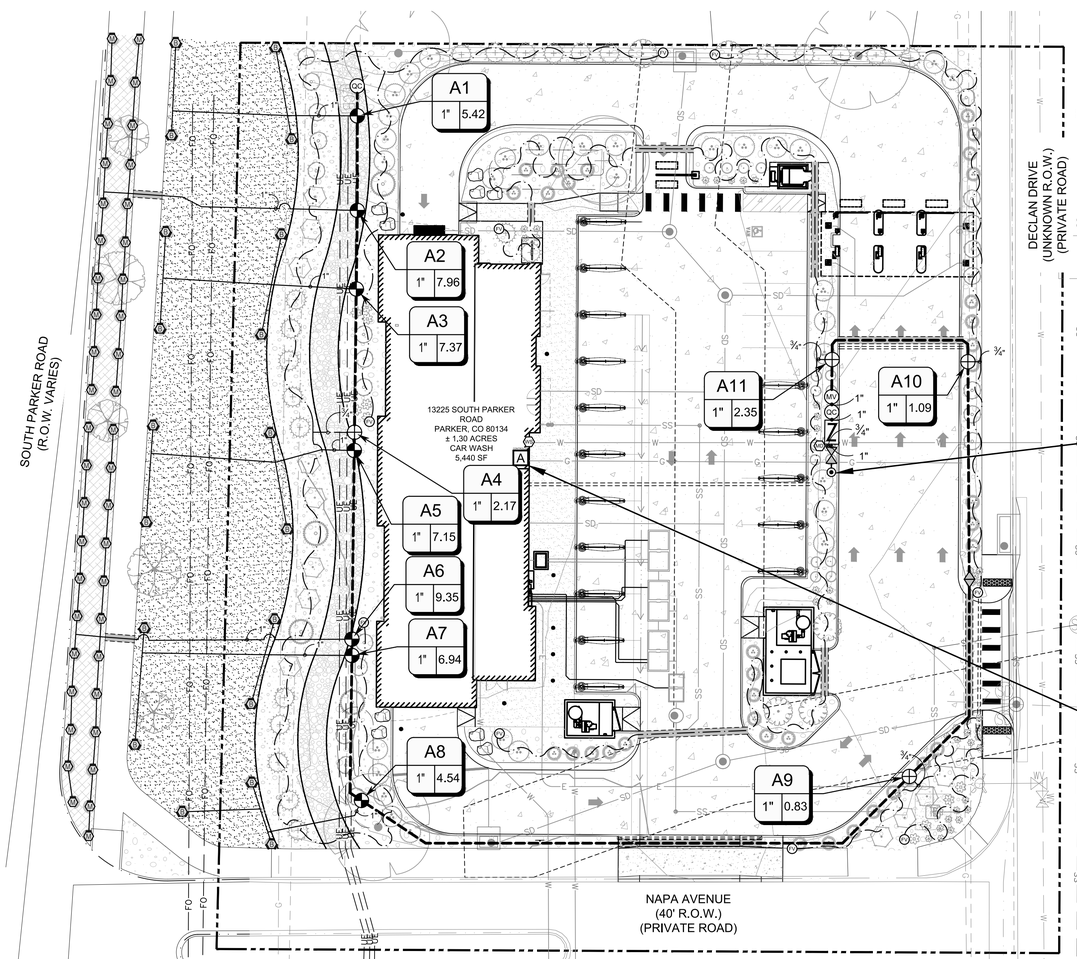
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	DETAIL 1 SHEET IR1.2
	HUNTER MP1000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	DETAIL 1 SHEET IR1.2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICZ-101-25-LF 1" DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	DETAIL 2 SHEET IR1.2
	NIBCO 4660-T 3/4" SCHEDULE 40 MANUAL FLUSH VALVE. CONNECT TO DRIP POLYTUBING FOR WINTERIZATION/BLOWOUT.	DETAIL 3 SHEET IR1.2
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. CAN BE INSERTED INTO 1/2IN. AND 3/4IN. TUBING AND HAVE PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. -1 GALLON AND SMALLER: 2, HEB-5-B EMITTER PER PLANT (1 GPH TOTAL) -5 GALLON: 2, HEB-10-B EMITTERS PER PLANT (2 GPH TOTAL) -10-15 GALLONS & UPRIGHT JUNIPERS: 3, HEB-10-B EMITTERS PER PLANT (3 GPH TOTAL) -1" TO 2-1/2" CALIPER TREES: 4, HEB-10-B EMITTERS PER PLANT (4 GPH TOTAL) -3" TO 4" CALIPER TREES: 6, HEB-10-B EMITTERS PER PLANT (6 GPH TOTAL)	DETAIL 4 SHEET IR1.2

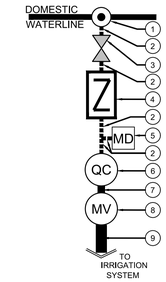
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER ICV-G-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.	DETAIL 5 SHEET IR1.2
QC	HUNTER HQ-44LRC 1" QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.	DETAIL 6 SHEET IR1.2
	NIBCO 4660-S SCHEDULE 40 MANUAL BALL VALVE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"	DETAIL 7 SHEET IR1.2
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4IN. - 3IN.	DETAIL 8 SHEET IR1.2
MV	HUNTER IBV-FS 1" 1IN., 1-1/2IN., 2IN., AND 3IN. BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION.	DETAIL 9 SHEET IR1.2
MD	1" NIBCO T-113-K 1" CLASS 125 BRONZE MANUAL DRAIN VALVE WITH CROSS HANDLE	DETAIL 10 SHEET IR1.2
	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	DETAIL 11 SHEET IR1.2
A	HUNTER I2C-1600-M 16 STATION OUTDOOR MODULAR CONTROLLER. WITH ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.	DETAIL 12 SHEET IR1.2
	HUNTER WSS WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INSTALL AS NOTED. INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET.	DETAIL 13 SHEET IR1.2
	POINT OF CONNECTION 1" USE 1" TAP INTO THE DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.	N/A
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE: 1"	DETAIL 14 SHEET IR1.2
	IRRIGATION DRIP SUPPLY TUBING: POLYETHYLENE PIPE SDR 7 SIZE: 3/4"	DETAIL 14 SHEET IR1.2
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 SIZE: 1-1/2", UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 14 SHEET IR1.2
	IRRIGATION SERVICE LINE: TYPE K COPPER PIPE SIZE: 1-1/2" & 3/4", UNLESS OTHERWISE NOTED ON THE PLAN	DETAIL 14 SHEET IR1.2
	WIRE SLEEVE: PVC SCHEDULE 40 SIZE: 1"	DETAIL 14 SHEET IR1.2
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: DOUBLE THE SIZE OF PIPE INSERTED	DETAIL 14 SHEET IR1.2

VALVE CALLOUT

- # — VALVE NUMBER
- #" # — VALVE FLOW
- VALVE SIZE



TYPICAL POINT OF CONNECTION SCHEMATIC DIAGRAM



1. IRRIGATION POINT OF CONNECTION. USE 1" TAP INTO THE DOMESTIC WATERLINE DOWNSTREAM OF THE BUILDING METER.
2. 3/4" & 1" K COPPER WATER SERVICE PIPE
3. GATE VALVE
4. 1" BACKFLOW DEVICE
5. 1" MANUAL DRAIN VALVE
6. 1" QUICK COUPLER
7. 1" PVC LINE, CLASS 200 PIPE
8. 1" MASTER VALVE
9. 1" MAINLINE, CLASS 200 PIPE

WINTERIZATION PROCEDURES:
TURN OFF SYSTEM AT THE GATE VALVE DOWNSTREAM OF THE IRRIGATION METER. OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE SLOWLY OPEN BLOW OUT VALVE. REPEAT PROCEDURE FOR ALL BLOW OUT VALVES ALONG IRRIGATION MAINLINE.

IRRIGATION DISCLAIMER

1. DRAWINGS ARE DIAGRAMMATIC. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR1.2 & IR1.3 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 80 ASSUMED
SIZE OF TAP: 3/4"

- USE 3/4" TAP AND INTO THE DOMESTIC WATER LINE AFTER THE METER.
- 3/4" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE MASTER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

CONTROLLER 'A' NOTE

- ONE (1) 16 STATION CONTROLLER. SEE LEGEND.
- FIVE (5) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN THE UTILITY CLOSET AS SPECIFIED ON THE BUILDING PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 1-1/2" DIA.

UTILITY NOTES

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CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: Use 1" tap into the domestic waterline downstream of the building meter.

FLOW AVAILABLE
Point of Connection Size: 3/4"
Flow Available 10.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 9.35 GPM
Flow Available at POC: 10.2 GPM
Residual Flow Available: 0.86 GPM

Critical Station: A6
Design Pressure: 40 PSI
Friction Loss: 0.92 PSI
Fittings Loss: 0.09 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.93 PSI
Pressure Req. at Critical Station: 43.9 PSI
Loss for Fittings: 0.56 PSI
Loss for Main Line: 5.56 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.3 PSI
Loss for Master Valve: 2.93 PSI
Critical Station Pressure at POC: 65.3 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 14.7 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A1	HUNTER ICV-G-FS	1"	SHRUB ROTARY	5.42
A2	HUNTER ICV-G-FS	1"	SHRUB ROTARY	7.96
A3	HUNTER ICV-G-FS	1"	SHRUB ROTARY	7.37
A4	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.17
A5	HUNTER ICV-G-FS	1"	SHRUB ROTARY	7.15
A6	HUNTER ICV-G-FS	1"	SHRUB ROTARY	9.35
A7	HUNTER ICV-G-FS	1"	SHRUB ROTARY	6.94
A8	HUNTER ICV-G-FS	1"	SHRUB ROTARY	4.54
A9	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	0.83
A10	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.09
A11	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.35

N

0 10 20
SCALE: 1"=20'

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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13225 SOUTH PARKER ROAD
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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

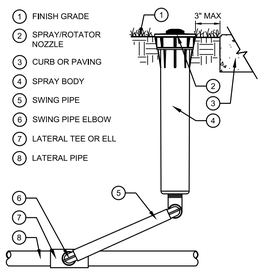
IRRIGATION PLAN

IR1.1

MISTER CAR WASH

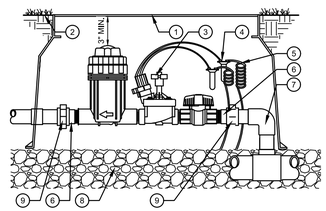
13225 SOUTH PARKER ROAD
PARKER, CO 80134
LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, DOUGLAS COUNTY, STATE OF COLORADO

SITE CONSTRUCTION PLANS



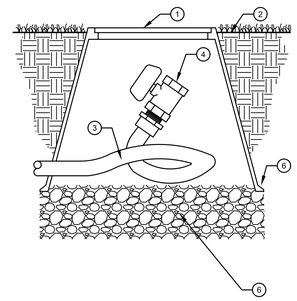
1. FINISH GRADE
2. SPRAY/ROTATOR NOZZLE
3. CURB OR PAVING
4. SPRAY BODY
5. SWING PIPE
6. SWING PIPE ELBOW
7. LATERAL TEE OR ELL
8. LATERAL PIPE

1 SPRAY/ROTATOR
SCALE: NOT TO SCALE



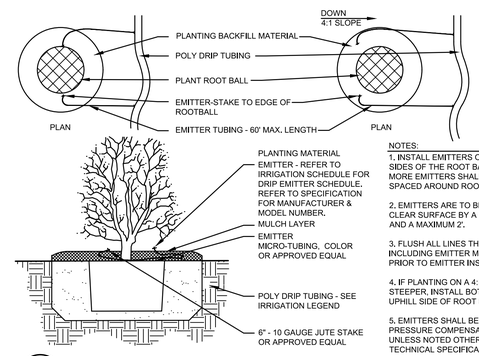
1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

2 REMOTE DRIP CONTROL VALVE
SCALE: NOT TO SCALE



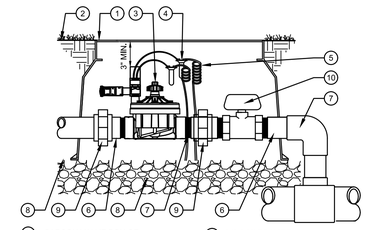
1. CARSON VALVE BOX OR APPROVED EQUAL. FV BRAND ON LID.
2. FINISH GRADE
3. POLYPIPE DRIP LINE
4. MANUAL FLUSH BALL VALVE
6. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

3 MANUAL FLUSH DRAIN VALVE
SCALE: NOT TO SCALE



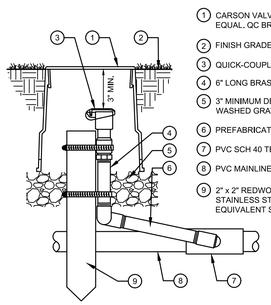
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2'.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

4 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE



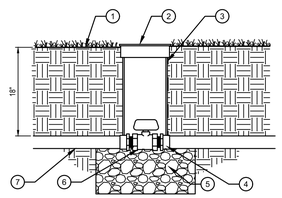
1. CARSON VALVE BOX OR APPROVED EQUAL. STATION NUMBER BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE WITH FILTER SENTRY ('FS')
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS
10. PVC SCH 80 BALL VALVE

5 REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



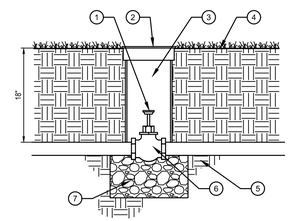
1. CARSON VALVE BOX OR APPROVED EQUAL. QC BRAND ON LID.
2. FINISH GRADE
3. QUICK-COUPLING VALVE
4. 6" LONG BRASS NIPPLE
5. 3" MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
6. PREFABRICATED SWING JOINT
7. PVC SCH 40 TEE OR ELL
8. PVC MAINLINE
9. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

6 QUICK COUPLER
SCALE: NOT TO SCALE



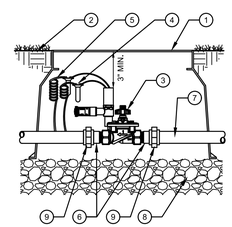
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. CARSON VALVE BOX OR APPROVED EQUAL. BV BRAND ON LID.
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

7 BALL VALVE
SCALE: NOT TO SCALE



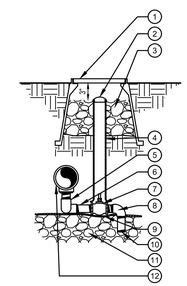
1. KEY HEAD PER HEAD
2. CARSON VALVE BOX OR APPROVED EQUAL.
3. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 3" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

8 GATE VALVE
SCALE: NOT TO SCALE



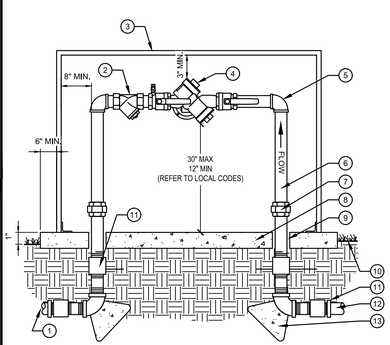
1. CARSON VALVE BOX OR APPROVED EQUAL. MV BRAND ON LID.
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAINLINE PIPE & FITTINGS
8. 3/4" MINUS WASHED GRAVEL
9. PVC SLIP UNIONS

9 MASTER VALVE
SCALE: NOT TO SCALE



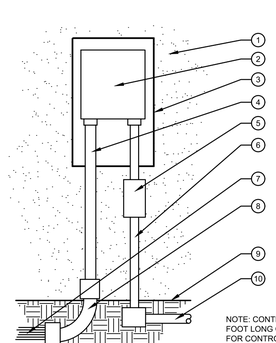
1. CARSON VALVE BOX OR APPROVED EQUAL. DV BRAND ON LID.
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2) 3/4"xCL PVC NIPPLE SCH. 80 (2)
6. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
7. 3/4" McDONALD #6101 SERIES VALVE
8. 3/4" MxF SCH.40 PVC 90 ELL
9. SOIL BLANKET COVERING SUMP
10. 3/4"x4" PVC NIPPLE SCH. 80
11. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

10 MANUAL DRAIN VALVE
SCALE: NOT TO SCALE



1. MAINLINE CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
2. BRASS WYE STRAINER W/60 MESH SCREEN
3. ENCLOSURE PER IRRIGATION LEGEND
4. BACKFLOW PREVENTER UNIT
5. BRASS 90 DEGREE ELLS (TYP.)
6. BRASS NIPPLES (TYPICAL)
7. BRASS UNION (TYPICAL)
8. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
9. PVC CONCRETE SLEEVE
10. FINISH GRADE 1" BELOW PAD
11. BRASS COUPLING
12. COPPER SERVICE LINE
13. 12"X12"X12" THRUST BLOCKS

11 BACKFLOW PREVENTER, REDUCED PRESSURE
SCALE: NOT TO SCALE

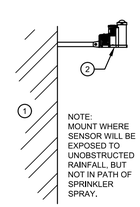


NOTE: VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION

1. EXTERIOR WALL
2. CONTROLLER PER LEGEND
3. LOCKING VANDAL-RESISTANT ENCLOSURE. ATTACH TO WALL PER MANUFACTURER'S SPECIFICATIONS.
4. PVC CONDUIT FOR CONTROL WIRES
5. LOCKABLE ELECTRIC DISCONNECT BOX PER APPLICABLE CODES.
6. 120 VOLT POWER WIRES IN CONDUIT. INSTALL PER APPLICABLE CODES.
7. CONTROL WIRES
8. INSTALL PVC SWEEP 1'-6" BELOW FINISH GRADE. WIRES SHALL SHARE MAINLINE TRENCHING WHEREVER POSSIBLE.
9. FINISH GRADE
10. ELECTRICAL SOURCE PER APPLICABLE ELECTRICAL CODES.

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS AND LOCAL BUILDING CODES. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED BY A CERTIFIED ELECTRICIAN.

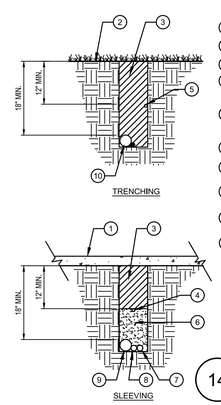
12 WALL MOUNT CONTROLLER
SCALE: NOT TO SCALE



NOTE:
MOUNT WHERE SENSOR WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

1. EXTERIOR WALL OR POLE
2. WEATHER SENSOR

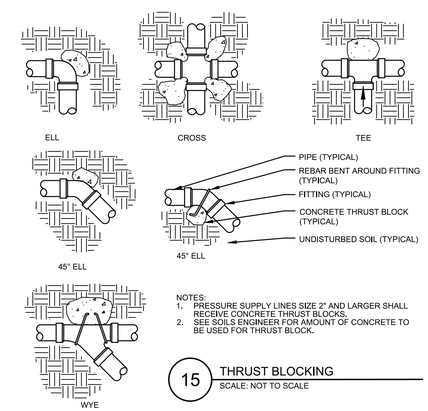
13 WEATHER SENSOR
SCALE: NOT TO SCALE



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE WITH BURIED CAUTION TAPE IF SPECIFIED
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE

NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

14 PIPE AND SLEEVE INSTALLATION
SCALE: NOT TO SCALE



NOTES:
1. PRESSURE SUPPLY LINES SIZE 2" AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SOILS ENGINEER FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

15 THRUST BLOCKING
SCALE: NOT TO SCALE

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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

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

IRRIGATION NOTES & DETAILS

IR1.2

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

GENERAL IRRIGATION NOTES

1. IRRIGATION DESIGN IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPAL ENTITIES AND THUS, IS DIAGRAMMATIC IN NATURE. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR GRAPHIC CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR; THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C, ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE, RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACCURATE AND COMPLETE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

WATER DEMAND ANALYSIS

Type	Square Feet	Acreage	Inches /Month	Inches/ Year	Feet/ Year	Estimated Demand (Acre Ft/Yr)	Gallons/Year
Turf Grass	8,045	0.18	5	30	2.5	0.46	150,451
Plant Beds	9,945	0.23	4	24	2	0.46	148,787
Native Seed	2,146	0.05	2	12	1	0.05	16,053
Total:	**20,136**	**0.46**	**11**	**66**	**5.5**	**0.97**	**315,291**

Notes:
~ Use the above demand as a rough guide. Demand may change based on numerous factors.
~ Due to Point Source Irrigation in the Plant Beds, the amount in the Square Feet collumn is based on the estimated plant material coverage and may differ from the Plant Bed area on the landscape plan.

ParkerWater & SANITATION DISTRICT

LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ETo x PF x LA)/IE

Define Landscape & Irrigation System:

High Water Use Plant Material
*Cool season turfgrass (Kentucky bluegrass)

Plant Factor (PF, %)	High	0.9
Landscape Area (LA, sq ft)	0	
Irrigation Efficiency (IE, %)	Overhead	0.65

High-Moderate Water Use Plant Material
*Hybrid grass types (Texas hybrids, fescue, etc.)

Plant Factor (PF, %)	High-Med	0.8
Landscape Area (LA, sq ft)	8045	
Irrigation Efficiency (IE, %)	Overhead	0.65

Moderate Water Use Plant Material
*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)

Plant Factor (PF, %)	Med	0.5
Landscape Area (LA, sq ft)	0	
Irrigation Efficiency (IE, %)	Overhead	0.65

Low Water Use Plant Material
*Xeric trees/shrubs/perennials, native grass mixes

Plant Factor (PF, %)	Low	0.25
Landscape Area (LA, sq ft)	15407	
Irrigation Efficiency (IE, %)	Drip	0.9

*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines

Site Summary:

Total Irrigated Area (sq ft)	23452
Avg Plant Factor (%)	0.44
Avg Irrigation Efficiency (%)	0.81

Peak monthly ET, Parker, CO:

Peak monthly ET (July):	7.56	in

Irrigation Water Requirement (IWR):

Peak monthly IWR:	66470	gal
Maximum flow requirement	6.9	GPM

* Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:

Tap Size (in)	Max GPM v = 7.5 fps
3/4"	10
1"	18
1 1/2"	40
2"	71
3"	189
4"	380

* 2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 350

Tap Size Requirement	3/4"

System Design Pressure: 80 PSI

☐ Design pressure has been field tested & verified

☒ This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding Irrigation design specifications

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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

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

IRRIGATION NOTES & DETAILS

IR1.3